

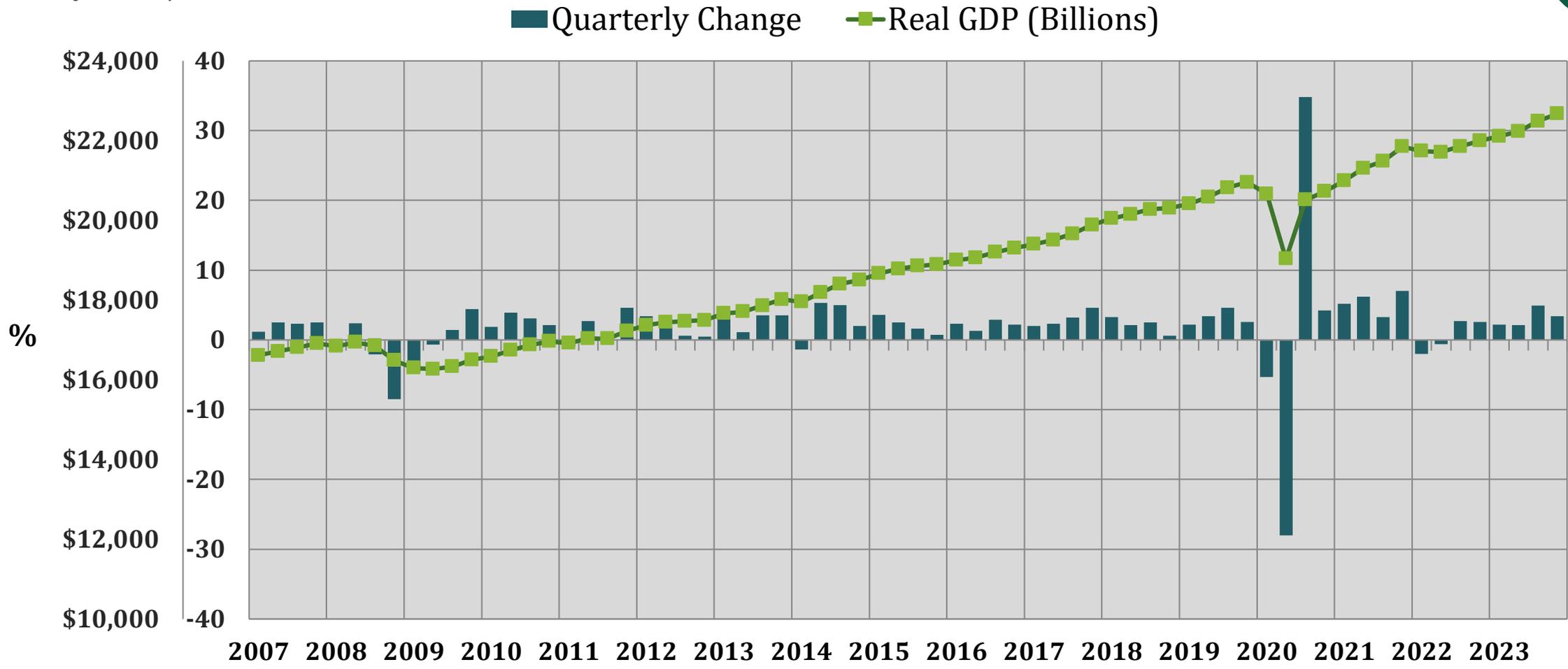
Washington Area Economy: Performance and Outlook

Presentation to
Falls Church Chamber of Commerce

May 21st, 2024

Keith Waters, Ph.D.
Center for Regional Analysis / Stephen S. Fuller Institute
Schar School of Policy and Government
George Mason University

U. S. Gross Domestic Product



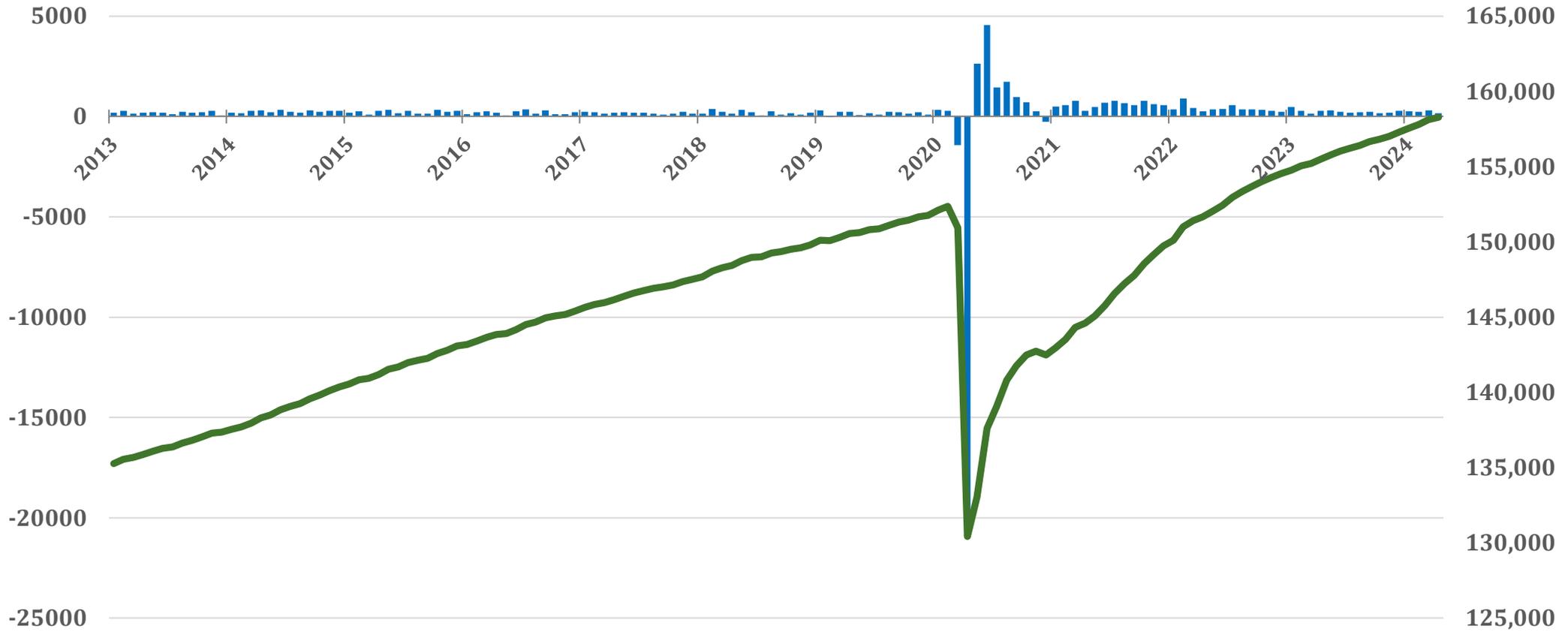
Q4 2022-Q4 2023 0.8%

Source: Bureau of Economic Analysis (Seasonally Adjusted, Chained 2012 Dollars)

U.S. Payroll Jobs

**1-mo. change
(in thousands)**

**total payroll jobs
(in millions)**



**Since 2023
(12-mo. Δ)
+2.8M**

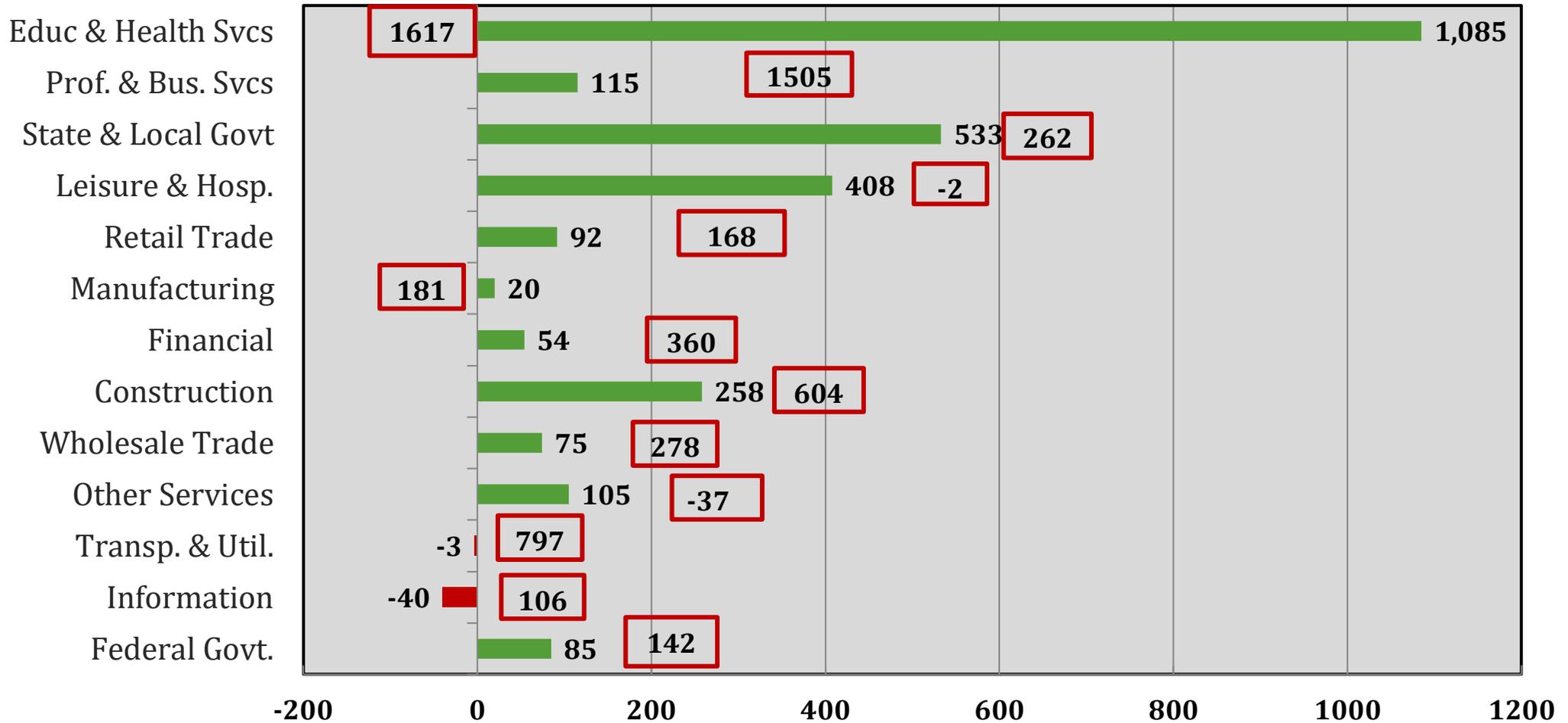
**Mar 24 -
April 24
(1 mo. Δ)
+175K**

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

U.S. Payroll Job Change by Sector

12-Month Net Change (April 2024)

Ranked by Size in 2019 (000s) total = 2.8M

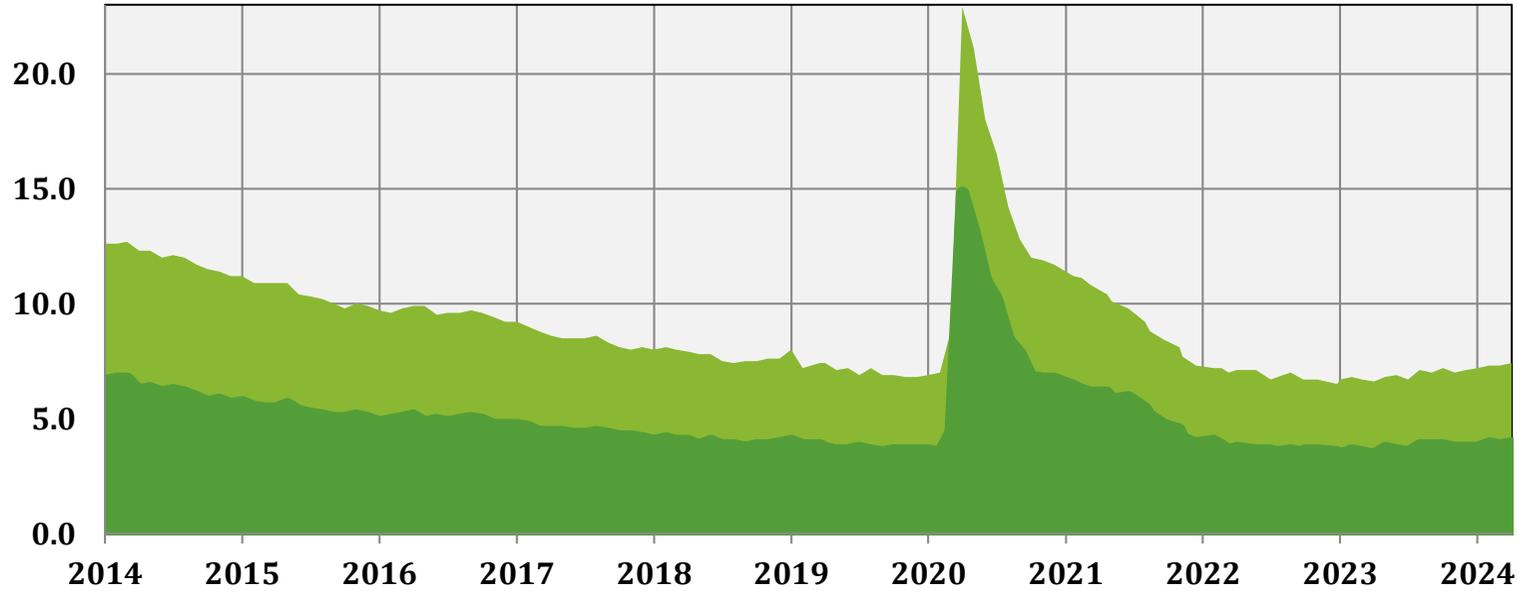


Source: Bureau of Labor Statistics (Seasonally Adjusted), GMU Center for Regional Analysis

