



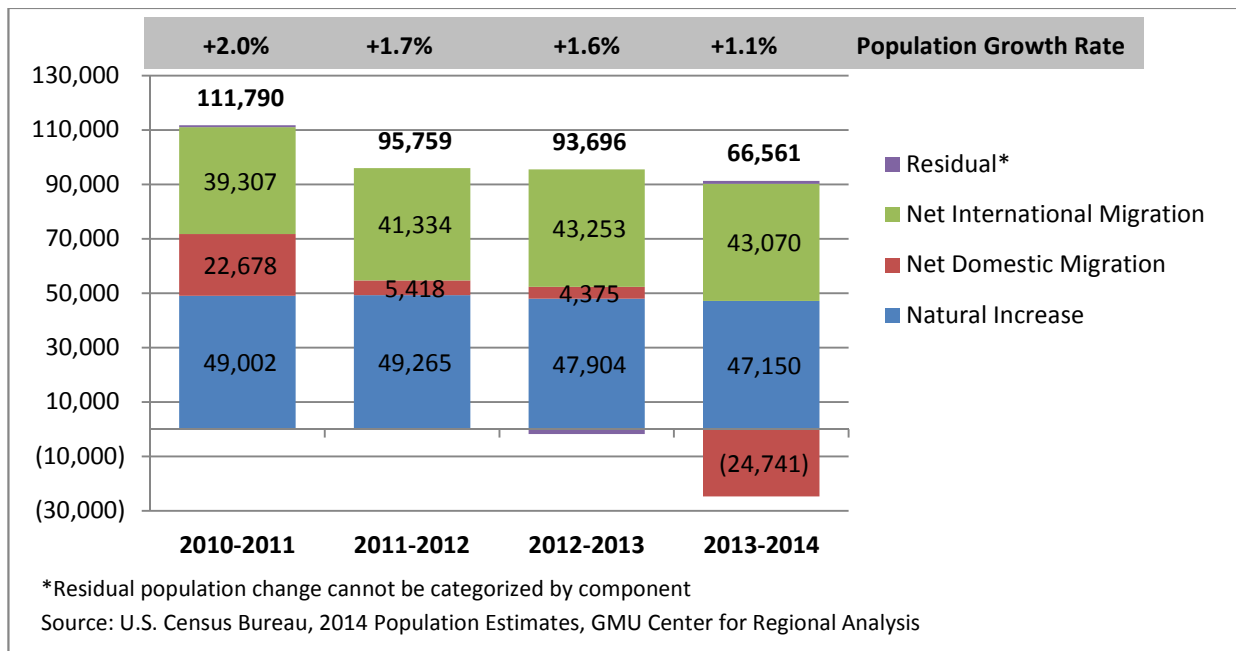
Update from the U.S. Census

Population Growth in the Washington DC Metropolitan Area, 2013-2014

The Washington Metropolitan Area¹ gained 66,561 residents, a 1.1 percent increase, between July 1, 2013 and July 1, 2014. Population growth in the region was primarily driven by the natural increase (births minus deaths), which added 47,150 residents to the region. Net migration resulted in a population gain of 18,329, including both net international migration² and net domestic migration. The gain from migration was the result of international migration alone as more domestic residents moved out of the region than moved into the region (Figure 1).

Between 2010 and 2011, net domestic migration accounted for 20.3 percent of region's population growth. In the following two years, it played less of a role and accounted for only 5.7 percent (2011-2012) and 4.7 percent (2012-2013) of overall growth. But between 2013 and 2014, net domestic migration turned negative, reducing the region's population by 24,741 residents.

Figure 1. Number of Residents Gained/Lost by Component Change, Washington Metro Area



¹ All metropolitan statistical areas in this report use the 2013 definition from the Office of Management and Budget in 2013

² Net international migration for the United States includes the international migration of both native and foreign-born populations.



