

FALLS CHURCH CITY HOUSING REPORT

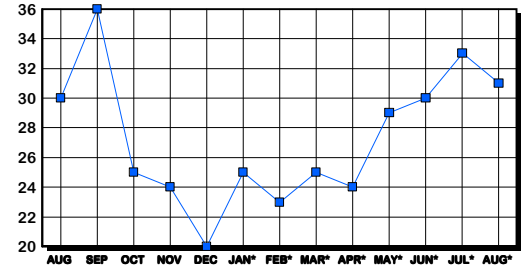
Residential Market Report Single Family Homes August 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	1	0	0.0
150000-299999	0	0	0.0	4	4	100.0
300000-449999	0	2	-200.0	3	3	0.0
450000-599999	4	3	33.3	5	2	150.0
600000-749999	2	3	-33.3	5	12	-58.3
750000-999999	0	2	-200.0	8	9	0.0
1000000 & Over	4	0	0.0	5	0	100.0
Grand Total:	10	10	0.0	31	30	3.3

INVENTORY TREND

Listings Active At End Of Month

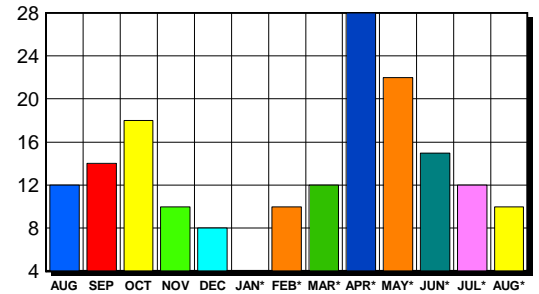


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	0	0.0	1	2	-50.0
300000-449999	1	3	-66.7	8	27	-70.4
450000-599999	6	5	20.0	47	44	6.8
600000-749999	2	3	-33.3	32	25	28.0
750000-999999	1	0	100.0	19	28	-32.1
1000000 & Over	0	0	0.0	6	1	500.0
Grand Total:	10	11	-9.1	113	127	-11.0

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

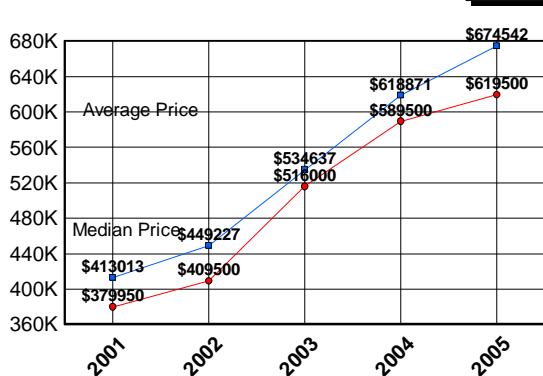
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	0	0.0	1	2	-50.0
300000-449999	0	2	-200.0	6	24	-75.0
450000-599999	4	9	-55.6	42	38	10.5
600000-749999	5	3	66.7	29	23	26.1
750000-999999	4	7	-42.9	25	30	-16.7
1000000 & Over	0	0	0.0	7	2	250.0
Grand Total:	13	21	-38.1	110	119	-7.6

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

