AvalonBay Communities, Inc.

For Immediate News Release
January 21, 2003

AVALONBAY COMMUNITIES, INC. ANNOUNCES FOURTH QUARTER AND FULL YEAR 2002 OPERATING RESULTS

(Alexandria, VA) AvalonBay Communities, Inc. (NYSE/PCX: AVB) reported today that Earnings per Share ("EPS") for the quarter ended December 31, 2002 was $0.91 (diluted), compared to $0.81 (diluted) for the comparable period of 2001, a per share increase of 12.3%. For the year ended December 31, 2002, EPS was $2.23 (diluted) compared to $3.12 (diluted) for the comparable period of 2001, a per share decrease of 28.5%.

Funds from Operations ("FFO") for the quarter ended December 31, 2002 was $59,194,000 or $0.85 per share (diluted) compared to $72,107,000 or $1.03 per share (diluted) for the comparable period of 2001, a per share decrease of 17.5%. FFO per share for the year ended December 31, 2002 decreased by 10.1% to $3.65 per share (diluted) from $4.06 per share (diluted) for the comparable period in 2001. These FFO per share results are consistent with the Company's financial outlook provided on both October 7, 2002 and December 19, 2002.

Net Operating Income ("NOI") from the entire portfolio for the quarter ended December 31, 2002 decreased by $5,443,000 or 4.7% to $109,380,000 compared to the comparable period of 2001. NOI for the year ended December 31, 2002 decreased by 3.8% to $438,190,000 from $455,439,000 for the comparable period in 2001.

Included in EPS for the years ending December 31, 2002 and 2001 are gains on sale of communities totaling $48,893,000 and $62,852,000, respectively. For the quarter and year ended December 31, 2002, EPS also includes an impairment loss of $6,800,000 relating to the planned disposition of two land parcels. See "Disposition Activity" discussion below.

Included in EPS, NOI and FFO for the years ending December 31, 2002 and 2001 is the recognition of $5,800,000 and $2,500,000, respectively, of business interruption insurance proceeds related to Avalon at Edgewater.

Operating Results for the Quarter Ended December 31, 2002 Compared to the Prior Year Period

Total revenue increased by $2,920,000, or 1.8% to $161,346,000, and earnings before interest, income taxes, depreciation and amortization ("EBITDA") decreased by $8,293,000 or 8.0% to $95,808,000.

For Established Communities, rental revenue decreased 6.3%, comprised of a rental rate decline of 6.8% and an increase in economic occupancy of 0.5%. Total revenue decreased $7,718,000 to $115,596,000 and operating expenses increased $3,148,000, or 9.8%. Accordingly, NOI decreased by $10,866,000 or 11.9%.

4Q 02 Compared to 4Q 01

	Established Communities			Total*
	Rental Revenue	Operating Expenses	NOI	% of NOI
Northeast	(6.8%)	14.6%	(14.1%)	35.7%
Mid-Atlantic	(3.7%)	10.1%	(8.2%)	15.6%
Midwest	(7.4%)	(6.8%)	(7.8%)	4.3%
Pacific NW	(6.3%)	(3.0%)	(8.1%)	5.4%
No. California	(9.4%)	13.5%	(16.1%)	26.0%
So. California	2.1%	5.7%	0.8%	13.0%
Total	(6.3%)	9.8%	(11.9%)	100.0%

* Total represents each region's % of total NOI from the entire portfolio.

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Sequential Operating Results for the Quarter Ended December 31, 2002 Compared to the Quarter Ended September 30, 2002

The following table reflects the sequential changes in rental revenue, operating expenses and NOI for Established Communities from the third quarter of 2002 to the fourth quarter of 2002:

4Q 02 Compared to 3Q 02	Established Communities		
	Rental Revenue	Operating Expenses	NOI
Northeast	(2.9%)	(6.9%)	(0.6%)
Mid-Atlantic	(2.4%)	(8.0%)	0.0%
Midwest	(2.9%)	(1.9%)	(3.6%)
Pacific NW	(2.3%)	(14.5%)	6.4%
No. California	0.1%	(1.7%)	0.9%
So. California	1.1%	(8.8%)	5.5%
Total	(1.4%)	(5.6%)	0.6%

Operating Results for the Year Ended December 31, 2002 Compared to the Prior Year Period

Total revenue increased by $5,143,000, or 0.8% to $638,966,000, and EBITDA decreased by $19,198,000 or 4.7% to $393,406,000.

For Established Communities, rental revenue decreased 6.1%, comprised of a rental rate decline of 4.1% and a decrease in economic occupancy of 2.0%. Total revenue at these communities decreased $30,551,000 to $473,029,000 and operating expenses increased $6,129,000, or 4.5%. Accordingly, NOI decreased by $36,680,000 or 9.9%.

Full Year 2002 Compared to 2001	Established Communities			Total*
	Rental Revenue	Operating Expenses	NOI	% of NOI
Northeast	(4.1%)	7.7%	(8.5%)	35.4%
Mid-Atlantic	(1.2%)	5.6%	(3.6%)	16.0%
Midwest	(5.4%)	(5.7%)	(5.2%)	4.5%
Pacific NW	(5.4%)	7.9%	(12.2%)	5.4%
No. California	(12.5%)	4.8%	(17.5%)	26.7%
So. California	1.9%	1.8%	1.9%	12.0%
Total	(6.1%)	4.5%	(9.9%)	100.0%

* Total represents each region's % of total NOI from the entire portfolio.

Established Communities Operating Statistics

Market Rents, as defined below under "Definitions of FFO and Other Non-GAAP Terms," declined by an average of 3.9% in the fourth quarter compared to the same quarter in the prior year. The greatest declines, on a year over year basis, were in the Pacific Northwest with a decline of 12.7% from the fourth quarter of 2001 and in Northern California with a decline of 9.0%.

Sequentially, as compared to the third quarter of 2002, market rents declined 1.5% with the largest declines in the Pacific Northwest at 5.4% and in Northern California at 4.1%.

Economic Occupancy, as defined below under "Definitions of FFO and Other Non-GAAP Terms," was 93.8% during the fourth quarter 2002, increasing 0.5% over the same quarter last year.

Sequentially, from the third quarter to the fourth quarter of 2002, Economic Occupancy decreased 0.1%. The most significant changes in the fourth quarter 2002 as compared to the third quarter of 2002 occurred in the following selected submarkets:

Economic Occupancy Q4 02 Compared to Q3 02	
Submarket	Change
San Francisco	2.8%
Oakland-East Bay	1.7%
San Jose	1.1%
Orange County	1.1%
Baltimore	(1.4%)
Washington, DC	(2.7%)
Fairfield-New Haven	(2.7%)
Chicago	(3.1%)

Cash concessions as a percentage of Market Rent for Established Communities averaged 2.6% during the fourth quarter of 2002, as compared to 0.9% in the fourth quarter of 2001 and 2.0% in the third quarter of 2002. During the fourth quarter of 2002, cash concessions as a percentage of Market Rent were highest in the Pacific Northwest at 4.2% and in the Northeast at 3.3%. Cash concessions are amortized over the approximate lease term, which is generally one year.

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Development Activity

In the aggregate, the Company completed four development communities during the fourth quarter of 2002 for a total development cost of approximately $209,800,000 or $7,100,000 below original budget. Avalon at Cahill Park, located in San Jose, California, is a mid-rise community containing 218 apartment homes and was completed for a total construction cost of $51,500,000. Avalon at Riverview I, located on the waterfront of the East River in New York, is a high-rise community containing 372 apartment homes and was completed for a total construction cost of $95,000,000. Avalon Ledges, located in Weymouth, Massachusetts, is a garden-style community containing 304 apartment homes and was completed for a total construction cost of $36,300,000. Avalon New Canaan, located in New Canaan, Connecticut, is a garden-style community containing 104 apartment homes and was completed for a total construction cost of $27,000,000.

During the fourth quarter, the Company commenced construction on two development communities, Avalon Darien (located in Darien, Connecticut) and Avalon Traville Phase I (located in the Washington, DC area). When completed, these communities are expected to contain an aggregate of 389 apartment homes for a projected total investment of $72,400,000.

