

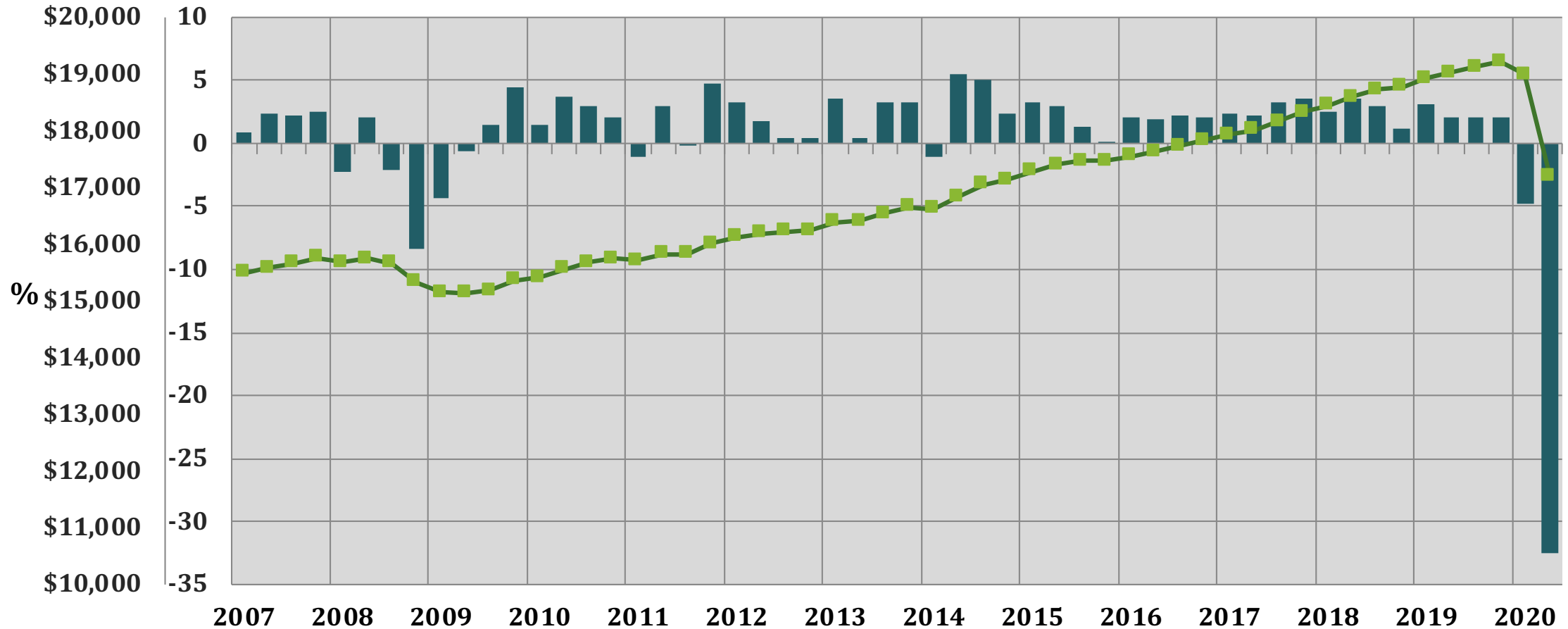
Washington Area Economy: Performance and Outlook

Center for Regional Analysis
Schar School of Policy and Government
George Mason University

August 7, 2020

U. S. Gross Domestic Product

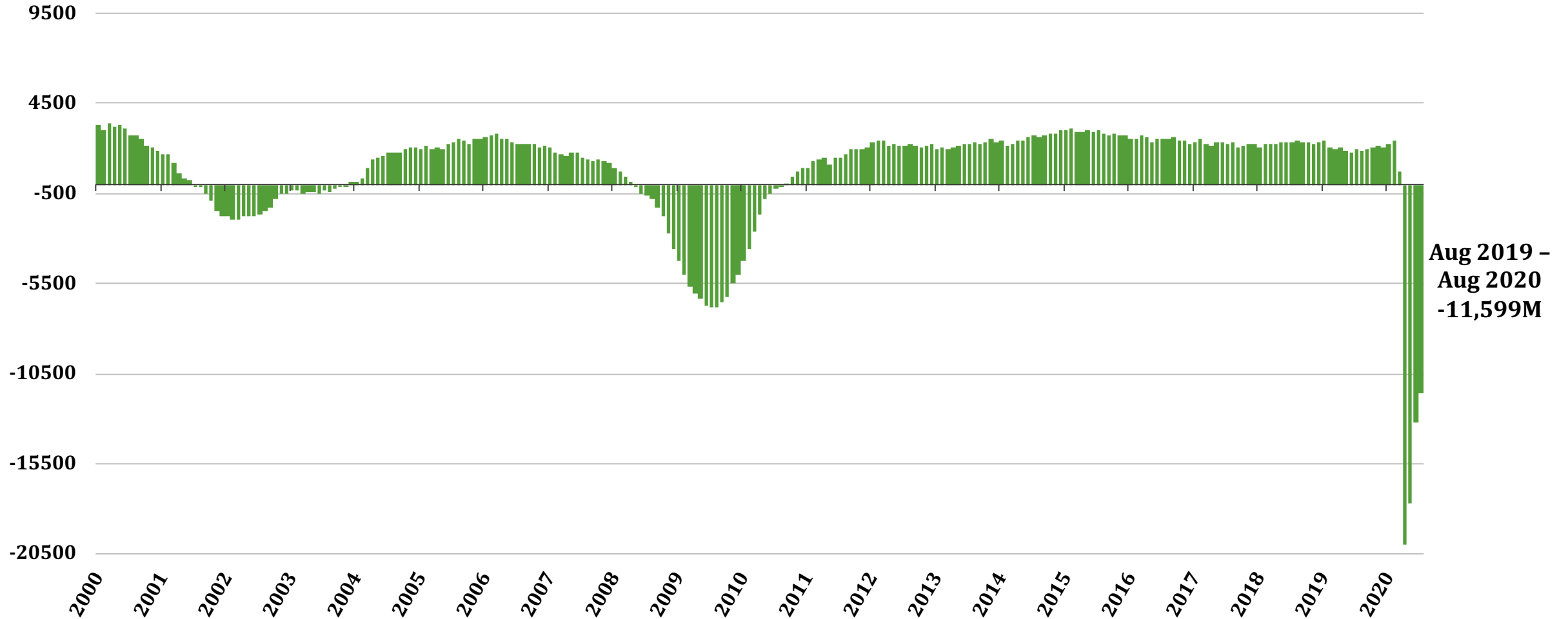
■ Quarterly Change ■ Real GDP (Billions)



Q2 2019-Q2 2020 -9.5%

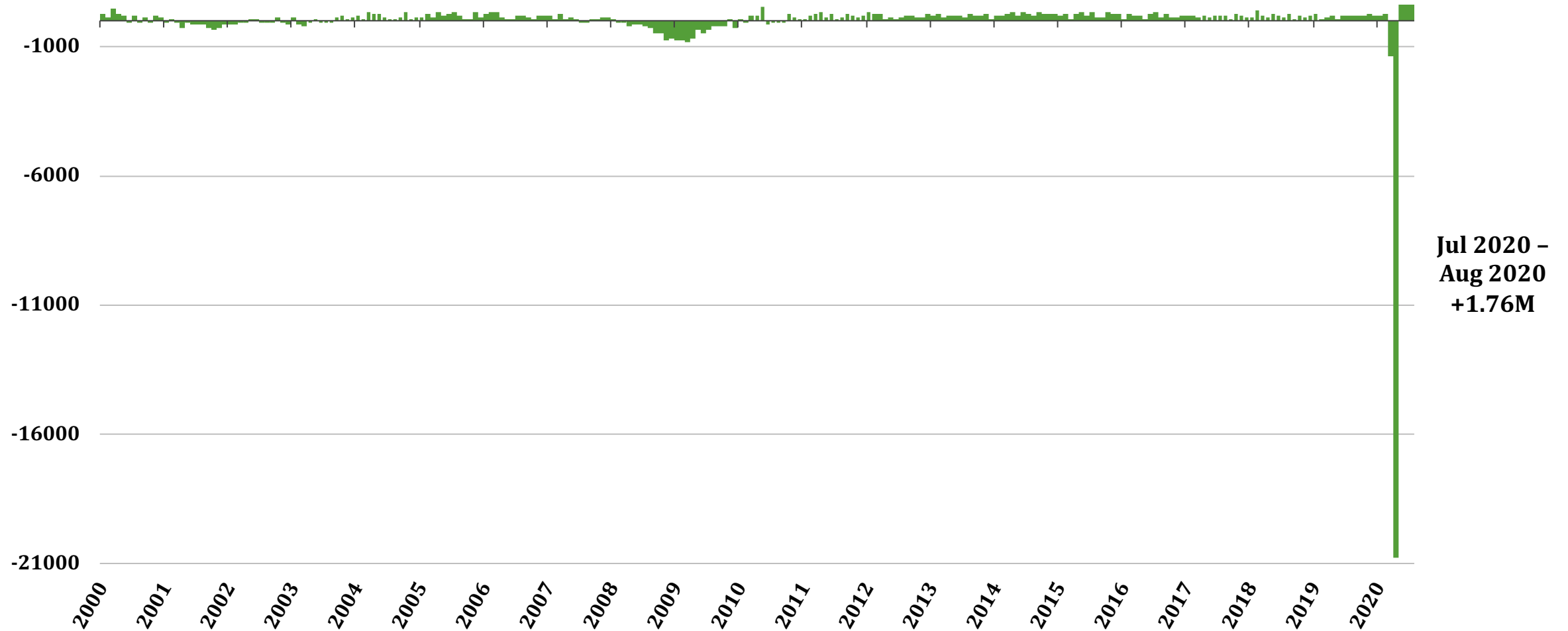
Source: Bureau of Economic Analysis (Seasonally Adjusted, Chained 2012 Dollars)

Annual Change in U. S. Payroll Jobs Month-Over-Year



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

US Payroll Job Change Month-to-Month

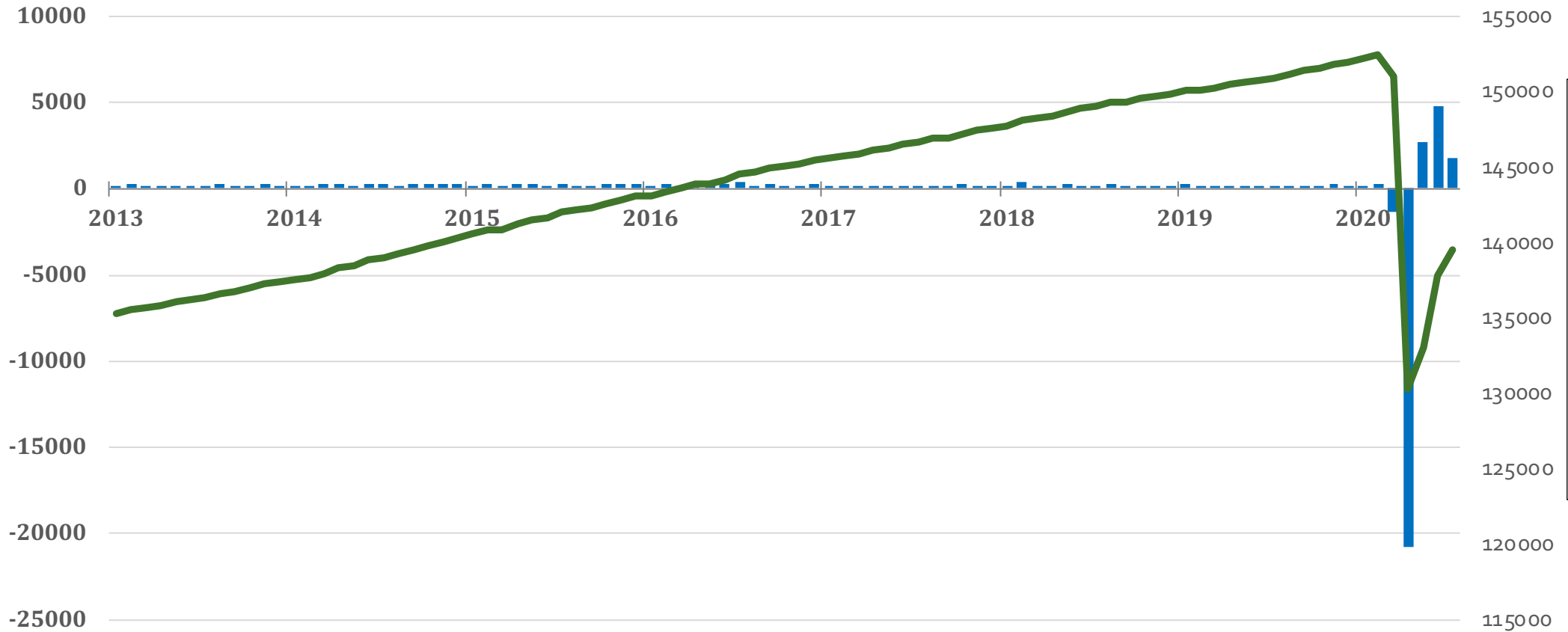


Source: Bureau of Labor Statistics (Seasonally Adjusted), GMU Center for Regional Analysis

U.S. Payroll Jobs

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

**total payroll jobs
(in millions)**



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

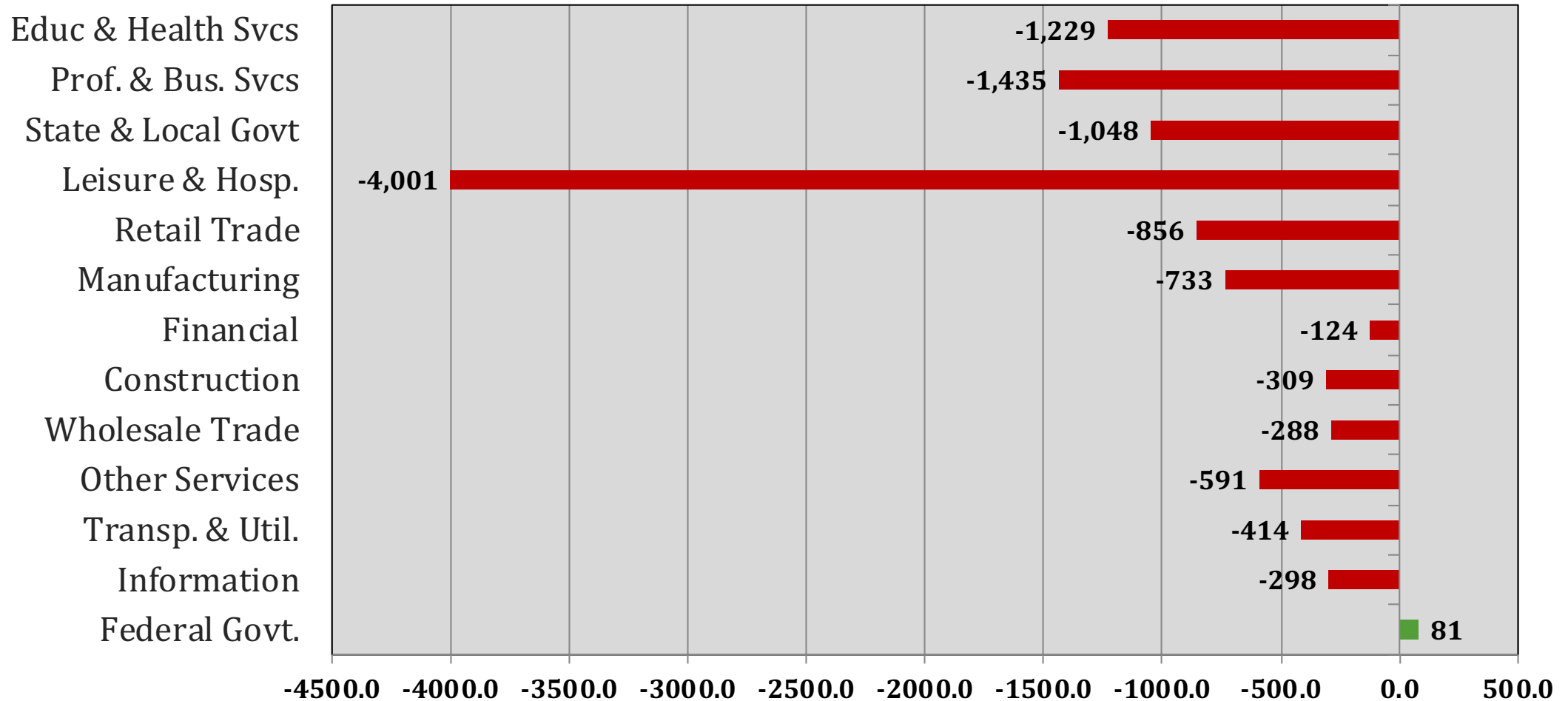
U.S. Payroll Job Change by Sector

12-Month Net Change (Jul 2020)

Ranked by Size in 2019

(000s)

total = -11.2M



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

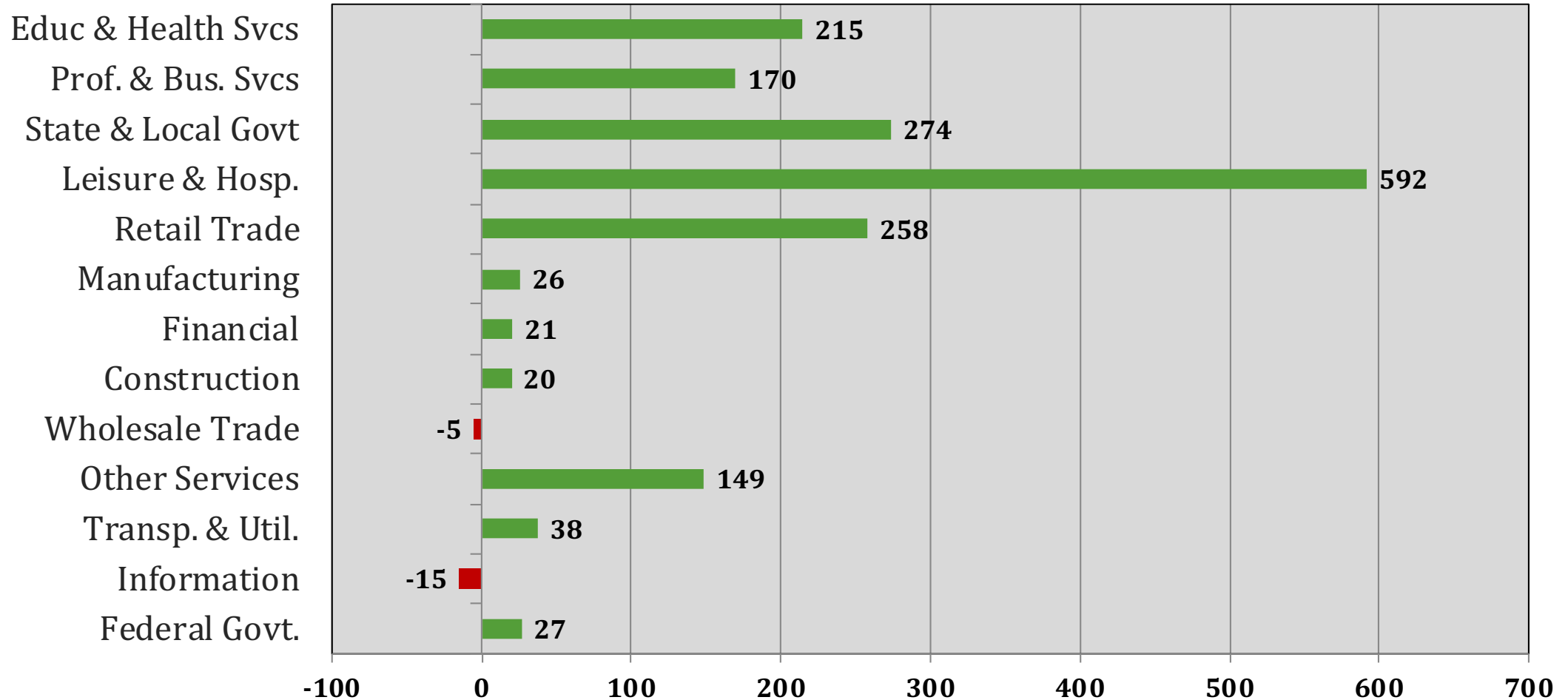
U.S. Payroll Job Change by Sector

1-Month Net Change (Jul 2020)

Ranked by Size in 2019

(000s)

total = +1.8M



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

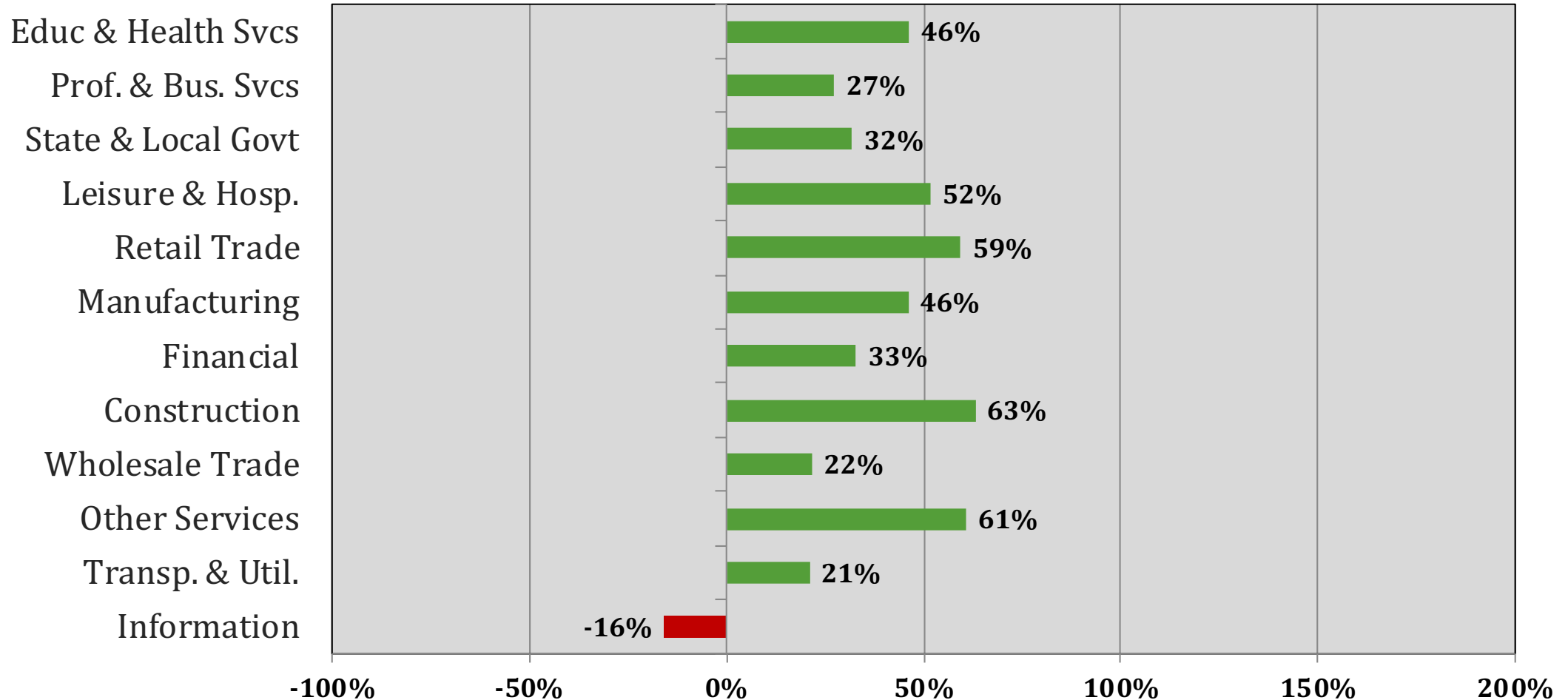
U.S. Payroll Job Change by Sector

Percentage of Job Gains since April Losses

Ranked by Size in 2019

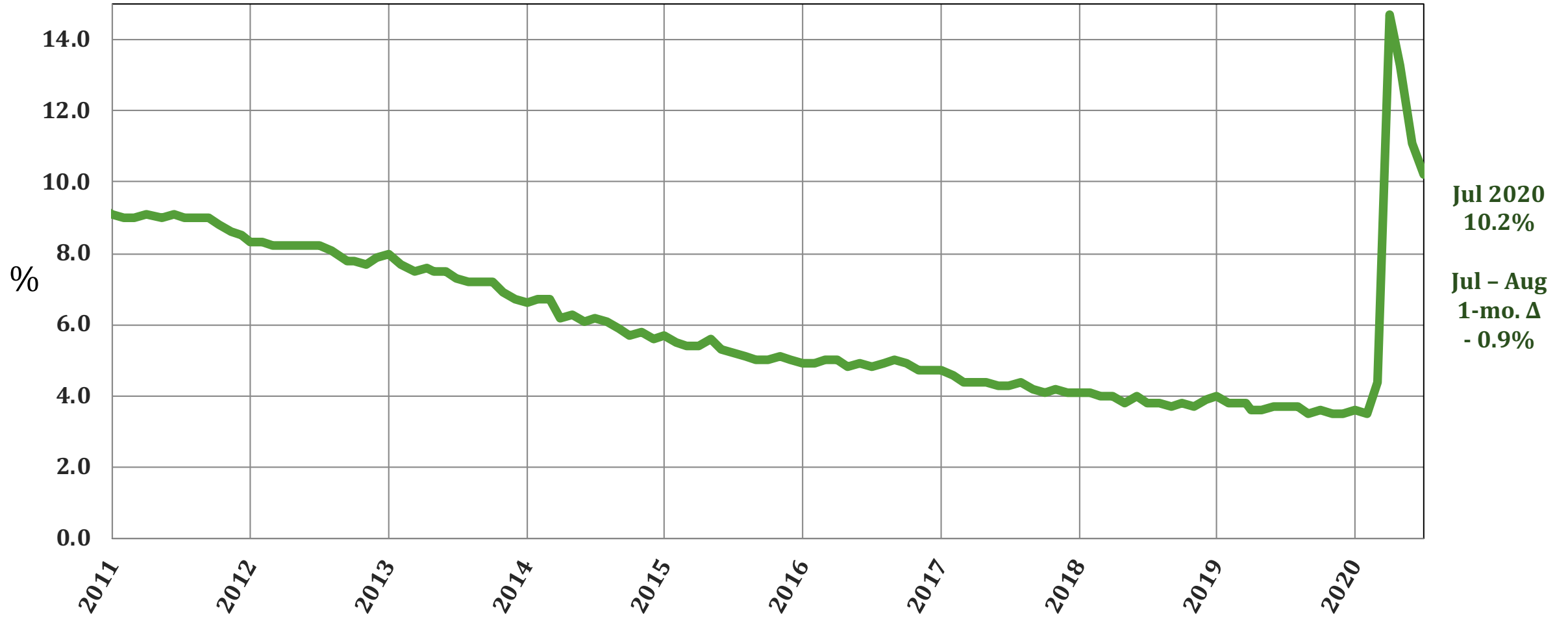
(000s)

(up to July)



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

U.S. Unemployment Rate

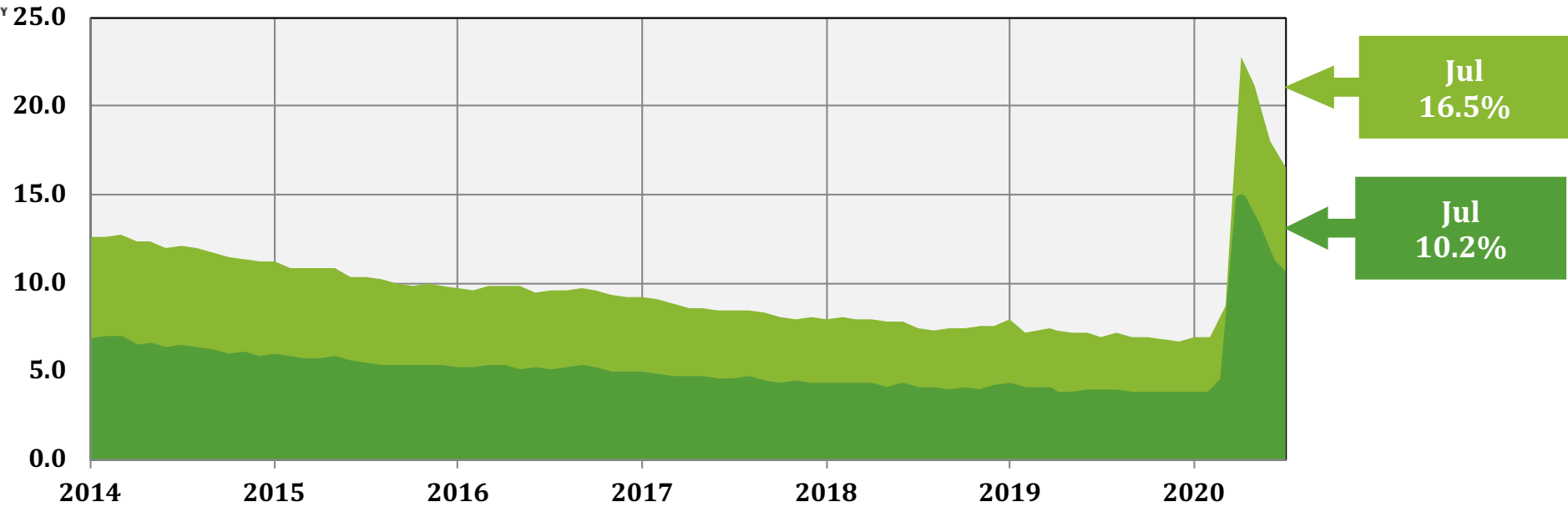


Source: Bureau of Labor Statistics (Seasonally Adjusted), GMU Center for Regional Analysis

U. S. Unemployment

U-6

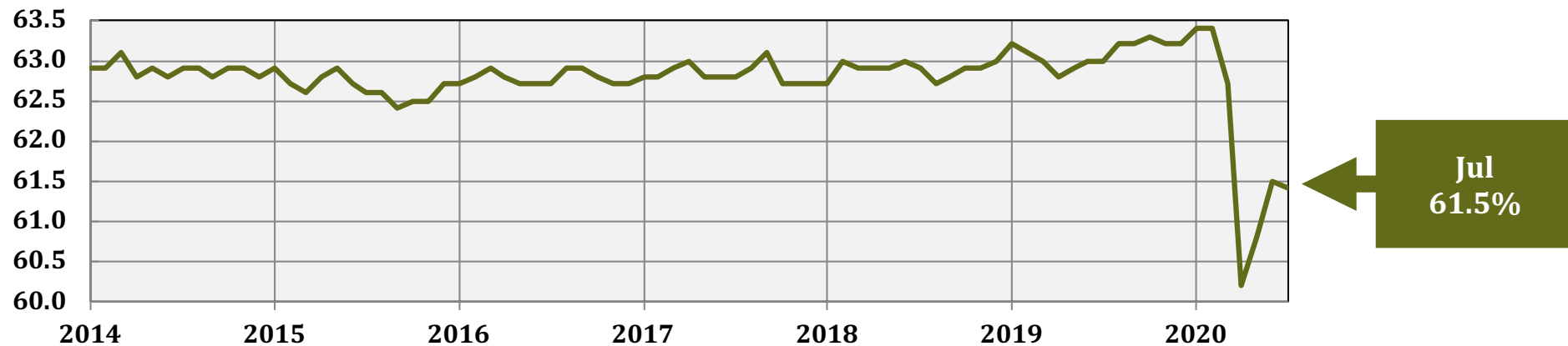
UR



Jul 2019-
Jul 2020
(12-mo.)
change:

