

ALBEMARLE COUNTY

KEY DATA POINTS

GENERAL POPULATION AND DEMOGRAPHICS

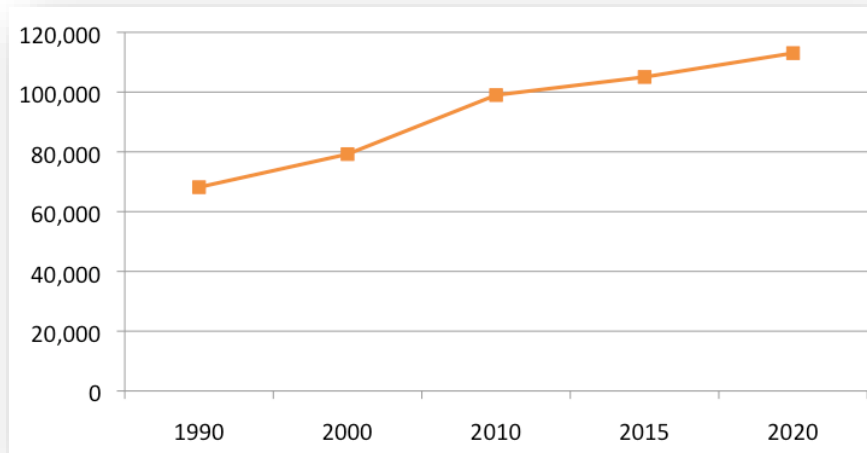
POPULATION (2014 ACS 5 year)	104,489	% OF TOTAL
Preschool/School Age (< 18 years)	21,923	21.0%
Preschool (0 to 4)	5,701	
School Age (5 to 17)	16,222	
College Age/Adult (18-64 years)	65,312	62.5%
College Age (18 to 24)	12,297	11.8%
Young Adult (25 to 44)	25,514	24.4%
Older Adult (45 to 64)	27,501	26.3%
65 years and over	17,254	16.5%
85 years and over	2,768	2.6%
April 1, 2010 to July 1, 2014 % change	5.5%	
2000 to July 1, 2014 % Change	31.9%	
2000 to 2010 % change	24.9%	
1990 to 2010 % change	45.2%	
1980 to 2010 % change	77.4%	
PROJECTED CHANGE 2015-2020		
2015 (July 1, Estimate) Weldon Cooper	105,051	
Population Projection: 2020	113,041	
HOUSEHOLD INFORMATION		
Total Households (2010-2014)	38,537	
Average household size	2.45	
Households with individuals under 18	30.5%	
Households with individuals 65 or older	26%	
Persons below poverty level (2010-2014)	9.7%	
Avg household wages of families in poverty (2015)	\$40,102	

Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates (2010-2014), Weldon Cooper Center for Public Service (2015 Estimate), ESRI (2020 Projections), Statsamerica.org, Albemarle County Social Services

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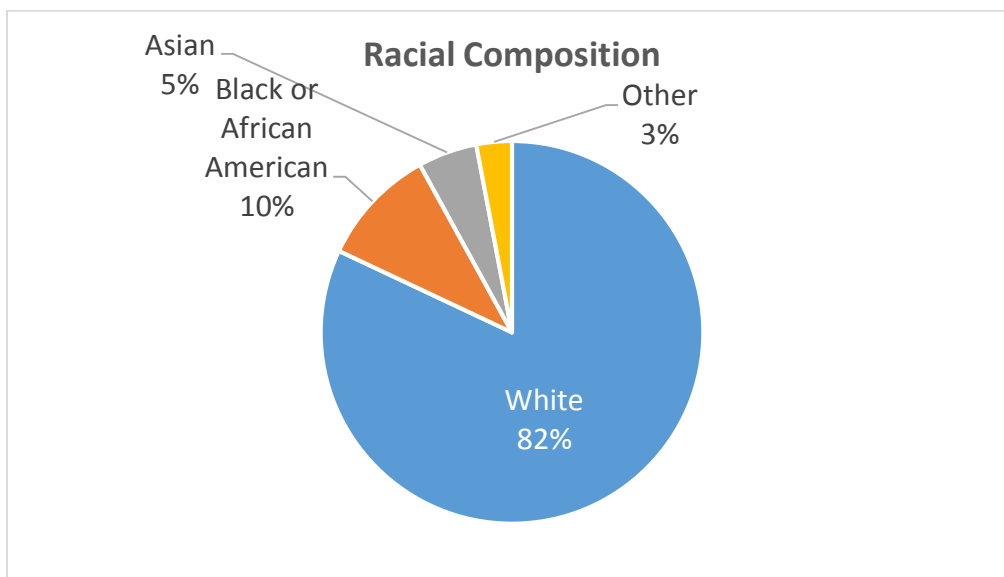
County population over time



