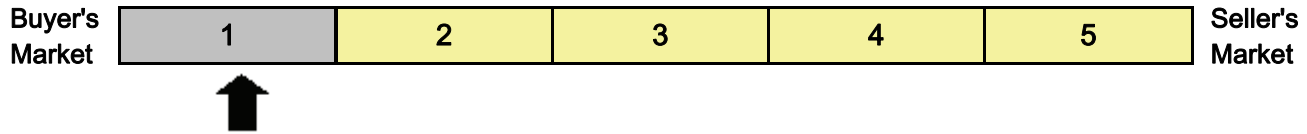


## Culpeper County, VA



### Labor Market :

In the first two months of the second quarter, 197 jobs were added to the payrolls of Culpeper County. As a result of these new jobs, the average monthly unemployment rate fell from 4.8% during the first quarter to 4.5% 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' 08	Q2' 08	Q3' 08 (Forecast)
Average Price	\$300,100	\$277,000	↑
# Homes on the Market *	1,043	1,097	↔
# Homes Sold **	98	106	↓
# New Homes Built ***	28	37	↓
Avg # of Days on Market	109	102	↑

\* Available as of Jun. 30, 2008.

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

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

### Data by Zip Codes for Q2 2008

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	\$399,800	-5.60%	9	125.00%	126	84.9%
22701	\$255,600	-17.65%	84	15.07%	90	86.2%
22713	\$328,200	-13.17%	2	-60.00%	413	68.6%
22714	\$340,000	N/A	1	N/A	249	82.5%
22724	\$370,000	-11.44%	6	-45.45%	78	89.4%
22726	\$273,800	-27.64%	3	-25.00%	160	84.0%
22741	\$259,900	N/A	1	N/A	132	94.5%

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