Population and Demographic Change in the Washington DC Metro Area

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Population Change in the Washington DC Metro Area
Population by Age Group
Washington DC Metro Area
2011

Source: 2011 American Community Survey 1-Year estimates

Percent Population Change by Age Group
Washington DC Metro Area

Source: 2000 Census SF1; 2006 and 2011 American Community Survey 1-Year estimates
**Percent Population Change by Age Group**

Washington DC Metro Area

<table>
<thead>
<tr>
<th>Age</th>
<th>2000-2006</th>
<th>2006-2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 - 24</td>
<td>-10%</td>
<td>0%</td>
</tr>
<tr>
<td>25 - 34</td>
<td>0%</td>
<td>10%</td>
</tr>
<tr>
<td>35 - 44</td>
<td>10%</td>
<td>15%</td>
</tr>
<tr>
<td>45 - 54</td>
<td>20%</td>
<td>25%</td>
</tr>
<tr>
<td>55 - 64</td>
<td>30%</td>
<td>35%</td>
</tr>
<tr>
<td>65+</td>
<td>40%</td>
<td>50%</td>
</tr>
</tbody>
</table>

Source: 2000 Census SF1; 2006 and 2011 American Community Survey 1-Year estimates

**Shares of Population by Race/Ethnicity**

Washington DC Metro Area

2011

- White: 48%
- Black: 25%
- Hispanic: 14%
- Asian: 9%

Non-White Share

- 2000: 45%
- 2006: 48%
- 2011: 52%

Source: 2011 American Community Survey 1-Year estimates
Housing and Household Size
Washington DC Metro Area

2006 – 2011 differences are statistically significant.
Housing and Household Size
Washington DC Metro Area

2006 – 2011 differences are statistically significant.

Movers to the
Washington DC Metro Area
Annual Net Migration into the Washington DC Metro Area

Source: IRS county-to-county flow files

Annual Net Migration and Job Growth in the Washington DC Metro Area

Source: IRS county-to-county flow files
Migration With Largest Metro Areas: 2008-2010
(Households/Returns)

Net gainer from...

Net loser to...

Source: IRS county-to-county flow files

Age Group
Recent Migrants and Total Population
Washington DC Metro Area

Source: 2008-2010 American Community Survey PUMS file
### Household Type
Recent Migrants and All Households
Washington DC Metro Area

- **Married couple**
- **Living alone**
- **Other family**
- **Non-family (e.g. roommates)**

**Source:** 2008-2010 American Community Survey PUMS file

### Household Income
Recent Migrants and All Households
Washington DC Metro Area

- **Less than $50,000**
- **$50,000-99,999**
- **$100,000-149,999**
- **$150,000 or more**

**Source:** 2008-2010 American Community Survey PUMS file
Housing and Household Size
Recent Migrants and All Households
Washington DC Metro Area

Source: 2008-2010 American Community Survey PUMS file

Housing in the
Washington DC Metro Area
Sales of Existing Homes
Washington DC Metro Area

Average Sales Price Percent Change
Washington DC Metro Area
All Housing Types

Source: MRIS
Building Permits
Washington DC Metro Area

Conclusions and Outlook
Implications of Population and Demographic Change in the Metro Area

- **Jobs and Income**
  - Younger workers
  - Different sectors
  - Fewer two-earner households

- **Housing**
  - Smaller housing
  - More renters

- **Services and Amenities**
  - Retail
  - Transportation
  - Health

- **Future Migration**
  - Domestic
  - International