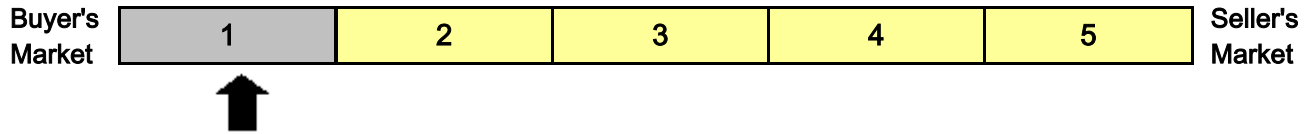


Prince William County, VA



Labor Market :

Employment increased by 1,469 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 will help to build housing demand, while historically low mortgage rates should continue to spur sales.

Housing Market :

	Q2' 07	Q3' 07	Q4' 07 (Forecast)
Average Price	\$404,500	\$394,600	↑
# Homes on the Market *	7,352	7,707	↓
# Homes Sold **	1,342	952	↔
# New Homes Built ***	976	255	↔
Avg # of Days on Market	68	78	↑

* Available as of Sep. 30, 2007.

** May not add to total of zip codes.

*** During the first two months of 3rd quarter.

Data by Zip Codes for Q3 2007

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	\$283,300	-14.59%	83	-35.16%	80	89.3%
20111	\$416,600	-11.44%	32	-46.67%	105	90.1%
20112	\$506,900	-11.50%	65	1.56%	91	91.2%
20136	\$426,700	-3.72%	94	-20.34%	77	92.5%
20143	\$1,250,000	155.10%	1	0.00%	60	78.2%
20155	\$464,000	-11.45%	93	-6.06%	74	92.8%
20169	\$558,000	2.35%	57	-13.64%	83	92.1%
20181	\$470,300	-16.24%	6	-50.00%	63	87.8%

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

Prince William County, VA

Data by Zip Codes for Q3 2007

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)
22025	\$371,300	-13.61%	50	455.56%	67	94.0%
22026	\$327,000	-17.09%	24	-80.17%	100	90.8%
22125	\$425,200	3.15%	2	-50.00%	132	97.0%
22172	\$374,200	-15.40%	12	-36.84%	66	93.3%
22191	\$372,200	-9.77%	117	-31.98%	63	92.9%
22192	\$372,400	-4.39%	157	-34.31%	75	91.7%
22193	\$331,100	-12.91%	148	-40.80%	84	91.0%
OTHER	\$357,000	-19.01%	11	-42.11%	85	92.9%

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