Albemarle County Population by Age (%)

	2005	2010	2014
Total Population	84,202	99,150	104,489
Under 19 Years	25.1%	26.0%	26.3%
Age 20 – 64	62.5%	59.6%	57.2%
Over 65 Years	12.4%	14.4%	16.6%

Source: US Census Bureau, American Community Survey, 5 year estimates (2005, 2010, 2014)

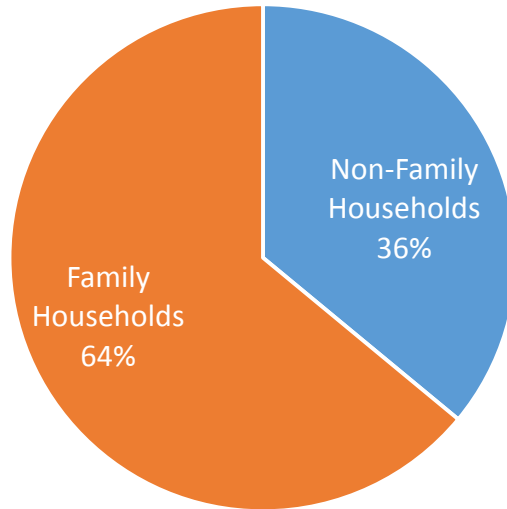


Source: US Census Bureau

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Albemarle County Households



Source: US Census Bureau

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EMPLOYMENT AND LABOR

What is the composition of the County's labor pool and employment distribution?

Labor Force (12/2015)	54,110
Unemployed (12/2015)	1,787
Unemployment Rate (12/2015)	3.3%
Underemployed (3 rd Quarter 2015)	8,845 (16.3% of labor force)
Labor Force Participation (2010 – 2014)	59.9%
Potential candidates in workforce system looking for work in Albemarle County	14,445

