

FAIRFAX CITY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

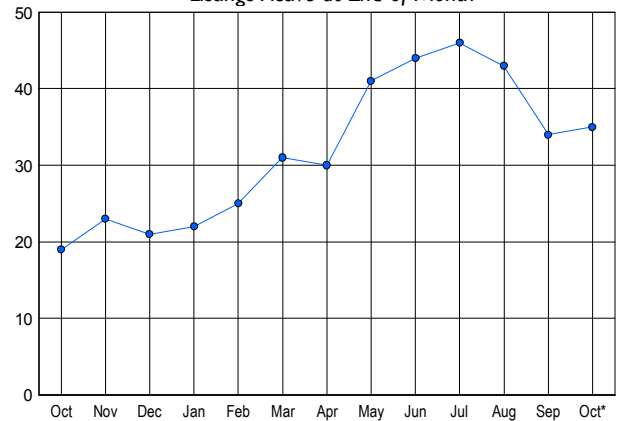
October 2006

LISTINGS

| Price Range | New This Month | | | Total Actives | | |
|-----------------------|----------------|-----------|--------------|---------------|-----------|-------------|
| | 2006 | 2005 | % Change | 2006 | 2005 | % Change |
| 0 - 149,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 150,000 - 199,999 | 1 | 0 | 100.0 | 3 | 0 | 0.0 |
| 200,000 - 299,999 | 6 | 11 | -45.5 | 24 | 12 | 100.0 |
| 300,000 - 399,999 | 1 | 3 | -66.7 | 5 | 7 | -28.6 |
| 400,000 - 499,999 | 1 | 0 | 100.0 | 2 | 0 | 0.0 |
| 500,000 - 599,999 | 0 | 1 | -100.0 | 0 | 0 | 0.0 |
| 600,000 - 699,999 | 0 | 0 | 0.0 | 1 | 0 | 0.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 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 + | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| TOTALS | 9 | 15 | -40.0 | 35 | 19 | 84.2 |

INVENTORY TREND

Listings Active at End of Month

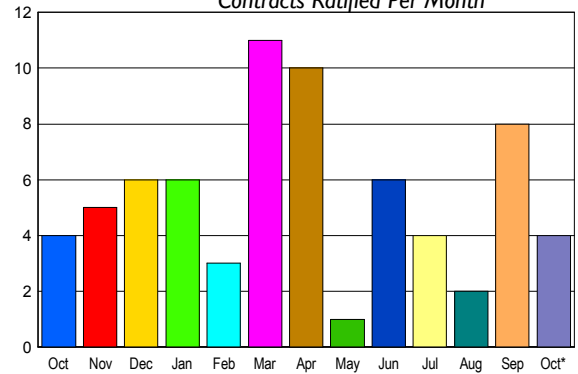


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|----------|------------|--------------|------------|--------------|
| | 2006 | 2005 | % Change | 2006 | 2005 | % Change |
| 0 - 149,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 150,000 - 199,999 | 0 | 0 | 0.0 | 1 | 6 | -83.3 |
| 200,000 - 299,999 | 3 | 1 | 200.0 | 48 | 80 | -40.0 |
| 300,000 - 399,999 | 1 | 0 | 100.0 | 8 | 18 | -55.6 |
| 400,000 - 499,999 | 0 | 2 | -100.0 | 0 | 4 | -100.0 |
| 500,000 - 599,999 | 0 | 1 | -100.0 | 2 | 3 | -33.3 |
| 600,000 - 699,999 | 0 | 0 | 0.0 | 0 | 2 | -100.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 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 + | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| TOTALS | 4 | 4 | 0.0 | 59 | 113 | -47.8 |

SALES TREND

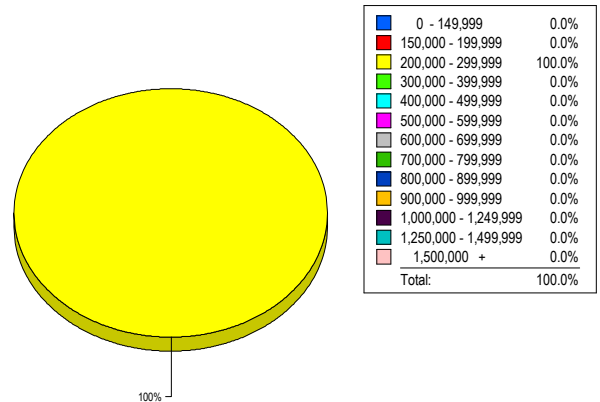
Contracts Ratified Per Month



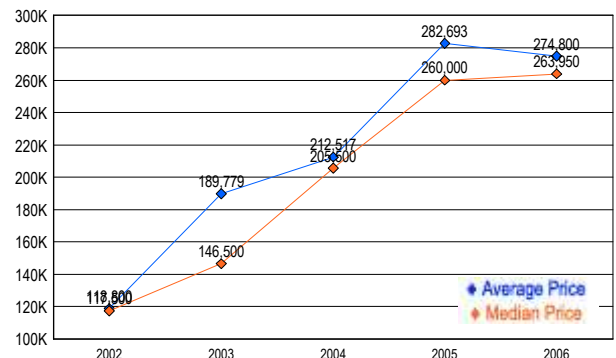
SETTLEMENTS

| Price Range | New This Month | | | Year-To-Date | | |
|-----------------------|----------------|----------|--------------|--------------|------------|--------------|
| | 2006 | 2005 | % Change | 2006 | 2005 | % Change |
| 0 - 149,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 150,000 - 199,999 | 0 | 0 | 0.0 | 2 | 4 | -50.0 |
| 200,000 - 299,999 | 6 | 8 | -25.0 | 46 | 90 | -48.9 |
| 300,000 - 399,999 | 0 | 1 | -100.0 | 8 | 15 | -46.7 |
| 400,000 - 499,999 | 0 | 0 | 0.0 | 0 | 3 | -100.0 |
| 500,000 - 599,999 | 0 | 0 | 0.0 | 2 | 2 | 0.0 |
| 600,000 - 699,999 | 0 | 0 | 0.0 | 0 | 1 | -100.0 |
| 700,000 - 799,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 800,000 - 899,999 | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| 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 + | 0 | 0 | 0.0 | 0 | 0 | 0.0 |
| TOTALS | 6 | 9 | -33.3 | 58 | 115 | -49.6 |

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