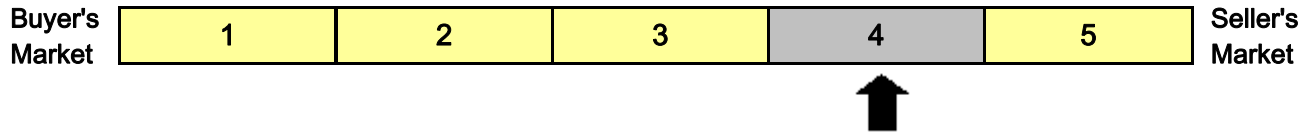


## Loudoun County, VA



### Labor Market :

In the first two months of the third quarter, 2,038 jobs were added to the payrolls of Loudoun County. As a result of these new jobs, the average monthly unemployment rate fell from 5% during the second quarter to 4.7% for July and August. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

### Housing Market :

	Q2' 09	Q3' 09	Q4' 09 (Forecast)
Average Price	\$383,200	\$384,700	↔
# Homes on the Market *	2,442	2,538	↑
# Homes Sold **	567	1,458	↔
# New Homes Built ***	428	328	↑
Avg # of Days on Market	123	51	↑

\* Available as of Sep. 30, 2009.

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

\*\*\* During the first two months of 3rd quarter.

### Data by Zip Codes for Q3 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)
20105	\$429,300	0.70%	49	13.95%	54	97.3%
20117	\$585,600	-32.57%	7	-30.00%	140	86.2%
20129	\$432,000	-29.98%	2	0.00%	151	98.2%
20132	\$456,800	7.81%	58	-1.69%	79	94.0%
20141	\$386,300	-13.33%	27	0.00%	64	94.3%
20147	\$370,500	-5.53%	227	-12.36%	42	97.7%
20148	\$475,200	-6.27%	139	-13.66%	53	97.1%
20152	\$448,500	-2.61%	117	-4.88%	45	97.9%
20158	\$337,800	-34.36%	14	-26.32%	55	95.0%

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

## Loudoun County, VA

### Data by Zip Codes for Q3 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)
20164	\$221,500	-1.51%	228	-34.48%	42	100.3%
20165	\$400,500	3.41%	155	8.39%	35	97.8%
20166	\$297,700	-28.27%	42	-10.64%	45	99.2%
20175	\$380,600	-5.09%	121	-4.72%	58	95.0%
20176	\$427,200	9.37%	228	-12.31%	58	95.6%
20180	\$433,000	4.34%	31	34.78%	114	88.6%
20197	\$766,900	-9.48%	6	-14.29%	104	98.1%
OTHER	\$571,400	24.62%	7	-41.67%	91	86.0%

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