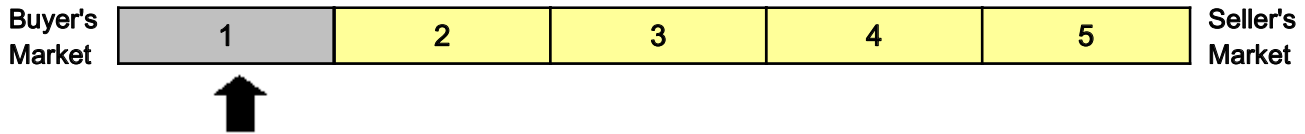


Falls Church City, VA



Labor Market :

Employment declined by 73 jobs in January and February. The job losses brought about an increase in the average monthly unemployment rate from 5% in the fourth quarter to 7.5% for the first two months of the first quarter. Job losses are ticking upwards, creating a drag on buyer confidence and demand in Falls Church City. However, historically low mortgage rates have created a favorable buying environment for those with a job.

Housing Market :

	Q4' 08	Q1' 09	Q2' 09 (Forecast)
Average Price	\$672,900	\$488,800	↔
# Homes on the Market *	48	96	↑
# Homes Sold **	25	13	↔
# New Homes Built ***	1	1	↑
Avg # of Days on Market	54	28	↑

* Available as of Mar. 31, 2009.

** May not add to total of zip codes.

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

Data by Zip Codes for Q1 2009

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)
22046	\$488,800	-26.34%	13	-43.48%	29	95.7%

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