

# The Prince William Report

## Prince William County

### Demographic and Economic Newsletter

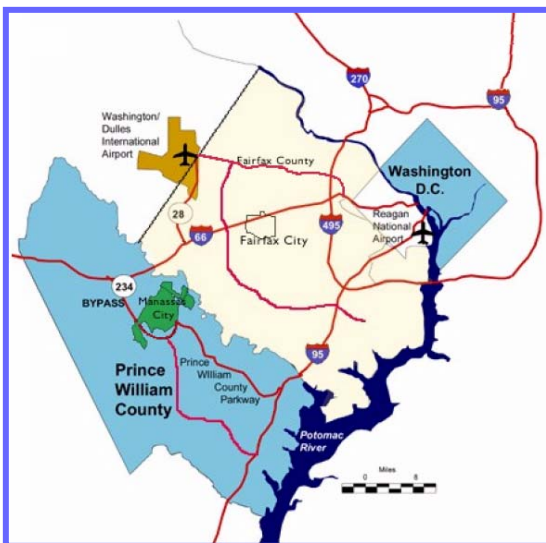
Beverly Mill

January - March, 2010

#### 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 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 **396,519** (as of March 15, 2010) which is approximately 1,170 persons per square mile of land area, compared to 831 in 2000.

According to Census 2000, the population of Prince William County was **280,813 persons** as of April 1, 2000. Between 1990 and 2000, the population of the County increased by 65,127 persons (30.2%). Even though this represents relatively rapid growth, it is not as fast as in some previous decades. The County population has grown by 114,672 persons (40.8%) since 2000—the average annual growth rate is 4.19% since 2000—but has slowed considerably since 2007. Since 2007, an unprecedented increase in the number of foreclosures has, in all likelihood, added to the number of vacant properties in the County, but an exact estimate of the impact this may have on the population count is difficult to ascertain.

#### Prince William County Population 1950-2000

| 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%                                 |

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

#### Population of Prince William County, Cities and Incorporated Towns, April 1, 2000

|                            |         |
|----------------------------|---------|
| Prince William County..... | 280,813 |
| Manassas City.....         | 35,135  |
| Manassas Park City.....    | 10,290  |
| Town of Dumfries.....      | 4,937   |
| Town of Haymarket.....     | 879     |
| Town of Quantico.....      | 561     |
| Town of Occoquan.....      | 759     |

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

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

There are fourteen Census Designated Places (CDPs)--unincorporated population centers designated by the Census Bureau for data collection purposes--in Prince William County. The following chart gives population by CDP for 1990 and 2000:

**Population of Places 1990 and 2000**

| Place            | 1990 Population | 2000 Population | Change |
|------------------|-----------------|-----------------|--------|
| Bull Run         | 5,525           | 11,377          | 105.9% |
| Dale City        | 47,170          | 55,971          | 18.7%  |
| Gainesville*     | 1,776           | 4,382           | 146.7% |
| Lake Ridge**     | 26,220          | 30,404          | 16.0%  |
| Linton Hall*     | 1,149           | 8,620           | 650.2% |
| Loch Lomond      | 3,292           | 3,411           | 3.6%   |
| Montclair        | 11,399          | 15,728          | 38.0%  |
| Nokesville*      | 1,309           | 1,236           | -5.6%  |
| Quantico Station | 7,425           | 6,571           | -11.5% |
| Sudley           | 7,321           | 7,719           | 5.4%   |
| Triangle         | 4,740           | 5,500           | 16.0%  |
| West Gate        | 6,565           | 7,493           | 14.1%  |
| Woodbridge       | 26,401          | 31,941          | 21.0%  |
| Yorkshire        | 5,699           | 6,732           | 18.1%  |

Source: U.S. Department of Commerce, Bureau of the Census, *1990 Census of Population and Housing, STF 1A; Census 2000.*

\*Gainesville, Linton Hall and Nokesville did not exist as CDPs in 1990. The 1990 population for these places is given according to how they were defined in the 2000 Census. \*\*The Lake Ridge CDP was a smaller area in 1990 than in 2000. The 1990 population of Lake Ridge is given according to how it was defined for the 2000 Census.

According to the 2000 Census, Prince William County is the third most populous jurisdiction in Virginia.

**Largest Jurisdictions in Virginia: 1990 and 2000**

| 2000 Rank | Place              | 1990 Pop.      | 2000 Pop.      | Change (number) | Change (percent) |
|-----------|--------------------|----------------|----------------|-----------------|------------------|
| 1         | Fairfax Co.        | 818,584        | 969,749        | 151,165         | 18.5%            |
| 2         | Virginia Beach     | 393,069        | 425,257        | 32,188          | 8.2%             |
| 3         | <b>Pr. Wm. Co.</b> | <b>215,686</b> | <b>280,813</b> | <b>65,127</b>   | <b>30.2%</b>     |
| 4         | Henrico Co.        | 217,881        | 262,300        | 44,419          | 20.4%            |
| 5         | Chesterfield Co.   | 209,274        | 259,903        | 50,629          | 24.2%            |
| 6         | Norfolk            | 261,229        | 234,403        | -26,826         | -10.3%           |
| 7         | Chesapeake         | 151,976        | 199,184        | 47,208          | 31.1%            |
| 8         | Richmond           | 203,056        | 197,790        | -5,266          | -2.6%            |
| 9         | Arlington Co.      | 170,936        | 189,453        | 18,517          | 10.8%            |
| 10        | Newport News       | 170,045        | 180,150        | 10,105          | 5.9%             |

