

PRINCE WILLIAM COUNTY, VA

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

Prince William County saw 1,379 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 2.4% during the third quarter to 2.3% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong leaving record low mortgage rates to drive home sales.

Housing Market :

	Q3' 04	Q4' 04	Q1' 05 (Forecast)
Average Price	\$336,500	\$355,200	↑
# Homes on the Market *	2,004	1,702	↑
# Homes Sold **	3,099	2,877	↔
# New Homes Built ***	1,772	701	↑
Avg # of Days on Market	15	19	↔

* Available as of Dec. 31, 2004.

** May not add to total of zip codes

*** During the first two months of 4th 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	\$276,000	32.25%	288	6.67%	18	100.0%
20111	\$380,000	46.44%	120	7.14%	20	99.6%
20112	\$486,000	16.86%	128	26.73%	30	99.3%
20136	\$415,600	29.47%	267	51.70%	17	100.1%
20143	\$755,000	47.23%	7	16.67%	94	98.9%
20155	\$441,800	15.29%	221	15.10%	21	100.0%
20168	\$645,000	-	1	-	88	96.2%
20169	\$535,500	9.31%	101	-14.41%	21	100.7%
20181	\$512,000	21.38%	28	-6.67%	36	99.1%
20182	\$442,900	-	1	-	0	100.0%
22026	\$320,800	30.73%	253	27.14%	16	100.0%



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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	\$375,700	57.92%	6	-50.00%	20	98.5%
22172	\$256,200	24.43%	22	0.00%	24	98.7%
22191	\$319,700	33.15%	346	28.15%	21	100.0%
22192	\$318,700	28.15%	466	20.10%	16	100.2%
22193	\$321,800	30.65%	556	15.35%	18	100.0%
OTHER	\$363,800	18.39%	66	-1.49%	16	100.3%