U. S. Unemployment

U-6

UR



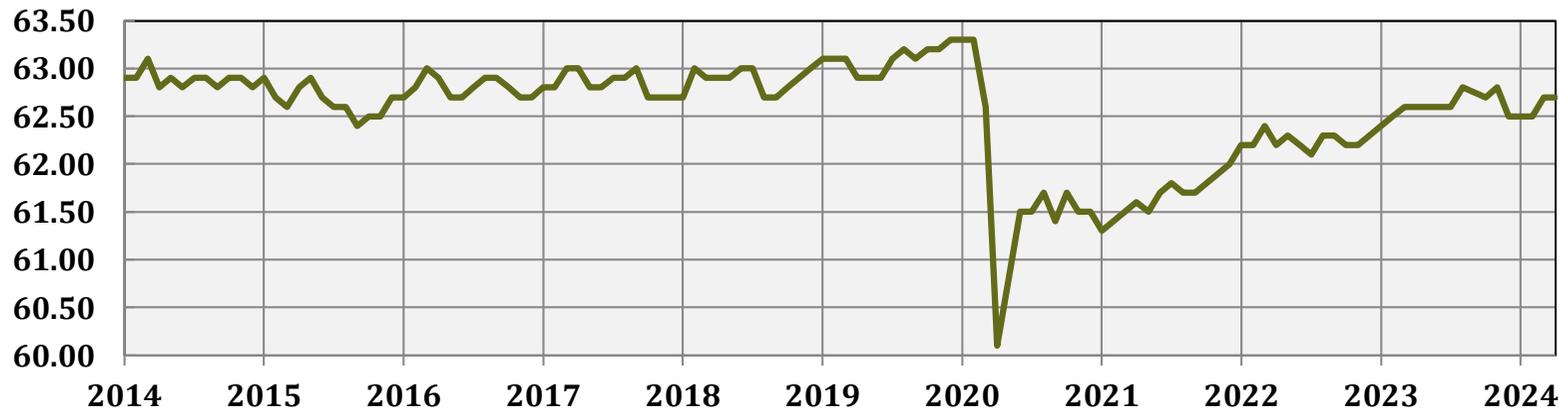
← Apr 7.4%

← Apr 3.9%

**Apr 2023 -
 Apr 2024
 (12-mo.)
 change:**

**U-6 0.8%
 UR 0.5%
 LFPR 0.1%**

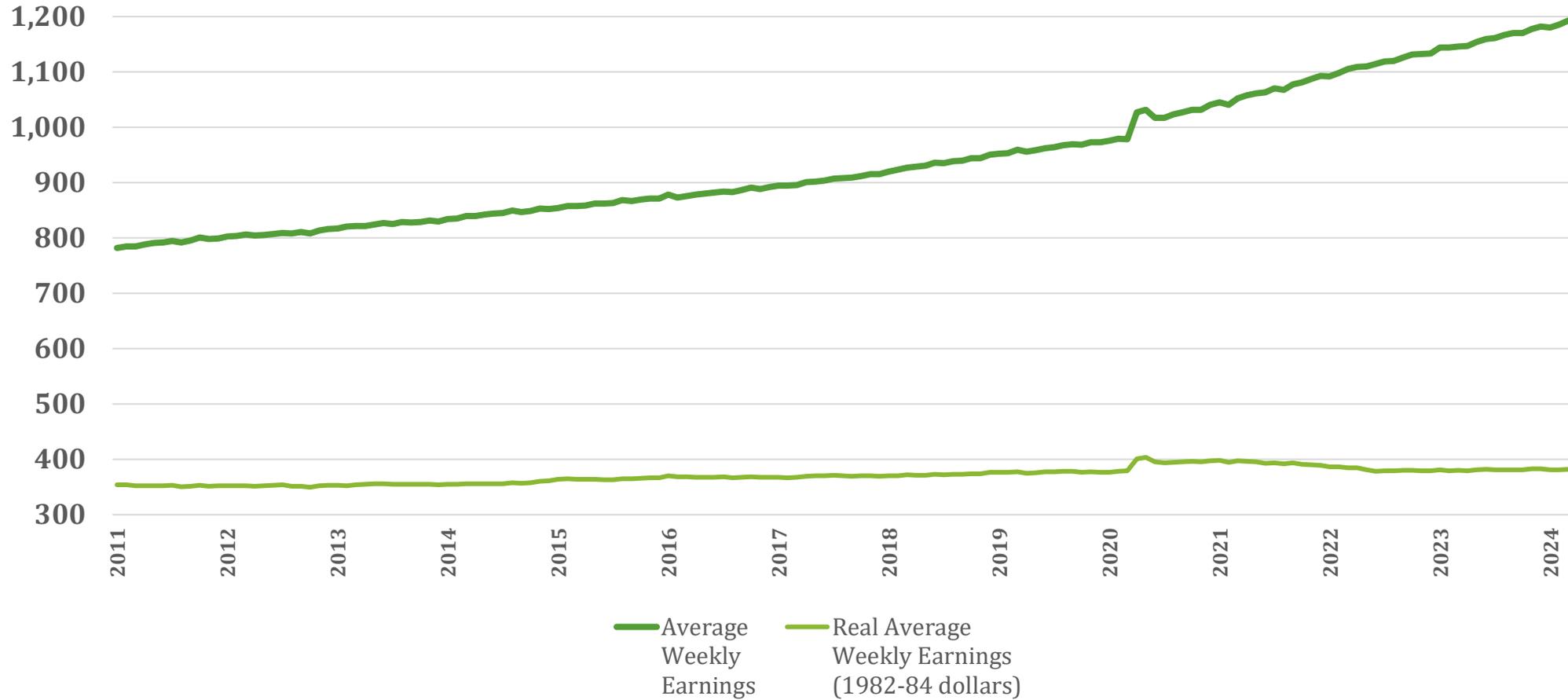
LFPR



← Apr 62.7%

Average Weekly Earnings

U. S., Total Private, Across all Industries



**12-month
 % change
 (MOTYC)**

May 2024

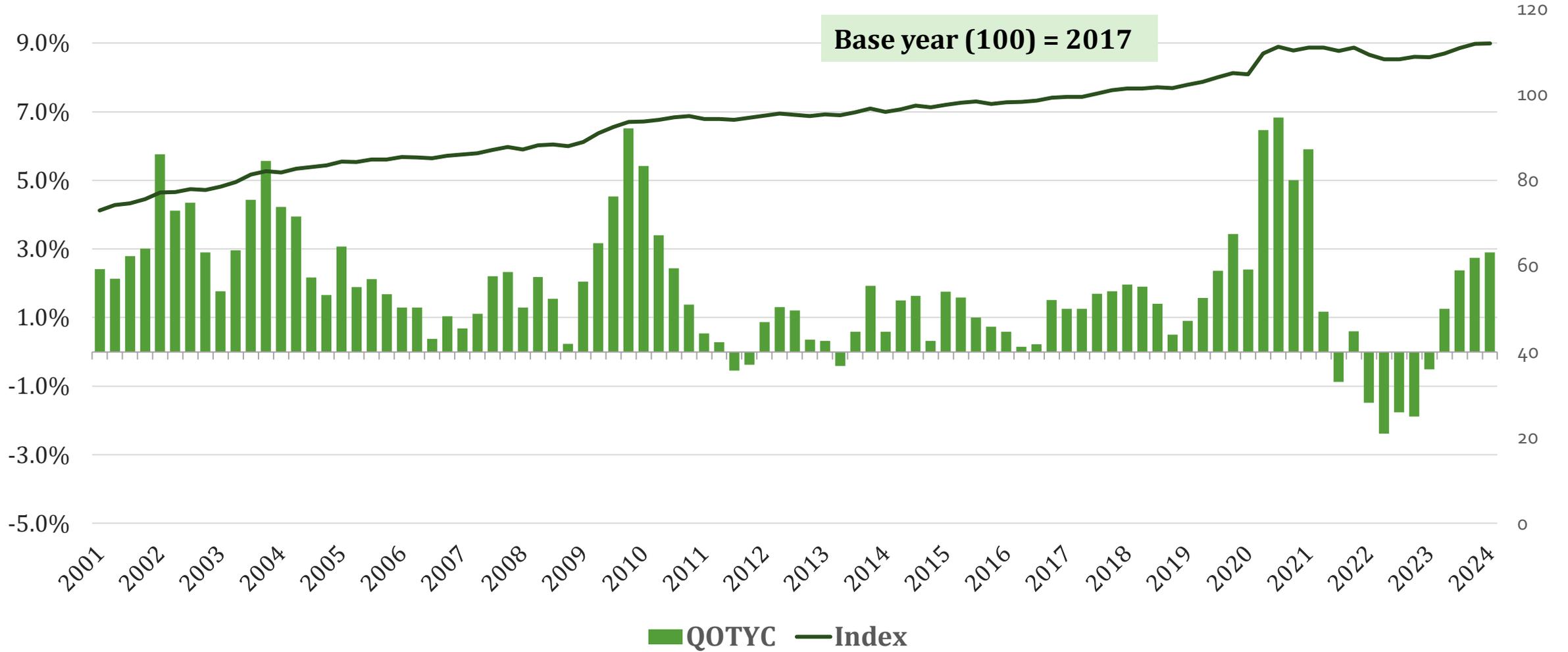
**↑ Avg Hourly
 Wages
 +3.9%**

**↑ Avg Weekly
 Earnings
 +3.9%**

**↑ Real Avg
 Weekly
 Earnings
 +0.6%**

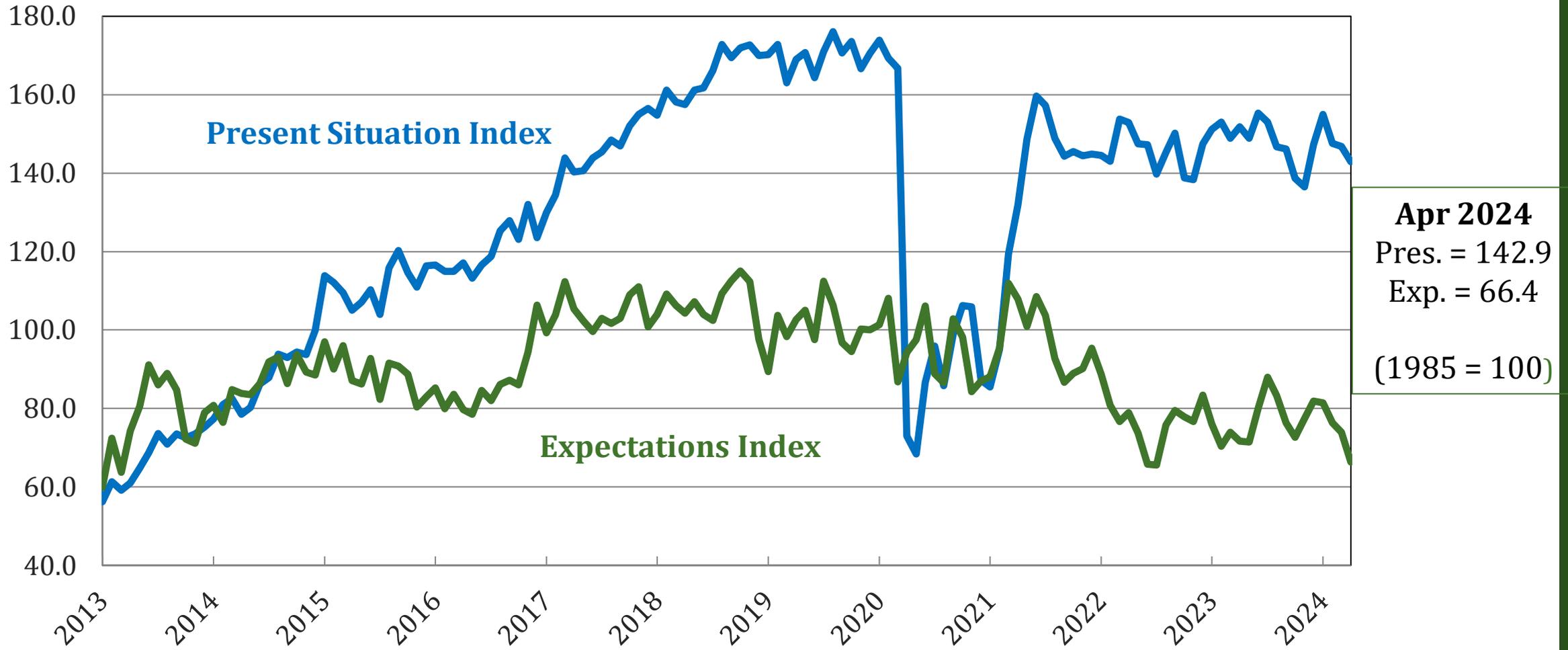
Labor Productivity

Nonfarm business, seasonally adjusted



Source: Bureau of Labor Statistics, GMU Center for Regional Analysis

Consumer Confidence



Source: The Conference Board, GMU Center for Regional Analysis

Monthly Consumer Prices 2001 - 2024

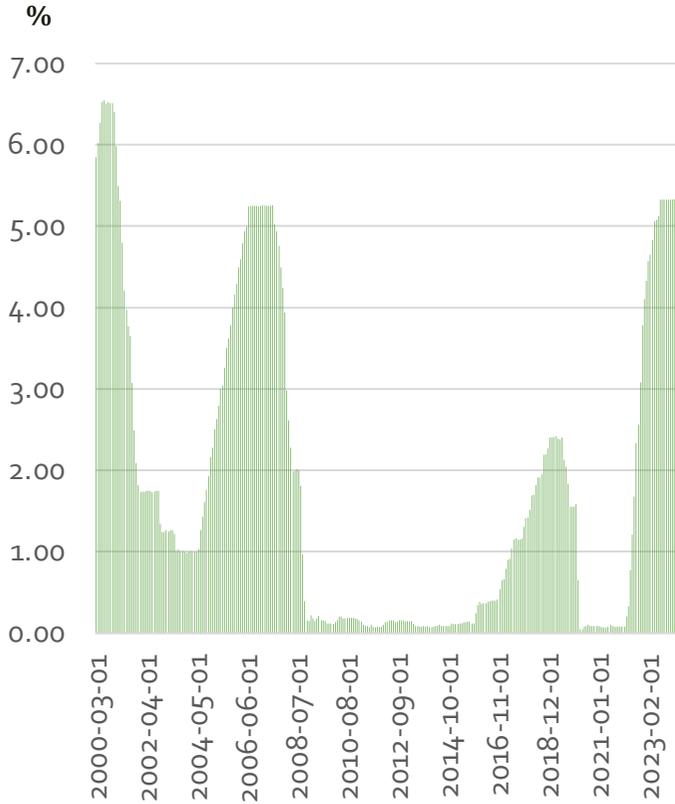


Source: Bureau of Labor Statistics, GMU Center for Regional Analysis

Interest Rates

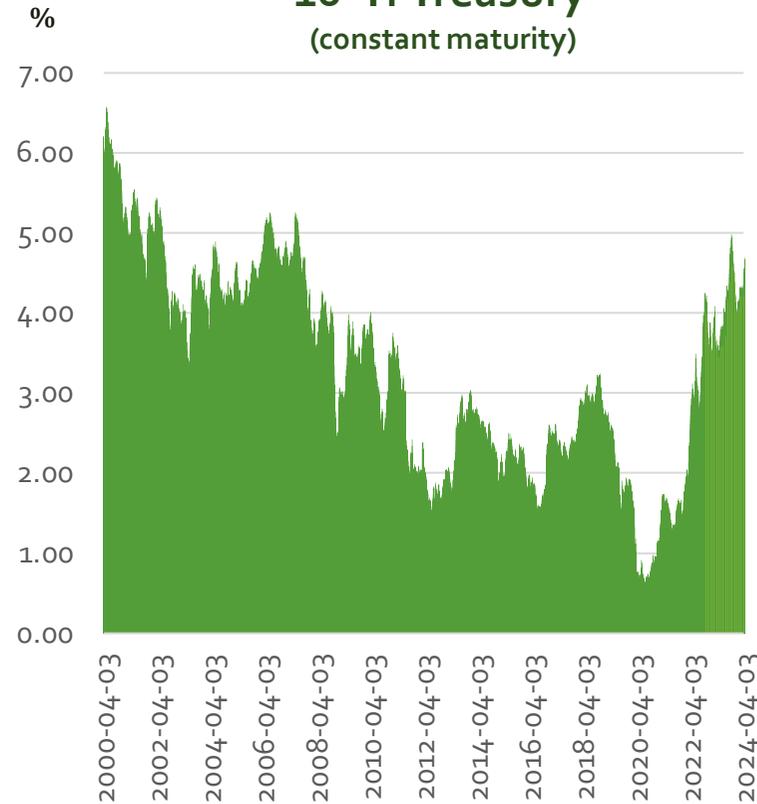
2000 - 2024

Fed Funds



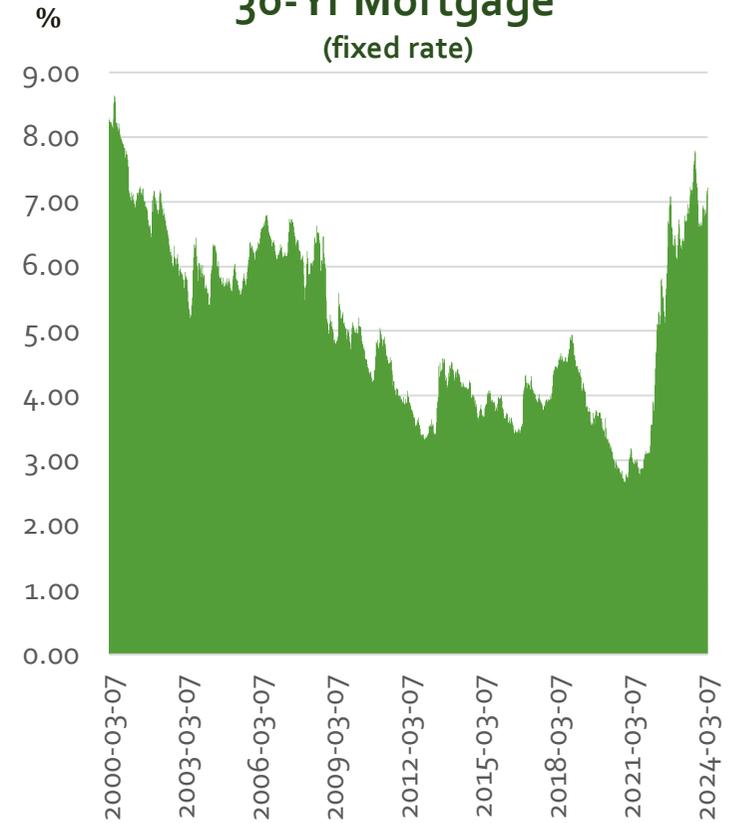
04/24: 5.33 04/23: 4.83

10-Yr Treasury (constant maturity)



04/24: 4.54 03/23: 3.45

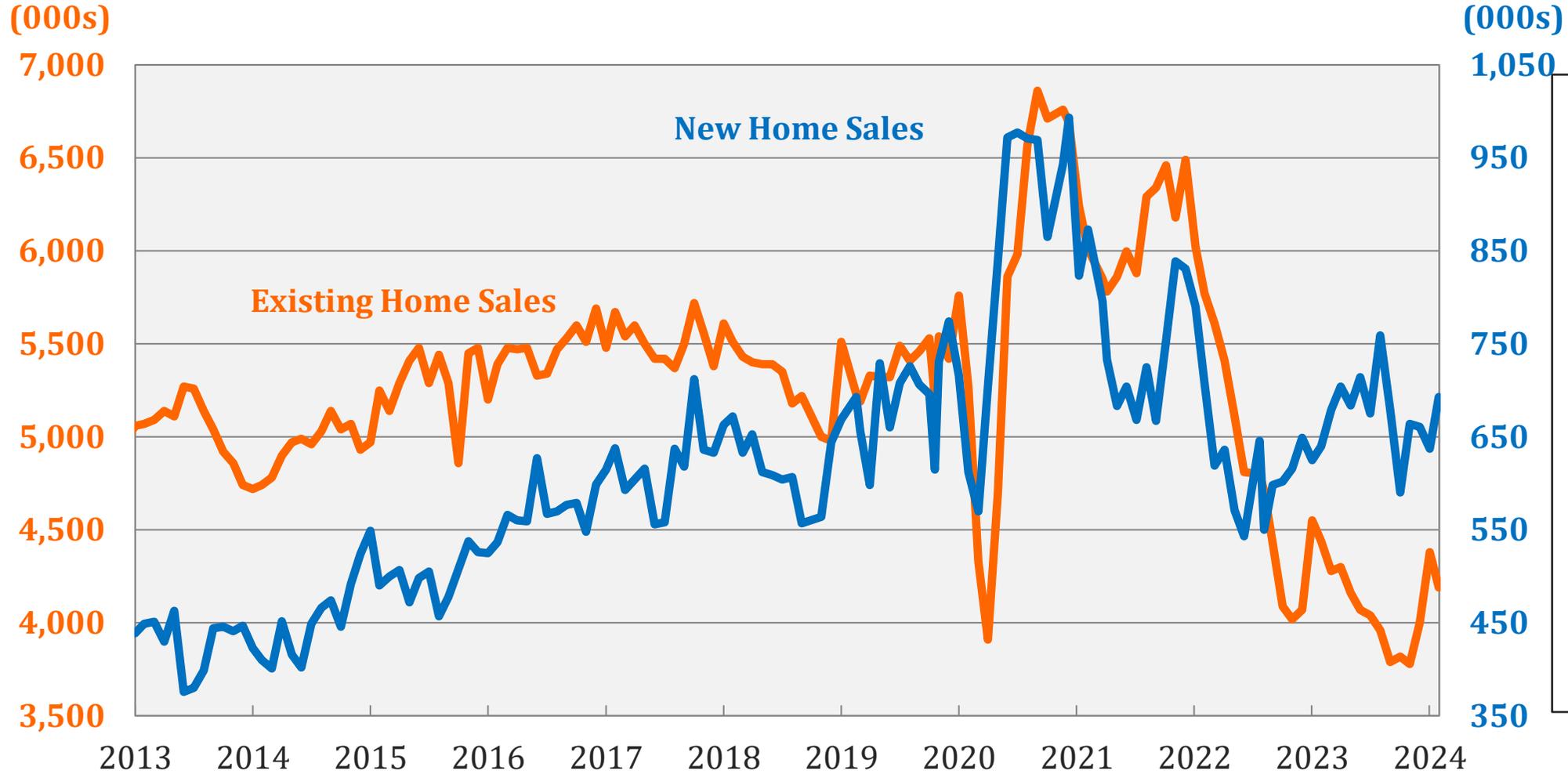
30-Yr Mortgage (fixed rate)



