

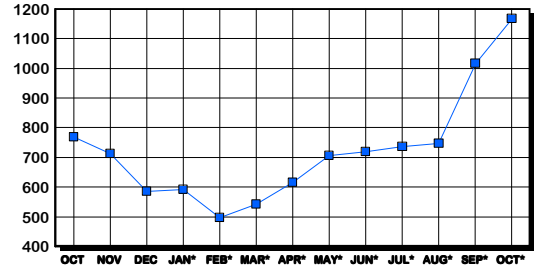
D.C. HOUSING REPORT

Residential Market Report Single Family Homes October 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	11	28	-60.7	41	50	-18.0
150000-299999	102	128	-20.3	125	128	-2.3
300000-449999	174	160	8.8	289	183	57.9
450000-599999	152	108	40.7	240	119	101.7
600000-749999	103	88	17.0	145	81	79.0
750000-999999	105	63	66.7	131	62	111.3
1000000 & Over	93	72	29.2	196	145	35.2
Grand Total:	740	647	14.4	1,167	768	52.0

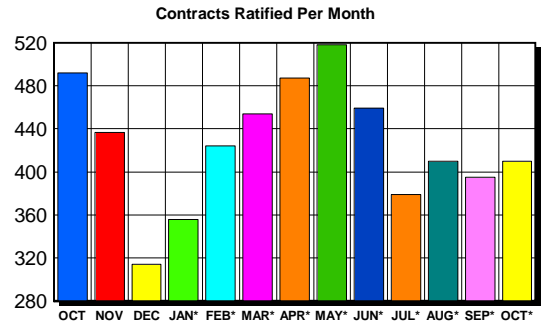
INVENTORY TREND Listings Active At End Of Month



CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	3	33	-90.9	68	403	-83.1
150000-299999	58	115	-49.6	740	1,299	-43.0
300000-449999	83	111	-25.2	1,088	1,012	7.5
450000-599999	87	79	10.1	785	680	15.4
600000-749999	52	58	-10.3	559	511	9.4
750000-999999	69	53	30.2	607	413	47.0
1000000 & Over	58	51	13.7	445	366	21.6
Grand Total:	410	500	-18.0	4,292	4,684	-8.4

SALES TREND Contracts Ratified Per Month



SETTLEMENTS

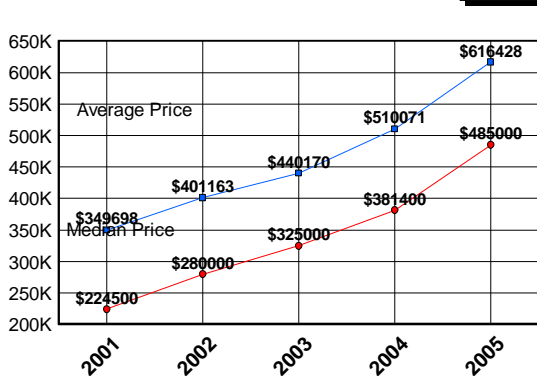
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	4	19	-78.9	61	362	-83.1
150000-299999	55	91	-39.6	736	1,220	-39.7
300000-449999	80	99	-19.2	1,052	932	12.9
450000-599999	69	66	4.5	707	612	15.5
600000-749999	50	64	-21.9	518	482	7.5
750000-999999	50	50	0.0	599	384	56.0
1000000 & Over	30	40	-25.0	467	317	47.3
Grand Total:	338	429	-21.2	4,140	4,309	-3.9

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

