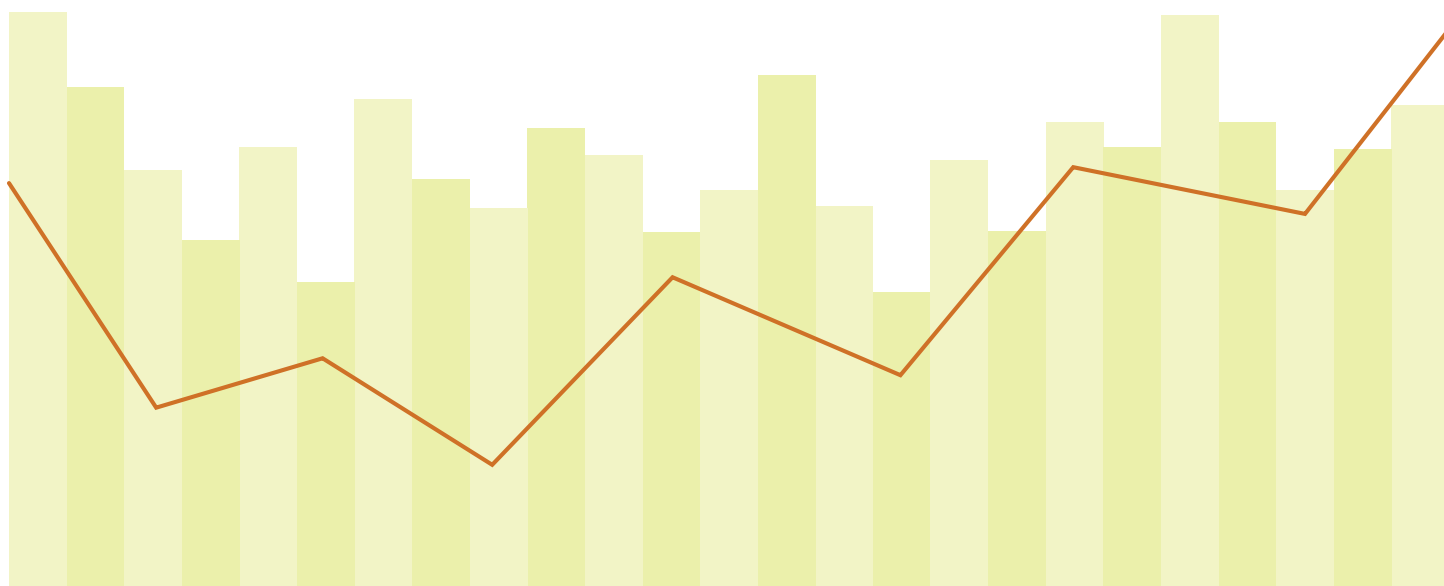




Index Report

2006 – The year in review



Washington, D.C.

The Oodle Index tracks local, real-time market trends in cars, real estate and apartment rentals based on millions of classified listings posted in Washington, D.C. In this report you will read about key trends in 2006 in Washington, D.C. and how Washington, D.C. compares to other major cities in the United States.

To receive more information or to request an interview, please contact: press@oodle.com.

The Oodle Index

Data for the Oodle Index is calculated nationwide from the hundreds of millions of classified listings published in over 75,000 sources. Oodle tracks and analyzes this data at the city and neighborhood level. As opposed to quarterly indices such as those available in the real estate market, the Oodle Index is updated on a daily basis, reporting trends in real-time.

Currently, Oodle Index reports are available for 12 of the top markets in the United States: Atlanta, Boston, Chicago, Dallas/ Fort Worth, Los Angeles, New York City, Orlando, Philadelphia, Phoenix, Seattle, San Francisco and Washington, D.C.

Oodle Index Automobile Market Washington, D.C.¹

Washington, D.C.: Sedan City

From the Honda Civic to the BMW 3-Series, sedans are all the rage in Washington, D.C. Eight mid-sized sedans rank on Washington, D.C.'s most popular used car list as compared to four nationwide.

What do people drive in other cities (if not a sedan)? Chicagoans cherish American-branded cars while New Yorkers crave foreign-branded cars. In Orlando, drivers sport convertibles whereas in San Francisco and Los Angeles, motorists line up for luxury vehicles.

The Nation's Fifth Largest Resale Market

Looking for a 1963 Ford Galaxy? Odds are you'll find it as Washington, D.C.'s resale auto market is one of the nation's largest. Following New York, Chicago, Los Angeles, and Philadelphia, on any given day, 100,000 used cars are for sale in Washington, D.C.

Washington, D.C.: Good Deals on That Used Sedan

If you're in the market for a sedan, Washington, D.C. is a good city to shop. Several popular sedans cost less in Washington D.C. than in other American cities. For example, the '04 Honda Accord cost \$1,000 less in Washington, D.C. than in San Francisco.