04/24: 6.99 04/23: 6.34

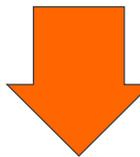
U. S. Home Sales

New and Existing (2013-Present)



12-month change

Existing Home Sales
 Mar 23 – Mar 24
 -3.7%

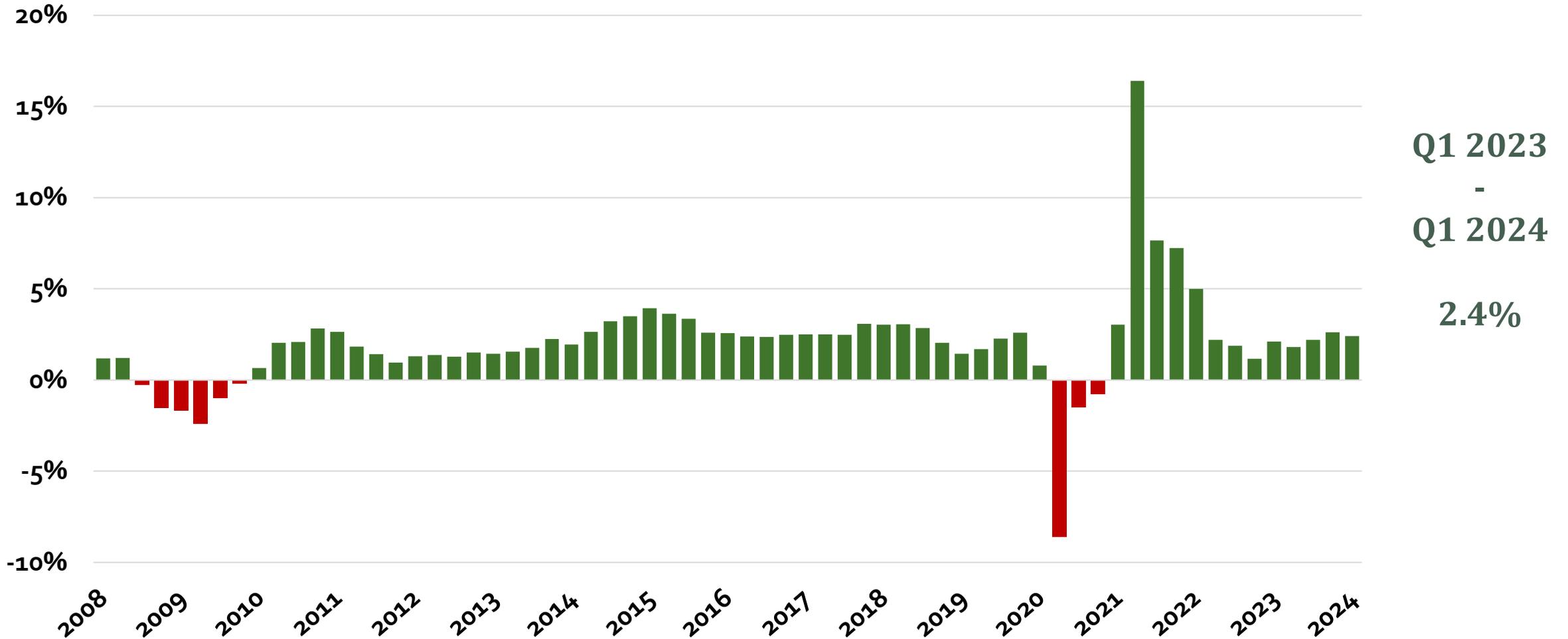


New Home Sales
 Mar 23 – Mar 24
 8.8%



Source: U.S. Census (New Home Sales) [Seasonally Adjusted Annual Rate], National Association of Realtors (Existing Home Sales)

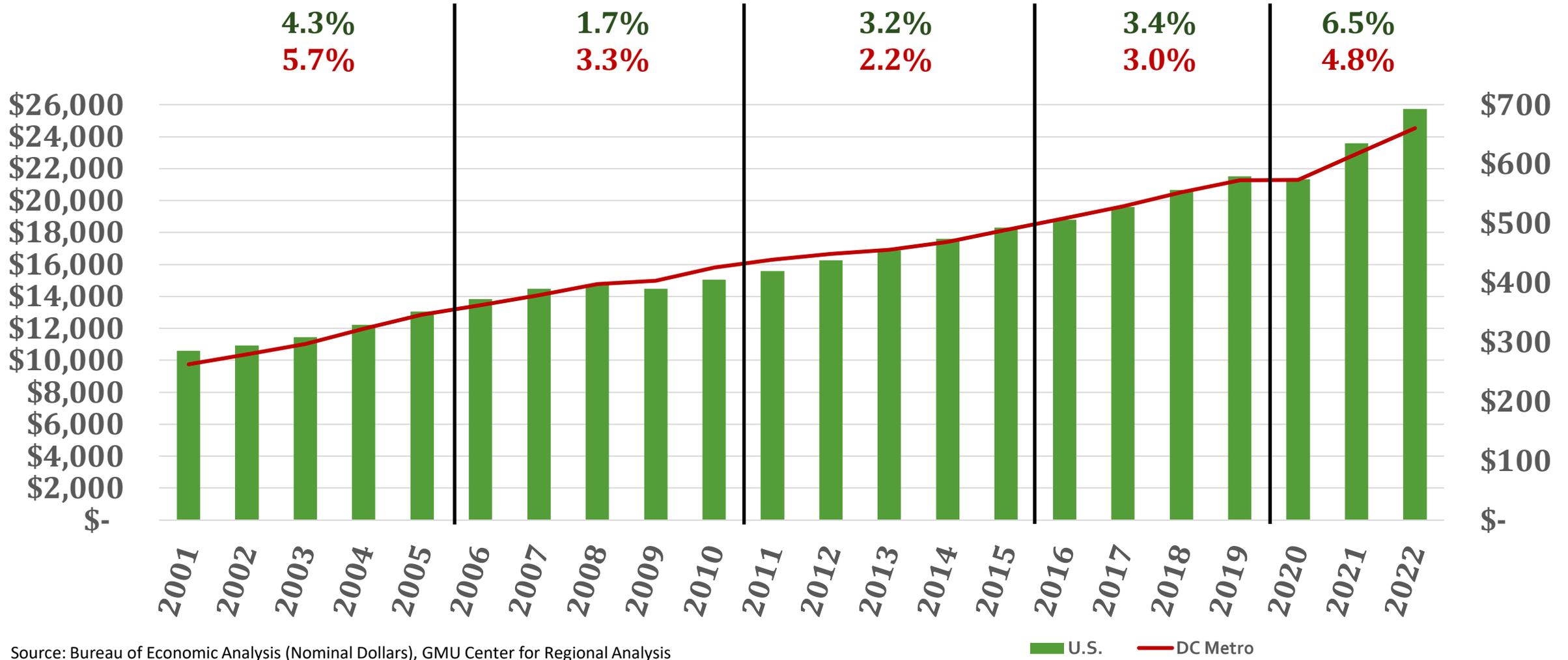
Change in U. S. Personal Consumption Expenditures



Source: Bureau of Economic Analysis

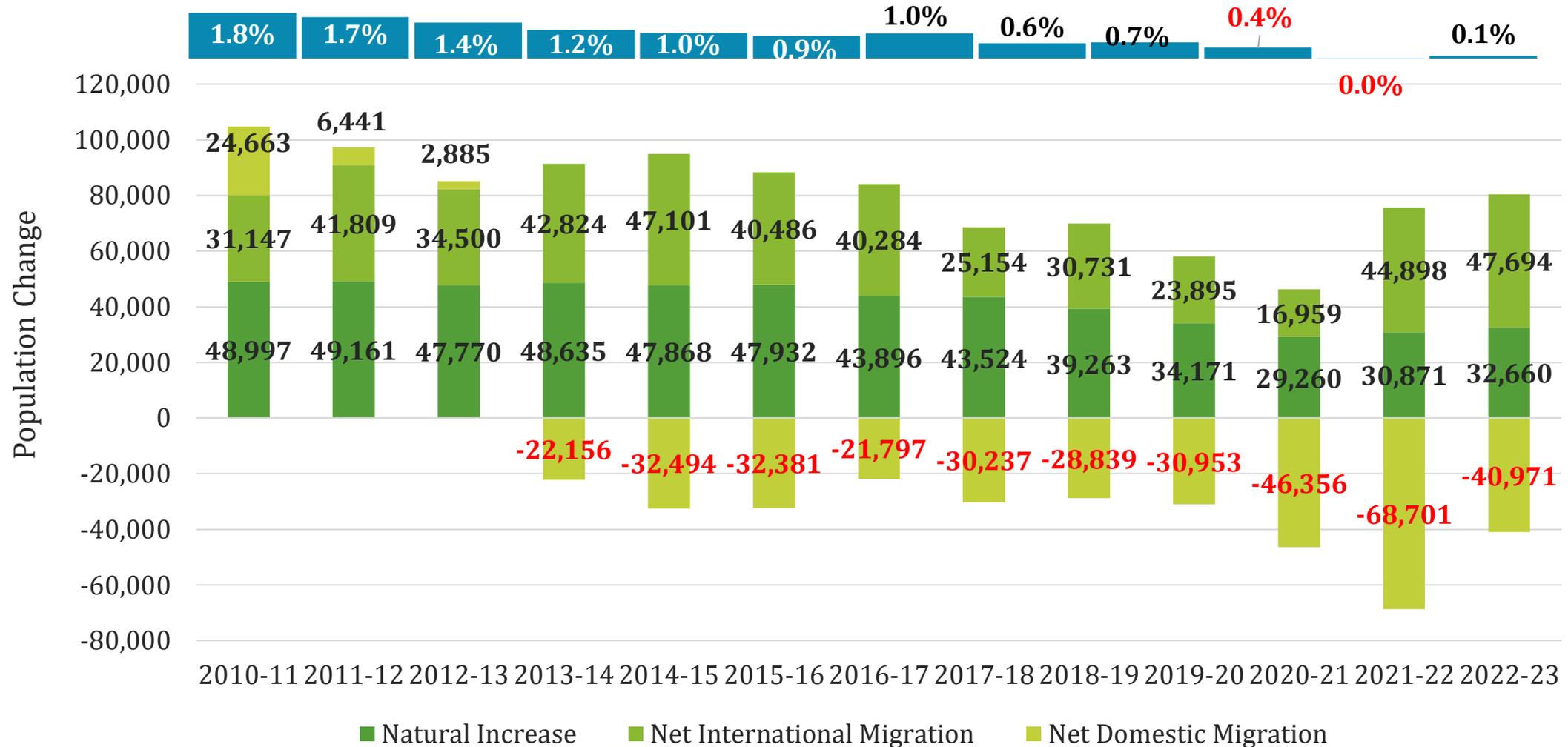
The Washington Economy

Gross Domestic Product: U.S. & Washington MSA 2001 - 2022 (Billions, nominal)



Source: Bureau of Economic Analysis (Nominal Dollars), GMU Center for Regional Analysis

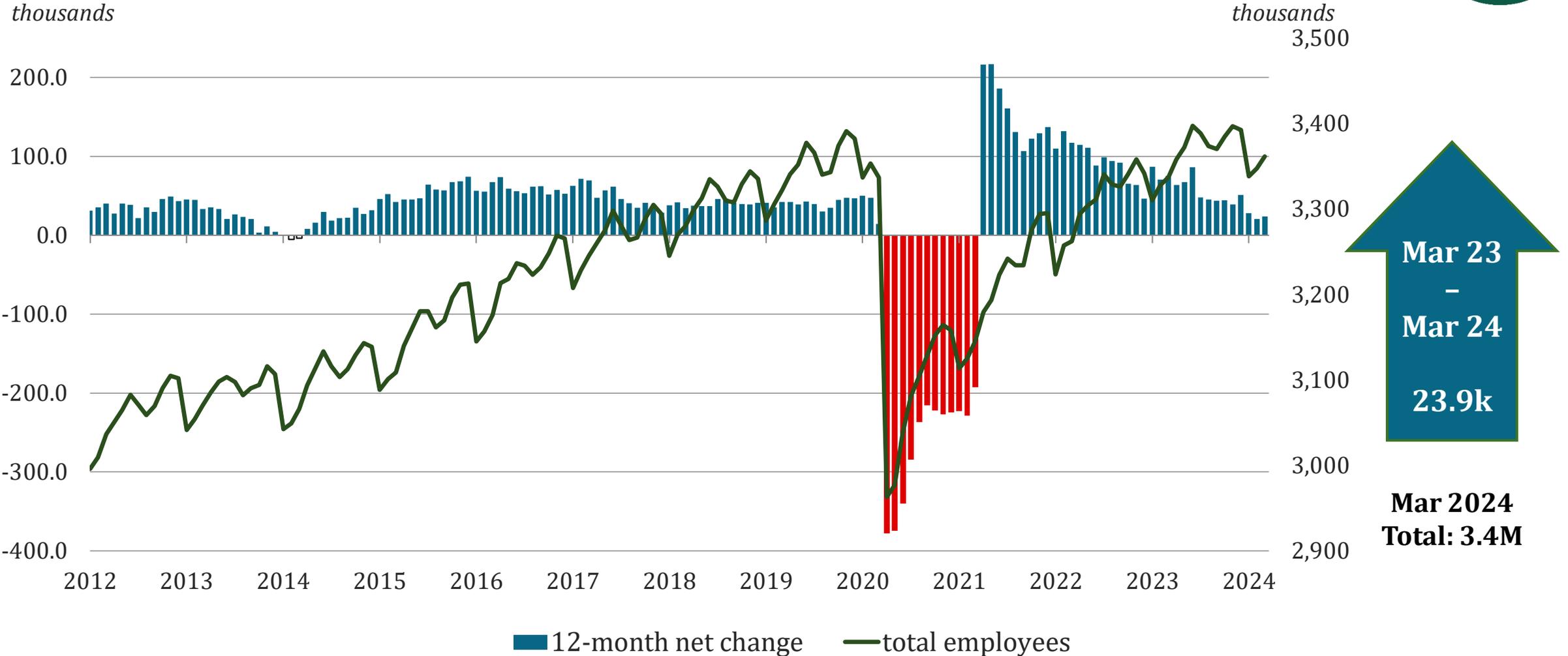
Elements of Population Change Washington MSA



