

D.C. HOUSING REPORT

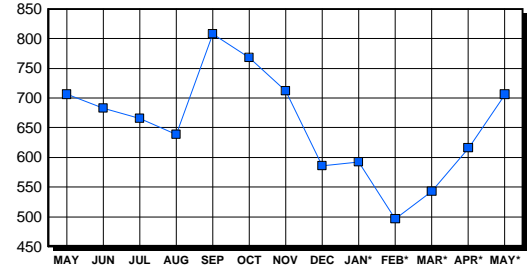
Residential Market Report Single Family Homes May 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	6	40	-85.0	36	59	-39.0
150000-299999	90	151	-40.4	67	114	-41.2
300000-449999	151	149	1.3	131	179	-26.8
450000-599999	147	98	50.0	155	82	89.0
600000-749999	79	97	-18.6	76	61	24.6
750000-999999	104	67	55.2	94	81	16.0
1000000 & Over	74	81	-8.6	147	130	13.1
Grand Total:	651	683	-4.7	706	706	0.0

INVENTORY TREND

Listings Active At End Of Month

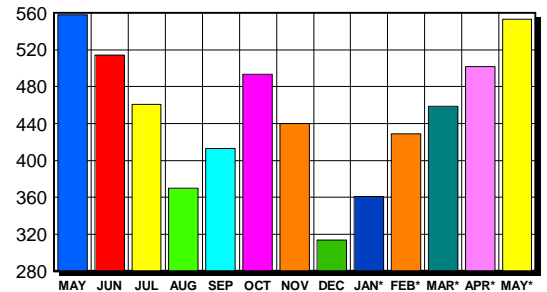


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	5	60	-91.7	53	272	-80.5
150000-299999	87	157	-44.6	431	713	-39.6
300000-449999	152	111	36.9	606	498	21.7
450000-599999	114	94	21.3	396	361	9.7
600000-749999	66	72	-8.3	274	252	8.7
750000-999999	77	59	30.5	296	196	51.0
1000000 & Over	52	48	8.3	248	178	39.3
Grand Total:	553	601	-8.0	2,304	2,470	-6.7

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

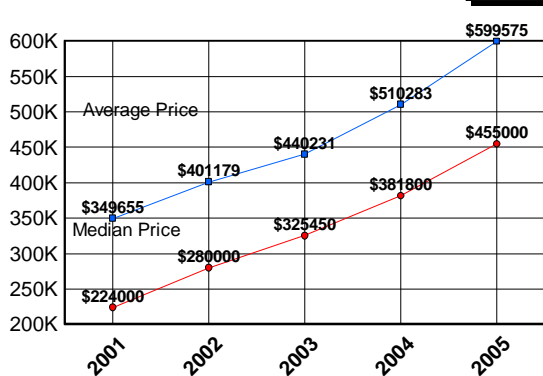
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	5	38	-86.8	42	215	-80.5
150000-299999	64	112	-42.9	385	609	-36.8
300000-449999	93	82	13.4	523	407	28.5
450000-599999	78	68	14.7	317	281	12.8
600000-749999	54	48	12.5	229	196	16.8
750000-999999	72	37	94.6	253	136	86.0
1000000 & Over	49	27	81.5	223	116	92.2
Grand Total:	415	412	0.7	1,972	1,960	0.6

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

