

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

Single Family Homes

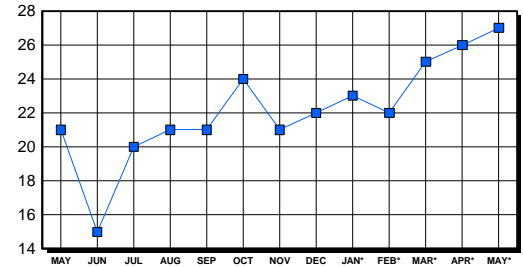
May 2003

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	4	-400.0	4	5	-20.0
300000-449999	7	11	-36.4	4	4	0.0
450000-599999	5	4	25.0	4	5	-20.0
600000-749999	4	2	100.0	6	4	50.0
750000-999999	3	2	50.0	9	2	350.0
1000000 & Over	0	0	0.0	0	1	0.0
Grand Total:	19	23	-17.4	27	21	28.6

INVENTORY TREND

Listings Active At End Of Month

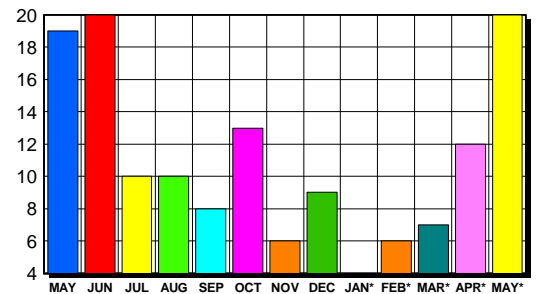


CONTRACTS

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	1	5	-80.0	2	15	-86.7
300000-449999	8	8	0.0	20	27	-25.9
450000-599999	8	1	700.0	14	16	-12.5
600000-749999	1	0	100.0	4	9	-55.6
750000-999999	2	2	0.0	9	3	200.0
1000000 & Over	0	0	0.0	0	0	0.0
Grand Total:	20	16	25.0	49	70	-30.0

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

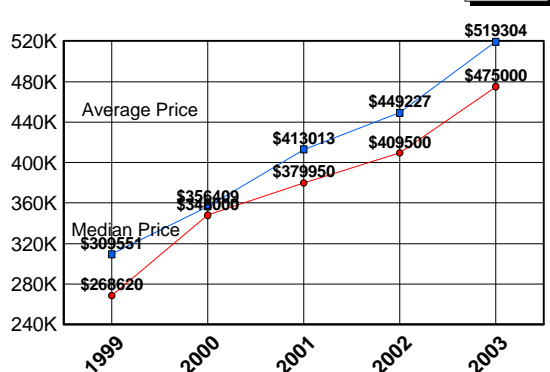
Price Range	New This Month			Year-To-Date		
	2003	2002	% Change	2003	2002	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	1	0.0	4	13	-69.2
300000-449999	6	5	20.0	14	22	-36.4
450000-599999	3	6	-50.0	8	17	-52.9
600000-749999	1	1	0.0	4	8	-50.0
750000-999999	2	1	100.0	6	2	200.0
1000000 & Over	0	0	0.0	1	0	100.0
Grand Total:	13	14	-7.1	37	62	-40.3

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

