

FAIRFAX CITY, VA

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

Fairfax City saw 110 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 2% during the third quarter to 1.6% 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	\$395,700	\$402,000	↑
# Homes on the Market *	84	79	↑
# Homes Sold **	116	136	↔
# New Homes Built ***	7	9	↑
Avg # of Days on Market	12	17	↔

* 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)
22030	\$417,600	25.93%	102	52.24%	19	99.8%
OTHER	\$355,200	13.45%	34	41.67%	12	99.8%