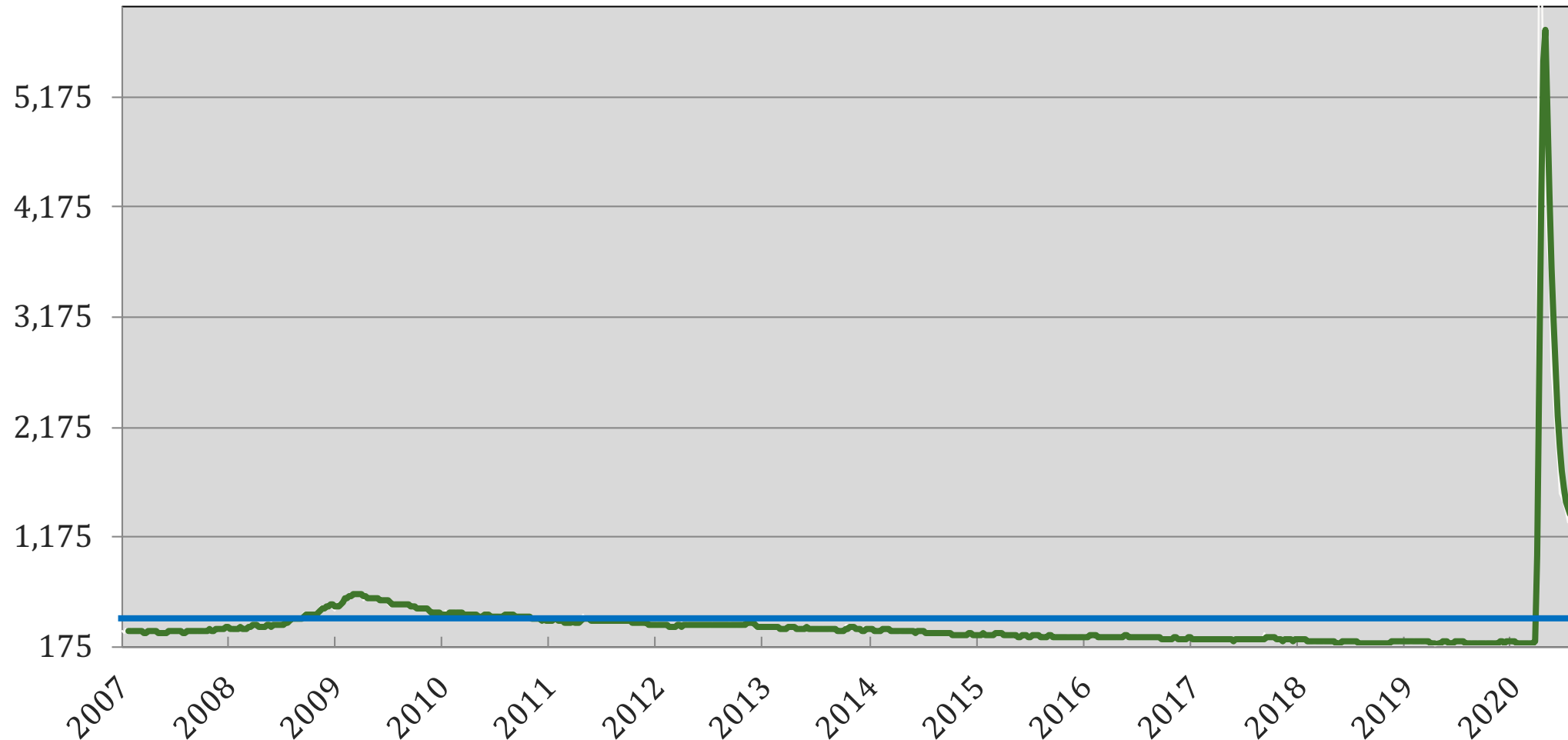
U-6 +9.6%
UR +6.5%
LFPR -1.6%

LFPR



Initial Claims for Unemployment 4-Week Moving Average (2007-2020)

(000s)



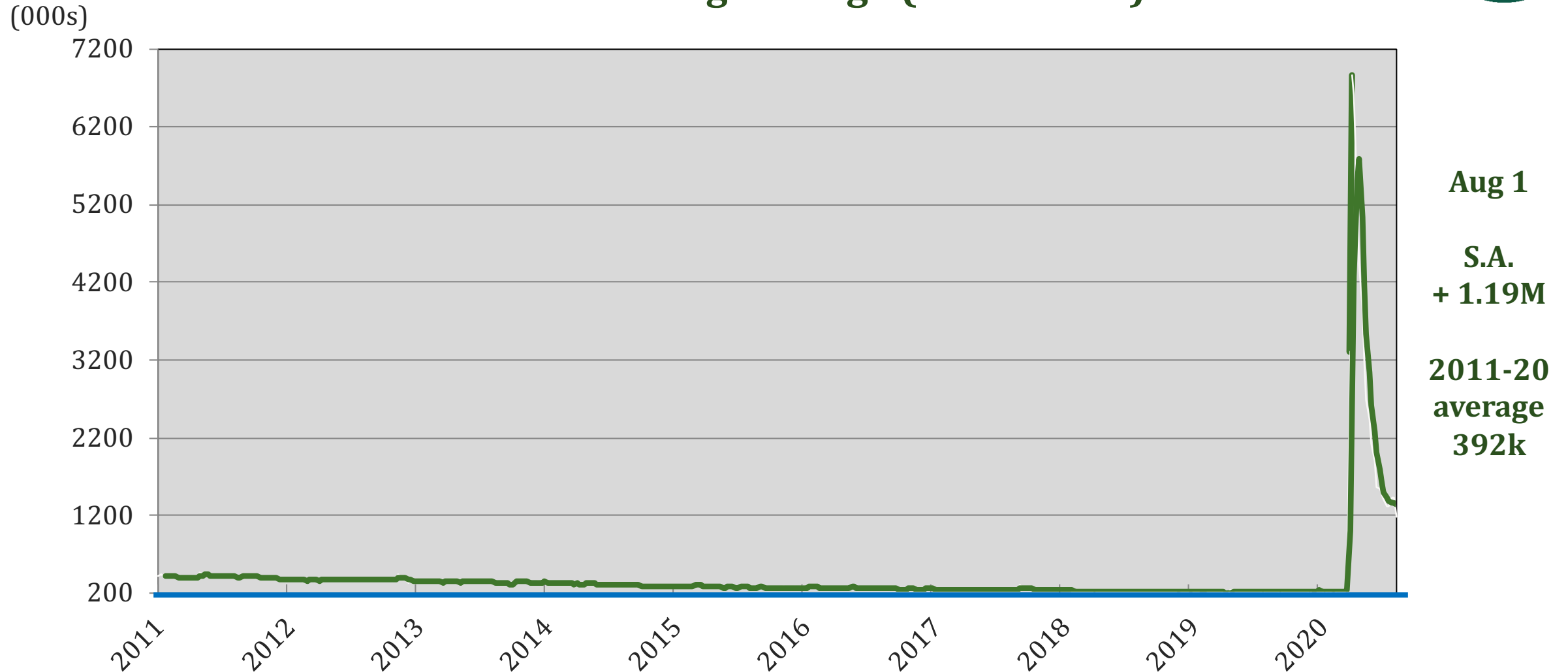
Aug 1

**S.A.
+ 1.19M**

**2007-20
average
407.7k**

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

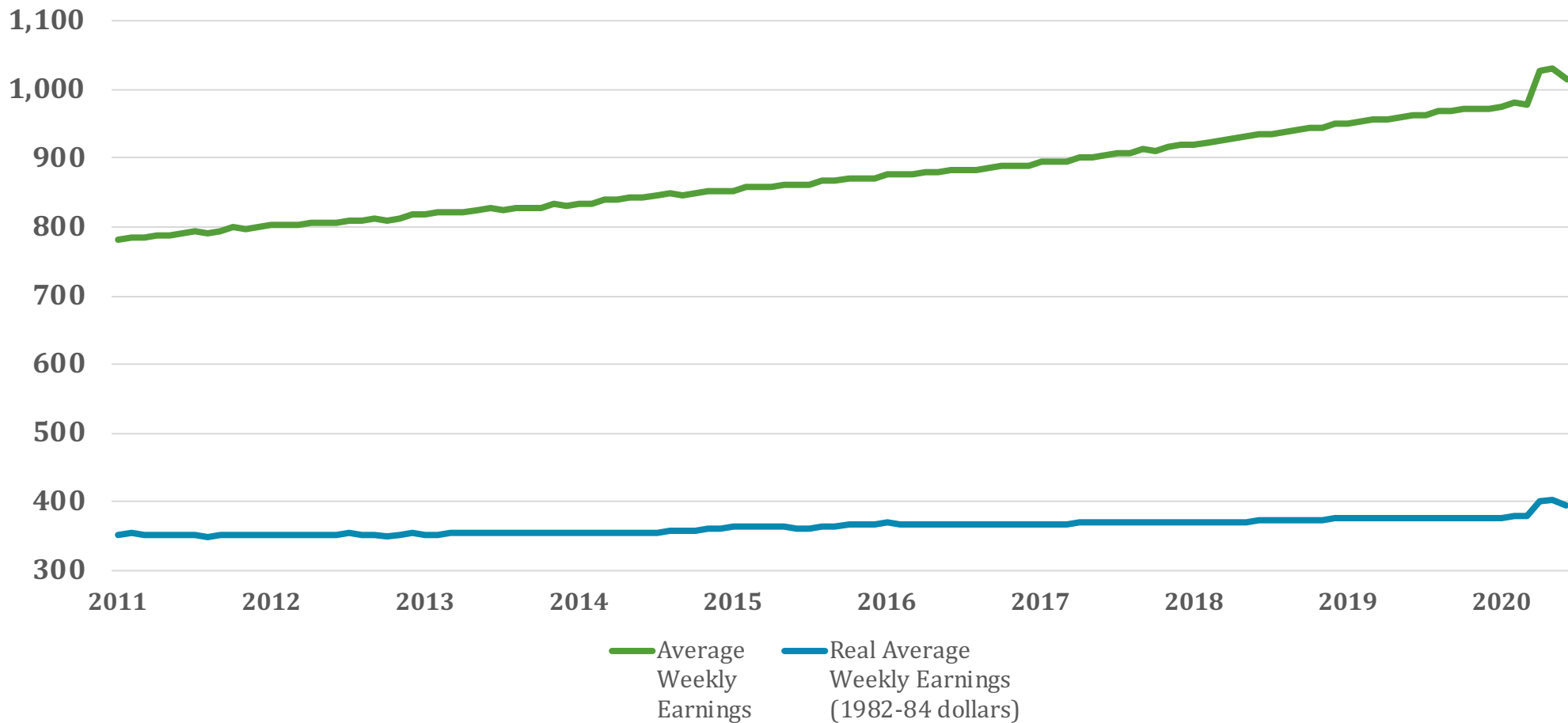
Initial Claims for Unemployment 4-Week Moving Average (2011-2020)



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

Average Weekly Earnings

U. S., Total Private, Across all Industries



12-month
% change
(MOTYC)

Jul 2020



Avg Hourly
Wages
+4.8%



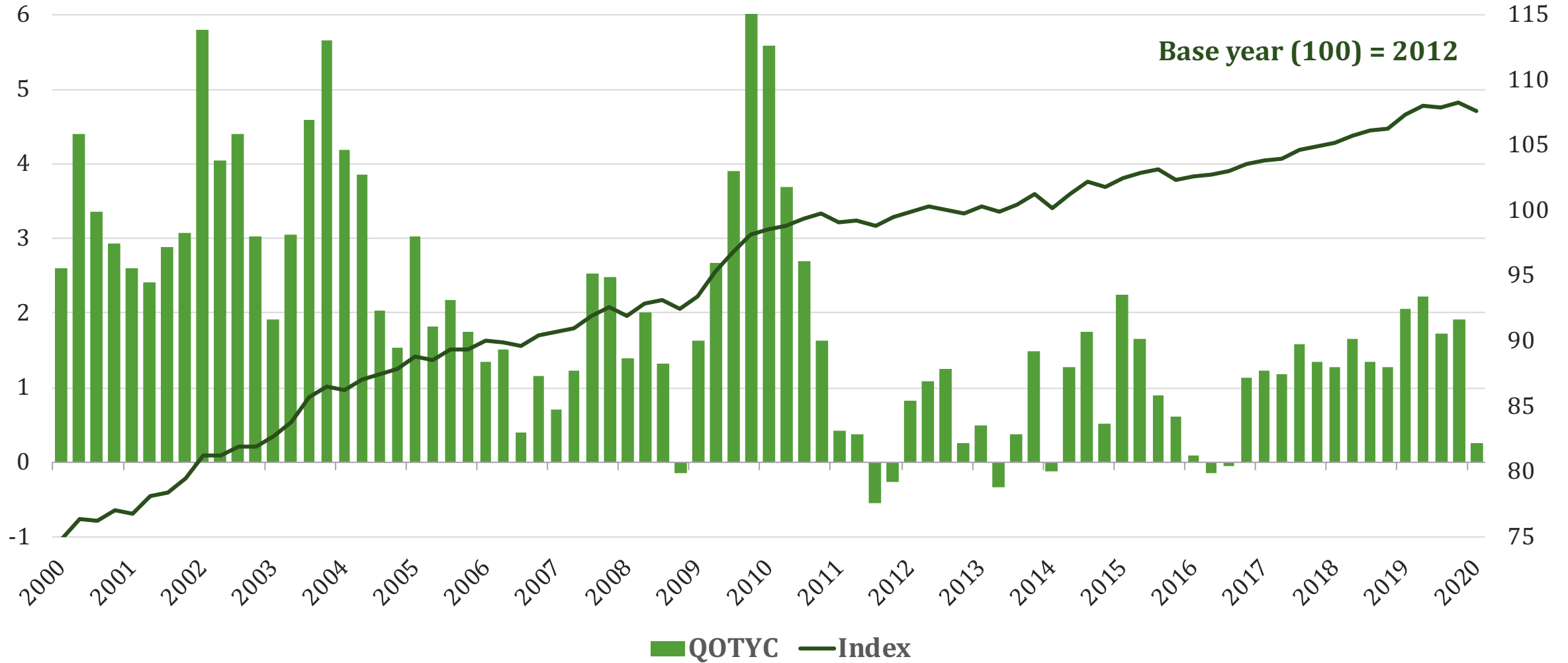
Avg Weekly
Earnings
+5.4%



Real Avg
Weekly
Earnings
+4.7%

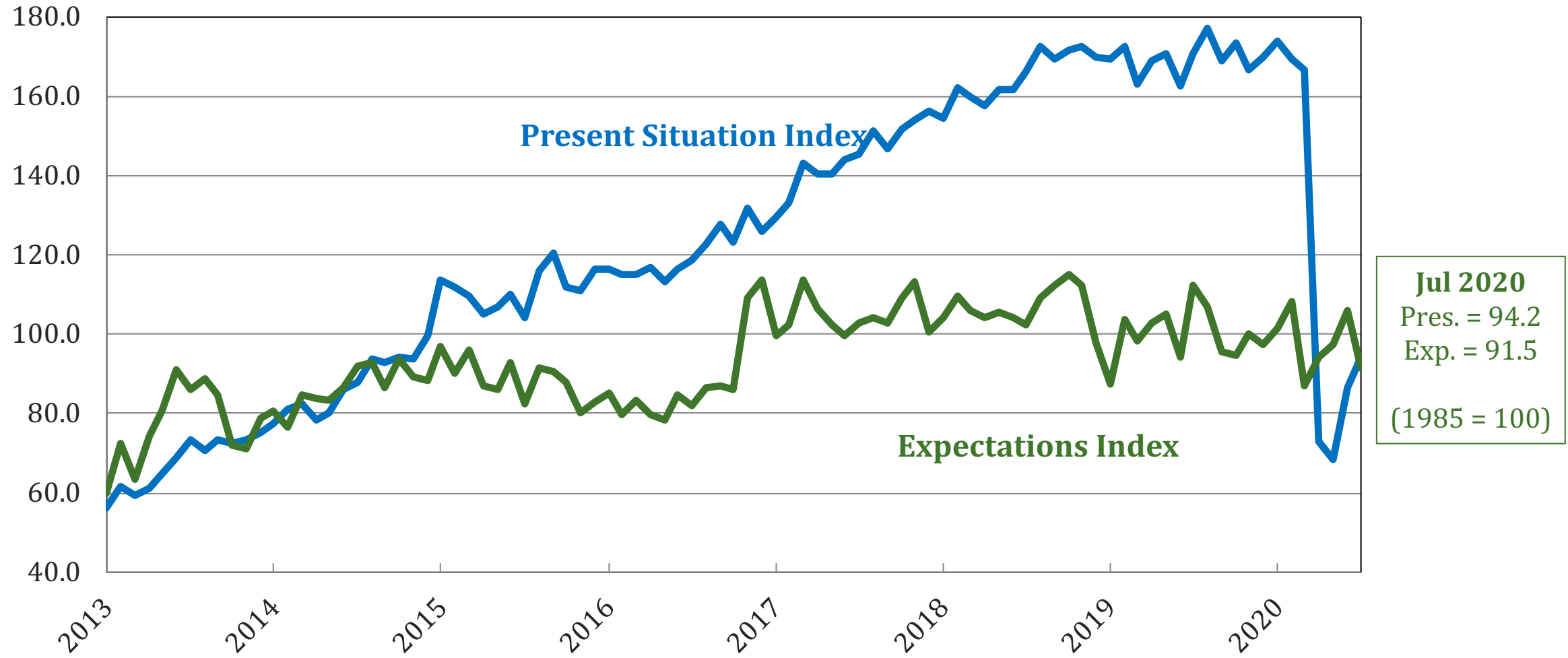
Labor Productivity

Nonfarm business, seasonally adjusted



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

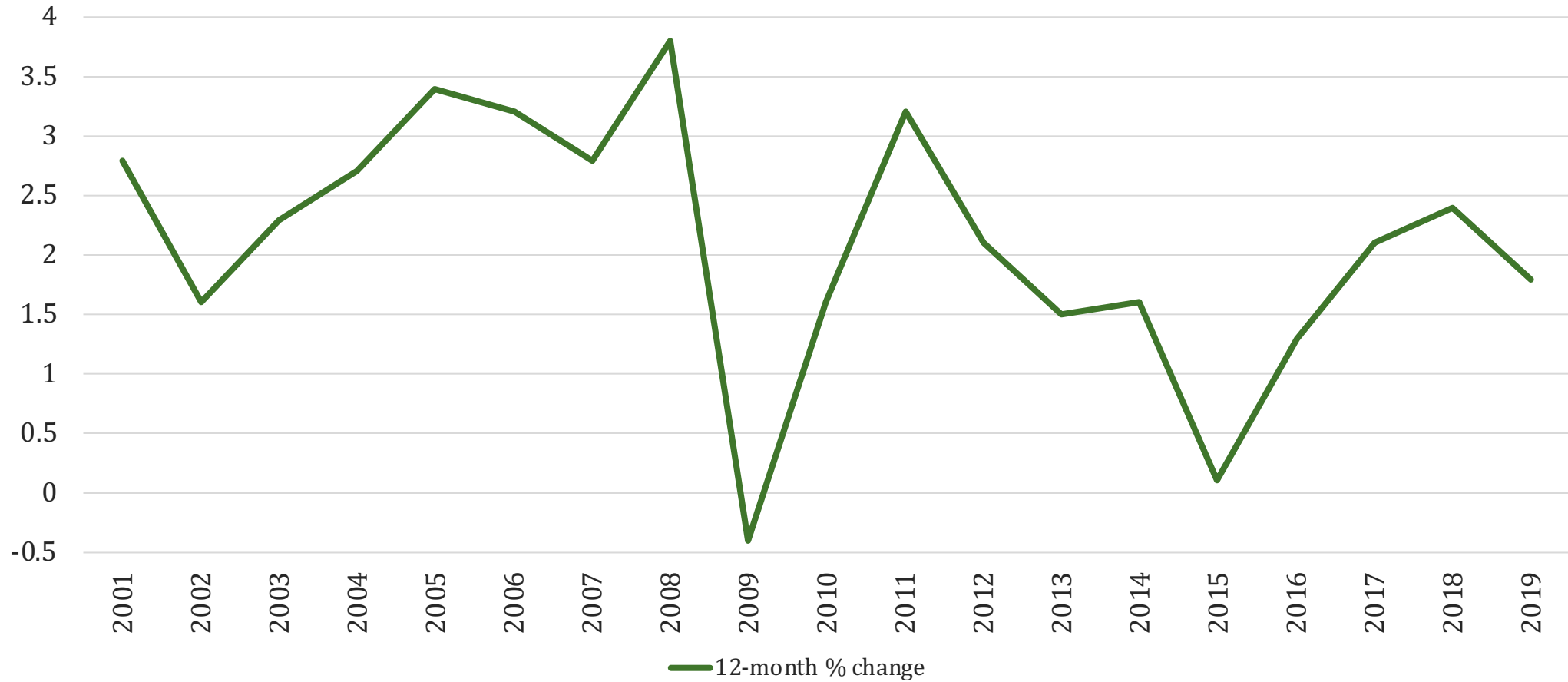
Consumer Confidence



Source: The Conference Board, GMU Center for Regional Analysis

Annual Consumer Prices 2001-2019

Year over Year % Change



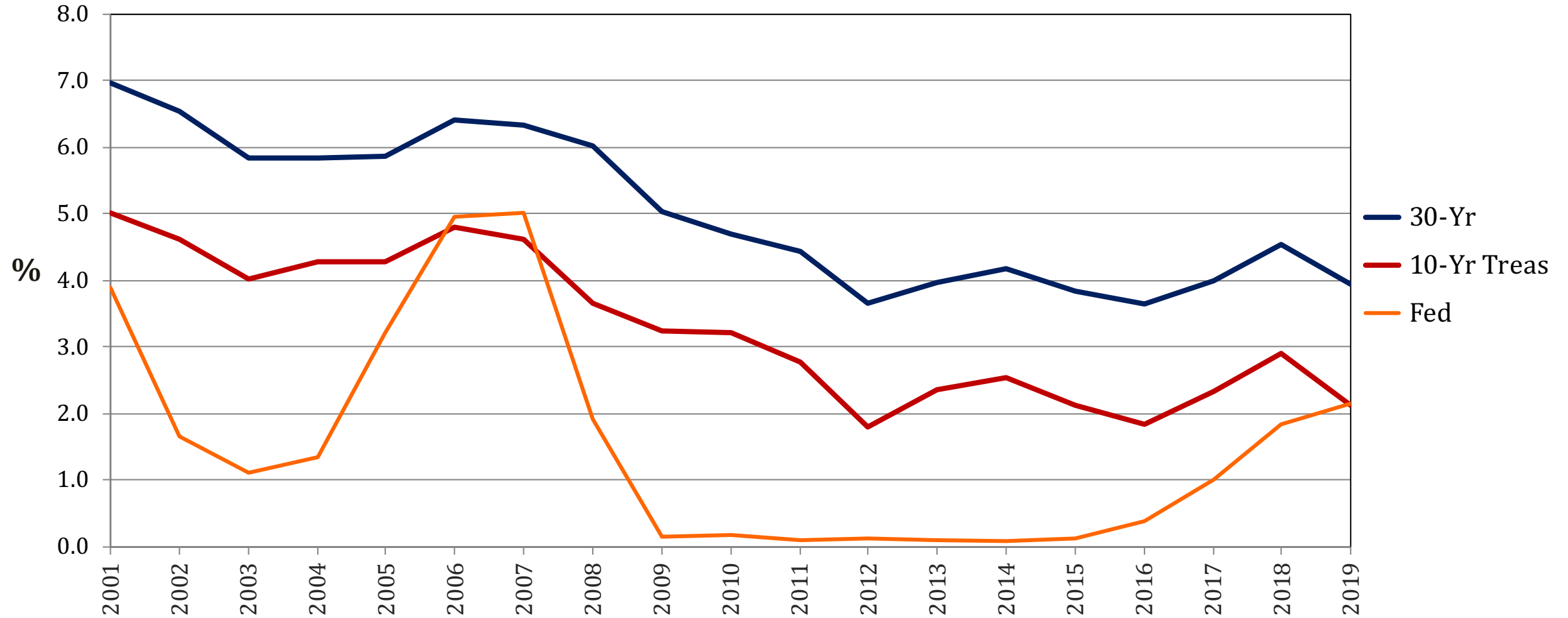
Source: Bureau of Labor Statistics, GMU Center for Regional Analysis

Monthly Consumer Prices 2001 – 2020



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

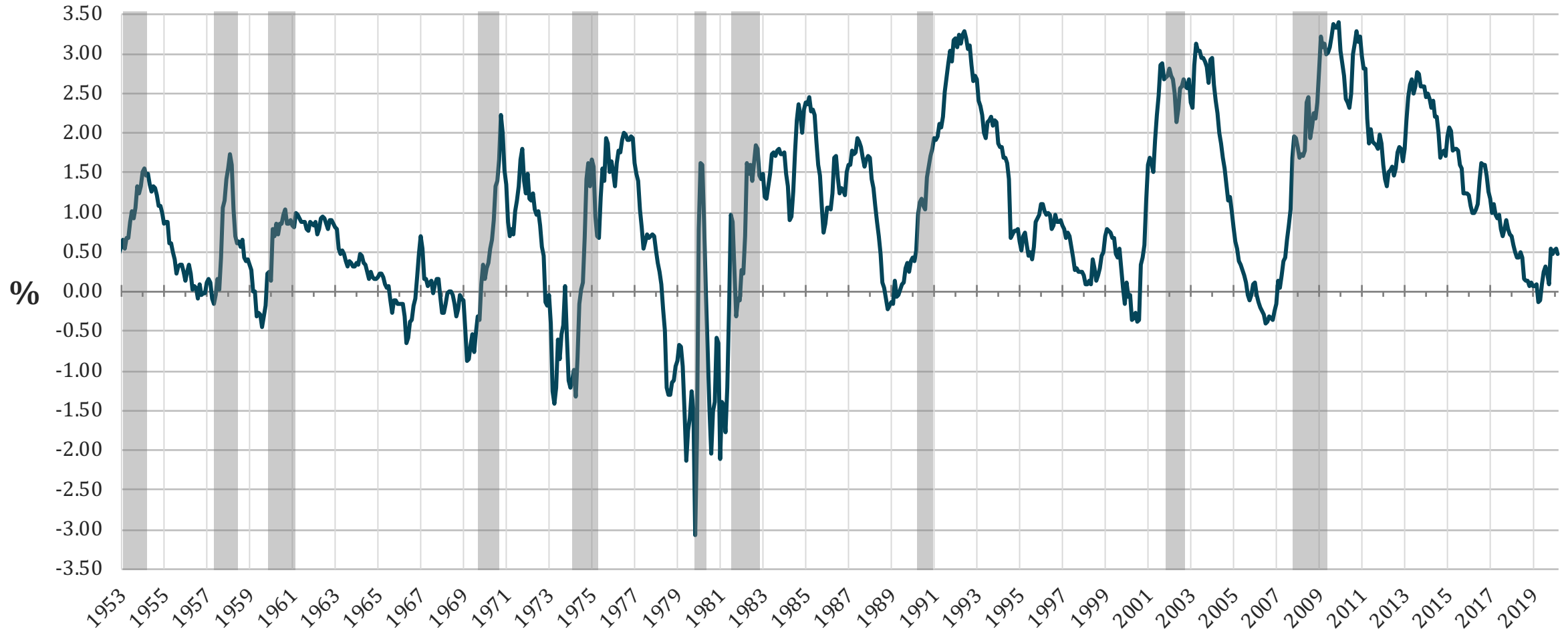
Interest Rates 2001 - 2019



Source: Federal Reserve Bank of St. Louis, GMU Center for Regional Analysis

10-year/1-year Treasury Yield Constant Maturity Rate Yield Spread (1953-Present)

