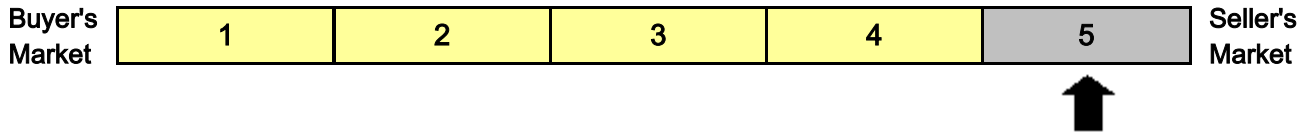


Prince William County, VA



Labor Market :

Employment increased by 8,917 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 2.8% 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' 04	Q1' 05	Q2' 05 (Forecast)
Average Price	\$355,200	\$380,200	↑
# Homes on the Market *	1,350	1,970	↑
# Homes Sold **	2,875	2,256	↔
# New Homes Built ***	701	525	↑
Avg # of Days on Market	19	19	↑

* Available as of Mar. 31, 2005.

** 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	\$292,000	30.47%	223	31.18%	14	100.8%
20111	\$374,400	41.34%	95	15.85%	19	99.7%
20112	\$501,900	23.90%	115	26.37%	28	99.9%
20136	\$446,900	36.96%	192	33.33%	15	100.1%
20143	\$946,500	100.44%	3	-25.00%	150	99.3%
20155	\$477,200	21.83%	192	50.00%	28	99.5%
20169	\$540,600	21.51%	97	-3.96%	28	100.1%
20181	\$591,100	32.24%	29	93.33%	81	100.0%
20182	\$540,000	-	1	-	241	93.9%
22026	\$359,200	37.73%	187	0.00%	16	100.1%

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)
22125	\$413,300	71.14%	6	50.00%	42	96.4%
22134	\$196,300	-	4	-	32	95.1%
22172	\$322,800	43.72%	26	36.84%	16	100.9%
22191	\$340,100	36.42%	254	-0.39%	19	100.4%
22192	\$331,600	27.59%	322	-0.31%	13	101.0%
22193	\$346,900	34.46%	461	18.21%	18	100.4%
OTHER	\$346,600	8.58%	49	-3.92%	9	100.6%