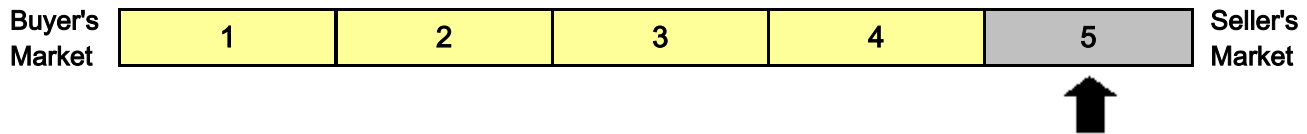


Fauquier County, VA



Labor Market :

In the first two months of the fourth quarter, 75 jobs were added to the payrolls of Fauquier County. As a result of these new jobs, the average monthly unemployment rate fell from 2.5% during the third quarter to 2.3% for October and November. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

	Q3' 05	Q4' 05	Q1' 06 (Forecast)
Average Price	\$543,300	\$482,600	↑
# Homes on the Market *	572	467	↑
# Homes Sold **	333	238	↑
# New Homes Built	188	81 ***	↑
Avg # of Days on Market	34	41	↓

* Available as of Dec. 31, 2005.

** May not add to total of zip codes.

*** During the first two months of 4th quarter.

Data by Zip Codes for Q4 2005

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
20115	\$405,700	1.02%	11	-54.17%	45	96.4%
20119	\$480,400	5.98%	12	50.00%	54	99.0%
20128	\$1,995,000	-	1	-	143	99.8%
20137	\$505,100	17.11%	3	-50.00%	22	98.8%
20139	\$560,000	-	2	-	33	98.7%
20144	\$1,046,700	53.23%	3	-40.00%	159	95.3%
20184	\$1,925,000	369.51%	1	0.00%	4	100.0%
20186	\$436,200	4.28%	52	-20.00%	25	98.2%
20187	\$547,600	27.94%	67	11.67%	51	98.2%
20198	\$678,000	-11.22%	5	-16.67%	38	94.1%

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

Fauquier County, VA

Data by Zip Codes for Q4 2005

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
22639	\$859,200	65.39%	4	33.33%	83	100.5%
22712	\$379,300	18.05%	36	-35.71%	32	99.1%
22720	\$466,000	2.06%	4	33.33%	21	100.3%
22728	\$442,400	14.11%	7	-30.00%	31	99.3%
22734	\$298,800	29.97%	17	21.43%	39	98.1%
22742	\$310,100	-5.63%	5	-37.50%	71	97.0%
OTHER	\$435,100	-9.09%	8	-38.46%	39	99.2%

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