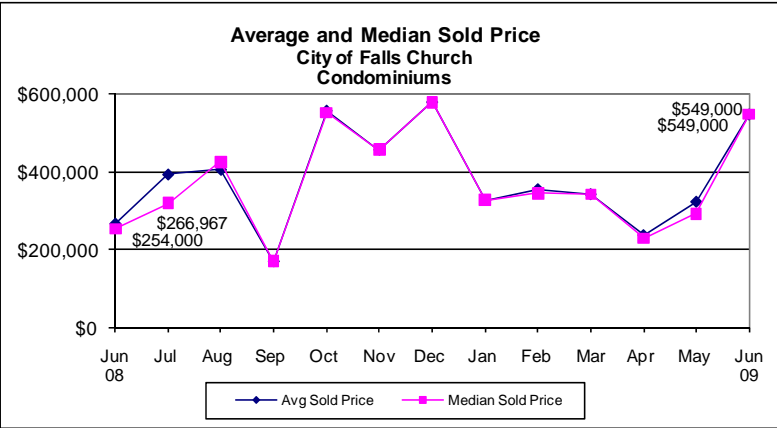


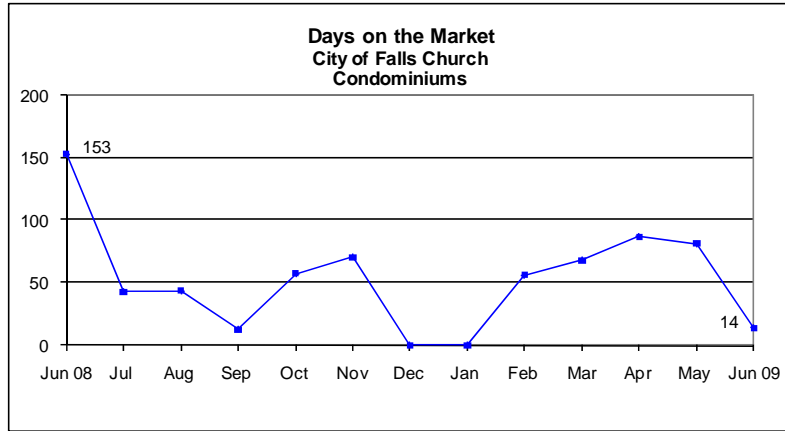
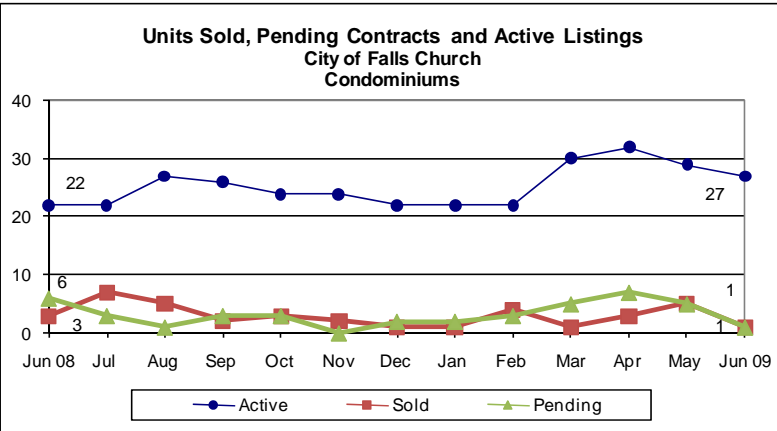
CITY OF FALLS CHURCH CONDOMINIUMS

JUNE 2009



Price Data City of Falls Church Condominiums

	June 08	June 09	% Chg.
Avg. Sold Price	\$266,967	\$549,000	106%
Avg. Net Price	\$263,967	\$549,000	108%
Median Sold Price	\$254,000	\$549,000	116%



Units Sold by Price Range City of Falls Church Condominiums

Price Range	June 08	June 09	% Chg.
Less than \$200,000	1	0	-100%
\$200,000-299,999	1	0	-100%
\$300,000-399,999	0	0	-
\$400,000-499,999	1	0	-100%
\$500,000-599,999	0	1	-
\$600,000-699,999	0	0	-
\$700,000-799,999	0	0	-
\$800,000-899,999	0	0	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	3	1	-67%

Listings by Price Range City of Falls Church Condominiums

Price Range	Active Listings			New Listings		
	June 08	June 09	% Chg.	June 08	June 09	% Chg.
Less than \$200,000	1	2	100%	0	0	-
\$200,000-299,999	3	7	133%	2	1	-50%
\$300,000-399,999	7	5	-29%	4	1	-75%
\$400,000-499,999	1	7	600%	2	0	-100%
\$500,000-599,999	5	4	-20%	3	1	-67%
\$600,000-699,999	3	1	-67%	3	0	-100%
\$700,000-799,999	1	1	0%	0	0	-
\$800,000-899,999	0	0	-	0	0	-
\$900,000-999,999	1	0	-100%	0	0	-
\$1,000,000+	0	0	-	0	0	-
Totals	22	27	23%	14	3	-79%

