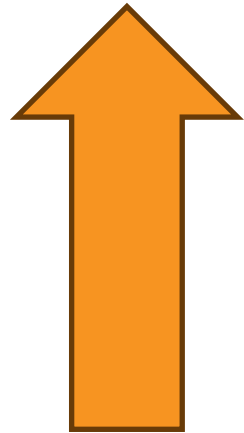




Booming Economy, Tight Housing:
How Loudoun County's Economic Trends Shape the Real Estate Market

JOB GROWTH AND ECONOMIC TRENDS

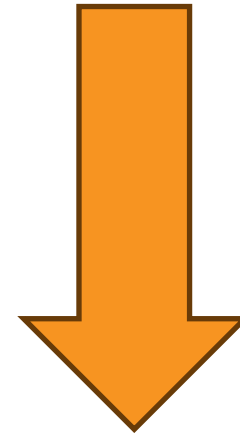
Local Employment



4.3%

The fastest growth of any large county in Virginia

Unemployment



2.3%

3.0% - Virginia
4.0% - US

KEY INDUSTRIES AND TOP EMPLOYERS

Professional and Technical Services, Education, Retail/Trade



U.S. Customs and
Border Protection



Transportation
Security
Administration



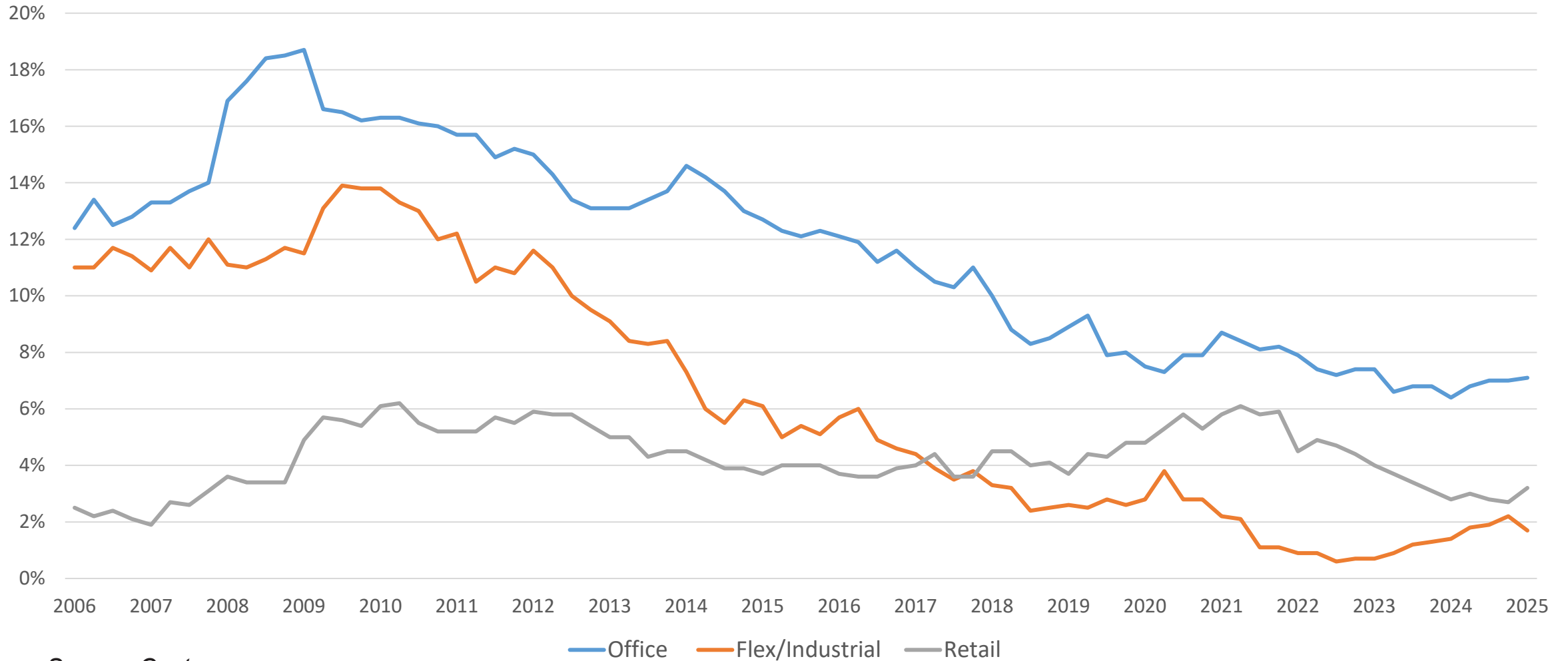
NEW AND EXPANDING BUSINESSES



SkyHarbour



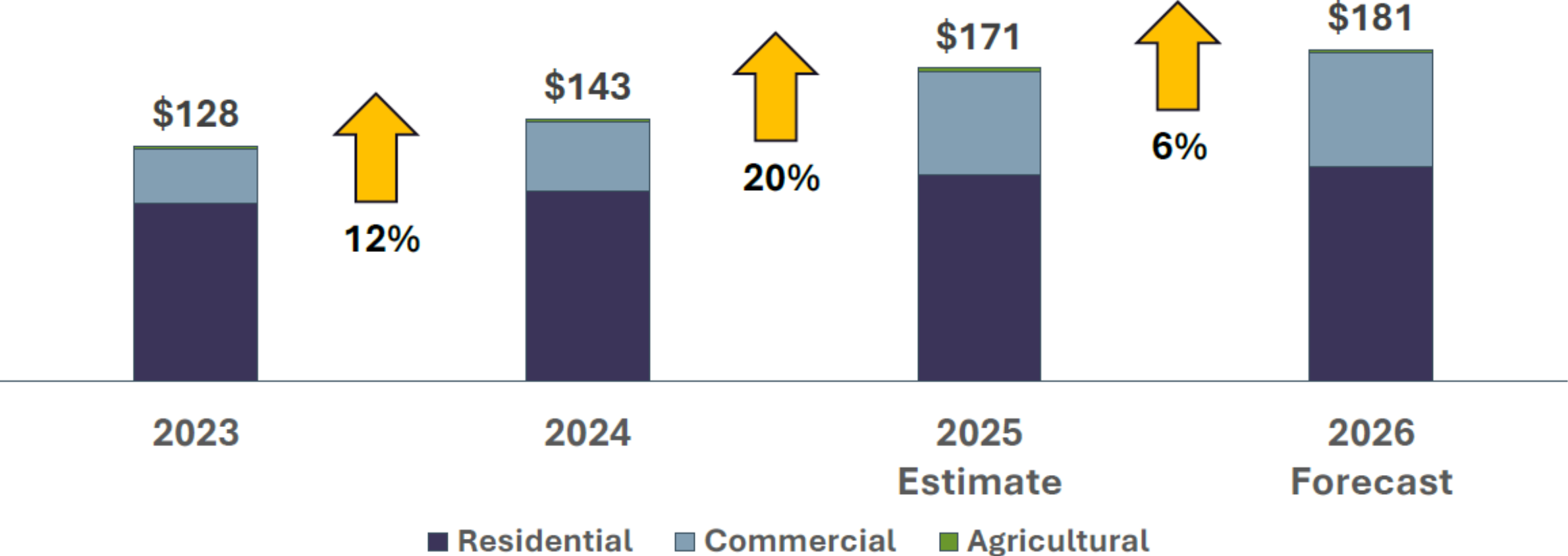
LOUDOUN COMMERCIAL REAL ESTATE VACANCY



Source: Costar

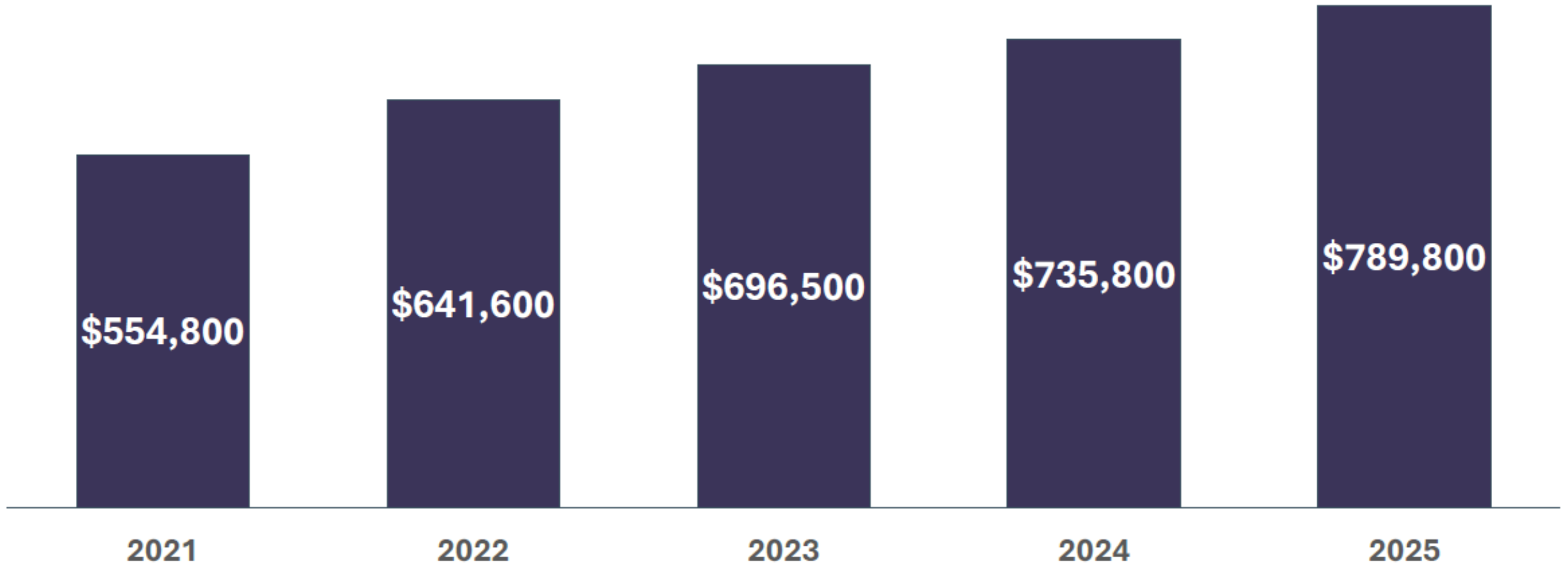
TREND: INCREASE IN PROPERTY VALUE

LOUDOUN OVERALL TAX BASE, IN \$BILLIONS

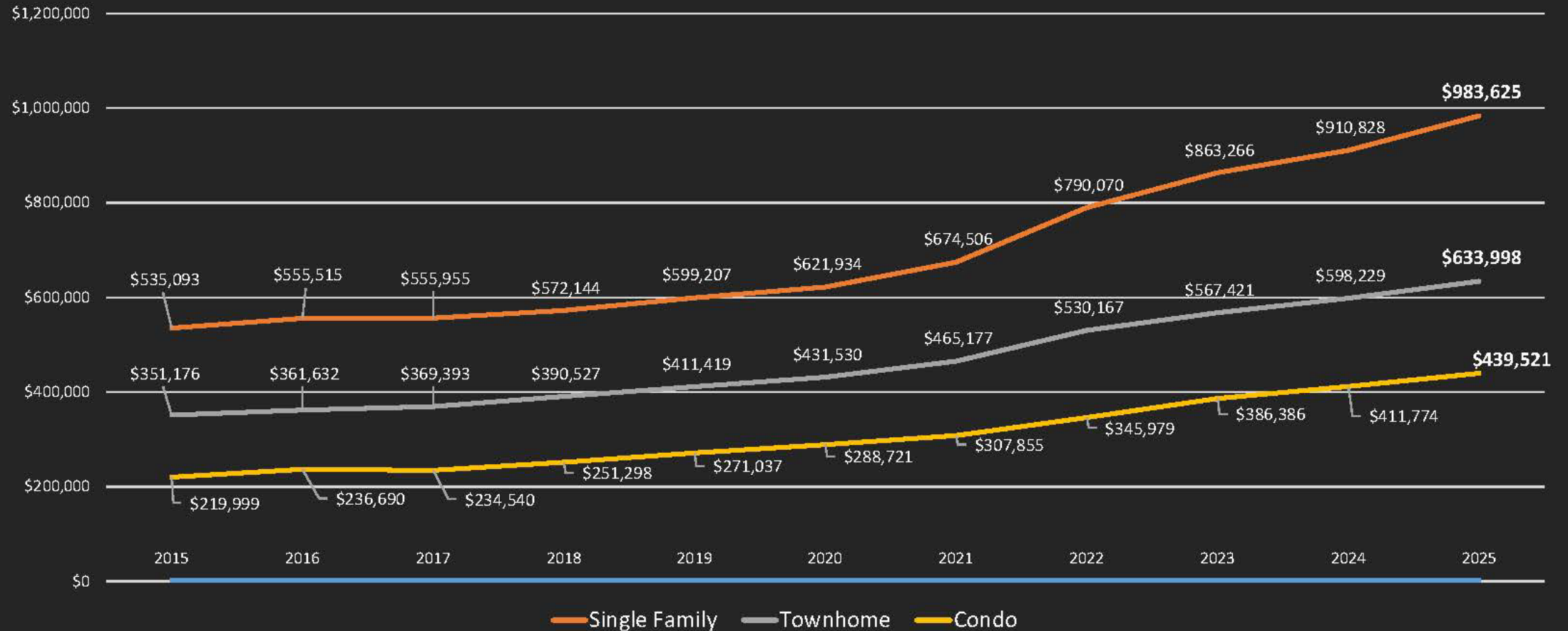


TREND: INCREASE IN HOME VALUES

(AVERAGE ASSESSED VALUE FOR LOUDOUN OVERALL)



