

# FALLS CHURCH CITY

## Residential Market Report



# HOUSING REPORT

## Single Family Homes

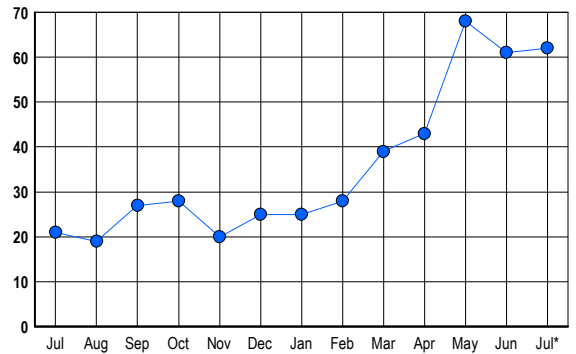
### July 2006

### LISTINGS

Prices Range	New This Month			Total Actives		
	2006	2005	% Change	2006	2005	% Change
0 - 149,999	0	1	-100.0	0	1	-100.0
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	1	-100.0
400,000 - 499,999	0	2	-100.0	5	3	66.7
500,000 - 599,999	5	6	-16.7	14	7	100.0
600,000 - 699,999	5	3	66.7	13	1	1,200.0
700,000 - 799,999	1	1	0.0	5	3	66.7
800,000 - 899,999	1	2	-50.0	4	4	0.0
900,000 - 999,999	2	0	200.0	4	0	400.0
1,000,000 - 1,249,999	3	0	300.0	9	1	800.0
1,250,000 - 1,499,999	1	1	0.0	7	0	700.0
1,500,000 +	0	0	0.0	1	0	100.0
<b>TOTALS</b>	<b>18</b>	<b>16</b>	<b>12.5</b>	<b>62</b>	<b>21</b>	<b>195.2</b>

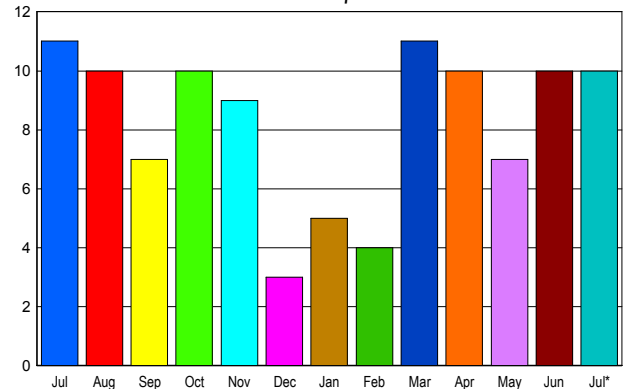
### INVENTORY TREND

Listings Active at End of Month



### SALES TREND

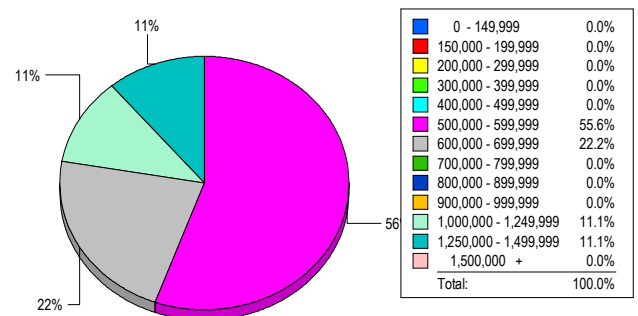
Contracts Ratified Per Month



### 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	1	-100.0
300,000 - 399,999	0	0	0.0	0	0	0.0
400,000 - 499,999	0	2	-100.0	3	18	-83.3
500,000 - 599,999	4	2	100.0	19	30	-36.7
600,000 - 699,999	0	1	-100.0	13	19	-31.6
700,000 - 799,999	2	5	-60.0	5	19	-73.7
800,000 - 899,999	1	0	100.0	4	6	-33.3
900,000 - 999,999	2	0	200.0	5	3	66.7
1,000,000 - 1,249,999	1	0	100.0	4	2	100.0
1,250,000 - 1,499,999	0	1	-100.0	5	4	25.0
1,500,000 +	0	0	0.0	1	0	100.0
<b>TOTALS</b>	<b>10</b>	<b>11</b>	<b>-9.1</b>	<b>59</b>	<b>102</b>	<b>-42.2</b>

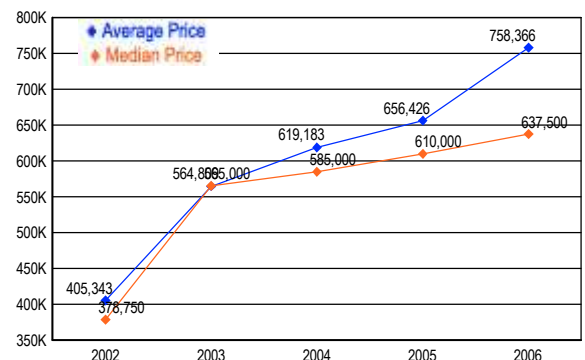
### MARKET BY PRICE RANGE



### 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	1	-100.0	2	12	-83.3
500,000 - 599,999	5	4	25.0	17	31	-45.2
600,000 - 699,999	2	7	-71.4	14	19	-26.3
700,000 - 799,999	0	2	-100.0	3	11	-72.7
800,000 - 899,999	0	3	-100.0	5	9	-44.4
900,000 - 999,999	0	1	-100.0	3	6	-50.0
1,000,000 - 1,249,999	1	0	100.0	4	3	33.3
1,250,000 - 1,499,999	1	2	-50.0	4	4	0.0
1,500,000 +	0	0	0.0	1	0	100.0
<b>TOTALS</b>	<b>9</b>	<b>20</b>	<b>-55.0</b>	<b>53</b>	<b>96</b>	<b>-44.8</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