



# *Washington Area Economy: Performance and Outlook*

Presentation to

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

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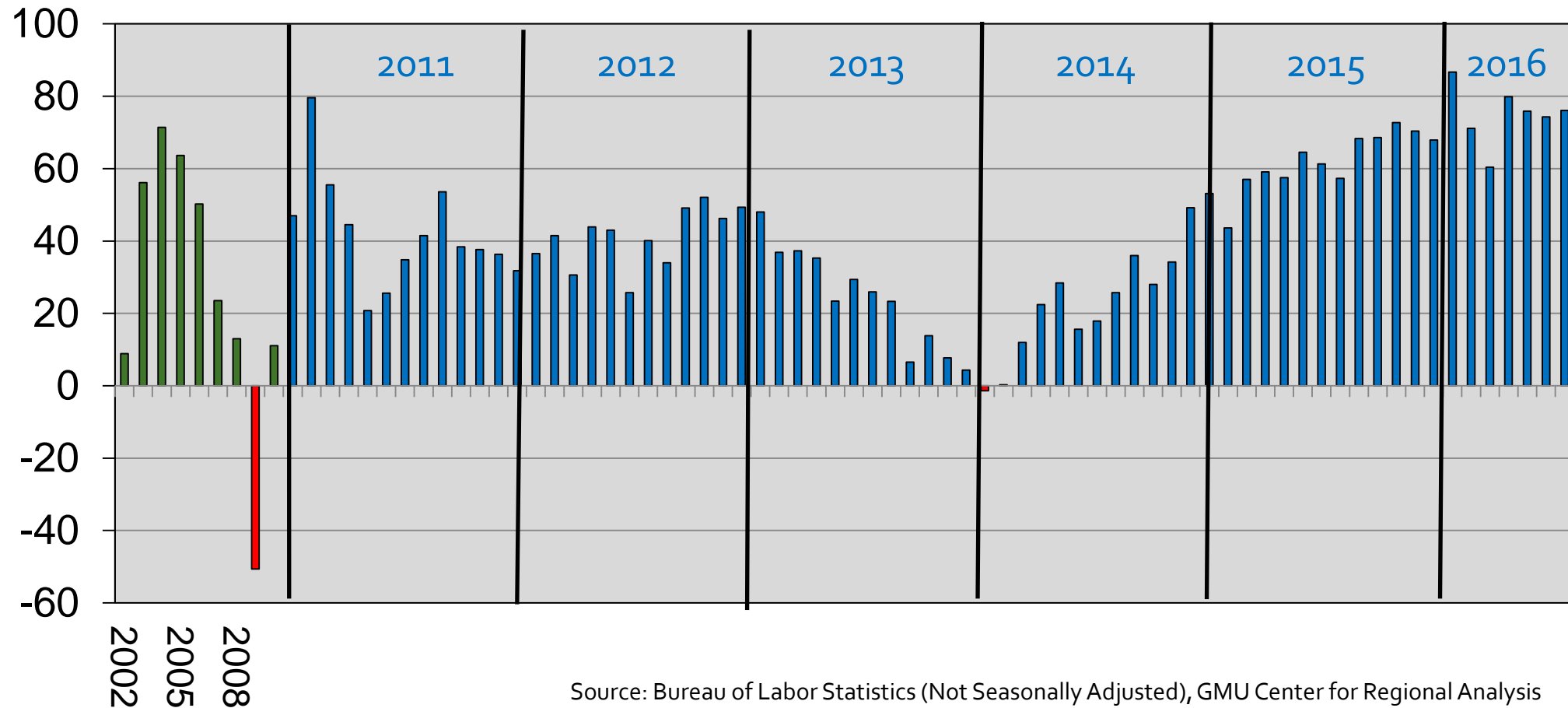
November 2, 2016

