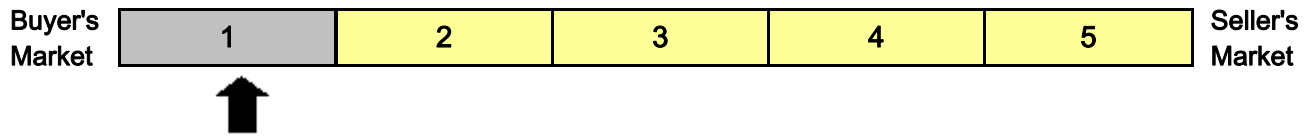


Stafford County, VA



Labor Market :

A decline in employment of 193 jobs was offset by a decrease in the number of persons looking for work during the first two months of the fourth quarter. The net effect was no change in the 2.6% average monthly unemployment rate from the third quarter. Despite the job losses, mortgage rates remain at historically low levels. Low mortgage rates and solid employment will help to rebuild the demand base.

Housing Market :

	Q3' 07	Q4' 07	Q1' 08 (Forecast)
Average Price	\$379,700	\$343,500	↑
# Homes on the Market *	2,144	1,974	↓
# Homes Sold **	304	257	↔
# New Homes Built ***	169	97	↔
Avg # of Days on Market	89	100	↑

* Available as of Dec. 31, 2007.

** May not add to total of zip codes.

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

Data by Zip Codes for Q4 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)
22405	\$307,100	-10.73%	67	4.69%	86	89.5%
22406	\$334,900	-14.87%	43	-8.51%	106	88.4%
22554	\$353,700	-9.77%	103	-38.32%	98	87.4%
22556	\$383,300	-7.44%	44	-25.42%	124	85.7%

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