

*Cardinal Bank & George Mason University
21st Annual Economic Conference*

Population and Demographic Change in the Washington DC Metro Area

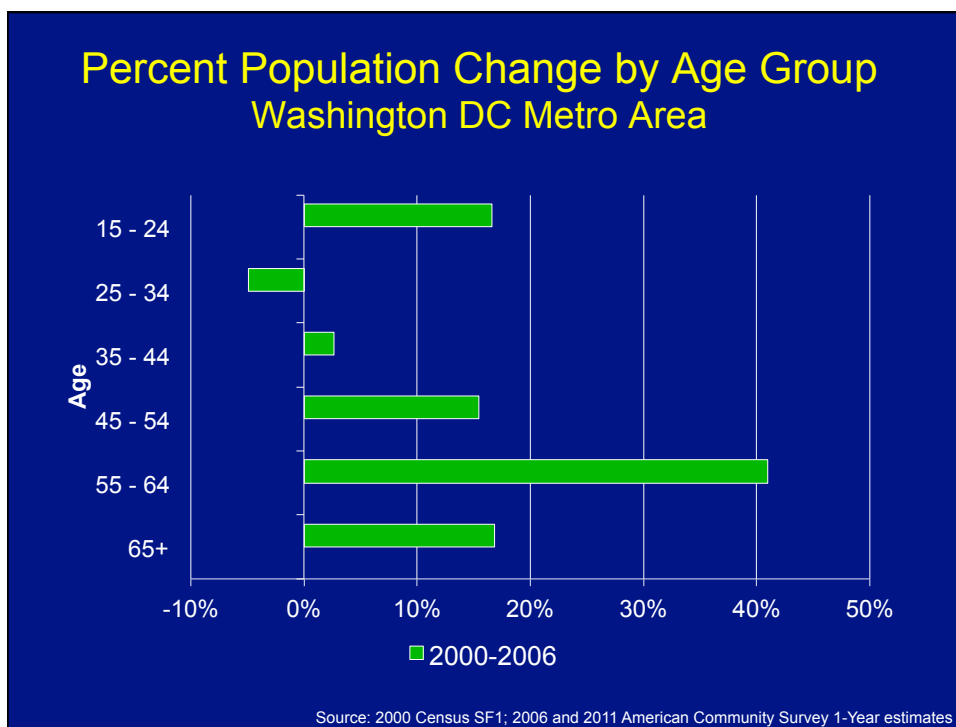
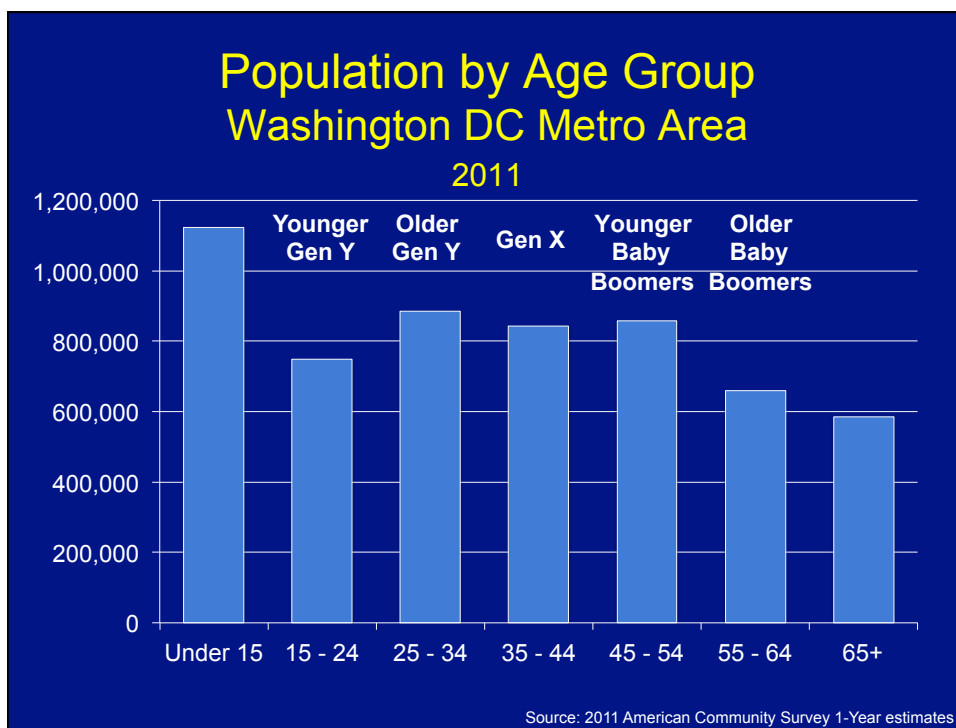
Lisa A. Sturtevant, Ph.D.

