

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

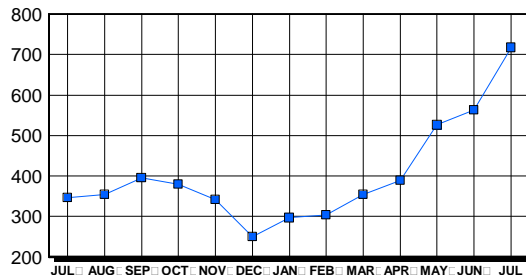
July 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	5	3	66.7	28	17	64.7
50000-99999	0	2	-200.0	50	51	-2.0
100000-149999	0	17	-1,700.0	42	47	-10.6
150000-199999	15	145	-89.7	19	51	-62.7
200000-299999	273	318	-14.2	178	115	54.8
300000-399999	326	91	258.2	248	44	463.6
400000-499999	83	13	538.5	91	12	658.3
500000 & Over	35	3	1,066.7	61	10	510.0
Grand Total:	737	592	24.5	717	347	106.6

INVENTORY TREND

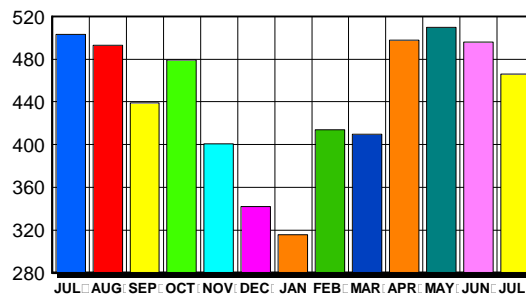
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	2	-200.0	0	27	0.0
100000-149999	2	21	-90.5	22	255	-91.4
150000-199999	14	130	-89.2	229	876	-73.9
200000-299999	193	262	-26.3	1,328	1,466	-9.4
300000-399999	203	75	170.7	1,183	379	212.1
400000-499999	45	14	221.4	268	50	436.0
500000 & Over	9	2	350.0	80	14	471.4
Grand Total:	456	506	-7.9	3,110	3,067	1.4

SALES TREND



SETTLEMENTS

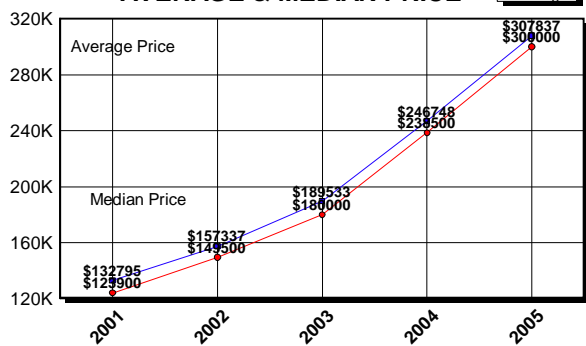
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	1	-100.0	0	1	0.0
50000-99999	0	3	-300.0	0	24	0.0
100000-149999	0	20	-2,000.0	19	248	-92.3
150000-199999	17	108	-84.3	205	748	-72.6
200000-299999	153	243	-37.0	1,204	1,317	-8.6
300000-399999	198	74	167.6	1,132	359	215.3
400000-499999	42	9	366.7	274	40	585.0
500000 & Over	11	1	1,000.0	76	12	533.3
Grand Total:	421	459	-8.3	2,910	2,749	5.9

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

