

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

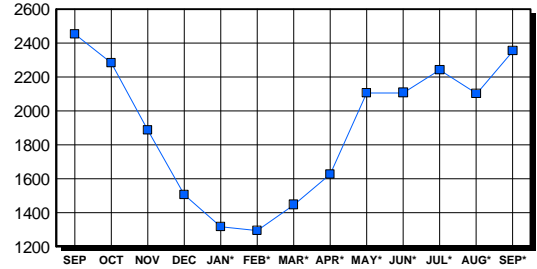
September 2004

LISTINGS

| Price Range | New This Month | | | Total Active | | |
|---------------------|----------------|--------------|-------------|--------------|--------------|-------------|
| | 2004 | 2003 | % Change | 2004 | 2003 | % Change |
| 0-149999 | 26 | 5 | 420.0 | 71 | 60 | 18.3 |
| 150000-299999 | 128 | 454 | -71.8 | 196 | 407 | -51.8 |
| 300000-449999 | 817 | 747 | 9.4 | 619 | 740 | -16.4 |
| 450000-599999 | 577 | 363 | 59.0 | 560 | 494 | 13.4 |
| 600000-749999 | 260 | 138 | 88.4 | 316 | 247 | 27.9 |
| 750000-999999 | 181 | 106 | 70.8 | 250 | 233 | 7.3 |
| 1000000 & Over | 131 | 79 | 65.8 | 343 | 271 | 26.6 |
| Grand Total: | 2,120 | 1,892 | 12.1 | 2,355 | 2,452 | -4.0 |

INVENTORY TREND

Listings Active At End Of Month

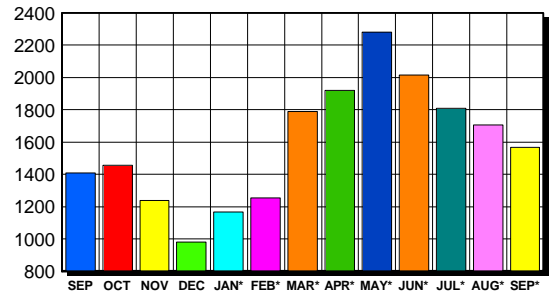


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|--------------|-------------|---------------|---------------|------------|
| | 2004 | 2003 | % Change | 2004 | 2003 | % Change |
| 0-149999 | 2 | 3 | -33.3 | 9 | 45 | -80.0 |
| 150000-299999 | 138 | 460 | -70.0 | 2,232 | 5,150 | -56.7 |
| 300000-449999 | 731 | 579 | 26.3 | 6,740 | 5,757 | 17.1 |
| 450000-599999 | 388 | 201 | 93.0 | 3,565 | 2,163 | 64.8 |
| 600000-749999 | 139 | 67 | 107.5 | 1,415 | 823 | 71.9 |
| 750000-999999 | 115 | 66 | 74.2 | 1,008 | 574 | 75.6 |
| 1000000 & Over | 56 | 39 | 43.6 | 550 | 373 | 47.5 |
| Grand Total: | 1,569 | 1,415 | 10.9 | 15,519 | 14,885 | 4.3 |

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

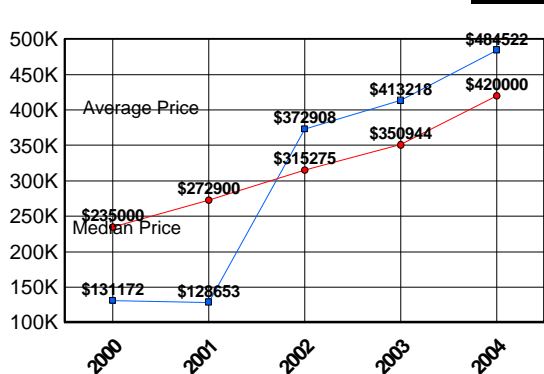
| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|--------------|-------------|---------------|---------------|------------|
| | 2004 | 2003 | % Change | 2004 | 2003 | % Change |
| 0-149999 | 1 | 2 | -50.0 | 8 | 45 | -82.2 |
| 150000-299999 | 136 | 474 | -71.3 | 1,991 | 5,002 | -60.2 |
| 300000-449999 | 649 | 578 | 12.3 | 6,414 | 5,369 | 19.5 |
| 450000-599999 | 372 | 245 | 51.8 | 3,333 | 2,010 | 65.8 |
| 600000-749999 | 151 | 88 | 71.6 | 1,448 | 763 | 89.8 |
| 750000-999999 | 97 | 57 | 70.2 | 921 | 512 | 79.9 |
| 1000000 & Over | 40 | 29 | 37.9 | 505 | 337 | 49.9 |
| Grand Total: | 1,446 | 1,473 | -1.8 | 14,620 | 14,038 | 4.1 |

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

