

# FAIRFAX CITY HOUSING REPORT

## Residential Market Report

### Condo/Co-ops

November

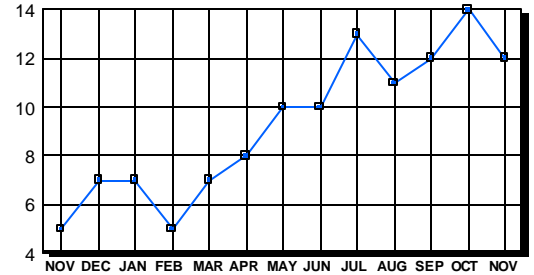
2004

#### LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	3	3	0.0
100000-149999	1	6	-83.3	2	2	0.0
150000-199999	1	0	100.0	0	0	0.0
200000-299999	8	1	700.0	6	0	600.0
300000-399999	2	0	200.0	1	0	100.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
<b>Grand Total:</b>	<b>12</b>	<b>7</b>	<b>71.4</b>	<b>12</b>	<b>5</b>	<b>140.0</b>

#### INVENTORY TREND

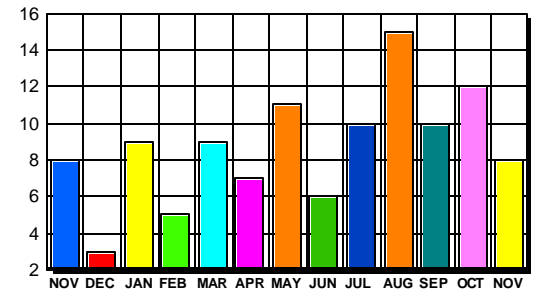
Listings Active At End Of Month



#### CONTRACTS

Condo/Co-ops 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	0	0	0.0	1	8	-87.5
100000-149999	1	7	-85.7	17	47	-63.8
150000-199999	0	1	-100.0	44	13	238.5
200000-299999	6	0	600.0	35	4	775.0
300000-399999	1	0	100.0	4	2	100.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	1	0	100.0
<b>Grand Total:</b>	<b>8</b>	<b>8</b>	<b>0.0</b>	<b>102</b>	<b>74</b>	<b>37.8</b>

#### SALES TREND



#### SETTLEMENTS

Condo/Co-ops 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	0	0	0.0	0	8	0.0
100000-149999	1	0	100.0	18	42	-57.1
150000-199999	3	1	200.0	38	14	171.4
200000-299999	7	0	700.0	33	6	450.0
300000-399999	0	0	0.0	6	2	200.0
400000-499999	0	0	0.0	0	1	0.0
500000 & Over	0	0	0.0	1	0	100.0
<b>Grand Total:</b>	<b>11</b>	<b>1</b>	<b>1,000.0</b>	<b>96</b>	<b>73</b>	<b>31.5</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.

