

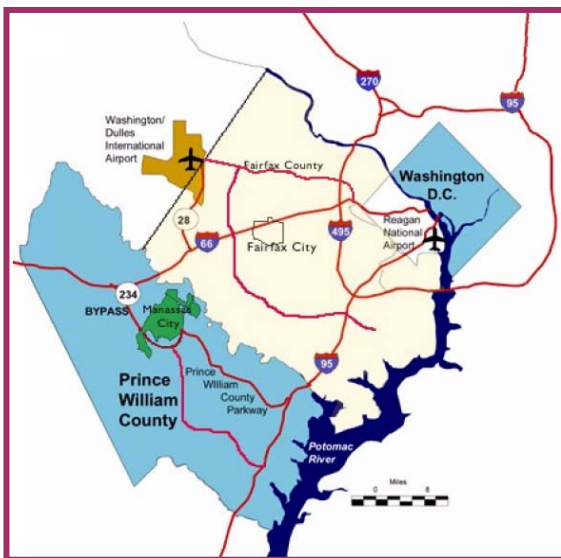
PRINCE WILLIAM COUNTY DEMOGRAPHIC FACT SHEET 3RD QUARTER 2009

September 15, 2009

OVERVIEW

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 **394,370** (as of September 15, 2009) which is approximately 1,167 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 113,557 persons (40.4%) since 2000—the average annual growth rate is 4.32% 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 on the impact this may have on the population 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.

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>

According to the 2000 Census, Prince William County is the third most populous jurisdiction in Virginia. Nearly 4% of Virginia's total population is located in Prince William County. More than 65,000 people were added to the County's

population during the 1990's ranking it third in Virginia (behind Fairfax and Loudoun Counties) for most population added during that time period.

**Population for 10 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	Pr. Wm. Co.	215,686	280,813	65,127	30.2%
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 **394,370** (as of September 15, 2009), which represents a growth rate of 0.4% since the last quarter and 1.4% 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
Sept. 15 2009 population (estimate).....	394,370
2010 population (forecast).....	412,576
2015 population (forecast).....	451,998
2020 population (forecast).....	486,875
2025 population (forecast).....	517,020
2030 population (forecast).....	542,484

Source:

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 (MWCOG) 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).

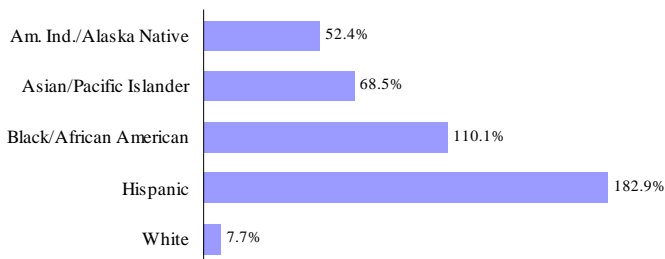
	1990	2000	2008
	% of Total	% of Total	% of Total
Reporting One Race			
White	83.3%	68.9%	60.3%
Black/African American	11.6%	18.8%	19.3%
Am. Indian/Alaska Native	0.3%	0.4%	0.4%
Asian/Pacific Islander	3.0%	3.9%	7.0%
Other	1.7%	4.3%	8.9%
Reporting Two or More Races	N/A	3.6%	4.1%
Hispanic Origin (any race)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

Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Census of Population and Housing, STF 1A; Census 2000 Summary File 1; 2007 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

NATIVITY, PLACE OF BIRTH, LANGUAGE

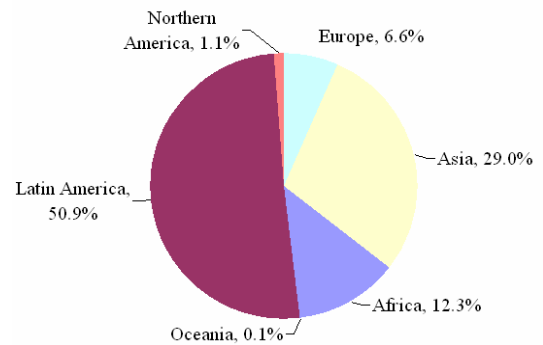
The percentage of the County’s population that was born outside of the United States rose significantly during the 1990’s and has continued that trend during the 2000’s. The 2008 American Community Survey indicated that **20.0%** of Prince William County’s population was foreign-born in 2008, compared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



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.

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 on the average than the nation’s, has aged slightly since 1990, when the median age was 29.1.

Age Groups, Prince William County

Age Group	1990 Percent of Total Pop.	2000 Percent of Total Pop.	2008 Percent of Total Pop.
Under 18 Years	30.5%	30.4%	29.3%
18-64 Years	66.4%	64.8%	64.1%
65 years and over	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, Prince William County

Year	Housing Units	Growth Over Previous Decade (numbers)	Growth Over Previous Decade (percent)
1950	5,755	2,325	67.8%
1960	13,207	7,452	129.5%
1970	29,885	16,678	126.3%
1980	46,490	16,605	55.6%
1990	74,759	28,269	60.8%
2000	98,052	23,293	31.2%

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, Census 2000.

As of September 15, 2009, there were an estimated **137,897 housing units** in Prince William County. This represents an additional 39,845 units (40.6%) 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 76,766 (56%) are single family detached; 35,588 (26%) are townhouses; and 23,737 (17%) are units in multi-family structures. Some 1,806 (1%) are reported as “other units.”

According to the Metropolitan Information System (MRIS), the average sold price of a home in Prince William County in September 2009 was \$249,827, which represents an 8.2% increase year-over-year. The total number of units sold in September 2009 in Prince William County was 588, a 37% decrease year-over-year. The ratio of homes on the market to homes sold in September 2009 was 4.48 compared to 4.45 in September 2008.

