

# FALLS CHURCH CITY HOUSING REPORT

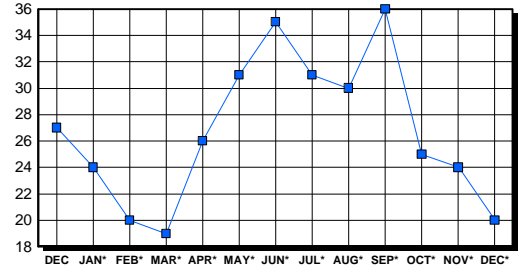
## Residential Market Report Single Family Homes December 2004

### 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	1	0	0.0	4	4	100.0
300000-449999	1	1	0.0	3	3	0.0
450000-599999	1	3	-66.7	2	2	0.0
600000-749999	4	1	300.0	4	2	100.0
750000-999999	1	0	0.0	7	16	100.0
1000000 & Over	1	0	0.0	0	0	100.0
<b>Grand Total:</b>	<b>9</b>	<b>5</b>	<b>80.0</b>	<b>20</b>	<b>27</b>	<b>-25.9</b>

### INVENTORY TREND

Listings Active At End Of Month

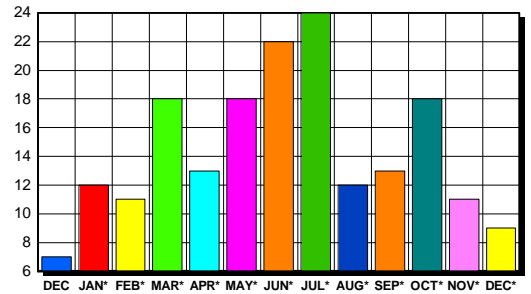


### CONTRACTS

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	1	0	100.0	4	6	-33.3
300000-449999	1	2	-50.0	36	40	-10.0
450000-599999	2	2	0.0	59	39	51.3
600000-749999	3	2	50.0	42	13	223.1
750000-999999	1	0	100.0	36	20	80.0
1000000 & Over	1	1	0.0	4	1	300.0
<b>Grand Total:</b>	<b>9</b>	<b>7</b>	<b>28.6</b>	<b>181</b>	<b>119</b>	<b>52.1</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

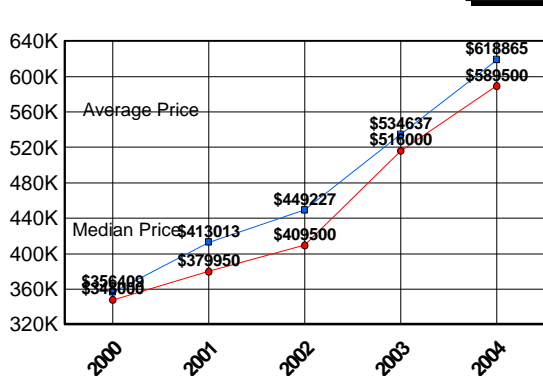
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	1	-100.0	3	8	-62.5
300000-449999	1	0	100.0	30	43	-30.2
450000-599999	6	4	50.0	63	39	61.5
600000-749999	1	2	-50.0	41	15	173.3
750000-999999	1	0	100.0	38	18	111.1
1000000 & Over	0	0	0.0	4	1	300.0
<b>Grand Total:</b>	<b>9</b>	<b>7</b>	<b>28.6</b>	<b>179</b>	<b>124</b>	<b>44.4</b>

### 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

