

# FAIRFAX COUNTY HOUSING REPORT

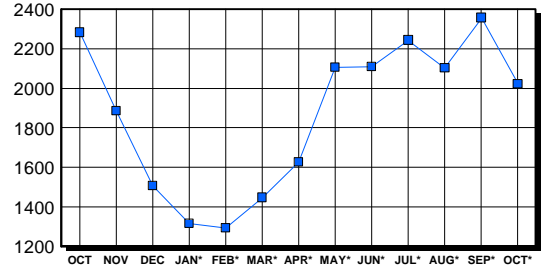
## Residential Market Report Single Family Homes October 2004

### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	16	5	220.0	68	59	15.3
150000-299999	141	522	-73.0	179	368	-51.4
300000-449999	747	801	-6.7	477	717	-33.5
450000-599999	511	329	55.3	472	417	13.2
600000-749999	223	112	99.1	270	211	28.0
750000-999999	158	101	56.4	234	231	1.3
1000000 & Over	110	77	42.9	322	278	15.8
<b>Grand Total:</b>	<b>1,906</b>	<b>1,947</b>	<b>-2.1</b>	<b>2,022</b>	<b>2,281</b>	<b>-11.4</b>

### INVENTORY TREND

Listings Active At End Of Month

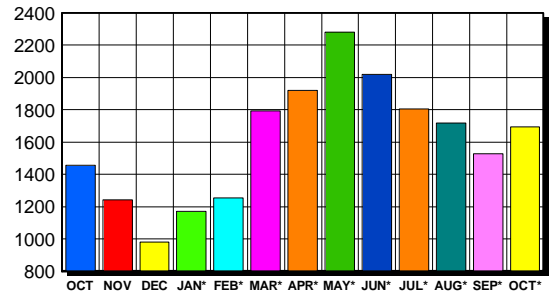


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	2	3	-33.3	10	48	-79.2
150000-299999	150	485	-69.1	2,386	5,622	-57.6
300000-449999	772	572	35.0	7,495	6,318	18.6
450000-599999	432	239	80.8	3,987	2,404	65.8
600000-749999	167	74	125.7	1,577	894	76.4
750000-999999	110	60	83.3	1,117	638	75.1
1000000 & Over	63	27	133.3	611	401	52.4
<b>Grand Total:</b>	<b>1,696</b>	<b>1,460</b>	<b>16.2</b>	<b>17,183</b>	<b>16,325</b>	<b>5.3</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

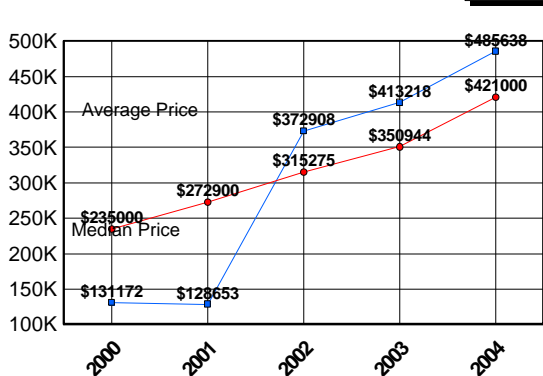
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	3	-66.7	9	49	-81.6
150000-299999	96	483	-80.1	2,106	5,563	-62.1
300000-449999	664	572	16.1	7,184	6,009	19.6
450000-599999	362	206	75.7	3,752	2,241	67.4
600000-749999	149	68	119.1	1,618	842	92.2
750000-999999	92	56	64.3	1,031	578	78.4
1000000 & Over	41	31	32.3	550	373	47.5
<b>Grand Total:</b>	<b>1,405</b>	<b>1,419</b>	<b>-1.0</b>	<b>16,250</b>	<b>15,655</b>	<b>3.8</b>

### 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

