



Washington Area Economy: Performance and Outlook

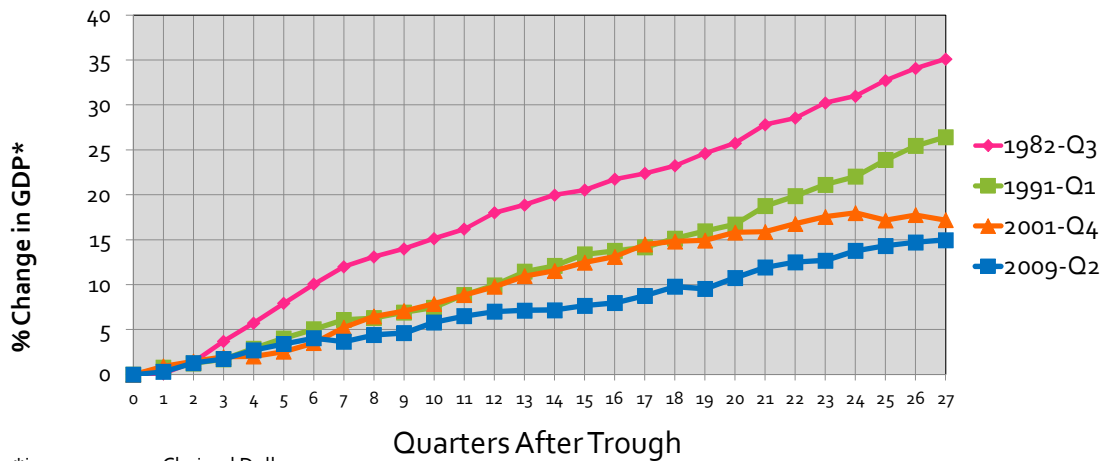
Presentation to

Center for Regional Analysis
 School of Policy, Government & International Affairs
 George Mason University

May 27, 2016

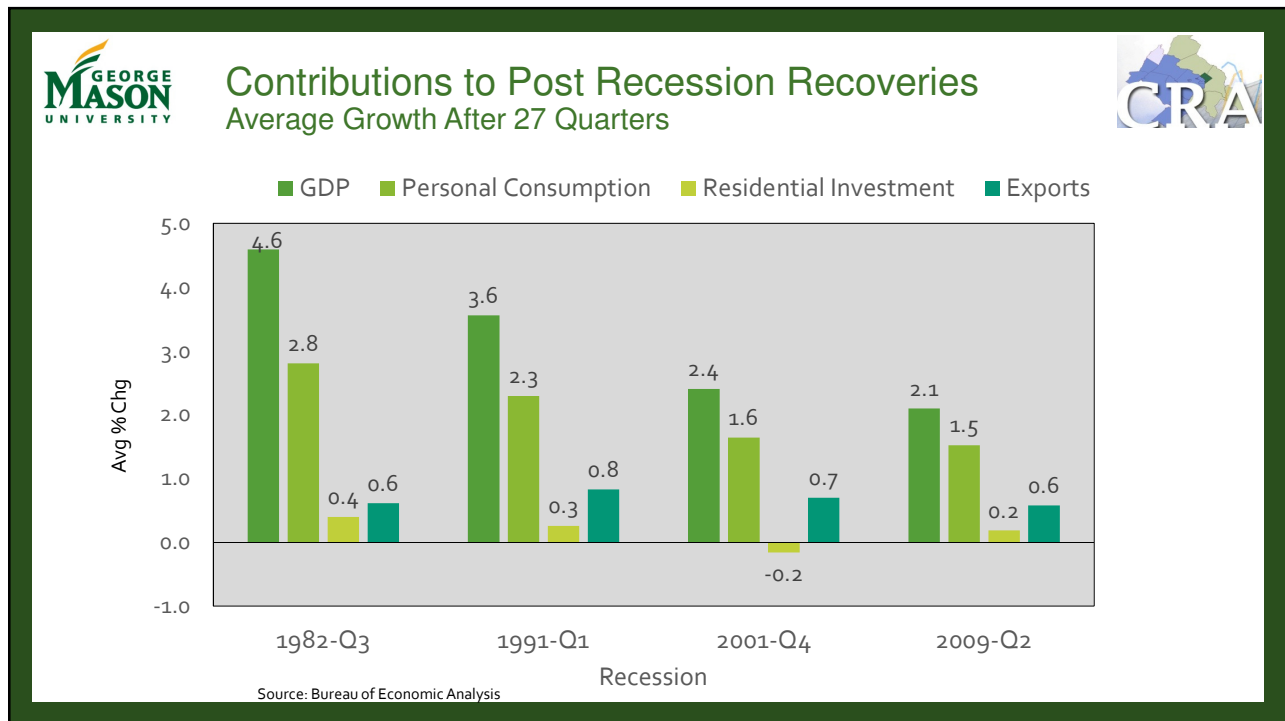
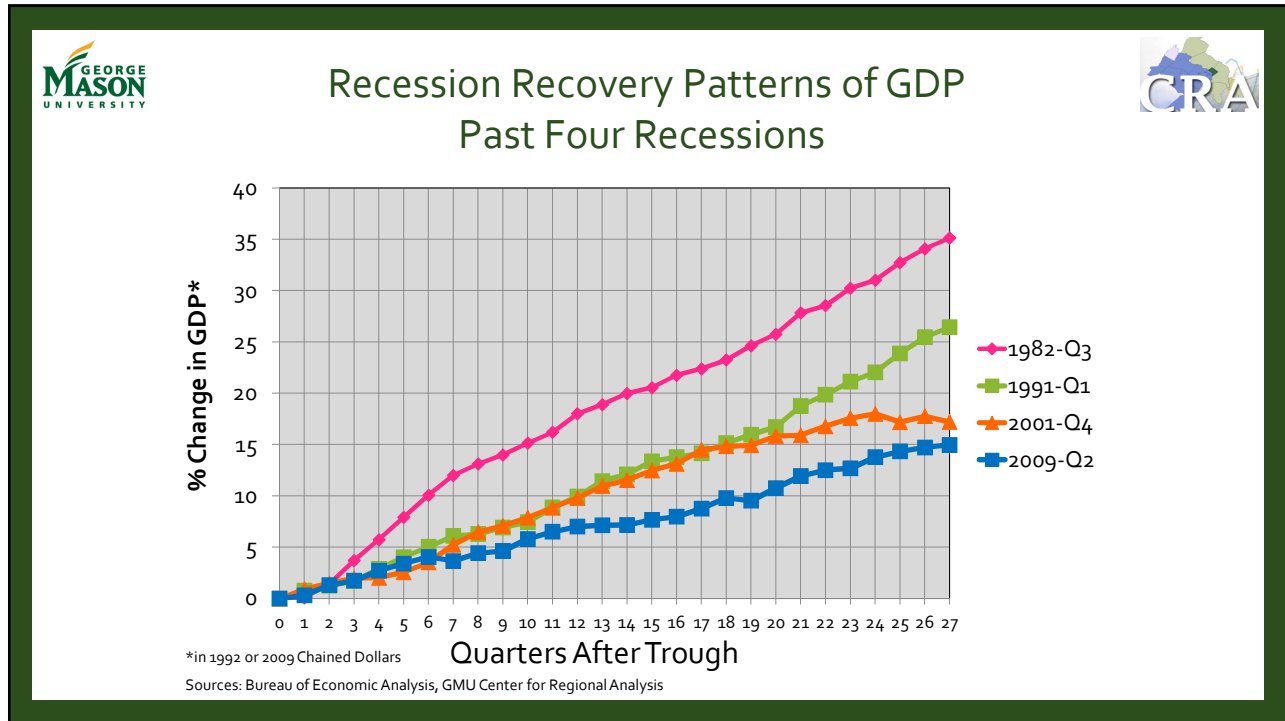


Recession Recovery Patterns of GDP Past Four Recessions



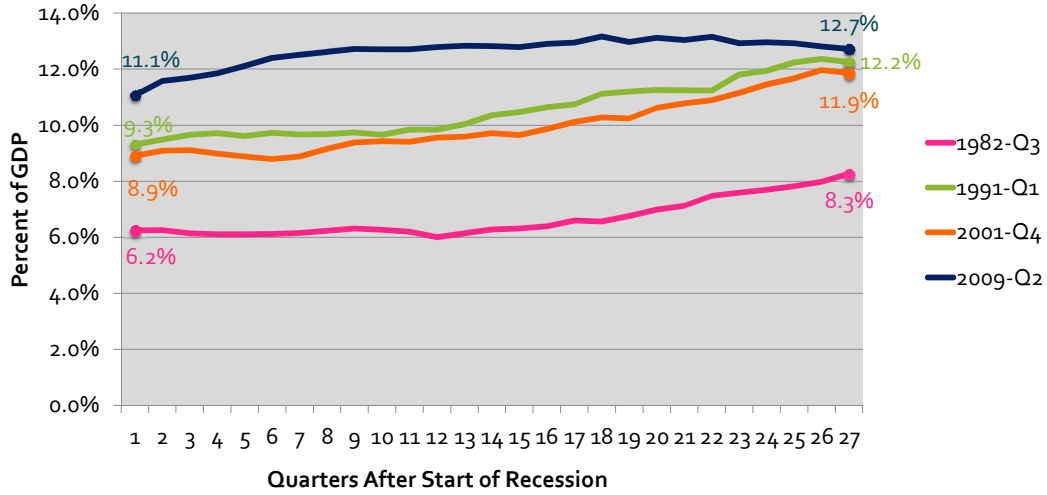
*in 1992 or 2009 Chained Dollars

Sources: Bureau of Economic Analysis, GMU Center for Regional Analysis

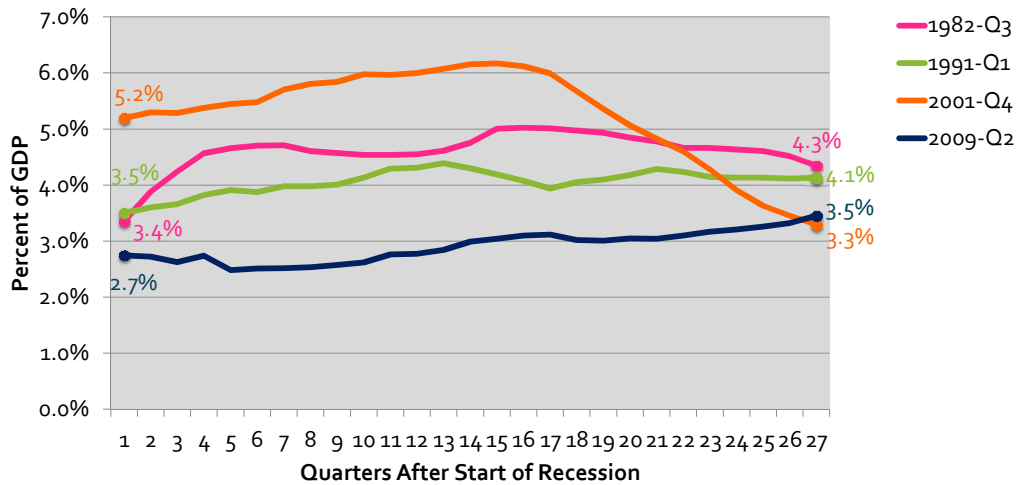




Increasing Role of Exports % of GDP 27 Quarters Post-Recession



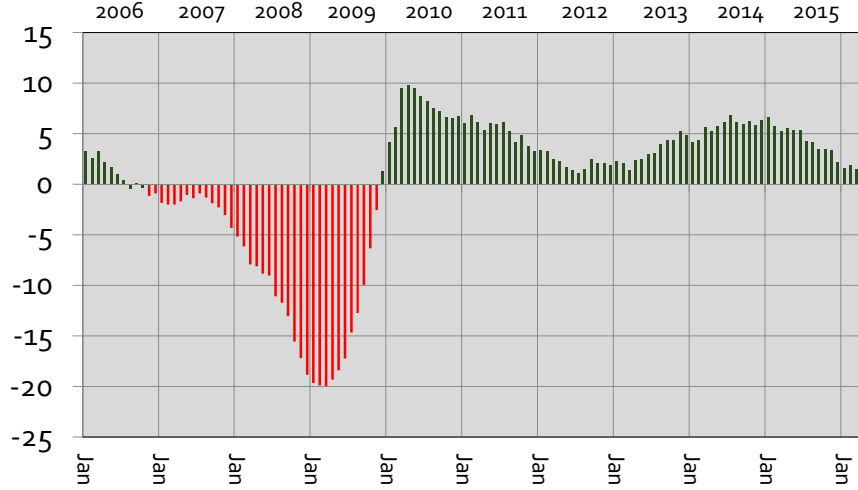
Decreasing Role of Residential Investment % of GDP 27 Quarters Post-Recession





U.S. Leading Index

Month-Over-Year Percent Change

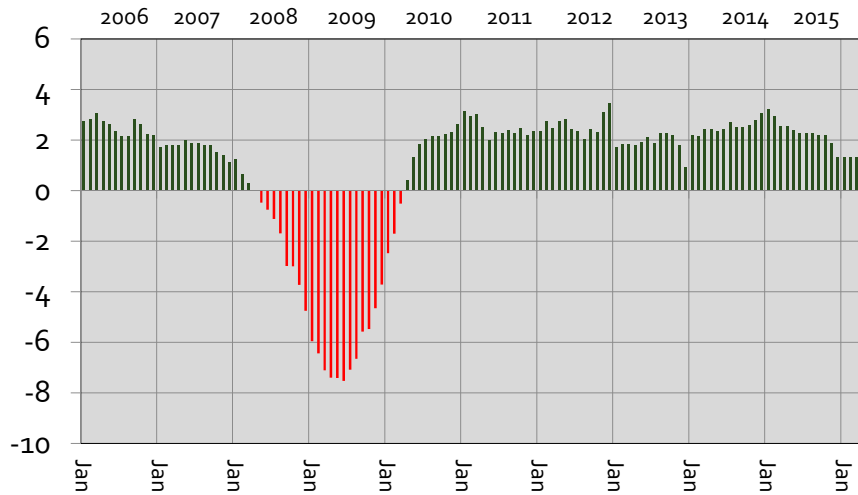


Source: The Conference Board, GMU Center for Regional Analysis

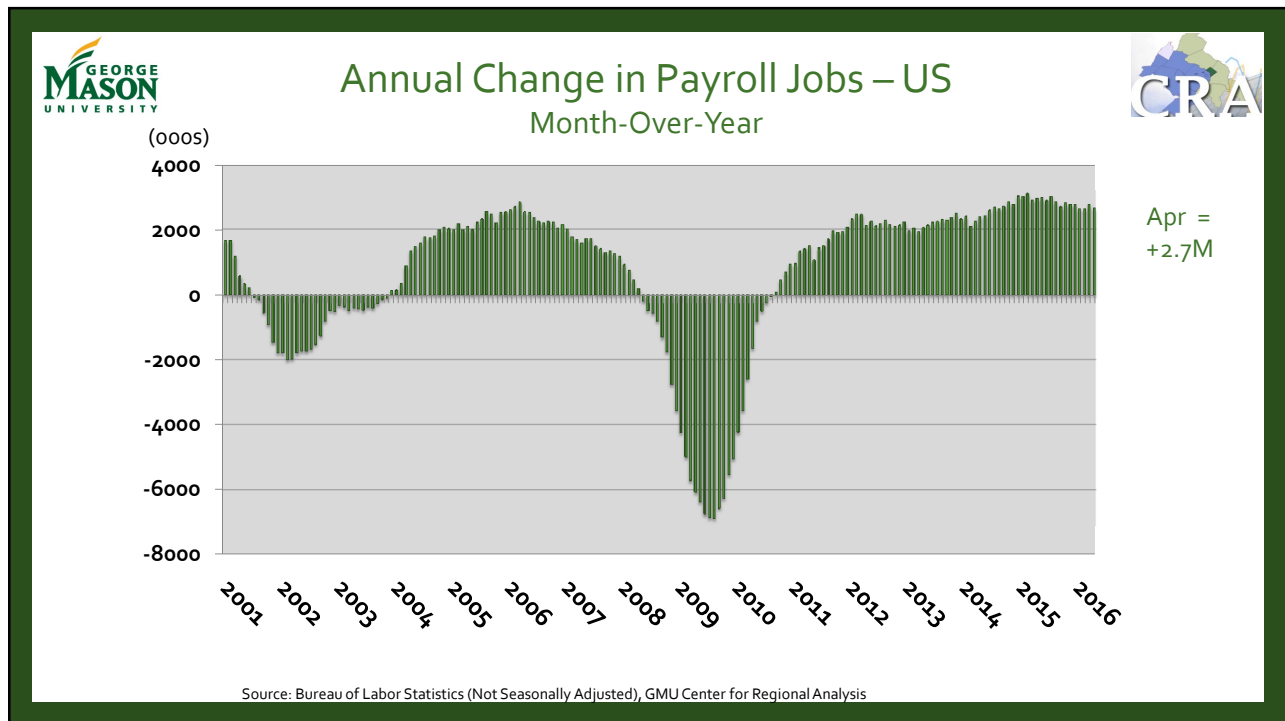
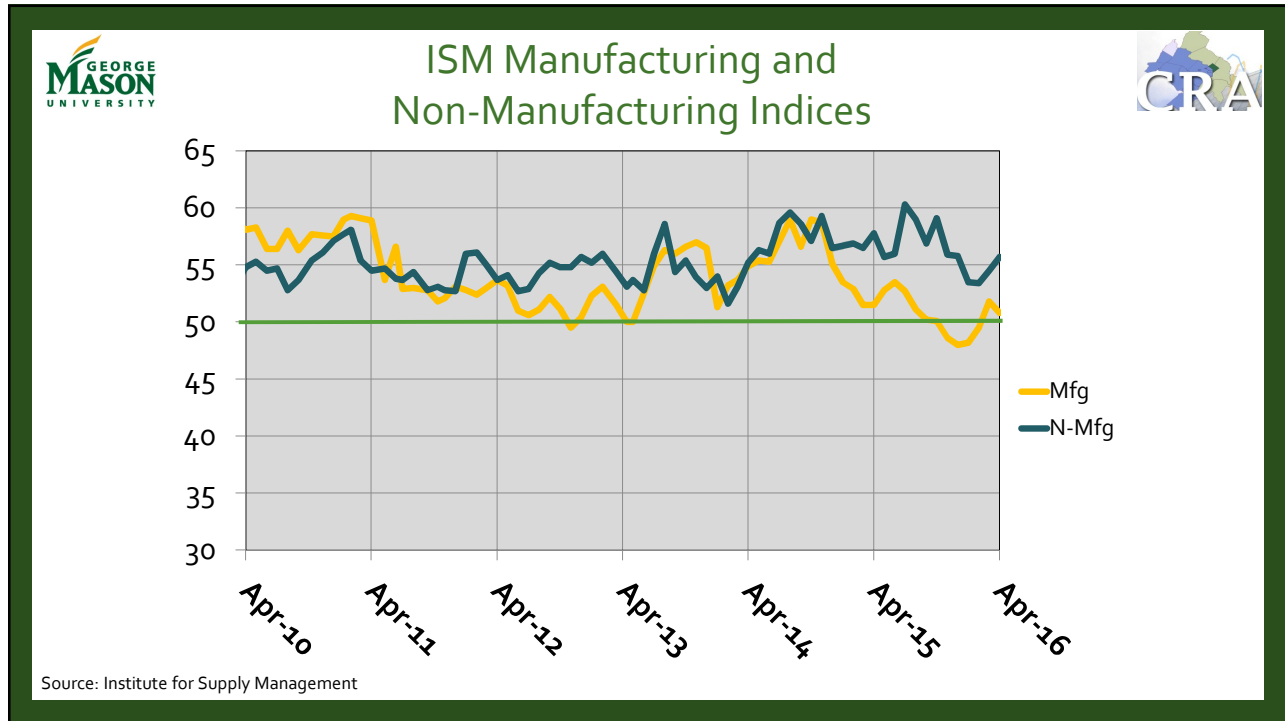


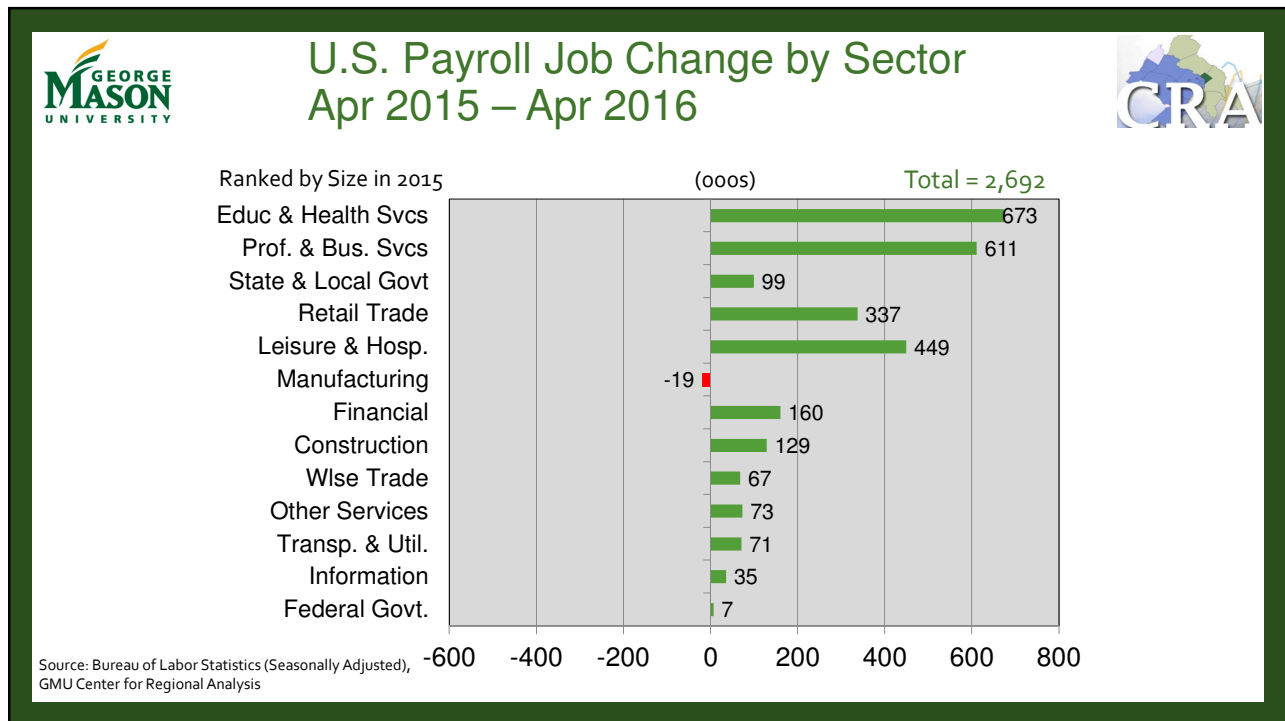
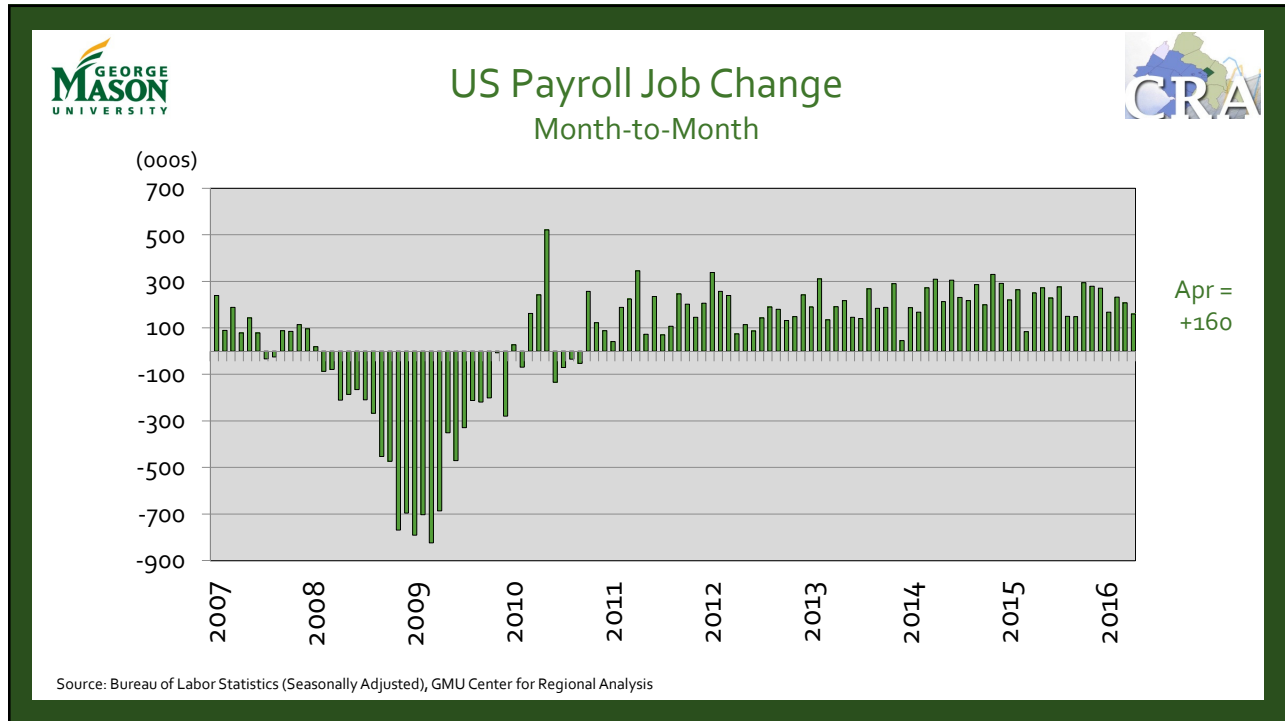
U.S. Coincident Index

