

AVALONBAY COMMUNITIES INC

Form 8-K

July 20, 2004

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549**

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**FORM 8-K**

**CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934**

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Date of Report (Date of earliest event reported): July 19, 2004

**AVALONBAY COMMUNITIES, INC.**

(Exact name of registrant as specified in charter)

**MARYLAND**  
(State or other jurisdiction  
of incorporation)

**1-12672**  
(Commission file number)

**77-0404318**  
(IRS employer  
identification no.)

**2900 EISENHOWER AVENUE, SUITE 300, ALEXANDRIA, VIRGINIA 22314**

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(Address of principal executive offices) (Zip Code)

**(703) 329-6300**

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(Registrant's telephone number, including area code)

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Item 12. Quarterly Results of Operations and Financial Condition.

On July 19, 2004, AvalonBay Communities, Inc. issued a press release announcing its financial results for the second quarter of 2004. That release referred to certain attachments with supplemental information that were available on the Company's website. The full text of the press release, including the supplemental information and attachments referred to within the release, are furnished as Exhibit 99.1 and Exhibit 99.2 hereto and are incorporated by reference herein.

<b>Exhibit Number</b>	<b>Title</b>
99.1	Press Release of AvalonBay Communities, Inc. dated July 19, 2004, including Attachments.
99.2	Supplemental discussion of second quarter 2004 operating results (the Full Release ) dated July 19, 2004, including Attachments.

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SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be filed on its behalf by the undersigned hereunto duly authorized.

AVALONBAY COMMUNITIES, INC.

Dated: July 19, 2004

By: /s/ Thomas J. Sargeant  
Thomas J. Sargeant  
Chief Financial Officer

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Exhibit Index

- 99.1 Press Release of AvalonBay Communities, Inc. dated July 19, 2004, including Attachments.
- 99.2 Supplemental discussion of second quarter 2004 operating results (the Full Release ) dated July 19, 2004, including Attachments.