

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

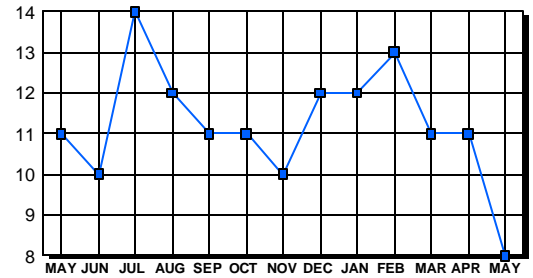
Condo/Co-ops May 2003

LISTINGS

Price Range	New This Month			Total Active		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	2	-200.0	4	5	-20.0
100000-149999	0	5	-500.0	4	4	0.0
150000-199999	1	0	100.0	0	1	-100.0
200000-299999	1	0	100.0	0	1	-100.0
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:	2	7	-71.4	8	11	-27.3

INVENTORY TREND

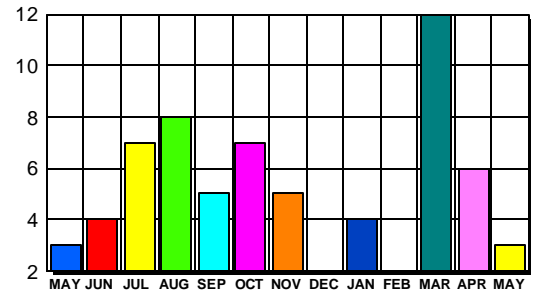
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	1	1	0.0
100000-149999	0	2	-200.0	7	12	-41.7
150000-199999	2	0	200.0	11	5	120.0
200000-299999	0	0	0.0	6	1	500.0
300000-399999	0	0	0.0	0	1	0.0
400000-499999	1	0	100.0	1	0	100.0
500000 & Over	0	0	0.0	1	0	100.0
Grand Total:	3	2	50.0	27	20	35.0

SALES TREND



DATA SOURCE

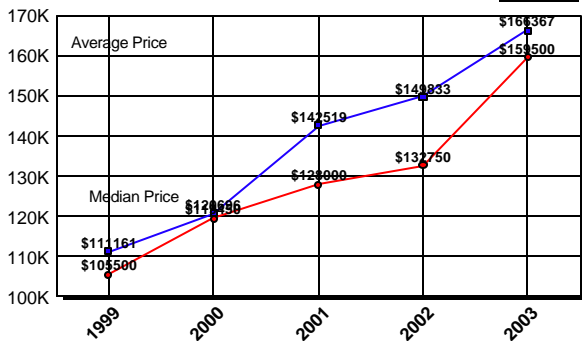
Metropolitan Regional Information System (MRIS)

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.

SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	1	2	-50.0
100000-149999	0	3	-300.0	8	10	-20.0
150000-199999	4	0	400.0	8	4	100.0
200000-299999	2	1	100.0	7	3	133.3
300000-399999	0	0	0.0	0	1	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	6	4	50.0	24	20	20.0

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

