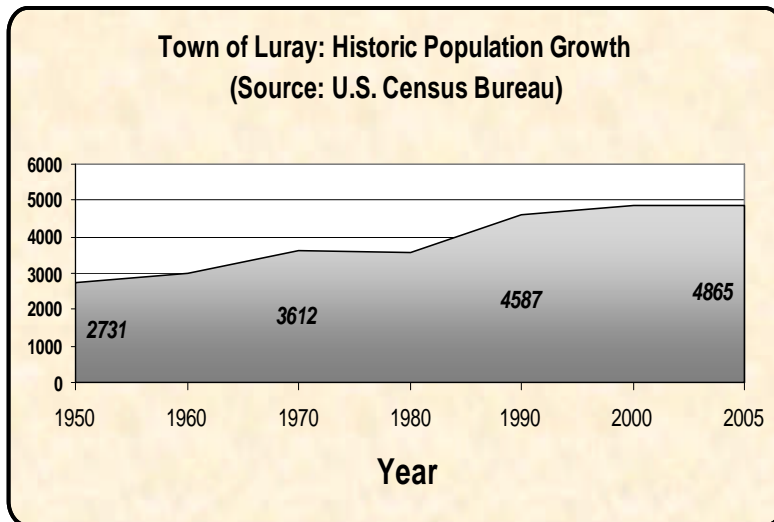


Population & Growth

Historic Population Trends

In 2005, the U.S. Census Bureau estimated the Town of Luray's population to be 4,865 residents. This number – 4,865 – represents a net loss of 14 residents from the 2000 U.S.



Census estimate. Figure 1 illustrates historic census counts for the Town of Luray starting in 1950 and ending with the 2005 U.S. Census population estimate. As the growth chart indicates, the Town has undergone several significant population “spikes” over the last 55 years, particularly between 1960 and 1970 and between 1980 and 1990. During these two

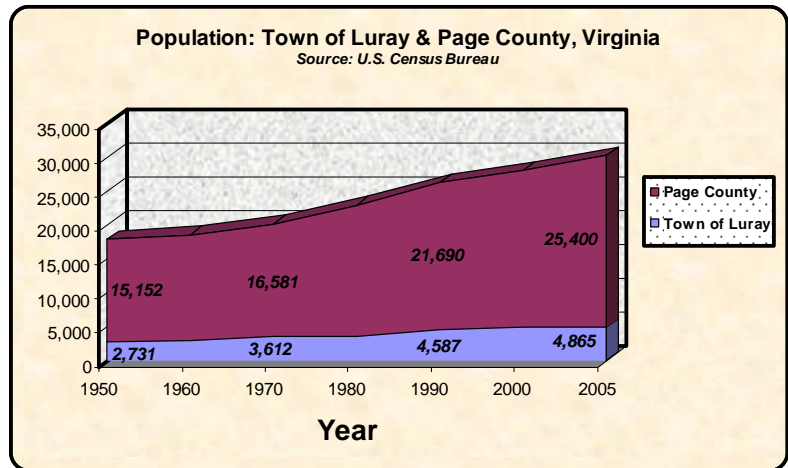
periods the Town's population increased by approximately 20 percent and 28 percent respectively. The primary cause of these rapid increases is due to two annexations which took place in 1963 and in 1985. In 1963 approximately 410-acres of unincorporated land were annexed into the Town. In 1985 approximately 1,220 acres of unincorporated land were annexed. These annexations contributed significantly to the Town's overall population growth.

Independent of the annexations which took place in 1963 and 1985, the Town's overall population has increased approximately 78 percent since the 1950 census. This constitutes a yearly population increase of about 1.4 percent annually, over a span of 55 years. Since 1980 the population has increased by 27 percent, a 1.4 percent annually over a span of 25 years.

Population & Growth

Historic Population Trends – Page County

In 2005, Page County's population was estimated at 25,400 residents. U.S. Census estimates indicate that from 1950 to 2005, Page County's population increased by 10,248 residents, a 68 percent increase over 55 years. This constitutes an average yearly rate of population increase of 1.2 percent; this percentage is slightly less than the 1.4 percent annual population increase experienced by the Town of Luray during this same period.



From 1980 to 2005, Page County's population increased by 5,999 approximately a 31-percent increase. This constitutes an average yearly rate of population increase 1.2-percent, again, consistent with the average yearly rate of growth in Page County since 1950.