Source: Virginia Employment Commission, LAUS; U.S. Census

Top 15 County Employers

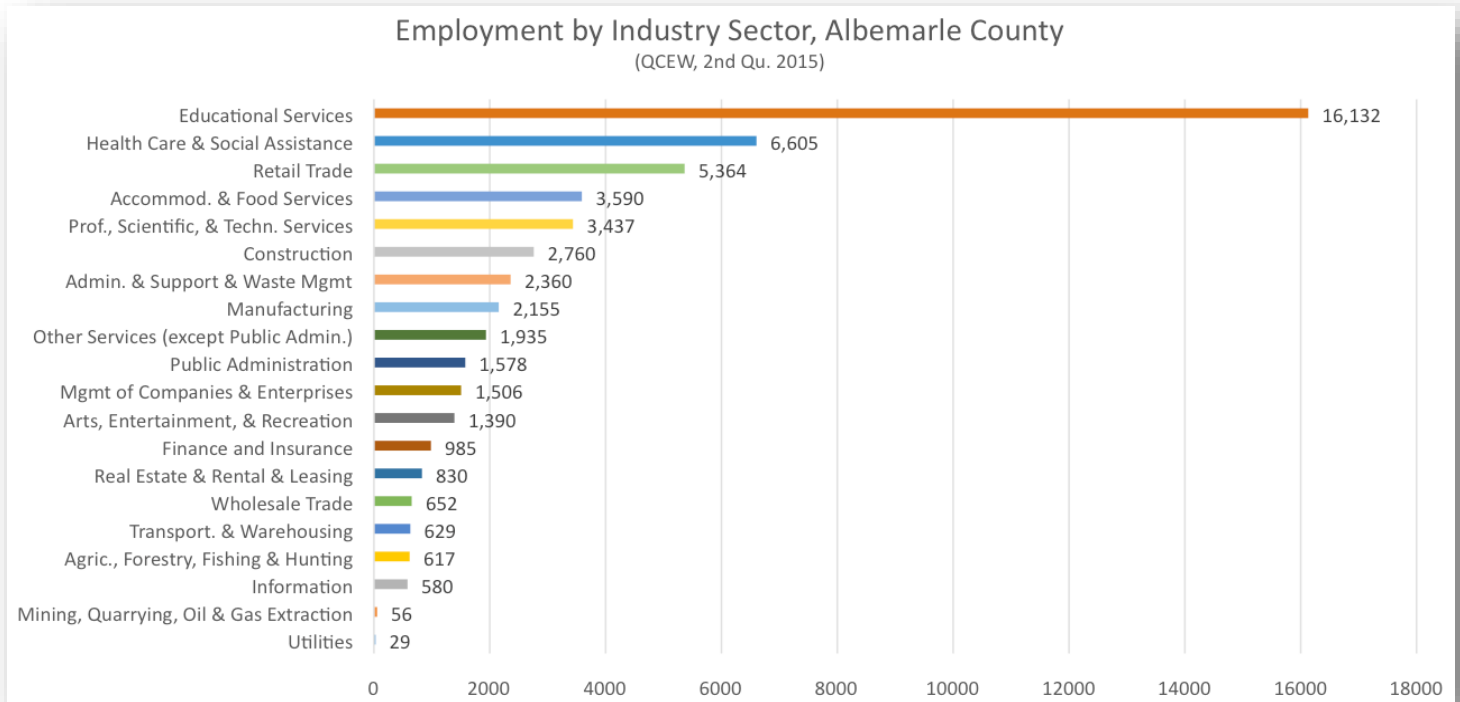
1. University of Virginia/Blue Ridge Hospital	9. Crutchfield Corporation
2. County of Albemarle	10. University of Virginia Medical Center
3. Sentara Healthcare	11. GE Fanuc Automation North Corporation
4. State Farm Mutual Automobile Insurance	12. Boar's Head Inn
5. U. S. Department of Defense	13. Thomas Jefferson Memorial
6. Northrup Grumman Corporation	14. Athena Innovative Solutions Inc.
7. Piedmont Virginia Community College	15. FIC Systems
8. Wal Mart	

Source: Virginia Employment Commission

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Average Weekly Wages in Albemarle County



Total, All Industries	\$896
Accommodation & Food Svcs	\$372
Admin. & Support & Waste Mgmt	\$713
Agric., Forestry, Fishing & Hunting	\$487
Arts, Entertainment, & Recreation	\$477
Construction	\$1,010
Educational Services	\$926
Finance and Insurance	\$1,527
Health Care & Social Assistance	\$916
Information	\$1,172
Mgmt of Companies & Enterprises	\$1,285

Manufacturing	\$1,098
Mining, Quarrying, Oil & Gas Extraction	\$1,117
Other Services (except Public Admin.)	\$750
Prof., Scientific, & Technical Svcs	\$1,366
Public Administration	\$1,457
Real Estate & Rental & Leasing	\$768
Retail Trade	\$547
Transport. & Warehousing	\$840
Utilities	\$1,154
Wholesale Trade	\$1,156

