

FAIRFAX CITY HOUSING REPORT

Residential Market Report

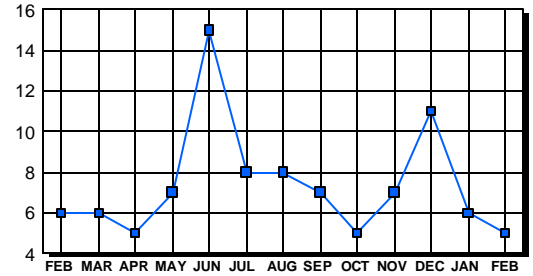
Condo/Co-ops
February 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	2	1	100.0	3	4	-25.0
100000-149999	2	3	-33.3	2	1	100.0
150000-199999	0	0	0.0	0	0	0.0
200000-299999	0	0	0.0	0	1	-100.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	4	4	0.0	5	6	-16.7

INVENTORY TREND

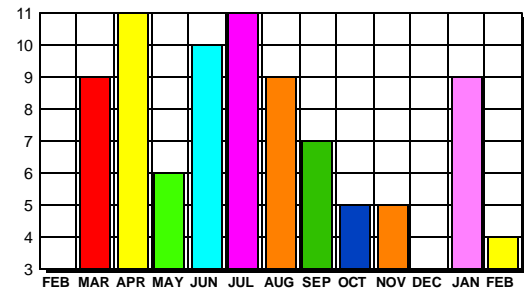
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	2	0	200.0	5	2	150.0
100000-149999	2	3	-33.3	6	3	100.0
150000-199999	0	0	0.0	2	2	0.0
200000-299999	0	0	0.0	0	0	0.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	4	3	33.3	13	7	85.7

SALES TREND



DATA SOURCE

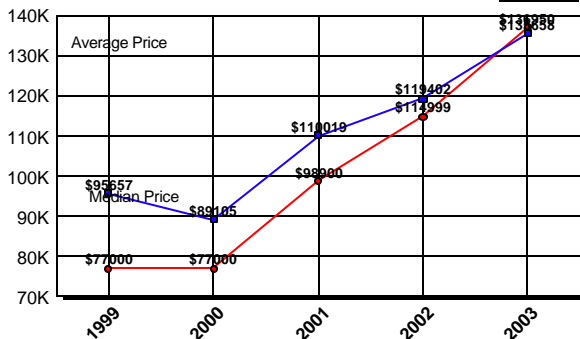
Metropolitan Regional Information System
(MRIS)

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		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	1	2	-50.0	3	5	-40.0
100000-149999	1	0	100.0	6	0	600.0
150000-199999	0	2	-200.0	2	2	0.0
200000-299999	1	0	100.0	1	0	100.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	3	4	-25.0	12	7	71.4

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