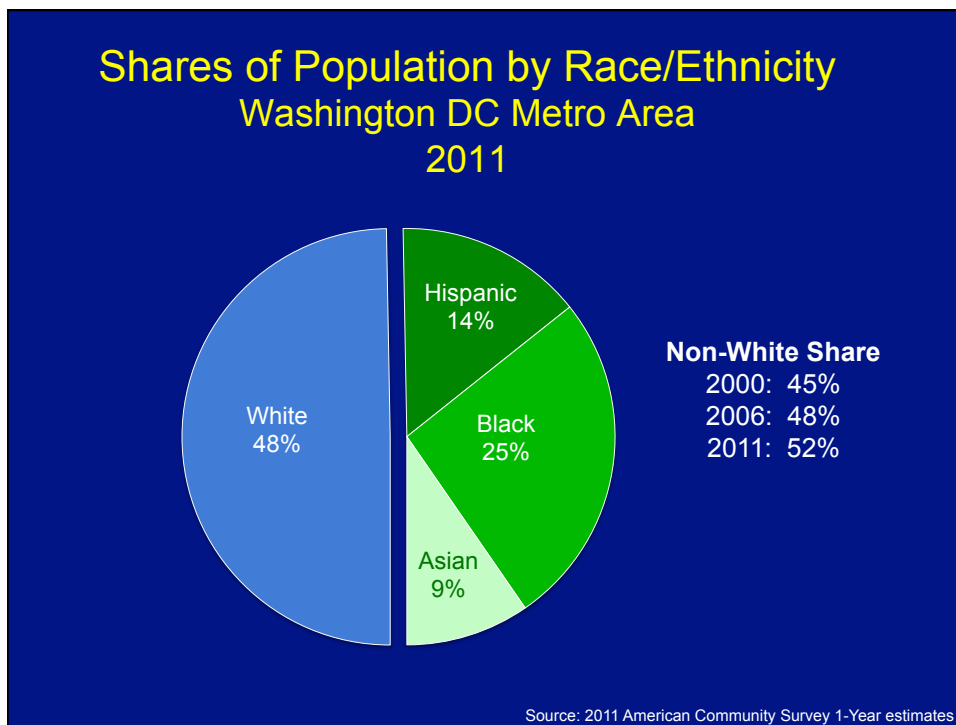
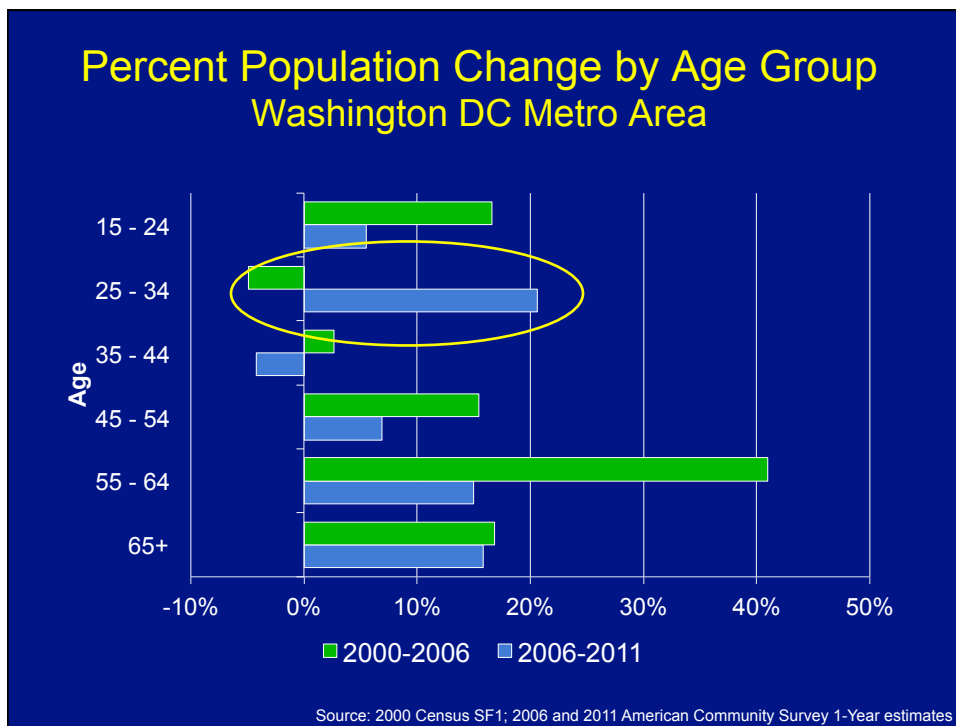
George Mason University
Deputy Director, Center for Regional Analysis
Associate Research Professor, School of Public Policy

