

FAIRFAX COUNTY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

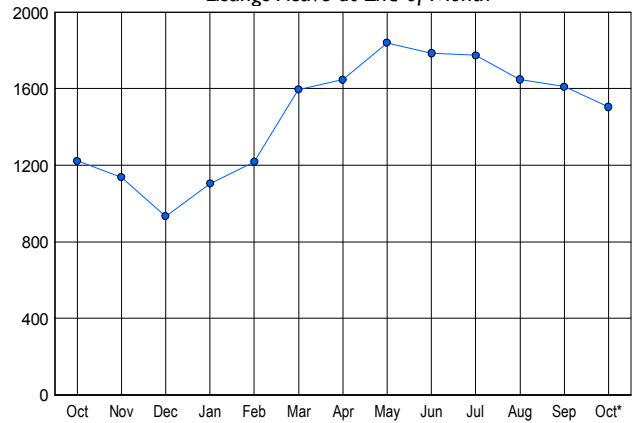
October 2006

LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	11	-90.9	4	21	-81.0
150,000 - 199,999	26	17	52.9	73	19	284.2
200,000 - 299,999	208	291	-28.5	634	404	56.9
300,000 - 399,999	170	336	-49.4	513	526	-2.5
400,000 - 499,999	53	84	-36.9	180	154	16.9
500,000 - 599,999	12	23	-47.8	46	59	-22.0
600,000 - 699,999	7	12	-41.7	21	13	61.5
700,000 - 799,999	2	0	200.0	8	3	166.7
800,000 - 899,999	2	4	-50.0	11	9	22.2
900,000 - 999,999	2	0	200.0	3	4	-25.0
1,000,000 - 1,249,999	2	2	0.0	4	2	100.0
1,250,000 - 1,499,999	1	0	100.0	5	5	0.0
1,500,000 +	0	0	0.0	2	3	-33.3
TOTALS	486	780	-37.7	1504	1222	23.1

INVENTORY TREND

Listings Active at End of Month

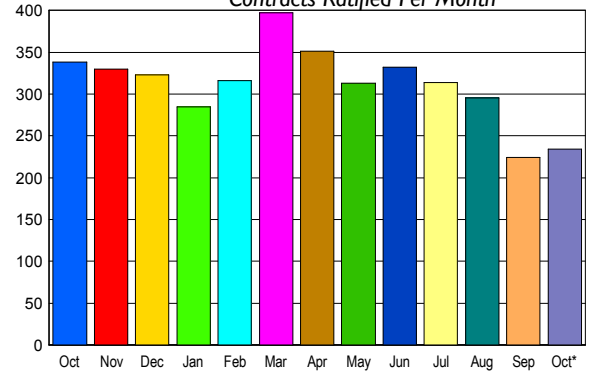


CONTRACTS

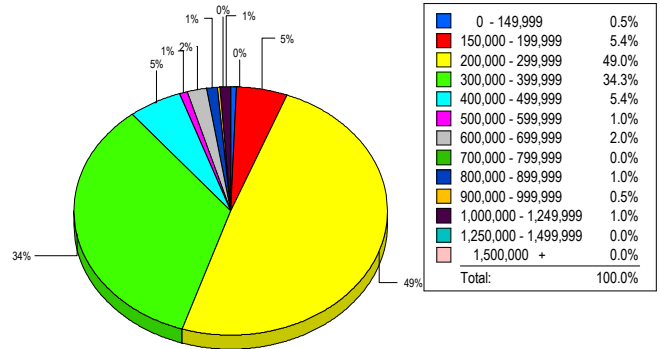
Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	4	-75.0	12	26	-53.8
150,000 - 199,999	12	15	-20.0	123	257	-52.1
200,000 - 299,999	119	148	-19.6	1,352	1,727	-21.7
300,000 - 399,999	77	132	-41.7	1,174	1,607	-26.9
400,000 - 499,999	13	28	-53.6	255	361	-29.4
500,000 - 599,999	4	5	-20.0	51	83	-38.6
600,000 - 699,999	4	3	33.3	23	13	76.9
700,000 - 799,999	0	0	0.0	7	3	133.3
800,000 - 899,999	2	1	100.0	11	7	57.1
900,000 - 999,999	1	0	100.0	4	2	100.0
1,000,000 - 1,249,999	1	1	0.0	3	4	-25.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	1	-100.0	2	1	100.0
TOTALS	234	338	-30.8	3017	4091	-26.3

SALES TREND

Contracts Ratified Per Month



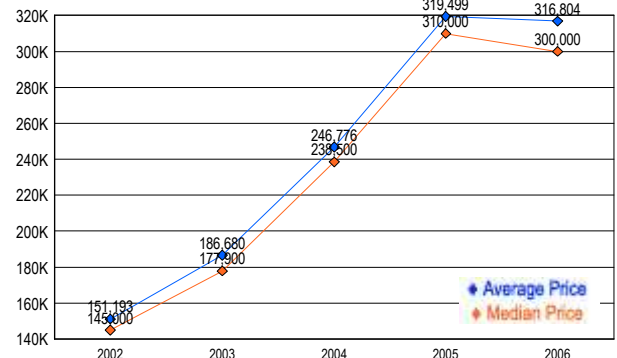
MARKET BY PRICE RANGE



SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	1	0	100.0	13	21	-38.1
150,000 - 199,999	11	3	266.7	115	226	-49.1
200,000 - 299,999	100	106	-5.7	1,332	1,625	-18.0
300,000 - 399,999	70	138	-49.3	1,194	1,672	-28.6
400,000 - 499,999	11	24	-54.2	284	403	-29.5
500,000 - 599,999	2	3	-33.3	45	79	-43.0
600,000 - 699,999	4	3	33.3	21	15	40.0
700,000 - 799,999	0	0	0.0	9	4	125.0
800,000 - 899,999	2	1	100.0	10	5	100.0
900,000 - 999,999	1	0	100.0	2	2	0.0
1,000,000 - 1,249,999	2	1	100.0	3	3	0.0
1,250,000 - 1,499,999	0	0	0.0	2	1	100.0
1,500,000 +	0	0	0.0	1	0	-100.0
TOTALS	204	279	-26.9	3031	4056	-25.3

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