

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

November

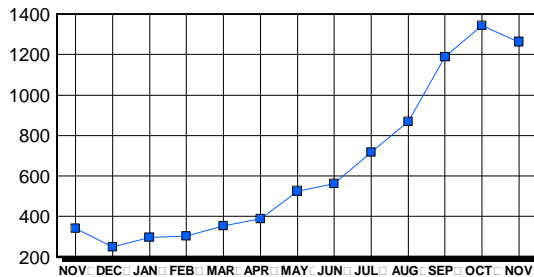
2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	4	5	-20.0	32	25	28.0
50000-99999	0	0	0.0	50	51	-2.0
100000-149999	1	6	-83.3	42	46	-8.7
150000-199999	12	53	-77.4	35	34	2.9
200000-299999	211	207	1.9	391	101	287.1
300000-399999	251	98	156.1	484	53	813.2
400000-499999	51	16	218.8	141	16	781.3
500000 & Over	29	9	222.2	87	16	443.8
Grand Total:	559	394	41.9	1,262	342	269.0

INVENTORY TREND

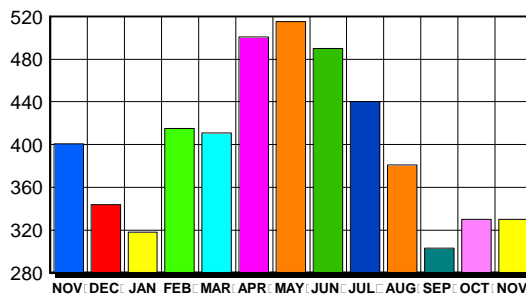
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	34	0.0
100000-149999	1	11	-90.9	27	318	-91.5
150000-199999	6	65	-90.8	266	1,209	-78.0
200000-299999	140	236	-40.7	1,874	2,472	-24.2
300000-399999	146	97	50.5	1,756	703	149.8
400000-499999	26	8	225.0	386	101	282.2
500000 & Over	11	5	120.0	125	29	331.0
Grand Total:	330	422	-21.8	4,434	4,866	-8.9

SALES TREND



SETTLEMENTS

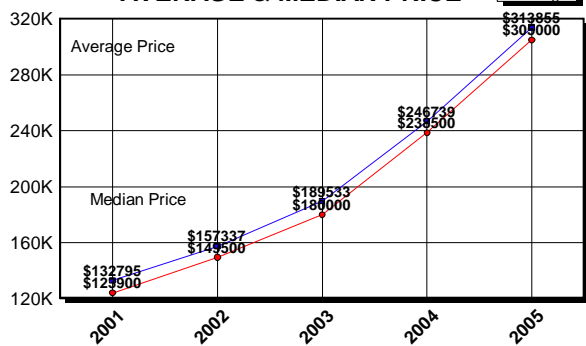
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	2	0.0
50000-99999	0	0	0.0	0	30	0.0
100000-149999	4	11	-63.6	25	308	-91.9
150000-199999	6	57	-89.5	237	1,098	-78.4
200000-299999	120	219	-45.2	1,756	2,366	-25.8
300000-399999	108	67	61.2	1,785	686	160.2
400000-499999	26	14	85.7	434	96	352.1
500000 & Over	12	5	140.0	122	28	335.7
Grand Total:	276	373	-26.0	4,359	4,614	-5.5

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

