

PRINCE WILLIAM COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
----------------	---	---	---	---	---	-----------------



Labor Market :

Employment increased by 4,894 jobs in Prince William 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 2.4% for the fourth quarter to 2.7% in the first two months of the first quarter. The solid job growth may provide strong home sales, while low mortgage rates should continue to spur sales.

Housing Market :

	Q4' 03	Q1' 04	Q2' 04 (Forecast)
Average Price	\$281,400	\$287,900	↑
# Homes on the Market *	1,118	1,554	↑
# Homes Sold **	2,445	1,965	↔
# New Homes Built ***	929	599	↓
Avg # of Days on Market	22	23	↔

* Available as of Mar. 31, 2004.

** May not add to total of zip codes

*** During the first two months of 1st 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)
20109	\$223,800	10.79%	170	24.09%	14	100.4%
20110	\$315,800	30.44%	40	150.00%	15	100.3%
20111	\$264,900	5.54%	82	34.43%	20	99.8%
20112	\$401,100	12.32%	92	24.32%	40	99.8%
20136	\$326,300	15.02%	144	14.29%	17	100.0%
20137	\$439,900	-	2	-	62	100.0%
20143	\$472,200	-57.07%	4	300.00%	17	97.4%



PRINCE WILLIAM COUNTY, VA

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)
20155	\$391,700	23.41%	128	60.00%	24	99.8%
20169	\$444,900	30.24%	101	87.04%	41	98.7%
20181	\$447,000	4.88%	15	36.36%	49	99.1%
22026	\$260,800	20.30%	187	18.35%	16	99.9%
22125	\$241,500	-	4	-	25	98.6%
22172	\$224,600	46.89%	19	-26.92%	37	99.2%
22191	\$249,300	16.71%	255	37.10%	31	99.7%
22192	\$259,900	11.78%	323	39.22%	19	100.1%
22193	\$258,000	23.15%	390	19.63%	22	100.3%
22554	\$240,000	42.10%	1	0.00%	4	100.0%
OTHER	\$316,200	-19.38%	8	100.00%	10	100.3%