

The Prince William Report

Prince William County

Demographic and Economic Newsletter

Manassas Battlefield 150th Commemorative Reenactment July 21, 2011. Photo by Lorrie Andrew-Spear

July - September, 2011

GEOGRAPHY

Prince William County is located in Northern Virginia, approximately 35 miles southwest of Washington, D.C. It is bounded on the north by Fairfax and Loudoun Counties, on the east by the Potomac River (Maryland), on the south by Stafford County and on the west by Fauquier County.

Prince William County encompasses a **total area of 348 square miles** (222,615 acres) and a **total land area of 338.9 square miles**. Prince William County includes within its boundaries the independent cities of Manassas and Manassas Park. The combined area of Prince William County and the independent cities is 360 square miles (230,594 acres). Federal land accounts for approximately 41,600 acres or 18.7% of the total area and includes Quantico Marine Corps Base, Manassas National Battlefield Park, Prince William Forest Park, Occoquan Bay National Wildlife Refuge and Featherstone National Wildlife Refuge. Prince William County includes four incorporated towns and fourteen census designated places (CDPs), that is, unincorporated population centers designated by the U.S. Census Bureau for data collection purposes.



POPULATION

The current estimated population of Prince William County is **410,729*** (as of September 15, 2011) which is approximately 1,212 persons per square mile of land area, compared to 1,186 in 2010.

According to Census 2010, the population of Prince William County was **402,002 persons** as of April 1, 2010. Between 2000 and 2010, the population of the County increased by 121,189 persons (43.2%).

Prince William County Population 1950-2010

Year	Population	Growth Over Previous Decade (number)	Growth Over Previous Decade (percent)
1950	22,612	4,874	27.5%
1960	50,164	27,552	121.8%
1970	111,102	60,938	121.5%
1980	144,703	33,601	30.2%
1990	215,686	70,983	49.1%
2000	280,813	65,127	30.2%
2010	402,002	121,189	43.2%

Population of Prince William County, Cities and Incorporated Towns, April 1, 2010

Prince William County.....	402,002
Manassas City.....	37,821
Manassas Park City.....	14,273
Town of Dumfries.....	4,961
Town of Haymarket.....	1,782
Town of Quantico.....	480
Town of Occoquan.....	934

Source: U.S. Department of Commerce, Bureau of the Census, *Census 2010*.

Note: The population of Prince William County includes the towns of Dumfries, Haymarket, Quantico and Occoquan, but does not include the independent cities of Manassas and Manassas Park

*The Sept. 15, 2011 estimate is provisional and may be adjusted as new Census information becomes available.

The Census Bureau defines certain areas of Prince William County as Census Designated Places (CDPs)--unincorporated population centers--for data collection purposes. There are nineteen CDPs in Prince William County, compared to fourteen in

2000. CDPs cover part but not all geographic areas of the County and include roughly 80.2% of the County’s population. The remainder of the County is either in an incorporated town or rural areas.

Population of Census Designated Places 2010

CDP	2010 Population
Buckhall*	16,293
Bull Run	14,983
Cherry Hill*	16,000
County Center*	3,270
Dale City	65,969
Gainesville	11,481
Lake Ridge	41,058
Linton Hall	35,725
Loch Lomond	3,701
Marumsc*	35,036
Montclair	19,570
Neabsco*	12,068
Nokesville	1,354
Potomac Mills*	5,614
Quantico Base**	4,452
Sudley	16,203
Triangle	8,188
Woodbridge	4,055
Yorkshire	7,541

Source: U.S. Department of Commerce, Bureau of the Census, *2010 Census*
 *Buckhall, Cherry Hill, County Center, Marumsc, Neabsco and Potomac Mills did not exist as CDPs in 2000. **Quantico Base CDP was named Quantico Station in 2000; most 2010 CDPs that existed in 2000 have had boundary changes in 2010, some significantly so. Comparing populations for these CDPs between 2000 and 2010 may result in misleading calculations of population loss or gain.

The 2010 Census reports that Prince William County is the third most populous jurisdiction in Virginia.

Largest Jurisdictions in Virginia: 2000 and 2010

2010 Rank	Place	2000 Pop.	2010 Pop.	Change (number)	Change (percent)
1	Fairfax Co.	969,749	1,081,726	111,977	11.55%
2	Virginia Beach	425,257	437,994	12,737	3.00%
3	PR. WM. CO.	280,813	402,002	121,189	43.16%
4	Chesterfield Co.	259,903	316,236	56,333	21.67%
5	Loudoun Co.	169,599	312,311	142,712	84.15%
6	Henrico Co.	262,300	306,935	44,635	17.02%
7	Norfolk	234,403	242,803	8,400	3.58%
8	Chesapeake	199,184	222,209	23,025	11.56%
9	Arlington Co.	189,453	207,627	18,174	9.59%
10	Richmond	197,790	204,214	6,424	3.25%

Source: U.S. Department of Commerce, Bureau of the Census, *Censuses 2000, 2010*

POPULATION (Estimates and Forecasts)

The current estimated population of Prince William County is **410,729*** (as of September 15, 2011), which represents a growth rate of 2.17% since April 1, 2010. Prince William County is projected to grow to **535,629** persons by 2030 according to the Metropolitan Washington Council of Governments.

