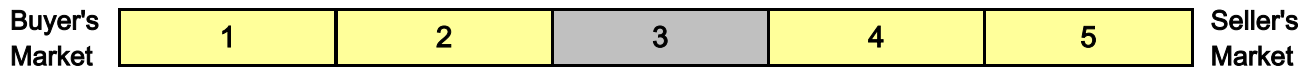


## Loudoun County, VA



### Labor Market :

In the first two months of the second quarter, 1,212 jobs were added to the payrolls of Loudoun County. As a result of these new jobs, the average monthly unemployment rate fell from 2.2% during the first quarter to 2.1% 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' 07	Q2' 07	Q3' 07 (Forecast)
<b>Average Price</b>	\$505,800	\$509,700	↑
<b># Homes on the Market *</b>	3,751	5,058	↓
<b># Homes Sold **</b>	1,231	1,429	↔
<b># New Homes Built</b>	530	1,012	↔
<b>Avg # of Days on Market</b>	83	69	↑

\* Available as of Jun. 30, 2007.

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

### Data by Zip Codes for Q2 2007

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	\$539,900	-0.39%	44	100.00%	44	94.2%
20117	\$1,722,300	64.01%	11	22.22%	105	94.9%
20129	\$776,700	-25.14%	6	200.00%	153	92.4%
20131	\$465,000	-	1	-	66	94.9%
20132	\$569,400	-15.93%	60	13.21%	87	93.8%
20141	\$432,100	-21.01%	23	4.55%	100	90.8%
20147	\$457,100	-8.53%	287	-3.69%	58	95.6%
20148	\$580,300	-4.82%	104	1.96%	54	96.3%
20152	\$553,400	-5.32%	118	-1.67%	47	95.0%

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

## Loudoun County, VA

### Data by Zip Codes for Q2 2007

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	\$610,900	-5.39%	26	116.67%	64	94.6%
20164	\$356,600	-12.43%	155	-22.50%	72	93.6%
20165	\$481,000	-7.85%	185	20.92%	61	94.8%
20166	\$400,300	-12.43%	37	-24.49%	69	94.3%
20175	\$535,800	2.15%	139	-10.32%	93	93.5%
20176	\$543,600	-7.50%	204	-3.32%	82	93.6%
20180	\$591,800	-15.43%	18	-37.93%	115	92.4%
20197	\$663,500	-21.98%	4	-55.56%	108	91.7%
OTHER	\$849,300	-6.63%	7	40.00%	107	88.9%

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