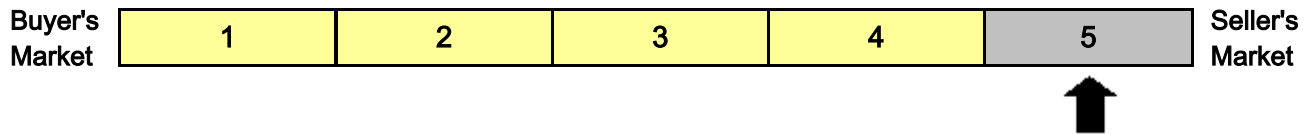


## Fredericksburg City, VA



### Labor Market :

In the first two months of the second quarter, 145 jobs were added to the payrolls of Fredericksburg City. As a result of these new jobs, the average monthly unemployment rate fell from 4.4% during the first quarter to 3.8% 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' 06	Q2' 06	Q3' 06 (Forecast)
<b>Average Price</b>	\$379,200	\$372,400	↑
<b># Homes on the Market *</b>	130	245	↓
<b># Homes Sold **</b>	51	66	↑
<b># New Homes Built</b>	63	68 ***	↑
<b>Avg # of Days on Market</b>	49	67	↓

\* Available as of Jun. 30, 2006.

\*\* May not add to total of zip codes.

\*\*\* During the first two months of 2nd quarter.

### Data by Zip Codes for Q2 2006

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
22401	\$372,400	-1.72%	66	-12.00%	67	97.9%

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