

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

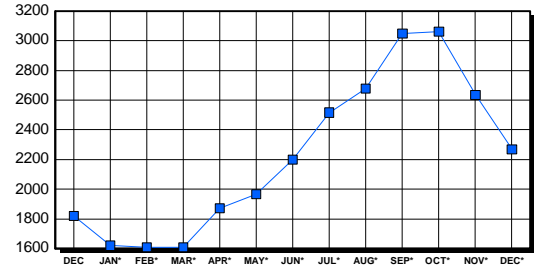
December 2002

LISTINGS

Price Range	New This Month			Total Active		
	2002	2001	% Change	2002	2001	% Change
0-149999	10	39	-74.4	64	77	-16.9
150000-299999	344	402	-14.4	537	445	20.7
300000-449999	308	238	29.4	612	462	32.5
450000-599999	128	87	47.1	385	324	18.8
600000-749999	56	44	27.3	192	182	5.5
750000-999999	49	31	58.1	222	153	45.1
1000000 & Over	28	27	3.7	257	179	43.6
Grand Total:	923	868	6.3	2,269	1,822	24.5

INVENTORY TREND

Listings Active At End Of Month

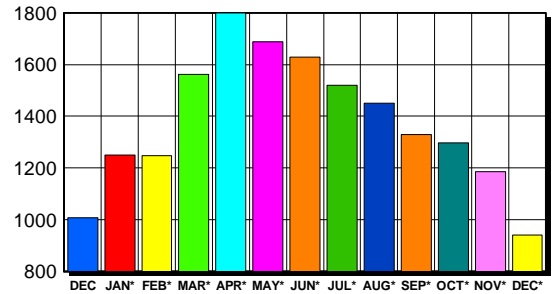


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	11	40	-72.5	265	975	-72.8
150000-299999	431	519	-17.0	7,665	8,707	-12.0
300000-449999	279	286	-2.4	5,325	4,007	32.9
450000-599999	111	75	48.0	2,056	1,414	45.4
600000-749999	49	36	36.1	760	576	31.9
750000-999999	40	21	90.5	545	350	55.7
1000000 & Over	19	16	18.8	279	225	24.0
Grand Total:	940	993	-5.3	16,895	16,254	3.9

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

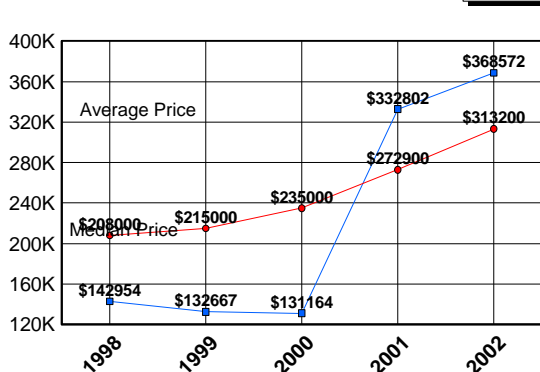
Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	15	53	-71.7	255	905	-71.8
150000-299999	537	595	-9.7	7,475	8,590	-13.0
300000-449999	427	316	35.1	5,506	3,896	41.3
450000-599999	177	111	59.5	2,031	1,430	42.0
600000-749999	80	47	70.2	769	571	34.7
750000-999999	59	37	59.5	516	361	42.9
1000000 & Over	28	37	-24.3	275	240	14.6
Grand Total:	1,323	1,196	10.6	16,827	15,993	5.2

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

