

## PRINCE WILLIAM COUNTY, VA

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

Employment increased by 2,440 jobs in Prince William County during July and August. 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 second quarter to 2.5% in the first two months of the third quarter. The solid job growth may provide strong home sales, while low mortgage rates should continue to spur sales.

### Housing Market :

	Q2' 04	Q3' 04	Q4' 04 (Forecast)
<b>Average Price</b>	<b>\$317,900</b>	<b>\$336,500</b>	
<b># Homes on the Market *</b>	<b>2,018</b>	<b>2,290</b>	
<b># Homes Sold **</b>	<b>2,882</b>	<b>3,099</b>	
<b># New Homes Built ***</b>	<b>1,467</b>	<b>1,006</b>	
<b>Avg # of Days on Market</b>	<b>12</b>	<b>15</b>	

\* Available as of Sep. 30, 2004.

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

\*\*\* During the first two months of 3rd 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	\$259,600	29.93%	294	4.63%	12	100.6%
20111	\$349,700	28.85%	117	3.54%	20	99.9%
20112	\$474,700	26.32%	153	5.52%	21	99.7%
20136	\$377,600	22.04%	216	16.13%	13	100.1%
20143	\$761,800	29.45%	10	150.00%	57	100.7%
20155	\$425,900	16.49%	187	19.87%	17	100.1%
20169	\$506,300	18.21%	115	22.34%	25	99.6%
20181	\$425,700	17.76%	30	11.11%	28	98.2%
20182	\$533,700	-	3	-	9	83.3%
22026	\$314,200	29.09%	285	9.20%	14	100.3%

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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)
22125	\$337,600	49.71%	10	-9.09%	11	98.9%
22134	\$180,100	-	1	-	30	100.0%
22172	\$319,400	46.51%	21	-32.26%	27	99.2%
22191	\$308,500	30.83%	347	21.33%	18	100.1%
22192	\$306,600	25.04%	583	9.18%	12	100.3%
22193	\$304,600	31.86%	664	19.42%	14	100.6%
OTHER	\$376,100	40.23%	63	1.61%	16	101.2%