1990 population (actual).....	215,686
2000 population (actual).....	280,813
April 1, 2010 population (actual).....	402,002
*Sept 15, 2011 population (estimate).....	410,729
2020 population (forecast).....	479,437
2030 population (forecast).....	535,629

Sources: 1990, 2000, April 1, 2010 figures: U.S. Department of Commerce, Bureau of the Census; Mar. 15, 2011 estimate: Prince William County 2020-30 forecasts: Metropolitan Washington Council of Governments (MWCOG) Round 8.0 Cooperative Forecasts.

*The Sept. 15, 2011 estimate is provisional and may be adjusted as new Census information becomes available.

RACE AND ETHNICITY

Results from the 2010 Census indicated that 94.9% of the County’s population reported as being of one race; 5.1% was of two or more races. Of those reported as being of a single race, 60.9% were White, 21.3% African American, 8.1% were Asian or Pacific Islander, 0.6% were American Indian and/or Alaskan Native, 9.1% was of other races; approximately 20.3% of the population was Hispanic Origin (any race).

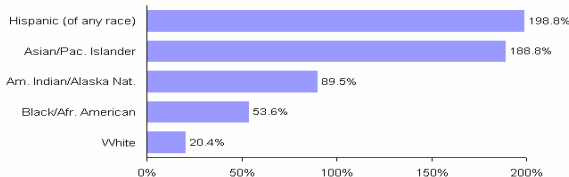
Race and Ethnicity in Prince William County

	1990	2000	2010
	% of Total	% of Total	% of Total
Reporting One Race	N/A	96.4%	94.9%
White	83.3%	68.9%	60.9%
Black/African American	11.6%	18.8%	21.3%
Am. Indian/Alaska Native	0.3%	0.4%	0.6%
Asian/Pacific Islander	3.0%	3.9%	8.1%
Other	1.7%	4.3%	9.1%
Reporting Two or More Races	N/A	3.6%	5.1%
Hispanic Origin (any race)	4.5%	9.7%	20.3%
Non-Hispanic (any race)	95.5%	90.3%	79.7%

Sources: U.S. Department of Commerce, Bureau of the Census, *Censuses 1990, 2000, 2010*

In recent decades, the population of Prince William County increasingly has become racially and ethnically diverse. The 2010 Census indicates that Prince William County is now a “minority-majority” community, meaning that less than half of the population (48.7%) is reported as non-Hispanic and of one race--White. Between 2000 and 2010, according to the Bureau of the Census, the population of Hispanics of any race in the County grew by 198.8%; Asian/Pacific Islanders grew by 188.8%. American Indian/Alaskan Natives, a relatively small segment of the total population grew by 89.5%, while Black/African Americans increased by 53.6% and Whites increased by 20.4%.

**Population by Race and Ethnicity
Percent Change 2000 - 2010**

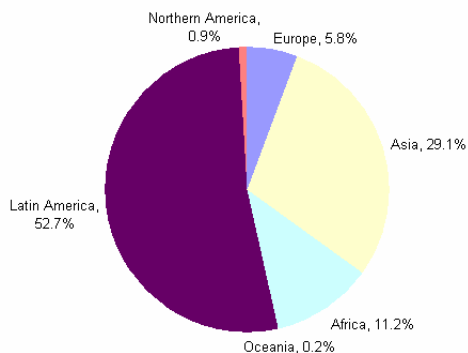


Sources: U.S. Department of Commerce, Bureau of the Census, 2000, 2010 Censuses.

NATIVITY, PLACE OF BIRTH, LANGUAGE

The percentage of the County’s population that was born outside of the United States rose significantly during the 1990’s and has continued that trend during the 2000’s. The 2010 American Community Survey indicated that **21.2%** of Prince William County’s population was foreign-born, compared to 6.2% in 1990. The largest proportion of foreign-born residents is from Latin America.

Region of Birth of Pr. Wm. Co. Foreign-born Population, 2010



Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 American Community Survey 1 Year Estimates

**Birth Place and Citizenship 2010
Prince William County**

Native to the U.S.....	78.8%
Foreign-born.....	21.2%
Naturalized citizens.....	10.0%
Not a citizen.....	11.2%

Sources: U.S. Department of Commerce, Bureau of the Census, 2010 American Community Survey 1 Year Estimates.

The 2010 American Community Survey revealed that 31.3% of Prince William County’s population speaks a language other than English at home. This figure has risen significantly from 9.0% in 1990 and 16.3% in 2000. Furthermore, in 2010, 13.5% of the population indicated that they speak English “less than very well.” This figure is significantly higher than 1990’s 3.1% and 2000’s 6.7%.

**Language Spoken at Home, 2010
Ages 5 Years and Older**

English only.....	69.7%
Spanish.....	18.2%
Other Indo-European languages.....	5.2%
Asian/Pacific Island languages.....	4.4%
Other.....	2.5%

Sources: U.S. Department of Commerce, Bureau of the Census, 2010 American Community Survey 1 Year Estimates

AGE AND GENDER

According to the 2010 Census, **28.9%** of the total County population is under 18 years of age; approximately **6.8%** is aged 65 and over. The median age of the population is **33.2 years**. Prince William County’s population, while younger than the national average, has aged slightly since 1990, when the median age was 29.1.

