

FAIRFAX COUNTY HOUSING REPORT

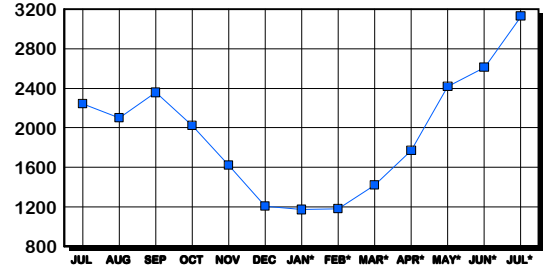
Residential Market Report Single Family Homes July 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	11	9	22.2	73	63	15.9
150000-299999	12	223	-94.6	142	201	-29.4
300000-449999	676	1,063	-36.4	525	648	-19.0
450000-599999	940	690	36.2	820	511	60.5
600000-749999	546	267	104.5	561	254	120.9
750000-999999	372	192	93.8	485	233	108.2
1000000 & Over	215	125	72.0	521	332	56.9
Grand Total:	2,772	2,569	7.9	3,127	2,242	39.5

INVENTORY TREND

Listings Active At End Of Month

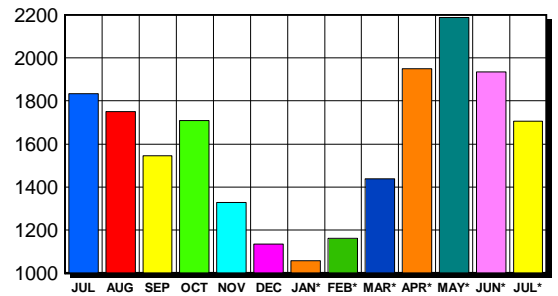


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	3	7	-57.1
150000-299999	12	222	-94.6	238	1,928	-87.7
300000-449999	471	797	-40.9	3,511	5,200	-32.5
450000-599999	620	446	39.0	3,738	2,758	35.5
600000-749999	301	191	57.6	2,002	1,134	76.5
750000-999999	207	122	69.7	1,264	782	61.6
1000000 & Over	95	55	72.7	681	440	54.8
Grand Total:	1,706	1,833	-6.9	11,437	12,249	-6.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

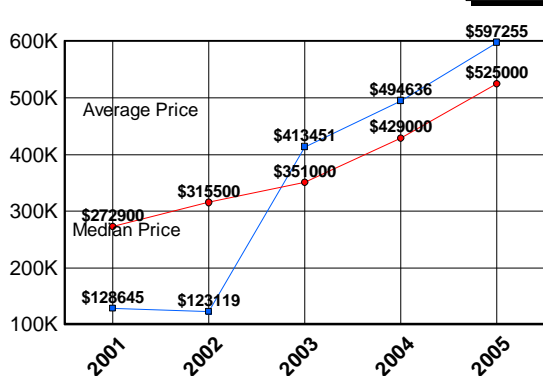
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	1	0	100.0	4	6	-33.3
150000-299999	11	204	-94.6	199	1,948	-89.8
300000-449999	419	841	-50.2	3,081	4,698	-34.4
450000-599999	600	480	25.0	3,402	2,334	45.8
600000-749999	390	200	95.0	1,949	945	106.2
750000-999999	232	133	74.4	1,133	651	74.0
1000000 & Over	127	69	84.1	619	373	66.0
Grand Total:	1,780	1,927	-7.6	10,387	10,955	-5.2

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

