

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

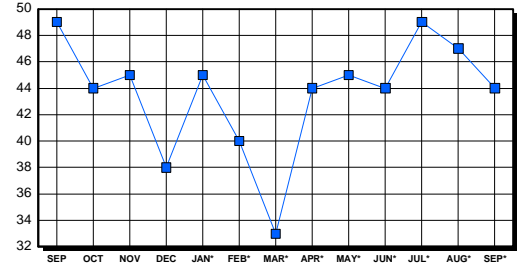
September 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	1	-100.0	0	0	0.0
150000-299999	4	15	-73.3	7	18	-61.1
300000-449999	14	14	0.0	22	20	10.0
450000-599999	5	5	0.0	11	9	22.2
600000-749999	1	3	-66.7	1	2	-50.0
750000-999999	0	1	-100.0	1	0	0.0
1000000 & Over	2	0	0.0	2	0	100.0
Grand Total:	26	39	-33.3	44	49	-10.2

INVENTORY TREND

Listings Active At End Of Month

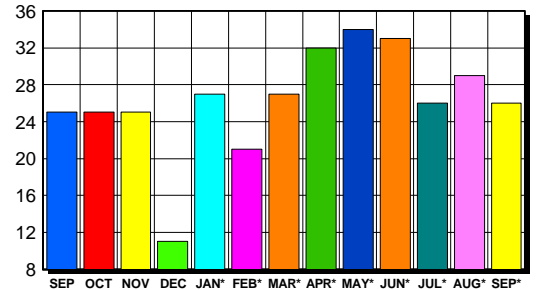


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	1	1	0.0	2	2	0.0
150000-299999	6	11	-45.5	83	94	-11.7
300000-449999	18	9	100.0	126	82	53.7
450000-599999	1	2	-50.0	24	11	118.2
600000-749999	0	3	-300.0	19	8	137.5
750000-999999	0	0	0.0	1	2	-50.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	26	26	0.0	255	199	28.1

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

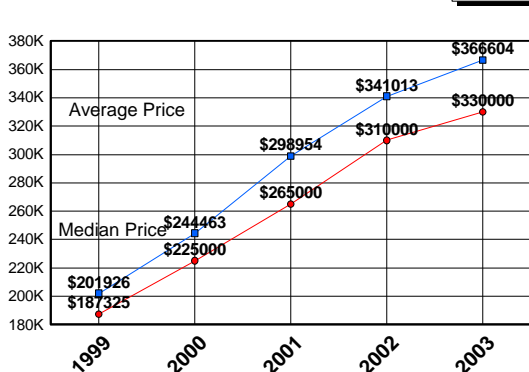
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	1	0.0
150000-299999	2	10	-80.0	73	96	-24.0
300000-449999	15	7	114.3	119	73	63.0
450000-599999	2	4	-50.0	23	11	109.1
600000-749999	0	0	0.0	19	5	280.0
750000-999999	0	0	0.0	1	1	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	19	21	-9.5	235	187	25.7

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

