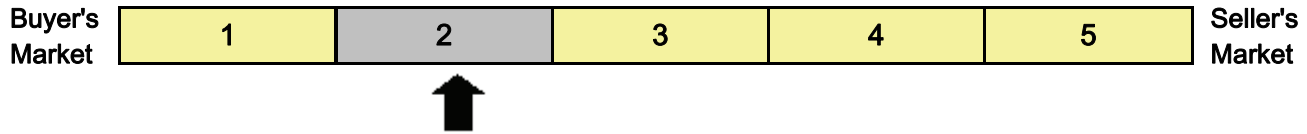


Culpeper County, VA



Labor Market :

Employment increased by 167 jobs in Culpeper County during July and August. 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 4.7% for the second quarter to 5.4% in the first two months of the third quarter. The solid job growth may provide home sales, while historically low mortgage rates boost affordability.

Housing Market :

	Q2' 08	Q3' 08	Q4' 08 (Forecast)
Average Price	\$277,000	\$239,500	↑
# Homes on the Market *	1,097	638	↔
# Homes Sold **	106	188	↓
# New Homes Built ***	37	21	↓
Avg # of Days on Market	102	91	↑

* Available as of Sep. 30, 2008.

** May not add to total of zip codes.

*** During the first two months of 3rd quarter.

Data by Zip Codes for Q3 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	\$220,000	-43.17%	3	-57.14%	128	82.6%
22701	\$233,800	-25.11%	152	157.63%	96	88.3%
22713	\$309,000	-12.19%	1	-75.00%	164	88.3%
22714	\$308,500	-14.31%	3	200.00%	83	90.8%
22724	\$369,600	-30.79%	7	40.00%	58	92.1%
22726	\$190,000	-38.71%	1	-66.67%	7	95.0%
22729	\$400,000	135.29%	1	0.00%	82	107.1%
22733	\$143,100	-44.43%	1	-50.00%	237	69.8%

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

Culpeper County, VA

Data by Zip Codes for Q3 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)
22736	\$181,000	N/A	1	N/A	10	103.5%
22737	\$240,100	-10.58%	15	650.00%	67	87.7%
OTHER	\$162,800	-32.87%	3	50.00%	47	93.4%

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