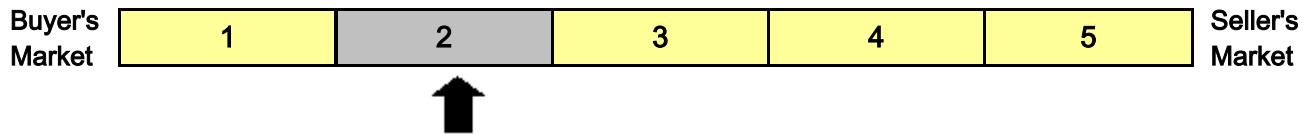


Prince William County, VA



Labor Market :

In the first two months of the second quarter, 1,556 jobs were added to the payrolls of Prince William County. As a result of these new jobs, the average monthly unemployment rate fell from 2.5% during the first quarter to 2.4% 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' 07	Q2' 07	Q3' 07 (Forecast)
Average Price	\$413,500	\$404,200	↑
# Homes on the Market *	5,055	7,352	↓
# Homes Sold **	1,205	1,333	↔
# New Homes Built	789	976	↔
Avg # of Days on Market	84	68	↑

* Available as of Jun. 30, 2007.

** May not add to total of zip codes.

Data by Zip Codes for Q2 2007

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)
20109	\$299,700	-15.00%	90	-50.82%	62	94.2%
20111	\$404,800	-7.18%	35	-59.30%	97	90.5%
20112	\$511,200	-10.43%	94	5.62%	83	94.3%
20136	\$427,600	-9.83%	127	-11.19%	76	94.3%
20143	\$527,500	-44.53%	2	-60.00%	104	88.7%
20155	\$446,000	-16.60%	131	-14.38%	62	95.1%
20169	\$557,300	-9.06%	82	-7.87%	86	93.6%
20181	\$626,200	21.59%	20	0.00%	130	87.6%
22025	\$384,100	-10.82%	94	944.44%	53	96.2%

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

Prince William County, VA

Data by Zip Codes for Q2 2007

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)
22026	\$313,900	-20.99%	44	-78.43%	80	94.4%
22125	\$431,400	-21.56%	7	-41.67%	70	95.0%
22134	\$215,000	-	1	-	28	97.7%
22172	\$429,400	-10.17%	17	-29.17%	58	94.1%
22191	\$371,700	-7.86%	163	-32.92%	60	94.7%
22192	\$371,500	-4.84%	212	-33.75%	56	95.1%
22193	\$360,200	-8.09%	198	-48.70%	67	94.4%
OTHER	\$403,000	-6.47%	16	-15.79%	90	93.5%

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