



Washington Area Economy: Performance and Outlook

Presentation to

**Mid-Atlantic Lender Conference
Mortgage Bankers Association of Metropolitan Washington**

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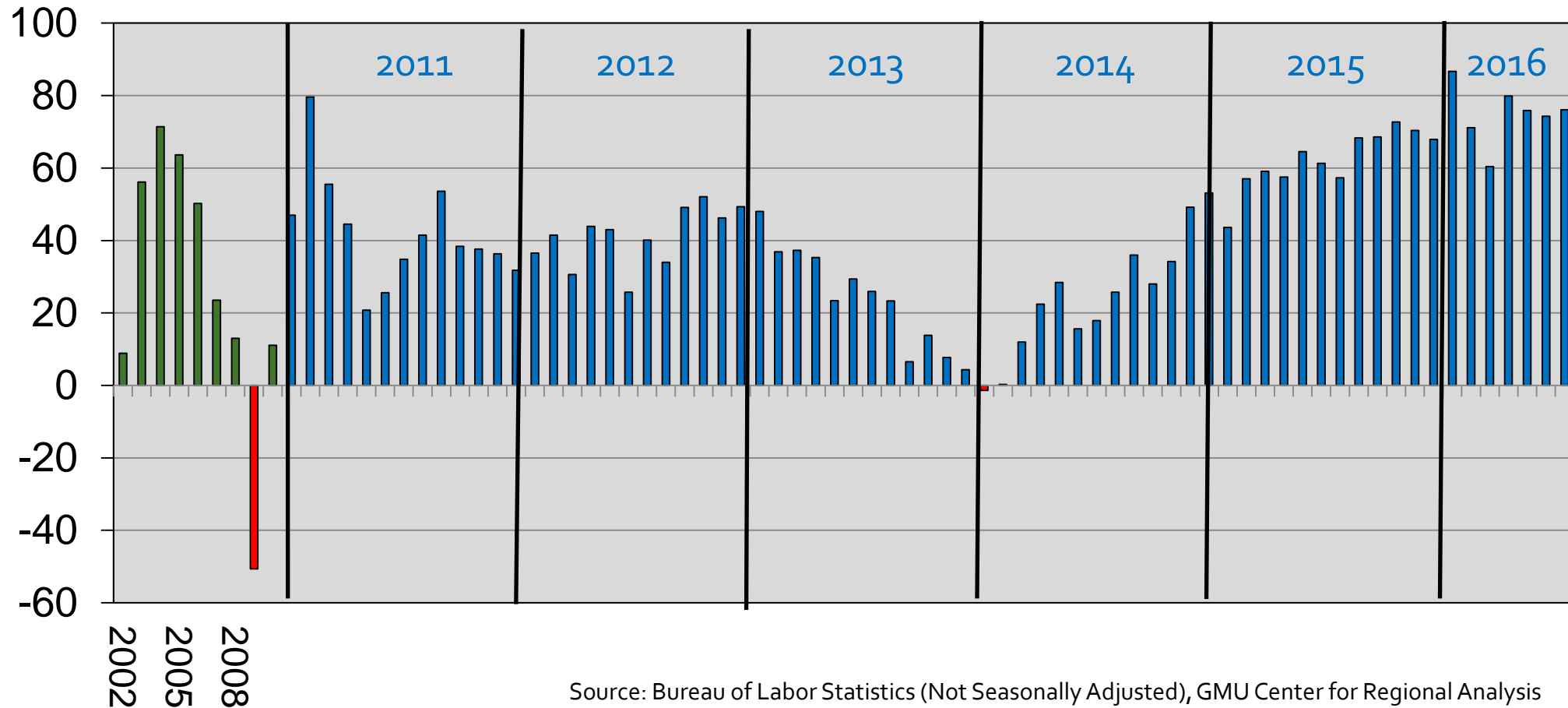
November 2, 2016