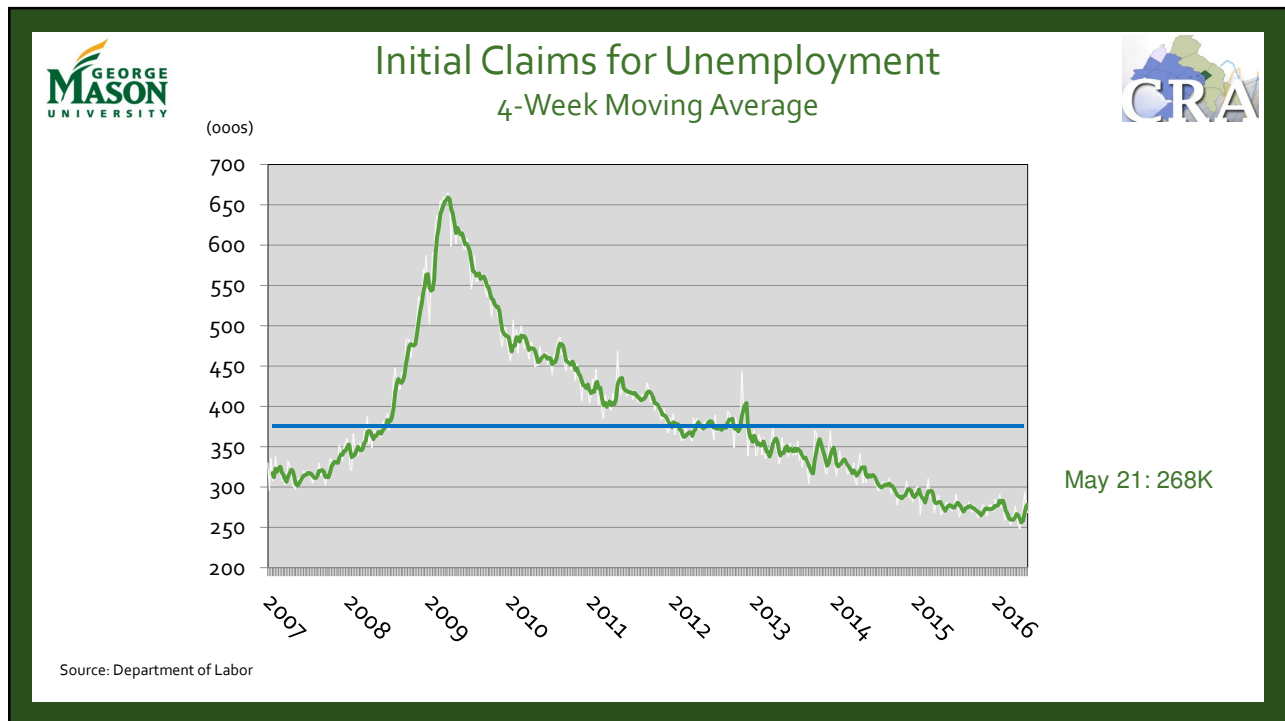
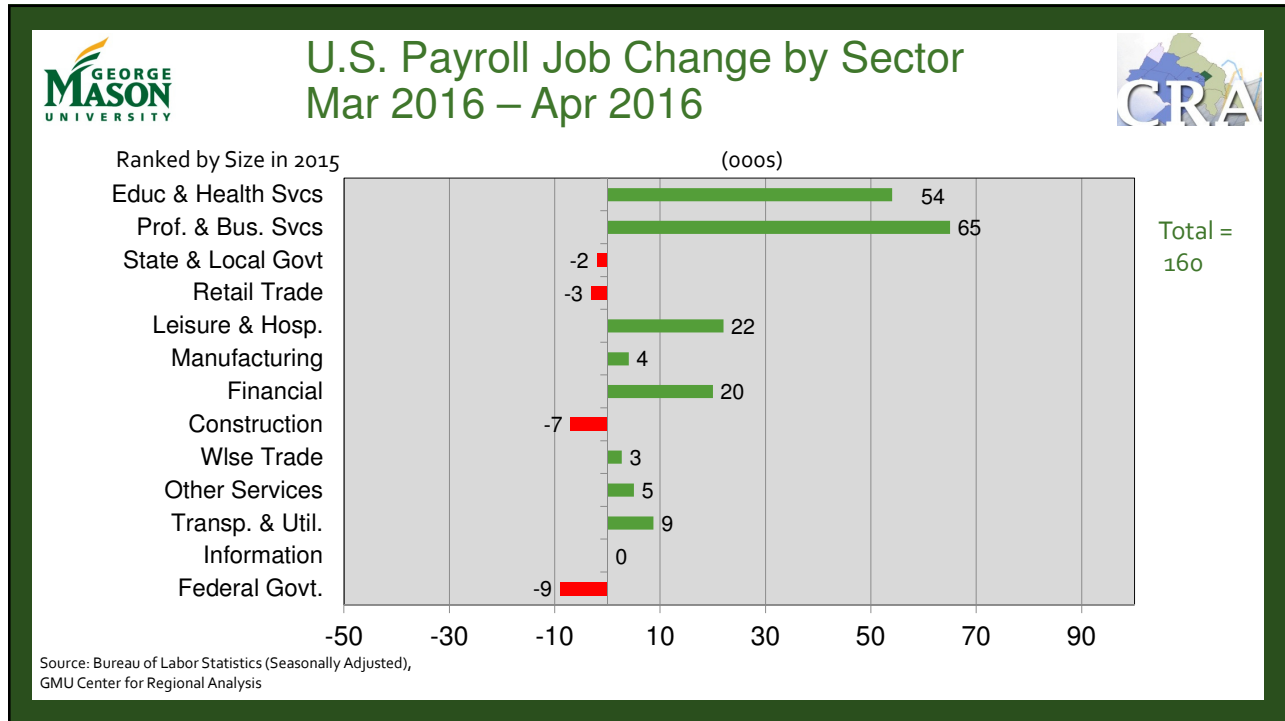
Month-Over-Year Percent Change

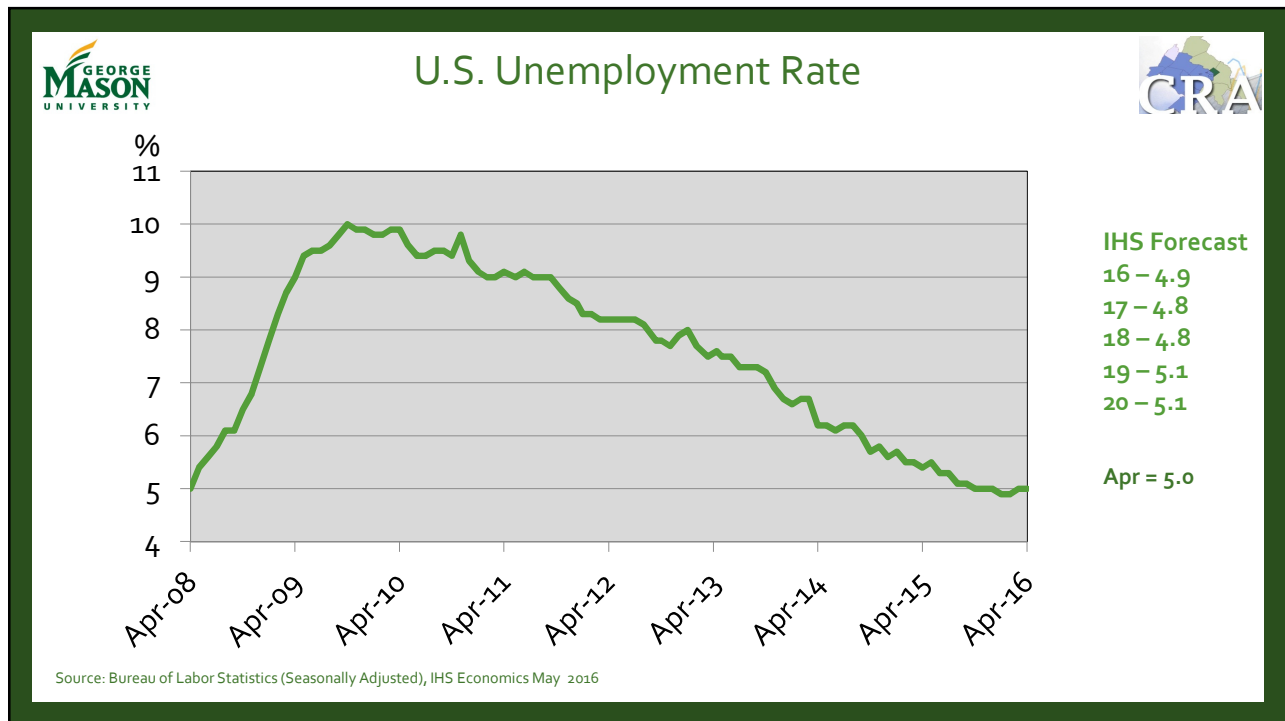
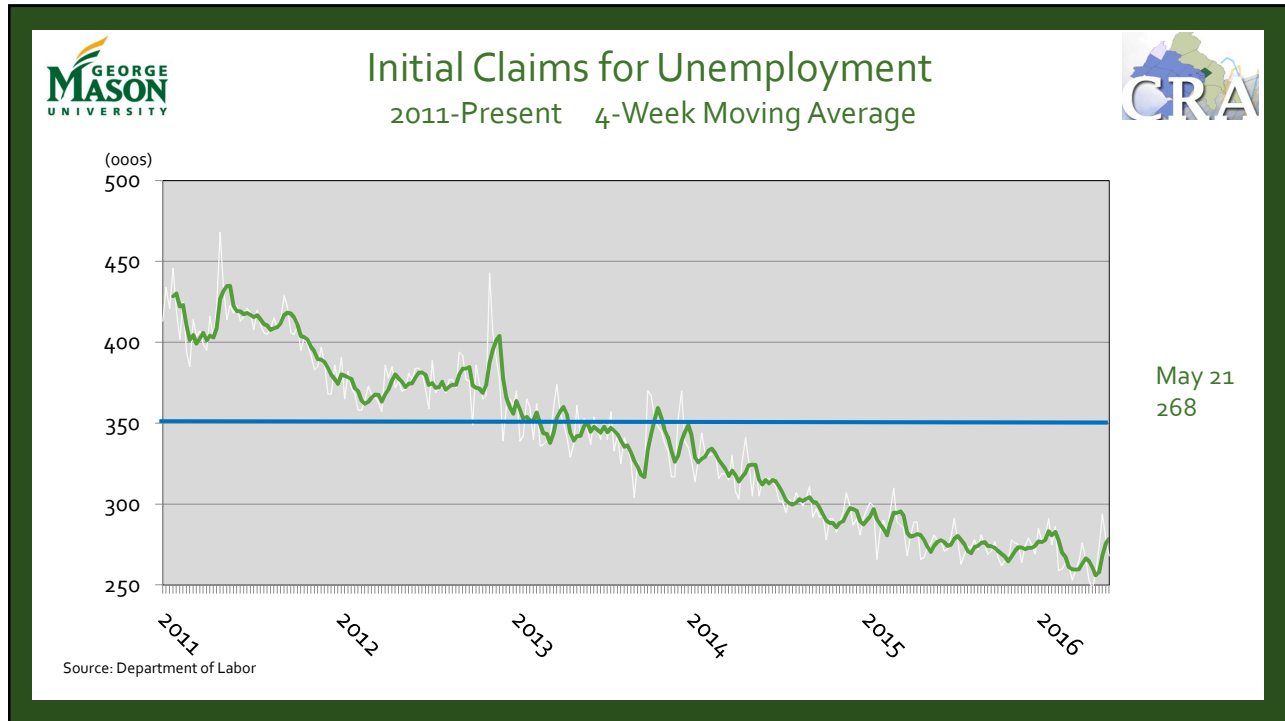


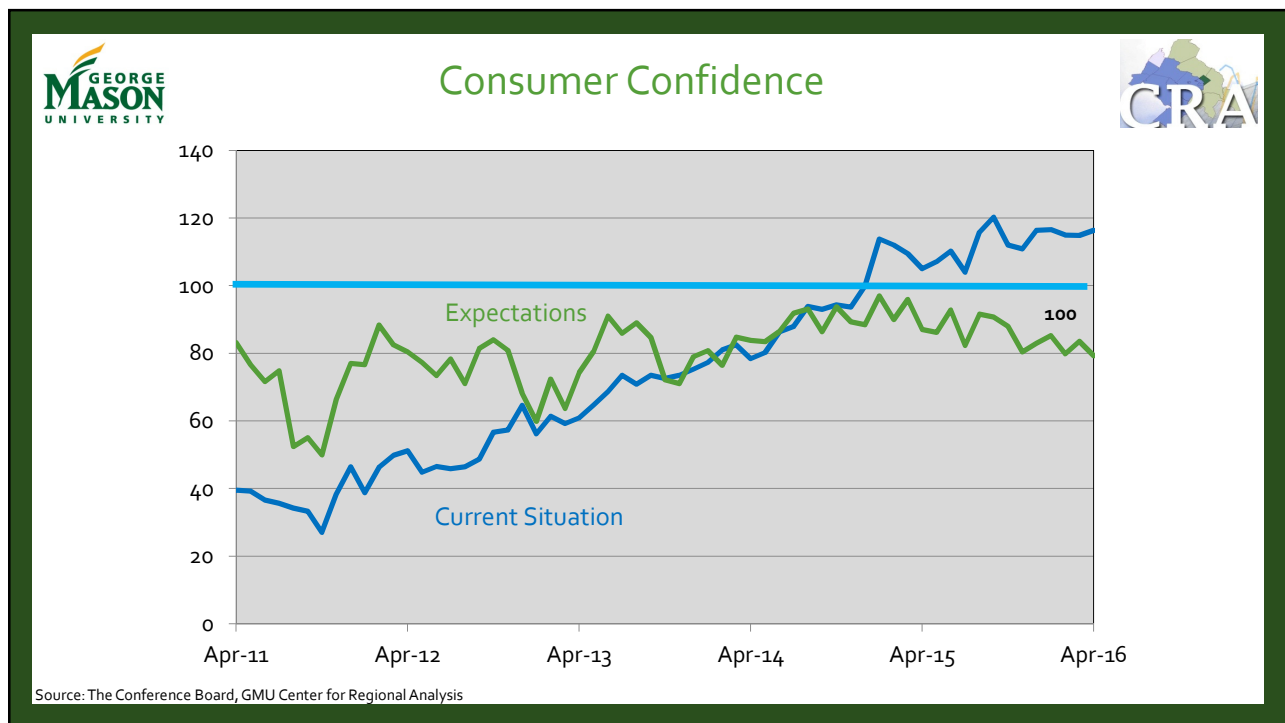
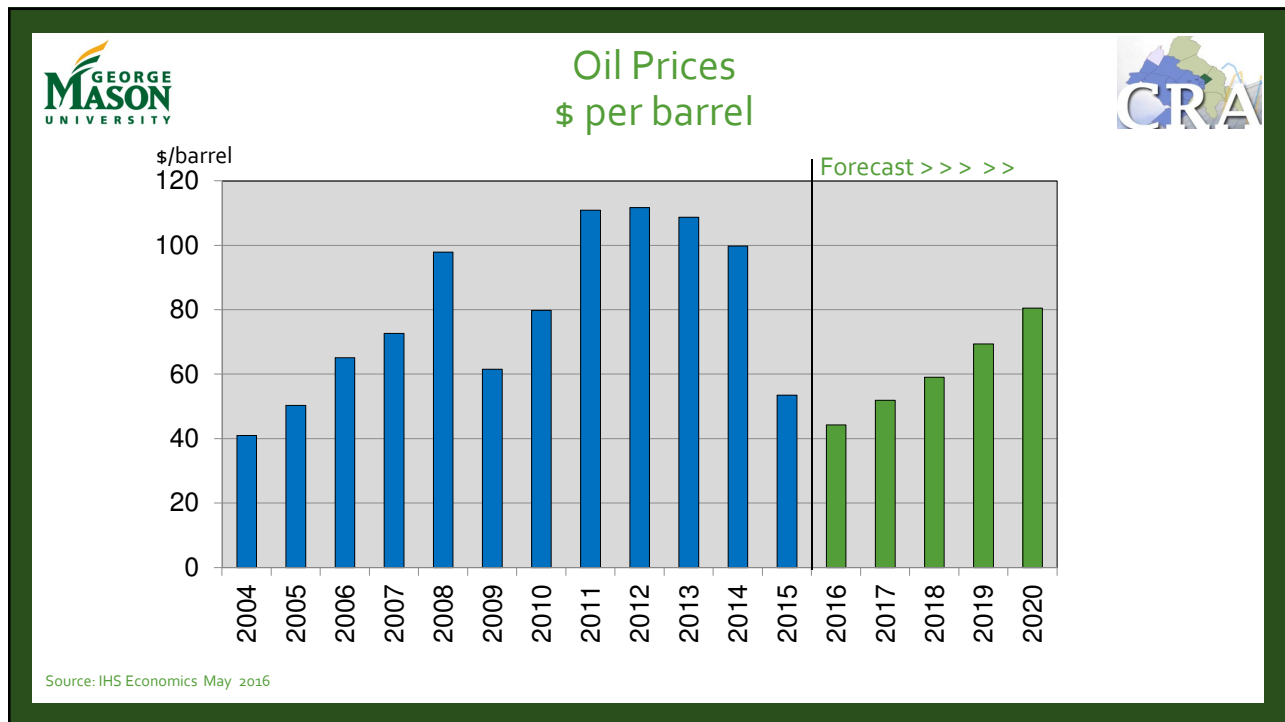
Source: The Conference Board, GMU Center for Regional Analysis

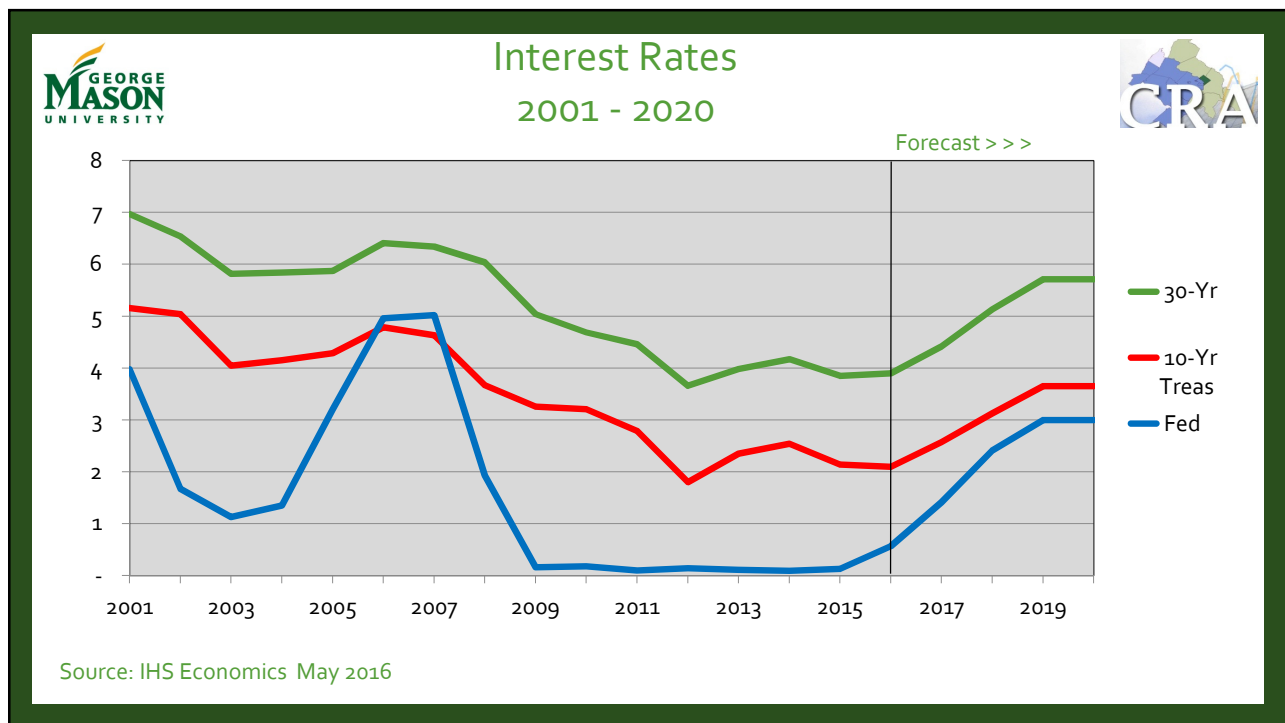
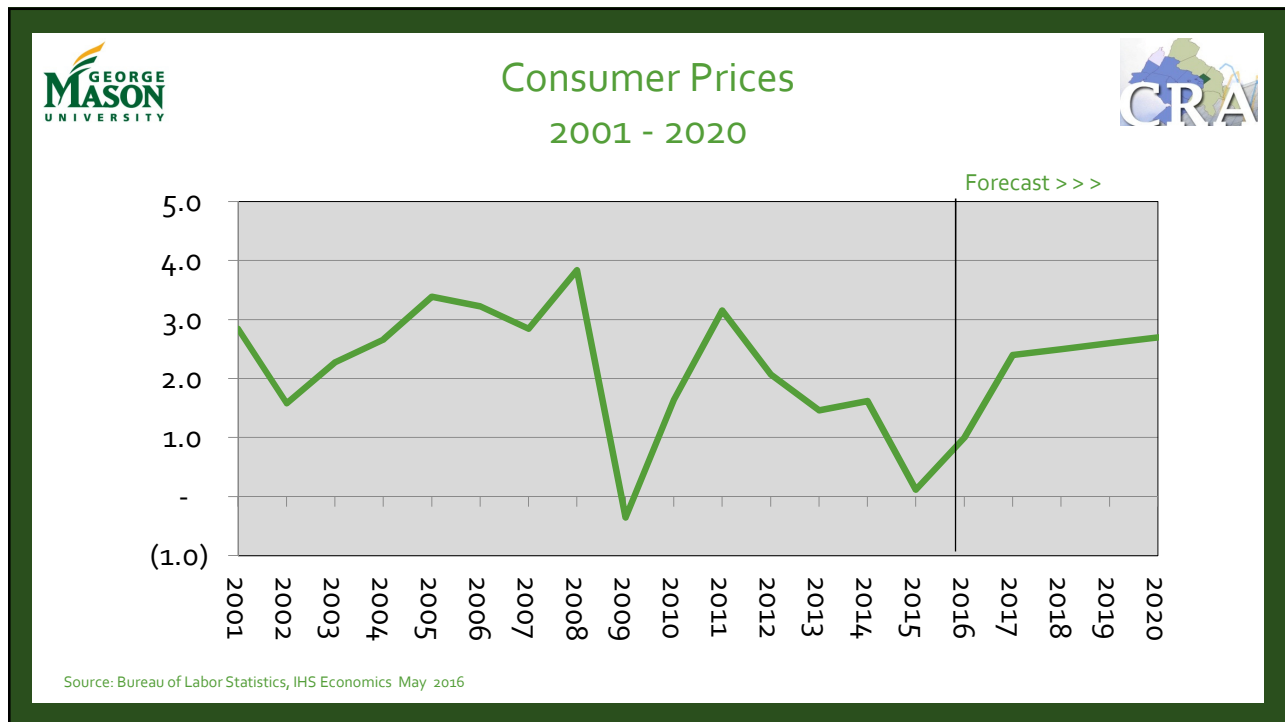