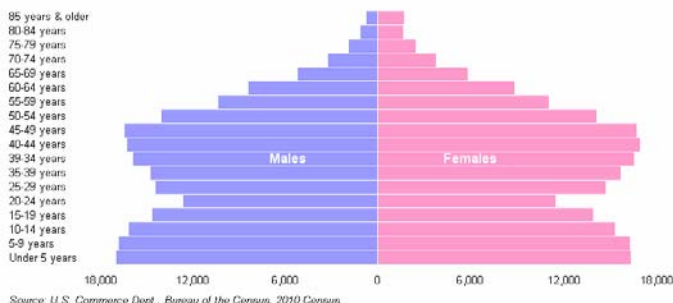
Age Groups, Prince William County

Age	1990 Percent of Total Pop.	2000 Percent of Total Pop.	2010 Percent of Total Pop.
-18	30.54%	30.4%	28.9%
18-64	66.43%	64.8%	64.3%
65 +	3.03%	4.8%	6.8%

Sources: U.S. Department of Commerce, Bureau of the Census, 1990, 2000, 2010 Censuses, 2010 American Community Survey 1-Year Estimates

The 2010 Census also indicated that **49.7%** of the County's population is male and **50.3%** is female.

Prince William County Age-Sex Pyramid, 2010



Source: U.S. Commerce Dept., Bureau of the Census, 2010 Census

HOUSING

The 2010 Census reported that Prince William County had **137,115 housing units** as of April 1, 2010. This represents an increase of over 39,000 units (39.8%) since 2000.

Housing Units, Pr. William Co. 1950-2010

Year	Housing Units	Decade Growth (numbers)	Decade Growth (%)
1950	5,755	2,325	67.80%
1960	13,207	7,452	129.49%
1970	29,885	16,678	126.28%
1980	46,490	16,605	55.56%
1990	74,759	28,269	60.81%
2000	98,052	23,293	31.16%
2010	137,115	39,063	39.84%

Source: U.S. Department of Commerce, Bureau of the Census

2010 Housing Occupancy

Total Housing units.....**137,115**.....**100.0%**
 Occupied Housing units.....130,785.....95.4%

Sources: U.S. Department of Commerce, Bureau of the Census 2010 Census

As of September 15, 2011, there were an estimated **140,105 housing units** in Prince William County. This represents an additional 2,990 units (2.18%) since April 1, 2010. The 2010 American Community Survey reports that nearly one out of every three houses in the County was built since 2000. In addition, the 2010 American Community Survey estimates that 57.0% of all houses are single family detached, 26.4% are townhouses, 15.8% are units in multi-family structures and 0.8% are mobile homes. The 2010 American Community Survey also reports that 50.8% of households moved into their current residence since 2005.

HOUSEHOLD COMPOSITION

According to the 2010 Census, there were **130,785 households** in Prince William County as of April 1, 2010. According to the Census Bureau's 2010 American Community Survey, 76.8% of the County's households are occupied by families, (compared to 66.4% in the United States). This represents a decrease of 3.9 percentage points since 1990, when 80.7% of households in the County were families. Approximately 41.2% of Prince William County's households are family households occupied by parents with their own children under 18 years of age. In the United States 29.7% of households were families with children under 18 years of age in 2010.

Pr. William Co. Households by Type 1990-2010

Household Type	1990	2000	2010
	(%)	(%)	(%)
Family Households	80.7%	76.9%	76.8%
Family with own children	50.6%	44.2%	41.2%
Married Couple with own children	42.6%	34.2%	31.7%
Single female with own children	6.1%	7.5%	6.7%
Single male with own children	1.9%	2.5%	2.8%
Non-Family Households	19.3%	23.1%	23.2%

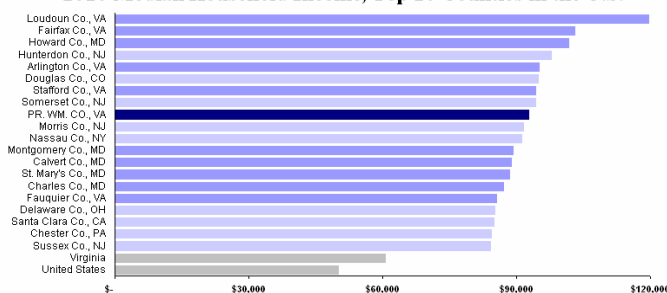
Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Census, Census 2000, 2010 American Community Survey 1 Year Estimates.

Prince William County's average household size, according to the 2010 American Community Survey was **3.02** persons in 2010, compared to 2.94 persons in 2000 and 3.04 persons in 1990. The average household size in the United States was 2.63 in 1990, 2.61 in 2000 and 2.63 in 2010.

INCOME AND POVERTY

According to the 2010 American Community Survey, the 2010 median household income in Prince William

2010 Median Household Income, Top 20 Counties in the U.S.



Source: U. S. Bureau of Census, 2010 American Community Survey 1 Year Estimate

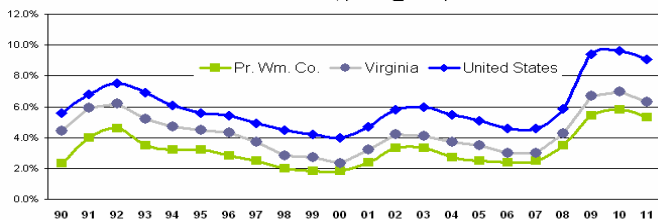
County was **\$92,655**. This ranks ninth among the largest counties in the United States, fifth among counties in the Commonwealth, and is an indication of the relative wealth of Prince William County and the greater Washington metropolitan region, which included eleven of the top twenty counties in the nation for median household income. The per capita income in Prince William County in 2010 was **\$34,737**.

