

## FAUQUIER COUNTY, VA

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

Fauquier County saw 257 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 2% during the third quarter to 1.9% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong leaving record low mortgage rates to drive home sales.

### Housing Market :

	Q3' 04	Q4' 04	Q1' 05 (Forecast)
<b>Average Price</b>	\$414,900	\$405,800	↑
<b># Homes on the Market *</b>	370	379	↑
<b># Homes Sold **</b>	306	283	↔
<b># New Homes Built ***</b>	188	89	↑
<b>Avg # of Days on Market</b>	39	40	↔

\* Available as of Dec. 31, 2004.

\*\* May not add to total of zip codes

\*\*\* During the first two months of 4th 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	\$401,600	17.08%	24	-11.11%	48	97.0%
20119	\$453,300	30.75%	8	-27.27%	39	100.3%
20137	\$431,300	29.33%	6	20.00%	67	98.4%
20144	\$683,100	61.37%	5	66.67%	114	97.5%
20184	\$410,000	169.74%	1	0.00%	73	95.6%
20186	\$418,300	28.91%	65	-5.80%	38	96.6%
20187	\$428,000	16.12%	60	30.43%	24	99.1%
20198	\$763,700	-20.70%	6	20.00%	47	92.8%
22639	\$519,500	-71.53%	3	0.00%	38	98.7%
22712	\$321,300	30.72%	56	100.00%	31	99.5%
22720	\$456,600	52.20%	3	200.00%	82	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)
22728	\$387,700	22.30%	10	-44.44%	72	99.7%
22734	\$229,900	28.58%	14	-22.22%	14	99.3%
22739	\$850,000	-	1	-	21	96.1%
22742	\$328,600	41.88%	8	14.29%	86	98.4%
OTHER	\$478,600	-44.47%	13	0.00%	73	92.7%