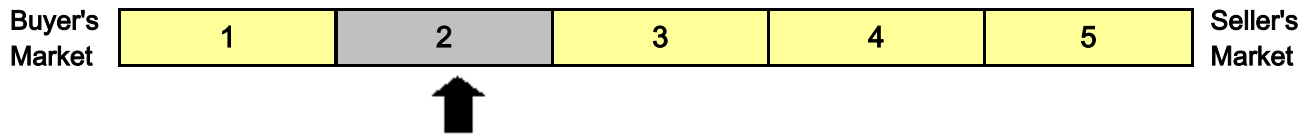


## Culpeper County, VA



### Labor Market :

Culpeper County saw 56 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 3% during the third quarter to 2.8% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong.

### Housing Market :

	Q3' 06	Q4' 06	Q1' 07 (Forecast)
<b>Average Price</b>	\$344,600	\$389,600	↑
<b># Homes on the Market *</b>	779	645	↔
<b># Homes Sold **</b>	132	127	↓
<b># New Homes Built</b>	138	130	↓
<b>Avg # of Days on Market</b>	76	92	↑

\* Available as of Dec. 31, 2006.

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

### Data by Zip Codes for Q4 2006

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/Original List Price)
20106	\$380,500	-23.38%	6	0.00%	76	94.2%
22701	\$358,700	8.83%	95	-34.48%	89	94.5%
22713	\$423,700	6.19%	4	0.00%	76	94.3%
22724	\$408,900	-14.74%	4	-60.00%	135	97.4%
22726	\$459,900	208.66%	1	0.00%	142	92.0%
22729	\$450,000	76.47%	1	0.00%	190	90.2%
22737	\$655,400	70.94%	8	-42.86%	113	84.8%
22746	\$463,000	-21.39%	1	0.00%	80	92.6%
OTHER	\$453,000	19.53%	7	-30.00%	99	93.1%

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