

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

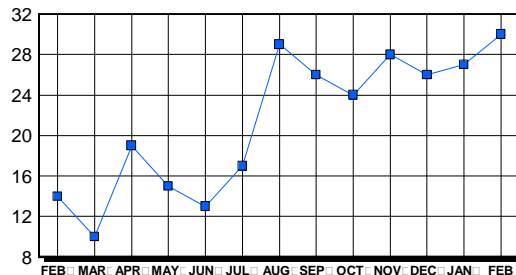
February 2006

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2006	2005	% Change	2006	2005	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	3	3	0.0
100000-149999	0	0	0.0	2	2	0.0
150000-199999	0	1	-100.0	0	0	0.0
200000-299999	11	7	57.1	24	4	500.0
300000-399999	2	4	-50.0	1	5	-80.0
400000-499999	1	0	100.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	14	12	16.7	30	14	114.3

INVENTORY TREND

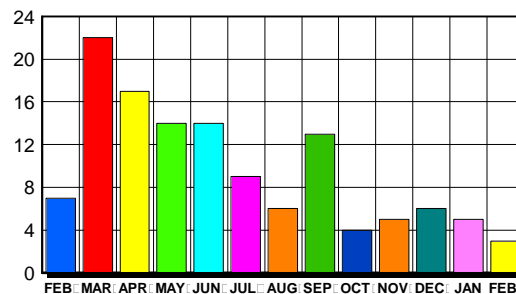
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	0	0.0
100000-149999	0	0	0.0	0	0	0.0
150000-199999	0	1	-100.0	0	3	0.0
200000-299999	2	6	-66.7	6	12	-50.0
300000-399999	1	1	0.0	2	2	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	1	0.0
Grand Total:	3	8	-62.5	8	18	-55.6

SALES TREND



SETTLEMENTS

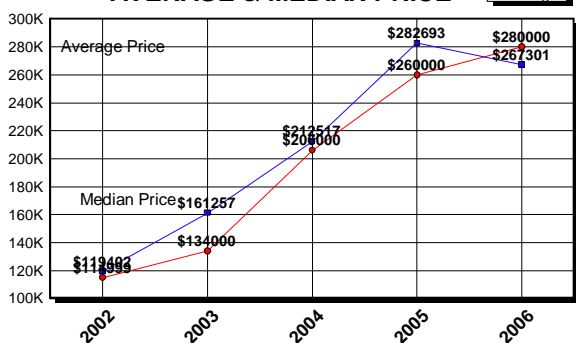
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	0	0.0
100000-149999	0	0	0.0	0	0	0.0
150000-199999	0	2	-200.0	0	2	0.0
200000-299999	2	4	-50.0	6	13	-53.8
300000-399999	1	0	100.0	2	0	200.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	3	6	-50.0	8	15	-46.7

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

