

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Single Family Homes

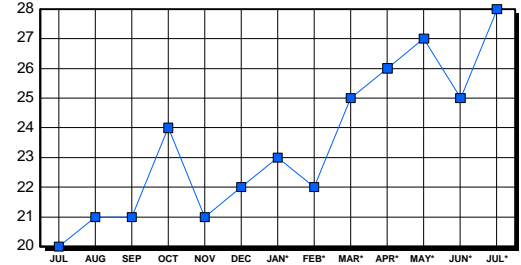
July 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	2	-200.0	4	4	0.0
300000-449999	5	10	-50.0	3	7	-57.1
450000-599999	6	3	100.0	6	0	0.0
600000-749999	1	0	0.0	2	4	100.0
750000-999999	2	3	-33.3	11	4	175.0
1000000 & Over	1	0	0.0	2	1	100.0
Grand Total:	15	18	-16.7	28	20	40.0

INVENTORY TREND

Listings Active At End Of Month

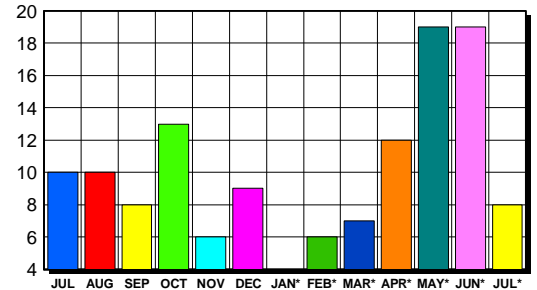


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	2	-200.0	2	24	-91.7
300000-449999	3	6	-50.0	29	38	-23.7
450000-599999	2	2	0.0	21	26	-19.2
600000-749999	0	0	0.0	10	11	-9.1
750000-999999	3	0	300.0	13	5	160.0
1000000 & Over	0	0	0.0	0	1	0.0
Grand Total:	8	10	-20.0	75	105	-28.6

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

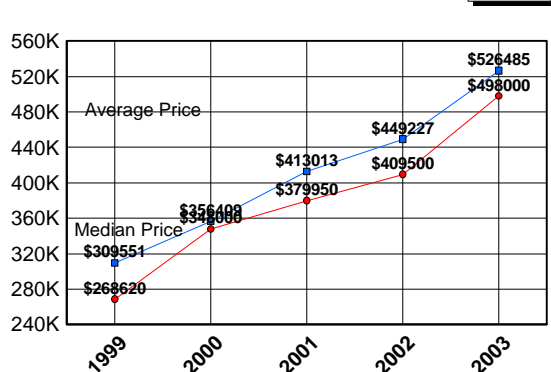
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	6	-600.0	4	23	-82.6
300000-449999	6	8	-25.0	27	37	-27.0
450000-599999	5	5	0.0	22	27	-18.5
600000-749999	2	1	100.0	9	11	-18.2
750000-999999	1	2	-50.0	10	5	100.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	14	22	-36.4	73	103	-29.1

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

