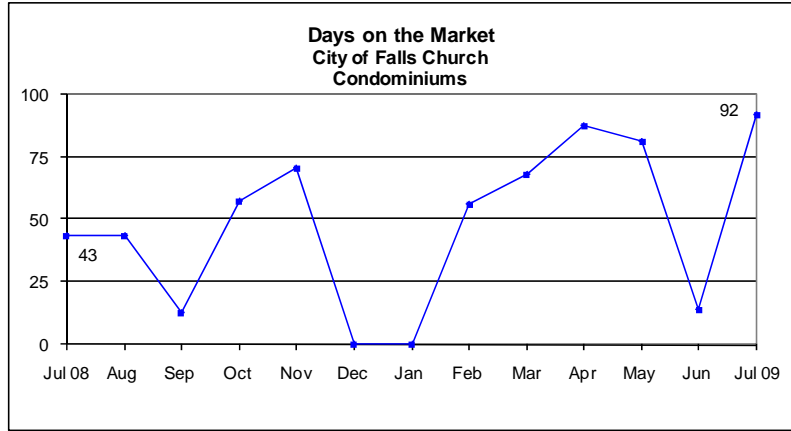
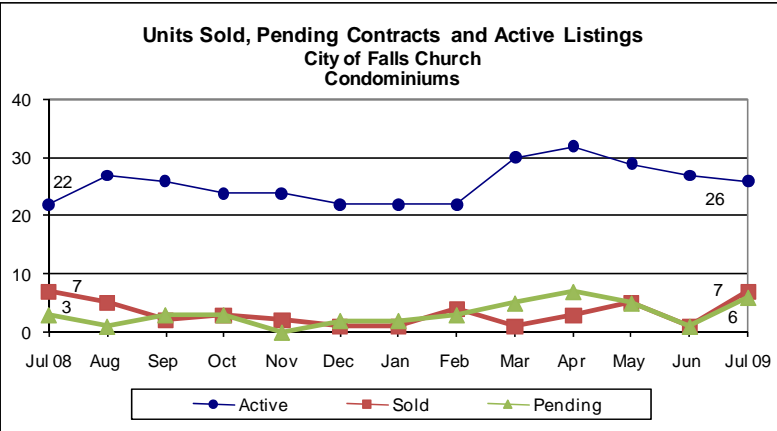


Price Data
City of Falls Church Condominiums

	July 08	July 09	% Chg.
Avg. Sold Price	\$393,829	\$408,929	4%
Avg. Net Price	\$386,579	\$407,646	5%
Median Sold Price	\$320,000	\$445,000	39%



Units Sold by Price Range
City of Falls Church Condominiums

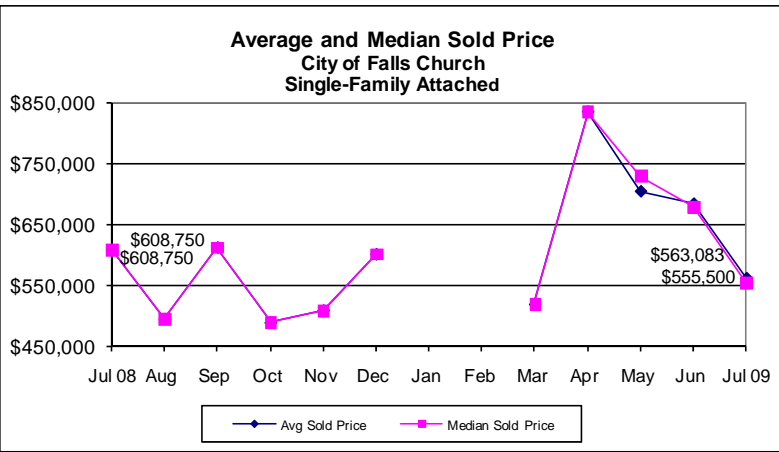
Price Range	July 08	July 09	% Chg.
Less than \$200,000	2	0	-100%
\$200,000-299,999	0	2	-
\$300,000-399,999	2	0	-100%
\$400,000-499,999	0	4	-
\$500,000-599,999	2	1	-50%
\$600,000-699,999	1	0	-100%
\$700,000-799,999	0	0	-
\$800,000-899,999	0	0	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	7	7	0%