The 2010 American Community Survey reported that Prince William County's poverty rate was 5.5% in 2010, compared to the statewide rate of 11.1% and the national rate of 15.3%.

UNEMPLOYMENT

In August 2011, Prince William County had a civilian unemployment rate of 5.4%, compared to August 2010, when the rate was 5.6%. The Prince William County unemployment rate has historically trended significantly lower than the national rate, largely the result of Prince William County's enviable position as part of the Northern Virginia economy and its proximity to Washington, D.C. and the federal government. In August 2011, the national unemployment rate was 9.1%; statewide the unemployment rate was 6.5%.

Average Annual Unemployment Rates 1990-2011
Prince William County, Virginia, United States

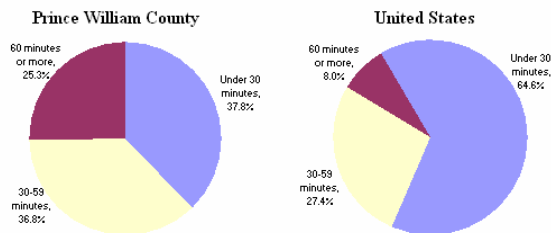


Sources: Virginia Employment Commission, Briefing.com

JOURNEY TO WORK

The 2010 American Community Survey indicates that on the average, Prince William County workers continue to face long commute times. Some 25.3% of all County workers travel an hour or more one way to work. This figure is more than three times the national number of 8.0% and is the 12th longest commute among the largest 818 counties in the

Estimated Travel Time to Work, 2010



Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 American Community Survey 1 Year Estimates

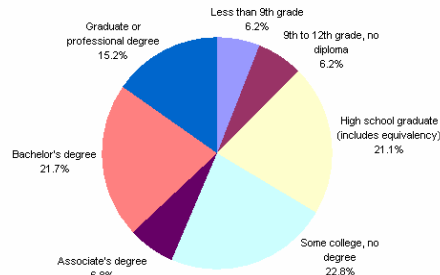
United States. Of the 20 longest average commutes to work, seven are communities in the greater Washington area. The average travel time to work among Prince William County workers is 38 minutes, an increase from 36.9 and 36 minutes in 2000 and 1990, respectively. The 2010 American Community Survey also indicated that 68.6% of Prince William County workers drive to work alone; 15.5% carpool to work; 5.5% use public transportation; 10.4% used other means, walked to work or worked at home.

EDUCATION

The Prince William County Public School System reported that as of September 30, 2011, there were a total of 81,635 students enrolled in public schools in the County: 38,436 in elementary schools; 18,351 in middle schools; 23,500 in high schools; and 1,348 in special schools.

According to the Census Bureau's 2010 American Community Survey, 36.9% of adults in Prince William County had bachelor's degrees or higher, compared to 28.2% in the nation as a whole.

Educational Attainment in Pr. Wm. Co. 2010



Source: U.S. Dept. of Commerce, Bureau of the Census, 2010 American Community Survey 1 Year Estimates

For more information, including maps showing detailed demographic information for specific areas of the County, visit the demographic pages on the PWC web site at <http://www.pwcgov.org/demographics>

NATIONAL ECONOMY

The national economy—to date averting a double dip recession—continued in an anemic fashion, according to many economic indicators; and much of the problem flows from the gutted real estate sector. A housing market that continues to be mired in a depression-like condition, never has recovered from the collapse of 2007-08. Lending standards have tightened up in the last several years, and even if they qualify for a mortgage (and at near-record low interest rates), many potential buyers are just too nervous to buy or can't get credit. So it follows that jobs in construction and other sectors related to the real estate market are suffering—leading to higher unemployment and more nervousness. Some positive signs remain: increasing business inventories and sales, an increase in construction spending and positive outlooks in some surveys: the New York Empire and Chicago PMI as well as the leading

Indicators at a Glance

GDP	↑
Federal Deficit	↑
Corporate Profits	↑
Dow Jones	↔
Housing Starts	↓
Job Growth	↑
Unemployment	↔
Consumer Confidence	↓
Retail/Auto Sales	↑
Energy Prices	↔
Core Inflation	↔
Interest Rates	↓
U.S Dollar	↓
National Index	↓
PWC Index	↓

indicators. The Philadelphia Federal Reserve Outlook and the consumer confidence survey were considerably less bullish, however. Job creation continues positively, but not at levels that significantly lower the unemployment rate. So the economy continues to expand but at a very tepid pace with ups and downs, positive and negative signs and peevishness in markets and consumers.

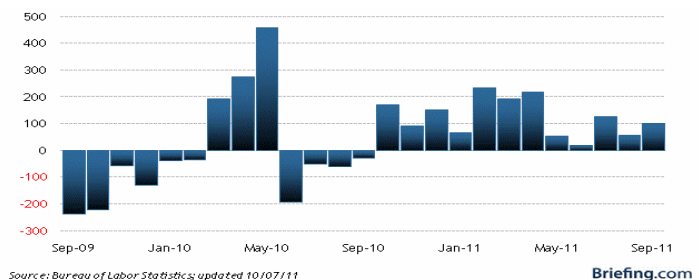
Real Gross Domestic Product (GDP) is the broadest measure of economic activity in the United States and is a reliable indication of the overall strength and performance of the national economy. The nations' 1st Quarter 2011 GDP (preliminary) registered a 1.3% increase (quarter-over-quarter) following the 1st Quarter's 0.4%, 4th Quarter 2010's 3.1% and the 3rd Quarter's 2.6%.