Source: VEC, Quarterly Census of Employment and Wages, 2nd Quarter, 2015

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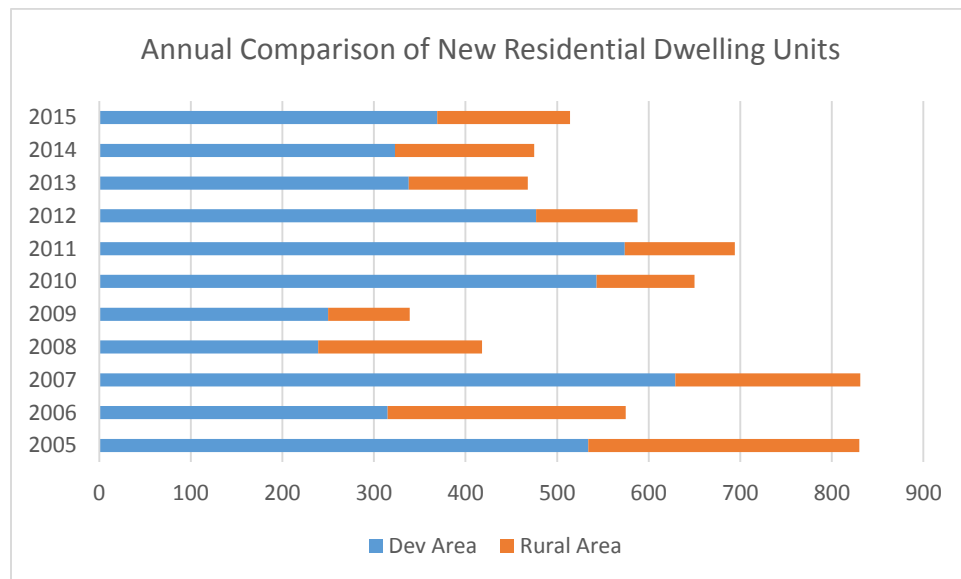
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HOUSING AND REAL ESTATE ACTIVITY

Key Facts:

- Approximately 53% of the County's population lives in the urban areas.
- Average Sales Price Single Family Home (2400 sf): \$339,234
- Average Apartment Rent (950 sf): \$1,098/month
- Owner Occupied Housing Rate – 65%
- Residents who have moved into the County since 1990 – 85%
- Percentage of the County permanently protected in parkland or easement – 24.3% *(includes proposed parks: Hedge Row, Buck Island, and Biscuit Run)*

Sources: ACCRA 3rd Qu. 2015, U. S. Census Bureau, Albemarle County Community Development, Div. of Information Services



Source: Albemarle County Community Development, Division of Information Services

Commercial building activity occurring in the past ten years

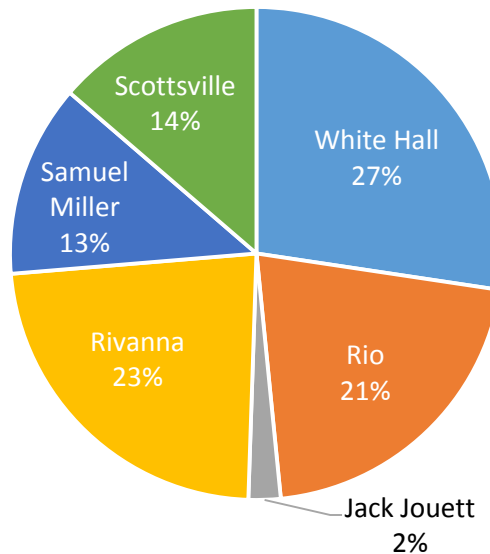
	Number of New Commercial Buildings Permits Issued	Total Value of Projects
2005	50	\$28,410,669.50
2006	42	\$74,061,633.00
2007	39	\$91,290,777.75
2008	21	\$41,941,844.00
2009	32	\$39,880,000.00
2010	29	\$42,840,152.00
2011	26	\$23,584,030.00
2012	31	\$41,307,259.00
2013	15	\$10,201,401.00
2014	20	\$58,735,083.00
2015	33	\$68,468,314.00

Source: Albemarle County Community Development, Division of Information Services

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New Dwelling Units by Magisterial District



Distribution of Real Property Valuations 2009 – 2015

Year	Real Estate Values		Comm/Indus Values
	Combined	Comm & Indus	as % of Total RE
2009	\$18,155,084,000	2,400,584,700	13.2%
2010	\$17,678,767,200	2,491,664,600	14.1%
2011	\$17,459,065,600	2,484,864,600	14.2%
2012	\$17,014,572,300	2,383,268,600	14.0%
2013	\$16,846,857,300	2,474,501,200	14.7%
2014	\$17,174,090,800	2,567,975,600	15.0%
2015	\$17,756,289,400	2,671,735,500	15.0%