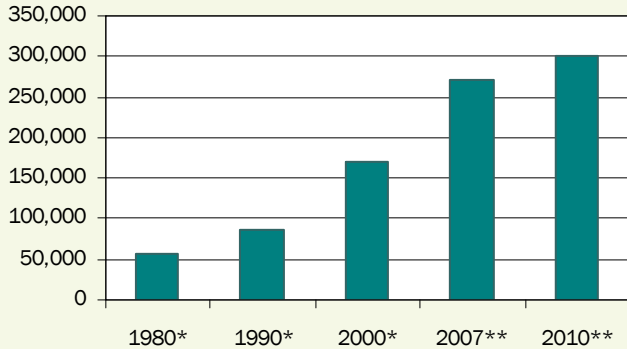


# Loudoun County, Virginia—Annual Demographic and Economic Trends

## Population

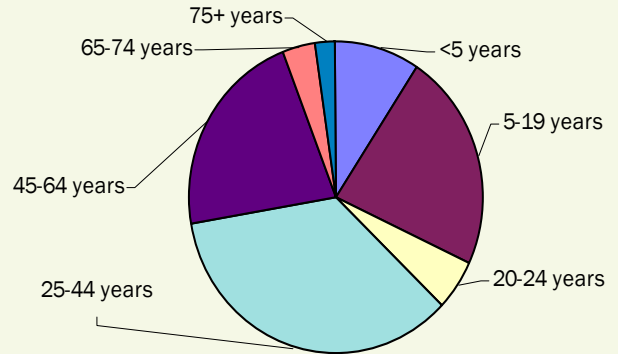
The 2007 estimated population for Loudoun, one of the fastest-growing counties in the nation since the late 1990s, is 271,069.



Sources: \*U.S. Census Bureau, \*\*2007 Loudoun County Fiscal Impact Committee

## 2007 Age Characteristics

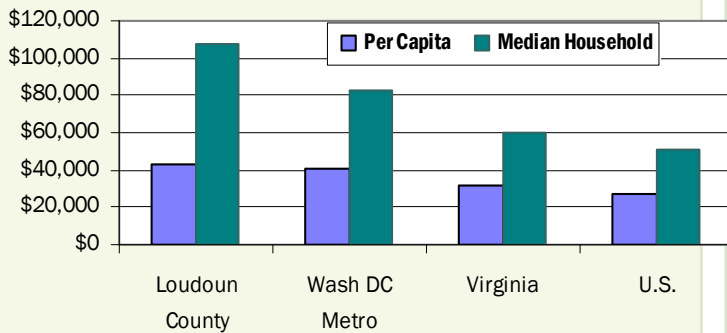
With 56.9% of the population between 25 to 64, Loudoun has a young and abundant workforce.



Source: U.S. Census Bureau, 2007 Time Series Estimates.

## 2007 Income Comparison

The median household income in Loudoun, \$107,207, is more than double the national median of \$50,740.



Sources U.S. Bureau of the Census, American Community Survey, 2007

## 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>.

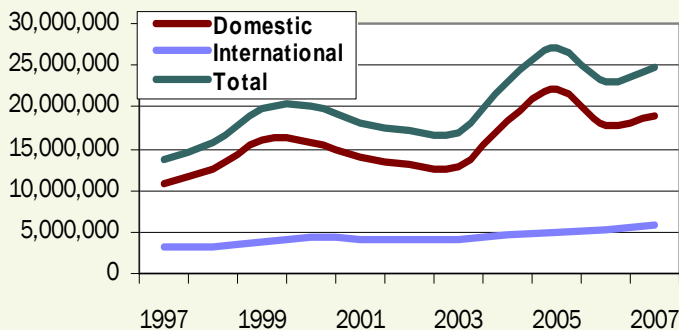
Company	Employment Range
AOL LLC	1,000–4,999
Department of Homeland Security	1,000–4,999
Loudoun Hospital Center	1,000–4,999
M. C. Dean, Inc.	1,000–4,999
Orbital Sciences Corporation	1,000–4,999
United Airlines, Inc.	1,000–4,999
Verizon Business	1,000–4,999
HHMI Janelia Farm Research Campus	300–499*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

\*Projected

Source: Virginia Employment Commission, 2nd Quarter 2007

## Washington Dulles Airport Trends

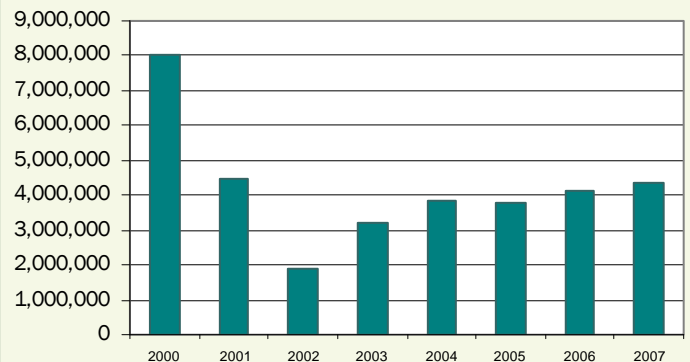
Passenger counts at Washington Dulles International Airport rose slightly in 2007, totaling 24,737,528.