U.S. Gross Domestic Product 1969-2011



Job Market – First time unemployment claims hovered around 400,000 for most of the quarter—ending at 395,000 for the week ending Sept. 24th. The national unemployment rate, considered a lagging indicator of sorts, stood at 9.1% in September, compared to 9.6% one year earlier. Job creation continues disappointing, particularly in construction and real estate related sectors as consumers and corporations continue to hold back buying big-ticket items. Still redolent is the fact that from December 2007 until December 2009, a net over 8.3 million jobs were lost as the recession took hold. In 2010, some 1.075 million net new jobs were created, an increase of a modest 0.9% year-over-year. Non-farm payrolls, which added 497,000 in the 1st Quarter 2011 and 290,000 in the 2nd Quarter, added 287,000 jobs in the 3rd Quarter, 2011.

U.S. Non Farm Payroll Change (Thousands)



Housing Industry – Some 658,000 housing starts were reported in September 2011, a 15.0% increase from August's 572,000 and an 11.9% decline from one year earlier. 594,000 permits were issued nationally in September 2011—a 5.0% decrease, month-over-month. 5.03 million existing homes were sold in August 2011—a 7.7% monthly increase. New home sales came in at 295,000 in August—a monthly decrease of 2.3%. The housing industry's numbers are still at extremely low levels and reflect nagging consumer and lender nervousness about the economy in general as well as builder worries over increasing inventories.

Retail Sales – Retail sales, which surged throughout the second half of 2010 and early 2011, eased in the 2nd Quarter, 2011 and were flat in the 3rd Quarter, probably the result of continued softness in job markets, and drawback in discretionary spending by the consumer. Weakness was seen in a number of discretionary spending areas, led by declines in miscellaneous store retailers, clothing and clothing accessories stores. August 2011 retail sales remained unchanged month-over-month and gained by 0.1%, excluding automobiles. Notable month-over-month increases included food (0.3%), building materials (0.2%), gasoline stations (0.3%) and e-retailing (0.5%). With an economy struggling to maintain momentum, a nervous consumer will almost certainly have an impact on the length and breadth of recovery.

Automobiles – The nation's auto industry sales were respectable during the quarter, but still well below pre-recession levels. Domestic auto sales in August 2011 were reported at 4.1 million—an increase of 2.5% month-over-month, and a 7.9% increase from one year earlier. Sales of light domestic trucks were reported at 6.0 million in August—a monthly increase of 11.1% and a 17.6% increase year-over-year. Total sales of automobiles and light trucks, including foreign, was reported at 13.1 million in August 2011, a monthly increase of 8.3%, and a 12.0% increase year-over-year. Domestic sales, as a percentage of all sales in the United States, was reported at 77.1% in August, 2011.

The quarterly index of economic indicators for the United States economy includes 53 major indices, each nominally scored from 0 to 200. A score of 100 indicates expected or neutral impact to the economy; a score of 0 indicates the most severe negative impact or under performance; a score of 200 indicates the most positive impact or better than expected performance.

Our national index of economic indicators for the 3rd Quarter 2011 was **86.08**, an indication of under-performance. In the 2nd Quarter 2011, the national index was 88.68.

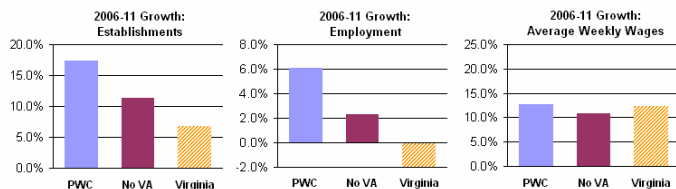
PRINCE WILLIAM ECONOMY

The Prince William County economy during the 3rd Quarter 2011 improved from the previous quarter even as certain elements continued to be challenged. Latest at-place employment numbers from the Virginia Employment Commission (1st Quarter 2010) indicate continued growth in establishments, employment and wages in the County. Job growth in construction and other real estate-related industries, however, continue to be challenged. Local retail activity continues in a positive fashion. Prince William County ranks as one of the highest in the nation for median household income; still, average weekly wages for jobs in the County continue to lag behind the region and the state. Unemployment rates, while outperforming state and national rates, are still well above contemporary trends. The real estate market continues to improve, but unsteadily, with the long-term outlook still far from certain. The local commercial real estate market has seen vacancy rates decline, but they are still elevated by contemporary standards. The Prince William economy appears to be improving but has a way to go before any sense of full recovery is apparent.

Establishments, Employment and Wages – According to data from the U.S. Department of Labor and the Virginia Employment Commission, Prince William County has outpaced regional, state and

national economies in businesses and job growth, as well as at-place wage growth since 2006. Similar trends are evident for at-place business, jobs and wages over the last year.

