

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Condo/Co-ops

March

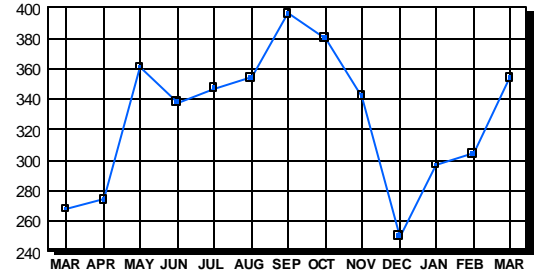
2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	5	0	500.0	25	9	177.8
50000-99999	0	7	-700.0	50	52	-3.8
100000-149999	3	48	-93.8	46	50	-8.0
150000-199999	43	154	-72.1	25	49	-49.0
200000-299999	223	242	-7.9	74	66	12.1
300000-399999	165	83	98.8	65	29	124.1
400000-499999	50	7	614.3	34	6	466.7
500000 & Over	29	8	262.5	35	7	400.0
Grand Total:	518	549	-5.6	354	268	32.1

INVENTORY TREND

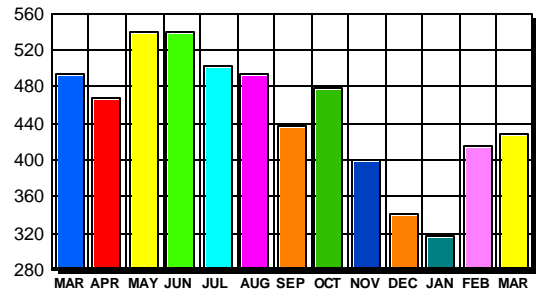
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	10	-1,000.0	0	18	0.0
100000-149999	3	50	-94.0	13	136	-90.4
150000-199999	41	138	-70.3	144	336	-57.1
200000-299999	196	204	-3.9	539	470	14.7
300000-399999	143	57	150.9	364	112	225.0
400000-499999	34	5	580.0	75	9	733.3
500000 & Over	11	6	83.3	25	7	257.1
Grand Total:	428	470	-8.9	1,160	1,088	6.6

SALES TREND



SETTLEMENTS

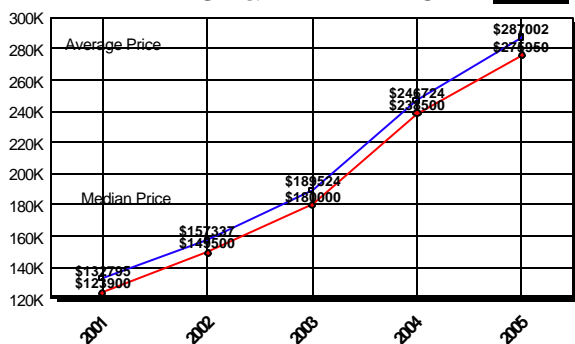
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	5	-500.0	0	12	0.0
100000-149999	4	34	-88.2	12	131	-90.8
150000-199999	37	88	-58.0	115	259	-55.6
200000-299999	151	152	-0.7	476	374	27.3
300000-399999	117	41	185.4	306	67	356.7
400000-499999	39	4	875.0	74	6	1,133.3
500000 & Over	9	0	900.0	21	0	2,100.0
Grand Total:	357	324	10.2	1,004	849	18.3

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