Source: Metropolitan Washington Airports Authority

## Nonresidential Development Trends

The nonresidential square footage permitted has averaged 4.2 million a year since 2000.



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

**Employment Notes**

The 2nd quarter 2008 employment in Loudoun increased by nearly 3% over the same period of 2007. Two industry sectors, Professional and Technical Services and Educational Services, showed double-digit growth over the previous year. The unemployment rate held steady in October at 3.1%, assisted by strong fall seasonal employment increases in the schools.

**Unemployment Rate (Oct 2008)**

	Unemployment Rate	Annual Chg
Loudoun County	3.1	41%
Northern Virginia	3.2	45%
Virginia	4.2	45%
United States	6.1	39%

*Source: Virginia Employment Commission*

**Labor Force (Oct 2008)**

	Labor Force	Annual Chg
Loudoun County	163,629	5%
Northern Virginia	1,453,971	2%
Virginia	4,139,621	2%
United States	155,012,000	1%

*Source: Virginia Employment Commission*

**At-Place Employment (2nd Quarter 2008)**

Industrial Classification	Employees	Annual Chg	Establishments	Annual Chg
Ag, Forestry, Fishing & Hunting	427	5.69%	77	5.48%
Mining	187	-20.09%	6	20.00%
Utilities	(D)	(D)	(D)	(D)
Construction	15,499	-4.07%	896	0.90%
Manufacturing	4,634	-3.68%	176	5.39%
Wholesale Trade	3,256	-1.09%	408	3.55%
Retail Trade	16,069	1.13%	874	5.56%
Transportation and Warehousing	9,678	4.73%	284	7.58%
Information	8,297	1.26%	214	13.83%
Finance and Insurance	2,620	0.34%	340	15.65%
Real Estate and Rental and Leasing	1,587	9.52%	317	1.28%
Professional and Technical Services	14,850	10.94%	2,095	16.52%
Mgt of Companies and Enterprises	965	-3.79%	46	6.98%
Administrative and Waste Services	7,538	1.11%	516	6.83%
Educational Services	1,794	12.90%	119	15.53%
Health Care and Social Assistance	8,326	7.68%	633	17.22%
Arts, Entertainment, and Recreation	1,817	9.72%	107	4.90%
Accommodation and Food Services	11,416	3.76%	494	10.51%
Other Services, Ex. Public Admin	4,030	4.87%	770	10.16%
Federal	4,349	3.30%	44	0.00%
State	951	4.16%	24	4.35%
Local	15,032	3.30%	214	15.05%
<b>Total</b>	<b>133,410</b>	<b>2.82%</b>	<b>8,659</b>	<b>9.82%</b>

*Source: Virginia Employment Commission*  
(D) - Not Disclosed

**Nonresidential Construction (Nov 2008)**

	Stock (2007)	Sq Ft Permitted	Annual Chg
Office	15,210,429	3,600	-98%
Flex/Industrial	20,536,603	0	-100%
Retail	12,930,470	67,346	N/A
Mixed-Use	N/A	0	N/A
Other	20,791,527	999	-91%
<b>Total</b>	<b>69,469,029</b>	<b>71,945</b>	<b>-86%</b>
Taxable	N/A	71,945	-86%
Non-taxable	N/A	0	-100%
Route 28	N/A	5,429	-99%

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

**Nonresidential Notes**

The cumulative amount of nonresidential square footage permitted YTD\*\* is 5,044,782, a 37 percent increase over the same period last year.  
\*\*YTD is Year to Date (Jan-Nov)

**Vacancy Rates (3rd Qtr 2008)**

	Rate	Annual Chg
Total	16%	9%
Office	18%	24%
Flex	19%	-2%
Industrial	9%	2%

*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 (Nov 08)	51	-30%	54	4%	80	300%	185	28%
Homes Sold (Sept 08)	227	14%	125	-5%	56	-41%	408	-4%
Avg Sale Price (Sept 08)	\$561,005	-12%	\$345,215	-18%	\$246,294	-25%	\$451,697	-10%

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

**Residential Notes**

The cumulative number of residential permits YTD\*\* is 2,024, an 18 percent decrease compared to the same period last year.  
\*\*YTD is Year to Date (Jan-Nov)

\*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, divided by zero.