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

**POPULATION (Estimates and Forecasts)**

The current estimated population of Prince William County is **396,519** (as of March 15, 2010), which represents a growth rate of 0.3% since the last quarter and 1.3% year-over-year. Prince William County is projected to grow to **542,484** persons by 2030 according to the Metropolitan Washington Council of Governments.

|  |                |
|--|----------------|
| 1990 population (actual).....                  | 215,686        |
| 2000 population (actual).....                  | 280,813        |
| <b>Mar. 15 2010 population (estimate).....</b> | <b>396,519</b> |
| 2020 population (forecast).....                | 486,875        |
| 2030 population (forecast).....                | 542,484        |

Sources: 1990 and 2000 figures: U.S. Department of Commerce, Bureau of the Census, *1990 Census of Population and Housing and Census 2000*; 2009 estimate: Prince William County; 2010-30 forecasts: Metropolitan Washington Council of Governments (MWCOC) Round 7.2 Cooperative Forecasts.

**RACE AND ETHNICITY**

Results from the Census Bureau’s 2008 American Community Survey indicated that 60.3% of the County’s population was White, 19.3% was African American, 7.0% was Asian or Pacific Islander, 0.4% was American Indian and/or Alaskan Native, 8.9% was of other races and 4.1% was of two or more races. Approximately 19.1% of the population was of Hispanic Origin (any race).

**Race and Ethnicity in Prince William County**

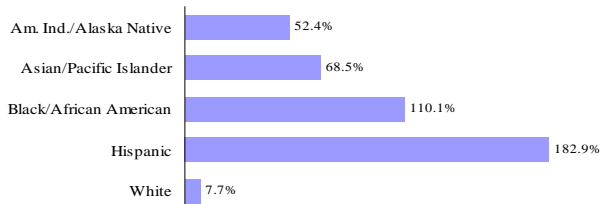
|                                   | 1990       | 2000       | 2008       |
|-----------------------------------|------------|------------|------------|
|                                   | % of Total | % of Total | % of Total |
| <b>Reporting One Race</b>         |            |            |            |
| White                             | 83.3%      | 68.9%      | 60.3%      |
| Black/African American            | 11.6%      | 18.8%      | 19.3%      |
| Am. Indian/Alaska Native          | 0.3%       | 0.4%       | 0.4%       |
| Asian/Pacific Islander            | 3.0%       | 3.9%       | 7.0%       |
| Other                             | 1.7%       | 4.3%       | 8.9%       |
| <b>Reporting Two or More Race</b> | N/A        | 3.6%       | 4.1%       |
| <b>Hispanic Origin (any race)</b> | 4.5%       | 9.7%       | 19.1%      |
| <b>Non-Hispanic (any race)</b>    | 95.5%      | 90.3%      | 80.9%      |

Sources: U.S. Department of Commerce, Bureau of the Census, *1990 Census; Census 2000 2008 American Community Survey.*

Note: Percentages may not add to 100 due to rounding

In recent decades, the population of Prince William County increasingly has become racially and ethnically diverse. Between 1990 and 2000, the population of African Americans more than doubled (from 25,078 persons to 52,691 persons) and the population of persons of Hispanic origin nearly tripled (from 9,662 persons to 27,338 persons).

**Population by Race and Ethnicity  
Percent Change 1990 - 2000**



Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population and Housing, STF 1A; Census 2000

The 2008 American Community Survey revealed that 27.5% 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 2008, 12.7% 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, 2008  
Ages 5 Years and Older**

|                                     |       |
|-------------------------------------|-------|
| English.....                        | 72.5% |
| Spanish.....                        | 15.8% |
| Other Indo-European languages.....  | 4.8%  |
| Asian/Pacific Island languages..... | 4.0%  |
| Other.....                          | 2.9%  |

Sources: U.S. Department of Commerce, Bureau of the Census, 2008 American Community Survey.

**NATIVITY, PLACE OF BIRTH, LANGUAGE**

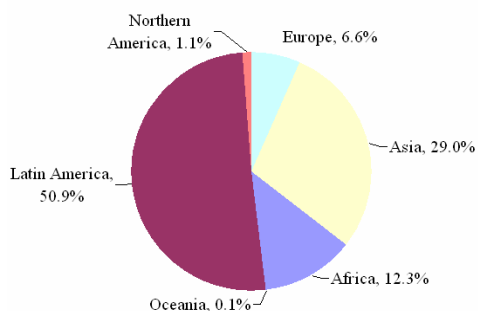
The percentage of the County’s population that was born outside of the United States rose significantly during the 1990’s and has continued that trend during the 2000’s. The 2008 American Community Survey indicated that **20.0%** of Prince William County’s population was foreign-born in 2008, compared to 6.2% in 1990. The largest proportion of foreign-born residents is from Latin America.

