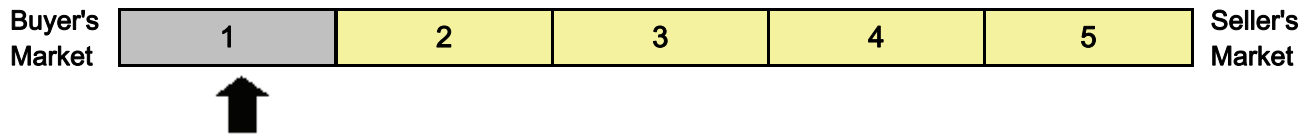


Stafford County, VA



Labor Market :

Employment declined by 338 jobs in January and February. The job losses brought about an increase in the average monthly unemployment rate from 2.6% in the first quarter to 3.3% for the first two months of the second quarter. Despite the job losses, the job situation still remains strong in Stafford County. Combined with historically low mortgage rates, home sales should continue at a strong pace.

Housing Market :

	Q4' 07	Q1' 08	Q2' 08 (Forecast)
Average Price	\$345,000	\$330,400	↑
# Homes on the Market *	1,974	2,102	↓
# Homes Sold **	260	256	↔
# New Homes Built ***	97	41	↔
Avg # of Days on Market	100	100	↑

* Available as of Mar. 31, 2008.

** May not add to total of zip codes.

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

Data by Zip Codes for Q1 2008

Zip Code	Average Price	Price Change ****	Total # Homes Sold (Quarter)	% Change in # Homes Sold ****	Average Days on Market	% of Asking Price (Sold/Original List Price)
22405	\$306,000	-9.36%	52	-29.73%	95	89.9%
22406	\$340,200	-11.13%	44	25.71%	100	88.6%
22554	\$321,700	-17.43%	119	-29.59%	97	88.5%
22556	\$375,900	-3.14%	41	-32.79%	120	85.7%

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