

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

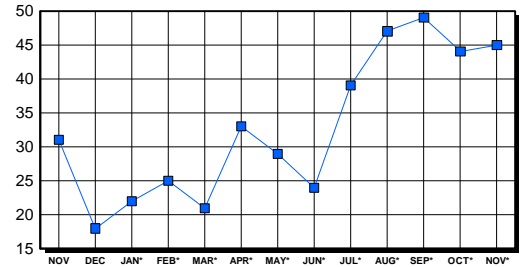
November 2002

LISTINGS

Price Range	New This Month			Total Active		
	2002	2001	% Change	2002	2001	% Change
0-149999	0	0	0.0	0	0	100.0
150000-299999	15	15	0.0	21	15	40.0
300000-449999	8	12	-33.3	13	14	-7.1
450000-599999	4	1	300.0	7	1	600.0
600000-749999	1	1	0.0	4	1	300.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	28	29	-3.4	45	31	45.2

INVENTORY TREND

Listings Active At End Of Month

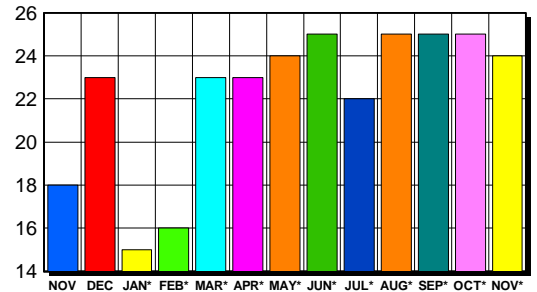


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	0	0	0.0	2	8	-75.0
150000-299999	12	12	0.0	116	145	-20.0
300000-449999	8	3	166.7	102	57	78.9
450000-599999	4	1	300.0	16	11	45.5
600000-749999	0	1	-100.0	9	2	350.0
750000-999999	0	0	0.0	2	0	200.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	24	17	41.2	247	223	10.8

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

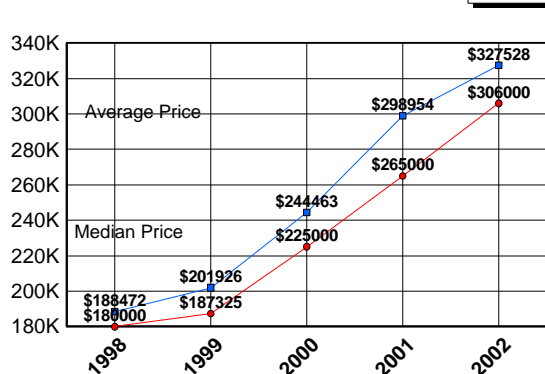
Price Range	New This Month			Year-To-Date		
	2002	2001	% Change	2002	2001	% Change
0-149999	0	3	-300.0	2	8	-75.0
150000-299999	10	12	-16.7	112	143	-21.7
300000-449999	6	3	100.0	96	60	60.0
450000-599999	2	0	200.0	15	12	25.0
600000-749999	2	0	200.0	7	2	250.0
750000-999999	0	0	0.0	1	0	100.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	20	18	11.1	233	225	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

