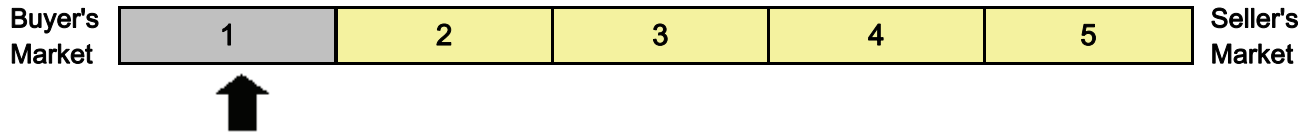


## Culpeper County, VA



### Labor Market :

Employment increased by 80 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 3.6% for the first quarter to 4.8% in the first two months of the second quarter. The solid job growth February provide strong home sales, while historically low mortgage rates should continue to spur sales.

### Housing Market :

	Q4' 07	Q1' 08	Q2' 08 (Forecast)
<b>Average Price</b>	\$319,000	\$300,100	↑
<b># Homes on the Market *</b>	1,010	1,043	↓
<b># Homes Sold **</b>	99	98	↔
<b># New Homes Built ***</b>	29	11	↔
<b>Avg # of Days on Market</b>	116	109	↑

\* Available as of Mar. 31, 2008.

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

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

### Data by Zip Codes for Q1 2008

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	\$339,800	-15.33%	5	25.00%	178	83.9%
22701	\$281,500	-14.72%	72	-8.86%	94	88.5%
22713	\$863,300	185.77%	3	-40.00%	159	86.9%
22724	\$387,000	5.08%	3	-50.00%	146	89.0%
22726	\$362,500	33.76%	2	0.00%	46	87.9%
22733	\$369,000	96.28%	1	0.00%	64	94.7%
22736	\$139,900	N/A	1	N/A	78	78.2%
22737	\$227,800	-48.05%	5	0.00%	267	81.7%

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



### Culpeper County, VA

#### Data by Zip Codes for Q1 2008

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)
OTHER	\$220,000	-22.89%	6	20.00%	90	80.4%

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