

# FALLS CHURCH CITY Residential Market Report



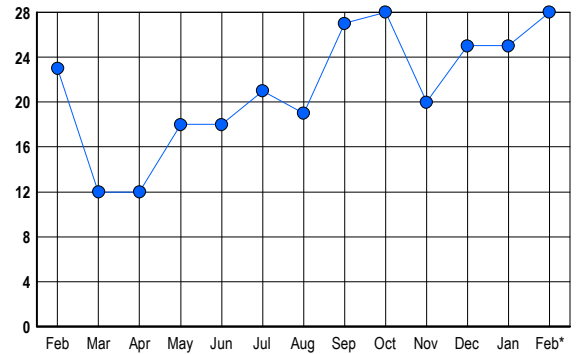
# HOUSING REPORT Single Family Homes February 2006

## LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	0	0.0	2	0	200.0
150,000 - 199,999	0	0	0.0	0	2	-100.0
200,000 - 299,999	0	0	0.0	0	2	-100.0
300,000 - 399,999	0	0	0.0	0	3	-100.0
400,000 - 499,999	0	1	-100.0	1	0	100.0
500,000 - 599,999	0	2	-100.0	6	2	200.0
600,000 - 699,999	3	1	200.0	8	0	800.0
700,000 - 799,999	1	2	-50.0	5	5	0.0
800,000 - 899,999	3	0	300.0	2	8	-75.0
900,000 - 999,999	1	1	0.0	1	1	0.0
1,000,000 - 1,249,999	0	0	0.0	1	0	100.0
1,250,000 - 1,499,999	1	0	100.0	1	0	100.0
1,500,000 +	0	0	0.0	1	0	100.0
<b>TOTALS</b>	<b>9</b>	<b>7</b>	<b>28.6</b>	<b>28</b>	<b>23</b>	<b>21.7</b>

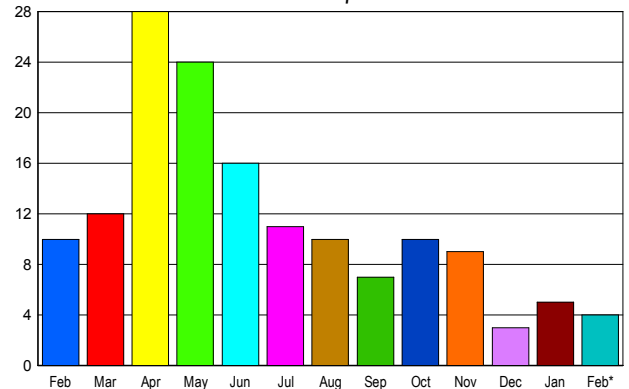
## INVENTORY TREND

Listings Active at End of Month



## SALES TREND

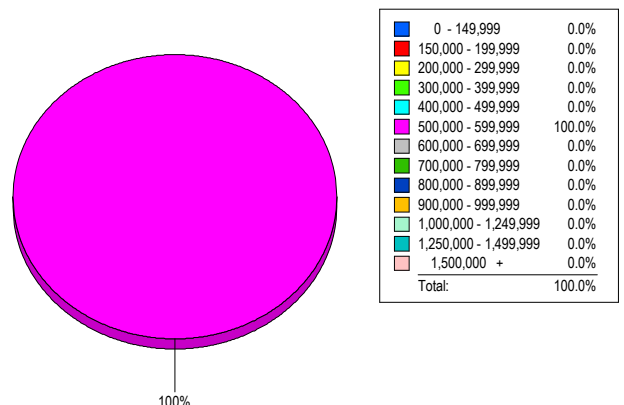
Contracts Ratified Per Month



## 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	0	0	0.0
200,000 - 299,999	0	0	0.0	0	0	0.0
300,000 - 399,999	0	0	0.0	0	0	0.0
400,000 - 499,999	0	2	-100.0	1	4	-75.0
500,000 - 599,999	2	3	-33.3	3	3	0.0
600,000 - 699,999	0	2	-100.0	0	3	-100.0
700,000 - 799,999	0	2	-100.0	1	3	-66.7
800,000 - 899,999	1	0	100.0	1	0	100.0
900,000 - 999,999	0	0	0.0	0	0	0.0
1,000,000 - 1,249,999	0	1	-100.0	1	1	0.0
1,250,000 - 1,499,999	1	0	100.0	2	0	200.0
1,500,000 +	0	0	0.0	0	0	0.0
<b>TOTALS</b>	<b>4</b>	<b>10</b>	<b>-60.0</b>	<b>9</b>	<b>14</b>	<b>-35.7</b>

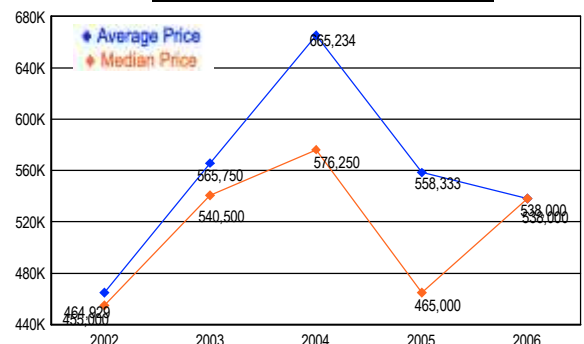
## MARKET BY PRICE RANGE



## 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	0	0.0	0	0	0.0
200,000 - 299,999	0	0	0.0	0	1	-100.0
300,000 - 399,999	0	0	0.0	0	0	0.0
400,000 - 499,999	0	2	-100.0	1	5	-80.0
500,000 - 599,999	1	0	100.0	3	1	200.0
600,000 - 699,999	0	0	0.0	1	0	100.0
700,000 - 799,999	0	1	-100.0	0	1	-100.0
800,000 - 899,999	0	0	0.0	0	2	-100.0
900,000 - 999,999	0	0	0.0	1	0	100.0
1,000,000 - 1,249,999	0	0	0.0	1	0	100.0
1,250,000 - 1,499,999	0	0	0.0	0	0	0.0
1,500,000 +	0	0	0.0	1	0	100.0
<b>TOTALS</b>	<b>1</b>	<b>3</b>	<b>-66.7</b>	<b>8</b>	<b>10</b>	<b>-20.0</b>

## 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