Not Seasonally Adjusted

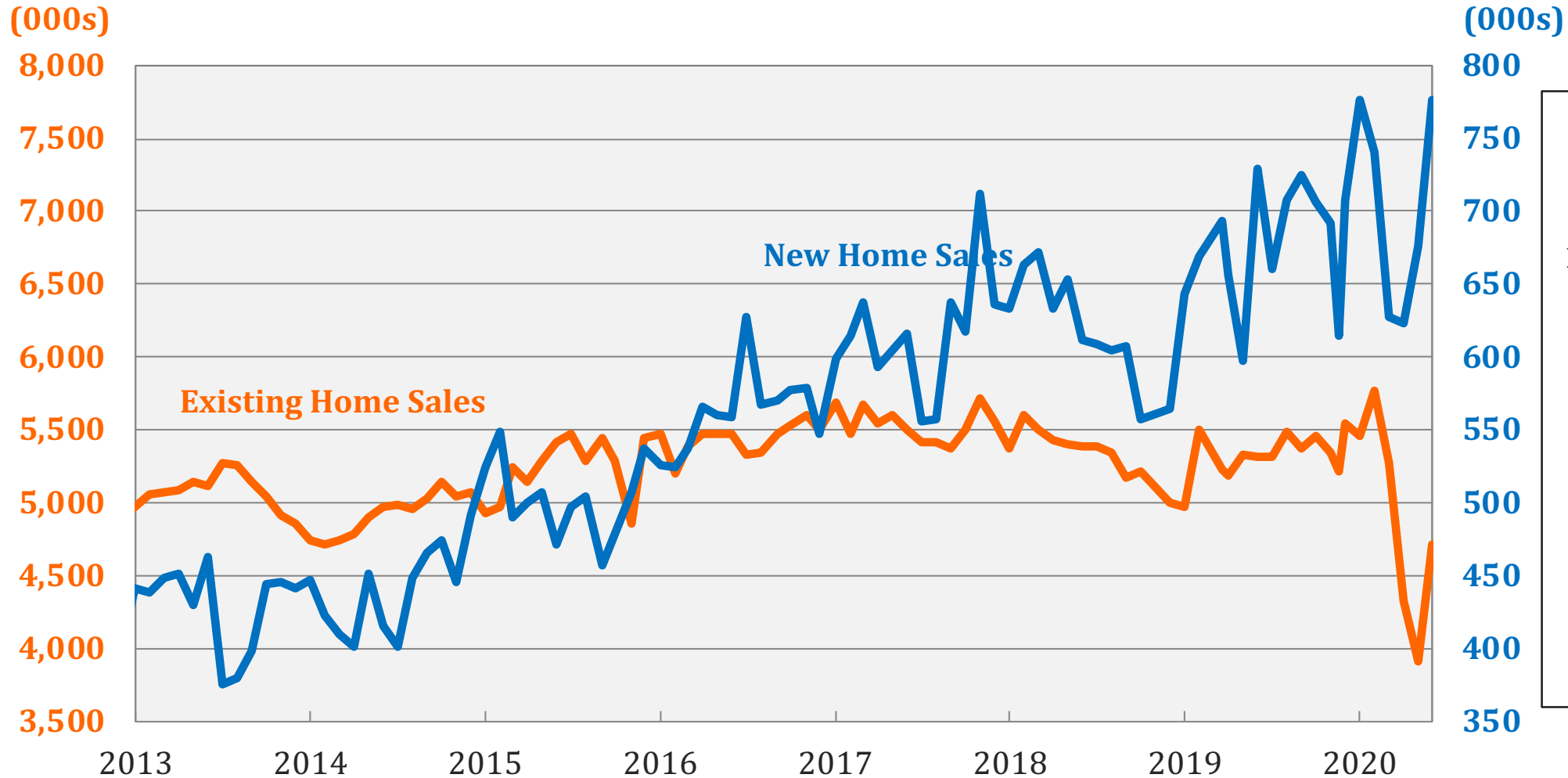


Source: Federal Reserve Economic Data (FRED), Federal Reserve Bank of St. Louis

Note: horizontal axis "tick marks" reflect June 1 of each year

U. S. Home Sales

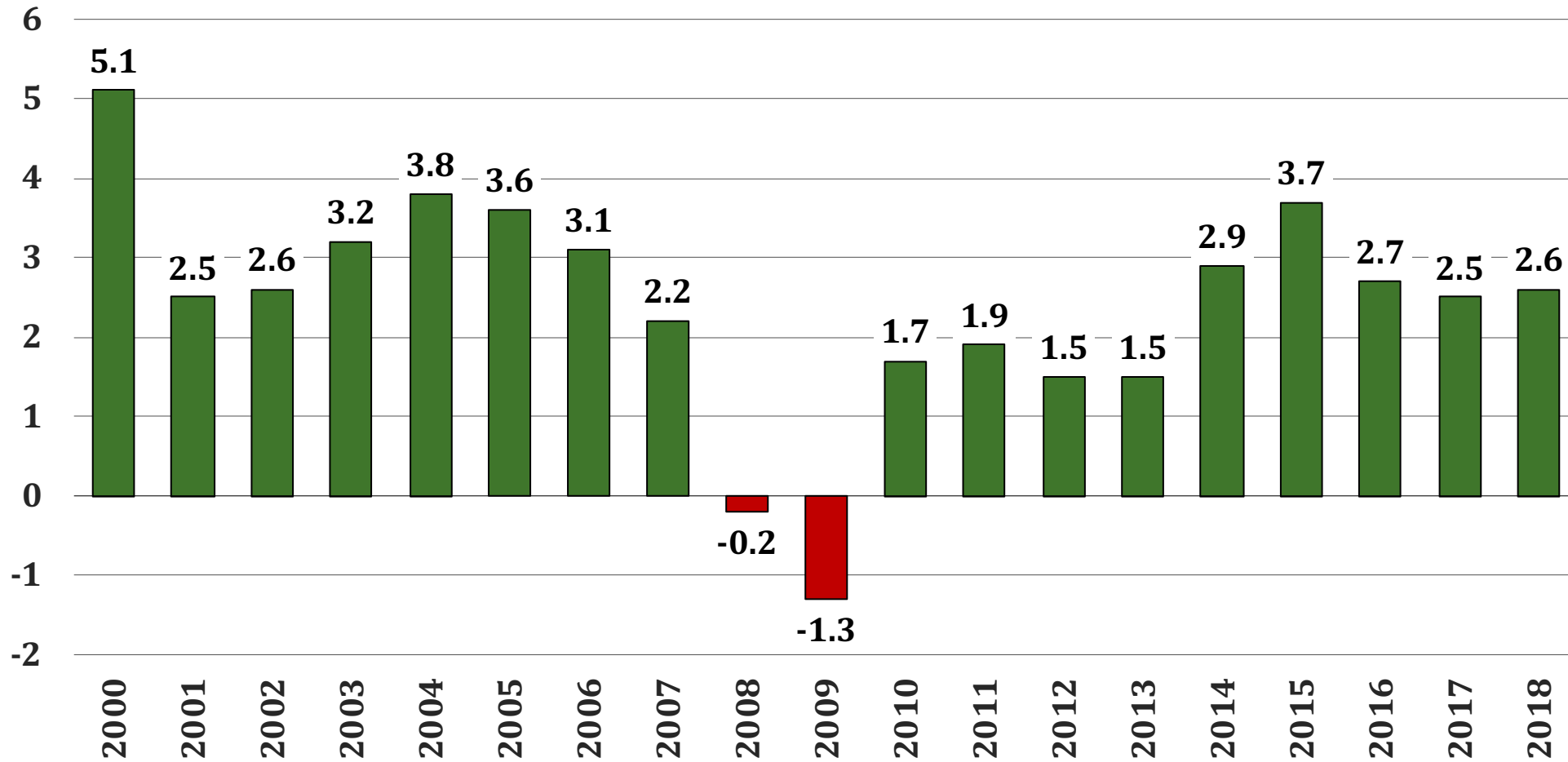
New and Existing (2013-Present)



Existing Home Sales
12-month change
Jun 19 – Jun 20
- 11.3%

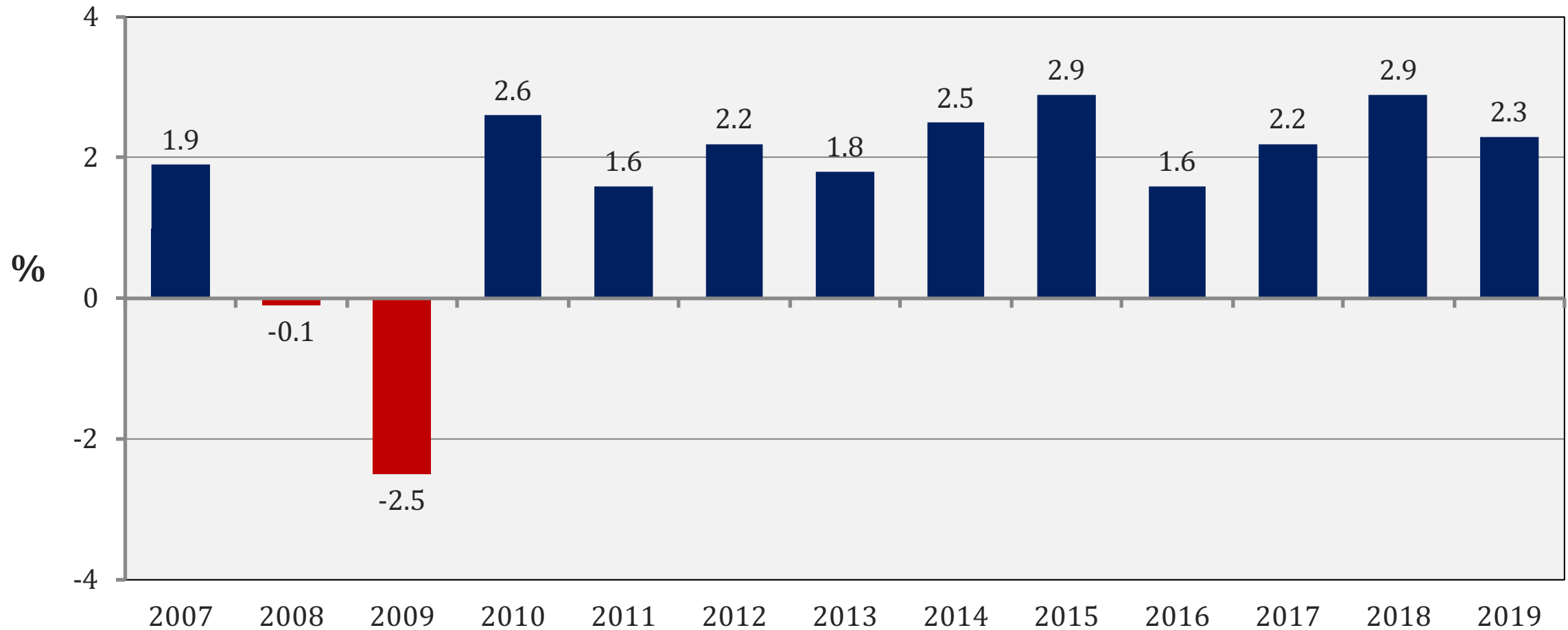
New Home Sales
12-month change
Jun 19 – Jun 20
+6.5%

Change in U. S. Personal Consumption Expenditures



U. S. GDP Annual % Change

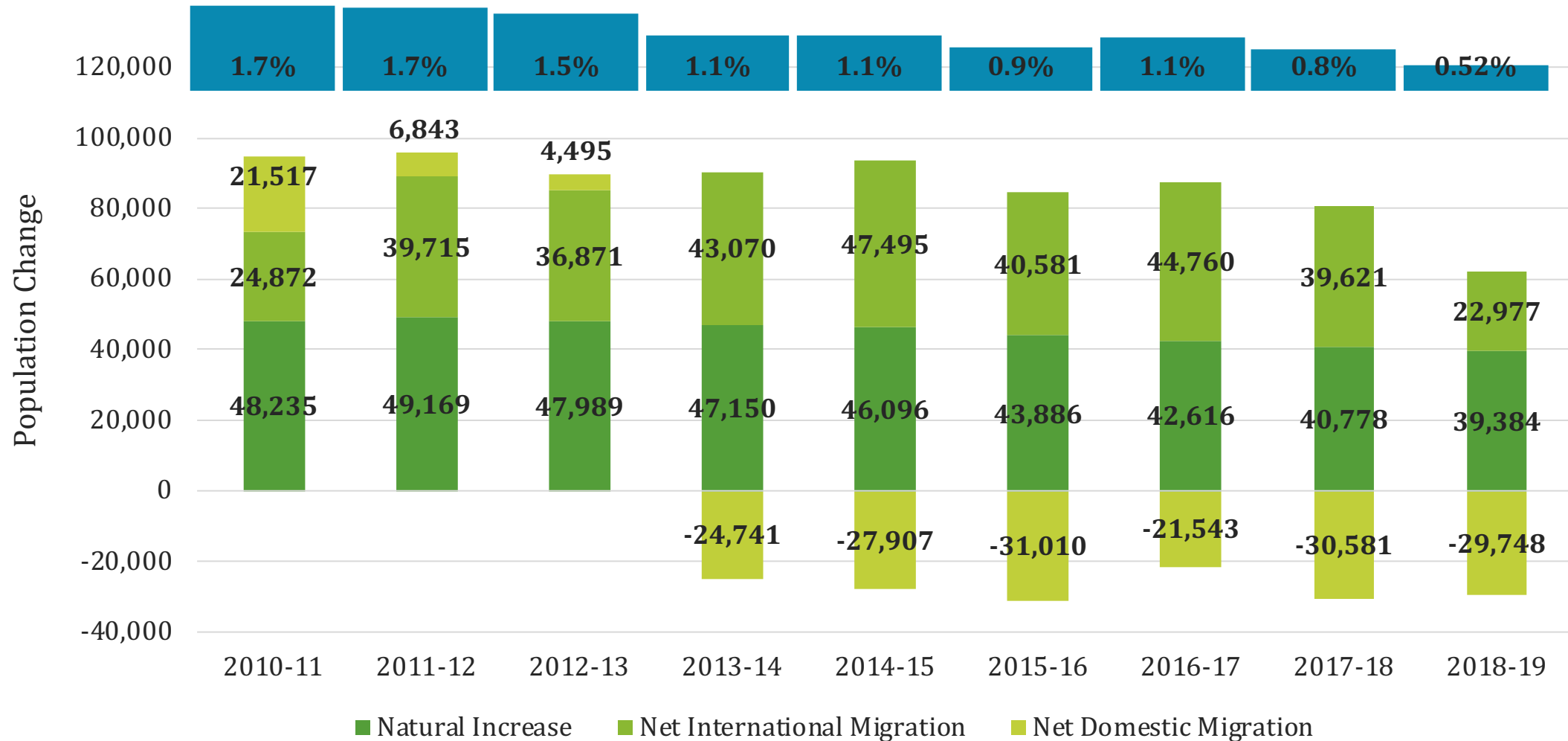
2007 – 2018



Source: Bureau of Economic Analysis , GMU Center for Regional Analysis

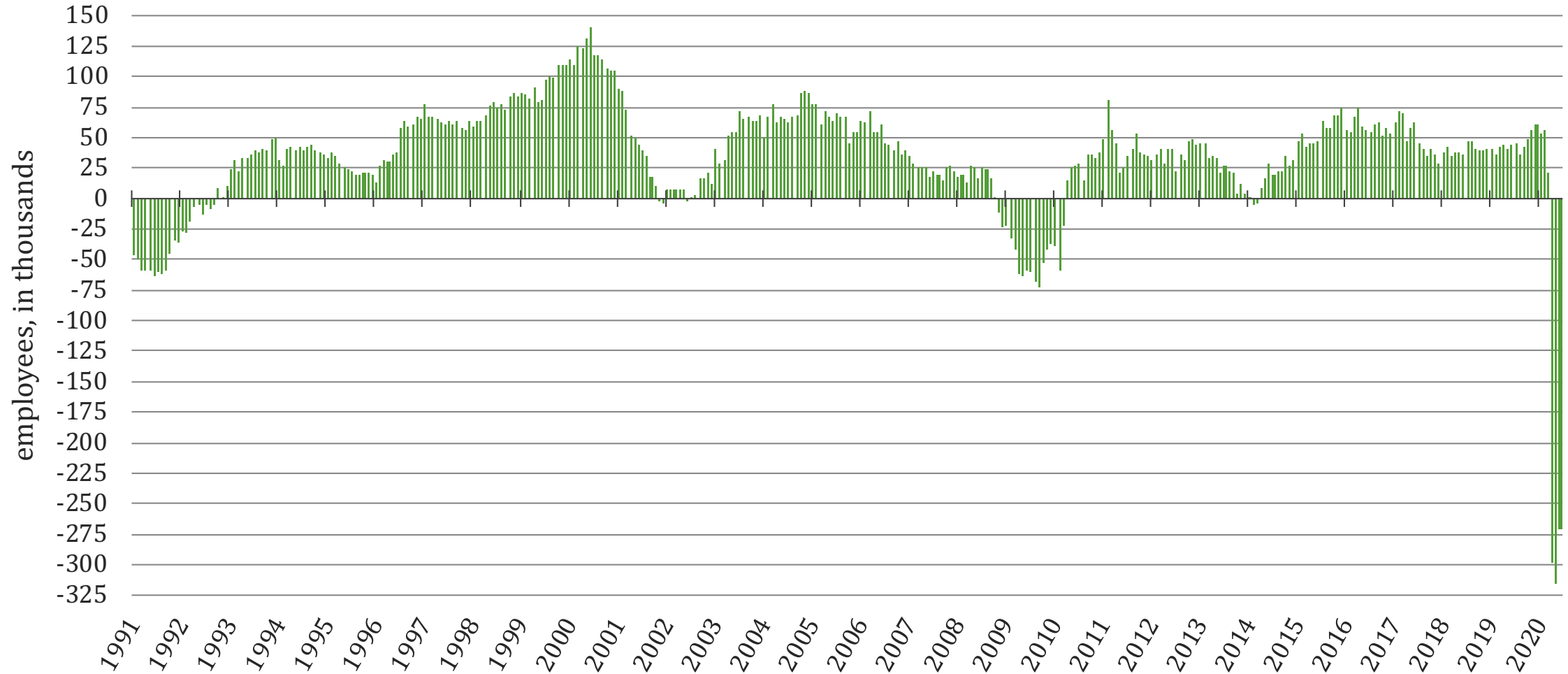
The Washington Economy

Elements of Population Change Washington MSA



Source: U. S. Census Bureau, Population Estimates Program (2018 estimates)

Annual Job Change Washington MSA (1991-2020)

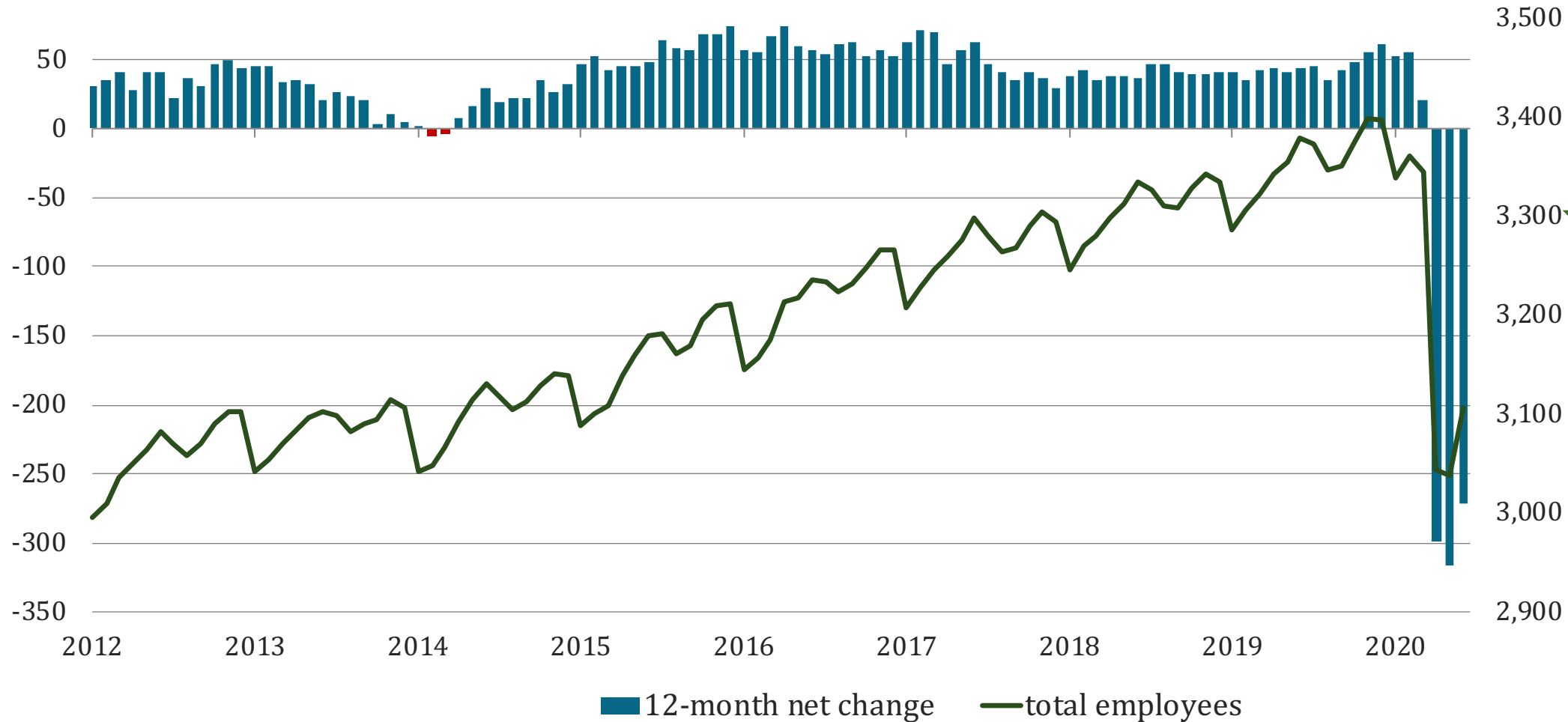


Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Annual Job Change Washington MSA (2012-2020)

thousands

thousands

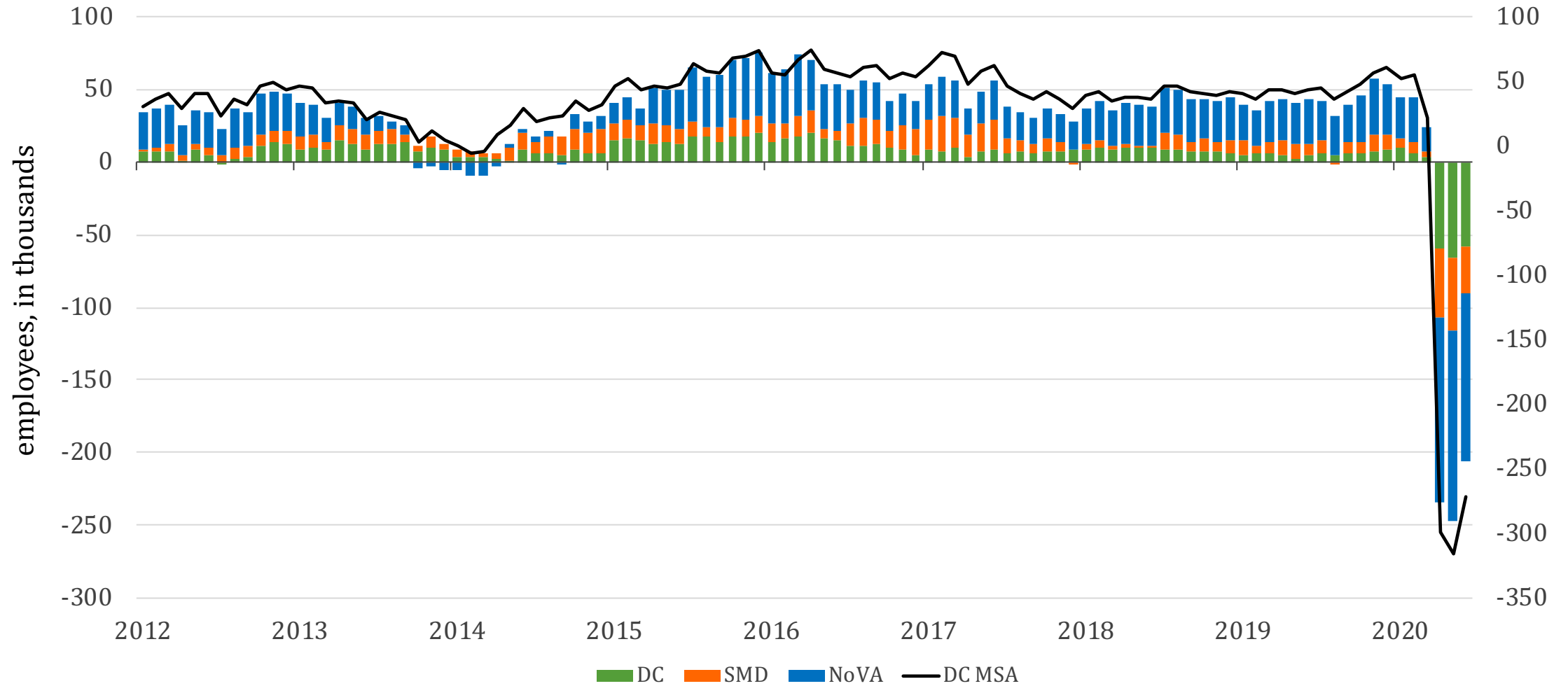


**Jun 19-
Jun 20
- 271k**

**Jun 2020
Total: 3.10M**

Annual Job Change

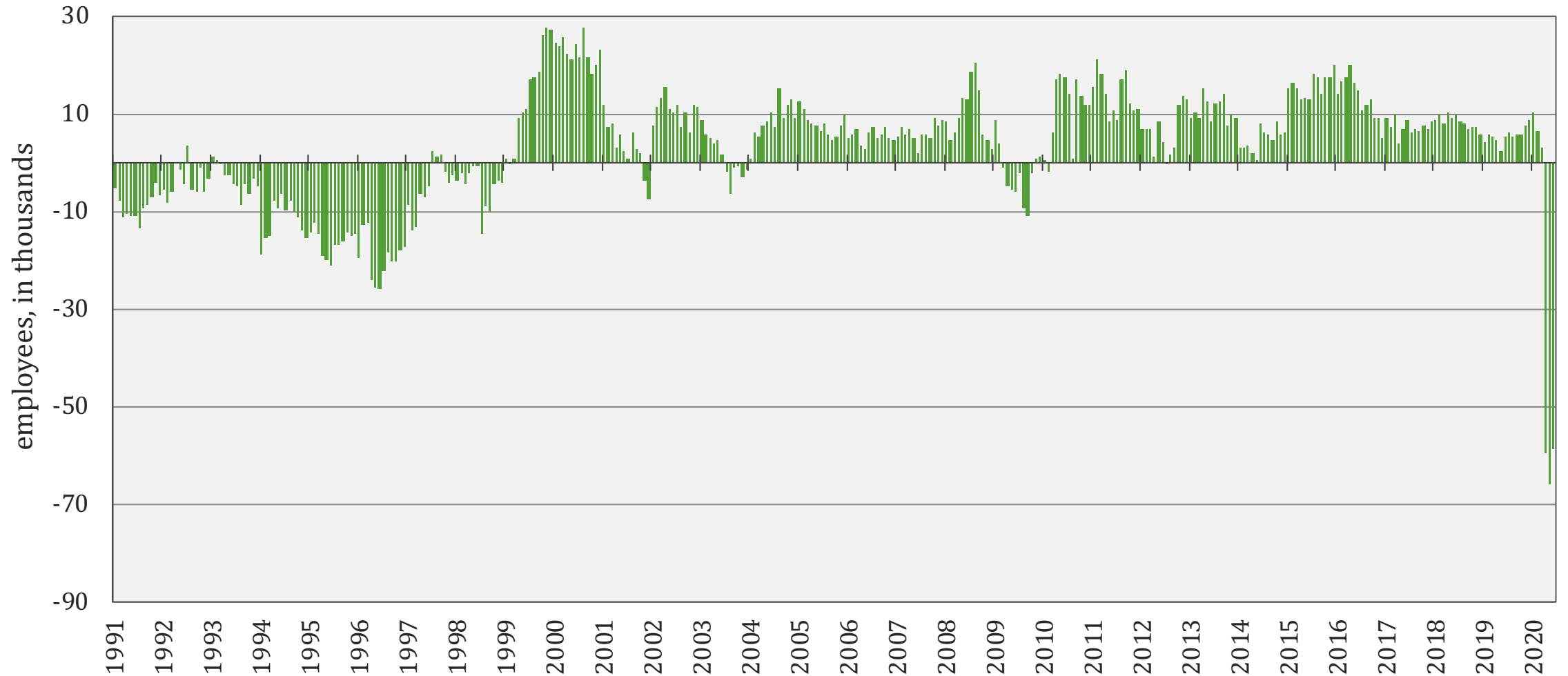
Washington MSA, DC-SMD-NoVA (2012-2020)



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

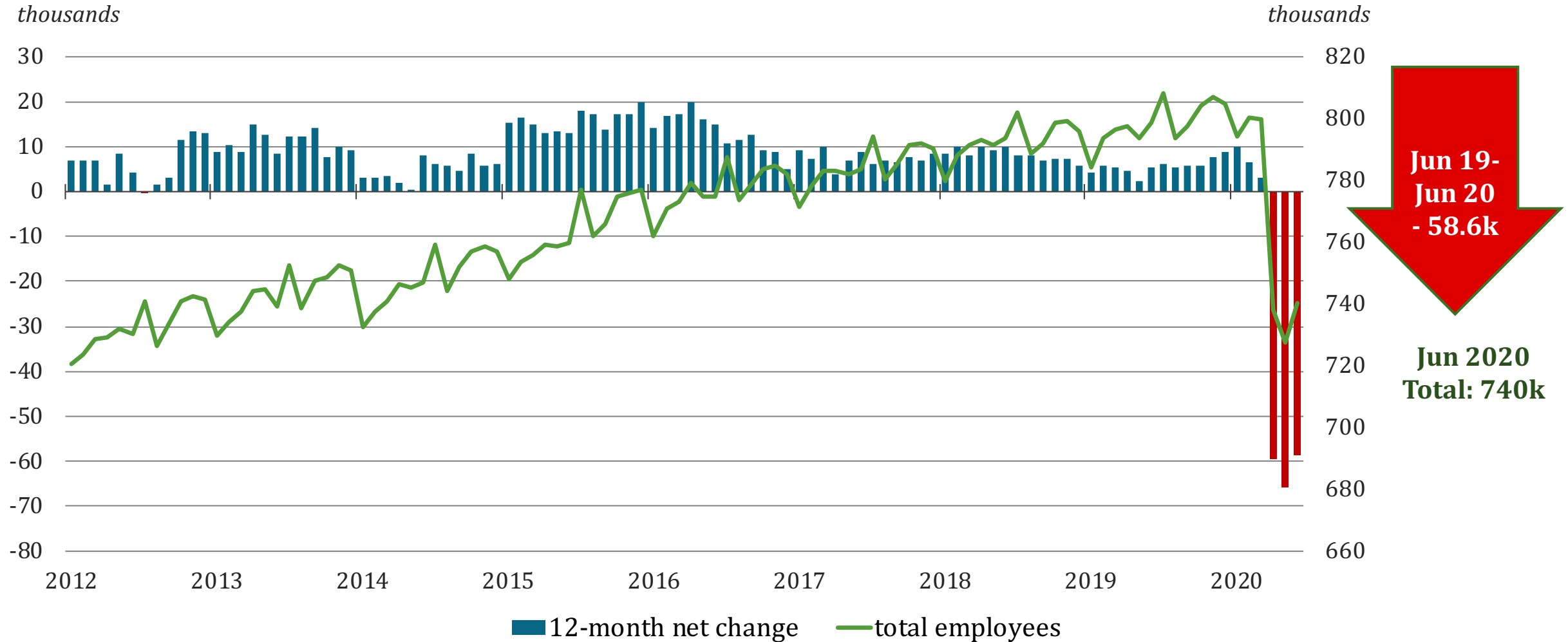
Annual Job Change

District of Columbia (1991-2020)