Redevelopment Activity

The Company commenced redevelopment on 4100 Massachusetts Avenue located in Washington, DC during the fourth quarter. This community, acquired by the Company in 1994, contains 308 apartment homes and, if redeveloped as expected, will be completed for a total investment of $43,300,000 (including $35,700,000 of acquisition cost and additional capital expenditures since acquisition).

Disposition Activity

The Company sold one community, Avalon at Longwood Towers (located in the Boston, Massachusetts area), during the fourth quarter of 2002. This 277 apartment home community was originally constructed in 1927 and was acquired by the Company in 1993 for $16,600,000. In 1998, this community was redeveloped at an additional cost of $17,700,000. The sales price for this community was $80,100,000, resulting in a gain as reported in accordance with Generally Accepted Accounting Principles ("GAAP") of $48,893,000. The gross capitalized cost (before accumulated depreciation) at the date of sale was $37,058,000 and the weighted average initial year market cap rate relating to this community was 5.4%.

As of December 31, 2002, the Company has determined that two land parcels with an aggregate carrying value (prior to adjustment) of $26,739,000 would not likely proceed to development and are planned for disposition. The Company recorded an impairment loss of $6,800,000 during the fourth quarter of 2002 to reflect these parcels at fair market value (based on their current entitlement status), less estimated selling costs.

Financing, Liquidity and Balance Sheet Statistics

As of December 31, 2002, the Company had $28,970,000 outstanding under its $500,000,000 unsecured credit facility (expandable to $650,000,000) and unrestricted cash of approximately $13,357,000. This available cash, the unsecured credit facility, net proceeds from anticipated asset sales in 2003 and approximately $40,000,000 of estimated cash retained from operations annually, will be used to fund development and redevelopment activity, provide letters of credit, repay debt and repurchase/redeem equity securities.

Leverage, as measured by debt as a percentage of total market capitalization (i.e., market value of common stock, liquidation preference of preferred stock, plus face value of debt) was 46.1% at December 31, 2002. EBITDA before minority interest for the fourth quarter covered Fixed Charges by 2.7 times and EBITDA covered interest by 3.0 times.

Stock Repurchase

In July 2002, the Company announced that its Board of Directors authorized a common stock repurchase program. Under this program, the Company may acquire shares of its common stock in open market or negotiated transactions up to an aggregate purchase price of $100,000,000. As of December 31, 2002, the Company had repurchased 1,281,600 shares of common stock at an aggregate cost of $49,722,000 through this program.

2003 Financial Outlook

As noted in the Company's initial 2003 financial outlook provided on December 19, 2002, EPS in the range of $0.23 to $0.29 and FFO per share in the range of $0.78 to $0.84 are expected for the first quarter 2003. The Company expects EPS for the full year 2003 to be in the range of $1.93 to $2.13 and FFO per share for the full year 2003 to be in the range of $3.15 to $3.35.

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Other Matters

The Company will hold a conference call on January 22, 2003 at 11:00 AM Eastern Time (EDT) to review and answer questions about these results and projections, the earnings release attachments described below, and related matters. The domestic number to call to participate is 1-877-510-2397. The international number to call to participate is 1-706-634-5877. The domestic number to hear a replay of this call is 1-800-642-1687, and the international number to hear a replay of this call is 1-706-645-9291 - Access Code: 7332798.

A webcast of the conference call will also be available at http://www.avalonbay.com/earnings, and an on-line playback of the webcast will be available for 30 days following the call.

About AvalonBay Communities, Inc.

AvalonBay currently owns or holds an ownership interest in 149 apartment communities containing 43,608 apartment homes in eleven states and the District of Columbia, of which 12 communities are under construction and two communities are under reconstruction. AvalonBay is an equity REIT in the business of developing, redeveloping, acquiring and managing upscale apartment communities in high barrier-to-entry markets of the United States. More information on AvalonBay may be found on AvalonBay's Website at http://www.avalonbay.com. For additional information, please contact Bryce Blair, Chairman, Chief Executive Officer and President, at (703) 317-4652 or Thomas J. Sargeant, Executive Vice President and Chief Financial Officer, at (703) 317-4635.

Forward-Looking Statements

This release, including it's attachments, contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. You can identify these forward-looking statements by the Company's use of the words "expects," "plans," "estimates," "projects," "intends," "believes" and similar expressions. Actual results may differ materially from those expressed or implied by the forward-looking statements as a result of certain risks and uncertainties, including, but not limited to, possible changes in demand for apartment homes, the effects of economic conditions (including interest rates), the impact of competition and competitive pricing, changes in construction costs, the results of financing efforts, potential dispositions under agreement, the effects of the Company's accounting policies and other matters detailed in the Company's filings with the Securities and Exchange Commission, including the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2001 under the heading "Management's Discussion and Analysis of Financial Condition and Results of Operations - Forward-Looking Statements".

The Company does not undertake a duty to update forward looking statements, including its expected operating results for the first quarter of 2003 and the full year 2003. The Company may, in its discretion, provide information in future public announcements regarding its outlook that may be of interest to the investment community. The format and extent of future outlooks may be different from the format and extent of the information contained in this release.

Definitions of FFO and Other Non-GAAP Terms

Management generally considers FFO to be an appropriate supplemental measure of the operating performance of the Company because it helps investors to understand the ability of the Company to incur and service debt and to make capital expenditures. FFO is determined based on a definition adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"), which may differ from the methodology for computing FFO used by other REITs, and, accordingly, the Company's calculation of FFO may not be comparable to the FFO reported by other REITs. FFO as used by AvalonBay means net income or loss computed in accordance with GAAP, except that excluded from net income or loss are gains or losses on sales of property (net of any impairment loss) and extraordinary (as defined by GAAP) gains or losses on debt restructuring; plus depreciation of real estate assets; and after adjustments for unconsolidated partnerships and joint ventures. A reconciliation of the Company's reported GAAP income to FFO is contained in the earnings release attachments described below. FFO does not represent cash generated from operating activities in accordance with GAAP. Therefore it should not be considered an alternative to net income as an indication of our performance. FFO should also not be considered an alternative to net cash flows from operating activities as determined by GAAP as a measure of liquidity. Additionally, it is not necessarily indicative of cash available to fund cash needs.

NOI is defined by the Company as revenue less direct property operating expenses (including property taxes), and excludes interest expense, general and administrative corporate overhead expense and depreciation. EBITDA is defined as net income before interest income and expense, income taxes, depreciation and amortization, from both continuing and discontinued operations. EBITDA excludes gain on sale of communities, net of impairment loss on planned dispositions. NOI and EBITDA do not

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represent cash generated from operating activities in accordance with GAAP. Therefore these measures should not be considered an alternative to net income as an indication of our performance. NOI and EBITDA should also not be considered an alternative to net cash flows from operating activities as determined by GAAP as a measure of liquidity. Additionally, these measures are not necessarily indicative of cash available to fund cash needs.

Market Rents as reported by the Company are based on the current market rates set by the managers of the Company's communities based on their experience in renting their communities' apartments and publicly available market data. Trends in market rents for a region as reported by others could vary. Market Rents for a period are based on the average Market Rents during that period and do not reflect any impact for cash concessions.

By measuring vacant apartments at their Market Rents, Economic Occupancy takes into account the fact that apartment homes of different sizes and locations within a community have different economic impacts on a community's gross revenue. Economic Occupancy is defined as total possible revenue less vacancy loss as a percentage of total possible revenue. Total possible revenue is determined by valuing occupied units at contract rates and vacant units at Market Rents. Vacancy loss is determined by valuing vacant units at current Market Rents.

Earnings Release Attachments

The Company produces Earnings Release Attachments (the "Attachments") that provide detailed information regarding operating, development, redevelopment, disposition and acquisition activity. These Attachments are available via the Company's website and through e-mail distribution. Access to the Attachments through the Company's website is available at http://www.avalonbay.com/earnings. If you would like to receive future press releases via e-mail, please register through the Company's website at http://www.avalonbay.com/Template.cfm?Section=Subscribe. Some items referenced in the earnings release may require the Adobe Acrobat 5.0 Reader. If you do not have the Adobe Acrobat 5.0 Reader, you may download it at the following website address: http://www.adobe.com/products/acrobat/readstep.html.

