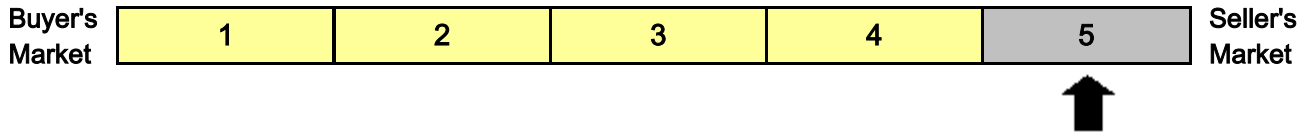


Manassas Park City, VA



Labor Market :

In the first two months of the second quarter, 118 jobs were added to the payrolls of Manassas Park City. As a result of these new jobs, the average monthly unemployment rate fell from 2.7% during the first quarter to 2.5% 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	\$311,000	\$363,700	↑
# Homes on the Market *	56	108	↑
# Homes Sold **	95	145	↔
# New Homes Built ***	19	14	↓
Avg # of Days on Market	15	10	↔

* 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)
OTHER	\$363,700	32.21%	145	29.46%	10	100.7%