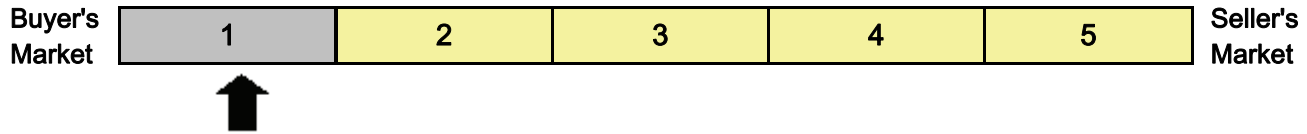


## Loudoun County, VA



### Labor Market :

In the first two months of the second quarter, 1,853 jobs were added to the payrolls of Loudoun County. As a result of these new jobs, the average monthly unemployment rate fell from 2.8% during the first quarter to 2.6% 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' 08	Q2' 08	Q3' 08 (Forecast)
<b>Average Price</b>	\$421,100	\$397,000	↑
<b># Homes on the Market *</b>	5,198	5,753	↓
<b># Homes Sold **</b>	874	910	↔
<b># New Homes Built ***</b>	442	256	↔
<b>Avg # of Days on Market</b>	78	74	↑

\* Available as of Jun. 30, 2008.

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

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

### Data by Zip Codes for Q2 2008

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
20105	\$435,100	-19.28%	26	-42.22%	44	94.4%
20117	\$740,500	-57.01%	4	-63.64%	182	93.4%
20129	\$389,500	-49.85%	2	-66.67%	138	83.9%
20132	\$421,500	-25.97%	25	-58.33%	115	90.9%
20141	\$376,600	-12.84%	19	-17.39%	67	93.3%
20147	\$400,100	-12.47%	156	-45.64%	71	93.0%
20148	\$509,200	-12.25%	78	-25.00%	59	93.4%
20152	\$474,100	-14.41%	60	-49.58%	59	92.9%
20158	\$504,300	-17.45%	7	-73.08%	74	87.9%

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

## Loudoun County, VA

### Data by Zip Codes for Q2 2008

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
20164	\$255,800	-28.25%	190	22.58%	78	89.1%
20165	\$409,500	-14.86%	101	-45.41%	74	93.3%
20166	\$412,700	3.10%	17	-54.05%	76	93.1%
20175	\$445,000	-17.04%	66	-52.86%	83	90.5%
20176	\$394,400	-27.46%	141	-31.22%	77	88.7%
20180	\$424,000	-28.35%	8	-55.56%	83	92.1%
20197	\$693,200	4.48%	6	50.00%	90	86.1%
OTHER	\$1,237,600	45.72%	4	-42.86%	158	84.1%

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