

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Single Family Homes

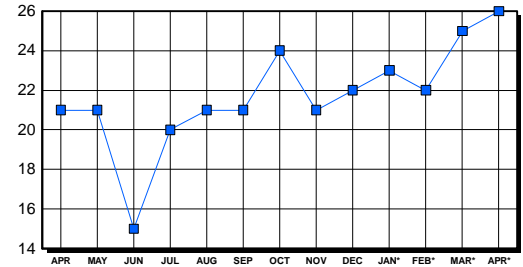
April 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	3	-66.7	5	5	0.0
300000-449999	6	6	0.0	5	5	0.0
450000-599999	7	9	-22.2	6	4	50.0
600000-749999	1	2	-50.0	3	3	0.0
750000-999999	1	1	0.0	7	3	133.3
1000000 & Over	0	0	0.0	0	1	0.0
Grand Total:	16	21	-23.8	26	21	23.8

INVENTORY TREND

Listings Active At End Of Month

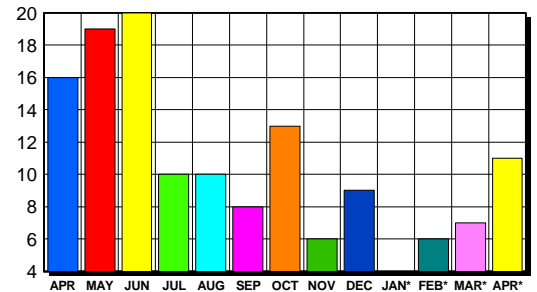


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	2	-200.0	1	11	-90.9
300000-449999	6	5	20.0	11	19	-42.1
450000-599999	3	7	-57.1	6	15	-60.0
600000-749999	0	2	-200.0	3	9	-66.7
750000-999999	2	0	200.0	7	1	600.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	11	16	-31.3	28	55	-49.1

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

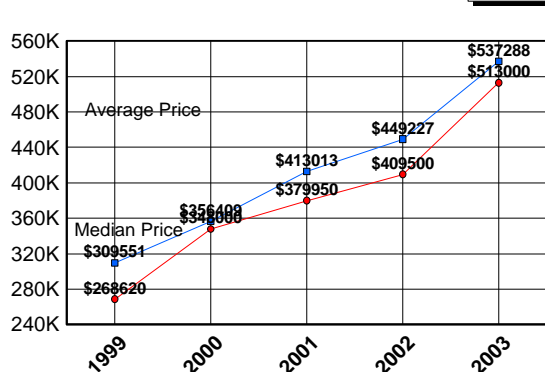
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	4	-400.0	3	11	-72.7
300000-449999	1	2	-50.0	8	15	-46.7
450000-599999	1	3	-66.7	5	11	-54.5
600000-749999	2	2	0.0	3	6	-50.0
750000-999999	1	0	100.0	4	1	300.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	5	11	-54.5	24	44	-45.5

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

