

# Economic Indicators

## Loudoun County, Virginia

February 2004

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
<b>New Residential Construction</b>					
New Residential Units Permitted	January 2004	758	758	456	66.2%
Single Family Detached Units Permitted	January 2004	230	230	224	2.7%
Single Family Attached Units Permitted	January 2004	180	180	126	42.9%
Multifamily Units Permitted	January 2004	348	348	106	228.3%
<i>Source: Loudoun County Department of Building and Development</i>					
<b>New Nonresidential Construction</b>					
Office SF Permitted	January 2004	90,782	90,782	5,664	1502.8%
Flex/Industrial SF Permitted	January 2004	0	0	0	na
Retail SF Permitted	January 2004	0	0	0	na
Retail SF Permitted	January 2004	82,658	82,658	0	na
Other SF Permitted	January 2004	8,124	8,124	5,664	43.4%
Taxable SF Permitted	January 2004	90,782	90,782	0	na
Nontaxable SF Permitted	January 2004	0	0	5,664	-100.0%
Total Value Nonresidential Construction	January 2004	\$11,193,079	\$11,193,079	\$2,517,142	344.7%
Value of New Buildings	January 2004	\$6,878,214	\$6,878,214	\$666,000	932.8%
Value of Alterations/Additions	January 2004	\$4,314,865	\$4,314,865	\$1,851,142	133.1%
Route 28 Taxing District SF Permitted	January 2004	41,419	41,419	0	na
Value of Route 28 Permitted Construction	January 2004	\$5,726,458	\$5,726,458	\$921,461	521.5%
<i>Source: Loudoun County Department of Building and Development</i>					
<b>Housing Sales</b>					
Single Family Detached	October 2003	1,045	9,552	7,815	22.2%
Single Family Attached	October 2003	515	4,697	3,538	32.8%
Single Family Attached	October 2003	439	3,845	3,340	15.1%
Condominium	October 2003	91	1,010	937	7.8%
<i>Source: Loudoun County Department of Financial Services</i>					
<b>Washington Dulles International Airport</b>					
Total Passengers	November 2003	1,364,107	15,503,814	15,749,718	-1.6%
International Passengers	November 2003	324,094	3,504,591	3,614,844	-3.1%
Total Freight (metric tonnes)	November 2003	22,544	259,720	296,736	-12.5%
<i>Source: Metropolitan Washington Airports Authority</i>					
<b>Taxable Sales (000s)</b>	3rd Quarter 2003	\$842,834	\$2,242,372	\$1,962,208	14.3%
<i>Source: Virginia Department of Taxation</i>					

\* Percent change calculated using current year-to-date and last year-to-date.

# Economic Indicators

## Loudoun County, Virginia

February 2004

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
<b>Average Housing Prices</b>	October 2003	\$390,685	\$376,679	\$339,811	15.0%
Single Family Detached	October 2003	\$496,309	\$480,056	\$447,586	10.9%
Single Family Attached	October 2003	\$308,322	\$316,121	\$263,437	17.0%
Condominium	October 2003	\$190,259	\$201,659	\$173,689	9.5%

Source: Loudoun County Financial Services

### At Place Employment

Employees	2nd Quarter 2003	104,514	100,547	99,013	5.6%
New Jobs (over previous quarter)	2nd Quarter 2003	3,967			
Establishments	2nd Quarter 2003	5,637	5,609	5,330	5.8%
New Businesses (over previous quarter)	2nd Quarter 2003	28			
Gross Wages (millions)	2nd Quarter 2003	\$1,255	\$1,140	\$1,174	6.9%

Source: Virginia Employment Commission

### Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	December 2003	116.7	116.7	114.0	2.4%
US-All Urban Consumers (1982-84=100)	December 2003	184.3	184.5	180.9	1.9%

Source: US Bureau of Labor Statistics

### Civilian Labor Force

Loudoun County	December 2003	119,299	114,720	111,779	6.7%
Northern Virginia	December 2003	1,295,643	1,295,099	1,261,585	2.7%

Source: Virginia Employment Commission

### Unemployment Rate

Loudoun County	December 2003	2.2	2.4	2.8	-21.4%
Northern Virginia	December 2003	2.2	2.2	2.5	-12.0%

Source: Virginia Employment Commission

### Washington Economic Index

Leading Index (1987=100)	October 2003	109.8	109.0	107.6	2.0%
Current Index (1987=100)	October 2003	104.5	101.0	102.0	2.5%

Source: Center for Regional Analysis

### Non-Residential Vacancy

Total	4th Quarter 2003	17.9%	19.0%	18.9%	-5.2%
Office	4th Quarter 2003	16.4%	17.1%	16.1%	1.6%
Flex	4th Quarter 2003	29.7%	28.4%	28.8%	3.0%
Industrial	4th Quarter 2003	8.3%	12.2%	12.2%	-31.9%

Source: Realty Information Group

\* Percent change calculated using current period and same period previous year.