

FALLS CHURCH CITY

Residential Market Report



HOUSING REPORT

CONDO & COOPS

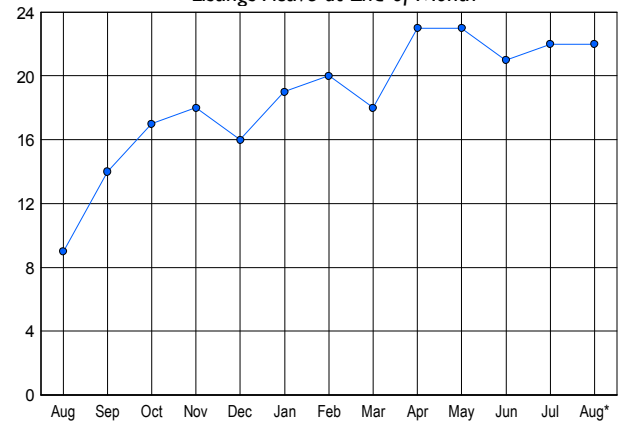
August 2006

LISTINGS

Price Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	0	0	0.0
150,000 - 199,999	0	0	0.0	0	1	-100.0
200,000 - 299,999	1	3	-66.7	6	2	200.0
300,000 - 399,999	3	2	50.0	7	2	250.0
400,000 - 499,999	0	1	-100.0	1	0	0.0
500,000 - 599,999	0	0	0.0	1	2	-50.0
600,000 - 699,999	0	0	0.0	5	1	400.0
700,000 - 799,999	0	0	0.0	1	0	0.0
800,000 - 899,999	0	0	0.0	1	1	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	6	-33.3	22	9	144.4

INVENTORY TREND

Listings Active at End of Month

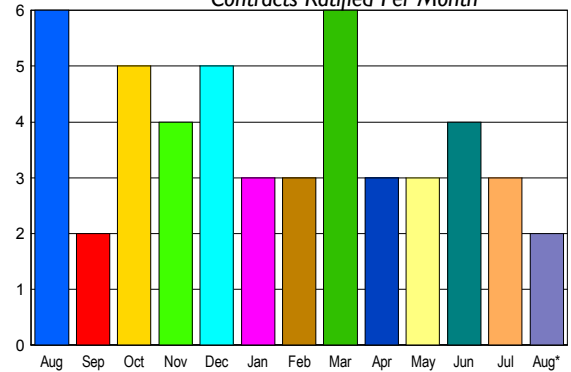


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	0	0	0.0
150,000 - 199,999	0	0	0.0	1	2	-50.0
200,000 - 299,999	2	2	0.0	8	9	-11.1
300,000 - 399,999	0	1	-100.0	11	12	-8.3
400,000 - 499,999	0	1	-100.0	2	3	-33.3
500,000 - 599,999	0	0	0.0	2	1	100.0
600,000 - 699,999	0	1	-100.0	0	2	-100.0
700,000 - 799,999	0	0	0.0	1	2	-50.0
800,000 - 899,999	0	0	0.0	0	0	0.0
900,000 - 999,999	0	1	-100.0	0	1	-100.0
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	2	6	-66.7	25	32	-21.9

SALES TREND

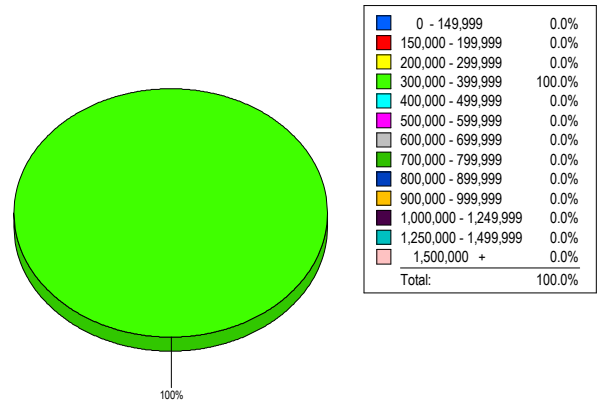
Contracts Ratified Per Month



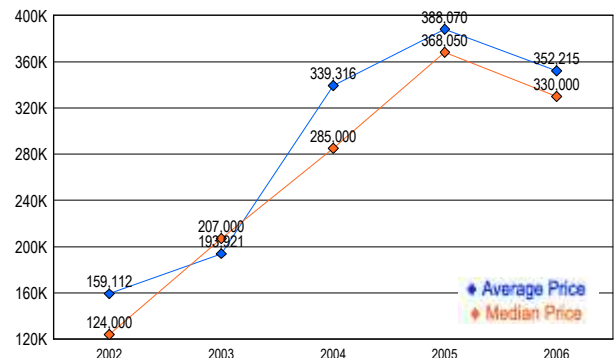
SETTLEMENTS

Price Range	New This Month			Year-To-Date		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	0	0	0.0
150,000 - 199,999	0	1	-100.0	1	1	0.0
200,000 - 299,999	0	2	-100.0	8	9	-11.1
300,000 - 399,999	3	1	200.0	12	12	0.0
400,000 - 499,999	0	1	-100.0	2	2	0.0
500,000 - 599,999	0	0	0.0	3	2	50.0
600,000 - 699,999	0	0	0.0	1	2	-50.0
700,000 - 799,999	0	1	-100.0	0	1	-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	3	6	-50.0	27	29	-6.9

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