Annual Job Change Washington MSA, 2002-2016



Annual Data

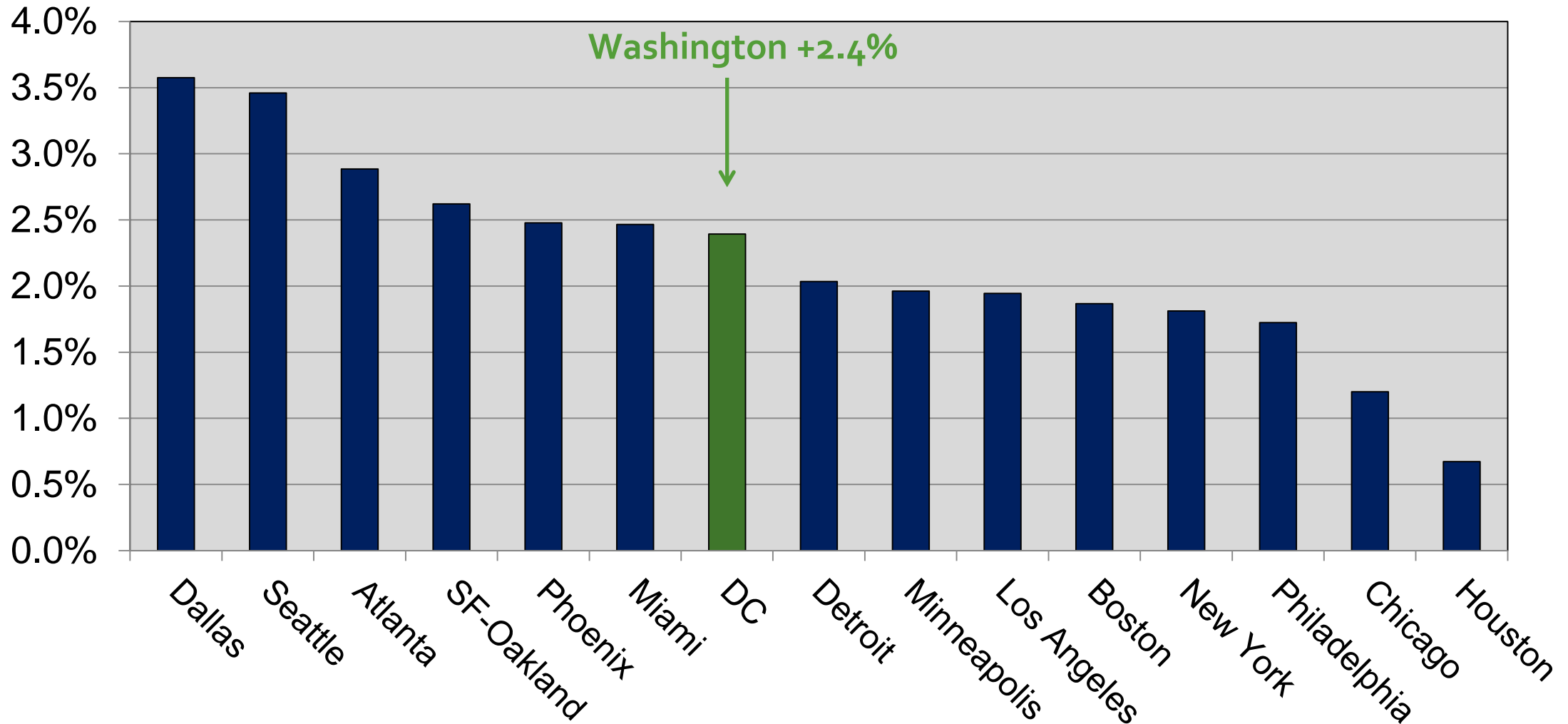
Annual Month over Year



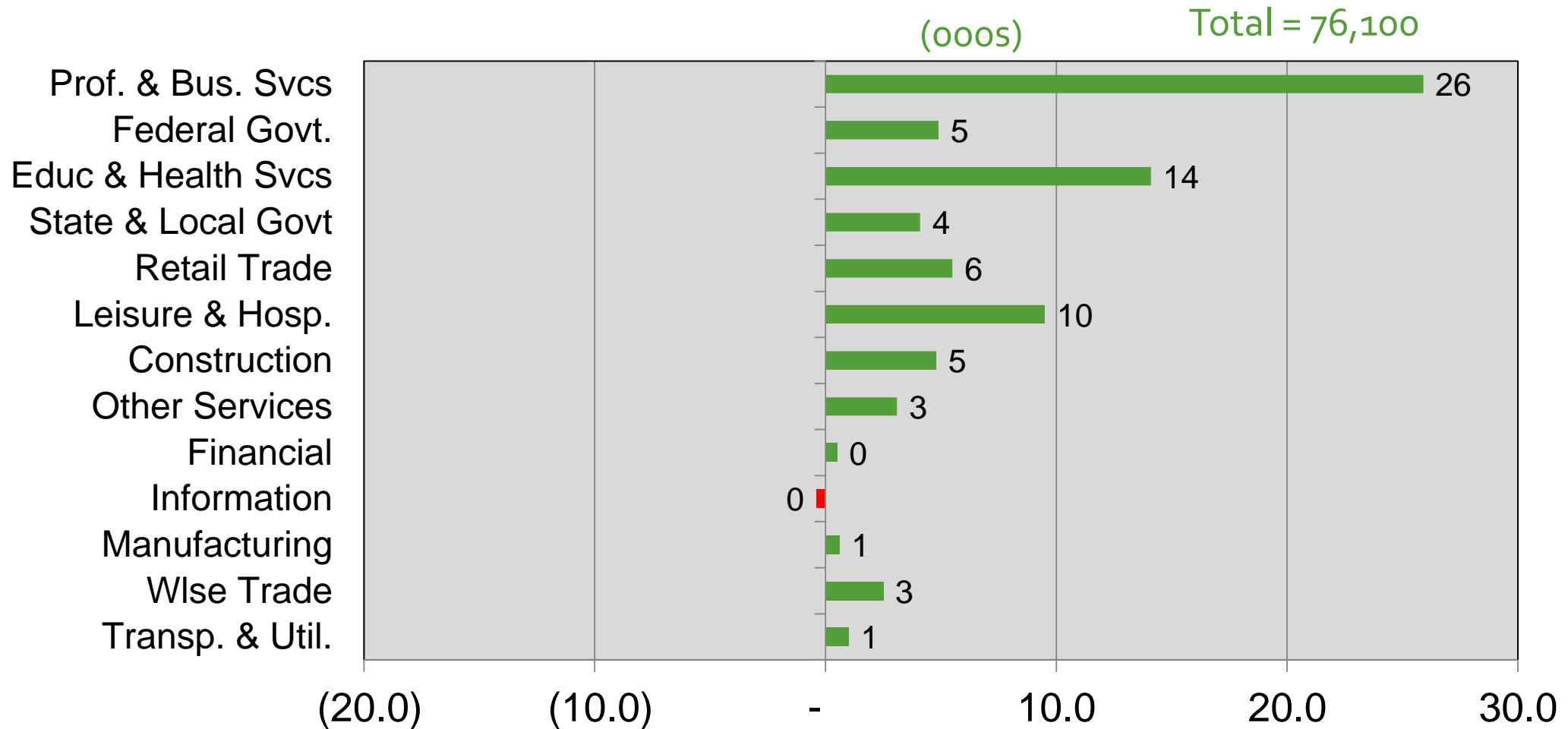
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

