

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

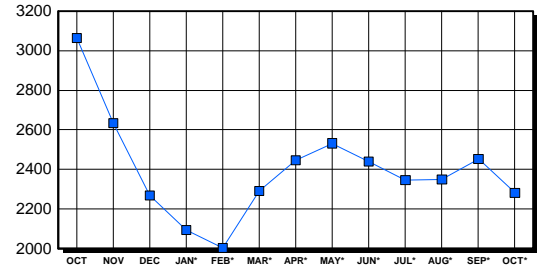
October 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	4	17	-76.5	59	63	-6.3
150000-299999	507	800	-36.6	368	835	-55.9
300000-449999	792	678	16.8	717	836	-14.2
450000-599999	324	317	2.2	417	479	-12.9
600000-749999	104	109	-4.6	211	269	-21.6
750000-999999	101	83	21.7	231	263	-12.2
1000000 & Over	77	82	-6.1	278	317	-12.3
Grand Total:	1,909	2,086	-8.5	2,281	3,062	-25.5

INVENTORY TREND

Listings Active At End Of Month

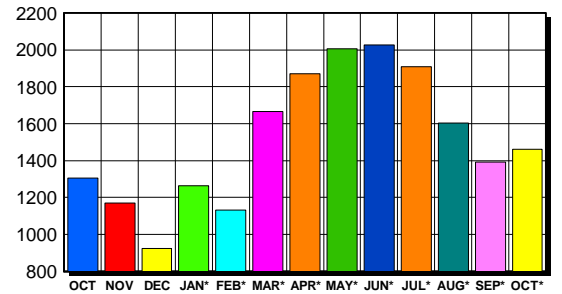


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	3	18	-83.3	48	221	-78.3
150000-299999	485	579	-16.2	5,622	6,647	-15.4
300000-449999	572	404	41.6	6,318	4,627	36.5
450000-599999	239	157	52.2	2,404	1,780	35.1
600000-749999	74	55	34.5	894	629	42.1
750000-999999	60	46	30.4	638	462	38.1
1000000 & Over	27	25	8.0	401	239	67.8
Grand Total:	1,460	1,284	13.7	16,325	14,605	11.8

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

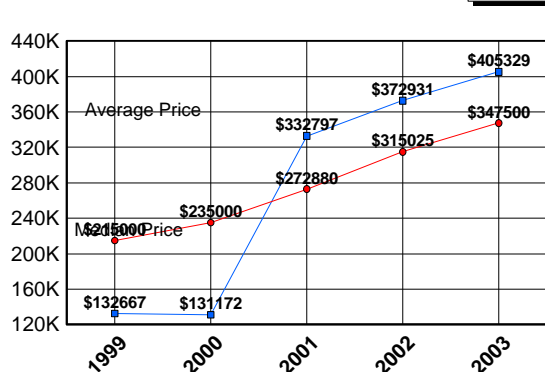
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	3	18	-83.3	49	212	-76.9
150000-299999	476	552	-13.8	5,399	6,489	-16.8
300000-449999	578	363	59.2	6,156	4,441	38.6
450000-599999	204	145	40.7	2,243	1,691	32.6
600000-749999	71	38	86.8	877	590	48.6
750000-999999	56	42	33.3	557	410	35.9
1000000 & Over	31	23	34.8	377	211	78.7
Grand Total:	1,419	1,181	20.2	15,658	14,044	11.5

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