10 Year Average Assessed Value



12 Month Average Sales Price & Days on Market*

Property Type	Average Sale Price	Average Days on Market	Number of Sales
Single Family	\$1,107,679	17.3	2,263
Townhouse	\$702,613	15.7	1,612
Condo	\$500,362	22.1	1,120
Totals	\$840,780	17.8	4,995

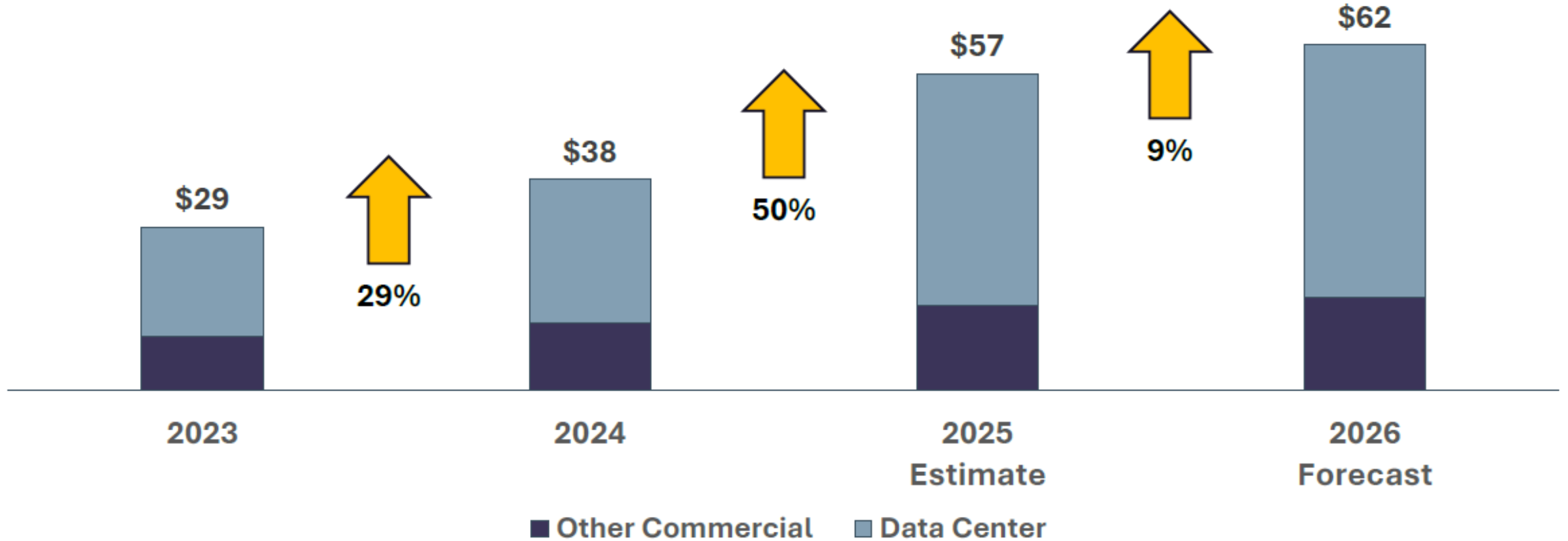
*Excludes non-market sales

SOURCE: BRIGHT MLS

*Compared to National averages of \$390,000 for single family homes and 22 days on market