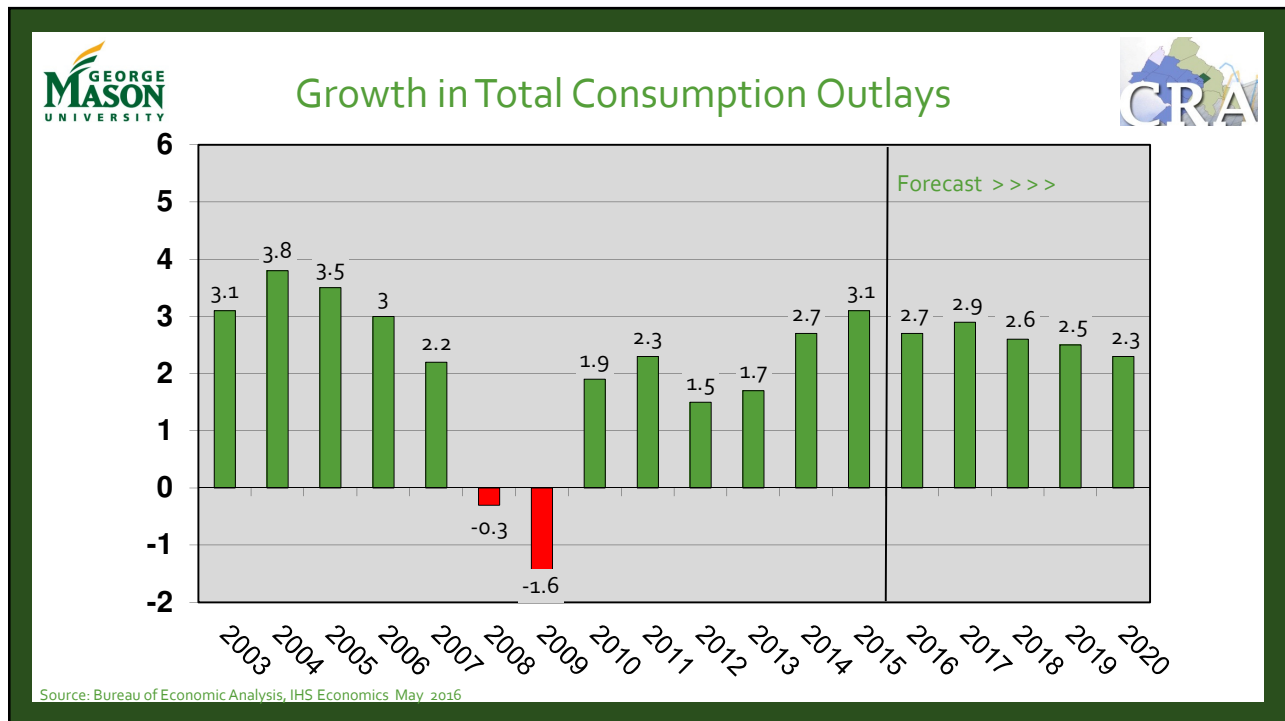
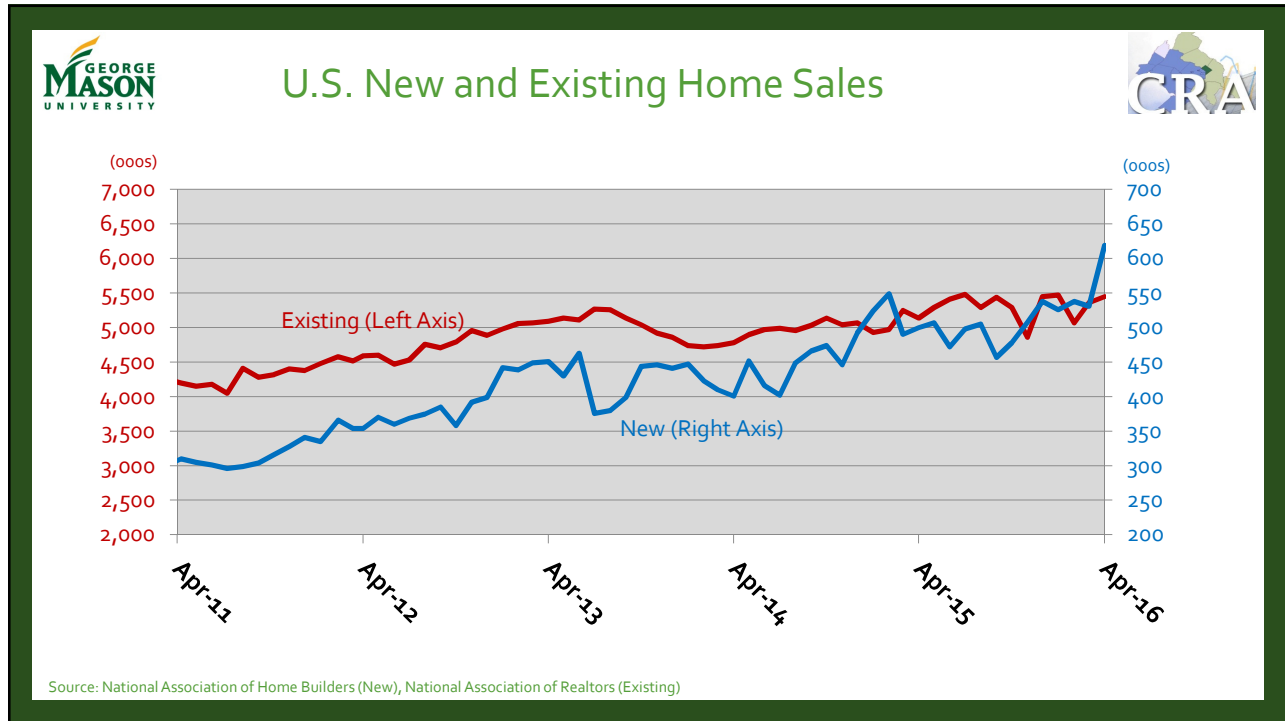


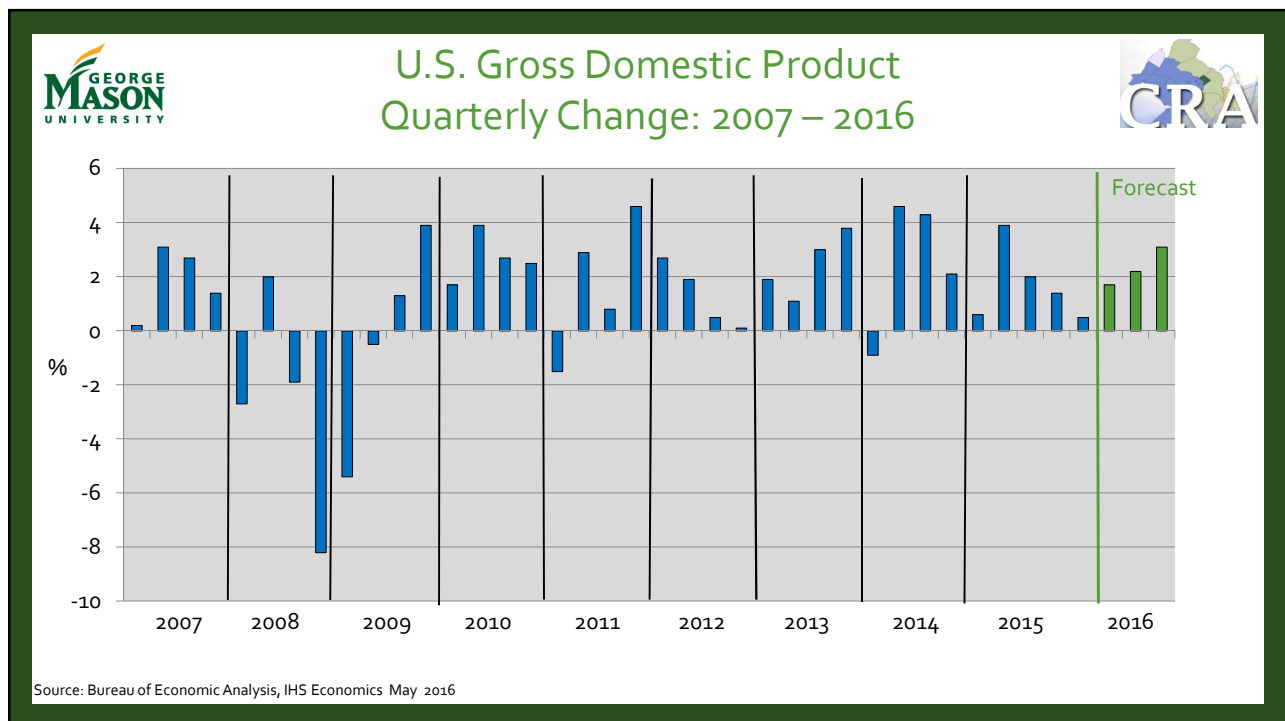
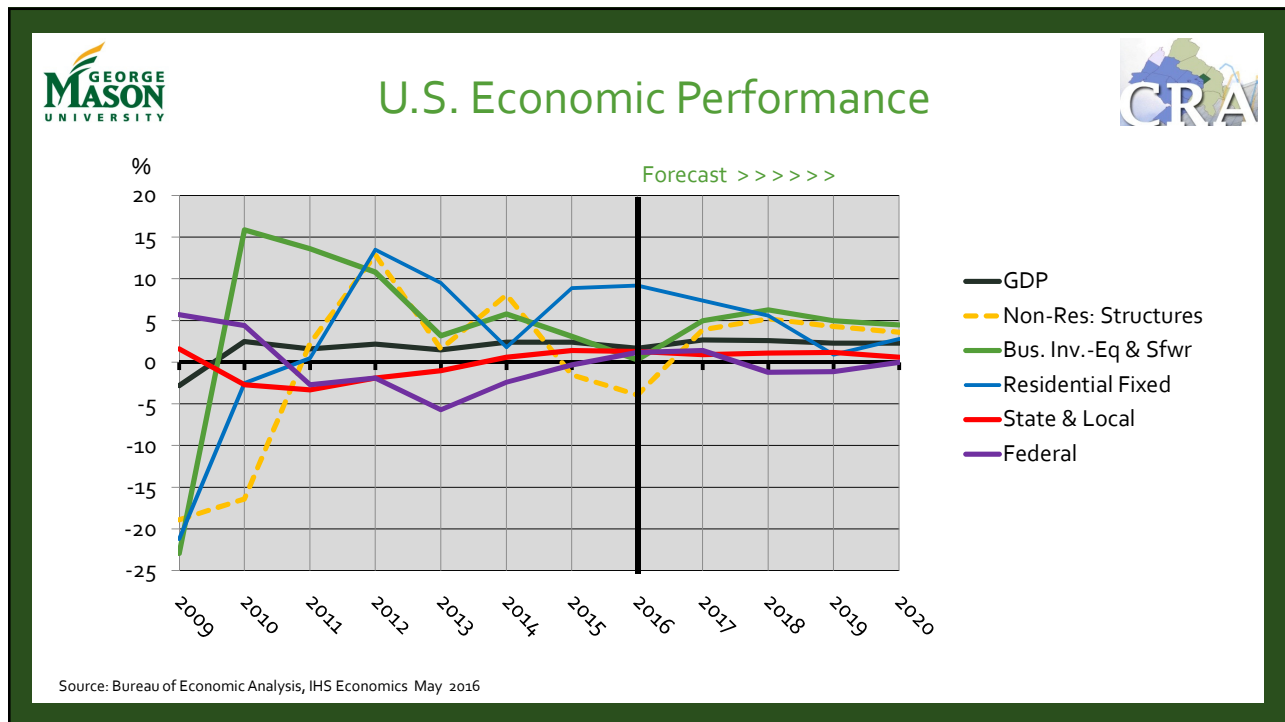


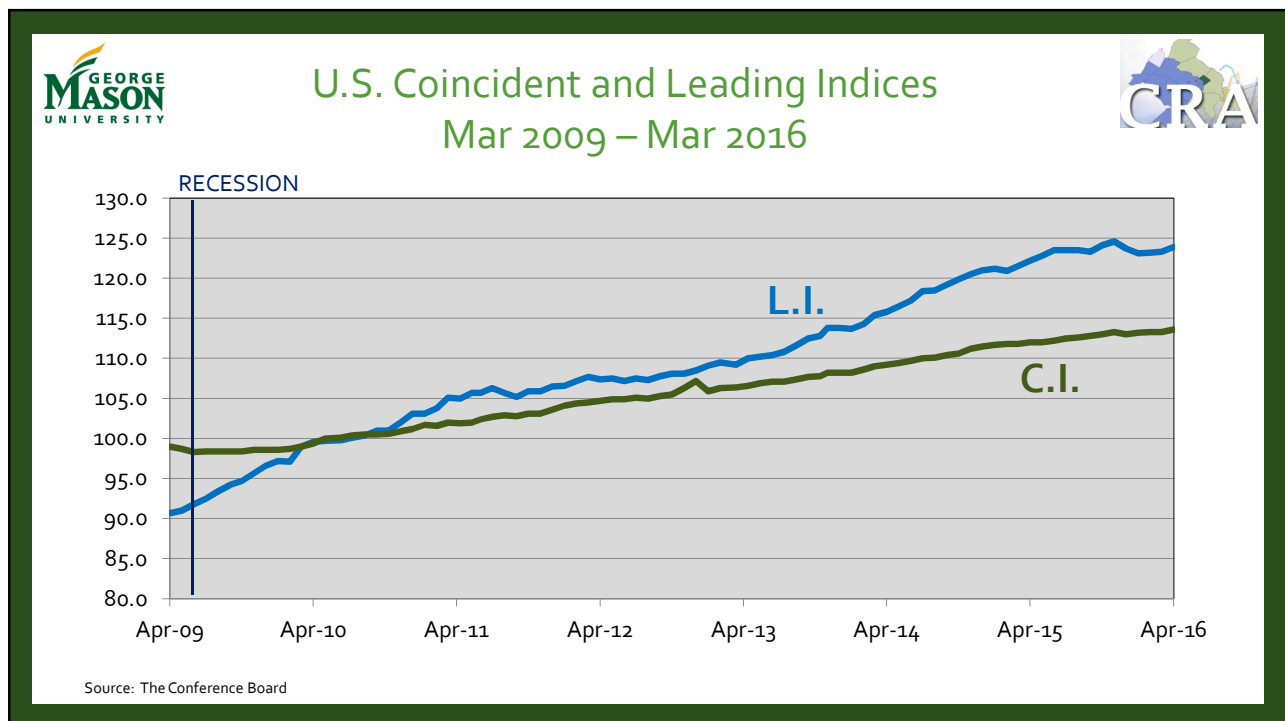
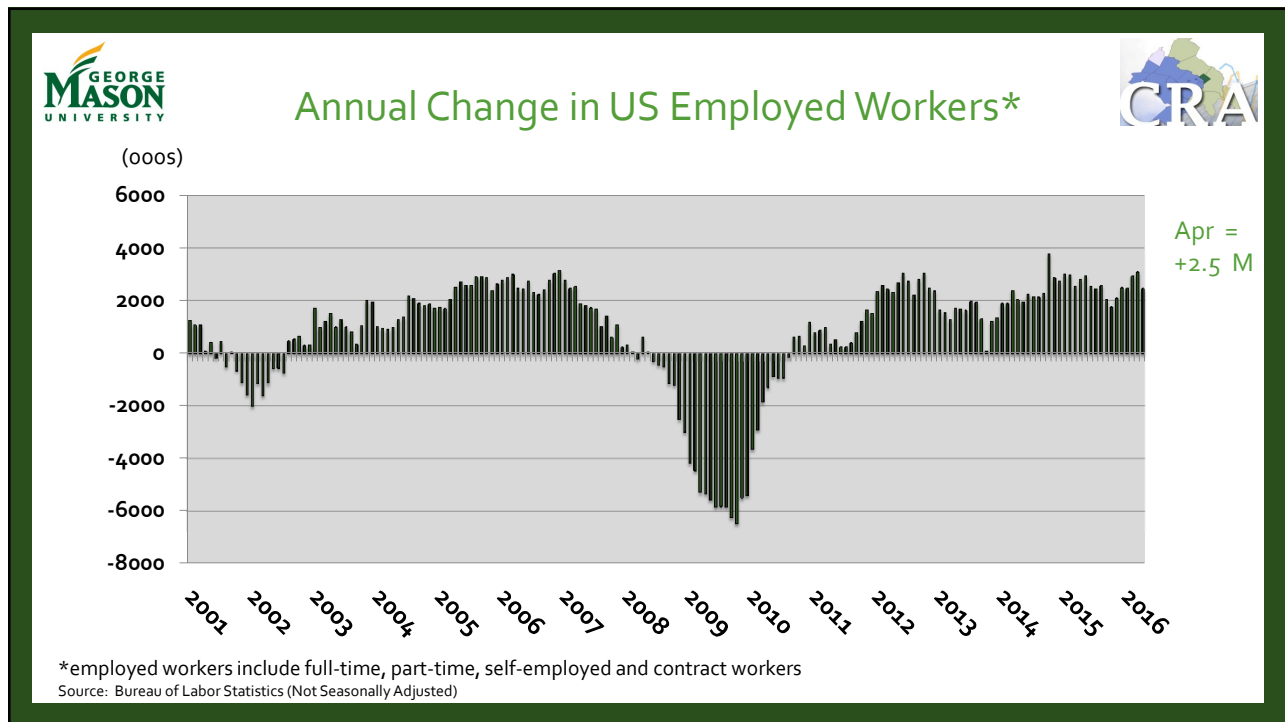










