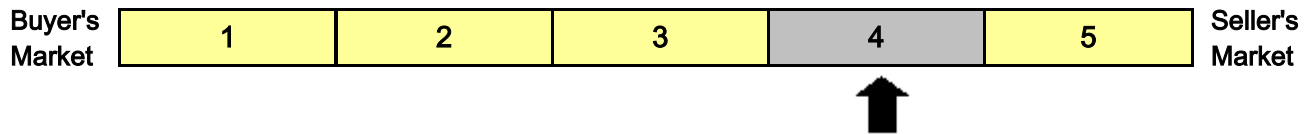


Stafford County, VA



Labor Market :

A total of 1,379 jobs were created during January, February and March. 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 three months of the first quarter from the 2.3% rate of the fourth quarter. The new jobs should help demand. Coupled with historically low mortgage rates, these two patterns set the local housing market up for a strong spring.

Housing Market :

	Q4' 05	Q1' 06	Q2' 06 (Forecast)
Average Price	\$401,700	\$385,100	↑
# Homes on the Market *	913	1,394	↑
# Homes Sold **	559	445	↑
# New Homes Built	226	158 ***	↑
Avg # of Days on Market	36	48	↓

* Available as of Mar. 31, 2006.

** May not add to total of zip codes.

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

Data by Zip Codes for Q1 2006

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/List Price)
22405	\$342,900	13.43%	102	-4.67%	50	98.5%
22406	\$403,200	4.00%	63	-30.77%	52	98.5%
22554	\$389,300	10.72%	219	-31.35%	45	99.2%
22556	\$418,100	1.33%	59	-10.61%	55	99.3%
OTHER	\$530,700	121.22%	2	-33.33%	0	100.0%

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