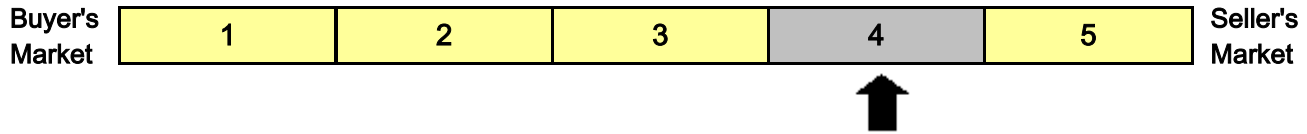


Loudoun County, VA



Labor Market :

In the first two months of the fourth quarter, 20 jobs were added to the payrolls of Loudoun County. As a result of these new jobs, the average monthly unemployment rate fell from 1.8% during the third quarter to 1.6% 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	\$529,700	\$509,500	↑
# Homes on the Market *	4,693	3,430	↓
# Homes Sold **	1,277	1,264	↔
# New Homes Built	579	452	↔
Avg # of Days on Market	65	68	↑

* 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)
20105	\$559,600	-4.24%	32	-56.76%	38	95.2%
20117	\$623,900	-27.24%	8	100.00%	73	91.5%
20129	\$255,000	-67.65%	2	-33.33%	64	85.2%
20132	\$617,900	-0.11%	51	-17.74%	113	88.6%
20141	\$537,900	-5.22%	18	-58.14%	90	89.8%
20142	\$1,125,000	-	1	-	156	59.7%
20147	\$467,100	-10.74%	276	3.37%	62	94.0%
20148	\$608,200	-8.62%	114	-38.38%	47	95.6%
20152	\$552,800	-20.84%	118	-38.54%	58	94.4%

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

Loudoun County, VA

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)
20158	\$643,200	-10.54%	19	5.56%	104	90.9%
20164	\$381,000	-7.70%	154	-37.40%	71	92.8%
20165	\$458,200	-8.38%	120	-29.41%	74	92.3%
20166	\$523,300	-10.96%	35	-44.44%	35	97.1%
20175	\$514,600	5.69%	106	-25.87%	78	91.7%
20176	\$543,900	-15.88%	184	-42.68%	83	91.6%
20178	\$850,000	-	1	-	0	89.5%
20180	\$561,200	-9.07%	21	-8.70%	69	94.6%
20197	\$1,051,500	7.86%	2	-77.78%	84	86.0%
OTHER	\$593,800	-33.00%	2	-86.67%	174	80.5%

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