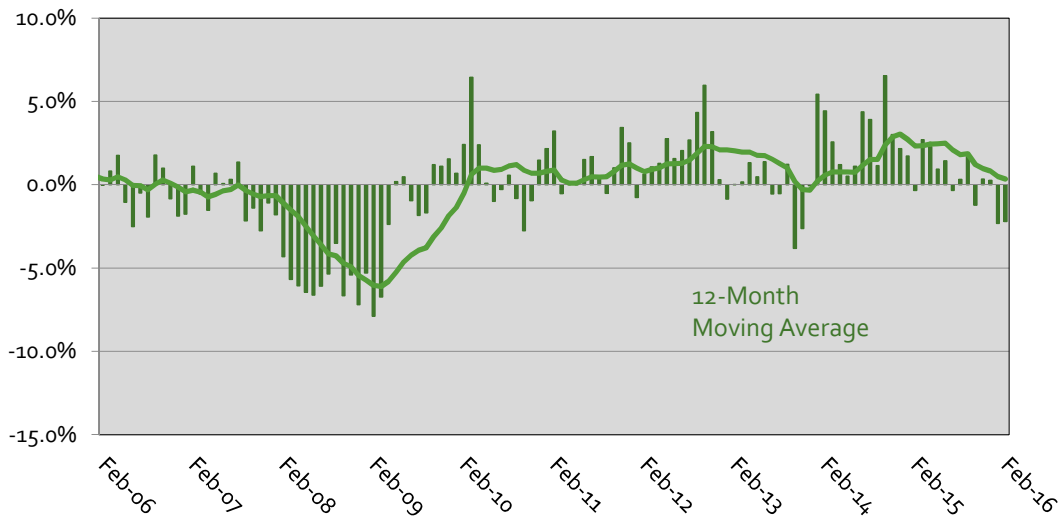




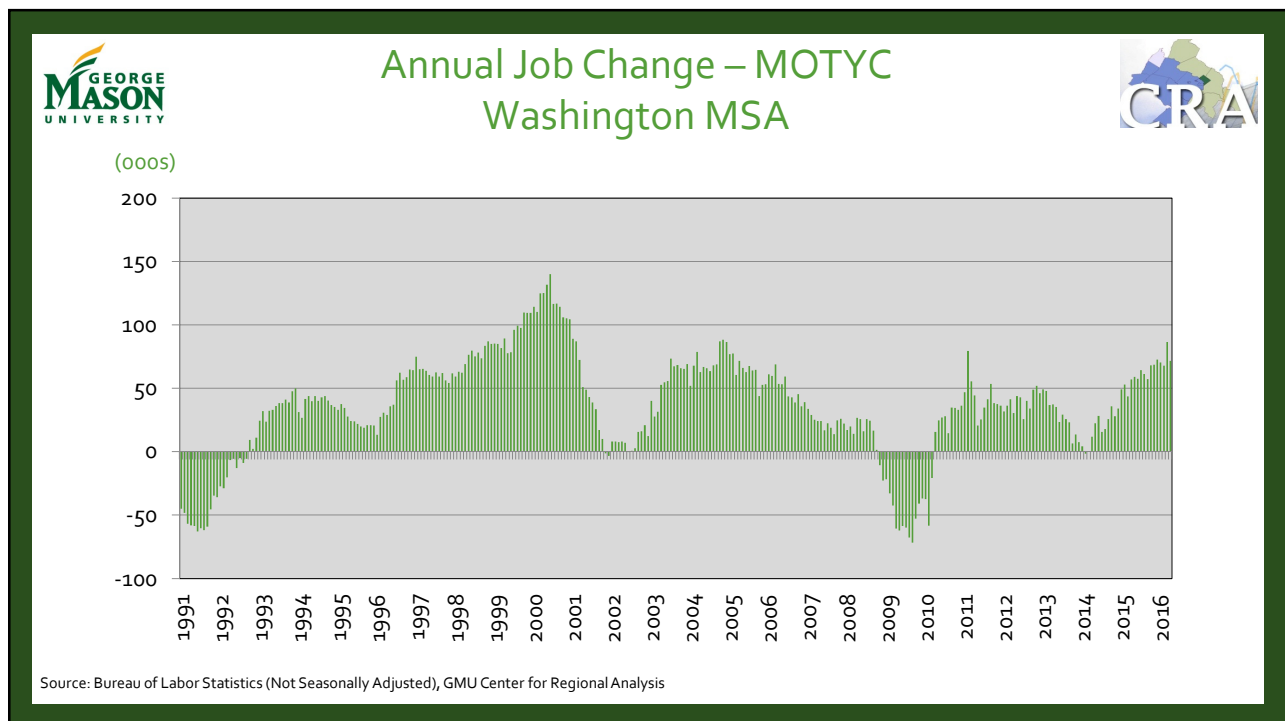
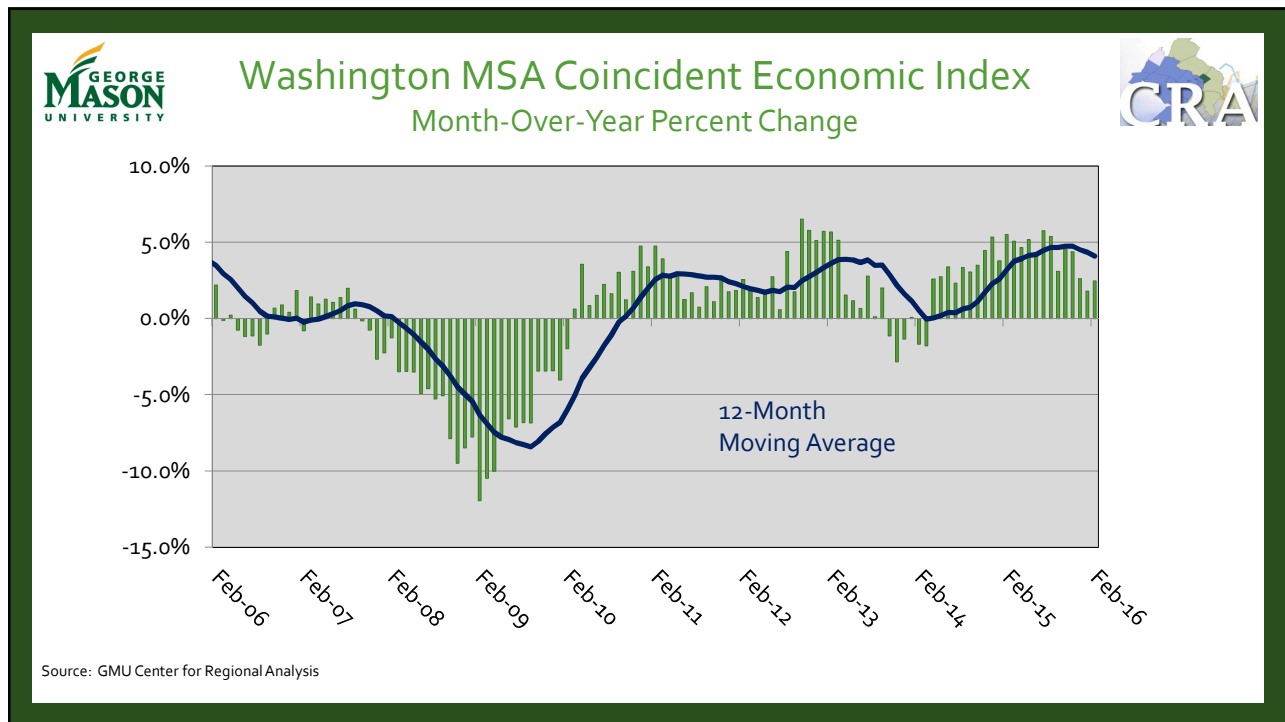
The Washington Economy

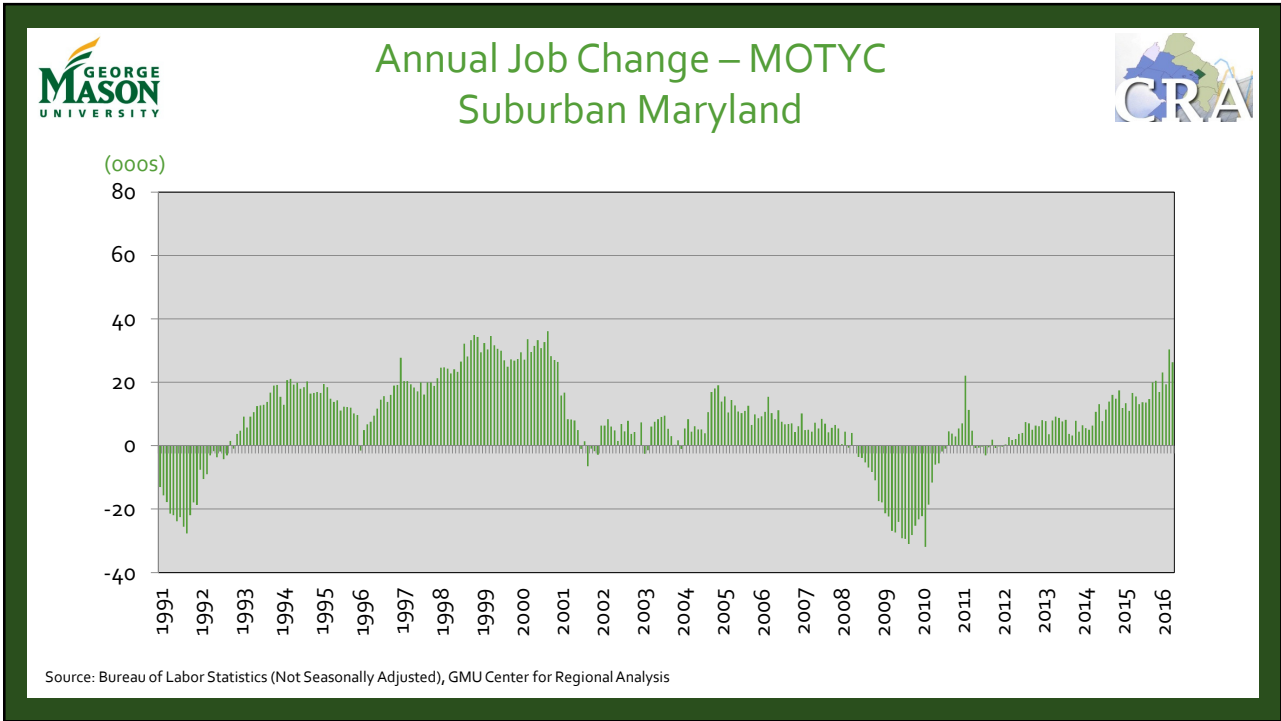
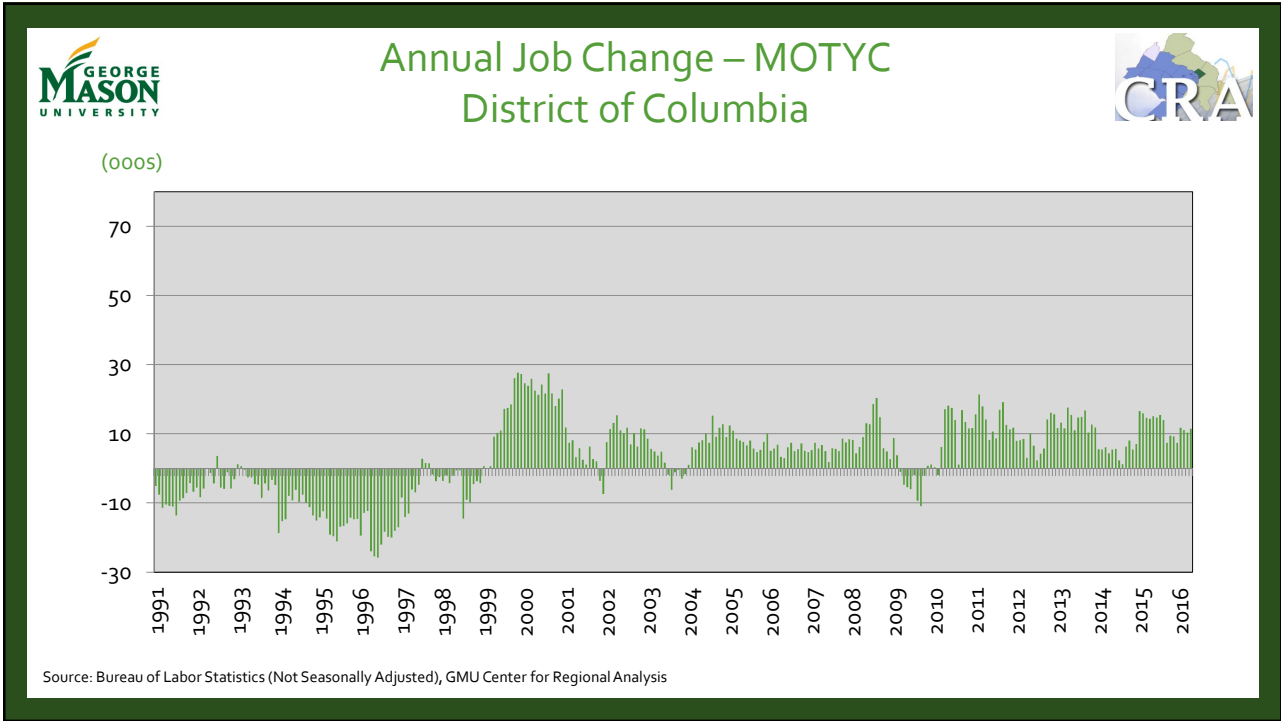


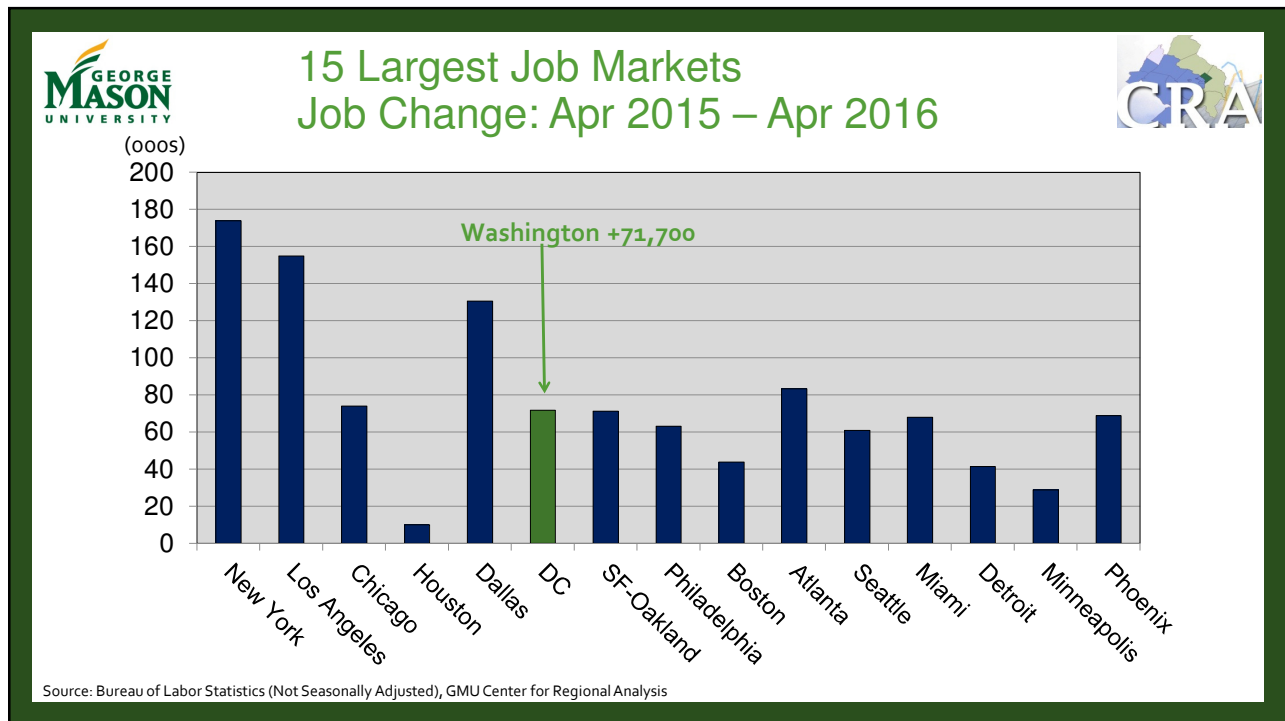
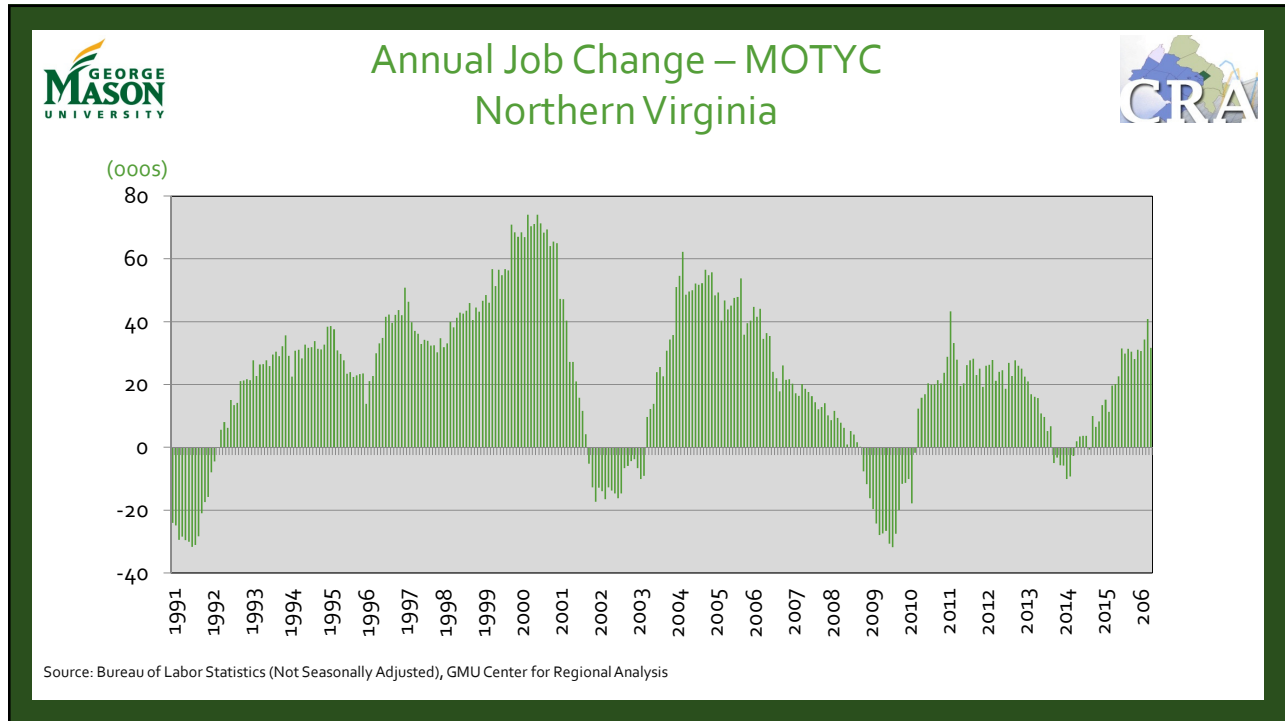
Washington MSA Leading Economic Index Month-Over-Year Percent Change

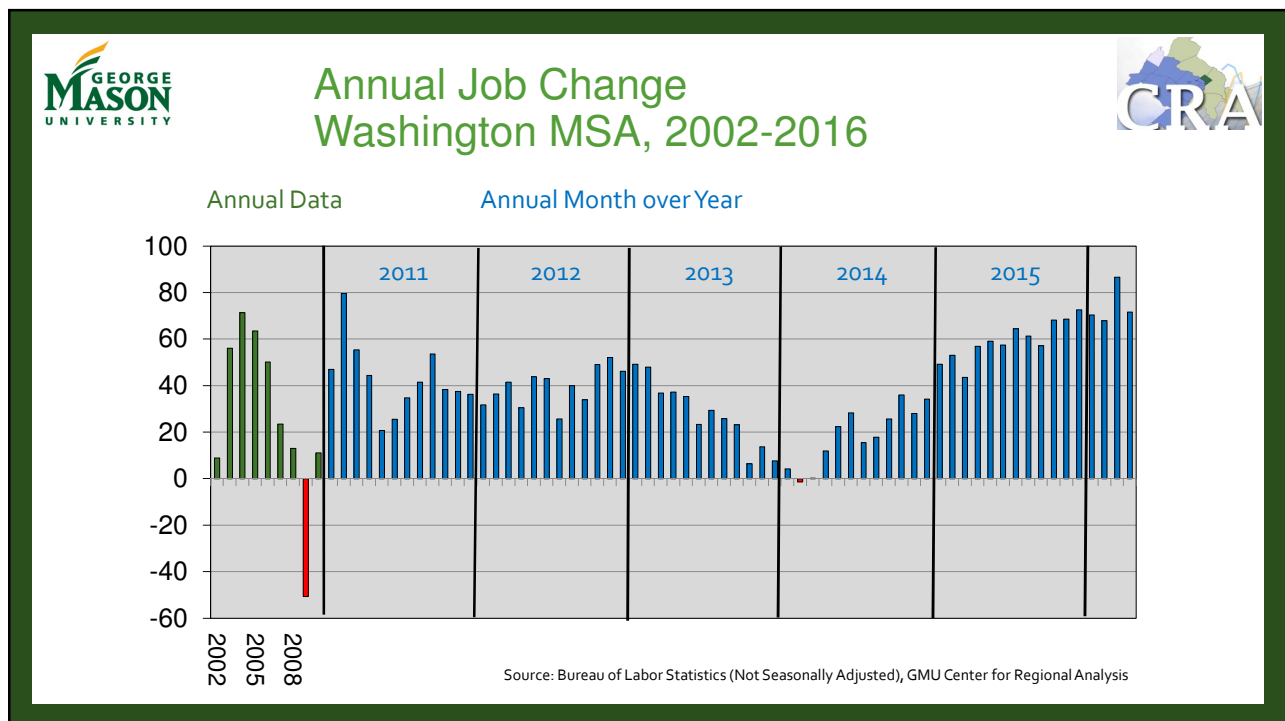
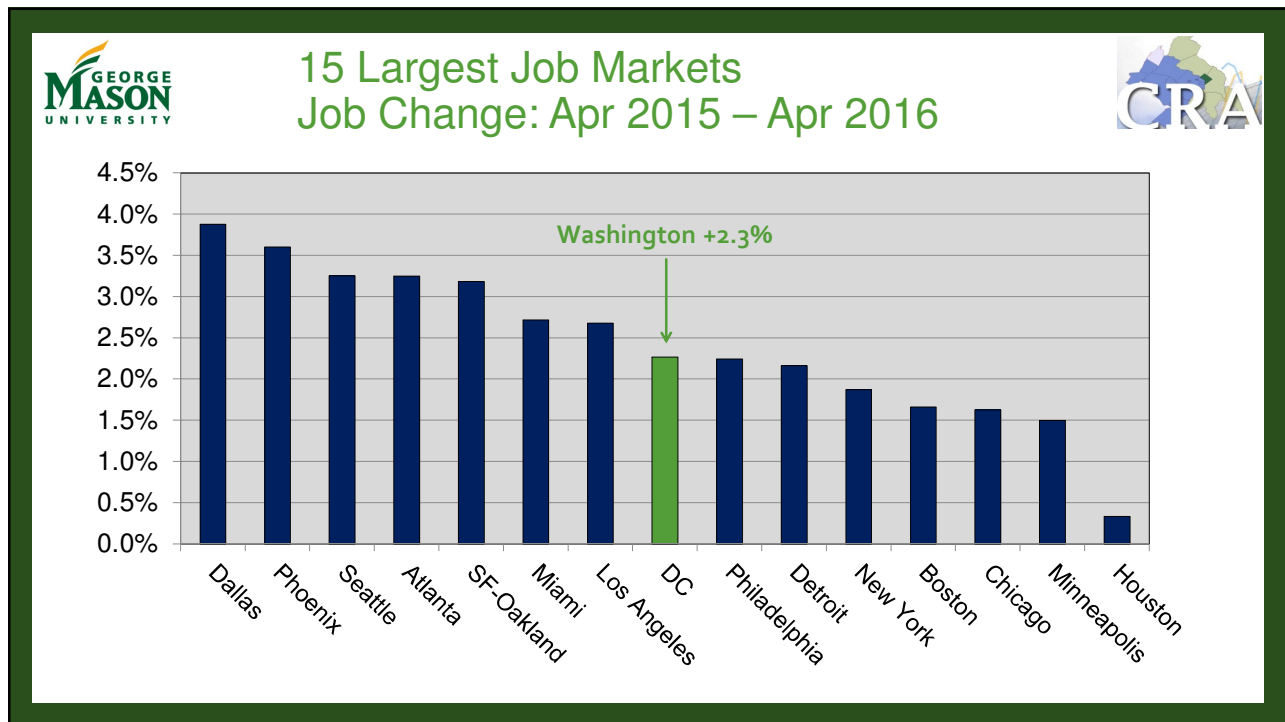


