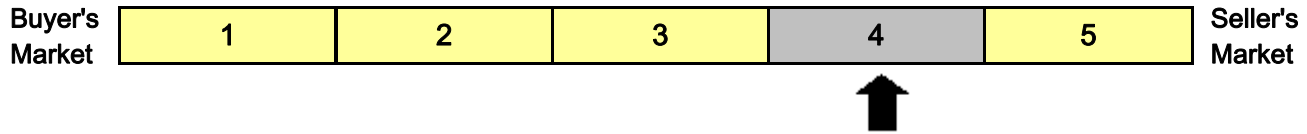


Prince William County, VA



Labor Market :

Prince William County saw 1,621 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 3.8% during the third quarter to 3.7% in the first two months of the fourth quarter. Resign job losses are hurting demand, but historically low mortgage rates are improving affordability.

Housing Market :

	Q3' 08	Q4' 08	Q1' 09 (Forecast)
Average Price	\$250,900	\$224,100	↑
# Homes on the Market *	3,374	3,120	↔
# Homes Sold **	2,863	2,622	↓
# New Homes Built ***	261	534	↓
Avg # of Days on Market	66	67	↑

* Available as of Dec. 31, 2008.

** May not add to total of zip codes.

*** During the first two months of 4th quarter.

Data by Zip Codes for Q4 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	\$151,700	-36.29%	306	255.81%	64	97.2%
20111	\$191,100	-41.97%	118	210.53%	75	95.2%
20112	\$348,000	-23.88%	106	79.66%	66	95.4%
20136	\$321,200	-27.02%	169	67.33%	57	96.5%
20143	\$510,700	-19.13%	2	0.00%	52	91.0%
20155	\$343,100	-15.16%	144	14.29%	55	96.2%
20169	\$497,700	-0.38%	101	46.38%	65	94.1%
20181	\$482,600	-27.64%	15	-6.25%	96	93.2%
22025	\$238,000	-30.79%	85	63.46%	55	93.0%

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

Prince William County, VA

Data by Zip Codes for Q4 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)
22026	\$165,200	-43.33%	105	101.92%	65	94.8%
22125	\$381,500	-6.03%	4	100.00%	55	92.4%
22172	\$325,600	-20.55%	45	104.55%	65	95.2%
22191	\$185,900	-47.04%	460	172.19%	73	95.0%
22192	\$209,100	-35.48%	282	105.84%	63	94.4%
22193	\$175,800	-40.83%	637	201.90%	74	96.1%
OTHER	\$217,700	-40.63%	43	115.00%	62	93.8%

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