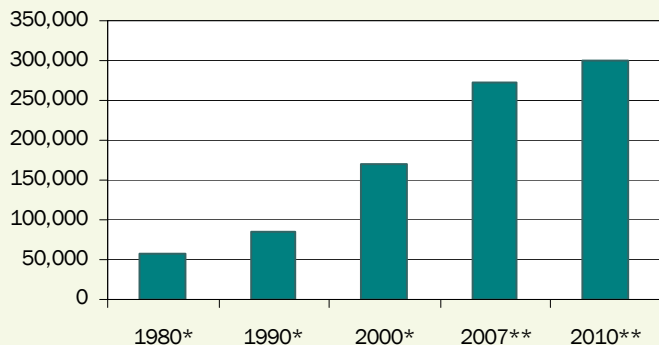


# Loudoun County, Virginia—Annual Demographic and Economic Trends

## Population

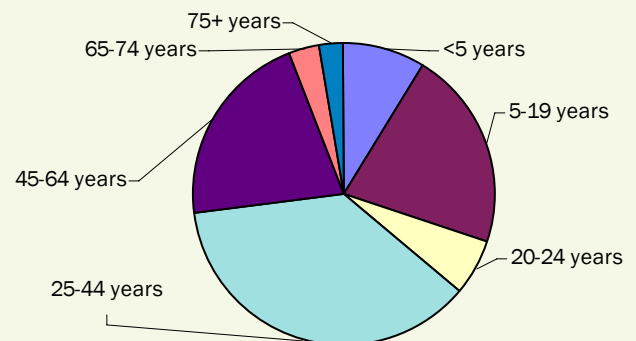
The 2007 estimated population for Loudoun, one of the fastest-growing counties in the nation since the late 1990s, is 271,987.



Sources: \*U.S. Census Bureau, \*\*Loudoun County Fiscal Impact Committee

## 2006 Age Characteristics

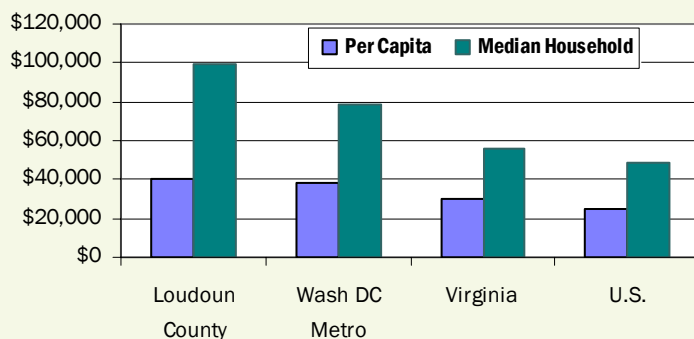
With 58.3% of the population between 25 to 64, Loudoun has a young and abundant workforce.



Source: U.S. Census Bureau, 2006 Time Series Estimates.

## 2006 Income Comparison

The median household income in Loudoun, \$99,371, is more than double the national median of \$48,451.



Sources U.S. Bureau of the Census, American Community Survey, 2006.

## Major Employers

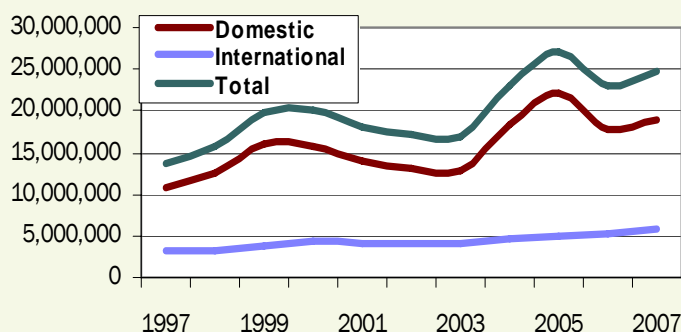
The following is a select list of Loudoun's largest employers. A complete list of major employers is available online at <http://biz.loudoun.gov>.

Company	Employment Range
AOL LLC	1,000–4,999
Loudoun Hospital Center	1,000–4,999
M. C. Dean, Inc.	1,000–4,999
Orbital Sciences	1,000–4,999
United Airlines, Inc.	1,000–4,999
Verizon Business	1,000–4,999
Department of Homeland Security	500–999
HHMI Janelia Farm Research Campus	300–499*
Rockwell Collins Simulation	300–499
Telos Corporation	300–499

\*Projected  
Source: Virginia Employment Commission, 2nd Quarter 2006

## Washington Dulles Airport Trends

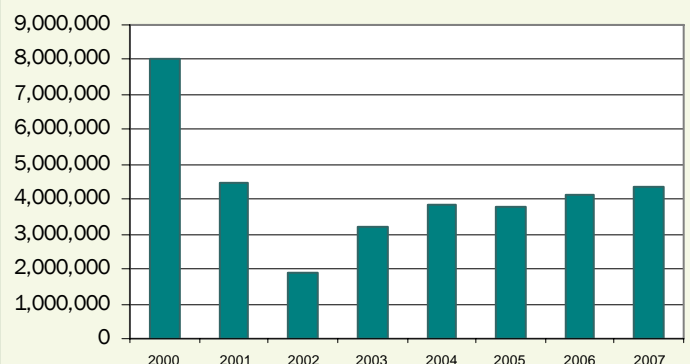
Passenger counts at Washington Dulles International Airport rose slightly in 2007, totaling 24,737,528.



