

FREDERICK COUNTY, VA

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

Employment increased by 612 jobs in Frederick 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 2.6% for the fourth quarter to 2.8% 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	\$214,800	\$214,300	↑
# Homes on the Market *	404	494	↑
# Homes Sold **	414	315	↔
# New Homes Built ***	173	100	↓
Avg # of Days on Market	44	53	↔

* 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)
22601	\$194,200	4.80%	11	57.14%	23	100.0%
22602	\$207,300	12.54%	131	16.96%	49	99.1%
22603	\$243,500	39.78%	30	42.86%	52	98.4%
22624	\$284,500	11.79%	5	-28.57%	108	99.9%
22625	\$239,100	22.24%	12	-25.00%	85	96.4%
22637	\$226,000	9.07%	2	-60.00%	189	95.6%
22645	\$197,900	79.42%	7	40.00%	76	97.7%



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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)
22654	\$546,000	234.97%	1	0.00%	49	80.9%
22655	\$209,600	34.88%	115	21.05%	53	99.0%
22656	\$132,500	-	1	-	5	98.3%