**Birth Place and Citizenship 2008**

|                           |       |
|---------------------------|-------|
| Native to the U.S.....    | 80.0% |
| Foreign-born.....         | 20.0% |
| Naturalized citizens..... | 8.5%  |
| Not a citizen.....        | 11.5% |

Sources: U.S. Department of Commerce, Bureau of the Census, 2008 American Community Survey.

**Region of Birth of PWC  
Foreign-Born Population, 2008**



**AGE AND GENDER**

According to the Census Bureau’s 2008 American Community Survey, **29.3%** of the total County population is under 18 years of age; approximately **6.6%** is aged 65 and over. The median age of the population is **32.9 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. | 2008 Percent of Total Pop. |
|-------|----------------------------|----------------------------|----------------------------|
| -18   | 30.5%                      | 30.4%                      | 29.3%                      |
| 18-64 | 66.4%                      | 64.8%                      | 64.1%                      |
| 65 +  | 3.0%                       | 4.8%                       | 6.6%                       |

Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Census, Census 2000, 2008 American Community Survey.

The 2008 American Community Survey also indicated that **49.9%** of the County’s population is male and **50.1%** is female.

**HOUSING**

The 2000 Census reported that Prince William County had **98,052 housing units** as of April 1,

2000. This represents an increase of over 23,000 units (31%) since 1990.

**Housing Units, Pr. William Co. 1970-2000**

| Year | Housing Units | Decade Growth (numbers) | Decade Growth (%) |
|------|---------------|-------------------------|-------------------|
| 1950 | 5,755         | 2,325                   | 67.80%            |
| 1960 | 13,207        | 7,452                   | 129.50%           |
| 1970 | 29,885        | 16,678                  | 126.30%           |
| 1980 | 46,490        | 16,605                  | 55.60%            |
| 1990 | 74,759        | 28,269                  | 60.80%            |
| 2000 | 98,052        | 23,293                  | 31.20%            |

Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Census, Census 2000, 2007 American Community Survey.

**2000 Housing Occupancy and Tenure**

|                             |             |        |
|-----------------------------|-------------|--------|
| Total Housing units.....    | 98,052..... | 100.0% |
| Occupied Housing units..... | 94,570..... | 96.4%  |
| Owner-occupied units.....   | 67,787..... | 71.7%  |
| Renter-occupied units.....  | 26,783..... | 28.3%  |

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

As of March 15, 2010, there were an estimated **138,086 housing units** in Prince William County. This represents an additional 40,034 units (40.1%) since April 2000. Nearly one out of every three houses in the County was built since 2000. Of the total number of housing units in the County, it is estimated that 77,176 (56%) are single family detached; 36,938 (27%) are townhouses; and 22,775 (16%) are units in multi-family structures. Some 1,197 (1%) are reported as “other units.”

**HOUSEHOLD COMPOSITION**

As of March 15, 2010, there are an estimated **133,264 households** in Prince William County. According to the Census Bureau’s 2008 American Community Survey, 77.8% of the County’s households are occupied by families, (compared to 66.8% in the United States). This represents a decrease of 2.9 percentage points since 1990, when 80.7% of households in the County were families. Approximately 42.4% 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, approximately 21.4% of

households were families with children in 2008, according to the Census Bureau.

**Pr. William Co. Households by Type 1990-2008**

| Household Type                   | 1990         | 2000         | 2008         |
|----------------------------------|--------------|--------------|--------------|
|                                  | (%)          | (%)          | (%)          |
| <b>Family Households</b>         | <b>80.7%</b> | <b>76.9%</b> | <b>77.8%</b> |
| Family with own children         | 50.6%        | 44.2%        | 42.4%        |
| Married Couple with own children | 42.6%        | 34.2%        | 32.4%        |
| Single female with own children  | 6.0%         | 7.5%         | 8.1%         |
| Single male with own children    | 1.9%         | 2.5%         | 1.9%         |
| Other Family                     | 30.2%        | 32.8%        | 32.6%        |
| <b>Non-Family Households</b>     | <b>19.3%</b> | <b>23.1%</b> | <b>22.2%</b> |

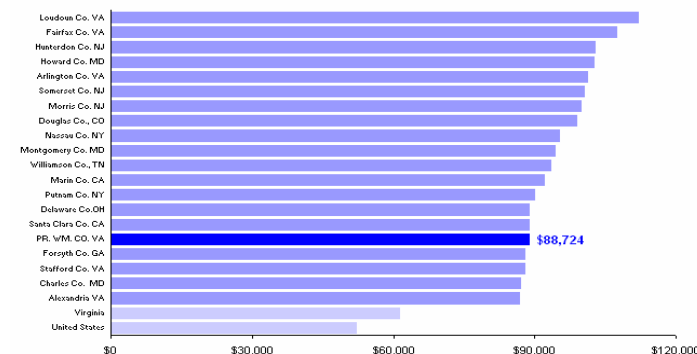
Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Census, Census 2000, 2008 American Community Survey.

Prince William County’s average household size, according to the Census 2000 was **2.94** persons in 2000, which is down from 3.04 persons in 1990. The average household size in the United States in 2000 was 2.61.