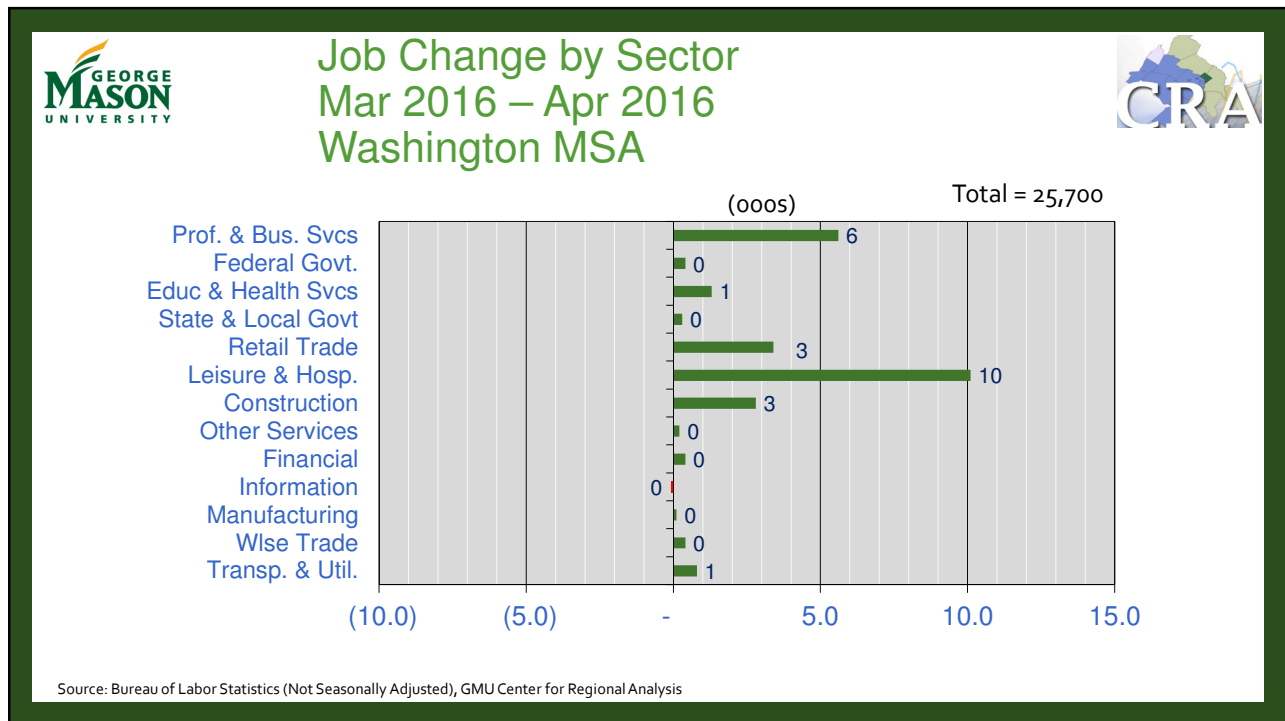
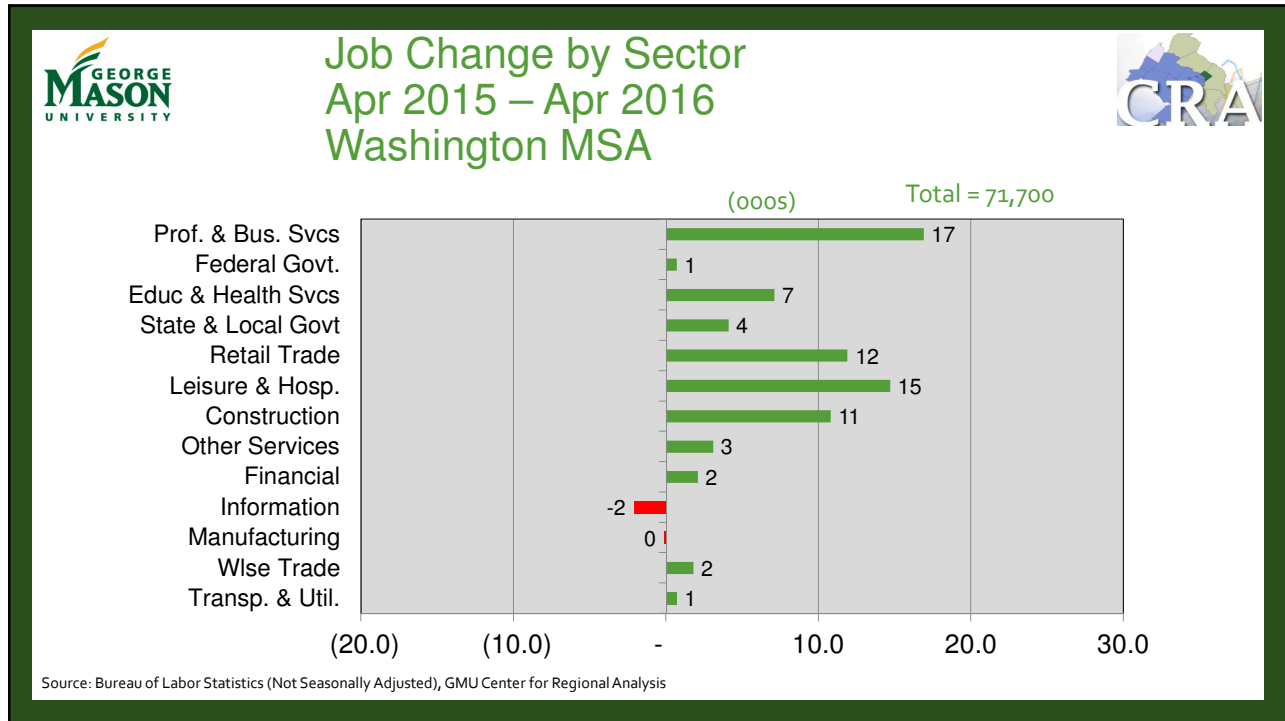
Source: GMU Center for Regional Analysis

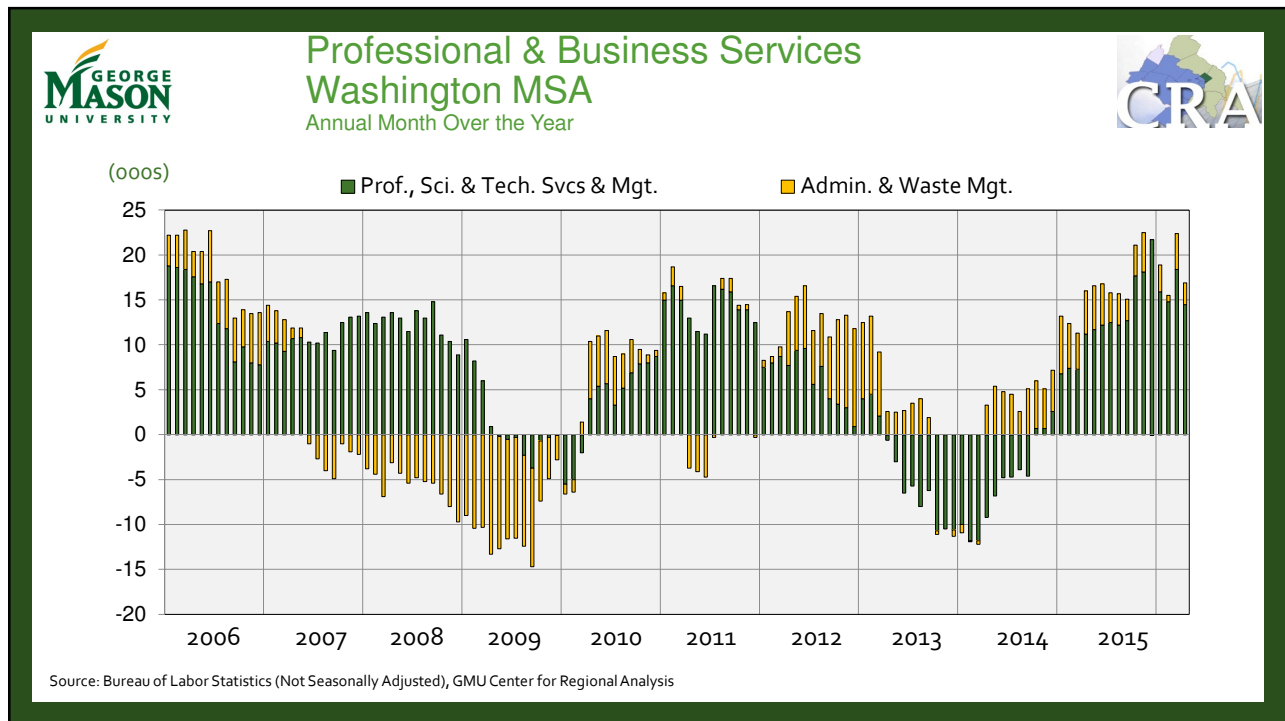
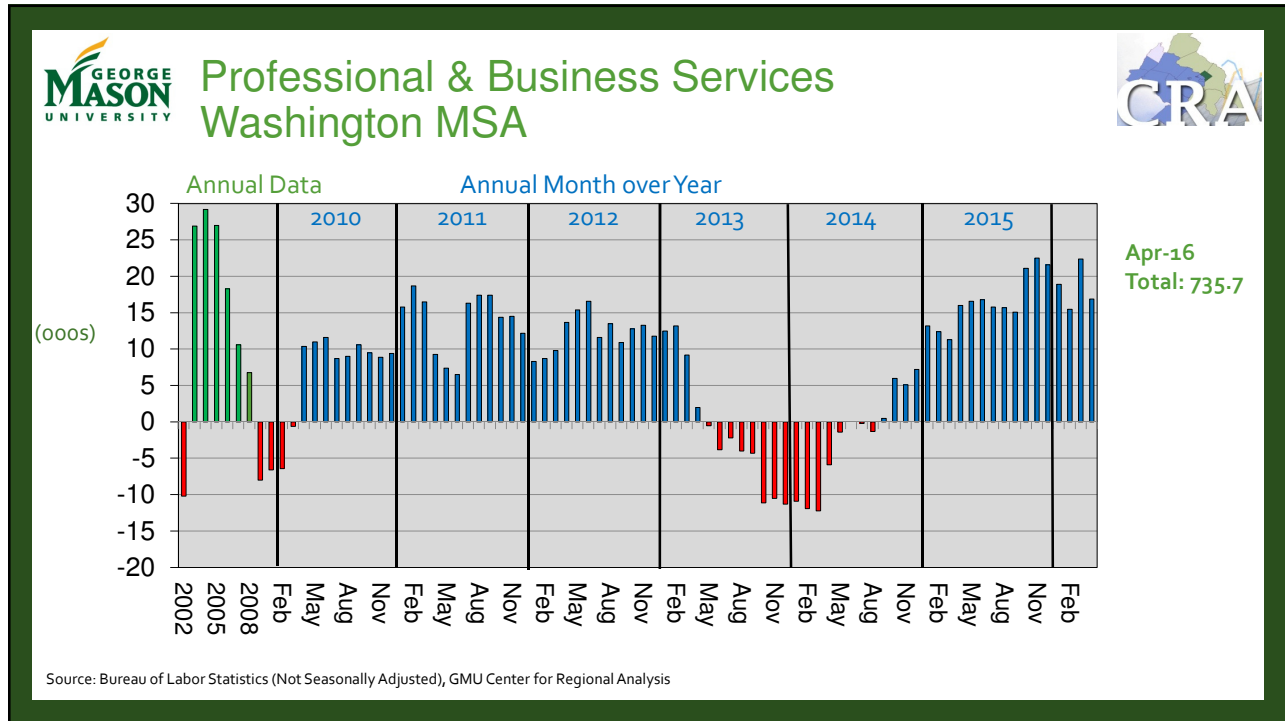


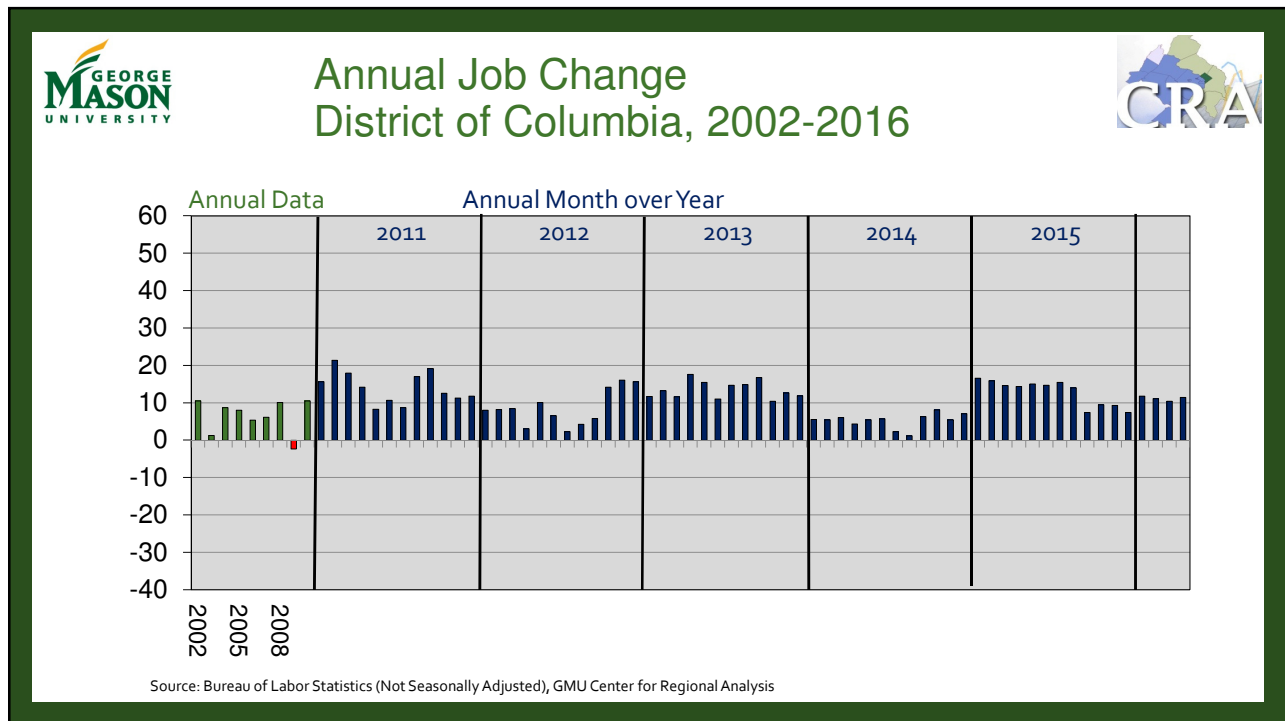
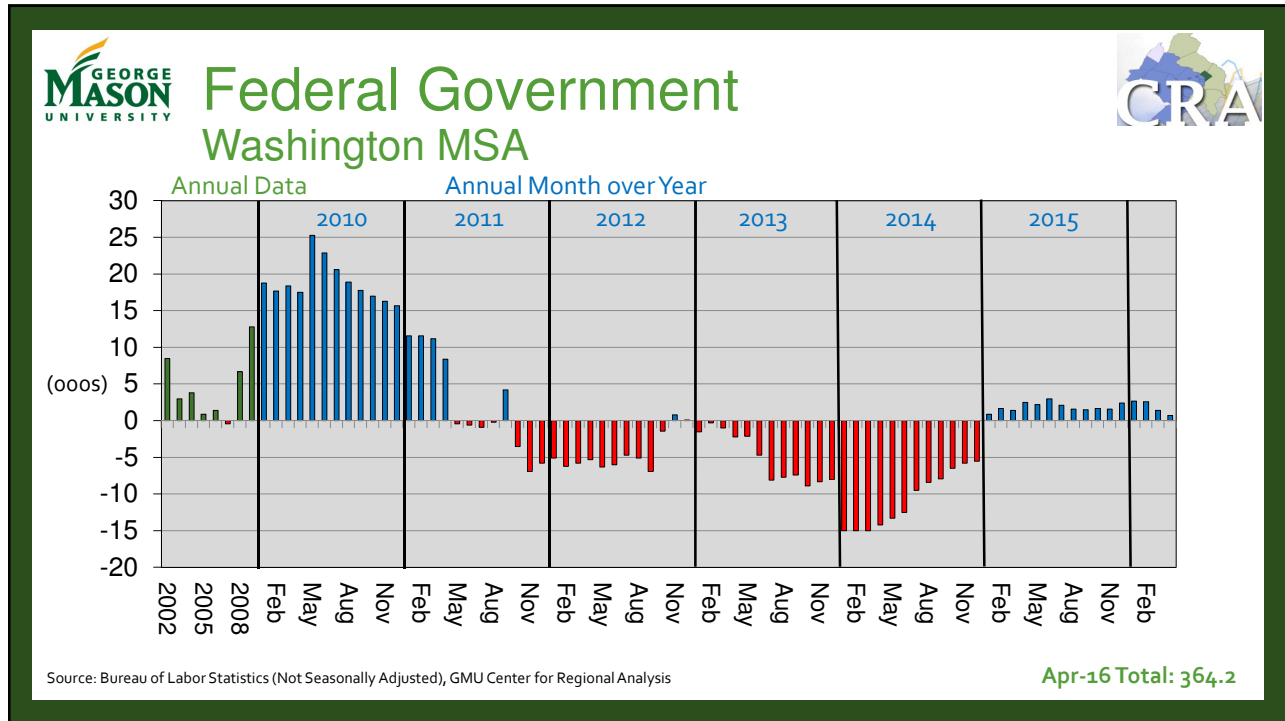


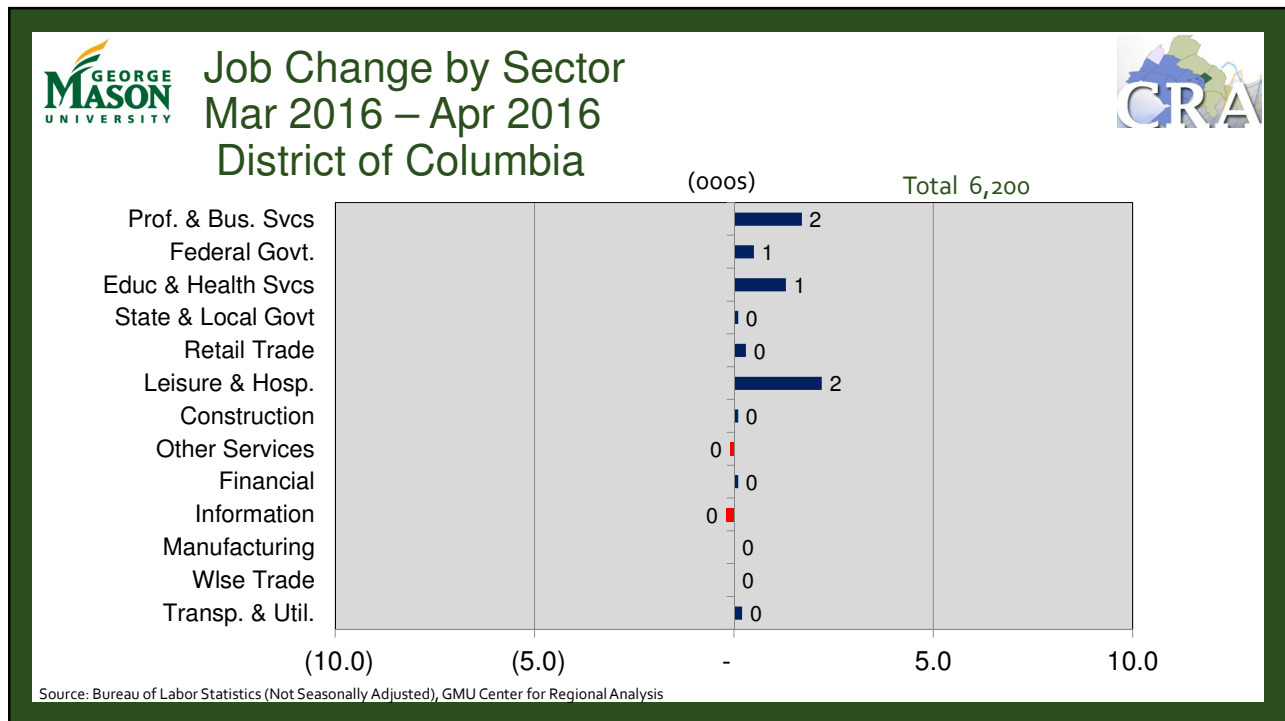
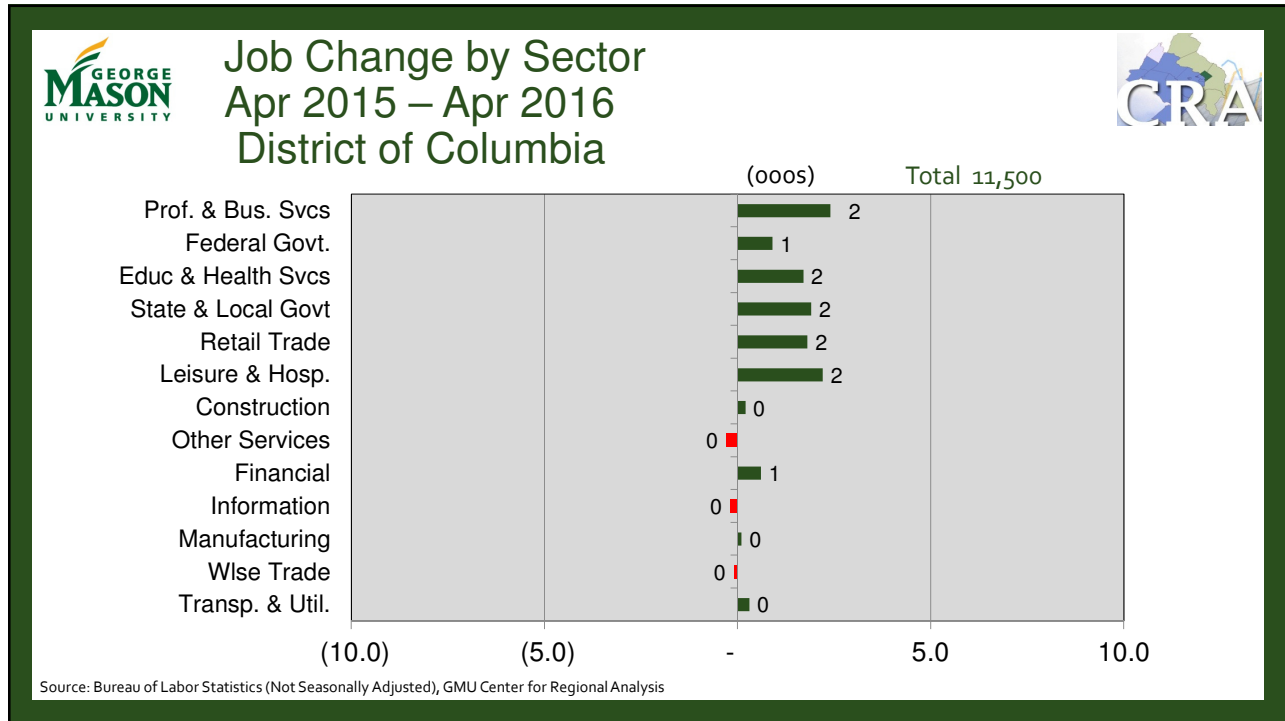






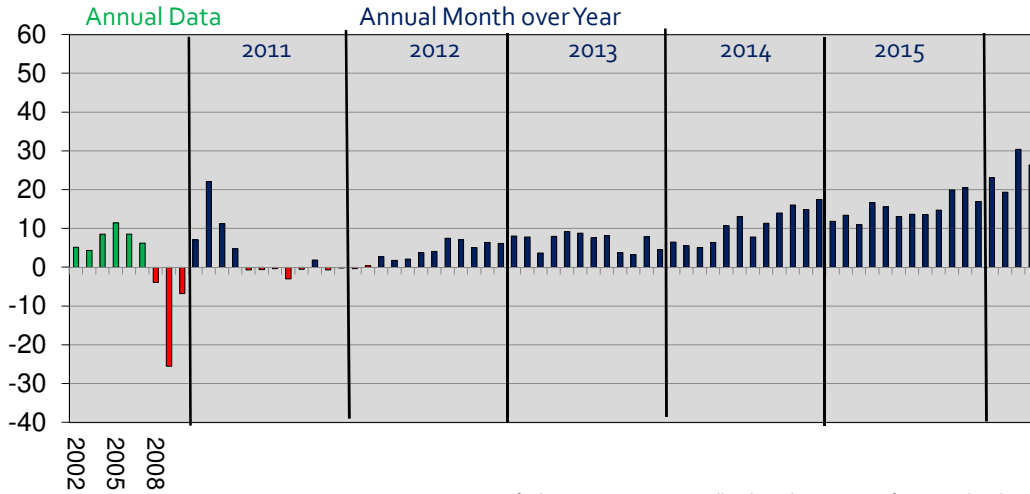








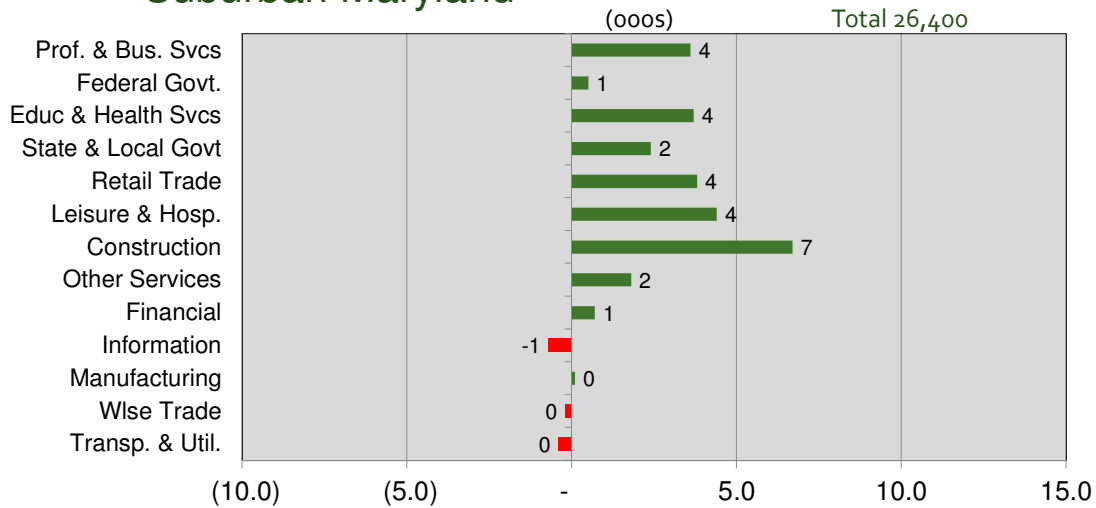
Annual Job Change Suburban Maryland, 2002-2016



