

D.C. HOUSING REPORT

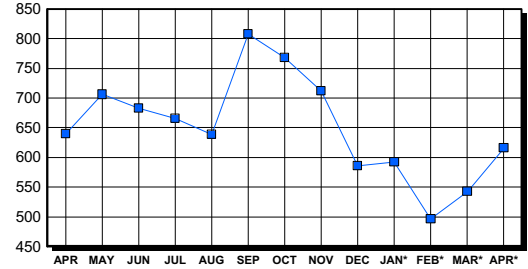
Residential Market Report Single Family Homes April 2005

LISTINGS

| Price Range | New This Month | | | Total Active | | |
|---------------------|----------------|------------|------------|--------------|------------|-------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 9 | 41 | -78.0 | 35 | 66 | -47.0 |
| 150000-299999 | 111 | 180 | -38.3 | 78 | 143 | -45.5 |
| 300000-449999 | 169 | 147 | 15.0 | 135 | 147 | -8.2 |
| 450000-599999 | 146 | 97 | 50.5 | 119 | 71 | 67.6 |
| 600000-749999 | 90 | 84 | 7.1 | 56 | 44 | 27.3 |
| 750000-999999 | 109 | 91 | 19.8 | 64 | 67 | -4.5 |
| 1000000 & Over | 95 | 62 | 53.2 | 129 | 102 | 26.5 |
| Grand Total: | 729 | 702 | 3.8 | 616 | 640 | -3.8 |

INVENTORY TREND

Listings Active At End Of Month

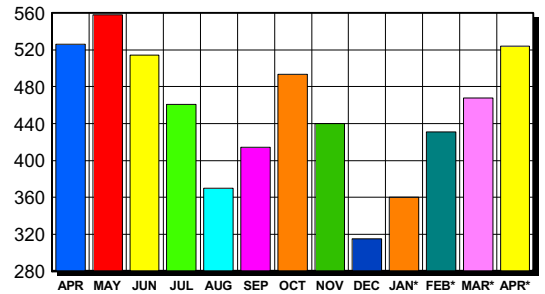


CONTRACTS

| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|------------|-------------|--------------|--------------|-------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 12 | 51 | -76.5 | 49 | 229 | -78.6 |
| 150000-299999 | 104 | 153 | -32.0 | 353 | 571 | -38.2 |
| 300000-449999 | 119 | 114 | 4.4 | 462 | 395 | 17.0 |
| 450000-599999 | 92 | 83 | 10.8 | 289 | 271 | 6.6 |
| 600000-749999 | 67 | 60 | 11.7 | 212 | 179 | 18.4 |
| 750000-999999 | 84 | 56 | 50.0 | 220 | 137 | 60.6 |
| 1000000 & Over | 46 | 42 | 9.5 | 198 | 129 | 53.5 |
| Grand Total: | 524 | 559 | -6.3 | 1,783 | 1,911 | -6.7 |

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

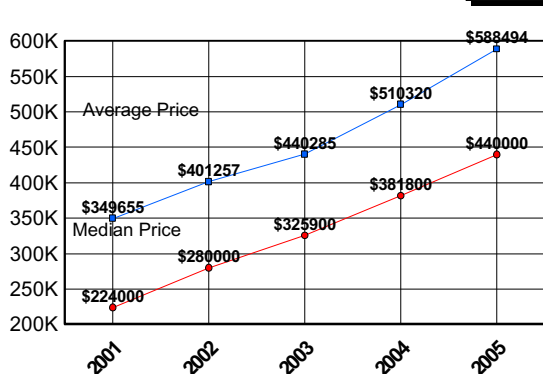
| Price Range | New This Month | | | Year-To-Date | | |
|---------------------|----------------|------------|-------------|--------------|--------------|------------|
| | 2005 | 2004 | % Change | 2005 | 2004 | % Change |
| 0-149999 | 8 | 35 | -77.1 | 36 | 164 | -78.0 |
| 150000-299999 | 71 | 111 | -36.0 | 313 | 469 | -33.3 |
| 300000-449999 | 97 | 96 | 1.0 | 415 | 308 | 34.7 |
| 450000-599999 | 49 | 56 | -12.5 | 233 | 202 | 15.3 |
| 600000-749999 | 44 | 40 | 10.0 | 166 | 136 | 22.1 |
| 750000-999999 | 57 | 34 | 67.6 | 177 | 97 | 82.5 |
| 1000000 & Over | 52 | 21 | 147.6 | 167 | 85 | 96.5 |
| Grand Total: | 378 | 393 | -3.8 | 1,507 | 1,461 | 3.1 |

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

