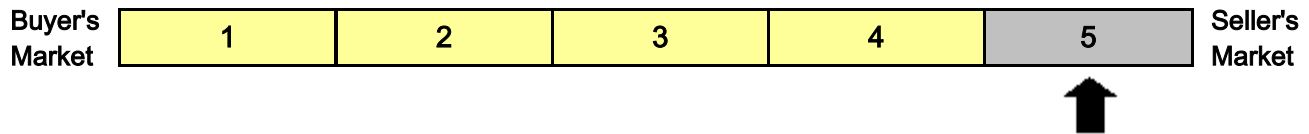


Fairfax City, VA



Labor Market :

Employment declined by 664 jobs in January and February. The job losses brought about an increase in the average monthly unemployment rate from 1.7% in the fourth quarter to 2.6% for the first two months of the first quarter. Despite the job losses, the job situation still remains strong in Fairfax City . Combined with favorable low mortgage rates, home sales should continue at a strong pace.

Housing Market :

	Q4' 04	Q1' 05	Q2' 05 (Forecast)
Average Price	\$402,000	\$437,400	↑
# Homes on the Market *	61	91	↔
# Homes Sold **	136	89	↓
# New Homes Built ***	9	6	↓
Avg # of Days on Market	17	21	↑

* Available as of Mar. 31, 2005.

** May not add to total of zip codes

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

Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
22030	\$451,700	35.69%	71	2.90%	23	100.4%
OTHER	\$381,300	37.31%	18	5.88%	16	100.9%