**INCOME AND POVERTY**

According to the Census Bureau’s 2008 American Community Survey, the 2008 median household income in Prince William County was **\$88,724**. This ranks sixteenth among the largest counties in the United States, fourth in the commonwealth, and is an indication of the relative wealth of Prince William County and the greater Washington metropolitan region, which included nine of the top twenty counties in the nation for median household income. The per capita income in Prince William County in 2008 was **\$36,049**.

**Median Household Income, Top 20 Counties in the United States, 2008**



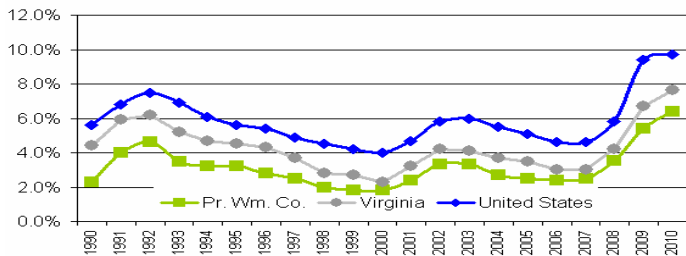
Source: U.S. Department of Commerce, Bureau of the Census, 2008 American Community Survey.

The 2008 American Community Survey reported that Prince William County's poverty rate was 5.2% in 2008, less than half the statewide rate of 10.2% and about one third the national rate of 13.2%.

### EMPLOYMENT

In February 2010, Prince William County had a civilian unemployment rate of 6.6%, compared to February 2009, 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. In February 2010, the national unemployment rate was 9.7%; statewide the unemployment rate was 7.6% in February 2010.

#### Average Annual Unemployment Rates 1990-2010 Prince William County, Virginia, United States

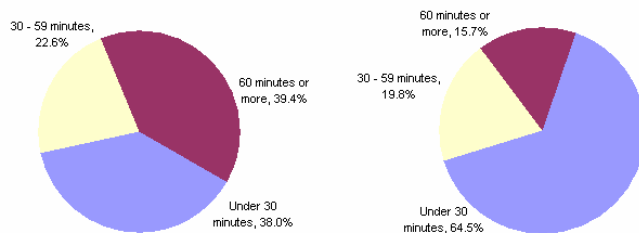


Source: Virginia Employment Commission., Briefing.com.

### JOURNEY TO WORK

The 2008 American Community Survey indicates that on the average, Prince William County workers continue to face long and arduous commutes. Some 23.4% of all County workers travel an hour or more one way to work. This figure is more than twice the national number of 8.2%. The average travel time to work among Prince William County workers is 38.2 minutes, an increase from 36.9 and 36 minutes in 2000 and 1990 respectively. The 2008 American Community Survey also indicated that 71.4% of Prince William County workers drive to work alone; 16.7% carpool to work; 5.7% use public transportation.

#### Estimated Travel Time to Work 2008 Prince William County United States



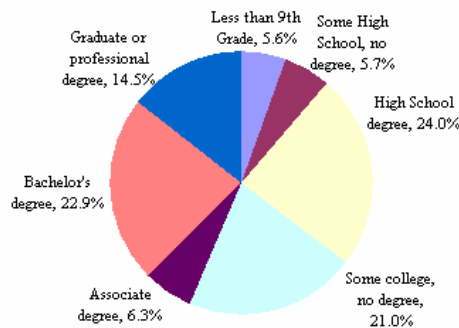
Source: U.S. Department of Commerce, Bureau of the Census, 2008 American Community Survey

### EDUCATION

The Prince William County Public School System reported that as of February 26, 2010, there was a total of 77,089 students enrolled in public schools in the County: 36,387 in elementary schools; 17,146 in middle schools; 22,162 in high schools; and 1,394 in special schools.

According to the Census Bureau's 2008 American Community Survey, 36.9% of adults in Prince William County had bachelor's degrees or higher, compared to 27.7% in the nation as a whole.

#### Educational Attainment in Pr. Wm. Co. 2008



Persons 25 Years and over

Source: U.S. Department of Commerce, Bureau of the Census, 2008 American Community Survey

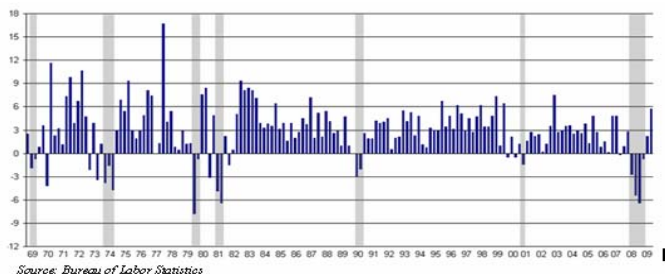
For more information, including maps showing detailed demographic information for specific areas of the County, visit the demographic pages on the PWC web site at <http://www.pwcgov.org/demographics>

NATIONAL ECONOMY

|                     |   |
|---------------------|---|
| 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           | ↓ |

