

FAUQUIER COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

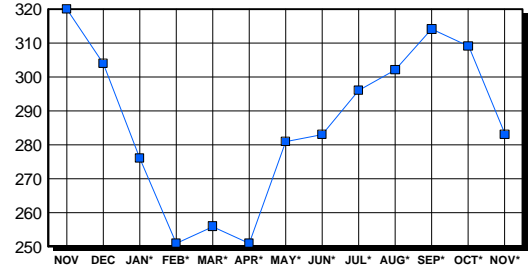
November 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	3	-300.0	6	10	0.0
150000-299999	24	43	-44.2	34	89	-61.8
300000-449999	30	36	-16.7	77	81	-4.9
450000-599999	32	26	23.1	70	59	18.6
600000-749999	8	8	0.0	22	21	4.8
750000-999999	6	3	100.0	32	21	52.4
1000000 & Over	4	2	100.0	42	39	7.7
Grand Total:	104	121	-14.0	283	320	-11.6

INVENTORY TREND

Listings Active At End Of Month

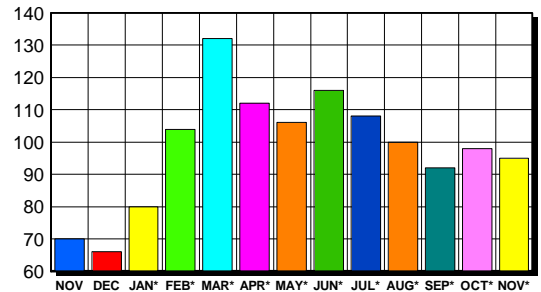


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	15	50	-70.0
150000-299999	27	35	-22.9	404	460	-12.2
300000-449999	43	18	138.9	413	295	40.0
450000-599999	14	8	75.0	198	76	160.5
600000-749999	4	5	-20.0	57	20	185.0
750000-999999	2	2	0.0	25	12	108.3
1000000 & Over	5	1	400.0	31	21	47.6
Grand Total:	95	70	35.7	1,143	934	22.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

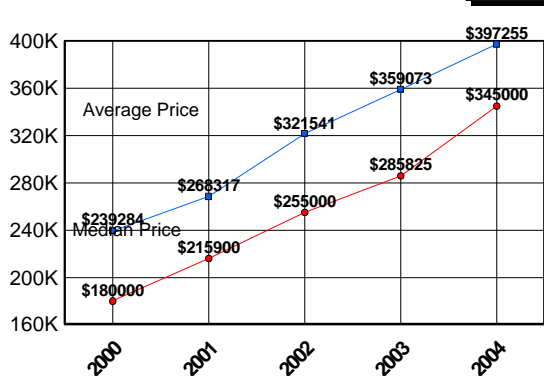
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	17	50	-66.0
150000-299999	23	26	-11.5	395	441	-10.4
300000-449999	34	23	47.8	380	281	35.2
450000-599999	13	3	333.3	180	80	125.0
600000-749999	9	0	900.0	58	18	222.2
750000-999999	2	1	100.0	24	8	200.0
1000000 & Over	2	2	0.0	20	18	11.1
Grand Total:	83	55	50.9	1,074	896	19.9

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

