

FAUQUIER COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
----------------	---	---	---	---	---	-----------------



Labor Market :

A total of 457 jobs were created during July and August. The new jobs in Fauquier County were offset by a proportional increase in the number of job seekers. The net result was no change in the average monthly unemployment rate for the first two months of the third quarter from the 2% rate of the second quarter. The new jobs should help demand. Coupled with record low mortgage rates, these two patterns set the local housing market up for a strong spring.

Housing Market :

	Q2' 04	Q3' 04	Q4' 04 (Forecast)
Average Price	\$402,900	\$414,900	↑
# Homes on the Market *	349	432	↑
# Homes Sold **	348	306	↑
# New Homes Built ***	203	128	↑
Avg # of Days on Market	37	39	↓

* Available as of Sep. 30, 2004.

** May not add to total of zip codes

*** During the first two months of 3rd 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)
20115	\$491,000	45.96%	18	-25.00%	40	98.4%
20119	\$440,900	58.03%	19	171.43%	32	99.0%
20137	\$448,300	-4.43%	6	0.00%	73	95.2%
20138	\$325,600	14.25%	3	50.00%	24	99.4%
20139	\$455,000	-	2	-	90	92.9%
20144	\$879,200	341.81%	5	400.00%	103	92.5%
20184	\$355,000	-82.43%	1	-80.00%	4	100.0%
20185	\$500,000	-	1	-	0	100.0%
20186	\$382,900	11.21%	71	-15.48%	39	98.6%
20187	\$430,400	27.68%	80	15.94%	30	99.4%



FAUQUIER COUNTY, VA

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)
20198	\$993,200	264.48%	4	300.00%	117	87.0%
22639	\$600,700	-21.22%	4	0.00%	44	94.5%
22643	\$1,289,400	351.15%	4	300.00%	125	89.0%
22712	\$287,100	27.66%	35	-14.63%	17	99.5%
22720	\$273,200	-	3	-	0	100.0%
22728	\$390,200	31.60%	9	0.00%	29	98.5%
22734	\$278,100	44.09%	23	35.29%	57	98.1%
22742	\$290,400	27.59%	8	-11.11%	53	100.6%
OTHER	\$367,100	-26.37%	10	-9.09%	63	99.2%