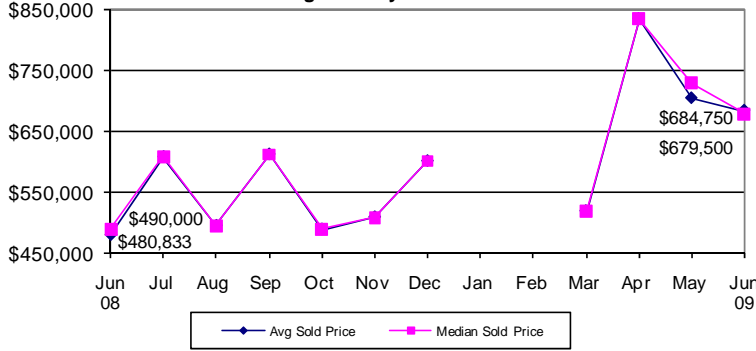
DEFINITIONS

Active listings: listings with one of the following listings statuses at the end of the month: ACTIVE, CNTG/NO KO or CNTG/KO.
 Pending contracts: homes that went under contract during the month.
 Avg. sold price: mathematical average of price of all homes sold.
 Median sold price: price at which half of the homes sold for more and half sold for less.
 Net price: sold price minus the amount of any seller subsidy.
 Days on the market: calculated from the MRIS days on the market field (DOMP).

Data Source: Metropolitan Regional Information Systems, Inc. (MRIS)

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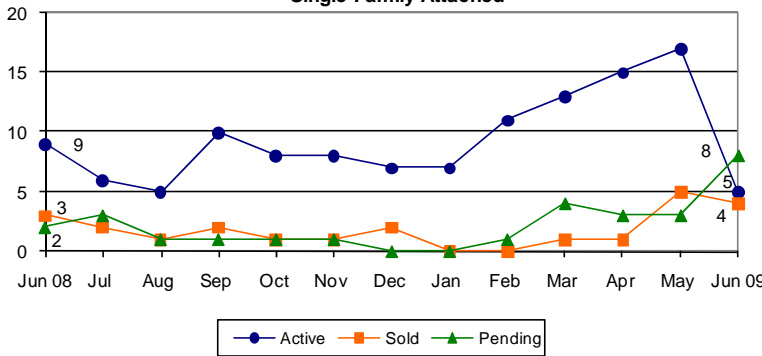
Average and Median Sold Price
City of Falls Church
Single-Family Attached



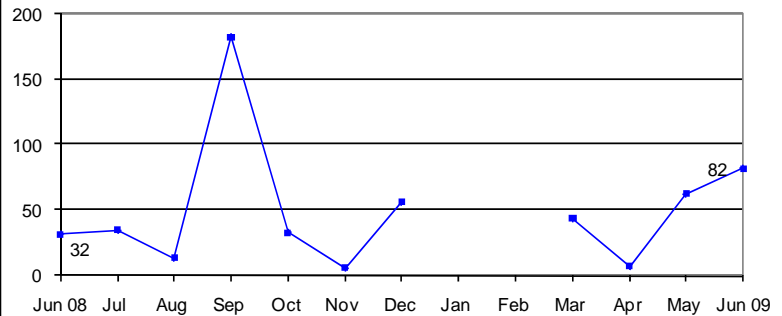
Price Data
City of Falls Church
Single-Family Attached

	June 08	June 09	% Chg.
Avg. Sold Price	\$480,833	\$684,750	42%
Avg. Net Price	\$480,833	\$682,250	42%
Median Sold Price	\$490,000	\$679,500	39%

Units Sold, Pending Contracts and Active Listings
City of Falls Church
Single-Family Attached



Days on the Market
City of Falls Church
Single-Family Attached



Units Sold by Price Range
City of Falls Church
Single-Family Attached

Price Range	June 08	June 09	% Chg.
Less than \$200,000	0	0	-
\$200,000-299,999	0	0	-
\$300,000-399,999	0	0	-
\$400,000-499,999	2	0	-100%
\$500,000-599,999	1	1	0%
\$600,000-699,999	0	2	-
\$700,000-799,999	0	0	-
\$800,000-899,999	0	1	-
\$900,000-999,999	0	0	-
\$1,000,000+	0	0	-
Totals	3	4	33%

Listings by Price Range
City of Falls Church
Single-Family Attached

Price Range	Active Listings			New Listings		
	June 08	June 09	% Chg.	June 08	June 09	% Chg.
Less than \$200,000	0	0	-	0	0	-
\$200,000-299,999	0	0	-	0	0	-
\$300,000-399,999	0	0	-	0	0	-
\$400,000-499,999	1	3	200%	0	0	-
\$500,000-599,999	1	0	-100%	1	0	-100%
\$600,000-699,999	1	1	0%	0	1	-
\$700,000-799,999	3	1	-67%	1	1	0%
\$800,000-899,999	1	0	-100%	0	0	-
\$900,000-999,999	2	0	-100%	0	0	-
\$1,000,000+	0	0	-	0	0	-
Totals	9	5	-44%	2	2	0%

