

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

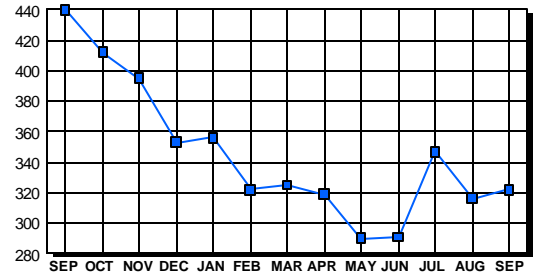
Condo/Co-ops
September 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-49999	1	1	0.0	6	5	20.0
50000-99999	16	51	-68.6	56	77	-27.3
100000-149999	103	176	-41.5	76	122	-37.7
150000-199999	153	170	-10.0	74	105	-29.5
200000-299999	159	134	18.7	67	90	-25.6
300000-399999	26	18	44.4	30	31	-3.2
400000-499999	3	2	50.0	5	3	66.7
500000 & Over	2	4	-50.0	8	7	14.3
Grand Total:	463	556	-16.7	322	440	-26.8

INVENTORY TREND

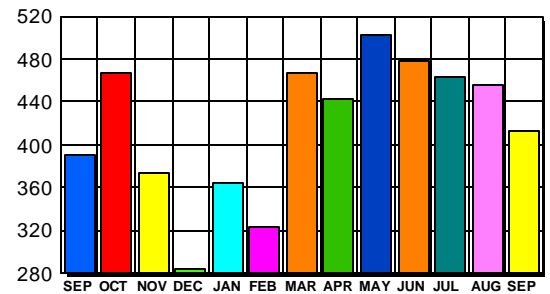
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	1	5	-80.0
50000-99999	12	48	-75.0	240	633	-62.1
100000-149999	100	138	-27.5	1,109	1,378	-19.5
150000-199999	135	131	3.1	1,221	1,122	8.8
200000-299999	149	83	79.5	1,113	516	115.7
300000-399999	14	6	133.3	186	84	121.4
400000-499999	2	2	0.0	26	12	116.7
500000 & Over	1	0	100.0	13	5	160.0
Grand Total:	413	408	1.2	3,909	3,755	4.1

SALES TREND



DATA SOURCE

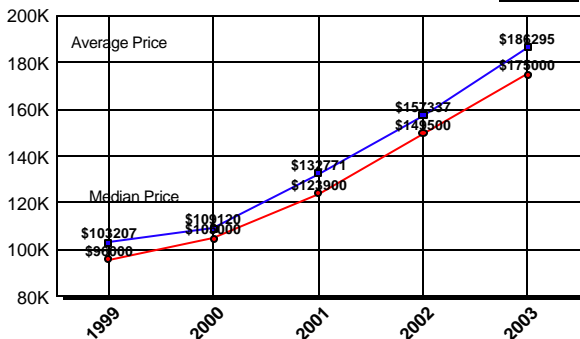
Metropolitan Regional Information System (MRIS)

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.

SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	1	0	100.0	1	2	-50.0
50000-99999	16	42	-61.9	232	630	-63.2
100000-149999	89	129	-31.0	1,071	1,284	-16.6
150000-199999	142	121	17.4	1,144	1,060	7.9
200000-299999	137	63	117.5	1,033	489	111.2
300000-399999	27	13	107.7	187	83	125.3
400000-499999	1	1	0.0	28	9	211.1
500000 & Over	2	0	200.0	9	6	50.0
Grand Total:	415	369	12.5	3,705	3,563	4.0

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