# Annual Job Change Washington MSA, 2002-2016



Annual Data

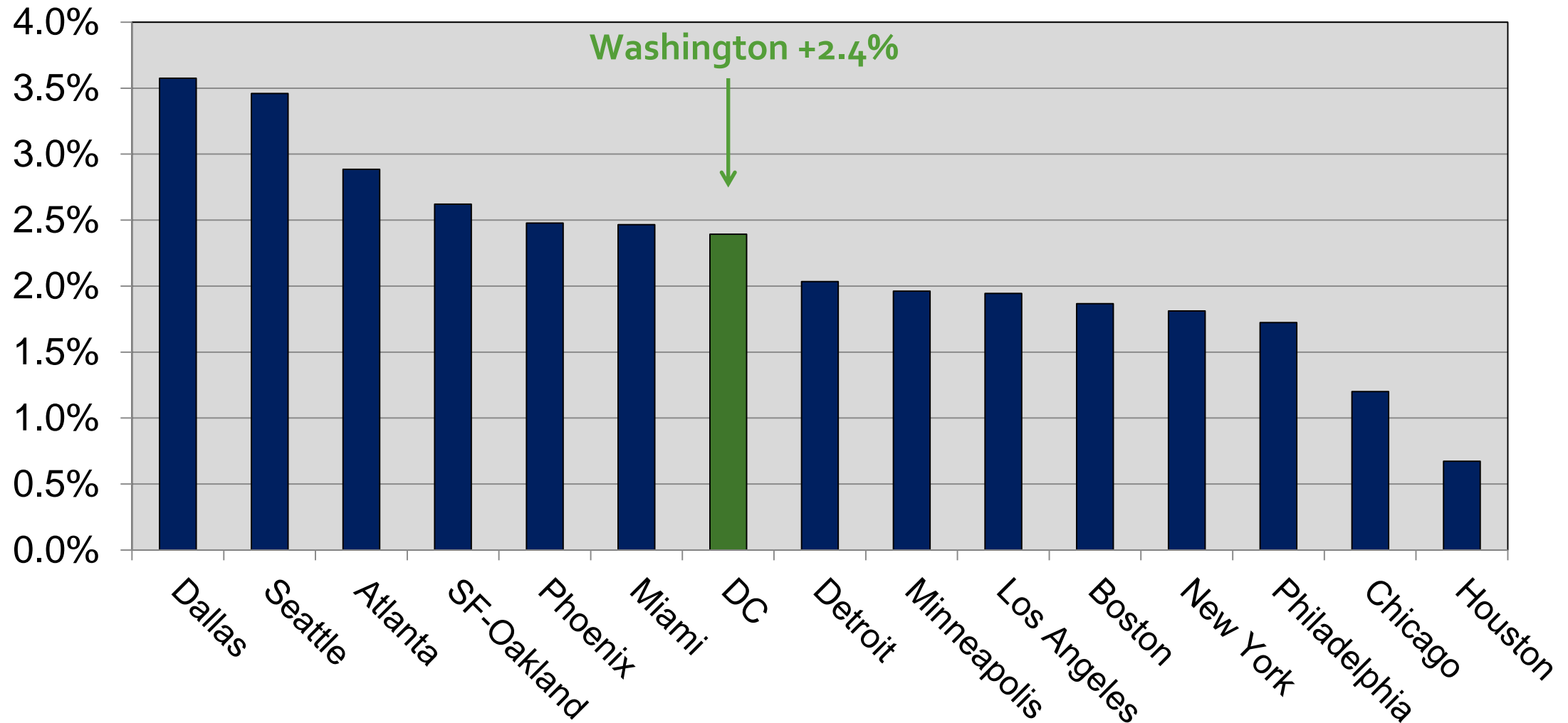
Annual Month over Year



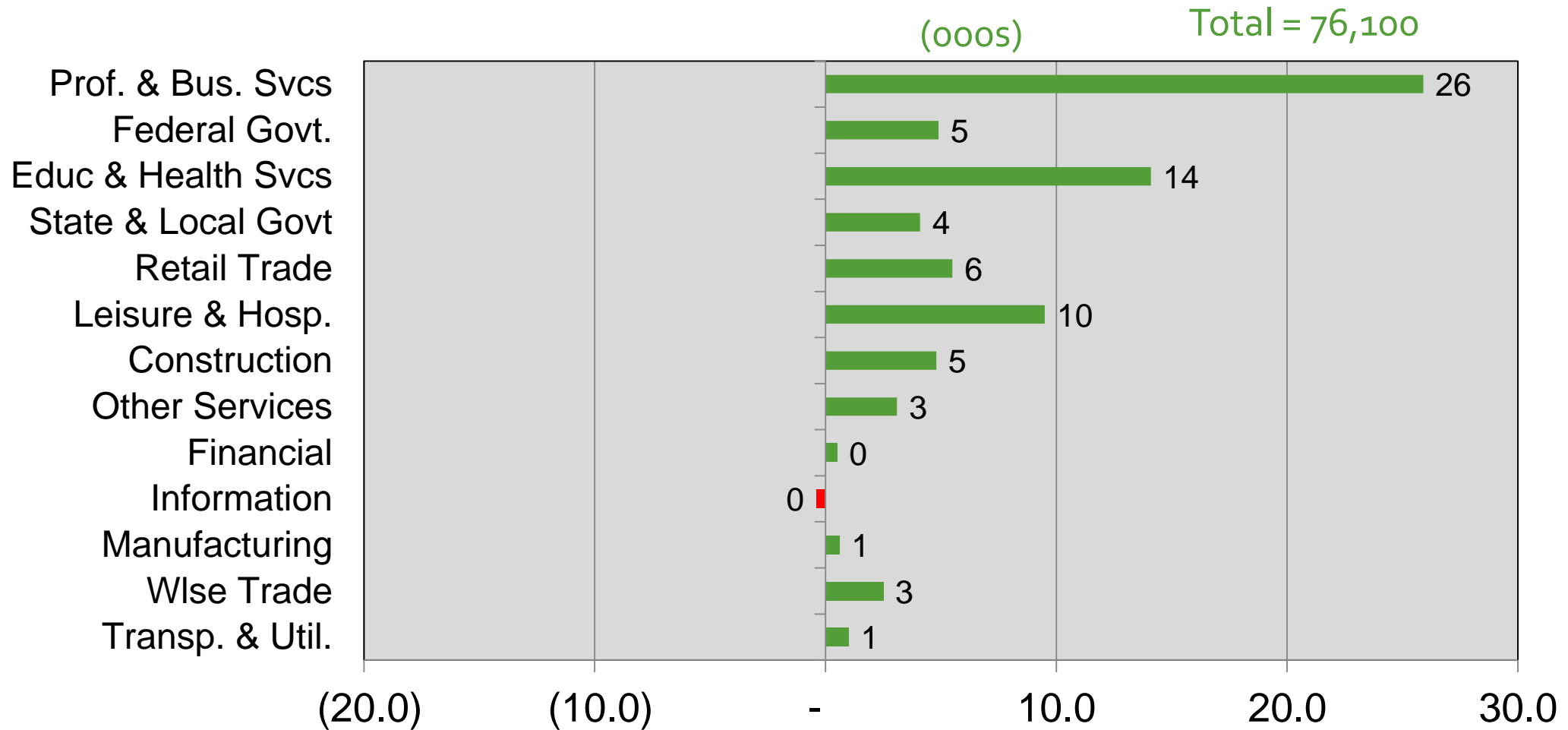
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

