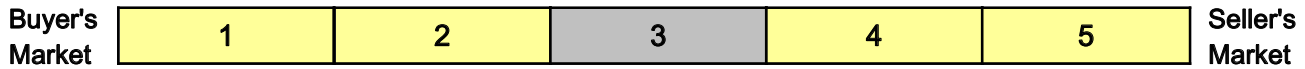


Loudoun County, VA



Labor Market :

Employment increased by 1,806 jobs in Loudoun County during January and February. 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 3.3% for the fourth quarter to 4.6% in the first two months of the first quarter. The solid job growth may provide home sales, while historically low mortgage rates boost affordability.

Housing Market :

	Q4' 08	Q1' 09	Q2' 09 (Forecast)
Average Price	\$370,500	\$335,900	↔
# Homes on the Market *	1,926	2,854	↑
# Homes Sold **	1,203	981	↑
# New Homes Built ***	176	199	↑
Avg # of Days on Market	64	76	↑

* Available as of Mar. 31, 2009.

** May not add to total of zip codes.

*** During the first two months of 1st quarter.

Data by Zip Codes for Q1 2009

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	\$408,600	-13.63%	41	5.13%	57	97.4%
20117	\$225,000	-82.92%	2	-60.00%	132	85.9%
20129	\$223,500	-68.96%	1	0.00%	8	93.2%
20132	\$487,100	-3.51%	27	-25.00%	99	90.5%
20141	\$340,000	-25.13%	18	-18.18%	95	93.4%
20147	\$361,300	-15.27%	141	-10.76%	71	94.5%
20148	\$463,400	-7.71%	78	-31.58%	63	95.4%
20152	\$454,300	-2.15%	66	-26.67%	50	95.2%

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

Loudoun County, VA

Data by Zip Codes for Q1 2009

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	\$504,500	-12.11%	5	-54.55%	71	92.6%
20164	\$196,000	-25.39%	209	35.71%	70	96.9%
20165	\$338,400	-17.94%	84	-3.45%	75	95.1%
20166	\$344,700	-16.13%	29	38.10%	59	97.4%
20175	\$296,300	-31.21%	104	20.93%	93	90.6%
20176	\$325,300	-34.12%	144	24.14%	95	94.6%
20180	\$439,100	27.94%	19	46.15%	105	92.0%
20197	\$745,300	-15.78%	5	66.67%	157	94.0%
OTHER	\$520,000	-19.13%	8	60.00%	102	88.9%

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