Source: Metropolitan Washington Airports Authority

## Nonresidential Development Trends

The nonresidential square footage permitted averaged 4.8 million a year since 2000.



Source: Loudoun Building & Development. Compiled by: Loudoun Economic Development

### Employment Notes

Professional and Technical Services, an industry with one of the highest average salaries in Loudoun, grew over 10 percent from the 2nd quarter of 2006 to the 2nd quarter of 2007.

From the 2nd quarter of 2006 to the 2nd quarter of 2007, employment rose by over 3 percent in Loudoun, over double the employment growth for the Northern Virginia region during the same period.

### Unemployment Rate (December 2007)

		Annual Chg
Loudoun County	2.4	50%
Northern Virginia	2.5	32%
Virginia	3.3	22%
United States	4.8	12%

*Source: Virginia Employment Commission*

### Labor Force (December 2007)

	Labor Force	Annual Chg
Loudoun County	155,780	6%
Northern Virginia	1,397,684	-1%
Virginia	4,067,142	1%
United States	153,705,000	1%

*Source: Virginia Employment Commission*

### At-Place Employment (2nd Quarter 2007)

Industrial Classification	Employees	Annual Chg	Establishments	Annual Chg
Ag, Forestry, Fishing & Hunting	404	-1.70%	73	1.39%
Mining	234	5.41%	5	0.00%
Utilities	266	198.88%	4	0.00%
Construction	16,157	0.55%	888	2.19%
Manufacturing	4,811	-7.37%	167	5.03%
Wholesale Trade	3,292	2.40%	394	2.60%
Retail Trade	15,890	4.16%	828	1.10%
Transportation and Warehousing	9,241	0.62%	264	4.35%
Information	8,194	-11.32%	188	1.08%
Finance and Insurance	2,611	5.45%	294	2.44%
Real Estate and Rental and Leasing	1,449	-2.09%	313	2.62%
Professional and Technical Services	13,386	10.22%	1,798	10.65%
Mgt of Companies and Enterprises	1,003	-2.81%	43	19.44%
Administrative and Waste Services	7,455	0.47%	483	6.86%
Educational Services	1,589	4.27%	103	-1.90%
Health Care and Social Assistance	7,732	12.88%	540	19.73%
Arts, Entertainment, and Recreation	1,656	9.52%	102	9.68%
Accommodation and Food Services	11,002	16.21%	447	15.50%
Other Services, Ex. Public Admin	3,843	-8.00%	699	1.90%
Federal	4,243	5.64%	44	46.67%
State	913	-0.33%	23	9.52%
Local	14,552	5.60%	186	-2.11%
<b>Total</b>	<b>129,745</b>	<b>3.08%</b>	<b>7,885</b>	<b>6.28%</b>

*Source: Virginia Employment Commission*

### Nonresidential Construction (January 2008)

	Stock (2007)	Sq Ft Permitted	Annual Chg
Office	15,210,429	0	na
Flex/Industrial	20,536,603	25,827	-82%
Retail	12,930,470	233,607	2351%
Other	20,791,527	34,485	-76%
<b>Total</b>	<b>69,469,029</b>	<b>293,919</b>	<b>-1%</b>
Taxable	N/A	266,170	73%
Non-taxable	N/A	27,749	-81%
Route 28	N/A	144,858	13%

*Source: Loudoun County Dept of Building & Development, Dept of Economic Development*

### Nonresidential Notes

The cumulative amount of nonresidential square footage permitted YTD\*\* is 293,919, a 0.7 percent decrease over the same period last year.

\*\*YTD is Year to Date (Jan)

### Vacancy Rates (4th Qtr 2007)

	Rate	Annual Chg
Total	11%	-11%
Office	14%	23%
Flex	20%	16%
Industrial	10%	-11%

*Source: CoStar*

### Residential Development

	Single-family Detached		Single-family Attached		Multi-Family		Total	
	Units	Annual Chg	Units	Annual Chg	Units	Annual Chg	Units	Annual Chg
Inventory (2007)*	54,775	3%	29,795	4%	16,516	2%	101,086	3%
Building Permits Issued (Jan 08)	80	-35%	93	79%	145	na	318	81%
Homes Sold (Nov 07)	174	-35%	136	-32%	46	-22%	356	-32%
Avg Sale Price (Nov 07)	\$661,779	-5%	\$417,318	-2%	\$294,139	-8%	\$520,885	-6%

*Sources: Loudoun County Dept of Building & Development, Dept of Management & Financial Services*

\*Preliminary 2007 year end data based on monthly reporting

### Residential Notes

The cumulative number of residential permits YTD\*\* is 318, an 81 percent increase compared to the same period last year.

\*\*YTD is Year to Date (Jan)

\*Note: Annual Change is percent change from current period to the same time period (month or quarter) in the previous year. ❖ N/A is Not Available. ❖ na is not applicable, divide by zero.