

FAIRFAX CITY HOUSING REPORT

Residential Market Report

Single Family Homes

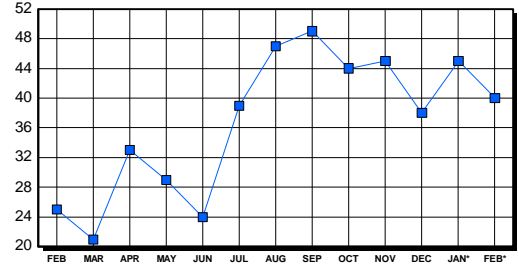
February 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	100.0
150000-299999	5	12	-58.3	14	10	40.0
300000-449999	11	10	10.0	17	12	41.7
450000-599999	2	6	-66.7	7	2	250.0
600000-749999	1	0	0.0	2	1	100.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	19	28	-32.1	40	25	60.0

INVENTORY TREND

Listings Active At End Of Month

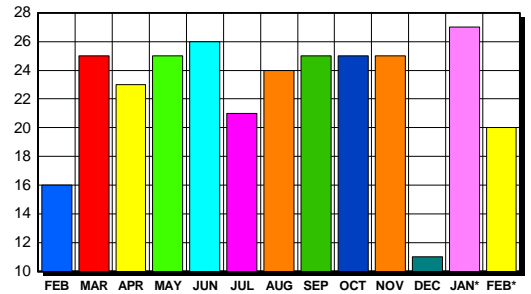


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	8	11	-27.3	22	17	29.4
300000-449999	7	6	16.7	15	15	0.0
450000-599999	1	2	-50.0	5	2	150.0
600000-749999	4	0	400.0	5	0	500.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	20	19	5.3	47	34	38.2

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

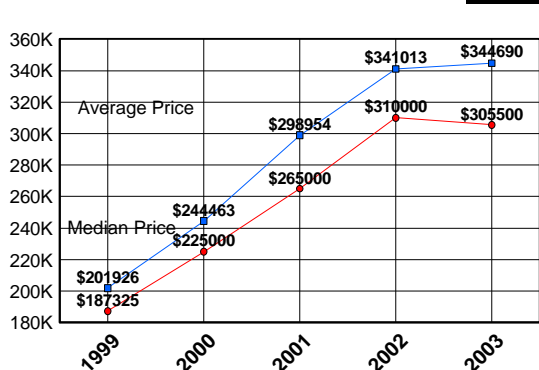
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	7	5	40.0	16	19	-15.8
300000-449999	3	5	-40.0	7	9	-22.2
450000-599999	1	0	100.0	6	1	500.0
600000-749999	0	0	0.0	1	0	100.0
750000-999999	0	0	0.0	0	0	0.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	11	10	10.0	30	29	3.4

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

