

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

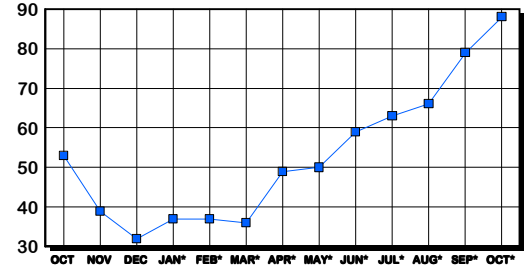
October 2005

LISTINGS

| Price Range | New This Month | | | Total Active | | |
|---------------------|----------------|-----------|-------------|--------------|-----------|-------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 0 | 1 | -100.0 | 1 | 1 | 0.0 |
| 150000-299999 | 0 | 6 | -600.0 | 6 | 9 | -33.3 |
| 300000-449999 | 7 | 13 | -46.2 | 15 | 17 | -11.8 |
| 450000-599999 | 19 | 13 | 46.2 | 31 | 20 | 55.0 |
| 600000-749999 | 11 | 3 | 266.7 | 21 | 3 | 600.0 |
| 750000-999999 | 4 | 2 | 100.0 | 11 | 2 | 450.0 |
| 1000000 & Over | 1 | 0 | 0.0 | 3 | 1 | 100.0 |
| Grand Total: | 42 | 38 | 10.5 | 88 | 53 | 66.0 |

INVENTORY TREND

Listings Active At End Of Month

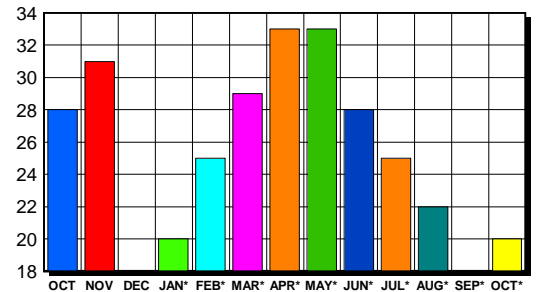


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|-----------|--------------|--------------|------------|--------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 150000-299999 | 0 | 4 | -400.0 | 5 | 45 | -88.9 |
| 300000-449999 | 4 | 10 | -60.0 | 64 | 136 | -52.9 |
| 450000-599999 | 7 | 7 | 0.0 | 108 | 70 | 54.3 |
| 600000-749999 | 4 | 3 | 33.3 | 47 | 22 | 113.6 |
| 750000-999999 | 3 | 1 | 200.0 | 22 | 10 | 120.0 |
| 1000000 & Over | 2 | 0 | 200.0 | 7 | 1 | 600.0 |
| Grand Total: | 20 | 25 | -20.0 | 253 | 284 | -10.9 |

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

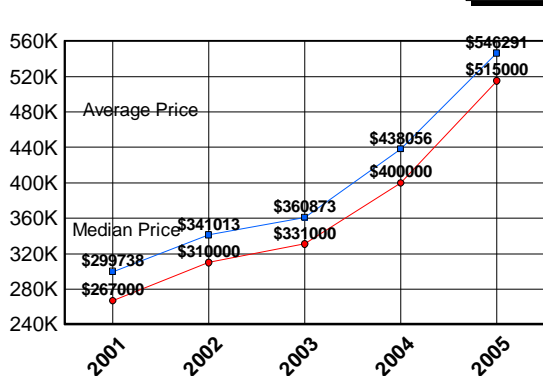
| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|-----------|--------------|--------------|------------|-------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 150000-299999 | 0 | 1 | -100.0 | 4 | 45 | -91.1 |
| 300000-449999 | 2 | 14 | -85.7 | 59 | 129 | -54.3 |
| 450000-599999 | 6 | 6 | 0.0 | 116 | 64 | 81.3 |
| 600000-749999 | 3 | 2 | 50.0 | 48 | 20 | 140.0 |
| 750000-999999 | 1 | 1 | 0.0 | 16 | 7 | 128.6 |
| 1000000 & Over | 0 | 0 | 0.0 | 6 | 1 | 500.0 |
| Grand Total: | 12 | 24 | -50.0 | 249 | 266 | -6.4 |

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

