

FALLS CHURCH CITY HOUSING REPORT

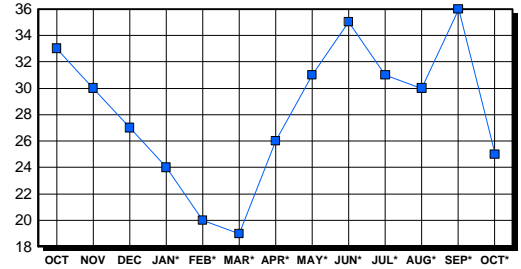
Residential Market Report Single Family Homes October 2004

LISTINGS

Price Range	New This Month			Total Active		
	2004	2003	% Change	2004	2003	% Change
0-149999	1	0	0.0	0	0	100.0
150000-299999	0	1	-100.0	4	4	0.0
300000-449999	2	4	-50.0	5	5	0.0
450000-599999	4	4	0.0	2	3	-33.3
600000-749999	1	1	0.0	6	3	100.0
750000-999999	4	4	0.0	8	17	-52.9
1000000 & Over	0	0	0.0	0	1	0.0
Grand Total:	12	14	-14.3	25	33	-24.2

INVENTORY TREND

Listings Active At End Of Month

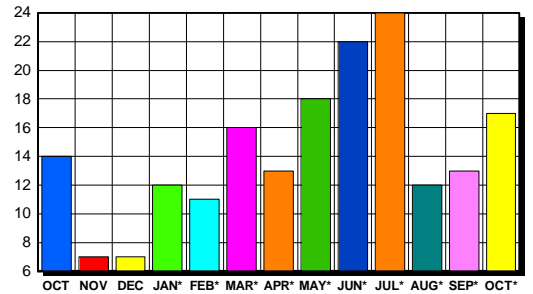


CONTRACTS

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	0	0	0.0	2	3	-33.3
300000-449999	2	4	-50.0	31	37	-16.2
450000-599999	6	5	20.0	55	34	61.8
600000-749999	5	0	500.0	35	11	218.2
750000-999999	3	2	50.0	33	17	94.1
1000000 & Over	1	0	100.0	2	0	200.0
Grand Total:	17	11	54.5	158	102	54.9

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

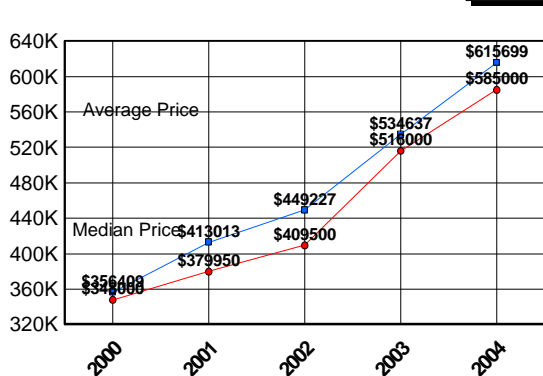
Price Range	New This Month			Year-To-Date		
	2004	2003	% Change	2004	2003	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	0	1	-100.0	2	5	-60.0
300000-449999	2	3	-33.3	28	38	-26.3
450000-599999	5	4	25.0	51	29	75.9
600000-749999	3	0	300.0	31	13	138.5
750000-999999	2	2	0.0	32	16	100.0
1000000 & Over	0	0	0.0	2	1	100.0
Grand Total:	12	10	20.0	146	102	43.1

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

