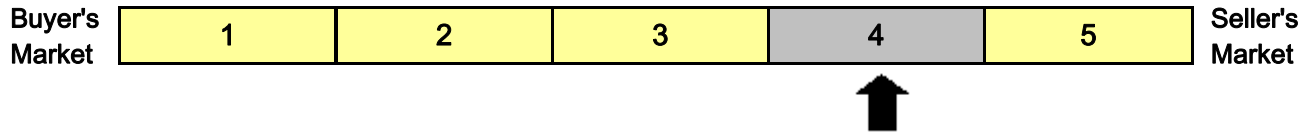


Prince William County, VA



Labor Market :

In the first two months of the third quarter, 2,480 jobs were added to the payrolls of Prince William County. As a result of these new jobs, the average monthly unemployment rate fell from 5.6% during the second quarter to 5.3% 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	\$232,100	\$249,600	↔
# Homes on the Market *	3,391	3,395	↑
# Homes Sold **	899	2,091	↔
# New Homes Built ***	560	325	↑
Avg # of Days on Market	122	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)
20109	\$156,700	-1.07%	185	-44.44%	51	99.4%
20111	\$221,200	-2.73%	93	-38.41%	83	97.5%
20112	\$351,100	-8.69%	95	-7.77%	69	95.4%
20136	\$323,400	-2.85%	149	-17.22%	33	100.8%
20143	\$765,000	33.55%	1	-66.67%	7	105.5%
20155	\$346,900	-1.53%	167	-10.22%	52	97.9%
20169	\$429,200	-8.87%	124	4.20%	76	95.5%
20181	\$397,800	-12.53%	24	0.00%	89	95.7%
22025	\$244,300	-11.45%	76	-24.75%	40	97.8%

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

Prince William 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)
22026	\$213,200	-1.62%	81	-23.58%	50	99.3%
22125	\$483,500	3.47%	3	50.00%	58	82.2%
22172	\$283,700	-22.74%	55	-1.79%	74	95.7%
22191	\$206,400	-2.23%	305	-31.15%	46	100.1%
22192	\$230,400	-7.91%	280	-16.91%	48	98.7%
22193	\$193,600	-4.72%	423	-37.33%	43	101.0%
OTHER	\$238,100	1.71%	30	-31.82%	32	97.8%

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