

STAFFORD COUNTY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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Labor Market :

In the first two months of the second quarter, 748 jobs were added to the payrolls of Stafford County. As a result of these new jobs, the average monthly unemployment rate fell from 2.2% during the first quarter to 1.9% for April and May. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

	Q1' 04	Q2' 04	Q3' 04 (Forecast)
Average Price	\$258,100	\$299,600	↑
# Homes on the Market *	568	712	↑
# Homes Sold **	476	846	↑
# New Homes Built ***	248	300	↑
Avg # of Days on Market	37	22	↓

* Available as of Jun. 30, 2004.

** May not add to total of zip codes

*** During the first two months of 2nd quarter.

Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
22401	\$225,000	-	1	-	8	100.0%
22405	\$252,900	19.80%	197	29.61%	25	99.6%
22406	\$312,800	19.89%	85	39.34%	18	99.8%
22553	\$165,000	-	1	-	0	100.0%
22554	\$314,800	21.83%	507	16.28%	23	100.3%
OTHER	\$310,100	5.66%	55	292.86%	17	99.4%