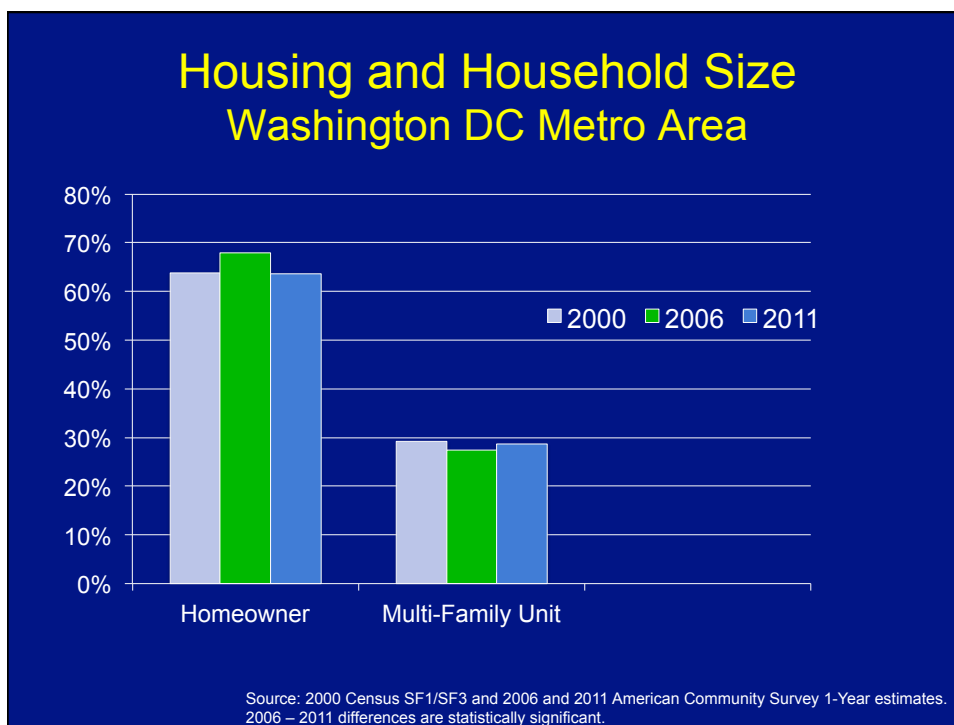
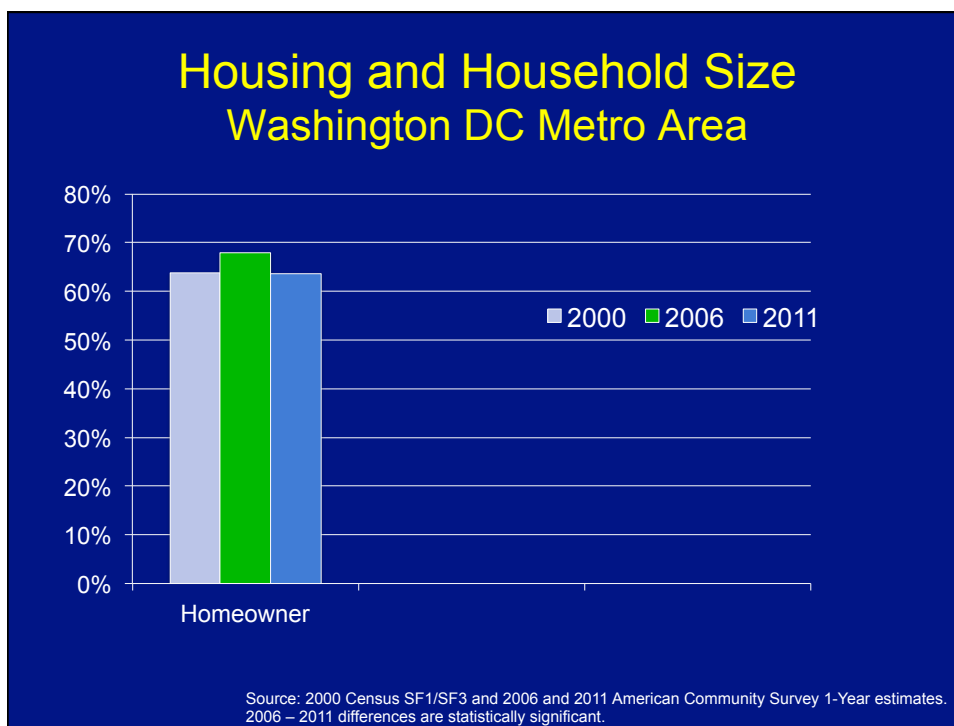
January 11, 2013



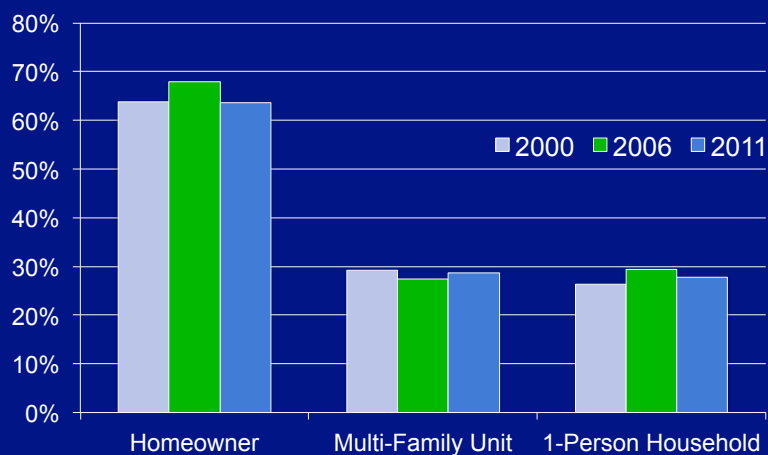
Population Change in the Washington DC Metro Area





