

FALLS CHURCH CITY HOUSING REPORT

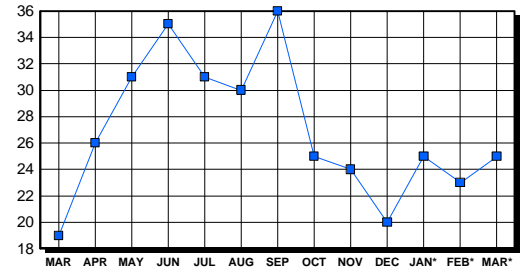
Residential Market Report Single Family Homes March 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	1	-100.0	4	4	0.0
300000-449999	1	5	-80.0	3	3	0.0
450000-599999	8	5	60.0	3	1	200.0
600000-749999	9	4	125.0	5	4	25.0
750000-999999	3	2	50.0	10	7	42.9
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	21	17	23.5	25	19	31.6

INVENTORY TREND

Listings Active At End Of Month

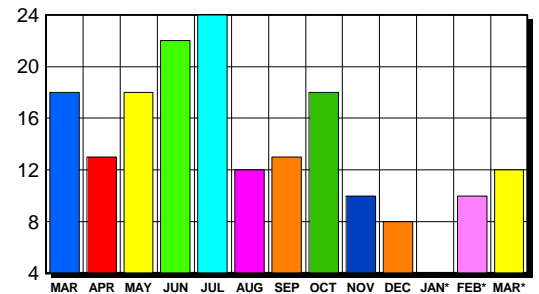


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	1	-100.0	0	2	0.0
300000-449999	1	4	-75.0	4	13	-69.2
450000-599999	5	6	-16.7	9	10	-10.0
600000-749999	5	3	66.7	9	4	125.0
750000-999999	1	2	-50.0	3	10	-70.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	12	16	-25.0	26	39	-33.3

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

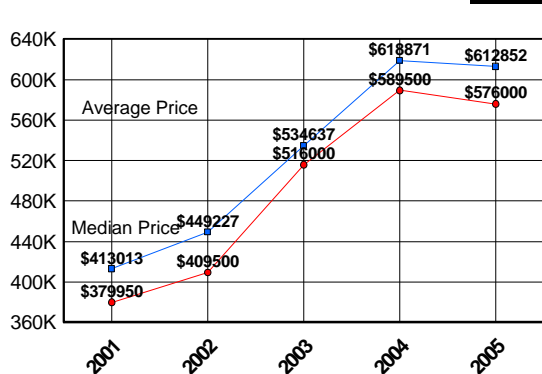
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	1	-100.0	1	1	0.0
300000-449999	0	6	-600.0	1	11	-90.9
450000-599999	5	2	150.0	10	5	100.0
600000-749999	3	0	300.0	4	2	100.0
750000-999999	2	4	-50.0	4	6	-33.3
1000000 & Over	1	0	100.0	1	1	0.0
Grand Total:	11	13	-15.4	21	26	-19.2

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

