

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

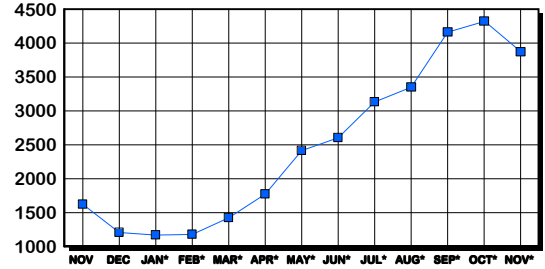
November 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	6	15	-60.0	77	65	18.5
150000-299999	16	97	-83.5	149	172	-13.4
300000-449999	379	504	-24.8	718	326	120.2
450000-599999	551	317	73.8	1,141	361	216.1
600000-749999	293	146	100.7	692	215	221.9
750000-999999	214	100	114.0	538	198	171.7
1000000 & Over	146	67	117.9	550	285	93.0
Grand Total:	1,605	1,246	28.8	3,865	1,622	138.3

INVENTORY TREND

Listings Active At End Of Month

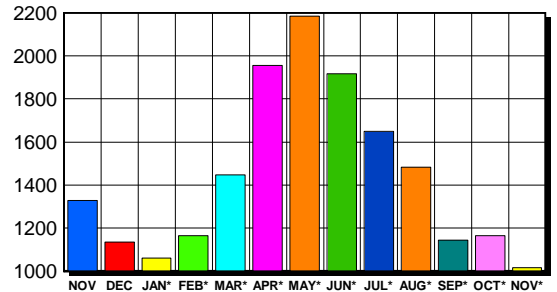


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	4	-400.0	4	15	-73.3
150000-299999	11	101	-89.1	284	2,493	-88.6
300000-449999	330	611	-46.0	4,912	8,102	-39.4
450000-599999	344	352	-2.3	5,445	4,339	25.5
600000-749999	147	129	14.0	2,789	1,711	63.0
750000-999999	107	86	24.4	1,770	1,202	47.3
1000000 & Over	78	59	32.2	990	676	46.4
Grand Total:	1,017	1,342	-24.2	16,194	18,538	-12.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

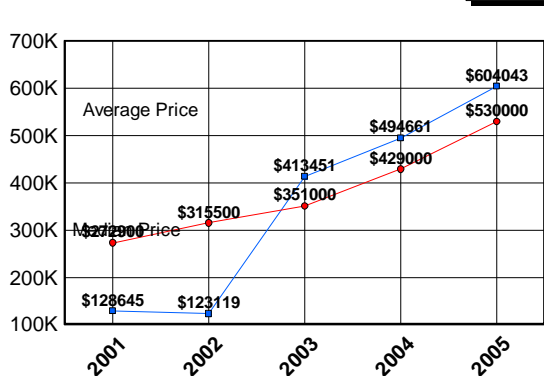
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	2	-200.0	6	11	-45.5
150000-299999	6	117	-94.9	239	2,629	-90.9
300000-449999	307	645	-52.4	4,605	7,813	-41.1
450000-599999	401	372	7.8	5,437	4,078	33.3
600000-749999	184	132	39.4	3,009	1,606	87.4
750000-999999	106	91	16.5	1,772	1,112	59.4
1000000 & Over	80	60	33.3	1,001	603	66.0
Grand Total:	1,084	1,419	-23.6	16,069	17,852	-10.0

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

