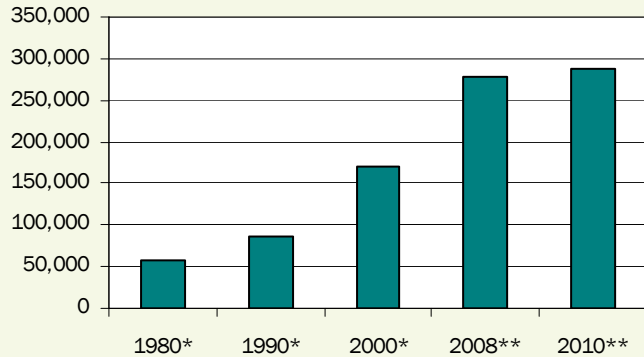


# Loudoun County, Virginia—Annual Demographic and Economic Trends

## Population

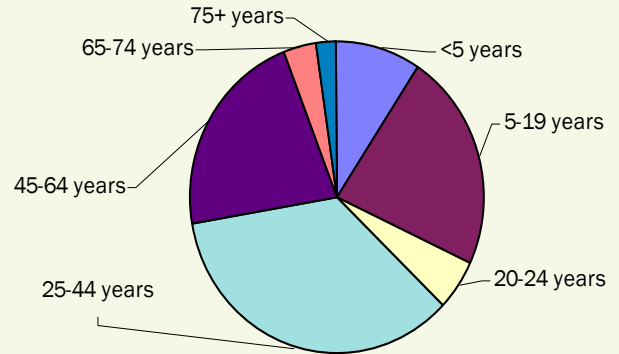
The 2008 estimated population for Loudoun, one of the fastest-growing counties in the nation since the late 1990s, is 278,591.



Sources: \*U.S. Census Bureau, \*\*Loudoun Department of Management & Financial Svcs, Oct. 2008

## Age Characteristics

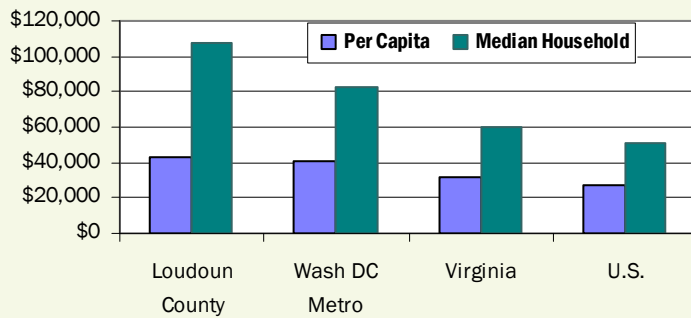
With 56.9% of the population between 25 to 64, Loudoun has a young and abundant workforce.



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

## Income Comparison

The 2007 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

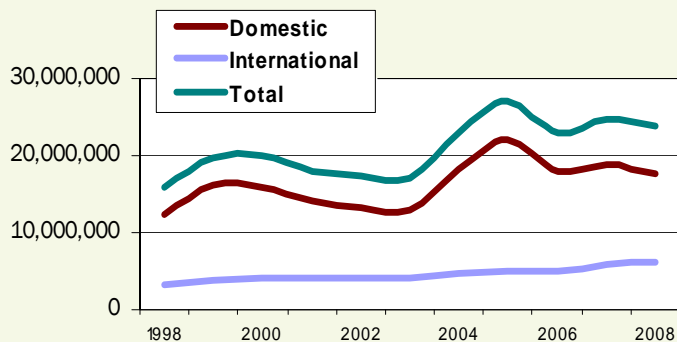
The following is a select list of Loudoun's employers. A complete list of major employers is available online at <http://biz.loudoun.gov>.

Company	Employment Range
AOL LLC	1,000–4,999
Inova Loudoun Hospital	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
Department of Homeland Security	500–999
Verisign	500–999
HHMI Janelia Farm Research Campus	200–499
Rockwell Collins Simulation	200–499
Telos Corporation	200–499

Source: Virginia Employment Commission, 2nd Quarter 2008

## Washington Dulles Airport Trends

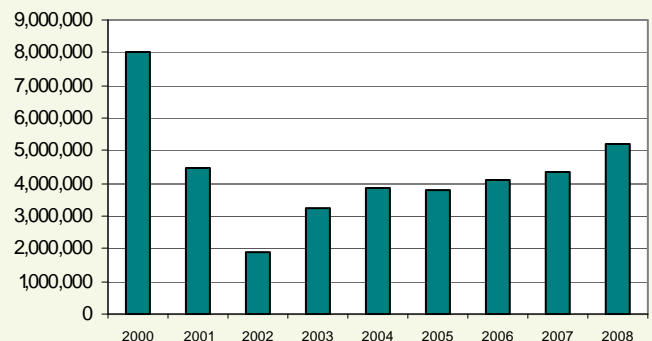
Total passenger counts at Washington Dulles International Airport decreased 3.3% in 2008, totaling 23,876,780. However International passengers grew 4.5% to 6,179,026.



