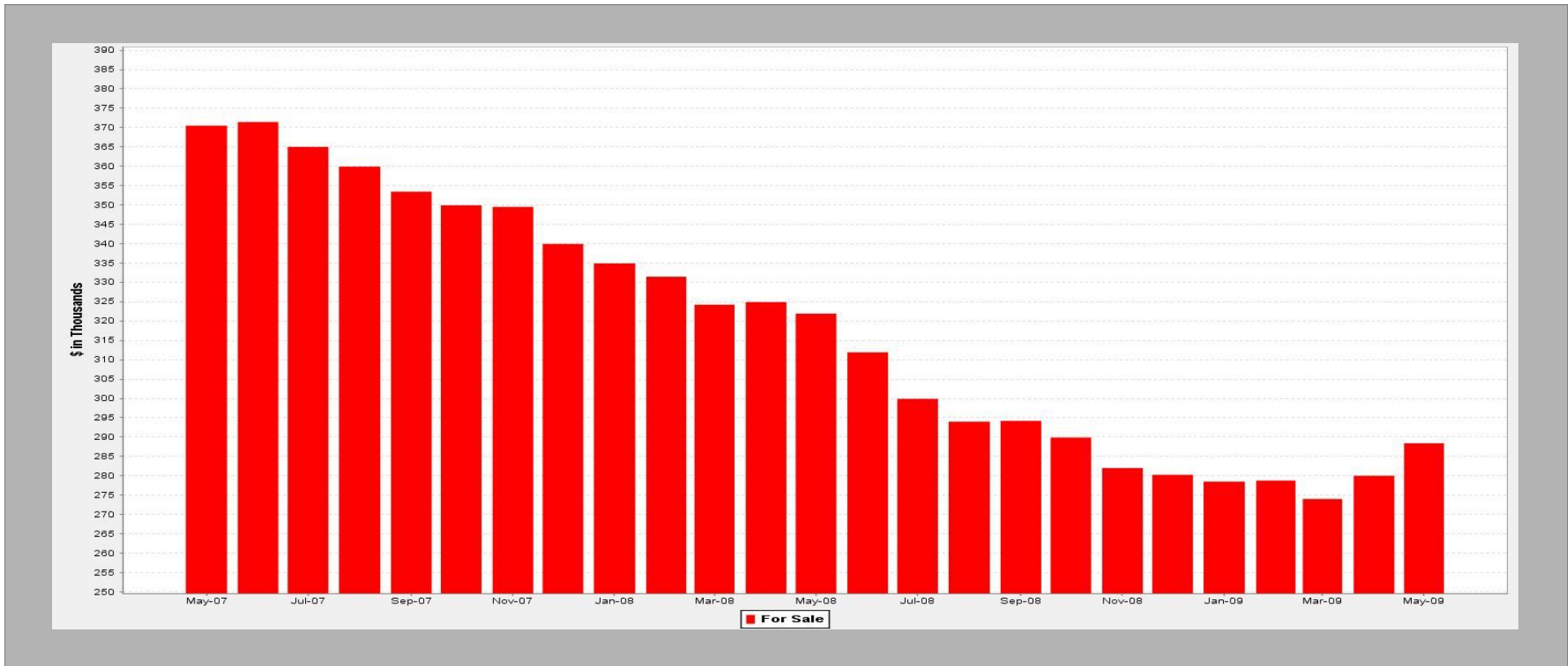


Market Dynamics

Median Price (FS)

2 Years (Monthly) 05/01/07 - 05/31/09



KEY INFORMATION

	May-07	May-09	Median Price Change	Percent Change
For Sale	370,495	288,400	-82,095	-22.2

For Sale
-22%

MLS: MRIS	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential: (Res Attach/Row Hse , Res Detached, Res Duplex, Res Dwelling w/Rental, Res Garden 1-4 Floors, Res Hi-Rise 9+ Floors, Res Mid-Rise 5-8 Floors,...					Sq Ft: All
Counties:	Culpeper - VA					

Market Dynamics
Median Price (FS)
2 Years (Monthly) 05/01/07 - 05/31/09

RE/MAX Regency

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
May-09	288,400	526	195,000	69	177,500	48	230,000	47	219,950	92
Apr-09	280,000	543	169,191	78	157,000	65	349,900	31	218,950	112
Mar-09	274,000	575	162,000	96	163,000	59	259,000	48	197,000	106
Feb-09	278,750	600	174,900	59	198,500	40	301,450	72	199,000	82
Jan-09	278,500	650	195,750	58	177,500	40	307,900	74	203,490	86
Dec-08	280,250	674	190,000	51	195,000	63	290,000	59	199,900	75
Nov-08	282,000	704	179,900	37	180,000	43	272,400	68	196,950	76
Oct-08	289,900	739	200,500	55	199,900	61	299,995	56	239,900	110
Sep-08	294,200	792	219,000	67	229,900	65	362,400	96	199,900	111
Aug-08	294,000	813	215,450	64	215,000	69	279,750	70	219,950	122
Jul-08	299,900	853	229,777	61	212,250	58	349,900	95	219,900	117
Jun-08	311,900	910	224,900	61	235,000	57	348,950	124	274,900	133
May-08	321,900	979	229,900	65	228,750	68	381,200	128	269,900	159
Apr-08	324,900	979	249,900	69	244,950	46	309,900	105	293,950	172
Mar-08	324,216	956	247,450	42	238,000	42	300,000	103	268,500	144
Feb-08	331,450	966	254,900	45	255,000	33	372,900	106	335,900	209
Jan-08	334,900	956	269,900	33	302,500	26	359,450	162	292,500	160
Dec-07	339,950	882	264,900	20	283,400	30	355,100	67	275,950	92
Nov-07	349,500	945	299,900	35	285,000	41	350,000	119	277,700	128
Oct-07	349,900	989	304,900	37	299,000	28	335,000	135	322,450	160
Sep-07	353,450	958	284,995	26	280,000	33	330,000	103	310,000	137
Aug-07	359,900	960	306,900	37	315,000	37	365,000	103	317,450	158
Jul-07	365,000	926	338,445	30	325,000	43	329,900	92	337,000	146
Jun-07	371,445	906	324,000	41	344,900	35	399,500	85	324,950	114
May-07	370,495	906	339,000	31	312,675	42	349,900	83	345,000	167