

FAUQUIER COUNTY HOUSING REPORT

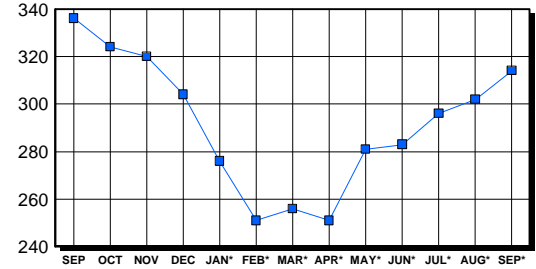
Residential Market Report Single Family Homes September 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	9	-900.0	6	8	-25.0
150000-299999	37	47	-21.3	39	86	-54.7
300000-449999	52	38	36.8	101	113	-10.6
450000-599999	22	9	144.4	59	46	28.3
600000-749999	8	7	14.3	19	21	-9.5
750000-999999	17	4	325.0	40	21	90.5
1000000 & Over	9	4	125.0	50	41	22.0
Grand Total:	145	118	22.9	314	336	-6.5

INVENTORY TREND

Listings Active At End Of Month

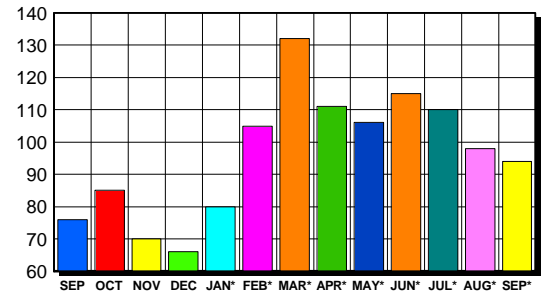


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	8	-800.0	16	45	-64.4
150000-299999	25	38	-34.2	346	390	-11.3
300000-449999	37	24	54.2	331	247	34.0
450000-599999	18	5	260.0	167	61	173.8
600000-749999	9	2	350.0	51	14	264.3
750000-999999	1	1	0.0	19	8	137.5
1000000 & Over	4	3	33.3	21	20	5.0
Grand Total:	94	81	16.0	951	785	21.1

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

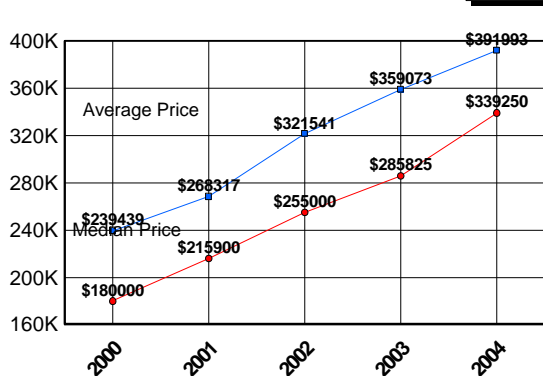
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	8	-87.5	16	46	-65.2
150000-299999	16	36	-55.6	337	369	-8.7
300000-449999	29	26	11.5	301	224	34.4
450000-599999	23	2	1,050.0	151	64	135.9
600000-749999	5	2	150.0	43	16	168.8
750000-999999	2	0	200.0	22	7	214.3
1000000 & Over	2	3	-33.3	14	15	-6.7
Grand Total:	78	77	1.3	884	741	19.3

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

