

CULPEPER COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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Labor Market :

In the first two months of the second quarter, 252 jobs were added to the payrolls of Culpeper County. As a result of these new jobs, the average monthly unemployment rate fell from 2.8% during the first quarter to 2.1% for April and May. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

	Q1' 04	Q2' 04	Q3' 04 (Forecast)
Average Price	\$237,600	\$277,800	↑
# Homes on the Market *	290	407	↑
# Homes Sold **	152	215	↑
# New Homes Built ***	225	202	↑
Avg # of Days on Market	65	54	↓

* Available as of Jun. 30, 2004.

** May not add to total of zip codes

*** During the first two months of 2nd 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	\$377,500	28.01%	8	-42.86%	35	101.7%
22701	\$267,200	23.19%	145	68.60%	45	99.5%
22713	\$215,000	38.71%	1	-50.00%	7	100.0%
22714	\$275,500	-	6	-	58	99.4%
22718	\$235,500	101.45%	3	200.00%	52	99.3%
22724	\$375,100	13.94%	15	25.00%	32	99.4%
22726	\$372,900	159.86%	4	100.00%	423	95.1%



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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)
22733	\$293,100	25.26%	4	300.00%	61	103.1%
22735	\$207,400	2.62%	9	12.50%	44	99.3%
22736	\$226,100	34.82%	4	-20.00%	83	103.6%
22737	\$276,900	19.66%	13	-13.33%	97	99.4%
OTHER	\$246,600	-	3	-	37	96.8%