

# FAIRFAX CITY HOUSING REPORT

## Residential Market Report

### Single Family Homes

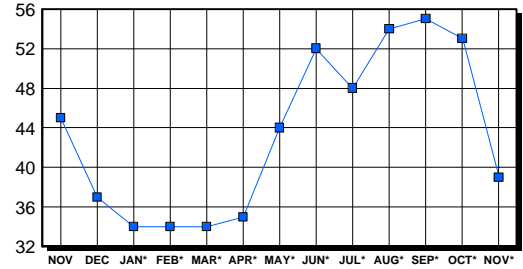
November 2004

#### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	1	1	0.0
150000-299999	1	6	-83.3	6	9	-33.3
300000-449999	10	17	-41.2	12	22	-45.5
450000-599999	6	4	50.0	17	9	88.9
600000-749999	3	1	200.0	1	1	0.0
750000-999999	1	2	-50.0	1	2	-50.0
1000000 & Over	2	1	100.0	1	1	0.0
<b>Grand Total:</b>	<b>23</b>	<b>32</b>	<b>-28.1</b>	<b>39</b>	<b>45</b>	<b>-13.3</b>

#### INVENTORY TREND

Listings Active At End Of Month

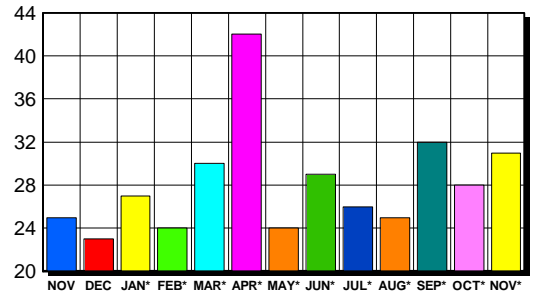


#### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	2	0.0
150000-299999	3	6	-50.0	48	95	-49.5
300000-449999	15	13	15.4	153	147	4.1
450000-599999	6	3	100.0	76	29	162.1
600000-749999	5	1	400.0	28	21	33.3
750000-999999	1	1	0.0	11	2	450.0
1000000 & Over	1	0	100.0	2	0	200.0
<b>Grand Total:</b>	<b>31</b>	<b>24</b>	<b>29.2</b>	<b>318</b>	<b>296</b>	<b>7.4</b>

#### SALES TREND

Contracts Ratified Per Month



#### SETTLEMENTS

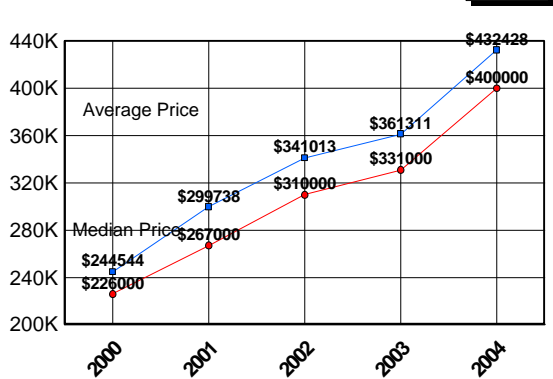
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	0	2	0.0
150000-299999	4	7	-42.9	51	97	-47.4
300000-449999	12	3	300.0	143	133	7.5
450000-599999	7	4	75.0	72	30	140.0
600000-749999	1	1	0.0	24	21	14.3
750000-999999	2	0	200.0	11	1	1,000.0
1000000 & Over	1	0	100.0	1	0	100.0
<b>Grand Total:</b>	<b>27</b>	<b>16</b>	<b>68.8</b>	<b>302</b>	<b>284</b>	<b>6.3</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.

#### AVERAGE & MEDIAN PRICE



#### MARKET BY PRICE RANGE

