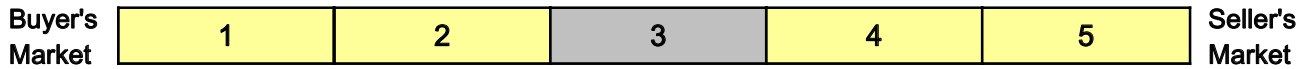


Prince William County, VA



Labor Market :

Employment declined by 3,313 jobs in January and February. The job losses brought about an increase in the average monthly unemployment rate from 3.9% in the fourth quarter to 5.4% for the first two months of the first quarter. Job losses are ticking upwards, creating a drag on buyer confidence and demand in Prince William County. However, historically low mortgage rates have created a favorable buying environment for those with a job.

Housing Market :

	Q4' 08	Q1' 09	Q2' 09 (Forecast)
Average Price	\$224,100	\$209,400	↔
# Homes on the Market *	3,120	4,260	↑
# Homes Sold **	2,622	2,113	↔
# New Homes Built ***	228	261	↑
Avg # of Days on Market	67	69	↑

* Available as of Mar. 31, 2009.

** May not add to total of zip codes.

*** During the first two months of 1st quarter.

Data by Zip Codes for Q1 2009

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	\$131,800	-36.94%	221	71.32%	60	97.6%
20111	\$206,100	-34.43%	107	174.36%	69	94.7%
20112	\$337,700	-14.72%	81	58.82%	86	93.5%
20136	\$303,100	-17.55%	108	-5.26%	65	97.0%
20143	\$487,300	N/A	2	N/A	122	97.6%
20155	\$352,400	-6.72%	130	17.12%	60	96.0%
20169	\$397,600	-21.56%	70	-2.78%	74	94.5%
20181	\$407,700	-27.79%	11	10.00%	96	94.6%

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

Prince William County, VA

Data by Zip Codes for Q1 2009

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	\$228,900	-21.69%	66	17.86%	64	93.5%
22026	\$141,900	-50.32%	94	67.86%	94	95.5%
22125	\$411,800	5.10%	5	-16.67%	84	89.1%
22172	\$220,500	-38.61%	48	84.62%	83	90.8%
22191	\$169,500	-43.37%	388	115.56%	76	94.8%
22192	\$223,200	-21.44%	246	87.79%	64	96.1%
22193	\$165,600	-35.86%	512	96.17%	67	96.0%
OTHER	\$233,800	-15.72%	24	33.33%	54	95.3%

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