Source: Metropolitan Washington Airports Authority

## Nonresidential Development Trends

Nonresidential square footage permitted has averaged 4.3 million a year since 2000.



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

**Employment Notes**

Unemployment in Loudoun increased from 3.3% in November to 3.6% in December. This rate is still well below the US unemployment rate of 7.1%. Among all counties in Virginia, Loudoun had the third lowest unemployment rate for December. Merchants, caterers, hotels and shippers hired fewer extra holiday workers this December due to sluggish business conditions.

**Unemployment Rate (Dec 2008)**

	Unemployment Rate	Annual Chg
Loudoun County	3.6	50%
Northern Virginia	3.9	56%
Virginia	5.2	58%
United States	7.1	48%

*Source: Virginia Employment Commission*

**Labor Force (Dec 2008)**

	Labor Force	Annual Chg
Loudoun County	162,702	4%
Northern Virginia	1,447,913	4%
Virginia	4,131,212	2%
United States	154,349,000	0%

*Source: Virginia Employment Commission*

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

Industrial Classification	Employees	Annual Chg	Establishments	Annual Chg
Ag, Forestry, Fishing & Hunting	427	6%	77	5%
Mining	187	-20%	6	20%
Utilities	(D)	(D)	(D)	(D)
Construction	15,499	-4%	896	1%
Manufacturing	4,634	-4%	176	5%
Wholesale Trade	3,256	-1%	408	4%
Retail Trade	16,069	1%	874	6%
Transportation and Warehousing	9,678	5%	284	8%
Information	8,297	1%	214	14%
Finance and Insurance	2,620	0%	340	16%
Real Estate and Rental and Leasing	1,587	10%	317	1%
Professional and Technical Services	14,850	11%	2,095	17%
Mgt of Companies and Enterprises	965	-4%	46	7%
Administrative and Waste Services	7,538	1%	516	7%
Educational Services	1,794	13%	119	16%
Health Care and Social Assistance	8,326	8%	633	17%
Arts, Entertainment, and Recreation	1,817	10%	107	5%
Accommodation and Food Services	11,416	4%	494	11%
Other Services, Ex. Public Admin	4,030	5%	770	10%
Federal	4,349	3%	44	0%
State	951	4%	24	4%
Local	15,032	3%	214	15%
<b>Total</b>	<b>133,410</b>	<b>3%</b>	<b>8,659</b>	<b>10%</b>

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

**Nonresidential Construction (Jan 2009)**

	Stock (2008)	Sq Ft Permitted	Annual Chg
Office	15,534,331	0	N/A
Flex/Industrial	22,299,123	0	-100%
Retail	14,178,971	0	-100%
Mixed-Use	288,325	70,140	N/A
Other	22,346,268	14,975	-57%
<b>Total</b>	<b>74,647,018</b>	<b>85,115</b>	<b>-71%</b>
Taxable	N/A	85,115	-68%
Non-taxable	N/A	0	-100%
Route 28	N/A	0	-100%

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

**Nonresidential Notes**

The cumulative amount of nonresidential square footage permitted YTD\*\* is 85,115, a 71 percent decrease over the same period last year.

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

**Vacancy Rates (4th Qtr 2008)**

	Rate	Annual Chg
Total	16%	41%
Office	19%	40%
Flex	18%	-9%
Industrial	10%	0%

*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 (2008)	56,603	3%	30,622	3%	16,877	2%	104,102	3%
Building Permits Issued (Jan 09)	55	-31%	45	-52%	39	-73%	139	-56%
Homes Sold (Nov 08)	125	-28%	110	-19%	25	-46%	260	-27%
Avg Sale Price (Nov 08)	\$568,094	-14%	\$339,326	-19%	\$258,720	-12%	\$441,560	-15%

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

**Residential Notes**

The cumulative number of residential permits YTD\*\* is 139, a 56 percent decrease 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, divided by zero.