

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

September

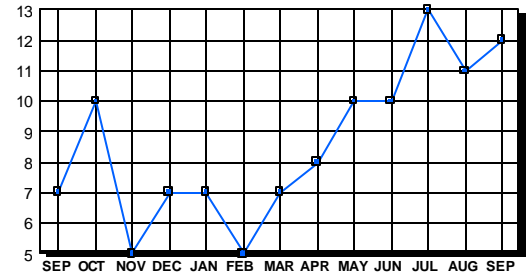
2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	3	3	0.0
100000-149999	0	3	-300.0	2	4	-50.0
150000-199999	7	1	600.0	4	0	400.0
200000-299999	6	0	600.0	3	0	300.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	13	4	225.0	12	7	71.4

INVENTORY TREND

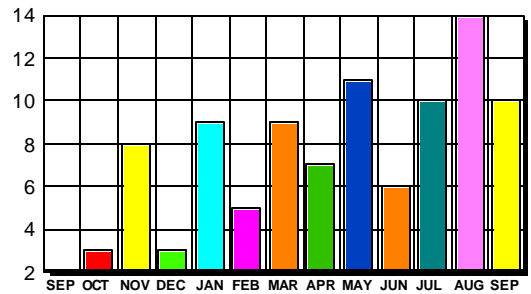
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	1	8	-87.5
100000-149999	0	1	-100.0	16	38	-57.9
150000-199999	5	2	150.0	39	12	225.0
200000-299999	5	0	500.0	21	4	425.0
300000-399999	0	0	0.0	3	2	50.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	1	0	100.0
Grand Total:	10	3	233.3	81	64	26.6

SALES TREND



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	8	0.0
100000-149999	0	3	-300.0	17	39	-56.4
150000-199999	3	1	200.0	31	11	181.8
200000-299999	5	0	500.0	17	6	183.3
300000-399999	0	0	0.0	6	2	200.0
400000-499999	0	0	0.0	0	1	0.0
500000 & Over	0	0	0.0	1	0	100.0
Grand Total:	8	4	100.0	72	67	7.5

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.