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AvalonBay COMMUNITIES, INC.

FOURTH QUARTER 2002

Supplemental Operating and Financial Data

Avalon Ledges is a vibrant and sophisticated community set in a superb location that puts you in the heart of greater Boston. Only 12 miles from the heart of the city, Weymouth, MA offers multi-access not only to Boston's business corridor but also to the beautiful beaches of Cape Cod, keeping you close enough for an easy commute, yet far enough away to enjoy open green spaces and a relaxed suburban lifestyle.

Boston's Logan airport is within a half hour drive; commuter rail and T access closer still; and the bus a two minute walk. Choose from Boston's wealth of arts, culture and sports, frequent the "golden triangle" of South Shore shopping or stay home and enjoy the resort style pool and spa, indoor basketball court, fitness center or picnic areas.

With everything that Avalon Ledges has to offer, residents will have more time for the things most important to them. We call that Time Well Spent.

FOURTH QUARTER 2002

Supplemental Operating and Financial Data

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Attachment 1

AvalonBay Communities, Inc.
Selected Operating and Other Information
December 31, 2002
(Dollars in thousands except per share data)
(unaudited)

Selected Operating Information:	Q4 2002	Q4 2001	% Change	Full Year 2002	Full Year 2001	% Change
Net income available to common stockholders:	$ 63,033	$ 56,486	11.6%	$ 155,722	$ 216,500	(28.1%)
Per common share - basic	$ 0.92	$ 0.83	10.8%	$ 2.26	$ 3.19	(29.2%)
Per common share - diluted	$ 0.91	$ 0.81	12.3%	$ 2.23	$ 3.12	(28.5%)
Funds from Operations :	$ 59,194	$ 72,107	(17.9%)	$ 258,210	$ 283,293	(8.9%)
Per common share - basic	$ 0.86	$ 1.05	(18.1%)	$ 3.73	$ 4.15	(10.1%)
Per common share - diluted	$ 0.85	$ 1.03	(17.5%)	$ 3.65	$ 4.06	(10.1%)
Dividends declared - common:	$ 47,742	$ 43,977	8.6%	$ 193,155	$ 174,578	10.6%
Per common share	$ 0.70	$ 0.64	9.4%	$ 2.80	$ 2.56	9.4%
Total EBITDA	$ 95,808	$ 104,101	(8.0%)	$ 393,406	$ 412,604	(4.7%)
Common shares outstanding	68,202,926	68,713,384		68,202,926	68,713,384	
Outstanding operating partnership units	975,751	905,946		975,751	905,946	
Total outstanding shares and units	69,178,677	69,619,330		69,178,677	69,619,330	
Average shares outstanding - basic	68,281,468	68,424,199		68,772,139	67,842,752	
Average operating partnership units outstanding	1,003,370	715,201		988,747	682,134	
Effect of dilutive securities	620,572	1,167,160		913,325	1,256,833	
Average shares outstanding - diluted	69,905,410	70,306,560		70,674,211	69,781,719	

Debt Composition and Maturities

	Conventional Amt	Conventional % of Mkt Cap	Tax-Exempt Amt	Tax-Exempt % of Mkt Cap
Long-term notes:				
Variable rate	$ --	--	$ 108,781	2.0%
Fixed rate	2,009,618	37.5%	287,362	5.4%
Variable rate credit facility & short term note	65,059	1.2%	--	--
Total debt	$ 2,074,677	38.7%	$ 396,143	7.4%
Average interest rates (1)	6.6%		5.5%	
Combined average interest rate (2)		6.7%		

	2003	2004	2005	2006	2007
Maturities (2)	$ 189,708	$ 152,836	$ 153,779	$ 154,042	$ 300,304

(1) Includes credit enhancement fees, facility fees, trustees' fees, etc.
(2) Excludes amounts under the $500 million variable rate credit facility that, after all extensions, matures in 2005.

Community Information

	Communities	Apt Homes
Current Communities	137	40,179
Development Communities	12	3,429
Development Rights	38	9,950
Third-party management	1	101

Analysis of Capitalized Costs

	Q1 02	Q2 02	Q3 02	Q4 02
Cap interest	$ 8,651	$ 8,020	$ 6,733	$ 6,533
Cap overhead	$ 5,602	$ 4,665	$ 4,856	$ 4,050
Non-revenue generating cap/x per home	$ 50	$ 82	$ 81	$ 89

Attachment 2

AvalonBay Communities, Inc.
Detailed Operating Information
December 31, 2002
(Dollars in thousands except per share data)
(unaudited)

	Q4 2002	Q4 2001	% Change	Full Year 2002	Full Year 2001	% Change
Revenue:						
Rental income	$ 160,930	$ 155,450	3.5%	$ 630,502	$ 629,545	0.2%
Management fees	262	340	(22.9%)	1,355	1,325	2.3%
Other income [1]	154	2,636	(94.2%)	7,109	2,953	140.7%
Total	161,346	158,426	1.8%	638,966	633,823	0.8%
Operating expenses:						
Property operating expenses, excluding property taxes	37,118	30,606	21.3%	144,424	126,698	14.0%
Property taxes	14,848	12,997	14.2%	56,352	51,686	9.0%
Other operating expenses	8,727	7,965	9.6%	32,163	32,967	(2.4%)
Total	60,693	51,568	17.7%	232,939	211,351	10.2%
Interest income	964	1,947	(50.5%)	3,978	6,823	(41.7%)
Interest expense	(33,479)	(28,070)	19.3%	(121,380)	(103,189)	17.6%
General and administrative	(4,113)	(4,255)	(3.3%)	(14,332)	(15,224)	(5.9%)
Joint venture income and minority interest [2]	(1,473)	254	(679.9%)	(2,515)	259	(1,071.0%)
Depreciation	(38,558)	(34,272)	12.5%	(143,782)	(128,642)	11.8%
Impairment loss [3]	(6,800)	--	100.0%	(6,800)	--	100.0%
Income before gain on sale	17,194	42,462	(59.5%)	121,196	182,499	(33.6%)
Gain on sale of communities	--	18,852	(100.0%)	--	62,852	(100.0%)
Income from continuing operations	17,194	61,314	(72.0%)	121,196	245,351	(50.6%)
Discontinued operations: [4]						
Operating income	755	898	(15.9%)	3,529	3,646	(3.2%)
Gain on sale of communities	48,893	--	100.0%	48,893	--	100.0%
Total	49,648	898	5,428.7%	52,422	3,646	1,337.8%
Net income	66,842	62,212	7.4%	173,618	248,997	(30.3%)
Dividends attributable to preferred stock	(3,809)	(5,726)	(33.5%)	(17,896)	(32,497)	(44.9%)
Net income available to common stockholders	$ 63,033	$ 56,486	11.6%	$ 155,722	$ 216,500	(28.1%)
Net income per common share- basic	$ 0.92	$ 0.83	10.8%	$ 2.26	$ 3.19	(29.2%)
Net income per common share- diluted	$ 0.91	$ 0.81	12.3%	$ 2.23	$ 3.12	(28.5%)
Calculation of Funds from Operations ("FFO"):						
Net income	$ 66,842	$ 62,212	7.4%	$ 173,618	$ 248,997	(30.3%)
Dividends attributable to preferred stock	(3,809)	(5,726)	(33.5%)	(17,896)	(32,497)	(44.9%)
Depreciation (real estate related)	37,513	33,450	12.1%	140,964	125,547	12.3%
Depreciation (discontinued operations)	--	351	(100.0%)	695	1,437	(51.6%)
Joint venture adjustments	355	289	22.8%	1,321	1,102	19.9%
Minority interest	386	383	0.8%	1,601	1,559	2.7%
Gain on sale of communities, net of impairment loss on planned dispositions	(42,093)	(18,852)	123.3%	(42,093)	(62,852)	(33.0%)
FFO available to Common Stockholders	$ 59,194	$ 72,107	(17.9%)	$ 258,210	$ 283,293	(8.9%)
FFO per Common Share - Basic	$ 0.86	$ 1.05	(18.1%)	$ 3.73	$ 4.15	(10.1%)
FFO per Common Share - Diluted	$ 0.85	$ 1.03	(17.5%)	$ 3.65	$ 4.06	(10.1%)

[1] Other income includes $5.8 million in the full year ended December 31, 2002 and $2.5 million in the quarter and full year ended December 31, 2001 of business interruption insurance proceeds related to the Avalon at Edgewater insurance settlement.

