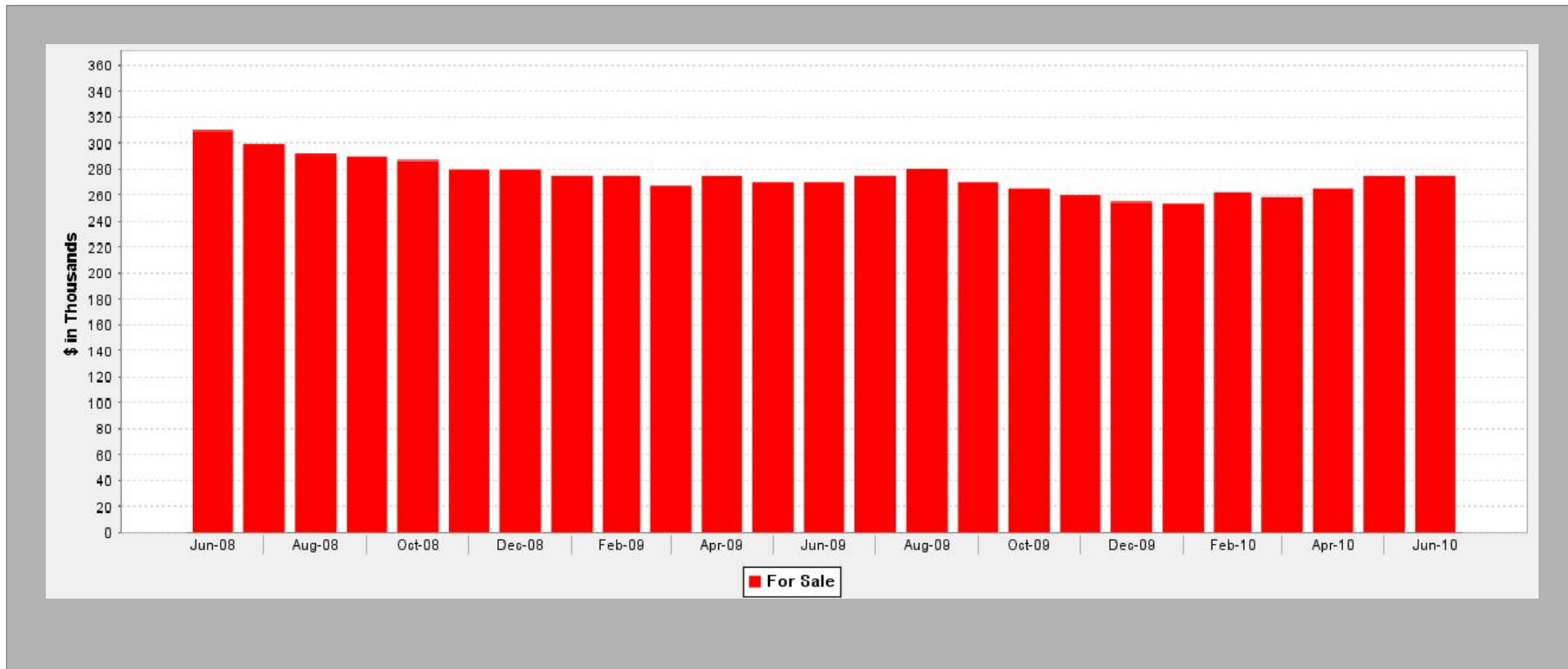


## Market Dynamics

### Median Price (FS)

#### 2 Years (Monthly) 06/01/08 - 06/30/10



#### KEY INFORMATION

	Monthly \$	Monthly %	Total \$	Total %
For Sale	-1,377	-0.5	-34,422	-11.8

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) 06/01/08 - 06/30/10**

RE/MAX Regency

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jun-10	275,000	512	184,900	50	182,450	46	334,450	52	209,900	112
May-10	274,900	481	180,000	53	191,500	48	223,300	28	238,900	94
Apr-10	265,000	495	179,200	74	179,900	55	250,240	34	239,900	126
Mar-10	259,000	477	195,000	73	178,000	47	285,000	35	210,000	111
Feb-10	262,450	472	173,950	44	202,500	39	291,900	62	259,900	100
Jan-10	253,900	465	171,200	45	168,000	42	314,925	48	205,350	84
Dec-09	255,000	489	206,900	44	165,000	59	270,000	64	189,900	56
Nov-09	259,900	506	199,495	42	189,000	45	249,000	31	190,000	67
Oct-09	265,000	548	163,500	54	192,000	53	299,900	55	200,000	77
Sep-09	269,900	575	186,500	68	177,000	71	344,500	36	179,900	96
Aug-09	280,500	565	192,400	52	190,000	58	298,500	34	224,900	111
Jul-09	275,000	553	179,900	63	196,000	48	269,950	36	212,400	100
Jun-09	269,900	561	199,000	61	186,000	65	274,900	47	217,400	106
May-09	269,900	554	199,945	52	177,500	48	230,000	47	215,000	93
Apr-09	274,900	555	168,482	63	158,500	66	349,900	31	214,900	113
Mar-09	267,648	578	169,450	88	164,000	60	259,000	48	195,000	107
Feb-09	274,950	600	174,900	57	198,500	40	301,450	72	197,500	82
Jan-09	275,000	650	195,750	58	175,000	39	307,900	74	203,490	86
Dec-08	279,900	673	189,950	50	195,000	63	290,000	59	199,000	75
Nov-08	279,900	703	179,900	37	180,000	43	272,400	68	196,950	76
Oct-08	286,950	738	200,500	55	199,900	61	299,995	56	239,900	110
Sep-08	290,000	791	219,000	67	229,900	65	362,400	96	199,900	111
Aug-08	291,900	811	213,000	61	215,000	69	279,750	70	219,950	122
Jul-08	299,900	846	229,838	62	209,500	59	349,900	95	219,900	118
Jun-08	310,000	911	224,900	59	235,000	57	348,950	124	269,900	131