The Town of Luray's Population as a Percentage of Overall County Population

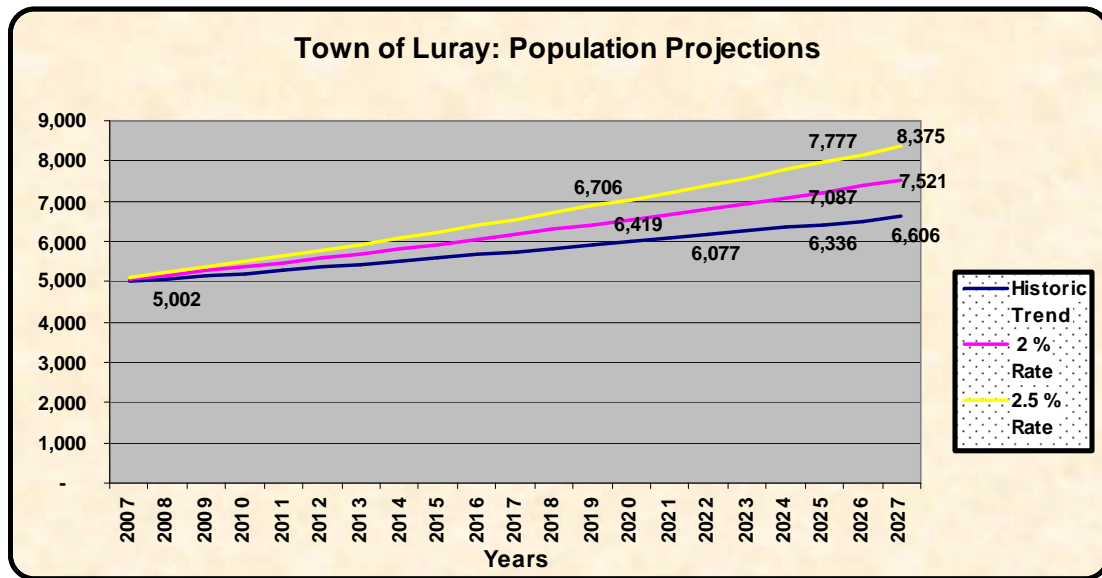
The above graph shows a comparison between the populations of Page County and the Town of Luray. In 1950, 1970, 1990, and 2005 the Town of Luray's population represented 18 percent, 21 percent, 21 percent, and 19 percent of the Page County's total population respectively. These percentages indicate that the Town's population, as a percentage of Page County's population, has remained consistent.

Population & Growth

Population Projection

Population projections are an indicator of the Town’s growth potential. The size, kind, and number of community facilities that should be available, as well as the potential for industrial, commercial, and residential expansion, are related to future population estimates. Population projections are based on an analysis of past trends and present development. The establishment or closing down of a large industry in or near Luray would significantly change these projections.

The population forecasts presented here are based on the assumption that stable economic and political conditions will exist, that no major natural or man-made disasters will occur, and that the present social structure will remain basically unchanged. The estimates are also based on the Town’s current corporate boundaries.



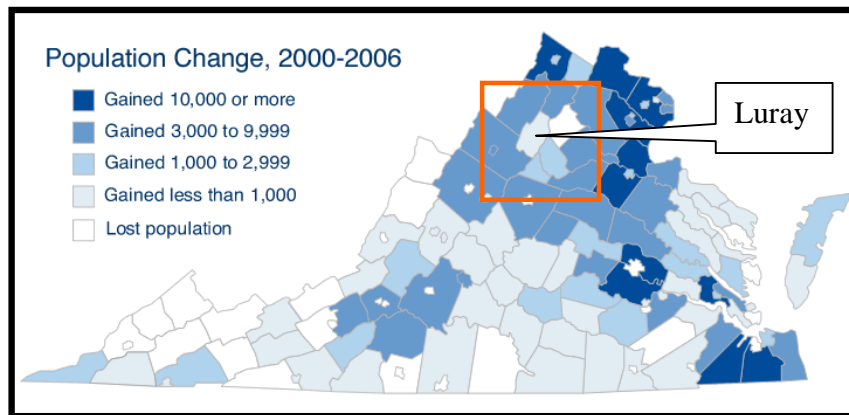
The above chart presents the historic 1.4 percent growth rate and alternative growth rates of 2 percent and 2.5 percent. The historic rate estimate Luray’s population to be just above 6,500 residents in 2027. The slightly higher rates of growth projections – 2 percent and 2.5 percent – estimate Luray’s population to reach 7,521 and 8,375 respectively by 2027.

