

FAIRFAX COUNTY HOUSING REPORT

Residential Market Report

Single Family Homes

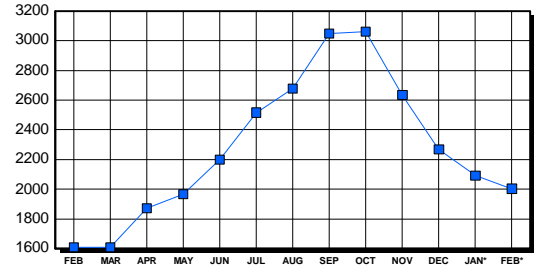
February 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	5	32	-84.4	62	72	-13.9
150000-299999	419	632	-33.7	358	341	5.0
300000-449999	454	427	6.3	504	392	28.6
450000-599999	177	230	-23.0	343	288	19.1
600000-749999	85	88	-3.4	193	179	7.8
750000-999999	71	67	6.0	237	152	55.9
1000000 & Over	61	60	1.7	307	187	64.2
Grand Total:	1,272	1,536	-17.2	2,004	1,611	24.4

INVENTORY TREND

Listings Active At End Of Month

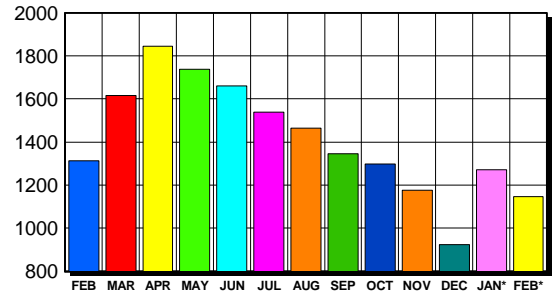


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	4	32	-87.5	12	64	-81.3
150000-299999	470	615	-23.6	1,011	1,179	-14.2
300000-449999	410	344	19.2	871	708	23.0
450000-599999	139	153	-9.2	271	312	-13.1
600000-749999	58	47	23.4	116	114	1.8
750000-999999	41	40	2.5	86	79	8.9
1000000 & Over	25	18	38.9	53	38	39.5
Grand Total:	1,147	1,249	-8.2	2,420	2,494	-3.0

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

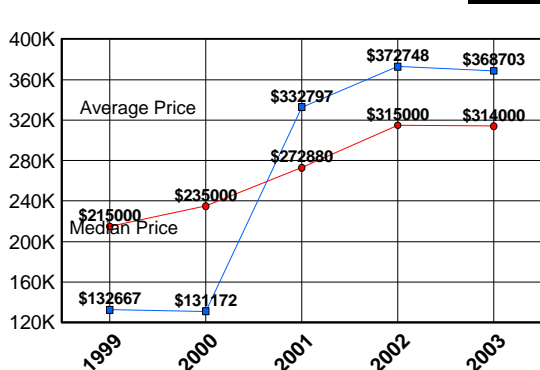
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	3	20	-85.0	14	56	-75.0
150000-299999	413	449	-8.0	855	963	-11.2
300000-449999	318	227	40.1	659	484	36.2
450000-599999	84	82	2.4	189	191	-1.0
600000-749999	36	34	5.9	82	79	3.8
750000-999999	32	10	220.0	61	39	56.4
1000000 & Over	11	11	0.0	38	19	100.0
Grand Total:	897	833	7.7	1,898	1,831	3.7

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

