

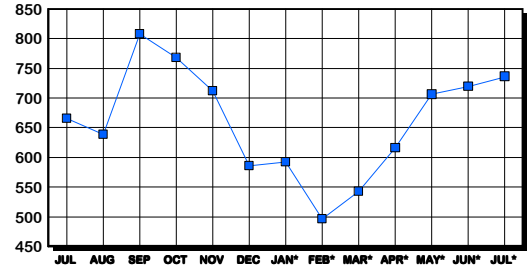
D.C. HOUSING REPORT

Residential Market Report Single Family Homes July 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	4	28	-85.7	38	54	-29.6
150000-299999	77	165	-53.3	70	127	-44.9
300000-449999	135	148	-8.8	146	154	-5.2
450000-599999	119	100	19.0	175	102	71.6
600000-749999	91	62	46.8	79	56	41.1
750000-999999	81	59	37.3	96	60	60.0
1000000 & Over	60	36	66.7	132	113	16.8
Grand Total:	567	598	-5.2	736	666	10.5

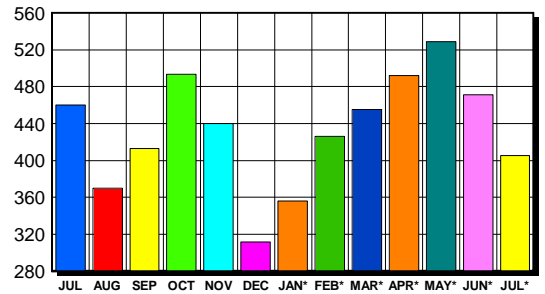
INVENTORY TREND
Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	7	48	-85.4	63	336	-81.3
150000-299999	73	131	-44.3	549	955	-42.5
300000-449999	110	112	-1.8	819	732	11.9
450000-599999	69	70	-1.4	542	499	8.6
600000-749999	63	52	21.2	404	373	8.3
750000-999999	57	53	7.5	440	293	50.2
1000000 & Over	26	27	-3.7	317	253	25.3
Grand Total:	405	493	-17.8	3,134	3,441	-8.9

SALES TREND
Contracts Ratified Per Month



SETTLEMENTS

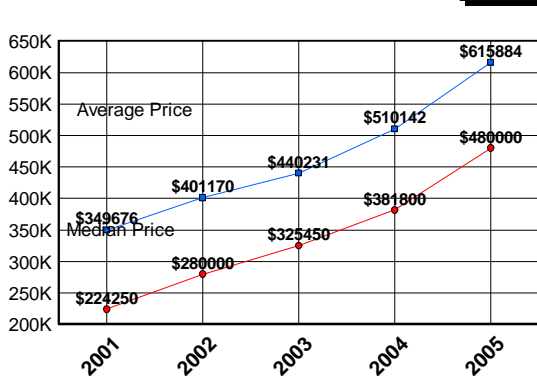
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	5	27	-81.5	52	288	-81.9
150000-299999	57	104	-45.2	530	870	-39.1
300000-449999	90	101	-10.9	740	632	17.1
450000-599999	58	80	-27.5	478	447	6.9
600000-749999	58	48	20.8	343	327	4.9
750000-999999	75	46	63.0	412	262	57.3
1000000 & Over	54	43	25.6	349	219	59.4
Grand Total:	397	449	-11.6	2,904	3,045	-4.6

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

