

## Stafford County, VA



### Labor Market :

Stafford County saw 523 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 4% during the third quarter to 3.8% in the first two months of the fourth quarter. Resign job losses are hurting demand, but historically low mortgage rates are improving affordability.

### Housing Market :

	Q3' 08	Q4' 08	Q1' 09 (Forecast)
Average Price	\$288,600	\$252,700	↑
# Homes on the Market *	754	853	↔
# Homes Sold **	476	403	↓
# New Homes Built ***	53	56	↓
Avg # of Days on Market	80	80	↑

\* Available as of Dec. 31, 2008.

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

\*\*\* During the first two months of 4th quarter.

### Data by Zip Codes for Q4 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	\$197,200	-35.93%	64	-5.88%	70	93.5%
22406	\$313,000	-7.72%	65	44.44%	86	93.6%
22554	\$246,800	-32.03%	189	81.73%	78	92.9%
22556	\$261,300	-31.97%	85	88.89%	93	93.1%

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