If You Want a Big Car, Buy it Elsewhere.

While sedans were reasonably priced, this did not hold true for SUVs. The '04 Ford Explorer and '04 Jeep Grand Cherokee each priced nearly \$1,000 above the national average. Perhaps this is not surprising. Overall, it seems there is less demand for big cars in Washington D.C. While nationally, five trucks and SUVs made the top 10 list, only two made the list in Washington, D.C.

Most Popular Used Cars in Washington, D.C. 2006

Washington, D.C.

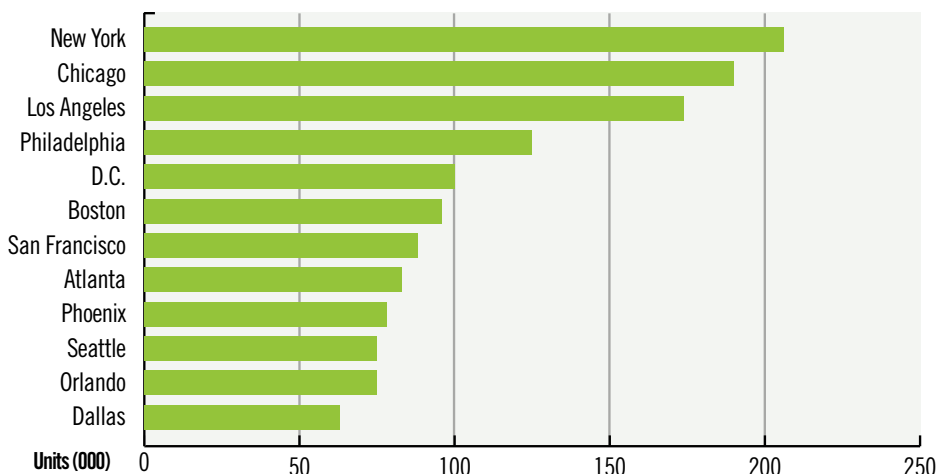
1. Honda Accord
2. Ford Explorer
3. BMW 3-Series
4. Honda Civic
5. Toyota Camry
6. Ford Taurus
7. Jeep Grand Cherokee
8. Toyota Corolla
9. Nissan Altima
10. Volkswagen Jetta

United States

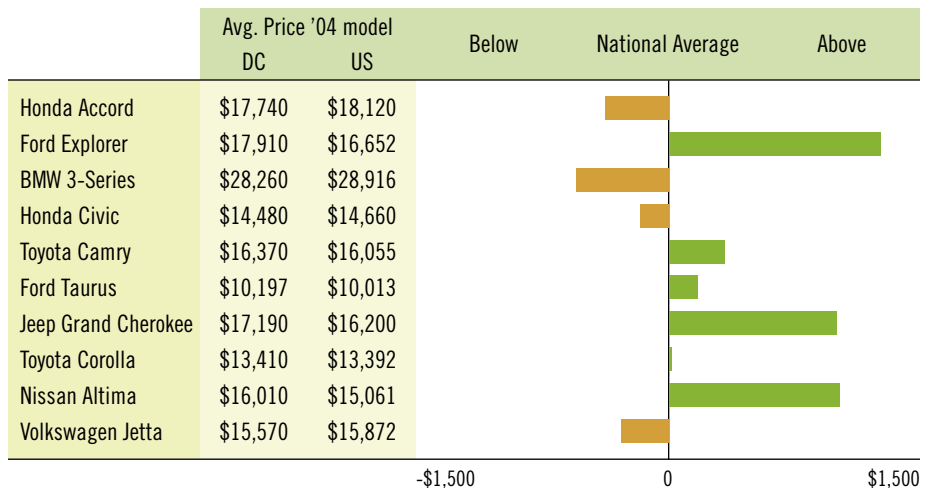
1. Ford F150
2. Chevrolet Silverado
3. Ford Taurus
4. Honda Accord
5. Dodge Ram
6. Ford Explorer
7. Chevrolet Impala
8. Jeep Grand Cherokee
9. Toyota Camry
10. Ford Mustang

Number of Cars Listed for Resale

(Dec. 31st, 2006)



Washington, D.C. Car Prices vs. National Car Prices 2006



1. All car data is based on listings in Washington, D.C. and an approximate 50-mile radius. For a complete list of cities covered, see www.oodle.com.

Oodle Index Housing Market Washington, D.C.²

A Not-so-Soft Landing for the Washington, D.C. Real Estate Market?

The Oodle Index reports that average national home prices have been falling over the last two quarters. The Washington, D.C. market appears to be going through a similar, albeit more pronounced, adjustment. In Washington, D.C., two- and three-bedroom home prices have dropped by more than \$50,000 over the last two quarters.