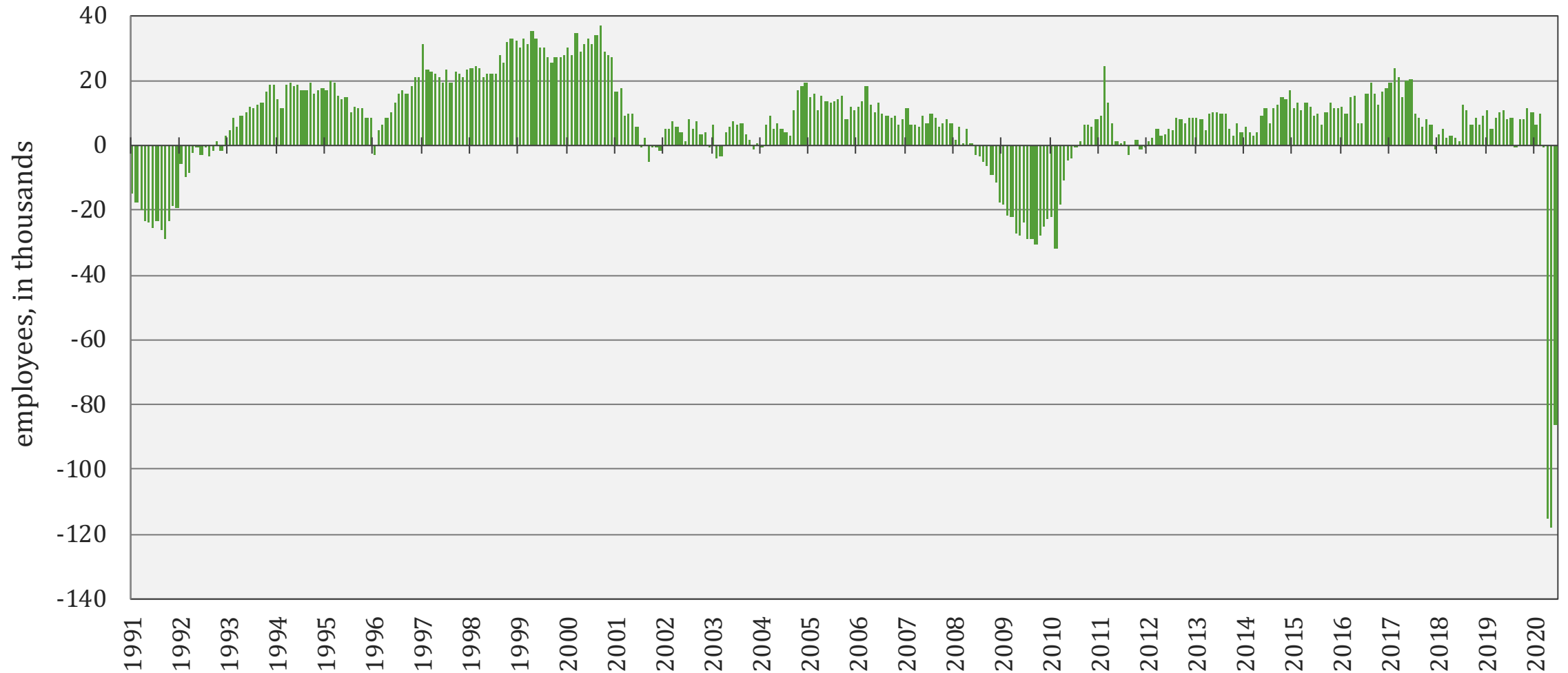
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Annual Job Change District of Columbia (2012-2020)



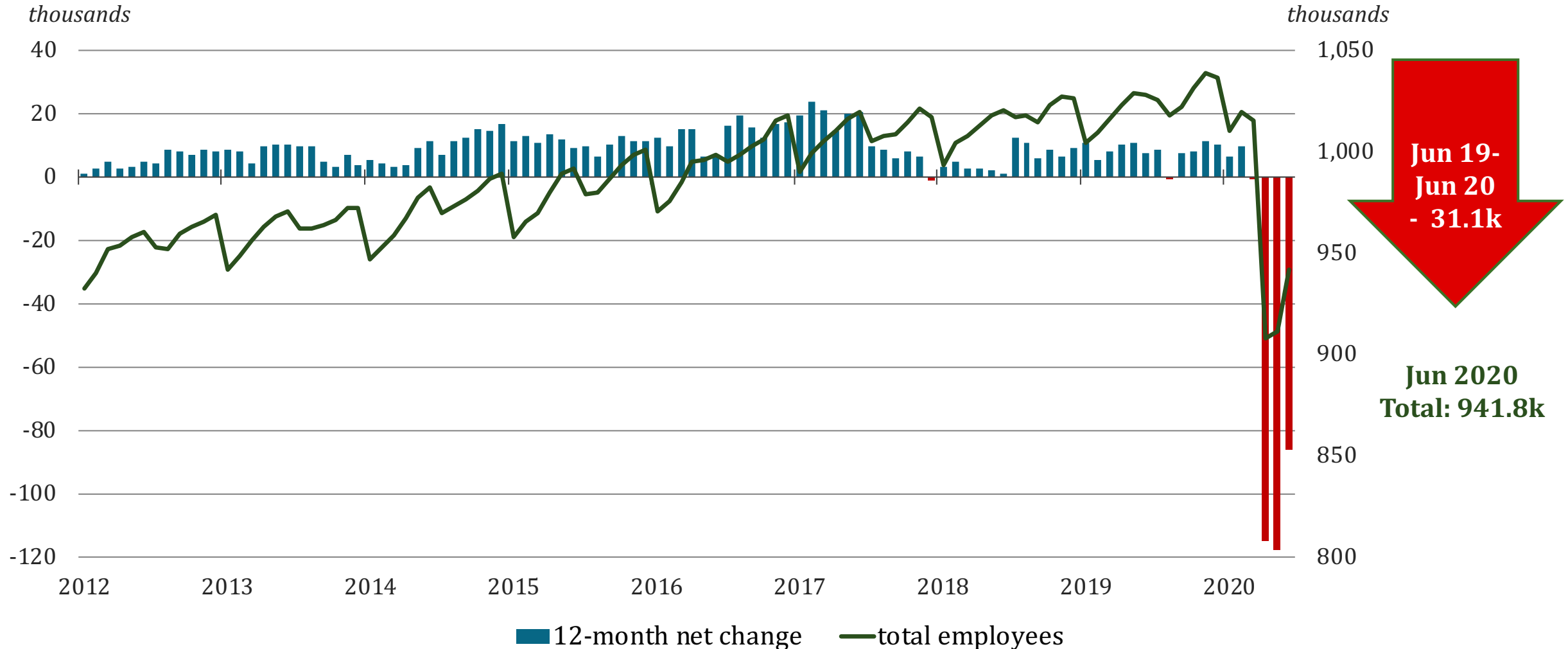
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Annual Job Change Suburban Maryland (1991-2020)



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

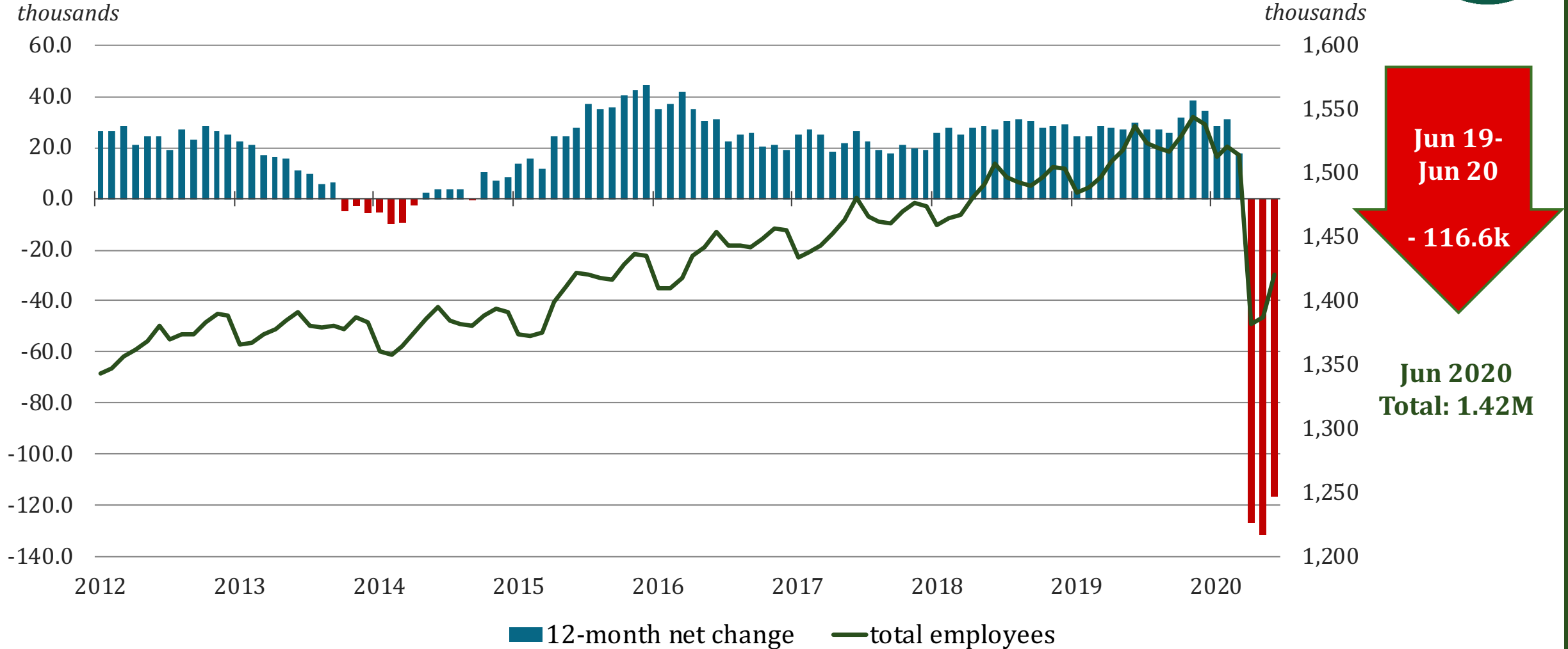
Annual Job Change Suburban Maryland (2012-2020)



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

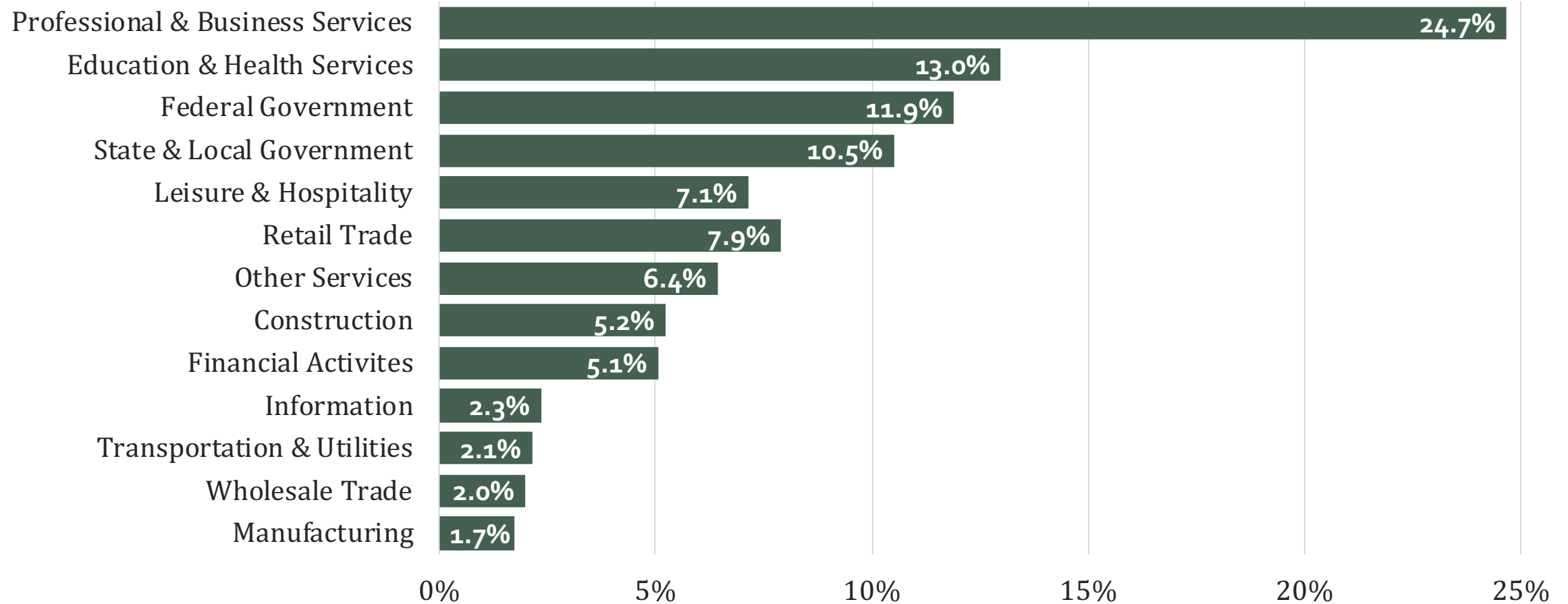
Annual Job Change

Northern Virginia (2012-2020)



Employment Composition by Sector

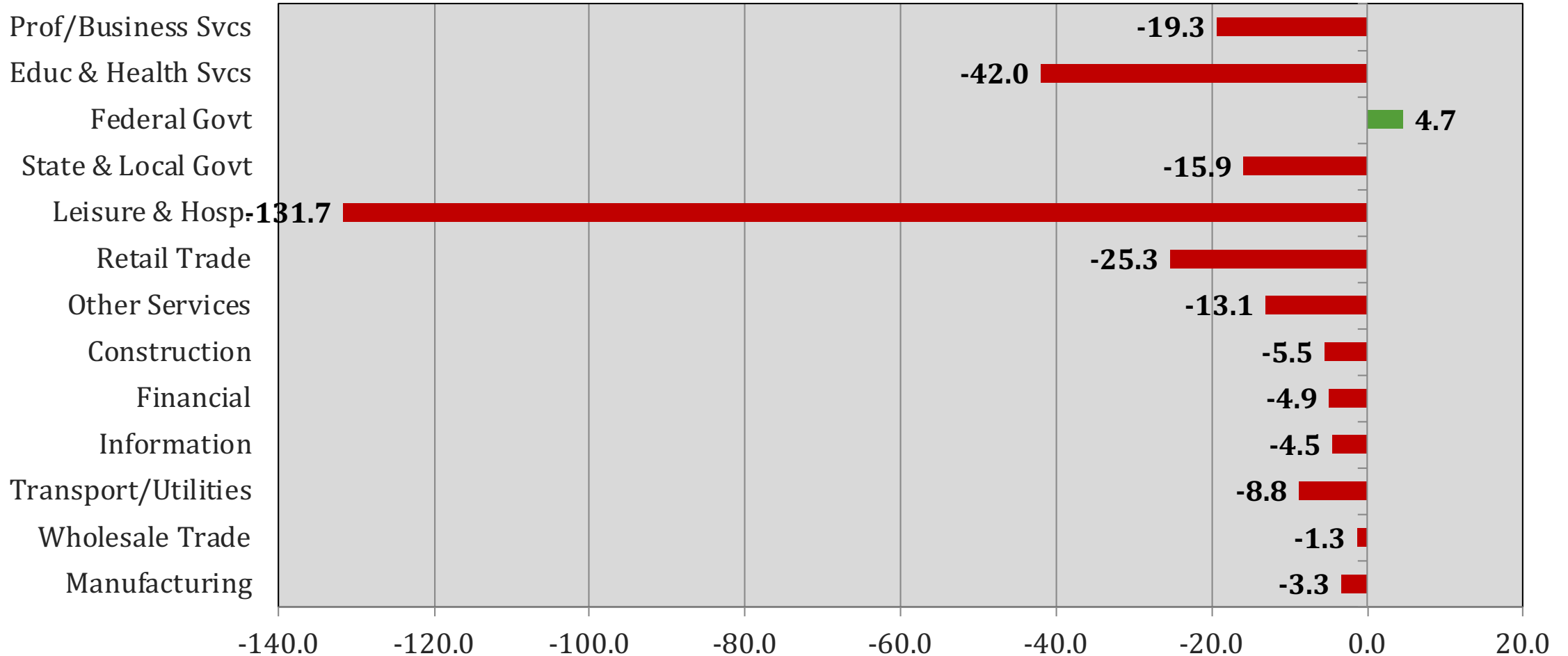
Washington MSA Jun 2020



Job Change by Sector Washington MSA Jun 2019 – Jun 2020

(Ranked by Size in 2019)

Total = -271k

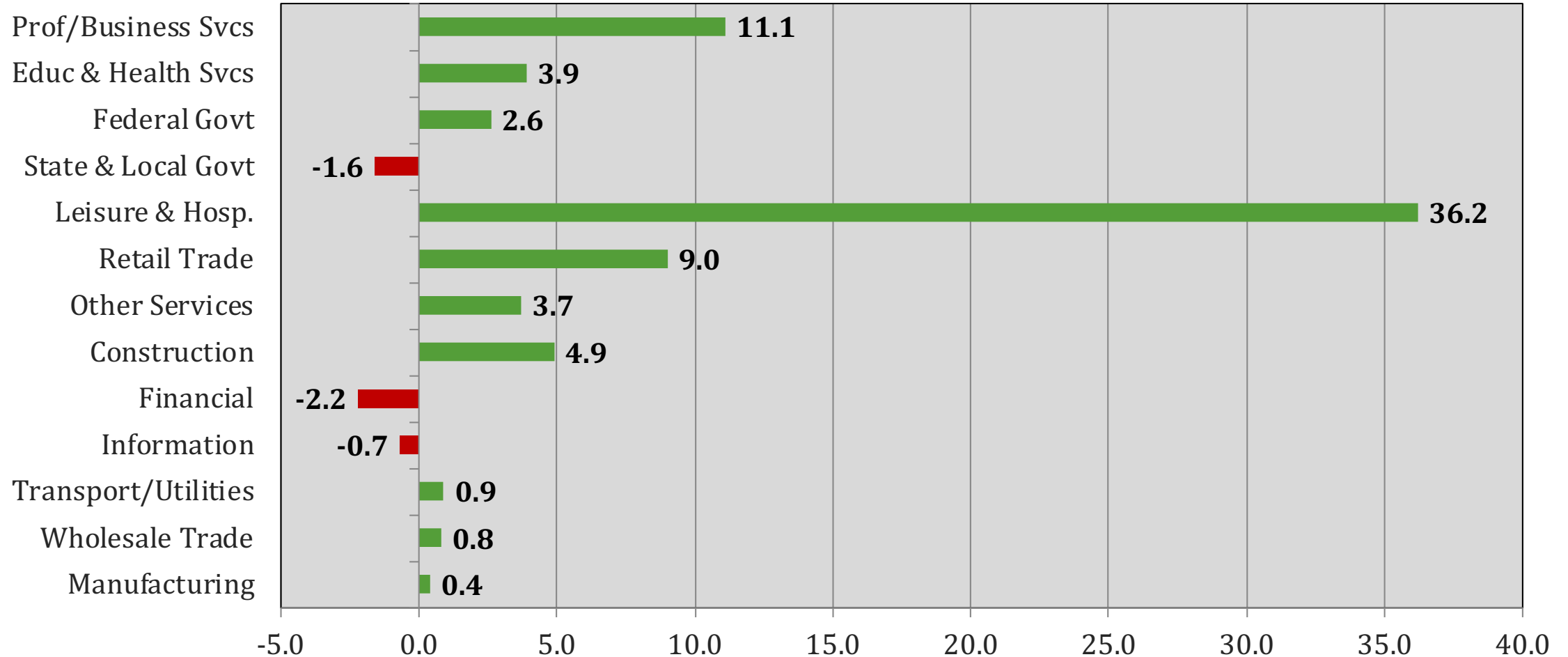


Job Change by Sector Washington MSA

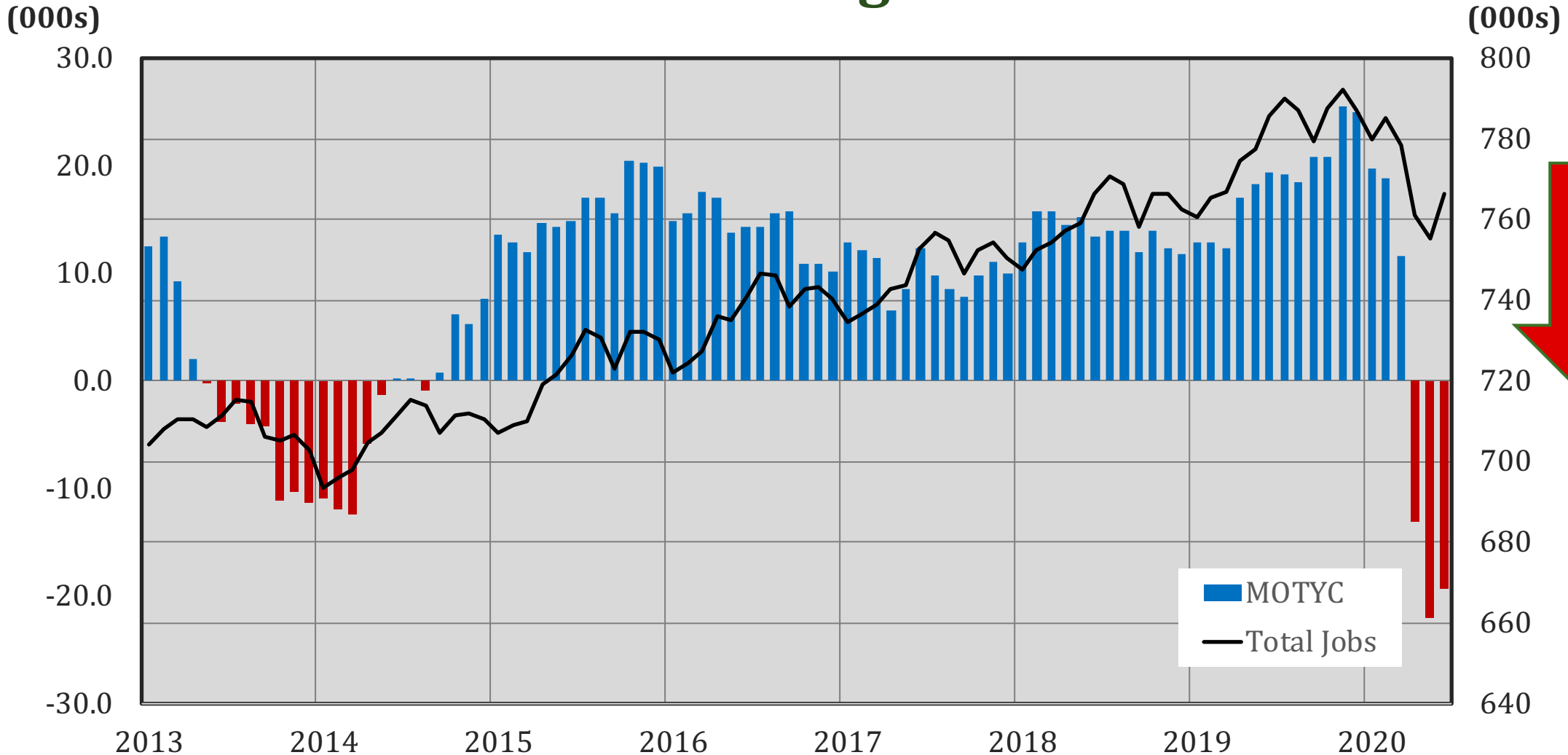
May 2020 – Jun 2020

(Ranked by Size in 2019) (000s)

Total = +69k

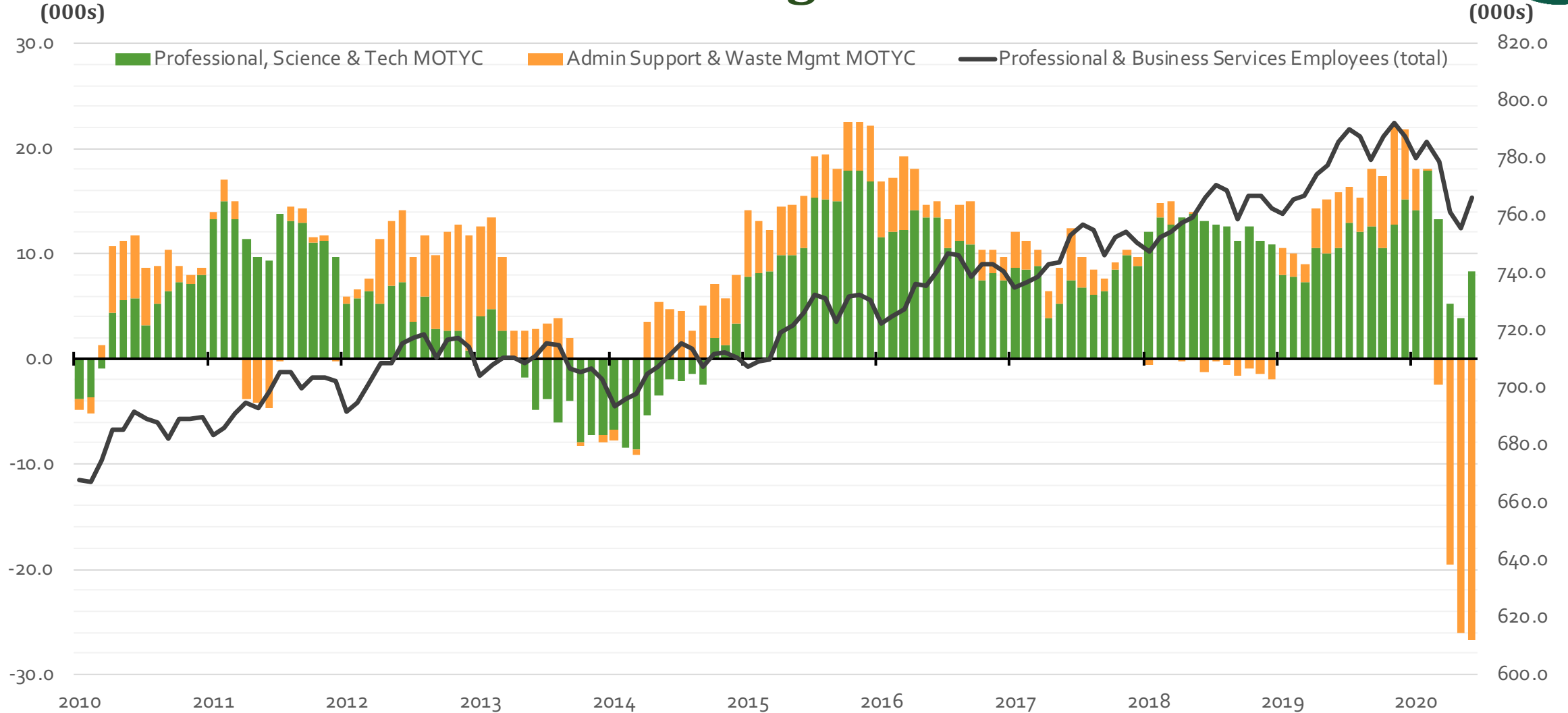


Professional & Business Services Washington MSA



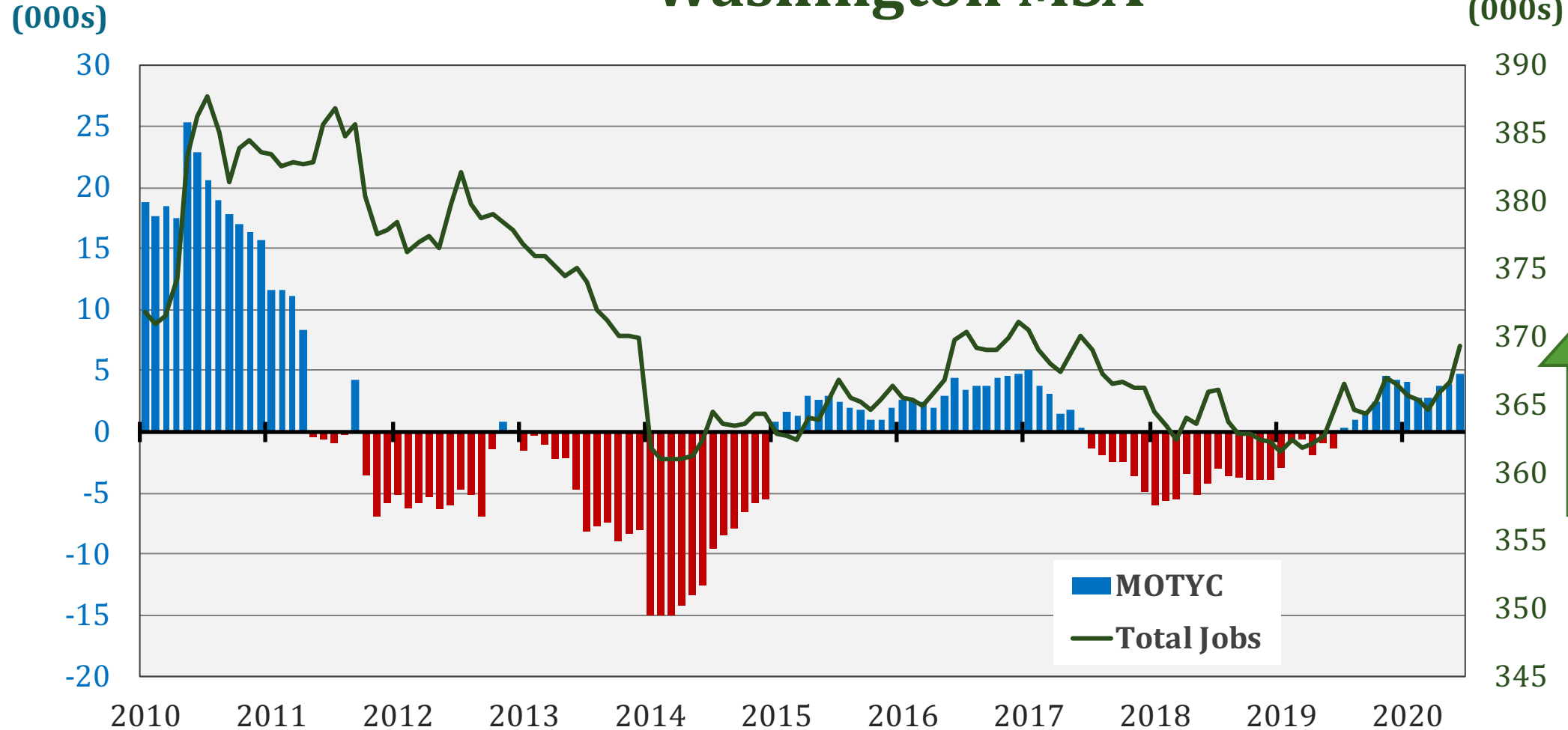
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Professional & Business Services Washington MSA



