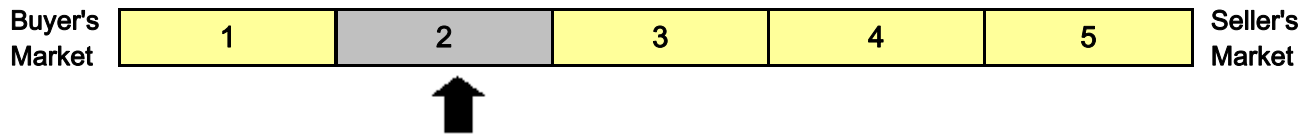


## Loudoun County, VA



### Labor Market :

Employment increased by 922 jobs in Loudoun County during April and May. 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 4.6% for the first quarter to 4.9% in the first two months of the second quarter. The solid job growth may provide home sales, while historically low mortgage rates boost affordability.

### Housing Market :

	Q1' 09	Q2' 09	Q3' 09 (Forecast)
Average Price	\$335,900	\$383,200	↔
# Homes on the Market *	2,854	2,442	↑
# Homes Sold **	981	567	↔
# New Homes Built ***	303	289	↑
Avg # of Days on Market	76	123	↑

\* Available as of Jun. 30, 2009.

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

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

### Data by Zip Codes for Q2 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	\$380,300	-15.55%	17	-70.69%	108	92.6%
20117	\$432,500	-42.28%	2	-60.00%	194	74.2%
20129	\$385,000	-1.16%	1	-50.00%	49	89.7%
20132	\$437,600	2.65%	24	-51.02%	165	91.6%
20141	\$309,100	-27.71%	10	-61.54%	101	92.8%
20147	\$392,400	-5.67%	85	-69.96%	104	94.2%
20148	\$436,000	-16.63%	52	-67.90%	124	92.9%
20152	\$439,700	-6.21%	56	-59.42%	102	95.9%

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

## Loudoun County, VA

### Data by Zip Codes for Q2 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	\$338,700	-37.50%	3	-76.92%	223	89.5%
20164	\$211,000	-16.24%	72	-76.24%	122	93.0%
20165	\$357,600	-8.91%	45	-73.21%	83	92.1%
20166	\$343,200	-14.24%	17	-48.48%	156	94.9%
20175	\$409,400	-15.01%	57	-53.28%	129	89.7%
20176	\$414,600	-0.26%	111	-55.95%	145	91.1%
20180	\$371,500	-1.38%	6	-64.71%	164	86.9%
20197	\$678,100	-2.18%	5	-16.67%	205	85.9%
OTHER	\$553,100	-41.55%	4	-60.00%	126	92.6%

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