Meanwhile prices in the Washington, D.C. rental market have been rising. The average price for a two-bedroom apartment in Washington, D.C. has jumped from \$1,670 to approximately \$2,040 over the last two quarters. This upward trend in rentals is not surprising as rental prices generally move inversely to real estate; as potential buyers opt not to enter the property market and, instead, rent, demand, and thus prices, for rentals picks up.

Washington, D.C.: An Expensive City

Washington, D.C. was the 4th most expensive city in which to buy a home in the country. The median price of a two-bedroom property last quarter was \$472,350 (Washington, D.C.) compared to \$777,000 (San Francisco), \$659,000 (Los Angeles), and \$535,020 (New York City). This may, in part, explain why the real estate market has been experiencing a period of adjustment.

The future looks bright

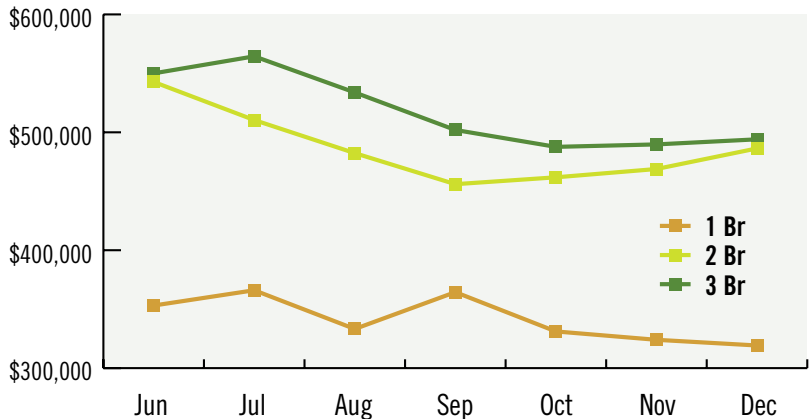
The good news is that the bumps in this not-so-soft landing appear to be, for the most part, over. The market showed signs of stabilization as the downward price adjustment was more subtle in Q3 than in Q4.

The trend in rentals tells a similar story. Rental prices for one-, two- and three-bedrooms shifted in Q4 by around \$50 compared to the Q3 jumps of roughly \$250. With rental prices high, and real estate prices readjusting, it may soon be time for those sitting on the sidelines of the real estate market to get back in the game.

2. Real estate and apartment data is based on apartment, condo and house listings in Washington, D.C.

3. Rental data is calculated based on the average of the 12 cities surveyed in the Oodle Index: Atlanta, Boston, Chicago, Dallas/Fort Worth, Los Angeles, New York City, Orlando, Philadelphia, Phoenix, Seattle, San Francisco, and Washington, D.C.

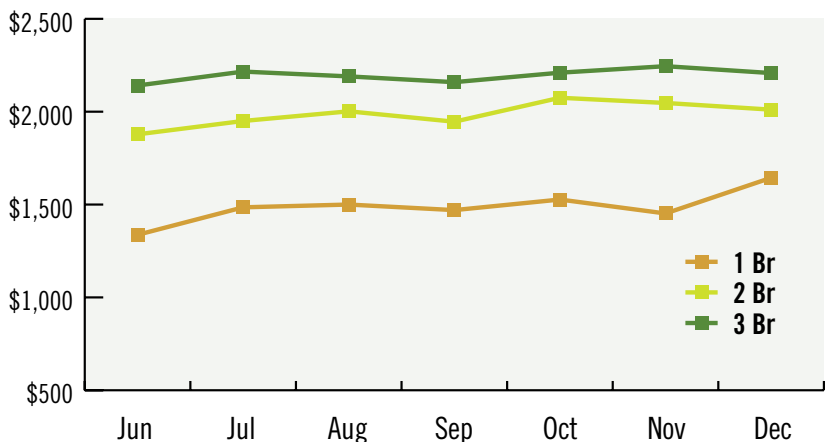
Washington, D.C. Real Estate Prices 2006



Washington, D.C.	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$349,610	\$354,570	\$324,780	-9.2%
2 Br	\$542,470	\$482,910	\$472,350	-2.2%
3 Br	\$550,000	\$533,410	\$490,480	-8.8%

National	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$238,600	\$236,500	\$223,000	-6.1%
2 Br	\$247,300	\$240,600	\$219,400	-9.7%
3 Br	\$267,800	\$254,300	\$239,900	-6.0%

Washington, D.C. Apartment Rental Prices 2006



Washington, D.C.	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$1,240	\$1,490	\$1,540	3.2%
2 Br	\$1,670	\$1,970	\$2,040	3.4%
3 Br	\$1,930	\$2,190	\$2,220	1.4%

Big City ³	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$1,140	\$1,160	\$1,220	4.9%
2 Br	\$1,540	\$1,520	\$1,610	5.6%
3 Br	\$1,830	\$1,820	\$1,900	4.2%