

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

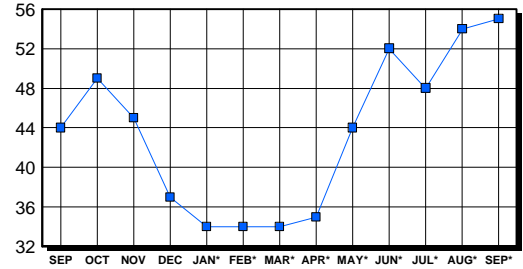
September 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	2	0	0.0
150000-299999	2	5	-60.0	7	7	0.0
300000-449999	15	14	7.1	16	22	-27.3
450000-599999	13	5	160.0	23	11	109.1
600000-749999	4	1	300.0	4	1	300.0
750000-999999	2	0	0.0	2	1	100.0
1000000 & Over	0	2	-200.0	1	2	0.0
Grand Total:	36	27	33.3	55	44	25.0

INVENTORY TREND

Listings Active At End Of Month

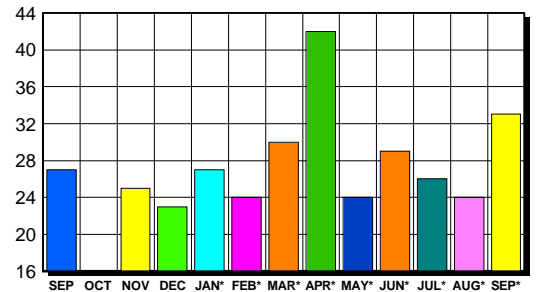


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	1	-100.0	0	2	0.0
150000-299999	1	6	-83.3	41	83	-50.6
300000-449999	19	18	5.6	126	126	0.0
450000-599999	8	1	700.0	63	24	162.5
600000-749999	3	0	300.0	19	19	0.0
750000-999999	2	0	200.0	9	1	800.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	33	26	26.9	259	255	1.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

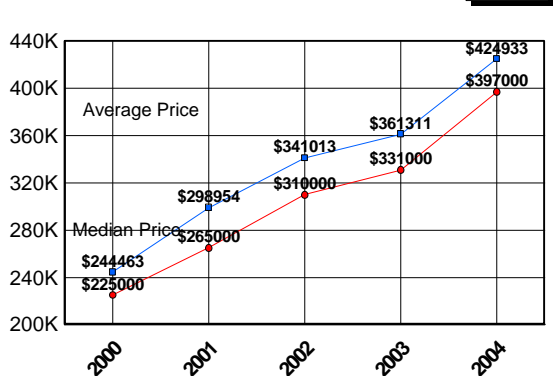
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	2	-50.0	44	79	-44.3
300000-449999	12	15	-20.0	112	112	0.0
450000-599999	5	2	150.0	58	23	152.2
600000-749999	2	0	200.0	18	20	-10.0
750000-999999	1	0	100.0	8	1	700.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	21	19	10.5	240	235	2.1

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

