

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

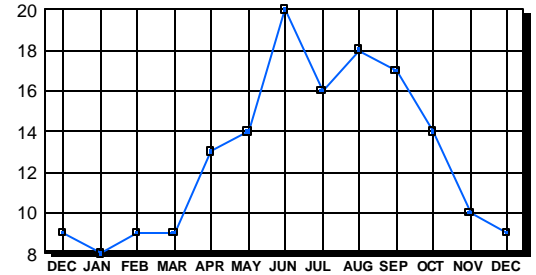
December 2004

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	0	0.0	4	4	0.0
150000-199999	0	0	0.0	1	0	100.0
200000-299999	1	1	0.0	0	1	-100.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	1	0	100.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	2	1	100.0	9	9	0.0

INVENTORY TREND

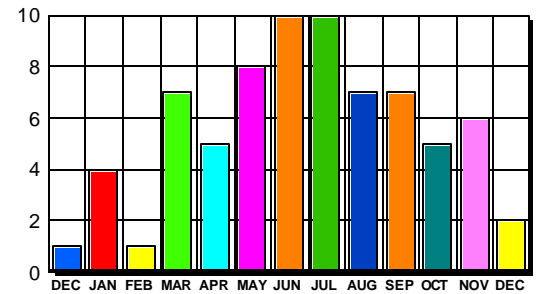
Listings Active At End Of Month



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	2	0.0
100000-149999	0	1	-100.0	0	9	0.0
150000-199999	0	0	0.0	14	18	-22.2
200000-299999	1	1	0.0	36	18	100.0
300000-399999	0	0	0.0	4	1	300.0
400000-499999	1	0	100.0	6	0	600.0
500000 & Over	0	0	0.0	12	1	1,100.0
Grand Total:	2	2	0.0	72	49	46.9

SALES TREND



SETTLEMENTS

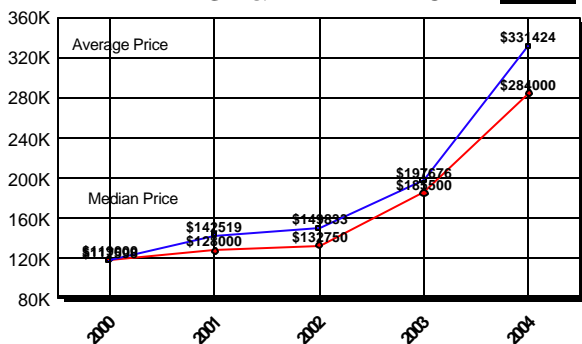
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	2	0.0
100000-149999	0	1	-100.0	0	10	0.0
150000-199999	1	0	100.0	9	18	-50.0
200000-299999	3	2	50.0	38	18	111.1
300000-399999	0	0	0.0	5	2	150.0
400000-499999	1	0	100.0	8	0	800.0
500000 & Over	2	0	200.0	15	1	1,400.0
Grand Total:	7	3	133.3	75	51	47.1

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

