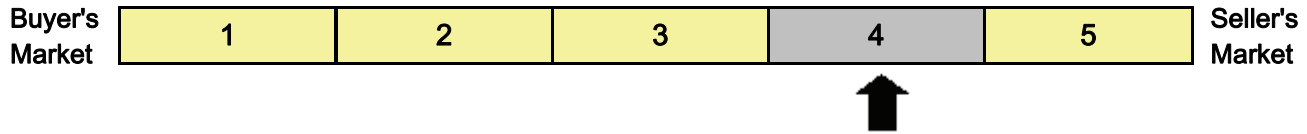


## Loudoun County, VA



### Labor Market :

Employment increased by 1,396 jobs in Loudoun County during July and August. 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 2.8% for the second quarter to 3.4% in the first two months of the third quarter. The solid job growth may provide home sales, while historically low mortgage rates boost affordability.

### Housing Market :

	Q2' 08	Q3' 08	Q4' 08 (Forecast)
Average Price	\$397,000	\$377,800	↑
# Homes on the Market *	5,753	2,797	↓
# Homes Sold **	910	1,601	↔
# New Homes Built ***	256	260	↔
Avg # of Days on Market	74	69	↑

\* Available as of Sep. 30, 2008.

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

\*\*\* During the first two months of 3rd quarter.

### Data by Zip Codes for Q3 2008

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	\$410,800	-24.71%	35	45.83%	75	91.9%
20117	\$868,400	0.71%	10	25.00%	387	83.7%
20129	\$617,000	-20.39%	2	100.00%	299	72.2%
20132	\$418,300	-36.16%	57	62.86%	82	91.3%
20141	\$445,700	-14.94%	27	50.00%	115	86.6%
20147	\$388,000	-20.30%	248	37.78%	60	93.7%
20148	\$494,400	-12.59%	145	51.04%	46	95.0%
20152	\$454,900	-14.41%	116	34.88%	58	93.8%

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

## Loudoun County, VA

### Data by Zip Codes for Q3 2008

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	\$514,600	-19.32%	19	58.33%	118	86.9%
20164	\$225,100	-31.52%	346	190.76%	62	92.4%
20165	\$385,800	-18.69%	141	25.89%	60	93.0%
20166	\$395,200	0.64%	44	131.58%	67	93.2%
20175	\$386,900	-15.52%	119	33.71%	74	92.5%
20176	\$388,300	-33.80%	252	62.58%	78	91.3%
20180	\$435,200	-28.91%	21	40.00%	111	86.4%
20197	\$847,200	13.75%	7	133.33%	38	95.3%
OTHER	\$458,500	-28.46%	12	140.00%	96	81.7%

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