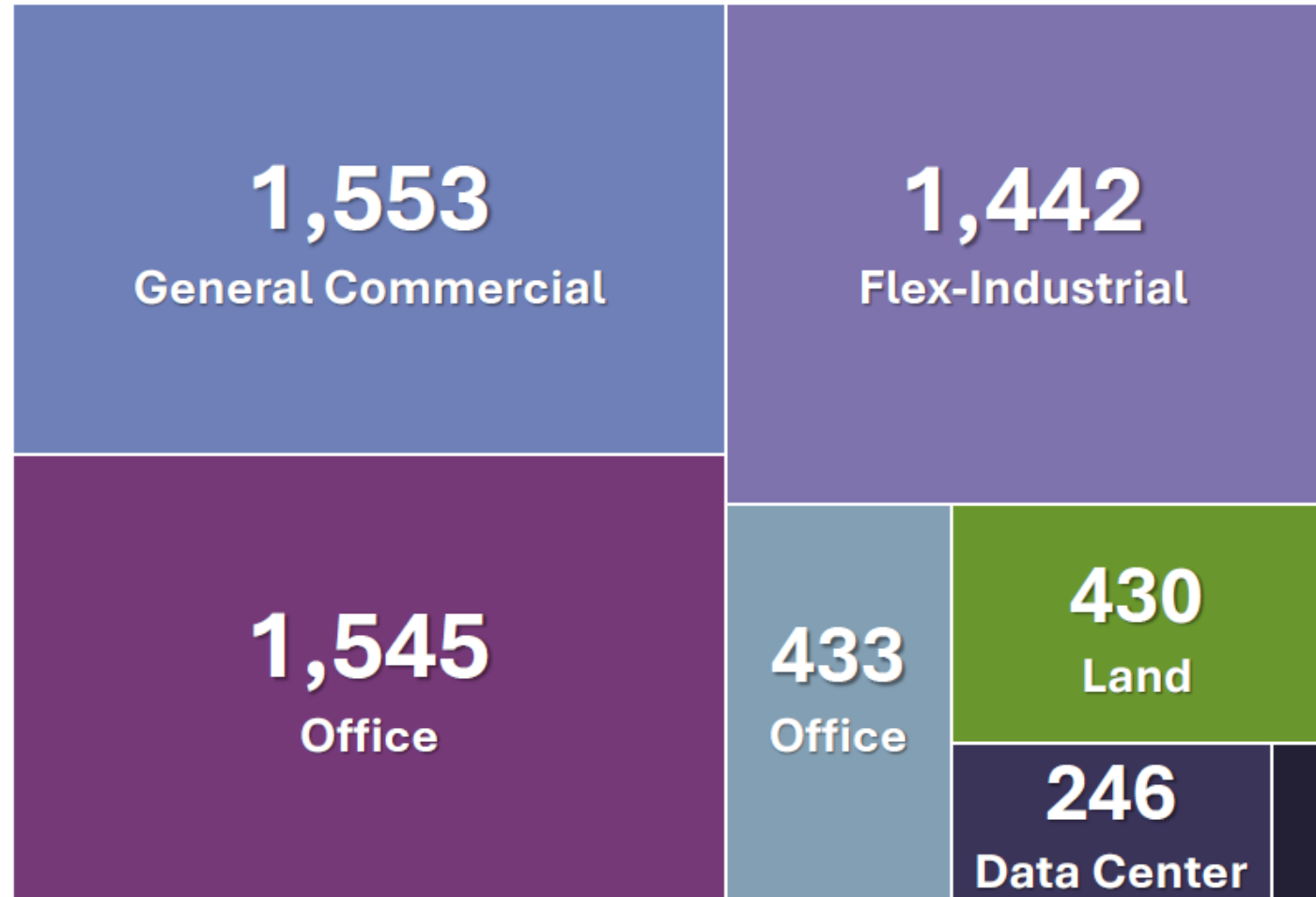
TREND: INCREASE IN COMMERCIAL REAL PROPERTY

(TOTAL ASSESSED VALUE FOR LOUDOUN IN \$BILLIONS)



