

FALLS CHURCH CITY HOUSING REPORT

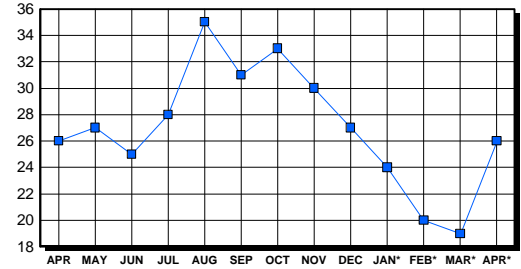
Residential Market Report Single Family Homes April 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	1	-100.0	4	5	-20.0
300000-449999	3	6	-50.0	3	5	-40.0
450000-599999	5	7	-28.6	3	6	-50.0
600000-749999	10	1	900.0	6	3	100.0
750000-999999	4	1	300.0	10	7	42.9
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	22	16	37.5	26	26	0.0

INVENTORY TREND

Listings Active At End Of Month

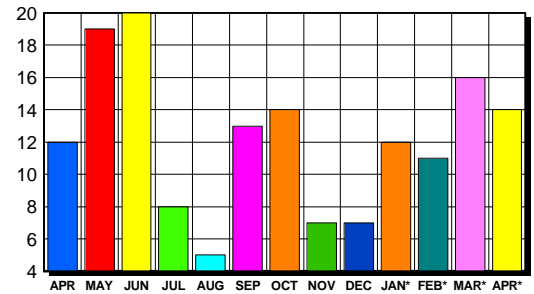


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	0	0.0	2	1	100.0
300000-449999	3	6	-50.0	16	11	45.5
450000-599999	3	3	0.0	13	6	116.7
600000-749999	6	0	600.0	10	3	233.3
750000-999999	2	2	0.0	12	7	71.4
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	14	11	27.3	53	28	89.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

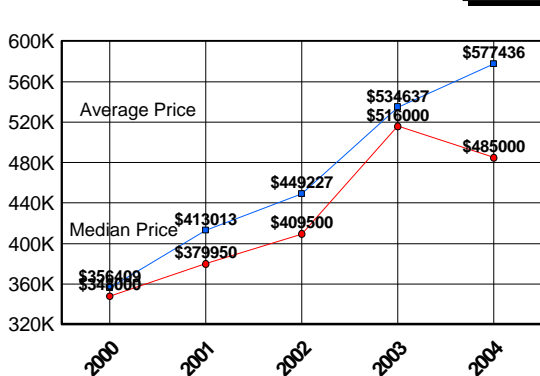
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	0	100.0	2	3	-33.3
300000-449999	4	2	100.0	13	8	62.5
450000-599999	2	1	100.0	9	5	80.0
600000-749999	2	1	100.0	3	3	0.0
750000-999999	3	1	200.0	10	4	150.0
1000000 & Over	0	0	0.0	1	1	0.0
Grand Total:	12	5	140.0	38	24	58.3

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

