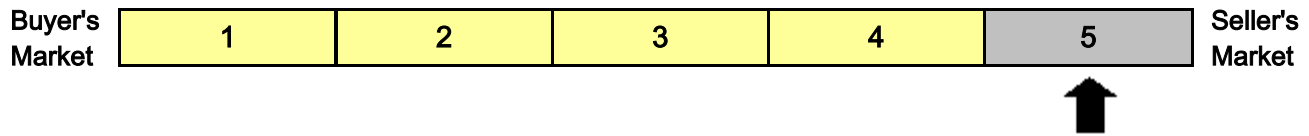


## Manassas City, VA



### Labor Market :

In the first two months of the second quarter, 386 jobs were added to the payrolls of Manassas City. As a result of these new jobs, the average monthly unemployment rate fell from 3% during the first quarter to 2.8% 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' 05	Q2' 05	Q3' 05 (Forecast)
Average Price	\$298,400	\$343,600	↑
# Homes on the Market *	157	234	↔
# Homes Sold **	244	334	↓
# New Homes Built ***	35	32	↓
Avg # of Days on Market	13	11	↑

\* Available as of Jun. 30, 2005.

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

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

### Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
20110	\$345,700	33.12%	328	15.49%	11	100.9%
OTHER	\$227,700	17.80%	6	100.00%	45	101.1%