

## FALLS CHURCH CITY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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### Labor Market :

In the first two months of the second quarter, 89 jobs were added to the payrolls of Falls Church City. As a result of these new jobs, the average monthly unemployment rate fell from 2.6% during the first quarter to 1.9% for April and May. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

### Housing Market :

	Q1' 04	Q2' 04	Q3' 04 (Forecast)
Average Price	\$521,400	\$531,100	↑
# Homes on the Market *	43	78	↑
# Homes Sold **	31	69	↑
# New Homes Built ***	1	1	↑
Avg # of Days on Market	26	20	↓

\* Available as of Jun. 30, 2004.

\*\* May not add to total of zip codes

\*\*\* During the first two months of 2nd quarter.

### Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
22042	\$530,600	231.63%	4	300.00%	6	102.6%
22044	\$214,700	41.72%	3	0.00%	2	103.3%
22046	\$551,000	22.61%	60	25.00%	22	100.5%
OTHER	\$407,500	-	2	-	11	98.8%