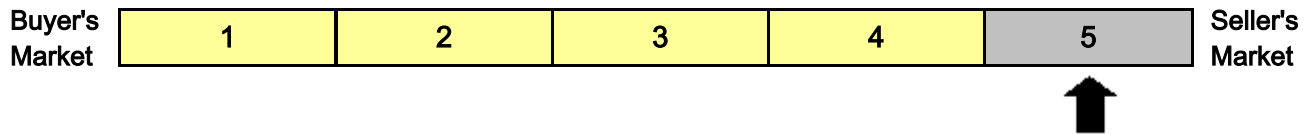


## Stafford County, VA



### Labor Market :

In the first two months of the second quarter, 797 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 2.1% 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' 06	Q2' 06	Q3' 06 (Forecast)
<b>Average Price</b>	\$385,100	\$409,300	↑
<b># Homes on the Market *</b>	988	1,859	↓
<b># Homes Sold **</b>	445	618	↑
<b># New Homes Built</b>	249	127 ***	↑
<b>Avg # of Days on Market</b>	48	51	↓

\* Available as of Jun. 30, 2006.

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

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

### Data by Zip Codes for Q2 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	\$355,300	8.59%	139	-34.43%	56	99.2%
22406	\$444,000	1.51%	88	-44.65%	56	99.0%
22554	\$410,400	3.22%	305	-33.11%	52	99.1%
22556	\$453,300	4.18%	84	3.70%	43	99.2%
OTHER	\$616,400	65.74%	2	0.00%	28	100.0%

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