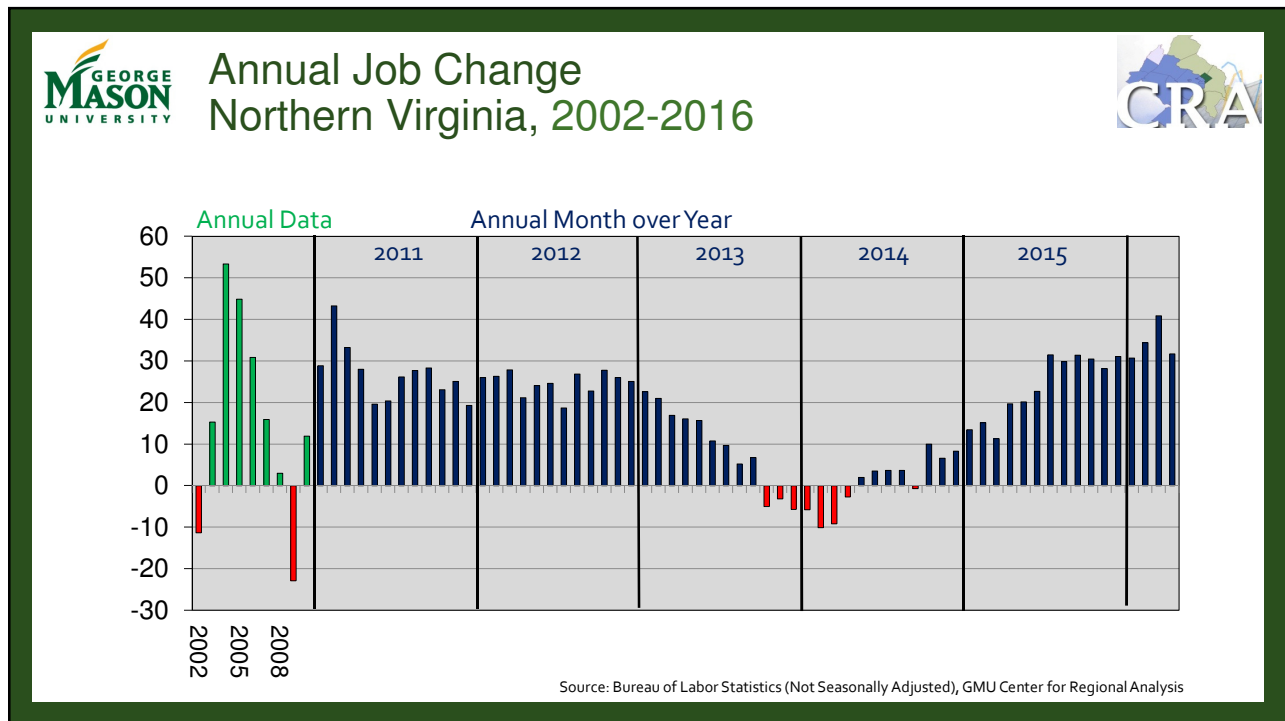
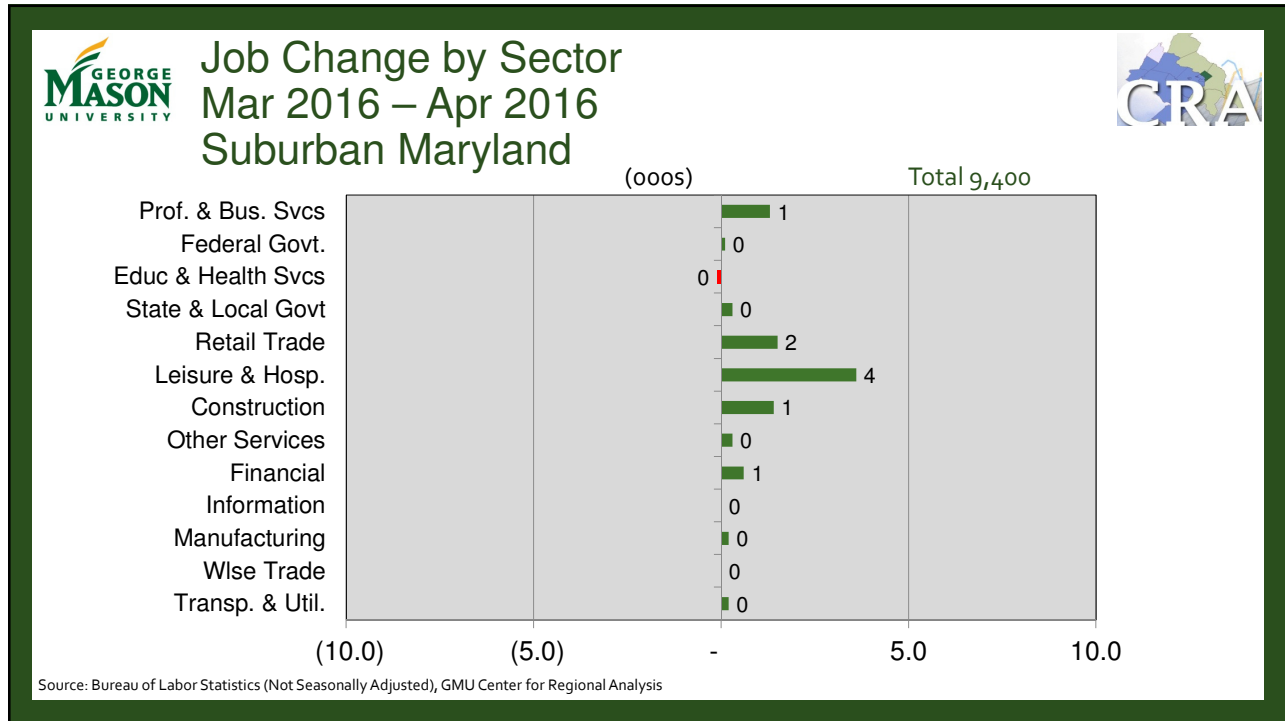
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

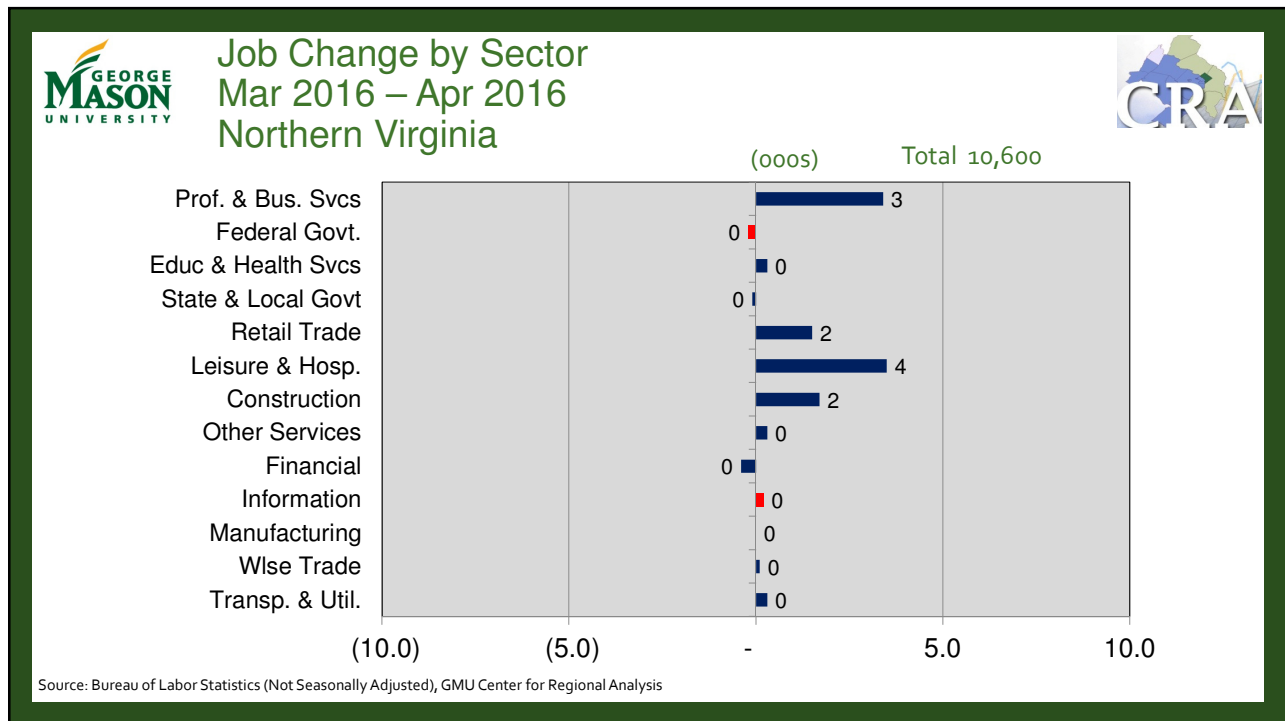
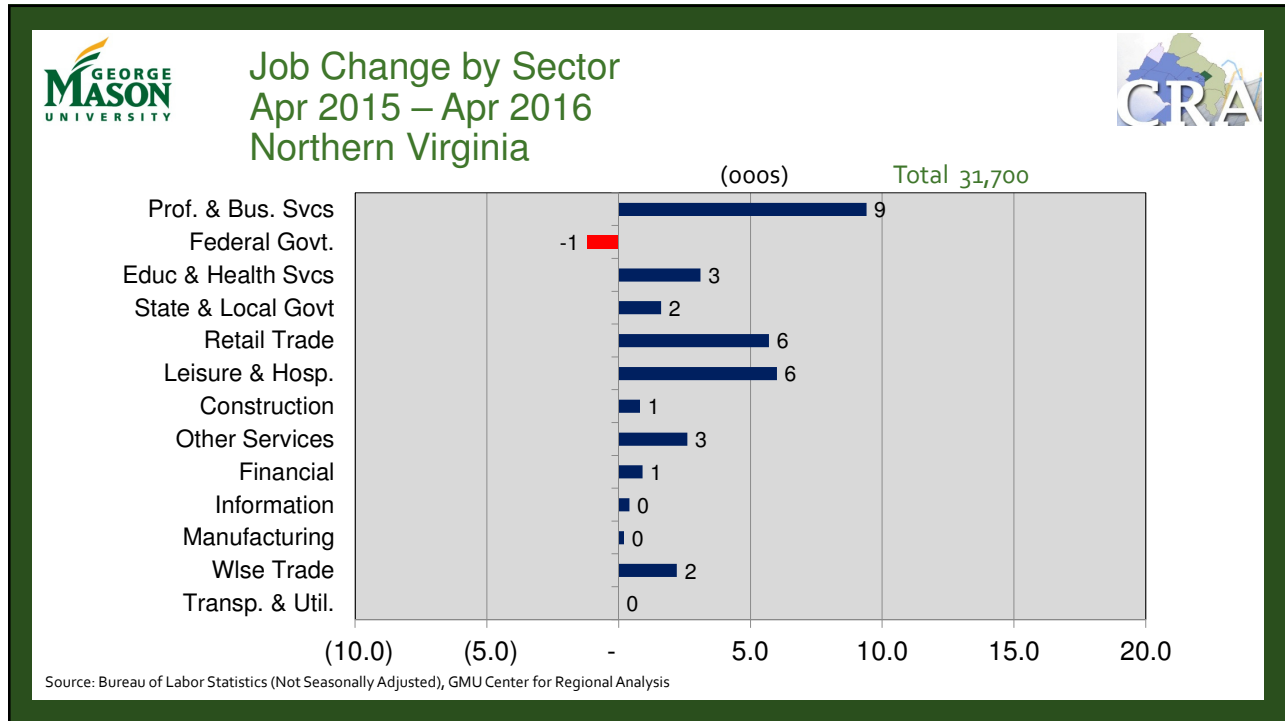


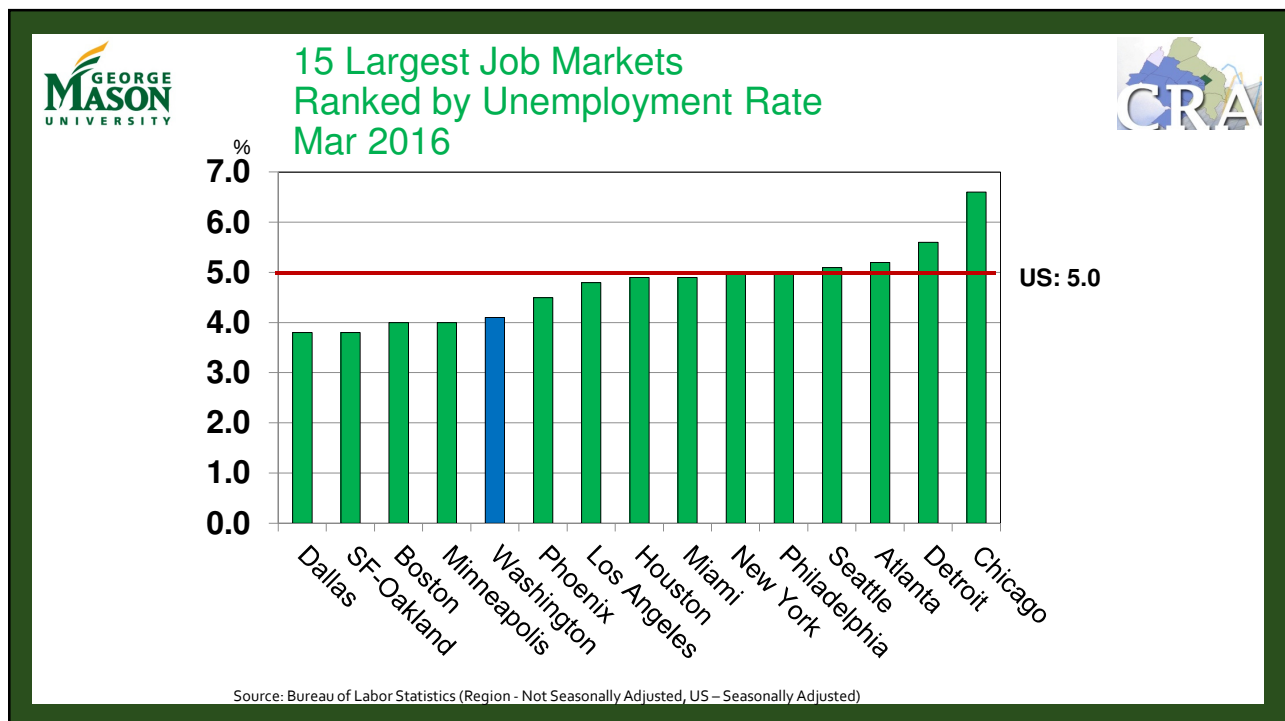
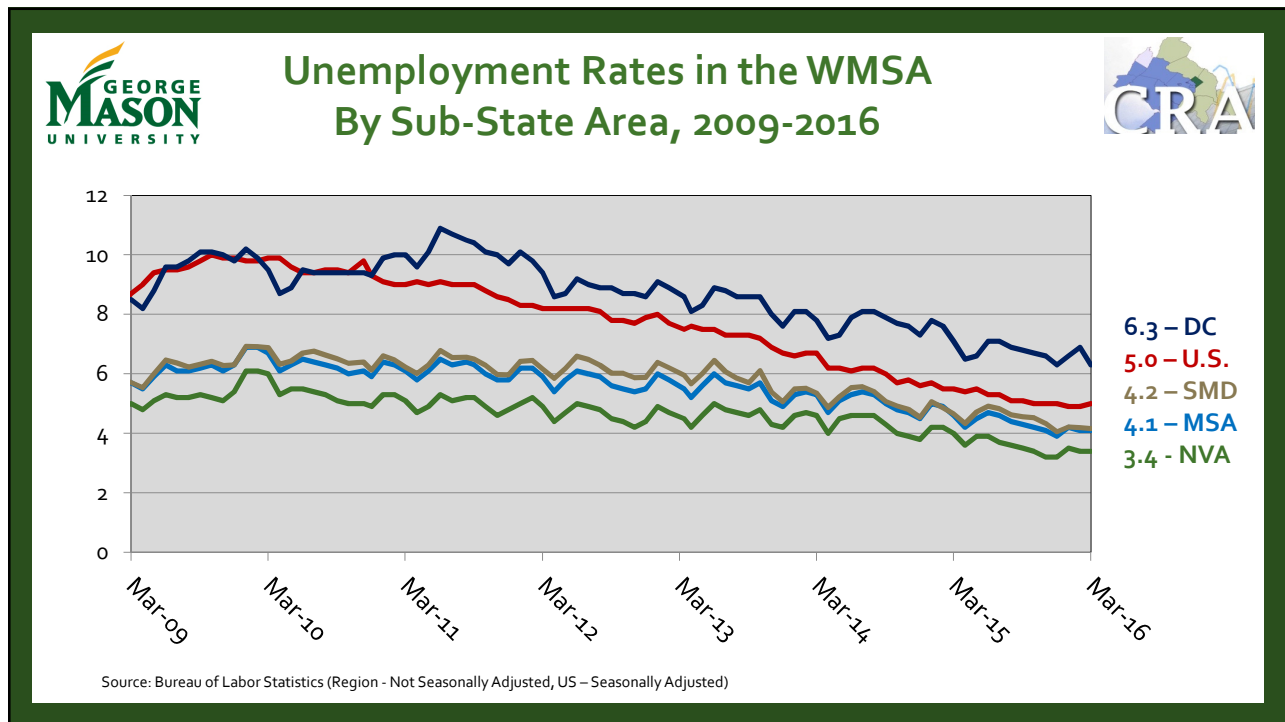
Job Change by Sector Apr 2015 – Apr 2016 Suburban Maryland

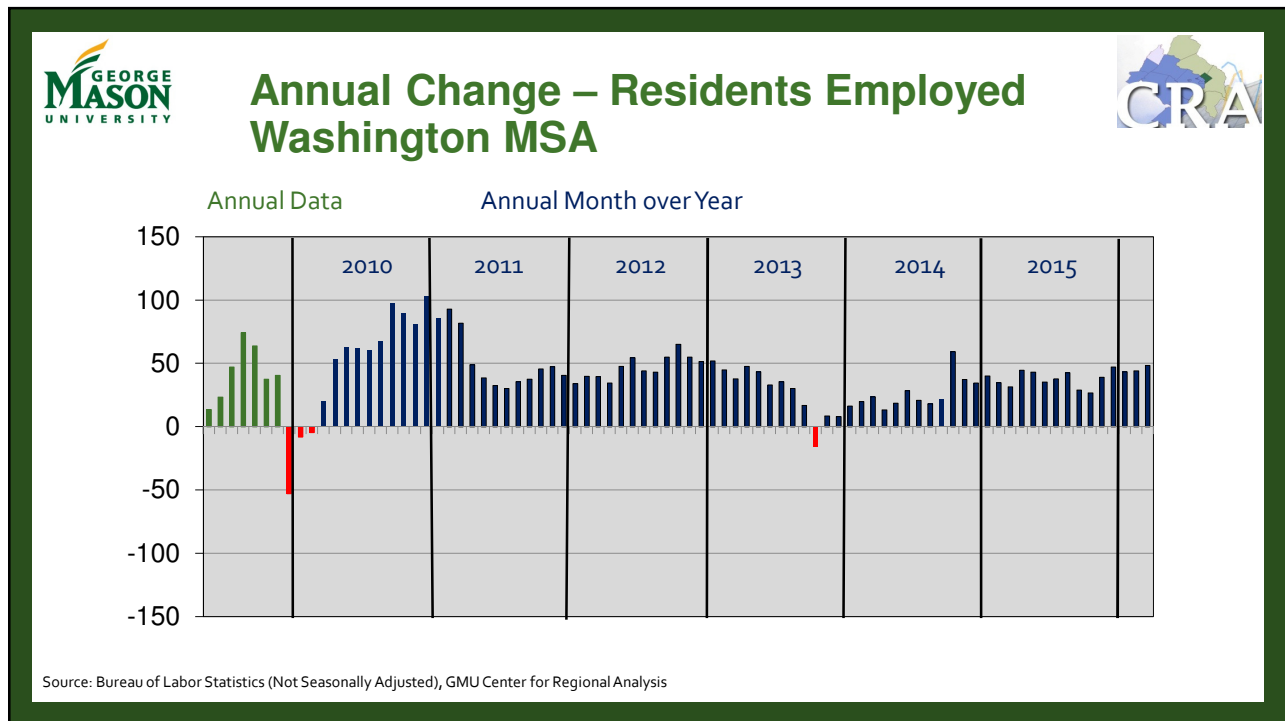
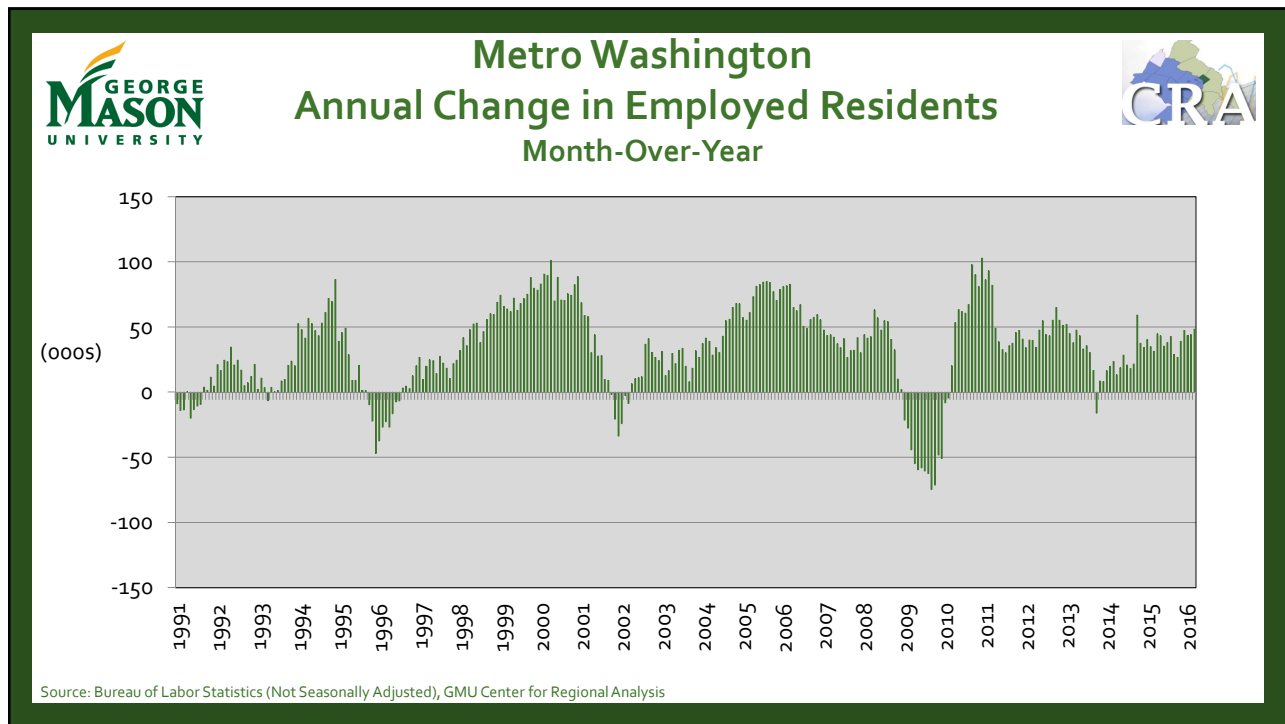


