

FALLS CHURCH CITY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

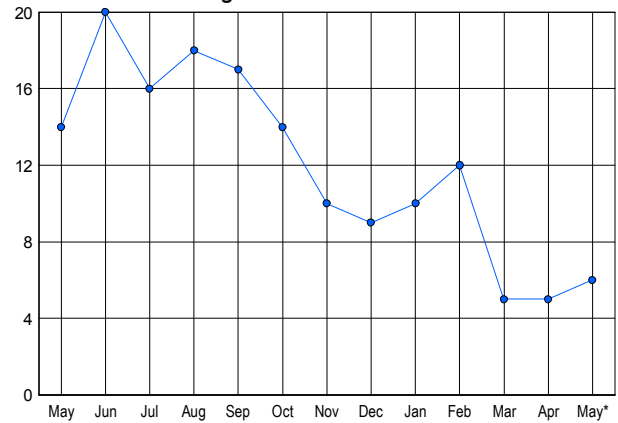
May 2005

LISTINGS

Price Range	New This Month			Total Actives		
	2005	2004	% Change	2005	2004	% Change
0 - 149,999	1	0	100.0	1	8	-700.0
150,000 - 199,999	0	0	0.0	1	1	0.0
200,000 - 299,999	0	2	-100.0	0	0	0.0
300,000 - 399,999	3	1	200.0	0	0	0.0
400,000 - 499,999	0	1	-100.0	0	0	0.0
500,000 - 599,999	0	2	-100.0	0	3	-300.0
600,000 - 699,999	1	4	-75.0	2	2	0.0
700,000 - 799,999	0	0	0.0	1	0	100.0
800,000 - 899,999	0	0	0.0	1	0	100.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	5	10	-50.0	6	14	-57.1

INVENTORY TREND

Lists Active at End of Month

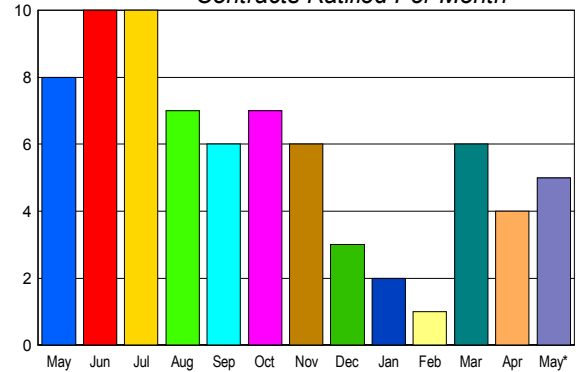


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0 - 149,999	0	0	0.0	0	0	0.0
150,000 - 199,999	0	1	-100.0	0	7	-100.0
200,000 - 299,999	0	3	-100.0	7	12	-41.7
300,000 - 399,999	4	2	100.0	7	2	250.0
400,000 - 499,999	0	1	-100.0	1	3	-66.7
500,000 - 599,999	0	1	-100.0	1	1	0.0
600,000 - 699,999	1	0	100.0	1	0	100.0
700,000 - 799,999	0	0	0.0	1	0	100.0
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	5	8	-37.5	18	25	-28.0

SALES TREND

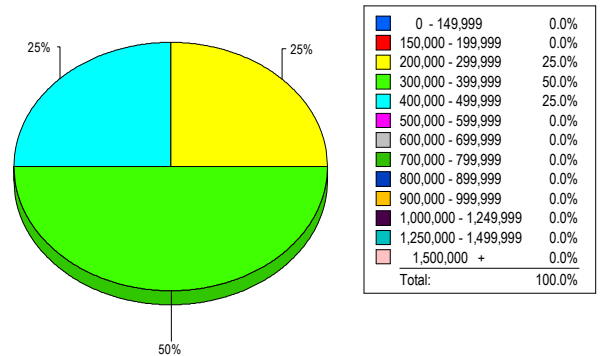
Contracts Ratified Per Month



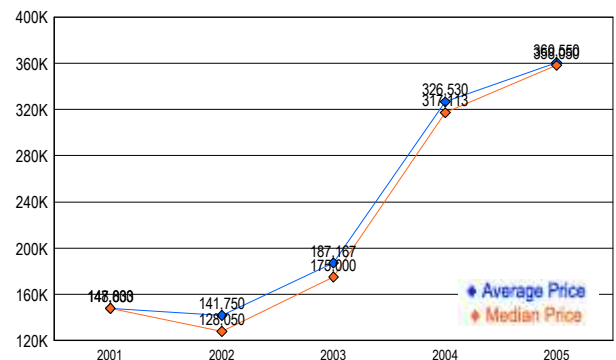
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0 - 149,999	0	0	0.0	0	0	0.0
150,000 - 199,999	0	2	-100.0	0	5	-500.0
200,000 - 299,999	1	2	-50.0	7	11	-57.1
300,000 - 399,999	2	1	100.0	5	3	40.0
400,000 - 499,999	1	3	-66.7	1	3	-200.0
500,000 - 599,999	0	0	0.0	2	3	-50.0
600,000 - 699,999	0	0	0.0	1	0	100.0
700,000 - 799,999	0	0	0.0	0	0	0.0
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	0	0.0	0	0	0.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	4	8	-50.0	16	25	-36.0

MARKET BY PRICE RANGE



AVERAGE & MEDIAN PRICE



DATA SOURCE: Metropolitan Regional Information Systems, Inc. (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