[2] Joint venture income and minority interest includes the Company's pro rata share of the losses from Realeum, Inc., a technology joint venture. These losses totaling $3,166,000 in 2002, of which $1,311,000 was recognized in the fourth quarter, and $1,730,000 in 2001 bring the carrying value of the Company's investment in Realeum Inc. to zero at December 31, 2002.

[3] Represents impairment loss recorded in 2002 related to the planned disposition of two land parcels. These assets do not qualify as discontinued operations under SFAS 144, "Accounting for the Impairment or Disposal of Long-Lived Assets" as of December 31, 2002.

[4] Reflects net income for communities sold during 2002.

Attachment 3

AvalonBay Communities, Inc.
Condensed Consolidated Balance Sheets
December 31, 2002
(Dollars in thousands)
(unaudited)

	December 31, 2002	December 31, 2001
Net real estate	$ 4,472,844	$ 3,956,536
Construction in progress (including land)	312,587	434,307
Total real estate, net [1]	4,785,431	4,390,843
Cash and cash equivalents	13,357	72,990
Cash in escrow	10,239	49,965
Resident security deposits	21,839	20,370
Other assets [1]	119,969	130,121
Total assets	$ 4,950,835	$ 4,664,289
Unsecured senior notes	$ 1,985,342	$ 1,635,000
Unsecured facility	28,970	--
Notes payable	456,851	447,769
Other liabilities [1]	207,689	211,772
Total liabilities	$ 2,678,852	$ 2,294,541
Minority interest	77,443	55,193
Stockholders' equity	2,194,540	2,314,555
Total liabilities and stockholders' equity	$ 4,950,835	$ 4,664,289

[1] No assets qualify as discontinued operations under SFAS 144 as of December 31, 2002. December 31, 2001 amounts include discontinued operations with net real estate of $30,642, other assets of $103 and other liabilities of $820; the related asset was sold in December 2002.

Attachment 4

AvalonBay Communities, Inc.
Quarterly Revenue and Occupancy Changes - Established Communities (1)
December 31, 2002

	Apartment Homes	Average Rental Rates (2)			Economic Occupancy			Rental Revenue ($000's)		
		Q4 02	Q4 01	% Change	Q4 02	Q4 01	% Change	Q4 02	Q4 01	% Change
Northeast										
Boston, MA	1,163	$ 1,755	$ 1,860	(5.6%)	92.9%	95.3%	(2.4%)	$ 5,689	$ 6,183	(8.0%)
Fairfield-New Haven, CT	2,042	1,638	1,633	0.3%	89.4%	96.4%	(7.0%)	8,993	9,640	(6.7%)
Northern New Jersey	1,124	2,203	2,584	(14.7%)	89.0%	92.8%	(3.8%)	6,614	8,117	(18.5%)
Central New Jersey	718	1,423	1,433	(0.7%)	92.7%	96.1%	(3.4%)	2,842	2,963	(4.1%)
Long Island, NY	915	2,151	2,093	2.8%	98.8%	97.9%	0.9%	5,833	5,623	3.7%
New York, NY	1,234	1,961	2,022	(3.0%)	94.5%	93.5%	1.0%	6,863	7,000	(2.0%)
Northeast Average	7,196	1,846	1,924	(4.1%)	92.4%	95.1%	(2.7%)	36,834	39,526	(6.8%)
Mid-Atlantic										
Washington, DC	4,100	1,384	1,426	(2.9%)	91.9%	94.1%	(2.2%)	15,653	16,495	(5.1%)
Baltimore, MD	1,054	1,135	1,082	4.9%	94.6%	96.1%	(1.5%)	3,393	3,280	3.4%
Mid-Atlantic Average	5,154	1,332	1,355	(1.7%)	92.4%	94.4%	(2.0%)	19,046	19,775	(3.7%)
Midwest										
Minneapolis, MN	1,328	1,043	1,082	(3.6%)	92.7%	93.3%	(0.6%)	3,853	4,022	(4.2%)
Chicago, IL	1,296	1,177	1,256	(6.3%)	89.5%	93.4%	(3.9%)	4,106	4,573	(10.2%)
Midwest Average	2,624	1,109	1,169	(5.1%)	91.1%	93.4%	(2.3%)	7,959	8,595	(7.4%)
Pacific Northwest										
Seattle, WA	907	1,028	1,104	(6.9%)	92.1%	91.5%	0.6%	2,576	2,749	(6.3%)
Pacific Northwest Average	907	1,028	1,104	(6.9%)	92.1%	91.5%	0.6%	2,576	2,749	(6.3%)
Northern California										
San Jose, CA	5,034	1,531	1,833	(16.5%)	95.2%	88.2%	7.0%	22,018	24,342	(9.5%)
Oakland-East Bay, CA	2,090	1,287	1,447	(11.1%)	96.2%	93.8%	2.4%	7,763	8,503	(8.7%)
San Francisco, CA	1,477	1,648	1,809	(8.9%)	95.1%	96.0%	(0.9%)	6,928	7,681	(9.8%)
Northern California Average	8,601	1,491	1,735	(14.1%)	95.4%	90.7%	4.7%	36,709	40,526	(9.4%)
Southern California										
Orange County, CA	1,574	1,211	1,211	0.0%	96.4%	94.9%	1.5%	5,513	5,434	1.5%
San Diego, CA	940	1,258	1,248	0.8%	97.1%	96.2%	0.9%	3,446	3,388	1.7%
Los Angeles, CA	890	1,290	1,277	1.0%	98.6%	96.0%	2.6%	3,397	3,280	3.6%
Southern California Average	3,404	1,245	1,239	0.5%	97.2%	95.6%	1.6%	12,356	12,102	2.1%
Average/Total Established	27,886	$ 1,472	$ 1,579	(6.8%)	93.8%	93.3%	0.5%	$ 115,480	$ 123,273	(6.3%)

(1) Established Communities are communities with stabilized operating costs as of January 1, 2001 such that a comparison of 2001 to 2002 is meaningful.
(2) Reflects the effect of concessions amortized over the lease term.

Attachment 5

AvalonBay Communities, Inc.
Sequential Quarterly Revenue and Occupancy Changes - Established Communities (1)
December 31, 2002

