

# FALLS CHURCH CITY HOUSING REPORT

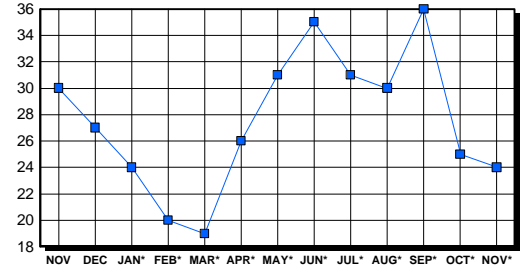
## Residential Market Report Single Family Homes November 2004

### LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	1	0.0	4	4	0.0
300000-449999	4	2	100.0	3	5	-40.0
450000-599999	4	2	100.0	3	1	200.0
600000-749999	1	2	-50.0	6	3	100.0
750000-999999	2	7	-71.4	8	16	-50.0
1000000 & Over	1	0	0.0	0	1	100.0
<b>Grand Total:</b>	<b>13</b>	<b>14</b>	<b>-7.1</b>	<b>24</b>	<b>30</b>	<b>-20.0</b>

### INVENTORY TREND

Listings Active At End Of Month

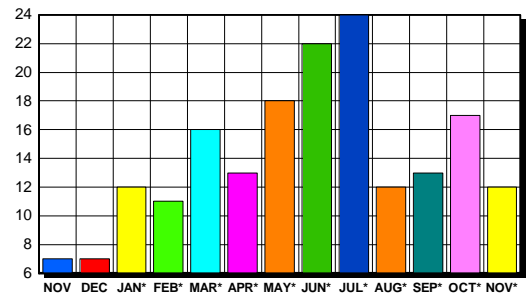


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	1	0.0	3	5	-40.0
300000-449999	4	1	300.0	35	38	-7.9
450000-599999	2	3	-33.3	57	37	54.1
600000-749999	2	0	200.0	37	11	236.4
750000-999999	2	2	0.0	35	20	75.0
1000000 & Over	1	0	100.0	3	0	300.0
<b>Grand Total:</b>	<b>12</b>	<b>7</b>	<b>71.4</b>	<b>170</b>	<b>111</b>	<b>53.2</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

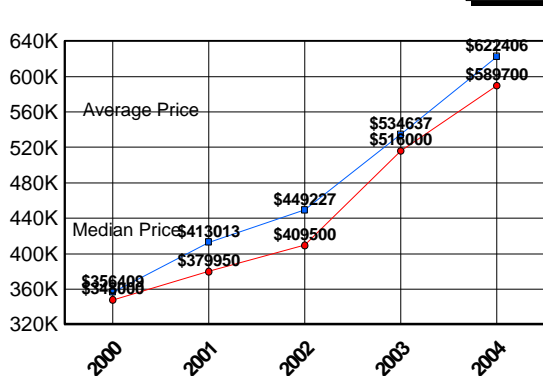
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	1	1	0.0	3	6	-50.0
300000-449999	1	4	-75.0	29	42	-31.0
450000-599999	5	6	-16.7	56	35	60.0
600000-749999	6	0	600.0	37	13	184.6
750000-999999	5	2	150.0	37	18	105.6
1000000 & Over	2	0	200.0	4	1	300.0
<b>Grand Total:</b>	<b>20</b>	<b>13</b>	<b>53.8</b>	<b>166</b>	<b>115</b>	<b>44.3</b>

### 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

