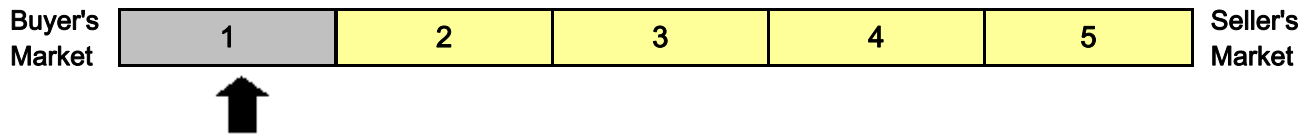


Frederick County, VA



Labor Market :

In the first two months of the fourth quarter, 272 jobs were added to the payrolls of Frederick County. As a result of these new jobs, the average monthly unemployment rate fell from 2.9% during the third quarter to 2.8% 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' 07	Q4' 07	Q1' 08 (Forecast)
Average Price	\$294,300	\$277,600	↑
# Homes on the Market *	1,684	1,491	↓
# Homes Sold **	198	219	↔
# New Homes Built ***	102	57	↔
Avg # of Days on Market	102	114	↑

* Available as of Dec. 31, 2007.

** May not add to total of zip codes.

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

Data by Zip Codes for Q4 2007

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/Original List Price)
22602	\$279,200	-8.40%	95	-7.77%	103	92.1%
22603	\$302,400	-13.45%	27	22.73%	139	86.7%
22624	\$367,300	-10.15%	4	-33.33%	121	87.4%
22625	\$322,100	-11.41%	16	-23.81%	142	85.5%
22637	\$260,900	11.02%	4	0.00%	136	92.0%
22645	\$200,000	-45.52%	1	-80.00%	158	74.7%
22655	\$248,300	-17.32%	58	-14.71%	107	91.8%
22656	\$368,400	0.60%	3	-25.00%	139	79.2%
OTHER	\$248,000	-9.62%	11	0.00%	125	85.7%

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