

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

July

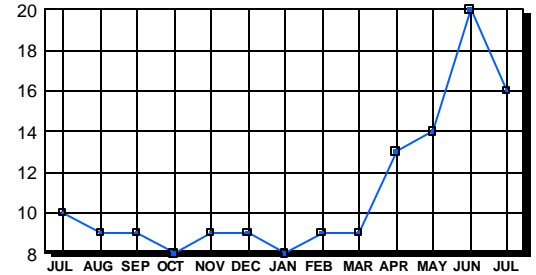
2004

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	3	2	50.0	1	0	100.0
200000-299999	5	1	400.0	1	1	0.0
300000-399999	1	0	100.0	1	0	100.0
400000-499999	1	0	100.0	1	0	100.0
500000 & Over	2	0	200.0	4	1	300.0
Grand Total:	12	3	300.0	16	10	60.0

INVENTORY TREND

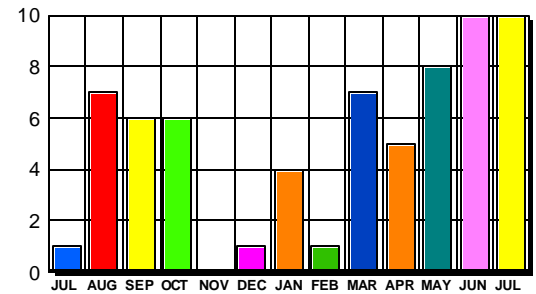
Listings Active At End Of Month



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	0	0.0	0	7	0.0
150000-199999	3	1	200.0	12	12	0.0
200000-299999	5	0	500.0	23	8	187.5
300000-399999	0	0	0.0	3	0	300.0
400000-499999	1	0	100.0	4	1	300.0
500000 & Over	1	0	100.0	3	1	200.0
Grand Total:	10	1	900.0	45	30	50.0

SALES TREND



SETTLEMENTS

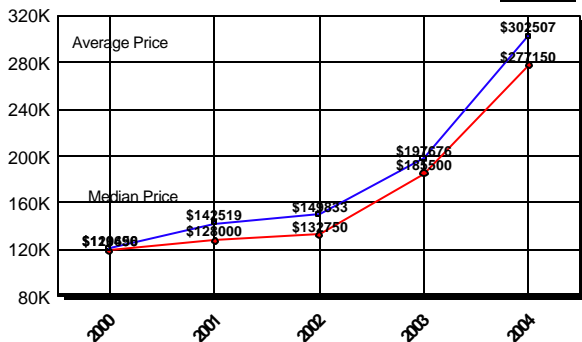
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	1	0.0
100000-149999	0	0	0.0	0	8	0.0
150000-199999	0	2	-200.0	5	11	-54.5
200000-299999	4	2	100.0	19	9	111.1
300000-399999	1	0	100.0	2	0	200.0
400000-499999	1	0	100.0	5	0	500.0
500000 & Over	1	0	100.0	3	0	300.0
Grand Total:	7	4	75.0	34	29	17.2

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