# 15 Largest Job Markets

## Job Change: Sep 2015 – Sep 2016



# Job Change by Sector Sep 2015 – Sep 2016 Washington MSA



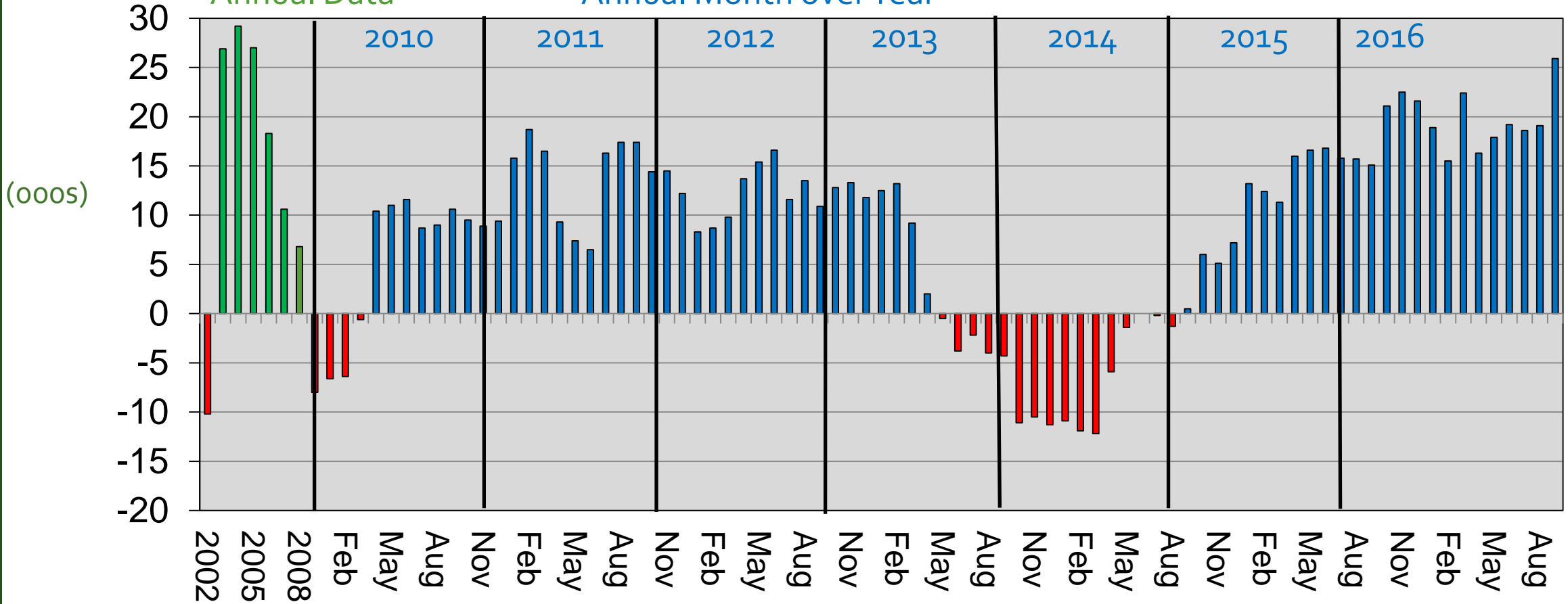
# Professional & Business Services Washington MSA



