

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

September

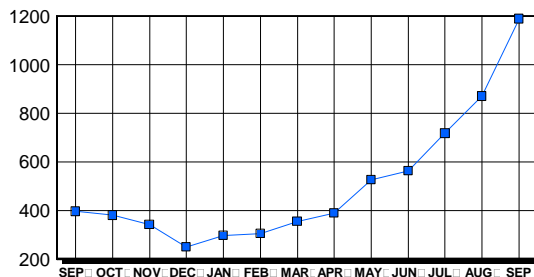
2005

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	5	4	25.0	30	22	36.4
50000-99999	0	1	-100.0	50	51	-2.0
100000-149999	1	15	-93.3	44	51	-13.7
150000-199999	13	92	-85.9	28	44	-36.4
200000-299999	288	282	2.1	346	143	142.0
300000-399999	336	106	217.0	429	59	627.1
400000-499999	114	23	395.7	153	17	800.0
500000 & Over	59	8	637.5	108	9	1,100.0
Grand Total:	816	531	53.7	1,188	396	200.0

INVENTORY TREND

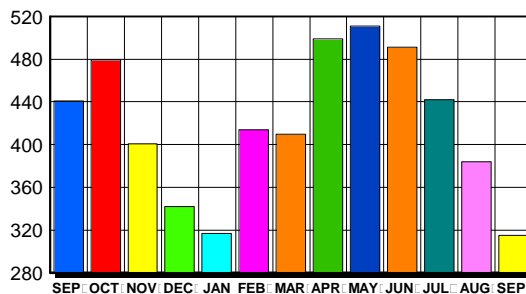
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	3	-300.0	0	32	0.0
100000-149999	0	18	-1,800.0	22	292	-92.5
150000-199999	4	93	-95.7	242	1,076	-77.5
200000-299999	131	252	-48.0	1,592	1,978	-19.5
300000-399999	137	72	90.3	1,490	516	188.8
400000-499999	30	11	172.7	332	75	342.7
500000 & Over	13	4	225.0	105	21	400.0
Grand Total:	315	453	-30.5	3,783	3,990	-5.2

SALES TREND



SETTLEMENTS

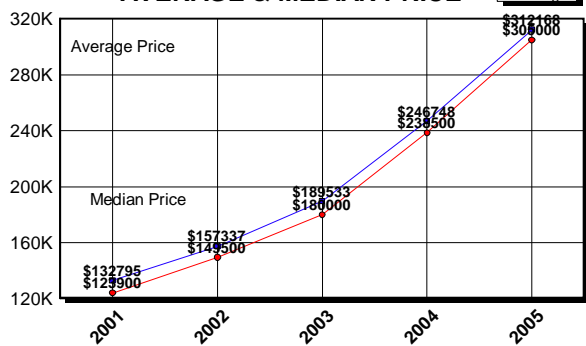
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	1	0.0
50000-99999	0	2	-200.0	0	28	0.0
100000-149999	0	9	-90.0	21	279	-92.5
150000-199999	7	70	-90.0	221	942	-76.5
200000-299999	111	206	-46.1	1,501	1,861	-19.3
300000-399999	166	70	137.1	1,508	517	191.7
400000-499999	35	13	169.2	373	68	448.5
500000 & Over	7	2	250.0	98	18	444.4
Grand Total:	326	372	-12.4	3,722	3,714	0.2

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