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

Federal Government Washington MSA



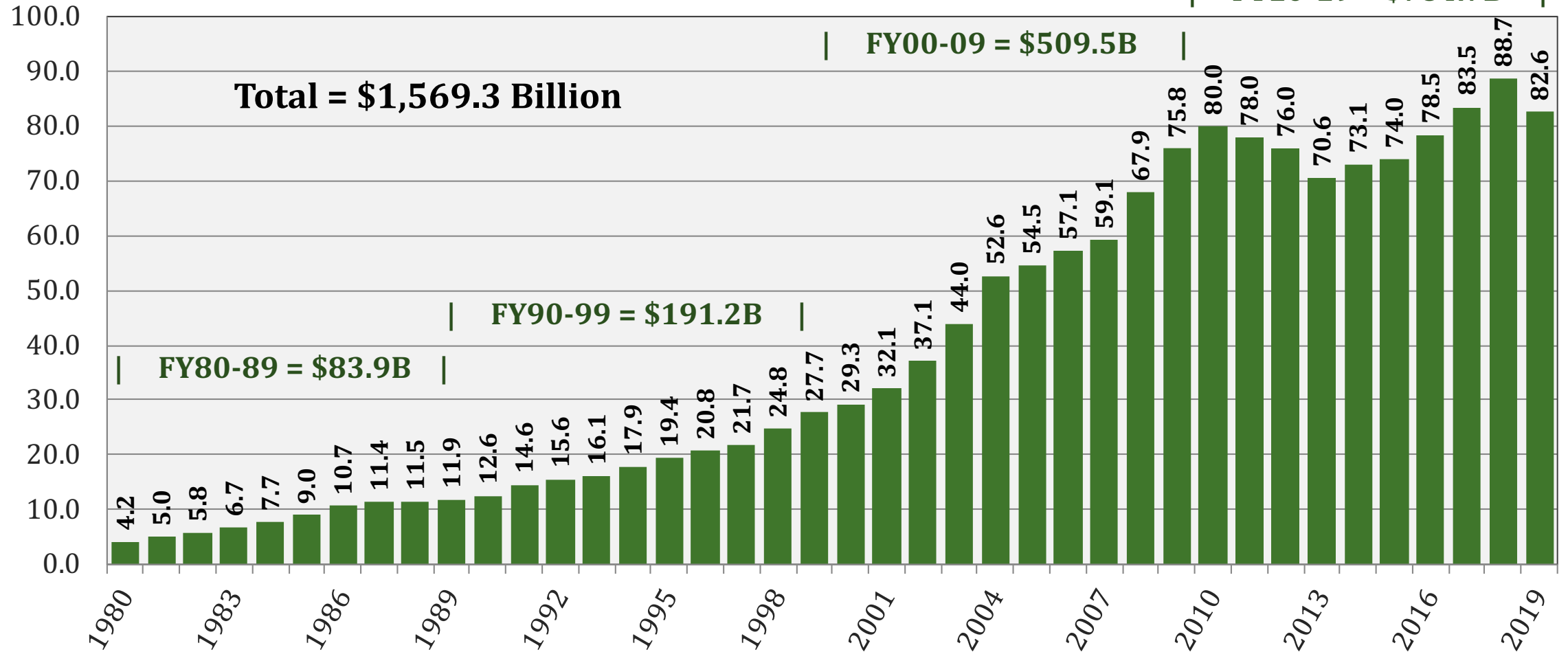
Jun 2019 –
Jun 2020
+4.7k

Jun 2020 total: 369.3k

Federal Spending in the Washington MSA

Fiscal Years 1980-2019

(\$ Billions)

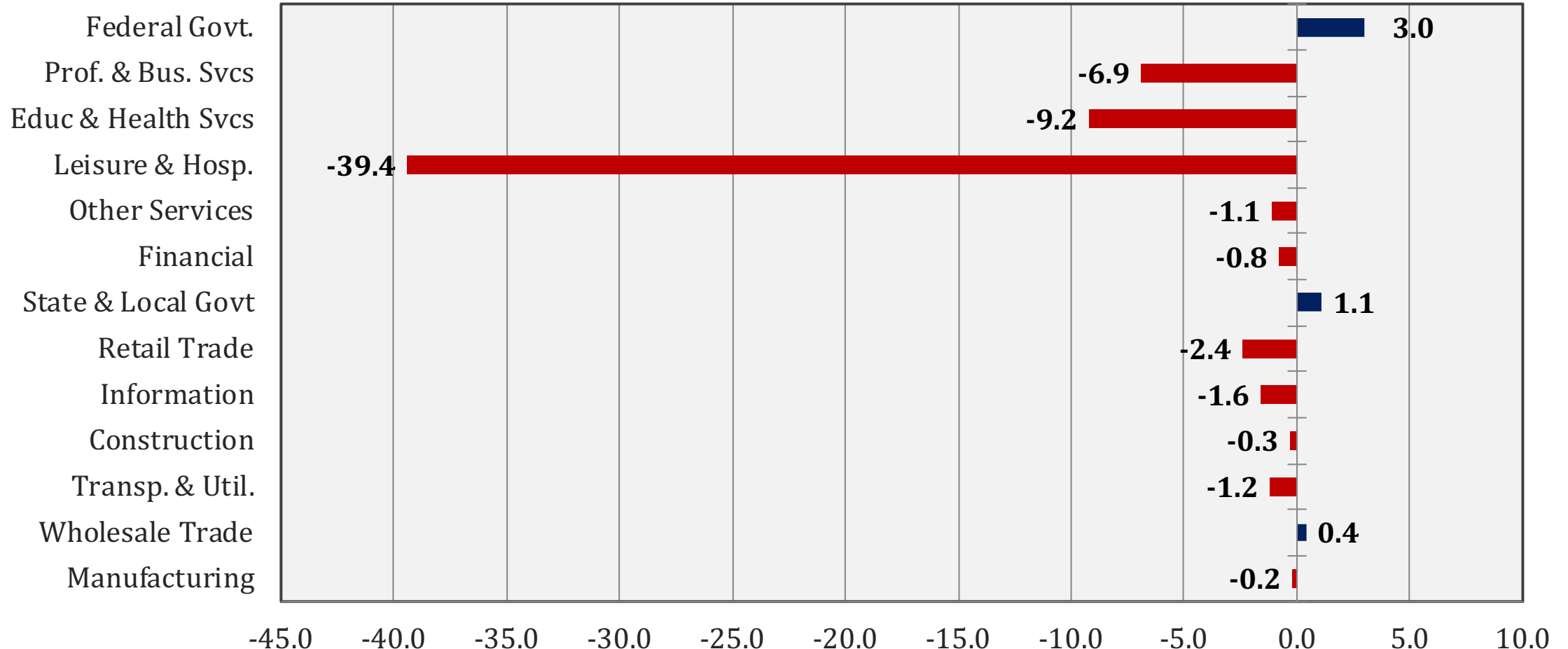


Job Change by Sector District of Columbia

Jun 2019 – Jun 2020

(Ranked by Size in 2019) (000s)

Total -58.6 k



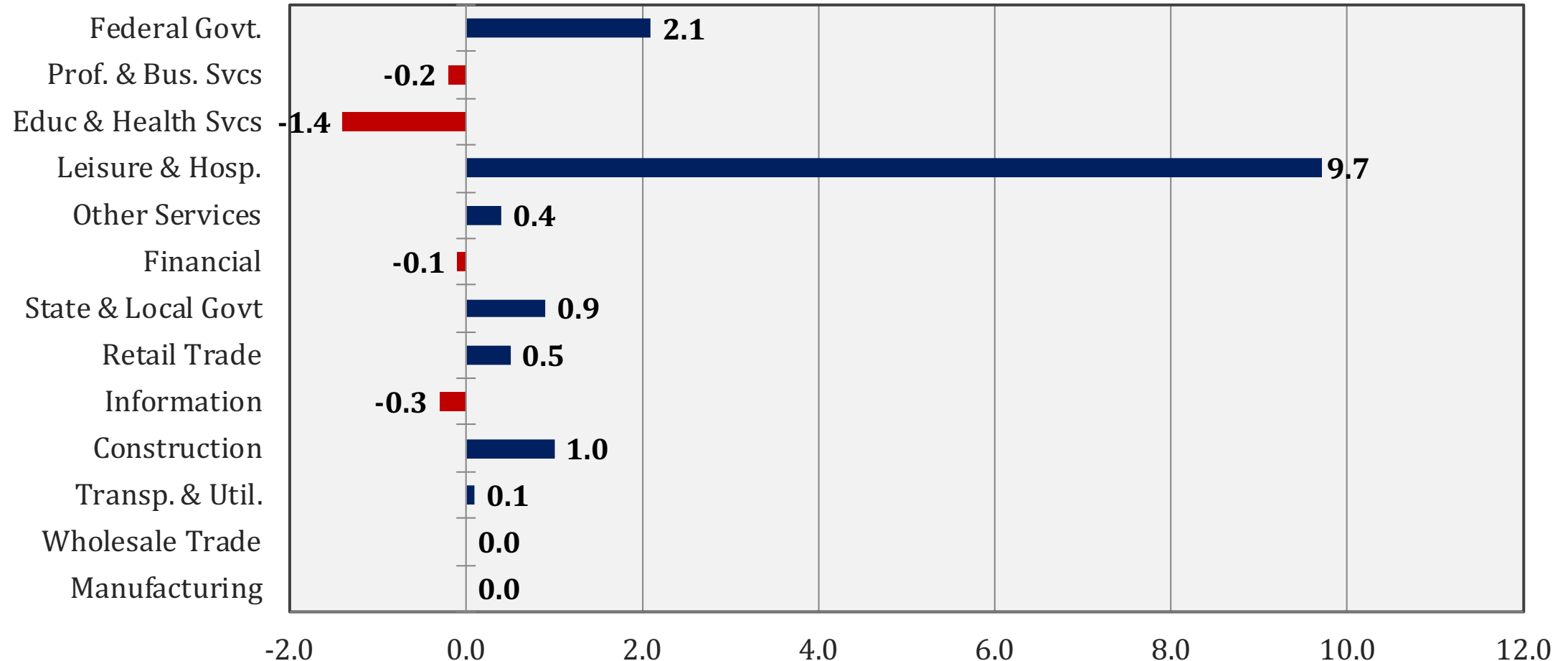
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Job Change by Sector District of Columbia

Jun 2020 – Jul 2020

(Ranked by Size in 2019) (000s)

Total +12.7k

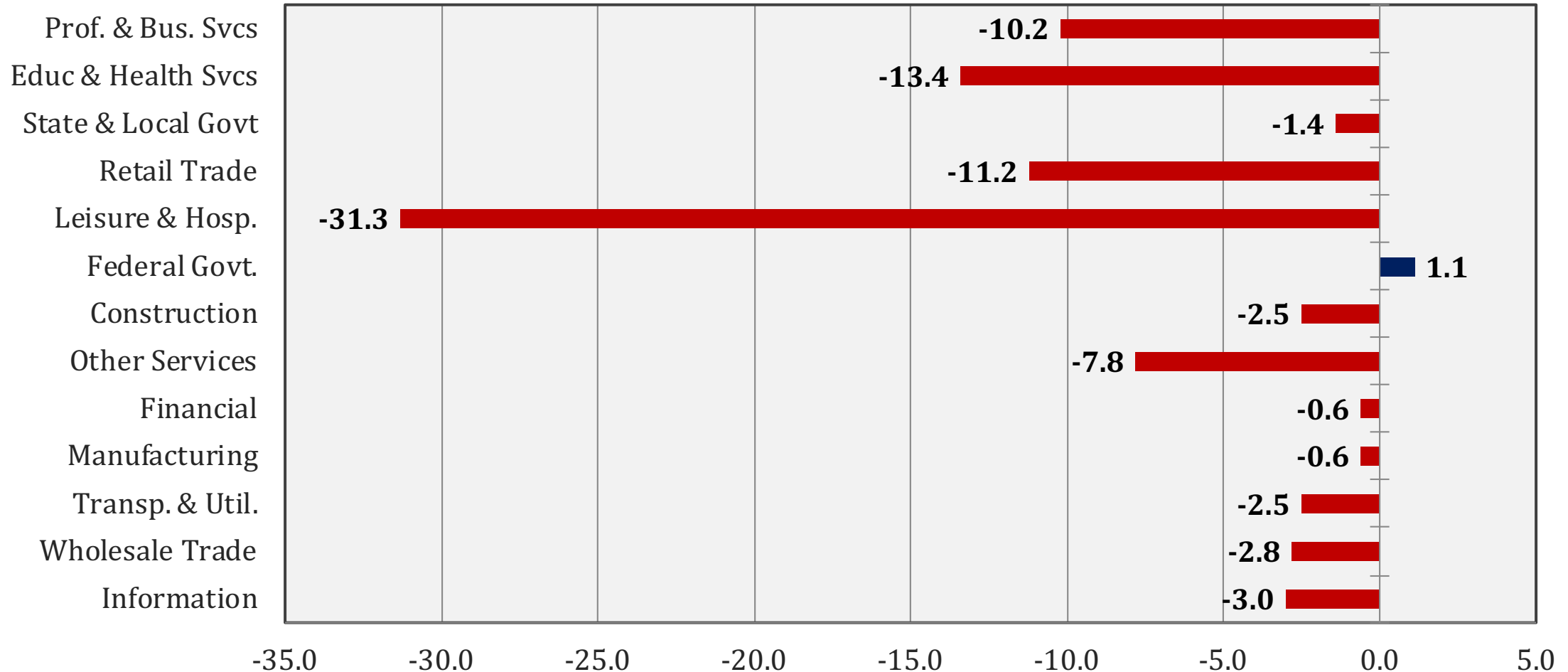


Job Change by Sector Suburban Maryland

Jun 2019 – Jun 2020

(Ranked by Size in 2019) (000s)

Total: -86.2k

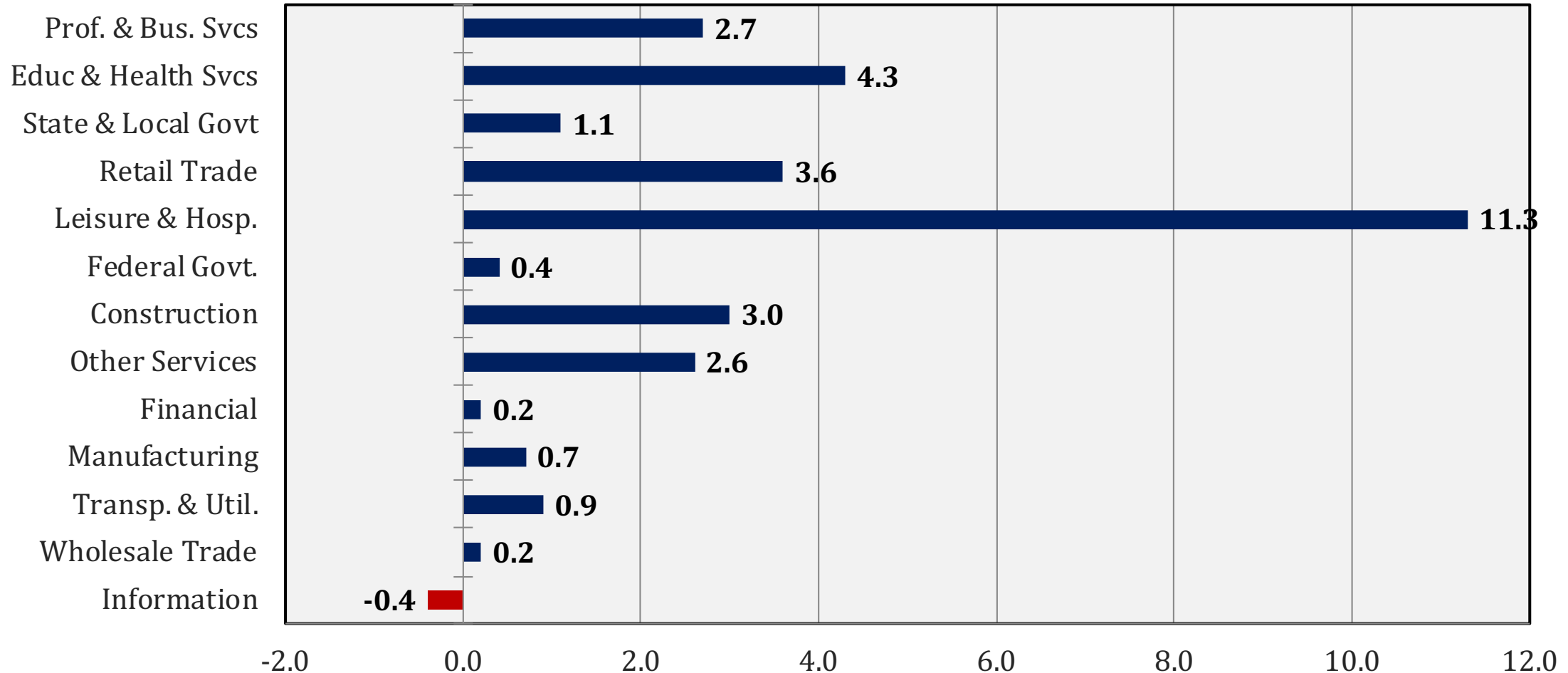


Job Change by Sector Suburban Maryland

Jun 2020 – Jul 2020

(Ranked by Size in 2019) (000s)

Total: +30.6k

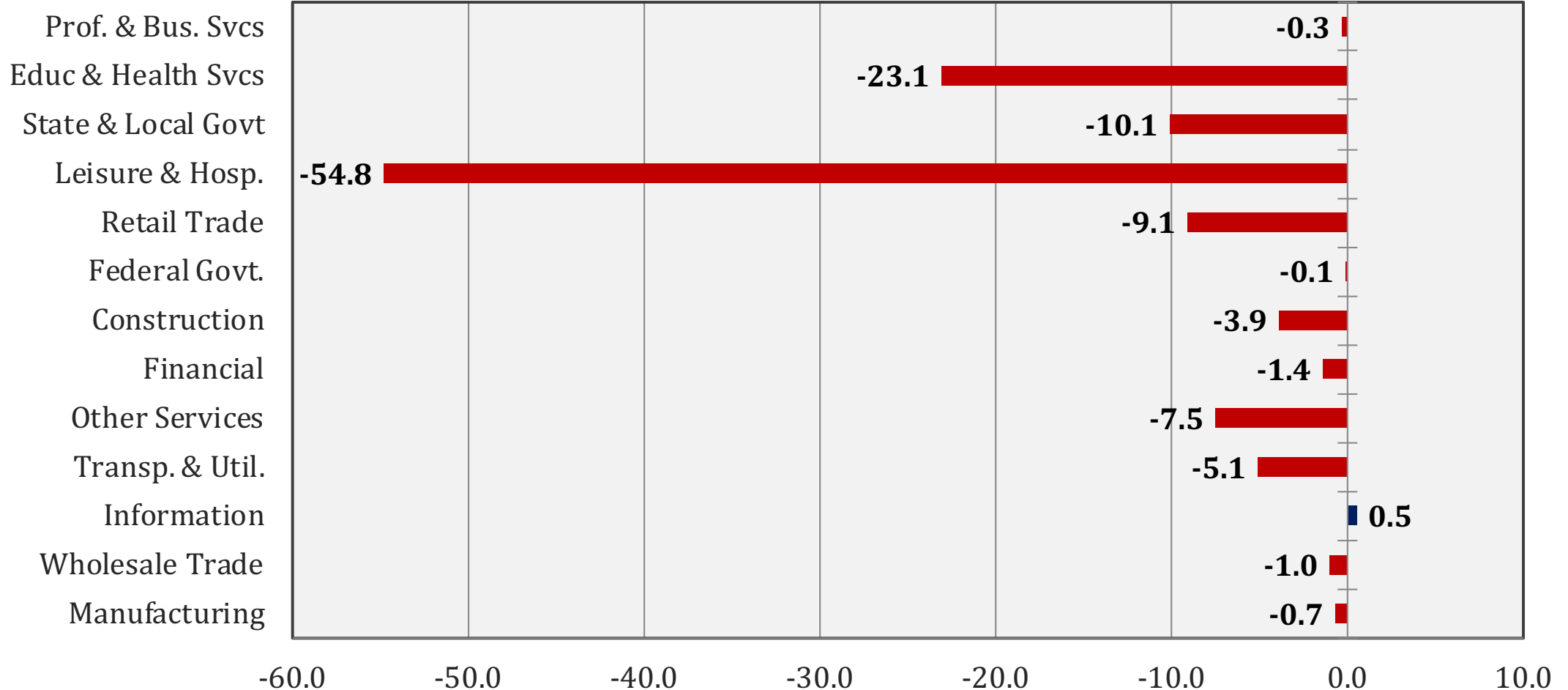


Job Change by Sector Northern Virginia

Jun 2019 – Jun 2020

(Ranked by Size in 2019) (000s)

Total -116.6k

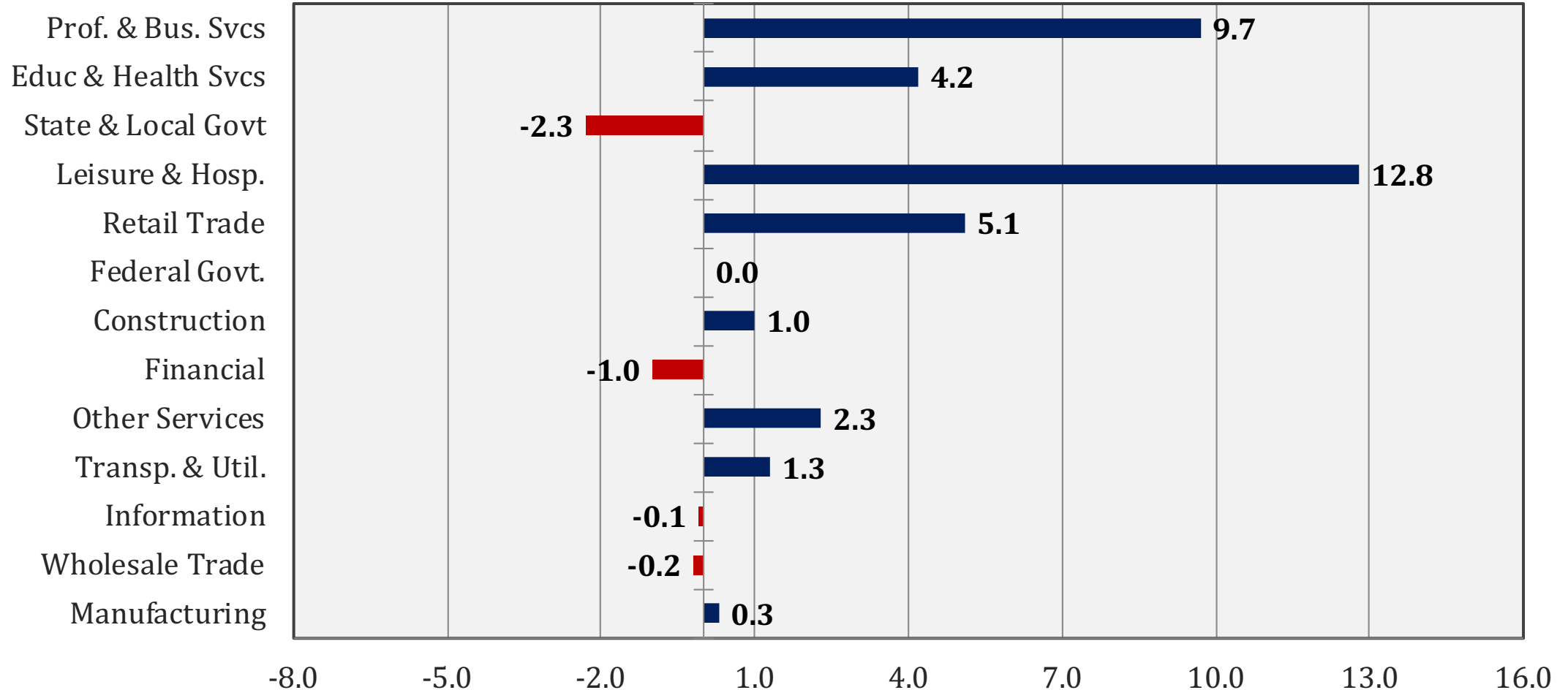


Job Change by Sector Northern Virginia

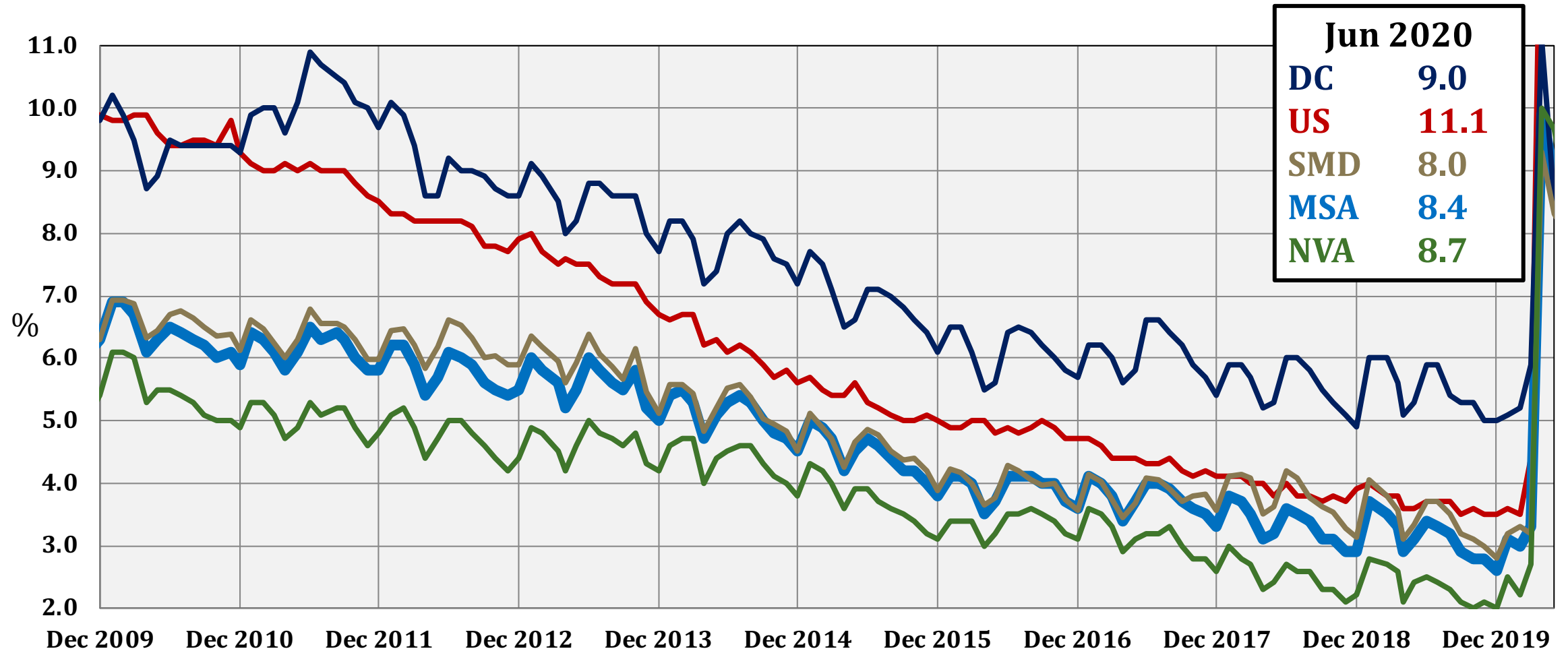
Jun 2020 – Jul 2020

(Ranked by Size in 2019) (000s)

Total +33.1k



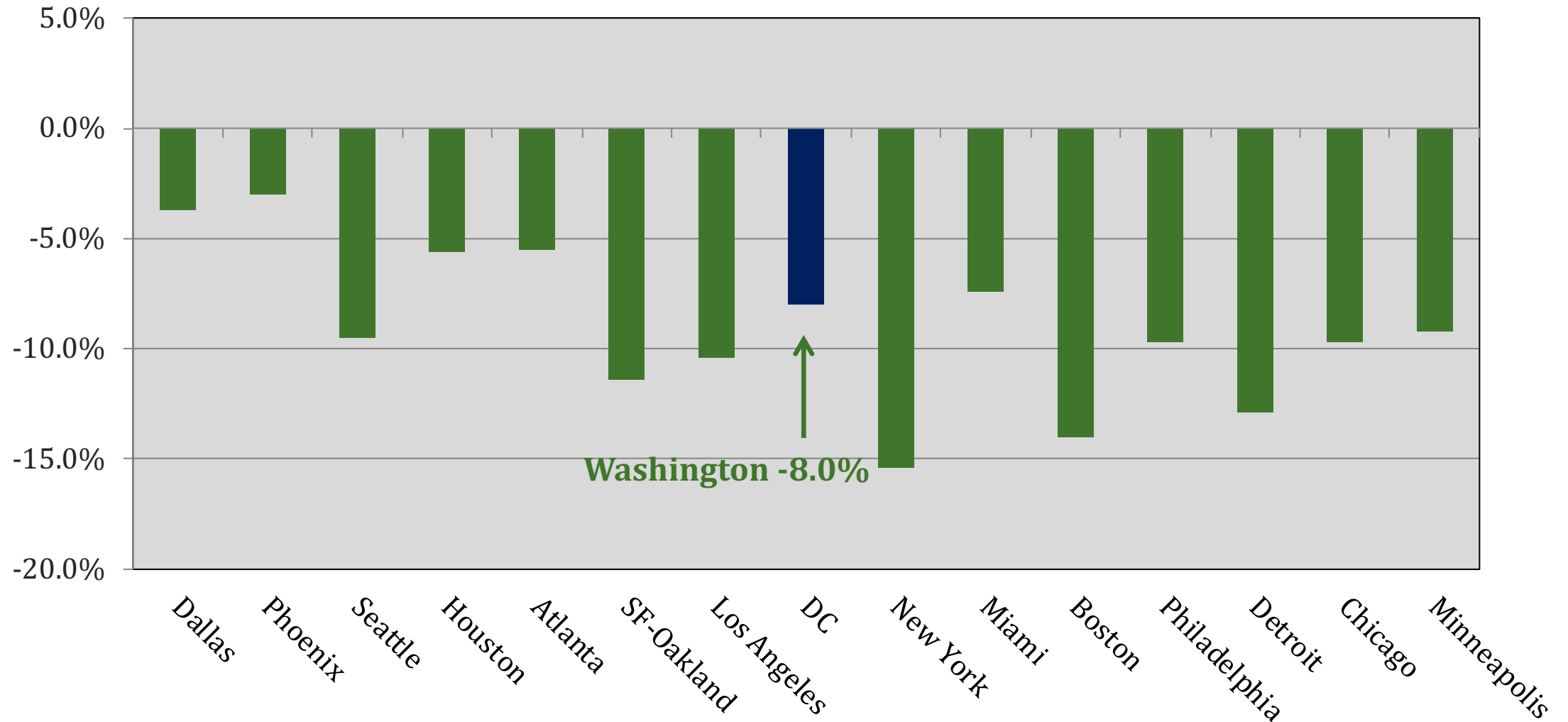
Unemployment Rates in the WMSA By Sub-State Area



