

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

August

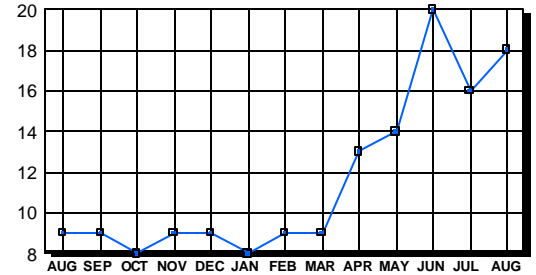
2004

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	1	2	-50.0	1	0	100.0
200000-299999	5	2	150.0	3	0	300.0
300000-399999	2	0	200.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	2	0	200.0	6	1	500.0
Grand Total:	10	5	100.0	18	9	100.0

INVENTORY TREND

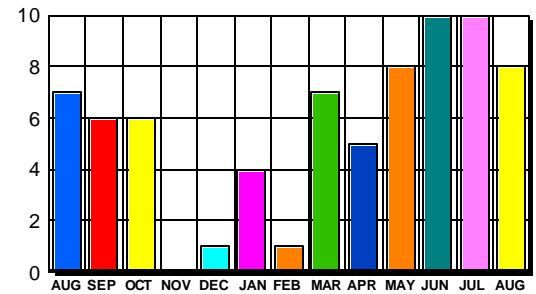
Listings Active At End Of Month



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	1	-100.0	0	8	0.0
150000-199999	1	3	-66.7	13	15	-13.3
200000-299999	4	2	100.0	27	10	170.0
300000-399999	1	0	100.0	4	0	400.0
400000-499999	1	0	100.0	5	1	400.0
500000 & Over	1	0	100.0	4	1	300.0
Grand Total:	8	6	33.3	53	36	47.2

SALES TREND



SETTLEMENTS

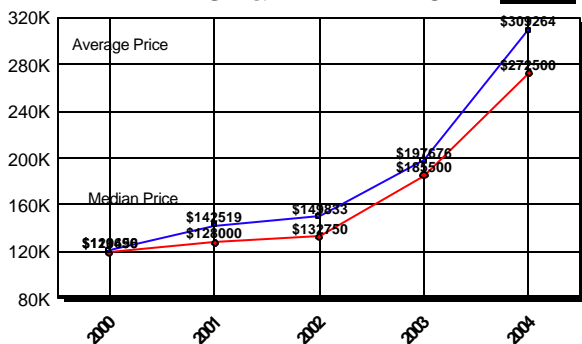
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	1	0.0
100000-149999	0	0	0.0	0	8	0.0
150000-199999	1	1	0.0	6	12	-50.0
200000-299999	5	1	400.0	26	10	160.0
300000-399999	0	0	0.0	2	0	200.0
400000-499999	1	0	100.0	6	0	600.0
500000 & Over	2	0	200.0	5	0	500.0
Grand Total:	9	2	350.0	45	31	45.2

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

