

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Single Family Homes

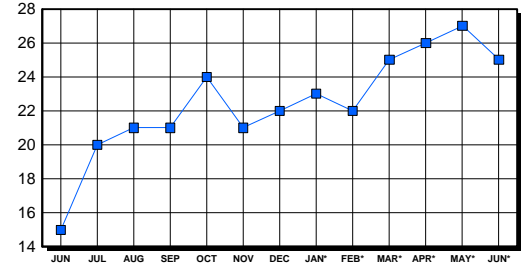
June 2003

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	6	-600.0	4	4	0.0
300000-449999	7	3	133.3	2	3	-33.3
450000-599999	5	4	25.0	4	3	33.3
600000-749999	4	1	300.0	1	4	-75.0
750000-999999	6	1	500.0	13	1	1,200.0
1000000 & Over	1	0	0.0	1	0	100.0
Grand Total:	23	15	53.3	25	15	66.7

INVENTORY TREND

Listings Active At End Of Month

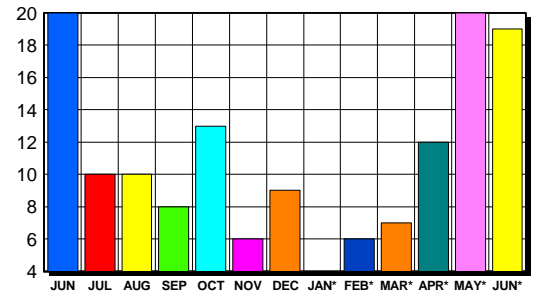


CONTRACTS

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	7	-700.0	2	22	-90.9
300000-449999	7	4	75.0	27	32	-15.6
450000-599999	5	6	-16.7	19	22	-13.6
600000-749999	6	2	200.0	10	11	-9.1
750000-999999	1	2	-50.0	10	5	100.0
1000000 & Over	0	0	0.0	0	1	0.0
Grand Total:	19	21	-9.5	68	93	-26.9

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

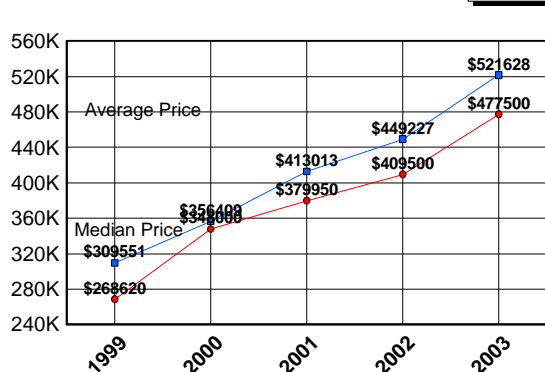
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	2	-200.0	4	16	-75.0
300000-449999	6	5	20.0	20	28	-28.6
450000-599999	6	4	50.0	14	21	-33.3
600000-749999	0	1	-100.0	4	9	-55.6
750000-999999	3	1	200.0	9	3	200.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	15	13	15.4	52	77	-32.5

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