	Apartment Homes	Average Rental Rates (2)			Economic Occupancy			Rental Revenue ($000's)		
		Q4 02	Q3 02	% Change	Q4 02	Q3 02	% Change	Q4 02	Q3 02	% Change
Northeast										
Boston, MA	1,163	$ 1,755	$ 1,800	(2.5%)	92.9%	92.4%	0.5%	$ 5,689	$ 5,802	(1.9%)
Fairfield-New Haven, CT	2,042	1,638	1,675	(2.2%)	89.4%	92.1%	(2.7%)	8,993	9,455	(4.9%)
Northern New Jersey	1,124	2,203	2,325	(5.2%)	89.0%	89.3%	(0.3%)	6,614	7,000	(5.5%)
Central New Jersey	718	1,423	1,466	(2.9%)	92.7%	92.5%	0.2%	2,842	2,921	(2.7%)
Long Island, NY	915	2,151	2,152	0.0%	98.8%	98.7%	0.1%	5,833	5,830	0.1%
New York, NY	1,234	1,961	2,000	(2.0%)	94.5%	93.6%	0.9%	6,863	6,929	(1.0%)
Northeast Average	7,196	1,846	1,892	(2.4%)	92.4%	92.9%	(0.5%)	36,834	37,937	(2.9%)
Mid-Atlantic										
Washington, DC	4,100	1,384	1,387	(0.2%)	91.9%	94.6%	(2.7%)	15,653	16,128	(2.9%)
Baltimore, MD	1,054	1,135	1,115	1.8%	94.6%	96.0%	(1.4%)	3,393	3,383	0.3%
Mid-Atlantic Average	5,154	1,332	1,331	0.1%	92.4%	94.8%	(2.4%)	19,046	19,511	(2.4%)
Midwest										
Minneapolis, MN	1,328	1,043	1,049	(0.6%)	92.7%	93.7%	(1.0%)	3,853	3,913	(1.5%)
Chicago, IL	1,296	1,177	1,190	(1.1%)	89.5%	92.6%	(3.1%)	4,106	4,286	(4.2%)
Midwest Average	2,624	1,109	1,118	(0.8%)	91.1%	93.1%	(2.0%)	7,959	8,199	(2.9%)
Pacific Northwest										
Seattle, WA	907	1,028	1,044	(1.5%)	92.1%	92.8%	(0.7%)	2,576	2,636	(2.3%)
Pacific Northwest Average	907	1,028	1,044	(1.5%)	92.1%	92.8%	(0.7%)	2,576	2,636	(2.3%)
Northern California										
San Jose, CA	5,034	1,531	1,554	(1.5%)	95.2%	94.1%	1.1%	22,018	22,070	(0.2%)
Oakland-East Bay, CA	2,090	1,287	1,301	(1.1%)	96.2%	94.5%	1.7%	7,763	7,708	0.7%
San Francisco, CA	1,477	1,648	1,684	(2.1%)	95.1%	92.3%	2.8%	6,928	6,882	0.7%
Northern California Average	8,601	1,491	1,514	(1.5%)	95.4%	93.8%	1.6%	36,709	36,660	0.1%
Southern California										
Orange County, CA	1,574	1,211	1,210	0.1%	96.4%	95.3%	1.1%	5,513	5,446	1.2%
San Diego, CA	940	1,258	1,243	1.2%	97.1%	97.5%	(0.4%)	3,446	3,417	0.8%
Los Angeles, CA	890	1,290	1,285	0.4%	98.6%	97.9%	0.7%	3,397	3,353	1.3%
Southern California Average	3,404	1,245	1,238	0.6%	97.2%	96.6%	0.6%	12,356	12,216	1.1%
Average/Total Established	27,886	$ 1,472	$ 1,492	(1.3%)	93.8%	93.9%	(0.1%)	$ 115,480	$ 117,159	(1.4%)

(1) Established Communities are communities with stabilized operating costs as of January 1, 2001 such that a comparison of 2001 to 2002 is meaningful.
(2) Reflects the effect of concessions amortized over the lease term.

Attachment 6

AvalonBay Communities, Inc.
Full Year Revenue and Occupancy Changes - Established Communities [1]
December 31, 2002

	Apartment Homes	Average Rental Rates [2]			Economic Occupancy			Rental Revenue ($000's)		
		Full Year 02	Full Year 01	% Change	Full Year 02	Full Year 01	% Change	Full Year 02	Full Year 01	% Change
Northeast										
Boston, MA	1,163	$ 1,794	$ 1,798	(0.2%)	93.4%	96.7%	(3.3%)	$ 23,380	$ 24,221	(3.5%)
Fairfield-New Haven, CT	2,042	1,658	1,614	2.7%	92.6%	97.8%	(5.2%)	37,617	38,577	(2.5%)
Northern New Jersey	1,124	2,392	2,554	(6.3%)	87.8%	96.0%	(8.2%)	28,315	33,107	(14.5%)
Central New Jersey	718	1,458	1,417	2.9%	92.3%	96.9%	(4.6%)	11,596	11,792	(1.7%)
Long Island, NY	915	2,141	2,035	5.2%	98.4%	98.6%	(0.2%)	23,137	22,029	5.0%
New York, NY	1,234	2,000	1,992	0.4%	92.5%	95.7%	(3.2%)	27,398	28,201	(2.8%)
Northeast Average	7,196	1,895	1,891	0.2%	92.6%	96.9%	(4.3%)	151,443	157,927	(4.1%)
Mid-Atlantic										
Washington, DC	4,100	1,403	1,397	0.4%	93.2%	95.9%	(2.7%)	64,350	65,883	(2.3%)
Baltimore, MD	1,054	1,111	1,048	6.0%	95.7%	97.0%	(1.3%)	13,448	12,840	4.7%
Mid-Atlantic Average	5,154	1,343	1,327	1.2%	93.6%	96.0%	(2.4%)	77,798	78,723	(1.2%)
Midwest										
Minneapolis, MN	1,328	1,057	1,069	(1.1%)	93.6%	95.5%	(1.9%)	15,776	16,260	(3.0%)
Chicago, IL	1,296	1,200	1,254	(4.3%)	92.3%	95.6%	(3.3%)	17,222	18,636	(7.6%)
Midwest Average	2,624	1,128	1,159	(2.7%)	92.9%	95.6%	(2.7%)	32,998	34,896	(5.4%)
Pacific Northwest										
Seattle, WA	907	1,053	1,107	(4.9%)	93.0%	93.5%	(0.5%)	10,664	11,270	(5.4%)
Pacific Northwest Average	907	1,053	1,107	(4.9%)	93.0%	93.5%	(0.5%)	10,664	11,270	(5.4%)
Northern California										
San Jose, CA	5,034	1,613	1,899	(15.1%)	93.7%	93.3%	0.4%	91,264	107,048	(14.7%)
Oakland-East Bay, CA	2,090	1,342	1,470	(8.7%)	94.4%	94.6%	(0.2%)	31,776	34,873	(8.9%)
San Francisco, CA	1,477	1,702	1,858	(8.4%)	94.4%	94.9%	(0.5%)	28,485	31,264	(8.9%)
Northern California Average	8,601	1,562	1,788	(12.6%)	94.0%	93.9%	0.1%	151,525	173,185	(12.5%)
Southern California										
Orange County, CA	1,574	1,214	1,180	2.9%	94.6%	95.9%	(1.3%)	21,688	21,349	1.6%
San Diego, CA	940	1,248	1,220	2.3%	96.1%	96.9%	(0.8%)	13,526	13,320	1.5%
Los Angeles, CA	890	1,287	1,246	3.3%	95.7%	96.3%	(0.6%)	13,154	12,805	2.7%
Southern California Average	3,404	1,242	1,207	2.9%	95.3%	96.3%	(1.0%)	48,368	47,474	1.9%
Average/Total Established	27,886	$ 1,511	$ 1,576	(4.1%)	93.5%	95.5%	(2.0%)	$ 472,796	$ 503,475	(6.1%)

(1) Established Communities are communities with stabilized operating costs as of January 1, 2001 such that a comparison of 2001 to 2002 is meaningful.
(2) Reflects the effect of concessions amortized over the lease term.

Attachment 7

AvalonBay Communities, Inc.
Capitalized Community and Corporate Expenditures and Expensed Community Maintenance Costs
For the Year Ended December 31, 2002
(Dollars in thousands except per home data)

					Categorization of 2002 Add'l Capitalized Value [4]					2002 Maintenance Expensed Per Home [6]		
Current Communities [1]	Apartment Homes [2]	Balance at 12-31-02 [3]	Balance at 12-31-01 [3]	2002 Add'l Capitalized Value	Acquisitions, Construction, Redevelopment & Dispositions	Revenue Generating [5]	Non-Rev Generating	Total	Non-Rev Generating Capex Per Home	Carpet Replacement	Other Maintenance	Total
Established Communities	27,886	$ 2,719,810	$ 2,709,550	$ 10,260	$ 46	$ 526	$ 9,688	$ 10,260	$ 347	$ 147	$ 1,109	$ 1,256
Other Stabilized Communities	5,887	685,422	569,961	115,461	114,764 [7]	171	526	115,461	89	89	983	1,072
Total Stabilized	**33,773**	**3,405,232**	**3,279,511**	**125,721**	**114,810**	**697**	**10,214**	**125,721**	**302**	**137**	**1,087**	**1,224**
Development Communities	6,050	806,940	471,948	334,992	334,992	--	--	334,992	--	3	362	365
Dispositions	--	--	34,044	(34,044)	(34,044)	--	--	(34,044)	--	201	2,772	2,974
Current Communities Under Redevelopment												
4100 Massachusetts	308	29,180	28,844	336	336	--	--	336	--	110	1,461	1,571
Prudential Center	781	126,001	118,746	7,255	7,236	--	19	7,255	24	24	2,379	2,403
Total Redevelopment	1,089	155,181	147,590	7,591	7,572	--	19	7,591	17	49	2,119	2,168
Acquisitions Acquired for Redevelopment												
Avalon at Media Center	748	53,025	52,548	477	477	--	--	477	--	49	826	876
Corporate	--	28,252	27,110	1,142	--	--	1,142	1,142 [8]	--	--	--	--
Total	41,660	$ 4,448,630	$ 4,012,751	$ 435,879	$ 423,807	$ 697	$ 11,375	$ 435,879	$ 246 [9]	$ 113 [10]	$ 1,004 [10]	$ 1,117 [10]

