

FAIRFAX CITY HOUSING REPORT

Residential Market Report

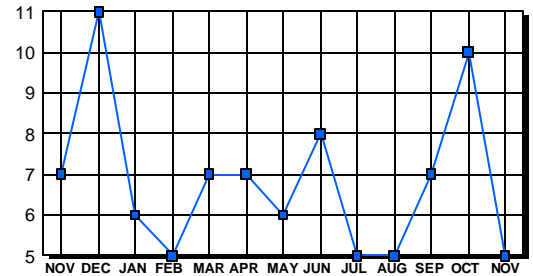
Condo/Co-ops
November 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	3	3	0.0
100000-149999	6	6	0.0	2	3	-33.3
150000-199999	0	1	-100.0	0	1	-100.0
200000-299999	0	0	0.0	0	0	0.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	6	7	-14.3	5	7	-28.6

INVENTORY TREND

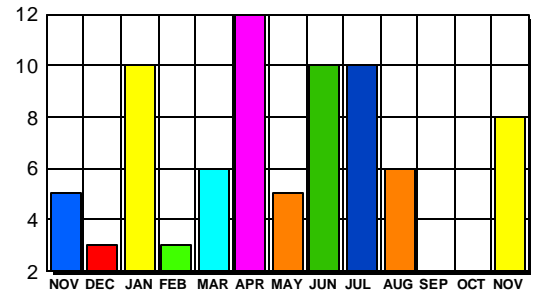
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	8	23	-65.2
100000-149999	7	5	40.0	47	47	0.0
150000-199999	1	0	100.0	13	4	225.0
200000-299999	0	0	0.0	4	5	-20.0
300000-399999	0	0	0.0	2	0	200.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	8	5	60.0	74	79	-6.3

SALES TREND



DATA SOURCE

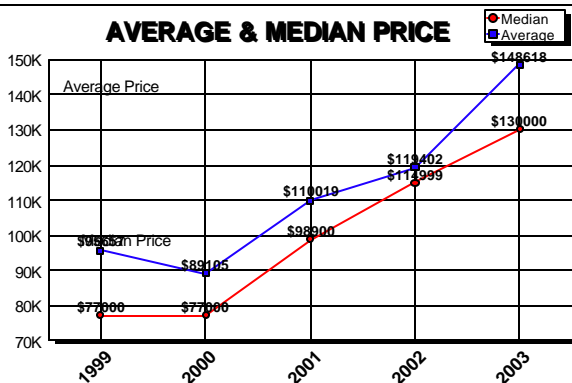
Metropolitan Regional Information System (MRIS)

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.

SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	8	24	-66.7
100000-149999	0	4	-400.0	42	43	-2.3
150000-199999	1	0	100.0	14	4	250.0
200000-299999	0	1	-100.0	6	4	50.0
300000-399999	0	0	0.0	2	0	200.0
400000-499999	0	0	0.0	1	0	100.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	1	5	-80.0	73	75	-2.7

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

