Market Analysis Comparison for 22101
For the Quarters Ending 6/30/09, 12/31/09 and 3/31/10

Zip code	List Price Range	Type of Market			Percentage Difference Between Sold Plus Under Contract Listings vs. Active Listings		
		Quarter End 9/30/09	Quarter End 12/31/09	Quarter End 3/31/10	Quarter End 9/30/09	Quarter End 12/31/2009	Quarter End 3/31/2010
22101	$700,000-$899,999	Sellers' Market	Strong Sellers' Market	Sellers' Market	72.50%	80.28%	58.93%
22101	$900,000-$1,199,999	Seller - Balanced Market	Sellers' Market	Sellers' Market	35.42%	79.25%	66.67%
22101	$1,200,000-$1,499,999	Balanced Market	Sellers' Market	Sellers' Market	21.21%	56.67%	42.31%
22101	$1,500,000-$1,999,999	Buyers' Market	Buyers' Market	Balanced Market	-70.00%	-18.75%	-40.00%
22101	$2,000,000-$2,499,999	Balanced Market	Sellers' Market	Balanced Market	15.79%	35.00%	-6.67%
22101	$2,500,000-$2,999,999	Buyers' Market	Balanced Market	Buyers' Market	-28.57%	0.00%	-133.33%
22101	$3,000,000+	Strong Buyers' Market	Strong Buyers' Market	Buyers' Market	-1300.00%	-550.00%	-180.00%

Prepared by
Tania Hosmer
The Huckaby Briscoe Group
Keller Williams
6820 Elm St, Ste 100
McLean, VA 22101
703-403-8225

Table 1
Market Analysis for 22101 (3/31/09-9/30/09)

Zip code	List Price Range	Market	Sold and Under Contract Listings	Active Listings	Difference			Withdrawn or Expired Listings
22101	**$700,000-$900,000**	**Sellers' Market**	80	22	58	or	72.50%	24
22101	**$900,000-$1,200,000**	**Seller - Balanced Market**	48	31	17	or	35.42%	19
22101	**$1,200,000-$1,500,000**	**Balanced Market**	33	26	7	or	21.21%	17
22101	**$1,500,000-$2,000,000**	**Buyers' Market**	20	34	-14	or	-70.00%	20
22101	**$2,000,000-$2,500,000**	**Balanced Market**	19	16	3	or	15.79%	13
22101	**$2,500,000-$3,000,000**	**Buyers' Market**	7	9	-2	or	-28.57%	7
22101	**$3,000,000+**	**Strong Buyers' Market**	1	14	-13	or	-1300.00%	10

Prepared by
Tania Hosmer
The Huckaby Briscoe Group
Keller Williams
6820 Elm St, Ste 100
McLean, VA 22101
703-403-8225

Table 1
Market Analysis for 22101
(6/30/09 - 12/31/09)

Zip code	List Price Range	Market	Properties Sold or Under Contract	Active Listings	Difference			Withdrawn or Expired Listings
22101	$700,000-$899,999	Strong Sellers' Market	71	14	57	or	80.28%	20
22101	$900,000-$1,199,999	Sellers' Market	53	11	42	or	79.25%	20
22101	$1,200,000-$1,499,999	Sellers' Market	30	13	17	or	56.67%	17
22101	$1,500,000-$1,999,999	Buyers' Market	16	19	-3	or	-18.75%	24
22101	$2,000,000-$2,499,999	Sellers' Market	20	13	7	or	35.00%	10
22101	$2,500,000-$2,999,999	Balanced Market	4	4	0	or	0.00%	8
22101	$3,000,000+	Strong Buyers' Market	2	13	-11	or	-550.00%	11

Prepared by
Tania Hosmer
The Huckaby Briscoe Group
Keller Williams
6820 Elm St, Ste 100
McLean, VA 22101
703-403-8225

Table 1
Market Analysis for 22101 (10/1/09-3/31/10)

Zip code	List Price Range	Market	Properties Sold or Under Contract	Active Listings	Difference	Withdrawn or Expired Listings (10/01/10-3/31/10)
22101	**$700,000-$899,999**	**Sellers' Market**	56	23	33 or 58.93%	13
22101	**$900,000-$1,199,999**	**Sellers' Market**	42	14	28 or 66.67%	7
22101	**$1,200,000-$1,499,999**	**Sellers' Market**	26	15	11 or 42.31%	12
22101	**$1,500,000-$1,999,999**	**Balanced Market**	20	28	-8 or -40.00%	13
22101	**$2,000,000-$2,499,999**	**Balanced Market**	15	16	-1 or -6.67%	8
22101	**$2,500,000-$2,999,999**	**Buyers' Market**	3	7	-4 or -133.33%	2
22101	**$3,000,000+**	**Buyers' Market**	5	14	-9 or -180.00%	4

Prepared by
Tania Hosmer
The Huckaby Briscoe Group
Keller Williams
6820 Elm St, Ste 100
McLean, VA 22101
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