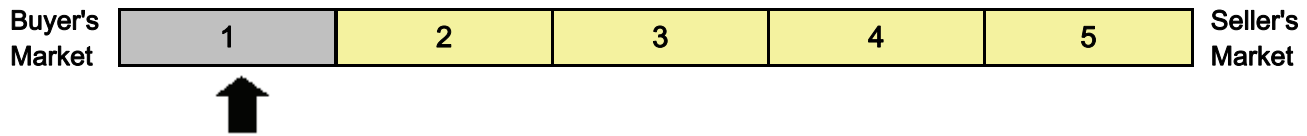


## Stafford County, VA



### Labor Market :

In the first two months of the second quarter, 748 jobs were added to the payrolls of Stafford County. As a result of these new jobs, the average monthly unemployment rate fell from 3.3% during the first quarter to 3.1% 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' 08	Q2' 08	Q3' 08 (Forecast)
Average Price	\$330,400	\$319,000	↑
# Homes on the Market *	2,102	2,196	↓
# Homes Sold **	256	275	↔
# New Homes Built ***	92	57	↔
Avg # of Days on Market	100	95	↑

\* Available as of Jun. 30, 2008.

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

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

### Data by Zip Codes for Q2 2008

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	\$298,100	-10.48%	53	-43.62%	78	90.4%
22406	\$351,200	-18.68%	33	-43.10%	142	84.9%
22554	\$320,200	-18.69%	133	-34.16%	88	90.8%
22556	\$317,200	-22.27%	56	-34.12%	102	85.5%

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