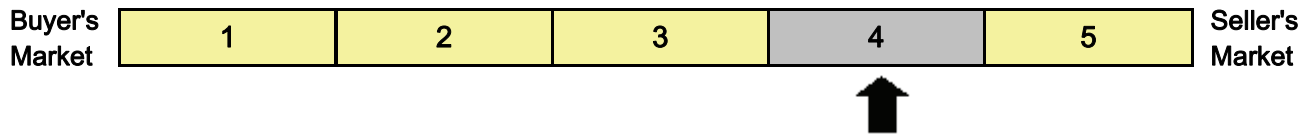


Prince William County, VA



Labor Market :

Employment increased by 1,748 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 3.2% for the second quarter to 3.9% in the first two months of the third quarter. The solid job growth may provide home sales, while historically low mortgage rates boost affordability.

Housing Market :

	Q2' 08	Q3' 08	Q4' 08 (Forecast)
Average Price	\$289,600	\$248,000	↑
# Homes on the Market *	9,041	4,930	↓
# Homes Sold **	1,338	2,798	↔
# New Homes Built ***	277	261	↔
Avg # of Days on Market	73	67	↑

* Available as of Sep. 30, 2008.

** May not add to total of zip codes.

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

Data by Zip Codes for Q3 2008

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	\$159,000	-43.88%	334	302.41%	64	89.2%
20111	\$224,700	-46.06%	149	365.63%	71	88.3%
20112	\$380,600	-24.92%	97	49.23%	75	89.6%
20136	\$331,400	-22.33%	177	88.30%	60	92.6%
20143	\$572,800	-54.18%	3	200.00%	210	83.5%
20155	\$350,600	-24.44%	179	92.47%	60	93.4%
20169	\$469,000	-15.95%	115	101.75%	74	91.9%
20181	\$449,200	-4.49%	23	283.33%	111	85.6%

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

Prince William County, VA

Data by Zip Codes for Q3 2008

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	\$276,300	-25.59%	100	100.00%	75	85.0%
22026	\$214,600	-34.37%	103	329.17%	84	87.6%
22125	\$467,300	9.90%	2	0.00%	171	67.2%
22172	\$359,500	-3.93%	50	316.67%	57	94.7%
22191	\$207,700	-44.20%	430	267.52%	67	89.7%
22192	\$245,900	-33.92%	330	111.54%	70	90.3%
22193	\$201,700	-39.08%	663	347.97%	62	91.9%
OTHER	\$238,200	-33.28%	43	290.91%	83	89.9%

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