

FALLS CHURCH CITY

Residential Market Report



HOUSING REPORT

Single Family Homes

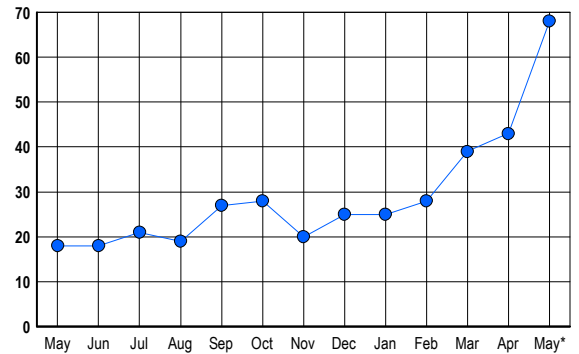
May 2006

LISTINGS

Prices 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	0	0.0
200,000 - 299,999	0	0	0.0	0	1	-100.0
300,000 - 399,999	0	0	0.0	0	2	-100.0
400,000 - 499,999	1	0	100.0	2	1	100.0
500,000 - 599,999	6	7	-14.3	12	1	1,100.0
600,000 - 699,999	16	7	128.6	21	3	600.0
700,000 - 799,999	8	4	100.0	9	7	28.6
800,000 - 899,999	4	2	100.0	5	1	400.0
900,000 - 999,999	2	1	100.0	3	0	300.0
1,000,000 - 1,249,999	2	2	0.0	6	2	200.0
1,250,000 - 1,499,999	2	0	200.0	9	0	900.0
1,500,000 +	1	0	100.0	1	0	100.0
TOTALS	42	23	82.6	68	18	277.8

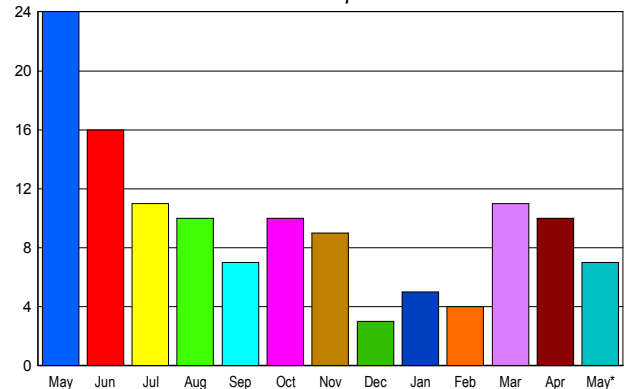
INVENTORY TREND

Listings Active at End of Month



SALES TREND

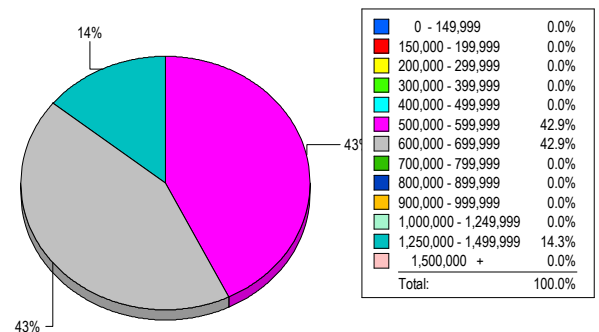
Contracts Ratified Per Month



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	1	2	-50.0	3	14	-78.6
500,000 - 599,999	2	9	-77.8	10	26	-61.5
600,000 - 699,999	4	3	33.3	10	11	-9.1
700,000 - 799,999	0	3	-100.0	3	12	-75.0
800,000 - 899,999	0	3	-100.0	3	7	-57.1
900,000 - 999,999	0	1	-100.0	3	3	0.0
1,000,000 - 1,249,999	0	1	-100.0	3	2	50.0
1,250,000 - 1,499,999	0	2	-100.0	3	3	0.0
1,500,000 +	0	0	0.0	0	0	0.0
TOTALS	7	24	-70.8	38	78	-51.3

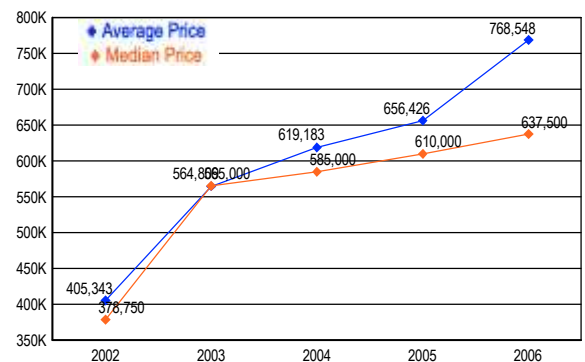
MARKET BY PRICE RANGE



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	10	-90.0
500,000 - 599,999	3	6	-50.0	10	19	-47.4
600,000 - 699,999	3	3	0.0	8	6	33.3
700,000 - 799,999	0	2	-100.0	2	7	-71.4
800,000 - 899,999	0	3	-100.0	1	6	-83.3
900,000 - 999,999	0	2	-100.0	2	2	0.0
1,000,000 - 1,249,999	0	0	0.0	1	2	-50.0
1,250,000 - 1,499,999	1	1	0.0	3	1	200.0
1,500,000 +	0	0	0.0	1	0	100.0
TOTALS	7	19	-63.2	29	54	-46.3

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