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

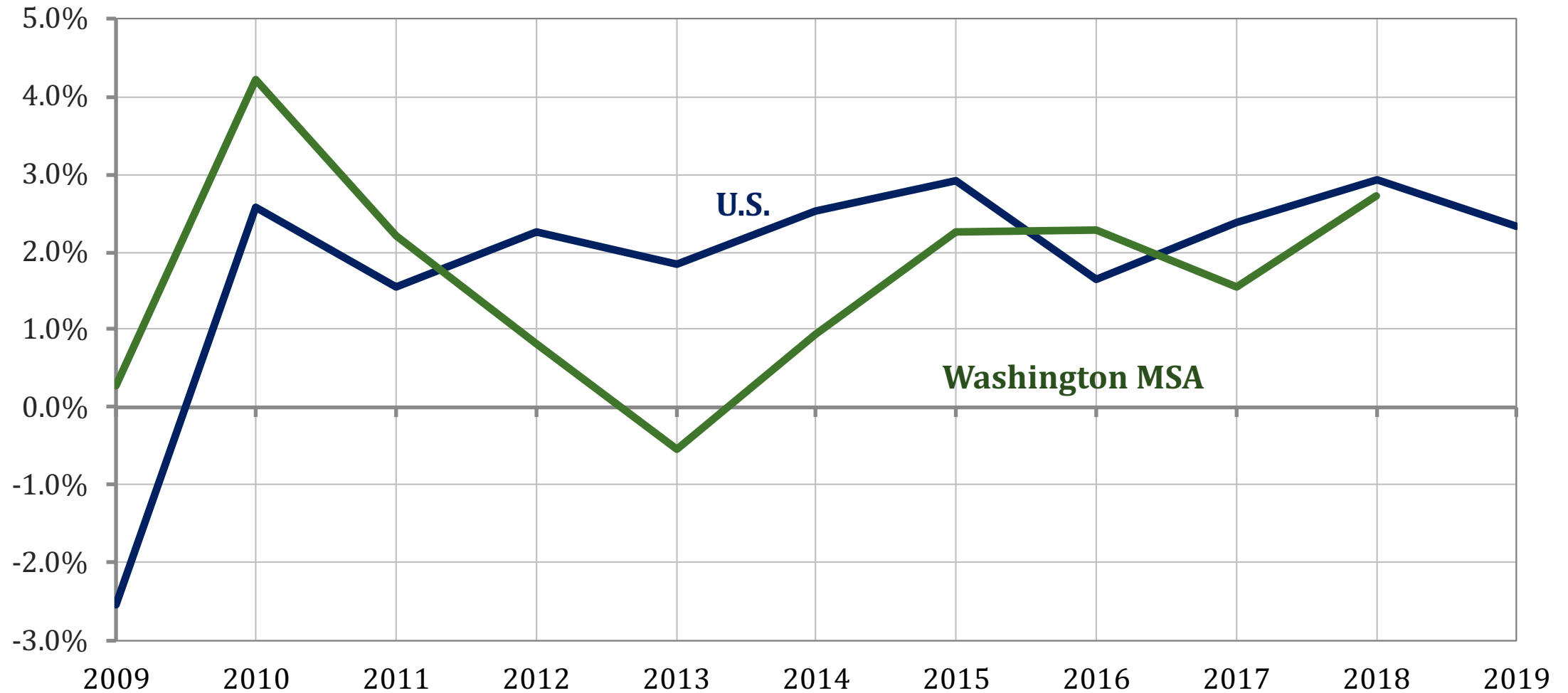
15 Largest Job Markets Job Change

Jun 2019 – Jun 2020



U.S. GDP and Washington MSA GRP

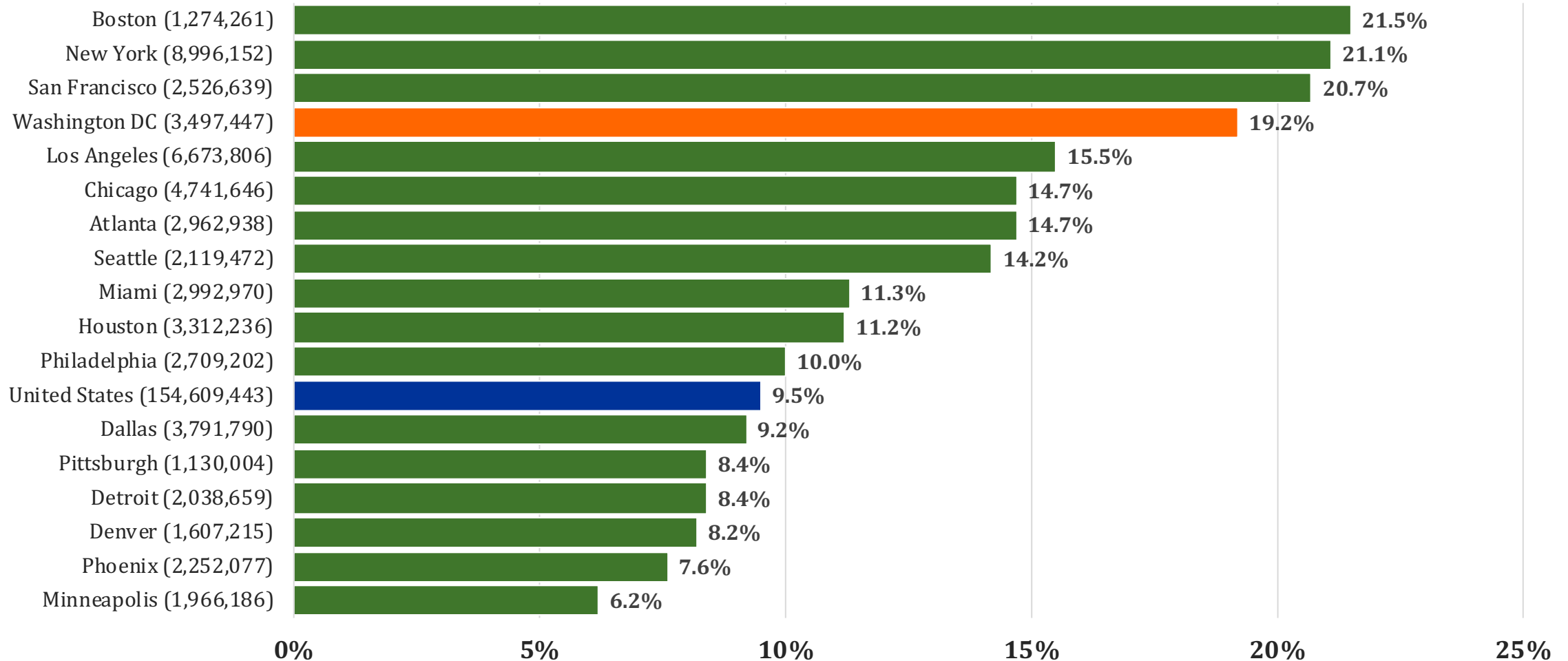
Annual % Change 2008 – 2020



Source: Bureau of Economic Analysis , GMU Center for Regional Analysis. Chained Dollars

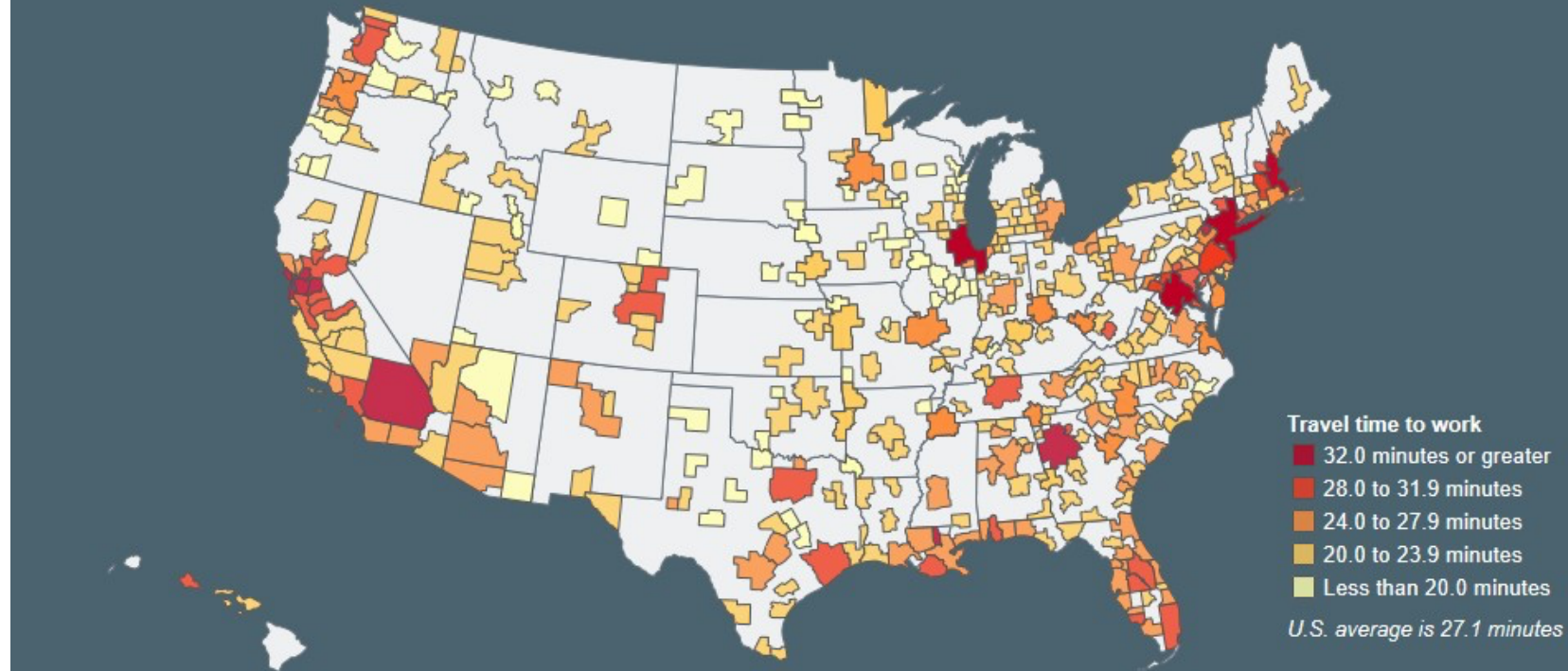
Long commutes diminish quality of life

Proportion of workers with travel time to work of 60 or more minutes

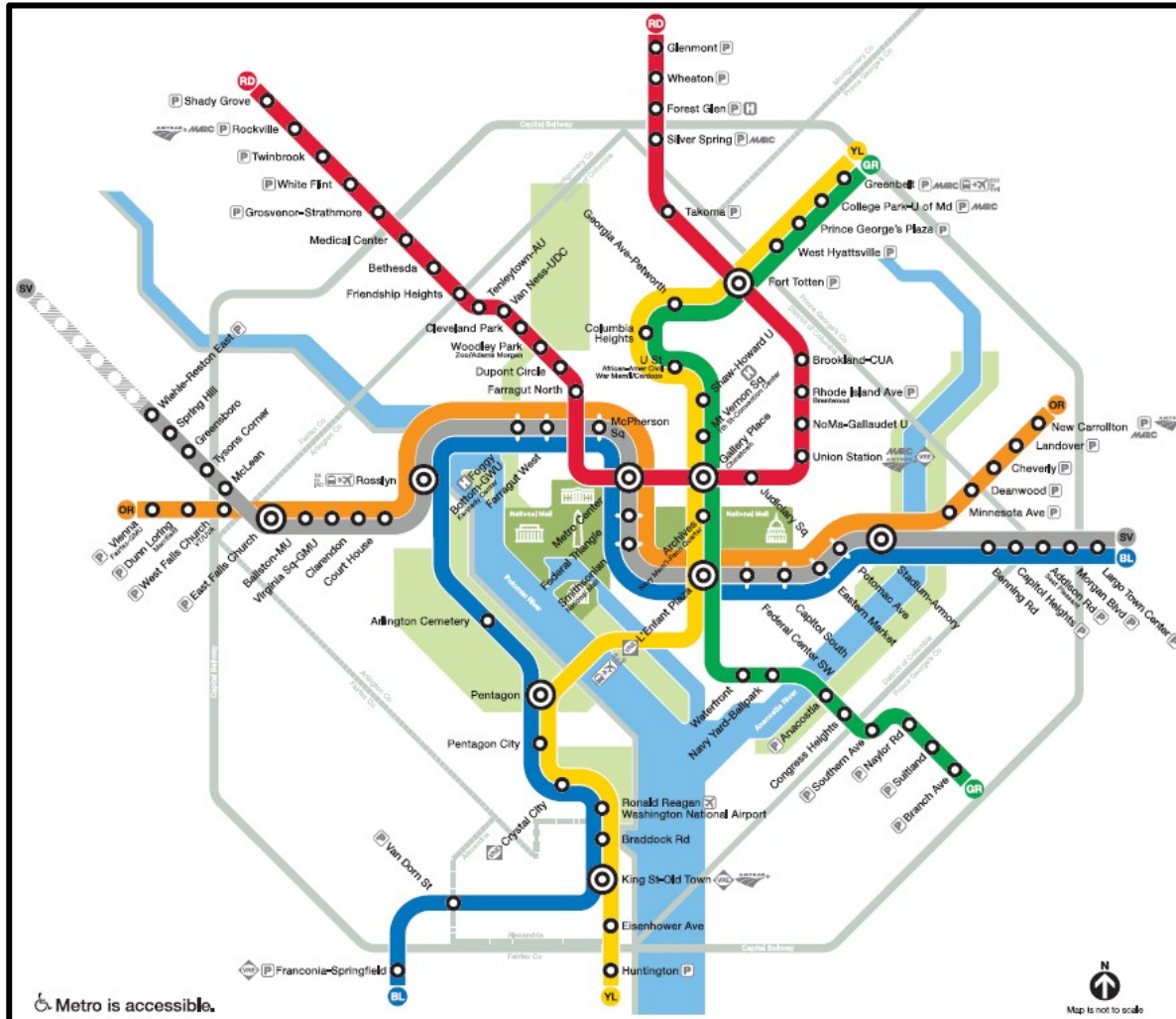


Source: US Census Bureau, 2018 American Community Survey (Table S0802)

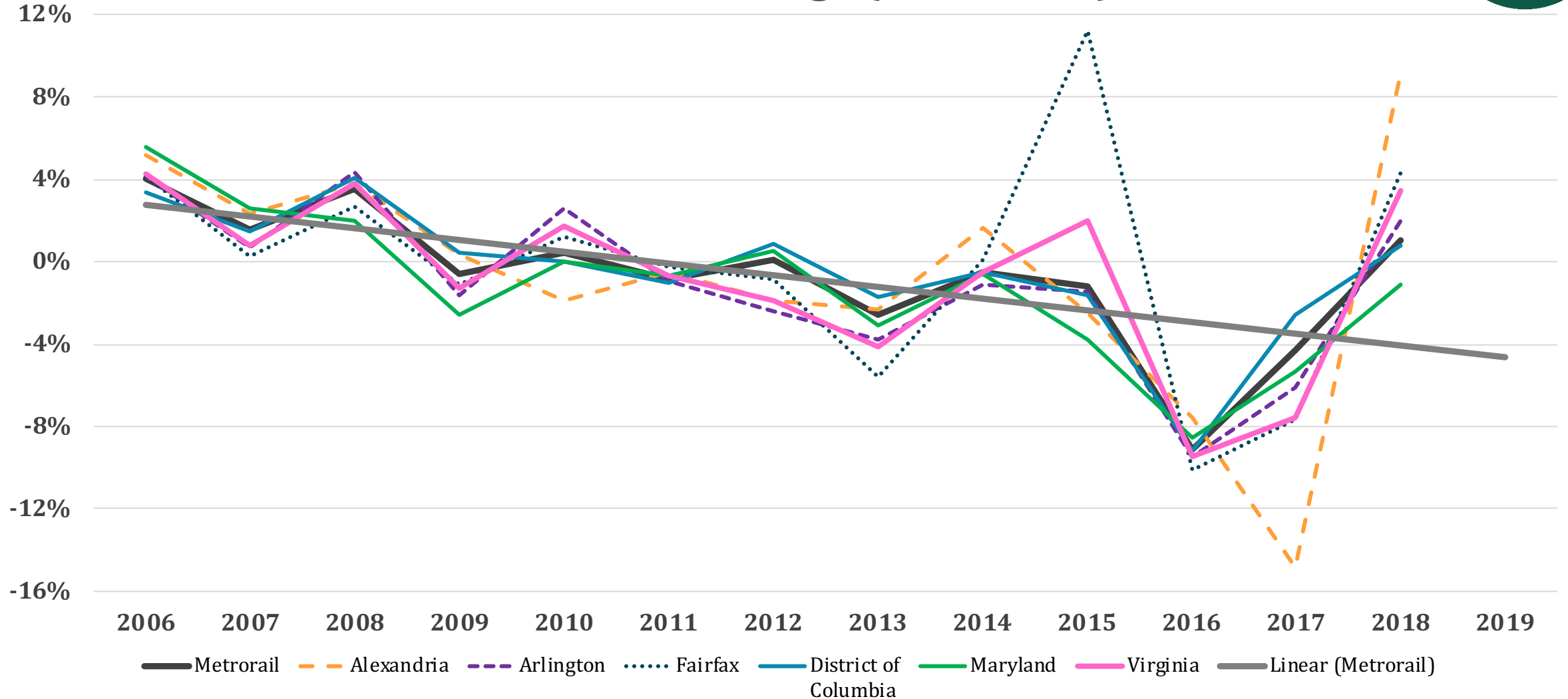
Average Travel Time to Work in the United States by Metro Area



WMATA Metrorail

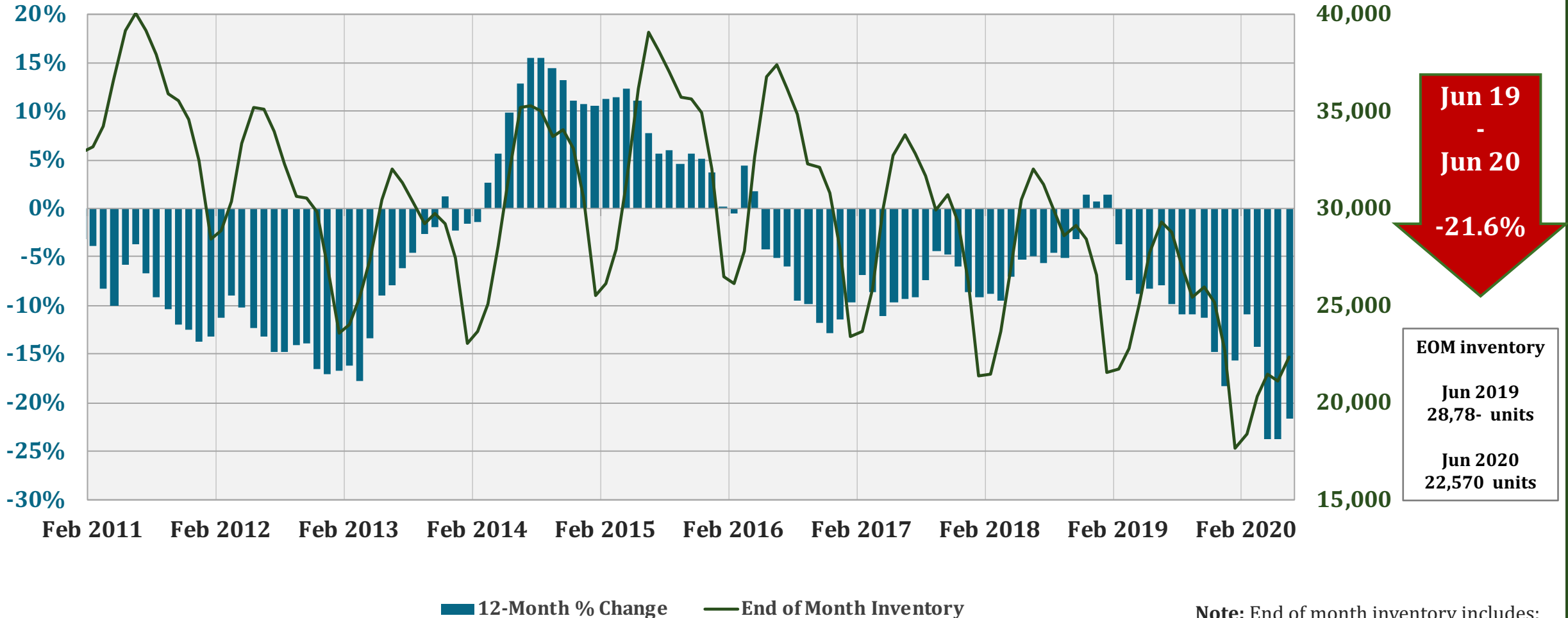


Average Weekday Metrorail Ridership 12-month % change (2006-2019)



Housing Market Trends

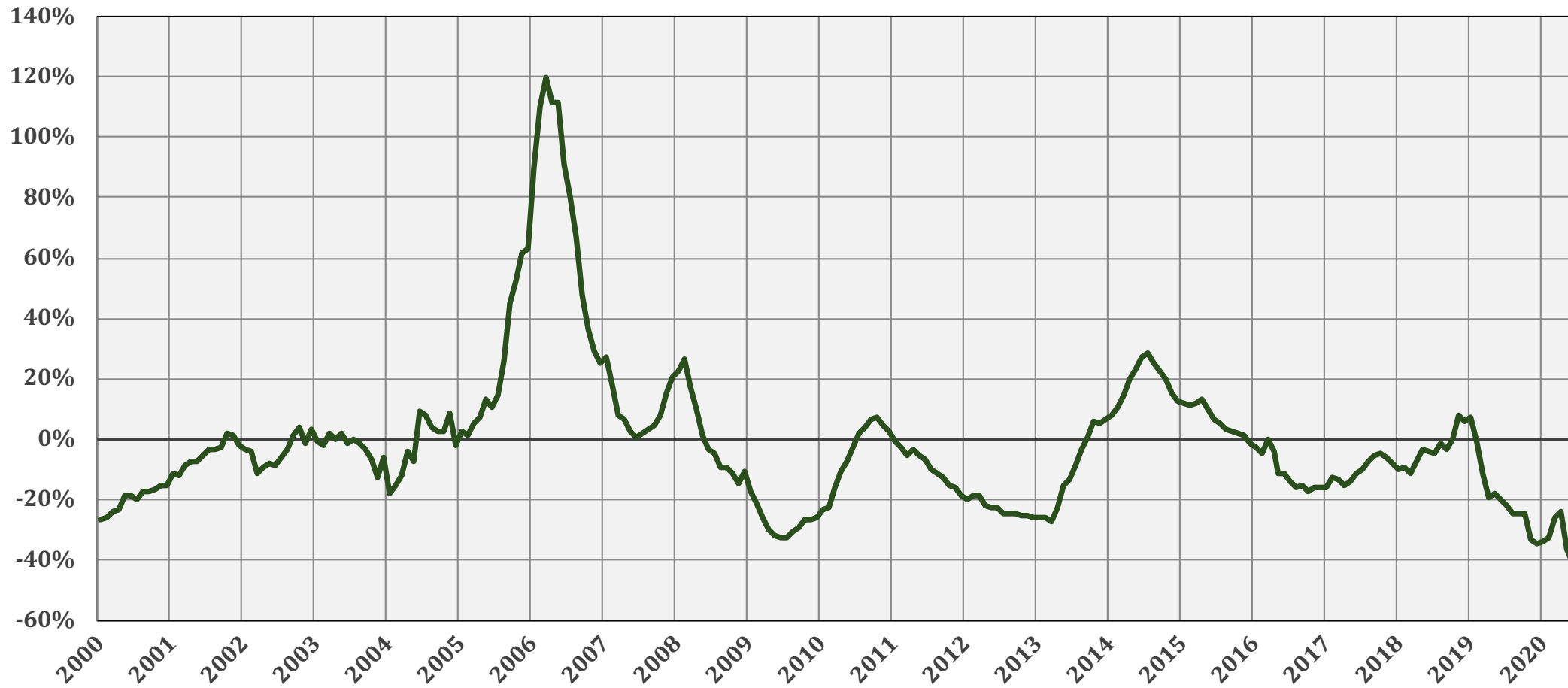
Inventories of Existing Homes Washington MSA MOTYC (2011-2020)



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

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

12-Month Percent Change in Inventories of Existing Homes Washington MSA MOTYC (2000 – 2020)

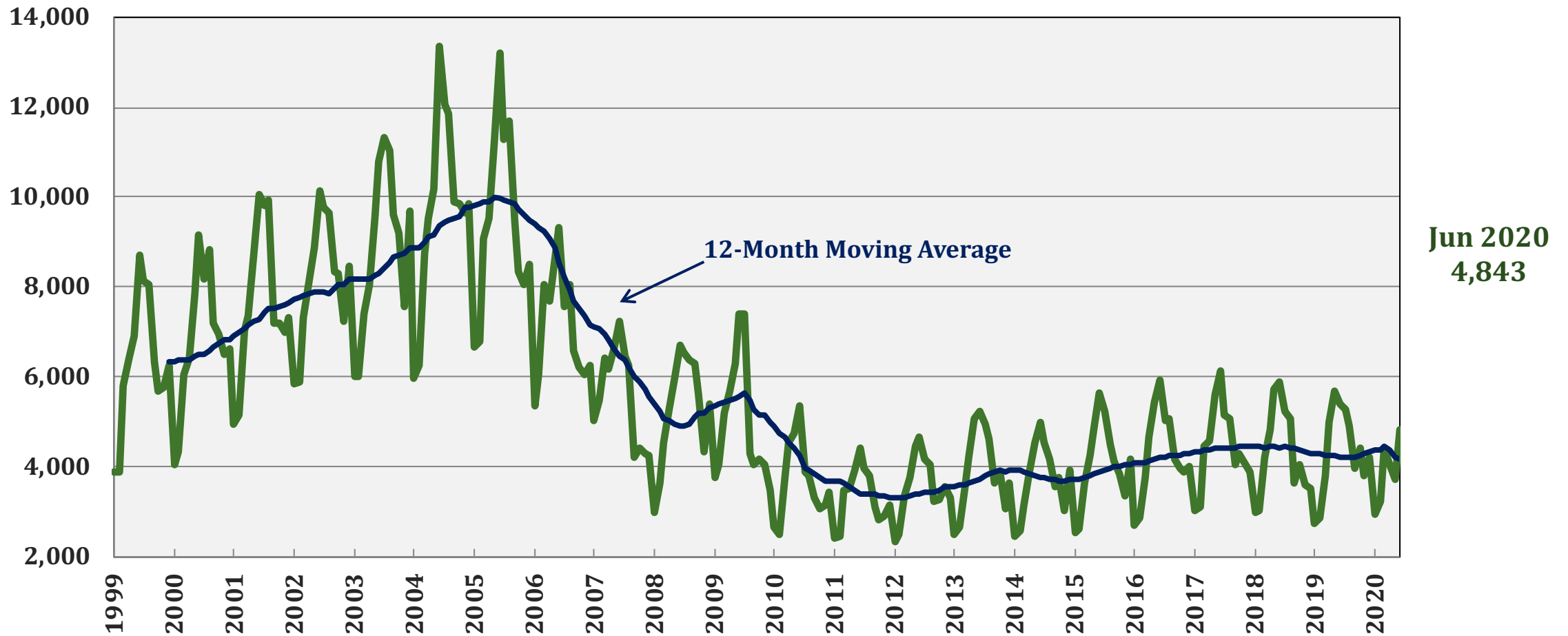


**May – Jun
2020**
-8.9%

Existing Home Sales

Washington MSA (DC Metro Region)

Jan 1999 – May 2020

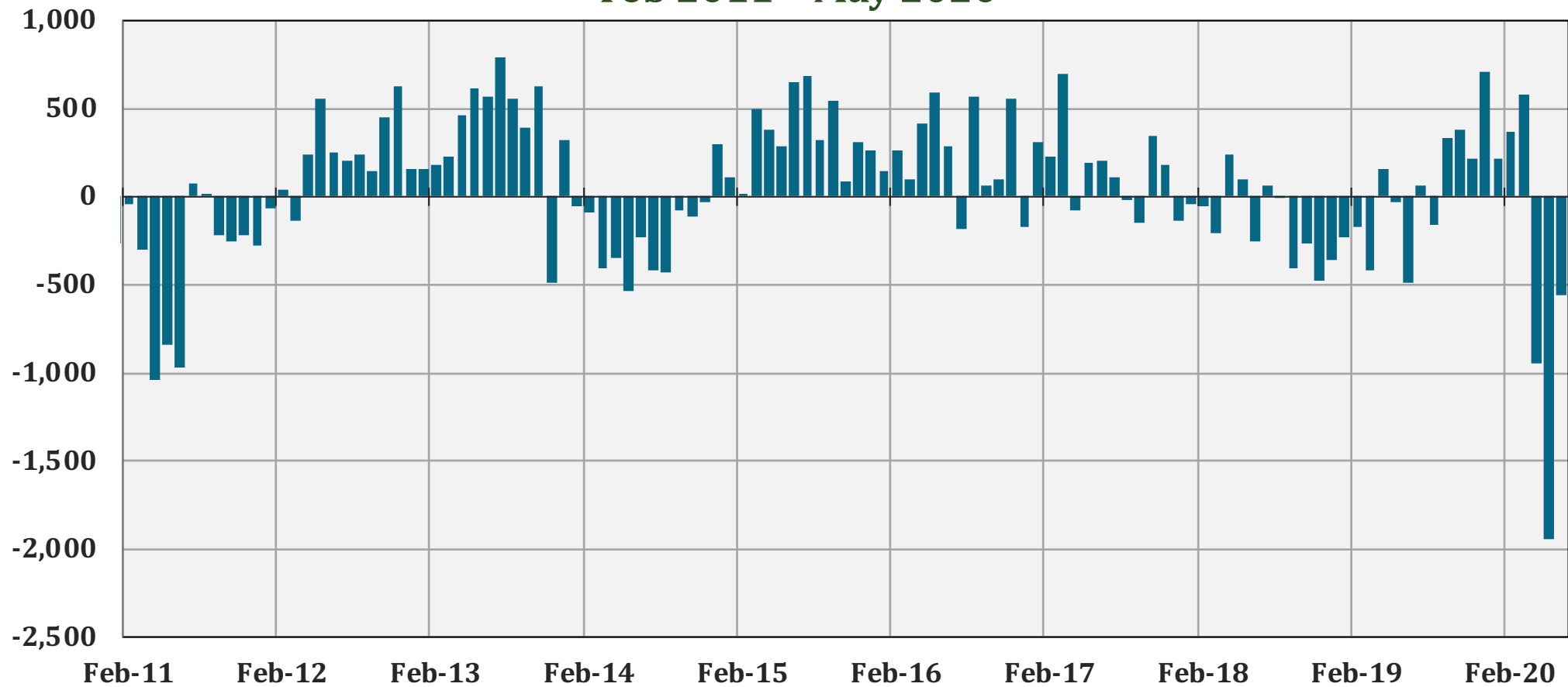


Existing Home Sales

Washington MSA (DC Metro Region)

