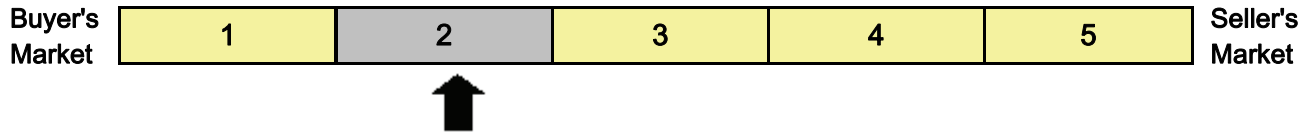


## Charles County, MD



### Labor Market :

Employment increased by 786 jobs in Charles County during July and August. However, the number of job seekers also increased. The combined effect of these two trends was an increase in the average monthly unemployment rate from 3.3% for the second quarter to 4.1% in the first two months of the third quarter. The solid job growth may provide home sales, while historically low mortgage rates boost affordability.

### Housing Market :

	Q2' 08	Q3' 08	Q4' 08 (Forecast)
Average Price	\$312,300	\$311,700	↑
# Homes on the Market *	2,372	1,489	↓
# Homes Sold **	205	361	↔
# New Homes Built ***	98	81	↔
Avg # of Days on Market	106	104	↑

\* Available as of Sep. 30, 2008.

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

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

### Data by Zip Codes for Q3 2008

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)
20601	\$295,800	-14.38%	57	-16.18%	88	93.3%
20602	\$264,600	-5.67%	71	5.97%	88	92.6%
20603	\$324,900	-14.39%	82	-5.75%	81	93.6%
20616	\$275,200	-15.06%	16	128.57%	140	91.5%
20617	\$522,000	21.40%	2	100.00%	191	95.4%
20625	\$302,600	32.14%	3	200.00%	470	75.7%
20632	\$484,000	N/A	1	N/A	153	83.5%
20637	\$457,700	-17.97%	17	142.86%	109	95.1%

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

## Charles County, MD

### Data by Zip Codes for Q3 2008

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)
20640	\$279,100	10.53%	21	-8.70%	66	94.5%
20646	\$323,900	-12.93%	45	4.65%	138	89.8%
20658	\$126,500	-57.76%	1	-50.00%	419	56.2%
20662	\$281,500	-20.14%	2	0.00%	153	88.2%
20664	\$284,500	-49.28%	4	-63.64%	172	89.3%
20675	\$383,500	18.00%	2	0.00%	123	86.2%
20677	\$359,600	-36.86%	4	100.00%	95	89.0%
20695	\$337,400	-6.90%	24	-4.00%	106	92.5%
OTHER	\$338,900	-20.11%	9	125.00%	191	79.9%

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