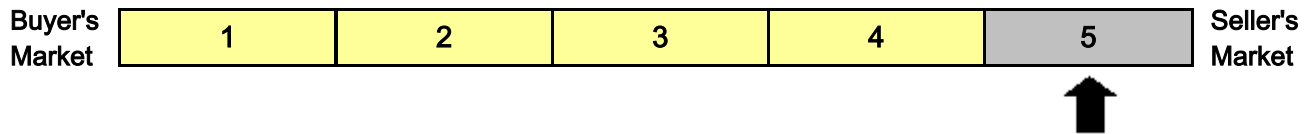


## Culpeper County, VA



### Labor Market :

In the first two months of the second quarter, 109 jobs were added to the payrolls of Culpeper County. As a result of these new jobs, the average monthly unemployment rate fell from 3% during the first quarter to 2.9% 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' 06	Q2' 06	Q3' 06 (Forecast)
<b>Average Price</b>	\$347,200	\$374,600	↑
<b># Homes on the Market *</b>	469	777	↔
<b># Homes Sold **</b>	150	205	↓
<b># New Homes Built</b>	227	166 ***	↓
<b>Avg # of Days on Market</b>	73	69	↑

\* Available as of Jun. 30, 2006.

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

\*\*\* During the first two months of 2nd quarter.

### Data by Zip Codes for Q2 2006

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	\$435,800	9.64%	18	50.00%	49	98.0%
22701	\$367,200	16.46%	146	-22.34%	71	98.9%
22713	\$349,500	11.73%	5	-66.67%	138	96.4%
22714	\$372,000	112.69%	6	500.00%	65	96.7%
22718	\$188,900	-3.13%	2	100.00%	7	94.5%
22724	\$474,600	-15.23%	11	-26.67%	82	98.6%
22726	\$331,300	23.67%	2	-33.33%	15	99.0%
22733	\$397,500	26.47%	2	-50.00%	29	96.6%
22736	\$229,300	43.76%	2	100.00%	75	92.8%
22737	\$324,400	-13.40%	7	-56.25%	103	95.8%

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

## Culpeper County, VA

### Data by Zip Codes for Q2 2006

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
22746	\$505,000	-37.10%	1	-75.00%	39	96.2%
OTHER	\$359,600	-5.19%	3	-81.25%	22	99.8%

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