Sep-16  
Total: 746.1

Annual Data

Annual Month over Year



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

# Professional & Business Services Washington MSA

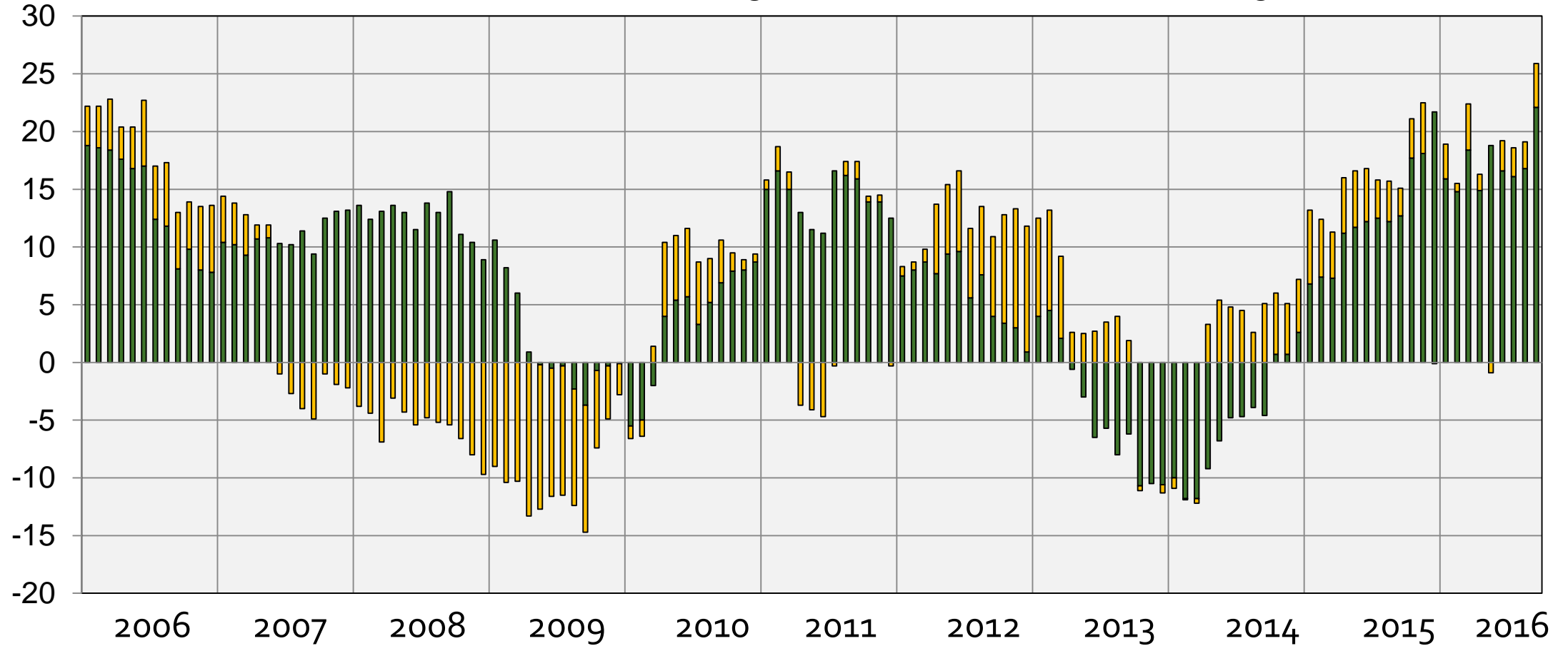
Annual Month Over the Year



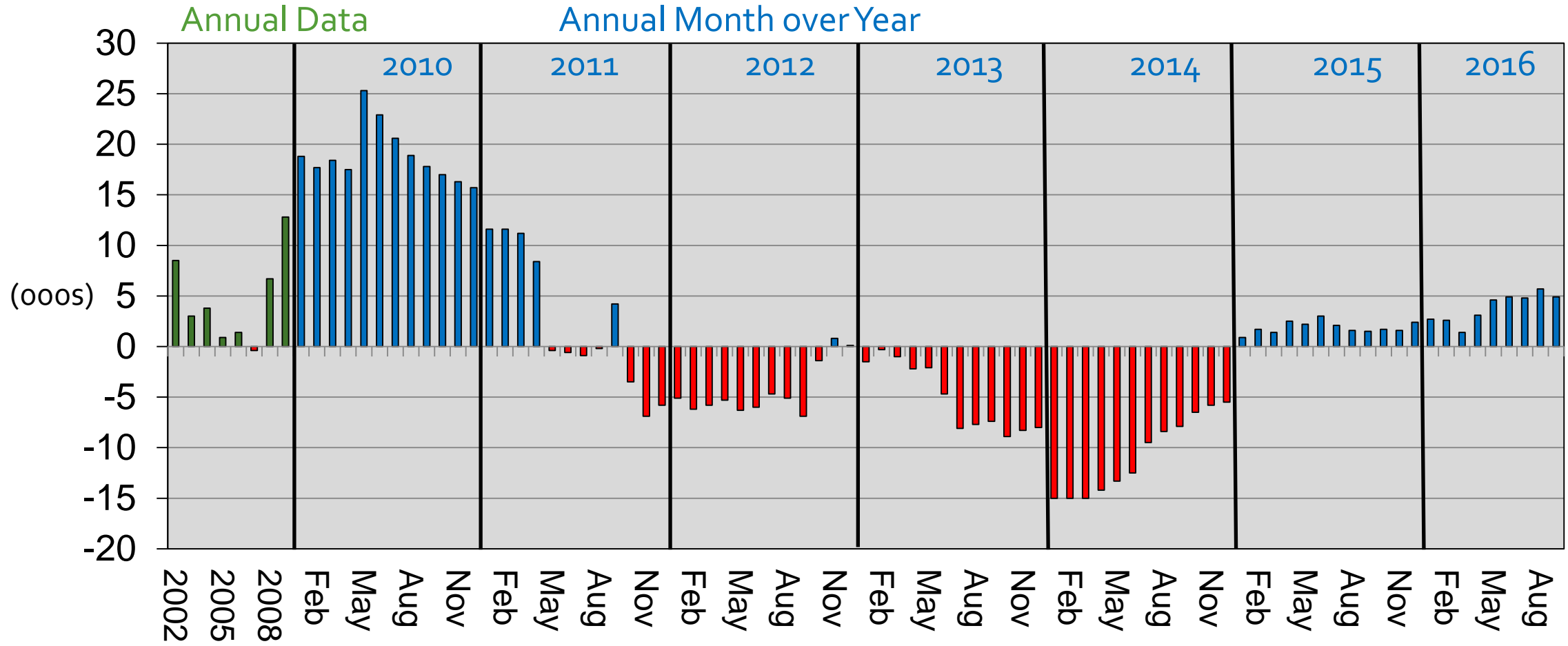
(000s)

■ Prof., Sci. & Tech. Svcs & Mgt.

■ Admin. & Waste Mgt.



