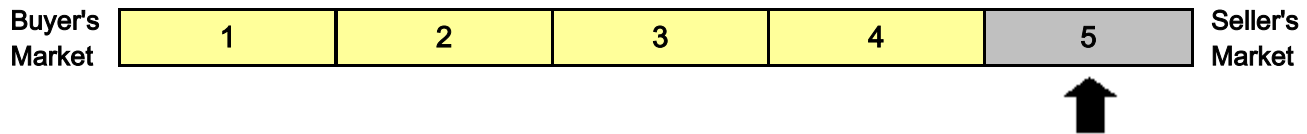


## Loudoun County, VA



### Labor Market :

Employment increased by 2,441 jobs in Loudoun County during April and May. However, the number of job seekers also increased. The combined effect of these two trends was an increase in the average monthly unemployment rate from 2.1% for the first quarter to 2.2% in the first two months of the second quarter. The solid job growth may provide strong home sales, while low mortgage rates should continue to spur sales.

### Housing Market :

	Q1' 05	Q2' 05	Q3' 05 (Forecast)
Average Price	\$481,100	\$528,700	↑
# Homes on the Market *	1,712	2,631	↑
# Homes Sold **	1,676	2,575	↔
# New Homes Built ***	1,179	1,170	↑
Avg # of Days on Market	20	14	↔

\* 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)
20105	\$626,200	32.47%	71	10.94%	36	99.4%
20117	\$668,300	-8.70%	14	16.67%	63	97.6%
20129	\$1,053,300	-23.12%	3	200.00%	10	96.2%
20132	\$572,600	21.06%	96	7.87%	30	100.0%
20141	\$568,300	25.93%	50	8.70%	30	99.9%
20147	\$509,000	23.66%	451	-5.25%	11	100.7%
20148	\$583,300	20.05%	156	54.46%	9	100.3%
20152	\$598,000	32.74%	237	21.54%	10	100.5%
20158	\$783,900	81.33%	23	-32.35%	36	100.0%
20164	\$398,300	25.77%	373	0.00%	7	101.6%

## Loudoun County, VA

### 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)
20165	\$514,900	21.21%	324	-3.57%	10	101.1%
20166	\$477,200	39.08%	75	13.64%	10	101.7%
20175	\$505,800	29.86%	213	4.41%	15	99.9%
20176	\$562,400	26.95%	394	8.84%	18	99.9%
20180	\$642,100	23.10%	31	-27.91%	25	99.6%
20197	\$753,600	15.64%	8	-11.11%	109	97.3%
OTHER	\$613,100	-14.98%	56	300.00%	20	101.2%