Given the absence of any significant contributing event, such as a large industry/institution locating in Luray, it is anticipated that the Town’s rate of growth will remain consistent with historical trends and overall County growth.

Population & Growth

Regional Growth Trends

Although Page County and the Town of Luray have experienced consistent rates of growth, the surrounding region continues to grow at significantly higher rates. Many localities in the Northern Shenandoah region have experienced annual rates of above 3 percent – which is approximately twice the rate of Page County and the Town of Luray.



The recent trend of “exurbanization” is likely contributing to the increased population growth in the Northern Shenandoah region – with the exception of Page County. “Exurbanization” can be described as “the ring of prosperous rural communities beyond the suburbs that, due to availability via the new high-speed limited-access highways, are becoming dormitory communities for an urban area.” Because Page County does not currently have access to a “high-speed limited-access highway” it is easy to deduce why both Page County and the Town of Luray have lagged in regard to population growth when compared to the surrounding region.

Population Characteristics

-As of the 2000 U.S. Census results show the following characteristics of the Town:

-There were 4,879 people, 2,037 households, and 1,332 families residing in the town.

-The Town’s population density was 1,026.8 people per square mile.

-There were 2,191 housing units at an average density of 461.9 units per square mile.

-The racial makeup of the town was 92.45 percent White, 5.52 percent African American, 0.25 percent Native American, 0.33 percent Asian, 0.45 percent from other races, and 1.01 percent from two or more races. Hispanic or Latino of any race were 1.35 percent of the population.

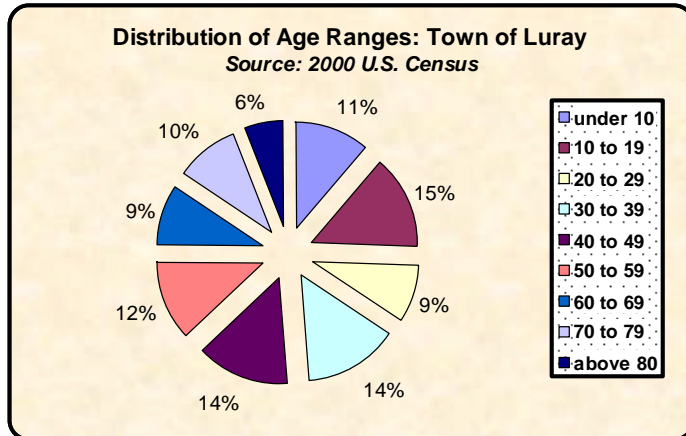
-There were 2,037 households out of which 27.9 percent had children under the age of 18 living with them, 47.8 percent were married couples living together, 13.5 percent had a female household head with no husband present, and 34.6 percent were non-families.

Population & Growth

-30.7 percent of all households were made up of individuals living alone and 15.7 percent had someone living alone who was 65 years of age or older.

-The average household size was 2.31 and the average family size was 2.85.

-Age ranges are evenly distributed with 25 percent 19 years or younger, 24 percent 20 to 39, 26 percent from 40 to 59, and 25 percent 60 and above. The median age was 41 years. For every 100 females there were 87.2 males. For every 100 females age 18 and over, there were 82.3 males.



-The median income for a household in the town was \$34,306, and the median income for a family was \$39,972. Males had a median income of \$30,039 versus \$19,841 for females. The per capita income for the town was \$16,205. About 11.3% of families and 13.1% of the population were below the poverty line, including 22.4% of those under age 18 and 9.6% of those age 65 or over.

Summary

Both Page County and the Town of Luray have experienced consistent historical population growth rates over the past 50 years – 1.2 percent and 1.4 percent respectively. Additionally, the Town of Luray continues to remain Page County’s most significant population center – consistently accounting for approximately 20 percent of Page County’s overall population. But when compared to the region as a whole, the historic rates of population growth for Page County and the Town of Luray are significantly lower.

Although the recent trend of “exurbanization” has facilitated significant population growth in the surrounding region, this trend has not had the same effect on Page County and the Town of Luray. Regardless, it would be reasonable to anticipate that as the region become more exurban in nature, Page County and the Town of Luray could see higher rates of population growth, though still likely lower than that of the region as a whole.