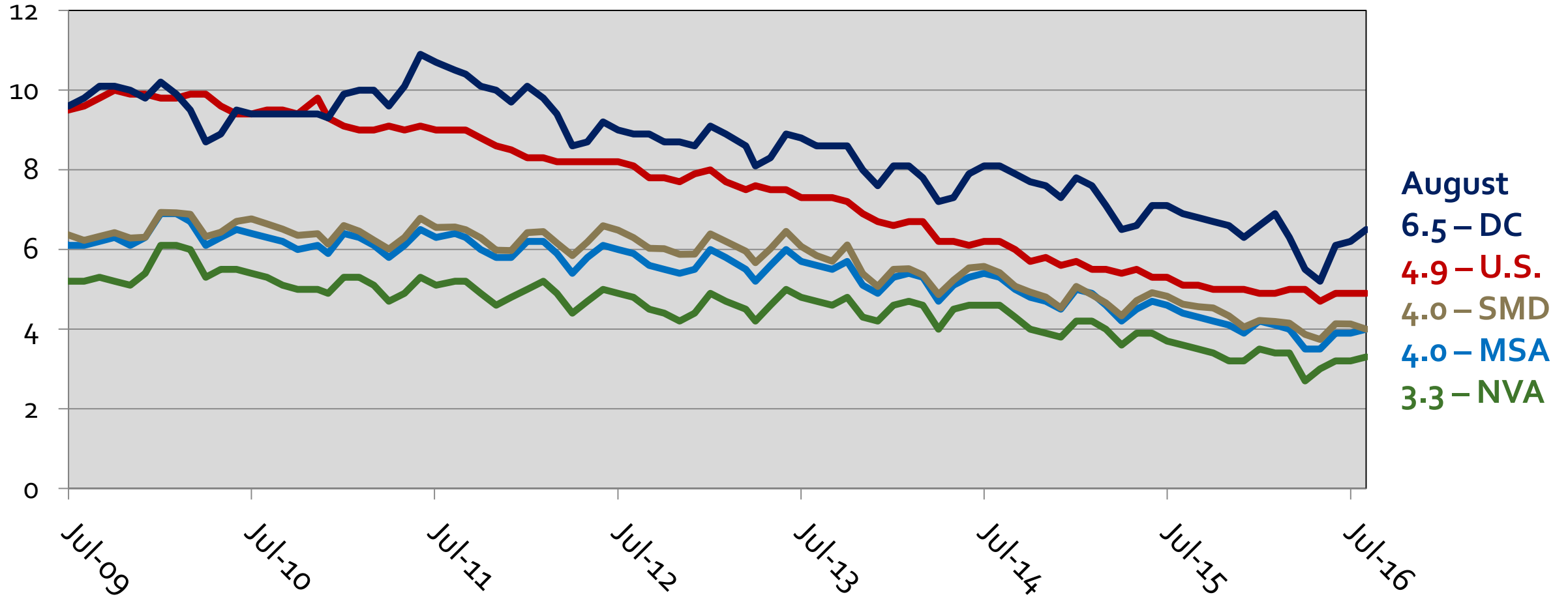
# Federal Government Washington MSA



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

Sep-16 Total: 369.8

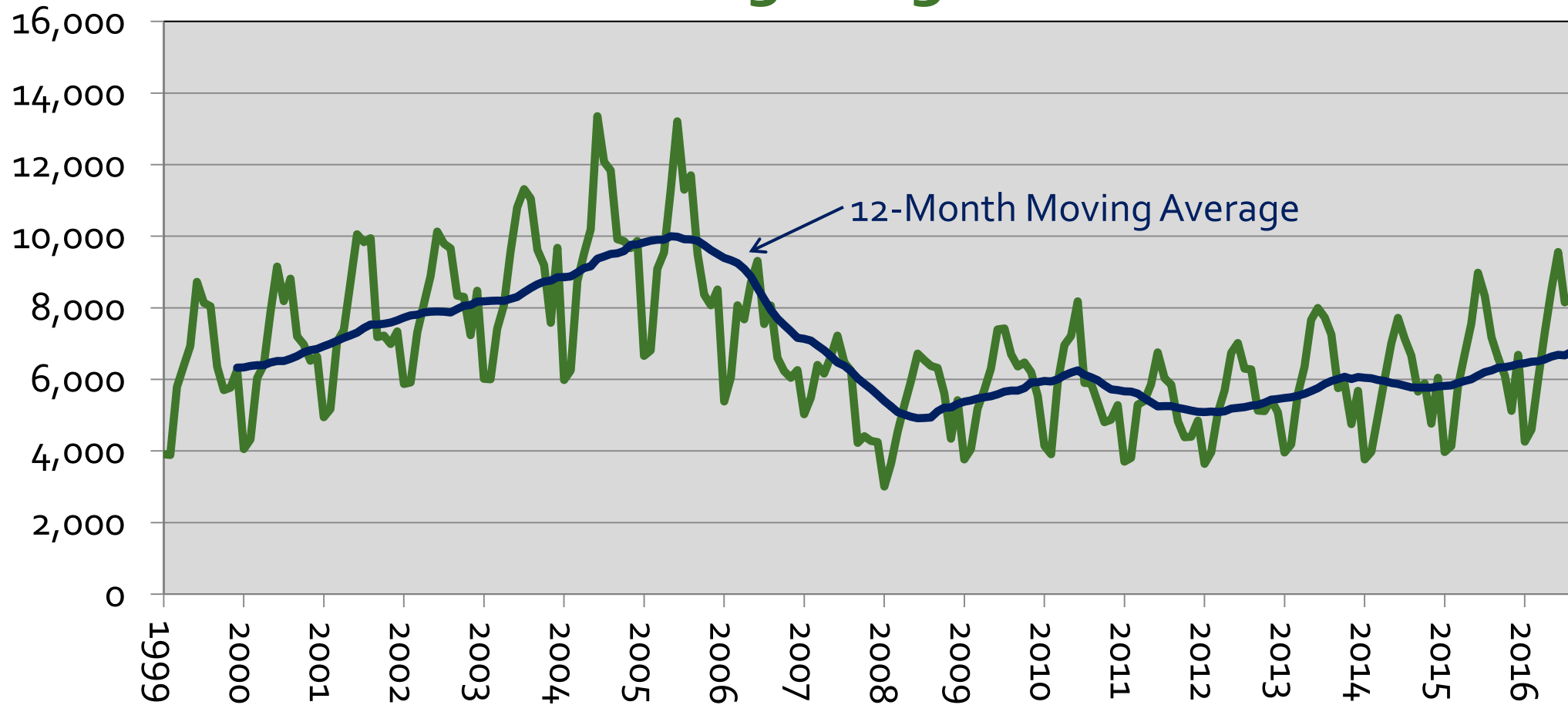
# Unemployment Rates in the WMSA By Sub-State Area, 2009-2016



