

# MARKET REPORT

REAL ESTATE TREND INDICATOR FOR FAIRFAX  
FROM 2/01/10 TO 2/28/10

PRICE CLASS	RESIDENTIAL UNIT SALES				ACTIVE LISTINGS		Time on Market	
	NUMBER OF BEDROOMS				Condo/Coop	Condo/Coop		
PRICE CLASS	2 or less	3	4 or More	Condo/Coop Ground Rent	Residential	Condo/Coop Ground Rent	Of Units Sold (No. of Units)	
Under \$100,000	1	0	0	0	10	110	1-30 days	408
100000-\$149,999	2	3	1	0	43	179	31-60 Days	119
\$150,000-199,999	5	24	3	0	141	181	61-90 Days	86
\$200,000-249,999	9	20	3	0	212	193	91-120 Days	42
\$250,000-299,999	5	36	14	0	328	149	Over 120 Days	86
\$300,000-349,999	8	52	28	0	342	93	Total	741
\$350,000-399,999	2	41	26	0	314	36		
\$400,000-449,999	0	29	29	0	235	22	Type of Financing of Units Sold (No. of Units)	
\$450,000-499,999	0	21	29	0	242	13	Conventional	359
\$500,000-599,999	0	21	46	0	393	21	FHA	210
\$600,000-699,999	0	7	32	0	278	5	VA	42
\$700,000-799,999	0	2	20	0	165	3	Assumption	13
\$800,000-\$899,999	0	1	21	0	120	5	Cash	110
\$900,000-999,999	0	1	6	0	100	3	Owner Finance	0
\$1-2.499 Mil	0	0	17	0	398	6	All Other	7
\$2.5-4.999 Mil	0	0	1	0	96	0	Unreported	0
Over \$5 Mil	0	0	0	0	20	0	Total	741
<b>Totals</b>	<b>32</b>	<b>258</b>	<b>276</b>	<b>175</b>	<b>3437</b>	<b>1019</b>		
<b>Grand Totals</b>			<b>741</b>			<b>4456</b>		

	2010	2009	% Change		
<b>Total Sold Dollar Volume:</b>	\$298,108,781	\$319,752,417	-6.77	<b>Total Number of NEW listings taken for the month:</b>	1,411
<b>Average Sold Price:</b>	\$402,306	\$374,856	7.32	<b>Total Number of Properties marked Contract for the month:</b>	388
<b>Median Sold Price</b>	\$345,000	\$307,000	12.38	<b>Total Number of Properties marked Contingnt for the month:</b>	778
<b>Total Units Sold</b>	741	853	-13.13	<b>Total Number of NEW pendings (CONTRACTS + CONTINGENTS):</b>	1166
<b>Average Days on Market</b>	54	113	-52.21		
<b>Average List Price for Solds</b>	\$423,975	\$418,633	1.28		
<b>Avg Sale Price as a percentage of Avg list price:</b>	94.89%	89.54%			