

## FALLS CHURCH CITY, VA

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

Falls Church City saw 52 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 3.2% during the third quarter to 3.1% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong leaving record low mortgage rates to drive home sales.

### Housing Market :

	Q3' 04	Q4' 04	Q1' 05 (Forecast)
<b>Average Price</b>	\$513,000	\$556,100	↑
<b># Homes on the Market *</b>	52	43	↑
<b># Homes Sold **</b>	93	59	↔
<b># New Homes Built ***</b>	1	1	↑
<b>Avg # of Days on Market</b>	12	23	↔

\* Available as of Dec. 31, 2004.

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

\*\*\* During the first two months of 4th 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)
22046	\$584,500	20.05%	50	19.05%	24	100.4%
OTHER	\$398,300	23.66%	9	50.00%	17	100.9%