Of the jurisdictions, Loudoun County, VA had the highest growth rate (+3.4 percent), followed by Stafford County, VA (+2.2 percent), and the city of Fredericksburg, VA (+1.8 percent). Loudoun County also had the largest total increase in population, adding 12,091 residents. Montgomery County, MD had the second highest increase (+10,680 residents) followed by Prince George's County, MD (+10,231 residents). Combined, these three jurisdictions accounted for half (49.6 percent) of the population increase in the region. Table 1, on page 5, summarizes the population changes for each jurisdiction by sub-state area.

Only two jurisdictions had population declines: Manassas Park City (-1.5 percent or a loss of 235 residents) and Rappahannock (-1.2 percent or a loss of 92 residents). These two jurisdictions also had slightly fewer births than deaths and were the only jurisdictions in our region where the natural increase was negative.

In all jurisdictions with population growth, each gained residents from the natural increase and net international migration. But ten of these jurisdictions had a loss of residents from domestic migration. These jurisdictions were primarily in the near-in suburbs and the losses were offset by the gains from international migration and the natural increase.

Figure 2 shows the change in the total population in each jurisdiction and Figure 3 shows the population change that was driven by net domestic migration for each jurisdiction. The jurisdictions with negative net domestic migration, on average, had lower growth rates than those jurisdictions that did not.