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

Annual Job Change

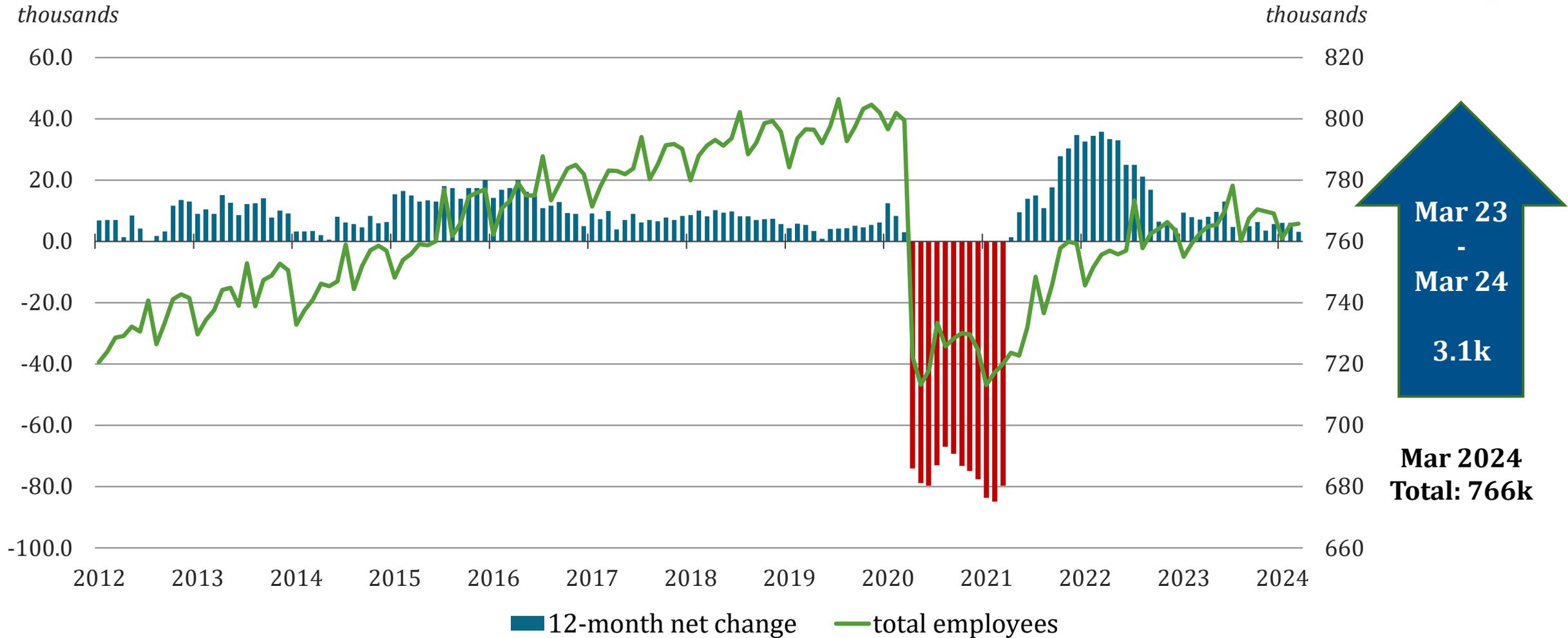
Washington MSA (2012-2024)



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

Annual Job Change

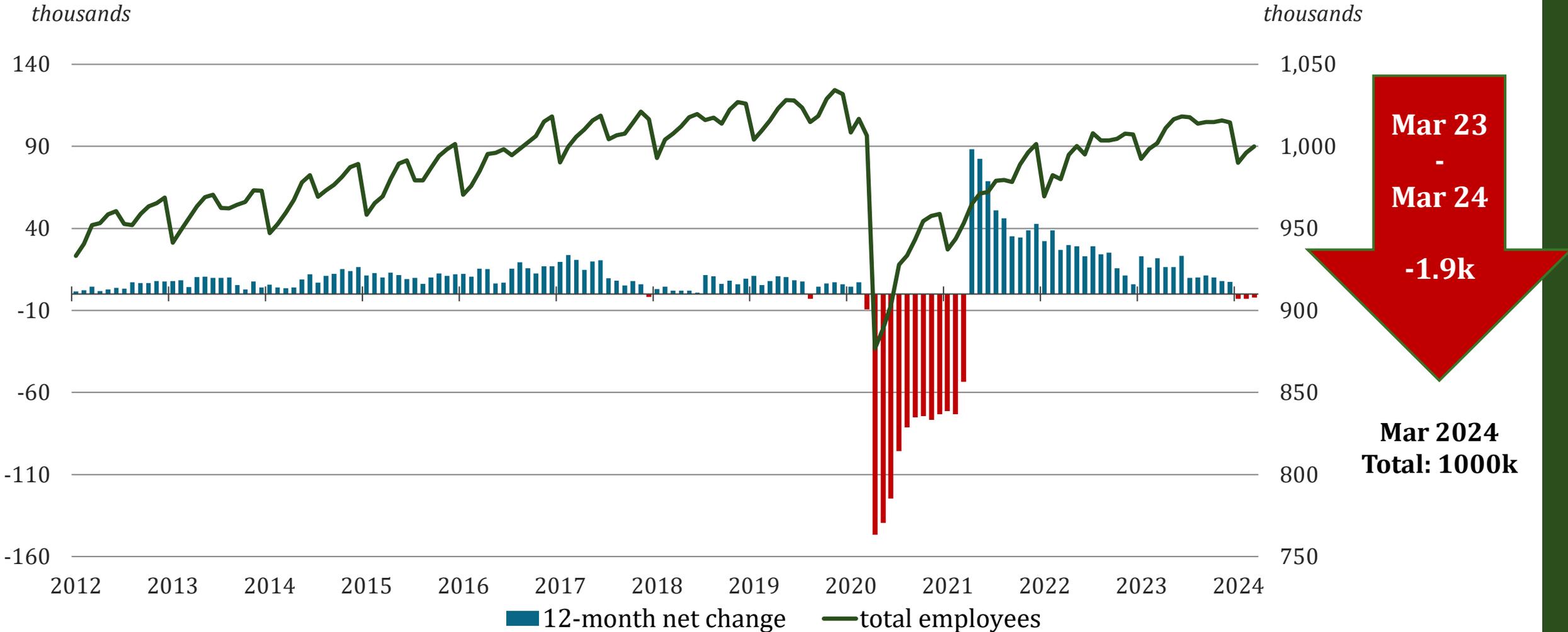
District of Columbia (2012-2024)



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

Annual Job Change

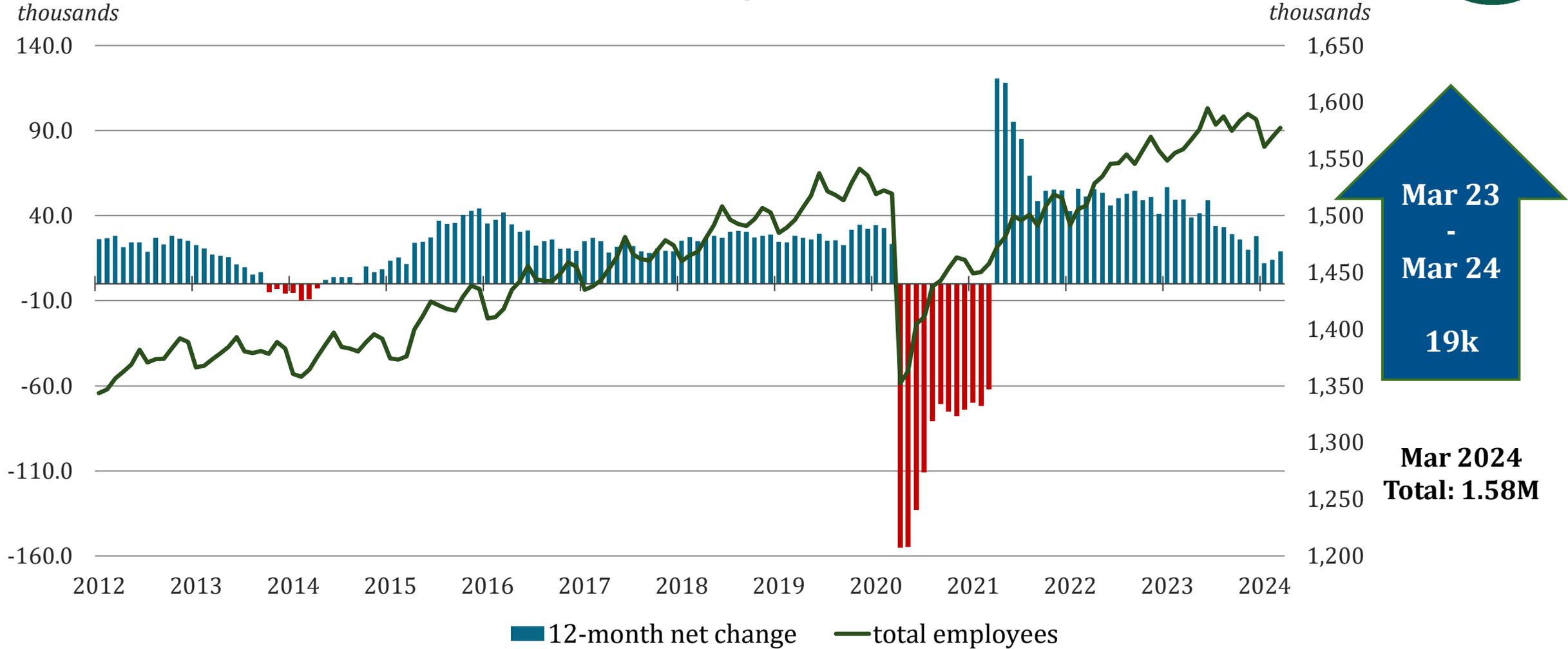
Suburban Maryland (2012-2024)



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

Annual Job Change

Northern Virginia (2012-2024)



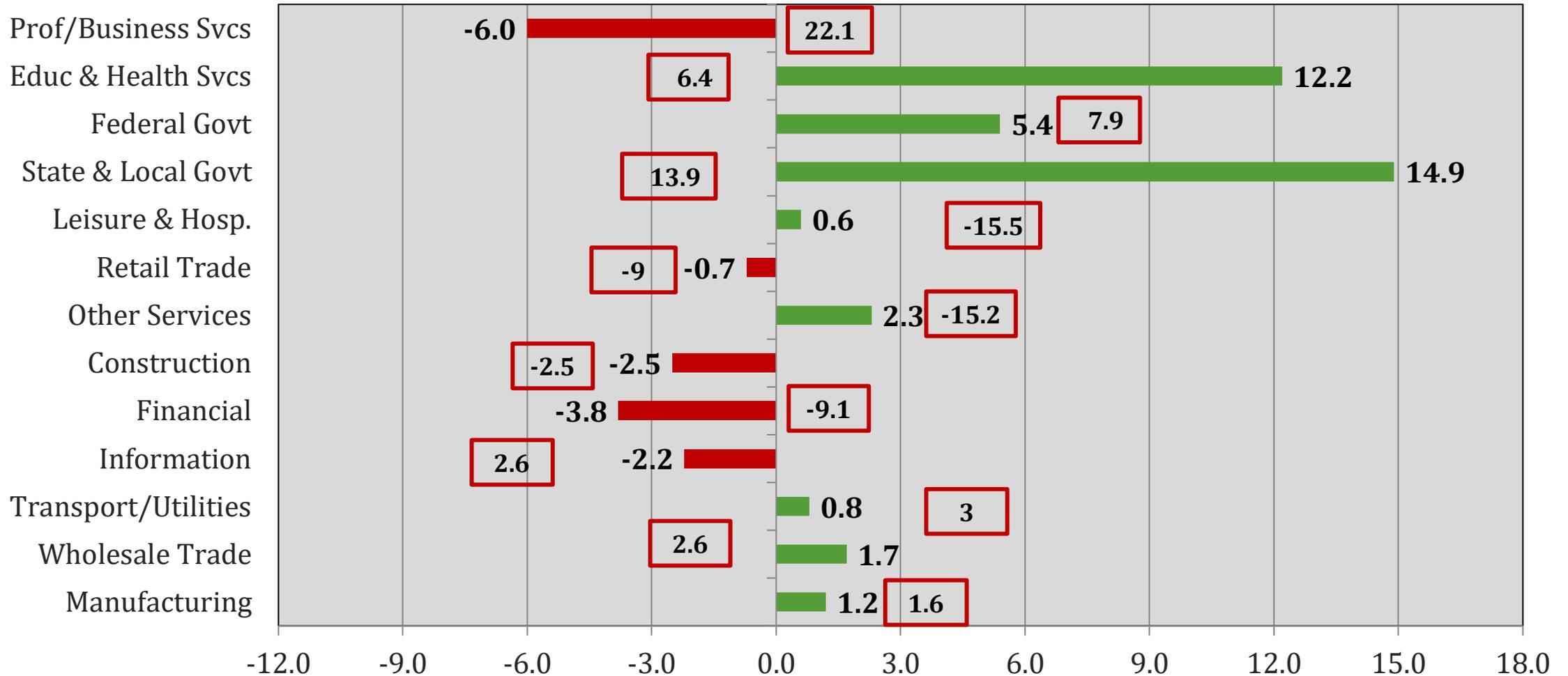
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Job Change by Sector Washington MSA

Mar 2023 - Mar 2024

(Ranked by Size in 2019) (000s)

Total = 23.9k



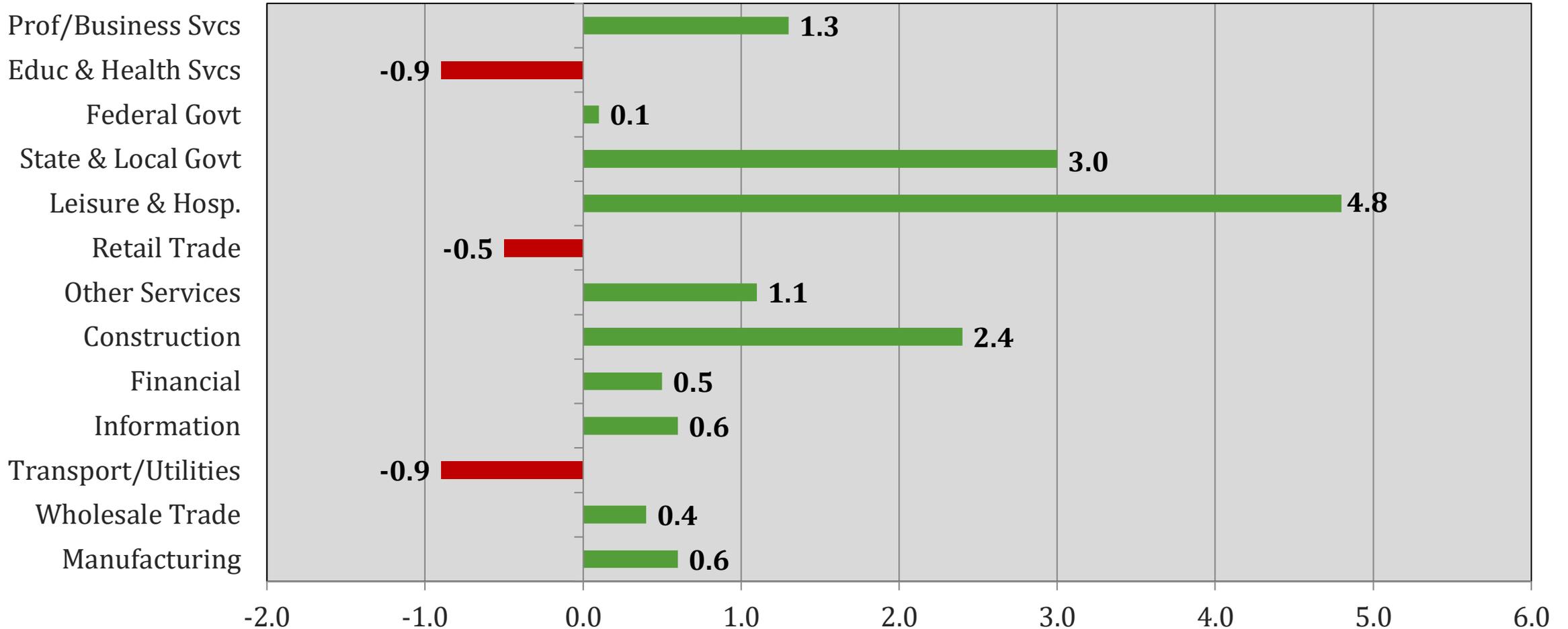
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Job Change by Sector Washington MSA

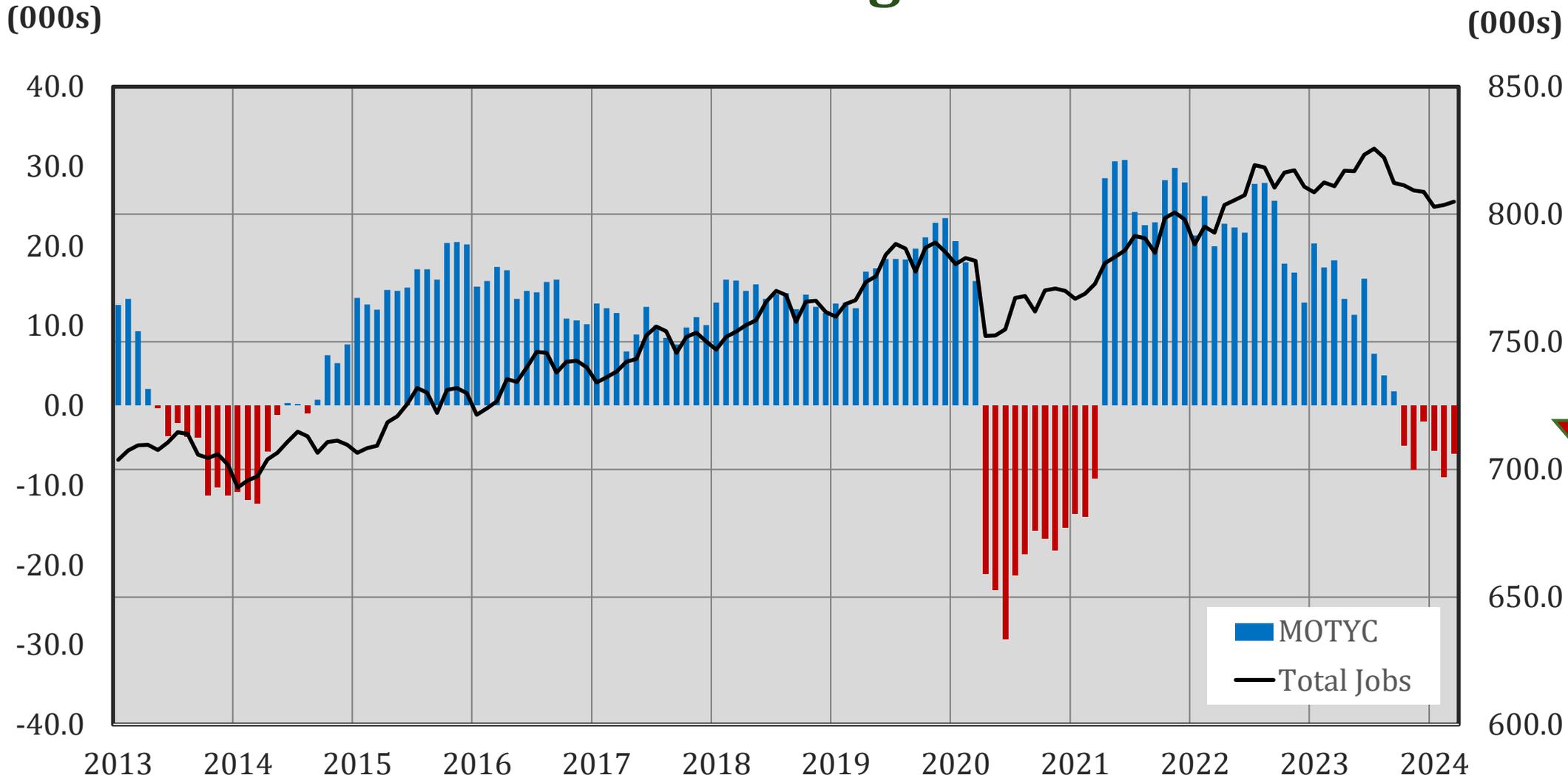
Feb 2024 – Mar 2024

(Ranked by Size in 2019) (000s)

