

D.C. HOUSING REPORT

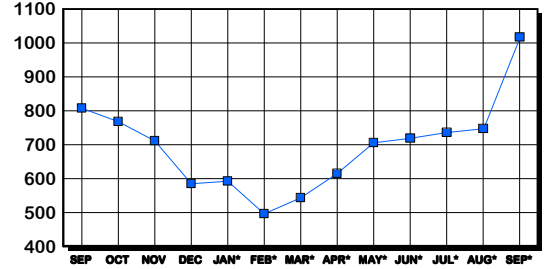
Residential Market Report Single Family Homes September 2005

LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	2	33	-93.9	36	51	-29.4
150000-299999	90	146	-38.4	98	124	-21.0
300000-449999	177	148	19.6	212	180	17.8
450000-599999	184	121	52.1	231	134	72.4
600000-749999	113	66	71.2	117	84	39.3
750000-999999	128	67	91.0	138	69	100.0
1000000 & Over	140	107	30.8	184	166	10.8
Grand Total:	834	688	21.2	1,016	808	25.7

INVENTORY TREND

Listings Active At End Of Month

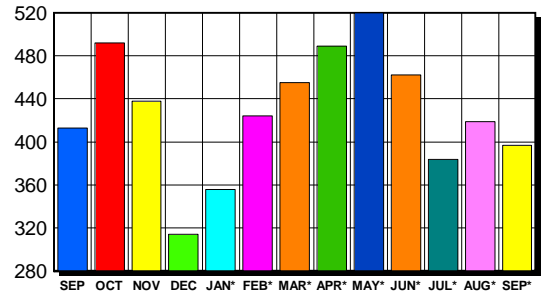


CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	4	34	-88.2	66	379	-82.6
150000-299999	70	118	-40.7	686	1,188	-42.3
300000-449999	102	97	5.2	1,020	911	12.0
450000-599999	74	65	13.8	699	602	16.1
600000-749999	55	44	25.0	506	451	12.2
750000-999999	53	41	29.3	539	362	48.9
1000000 & Over	39	40	-2.5	390	314	24.2
Grand Total:	397	439	-9.6	3,906	4,207	-7.2

SALES TREND

Contracts Ratified Per Month



SETTLEMENTS

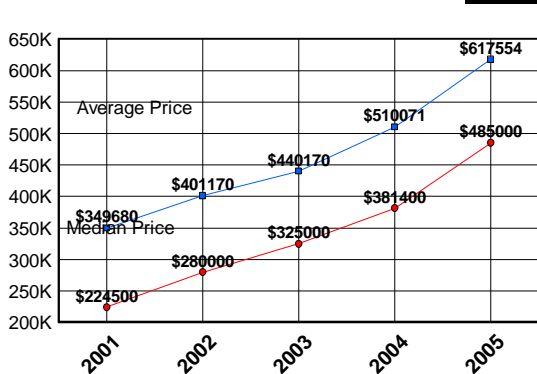
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	2	17	-88.2	56	338	-83.4
150000-299999	56	87	-35.6	666	1,108	-39.9
300000-449999	92	58	58.6	958	820	16.8
450000-599999	64	34	88.2	628	540	16.3
600000-749999	37	20	85.0	463	415	11.6
750000-999999	51	28	82.1	542	332	63.3
1000000 & Over	32	14	128.6	431	274	57.3
Grand Total:	334	258	29.5	3,744	3,827	-2.2

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