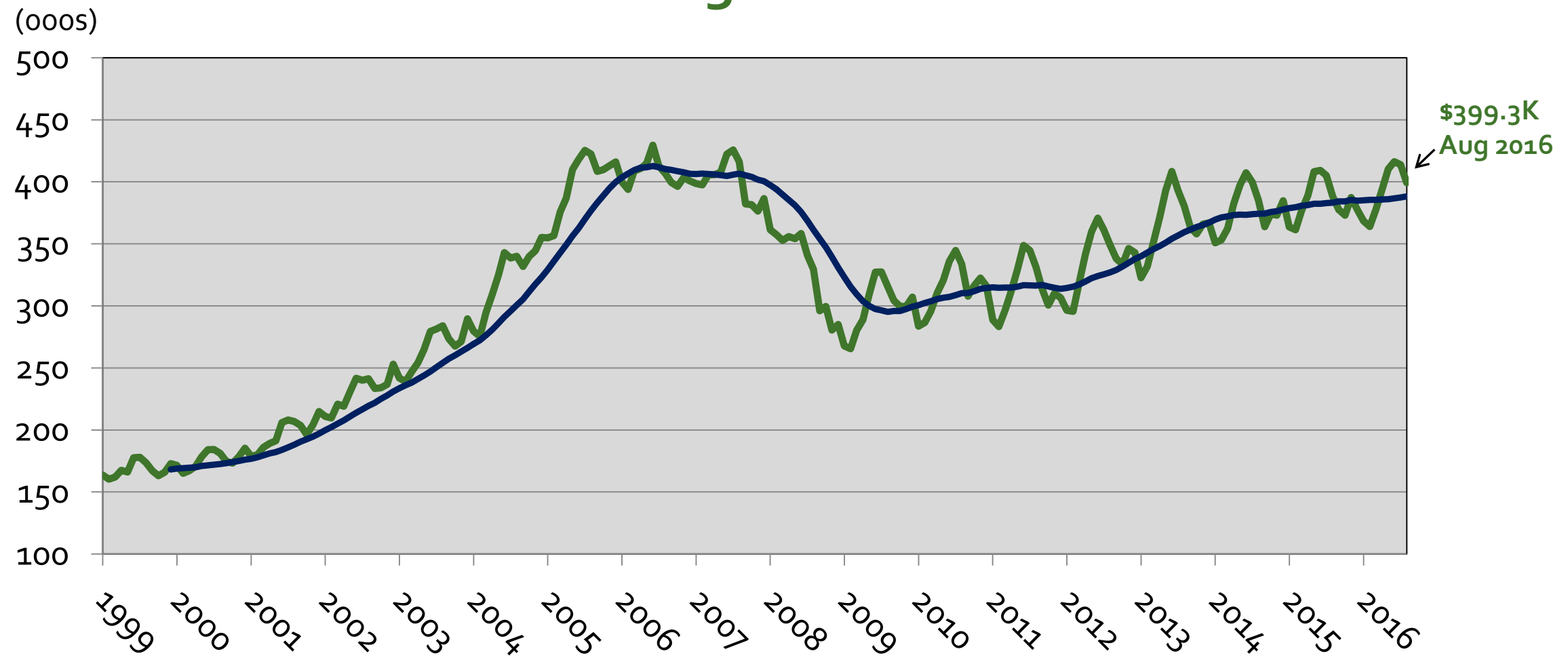
Source: Bureau of Labor Statistics (Region - Not Seasonally Adjusted, US – Seasonally Adjusted)



# Existing Home Sales Washington MSA Through Aug 2016



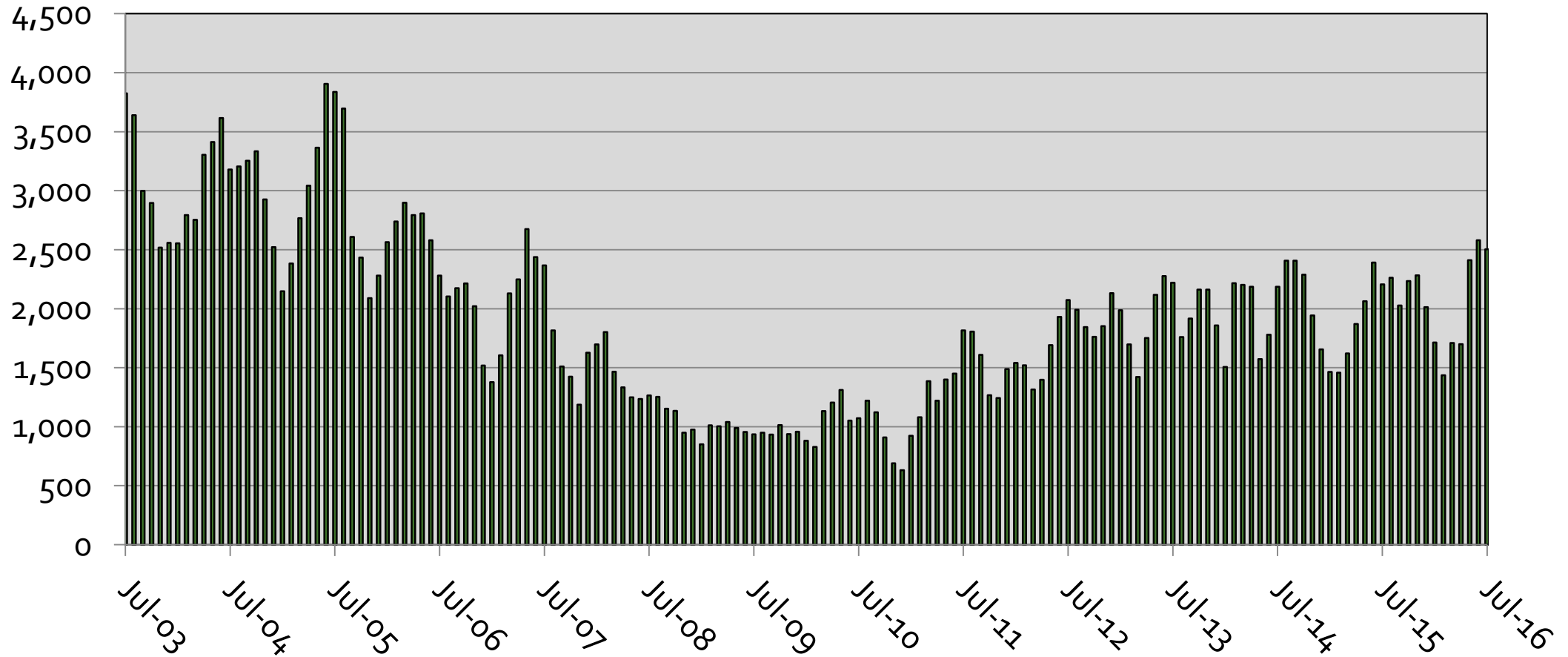
# Median House Sales Price Washington MSA



