

# FAIRFAX COUNTY HOUSING REPORT

## Residential Market Report

### Condo/Co-ops

March

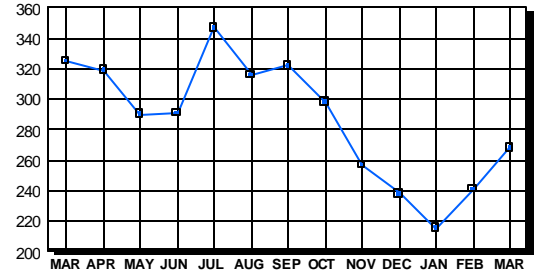
2004

#### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	1	-100.0	9	6	50.0
50000-99999	7	38	-81.6	52	64	-18.8
100000-149999	48	168	-71.4	50	76	-34.2
150000-199999	145	165	-12.1	49	58	-15.5
200000-299999	215	124	73.4	66	70	-5.7
300000-399999	72	28	157.1	29	37	-21.6
400000-499999	5	5	0.0	6	6	0.0
500000 & Over	7	0	700.0	7	8	-12.5
<b>Grand Total:</b>	<b>499</b>	<b>529</b>	<b>-5.7</b>	<b>268</b>	<b>325</b>	<b>-17.5</b>

#### INVENTORY TREND

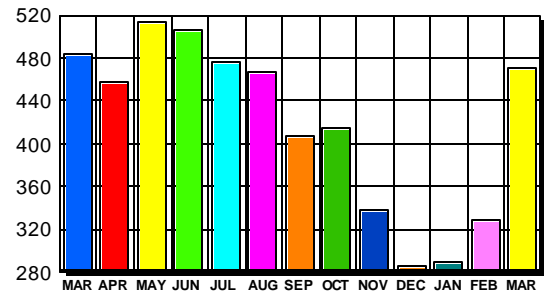
Listings Active At End Of Month



#### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	10	42	-76.2	18	111	-83.8
100000-149999	50	150	-66.7	136	390	-65.1
150000-199999	138	146	-5.5	336	342	-1.8
200000-299999	204	112	82.1	470	269	74.7
300000-399999	57	25	128.0	112	46	143.5
400000-499999	5	5	0.0	9	11	-18.2
500000 & Over	6	0	600.0	7	3	133.3
<b>Grand Total:</b>	<b>470</b>	<b>480</b>	<b>-2.1</b>	<b>1,088</b>	<b>1,172</b>	<b>-7.2</b>

#### 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	5	23	-78.3	12	93	-87.1
100000-149999	34	111	-69.4	131	319	-58.9
150000-199999	88	94	-6.4	259	275	-5.8
200000-299999	152	80	90.0	374	209	78.9
300000-399999	41	9	355.6	67	28	139.3
400000-499999	4	7	-42.9	6	9	-33.3
500000 & Over	0	0	0.0	0	2	0.0
<b>Grand Total:</b>	<b>324</b>	<b>324</b>	<b>0.0</b>	<b>849</b>	<b>935</b>	<b>-9.2</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.

