

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

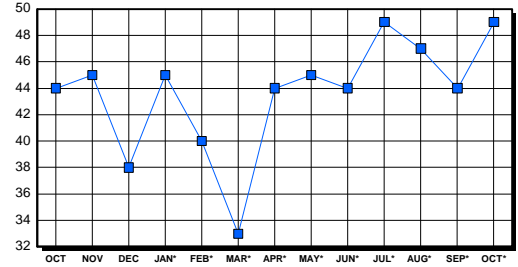
October 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	1	0	100.0
150000-299999	6	13	-53.8	8	18	-55.6
300000-449999	17	15	13.3	23	14	64.3
450000-599999	4	7	-42.9	12	9	33.3
600000-749999	3	2	50.0	2	2	0.0
750000-999999	1	1	0.0	2	1	100.0
1000000 & Over	1	0	0.0	1	0	100.0
Grand Total:	32	38	-15.8	49	44	11.4

INVENTORY TREND

Listings Active At End Of Month

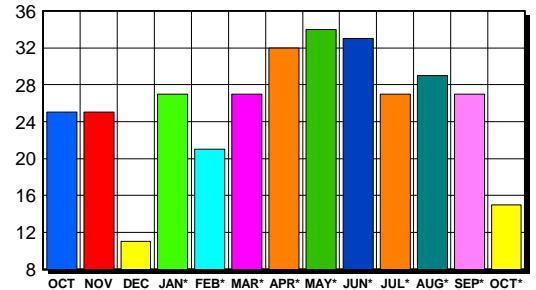


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	2	2	0.0
150000-299999	4	10	-60.0	89	103	-13.6
300000-449999	8	13	-38.5	134	95	41.1
450000-599999	2	1	100.0	26	12	116.7
600000-749999	1	2	-50.0	20	10	100.0
750000-999999	0	0	0.0	1	2	-50.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	15	26	-42.3	272	224	21.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

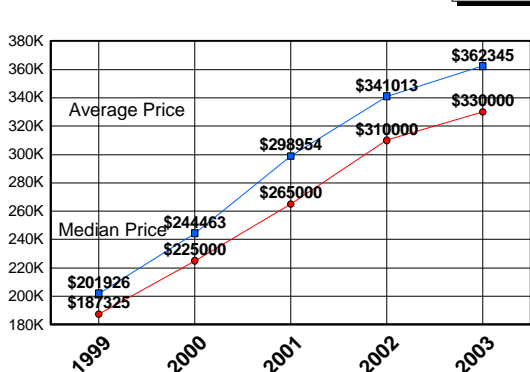
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	1	-100.0	0	2	0.0
150000-299999	6	8	-25.0	82	104	-21.2
300000-449999	17	10	70.0	137	83	65.1
450000-599999	3	2	50.0	26	13	100.0
600000-749999	0	0	0.0	19	5	280.0
750000-999999	0	0	0.0	1	1	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	26	21	23.8	265	208	27.4

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

