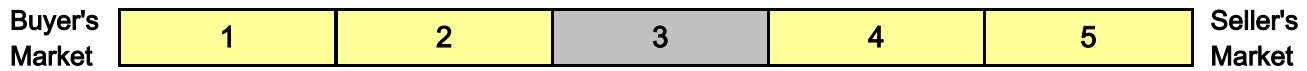


Prince William County, VA



Labor Market :

In the first two months of the fourth quarter, 26 jobs were added to the payrolls of Prince William County. As a result of these new jobs, the average monthly unemployment rate fell from 2.4% during the third quarter to 2.1% for October and November. The strong employment climate may help to create demand for home purchases.

Housing Market :

	Q3' 06	Q4' 06	Q1' 07 (Forecast)
Average Price	\$422,500	\$412,600	↑
# Homes on the Market *	5,739	4,351	↓
# Homes Sold **	1,591	1,367	↔
# New Homes Built	580	450	↔
Avg # of Days on Market	58	70	↑

* Available as of Dec. 31, 2006.

** May not add to total of zip codes.

Data by Zip Codes for Q4 2006

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/Original List Price)
20109	\$328,800	-5.60%	92	-62.60%	79	92.9%
20111	\$435,100	-5.06%	31	-74.80%	61	94.9%
20112	\$511,100	-16.02%	75	-25.74%	82	92.1%
20136	\$425,200	-15.48%	137	-39.65%	84	92.0%
20143	\$752,100	24.62%	5	25.00%	37	97.4%
20155	\$457,900	-18.71%	108	-46.00%	67	94.0%
20169	\$536,300	-15.68%	86	-20.37%	51	94.5%
20181	\$583,900	-18.74%	15	-40.00%	73	93.2%
22026	\$366,000	-11.38%	82	-64.04%	90	93.2%

**** % Change of current quarter compared to the same quarter to year ago.

Prince William County, VA

Data by Zip Codes for Q4 2006

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/Original List Price)
22125	\$396,600	3.90%	9	-18.18%	65	91.2%
22134	\$224,500	-8.37%	1	0.00%	40	93.6%
22172	\$479,000	-13.04%	21	-38.24%	69	96.0%
22191	\$389,500	-3.71%	167	-53.61%	58	95.0%
22192	\$384,900	-8.29%	231	-36.19%	67	94.1%
22193	\$378,300	-4.81%	242	-49.16%	77	93.3%
OTHER	\$404,500	-19.08%	65	12.07%	60	93.9%

**** % Change of current quarter compared to the same quarter to year ago.