(1) For the purpose of this table, Current Communities excludes communities held by unconsolidated real estate joint ventures.
(2) Apartment homes as of 12/31/02.
(3) Total gross fixed assets excluding land.
(4) Policy is to capitalize if the item exceeds $15 and extends the useful life of the asset. Personal property is capitalized if the item is a new addition and it exceeds $2.5.
(5) Represents expenditures on water saving devices.
(6) Other maintenance includes appliance replacement costs and maintenance payroll costs.
(7) Costs primary relate to the acquisition of two communities in 2002.
(8) Capitalized corporate costs include Foundation and Corporate capitalized FF&E.
(9) Total non-revenue generating capitalized costs per home excludes corporate capitalized costs.
(10) Total 2002 maintenance expensed per home excludes maintenance costs related to Dispositions.

Attachment 8

AvalonBay Communities, Inc.
Summary of Development, Redevelopment and Acquisition Activity as of December 31, 2002

		Number of Communities	Number of Homes	Dollar Value (millions)
Portfolio Additions:				
2001 Annual Completions				
Development		6	1,656	$ 273.8
Redevelopment	(1)	1	--	10.2
Presale Communities		3	995	129.3
Total Additions		10	2,651	$ 413.3
2002 Annual Completions				
Development		10	2,521	$ 466.6
Redevelopment	(1)	2	--	44.2
Presale Communities		1	306	69.9
Total Additions		13	2,827	$ 580.7
Pipeline Activity:	(2)			
Currently Under Construction				
Development Communities		12	3,429	$ 645.7
Redevelopment Communities	(1)	2	--	28.2
Subtotal		14	3,429	$ 673.9
Planning				
Development Rights		38	9,950	$ 2,021.0
Total Pipeline		52	13,379	$ 2,694.9

(1) Represents only cost of redevelopment activity, does not include original acquisition cost or number of apartment homes acquired.

(2) Contains projections and estimates.

The following is a "Safe Harbor" Statement under the Private Securities Litigation Reform Act of 1995 and Section 21E of the Securities and Exchange Act of 1934, as amended. The projections and estimates contained in the table above are forward-looking statements. These forward-looking statements involve risks and uncertainties, and actual results may differ materially from those projected in such statements. Risks associated with the Company's development, redevelopment, construction, and lease-up activities, which could impact the forward-looking statements made, include: development opportunities may be abandoned; construction costs of a community may exceed original estimates, possibly making the community uneconomical and/or affecting projected returns; and construction and lease-up may not be completed on schedule, resulting in increased debt service and construction costs.

Attachment 9

AvalonBay Communities, Inc.
Development Communities as of December 31, 2002

	# of Apt Homes	Total Budgeted Cost (1) (millions)	Schedule Start	Initial Occupancy	Complete	Stabilized Ops (2)	Avg Rent Per Home (3)	% Comp (4)	% Leased (5)	% Occ (6) (7)
Under Construction:										
1. Avalon on Stamford Harbor, Stamford, CT	323	$ 60.7	Q3 2000	Q1 2002	Q1 2003	Q3 2003	$ 2,192	100.0%	72.4%	66.3%
2. Avalon at Mission Bay North, San Francisco, CA	250	$ 79.5	Q1 2001	Q4 2002	Q2 2003	Q4 2003	$ 2,960	34.0%	26.0%	14.4%
3. Avalon at Flanders Hill, Westborough, MA	280	$ 38.4	Q3 2001	Q2 2002	Q1 2003	Q3 2003	$ 1,660	100.0%	64.3%	61.8%
4. Avalon at Rock Spring (8), North Bethesda, MD	386	$ 45.9	Q4 2001	Q4 2002	Q3 2003	Q1 2004	$ 1,660	37.3%	29.3%	19.9%
5. Avalon at Gallery Place I (9), Washington, DC	203	$ 50.0	Q4 2001	Q2 2003	Q4 2003	Q2 2004	$ 2,485	N/A	N/A	N/A
6. Avalon Glendale, Glendale, CA	223	$ 40.4	Q1 2002	Q2 2003	Q1 2004	Q3 2004	$ 2,480	N/A	N/A	N/A
7. Avalon at Grosvenor Station (10) (11), North Bethesda, MD	499	$ 82.3	Q1 2002	Q3 2003	Q4 2004	Q2 2005	$ 1,695	N/A	N/A	N/A
8. Avalon at Newton Highlands (10), Newton, MA	294	$ 58.7	Q2 2002	Q3 2003	Q1 2004	Q3 2004	$ 2,355	N/A	N/A	N/A
9. Avalon at Glen Cove South, Glen Cove, NY	256	$ 62.0	Q3 2002	Q1 2004	Q2 2004	Q4 2004	$ 2,825	N/A	N/A	N/A
10. Avalon at Steven's Pond, Saugus, MA	326	$ 55.4	Q3 2002	Q2 2003	Q2 2004	Q4 2004	$ 1,875	N/A	N/A	N/A
11. Avalon Darien, Darien, CT	189	$ 43.6	Q4 2002	Q4 2003	Q3 2004	Q1 2005	$ 2,450	N/A	N/A	N/A
12. Avalon Traville Phase I, North Potomac, MD	200	$ 28.8	Q4 2002	Q4 2003	Q2 2004	Q4 2004	$ 1,615	N/A	N/A	N/A
Subtotal	3,429	$ 645.7								
Completed this Quarter:										
1. Avalon at Cahill Park, San Jose, CA	218	$ 51.5	Q4 2000	Q4 2001	Q4 2002	Q1 2003	$ 1,790	100.0%	93.6%	90.4%
2. Avalon Riverview I, Long Island City, NY	372	$ 95.0	Q4 2000	Q2 2002	Q4 2002	Q3 2003	$ 2,770	100.0%	80.1%	75.8%
3. Avalon Ledges, Weymouth, MA	304	$ 36.3	Q2 2001	Q2 2002	Q4 2002	Q3 2003	$ 1,640	100.0%	71.7%	71.4%
4. Avalon New Canaan (8), New Canaan, CT	104	$ 27.0	Q3 2001	Q2 2002	Q4 2002	Q3 2003	$ 2,795	100.0%	78.8%	76.0%
Subtotal	998	$ 209.8								
Total	4,427	$ 855.5								
Weighted Average Projected EBITDA as a % of Total Budgeted Cost (12)		9.1%								

(1) Total Budgeted Cost includes all capitalized costs projected to be incurred to develop the respective Development Community, including land acquisition costs, construction costs, real estate taxes, capitalized interest and loan fees, permits, professional fees, allocated development overhead and other regulatory fees determined in accordance with generally accepted accounting principles ("GAAP"). With respect to communities completed this quarter, Total Budgeted Cost reflects actual cost incurred.

(2) Stabilized operations is defined as the first full quarter of 95% or greater occupancy after completion of construction.

(3) For communities in lease-up, "Avg Rent Per Home" reflects (a) actual average leased rents for those apartments leased through the end of the quarter, and (b) estimated market rents for all unleased apartments. For communities not yet in lease-up, "Average Rent Per Home" reflects pro forma projections.

(4) Includes apartment homes for which construction has been completed and accepted by management as of January 10, 2003.

(5) Includes apartment homes for which leases have been executed or non-refundable deposits have been paid as of January 17, 2003.

