

## FAIRFAX COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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### Labor Market :

Fairfax County saw 4,768 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 2% during the third quarter to 1.8% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong leaving record low mortgage rates to drive home sales.

### Housing Market :

	Q3' 04	Q4' 04	Q1' 05 (Forecast)
Average Price	\$448,300	\$459,100	
# Homes on the Market *	4,500	3,477	
# Homes Sold **	7,195	6,172	
# New Homes Built ***	750	380	
Avg # of Days on Market	14	18	

\* Available as of Dec. 31, 2004.

\*\* May not add to total of zip codes

\*\*\* During the first two months of 4th quarter.

### Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
20120	\$394,600	12.65%	391	47.55%	17	99.8%
20121	\$357,100	31.97%	247	-2.76%	18	100.0%
20124	\$569,300	7.11%	65	-9.72%	23	99.1%
20151	\$434,700	27.14%	93	-24.39%	15	99.7%
20170	\$398,300	24.35%	219	10.05%	14	100.0%
20171	\$505,600	22.01%	179	4.68%	15	99.8%
20172	\$196,500	-	1	-	4	103.5%
20190	\$374,100	22.18%	128	13.27%	12	99.4%
20191	\$334,900	17.26%	239	3.02%	15	100.3%
20194	\$480,800	4.30%	92	-14.81%	14	99.7%
22003	\$387,600	13.04%	267	-0.74%	17	99.8%

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### Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
22015	\$387,400	22.32%	269	35.86%	17	100.0%
22027	\$805,300	17.72%	9	-62.50%	31	98.1%
22031	\$497,400	36.31%	115	12.75%	17	100.3%
22032	\$439,800	12.34%	119	-4.80%	15	99.8%
22033	\$438,800	32.53%	301	37.44%	16	100.1%
22039	\$798,500	25.27%	50	-13.79%	21	99.0%
22041	\$324,800	27.02%	123	0.00%	21	99.8%
22042	\$390,300	18.89%	173	7.45%	18	100.4%
22043	\$418,200	9.30%	88	-10.20%	15	100.3%
22044	\$390,900	21.28%	65	-9.72%	15	98.0%
22060	\$607,000	32.22%	10	11.11%	5	100.2%
22066	\$1,318,800	22.03%	64	-5.88%	61	96.3%
22079	\$453,100	44.99%	263	73.03%	12	99.8%
22101	\$964,400	24.63%	150	27.12%	31	97.5%
22102	\$723,300	38.56%	128	-18.47%	34	98.2%
22124	\$638,200	6.51%	89	0.00%	23	99.9%
22150	\$423,900	15.72%	100	1.01%	25	100.7%
22151	\$419,800	20.91%	85	0.00%	17	100.2%
22152	\$377,500	25.42%	197	8.24%	16	100.2%
22153	\$415,700	29.22%	182	2.82%	18	100.0%
22180	\$520,100	27.32%	109	-10.66%	16	100.0%
22181	\$565,600	20.93%	90	45.16%	18	99.2%
22182	\$705,400	15.49%	106	-3.64%	16	99.0%
22303	\$299,000	9.48%	93	16.25%	17	100.0%
22306	\$380,200	27.80%	141	25.89%	19	100.0%
22307	\$490,500	42.79%	86	21.13%	17	98.6%
22308	\$658,800	42.07%	57	11.76%	23	100.8%
22309	\$351,000	33.87%	210	19.32%	20	99.5%
22310	\$415,100	25.90%	216	24.14%	16	100.3%
22312	\$417,600	24.77%	114	18.75%	17	100.0%
22315	\$412,200	20.99%	201	-11.06%	15	100.1%
OTHER	\$517,800	22.30%	248	15.35%	21	99.9%