

PRINCE WILLIAM COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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Labor Market :

In the first two months of the second quarter, 2,325 jobs were added to the payrolls of Prince William County. As a result of these new jobs, the average monthly unemployment rate fell from 2.6% during the first quarter to 2.3% 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' 04	Q2' 04	Q3' 04 (Forecast)
Average Price	\$287,900	\$317,900	↑
# Homes on the Market *	1,587	2,225	↑
# Homes Sold **	1,965	2,882	↑
# New Homes Built ***	1,128	971	↑
Avg # of Days on Market	23	12	↓

* Available as of Jun. 30, 2004.

** 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)
20109	\$248,000	27.38%	276	33.98%	9	101.4%
20110	\$351,300	40.46%	58	31.82%	12	100.0%
20111	\$336,100	28.58%	136	54.55%	15	100.0%
20112	\$440,900	24.90%	137	7.03%	19	100.1%
20115	\$1,125,000	-	1	-	387	90.4%
20136	\$354,000	26.70%	213	40.13%	11	100.7%
20137	\$575,000	-	1	-	4	98.3%

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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)
20143	\$718,100	112.46%	4	100.00%	41	100.8%
20155	\$442,100	29.34%	196	73.45%	28	100.1%
20169	\$463,400	22.89%	110	34.15%	21	99.7%
20181	\$601,300	64.38%	23	43.75%	40	100.8%
22026	\$295,400	22.78%	278	16.81%	8	101.0%
22125	\$320,300	6.80%	8	-11.11%	12	99.2%
22172	\$250,500	19.06%	33	32.00%	11	100.7%
22191	\$279,100	33.48%	318	20.00%	12	100.7%
22192	\$286,500	25.16%	491	8.39%	8	100.9%
22193	\$277,700	22.07%	595	17.36%	10	101.0%
OTHER	\$576,300	182.36%	4	33.33%	27	102.6%