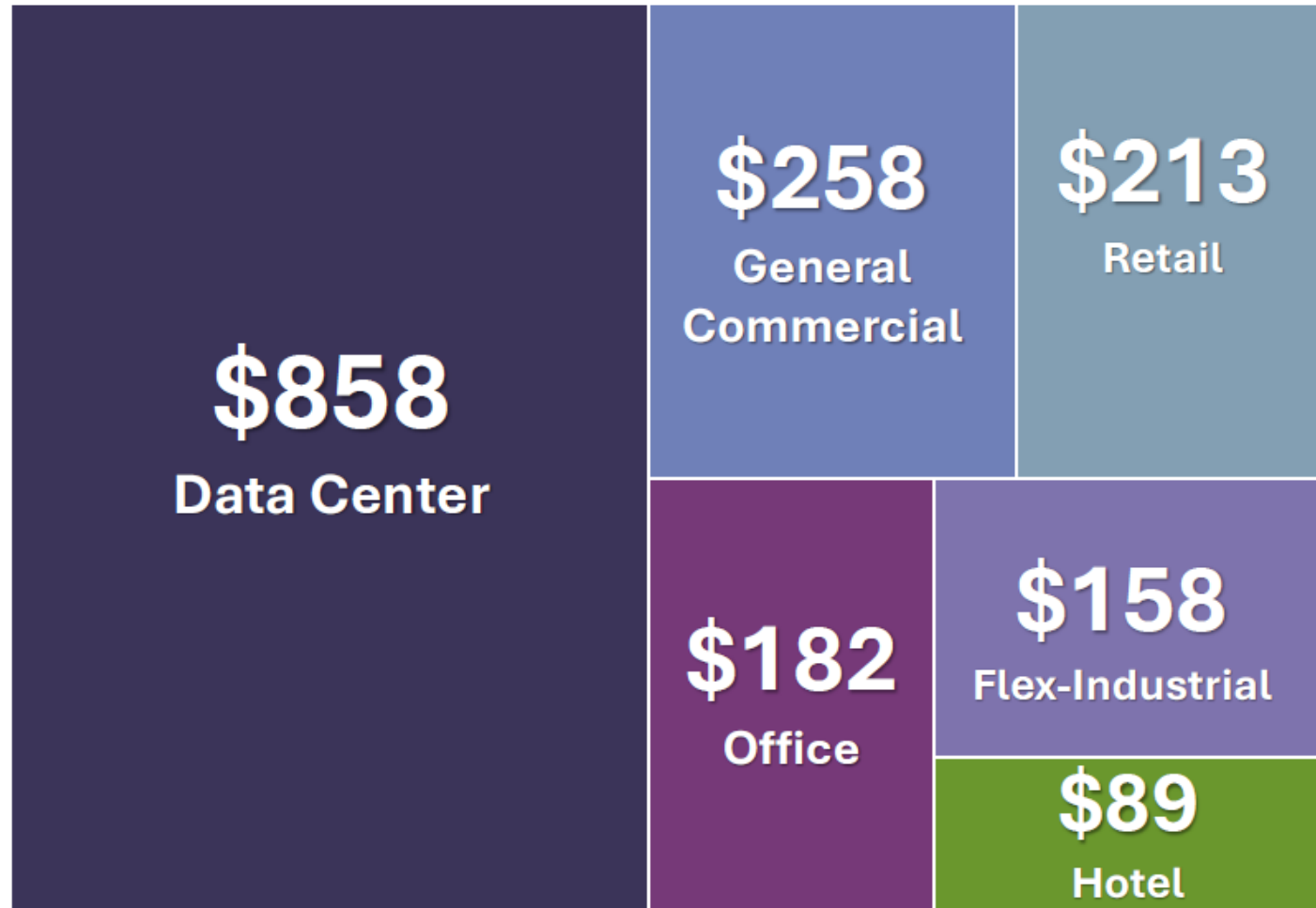
**Data center parcels
constitute 4%
of total
commercial
parcels**

