

# Economic Indicators

## Loudoun County, Virginia

November 2005

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
<b>New Residential Construction</b>					
New Residential Units Permitted	October 2005	274	4,873	5,718	-14.8%
Single Family Detached Units Permitted	October 2005	206	2,949	3,018	-2.3%
Single Family Attached Units Permitted	October 2005	22	1,275	1,703	-25.1%
Multifamily Units Permitted	October 2005	46	649	997	-34.9%
<i>Source: Loudoun County Department of Building and Development</i>					
<b>New Nonresidential Construction</b>					
Office SF Permitted	October 2005	412,743	3,040,993	3,299,415	-7.8%
Office SF Permitted	October 2005	30,866	538,949	208,920	158.0%
Flex/Industrial SF Permitted	October 2005	265,137	1,343,875	1,001,011	34.3%
Retail SF Permitted	October 2005	3,246	503,969	750,772	-32.9%
Other SF Permitted	October 2005	113,494	654,200	1,338,712	-51.1%
Taxable SF Permitted	October 2005	411,395	2,753,801	2,462,728	11.8%
Nontaxable SF Permitted	October 2005	1,348	287,192	836,687	-65.7%
Total Value Nonresidential Construction	October 2005	\$45,091,322	\$366,342,332	\$380,055,427	-3.6%
Value of New Buildings	October 2005	\$35,051,161	\$303,421,573	\$331,530,254	-8.5%
Value of Alterations/Additions	October 2005	\$10,040,161	\$62,920,759	\$48,525,173	29.7%
Route 28 Taxing District SF Permitted	October 2005	299,112	1,257,575	912,808	37.8%
Value of Route 28 Permitted Construction	October 2005	\$15,844,100	\$82,701,392	\$58,200,819	42.1%
<i>Source: Loudoun County Department of Building and Development</i>					
<b>Housing Sales</b>					
Single Family Detached	July 2005	1,106	7,432	7,254	2.5%
Single Family Detached	July 2005	544	3,624	3,623	0.0%
Single Family Attached	July 2005	448	2,916	2,674	9.1%
Condominium	July 2005	114	892	957	-6.8%
<i>Source: Loudoun County Department of Financial Services</i>					
<b>Washington Dulles International Airport</b>					
Total Passengers	August 2005	2,495,929	18,696,284	13,899,832	34.5%
International Passengers	August 2005	435,152	3,251,595	3,002,110	8.3%
Total Freight (metric tonnes)	August 2005	24,102	193,890	200,339	-3.2%
<i>Source: Metropolitan Washington Airports Authority</i>					
<b>Taxable Sales (000s)</b>	2nd Quarter 2005	\$933,146	\$1,774,205	\$1,729,228	2.6%

*Source: Virginia Department of Taxation*

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

# Economic Indicators

## Loudoun County, Virginia

November 2005

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
<b>Average Housing Prices</b>	July 2005	\$570,990	\$568,801	\$453,853	25.8%
Single Family Detached	July 2005	\$710,737	\$697,371	\$562,529	26.3%
Single Family Attached	July 2005	\$467,449	\$462,983	\$357,391	30.8%
Condominium	July 2005	\$311,030	\$314,178	\$254,798	22.1%

Source: Loudoun County Financial Services

### At Place Employment

Employees	1st Quarter 2005	115,899	117,215	108,125	7.2%
New Jobs (over previous quarter)	1st Quarter 2005	-1,316			
Establishments	1st Quarter 2005	6,659	6,273	6,037	10.3%
New Businesses (over previous quarter)	1st Quarter 2005	386			
Gross Wages (millions)	1st Quarter 2005	\$1,517	\$1,577	\$1,376	10.3%

Source: Virginia Employment Commission

### Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	September 2005	126.7	125.0	120.8	4.9%
US-All Urban Consumers (1982-84=100)	September 2005	198.8	196.4	189.9	4.7%

Source: US Bureau of Labor Statistics

### Civilian Labor Force

Loudoun County	September 2005	134,400	135,097	121,453	10.7%
Northern Virginia	September 2005	1,368,417	1,376,957	1,294,043	5.7%

Source: Virginia Employment Commission

### Unemployment Rate

Loudoun County	September 2005	2.1	2.2	2.0	5.0%
Northern Virginia	September 2005	2.5	2.7	2.1	19.0%
Virginia	September 2005	3.5	3.7	3.4	2.9%
United States	September 2005	4.8	4.9	5.1	-5.9%

Source: Virginia Employment Commission

### Washington Economic Index

Leading Index (1987=100)	July 2005	109.4	110.9	111.8	-2.1%
Current Index (1987=100)	July 2005	122.0	123.2	114.3	6.7%

Source: Center for Regional Analysis

### Non-Residential Vacancy

Total	3rd Quarter 2005	11.7%	12.6%	15.4%	-24.0%
Office	3rd Quarter 2005	10.2%	9.3%	13.4%	-23.9%
Flex	3rd Quarter 2005	18.5%	22.2%	25.3%	-26.9%
Industrial	3rd Quarter 2005	7.4%	7.7%	8.4%	-11.9%

Source: Realty Information Group

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

**Loudoun County Department of Economic Development**

1 Harrison Street SE, PO Box 7000 Leesburg, VA 20177

(703) 777-0426 [www.loudoun.gov/business](http://www.loudoun.gov/business)

All data subject to revision.