15 Largest Job Markets

Job Change: Sep 2015 – Sep 2016



Job Change by Sector Sep 2015 – Sep 2016 Washington MSA



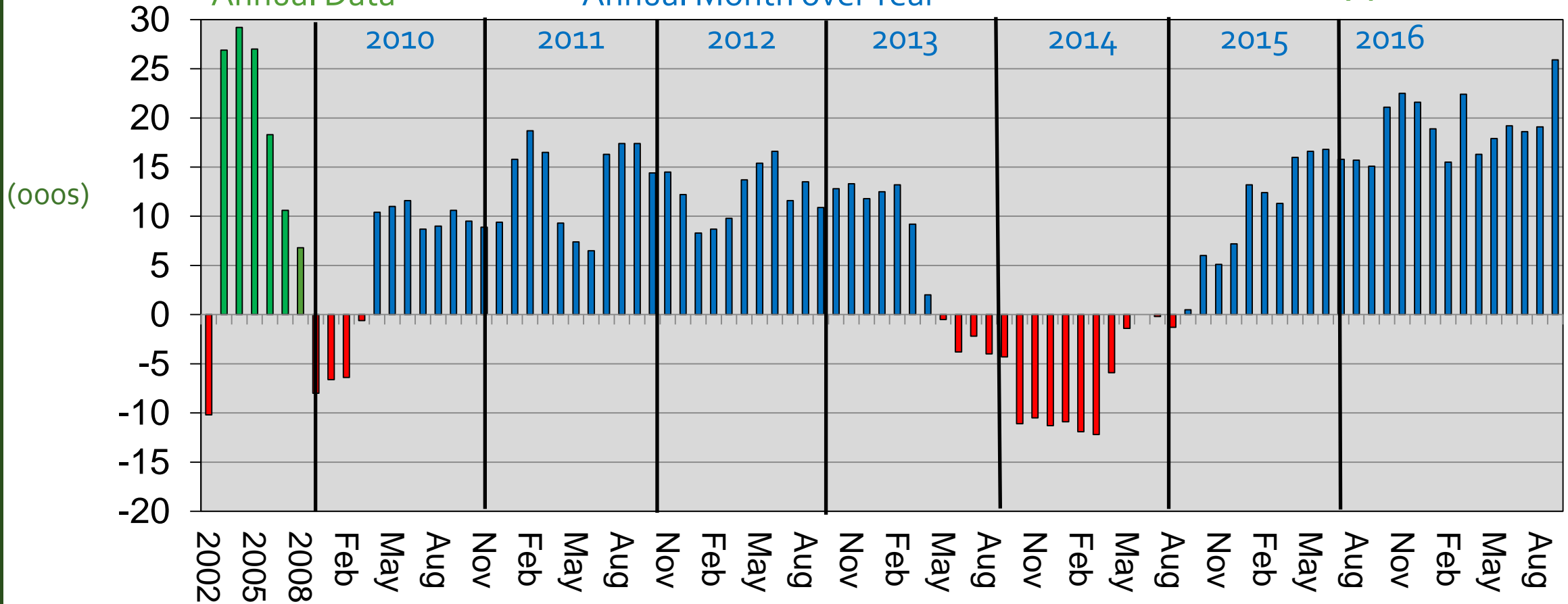
Professional & Business Services Washington MSA