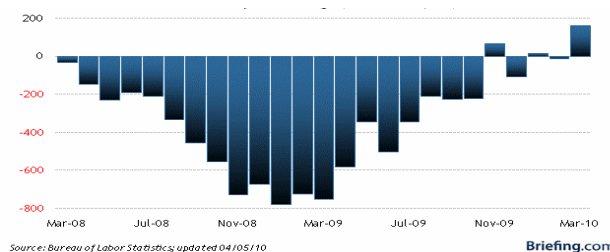
National economic indicators continued to offer glimpses that the recession might be ebbing during the quarter. Real Gross Domestic Product (GDP) is the broadest measure of economic activity in the United States and is a reliable indication of the overall strength and performance of the national economy. The nation's 4<sup>th</sup> Quarter GDP (revised) registered an increase of 5.6% (quarter-over-quarter), following on the 3<sup>rd</sup> Quarter's 2.2%--two quarters of steady improvement. The marked improvement of the nation's GDP is tempered by the understanding that a large part of the expansion is the result of federal stimulus spending and reduced business inventories; many analysts predict growth to moderate in 2010. And, to date,, important indicators, like housing, auto sales and consumer confidence continued to be stubbornly down.

U.S. Gross Domestic Product 1969-2009



**Job Market** – First time unemployment claims, while still above 400,000 per week, appeared to easing somewhat. Nevertheless, unemployment rates—considered a lagging indicator of sorts, hovered near the milestone marker of 10% throughout the quarter. Non-farm payrolls increased by 162,000—signaling a strengthening labor market, particularly when compared to the decline of 214,000 jobs in the previous quarter and nearly 5 million jobs in 2009. Some of the increase is due to temporary Census workers, however. High unemployment rates continue to be a major concern and may be for some time to come.

U.S. Non Farm Payroll Change



**Housing Industry** – Some 575,000 housing starts were reported in February 2010, a 5.9% decrease from January's 611,000, and a 0.5% increase year-over-year. 612,000 permits were issued nationally in February 2010. 5.02 million existing homes were sold in February 2010, a 0.6% monthly decrease. 308,000 New homes were sold in February 2010, a 2.2% decline from January. The current numbers are at extremely low levels and the outlook is not likely to improve any time soon due to high levels of inventories of unsold new homes.

**Automobiles** – The nation's auto industry sales continued to perform at low levels, despite major incentives by industry leaders. Domestic auto sales in March were reported at 9.1 million. Sales of light domestic trucks were reported at 4.8 million in March—an increase of 19.2% from March 2009 but a decrease of 26% since March 2007. Total sales of automobiles and light trucks, including foreign, was reported at 11.8 million in December, a 13.5% increase year-over-year. Domestic sales as a

percentage of all sales in the United States was reported at 77.1% in March.

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 then most positive impact or better than expected performance.

Our national index of economic indicators for the 1<sup>st</sup> Quarter 2010 was **95.83** an indication of under-performance, but higher than the 4<sup>th</sup> Quarter 2009 national index of 84.26.

## PRINCE WILLIAM ECONOMY

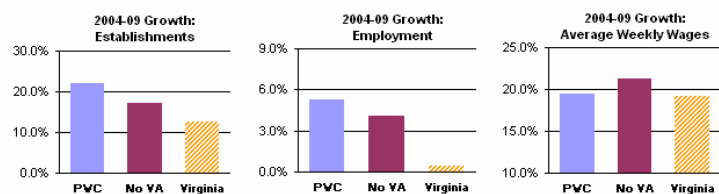
Prince William County economic indicators are mixed in terms of expectations: at-place employment numbers declined slightly in the 3<sup>rd</sup> Quarter 2009; unemployment rates are up significantly, reaching levels last seen in the 1990's, but still outperforming state and national rates; the housing market continues to show signs of stabilization, though full recovery is still unpredictable. However, increasing commercial vacancy rates, particularly in Office and Industrial properties continue to be of concern. Retail sales have not yet recovered; the consumer still seems to be nervous regarding big ticket purchases. So, it's some good news and some not so good.

**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 over the last five years but has had mixed results when comparing growth over the last year.

In 2009 (3<sup>rd</sup> Quarter), there were 7,198 establishments reported in Prince William County, a growth rate of 1.9% year-over-year and 22.1% since

2004. By comparison, Northern Virginia establishments grew by 1.4% in one year and 17.3% since 2004; statewide, establishments grew by 0.4% in the last year and 12.6% since 2004.

