Washington Area Economy: Performance and Outlook

Presentation to

Center for Regional Analysis
School of Policy, Government & International Affairs
George Mason University

May 27, 2016

Recession Recovery Patterns of GDP Past Four Recessions

% Change in GDP*

Quarters After Trough

*in 1992 or 2009 Chained Dollars

Sources: Bureau of Economic Analysis, GMU Center for Regional Analysis
Recession Recovery Patterns of GDP
Past Four Recessions

**Contribution to Post Recession Recoveries**
Average Growth After 27 Quarters

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*In 1992 or 2009 Chained Dollars
Sources: Bureau of Economic Analysis, GMU Center for Regional Analysis

Source: Bureau of Economic Analysis
U.S. Leading Index
Month-Over-Year Percent Change

U.S. Coincident Index
Month-Over-Year Percent Change

Source: The Conference Board, GMU Center for Regional Analysis
ISM Manufacturing and Non-Manufacturing Indices

Source: Institute for Supply Management

Annual Change in Payroll Jobs – US
Month-Over-Year

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

Apr = +2.7M
US Payroll Job Change
Month-to-Month

Apr = +160

Source: Bureau of Labor Statistics (Seasonally Adjusted), GMU Center for Regional Analysis

U.S. Payroll Job Change by Sector
Apr 2015 – Apr 2016

Ranked by Size in 2015

-600 -400 -200 0 200 400 600 800

Total = 2,692

Source: Bureau of Labor Statistics (Seasonally Adjusted), GMU Center for Regional Analysis
U.S. Payroll Job Change by Sector
Mar 2016 – Apr 2016

Ranked by Size in 2015
- Educ & Health Svcs
- Prof. & Bus. Svcs
- State & Local Govt
- Retail Trade
- Leisure & Hosp.
- Manufacturing
- Financial
- Construction
- Wholesale Trade
- Other Services
- Transp. & Util.
- Information
- Federal Govt.

Total = 160

Source: Bureau of Labor Statistics (Seasonally Adjusted), GMU Center for Regional Analysis

Initial Claims for Unemployment
4-Week Moving Average

May 21: 268K

Source: Department of Labor
Oil Prices
$ per barrel

Source: IHS Economics May 2016

Consumer Confidence

Source: The Conference Board, GMU Center for Regional Analysis
Consumer Prices
2001 - 2020

Forecast


Interest Rates
2001 - 2020

Forecast

Source: IHS Economics May 2016
U.S. New and Existing Home Sales

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

Growth in Total Consumption Outlays

Source: Bureau of Economic Analysis, IHS Economics, May 2016
U.S. Economic Performance

Source: Bureau of Economic Analysis, IHS Economics May 2016

U.S. Gross Domestic Product

Source: Bureau of Economic Analysis, IHS Economics May 2016
Annual Change in US Employed Workers*

**Employed workers include full-time, part-time, self-employed and contract workers**

Source: Bureau of Labor Statistics (Not Seasonally Adjusted)

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U.S. Coincident and Leading Indices
Mar 2009 – Mar 2016

Source: The Conference Board
The Washington Economy

Washington MSA Leading Economic Index
Month-Over-Year Percent Change

12-Month Moving Average

Source: GMU Center for Regional Analysis
Washington MSA Coincident Economic Index
Month-Over-Year Percent Change

12-Month Moving Average

Source: GMU Center for Regional Analysis

Annual Job Change – MOTYC
Washington MSA

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Annual Job Change – MOTYC
District of Columbia

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

Annual Job Change – MOTYC
Suburban Maryland

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Annual Job Change – MOTYC
Northern Virginia

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

15 Largest Job Markets
Job Change: Apr 2015 – Apr 2016

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
15 Largest Job Markets
Job Change: Apr 2015 – Apr 2016

Annual Job Change
Washington MSA, 2002-2016

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Job Change by Sector
Apr 2015 – Apr 2016
Washington MSA

(000s) Total = 71,700

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

Job Change by Sector
Mar 2016 – Apr 2016
Washington MSA

(000s) Total = 25,700

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Professional & Business Services
Washington MSA

(000s)

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Job Change by Sector
Apr 2015 – Apr 2016
District of Columbia

(000s)
Total 11,500

Prof. & Bus. Svcs 2
Federal Govt. 1
Educ & Health Svcs 2
State & Local Govt 2
Retail Trade 2
Leisure & Hosp. 1
Construction 0
Other Services 0
Financial 1
Information 0
Manufacturing 0
Wise Trade 0
Transp. & Util. 0

(10.0) (5.0) - 5.0 10.0

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

Job Change by Sector
Mar 2016 – Apr 2016
District of Columbia

(000s)
Total 6,200

Prof. & Bus. Svcs 2
Federal Govt. 1
Educ & Health Svcs 1
State & Local Govt 0
Retail Trade 0
Leisure & Hosp. 2
Construction 0
Other Services 0
Financial 0
Information 0
Manufacturing 0
Wise Trade 0
Transp. & Util. 0

(10.0) (5.0) - 5.0 10.0

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Annual Job Change
Suburban Maryland, 2002-2016

Annual Data

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

Job Change by Sector
Apr 2015 – Apr 2016
Suburban Maryland

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Job Change by Sector
Mar 2016 – Apr 2016
Suburban Maryland

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

Annual Job Change
Northern Virginia, 2002-2016

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Job Change by Sector
Apr 2015 – Apr 2016
Northern Virginia

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Total: 31,700

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

Job Change by Sector
Mar 2016 – Apr 2016
Northern Virginia

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Total: 10,600

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
Unemployment Rates in the WMSA
By Sub-State Area, 2009-2016

15 Largest Job Markets
Ranked by Unemployment Rate
Mar 2016

Annual Change in Employed Residents
Month-Over-Year

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

Annual Change – Residents Employed
Washington MSA

Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis
WMSA Payroll Job Change: Private Sector
The Great Recession and Recovery


Prof. & Bus. Svcs  70  69
Educ & Health Svcs  0  41
Retail Trade
Leisure & Hosp.
Construction  80  31
Other Services
Financial
Information
Manufacturing
Wse Trade
Transp. & Util.

Total -181  Total 323

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

15 Largest Job Markets
Job Change: 2011 – 2012

Washington +39,500

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

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

Percent Change in Inventories of Existing Homes
Month-Over-Year 2000 – 2016, MSA

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.
Existing Home Sales
Washington MSA
Through Apr 2016

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

Total Listings Per Sale
Apr 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

Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
### Average Sales Price Percent Change  
**District of Columbia**  
**All Housing Types**

#### Annual Change

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#### Annual Change by Month

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

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### Average Sales Price Percent Change  
**Suburban Maryland**  
**All Housing Types**

#### Annual Change

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</table>

#### Annual Change by Month

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

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Average Sales Price Percent Change
Metro Area – Single Family Attached

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

Average Sales Price Percent Change
Metro Area – Condos

Source: Metropolitan Regional Information Systems (MRIS), GMU Center for Regional Analysis
Washington MSA
Building Permits
2003 – 2016, 3-Month Moving Avg

Source: Census Bureau, GMU Center for Regional Analysis

Total Active Listings Per Sale
Apr Each Year – Metro Area

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

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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)

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

Thank You
Questions

cra.gmu.edu