

FAIRFAX CITY HOUSING REPORT

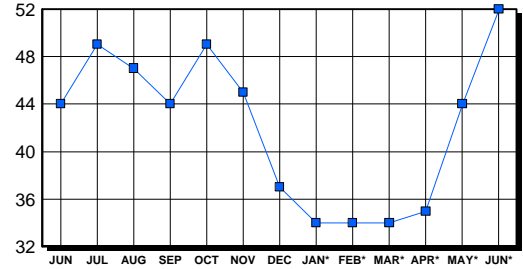
Residential Market Report Single Family Homes June 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	1	0	0.0
150000-299999	3	9	-66.7	8	7	14.3
300000-449999	20	24	-16.7	15	28	-46.4
450000-599999	20	4	400.0	20	6	233.3
600000-749999	4	5	-20.0	4	2	100.0
750000-999999	5	1	400.0	4	1	300.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	52	43	20.9	52	44	18.2

INVENTORY TREND

Listings Active At End Of Month

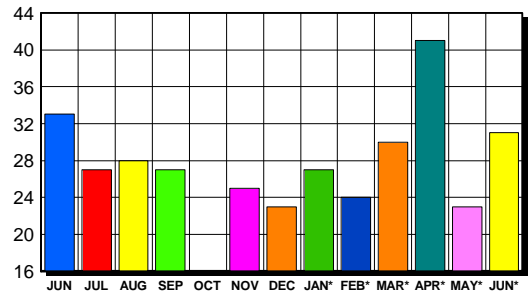


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	10	-90.0	33	65	-49.2
300000-449999	15	15	0.0	83	77	7.8
450000-599999	8	2	300.0	40	12	233.3
600000-749999	5	4	25.0	13	18	-27.8
750000-999999	2	0	200.0	6	0	600.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	31	31	0.0	176	172	2.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

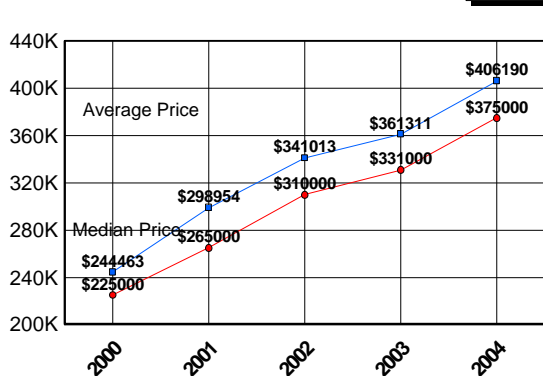
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	2	11	-81.8	37	59	-37.3
300000-449999	15	24	-37.5	74	62	19.4
450000-599999	14	2	600.0	37	14	164.3
600000-749999	2	2	0.0	10	13	-23.1
750000-999999	1	0	100.0	3	0	300.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	34	39	-12.8	161	148	8.8

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

