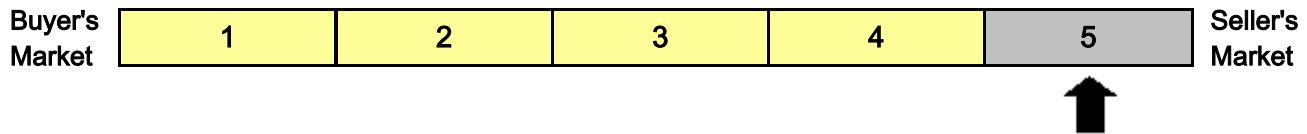


## District of Columbia, DC



### Labor Market :

Washington saw 8,636 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 6.1% during the third quarter to 5.9% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong leaving record low mortgage rates to drive home sales.

### Housing Market :

	Q3' 05	Q4' 05	Q1' 06 (Forecast)
<b>Average Price</b>	\$535,100	\$558,000	↑
<b># Homes on the Market *</b>	2,973	2,559	↔
<b># Homes Sold **</b>	2,443	2,063	↓
<b># New Homes Built</b>	42	10 ***	↓
<b>Avg # of Days on Market</b>	23	29	↑

\* Available as of Dec. 31, 2005.

\*\* May not add to total of zip codes.

\*\*\* During the first two months of 4th quarter.

### Data by Zip Codes for Q4 2005

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
20001	\$483,400	17.67%	105	-40.00%	30	99.2%
20002	\$454,100	15.96%	194	-29.20%	30	98.9%
20003	\$588,400	10.85%	99	-7.48%	20	100.0%
20004	\$505,800	-11.33%	17	240.00%	35	98.1%
20005	\$521,200	29.11%	81	1.25%	28	99.7%
20006	\$203,300	-75.42%	3	0.00%	39	95.1%
20007	\$1,203,100	34.17%	147	-15.03%	36	95.6%
20008	\$765,300	13.55%	121	-11.68%	27	98.0%
20009	\$547,900	22.68%	278	-20.34%	22	100.0%
20010	\$523,300	16.08%	83	-13.54%	25	99.5%

\*\*\*\* % Change of current quarter compared to the same quarter to year ago.

## District of Columbia, DC

### Data by Zip Codes for Q4 2005

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
20011	\$419,100	12.78%	212	13.98%	28	99.3%
20012	\$587,700	16.28%	41	7.89%	40	98.8%
20015	\$775,300	-3.52%	64	10.34%	17	100.7%
20016	\$761,600	-5.30%	123	-36.27%	24	99.1%
20017	\$358,200	26.84%	44	-10.20%	37	99.1%
20018	\$369,300	29.99%	45	7.14%	27	99.0%
20019	\$235,500	34.88%	115	-5.74%	29	99.9%
20020	\$241,000	35.85%	73	-19.78%	26	99.0%
20024	\$366,200	19.87%	47	-2.08%	29	97.3%
20032	\$208,800	31.82%	41	17.14%	27	99.1%
20036	\$359,700	0.22%	50	-16.67%	26	101.0%
20037	\$781,100	37.59%	72	9.09%	77	98.2%
20307	\$549,800	75.49%	4	33.33%	34	93.7%
20374	\$195,000	47.17%	1	0.00%	10	100.0%
OTHER	\$593,000	42.04%	3	50.00%	5	100.6%

\*\*\*\* % Change of current quarter compared to the same quarter to year ago.