Total Commercial Parcels



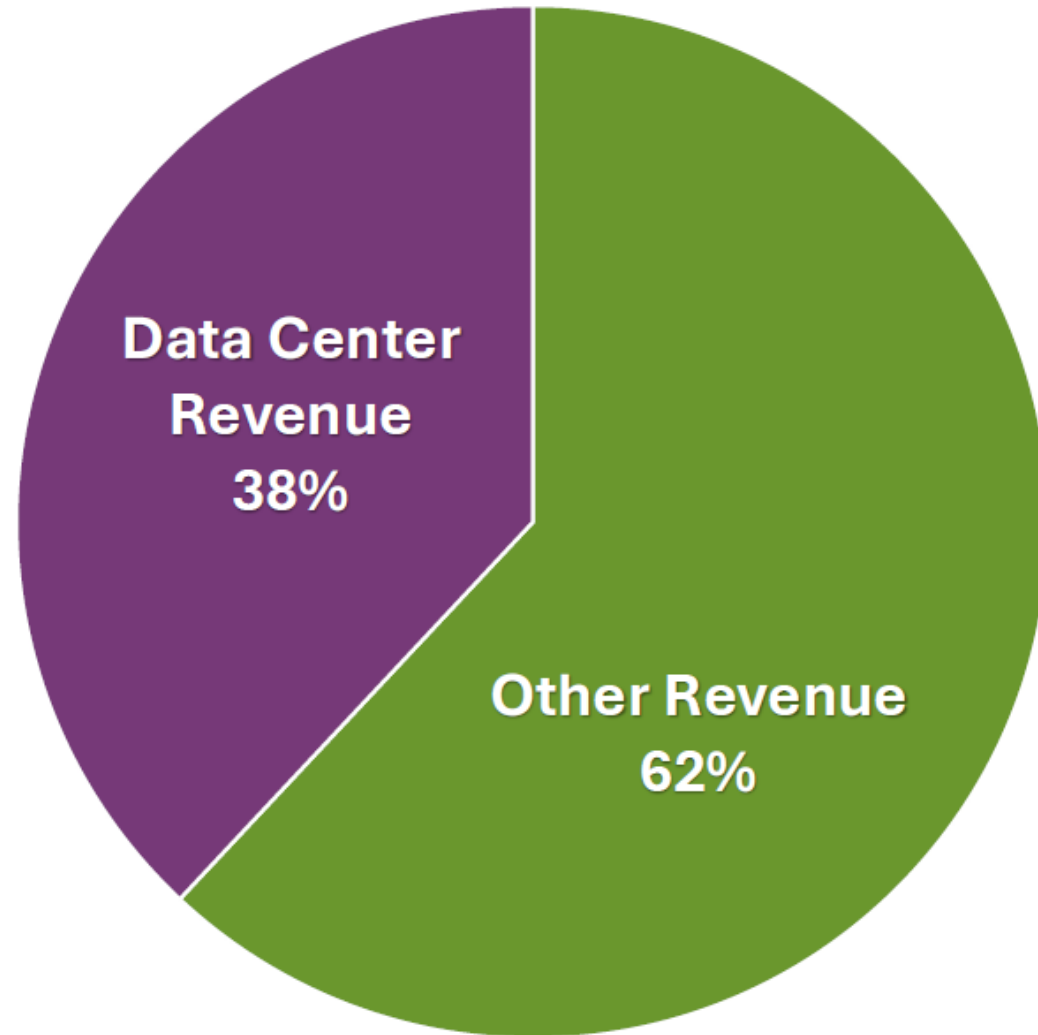
Assessed Value per Square Foot

Data center
value per
square foot is
3 times more
than next
highest use



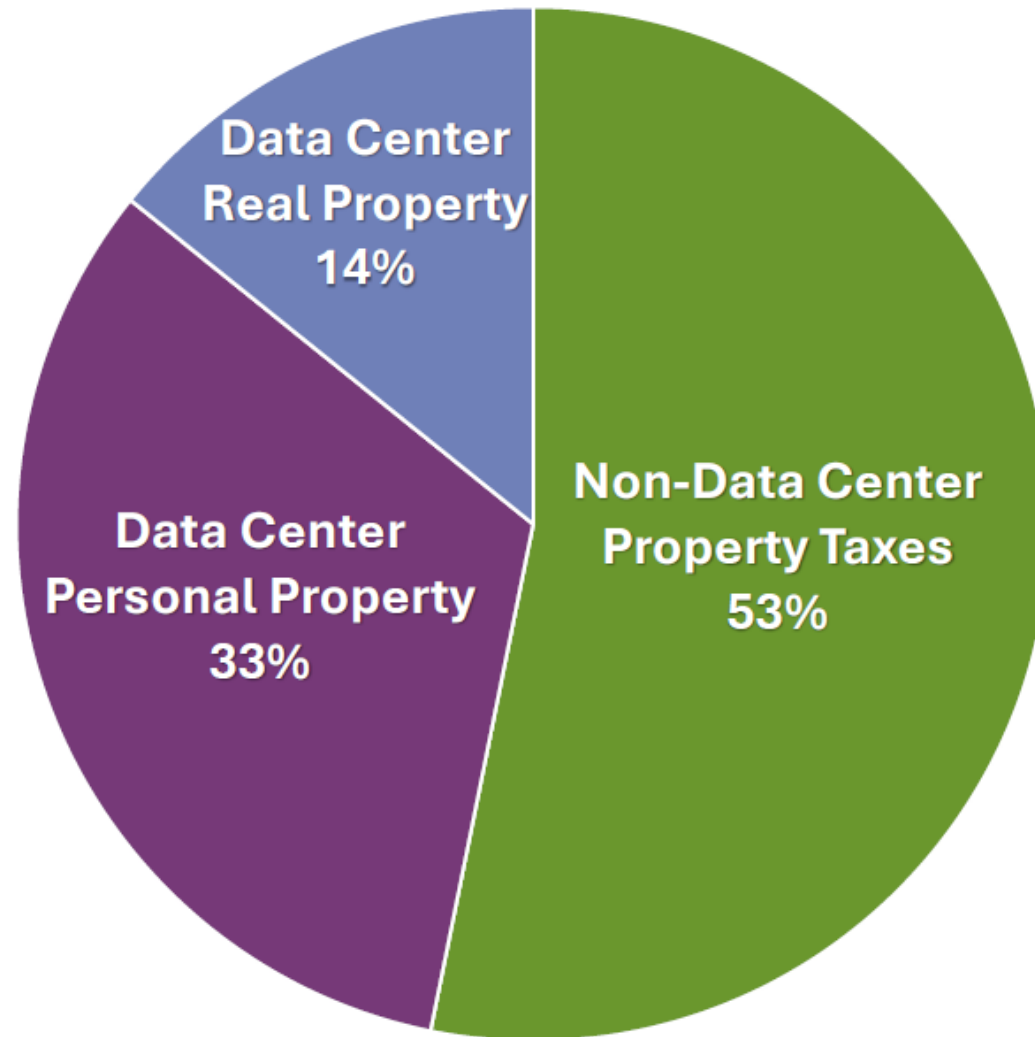
**Data centers
generate
over 1/3
of County's
General Fund
revenues**

Total General Fund Revenue



**Data centers
generate
almost 1/2
of County's
property tax
revenues**

Total Property Taxes





- In FY2012, Loudoun's tax rate was \$1.285 per \$100
- By FY2026, Loudoun's tax rate is \$0.805 per \$100

