

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

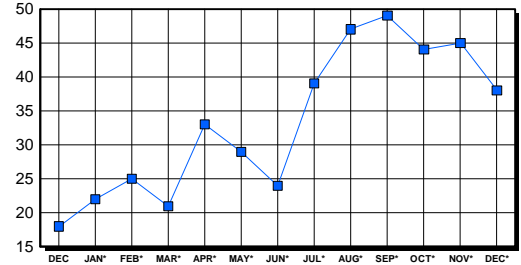
December 2002

LISTINGS

Price Range	New This Month			Total Active		
	2002	2001	% Change	2002	2001	% Change
0-149999	1	1	0.0	0	0	0.0
150000-299999	4	5	-20.0	15	7	114.3
300000-449999	5	4	25.0	12	9	33.3
450000-599999	3	0	0.0	9	1	100.0
600000-749999	0	1	-100.0	2	1	0.0
750000-999999	1	0	0.0	0	0	100.0
1000000 & Over	1	0	0.0	0	0	100.0
Grand Total:	15	11	36.4	38	18	111.1

INVENTORY TREND

Listings Active At End Of Month

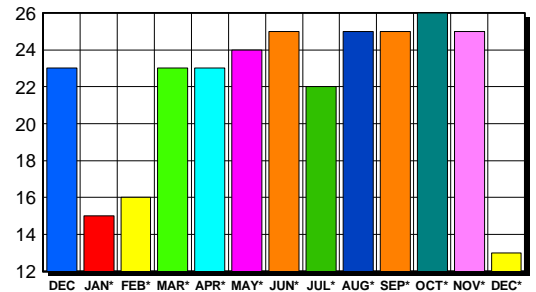


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	1	1	0.0	3	9	-66.7
150000-299999	4	12	-66.7	121	157	-22.9
300000-449999	3	7	-57.1	106	67	58.2
450000-599999	2	1	100.0	18	13	38.5
600000-749999	1	1	0.0	10	3	233.3
750000-999999	1	0	100.0	3	0	300.0
1000000 & Over	1	0	100.0	1	0	100.0
Grand Total:	13	22	-40.9	262	249	5.2

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

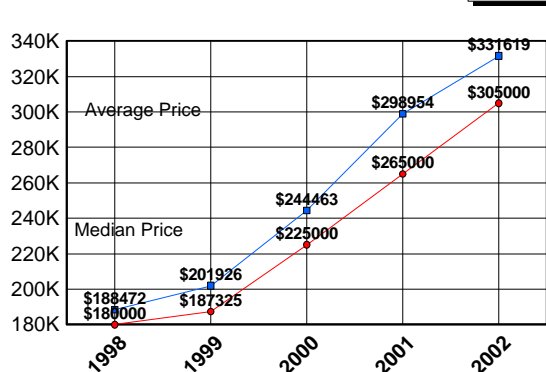
Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	1	1	0.0	3	9	-66.7
150000-299999	11	9	22.2	124	152	-18.4
300000-449999	9	7	28.6	106	69	53.6
450000-599999	2	1	100.0	17	15	13.3
600000-749999	1	2	-50.0	8	5	60.0
750000-999999	1	0	100.0	2	0	200.0
1000000 & Over	1	0	100.0	1	0	100.0
Grand Total:	26	20	30.0	261	250	4.4

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