Sep-16
Total: 746.1

Annual Data

Annual Month over Year



Professional & Business Services Washington MSA

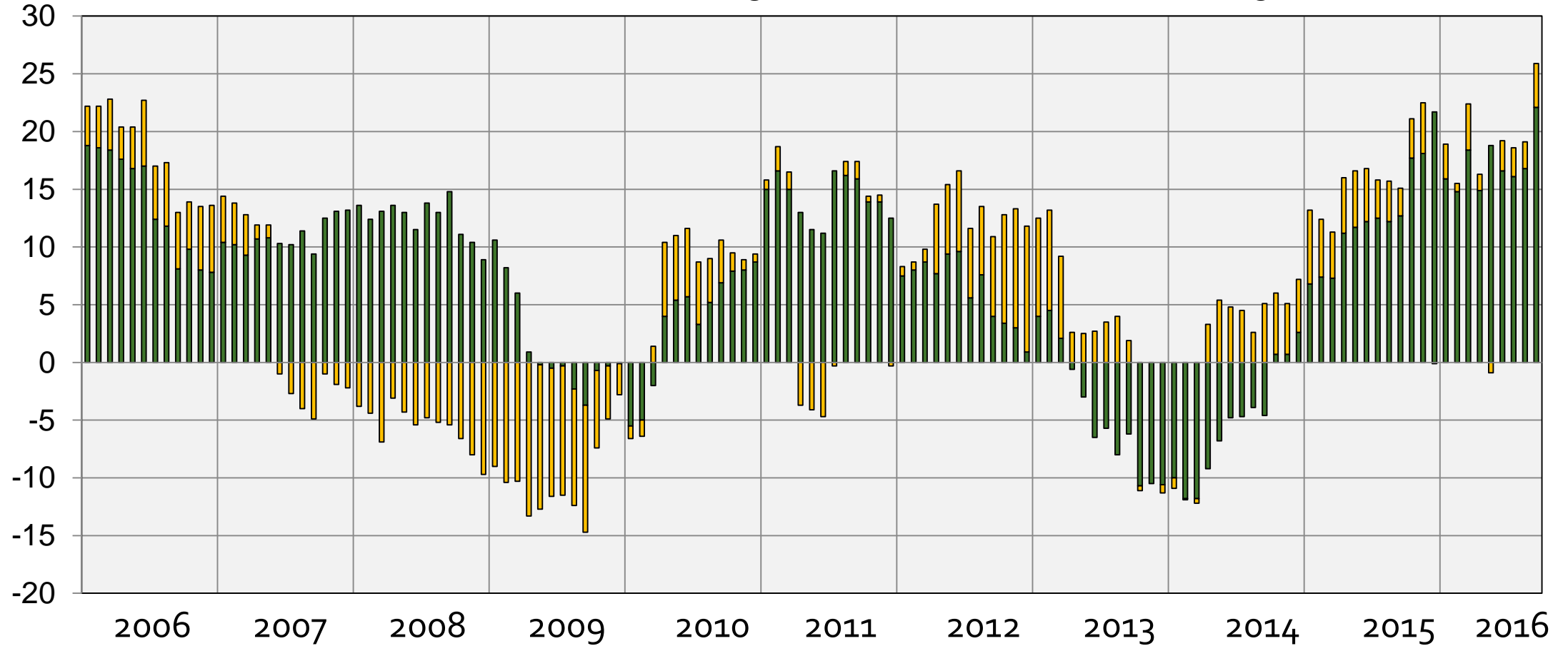
Annual Month Over the Year



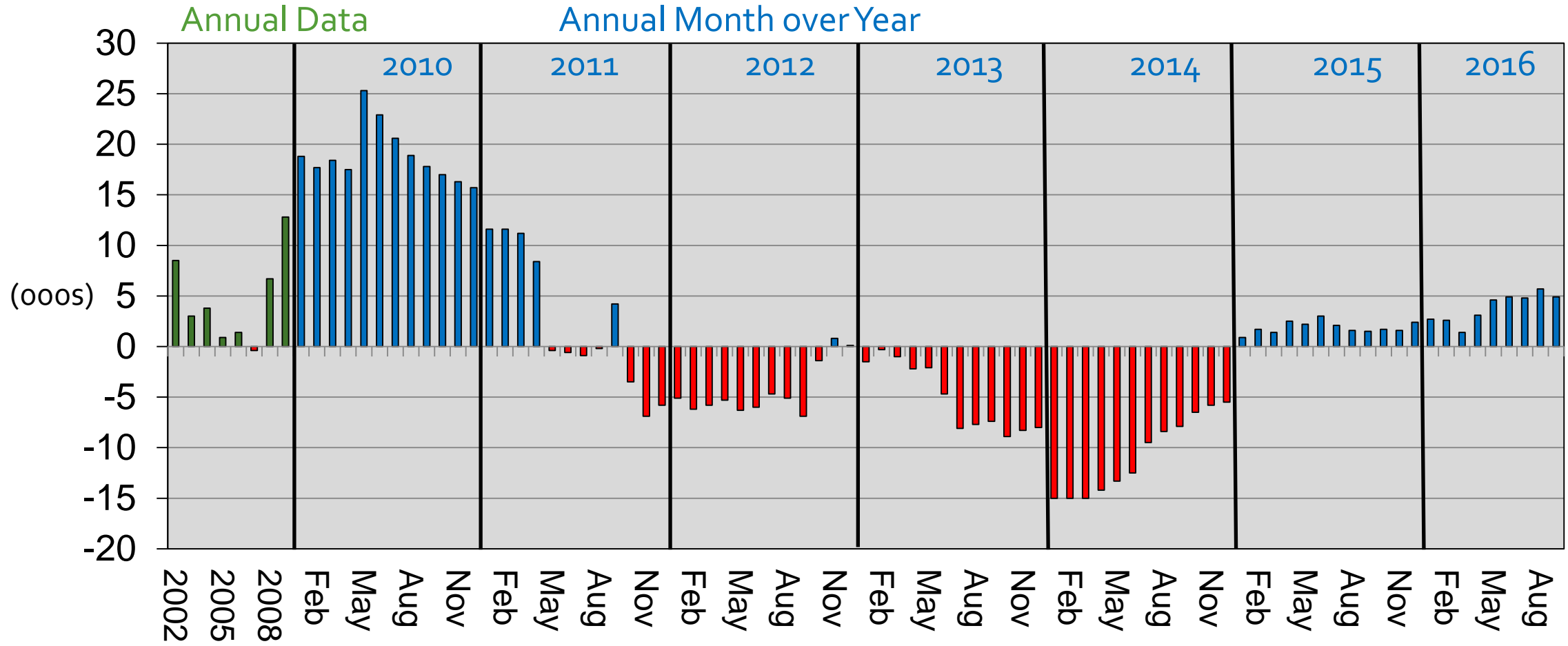
(000s)

■ Prof., Sci. & Tech. Svcs & Mgt.

■ Admin. & Waste Mgt.



