

## Comstock Homebuilding Companies, Inc. Reports Preliminary Sales and Settlement Results for Second Quarter 2007

RESTON, VA, Jul 12, 2007 (MARKET WIRE via COMTEX News Network) -- Comstock Homebuilding Companies, Inc. (NASDAQ: CHCI) ("Comstock" or the "Company") today announced preliminary sales and settlement results for three and six months ended June 30, 2007 as follows:

### Summary of Sales and Settlement Results

(unaudited)

Three months ended June 30, 2007

(dollars in thousands)	CHCI - All	Washington		Raleigh	
		(1)	Atlanta	(2)	
New Traffic	1,665	744	492	429	
Gross sales	494	410	31	53	
Cancellations	33	22	6	5	
Net new orders	461	388	25	48	
Gross new order revenue	\$ 99,095	\$ 76,179	\$ 9,509	\$ 13,407	
Cancellation revenue	\$ 13,241	\$ 9,761	\$ 1,858	\$ 1,623	
Net new order revenue	\$ 85,853	\$ 66,418	\$ 7,651	\$ 11,784	
Settlements	505	443	30	32	
Settlement revenue	\$ 110,275	\$ 93,116	\$ 9,328	\$ 7,831	
Backlog units	241	156	20	65	
Backlog revenue	\$ 92,763	\$ 66,312	\$ 7,022	\$ 19,430	

Six months ended June 30, 2007

(dollars in thousands)	CHCI - All	Washington		Raleigh	
		(1)	Atlanta	(2)	
New Traffic	3,257	1,448	1,007	802	
Gross sales	639	489	65	85	
Cancellations	107	80	15	12	
Net new orders	532	409	50	73	
Gross new order revenue	\$ 142,909	\$ 101,285	\$ 20,260	\$ 21,364	
Cancellation revenue	\$ 41,014	\$ 32,837	\$ 4,427	\$ 3,750	
Net new order revenue	\$ 101,895	\$ 68,448	\$ 15,833	\$ 17,614	
Settlements	636	538	44	54	
Settlement revenue	\$ 153,300	\$ 126,856	\$ 13,571	\$ 12,869	
Backlog units	241	156	20	65	
Backlog revenue	\$ 92,763	\$ 66,312	\$ 7,022	\$ 19,430	

(1) Includes the sale of the 316 units at the Bellemeade condominium project for approximately \$47.5 million on June 28, 2007.

(2) Does not include approximately \$3.6 million sale of developed lots or the approximately \$3.8 million sale of a partnership interest in North Shore condominiums.

The Company provided the following additional information specifically regarding its Eclipse at Potomac Yard project in Arlington, Virginia:

(dollars in thousands)	Three months ended June 30, 2007	Project to Date as of June 30, 2007
Traffic	204	1709
Gross sales	25	481

Cancellations		14		93
Net new orders		11		388
Gross new order revenue	\$	9,063	\$	196,941
Cancellation revenue	\$	7,332	\$	39,826
Net new order revenue	\$	1,731	\$	157,116
Settlements		72		264
Settlement revenue	\$	29,562	\$	99,510
Backlog units		124		124
Backlog revenue	\$	57,605	\$	57,605

With respect to cancellations that occurred during the three months ended June 30, 2007 the Company reported the following breakdown of its cancellations:

2Q 2007 Cancellations (dollars in thousands)	Units	Cancellation Revenue	Avg. Contract Aging at Cancellation
Cancellations - Raleigh	5	\$ 1,623	128
Cancellations - Atlanta	6	\$ 1,858	123
Cancellations - Washington Metro	22	\$ 9,761	516
Total / Weighted Average	33	\$ 13,241	386

"We are pleased with the progress made during the second quarter on several fronts," said Christopher Clemente, Chairman and CEO. "We substantially completed construction of the second high rise building of the Eclipse project and settled the first 50 units in that building, we closed the sale of the 316 unit Bellemeade condo project, sold our interest in the North Shore joint venture, and reduced our level of debt and the interest cost burden associated with land and unit inventories. Additionally, our cost reduction initiatives are beginning to lower our production and other costs. We remain focused on enhancing our balance sheet and positioning Comstock for positive results in future periods. Because of these accomplishments and the continuing momentum of deliveries at the Eclipse, we believe we are moving in the right direction."

The Company will discuss the results of the second quarter in detail during its earnings conference call in August.

About Comstock Homebuilding Companies, Inc.

Established in 1985, Comstock Homebuilding Companies is a diversified real estate development firm with a focus on moderately priced for-sale residential products. Comstock builds and markets single-family homes, townhouses, mid-rise condominiums, high-rise condominiums, mixed-use urban communities and active adult communities. The company currently markets its products under the Comstock Homes brand in the Washington, D.C.; Raleigh, North Carolina; and Atlanta, Georgia metropolitan areas. Comstock develops mixed-use, urban communities and active-adult communities under the Comstock Communities brand. Comstock Homebuilding Companies Inc. trades on Nasdaq under the symbol CHCI. For more information on the Company or its projects please visit <http://www.comstockhomebuilding.com>.

#### Cautionary Statement Regarding Forward-Looking Statements

This release contains "forward-looking" statements that are made pursuant to the Safe Harbor provisions of the Private Securities Litigation Reform Act of 1995. Statements that are predictive in nature, that depend upon or refer to future events or conditions, or that include words such as "may," "will," "expects," "projects," "anticipates," "estimates," "believes," "intends," "plans," "should," "seeks," and similar expressions, including statements related to Comstock's expected future financial results and anticipated growth in the Washington, D.C. housing market, are forward-looking statements. Forward-looking statements involve known and unknown risks and uncertainties that may cause actual future results to differ materially from those projected or contemplated in the forward-looking statements. These risks and uncertainties include, but are not limited to, economic, market and competitive conditions affecting Comstock and its operations and products, risks and uncertainties relating to the market for real estate generally and in the areas where Comstock has projects, the availability and price of land suitable for development, materials prices, labor costs, interest rates, Comstock's ability to service its significant debt obligations, fluctuations in operating results, anticipated growth strategies, continuing relationships with affiliates, environmental factors, government regulations, the impact of adverse weather conditions or natural disasters and acts of war or terrorism. Additional information concerning these and other important risks and uncertainties can be found under the heading "Risk Factors" in the prospectus from Comstock's initial public offering, as filed with the Securities and Exchange Commission on December 15, 2004. Comstock specifically disclaims any obligation to update or revise any forward-looking statements,

whether as a result of new information, future developments or otherwise.

Contact:  
Bryan Murray  
Email Contact  
703.230.1450

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