

# FAIRFAX COUNTY

## Residential Market Report



# HOUSING REPORT

## CONDO & COOPS

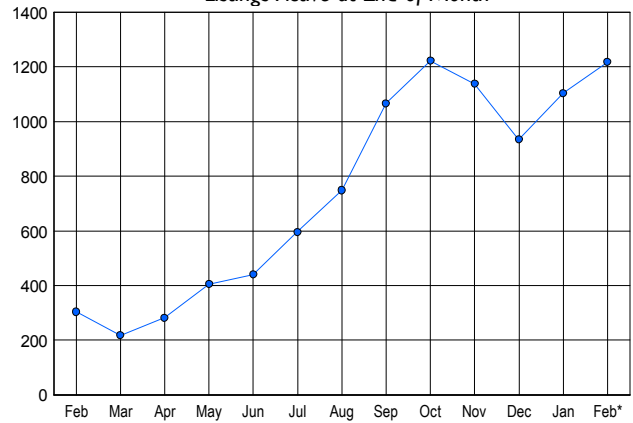
February 2006

### LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	7	8	-12.5	22	117	-431.8
150,000 - 199,999	14	59	-76.3	21	17	19.0
200,000 - 299,999	229	203	12.8	377	63	83.3
300,000 - 399,999	266	132	101.5	506	58	88.5
400,000 - 499,999	89	38	134.2	167	28	83.2
500,000 - 599,999	34	11	209.1	73	12	83.6
600,000 - 699,999	5	4	25.0	17	4	76.5
700,000 - 799,999	4	0	400.0	12	0	100.0
800,000 - 899,999	1	0	100.0	6	1	83.3
900,000 - 999,999	1	0	100.0	4	0	100.0
1,000,000 - 1,249,999	2	0	200.0	6	0	100.0
1,250,000 - 1,499,999	1	0	100.0	4	3	25.0
1,500,000 +	0	0	0.0	3	1	66.7
<b>TOTALS</b>	<b>653</b>	<b>455</b>	<b>43.5</b>	<b>1218</b>	<b>304</b>	<b>300.7</b>

### INVENTORY TREND

Listings Active at End of Month

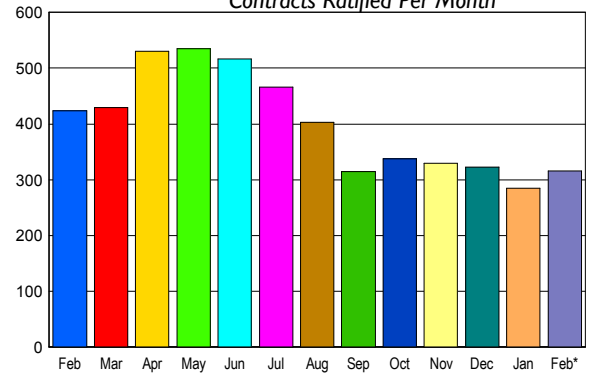


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	7	-85.7	1	11	-90.9
150,000 - 199,999	12	67	-82.1	25	106	-76.4
200,000 - 299,999	136	195	-30.3	252	352	-28.4
300,000 - 399,999	123	122	0.8	226	223	1.3
400,000 - 499,999	37	27	37.0	69	39	76.9
500,000 - 599,999	4	4	0.0	9	8	12.5
600,000 - 699,999	1	2	-50.0	5	2	150.0
700,000 - 799,999	0	0	0.0	0	1	-100.0
800,000 - 899,999	1	0	100.0	3	1	200.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	1	0	100.0	2	0	200.0
<b>TOTALS</b>	<b>316</b>	<b>424</b>	<b>-25.5</b>	<b>592</b>	<b>743</b>	<b>-20.3</b>

### SALES TREND

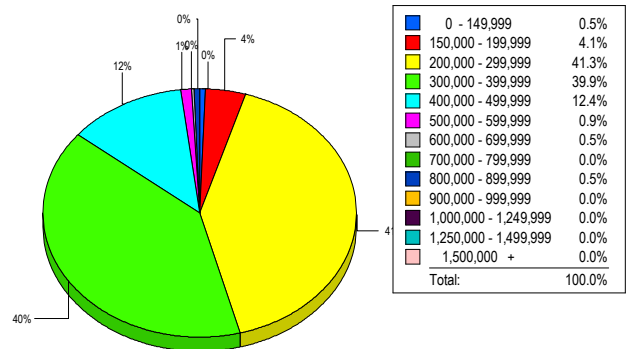
Contracts Ratified Per Month



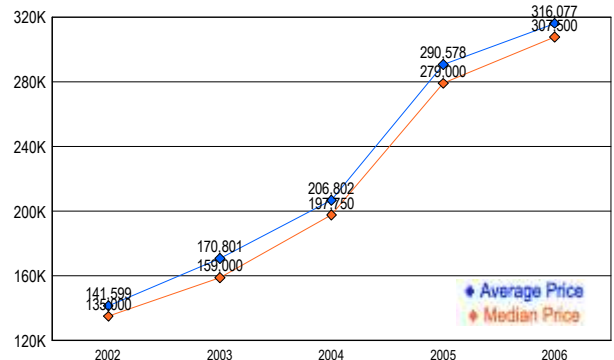
### SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	2	-50.0	1	8	-87.5
150,000 - 199,999	9	29	-69.0	18	73	-75.3
200,000 - 299,999	90	133	-32.3	191	315	-39.4
300,000 - 399,999	87	107	-18.7	189	183	3.3
400,000 - 499,999	27	17	58.8	59	32	84.4
500,000 - 599,999	2	4	-50.0	4	7	-42.9
600,000 - 699,999	1	1	0.0	1	2	-50.0
700,000 - 799,999	0	0	0.0	0	2	-100.0
800,000 - 899,999	1	0	100.0	1	0	-100.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	1	-100.0	0	1	-100.0
1,500,000 +	0	0	0.0	0	0	0.0
<b>TOTALS</b>	<b>218</b>	<b>294</b>	<b>-25.9</b>	<b>464</b>	<b>623</b>	<b>-25.5</b>

### MARKET BY PRICE RANGE



### 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