Month-Over-Year Change

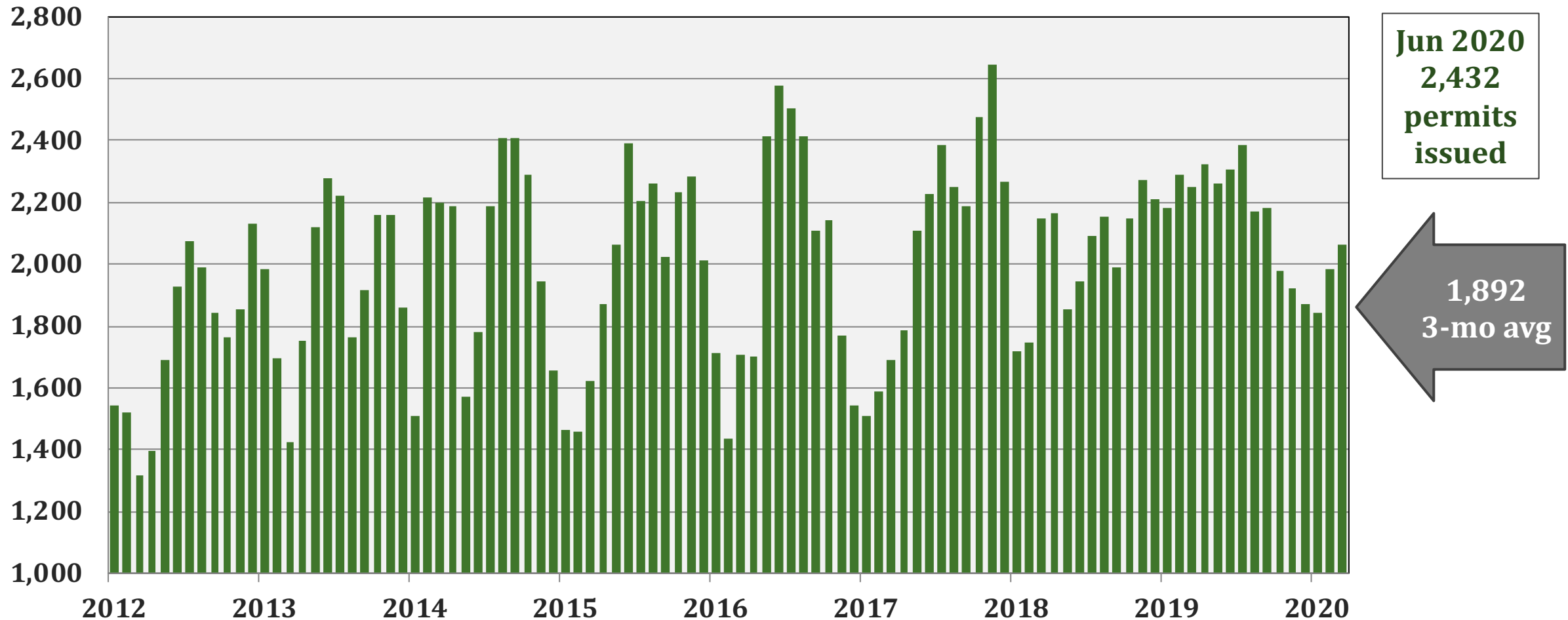
Feb 2011 – May 2020



Jun 2020
-558

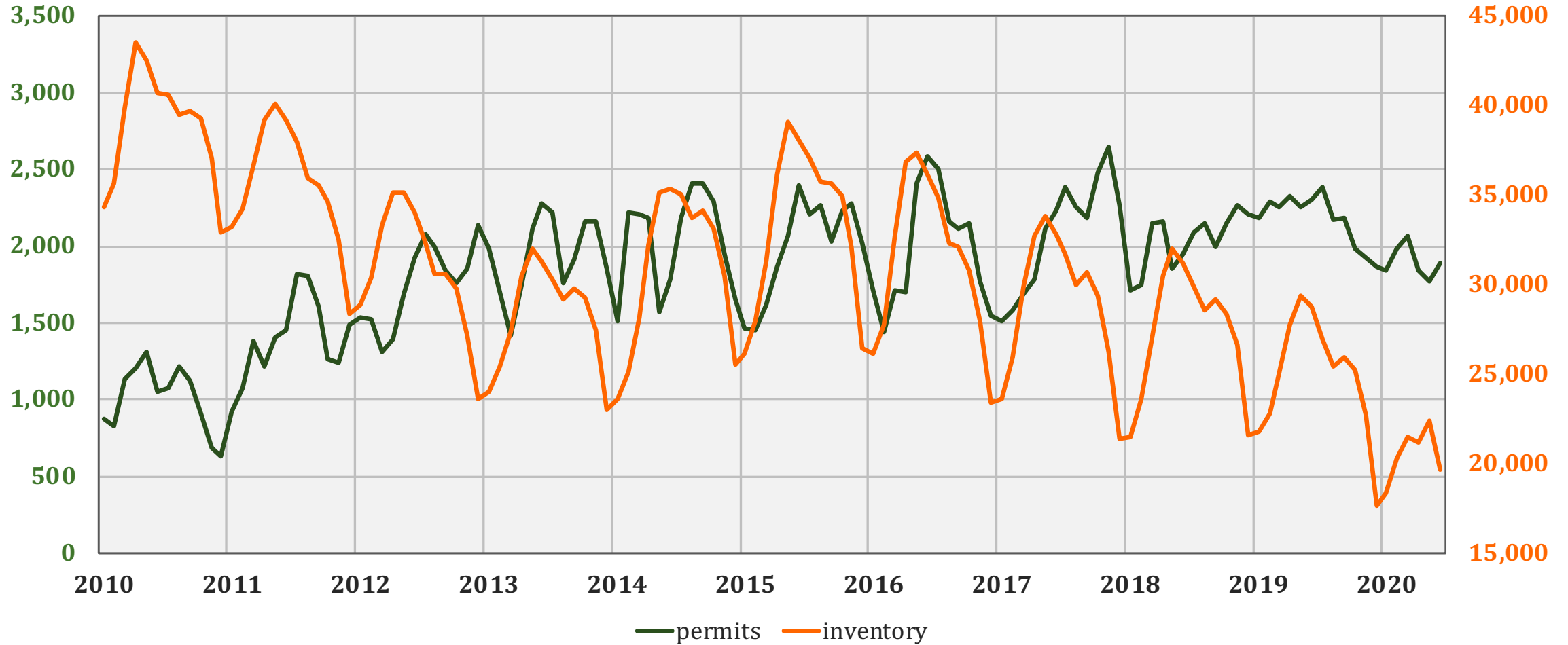
Washington MSA Building Permits

2012-2020, Three-Month Moving Average



Permits and Inventories

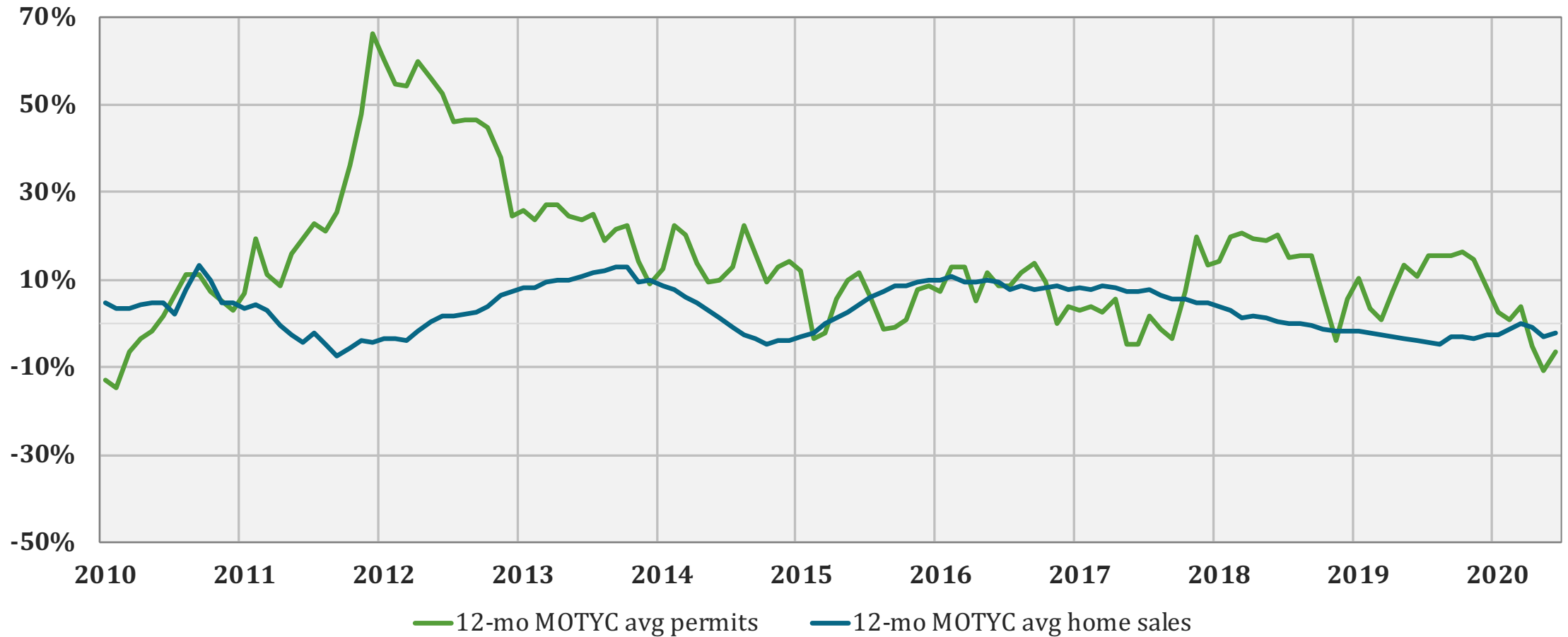
Washington MSA (2010-2020)



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

Existing Home Sales and Permits

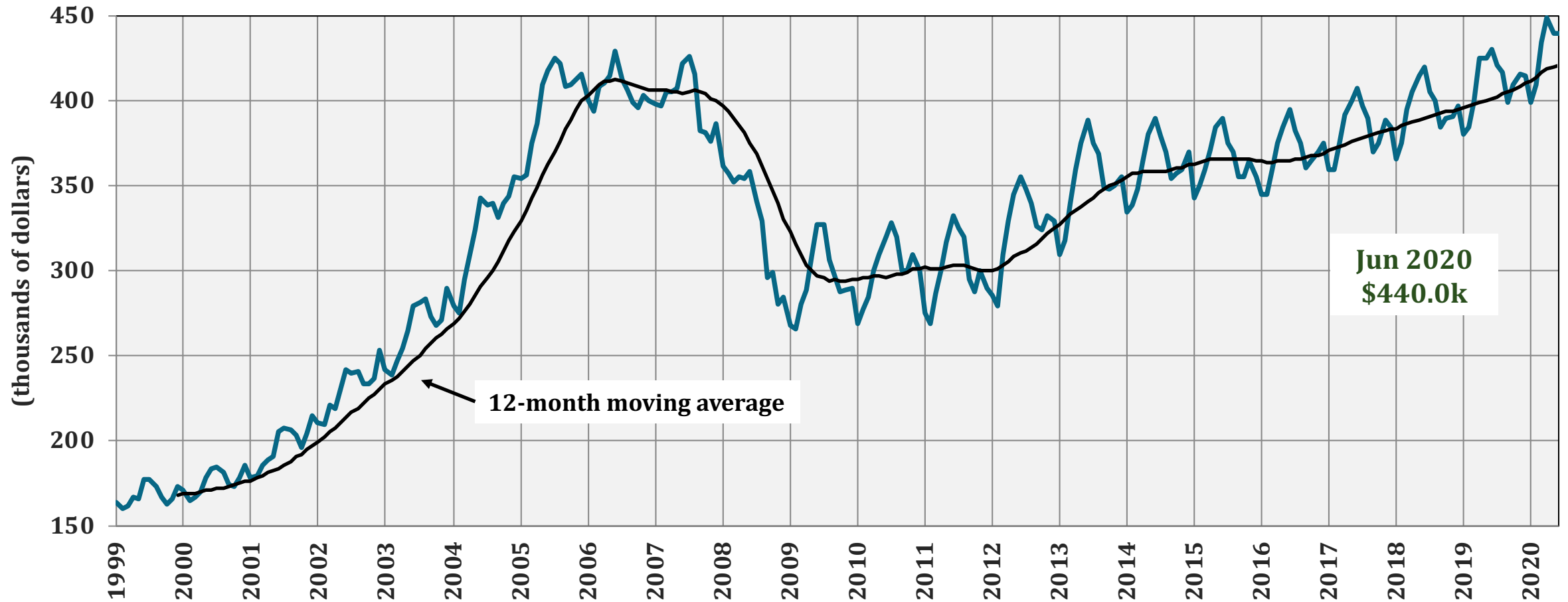
12-month moving average of MOTYC % change Washington MSA



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

Median Home Sales Price

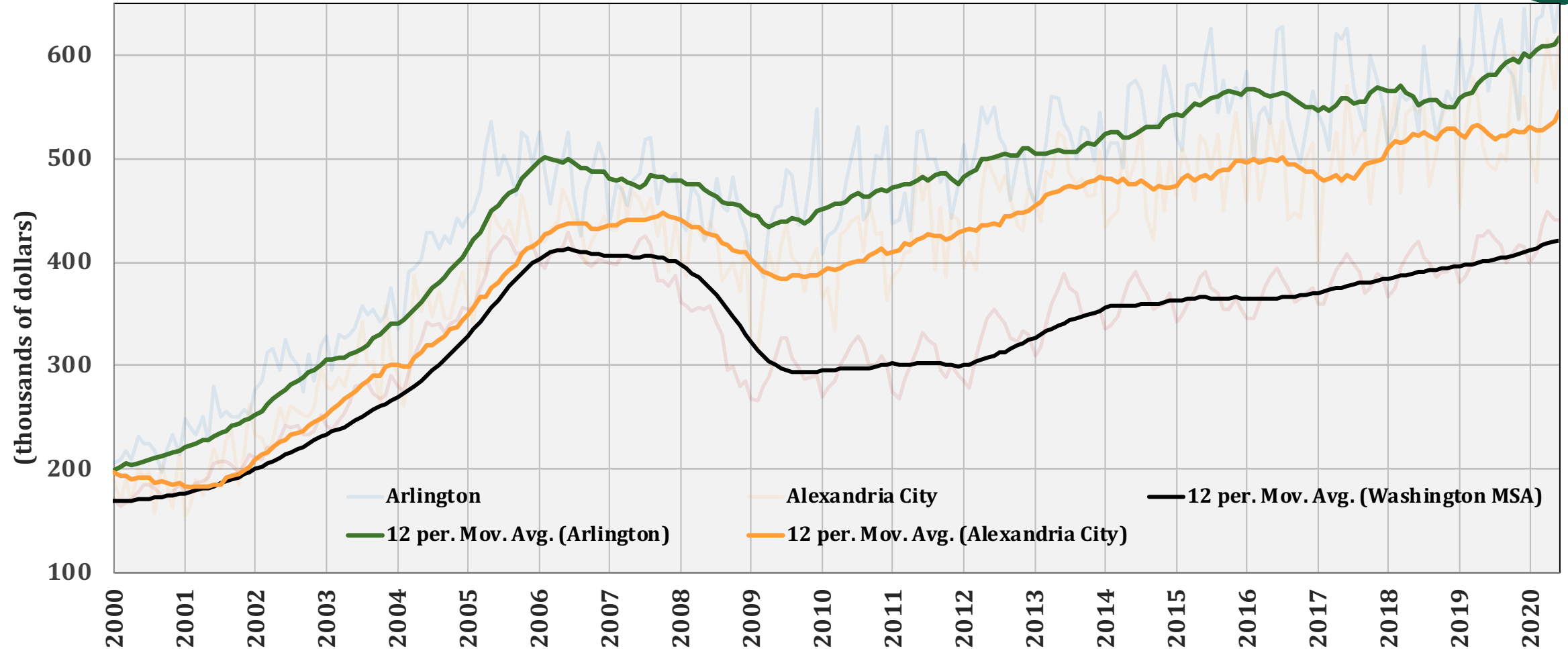
Washington MSA



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

Median Home Sales Price

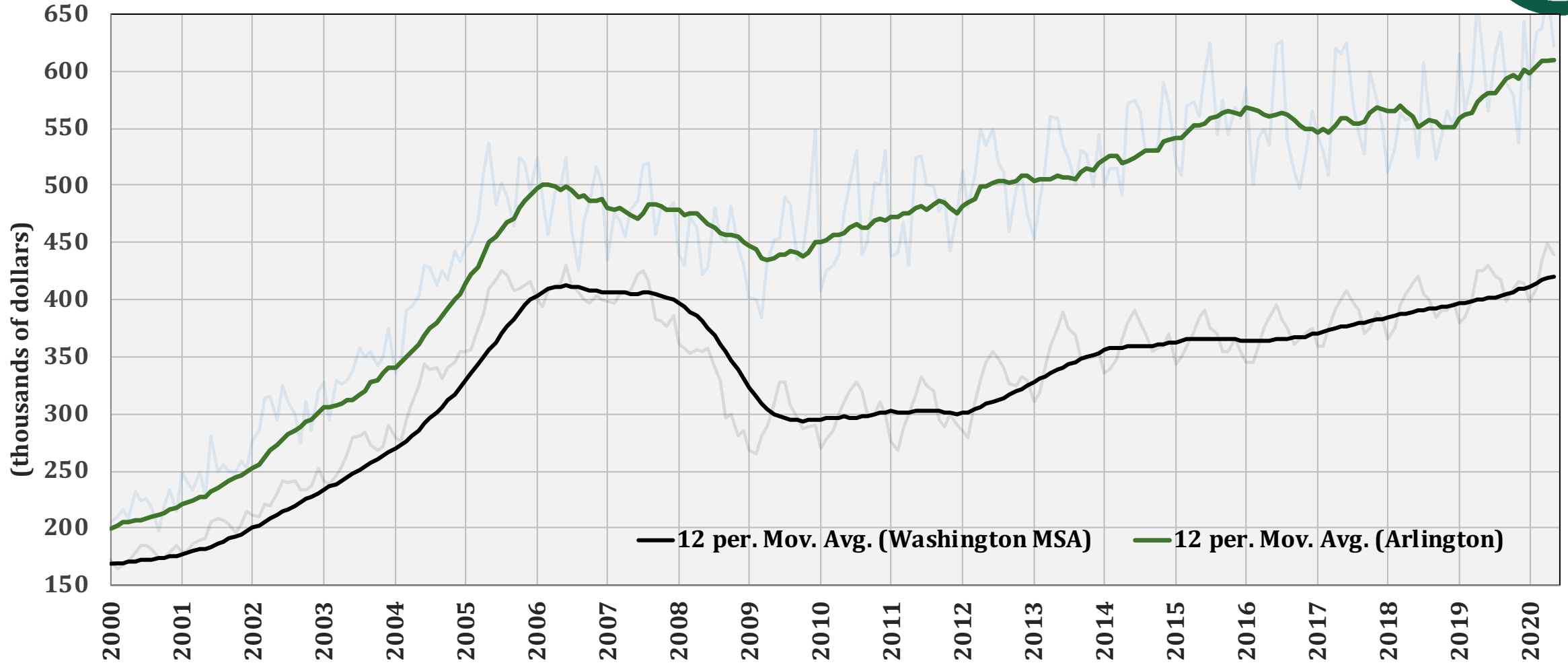
Arlington, Alexandria City, and Washington MSA



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

Median Home Sales Price

Arlington & Washington MSA Moving Averages (2000-2020)

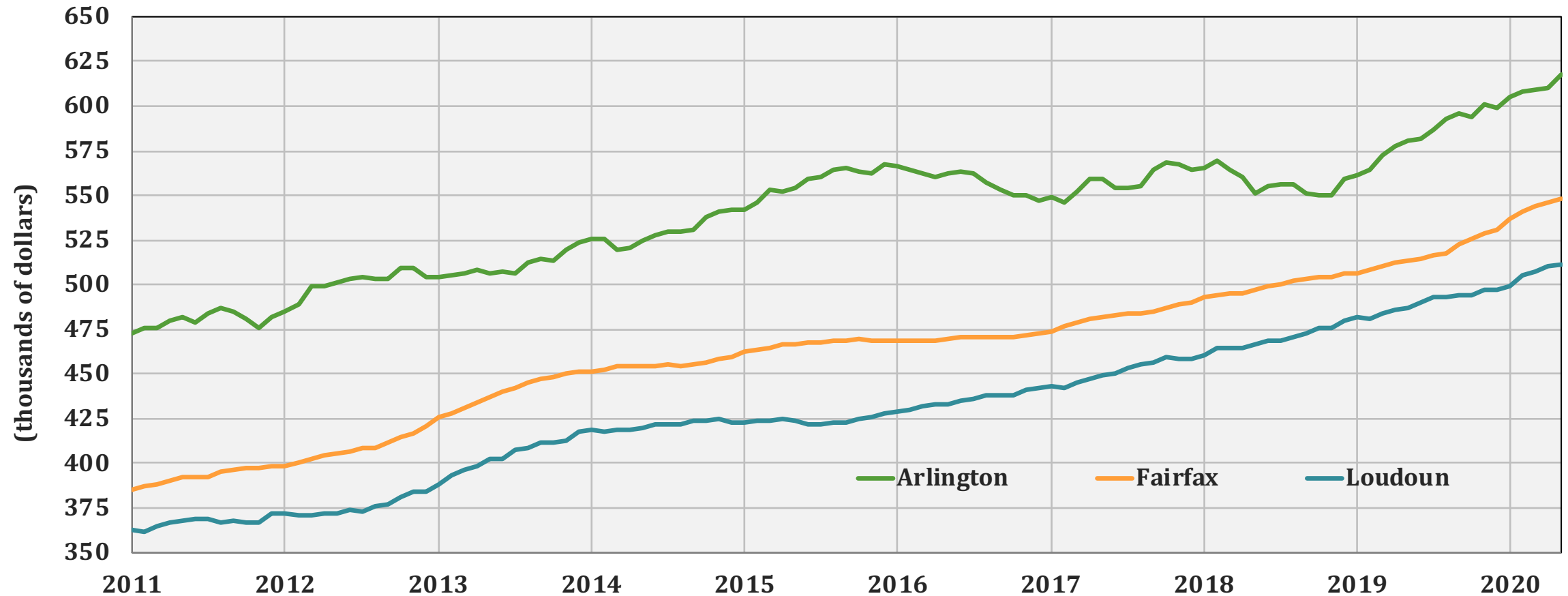


Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Median Home Sales Price

Arlington, Fairfax and Loudoun counties

12-month moving averages | Feb 2011 – Jun 2020

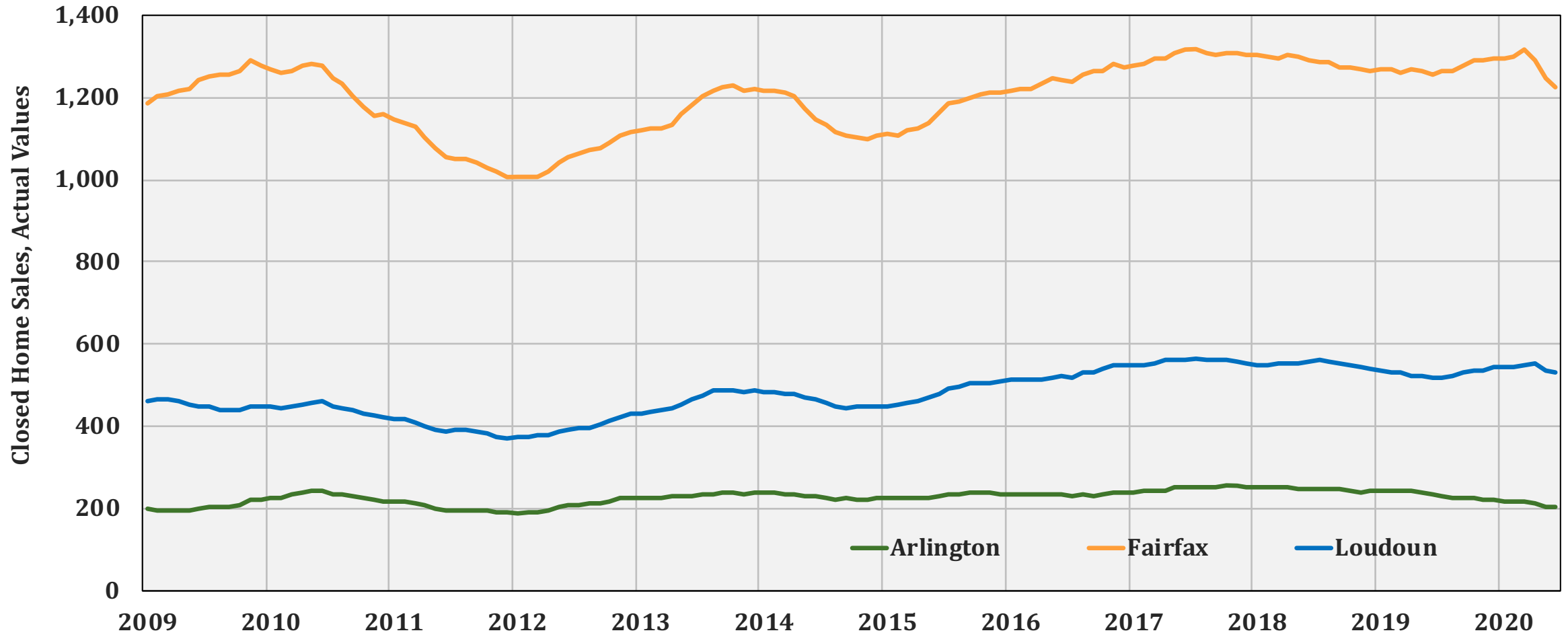


Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Closed Home Sales

Arlington, Fairfax and Loudoun counties

12-month moving averages | Jan 2009 – Jun 2020

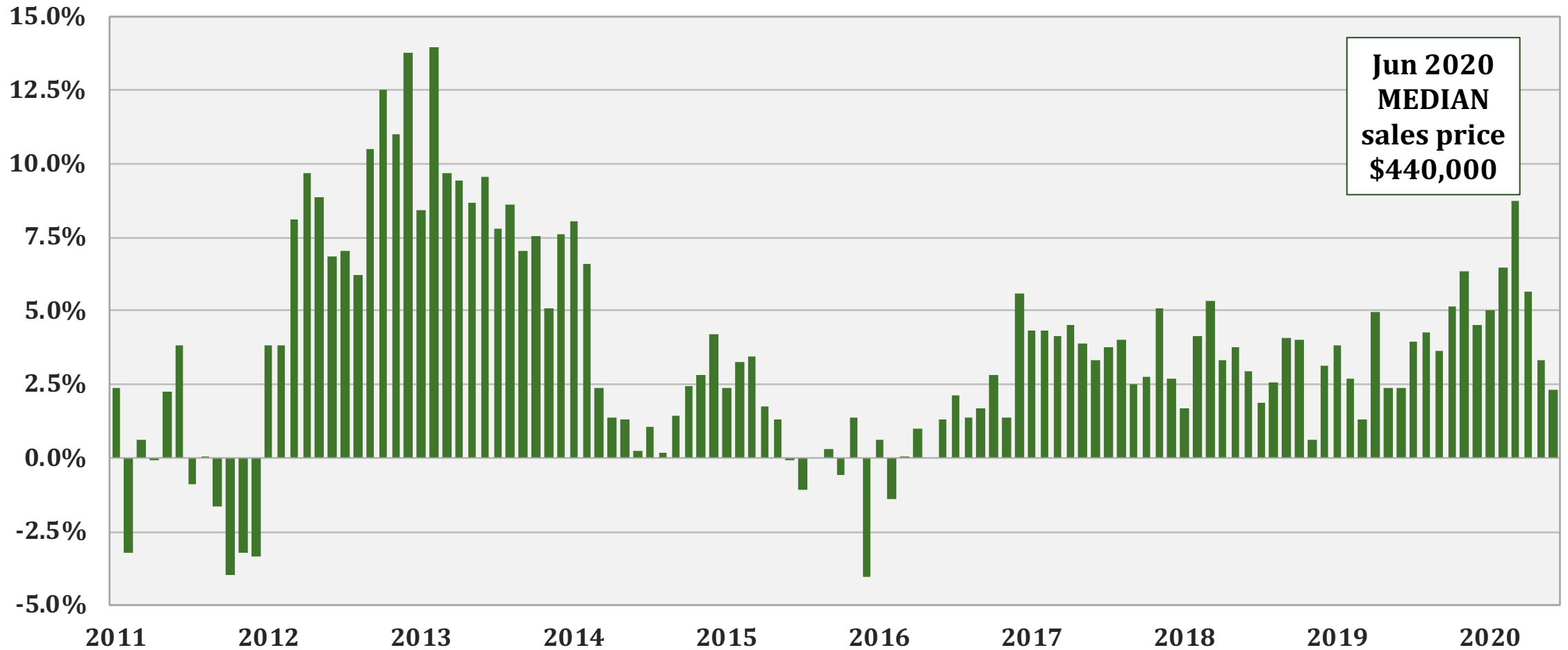


Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Median Sales Price

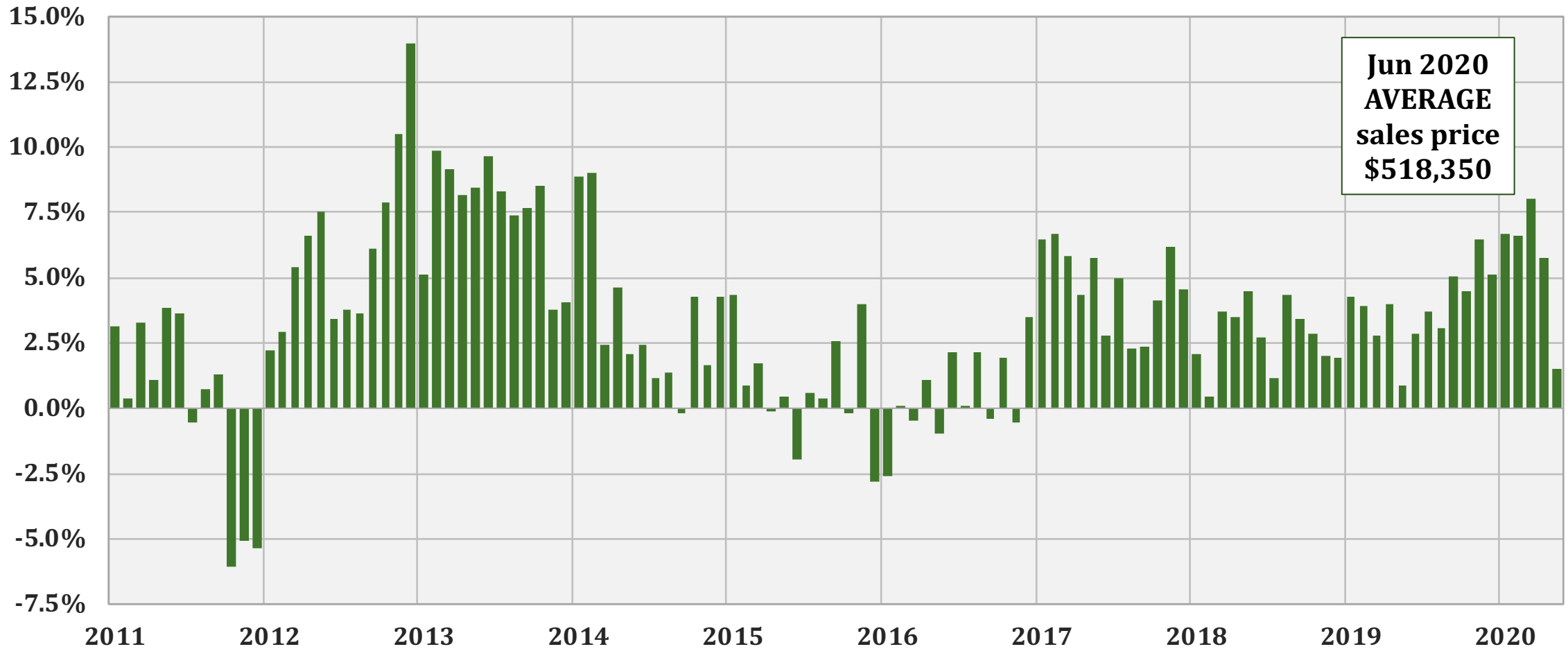
Washington MSA

Month-Over-Year % Change | Jan 2011 – Jun 2020



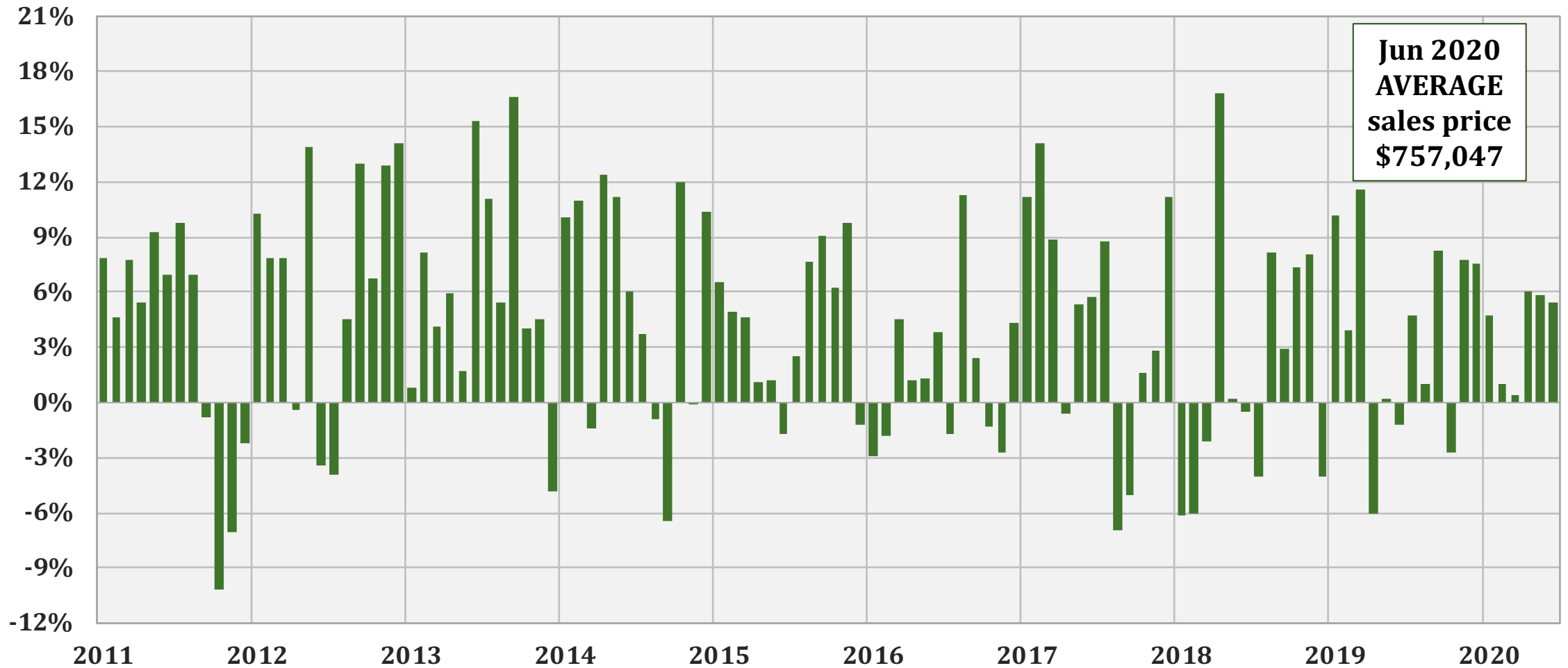
Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Average Sales Price Month-Over-Year % Change Washington MSA



