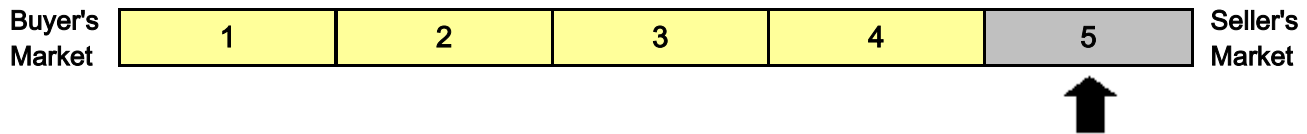


## Culpeper County, VA



### Labor Market :

Culpeper County saw 99 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 3% during the third quarter to 2.7% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong leaving record low mortgage rates to drive home sales.

### Housing Market :

	Q3' 05	Q4' 05	Q1' 06 (Forecast)
<b>Average Price</b>	\$361,700	\$351,400	↑
<b># Homes on the Market *</b>	524	487	↔
<b># Homes Sold **</b>	253	203	↓
<b># New Homes Built</b>	188	124 ***	↓
<b>Avg # of Days on Market</b>	38	36	↑

\* Available as of Dec. 31, 2005.

\*\* May not add to total of zip codes.

\*\*\* During the first two months of 4th quarter.

### Data by Zip Codes for Q4 2005

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
20106	\$496,600	41.36%	6	-53.85%	34	99.2%
22701	\$329,600	19.68%	145	11.54%	30	99.3%
22713	\$399,000	15.18%	4	33.33%	98	102.2%
22714	\$459,200	17.32%	1	-88.89%	151	104.4%
22718	\$356,700	37.19%	3	200.00%	71	94.4%
22724	\$479,600	8.80%	10	11.11%	43	98.7%
22726	\$149,000	-	1	-	8	94.9%
22729	\$255,000	-	1	-	74	85.3%
22733	\$341,900	59.54%	3	-40.00%	42	97.5%
22736	\$364,800	-3.06%	4	-20.00%	68	98.0%

\*\*\*\* % Change of current quarter compared to the same quarter to year ago.

## Culpeper County, VA

### Data by Zip Codes for Q4 2005

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
22737	\$383,400	10.14%	14	7.69%	57	99.2%
22746	\$589,000	-	1	-	7	100.0%
OTHER	\$379,000	13.51%	10	42.86%	42	98.8%

\*\*\*\* % Change of current quarter compared to the same quarter to year ago.