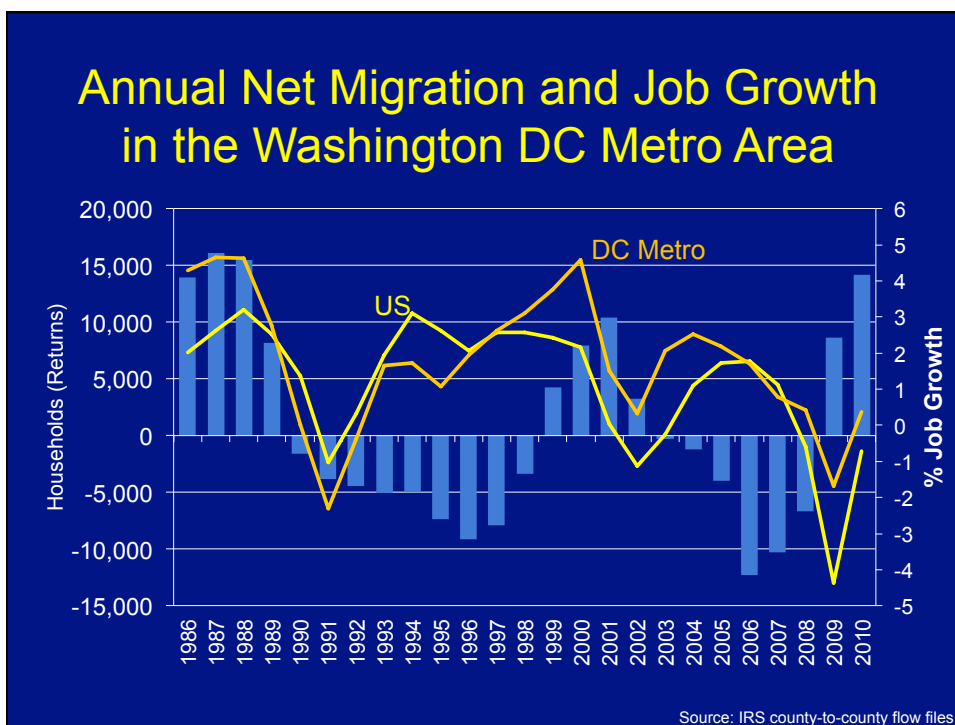
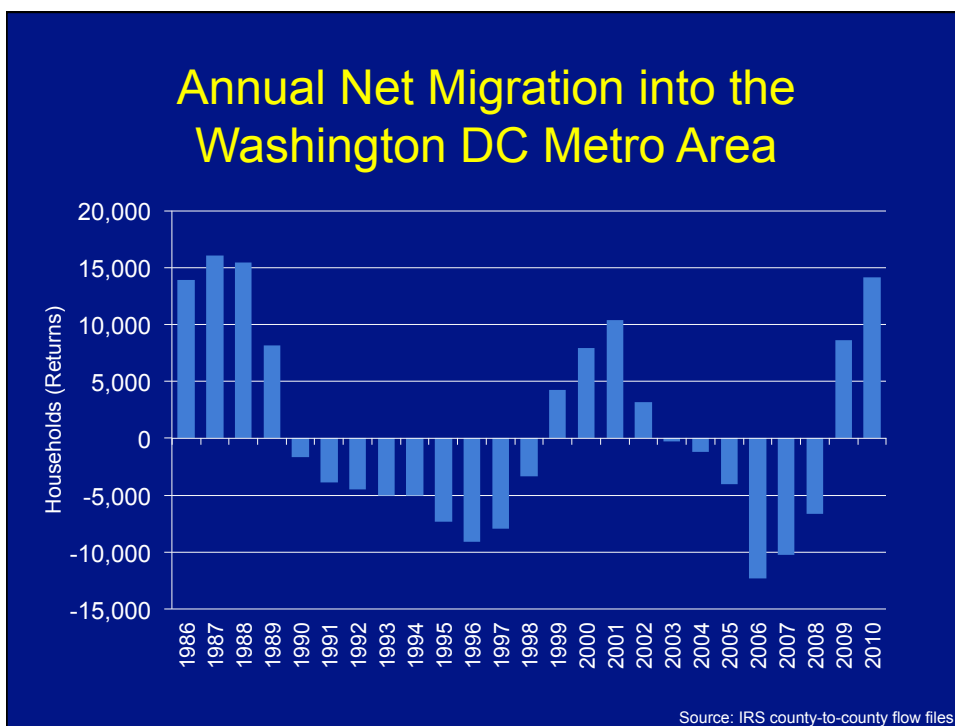