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

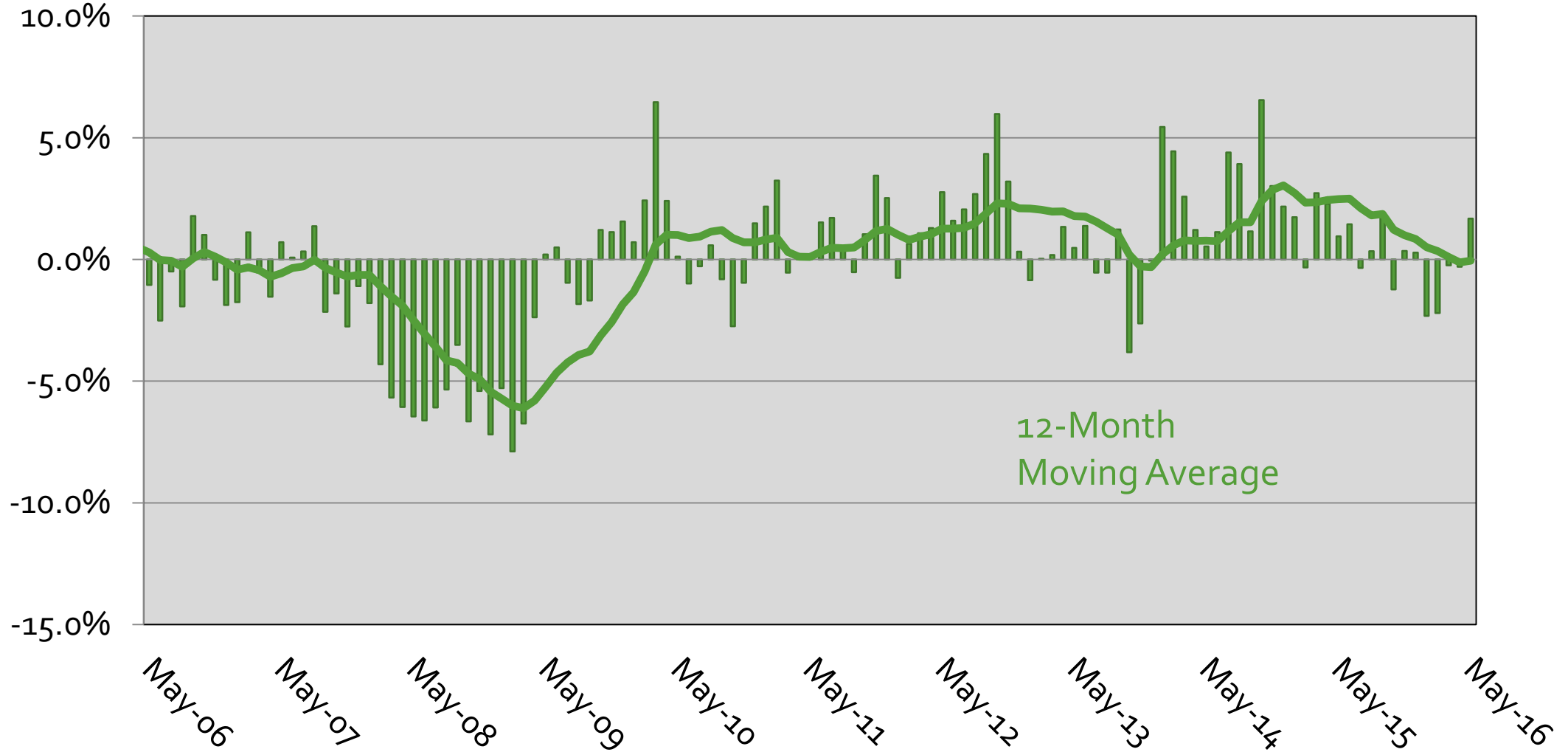
# Washington MSA Building Permits

## 2003 – 2016, 3-Month Moving Avg

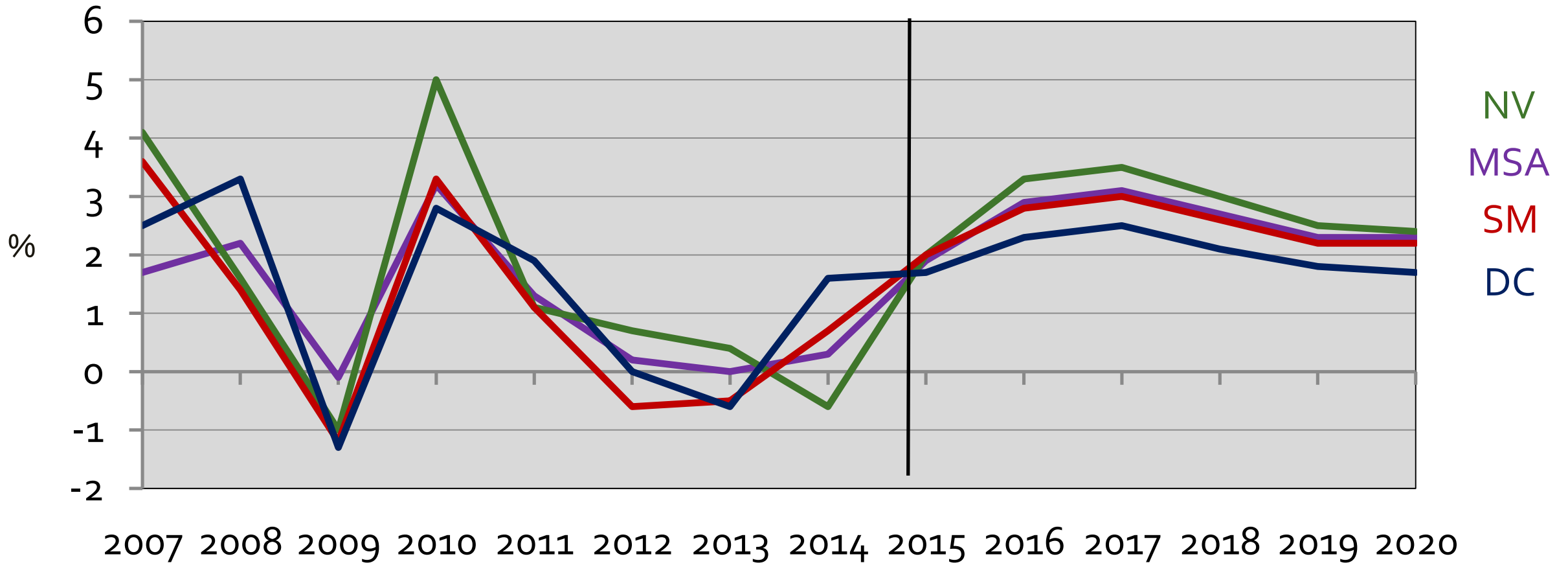


# Washington MSA Leading Economic Index

## 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
<b>D.C.</b>	<b>13.0</b>	<b>6.5</b>	<b>14.7</b>	<b>14.1</b>	<b>9.7</b>	<b>10.6</b>	<b>8.9</b>	<b>8.2</b>
<b>Sub. MD</b>	<b>6.1</b>	<b>11.1</b>	<b>17.4</b>	<b>20.2</b>	<b>17.7</b>	<b>14.1</b>	<b>12.0</b>	<b>11.0</b>