(6) Physical occupancy based on apartment homes occupied as of January 17, 2003.

(7) Q4 2002 EBITDA for communities under construction and communities completed during the quarter was $2.7 million. Cross-reference footnote #2 on Attachment #11.

(8) The community is owned by a limited liability company or a limited partnership in which the Company is a majority partner. The costs reflected above exclude construction and management fees due to AvalonBay. This community is consolidated for financial reporting purposes.

(9) The Budgeted Cost for this community excludes approximately $4 million of proceeds that the Company expects to receive upon the sale of transferable development rights associated with the development of the community. These rights do not become transferable until construction completion and there can be no assurance that the projected amount of proceeds will be achieved.

(10) The community is owned by a DownREIT partnership in which a wholly-owned subsidiary of AvalonBay is the general partner with a majority interest. This community is consolidated for financial reporting purposes.

(11) For purposes of calculating EBITDA as a % of Total Budgeted Cost for this community and its related impact on the Weighted Average calculation, the Company has included in Total Budgeted Cost the present value of a projected residual land payment that is a priority distribution upon a sale or refinancing transaction in the future.

(12) Projected EBITDA represents management's estimate, as of the date of release of this information, of gross potential community-level earnings projected to be achieved for the first stabilized year following the completion of construction before interest, income taxes (if any), depreciation, amortization and extraordinary items, minus (a) projected economic vacancy and (b) projected stabilized operating expenses. Projected EBITDA does not include either a management fee or any allocation of corporate overhead and is not a measure that can be determined in accordance with GAAP. Management uses its determination of Projected EBITDA to help measure the projected impact that a community under construction may have on company-wide performance once such community is complete and achieves stabilization (i.e., a 95% rate of physical occupancy.) Projected EBITDA is also a tool that management uses to measure and compare the performance and projected performance of different communities. Projected EBITDA should not be considered as an alternative to operating income, as determined in accordance with GAAP, as an indicator of the Company's or a community's operating performance, or to cash flows from operating activities (as determined in accordance with GAAP) as a measure of liquidity. Projected EBITDA, and in particular community-level EBITDA reflected here for these communities under development as well as completed this quarter, as disclosed by other REITs may not be comparable to the Company's calculation of EBITDA.

The following is a "Safe Harbor" Statement under the Private Securities Litigation Reform Act of 1995 and Section 21E of the Securities and Exchange Act of 1934, as amended. The projections and estimates contained in the table above are forward-looking statements. These forward-looking statements involve risks and uncertainties, and actual results may differ materially from those projected in such statements. Risks associated with the Company's development, redevelopment, construction, and lease-up activities, which could impact the forward-looking statements made, include: development opportunities may be abandoned; construction costs of a community may exceed original estimates, possibly making the community uneconomical and/or affecting projected returns; and construction and lease-up may not be completed on schedule, resulting in increased debt service and construction costs.

Attachment 10

AvalonBay Communities, Inc.
Redevelopment Communities (1) as of December 31, 2002

	# of Apt Homes	Cost (in millions) Acquisition Cost	Total Budgeted Cost (2)	Schedule Acquisition	Start	Complete	Restabilized Ops (3)	Avg Rent Per Home	Number of Homes Completed to date	Out of Service @ 12/31/02
Under Redevelopment:										
1. 4100 Massachusetts Avenue (4) Washington, DC	308	$ 35.7	$ 43.3	Q3 1994	Q4 2002	Q2 2004	Q4 2004	$ 2,265	1	41
2. Avalon at Prudential Center (5) Boston, MA	781	$ 133.9	$ 154.5	Q3 1998	Q4 2000	Q1 2003	Q3 2003	$ 2,855	386	30
Total	1,089	$ 169.6	$ 197.8						387	71

Weighted Average Projected EBITDA as a % of Total Budgeted Cost (6)	11.1%

(1) Redevelopment Communities are communities acquired for which redevelopment costs are expected to exceed 10% of the original acquisition cost or $5,000,000.

(2) Total Budgeted Cost includes all capitalized costs projected to be incurred to redevelop the respective Redevelopment Community, including costs to acquire the community, reconstruction costs, real estate taxes, capitalized interest and loan fees, permits, professional fees, allocated redevelopment overhead and other regulatory fees determined in accordance with generally accepted accounting principles ("GAAP").

(3) Restabilized operations is defined as the first full quarter of 95% or greater physical occupancy after completion of reconstruction.

(4) The Acquisition Cost of $35.7 million is comprised of the initial acquisition cost of $33.8 million plus capital expenditures of $1.9 million that were made following the acquisition and were unrelated to redevelopment costs.

(5) The Acquisition Cost of $133.9 million is comprised of the initial acquisition cost of $130 million plus capital expenditures of $3.9 million that were made following the acquisition and were unrelated to redevelopment costs.

(6) Projected EBITDA represents management's estimate, as of the date of release of this information, of gross potential community-level earnings projected to be achieved for the first stabilized year following the completion of construction before interest, income taxes (if any), depreciation, amortization and extraordinary items, minus (a) projected economic vacancy and (b) projected stabilized operating expenses. Projected EBITDA does not include either a management fee or any allocation of corporate overhead and is not a measure that can be determined in accordance with GAAP. Management uses its determination of Projected EBITDA to help measure the projected impact that a community under construction may have on company-wide performance once such community is complete and achieves stabilization (i.e., a 95% rate of occupancy.) Projected EBITDA is also a tool that management uses to measure and compare the performance and projected performance of different communities. Projected EBITDA should not be considered as an alternative to operating income, as determined in accordance with GAAP, as an indicator of the Company's or a community's operating performance, or to cash flows from operating activities (as determined in accordance with GAAP) as a measure of liquidity. Projected EBITDA, and in particular community-level EBITDA reflected here for these communities under redevelopment as well as completed during the quarter, as disclosed by other REITs may not be comparable to the Company's calculation of EBITDA.

The following is a "Safe Harbor" Statement under the Private Securities Litigation Reform Act of 1995 and Section 21E of the Securities and Exchange Act of 1934, as amended. The projections and estimates contained in the table above are forward-looking statements. These forward-looking statements involve risks and uncertainties, and actual results may differ materially from those projected in such statements. Risks associated with the Company's development, redevelopment, construction, and lease-up activities, which could impact the forward-looking statements made, include: development opportunities may be abandoned; construction costs of a community may exceed original estimates, possibly making the community uneconomical and/or affecting projected returns; and construction and lease-up may not be completed on schedule, resulting in increase debt service and construction costs.

Attachment 11

AvalonBay Communities, Inc.
Historical Development and Redevelopment Communities Yield Analysis as of December 31, 2002

Year of Development/Redevelopment Completion		Number of Communities	Number of Apartment Homes	Total Capital Cost (1) (millions)	EBITDA as % of Total Capital Costs (2) Original Projection	Initial Year Stabilized Yield (3)
Development Communities						
1994		3	958	$ 67.6	11.4%	11.8%
1995		3	777	84.4	9.6%	11.1%
1996		6	866	70.6	10.0%	11.0%
1997		8	2,672	331.9	10.1%	11.6%
1998		6	2,175	263.2	10.6%	11.4%
1999		10	2,335	391.6	10.1%	10.8%
2000		6	1,209	175.2	10.4%	11.1%
2001		6	1,656	273.8	10.2%	10.7%
2002		10	2,521	466.6	10.3%	9.3%
Total/Weighted Average		58	15,169	$ 2,124.9	10.3%	10.7%
Redevelopment Communities						
1995	(4)	2	406	$ 23.6	9.8%	10.0%
1996		6	1,689	114.9	9.6%	10.4%
1997		9	2,037	196.1	9.8%	9.7%
1998		8	1,969	195.7	9.5%	9.8%
1999		13	4,051	385.5	9.2%	8.9%
2000		4	1,455	156.6	8.9%	10.8%
2001 and 2002		3	1,410	171.6	8.9%	8.9%
Total/Weighted Average		45	13,017	$ 1,244.0	9.3%	9.5%

(1) Total capital cost reflects all capitalized costs at completion and delivery incurred to develop or redevelop the respective community, including land acquisition costs, construction costs, reconstruction costs, real estate taxes, capitalized interest and loan fees, permits, professional fees, allocated development overhead and other regulatory fees determined in accordance with GAAP. Includes communities developed or redeveloped by the Company during the indicated year even if no longer owned by the Company.

