

# FAIRFAX COUNTY

## Residential Market Report



# HOUSING REPORT

## CONDO & COOPS

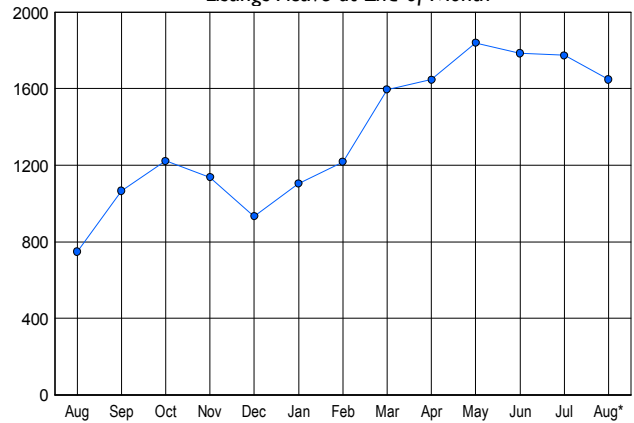
### August 2006

### LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	8	-87.5	4	18	-77.8
150,000 - 199,999	17	16	6.3	55	11	400.0
200,000 - 299,999	281	228	23.2	637	225	183.1
300,000 - 399,999	222	305	-27.2	637	314	102.9
400,000 - 499,999	67	81	-17.3	200	104	92.3
500,000 - 599,999	20	28	-28.6	56	43	30.2
600,000 - 699,999	6	10	-40.0	19	11	72.7
700,000 - 799,999	2	1	100.0	13	4	225.0
800,000 - 899,999	3	0	300.0	12	3	300.0
900,000 - 999,999	1	3	-66.7	3	4	-25.0
1,000,000 - 1,249,999	1	1	0.0	4	3	33.3
1,250,000 - 1,499,999	0	3	-100.0	4	6	-33.3
1,500,000 +	0	2	-100.0	4	3	33.3
<b>TOTALS</b>	<b>621</b>	<b>686</b>	<b>-9.5</b>	<b>1648</b>	<b>749</b>	<b>120.0</b>

### INVENTORY TREND

Listings Active at End of Month

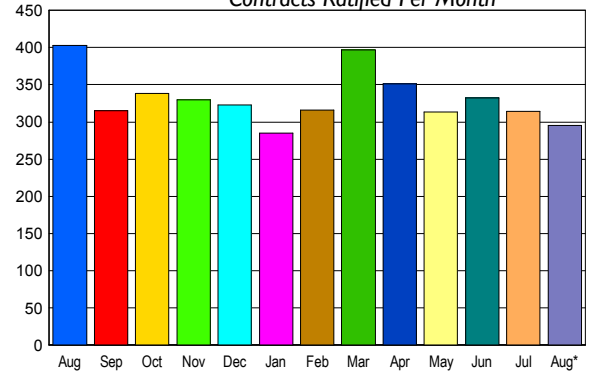


### CONTRACTS

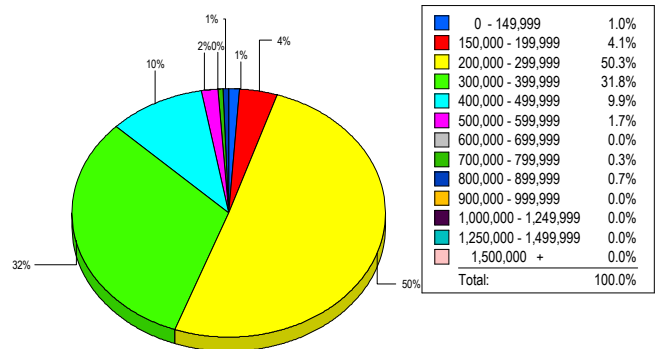
Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	4	1	300.0	11	22	-50.0
150,000 - 199,999	16	12	33.3	101	239	-57.7
200,000 - 299,999	152	151	0.7	1,134	1,461	-22.4
300,000 - 399,999	89	192	-53.6	1,005	1,356	-25.9
400,000 - 499,999	28	36	-22.2	232	305	-23.9
500,000 - 599,999	2	10	-80.0	42	71	-40.8
600,000 - 699,999	2	1	100.0	18	9	100.0
700,000 - 799,999	1	0	100.0	6	3	100.0
800,000 - 899,999	0	0	0.0	8	5	60.0
900,000 - 999,999	1	0	100.0	3	2	50.0
1,000,000 - 1,249,999	0	0	0.0	1	2	-50.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	2	0	200.0
<b>TOTALS</b>	<b>295</b>	<b>403</b>	<b>-26.8</b>	<b>2563</b>	<b>3475</b>	<b>-26.2</b>

### SALES TREND

Contracts Ratified Per Month



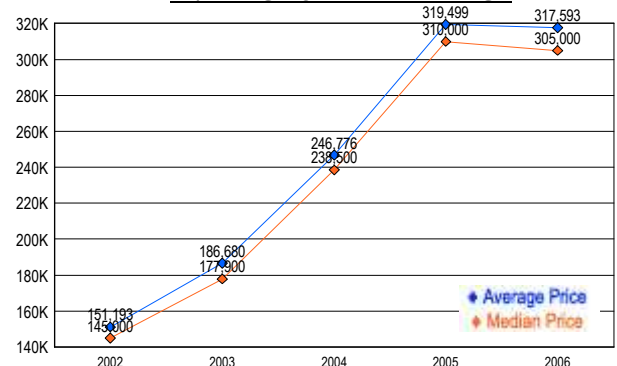
### MARKET BY PRICE RANGE



### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	3	1	200.0	10	21	-52.4
150,000 - 199,999	12	6	100.0	84	213	-60.6
200,000 - 299,999	147	153	-3.9	1,086	1,366	-20.5
300,000 - 399,999	93	180	-48.3	1,006	1,328	-24.2
400,000 - 499,999	29	52	-44.2	239	332	-28.0
500,000 - 599,999	5	11	-54.5	40	68	-41.2
600,000 - 699,999	0	2	-100.0	16	10	60.0
700,000 - 799,999	1	0	100.0	6	4	50.0
800,000 - 899,999	2	0	200.0	7	3	133.3
900,000 - 999,999	0	0	0.0	1	2	-50.0
1,000,000 - 1,249,999	0	0	0.0	1	2	-50.0
1,250,000 - 1,499,999	0	0	0.0	2	1	100.0
1,500,000 +	0	0	0.0	1	0	-100.0
<b>TOTALS</b>	<b>292</b>	<b>405</b>	<b>-27.9</b>	<b>2499</b>	<b>3350</b>	<b>-25.4</b>

### AVERAGE & MEDIAN PRICE



DATA SOURCE: Metropolitan Regional Information Systems, Inc. (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