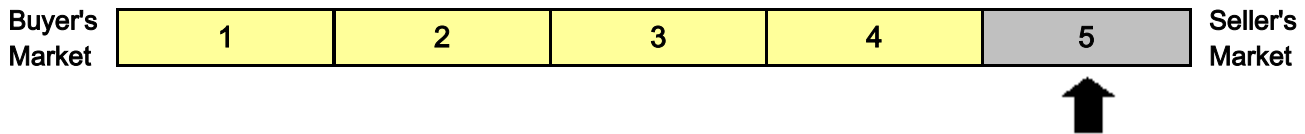


Prince William County, VA



Labor Market :

A total of 3,365 jobs were created during April and May. The new jobs in Prince William County were offset by a proportional increase in the number of job seekers. The net result was no change in the average monthly unemployment rate for the first two months of the second quarter from the 2.7% rate of the first quarter. The new jobs should help demand. Coupled with record low mortgage rates, these two patterns set the local housing market up for a strong spring.

Housing Market :

	Q1' 05	Q2' 05	Q3' 05 (Forecast)
Average Price	\$380,200	\$416,000	↑
# Homes on the Market *	1,790	3,079	↑
# Homes Sold **	2,256	3,294	↔
# New Homes Built ***	1,024	1,239	↑
Avg # of Days on Market	19	12	↔

* Available as of Jun. 30, 2005.

** 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	\$324,200	30.73%	322	16.67%	8	101.3%
20111	\$425,200	26.51%	125	-8.09%	16	100.5%
20112	\$551,500	25.09%	149	8.76%	17	100.0%
20136	\$476,400	34.58%	263	23.47%	13	100.1%
20143	\$668,000	-6.98%	9	125.00%	29	97.4%
20155	\$526,900	19.18%	221	12.76%	23	100.1%
20168	\$800,300	-	1	-	99	105.3%
20169	\$595,600	28.53%	151	37.27%	25	99.9%
20181	\$549,500	-8.61%	35	52.17%	24	93.8%
22026	\$386,100	30.70%	286	2.88%	11	100.8%

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	\$368,300	14.99%	9	12.50%	7	99.8%
22134	\$287,500	-	4	-	40	99.7%
22172	\$372,900	48.86%	38	15.15%	16	99.7%
22191	\$383,500	37.41%	400	25.79%	12	100.4%
22192	\$379,200	32.36%	515	4.89%	10	101.1%
22193	\$380,400	36.98%	704	18.32%	9	100.9%
OTHER	\$440,500	15.65%	62	-3.13%	12	100.8%