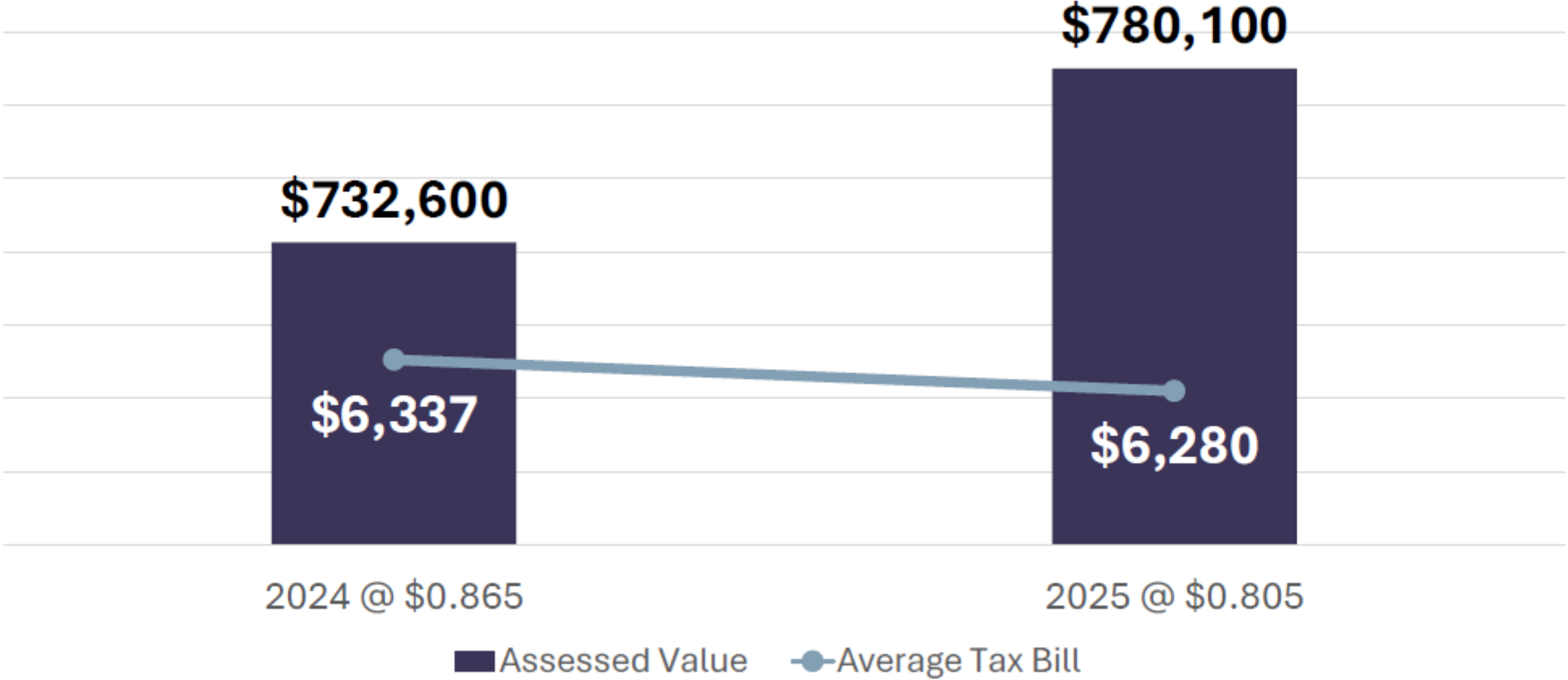


That is a \$0.48 per \$100 tax reduction over 12 years!

At Loudoun's averaged assessed value of \$789,800, a homeowner saves about \$3,800 a year in taxes.

AVERAGE HOMEOWNER TAX BILL

(EXISTING PROPERTIES)



LOUDOUN'S NEW DEVELOPMENTS NEAR METRO

① Rivana at Innovation Station



② Waterside



③ Silver District West



④ Loudoun Station



⑤ Grammercy District



⑥ Moorefield Station



TRANSIT-FOCUSED DEVELOPMENTS: RIVANA

- Groundbreaking!
- Community Development Authority supports Rivana at Innovation Station
- Mixed-use development at the confluence of major transportation routes includes:
 - Destination retail village
 - 2.4 million square feet Class-A office
 - 350,000 square feet other commercial space
 - 2,700 residential units
 - 500-room hotel
 - Performing arts venue
 - Expansive public parks



AFFORDABLE HOUSING

	New Construction	Access/ Preservation	Total
Total 1 st Quarter FY 2025	95	69	164
Total 2 nd Quarter FY 2025	61	65	126
Total to Date FY 2025	156	134	290
FY 2025 Goal	350	150	500
% of 2025 Goal Achieved	44.6%	89.3%	58%

