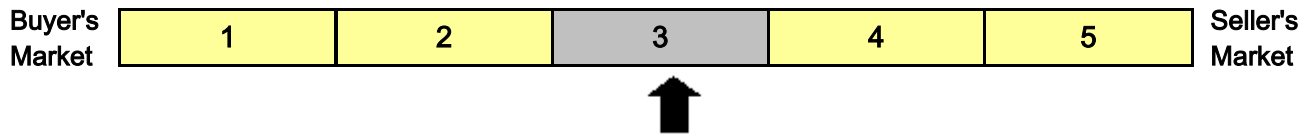


Fredericksburg City, VA



Labor Market :

In the first two months of the fourth quarter, 2 jobs were added to the payrolls of Fredericksburg City. As a result of these new jobs, the average monthly unemployment rate fell from 4.2% during the third quarter to 3.7% for October and November. The strong employment climate may help to create demand for home purchases.

Housing Market :

	Q3' 06	Q4' 06	Q1' 07 (Forecast)
Average Price	\$457,900	\$353,500	↑
# Homes on the Market *	249	272	↓
# Homes Sold **	46	57	↔
# New Homes Built	83	29	↔
Avg # of Days on Market	50	55	↑

* Available as of Dec. 31, 2006.

** May not add to total of zip codes.

Data by Zip Codes for Q4 2006

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)
22401	\$348,200	-3.68%	55	-29.49%	56	92.3%
OTHER	\$500,000	7.20%	2	-60.00%	26	100.0%

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