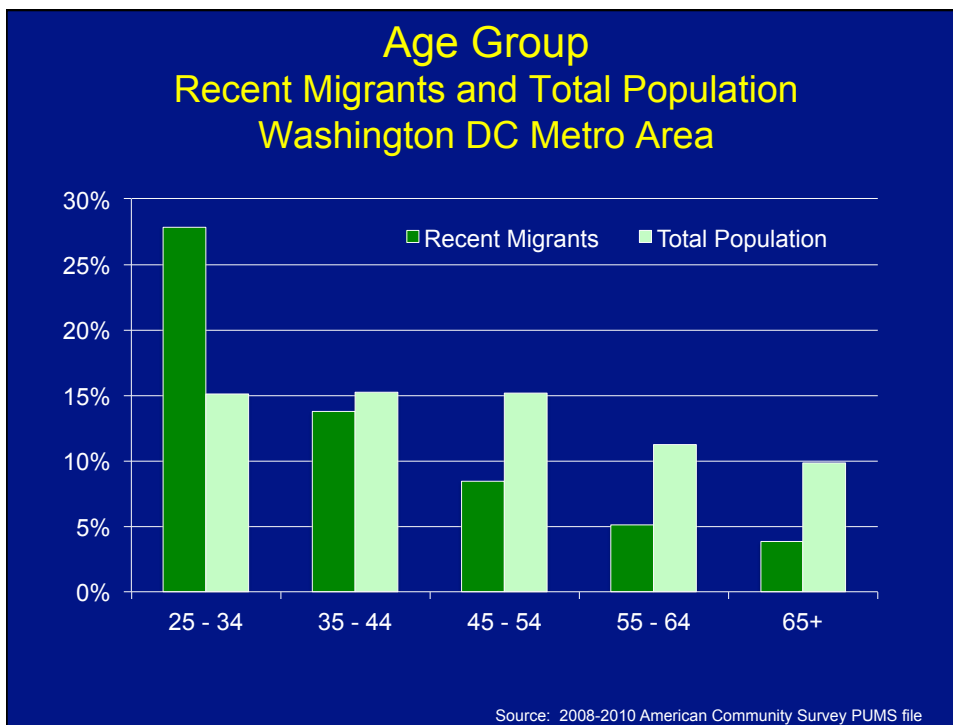
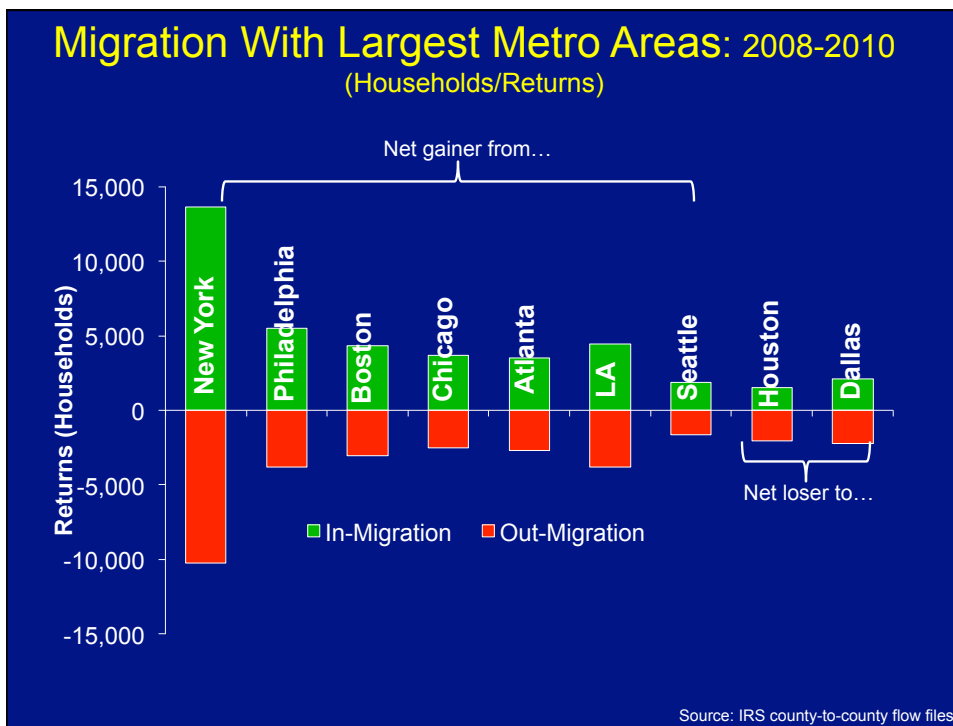
Housing and Household Size Washington DC Metro Area

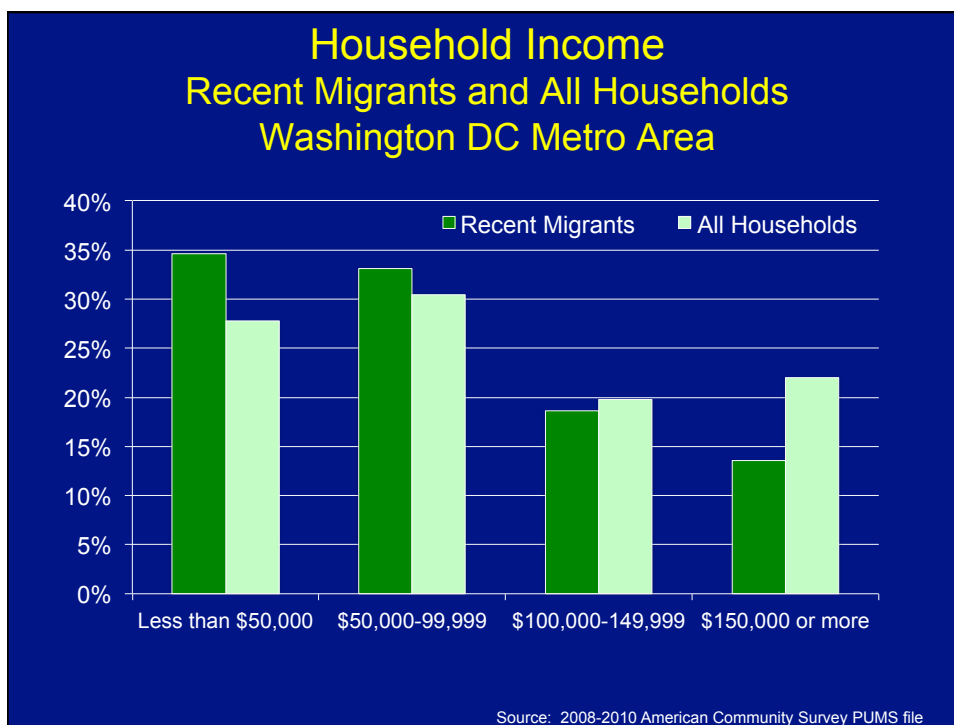
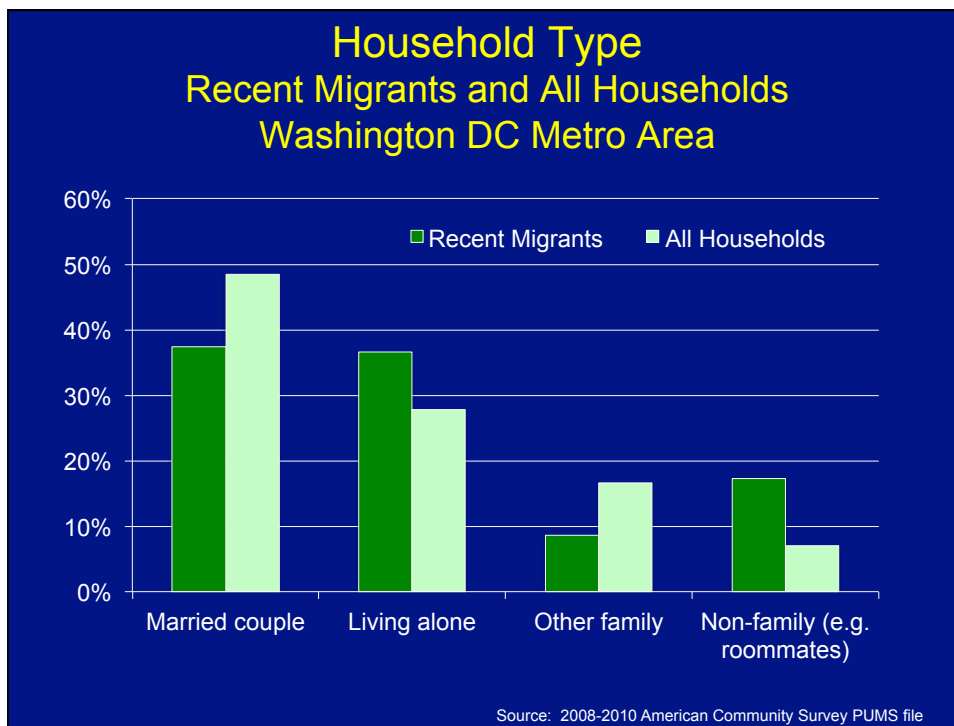


