

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

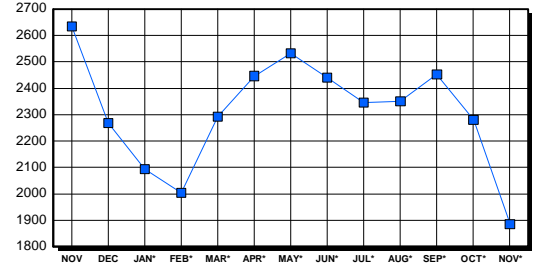
November 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	17	-94.1	59	66	-10.6
150000-299999	335	592	-43.4	298	675	-55.9
300000-449999	457	445	2.7	539	706	-23.7
450000-599999	202	189	6.9	351	421	-16.6
600000-749999	78	96	-18.8	183	224	-18.3
750000-999999	71	63	12.7	195	245	-20.4
1000000 & Over	43	47	-8.5	261	296	-11.8
Grand Total:	1,187	1,449	-18.1	1,886	2,633	-28.4

INVENTORY TREND

Listings Active At End Of Month

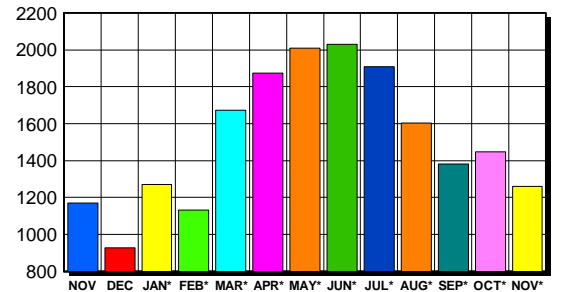


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	15	-93.3	50	250	-80.0
150000-299999	387	560	-30.9	5,998	7,232	-17.1
300000-449999	521	370	40.8	6,848	5,008	36.7
450000-599999	196	150	30.7	2,600	1,927	34.9
600000-749999	71	65	9.2	966	700	38.0
750000-999999	56	37	51.4	694	503	38.0
1000000 & Over	28	19	47.4	430	258	66.7
Grand Total:	1,260	1,216	3.6	17,586	15,878	10.8

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

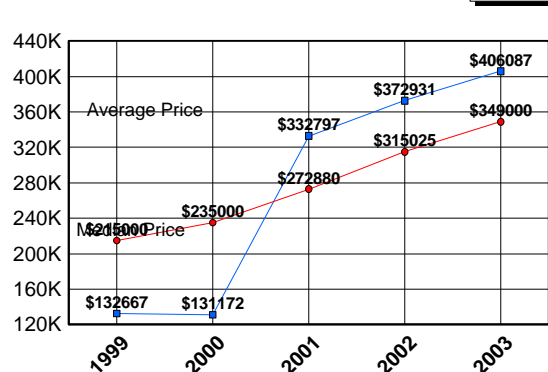
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	3	8	-62.5	52	235	-77.9
150000-299999	352	475	-25.9	5,778	7,035	-17.9
300000-449999	436	298	46.3	6,631	4,800	38.1
450000-599999	192	119	61.3	2,454	1,823	34.6
600000-749999	59	51	15.7	946	646	46.4
750000-999999	50	33	51.5	608	454	33.9
1000000 & Over	23	16	43.8	403	228	76.8
Grand Total:	1,115	1,000	11.5	16,872	15,221	10.8

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

