

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549**

FORM 8-K

**CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(D) OF THE
SECURITIES EXCHANGE ACT OF 1934**

Date of Report (Date of earliest event reported): **October 11, 2005 (October 7, 2005)**

COMSTOCK HOMEBUILDING COMPANIES, INC.

(Exact Name of Registrant as Specified in its Charter)

DELAWARE
(State or Other
Jurisdiction of Incorporation)

1-32375
(Commission File Number)

20-1164345
(IRS Employer
Identification No.)

11465 SUNSET HILLS ROAD, SUITE 510

RESTON, VIRGINIA 20910
(Address of principal executive offices) (Zip Code)

Registrant's Telephone Number, Including Area Code: **(703) 883-1700**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 2.02 Results of Operations and Financial Conditions.

On October 7, 2005, Comstock Homebuilding Companies, Inc. (the "Company") issued a press release announcing preliminary results for the three months and nine months, respectively, ended September 30, 2005, including new orders, new order revenue, settlements and backlog information. A copy of the press release is furnished herewith as Exhibit 99.1 and this exhibit is incorporated by reference in its entirety into this Item 2.02.

The information contained in this Item 2.02 and in the accompanying exhibit shall not be deemed filed for purposes of Section 18 of the Securities and Exchange Act of 1934, as amended (the "Exchange Act"), or incorporated by reference in any filing under the Exchange Act or the Securities Act of 1933, as amended, except as shall be expressly set forth by specific reference in such filing.

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Item 9.01. Financial Statements and Exhibits.

(c) Exhibits.

<u>Exhibit Number</u>	<u>Description</u>
99.1	Press Release by Comstock Homebuilding Companies, Inc., dated October 7, 2005.

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SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: October 11, 2005

COMSTOCK HOMEBUILDING COMPANIES, INC.

By: /s/ Jubal R. Thompson
Jubal R. Thompson
General Counsel and Secretary

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EXHIBIT INDEX

**Exhibit
Number**

99.1 Press Release by Comstock Homebuilding Companies, Inc., dated October 7, 2005.

**COMSTOCK HOMEBUILDING COMPANIES, INC. REPORTS 173% GROWTH
IN SETTLEMENTS FOR THIRD QUARTER 2005**

Company also reports increases in total new orders, new order revenue, average sales price, settlements, units in backlog, and backlog revenue for the nine months ended September 30, 2005 as compared to nine months ended September 30, 2004

RESTON, VA – October 7, 2005 – Comstock Homebuilding Companies, Inc. (NASDAQ: CHCI), today announced preliminary new order and settlement results for both the three months and nine months ended September 30, 2005. On a year-to-date basis as of September 30, 2005 the Company posted gains in new orders and settlements as follows:

	For the nine months ended September 30,					
	2004			2005		
	2004	2005	% Change	adjusted to exclude Eclipse and Raleigh		
	(number in 000s except units)			2004	2005	% Change
Total new orders	524	588	12.2%	306	463	51.3%
Total new order revenue	184,874	221,131	19.6%	108,229	166,243	53.6%
Average new order revenue	352.8	376.1	6.6%	353.7	359.1	1.5%
Net new orders	490	523	6.7%	272	407	49.6%
Net new order revenue	170,644	197,166	15.5%	93,999	135,152	43.8%
Average net new order price	348.3	377.0	8.3%	345.6	332.1	-3.9%
Settlements	208	403	93.8%	208	377	81.3%
Backlog	135,442	231,833	71.2%	58,797	80,100	36.2%
Backlog units	377	567	50.4%	159	187	17.6%
Average backlog revenue	359.3	408.9	13.8%	369.8	428.3	15.8%

	For the three months ended September 30,					
	2004			2005		
	2004	2005	% Change	adjusted to exclude Eclipse and Raleigh		
	(number in 000s except unit data)			2004	2005	% Change
Total new orders	298	146	-51.0%	80	139	73.8%
Total new order revenue	102,299	45,093	-55.9%	25,654	42,015	63.8%
Average new order revenue	343.3	308.9	-10.0%	320.7	302.3	-5.7%
Net new orders	287	117	-59.2%	69	113	63.8%
Net new order revenue	97,484	34,398	-64.7%	20,839	32,811	57.4%
Average net new order price	339.7	294.0	-13.4%	302.0	290.4	-3.9%
Settlements	74	202	173.0%	74	194	162.2%

“The strong results Comstock experienced during the third quarter is in keeping with our expectations for continued growth in 2005 and beyond,” said Christopher Clemente, Chairman and CEO. “Because of the tremendous demand experienced upon opening our Eclipse at Potomac Yard project where we reported 218 new orders in the third quarter of 2004 we are displaying adjusted results to provide a clear picture of the growth we have experienced in our homebuilding division and the greater Washington DC area in particular. We believe that both the continuing pace of job growth in our core market of the greater Washington, DC metropolitan area and the current shortage of housing relative to the projected population growth provide a solid foundation for the housing market well into the future.”

In addition, the Company reported the following project-specific information for the three months ended September 30, 2005:

- Penderbrook Square - the Company reported 69 net new orders valued at approximately \$17.5 million and 69 settlements. Backlog revenue at the end of the quarter was approximately \$2.7 million on 12 units;
- Villas at Countryside - the Company reported 36 net new orders valued at approximately \$10.4 million and 23 settlements. Backlog revenue at the end of the quarter was approximately \$3.7 million on 13 units;
- Hamlets of Blue Ridge – during the three months ended September 30, 2005 the Company sold and delivered 19 lots to an unrelated third party homebuilder for \$6.55 million. Backlog revenue on the remaining lots at the Hamlets at the end of the third quarter was approximately \$15.3 million. The sold lots were not included in previously reported backlog at June 30, 2005.

The Company will report full operating results for the nine months ended September 30, 2005 in early November. When available, the details of the release date and corresponding investor conference call will be available on the Company’s website under the Investor Relations section.

About Comstock Homebuilding Companies, Inc. Comstock is a production homebuilder that develops, builds, and markets single-family homes, townhouses, mid-rise condominiums, high-rise condominiums, mixed-use developments and condominium conversions. The Company currently operates in the Washington, D.C. and Raleigh, North Carolina markets where it targets a diverse range of buyers, including first-time, early move-up, secondary move-up, empty nester move-down and active adult home buyers. For more information on Comstock, please visit www.comstockhomebuilding.com.

This press release includes “forward-looking statements” within the meaning of the federal securities laws, which involve uncertainties and risks. These include statements regarding events or developments that the Company expects or anticipates will occur in the future, such as statements about the Company’s strategies to improve operating performance. Please refer to the Company’s prospectus and its other filings with the Securities and Exchange Commission for a complete discussion of these and other important factors that could cause results to differ materially from those projected by these forward-looking statements.