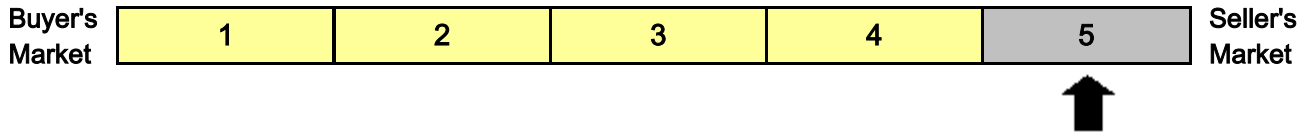


## Fredericksburg City, VA



### Labor Market :

In the first two months of the second quarter, 204 jobs were added to the payrolls of Fredericksburg City. As a result of these new jobs, the average monthly unemployment rate fell from 4.6% during the first quarter to 4.5% 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	\$318,700	\$383,500	↑
# Homes on the Market *	85	132	↑
# Homes Sold **	63	82	↔
# New Homes Built ***	26	51	↑
Avg # of Days on Market	45	40	↔

\* 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)
22401	\$378,900	102.19%	75	-31.82%	39	99.0%
OTHER	\$433,000	161.95%	7	75.00%	57	100.7%