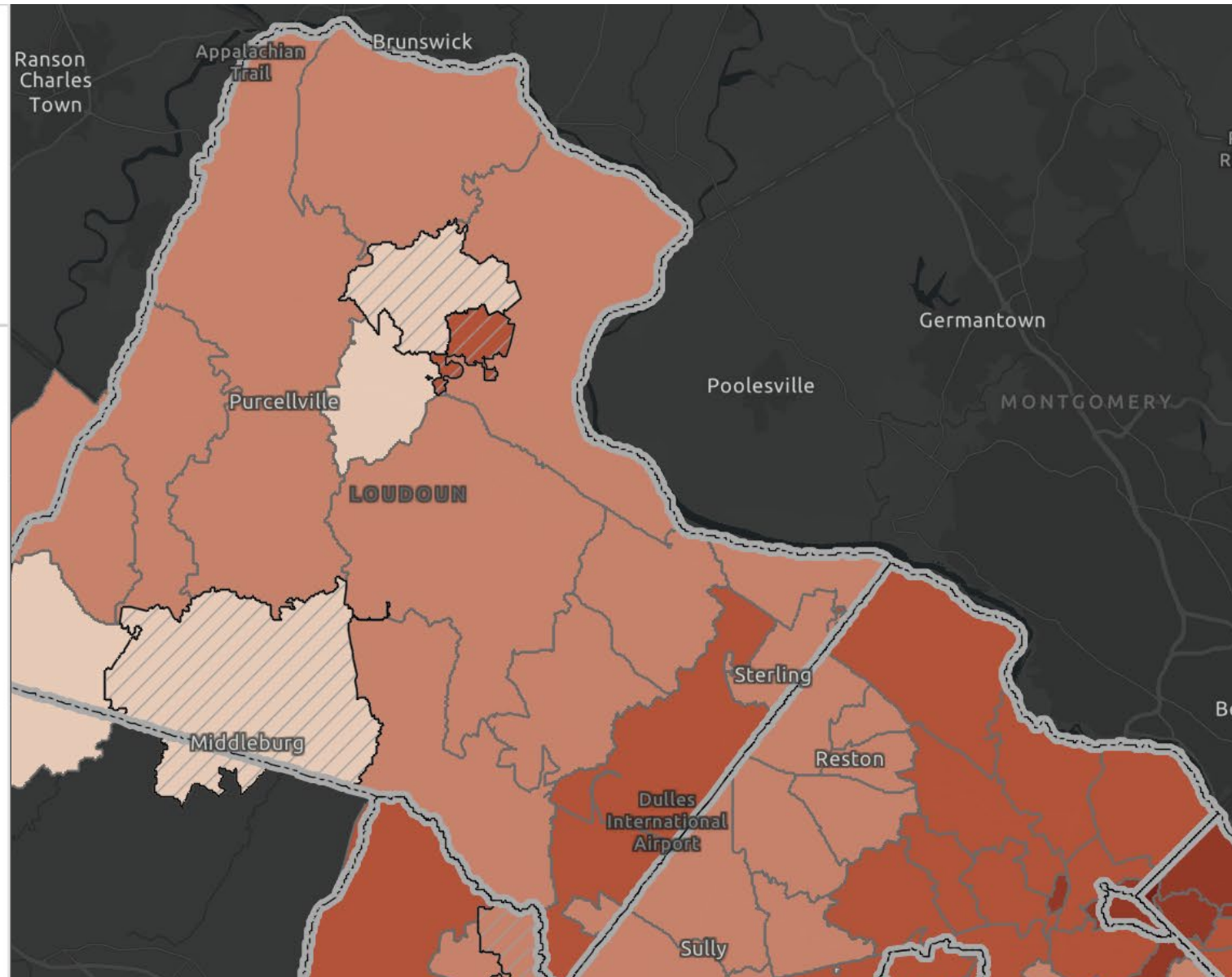
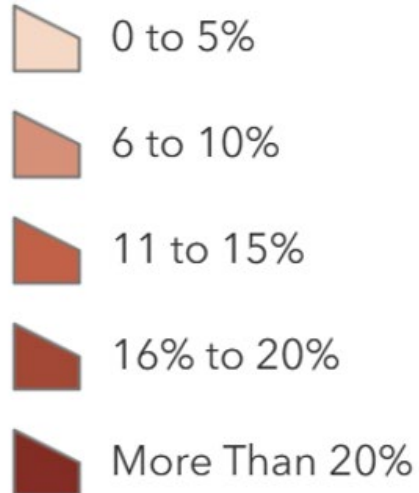
IMPACT OF FEDERAL WORKFORCE REDUCTIONS

Unreliable Federal Employment Data for Zip Code

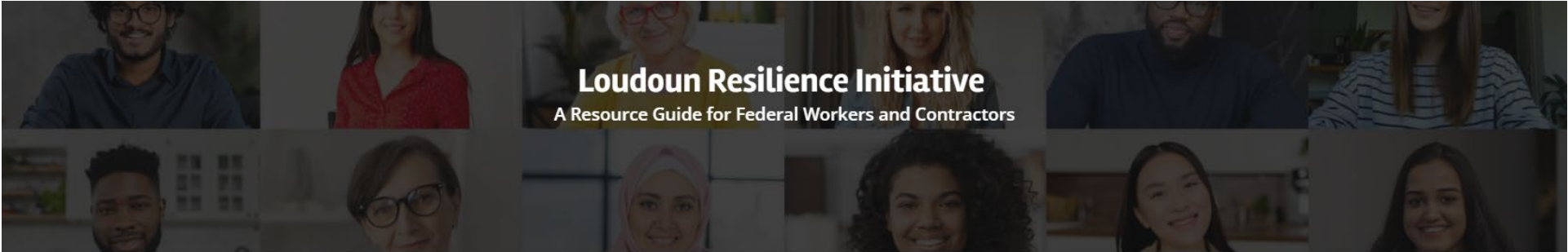


Federal Civilian Employment Share

Federal Civilian Employment Share %

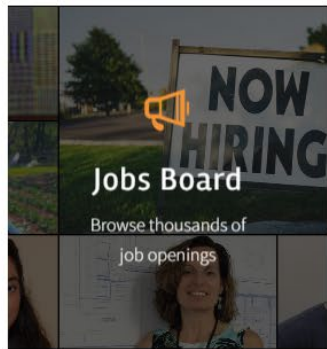


LOUDOUN RESILIENCE INITIATIVE



Are you a Jobseeker?

Use the links below to browse jobs boards, request 1-on-1 career advice, and find more information about partner workforce resources.



If we can help you in any way, please
call Buddy Rizer at 571-627-3500 or
email Buddy.Rizer@Loudoun.gov

