

FALLS CHURCH CITY HOUSING REPORT

Residential Market Report

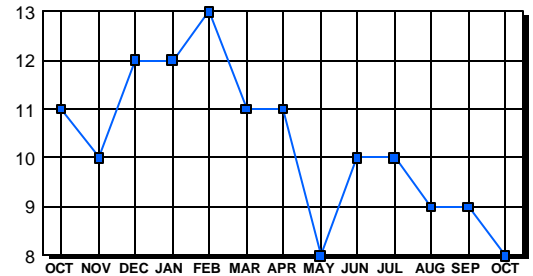
Condo/Co-ops October 2003

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	0	0.0	4	4	0.0
100000-149999	0	4	-400.0	4	5	-20.0
150000-199999	1	1	0.0	0	0	0.0
200000-299999	2	2	0.0	0	1	-100.0
300000-399999	0	1	-100.0	0	1	-100.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	0	0	0.0	0	0	0.0
Grand Total:	3	8	-62.5	8	11	-27.3

INVENTORY TREND

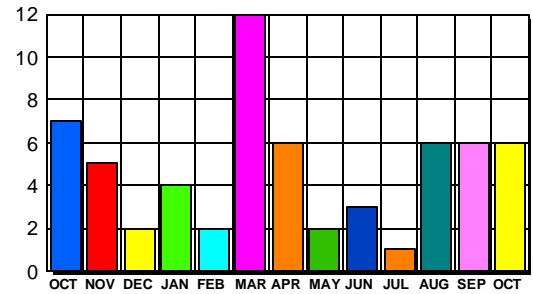
Listings Active At End Of Month



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	1	0	100.0	2	3	-33.3
100000-149999	0	2	-200.0	8	25	-68.0
150000-199999	2	2	0.0	18	10	80.0
200000-299999	2	2	0.0	16	10	60.0
300000-399999	1	0	100.0	1	1	0.0
400000-499999	0	0	0.0	1	0	100.0
500000 & Over	0	0	0.0	2	0	200.0
Grand Total:	6	6	0.0	48	49	-2.0

SALES TREND



DATA SOURCE

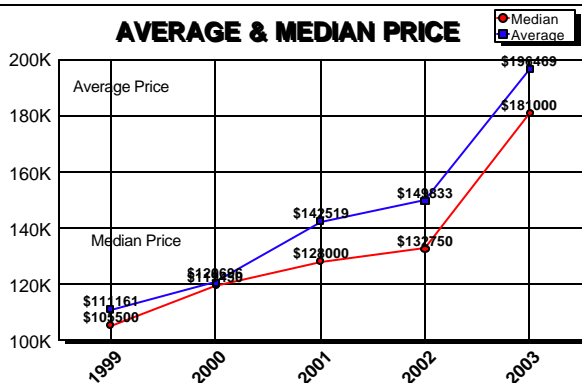
Metropolitan Regional Information System (MRIS)

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	3	-66.7
100000-149999	0	1	-100.0	9	25	-64.0
150000-199999	1	1	0.0	16	6	166.7
200000-299999	3	0	300.0	14	9	55.6
300000-399999	2	0	200.0	2	1	100.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	1	0	100.0	1	0	100.0
Grand Total:	7	2	250.0	43	44	-2.3

AVERAGE & MEDIAN PRICE



MARKET BY PRICE RANGE

