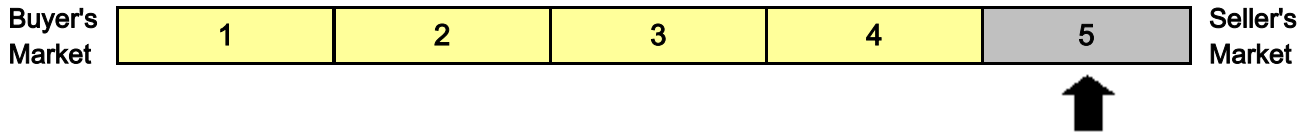


## Stafford County, VA



### Labor Market :

Employment increased by 1,102 jobs in Stafford County during April and May. 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 2.4% for the first quarter to 2.5% in the first two months of the second quarter. The solid job growth may provide strong home sales, while low mortgage rates should continue to spur sales.

### Housing Market :

	Q1' 05	Q2' 05	Q3' 05 (Forecast)
Average Price	\$354,600	\$391,400	↑
# Homes on the Market *	610	879	↑
# Homes Sold **	587	911	↔
# New Homes Built ***	269	351	↑
Avg # of Days on Market	29	19	↔

\* Available as of Jun. 30, 2005.

\*\* 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)
22405	\$327,200	29.38%	212	7.61%	19	99.9%
22406	\$437,400	39.83%	159	87.06%	28	99.8%
22554	\$397,500	26.27%	457	-9.86%	18	100.0%
22556	\$435,100	-	81	-	13	100.3%
OTHER	\$371,900	21.50%	2	-96.49%	34	100.0%