

## STAFFORD COUNTY, VA

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

A total of 785 jobs were created during July and August. The new jobs in Stafford County were offset by a proportional increase in the number of job seekers. The net result was no change in the average monthly unemployment rate for the first two months of the third quarter from the 2% rate of the second quarter. The new jobs should help demand. Coupled with record low mortgage rates, these two patterns set the local housing market up for a strong spring.

### Housing Market :

	Q2' 04	Q3' 04	Q4' 04 (Forecast)
<b>Average Price</b>	\$299,600	\$312,700	
<b># Homes on the Market *</b>	650	712	
<b># Homes Sold **</b>	846	789	
<b># New Homes Built ***</b>	454	218	
<b>Avg # of Days on Market</b>	22	22	

\* Available as of Sep. 30, 2004.

\*\* May not add to total of zip codes

\*\*\* During the first two months of 3rd 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)
22405	\$271,600	22.78%	189	11.18%	23	99.4%
22406	\$342,200	14.99%	77	-13.48%	30	99.4%
22554	\$320,300	22.67%	475	-0.84%	21	99.7%
22555	\$392,000	-	1	-	13	99.3%
22556	\$355,300	-	44	-	25	99.5%
OTHER	\$285,000	-1.66%	3	-91.18%	15	100.6%