<b>No. VA</b>	<b>8.9</b>	<b>1.3</b>	<b>27.3</b>	<b>25.5</b>	<b>23.6</b>	<b>15.9</b>	<b>13.7</b>	<b>12.6</b>
<b>REGION</b>	<b>28.0</b>	<b>18.9</b>	<b>59.4</b>	<b>59.8</b>	<b>51.0</b>	<b>40.6</b>	<b>34.6</b>	<b>31.8</b>

Source: BLS, IHS Economics, GMU Center for Regional Analysis (January 2016)

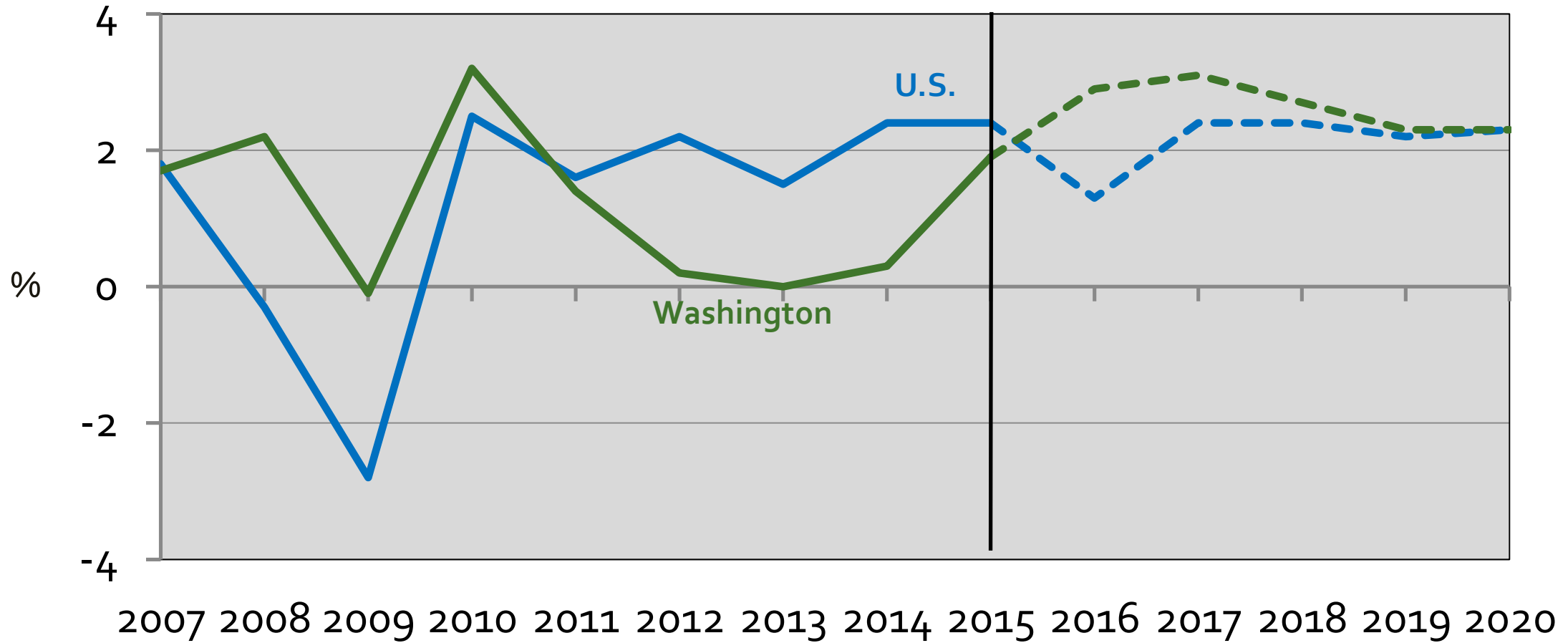
NOTE: The regional totals do not include Jefferson, WV.

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

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