### At-Place Establishments, Jobs and Wage Five Year Growth 2004-09, Pr. William Co., Northern Virginia and Virginia

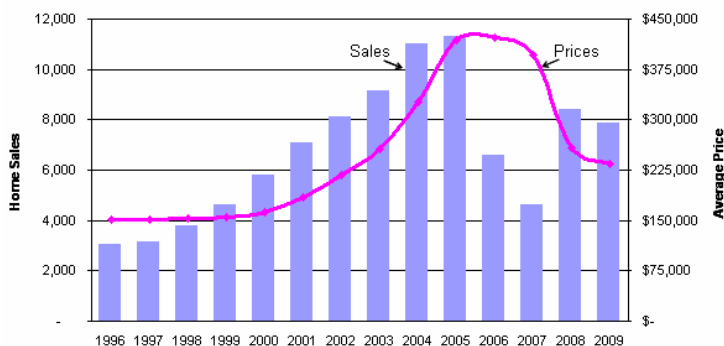


Source: Virginia Employment Commission

At-place employment in Prince William County (102,158 in the 3<sup>rd</sup> Quarter 2009) decreased by 1.6% year-over-year, the third quarter in a row with a year-over decrease; at-place employment has grown by 5.2% since 2004. By comparison, Northern Virginia employment declined by 2.4% in the last year but grew by 4.0% since 2004. Employment in the Commonwealth declined by -3.9% in the last year but grew by 0.4% since 2004. The average weekly wage in Prince William County (\$789 in the 3<sup>rd</sup> Quarter 2009) grew by 2.1% in the last year and 19.5% since 2004. At-place average weekly wages in Northern Virginia grew by 2.7% in the last year and 21.2% since 2004. In Virginia, weekly wages grew by 2.3% in the last year and 19.2% since 2004. The impact of the housing downturn continues to be acutely felt in those industries related to housing. Construction employment, for example, declined in Prince William County by over 5,600 net jobs (-35.2%) between September 2005 and September 2009. Likewise, jobs in finance and insurance and real estate experienced a net loss of over 751 jobs (-20.2%) since their respective peak months of the real estate boom. These losses appear to have bottomed out and in fact are slightly improved since the 2<sup>nd</sup> Quarter 2009. Nevertheless, jobs in these industries have lost one third of all jobs since their respective peaks.

**Residential Real Estate Market** – According to the Metropolitan Information System (MRIS), the average sold price of a home in Prince William County in March 2010 was \$264,657, which represents a 26% increase year-over-year. The total number of units sold in March 2010 in Prince William County was 559, a 25.5% decrease year-over-year. The ratio of homes on the market to homes sold in March 2010 was 4.6 compared to 4.1 in March 2009. By comparison, in December 2007, during the recent downturn, the ratio stood at 15.5. If in fact this represents the much anticipated stabilization 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.

**Pr. William Co. Annual Home Sales 1996-2009**



Source Metropolitan Regional Information System

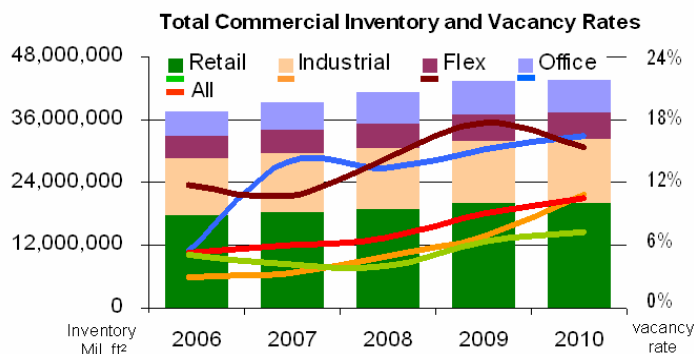
**Commercial Real Estate Market** – According to Costar Realty Group, a multiple listing service for commercial property, 2009 was a year in which growth rates in the Prince William County commercial inventory slowed from previous years, probably in response to an overbuilt supply—both locally and regionally, increased vacancy rates and cautionary economic conditions.

In March 2010, the Prince William County commercial inventory included 43.5 million square feet of space in 1,556 buildings, with 4.4 million square of vacant space—a vacancy rate of 10.2%.

Since 2006, some 5.9 million square feet of commercial space has been added to the inventory, a growth rate of 15.6%. Vacant space has increased by 2.6 million square feet since March 2006,—a growth rate of 146% in four years.

In the 1<sup>st</sup> Quarter 2010, 317,179 net new square feet of commercial space (including retail) was added, year-over-year, compared to over 1.9 million the previous year. This represents a growth rate of 0.7% in the past year, down from an annual average increase of 3.9% over the last 4 years. A net total of 15 new commercial buildings (including retail) were added in the 1<sup>st</sup> Quarter 2010, year-over-year.

**Pr. William Co. Commercial Inventory 2006-10**



Source Costar Realty Group

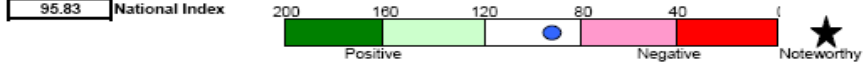
The quarterly index of economic indicators for Prince William County includes nineteen local economic indices, each nominally scored from 0 to 200. A score of 100 indicates expected or neutral impact to the economy; a score of 0 indicates severely negative impact or under performance; a score or 200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

Our local index of economic indicators for the 1<sup>st</sup> Quarter 2010 was **64.29**, an indication of a significant under-performance—chiefly in employment and real estate. In the 4<sup>th</sup> Quarter 2009, the local index was 69.05

Summary of National Economic Indicators as Reported by "Briefing.Com"  
Data Released 1st Quarter 2010

