Apex Home Loans
Spring Housing Briefing

The Washington Area Economy and Housing Market:
Current Performance and Outlook

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Director, Center for Regional Analysis
George Mason University

March 20, 2014

The U.S. Economy’s Current Performance and Outlook
U.S. Gross Domestic Product
Quarterly Change: 2007 – 2015

U.S. Payroll Job Change by Sector
Feb 2013 – Feb 2014

Ranked by Size in 2014

Educ & Health Svcs
State & Local Govt
Prof. & Bus. Svcs
Retail Trade
Leisure & Hosp.
Manufacturing
Financial
Construction
Wise Trade
Other Services
Transp. & Util.
Federal Govt.
Information

Source: Bureau of Economic Analysis, Global Insight  March 14, 2014
Source: Bureau of Labor Statistics (Seasonally Adjusted), GMU Center for Regional Analysis
U.S. Unemployment Rate

Source: Bureau of Labor Statistics (Seasonally Adjusted), IHS Global Insight March 13, 2014

Consumer Prices
2001 - 2019

Interest Rates
2001 - 2019

Source: IHS Global Insight March 13, 2014

Consumer Confidence

Source: The Conference Board, GMU Center for Regional Analysis
U.S. New and Existing Home Sales

Source: National Association of Home Builders (New), National Association of Realtors (Existing)

Residential Construction and Resales Forecasts
(millions of Units)

<table>
<thead>
<tr>
<th>Year</th>
<th>Housing Starts</th>
<th>Existing House Sales</th>
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<tbody>
<tr>
<td>2005</td>
<td>2.073</td>
<td>7.076</td>
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<tr>
<td>2011</td>
<td>0.612</td>
<td>4.278</td>
</tr>
<tr>
<td>2012</td>
<td>0.783</td>
<td>4.661</td>
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<tr>
<td>2013</td>
<td>0.931</td>
<td>5.073</td>
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<tr>
<td>2014</td>
<td>1.101</td>
<td>5.164</td>
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<tr>
<td>2015</td>
<td>1.479</td>
<td>5.769</td>
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<tr>
<td>2016</td>
<td>1.622</td>
<td>5.730</td>
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<tr>
<td>2017</td>
<td>1.609</td>
<td>5.429</td>
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<tr>
<td>2018</td>
<td>1.604</td>
<td>5.376</td>
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Source: IHS Global Insight “US Executive Summary” March 13, 2014
U.S. Economic Performance

Source: Bureau of Economic Analysis, Global Insight March 13, 2014

U.S. GDP and Washington Area GRP
2001 – 2013 – 2018

Source: IHS Global Insight, GMU Center for Regional Analysis

15 Largest Job Markets
Job Change: 2012 – 2013

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

Job Change: Jan 2013 – Jan 2014

Washington +20,900

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

Job Change by Sector

Jan 2013 – Jan 2014
Washington MSA

Total = 20,900

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Job Change by Sector
Dec 2013 – Jan 2014
Washington MSA

Prof. & Bus. Svcs: -12
Federal Govt.: -5
Educ & Health Svcs:
State & Local Govt:
Retail Trade: -11
Leisure & Hosp.:
Construction: -15
Other Services: -5
Financial:
Information:
Manufacturing:
Wise Trade:
Transp. & Util.: -3

Total = -54,600

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

Professional & Business Services
Washington MSA

(000s) Annual Data

2008 2009 2010 2011 2012 2013

(000s) Annual Month over Year

Jan-14 Total: 690.3

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
**Federal Government Washington MSA**

(000s)

**Annual Data**

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<tr>
<th>Year</th>
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<th>2010</th>
<th>2011</th>
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**Annual Month over Year**

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

Jan-14 Total: 368.0

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**Annual Job Change District of Columbia, 2002-2014**

(000s)

**Annual Data**

<table>
<thead>
<tr>
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<td>Oct</td>
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**Annual Month over Year**

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Annual Job Change
Suburban Maryland, 2002-2014

(000s) Annual Data

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

Annual Job Change
Northern Virginia, 2002-2014

(000s) Annual Data

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Unemployment Rates in the WMSA By Sub-State Area, 2006-2013

Source: Bureau of Labor Statistics (Region - Not Seasonally Adjusted, US - Seasonally Adjusted)

Housing Market Trends in the Washington Area
Percent Change in Inventories of Existing Homes
Month-Over-Year 2000 – 2014, MSA

Feb = + 11.5%

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.

Active Listings
Washington MSA
All Housing Types, each month by year

Source: RealEstate Business Intelligence (RBI), Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
Active Listings
Suburban Maryland
All Housing Types, each month by year

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

2008 2009 2010 2011 2012 2013

Source: RealEstate Business Intelligence (RBI), Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis

Active Listings
Northern Virginia
All Housing Types, each month by year

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

2008 2009 2010 2011 2012 2013

Source: RealEstate Business Intelligence (RBI), Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
Total Listings Per Sale
Feb Each Year

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

Median House Sales Price
Washington MSA

Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
Average Sales Price Percent Change
Washington MSA
All Housing Types

<table>
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<th></th>
<th>2010</th>
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<th>2013</th>
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<tr>
<td>Annual Change</td>
<td>10%</td>
<td>2.2%</td>
<td>2.2%</td>
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<td>Annual Change by Month</td>
<td>5%</td>
<td>3%</td>
<td>1%</td>
<td>4%</td>
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<tr>
<td>2013</td>
<td>1%</td>
<td>2%</td>
<td>3%</td>
<td>4%</td>
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Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis

Median Sale Price
Washington MSA
All Housing Types

Source: RealEstate Business Intelligence (RBI), Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
Average Sales Price Percent Change
Metro Area – Single Family Detached

Annual Change

<table>
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<td>Dec</td>
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Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis

Average Sale Price
Washington MSA
Single-Family Detached Homes

Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
Average Sales Price Percent Change
Metro Area – Single Family Attached

Annual Change
Annual Change by Month

2010          2011          2012          2013

Feb %: DC = +4.1, SM = +11.0, NV = +2.3

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

Average Sale Price
Washington MSA
Single-Family Attached Homes

Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
Average Sales Price Percent Change
Metro Area – Condos

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Feb %: DC = +7.2, SM = +13.7, NV = +4.5

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

Average Sale Price
Washington MSA
Condo Homes

Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
Economic Outlook for the Washington Metropolitan Area: 2013-2018

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

<table>
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<td>12.6</td>
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<td>30.3</td>
<td>60.2</td>
<td>66.1</td>
<td>66.4</td>
<td>56.2</td>
<td>47.5</td>
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Average Annual Change 1990-2010 = 35,800

Source: BLS, IHS Global Insight, GMU Center for Regional Analysis
NOTE: The regional totals include Jefferson, WV.
Economic Outlook (GRP)
Washington Area & Sub-State Areas, 2001-2018
(Annual % Change)

Source: GMU Center for Regional Analysis

Thank You
Questions
cra.gmu.edu