



LOCAL ECONOMIC INDICATORS — December 2006

Alexandria Economic Development Partnership, Inc.

A | E | D | P

| PUBLISHED REPORT DATE | Dec. 2006 | Sept. 2006 | Jun. 2006 | Mar. 2006 | Dec. 2005 |
|--|-----------------|-----------------|------------------|------------------|------------------|
| PRIME INTEREST RATE | <u>Dec.06</u> | <u>Sept.06</u> | <u>Jun.06</u> | <u>Mar.06</u> | <u>Dec.05</u> |
| Source: Federal Reserve Board | 8.25% | 8.25% | 8.00% | 7.50% | 7.00% |
| CONSUMER PRICE INDEX | <u>Dec.06</u> | <u>Jul.06</u> | <u>Mar.06</u> | <u>Dec.05</u> | <u>Sept. 05</u> |
| U.S. City Average | 202.90% | 203.50% | 200.00% | 196.80% | 198.80% |
| Washington-Baltimore Metro Area | 130.20% | 130.70% | 127.20% | 126.30% | 126.70% |
| Source: U.S. Department of Labor | | | | | |
| UNEMPLOYMENT RATE | <u>Dec.06</u> | <u>Sept.06</u> | <u>Mar.06</u> | <u>Dec.05</u> | <u>Sept. 05</u> |
| Alexandria | 2.20% | 2.50% | 2.40% | 2.40% | 2.7% |
| Virginia | 2.70% | 3.30% | 3.10% | 3.00% | 3.5% |
| U.S. | 4.10% | 5.00% | 4.50% | 4.60% | 4.8% |
| Source: Virginia Employment Commission | | | | | |
| UNEMPLOYMENT COMPENSATION | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
| Initial Claims Filed | 2,268 | 2,161 | 2,559 | 2,168 | 2,333 |
| Weekly Benefit Payments | \$15,564 | \$15,108 | \$16,919 | \$15,042 | \$15,341 |
| Total Benefit Payments | \$4,507,257 | \$4,302,276 | \$4,815,534 | \$4,186,670 | \$4,254,866 |
| Average Weekly Benefit Payments | \$289.60 | \$284.77 | \$284.64 | \$278.32 | \$277.35 |
| Source: Virginia Employment Commission | | | | | |
| ALEXANDRIA EMPLOYMENT * | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
| Construction | n/a | n/a | 4,418 | 4,214 | 4,474 |
| Manufacturing | n/a | n/a | 1,348 | 1,360 | 1,378 |
| Transp., Comm., Utilities | n/a | n/a | 4,303 | 4,433 | 4,344 |
| Trade | n/a | n/a | 10,279 | 11,369 | 11,172 |
| Fin., Insur., Real Estate | n/a | n/a | 6,625 | 6,828 | 6,938 |
| Services | n/a | n/a | 51,837 | 51,906 | 52,146 |
| Government | n/a | n/a | 15,509 | 15,729 | 16,036 |
| Local | n/a | n/a | 7,694 | 7,778 | 7,972 |
| State | n/a | n/a | 1,012 | 1,052 | 1,040 |
| Federal | n/a | n/a | 6,803 | 6,899 | 7,024 |
| Agriculture & Mining Related | n/a | n/a | n/a | n/a | n/a |
| Total* | n/a | n/a | 94,319 | 95,839 | 96,488 |
| Source: Virginia Employment Commission | | | 1 QTR 05: 93,358 | 4 QTR 04: 94,057 | 3 QTR 04: 93,466 |
| *May not total due to data suppression. | | | | | |
| NEW BUSINESS LICENSES* | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
| | 225 | 254 | 251 | 209 | 245 |
| Source: City of Alexandria Department of Finance. * A single business may apply for numerous licenses and some businesses who obtain licenses may never start operations. New licenses also reflect transfers in business ownership. | | | | | |
| OFFICE MARKET STATISTICS | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
| Vacancy Rates: | | | | | |
| Alexandria | 10.90% | 11.70% | 11.90%* | 6.70% | 6.68% |
| Northern Virginia | 12.70% | 11.90% | 12.30% | 12.30% | 12.30% |
| Washington D.C. Metro Area | 8.90% | 7.90% | 7.40% | 10.40% | 10.50% |
| Alexandria Net Office Space Absorption | 82,342 | 25,581 | 137,594 | 122,081 | 111,549 |
| Alexandria Advertised Rent — Class A | \$30.17 | \$29.79 | \$30.00 | \$28.50 | \$28.93 |
| Source: Grubb & Ellis of Metropolitan Washington | | | | | |
| * Grubb & Ellis created new submarkets for 1st Quarter 2006 which affected this figure; also reflects relocation of PBS (145,000 sq ft) & PFCU (96,000 sq ft) | | | | | |
| INDUSTRIAL SPACE STATISTICS | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
| Vacancy Rate — Alexandria | 5.00% | 5.30% | 6.80% | 6.90% | 7.00% |
| Source: CoStar | | | | | |
| RESIDENTIAL RENTAL STATISTICS* | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
| Alexandria Market Effective Rental Rate: | \$1,307 | \$1,265 | \$1,227 | \$1,242 | \$1,238 |
| Alexandria Market Vacancy Rates: | 1.62% | 1.78% | 2.01% | 2.50% | 1.60% |
| * Includes average of both Class A & B properties both high-rise and garden-style | | | | | |
| Source: Delta Associates | | | | | |
| CONSTRUCTION | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
| Residential Starts (# of units) | 755 | 415 | 503 | 132 | 53 |
| Commercial Starts | 5 | 0 | 3 | 5 | 0 |
| Residential Starts Value | \$40,666,686 | \$968,588,275 | \$14,291,036 | \$40,607,334 | \$7,818,206 |
| Commercial Starts Value | \$575,952,000 | \$0 | \$52,761,160 | \$7,640,000 | \$0 |
| Commercial Square Feet | 0 | 0 | 446,325 | 193,482 | 0 |
| Source: Alexandria Fire Department, Code Enforcement Division | | | | | |

