

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

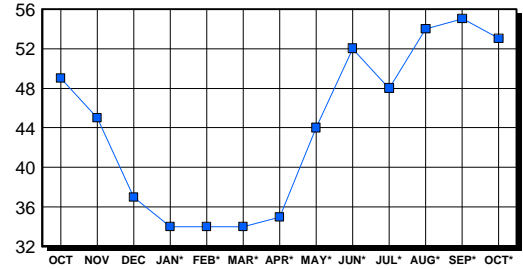
October 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	0	0.0	1	1	100.0
150000-299999	6	6	0.0	9	8	12.5
300000-449999	13	18	-27.8	17	23	-26.1
450000-599999	13	4	225.0	20	12	66.7
600000-749999	3	3	0.0	3	2	50.0
750000-999999	2	1	100.0	2	2	0.0
1000000 & Over	0	1	-100.0	1	1	0.0
Grand Total:	38	33	15.2	53	49	8.2

INVENTORY TREND

Listings Active At End Of Month

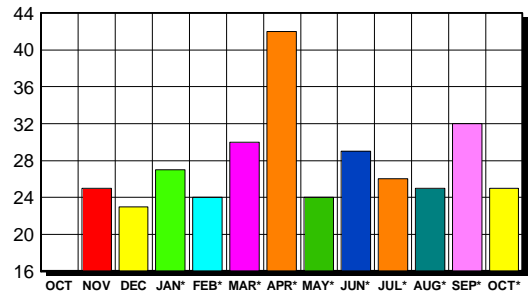


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	2	0.0
150000-299999	4	4	0.0	45	89	-49.4
300000-449999	10	8	25.0	136	134	1.5
450000-599999	7	2	250.0	70	26	169.2
600000-749999	3	1	200.0	22	20	10.0
750000-999999	1	0	100.0	10	1	900.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	25	15	66.7	284	272	4.4

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

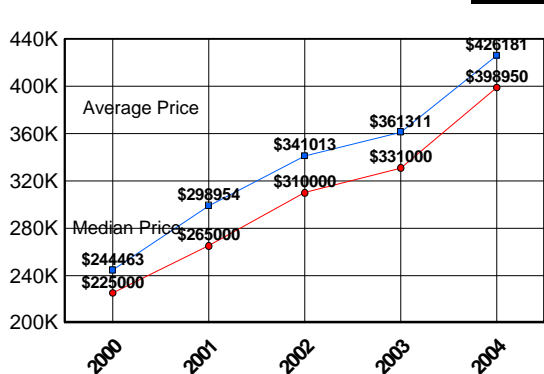
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	6	-83.3	45	88	-48.9
300000-449999	13	17	-23.5	127	130	-2.3
450000-599999	7	3	133.3	65	26	150.0
600000-749999	3	0	300.0	21	20	5.0
750000-999999	0	0	0.0	8	1	700.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	24	26	-7.7	266	265	0.4

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