Listings by Price Range
City of Falls Church Condominiums

Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	1	3	200%	1	0	-100%
\$200,000-299,999	4	6	50%	3	2	-33%
\$300,000-399,999	4	5	25%	0	2	-
\$400,000-499,999	5	8	60%	2	2	0%
\$500,000-599,999	4	3	-25%	1	0	-100%
\$600,000-699,999	1	1	0%	0	0	-
\$700,000-799,999	2	0	-100%	1	0	-100%
\$800,000-899,999	0	0	-	0	0	-
\$900,000-999,999	1	0	-100%	0	0	-
\$1,000,000+	0	0	-	0	0	-
Totals	22	26	18%	8	6	-25%

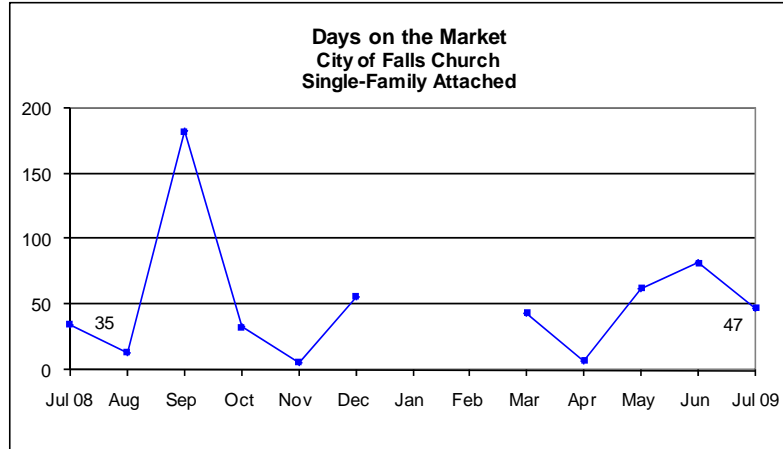
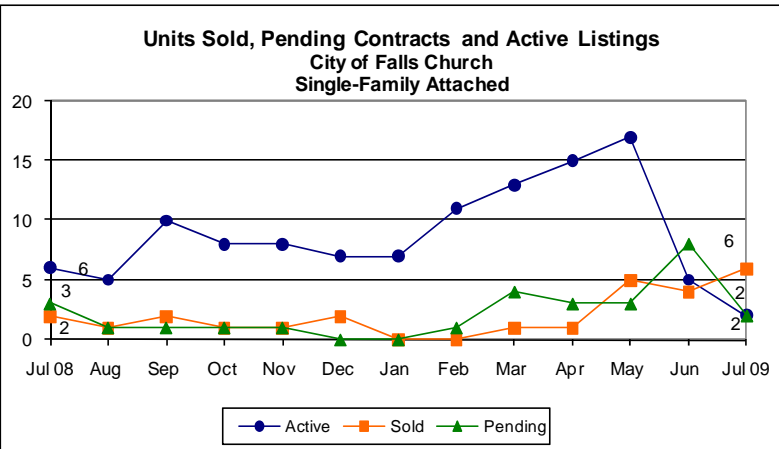
DEFINITIONS
 Active listings: listings with one of the following listings statuses at the end of the month: ACTIVE, CNTG/NO KO or CNTG/KO.
 Pending contracts: homes that went under contract during the month.
 Avg. sold price: mathematical average of price of all homes sold.
 Median sold price: price at which half of the homes sold for more and half sold for less.
 Net price: sold price minus the amount of any seller subsidy.
 Days on the market: calculated from the MRIS days on the market field (DOMP).

Data Source: Metropolitan Regional Information Systems, Inc. (MRIS)
Data presented in this report may differ from MRIS and other reports because of the different timing of data retrieval.



Price Data City of Falls Church Single-Family Attached

	July 08	July 09	% Chg.
Avg. Sold Price	\$608,750	\$563,083	-8%
Avg. Net Price	\$599,350	\$558,917	-7%
Median Sold Price	\$608,750	\$555,500	-9%



Units Sold by Price Range City of Falls Church Single-Family Attached

Price Range	July 08	July 09	% Chg.
Less than \$200,000	0	0	-
\$200,000-299,999	0	0	-
\$300,000-399,999	0	0	-
\$400,000-499,999	0	3	-
\$500,000-599,999	1	0	-100%
\$600,000-699,999	0	3	-
\$700,000-799,999	1	0	-100%
\$800,000-899,999	0	0	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	2	6	200%