(2) EBITDA represents management's estimate, as of the date of release of this information, of gross community-level earnings achieved at the communities whose development was completed during the indicated year, before interest, income taxes (if any), depreciation, amortization and extraordinary items. EBITDA does not include a management fee or any allocation of corporate overhead and is not a measure that can be determined in accordance with generally accepted accounting principles ("GAAP"). Management uses its determination of community-level EBITDA to help measure the impact that a community has on company-wide performance and to measure and compare the performance and projected performance of different communities. EBITDA should not be considered as an alternative to operating income, as determined in accordance with GAAP, as an indicator of the Company's or a community's operating performance, or to cash flows from operating activities (as determined in accordance with GAAP) as a measure of liquidity, EBITDA, and in particular community-level EBITDA, as disclosed by other REITs may not be comparable to the Company's calculation of EBITDA.

(3) Represents actual (through 2001) or projected EBITDA (for 2002 completions) for first full calendar year of stabilized operations, divided by Total Development Cost. Includes communities developed or redeveloped by the Company during the indicated year even if no longer owned by the Company.

(4) 1995 Redevelopment was adjusted to exclude Crossbrook which is included in 1999 Redevelopment completions.

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Attachment 12

AvalonBay Communities, Inc.
Summary of Development and Redevelopment Community Activity (1) as of December 31, 2002

DEVELOPMENT (2)

	Apt Homes Completed & Occupied	Development Community Investments (3)	Value of Homes Completed & Occupied	Remaining to Invest (4)	Construction in Progress at Period End (5)
Total - 2001 Actual	1,582	$ 404,586,134	$ 258,593,463	$ 431,505,675	$ 415,617,828
2002 Actual :					
Quarter 1	565	$ 119,213,893	$ 102,870,891	$ 369,248,732	$ 407,887,099
Quarter 2	798	119,760,121	154,985,308	367,499,307	350,311,849
Quarter 3	692	94,377,426	133,106,593	404,565,295	313,104,399
Quarter 4	424	84,212,982	78,307,747	254,198,268	295,269,369
Total - 2002 Actual	2,479	$ 417,564,422	$ 469,270,539		
2003 Projected:					
Quarter 1	255	$ 65,910,718	$ 47,586,559	$ 188,287,550	$ 222,840,890
Quarter 2	435	60,198,473	84,466,980	128,089,076	220,951,835
Quarter 3	697	55,875,281	133,177,943	72,213,796	190,524,745
Quarter 4	658	42,392,619	125,398,505	29,821,177	88,824,416
Total - 2003 Projected	2,045	$ 224,377,091	$ 390,629,987		

REDEVELOPMENT

	Avg Homes Out of Service	Redevelopment Community Investments (3)	Remaining to Invest (4)	Reconstruction in Progress at Period End (5)
Total - 2001 Actual		$ 26,832,005	$ 10,190,945	$ 14,000,460
2002 Actual :				
Quarter 1	34	$ 3,426,482	$ 7,568,111	$ 6,500,000
Quarter 2	31	2,102,054	5,083,139	14,002,156
Quarter 3	26	2,004,800	10,406,023	13,778,043
Quarter 4	44	3,078,838	7,655,831	17,317,952
Total - 2002 Actual		$ 10,612,174		
2003 Projected:				
Quarter 1	50	$ 1,250,162	$ 6,405,669	$ 5,500,000
Quarter 2	28	1,928,775	4,476,894	3,080,000
Quarter 3	28	1,928,775	2,548,119	3,080,000
Quarter 4	28	1,928,775	619,344	3,080,000
Total - 2003 Projected		$ 7,036,487		

(1) Data is presented for all Historical and Current Development Communities currently under construction; all Historical and Current Redevelopment Communities under reconstruction; and those communities for which construction or reconstruction is expected to begin within the next 90 days. Does not include data for Presale Communities.

(2) Projected Periods include data for consolidated joint ventures at 100%. The offset for joint venture partners' participation is reflected in the minority interest line items of the Financial Statements.

(3) Represents amount incurred or expected to be incurred during the quarter for (i) Current and Future Development/Redevelopment Communities under construction or reconstruction during the quarter and (ii) those for which construction or reconstruction is expected to begin within the next 90 days.

(4) Represents amount remaining to invest on (i) Current and Future Development/Redevelopment Communities under construction or reconstruction during the quarter and (ii) those for which construction or reconstruction is expected to begin within the next 90 days.

(5) Represents period end balance of construction or reconstruction costs.

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Attachment 13

AvalonBay Communities, Inc.
Future Development as of December 31, 2002

DEVELOPMENT RIGHTS

Location of Development Right		Estimated Number of Homes	Estimated Budgeted Cost (millions)
1. Plymouth, MA Phase I	(1)	98	$21
2. Milford, CT	(1)	246	37
3. New York, NY	(2)	361	138
4. Lawrence, NJ		312	43
5. Danvers & Peabody, MA		387	63
6. Danbury, CT	(1)	234	36
7. Coram, NY Phase I		298	49
8. Los Angeles, CA	(1)	309	63
9. Washington, DC	(1)	144	30
10. Kirkland, WA		211	50
11. Oakland, CA	(1)	180	40
12. Norwalk, CT		314	63
13. New Rochelle, NY Phase II and III		588	144
14. Hingham, MA		236	44
15. Long Island City, NY Phase II and III		552	162
16. Glen Cove, NY		111	31
17. Plymouth, MA Phase II		72	13
18. North Potomac, MD Phase II	(1)	320	46
19. Bedford, MA		139	21
20. Quincy, MA	(1)	156	24
21. Orange, CT	(1)	168	22
22. Andover, MA		115	21
23. Milford, CT		284	41
24. Seattle, WA	(1)	154	50
25. Bellevue, WA		368	71
26. Newton, MA		235	60
27. San Francisco, CA		313	100
28. Stratford, CT		146	18
29. Los Angeles, CA		173	47
30. Camarillo, CA	(1)	249	43
31. Cohasset, MA		200	38
32. Sharon, MA		190	31
33. Greenburgh, NY Phase II		766	139
34. Coram, NY Phase II		152	26
35. Long Beach, CA		299	57
36. Wilton, CT		100	24
37. Yaphank, NY		450	71
38. College Park, MD		320	44
Totals		9,950	$2,021

(1) Company owns land, but construction has not yet begun.

(2) Estimated Budgeted Cost for this community includes costs associated with the construction of 89,000 square feet of retail space and 30,000 square feet for a community facility.

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Attachment 14

AvalonBay Communities, Inc.
Summary of Disposition Activity as of December 31, 2002

	Community Name	Location	Gross Sales Price
	Q1 2001:		
1.	Crossbrook	Rohnert Park, CA	$ 23,250,000
	Q3 2001:		
1.	Avalon Pavilions	Manchester, CT	$ 81,500,000
2.	Waterhouse Place	Beaverton, OR	20,900,000
3.	Avalon Palladia	Hillsboro, OR	51,250,000
	Subtotal		$ 153,650,000
	Q4 2001:		
1.	Avalon Colchester	Brookline, MA	$ 6,000,000
2.	Timberwood	West Covina, CA	22,900,000
3.	Arbor Heights	Hacienda Heights, CA	35,330,000
	Subtotal		$ 64,230,000
2001 Total			**$ 241,130,000**
	Weighted Average Initial Year Market Cap Rate (1)		**8.0%**
	Q4 2002:		
1.	Avalon at Longwood Towers	Brookline, MA	$ 80,100,000
2002 Total			**$ 80,100,000**
	Weighted Average Initial Year Market Cap Rate (1)		**5.4%**
2001 and 2002 Total			**$ 321,230,000**
	Weighted Average Initial Year Market Cap Rate (1)		**7.4%**

(1) Based on (i) management's projection of 12 months of NOI following sale date after adjustments for management fee (3.5%) and reserves ($225/apt), divided by (ii) gross sales price.