

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

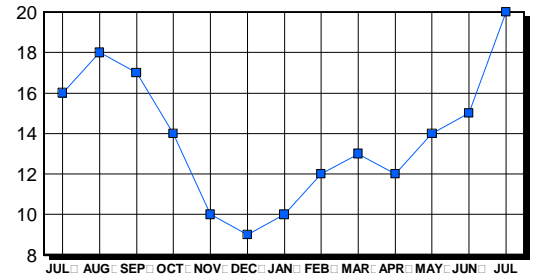
July 2005

LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% 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	3	-300.0	1	1	0.0
200000-299999	3	6	-50.0	3	1	200.0
300000-399999	0	0	0.0	0	1	-100.0
400000-499999	1	1	0.0	2	1	100.0
500000 & Over	3	2	50.0	6	4	50.0
Grand Total:	7	12	-41.7	20	16	25.0

INVENTORY TREND

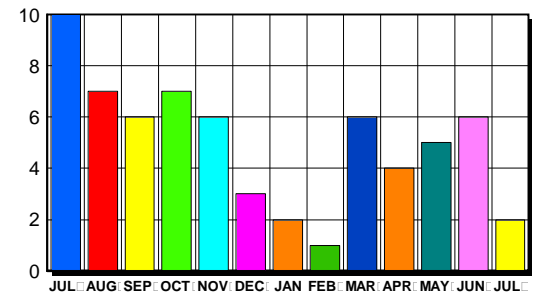
Listings Active At End Of Month



CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	0	0.0
100000-149999	0	0	0.0	0	0	0.0
150000-199999	2	3	-33.3	2	12	-83.3
200000-299999	0	5	-500.0	7	23	-69.6
300000-399999	0	0	0.0	11	3	266.7
400000-499999	0	1	-100.0	2	4	-50.0
500000 & Over	0	1	-100.0	4	3	33.3
Grand Total:	2	10	-80.0	26	45	-42.2

SALES TREND



SETTLEMENTS

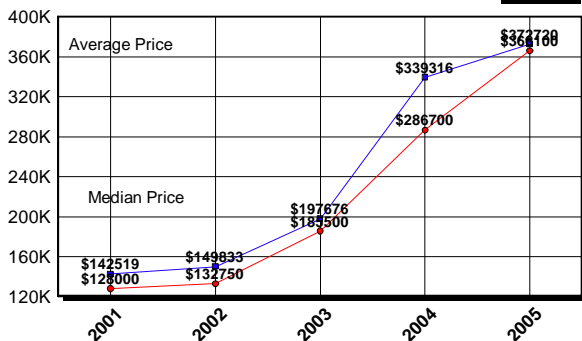
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	0	0.0
100000-149999	0	0	0.0	0	0	0.0
150000-199999	0	0	0.0	0	5	0.0
200000-299999	0	4	-400.0	7	19	-63.2
300000-399999	2	1	100.0	11	2	450.0
400000-499999	0	1	-100.0	1	5	-80.0
500000 & Over	0	1	-100.0	4	3	33.3
Grand Total:	2	7	-71.4	23	34	-32.4

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

