

# FAIRFAX COUNTY HOUSING REPORT

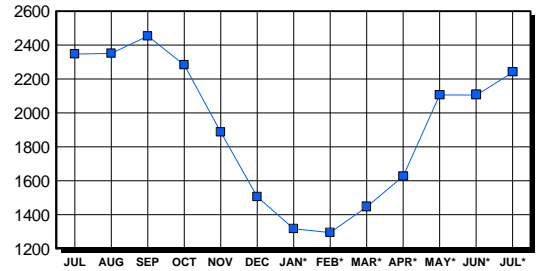
## Residential Market Report Single Family Homes July 2004

### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	7	7	0.0	63	61	3.3
150000-299999	215	700	-69.3	201	414	-51.4
300000-449999	1,024	892	14.8	648	674	-3.9
450000-599999	661	378	74.9	511	436	17.2
600000-749999	267	144	85.4	254	247	2.8
750000-999999	189	122	54.9	233	233	0.0
1000000 & Over	117	74	58.1	332	281	18.1
<b>Grand Total:</b>	<b>2,480</b>	<b>2,317</b>	<b>7.0</b>	<b>2,242</b>	<b>2,346</b>	<b>-4.4</b>

### INVENTORY TREND

Listings Active At End Of Month

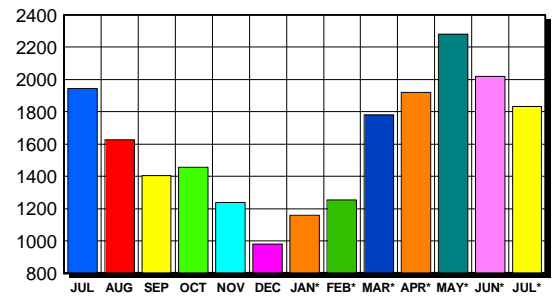


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	5	-500.0	7	40	-82.5
150000-299999	222	664	-66.6	1,928	4,177	-53.8
300000-449999	797	765	4.2	5,200	4,569	13.8
450000-599999	446	296	50.7	2,758	1,690	63.2
600000-749999	191	96	99.0	1,134	669	69.5
750000-999999	122	77	58.4	782	451	73.4
1000000 & Over	55	45	22.2	440	301	46.2
<b>Grand Total:</b>	<b>1,833</b>	<b>1,948</b>	<b>-5.9</b>	<b>12,249</b>	<b>11,897</b>	<b>3.0</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

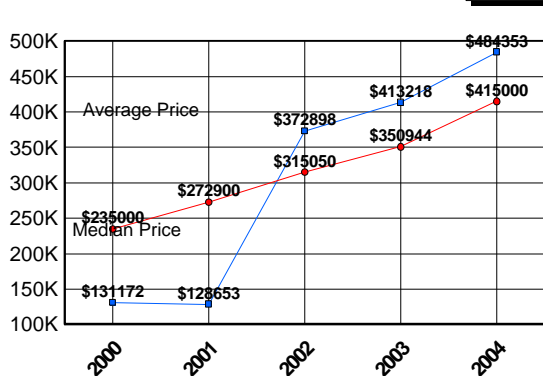
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	4	-400.0	6	39	-84.6
150000-299999	172	611	-71.8	1,642	3,809	-56.9
300000-449999	833	742	12.3	4,783	3,860	23.9
450000-599999	498	319	56.1	2,406	1,377	74.7
600000-749999	216	125	72.8	1,058	531	99.2
750000-999999	135	69	95.7	673	353	90.7
1000000 & Over	73	42	73.8	388	241	61.0
<b>Grand Total:</b>	<b>1,927</b>	<b>1,912</b>	<b>0.8</b>	<b>10,956</b>	<b>10,210</b>	<b>7.3</b>

### DATA SOURCE

Metropolitan Regional Information System (MRIS)

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported in previous issues. Prices are not adjusted for inflation.

### AVERAGE & MEDIAN PRICE



### MARKET BY PRICE RANGE

