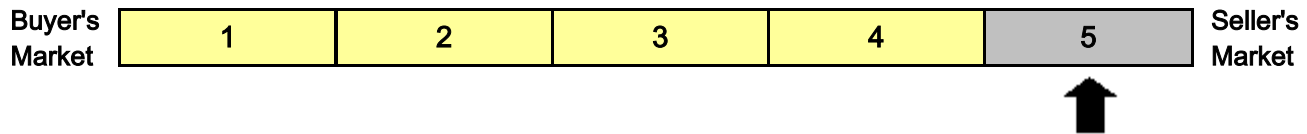


Frederick County, VA



Labor Market :

In the first two months of the second quarter, 892 jobs were added to the payrolls of Frederick County. As a result of these new jobs, the average monthly unemployment rate fell from 2.8% during the first quarter to 2.6% for April and May. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

	Q1' 05	Q2' 05	Q3' 05 (Forecast)
Average Price	\$271,000	\$311,100	↑
# Homes on the Market *	505	666	↔
# Homes Sold **	358	530	↓
# New Homes Built ***	281	217	↓
Avg # of Days on Market	38	41	↑

* Available as of Jun. 30, 2005.

** May not add to total of zip codes.

*** During the first two months of 2nd 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)
22602	\$333,700	28.30%	221	2.31%	45	99.6%
22603	\$340,100	19.88%	53	-1.85%	52	99.7%
22624	\$413,000	36.12%	12	20.00%	120	98.0%
22625	\$305,600	48.93%	39	25.81%	50	100.4%
22637	\$284,700	28.71%	15	150.00%	119	97.5%
22645	\$295,600	9.68%	10	11.11%	29	95.8%
22654	\$415,000	54.05%	1	-50.00%	61	97.6%
22655	\$270,800	21.65%	150	-4.46%	20	100.1%
22656	\$296,600	-5.00%	9	80.00%	21	98.8%
OTHER	\$265,900	46.02%	20	11.11%	15	100.2%