At-Place Establishments, Jobs & Wages 2006-11
Pr. Wm. Co., No. Virginia and Virginia



Source: Virginia Employment Commission

In 2011 (1st Quarter), there were 7,460 establishments reported in Prince William County, a growth rate of 3.7% year-over-year and 17.4% since 2006. By comparison, Northern Virginia establishments grew by 2.6% in the last year and 11.3% since 2006; statewide, establishments grew by 1.5% in the last year and 6.7% since 2006.

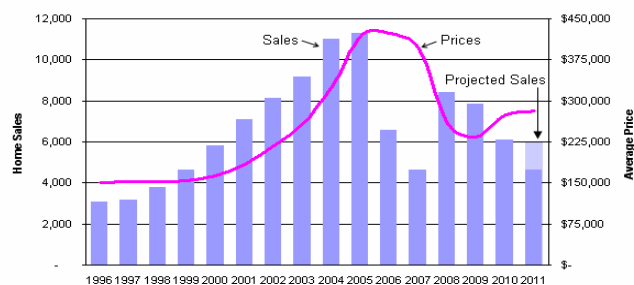
At-place employment in Prince William County (107,661 in the 1st Quarter 2011) increased by 7.8% year-over-year and 6.1% since 2006. By comparison, Northern Virginia employment grew by 2.8% in the last year and 2.3% since 2006. Employment in the Commonwealth increased by 1.5% in the last year but declined by 1.9% since 2006.

The average weekly wage in Prince William County (\$808 in the 1st Quarter 2011) grew by 4.5% year-over-year and 12.7% since 2006. At-place average weekly wages in Northern Virginia (\$1,337 in the 1st Quarter 2011) grew by 2.9% in the last year and 12.3% since 2006. In Virginia, weekly wages (\$968 in the 1st Quarter 2011) grew by 3.9% year-over-year and 12.3% since 2006. The impact of the housing downturn continues to be acutely felt in those industries related to this sector. Construction employment, for example, declined in Prince William County by over 6,000 net jobs (-35.2%) between September 2005 and December 2009. Likewise, jobs in finance and insurance and real estate experienced a net loss of over 700 jobs (-20.2%) since their respective peak months of the real estate boom. Signs

of a turnaround in the local real estate market give hope that employment in these sectors will follow suit. Nevertheless, these industries have lost one third of all jobs since their respective peaks and continue to be troubled to date.

Residential Real Estate Market – According to the Metropolitan Information System (MRIS), the average sold price of a home in Prince William County in September 2011 was \$281,244, which represents a 1.54% increase year-over-year. This also represents an increase of over \$76,000 (37.6%) in the average sale price since February 2009, when the average sale price for a home in Prince William County was just over \$204,000. The total number of units sold in September 2011 in Prince William County was 410, a 19.9% decrease year-over-year. The ratio of homes on the market to homes sold in September 2011 was 3.75 compared to 5.60 in September 2010. By comparison, in December 2007, during the recent downturn, the ratio stood at 15.5. If in fact this represents the much anticipated recovery in the local real estate market, expectations should be tempered with the probability that the market moving forward will see much more modest appreciation of home values over longer periods of time.

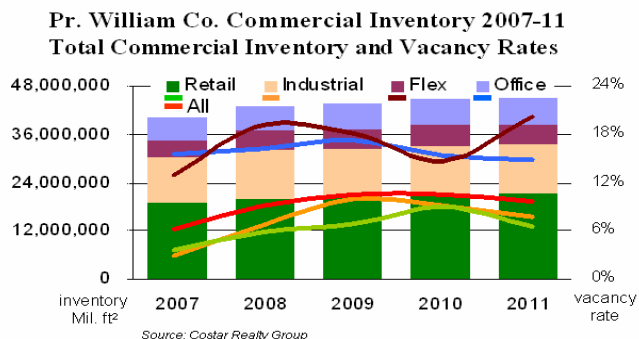
Prince William County Home Sales and Average Sold Price 1996-2011



Source: Metropolitan Regional Information System

Commercial Real Estate Market – According to Costar Realty Group, a multiple listing service for commercial property, the 3rd Quarter 2011 indicates a slowdown in new product and continued improvement in vacancy rates in the County’s commercial inventory, with the exception of flex product. In September 2011, Prince William County’s commercial inventory included 45.1 million square feet of space in 1,833 buildings, with 4.25

million square of vacant space—a vacancy rate of 9.4%. This compares with September 2010, when the total vacancy rate was 10.4%. The 3rd Quarter 2011 reported a net of 6 new commercial buildings year-over-year.

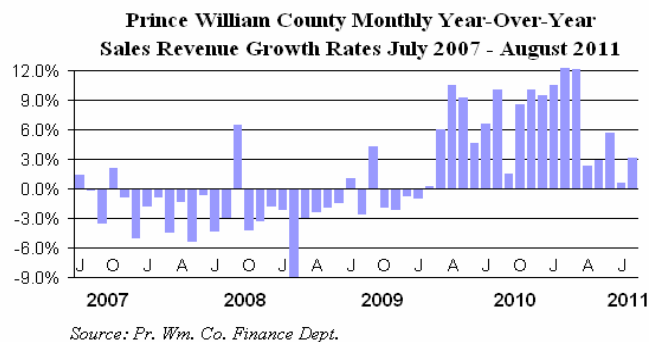


Since 2007, a net of 4.86 million square feet of commercial space has been added to the inventory—a growth rate of 12.1%. Vacant space has increased by 1.84 million square feet since September 2007—a growth rate of 77%. In the 3rd Quarter 2011, 197,455 net new square feet of commercial space (including retail) were added, year-over-year, compared to 1,011,170 square feet the previous year. This represents a growth rate of 0.4% in the past year, down from an annual average increase of 3.0% over the last four years. The 3rd Quarter 2011 inventory represents a net growth of 104 new commercial buildings since 2007.