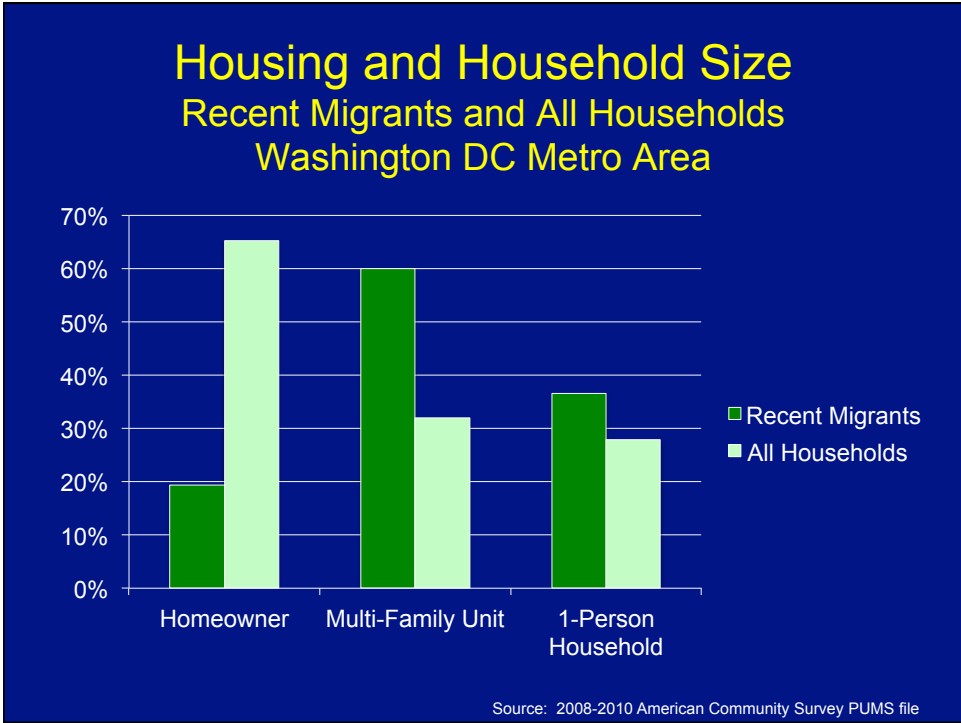
Source: 2000 Census SF1/SF3 and 2006 and 2011 American Community Survey 1-Year estimates. 2006 – 2011 differences are statistically significant.