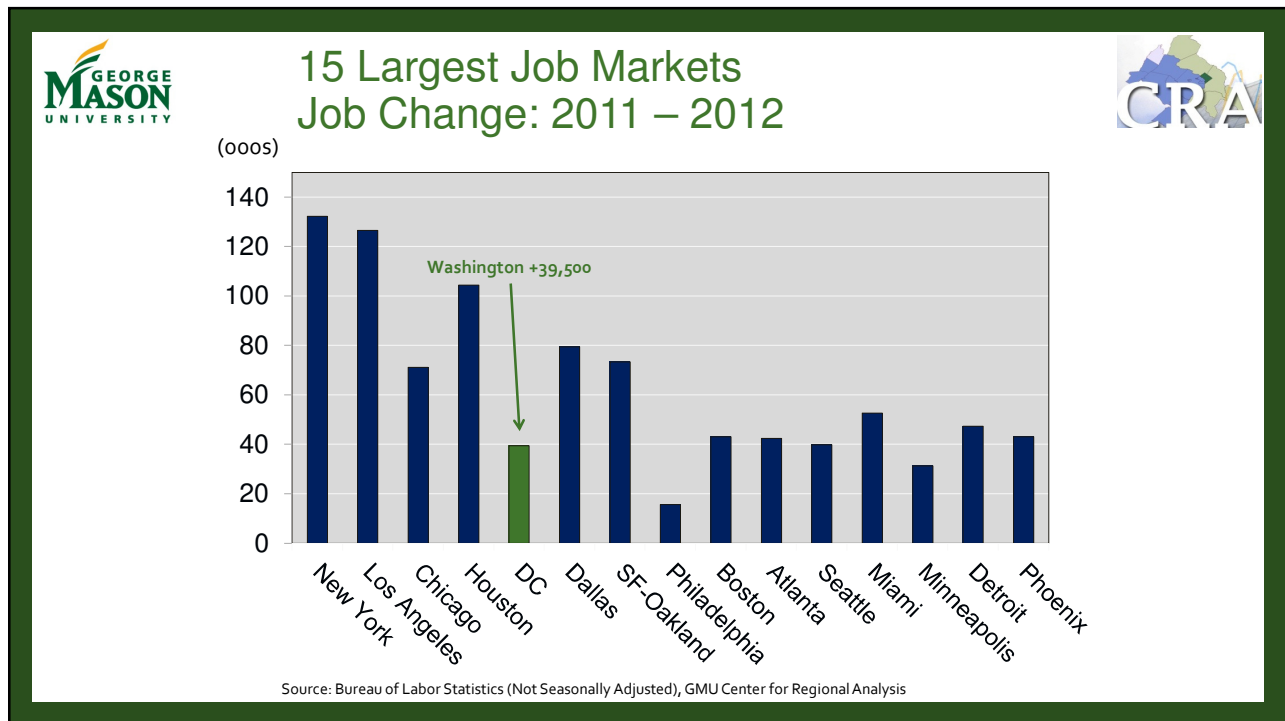
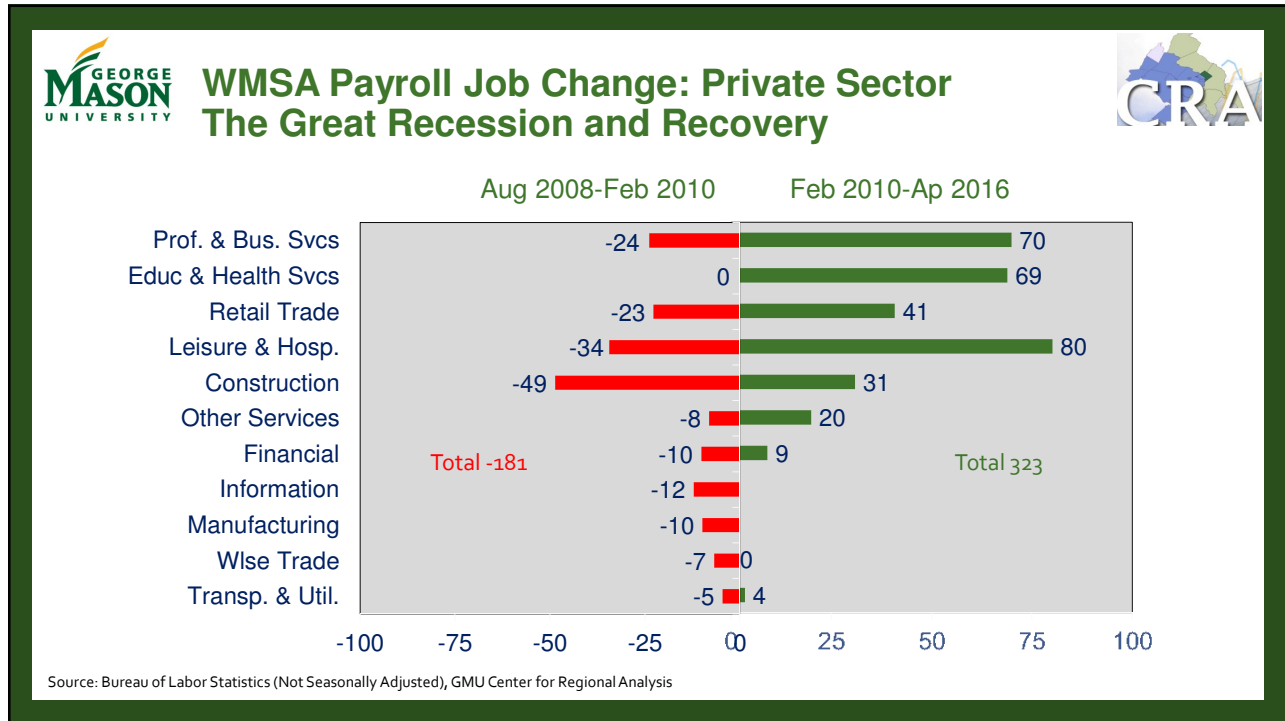
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

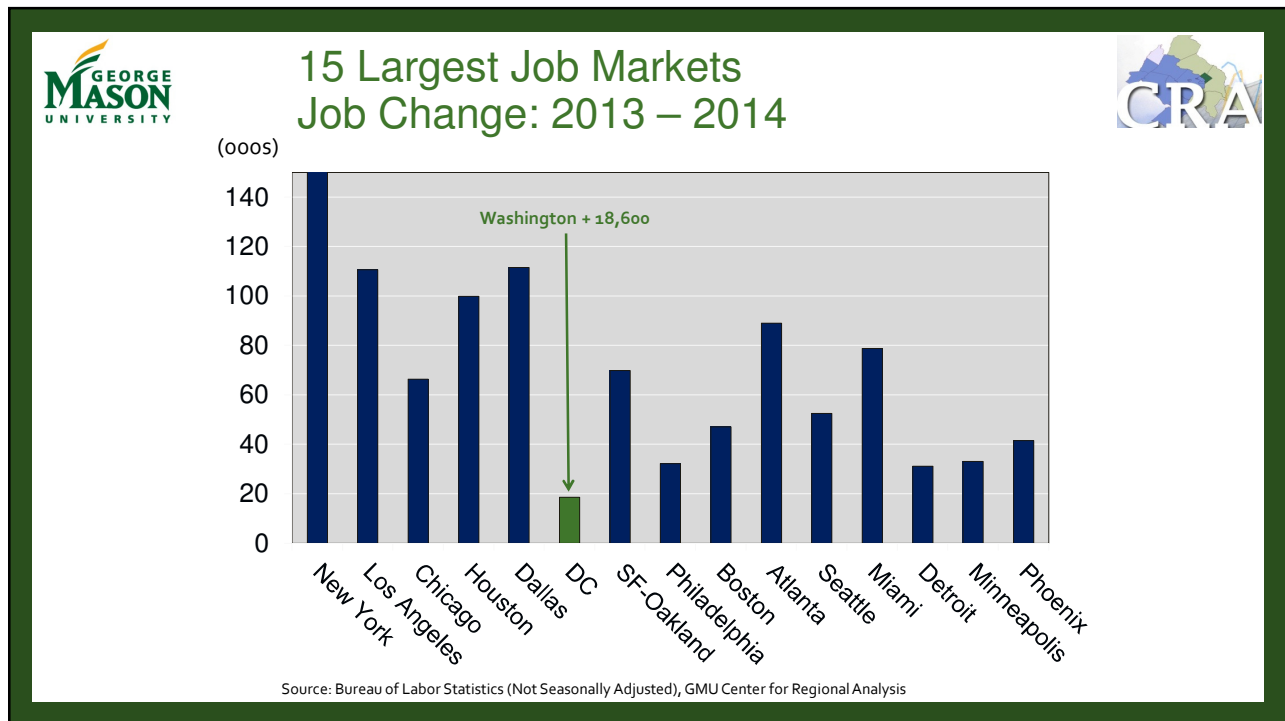
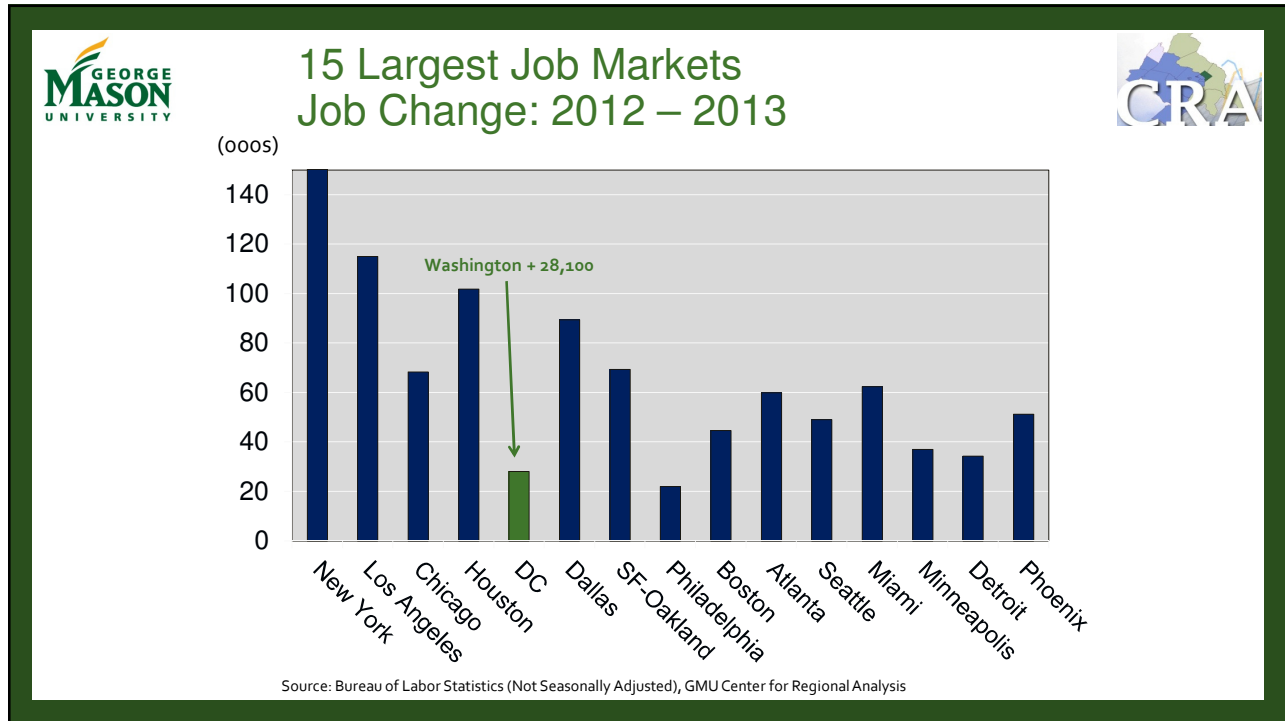








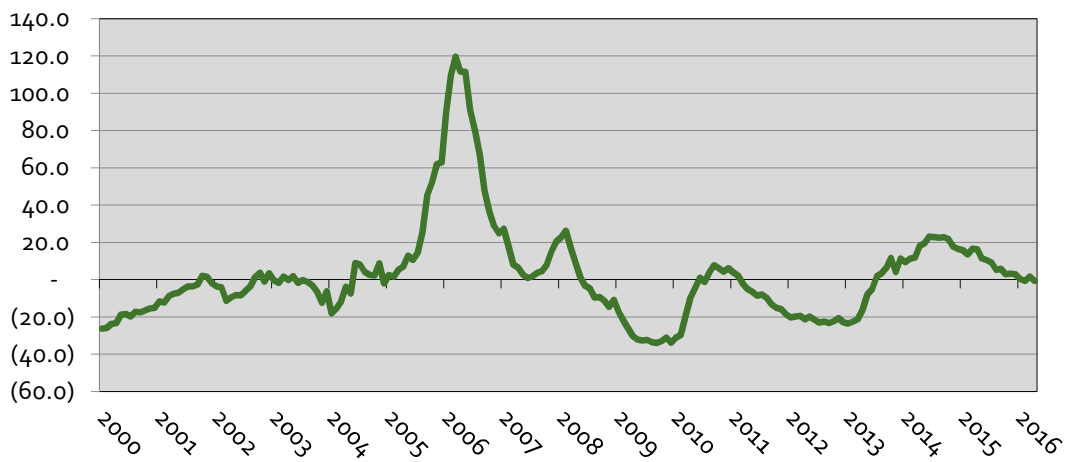




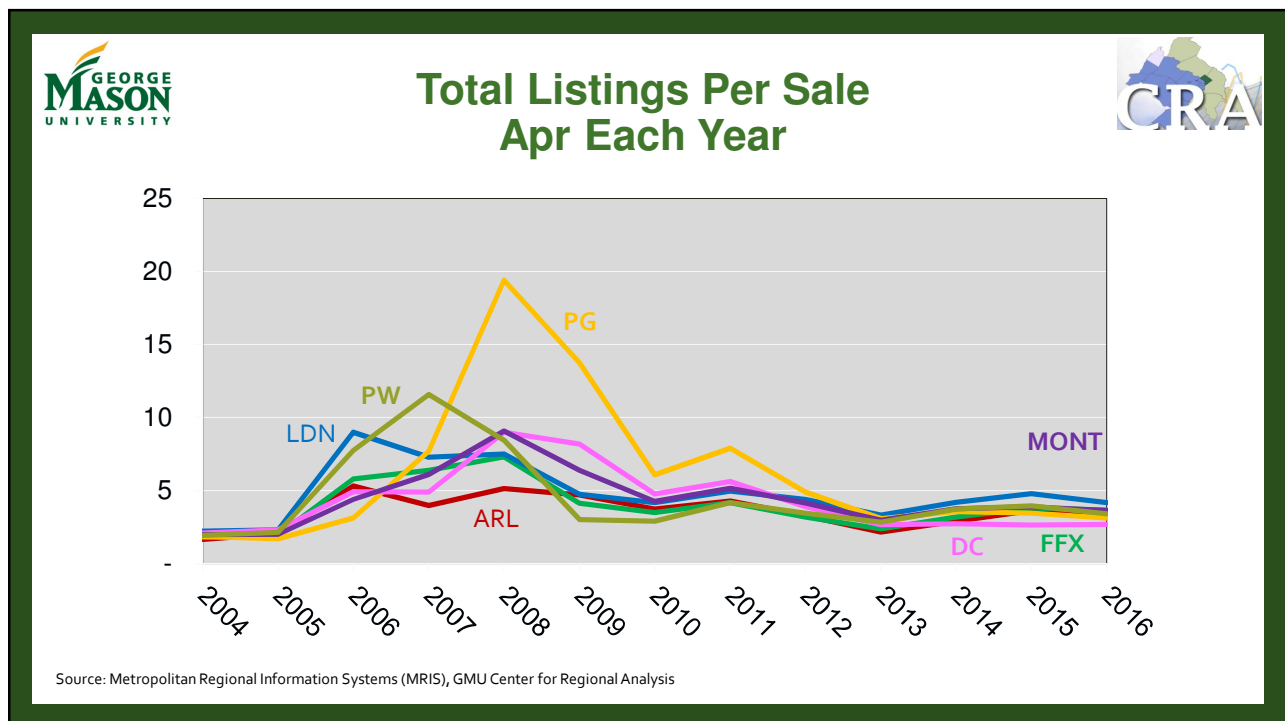
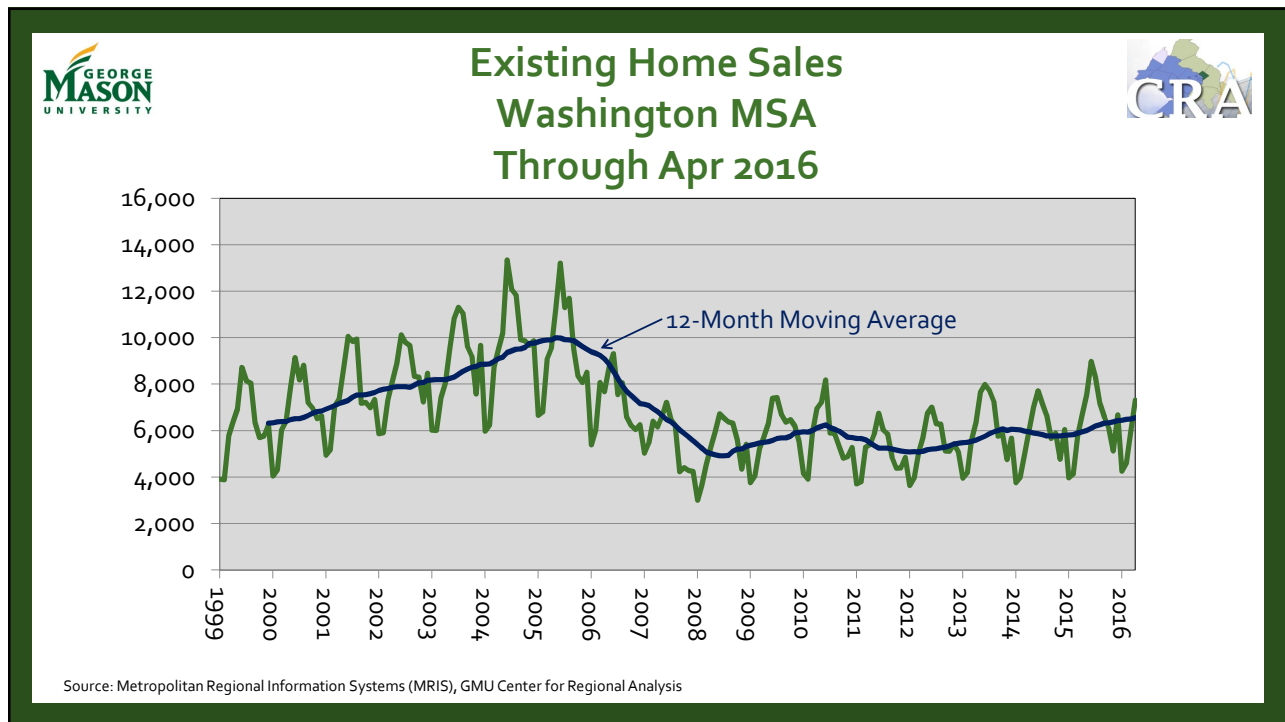
Housing Market Trends

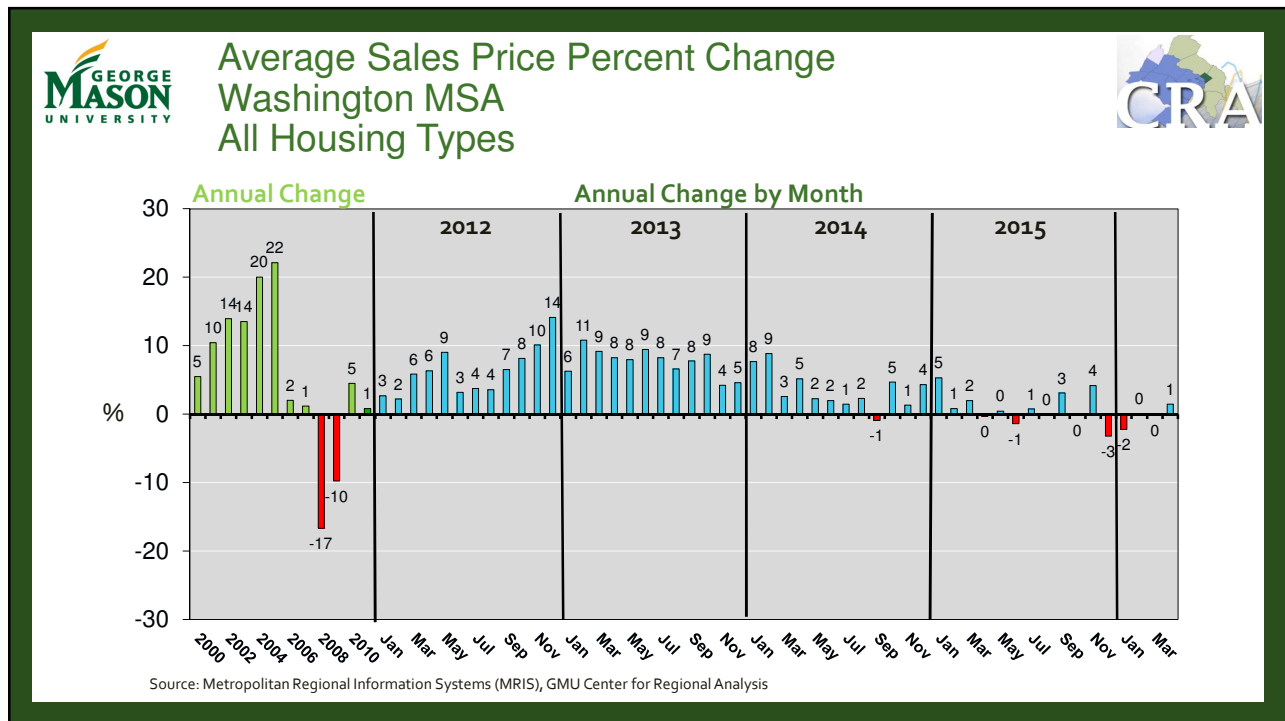
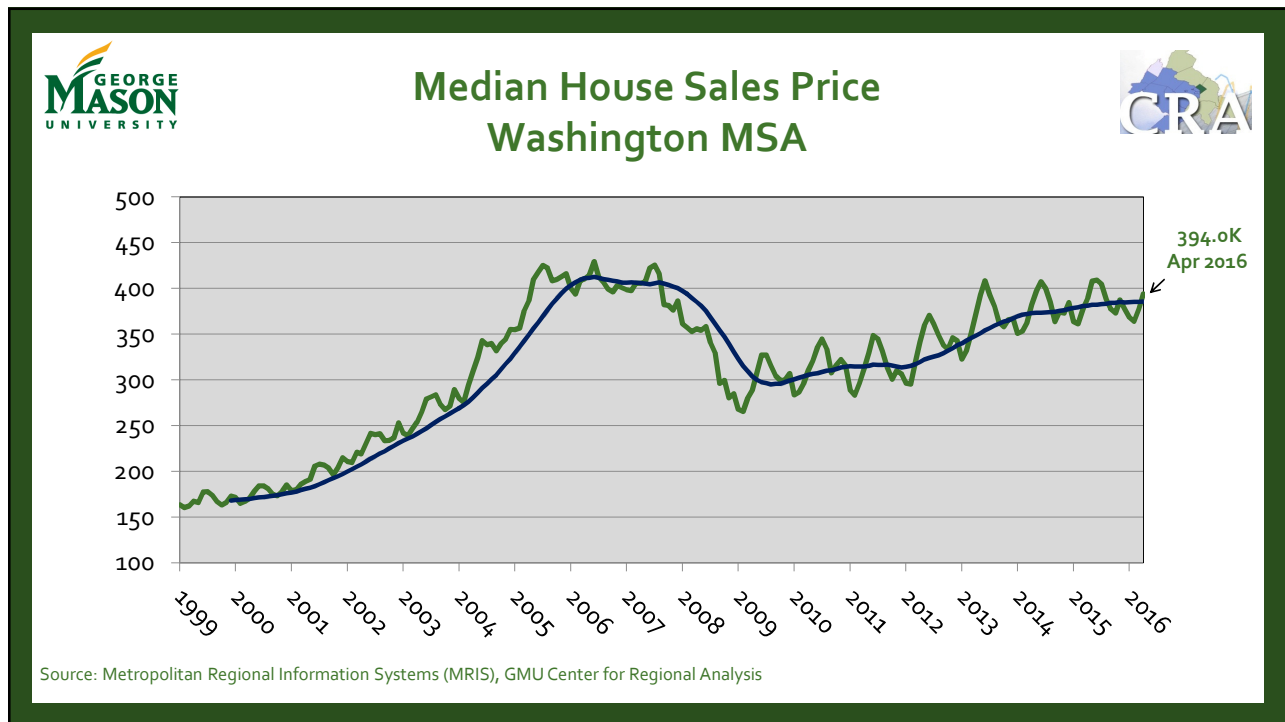