Total: 12.5k

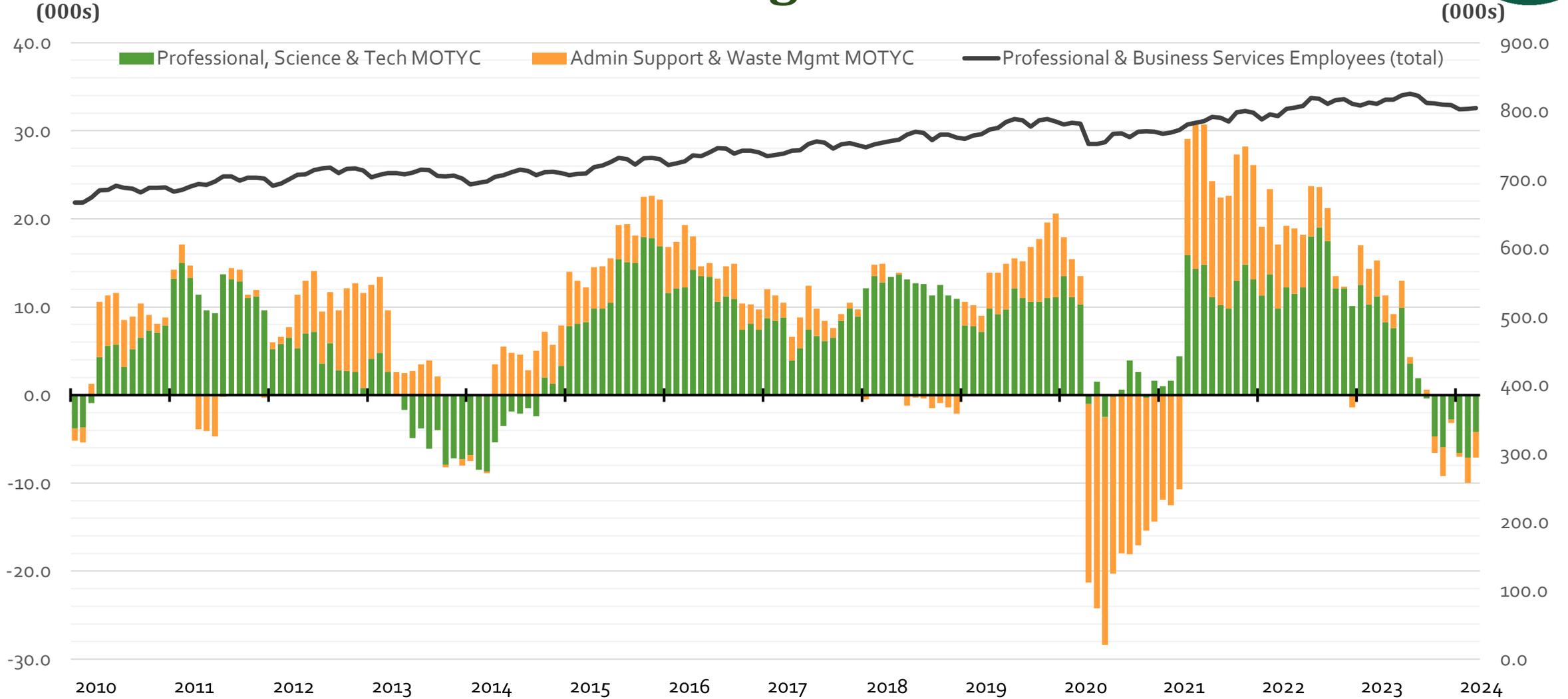


Professional & Business Services Washington MSA



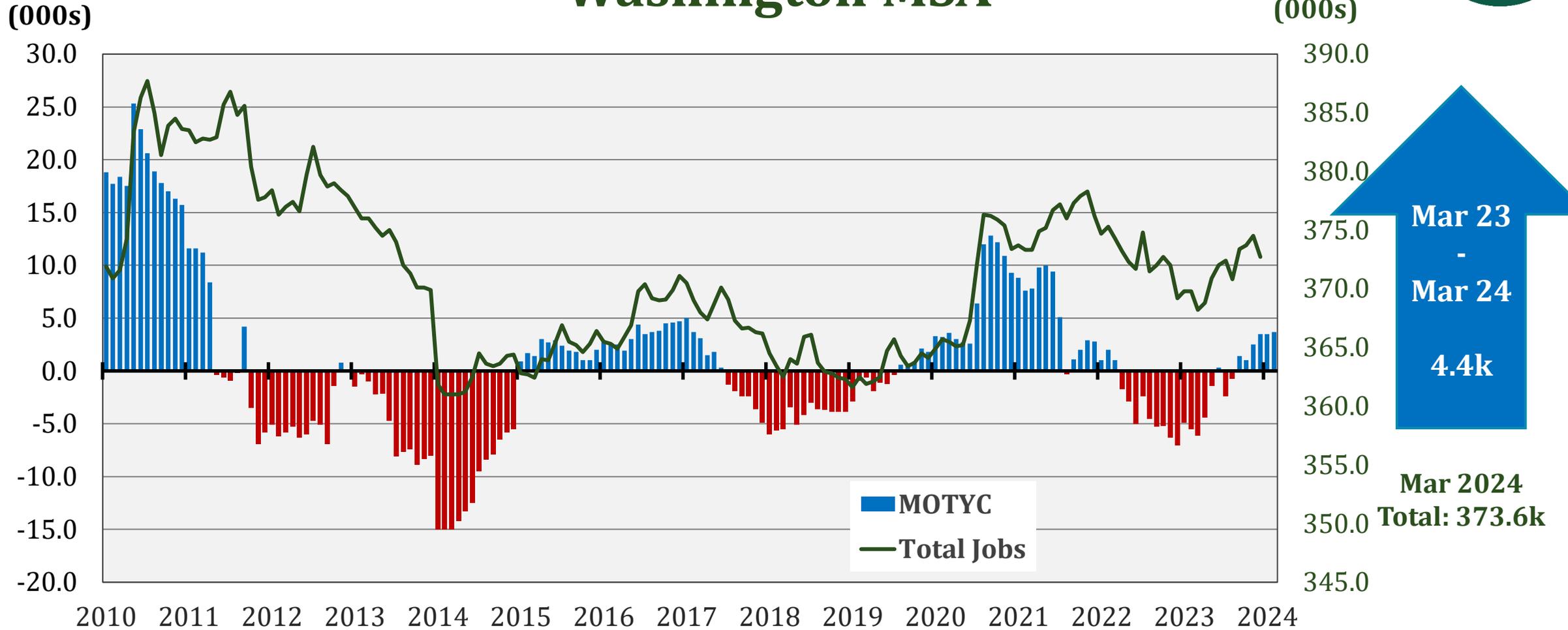
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Professional & Business Services Washington MSA



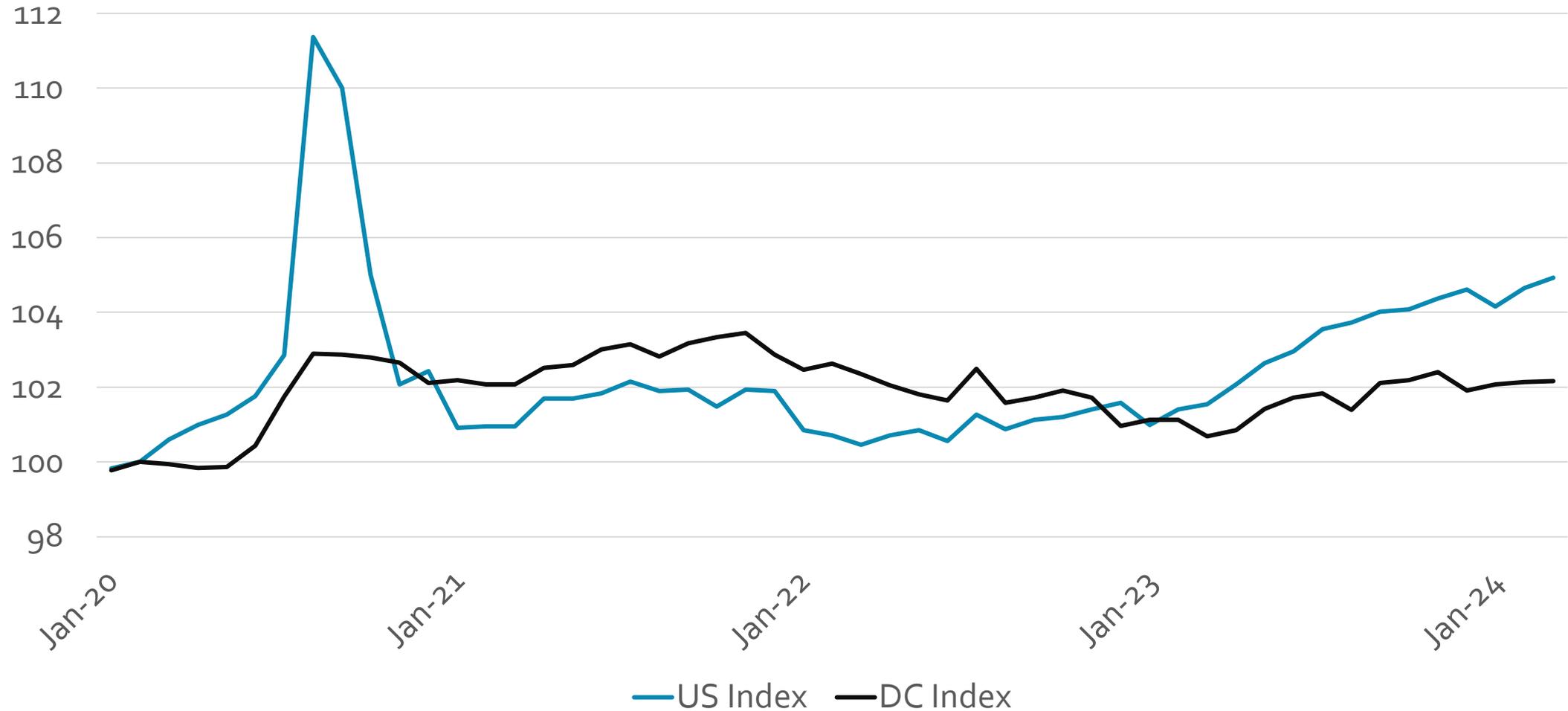
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Federal Government Washington MSA



Federal Government Index

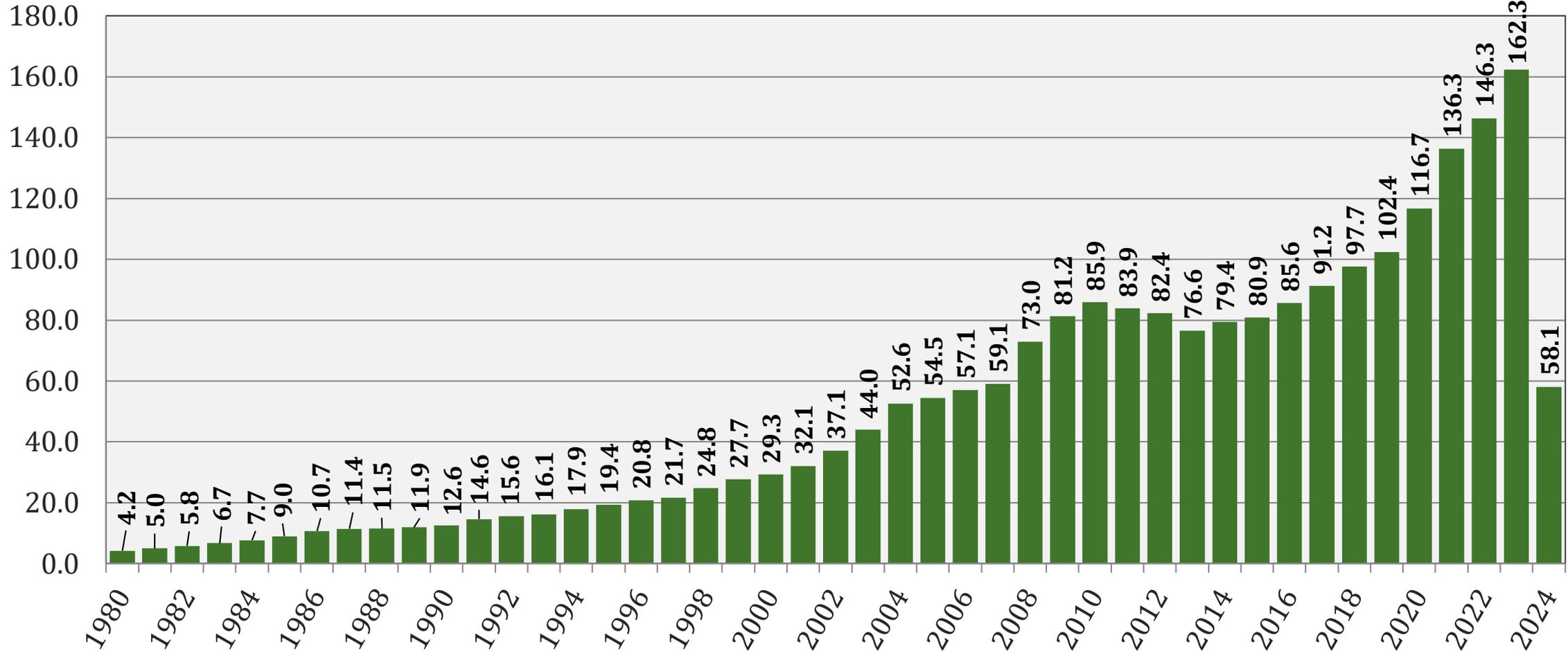
Washington MSA and US



Federal Procurement Spending in the Washington MSA

Fiscal Years 1980-2024

(\$ Billions)



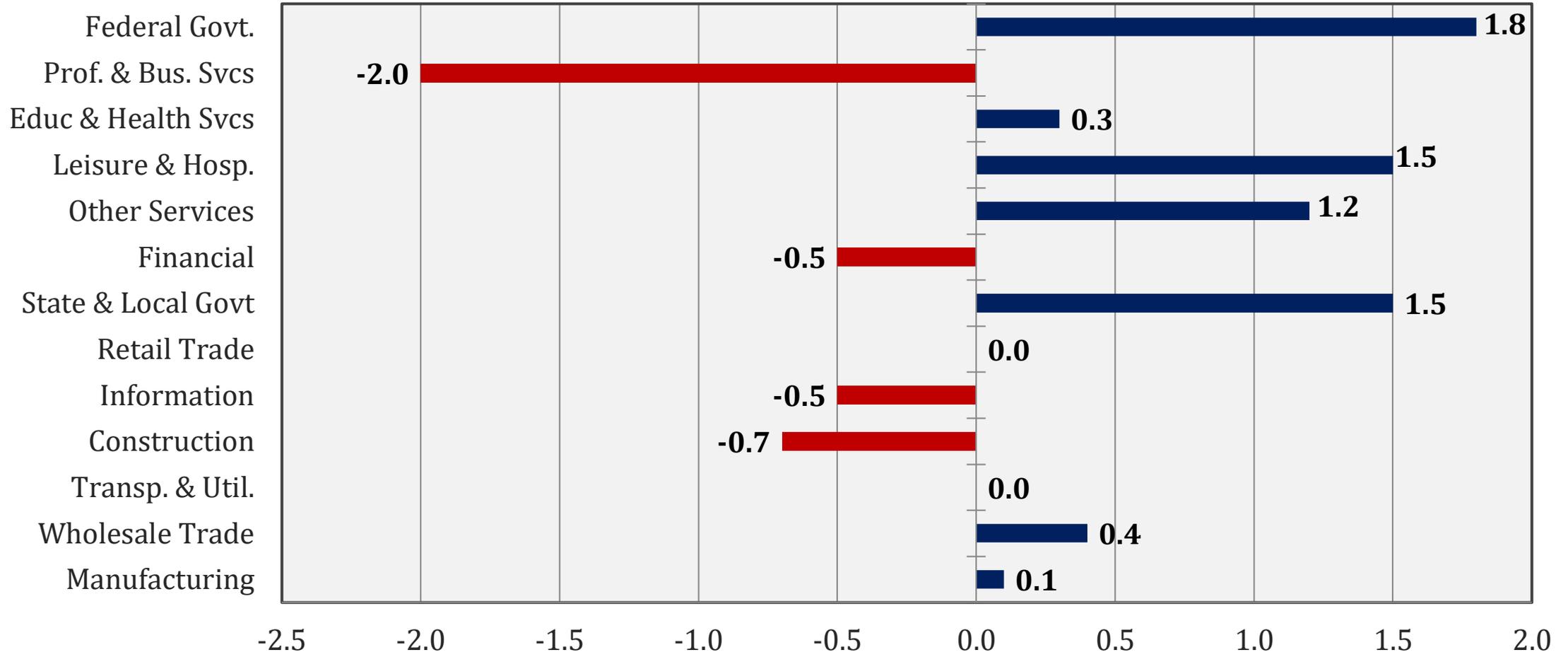
Source: USAspending.gov

Job Change by Sector District of Columbia

Mar 2023 – Mar 2024

(Ranked by Size in 2019) (000s)

