

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Condo/Co-ops

March

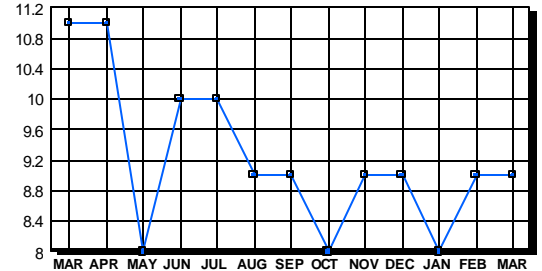
2004

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	4	-400.0	4	4	0.0
150000-199999	2	2	0.0	0	0	0.0
200000-299999	6	3	100.0	1	0	100.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	1	0	100.0	0	2	-200.0
500000 & Over	0	0	0.0	0	1	-100.0
Grand Total:	9	9	0.0	9	11	-18.2

INVENTORY TREND

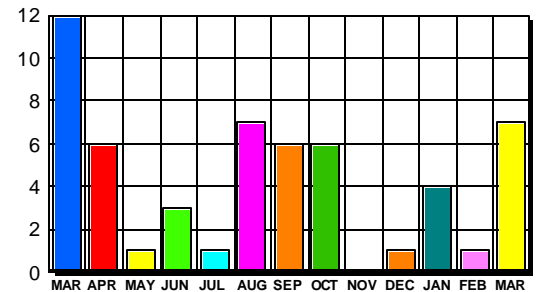
Listings Active At End Of Month



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	5	-500.0	0	7	0.0
150000-199999	2	2	0.0	4	5	-20.0
200000-299999	4	3	33.3	7	3	133.3
300000-399999	0	0	0.0	0	0	0.0
400000-499999	1	0	100.0	1	0	100.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	7	10	-30.0	12	16	-25.0

SALES TREND



SETTLEMENTS

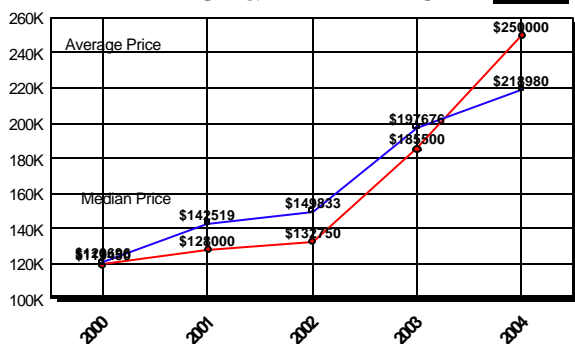
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	1	0.0
100000-149999	0	3	-300.0	0	5	0.0
150000-199999	0	0	0.0	2	3	-33.3
200000-299999	1	1	0.0	3	2	50.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	1	4	-75.0	5	11	-54.5

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

