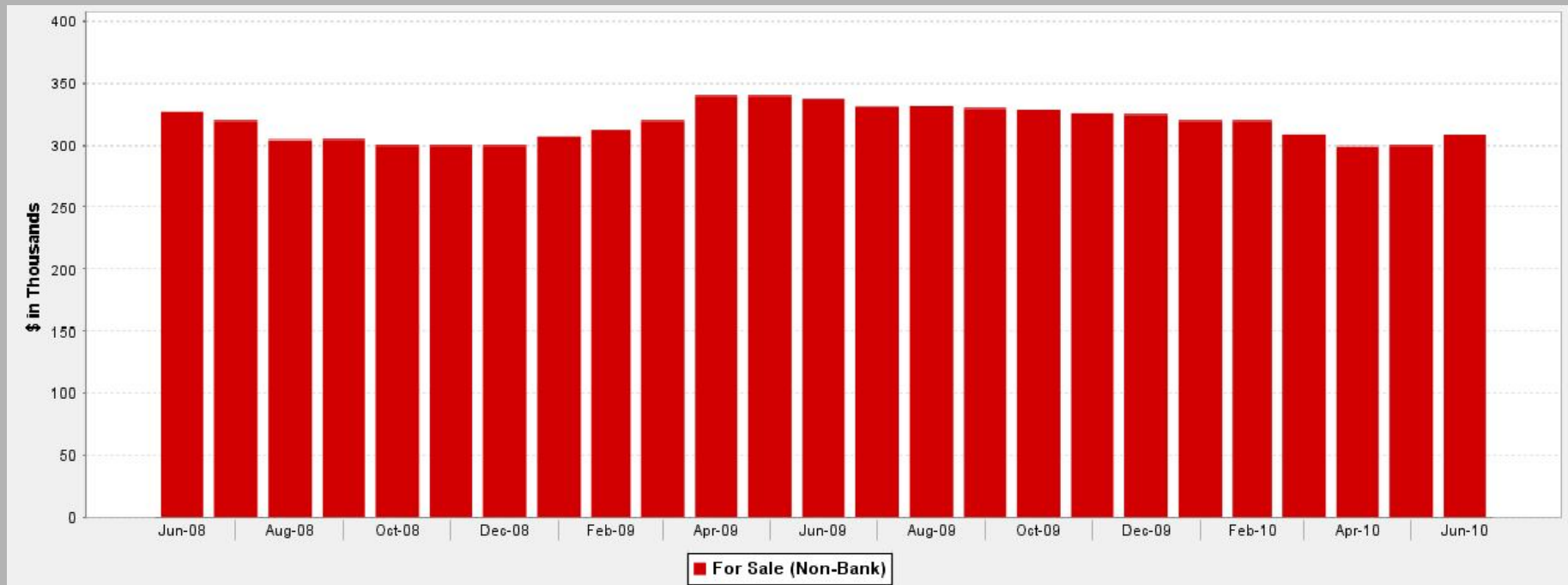


Market Dynamics

For Sale Median Price (Non-Bank)
2 Years (Monthly) 06/01/08 - 06/30/10



KEY INFORMATION

	Monthly \$	Monthly %	Total \$	Total %
Non-Bank	118	0.0	2,953	0.9

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
For Sale Median Price (Non-Bank)
2 Years (Monthly) 06/01/08 - 06/30/10

RE/MAX Regency

Time Period	All Properties		Bank Properties		Non-Bank Properties	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Jun-10	275,000	512	174,950	127	308,900	385
May-10	274,900	481	169,900	118	299,900	363
Apr-10	265,000	495	169,900	141	299,250	354
Mar-10	259,000	477	175,000	162	309,000	315
Feb-10	262,450	472	172,900	163	319,900	309
Jan-10	253,900	465	169,250	168	319,900	297
Dec-09	255,000	489	175,000	177	324,950	312
Nov-09	259,900	506	174,450	178	325,450	328
Oct-09	265,000	548	170,000	185	329,000	363
Sep-09	269,900	575	169,950	194	329,900	381
Aug-09	280,500	565	175,000	188	331,500	377
Jul-09	275,000	553	170,000	187	331,000	366
Jun-09	269,900	561	169,900	193	337,500	368
May-09	269,900	554	170,000	189	339,999	365
Apr-09	274,900	555	169,250	194	339,999	361
Mar-09	267,648	578	169,900	187	319,900	391
Feb-09	274,950	600	169,900	157	312,500	443
Jan-09	275,000	650	169,900	143	307,000	507
Dec-08	279,900	673	175,000	126	299,900	547
Nov-08	279,900	703	179,900	118	299,900	585
Oct-08	286,950	738	179,900	112	299,945	626
Sep-08	290,000	791	179,900	107	304,900	684
Aug-08	291,900	811	179,900	95	304,450	716
Jul-08	299,900	846	194,900	76	319,900	770
Jun-08	310,000	911	219,500	69	326,900	842