

# FAIRFAX COUNTY HOUSING REPORT

## Residential Market Report

### Single Family Homes

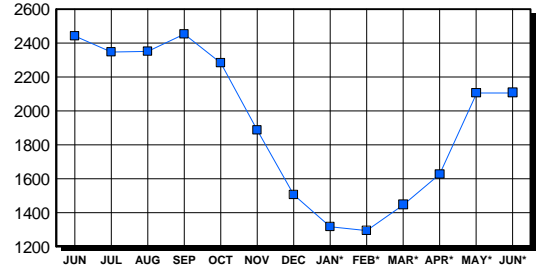
June 2004

#### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	10	7	42.9	64	60	6.7
150000-299999	293	710	-58.7	225	417	-46.0
300000-449999	1,138	916	24.2	574	678	-15.3
450000-599999	716	394	81.7	442	458	-3.5
600000-749999	263	190	38.4	238	243	-2.1
750000-999999	213	110	93.6	243	270	-10.0
1000000 & Over	139	86	61.6	321	314	2.2
<b>Grand Total:</b>	<b>2,772</b>	<b>2,413</b>	<b>14.9</b>	<b>2,107</b>	<b>2,440</b>	<b>-13.6</b>

#### INVENTORY TREND

Listings Active At End Of Month

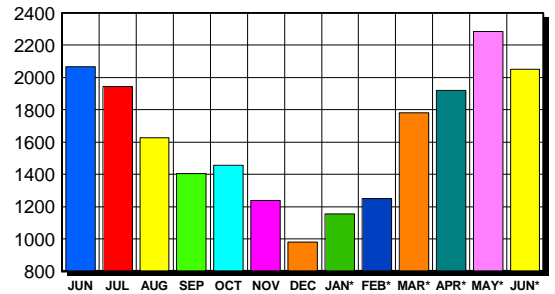


#### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	7	-700.0	7	36	-80.6
150000-299999	250	674	-62.9	1,713	3,554	-51.8
300000-449999	918	830	10.6	4,415	3,826	15.4
450000-599999	512	320	60.0	2,314	1,402	65.0
600000-749999	183	140	30.7	948	570	66.3
750000-999999	123	71	73.2	657	369	78.0
1000000 & Over	66	42	57.1	388	257	51.0
<b>Grand Total:</b>	<b>2,052</b>	<b>2,084</b>	<b>-1.5</b>	<b>10,442</b>	<b>10,014</b>	<b>4.3</b>

#### SALES TREND

Contracts Ratified Per Month



#### SETTLEMENTS

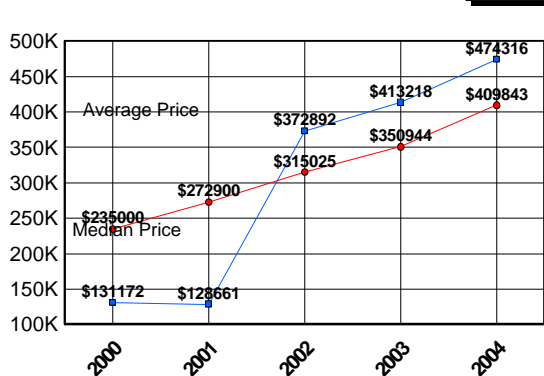
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	4	-400.0	5	34	-85.3
150000-299999	214	596	-64.1	1,438	3,140	-54.2
300000-449999	948	757	25.2	3,845	3,053	25.9
450000-599999	547	281	94.7	1,852	1,033	79.3
600000-749999	238	86	176.7	820	393	108.7
750000-999999	165	67	146.3	518	271	91.1
1000000 & Over	102	53	92.5	304	196	55.1
<b>Grand Total:</b>	<b>2,214</b>	<b>1,844</b>	<b>20.1</b>	<b>8,782</b>	<b>8,120</b>	<b>8.2</b>

#### 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