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| RETAIL SALES* | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
|---------------|------------------|------------------|------------------|------------------|------------------|
| Alexandria | \$628,048,539 | \$694,416,980 | \$581,330,525 | \$658,121,071 | \$592,600,309 |
| Virginia | \$25,586,992,176 | \$26,409,106,922 | \$23,253,244,404 | \$27,004,470,253 | \$24,140,244,193 |

* Reflects actual sales by quarter

Source: City of Alexandria Department of Finance; Virginia Department of Taxation

| MEALS TAX* | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
|------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | \$2,472,439 | \$2,636,112 | \$2,373,487 | \$2,478,859 | \$2,471,249 |

* Reflects actual meals sales tax by quarter

Source: City of Alexandria Department of Finance

| LODGING TAX* | <u>3 QTR 06</u> | <u>2 QTR 06</u> | <u>1 QTR 06</u> | <u>4 QTR 05</u> | <u>3 QTR 05</u> |
|--------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | \$1,584,104 | \$2,087,056 | \$1,455,917 | \$1,576,276 | \$1,646,460 |

* Reflects actual lodging sales tax by quarter

Source: City of Alexandria Department of Finance

| HOTEL OCCUPANCY | <u>Sept.06</u> | <u>Jun.06</u> | <u>Mar.06</u> | <u>Dec.05</u> | <u>Sept. 05</u> |
|--------------------|----------------|---------------|---------------|---------------|-----------------|
| Occupancy rate | 65.90% | 81.40% | 76.60% | 50.50% | 73.40% |
| Average Daily Rate | \$129.52 | \$127.22 | \$126.51 | \$104.81 | \$113.81 |

Source: Alexandria Convention & Visitors Association

| METRO RIDERSHIP(Avg. Wkdy. Boardings) | <u>Sept.06</u> | <u>Jun. 06</u> | <u>Mar.06</u> | <u>Dec.05</u> | <u>Sept. 05</u> |
|---------------------------------------|----------------|----------------|---------------|---------------|-----------------|
| Braddock Road | 4,254 | 4,492 | 4,359 | 3,911 | 4,413 |
| King Street | 8,526 | 8,114 | 8,664 | 7,296 | 8,470 |
| Eisenhower Avenue | 1,902 | 2,189 | 1,840 | 1,606 | 1,741 |
| Van Dorn Street | <u>3,812</u> | <u>4,304</u> | <u>3,902</u> | <u>3,288</u> | <u>3,810</u> |
| ALEXANDRIA TOTAL | 18,494 | 19,099 | 18,765 | 16,101 | 18,434 |

| | | | | | |
|------------|---------|---------|---------|---------|---------|
| Systemwide | 702,692 | 747,256 | 719,385 | 633,976 | 701,489 |
|------------|---------|---------|---------|---------|---------|

