

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 third quarter, 150 jobs were added to the payrolls of Fredericksburg City. As a result of these new jobs, the average monthly unemployment rate fell from 5.7% during the second quarter to 5.4% for July and August. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

	Q2' 04	Q3' 04	Q4' 04 (Forecast)
Average Price	\$186,600	\$249,100	↑
# Homes on the Market *	111	103	↑
# Homes Sold **	114	105	↑
# New Homes Built ***	22	10	↑
Avg # of Days on Market	22	30	↓

* Available as of Sep. 30, 2004.

** May not add to total of zip codes

*** During the first two months of 3rd 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	\$250,100	-6.05%	103	60.94%	31	98.3%
OTHER	\$197,500	9.97%	2	-33.33%	11	99.0%