

# FALLS CHURCH CITY HOUSING REPORT

## Residential Market Report

### Condo/Co-ops

April

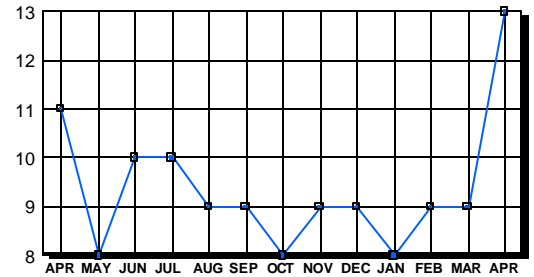
2004

#### LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	4	4	0.0
100000-149999	0	1	-100.0	4	4	0.0
150000-199999	4	4	0.0	0	1	-100.0
200000-299999	2	1	100.0	1	0	100.0
300000-399999	2	0	200.0	1	0	100.0
400000-499999	2	0	200.0	1	2	-50.0
500000 & Over	2	1	100.0	2	0	200.0
<b>Grand Total:</b>	<b>12</b>	<b>7</b>	<b>71.4</b>	<b>13</b>	<b>11</b>	<b>18.2</b>

#### INVENTORY TREND

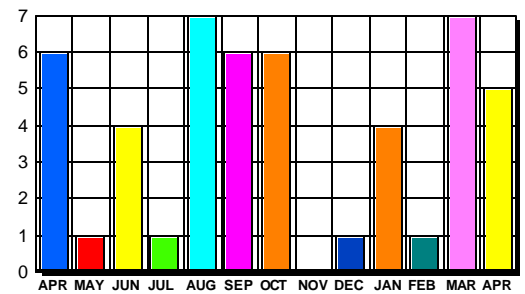
Listings Active At End Of Month



#### CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	1	0.0
100000-149999	0	0	0.0	0	7	0.0
150000-199999	2	3	-33.3	6	8	-25.0
200000-299999	2	2	0.0	9	5	80.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	1	0	100.0	2	0	200.0
500000 & Over	0	1	-100.0	0	1	0.0
<b>Grand Total:</b>	<b>5</b>	<b>6</b>	<b>-16.7</b>	<b>17</b>	<b>22</b>	<b>-22.7</b>

#### SALES TREND



#### SETTLEMENTS

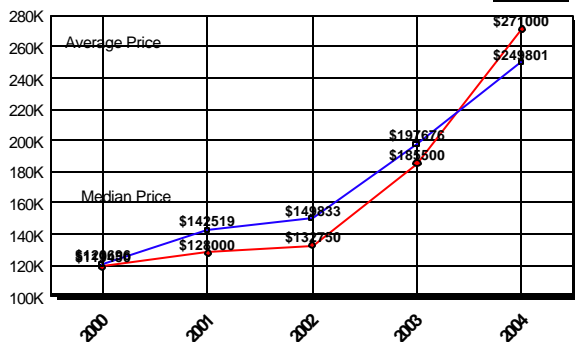
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	1	0.0
100000-149999	0	3	-300.0	0	8	0.0
150000-199999	1	1	0.0	3	4	-25.0
200000-299999	5	3	66.7	9	5	80.0
300000-399999	1	0	100.0	1	0	100.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
<b>Grand Total:</b>	<b>7</b>	<b>7</b>	<b>0.0</b>	<b>13</b>	<b>18</b>	<b>-27.8</b>

#### 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