Movers to the Washington DC Metro Area

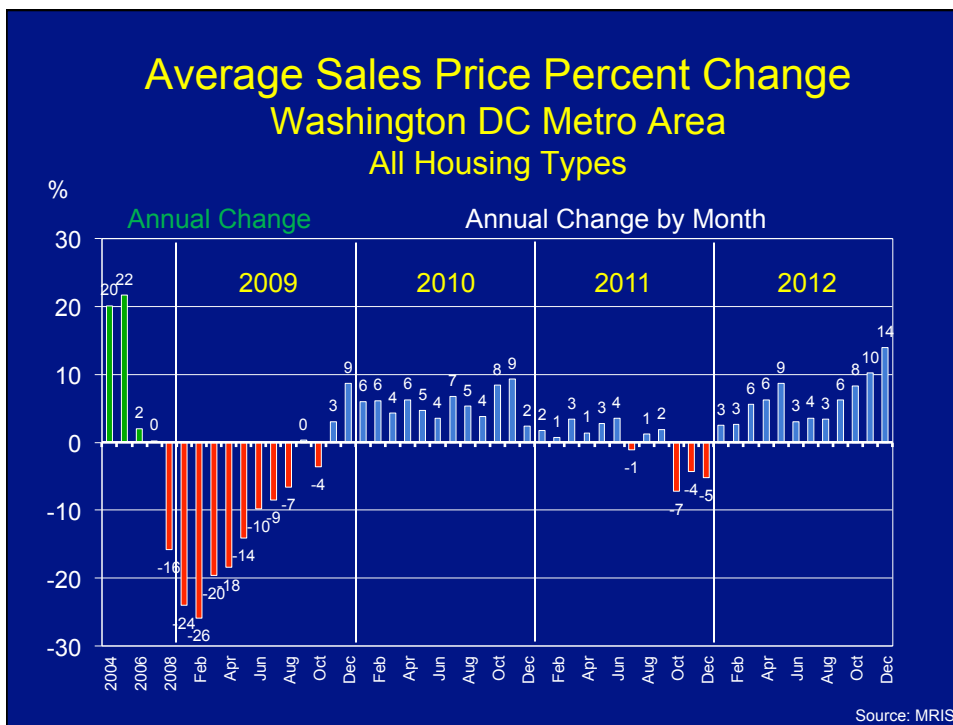
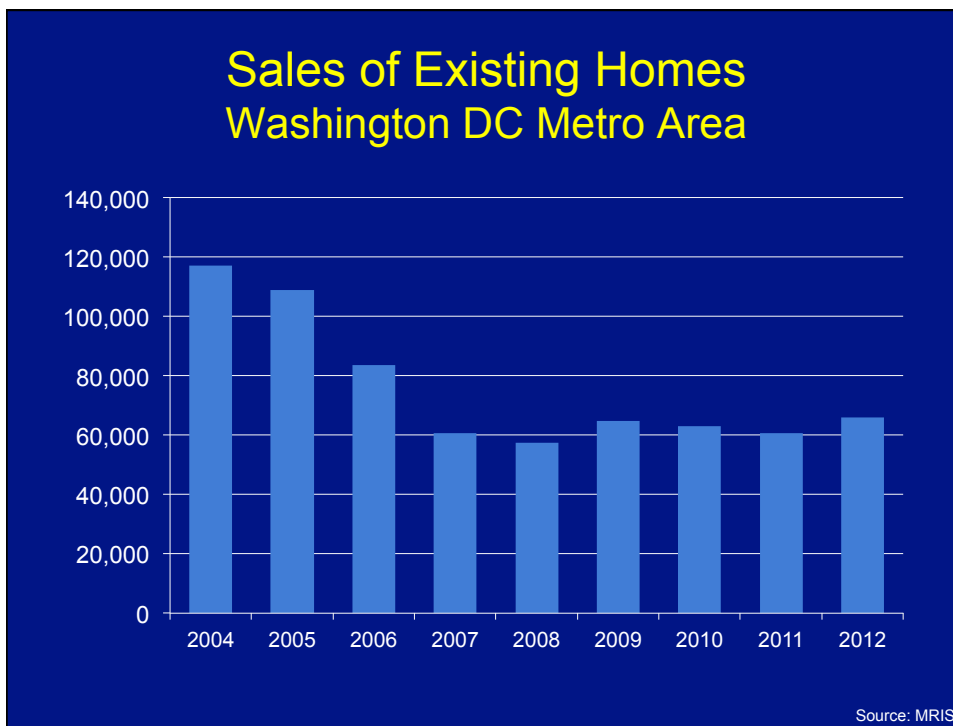