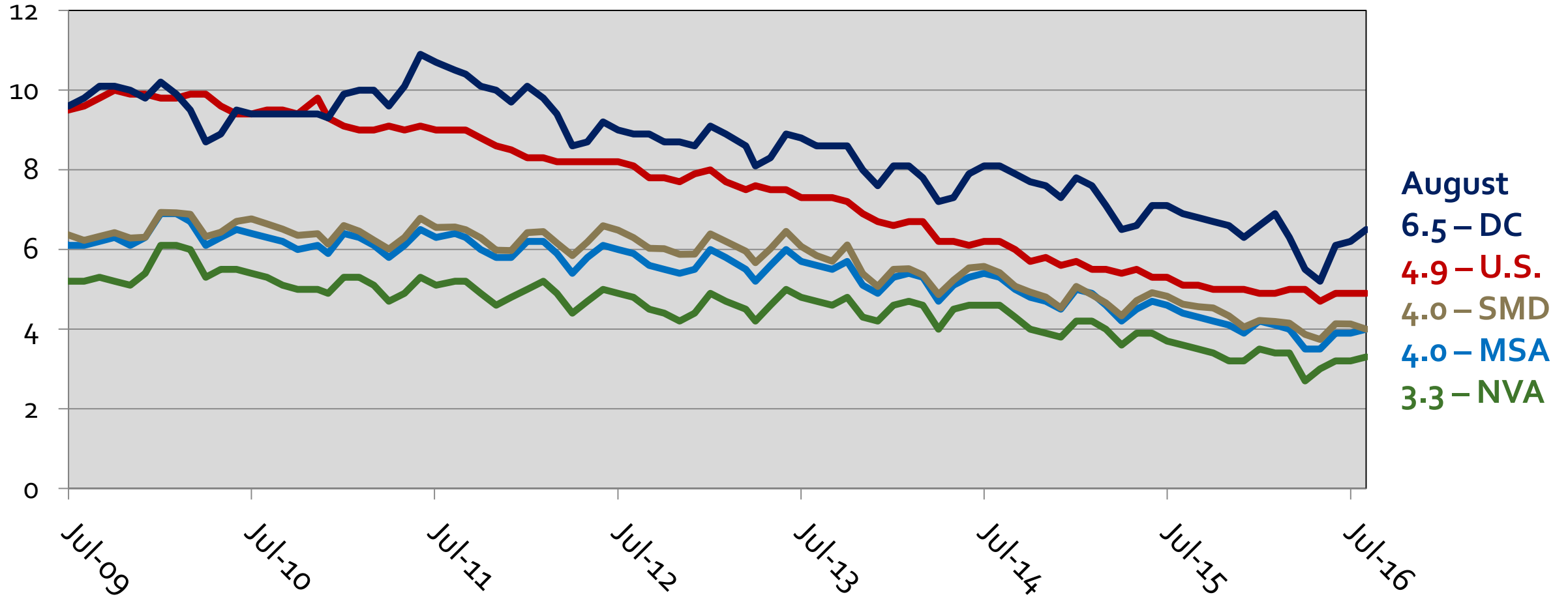
Federal Government Washington MSA



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

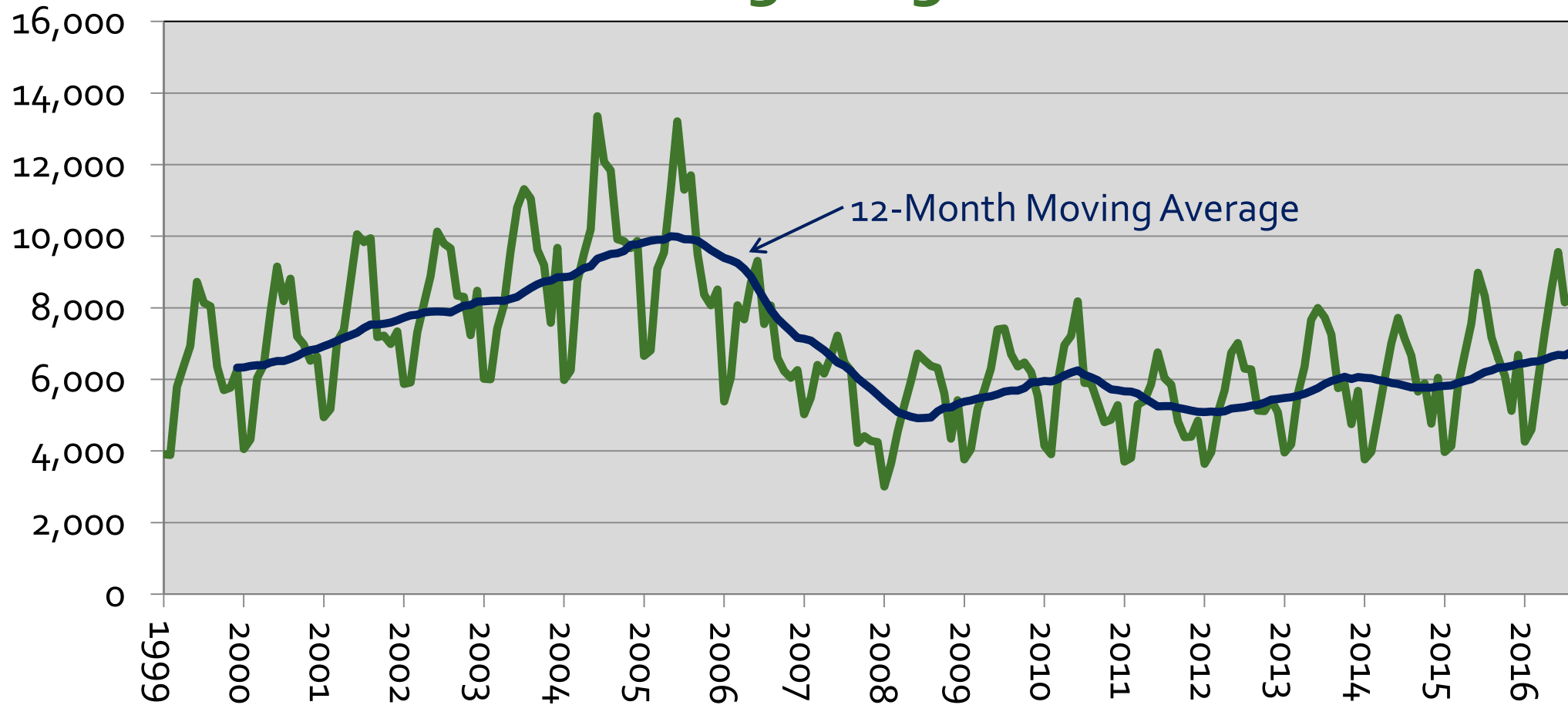
Sep-16 Total: 369.8