The current commercial inventory (including retail) includes a total of 6.7 million square feet of office space, 5.00 million square feet of flex space, 12.08 million square feet of industrial space and 21.34 million square feet of retail space. A total of 4,246,553 square feet (9.4%) of vacant commercial space (including retail) was reported during the 3rd Quarter 2011—a decrease of over 433,000 square feet (9.3%) year-over-year. Total vacant space includes 979,064 square feet of vacant office space (14.6%, down from 15.2% one year ago), 999,234 square feet of vacant flex space (20.0%, compared to 14.4% one year ago), 915,637 square feet of vacant industrial space (7.6%, down from 9.0% one year ago) and 1,352,618 square feet of vacant retail space (6.3%,

compared to 8.8% one year ago). Expectations are that the commercial real estate market will continue to improve over the course of the next few years, as the local economy grows.

Retail – Retail activity, as reflected in sales revenue generated in Prince William County has strengthened over the course of 2010 and early 2011. In August 2011, \$4,293,948 of sales tax revenue was generated to the County—a 3.1% increase over August 2010. This period (nineteen straight months of year-over-year increases) follows a period from August 2007 to January 2010 in which 26 out of 30 months reported declining sales revenue year-over-year. Going forward into 2011, retailers are hopeful of continued robust retail activity in the County.

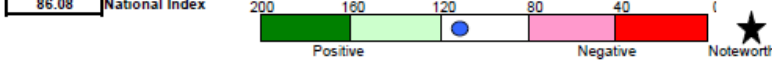


The quarterly index of economic indicators for Prince William County includes nineteen local economic indices, each nominally scored from 0 to 200. A score of 100 indicates expected or neutral impact to the economy; a score of 0 indicates severely negative impact or under performance; a score of 200 indicates a tremendously positive impact or better than expected performance.

Our local index of economic indicators for the 3rd Quarter 2011 was **88.10**—an indication of lower than expected performance. In the 2nd Quarter 2011, the index was 85.71.

For more information, including current and archived economic, demographic, and financial data and publications, please visit the Prince William County Finance Department website at <http://www.pwcgov.org/finance>

Summary of National Economic Indicators as Reported by "Briefing.Com"								10/19/11
Data Released 3rd Quarter 2011								
Date	Release	For	Actual	Outlook	Prior	Change	Notes	
16-Sep	Initial Claims (000s)	3-Sep	417		371	12.4%	updated	
23-Sep	Initial Claims (000s)	10-Sep	432		417	3.6%	updated	
30-Sep	Initial Claims (000s)	17-Sep	428		432	-0.9%	updated	
7-Oct	Initial Claims (000s)	24-Sep	395		428	-7.7%	updated	
7-Oct	Unemployment Rate	September	9.1%		9.1%	0.0%	updated	
7-Oct	Nonfarm Payrolls (000s)	Q3 2011	287		290	-1.0%	updated	
7-Oct	Hourly Earnings	September	0.2%		-0.2%	0.4%	updated	
7-Oct	Average Workweek	September	34.3		34.2	0.3%	updated	
7-Oct	Monster Index	September	148		147	0.7%	updated	
7-Oct	Personal Income	August	-0.1%		0.1%	-0.2%	updated	
7-Oct	Personal Spending	August	0.2%		0.7%	-0.5%	updated	
18-Oct	Wholesale Inventories	August	0.4%		0.8%	-0.4%	updated	
18-Oct	Wholesale Inventories (Sales)	August	1.0%		0.3%	0.7%	updated	
18-Oct	Ratio Inventory to Sales (months)	August	1.16		1.16	0.0%	updated	
18-Oct	Business Inventories	August	0.5%		0.5%	0.0%	updated	
18-Oct	Business Inventories (Sales)	August	0.3%		0.7%	-0.4%	updated	
18-Oct	Ratio Inventory to Sales (months)	August	1.28		1.28	0.0%	updated	
7-Oct	Factory Orders	August	-0.2%		2.1%	-2.3%	updated	
7-Oct	Durable Orders	August	-0.1%		4.2%	-4.3%	updated	
7-Oct	Industrial Production	August	0.2%		0.9%	-0.7%	updated	
7-Oct	Capacity Utilization	August	77.4%		77.3%	0.1%	updated	
7-Oct	ISM Index (survey)	September	51.8		50.6	2.0%	updated	
7-Oct	ISM Services (survey)	September	53.0		53.3	-0.6%	updated	
7-Oct	NY Empire State Index--Seasonally Adjusted (survey)	September	28.21		32.83	185.9%	updated	
7-Oct	Philadelphia Fed (survey)	September	-17.5		-30.7	157.0%	updated	
7-Oct	Chicago PMI (survey)	September	60.4		56.5	6.9%	updated	
7-Oct	Durable Goods Orders	August	-0.1%		-2.7%	2.6%	updated	
7-Oct	Leading Indicators	August	0.3%		0.6%	-0.3%	updated	
19-Oct	Housing Starts (000s)	September	658		572	15.0%	updated	
19-Oct	Building Permits (000s)	September	594		625	-5.0%	updated	
7-Oct	Existing Home Sales (m)	August	5.03		4.87	7.7%	updated	
7-Oct	New Home Sales (000s)	August	295		302	-2.3%	updated	
7-Oct	Construction Spending	August	1.4%		-1.4%	2.8%	updated	
7-Oct	Mortgage Loan Index (4-wk. moving avg increase over prev.)	28-Sep	2.0%		-3.2%	5.1%	updated	
7-Oct	Purchase Loan Index	28-Sep	-0.2%		-0.5%	0.4%	updated	
7-Oct	Refinance Loan Index	28-Sep	2.6%		-3.9%	6.5%	updated	
14-Oct	Consumer Credit (\$b)	August	-\$9.50		\$11.90	-179.8%	updated	
7-Oct	Retail Sales	August	0.0%		0.3%	-0.3%	updated	
7-Oct	Retail Sales ex-auto	August	0.1%		0.3%	-0.2%	updated	
7-Oct	Auto Sales--Domestic (m)	September	4.1		4.0	2.5%	updated	
7-Oct	Truck Sales--Domestic (m)	September	6.0		5.4	11.1%	updated	
7-Oct	All Light Vehicle Sales Including Foreign Im	September	13.1		12.1	8.3%	updated	
7-Oct	Domestic Light Vehicle Sales % of All Sales Including Fo	September	77.1%		77.7%	-0.8%	updated	
14-Oct	Trade Balance (\$b)	August	-\$45.60		-\$45.60	0.0%	updated	
7-Oct	Treasury Budget (\$b)	September	-\$64.60		-\$132.20	-61.1%	updated	
29-Sep	GDP-Adv	Q2 2011	1.3%		0.4%	0.9%	updated	
7-Oct	Import Prices ex-oil	August	0.2%		0.2%	0.0%	updated	
7-Oct	Import Prices with oil	August	-0.4%		0.3%	-0.7%	updated	
7-Oct	Export Prices ex-agriculture	August	0.3%		0.1%	0.2%	updated	
7-Oct	Export Prices with agriculture	August	0.5%		-0.4%	0.9%	updated	
7-Oct	PPI	August	0.0%		0.2%	-0.2%	updated	
7-Oct	Core PPI	August	0.1%		0.4%	-0.3%	updated	
7-Oct	CPI	August	0.4%		0.5%	-0.1%	updated	
7-Oct	Core CPI	August	0.2%		0.2%	0.0%	updated	
7-Oct	Mich Sentiment-Prel. (survey)	September	59.4		55.7	7%	updated	
7-Oct	Consumer Confidence (survey)	September	45.4		45.2	0.4%	updated	



