

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

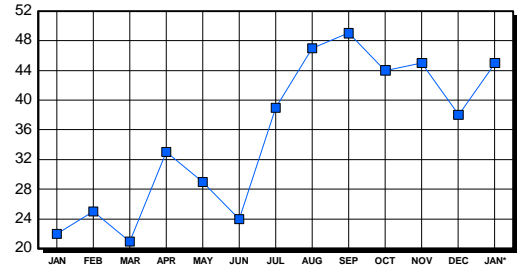
January 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	100.0
150000-299999	16	8	100.0	16	9	77.8
300000-449999	14	8	75.0	14	10	40.0
450000-599999	5	1	400.0	9	2	350.0
600000-749999	6	1	500.0	6	1	500.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	41	18	127.8	45	22	104.5

INVENTORY TREND

Listings Active At End Of Month

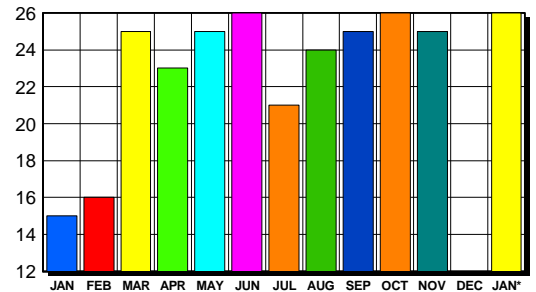


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	13	6	116.7	13	6	116.7
300000-449999	8	9	-11.1	8	9	-11.1
450000-599999	4	0	400.0	4	0	400.0
600000-749999	1	0	100.0	1	0	100.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	26	15	73.3	26	15	73.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

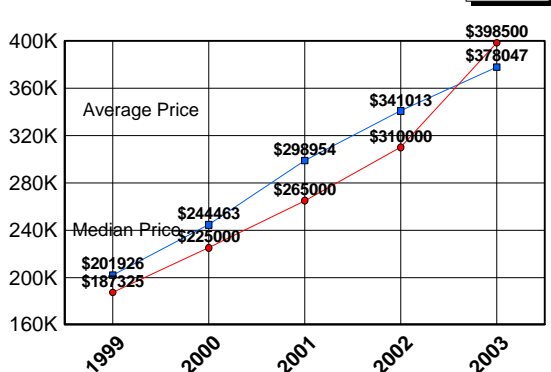
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	8	13	-38.5	8	13	-38.5
300000-449999	4	4	0.0	4	4	0.0
450000-599999	6	1	500.0	6	1	500.0
600000-749999	1	0	100.0	1	0	100.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	19	18	5.6	19	18	5.6

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