Unemployment Rates in the WMSA By Sub-State Area, 2009-2016

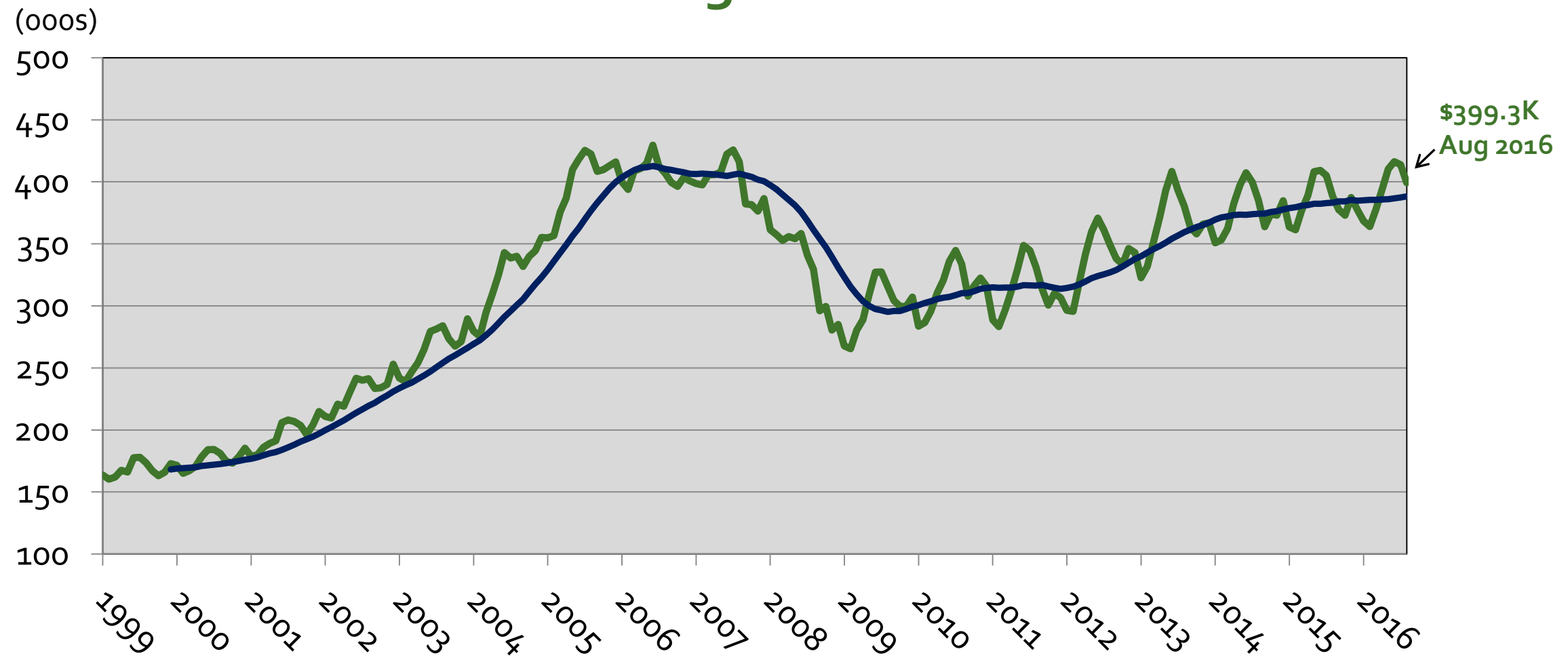


Source: Bureau of Labor Statistics (Region - Not Seasonally Adjusted, US – Seasonally Adjusted)