Total: +3.1 k



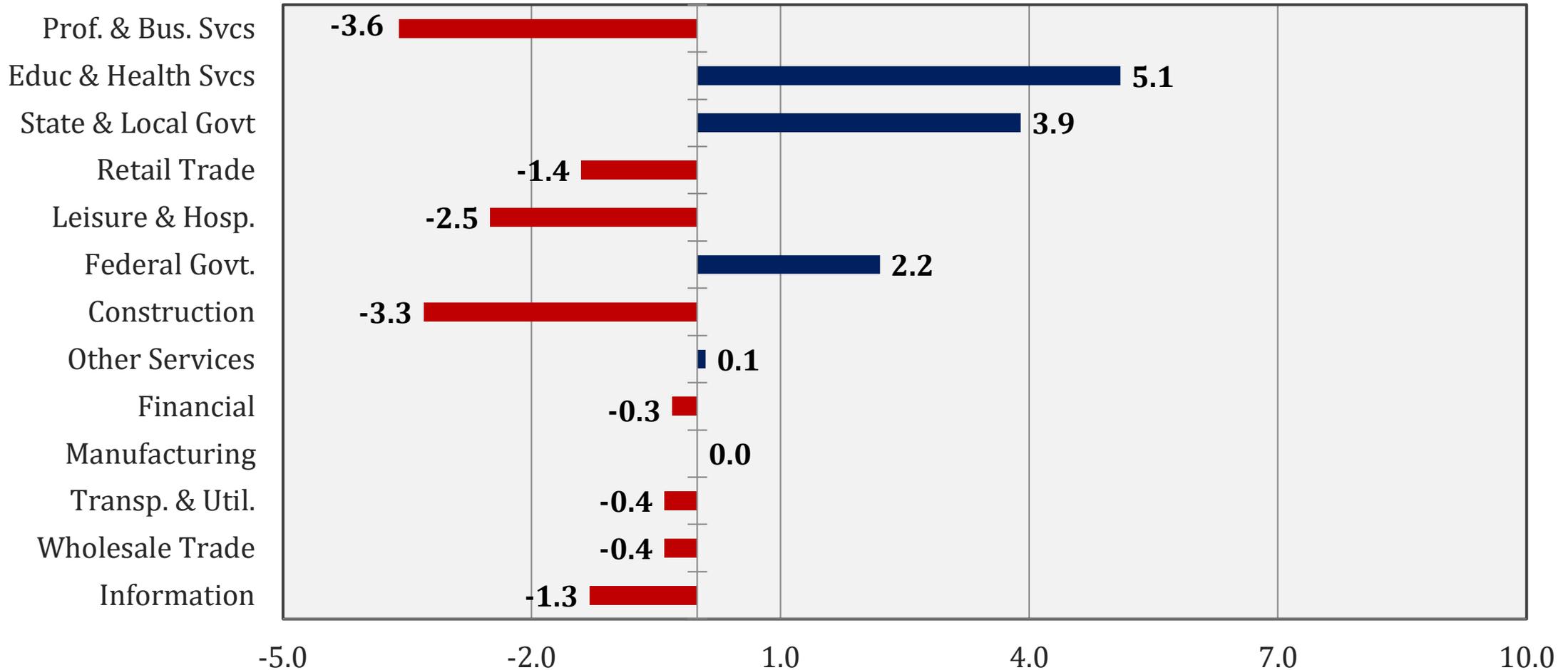
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Job Change by Sector Suburban Maryland

Mar 2023 – Mar 2024

(Ranked by Size in 2019) (000s)

Total: -1.9



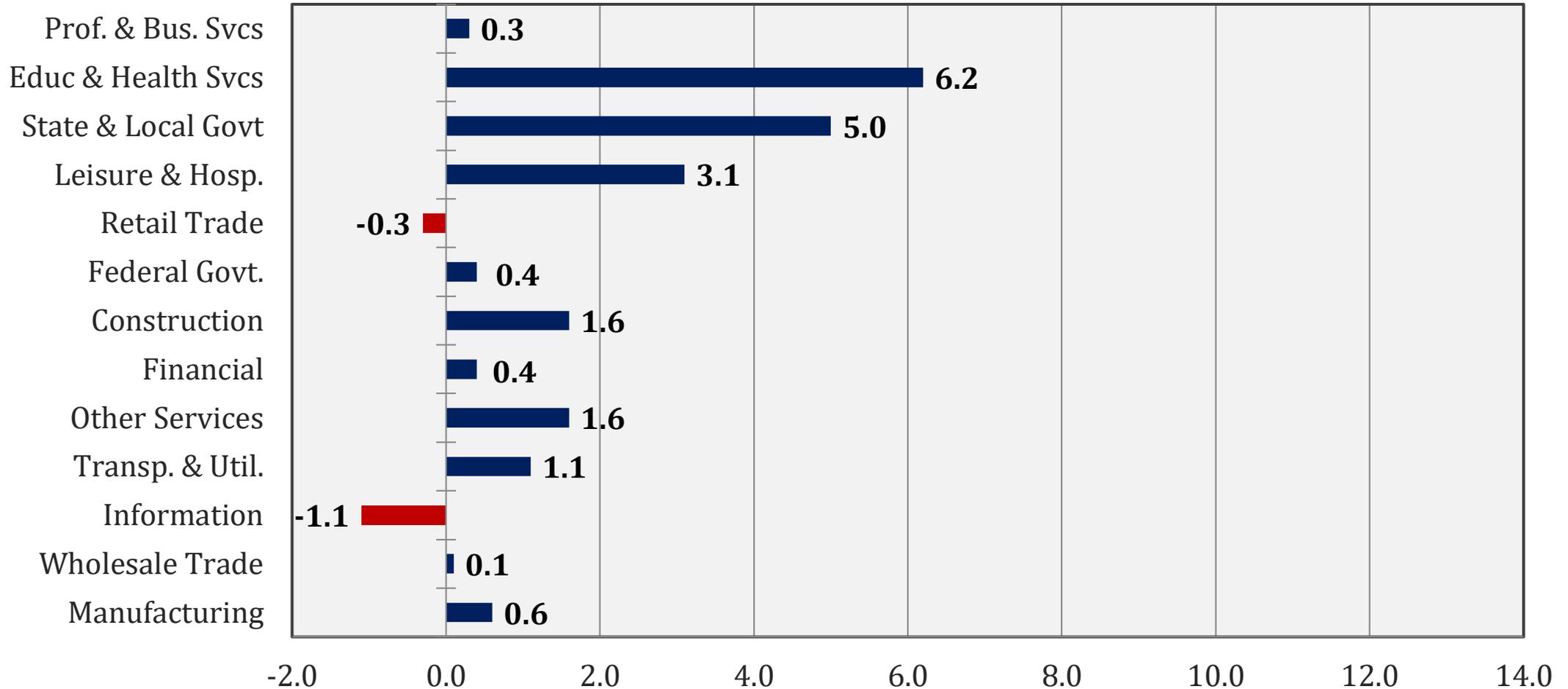
Job Change by Sector

Northern Virginia

Mar 2023 – Mar 2024

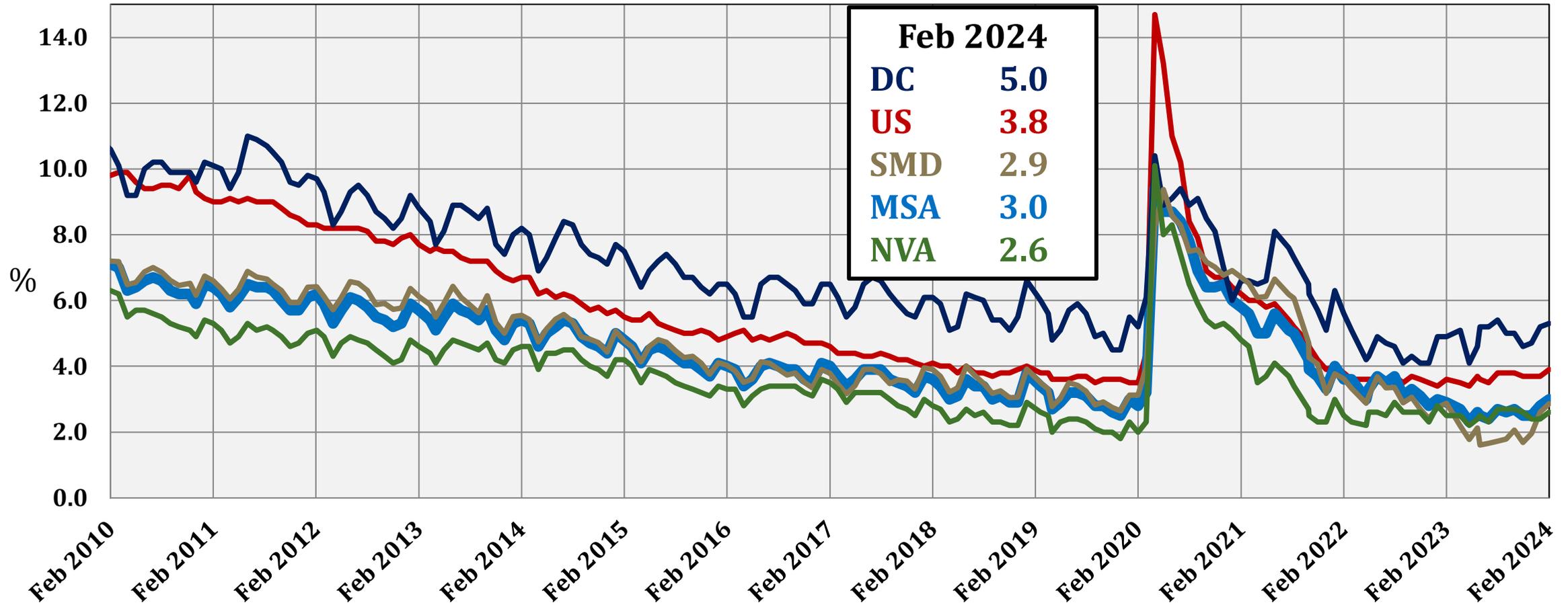
(Ranked by Size in 2019) (000s)

Total: +19k



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

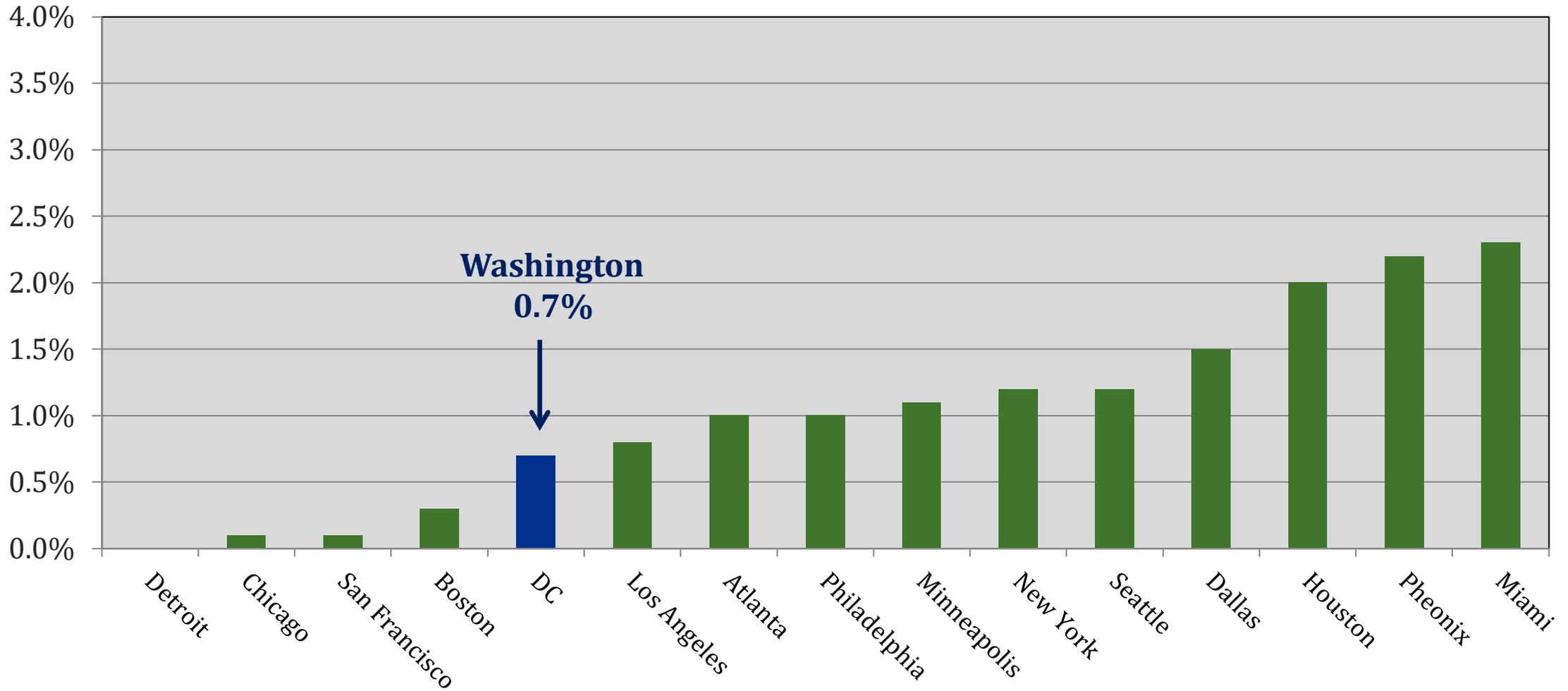
Unemployment Rates in the WMSA By Sub-State Area



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

15 Largest Job Markets Job Change

Mar 2023 – Mar 2024



Area Development 2023 Metro Rankings

Metro Area	Overall	Economic Strength	Core Econ Indicators	Job Growth	Prime Workforce	Wage Growth	Workforce Readiness
Salt Lake City	1	3	47	1	3	14	7
Olympia, WA	2	2	22	3	14	20	16
Decatur, AL	3	5	4	29	13	15	17
Miami	4	4	2	20	41	25	62
Austin	5	15	156	6	1	31	1
Missoula, MT	6	9	7	46	12	7	25
Palm Bay, FL	7	12	100	10	4	53	3
Tampa, FL	8	7	8	31	22	49	26
Tallahassee, FL	9	1	18	2	82	145	84
Ogden, UT	10	19	124	12	10	35	8
Washington DC	314	251	259	225	338	334	319

Area Development 2023 Metro Rankings

Closest Competitors By Rank

Metro Area	Overall	Economic Strength	Core Econ Indicators	Job Growth	Prime Workforce	Wage Growth	Workforce Readiness
Longview, TX	308	336	317	317	237	274	181
Wausau-Weston, WI	309	329	251	341	248	227	248
Niles, MI	310	308	287	307	272	370	150
Tulsa, OK	311	317	296	309	258	346	157
Columbia, MO	312	317	352	232	260	257	240
Eau Claire, WI	313	340	281	348	235	143	273
Washington-DC	314	251	259	225	338	334	319
Lynchburg, VA	315	341	359	270	232	338	129
Poughkeepsie, NY	316	323	72	376	266	108	341
St. Cloud, MN	317	347	303	349	230	59	334
Corvallis, OR	318	345	370	269	231	246	202