HOUSEHOLD COMPOSITION

As of September 15, 2009, there are an estimated **132,920 households** in Prince William County. According to the Census Bureau’s 2007 American Community Survey, 76.6% of the County’s households are occupied by families, (66.8% in the United States). This represents a decrease of 4.1 percentage points since 2000, 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.

**Prince William County
Households by Type 1990, 2000, 2008**

Household Type	1990	2000	2008
	(%)	(%)	(%)
Family Households	80.7%	76.9%	77.8%
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%
Non-Family Households	19.3%	23.1%	22.2%

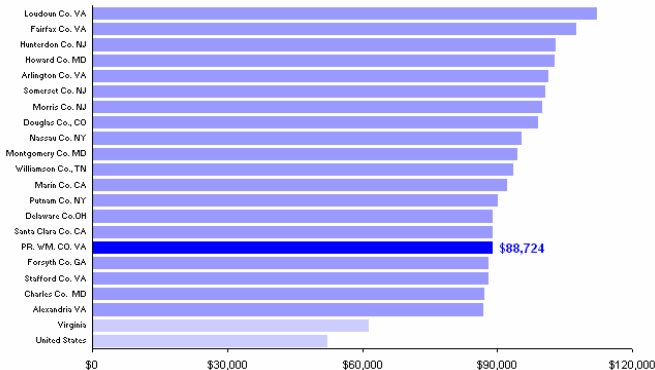
Sources: U.S. Department of Commerce, Bureau of the Census, 1990 Census, Census 2000, 2008 American Community Survey.

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.

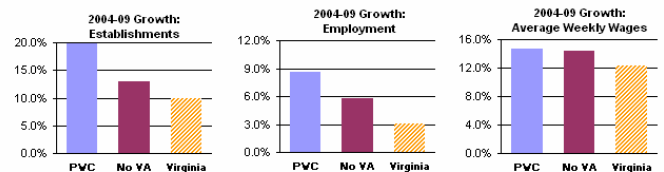
The 2008 American Community Survey reported that Prince William County’s poverty rate was 5.2% in 2008, less than half the statewide rate of 10.2% and about one third the national rate of 13.2%.

EMPLOYMENT

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 (1st Quarter), there were 7,163 establishments reported in Prince William County, a growth rate of 3.2% year-over-year and 25.6% since 2004. By comparison, Northern Virginia establishments grew by 1.5% in one year and 18.4% since 2004; statewide, establishments grew by 0.1% in the last year and 13.7% since 2004.

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



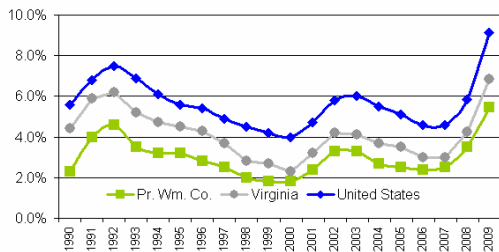
Source: Virginia Employment Commission

At-place employment in Prince William County (99,584 in the 1st Quarter 2009) decreased by -2.6% in the last year, the first year-over-year decrease in the first quarter since 2001; at-place employment has grown by 8.9% since 2004. By comparison, Northern Virginia employment grew by 0.1% in the last year and 9.6% since 2003. Employment in the Commonwealth declined by -0.9% in the last year but grew by 5.9% since 2003. The average weekly wage in Prince William County (\$774 in the 1st Quarter 2009) grew by 6.4% in the last year and 18.6% since 2003. At-place average weekly wages in Northern Virginia grew by 8.0% in the last year and 21.7% since 2003. In Virginia, weekly wages

grew by 7.4% in the last year and 21.2% since 2003. The impact of the housing downturn has been acutely felt in those industries related to housing. Construction employment, for example, declined in Prince William County by over 6,300 net jobs (-39.8%) between September 2005 and March 2009. Likewise, jobs in finance and insurance and real estate experienced a net loss of over 760 jobs (-20.2%) since their respective peak months of the real estate boom.

In August 2009, Prince William County had a civilian unemployment rate of 5.1%. This compares to August 2008, when the rate was 3.9%. 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 August 2009, the national unemployment rate was 9.7%; statewide the unemployment rate was 6.9% in August 2009.

Average Annual Unemployment Rates 1990-2009 Prince William County, Virginia, United States



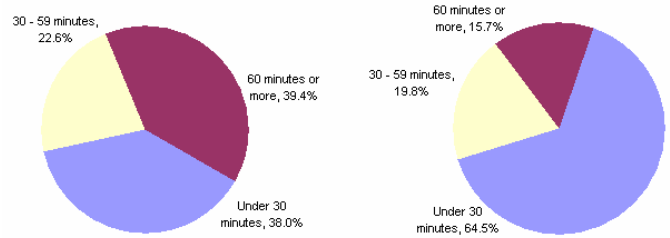
Source: Virginia Employment Commission. LAUS data; 2009 data is annualized through August

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



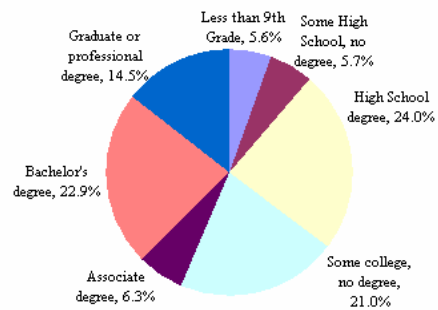
Source: U.S. Department of Commerce, Bureau of the Census, 2008 American Community Survey

EDUCATION

The Prince William County Public School System reported that as of September 30, 2009, there was a total of 76,656 students enrolled in public schools in the County: 36,055 in elementary schools; 17,034 in middle schools; 22,328 in high schools; and 1,239 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



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

ADDITIONAL INFORMATION

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