

FAIRFAX CITY HOUSING REPORT

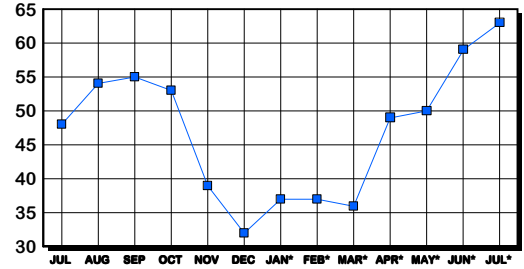
Residential Market Report Single Family Homes July 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	1	0	0.0	1	1	100.0
150000-299999	1	6	-83.3	6	6	0.0
300000-449999	8	19	-57.9	7	17	-58.8
450000-599999	17	16	6.3	19	18	5.6
600000-749999	15	4	275.0	21	2	950.0
750000-999999	4	2	100.0	8	4	100.0
1000000 & Over	3	0	0.0	1	0	100.0
Grand Total:	49	47	4.3	63	48	31.3

INVENTORY TREND

Listings Active At End Of Month

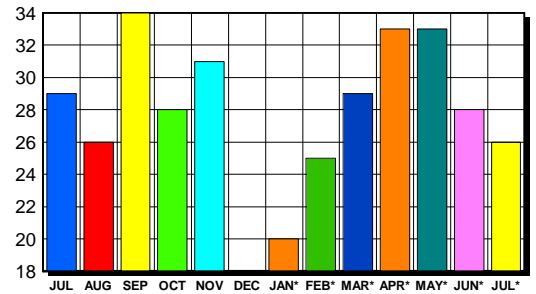


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	5	-500.0	4	38	-89.5
300000-449999	8	14	-42.9	52	95	-45.3
450000-599999	11	8	37.5	85	49	73.5
600000-749999	6	3	100.0	34	16	112.5
750000-999999	0	0	0.0	15	6	150.0
1000000 & Over	1	0	100.0	4	1	300.0
Grand Total:	26	30	-13.3	194	205	-5.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

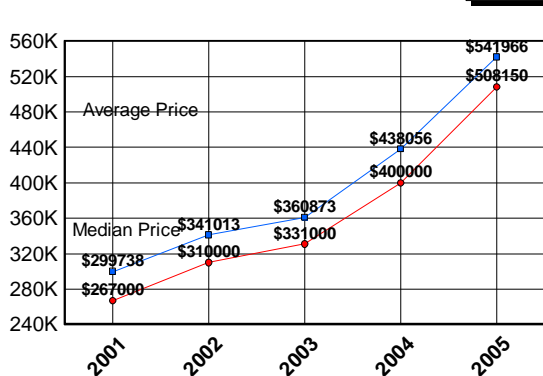
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	2	-50.0	3	39	-92.3
300000-449999	5	12	-58.3	46	90	-48.9
450000-599999	14	7	100.0	86	42	104.8
600000-749999	5	3	66.7	31	12	158.3
750000-999999	1	1	0.0	13	3	333.3
1000000 & Over	1	0	100.0	4	1	300.0
Grand Total:	27	25	8.0	183	187	-2.1

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

