

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

June

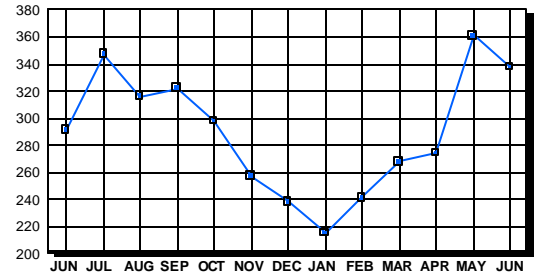
2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	2	1	100.0	14	9	55.6
50000-99999	5	27	-81.5	52	60	-13.3
100000-149999	36	139	-74.1	50	76	-34.2
150000-199999	156	169	-7.7	48	51	-5.9
200000-299999	326	178	83.1	109	61	78.7
300000-399999	95	35	171.4	42	21	100.0
400000-499999	21	6	250.0	14	6	133.3
500000 & Over	5	0	500.0	9	7	28.6
Grand Total:	646	555	16.4	338	291	16.2

INVENTORY TREND

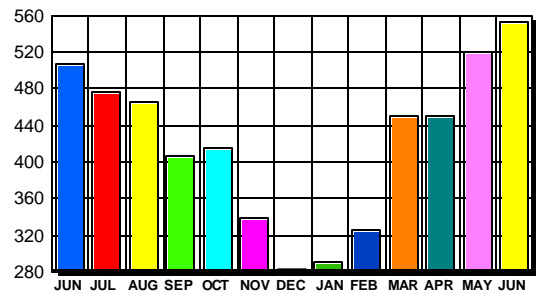
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	5	29	-82.8	26	189	-86.2
100000-149999	32	146	-78.1	236	789	-70.1
150000-199999	139	155	-10.3	761	794	-4.2
200000-299999	294	139	111.5	1,212	679	78.5
300000-399999	75	32	134.4	305	125	144.0
400000-499999	7	2	250.0	36	20	80.0
500000 & Over	0	0	0.0	12	9	33.3
Grand Total:	552	503	9.7	2,588	2,605	-0.7

SALES TREND



SETTLEMENTS

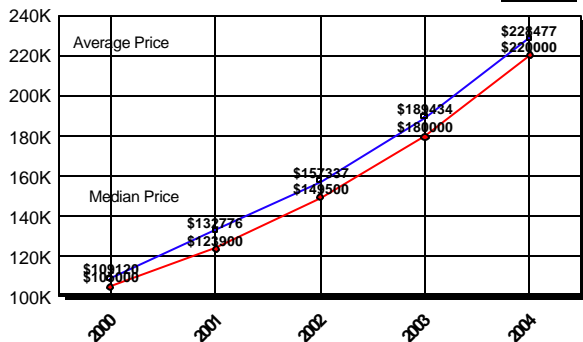
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	3	18	-83.3	21	166	-87.3
100000-149999	21	123	-82.9	221	715	-69.1
150000-199999	119	124	-4.0	615	695	-11.5
200000-299999	254	131	93.9	1,035	566	82.9
300000-399999	83	27	207.4	279	99	181.8
400000-499999	12	1	1,100.0	31	19	63.2
500000 & Over	3	1	200.0	11	5	120.0
Grand Total:	495	425	16.5	2,213	2,265	-2.3

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

