

# D.C. HOUSING REPORT

## Residential Market Report

### Condo/Co-ops

July

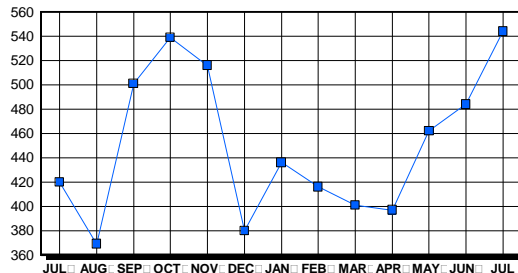
2005

#### LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-49999	3	2	50.0	10	9	11.1
50000-99999	1	7	-85.7	12	23	-47.8
100000-149999	12	13	-7.7	9	40	-77.5
150000-199999	42	37	13.5	37	32	15.6
200000-299999	102	102	0.0	87	63	38.1
300000-399999	132	102	29.4	113	72	56.9
400000-499999	82	65	26.2	89	47	89.4
500000 & Over	141	67	110.4	187	134	39.6
<b>Grand Total:</b>	<b>515</b>	<b>395</b>	<b>30.4</b>	<b>544</b>	<b>420</b>	<b>29.5</b>

#### INVENTORY TREND

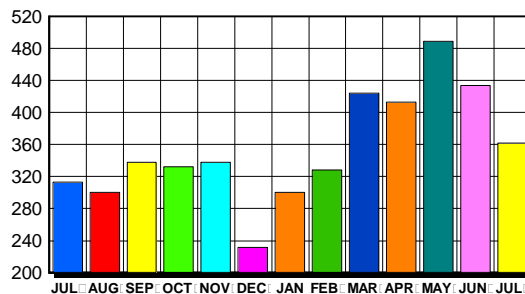
Listings Active At End Of Month



#### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	2	0	200.0	5	6	-16.7
50000-99999	1	6	-83.3	23	53	-56.6
100000-149999	13	16	-18.8	90	110	-18.2
150000-199999	41	31	32.3	193	254	-24.0
200000-299999	84	85	-1.2	613	743	-17.5
300000-399999	86	85	1.2	693	578	19.9
400000-499999	66	53	24.5	502	332	51.2
500000 & Over	69	47	46.8	631	288	119.1
<b>Grand Total:</b>	<b>323</b>	<b>12.1</b>	<b>2,750</b>	<b>2,364</b>	<b>16.3</b>	

#### SALES TREND



#### SETTLEMENTS

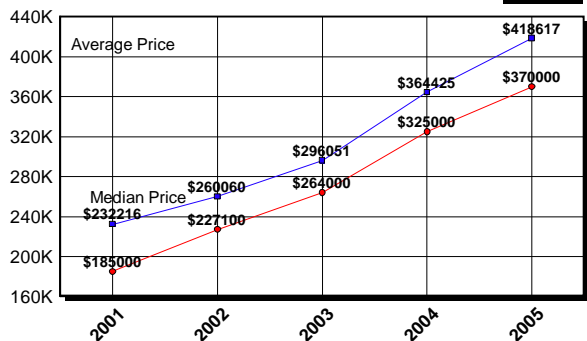
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-49999	0	1	-100.0	2	7	-71.4
50000-99999	1	6	-83.3	18	49	-63.3
100000-149999	9	8	12.5	104	80	30.0
150000-199999	14	25	-44.0	133	174	-23.6
200000-299999	63	78	-19.2	500	600	-16.7
300000-399999	102	85	20.0	622	563	10.5
400000-499999	76	58	31.0	466	297	56.9
500000 & Over	94	43	118.6	567	295	92.2
<b>Grand Total:</b>	<b>359</b>	<b>304</b>	<b>18.1</b>	<b>2,412</b>	<b>2,065</b>	<b>16.8</b>

#### DATA SOURCE

Metropolitan Regional Information System (MRIS)

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported in previous issues. Prices are not adjusted for inflation.

#### AVERAGE & MEDIAN PRICE



#### MARKET BY PRICE RANGE