Source: Washington Metropolitan Area Transit Authority

| VRE RIDERSHIP – Alexandria Station* | <u>Sept.06</u> | <u>Jun.06</u> | <u>Mar.06</u> | <u>Dec.05</u> | <u>Sept. 05</u> |
|-------------------------------------|----------------|---------------|---------------|---------------|-----------------|
| Northbound Off | 468 | 472 | 481 | 445 | 475 |
| Northbound On | 18 | 18 | 20 | 25 | 17 |
| Southbound On | 686 | 724 | 739 | 618 | 735 |
| Southbound Off | 16 | 16 | 18 | 13 | 15 |

* Average Weekday Ridership

Source: Virginia Railway Express

| ASSESSED PROPERTY VALUES | <u>2006</u> | <u>2005</u> | <u>2004</u> | <u>2003</u> | <u>2002</u> |
|---|------------------|-------------------|-------------------|-------------------|-----------------|
| Total Commercial (includes apt. bldgs.) | \$11,794,971,300 | \$ 10,314,385,600 | \$ 8,567,286,200 | \$ 7,352,520,600 | \$6,712,662,000 |
| Commercial | \$8,416,356,900 | \$ 7,226,283,300 | \$ 5,996,634,100 | \$ 5,087,599,700 | \$4,962,830,700 |
| Apartments | \$3,378,614,400 | \$ 3,088,102,300 | \$ 2,570,652,100 | \$ 2,264,920,900 | \$2,019,831,300 |
| Total Residential | \$20,331,756,200 | \$ 16,272,323,600 | \$ 13,245,349,200 | \$ 11,191,849,700 | \$8,893,563,000 |
| Non-locally Assessed Public Service Prop. | \$779,992,100 | \$ 772,940,700 | \$ 768,359,800 | \$ 681,555,300 | \$662,429,600 |
| Avg. Assessed Value SF Units | \$667,386 | \$ 563,092 | \$ 474,681 | \$ 409,613 | \$333,362 |
| Avg. Assessed Value Condominiums | \$363,592 | \$ 287,765 | \$ 216,571 | \$ 177,079 | \$135,648 |

Source: City of Alexandria Department of Real Estate Assessments

REGIONAL - NORTHERN VIRGINIA

| COMMERCIAL CONSTRUCTION | <u>2006</u> | <u>2005</u> | <u>2004</u> | <u>2003</u> | <u>2002</u> |
|-------------------------|-------------|------------------|------------------|------------------|-----------------|
| Projects | n/a | 240 | 282 | 244 | 235 |
| Square Feet | n/a | \$ 9,839,454 | 12,068,082 | 14,181,931 | 15,888,980 |
| Construction Value | n/a | \$ 1,080,950,408 | \$ 1,176,651,661 | \$ 1,487,810,074 | \$1,459,853,939 |

Source: Metropolitan Washington Council of Governments

| HOUSING (Includes SF/TH/Condo) | <u>Sept.06</u> | <u>Jun. 06</u> | <u>Mar.06</u> | <u>Dec.05</u> | <u>Sept. 05</u> |
|--------------------------------------|----------------|----------------|---------------|---------------|-----------------|
| Total Units Sold | 1,547 | 2,252 | 1,867 | 2,131 | 2,377 |
| Total Units Sold Year to Date | 16,070 | 10,638 | 4,460 | 29,235 | 23,270 |
| Average Sale Price — Reporting Month | \$512,152 | \$578,689 | \$535,633 | \$532,825 | \$543,170 |
| Total Active MLS* Listings | 11,147 | 12,096 | 8,577 | 5,659 | 6,693 |

*MLS is the Multiple Listing Service for Northern Virginia; Northern Virginia consists of the counties of Fairfax and Arlington and the cities of Alexandria, Fairfax and Falls Church.

Source: Northern Virginia Association of Realtors

| AIRPORT PASSENGERS | <u>12mo.Thru 10/06</u> | <u>12 mo. Thru 9/06</u> | <u>12 mo. Thru 4/06</u> | <u>12 mo. Thru 12/05</u> | <u>12 mo. Thru 9/05</u> |
|-----------------------------------|------------------------|-------------------------|-------------------------|--------------------------|-------------------------|
| Ronald Reagan Washington National | 18,501,084 | 18,364,805 | 18,196,936 | 17,847,884 | 17,509,161 |
| Washington Dulles International | 23,017,007 | 24,046,876 | 25,517,335 | 27,052,118 | 27,719,646 |

Source: Metropolitan Washington Airports Authority

For more information: Call AEDP at 703-739-3820 or visit www.alexecon.org