

CULPEPER COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
----------------	---	---	---	---	---	-----------------



Labor Market :

Employment increased by 324 jobs in Culpeper County during January and February. However, the number of job seekers also increased. The combined effect of these two trends was an increase in the average monthly unemployment rate from 2.5% for the fourth quarter to 3% in the first two months of the first quarter. The solid job growth may provide strong home sales, while low mortgage rates should continue to spur sales.

Housing Market :

	Q4' 03	Q1' 04	Q2' 04 (Forecast)
Average Price	\$260,700	\$237,600	↑
# Homes on the Market *	219	321	↑
# Homes Sold **	151	152	↔
# New Homes Built ***	209	130	↓
Avg # of Days on Market	53	65	↔

* Available as of Mar. 31, 2004.

** May not add to total of zip codes

*** During the first two months of 1st quarter.

Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
20106	\$348,400	11.10%	13	85.71%	66	99.7%
22701	\$210,200	2.89%	89	61.82%	54	99.7%
22713	\$250,900	67.27%	5	400.00%	60	99.7%
22714	\$347,100	25.22%	3	-25.00%	87	99.2%
22724	\$396,800	9.64%	9	-18.18%	60	100.2%
22726	\$203,000	10.57%	2	-33.33%	55	99.0%
22733	\$169,500	-81.17%	6	500.00%	23	99.2%



CULPEPER COUNTY, VA

Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
22735	\$211,200	9.54%	8	14.29%	135	104.3%
22736	\$199,800	-0.45%	3	200.00%	80	99.3%
22737	\$235,400	19.55%	11	83.33%	124	98.7%
22741	\$465,700	-	1	-	177	100.0%
OTHER	\$123,000	-	2	-	49	98.8%