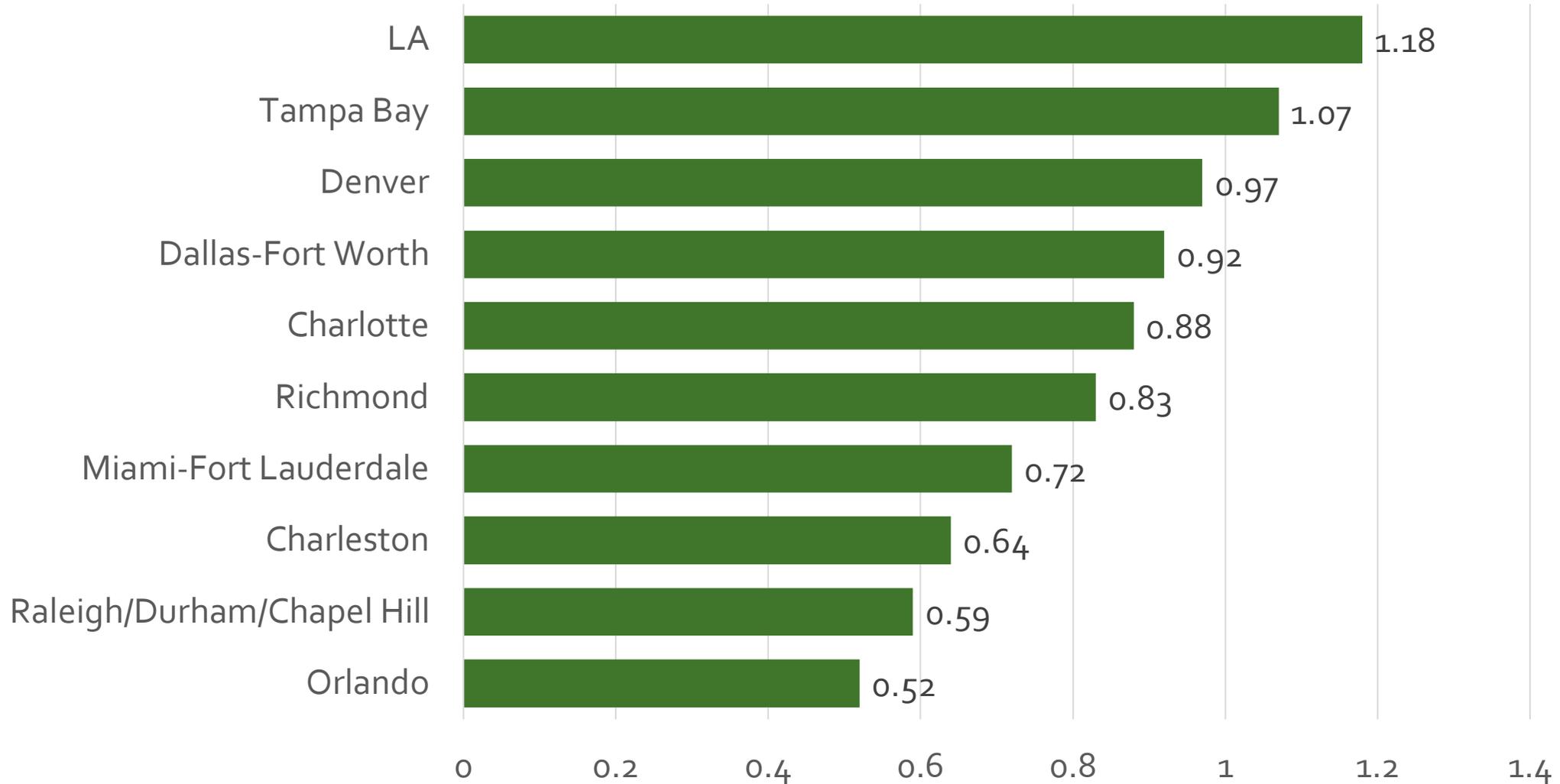
Area Development 2023 Metro Rankings

15 Largest Metro Areas

Metro Area	Overall	Economic Strength	Core Econ Indicators	Job Growth	Prime Workforce	Wage Growth	Workforce Readiness
Miami	4	4	2	20	41	25	62
Dallas	26	30	167	19	46	228	6
Sea-Tac	38	63	113	58	55	109	50
Phoenix	39	42	51	76	65	86	96
San Francisco	92	53	248	18	189	218	167
Boston	115	62	68	79	219	215	211
Atlanta	183	183	273	121	202	184	215
New York	245	157	263	97	308	365	233
Houston	259	197	244	162	294	363	207
Los Angeles	272	123	205	96	365	290	368
Chicago	281	192	191	182	334	287	337
Philadelphia	296	237	252	209	320	350	256
Detroit	297	117	114	138	380	359	373
Washington DC	314	251	259	225	338	334	319
Minneapolis	352	334	358	245	336	343	313

LinkedIn – Washington DC Outmigration 2023

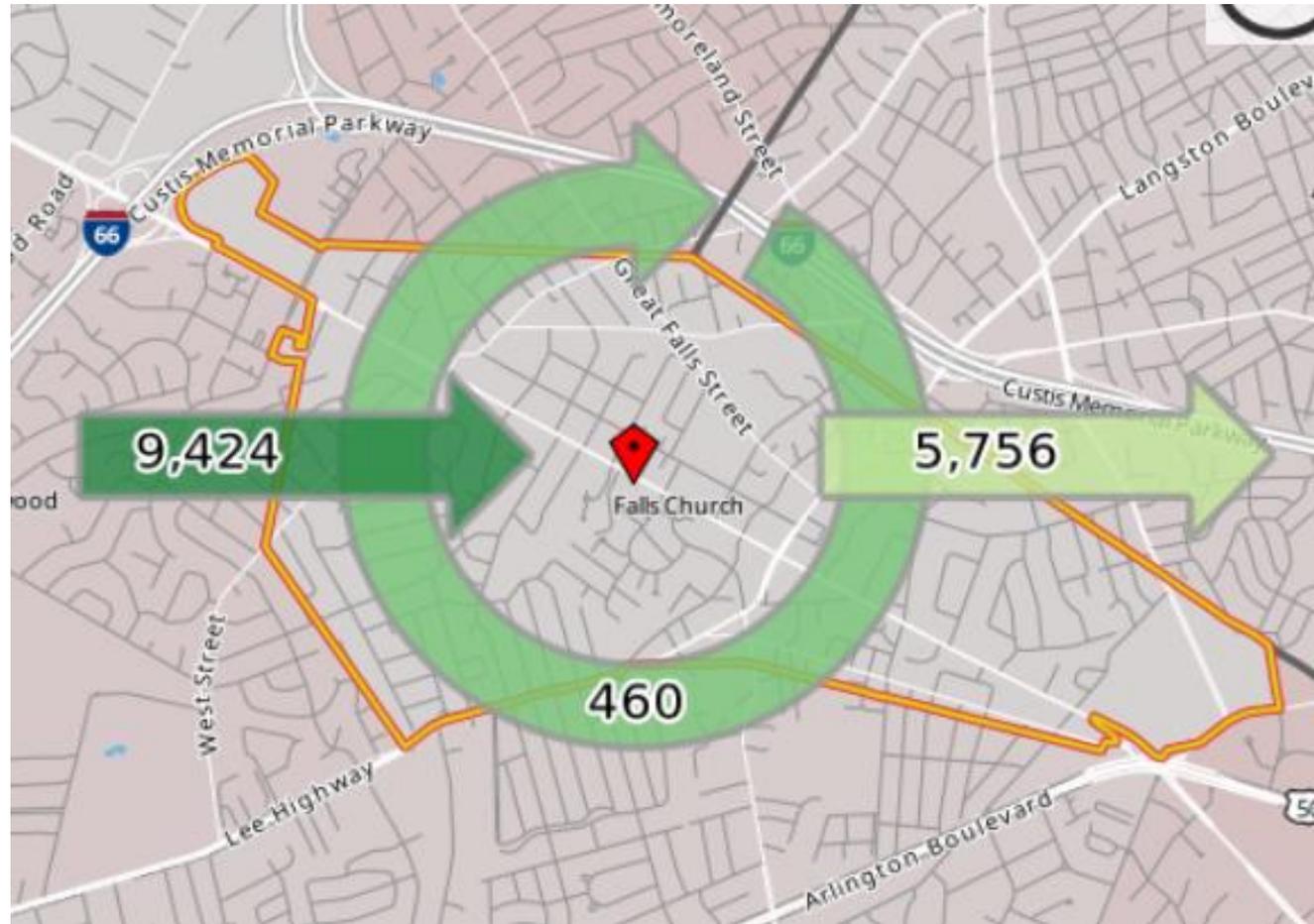
Population Loss Per 10,000 Members



Source: LinkedIn Workforce Report - Washington, D.C. December 2023

Inflow/Outflow Analysis - 2021

Worker Flows In, Out, and Within Falls Church city, VA

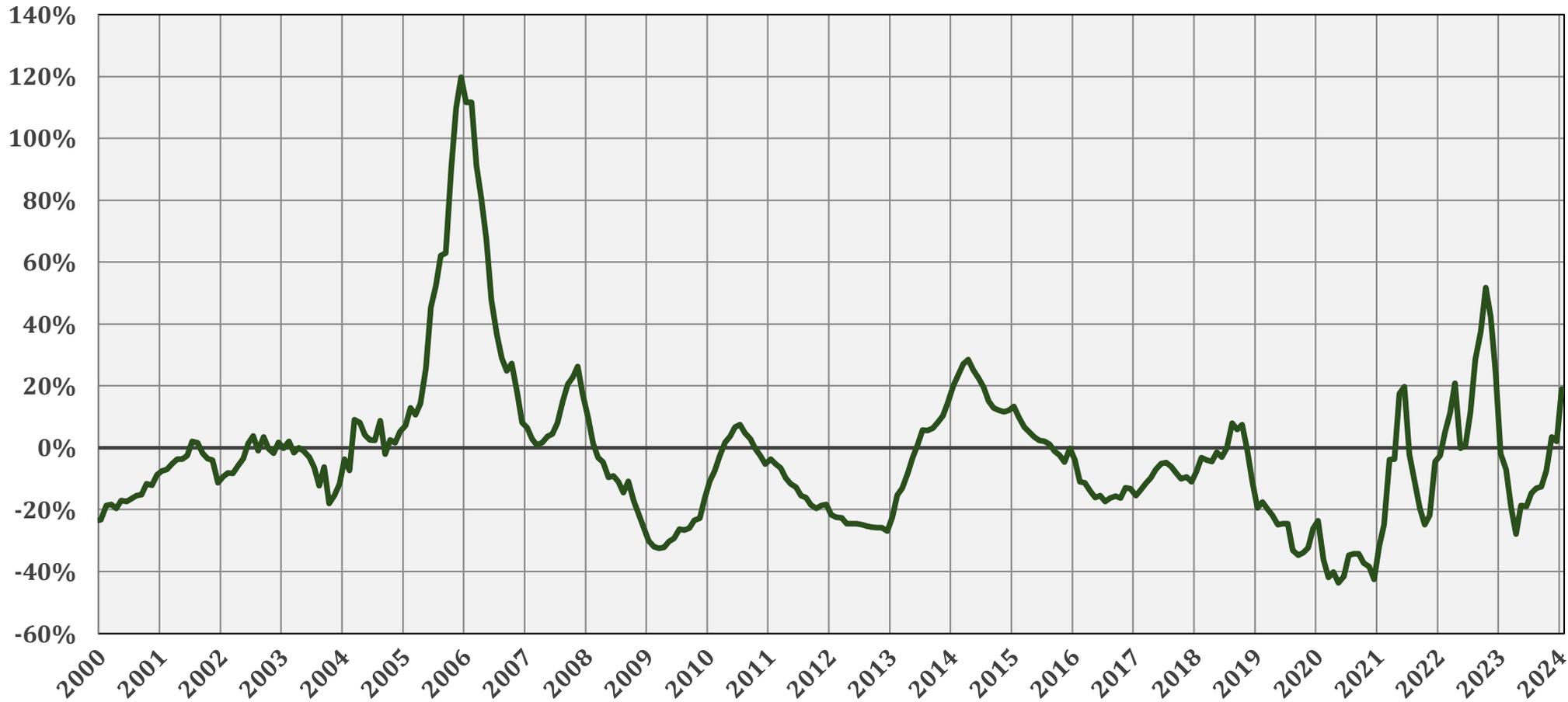


Source: U.S. Census Bureau

Housing Market Trends

12-Month Percent Change in Inventories of Existing Homes

Washington MSA MOTYC (2000 - 2024)

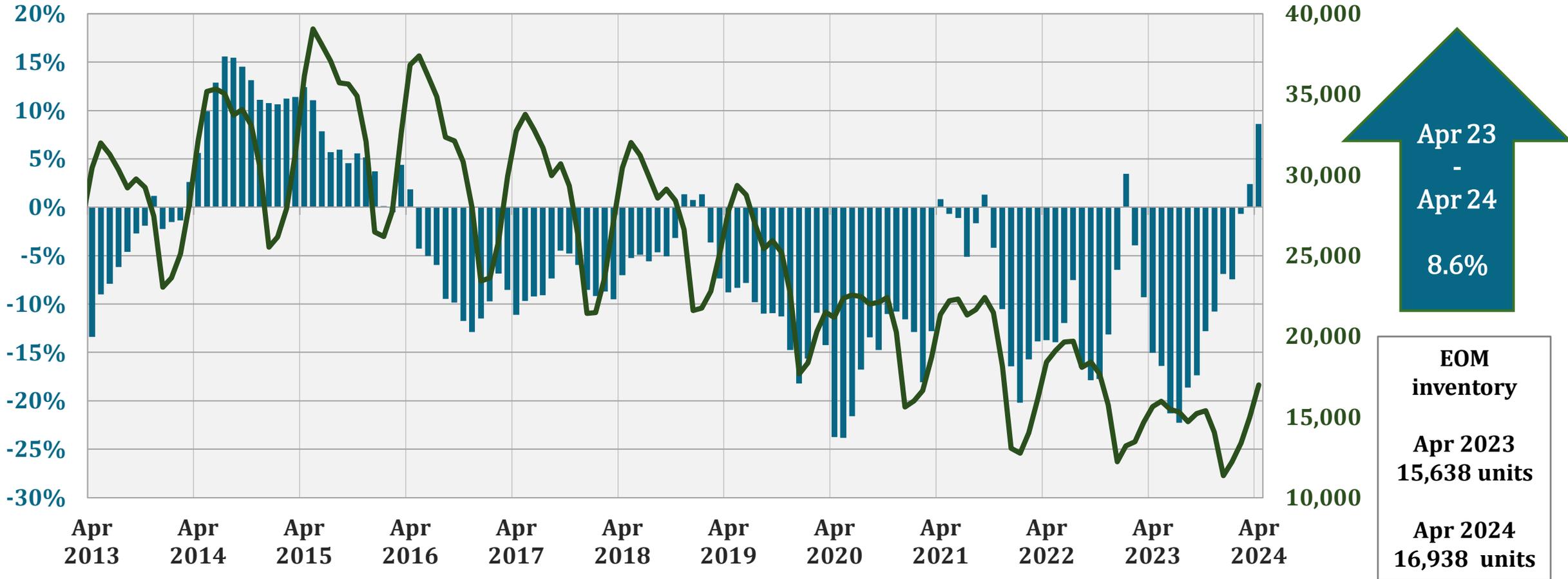


Apr 23
-
Apr 24
18.9%

Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Inventories of Existing Homes

Washington MSA MOTYC (2013-2024)



■ 12-Month % Change
 — End of Month Inventory

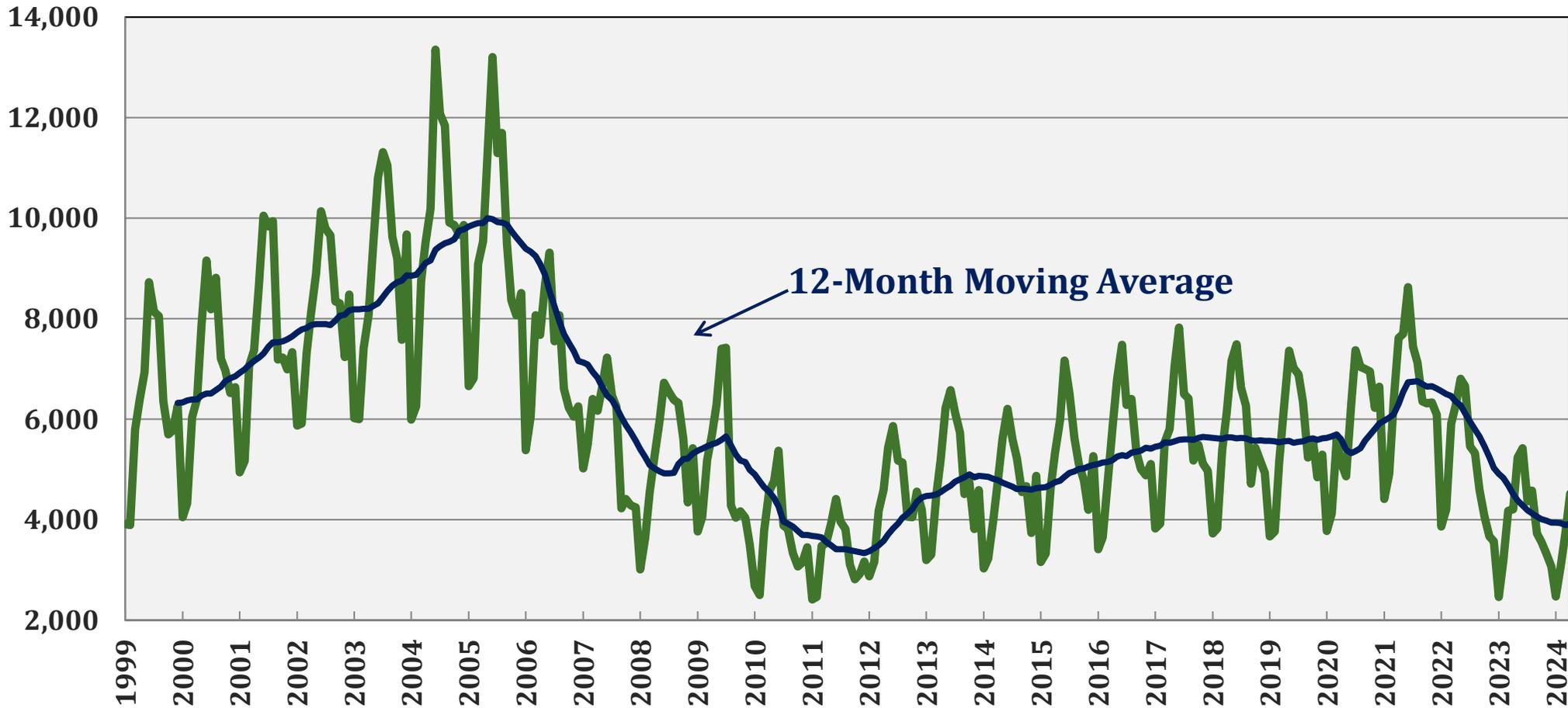
Note: End of month inventory includes:
 (1) All Pending Listings and (2) Active Listings.

Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Existing Home Sales

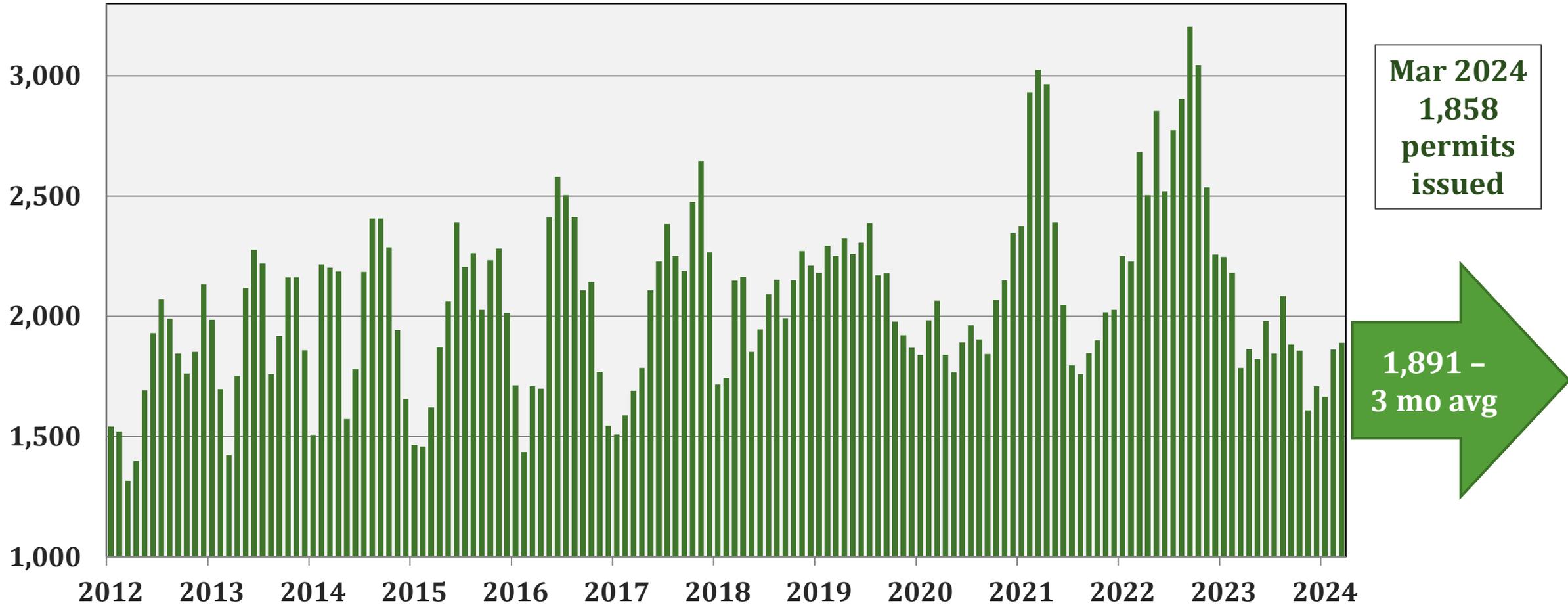
Washington MSA (DC Metro Region)

Feb 1999 - Mar 2024



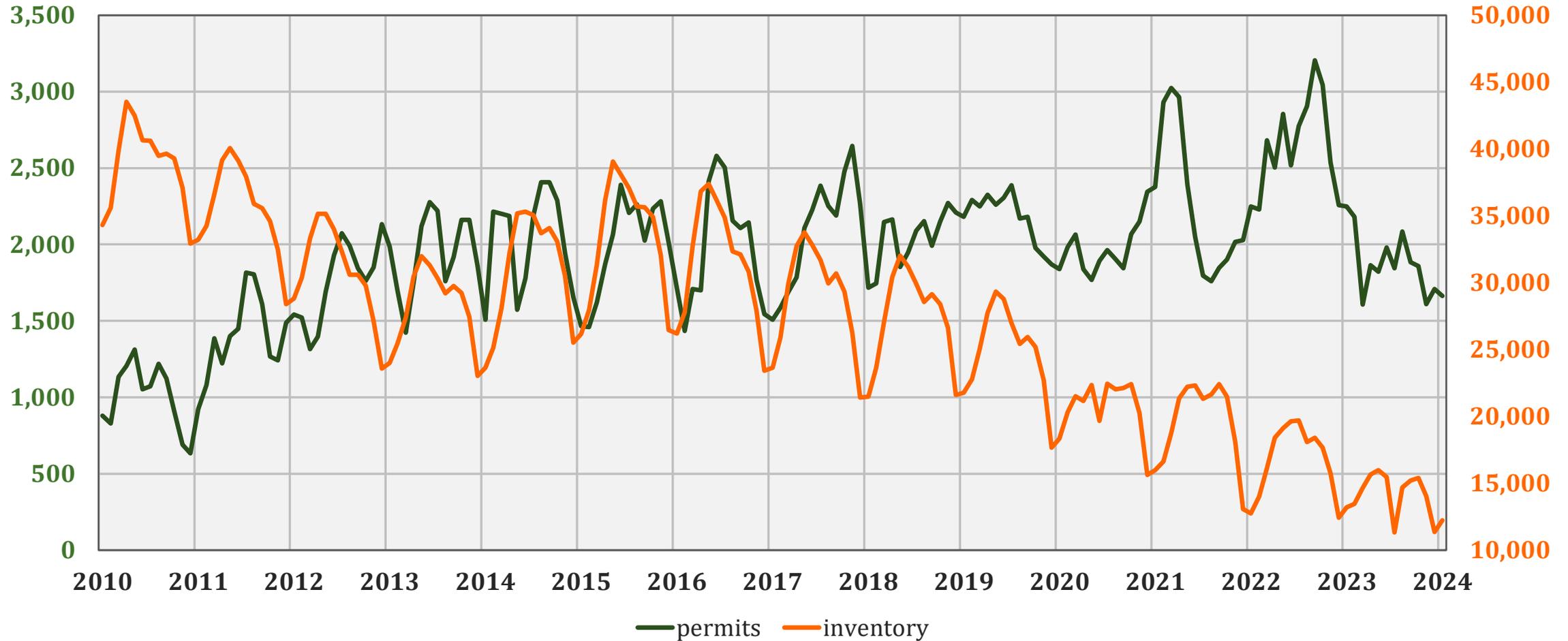
**Apr 2024
4,518**

Washington MSA Building Permits 2012-2024, Three-Month Moving Average



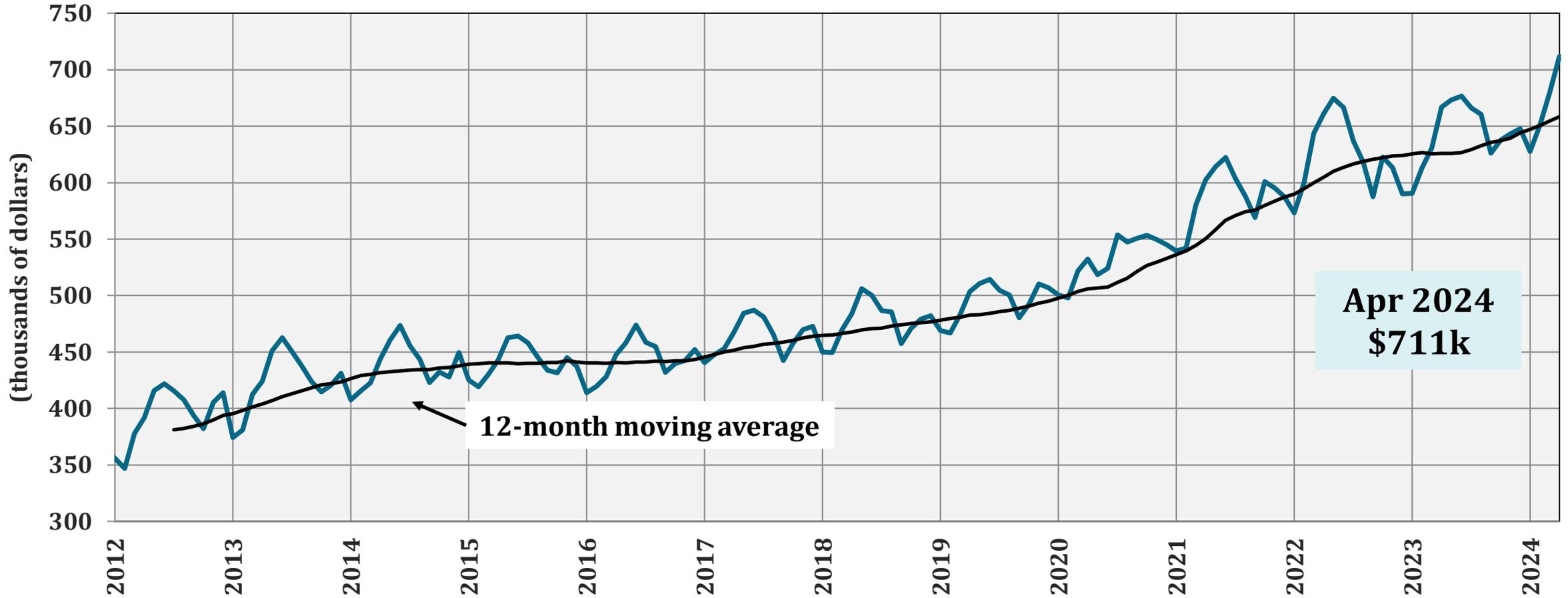
Permits and Inventories

Washington MSA (2010-2024)



Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data); U. S. Census Bureau

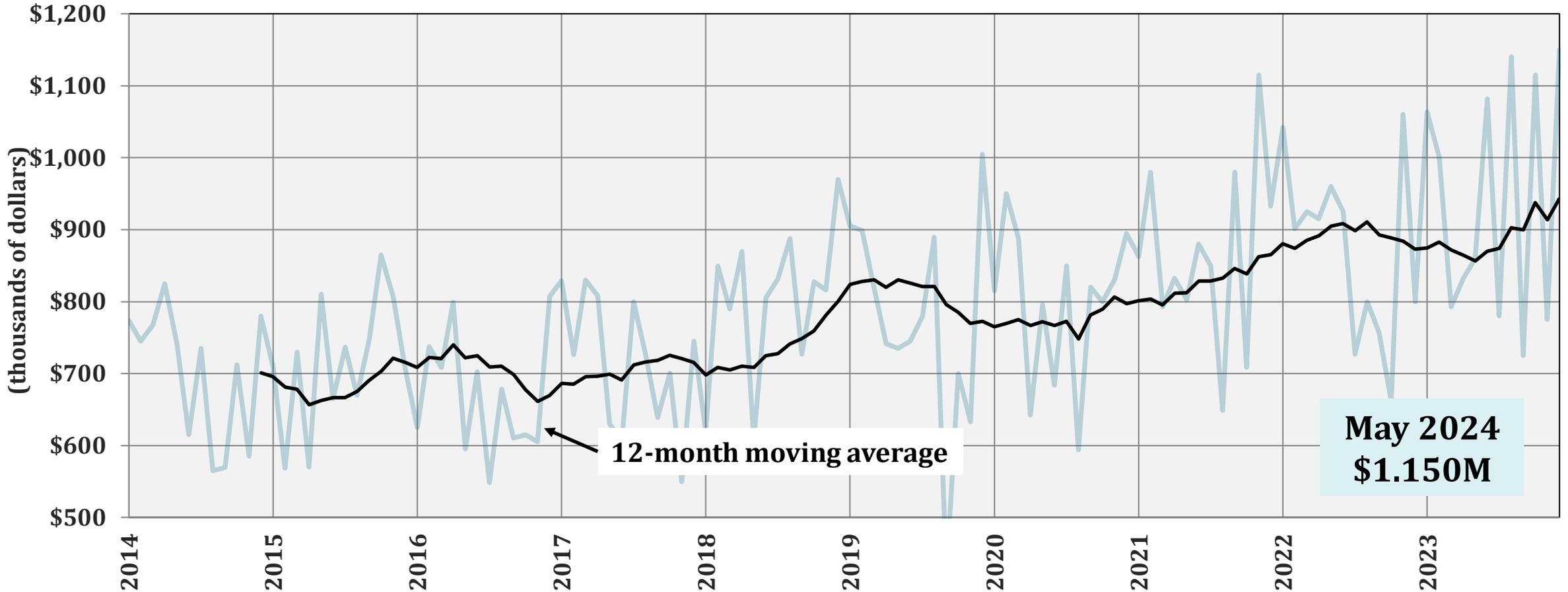
Average Home Sales Price Washington MSA



Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

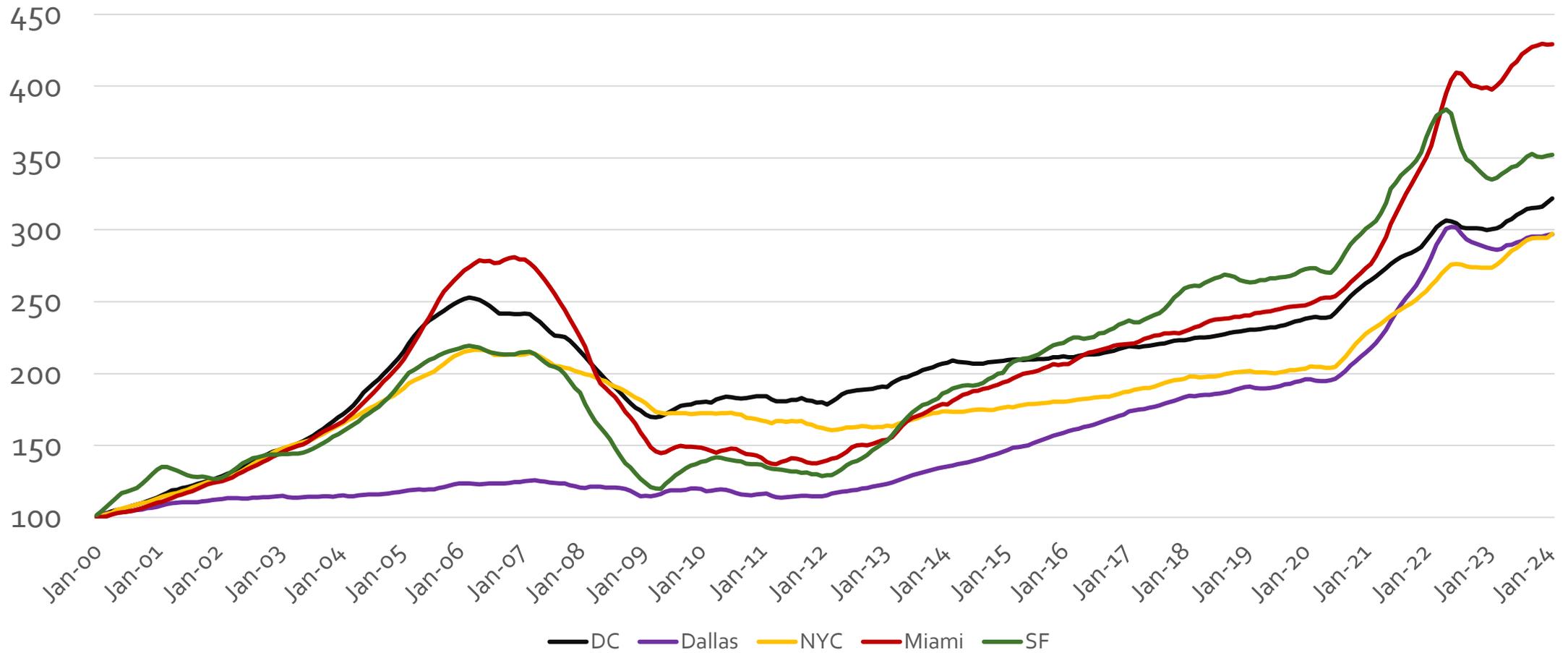
Average Home Sales Price

Falls Church



S&P Case-Schiller Home Price Indices

Selected Metro Areas



Source: GMU Center for Regional Analysis (CRA); S&P Case Schiller Indices – retrieved from the Federal Reserve Bank of St. Louis

Thank You

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