

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

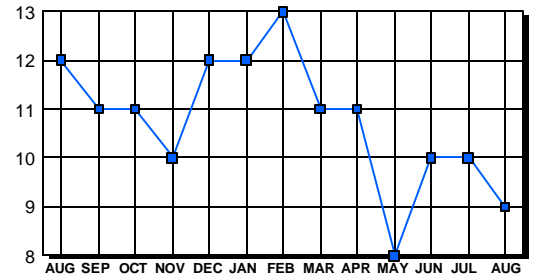
Condo/Co-ops August 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	4	4	0.0
100000-149999	1	3	-66.7	4	5	-20.0
150000-199999	2	2	0.0	0	2	-200.0
200000-299999	1	4	-75.0	0	1	-100.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	1	0	100.0
Grand Total:	4	9	-55.6	9	12	-25.0

INVENTORY TREND

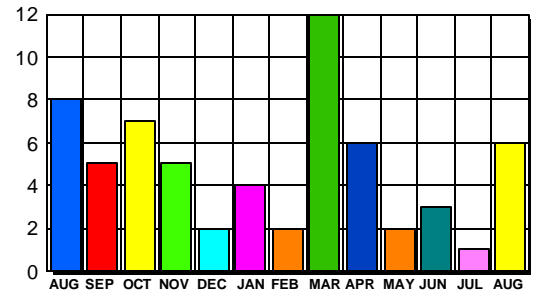
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	1	3	-66.7
100000-149999	1	3	-66.7	8	22	-63.6
150000-199999	3	1	200.0	15	7	114.3
200000-299999	2	4	-50.0	10	6	66.7
300000-399999	0	0	0.0	0	1	0.0
400000-499999	0	0	0.0	1	0	100.0
500000 & Over	0	0	0.0	1	0	100.0
Grand Total:	6	8	-25.0	36	39	-7.7

SALES TREND



DATA SOURCE

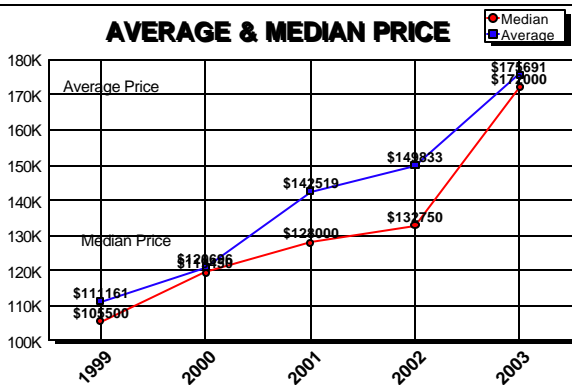
Metropolitan Regional Information System (MRIS)

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.

SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	1	3	-66.7
100000-149999	0	9	-900.0	8	23	-65.2
150000-199999	1	1	0.0	12	5	140.0
200000-299999	1	1	0.0	10	5	100.0
300000-399999	0	0	0.0	0	1	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	2	11	-81.8	31	37	-16.2

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

