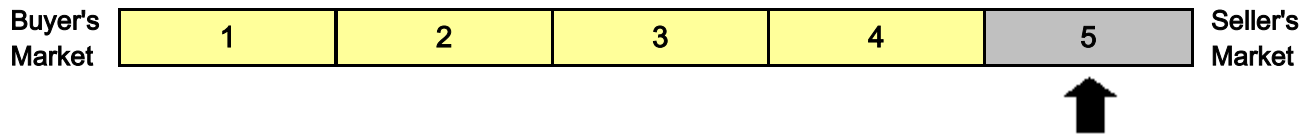


Falls Church City, VA



Labor Market :

In the first two months of the second quarter, 119 jobs were added to the payrolls of Falls Church City. As a result of these new jobs, the average monthly unemployment rate fell from 3.3% during the first quarter to 3.2% 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' 05	Q2' 05	Q3' 05 (Forecast)
Average Price	\$547,400	\$609,100	↑
# Homes on the Market *	42	74	↔
# Homes Sold **	29	66	↓
# New Homes Built ***	12	1	↓
Avg # of Days on Market	24	9	↑

* Available as of Jun. 30, 2005.

** May not add to total of zip codes.

*** During the first two months of 2nd 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)
22046	\$618,400	12.23%	62	3.33%	10	103.4%
OTHER	\$464,800	16.78%	4	-55.56%	3	101.9%