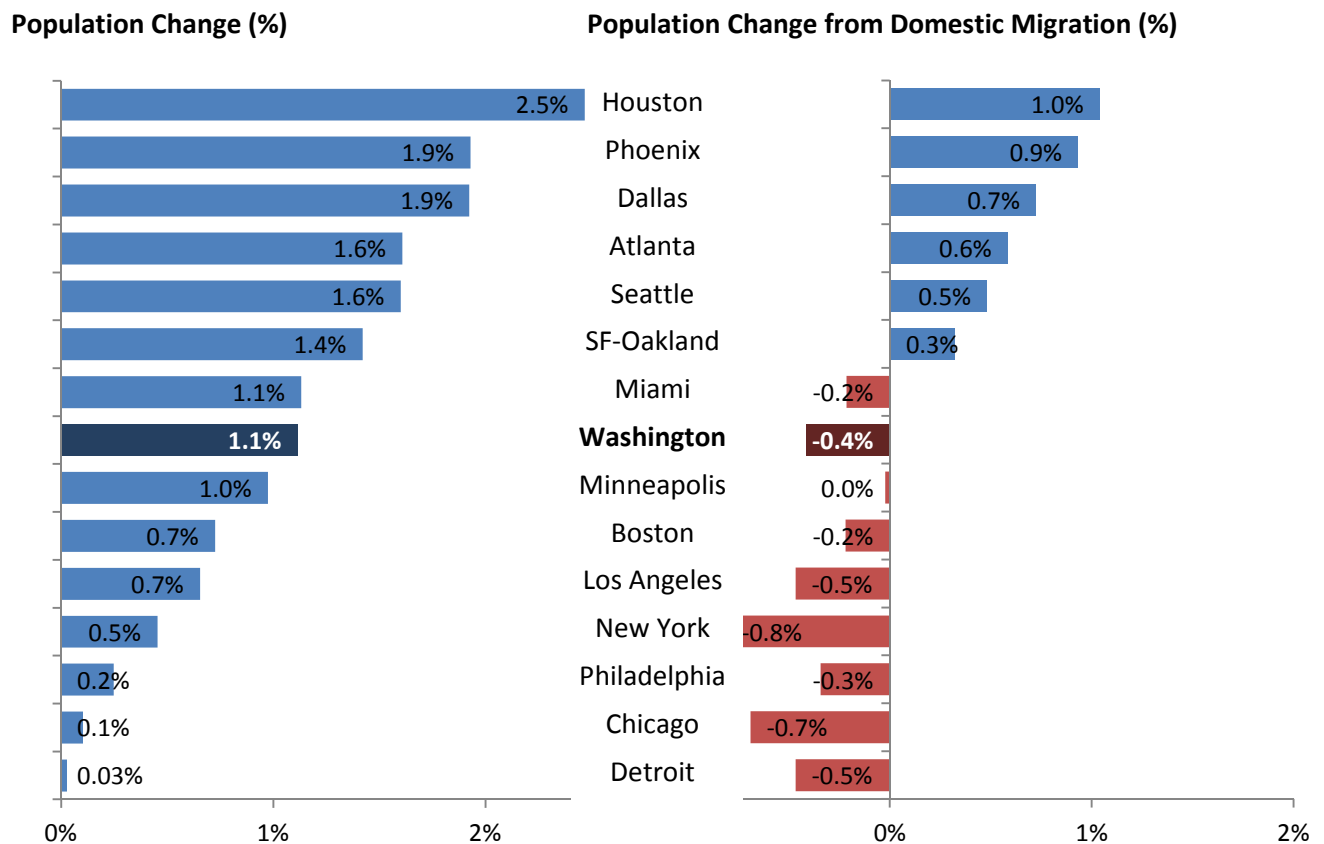


Population Growth in the 15 Largest Employment Metros, 2013-2014

Of the 15 largest metro areas³, the Washington area had the eighth highest population growth rate between 2013 and 2014. Houston led these metros in growth, increasing 2.5 percent, or by 156,371 residents. Phoenix and Dallas both increased 1.9 percent, or by 84,980 residents and 131,217 residents, respectively. At 0.03 percent, Detroit had the slowest growth and gained only 1,217 residents.

All metros gained residents from the natural increase (births minus deaths) and net international migration. However, only six of the largest metros had a net increase from domestic migration. As shown in Figure 4, these six metros also had the highest overall population growth rates.

Figure 4. Percent Change in Population, 2013-2014



Source: U.S. Census Bureau, 2014 Population Estimates, GMU Center for Regional Analysis

³ As measured by employment

Table 1. Population Change in the Washington Metro Area, 2013-2014

	2014 Population	Change from 2013		Rank by	
		Residents	Percent	Population in 2014	2013-2014 Change in Residents
District of Columbia	658,893	9,782	1.5%	4	4
Calvert County	90,613	133	0.1%	13	20
Charles County	154,747	1,847	1.2%	9	9
Frederick County	243,675	2,261	0.9%	7	8
Montgomery County	1,030,447	10,680	1.0%	2	2
Prince George's County	904,430	10,231	1.1%	3	3
Suburban Maryland	2,423,912	25,152	1.0%	NA	NA
Arlington County	226,908	896	0.4%	8	13
Clarke County	14,423	75	0.5%	22	22
Culpeper County	49,166	678	1.4%	16	15
Fairfax County	1,137,538	3,115	0.3%	1	6
Fauquier County	68,248	1,015	1.5%	14	12
Loudoun County	363,050	12,091	3.4%	6	1
Prince William County	446,094	5,928	1.3%	5	5
Rappahannock County	7,361	(92)	-1.2%	24	23
Spotsylvania County	129,188	1,492	1.2%	12	10
Stafford County	139,992	3,004	2.2%	11	7
Warren County	38,987	380	1.0%	18	17
Alexandria city	150,575	1,263	0.8%	10	11
Fairfax city	24,483	289	1.2%	20	19
Falls Church city	13,601	132	1.0%	23	21
Fredericksburg city	28,350	488	1.8%	19	16
Manassas city	42,081	356	0.9%	17	18
Manassas Park city	15,174	(235)	-1.5%	21	24
Northern Virginia	2,895,219	30,875	1.1%	NA	NA
Jefferson County, WV	55,713	752	1.4%	15	14
Washington Region	6,033,737	66,561	1.1%	NA	NA

Source: U.S. Census Bureau, 2014 Population Estimates

GMU Center for Regional Analysis

CRA provides research and analytical services to local governments, businesses and other stakeholders focusing on economic, demographic, transportation, housing and fiscal trends and forecasts.

The Center for Regional Analysis has become the “go-to” organization for economic, demographic and housing data and analysis in the Washington region and is regularly cited as the source of information for the media, research scholars, and investors interested in understanding the regional economy. CRA posts research reports, presentations, data and other information on our website at cra.gmu.edu.