

# FAIRFAX COUNTY HOUSING REPORT

## Residential Market Report

### Single Family Homes

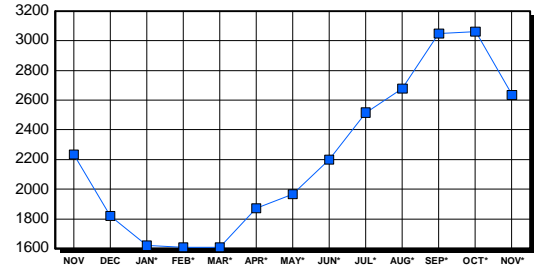
November 2002

#### LISTINGS

| Price Range         | New This Month |              |            | Total Active |              |             |
|---------------------|----------------|--------------|------------|--------------|--------------|-------------|
|                     | 2002           | 2001         | % Change   | 2002         | 2001         | % Change    |
| 0-149999            | 17             | 55           | -69.1      | 66           | 81           | -18.5       |
| 150000-299999       | 583            | 613          | -4.9       | 675          | 590          | 14.4        |
| 300000-449999       | 448            | 359          | 24.8       | 706          | 598          | 18.1        |
| 450000-599999       | 189            | 158          | 19.6       | 421          | 391          | 7.7         |
| 600000-749999       | 86             | 83           | 3.6        | 224          | 216          | 3.7         |
| 750000-999999       | 62             | 47           | 31.9       | 245          | 166          | 47.6        |
| 1000000 & Over      | 49             | 40           | 22.5       | 296          | 194          | 52.6        |
| <b>Grand Total:</b> | <b>1,434</b>   | <b>1,355</b> | <b>5.8</b> | <b>2,633</b> | <b>2,236</b> | <b>17.8</b> |

#### INVENTORY TREND

Listings Active At End Of Month

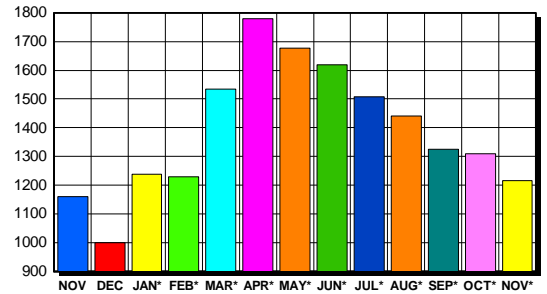


#### CONTRACTS

| Price Range         | New This Month |              |            | Year-To-Date  |               |            |
|---------------------|----------------|--------------|------------|---------------|---------------|------------|
|                     | 2002           | 2001         | % Change   | 2002          | 2001          | % Change   |
| 0-149999            | 15             | 62           | -75.8      | 250           | 932           | -73.2      |
| 150000-299999       | 560            | 614          | -8.8       | 7,232         | 8,156         | -11.3      |
| 300000-449999       | 370            | 269          | 37.5       | 5,008         | 3,663         | 36.7       |
| 450000-599999       | 150            | 116          | 29.3       | 1,927         | 1,313         | 46.8       |
| 600000-749999       | 65             | 41           | 58.5       | 700           | 525           | 33.3       |
| 750000-999999       | 37             | 34           | 8.8        | 503           | 312           | 61.2       |
| 1000000 & Over      | 19             | 23           | -17.4      | 258           | 207           | 24.6       |
| <b>Grand Total:</b> | <b>1,216</b>   | <b>1,159</b> | <b>4.9</b> | <b>15,878</b> | <b>15,108</b> | <b>5.1</b> |

#### SALES TREND

Contracts Ratified Per Month



#### DATA SOURCE

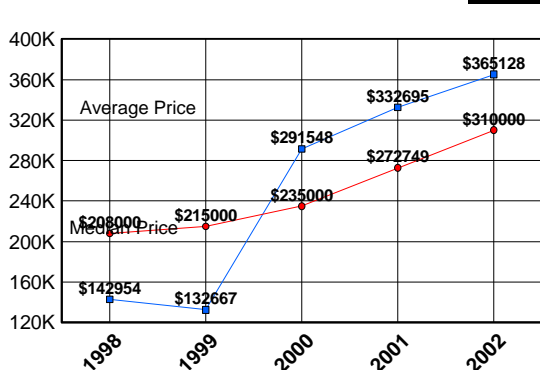
Metropolitan Regional Information System (MRIS)

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.

#### SETTLEMENTS

| Price Range         | New This Month |              |             | Year-To-Date  |               |            |
|---------------------|----------------|--------------|-------------|---------------|---------------|------------|
|                     | 2002           | 2001         | % Change    | 2002          | 2001          | % Change   |
| 0-149999            | 8              | 50           | -84.0       | 235           | 839           | -72.0      |
| 150000-299999       | 469            | 559          | -16.1       | 6,856         | 7,865         | -12.8      |
| 300000-449999       | 313            | 259          | 20.8        | 5,008         | 3,493         | 43.4       |
| 450000-599999       | 111            | 104          | 6.7         | 1,806         | 1,274         | 41.8       |
| 600000-749999       | 49             | 36           | 36.1        | 666           | 504           | 32.1       |
| 750000-999999       | 33             | 24           | 37.5        | 443           | 300           | 47.7       |
| 1000000 & Over      | 17             | 14           | 21.4        | 238           | 198           | 20.2       |
| <b>Grand Total:</b> | <b>1,000</b>   | <b>1,046</b> | <b>-4.4</b> | <b>15,252</b> | <b>14,473</b> | <b>5.4</b> |

#### AVERAGE & MEDIAN PRICE



#### MARKET BY PRICE RANGE

