

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

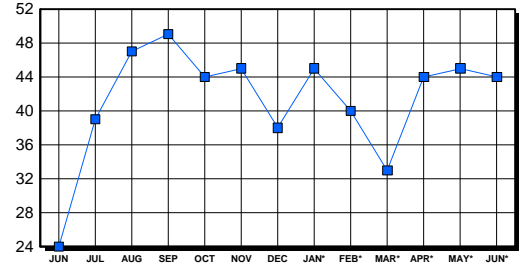
June 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	100.0
150000-299999	9	10	-10.0	7	8	-12.5
300000-449999	24	14	71.4	28	13	115.4
450000-599999	4	1	300.0	6	2	200.0
600000-749999	5	2	150.0	2	1	100.0
750000-999999	1	1	0.0	1	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	43	28	53.6	44	24	83.3

INVENTORY TREND

Listings Active At End Of Month

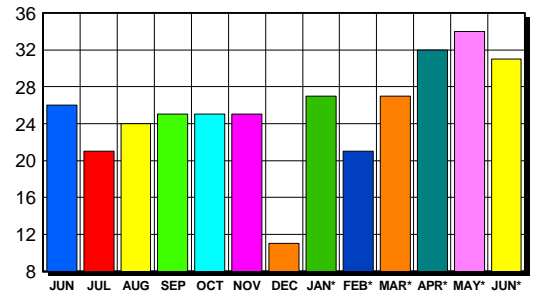


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	1	0.0
150000-299999	10	13	-23.1	65	63	3.2
300000-449999	15	13	15.4	77	56	37.5
450000-599999	2	1	100.0	12	3	300.0
600000-749999	4	0	400.0	18	4	350.0
750000-999999	0	1	-100.0	0	1	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	31	28	10.7	172	128	34.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

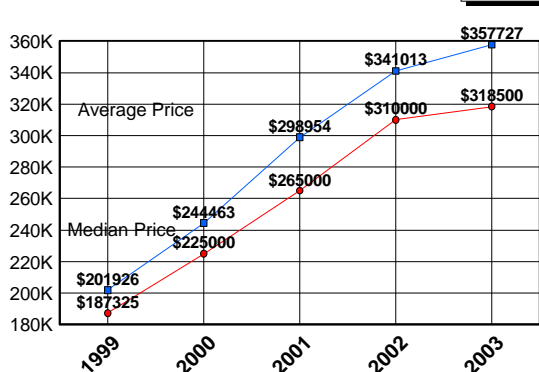
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	1	0.0
150000-299999	9	9	0.0	55	60	-8.3
300000-449999	26	12	116.7	66	42	57.1
450000-599999	2	1	100.0	14	5	180.0
600000-749999	2	0	200.0	13	1	1,200.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	39	22	77.3	148	109	35.8

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