Percent Change in Inventories of Existing Homes
 Month-Over-Year 2000 – 2016, MSA



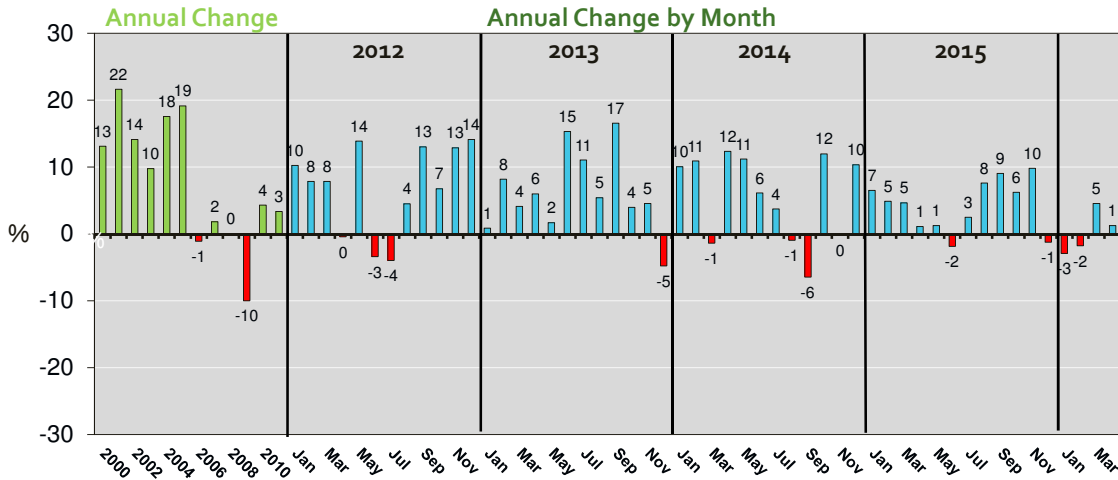
Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis. Total monthly inventory includes listings active at the end of the month plus sales during the month.







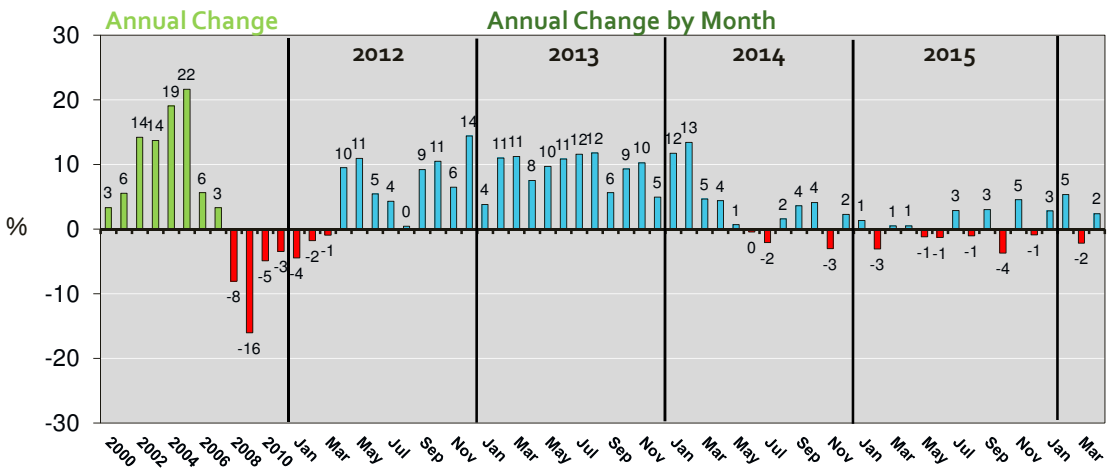
Average Sales Price Percent Change District of Columbia All Housing Types



Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis



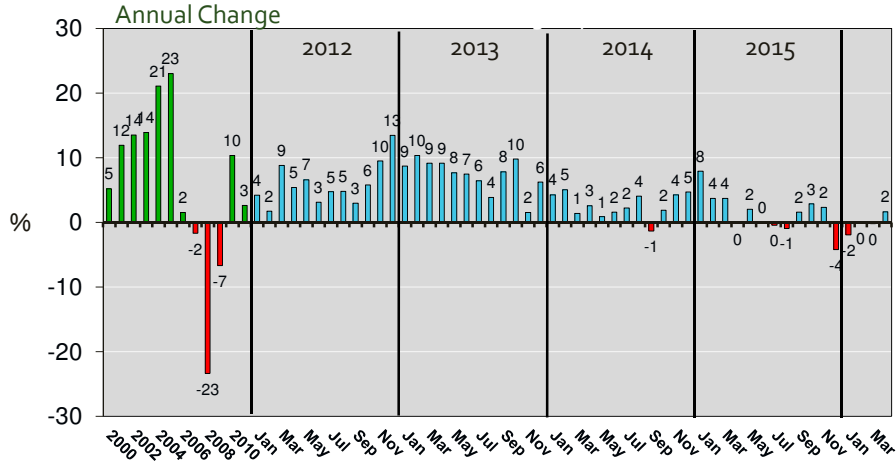
Average Sales Price Percent Change Suburban Maryland All Housing Types



Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis



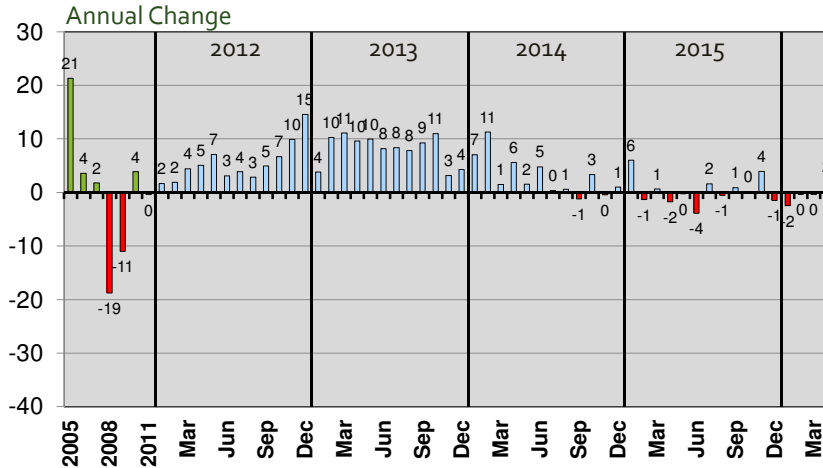
Average Sales Price Percent Change Northern Virginia All Housing Types



Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis



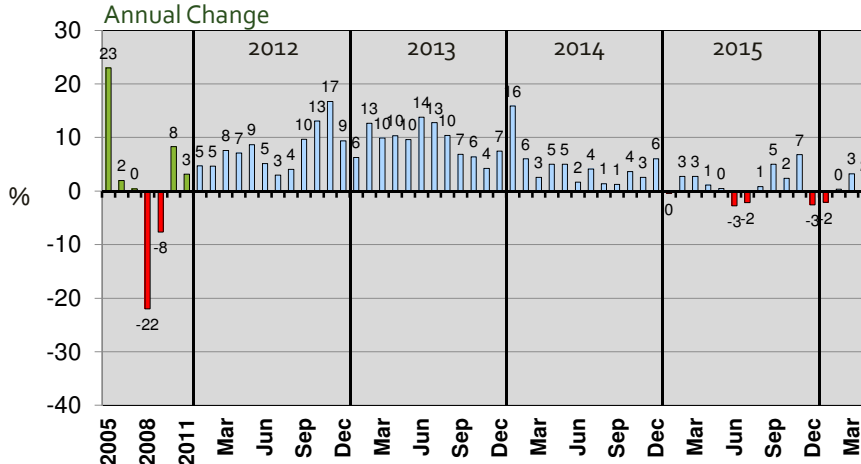
Average Sales Price Percent Change Metro Area – Single Family Detached



Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis



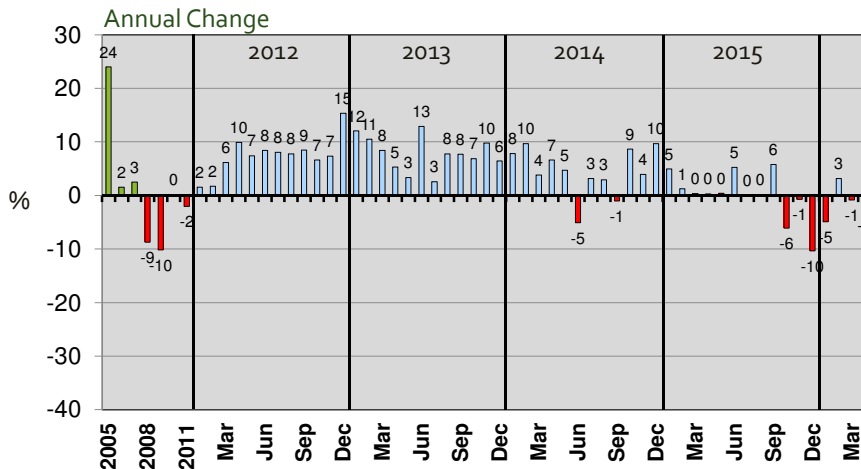
Average Sales Price Percent Change Metro Area – Single Family Attached



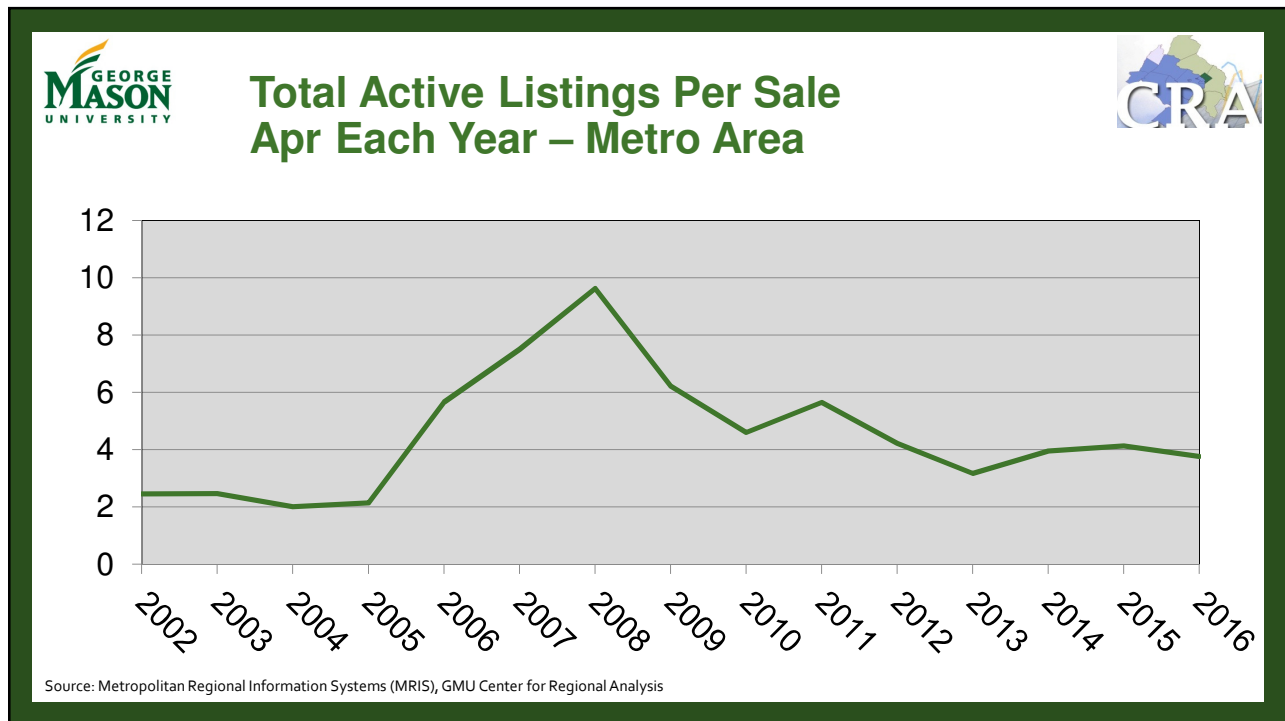
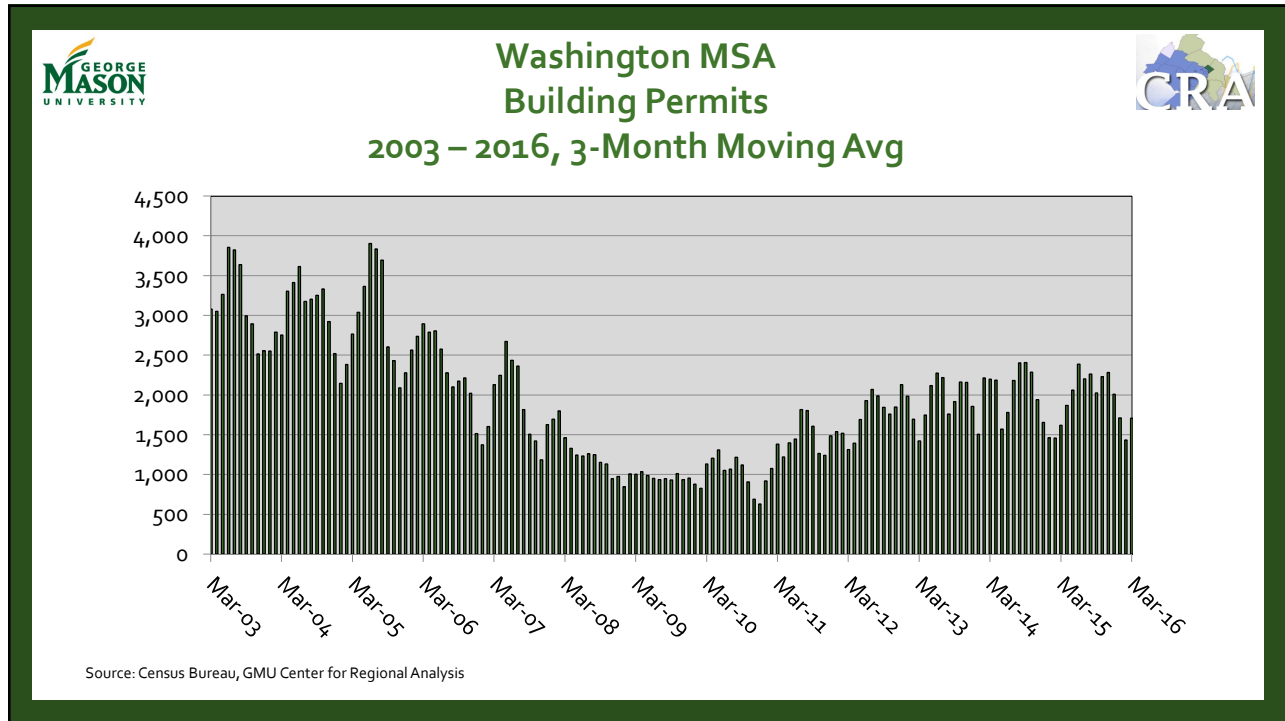
Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis

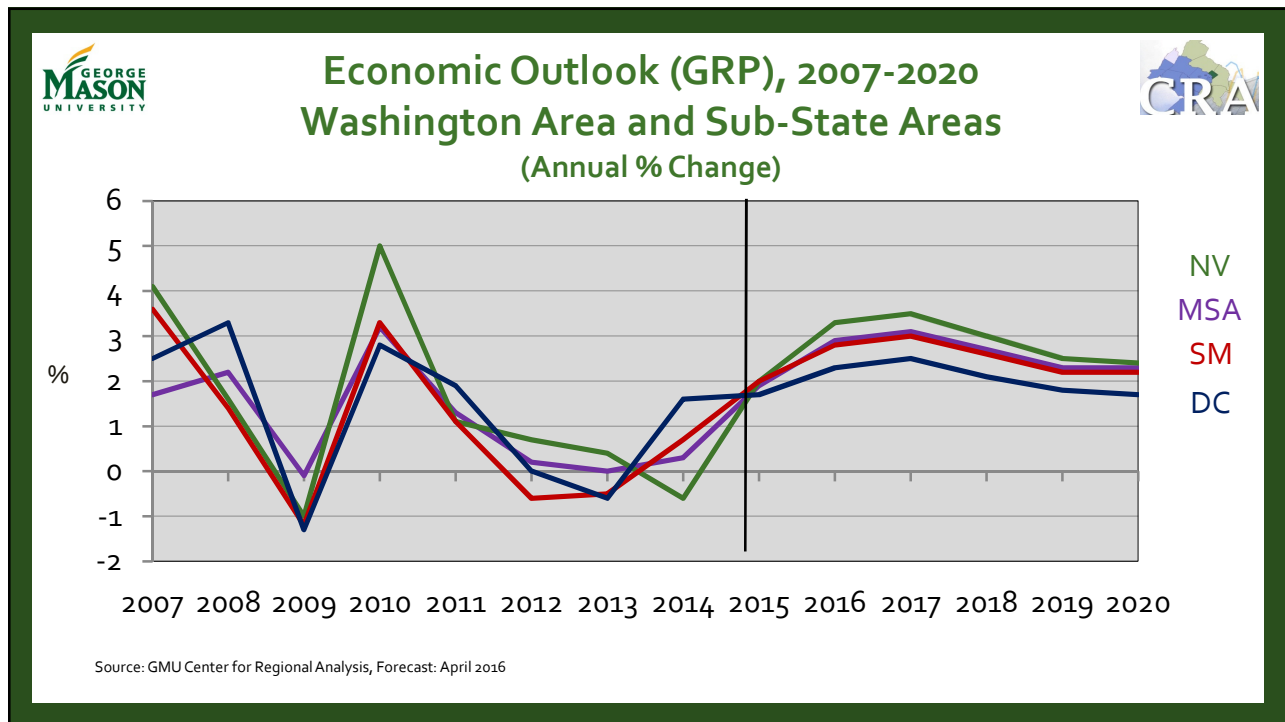


Average Sales Price Percent Change Metro Area – Condos



Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis



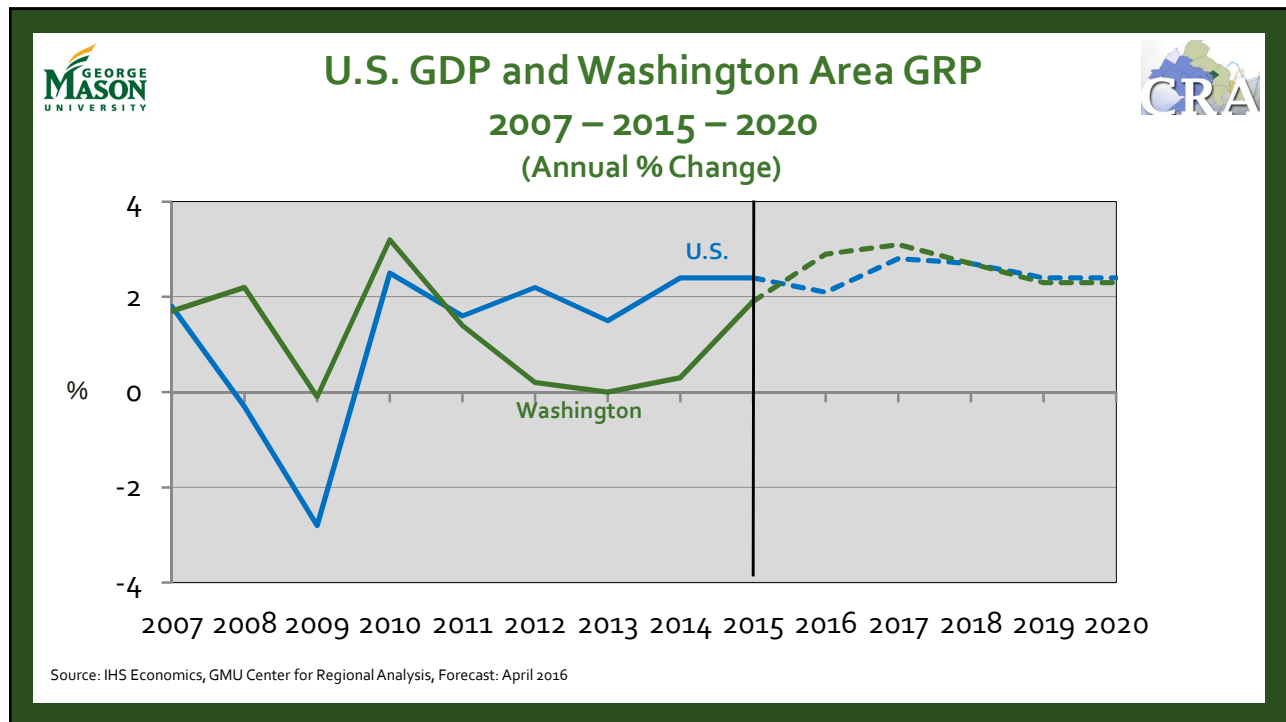


**Employment Change in the WMSA
by Sub-State Area (000s)**

	2013	2014	2015	2016	2017	2018	2019	2020
D.C.	13.0	6.5	14.7	14.1	9.7	10.6	8.9	8.2
Sub. MD	6.1	11.1	17.4	20.2	17.7	14.1	12.0	11.0
No. VA	8.9	1.3	27.3	25.5	23.6	15.9	13.7	12.6
REGION	28.0	18.9	59.4	59.8	51.0	40.6	34.6	31.8

Source: BLS, IHS Economics, GMU Center for Regional Analysis (January 2016)
NOTE: The regional totals do not include Jefferson, WV.

Average Annual Change 1990-2010 = 36,000



Thank You
Questions

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