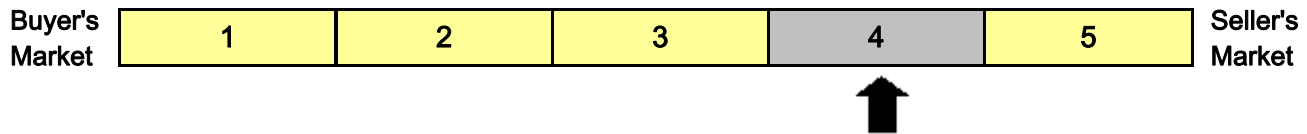


Manassas Park City, VA



Labor Market :

Manassas Park City saw 55 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 4% during the third quarter to 3.4% in the first two months of the fourth quarter. Resign job losses are hurting demand, but historically low mortgage rates are improving affordability.

Housing Market :

	Q3' 08	Q4' 08	Q1' 09 (Forecast)
Average Price	\$174,900	\$149,800	↑
# Homes on the Market *	181	168	↔
# Homes Sold **	172	155	↓
# New Homes Built ***	0	0	↓
Avg # of Days on Market	65	64	↑

* Available as of Dec. 31, 2008.

** May not add to total of zip codes.

*** During the first two months of 4th quarter.

Data by Zip Codes for Q4 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)
OTHER	\$149,800	-42.47%	155	342.86%	65	97.3%

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