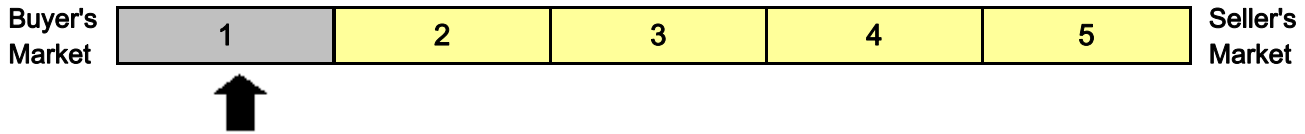


Caroline County, VA



Labor Market :

In the first two months of the second quarter, 38 jobs were added to the payrolls of Caroline County. As a result of these new jobs, the average monthly unemployment rate fell from 8.8% during the first quarter to 8.6% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 09	Q2' 09	Q3' 09 (Forecast)
Average Price	\$155,600	\$159,700	↔
# Homes on the Market *	391	317	↑
# Homes Sold **	70	58	↔
# New Homes Built ***	17	14	↑
Avg # of Days on Market	79	171	↑

* Available as of Jun. 30, 2009.

** May not add to total of zip codes.

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

Data by Zip Codes for Q2 2009

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)
22427	\$210,000	38.98%	2	-50.00%	211	84.0%
22514	\$102,200	-60.31%	3	-50.00%	162	86.3%
22535	\$270,300	N/A	3	N/A	71	98.9%
22546	\$156,500	-32.07%	47	-4.08%	164	86.6%
22580	\$122,000	-41.90%	3	-62.50%	365	81.9%

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