

FREDERICKSBURG CITY, VA

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

In the first two months of the second quarter, 142 jobs were added to the payrolls of Fredericksburg City. As a result of these new jobs, the average monthly unemployment rate fell from 6% during the first quarter to 5.6% 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' 04	Q2' 04	Q3' 04 (Forecast)
Average Price	\$207,900	\$186,600	↑
# Homes on the Market *	94	116	↑
# Homes Sold **	42	114	↑
# New Homes Built ***	19	12	↑
Avg # of Days on Market	29	22	↓

* Available as of Jun. 30, 2004.

** 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)
22401	\$187,400	-30.64%	110	111.54%	22	99.1%
OTHER	\$165,300	44.12%	4	-20.00%	18	100.3%