Existing Home Sales Washington MSA Through Aug 2016



Median House Sales Price Washington MSA

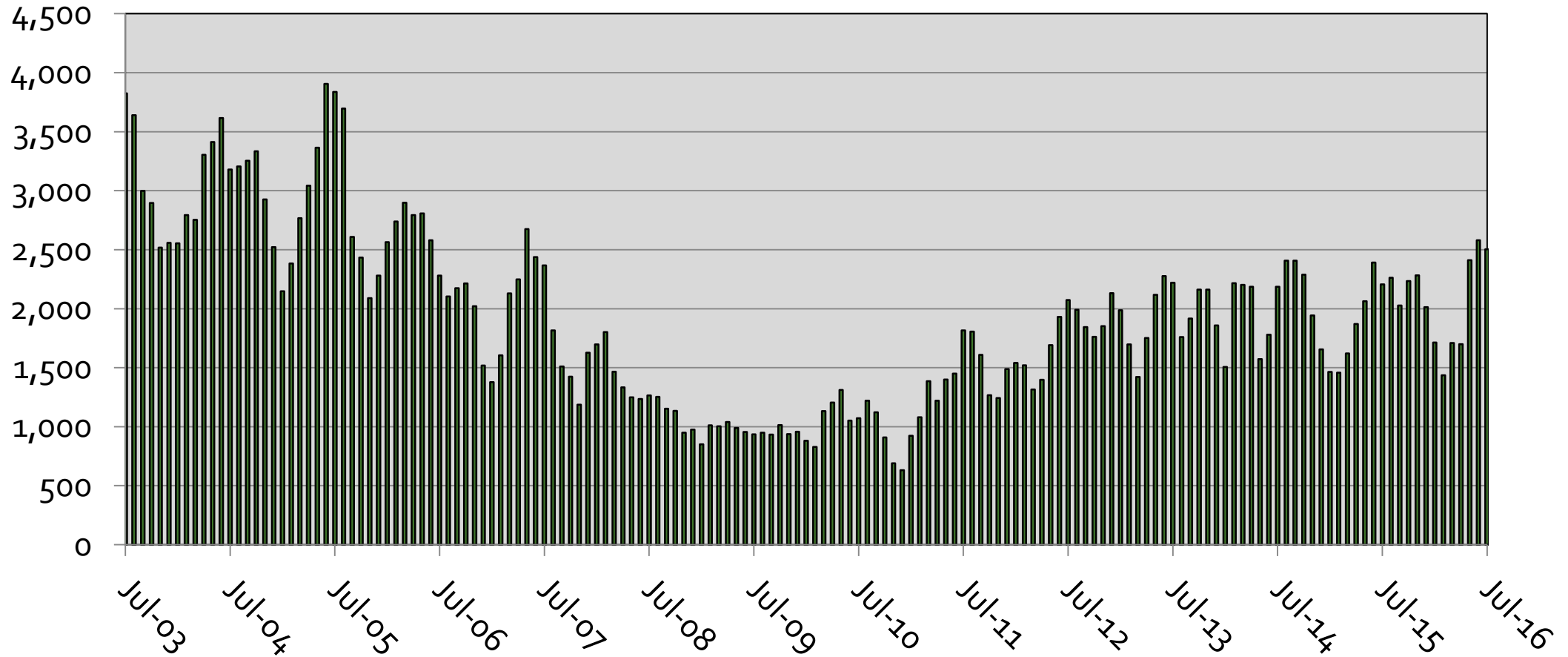


Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis

Washington MSA Building Permits

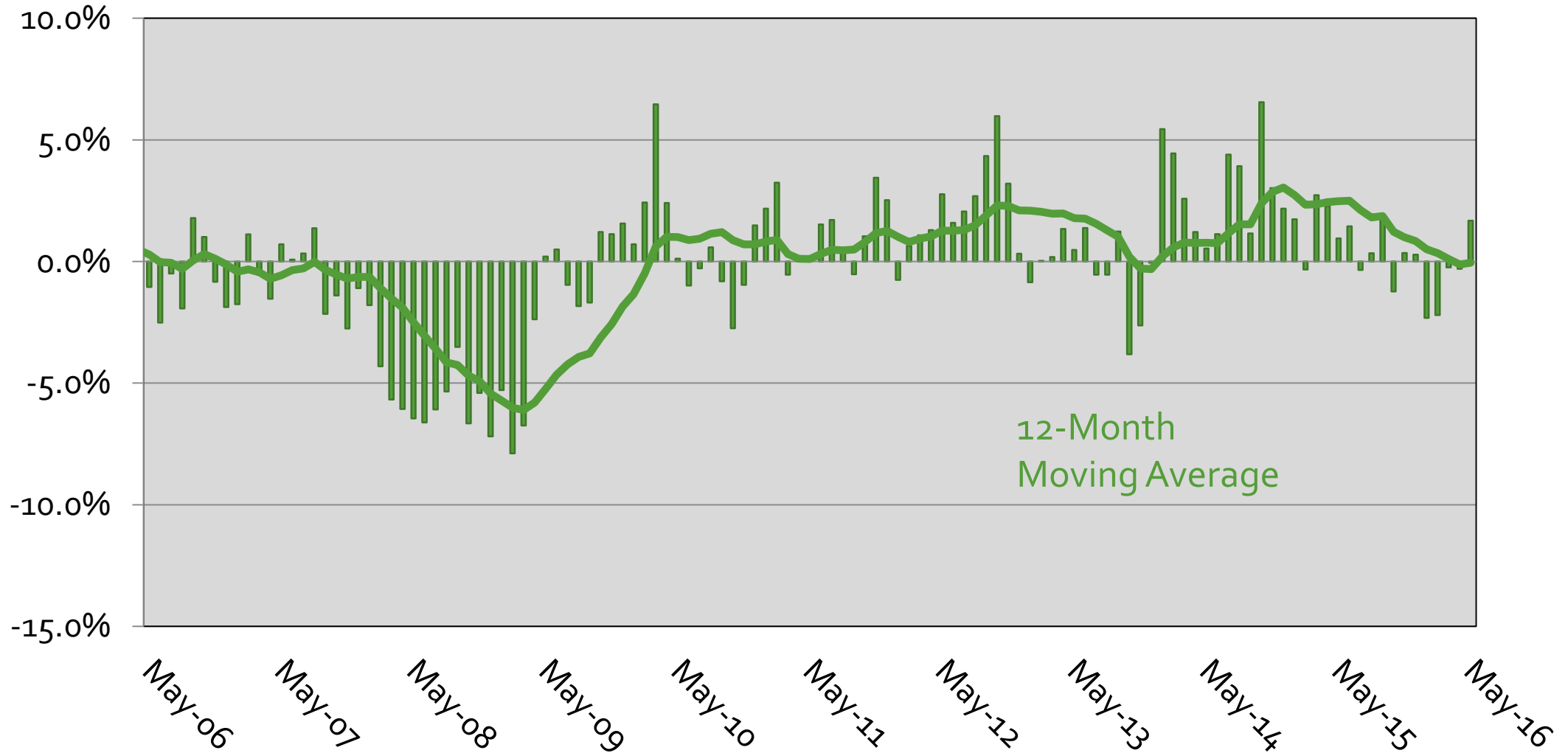


2003 – 2016, 3-Month Moving Avg

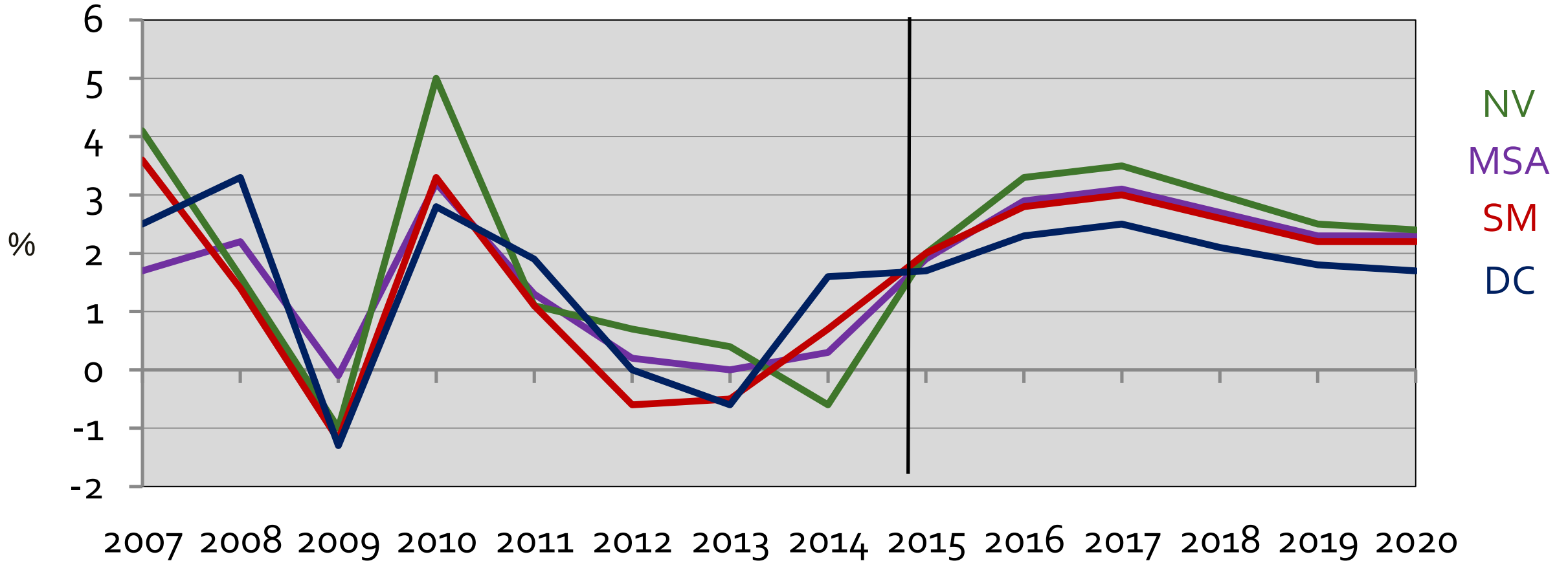


Washington MSA Leading Economic Index

Month-Over-Year Percent Change