Listings by Price Range City of Falls Church Single-Family Attached

Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	0	1	-	0	0	-
\$200,000-299,999	0	0	-	0	0	-
\$300,000-399,999	0	0	-	0	0	-
\$400,000-499,999	1	0	-100%	0	0	-
\$500,000-599,999	1	0	-100%	1	0	-100%
\$600,000-699,999	0	0	-	0	0	-
\$700,000-799,999	2	1	-50%	1	0	-100%
\$800,000-899,999	0	0	-	0	0	-
\$900,000-999,999	2	0	-100%	0	0	-
\$1,000,000+	0	0	-	0	0	-
Totals	6	2	-67%	2	0	-100%

DEFINITIONS

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 Pending contracts: homes that went under contract during the month.
 Avg. sold price: mathematical average of price of all homes sold.
 Median sold price: price at which half of the homes sold for more and half sold for less.
 Net price: sold price minus the amount of any seller subsidy.
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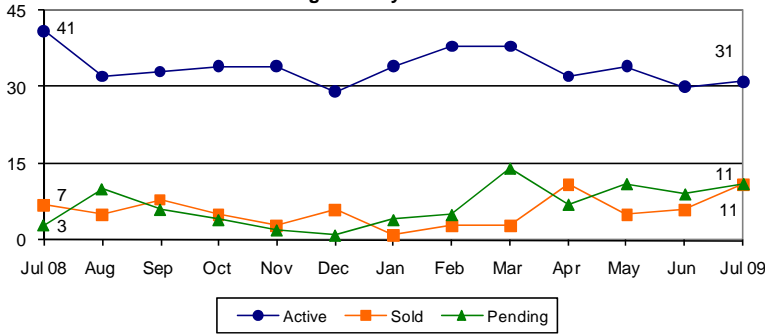
Average and Median Sold Price
City of Falls Church
Single-Family Detached



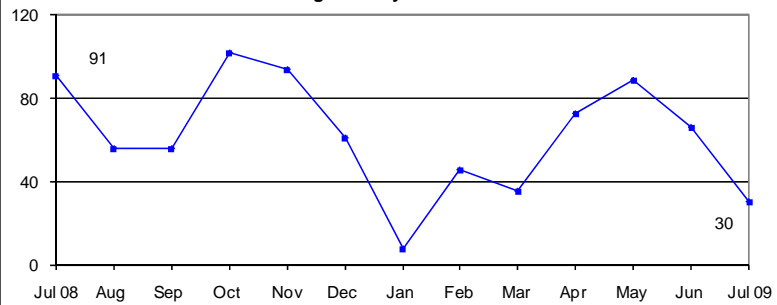
Price Data
City of Falls Church
Single-Family Detached

	July 08	July 09	% Chg.
Avg. Sold Price	\$701,714	\$725,773	3%
Avg. Net Price	\$699,500	\$721,627	3%
Median Sold Price	\$568,000	\$695,000	22%

Units Sold, Pending Contracts and Active Listings
City of Falls Church
Single-Family Detached



Days on the Market
City of Falls Church
Single-Family Detached



Units Sold by Price Range
City of Falls Church
Single-Family Detached

Price Range	July 08	July 09	% Chg.
Less than \$200,000	0	0	-
\$200,000-299,999	0	0	-
\$300,000-399,999	1	0	-100%
\$400,000-499,999	1	1	0%
\$500,000-599,999	2	4	100%
\$600,000-699,999	1	1	0%
\$700,000-799,999	0	1	-
\$800,000-899,999	0	3	-
\$900,000-999,999	0	0	-
\$1,000,000+	2	1	-50%
Totals	7	11	57%

Listings by Price Range
City of Falls Church
Single-Family Detached

Price Range	Active Listings			New Listings		
	July 08	July 09	% Chg.	July 08	July 09	% Chg.
Less than \$200,000	0	0	-	0	0	-
\$200,000-299,999	0	0	-	0	0	-
\$300,000-399,999	0	1	-	0	0	-
\$400,000-499,999	2	2	0%	2	1	-50%
\$500,000-599,999	9	13	44%	3	5	67%
\$600,000-699,999	5	3	-40%	3	0	-100%
\$700,000-799,999	9	4	-56%	2	2	0%
\$800,000-899,999	1	2	100%	0	1	-
\$900,000-999,999	5	2	-60%	1	3	200%
\$1,000,000+	10	4	-60%	2	1	-50%
Totals	41	31	-24%	13	13	0%

DEFINITIONS

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