

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

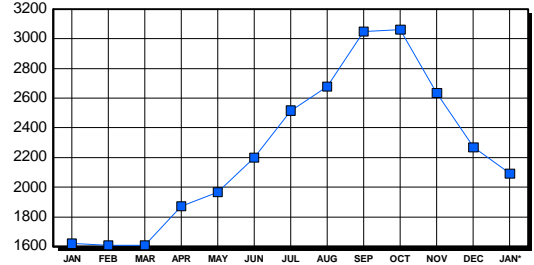
January 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	7	37	-81.1	59	75	-21.3
150000-299999	563	624	-9.8	438	350	25.1
300000-449999	532	437	21.7	526	405	29.9
450000-599999	216	229	-5.7	374	302	23.8
600000-749999	98	108	-9.3	182	170	7.1
750000-999999	80	77	3.9	220	150	46.7
1000000 & Over	87	53	64.2	295	169	74.6
Grand Total:	1,583	1,565	1.2	2,094	1,621	29.2

INVENTORY TREND

Listings Active At End Of Month

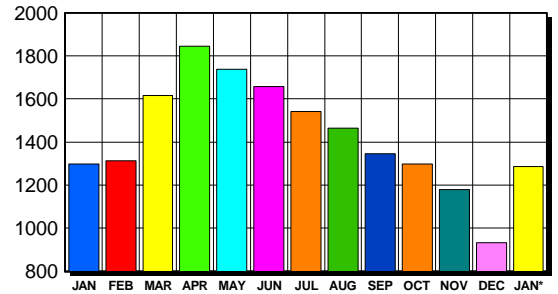


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	9	32	-71.9	9	32	-71.9
150000-299999	557	582	-4.3	557	582	-4.3
300000-449999	455	368	23.6	455	368	23.6
450000-599999	134	154	-13.0	134	154	-13.0
600000-749999	59	70	-15.7	59	70	-15.7
750000-999999	44	41	7.3	44	41	7.3
1000000 & Over	27	22	22.7	27	22	22.7
Grand Total:	1,285	1,269	1.3	1,285	1,269	1.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

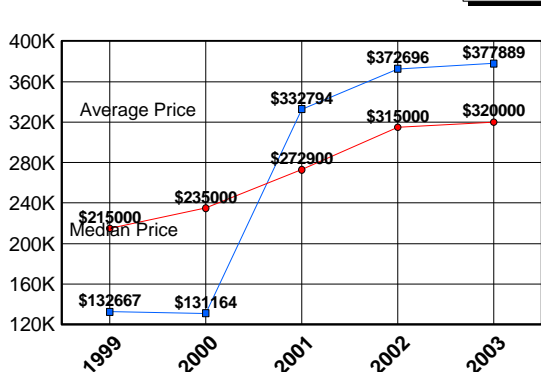
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	9	32	-71.9	9	32	-71.9
150000-299999	388	482	-19.5	388	482	-19.5
300000-449999	309	237	30.4	309	237	30.4
450000-599999	98	103	-4.9	98	103	-4.9
600000-749999	41	40	2.5	41	40	2.5
750000-999999	27	25	8.0	27	25	8.0
1000000 & Over	23	9	155.6	23	9	155.6
Grand Total:	895	928	-3.6	895	928	-3.6

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