Economic Outlook (GRP), 2007-2020 Washington Area and Sub-State Areas (Annual % Change)



Source: GMU Center for Regional Analysis, Forecast: April 2016

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)

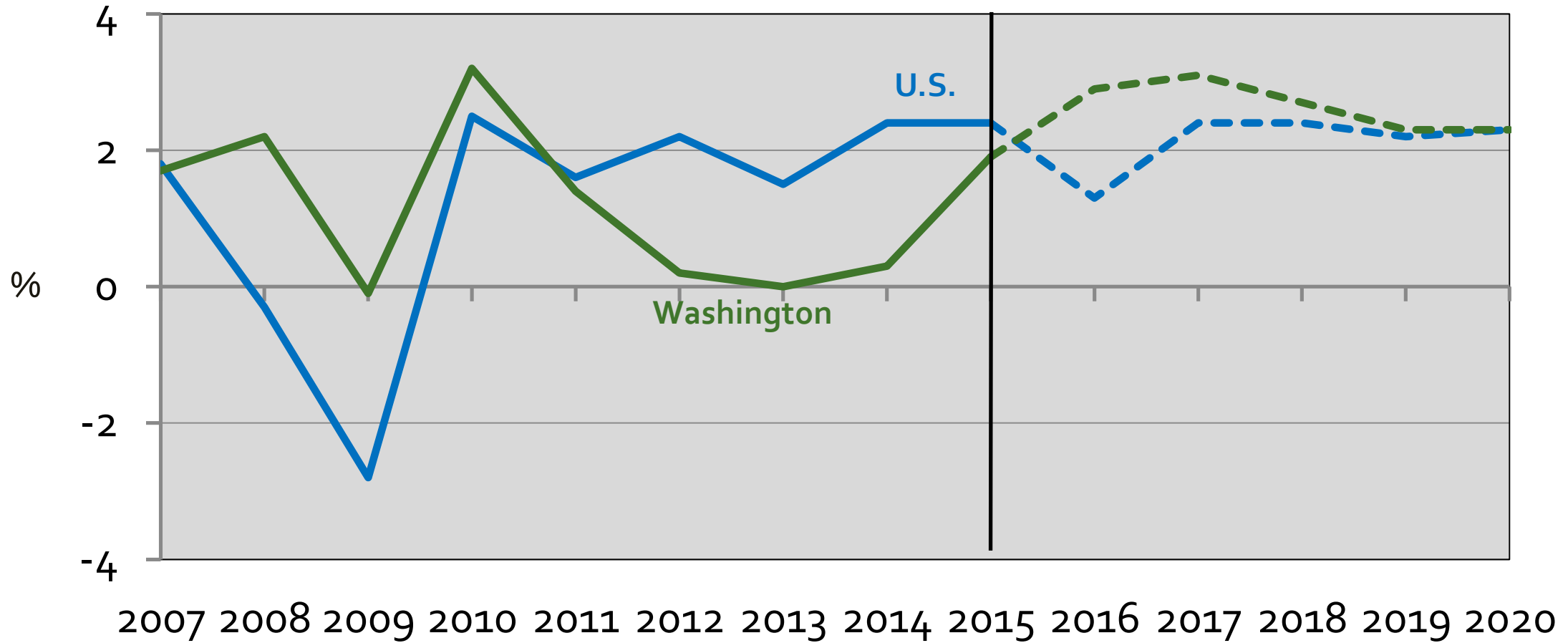
NOTE: The regional totals do not include Jefferson, WV.

Average Annual Change 1990-2010 = 36,000

U.S. GDP and Washington Area GRP



2007 – 2015 – 2020
(Annual % Change)



Thank You Questions

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