

# FALLS CHURCH CITY HOUSING REPORT

## Residential Market Report

### Condo/Co-ops

October

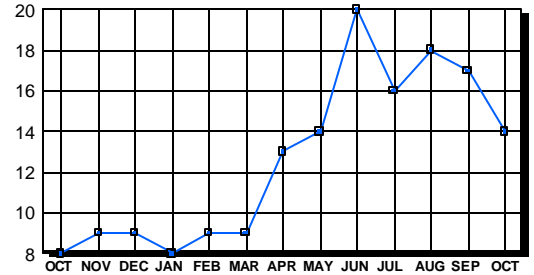
2004

#### LISTINGS

Condo/Co-ops Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	4	4	0.0
100000-149999	0	0	0.0	4	4	0.0
150000-199999	1	1	0.0	2	0	200.0
200000-299999	3	2	50.0	1	0	100.0
300000-399999	0	0	0.0	0	0	0.0
400000-499999	0	0	0.0	0	0	0.0
500000 & Over	1	0	100.0	3	0	300.0
<b>Grand Total:</b>	<b>5</b>	<b>3</b>	<b>66.7</b>	<b>14</b>	<b>8</b>	<b>75.0</b>

#### INVENTORY TREND

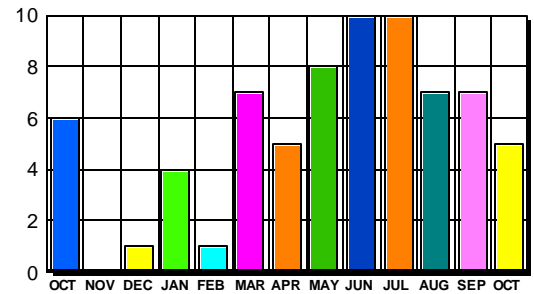
Listings Active At End Of Month



#### CONTRACTS

Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	1	-100.0	0	2	0.0
100000-149999	0	0	0.0	0	8	0.0
150000-199999	0	2	-200.0	13	18	-27.8
200000-299999	3	2	50.0	33	16	106.3
300000-399999	0	1	-100.0	4	1	300.0
400000-499999	0	0	0.0	5	1	400.0
500000 & Over	2	0	200.0	9	2	350.0
<b>Grand Total:</b>	<b>5</b>	<b>6</b>	<b>-16.7</b>	<b>64</b>	<b>48</b>	<b>33.3</b>

#### SALES TREND



#### SETTLEMENTS

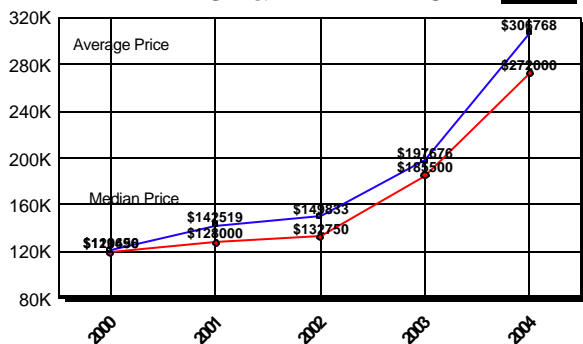
Condo/Co-ops Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-49999	0	0	0.0	0	0	0.0
50000-99999	0	0	0.0	0	1	0.0
100000-149999	0	0	0.0	0	9	0.0
150000-199999	0	1	-100.0	8	16	-50.0
200000-299999	2	3	-33.3	33	14	135.7
300000-399999	1	2	-50.0	4	2	100.0
400000-499999	1	0	100.0	7	0	700.0
500000 & Over	0	1	-100.0	7	1	600.0
<b>Grand Total:</b>	<b>4</b>	<b>7</b>	<b>-42.9</b>	<b>59</b>	<b>43</b>	<b>37.2</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