4/13/10

| Date   | Release  | For      | Actual    | Outlook | Prior    | Change   | Notes   |
|--------|--|----------|-----------|---------|----------|----------|---------|
| 15-Mar | Initial Claims (000s)                                      | 6-Mar    | 451       |         | 474      | -4.9%    | updated |
| 22-Mar | Initial Claims (000s)                                      | 13-Mar   | 454       |         | 451      | 0.7%     | updated |
| 29-Mar | Initial Claims (000s)                                      | 20-Mar   | 445       |         | 454      | -2.0%    | updated |
| 5-Apr  | Initial Claims (000s)                                      | 27-Mar   | 439       |         | 446      | -1.3%    | updated |
| 3-Apr  | Unemployment Rate  | March    | 9.7%      | ★       | 9.7%     | 0.0%     | updated |
| 3-Apr  | Nonfarm Payrolls (000s)                                    | March    | 162       |         | -14      | -1257.1% | updated |
| 3-Apr  | Hourly Earnings  | March    | -0.1%     |         | 0.2%     | -0.3%    | updated |
| 3-Apr  | Average Workweek   | March    | 34.0      |         | 33.9     | 0.3%     | updated |
| 19-Mar | Monster Index  | February | 124       |         | 114      | 8.8%     | updated |
| 19-Mar | Personal Income  | February | 0.0%      |         | 0.3%     | -0.3%    | updated |
| 19-Mar | Personal Spending  | February | 0.3%      |         | 0.4%     | -0.1%    | updated |
| 19-Mar | Wholesale Inventories                                      | January  | -0.2%     |         | -1.0%    | 0.8%     | updated |
| 19-Mar | Wholesale Inventories (Sales)                              | January  | 1.3%      |         | 1.2%     | 0.1%     | updated |
| 19-Mar | Ratio Inventory to Sales (months)                          | January  | 1.10      |         | 1.12     | -2.0%    | updated |
| 19-Mar | Business Inventories                                       | January  | 0.0%      |         | -0.3%    | 0.3%     | updated |
| 19-Mar | Business Inventories (Sales)                               | January  | 0.6%      |         | 1.0%     | -0.4%    | updated |
| 19-Mar | Ratio Inventory to Sales (months)                          | January  | 1.25      |         | 1.26     | -1.0%    | updated |
| 19-Mar | Factory Orders   | February | 0.6%      |         | 2.5%     | -1.9%    | updated |
| 19-Mar | Durable Orders   | February | 0.6%      |         | 3.8%     | -2.9%    | updated |
| 15-Mar | Industrial Production                                      | February | 0.1%      |         | 0.9%     | -0.8%    | updated |
| 15-Mar | Capacity Utilization                                       | February | 72.7%     |         | 72.5%    | 0.2%     | updated |
| 9-Mar  | Productivity-Prel.   | Q4 09    | 6.9%      |         | 7.8%     | -0.9%    | updated |
| 6-Apr  | ISM Index (survey)   | March    | 59.8      |         | 56.5     | 5.5%     | updated |
| 6-Apr  | ISM Services (survey)                                      | March    | 55.4      |         | 53.0     | 4.6%     | updated |
| 25-Mar | NY Empire State Index--Seasonally Adjusted (survey)        | March    | 22.86     |         | 24.91    | 191.8%   | updated |
| 18-Mar | Philadelphia Fed (survey)                                  | March    | 18.9      |         | 17.6     | 6.0%     | updated |
| 31-Mar | Chicago PMI (survey)                                       | March    | 58.8      |         | 62.6     | -6.1%    | updated |
| 24-Mar | Durable Goods Orders                                       | February | 0.5%      |         | 3.9%     | -3.4%    | updated |
| 16-Mar | Leading Indicators   | February | 0.1%      |         | 0.3%     | -0.2%    | updated |
| 28-Mar | Housing Starts (000s)                                      | February | 575       |         | 611      | -5.9%    | updated |
| 28-Mar | Building Permits (000s)                                    | February | 612       |         | 622      | -1.6%    | updated |
| 28-Mar | Existing Home Sales (m)                                    | February | 5.02      |         | 5.05     | -0.6%    | updated |
| 28-Mar | New Home Sales (000s)                                      | February | 309       |         | 315      | -2.2%    | updated |
| 6-Apr  | Construction Spending                                      | February | -1.4%     |         | -1.4%    | 0.0%     | updated |
| 24-Mar | Mortgage Loan Index (4-wk. moving avg increase over prev.) | 19-Mar   | 1.9%      |         | 0.8%     | 1.1%     | updated |
| 24-Mar | Purchase Loan Index  | 19-Mar   | 3.6%      |         | 1.1%     | 2.5%     | updated |
| 24-Mar | Refinance Loan Index                                       | 19-Mar   | 1.2%      |         | 0.8%     | 0.4%     | updated |
| 28-Mar | Consumer Credit (\$b)                                      | January  | \$5.00    |         | -\$4.60  | -208.7%  | updated |
| 12-Mar | Retail Sales   | February | 0.3%      |         | 0.1%     | 0.2%     | updated |
| 12-Mar | Retail Sales ex-auto                                       | February | 0.8%      |         | 0.5%     | 0.3%     | updated |
| 9-Mar  | Auto Sales--Domestic (m)                                   | March    | 4.3       |         | 3.7      | 16.2%    | updated |
| 9-Mar  | Truck Sales--Domestic (m)                                  | March    | 4.8       |         | 4.2      | 14.3%    | updated |
| 9-Mar  | All Light Vehicle Sales Including Foreign (m)              | March    | 11.8      |         | 10.4     | 13.5%    | updated |
| 9-Mar  | Domestic Light Vehicle Sales % of All Sales Including Fo   | March    | 77.1%     |         | 78.0%    | -1.5%    | updated |
| 11-Jan | Trade Balance (\$b)  | January  | -\$37.30  |         | -\$39.90 | -6.5%    | updated |
| 13-Jan | Treasury Budget (\$b)                                      | February | -\$220.90 |         | -\$42.60 | 418.5%   | updated |
| 29-Oct | GDP-Adv  | Q4 2009  | 6.6%      | ★       | 2.2%     | 3.4%     | updated |
| 16-Mar | Import Prices ex-oil                                       | February | 0.2%      |         | 0.4%     | -0.2%    | updated |
| 16-Mar | Import Prices with oil                                     | February | -0.3%     |         | 1.3%     | -1.6%    | updated |
| 16-Mar | Export Prices ex-agriculture                               | February | -0.2%     |         | 0.7%     | -0.9%    | updated |
| 16-Mar | Export Prices with agriculture                             | February | -0.5%     |         | 0.7%     | -1.2%    | updated |
| 17-Mar | PPI  | February | -0.6%     |         | 1.4%     | -2.0%    | updated |
| 17-Mar | Core PPI   | February | 0.1%      |         | 0.3%     | -0.2%    | updated |
| 18-Mar | CPI  | February | 0.0%      |         | 0.2%     | -0.2%    | updated |
| 18-Mar | Core CPI   | February | 0.1%      |         | -0.1%    | 0.2%     | updated |
| 28-Mar | Mich Sentiment-Prel. (survey)                              | March    | 73.8      | ★       | 73.6     | 0%       | updated |
| 6-Apr  | Consumer Confidence (survey)                               | March    | 52.5      | ★       | 46.4     | 13.1%    | updated |