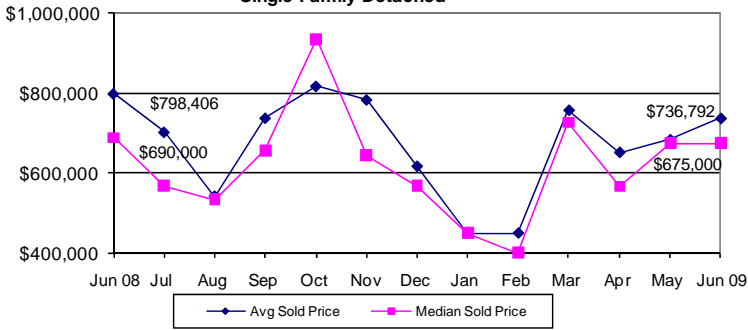
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 Net price: sold price minus the amount of any seller subsidy.
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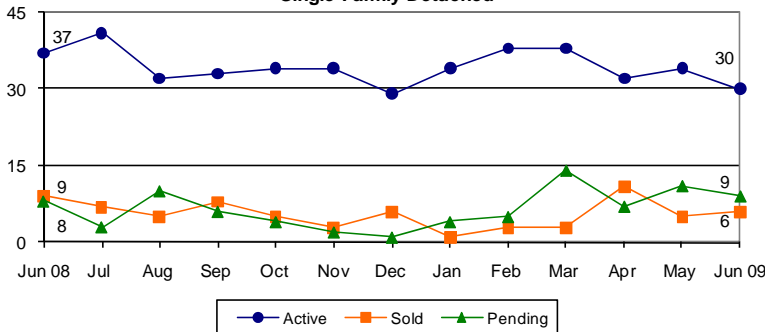
Average and Median Sold Price
City of Falls Church
Single-Family Detached



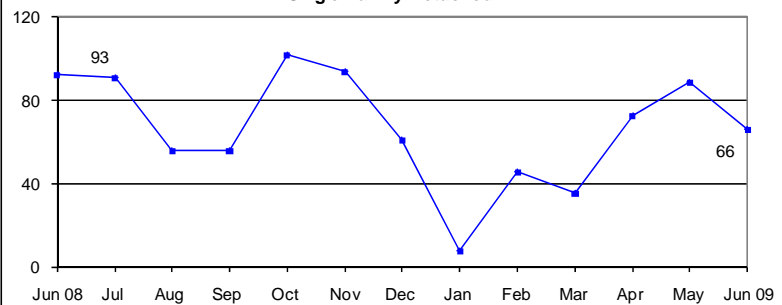
Price Data
City of Falls Church
Single-Family Detached

	June 08	June 09	% Chg.
Avg. Sold Price	\$798,406	\$736,792	-8%
Avg. Net Price	\$791,239	\$734,292	-7%
Median Sold Price	\$690,000	\$675,000	-2%

Units Sold, Pending Contracts and Active Listings
City of Falls Church
Single-Family Detached



Days on the Market
City of Falls Church
Single-Family Detached



Units Sold by Price Range
City of Falls Church
Single-Family Detached

Price Range	June 08	June 09	% Chg.
Less than \$200,000	0	0	-
\$200,000-299,999	0	0	-
\$300,000-399,999	0	0	-
\$400,000-499,999	0	0	-
\$500,000-599,999	3	2	-33%
\$600,000-699,999	2	1	-50%
\$700,000-799,999	1	1	0%
\$800,000-899,999	1	1	0%
\$900,000-999,999	1	0	-100%
\$1,000,000+	1	1	0%
Totals	9	6	-33%

Listings by Price Range
City of Falls Church
Single-Family Detached

Price Range	Active Listings			New Listings		
	June 08	June 09	% Chg.	June 08	June 09	% Chg.
Less than \$200,000	0	0	-	0	0	-
\$200,000-299,999	0	0	-	0	0	-
\$300,000-399,999	0	2	-	0	0	-
\$400,000-499,999	2	2	0%	0	0	-
\$500,000-599,999	6	9	50%	3	4	33%
\$600,000-699,999	6	3	-50%	6	2	-67%
\$700,000-799,999	7	5	-29%	2	2	0%
\$800,000-899,999	1	2	100%	0	3	-
\$900,000-999,999	4	1	-75%	1	0	-100%
\$1,000,000+	11	6	-45%	4	1	-75%
Totals	37	30	-19%	16	12	-25%

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 Median sold price: price at which half of the homes sold for more and half sold for less.
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