

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

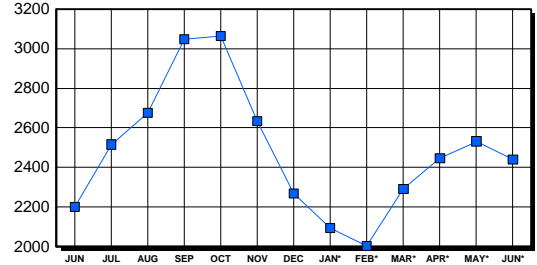
June 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	7	19	-63.2	60	65	-7.7
150000-299999	689	875	-21.3	417	495	-15.8
300000-449999	892	712	25.3	678	577	17.5
450000-599999	376	309	21.7	458	373	22.8
600000-749999	193	127	52.0	243	181	34.3
750000-999999	108	95	13.7	270	243	11.1
1000000 & Over	87	61	42.6	314	267	17.6
Grand Total:	2,352	2,198	7.0	2,440	2,201	10.9

INVENTORY TREND

Listings Active At End Of Month

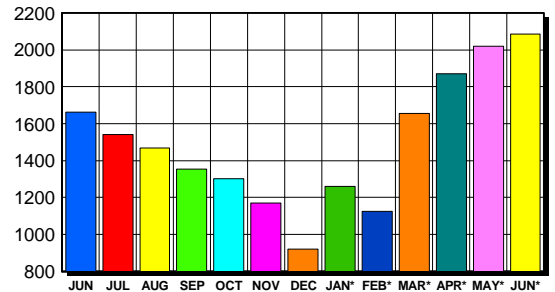


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	7	17	-58.8	36	166	-78.3
150000-299999	674	751	-10.3	3,554	4,111	-13.5
300000-449999	830	548	51.5	3,826	2,857	33.9
450000-599999	320	192	66.7	1,402	1,113	26.0
600000-749999	140	64	118.8	570	410	39.0
750000-999999	71	41	73.2	369	275	34.2
1000000 & Over	42	27	55.6	257	147	74.8
Grand Total:	2,084	1,640	27.1	10,014	9,079	10.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

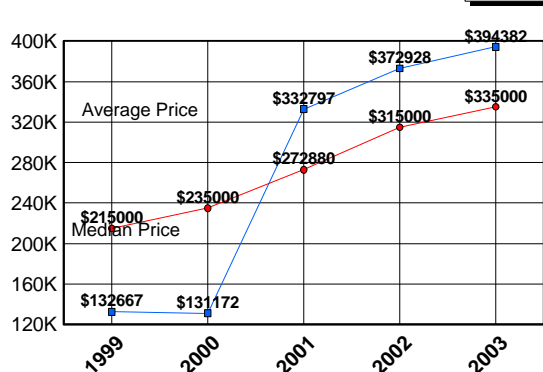
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	4	21	-81.0	34	153	-77.8
150000-299999	581	643	-9.6	3,057	3,663	-16.5
300000-449999	772	508	52.0	3,136	2,315	35.5
450000-599999	280	188	48.9	1,031	875	17.8
600000-749999	95	65	46.2	407	323	26.0
750000-999999	63	43	46.5	263	207	27.1
1000000 & Over	52	37	40.5	194	103	88.3
Grand Total:	1,847	1,505	22.7	8,122	7,639	6.3

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

