

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

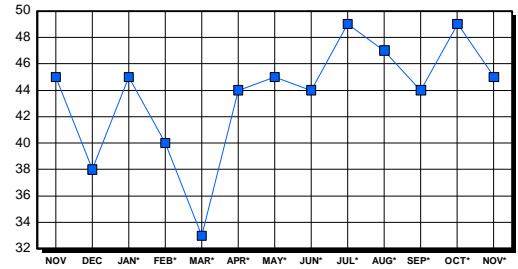
November 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	0	0.0	1	0	100.0
150000-299999	6	15	-60.0	9	21	-57.1
300000-449999	17	8	112.5	22	13	69.2
450000-599999	4	4	0.0	9	7	28.6
600000-749999	1	1	0.0	1	4	-75.0
750000-999999	2	0	0.0	2	0	100.0
1000000 & Over	1	0	0.0	1	0	100.0
Grand Total:	32	28	14.3	45	45	0.0

INVENTORY TREND

Listings Active At End Of Month

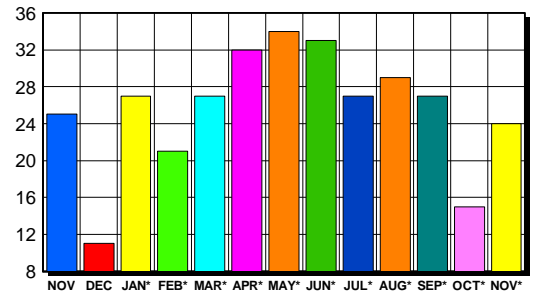


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	2	2	0.0
150000-299999	6	12	-50.0	95	116	-18.1
300000-449999	13	8	62.5	147	102	44.1
450000-599999	3	4	-25.0	29	16	81.3
600000-749999	1	0	100.0	21	9	133.3
750000-999999	1	0	100.0	2	2	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	24	24	0.0	296	247	19.8

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

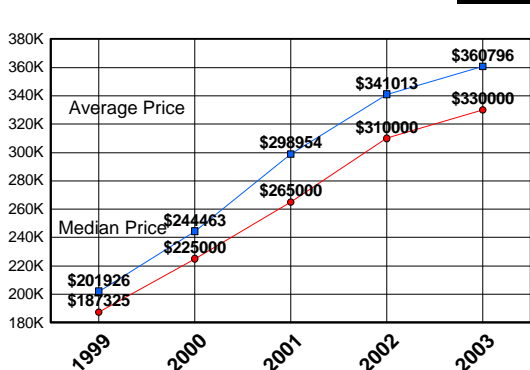
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	0	100.0	2	2	0.0
150000-299999	7	9	-22.2	91	116	-21.6
300000-449999	3	7	-57.1	140	92	52.2
450000-599999	4	1	300.0	30	14	114.3
600000-749999	1	3	-66.7	20	8	150.0
750000-999999	0	0	0.0	1	1	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	16	20	-20.0	284	233	21.9

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

