

FAUQUIER COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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Labor Market :

Employment increased by 319 jobs in Fauquier County during January and February. 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 2% for the fourth quarter to 2.6% in the first two months of the first quarter. The solid job growth may provide strong home sales, while low mortgage rates should continue to spur sales.

Housing Market :

	Q4' 03	Q1' 04	Q2' 04 (Forecast)
Average Price	\$375,300	\$337,200	↑
# Homes on the Market *	305	382	↑
# Homes Sold **	257	248	↔
# New Homes Built ***	161	97	↓
Avg # of Days on Market	55	59	↔

* Available as of Mar. 31, 2004.

** 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)
20106	\$269,900	-17.21%	1	0.00%	21	100.0%
20115	\$427,400	5.98%	20	25.00%	74	97.8%
20119	\$350,400	-17.75%	16	128.57%	70	98.1%
20137	\$491,900	26.13%	8	700.00%	95	99.4%
20139	\$401,500	-	2	-	90	98.0%
20144	\$635,000	4.32%	1	-66.67%	70	92.0%
20181	\$266,300	-43.26%	2	0.00%	23	98.6%

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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)
20186	\$323,300	9.59%	75	22.95%	65	98.9%
20187	\$349,500	1.36%	48	33.33%	61	99.6%
20198	\$521,700	22.35%	3	-62.50%	97	99.4%
22639	\$650,000	78.08%	1	0.00%	50	93.5%
22643	\$441,300	45.64%	2	0.00%	124	96.5%
22712	\$266,900	30.20%	41	156.25%	32	99.5%
22720	\$323,400	-11.15%	8	166.67%	45	98.5%
22728	\$331,500	-9.53%	9	50.00%	71	95.3%
22734	\$208,500	21.79%	10	42.86%	39	98.8%
22742	\$560,000	112.52%	1	-83.33%	55	100.0%