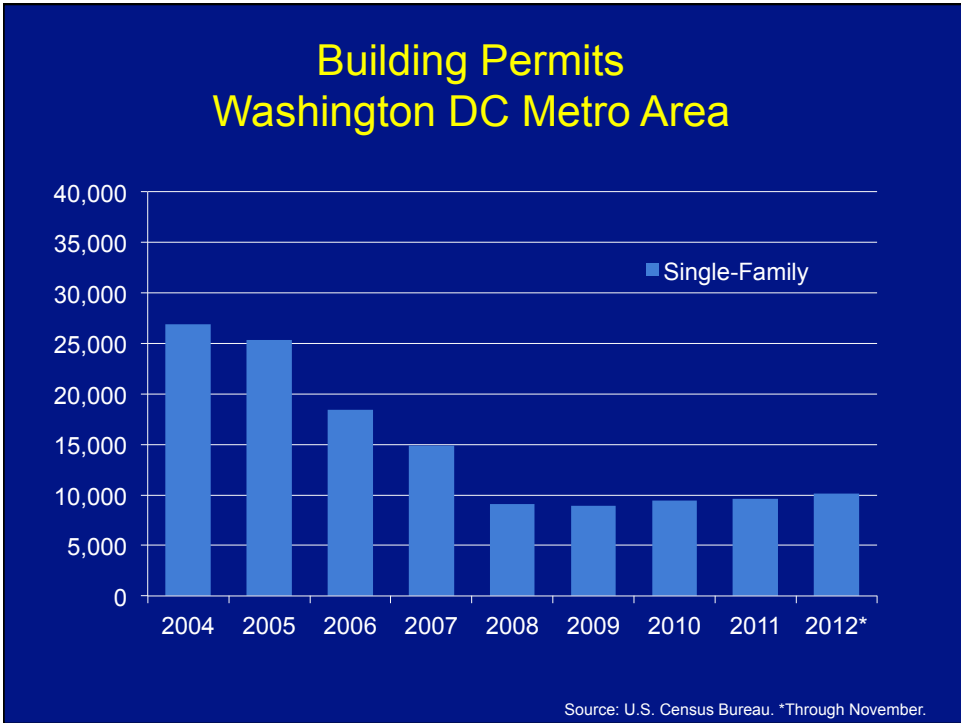
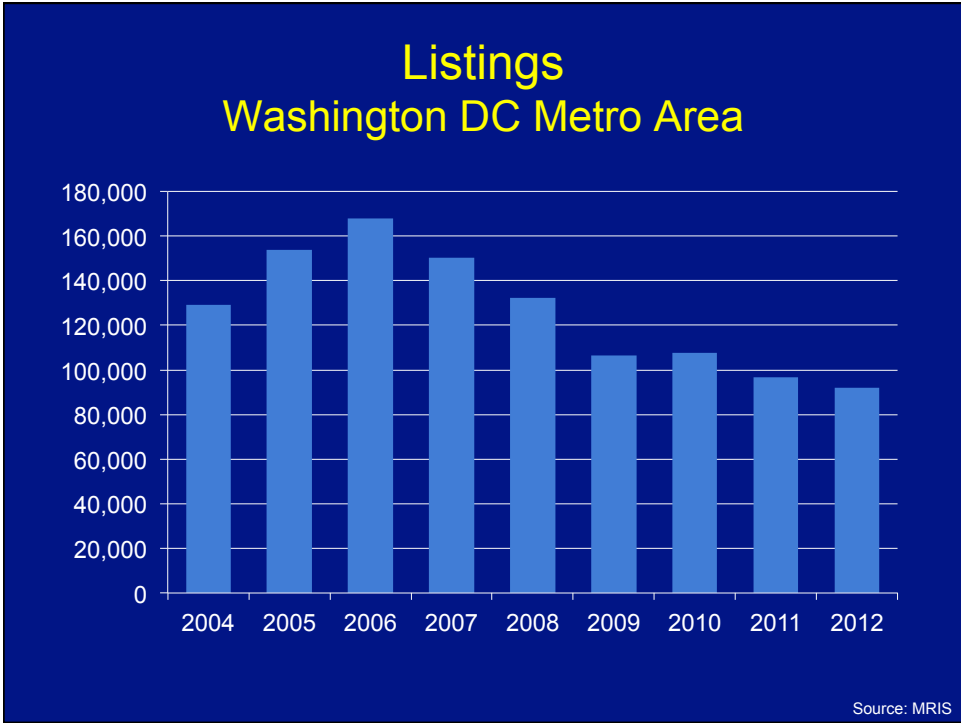


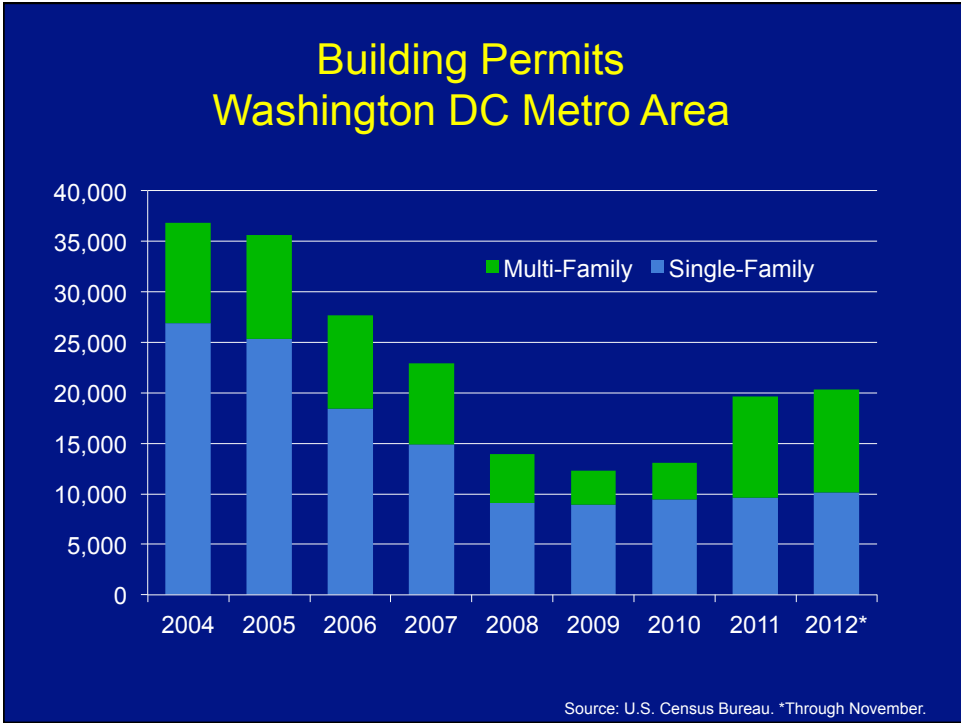




Housing in the Washington DC Metro Area







Conclusions and Outlook

Implications of Population and Demographic Change in the Metro Area

- Jobs and Income
 - Younger workers
 - Different sectors
 - Fewer two-earner households
- Services and Amenities
 - Retail
 - Transportation
 - Health
- Housing
 - Smaller housing
 - More renters
- Future Migration
 - Domestic
 - International