Prince William County Data (Data Reported by PWCOT, CZER, VEC, PWCDPW, MRIS, RealtyTrac.com)

| Date   | Release  | For      | Actual     | Outlook | Prior      | Change | Notes   |
|--------|--|----------|------------|---------|------------|--------|---------|
| 15-Dec | Pr Wm Estimated Population                                     | Q1 2010  | 396,519    |         | 395,485    | 0.3%   | updated |
| 1-May  | Pr Wm COLI 100% Comp   | Q1 2007  | 120.7      |         | 124.2      | -2.9%  |         |
| 1-May  | Pr Wm COLI Housing   | Q1 2007  | 168.4      |         | 167.2      | -6.5%  |         |
| 4-Jan  | Pr. Wm Civ. Labor Force  | February | 209,600    |         | 209,612    | -0.1%  | updated |
| 4-Jan  | Pr Wm Civ Emp Lab Force  | February | 195,663    |         | 196,221    | -0.3%  | updated |
| 4-Jan  | Pr Wm Unemployment Rt  | February | 6.6%       |         | 6.4%       | 0.2%   | updated |
| 12-Dec | Pr Wm At-place Establishments                                  | Q3 2009  | 7,198      |         | 7,142      | 0.8%   | updated |
| 12-Dec | Pr Wm At-place Employment                                      | Q3 2009  | 102,158    |         | 102,790    | -0.6%  | updated |
| 12-Dec | Pr Wm At-place Avg Salary                                      | Q3 2009  | \$ 41,028  |         | \$ 40,092  | 2.3%   | updated |
| 4-Jan  | Pr Wm Net Vehicles Added                                       | February | 1,256      |         | 1,485      | -15.4% | updated |
| 13-Jan | Pr Wm Sales Tax Revenue Year over Year 12 Month Mov Avg Increa | January  | -1.8%      |         | -1.8%      | 0.0%   | updated |
| 1-Jul  | Pr Wm Commercial Inventory (sf including retail)               | Q1 2010  | 43,504,582 |         | 43,494,562 | 0.0%   | updated |
| 1-Jul  | Pr Wm Commercial Vacancy (sf including retail)                 | Q1 2010  | 10.0%      | ★       | 9.9%       | 0.1%   | updated |
| 1-Jul  | Pr Wm Commercial Inventory (sf non-retail)                     | Q1 2010  | 23,370,752 |         | 23,350,752 | 0.1%   | updated |
| 1-Jul  | Pr Wm Commercial Vacancy (non-retail)                          | Q1 2010  | 13.2%      |         | 12.2%      | 1.0%   | updated |
| 10-Nov | Pr Wm Housing Market Unit Sales                                | March    | 559        |         | 510        | 9.6%   | updated |
| 10-Nov | Pr Wm Housing Market Ending Listing Inventon                   | March    | 2,595      |         | 2,340      | 10.9%  | updated |
| 10-Nov | Pr Wm Housing Market Listing/Sales Ratio                       | March    | 4.6        |         | 4.6        | 0.0%   | updated |
| 10-Nov | Pr Wm Housing Market Sale Price                                | March    | \$ 264,657 | ★       | \$ 259,985 | 1.8%   | updated |
| 23-Sep | Pr. Wm. Quarterly Foreclosures                                 | Q4 2009  | 778        |         | 914        | -14.9% | updated |
| 28-Aug | Distressed Properties (Realtytrac.com)                         | March    | 4,898      |         | 4,840      | 1.2%   | updated |