Prince William County Data (Data Reported by PWCOIT, C2ER, VEC, PWCDPW, MRIS, RealtyTrac.com)							
Date	Release	For	Actual	Outlook	Prior	Change	Notes
15-Jun	Pr Wm Estimated Population	Q3 2011	410,729		409,345	0.3%	
1-May	Pr Wm COLI 100% Comp	Q1 2007	120.7		124.2	-2.8%	
1-May	Pr Wm COLI Housing	Q1 2007	156.4		167.2	-6.5%	
8-Jul	Pr Wm Civ. Labor Force	August	216,990		219,383	-1.1%	updated
8-Jul	Pr Wm Civ Emp Lab Force	August	205,278		207,933	-1.3%	updated
8-Jul	Pr Wm Unemployment Rt	August	5.4%		5.2%	0.2%	updated
5-Apr	Pr Wm At-place Establishments	Q1 2011	7,460		7,501	-0.5%	updated
5-Apr	Pr Wm At-place Employment	Q1 2011	107,661		105,941	1.6%	updated
5-Apr	Pr Wm At-place Avg Salary	Q1 2011 \$	42,018		\$ 45,292	-7.2%	updated
5-Jan	Pr Wm Net Vehicles Added	July	4,779		4,532	5.5%	updated
10-Jan	Pr Wm Sales Tax Revenue Year over Year 12 Month Mov Avg Ince.	August	6.4%		7.0%	-0.6%	updated
4-Jan	Pr Wm Commercial Inventory (sf including retail)	Q3 2011	45,109,998		45,269,342	-0.4%	updated
4-Jan	Pr Wm Commercial Vacancy (sf including retail)	Q3 2011	9.4%		9.4%	0.0%	updated
4-Jan	Pr Wm Commercial Inventory (sf non-retail)	Q3 2011	23,774,777		23,763,288	0.0%	updated
4-Jan	Pr Wm Commercial Vacancy (non-retail)	Q3 2011	12.1%		12.3%	-0.2%	updated
10-Jan	Pr Wm Housing Market Unit Sales	September	410		468	-17.7%	updated
10-Jan	Pr Wm Housing Market Ending Listing Inventory	September	1,538		1,548	-0.8%	updated
10-Jan	Pr Wm Housing Market Listing/Sales Ratio	September	3.7		3.1	20.5%	updated
10-Jan	Pr Wm Housing Market Sale Price	September \$	281,244		\$ 304,944	-7.8%	updated
15-Dec	Pr Wm. Quarterly Foreclosures	Q2 2011	407		301	35.2%	updated
7-Jan	Distressed Properties (Realtytrac.com)	September	2,444		2,874	-15.0%	updated