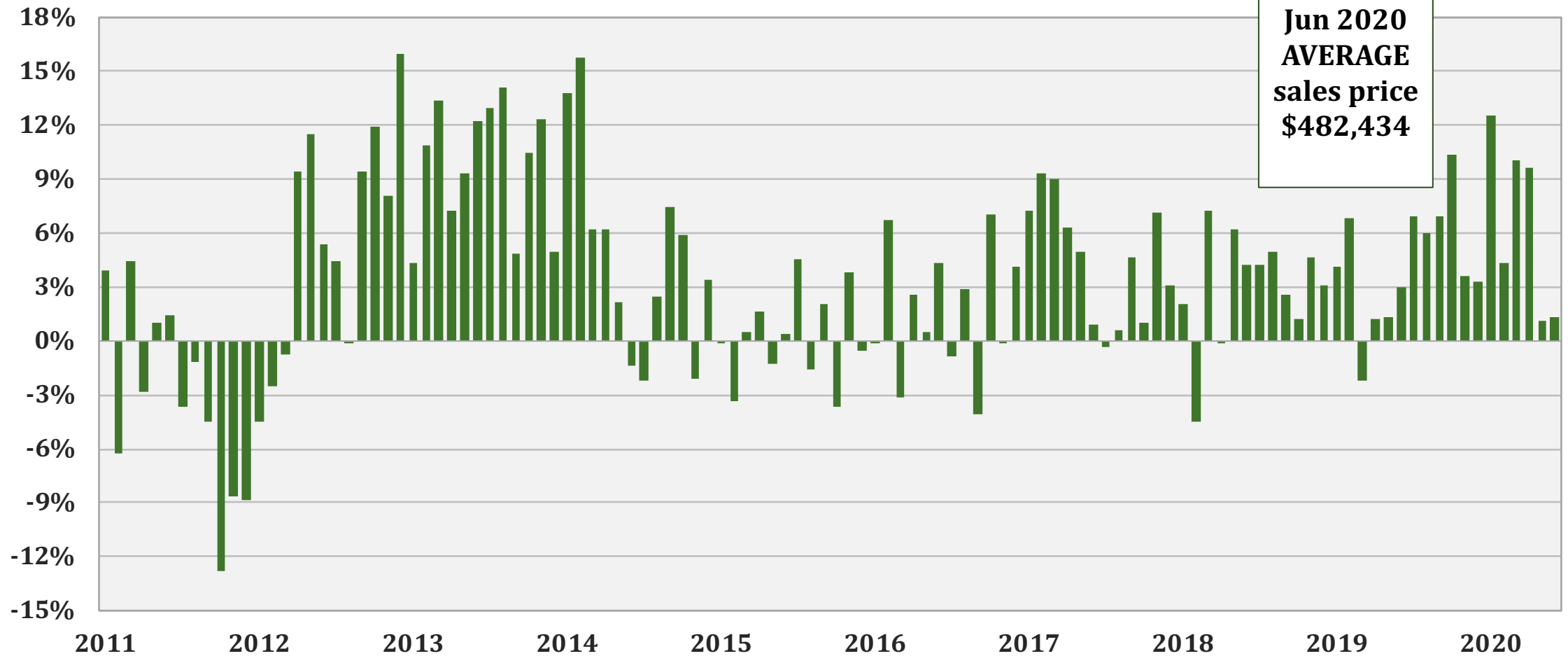
Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Average Sales Price Month-Over-Year % Change District of Columbia



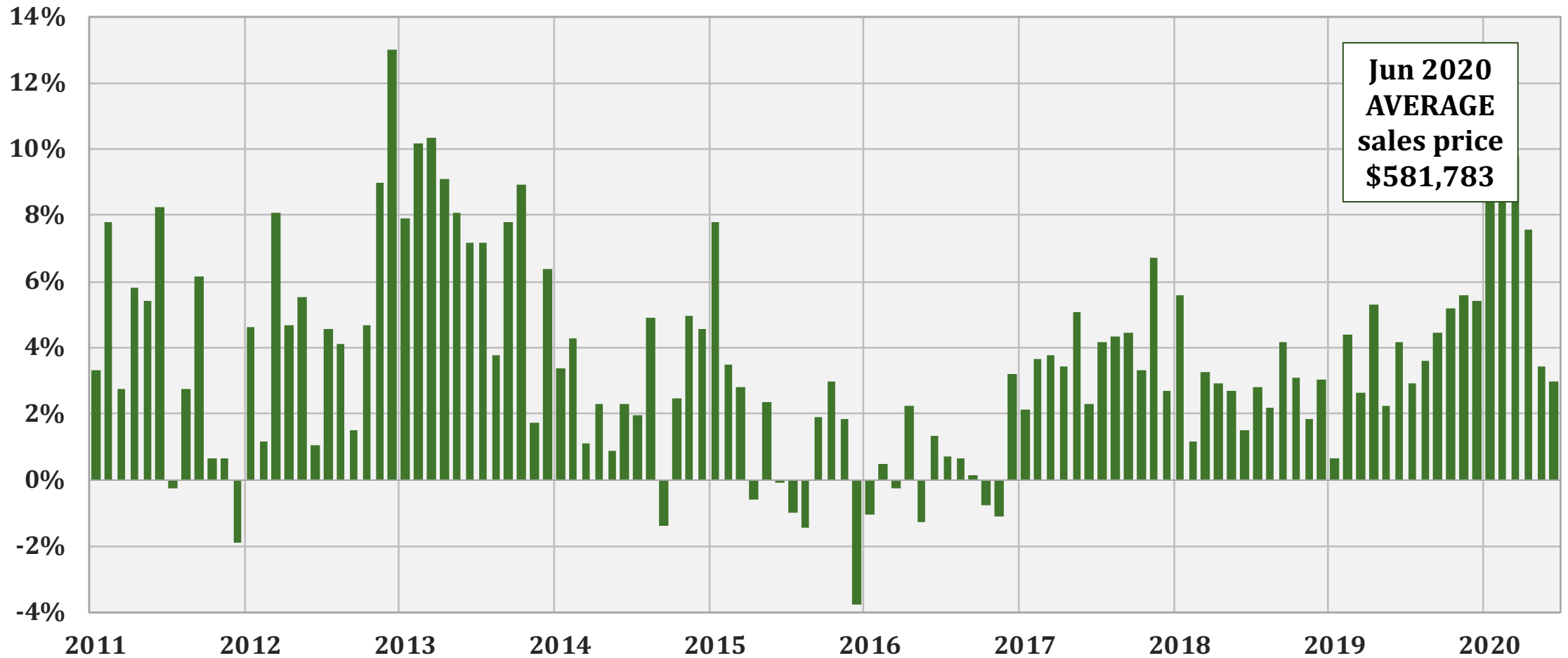
Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Average Sales Price Month-Over-Year % Change Suburban Maryland



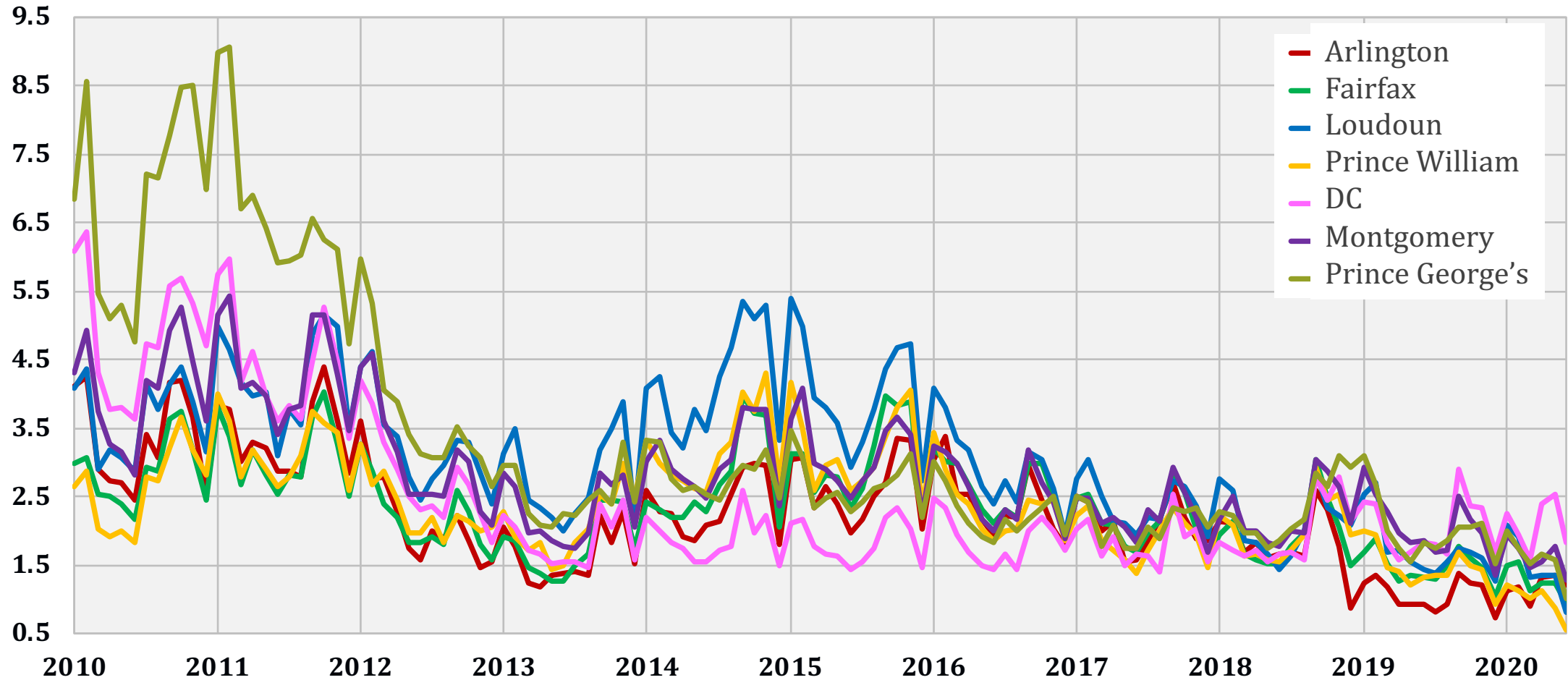
Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Average Sales Price Month-Over-Year % Change Northern Virginia



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

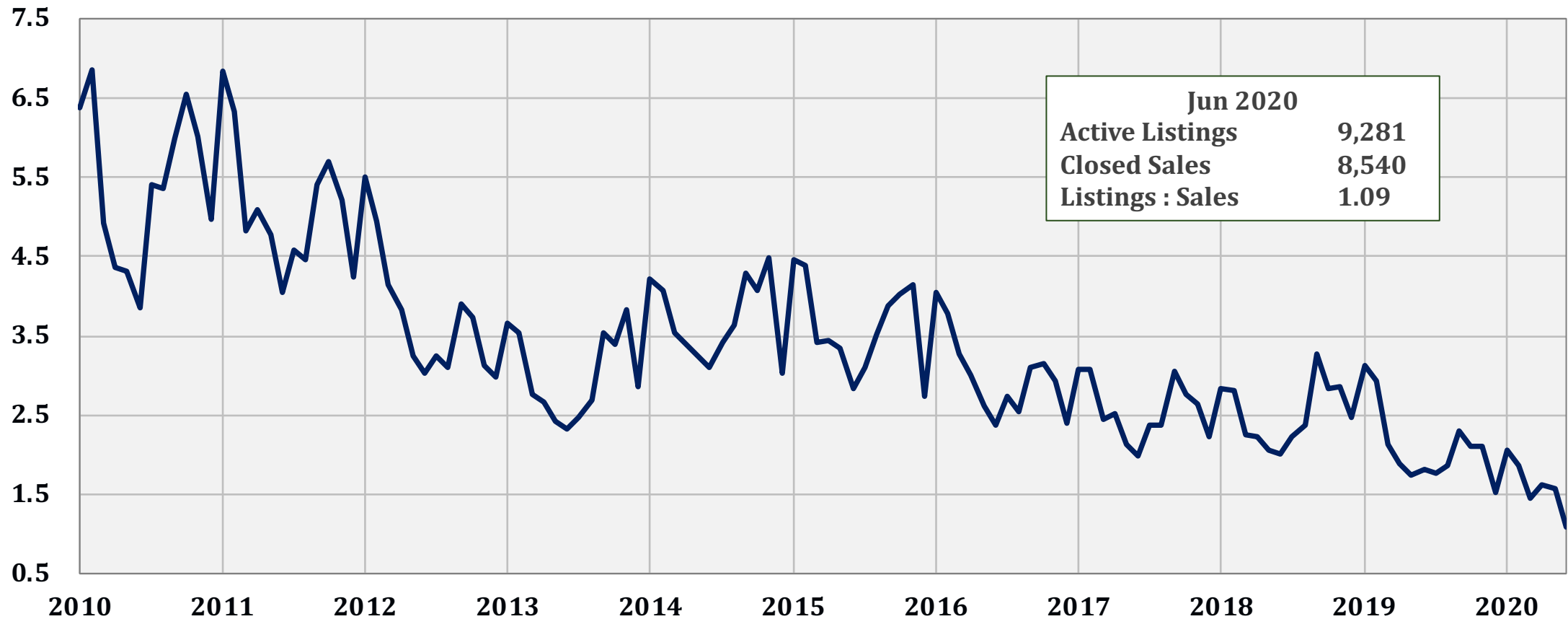
Active Listings to Closed Sales Ratio



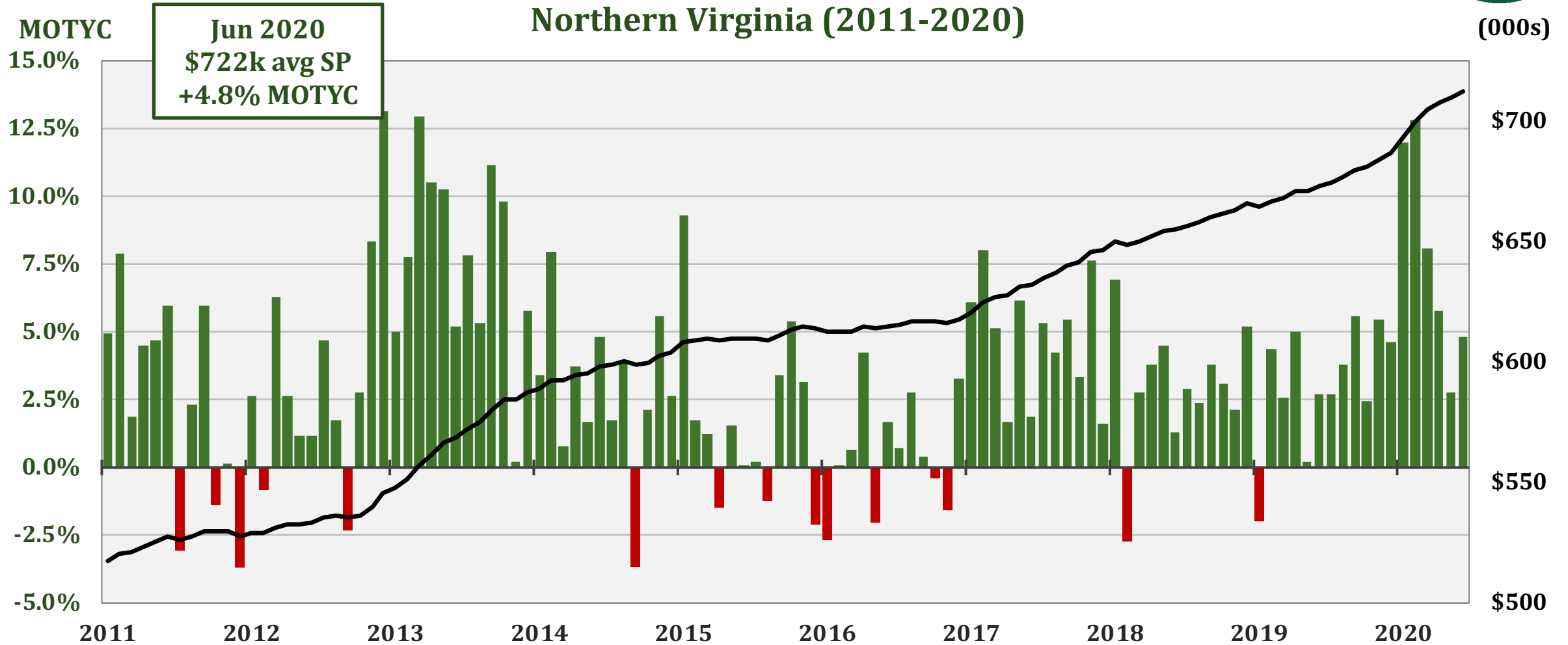
Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

Active Listings to Closed Sales Ratio

Greater Washington DC Area



Average Home Sales Price: Single Family Detached Northern Virginia (2011-2020)



Average Home Sales Price: Single Family Attached: Townhomes Northern Virginia (2011-2020)

MOTYC

16%

14%

12%

10%

8%

6%

4%

2%

0%

-2%

Jun 2020
\$489.4k avg SP
+1.8% MOTYC

2011

2012

2013

2014

2015

2016

2017

2018

2019

2020

(000s)

\$475

\$455

\$435

\$415

\$395

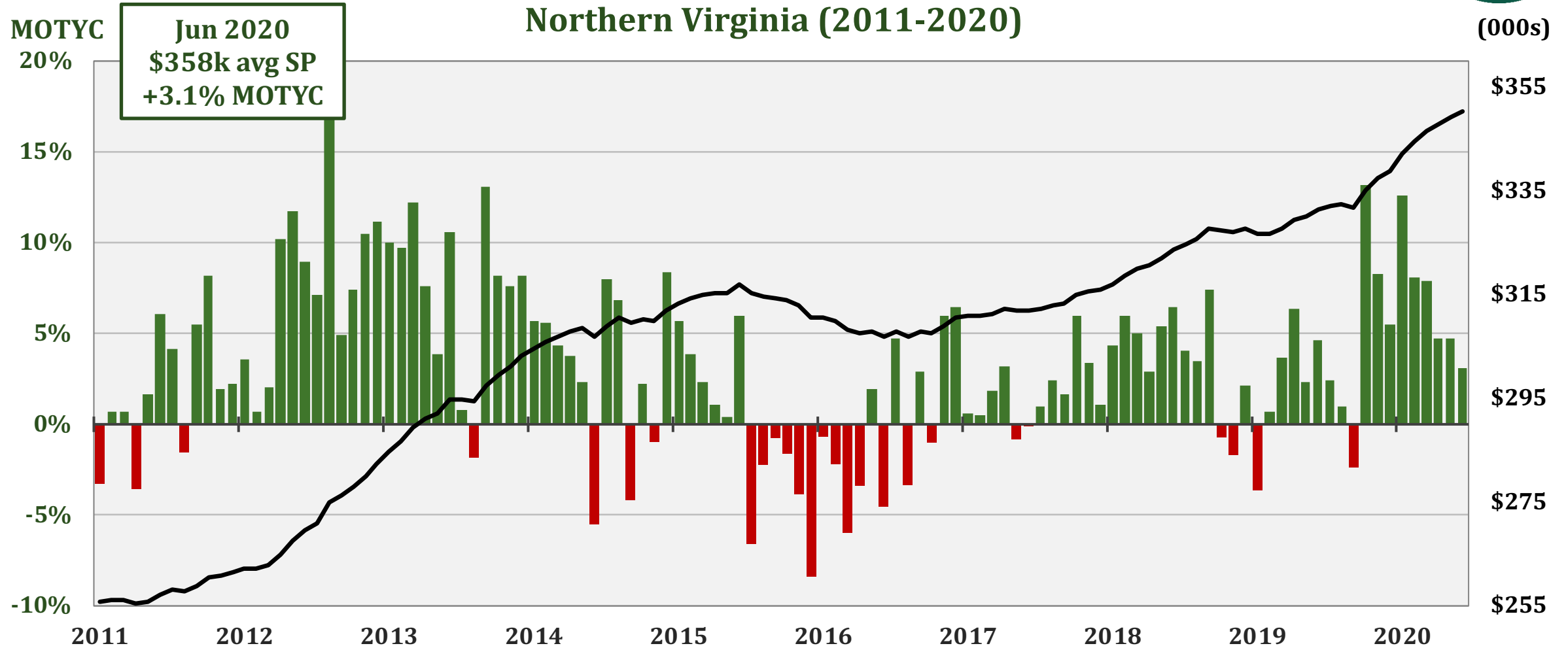
\$375

\$355

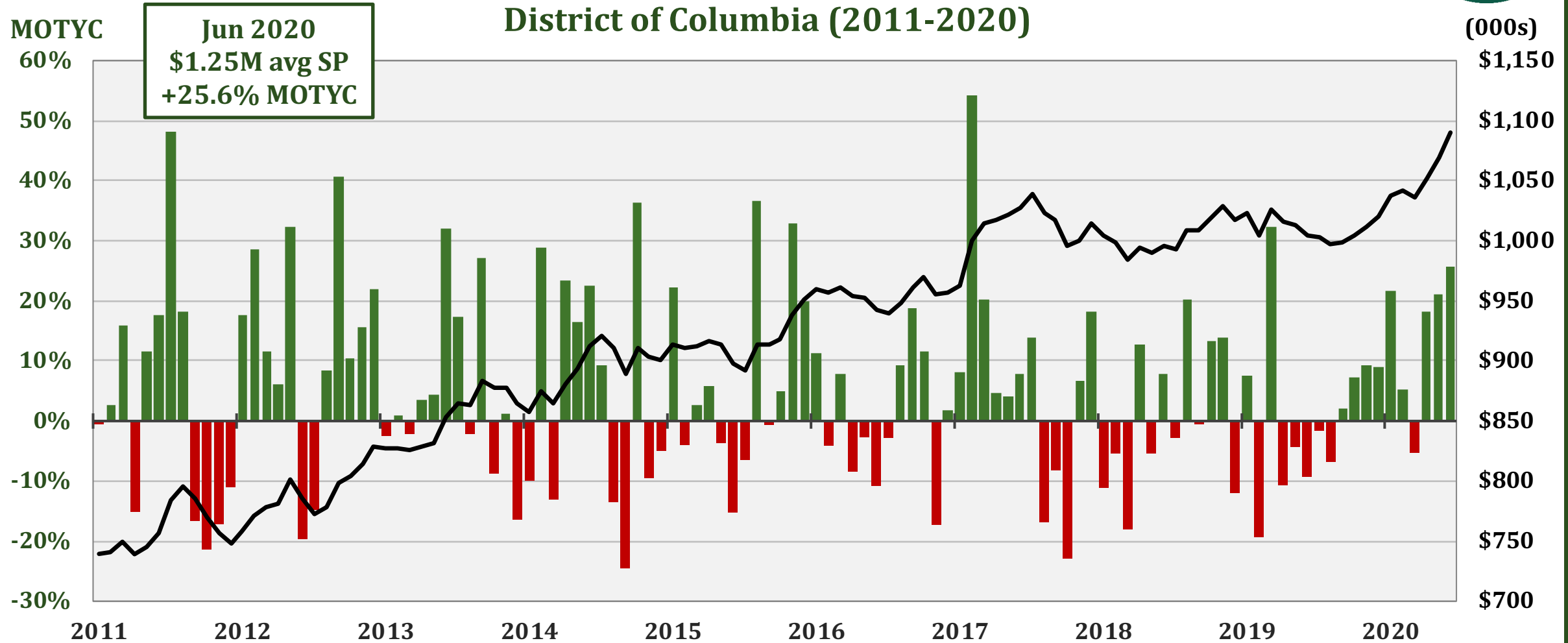
\$335

\$315

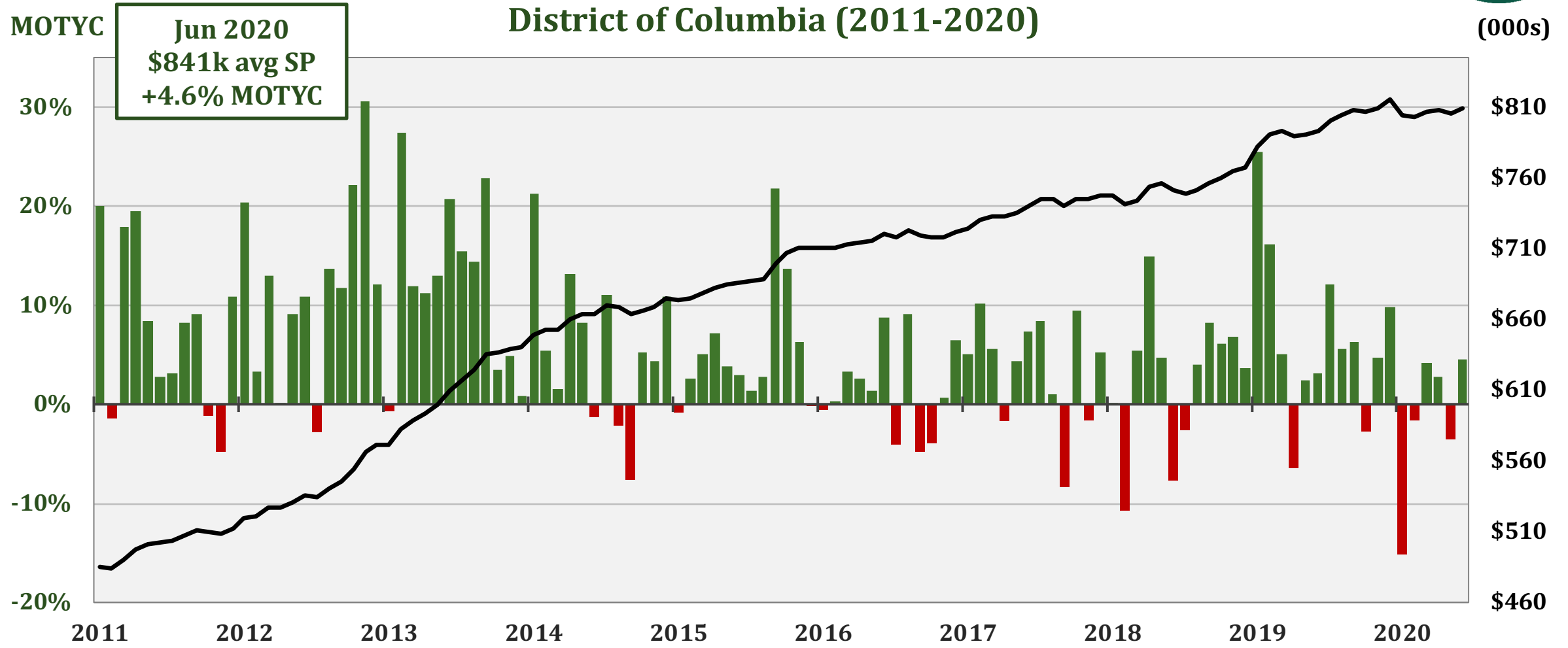
Average Home Sales Price: Single Family Attached: Condos Northern Virginia (2011-2020)



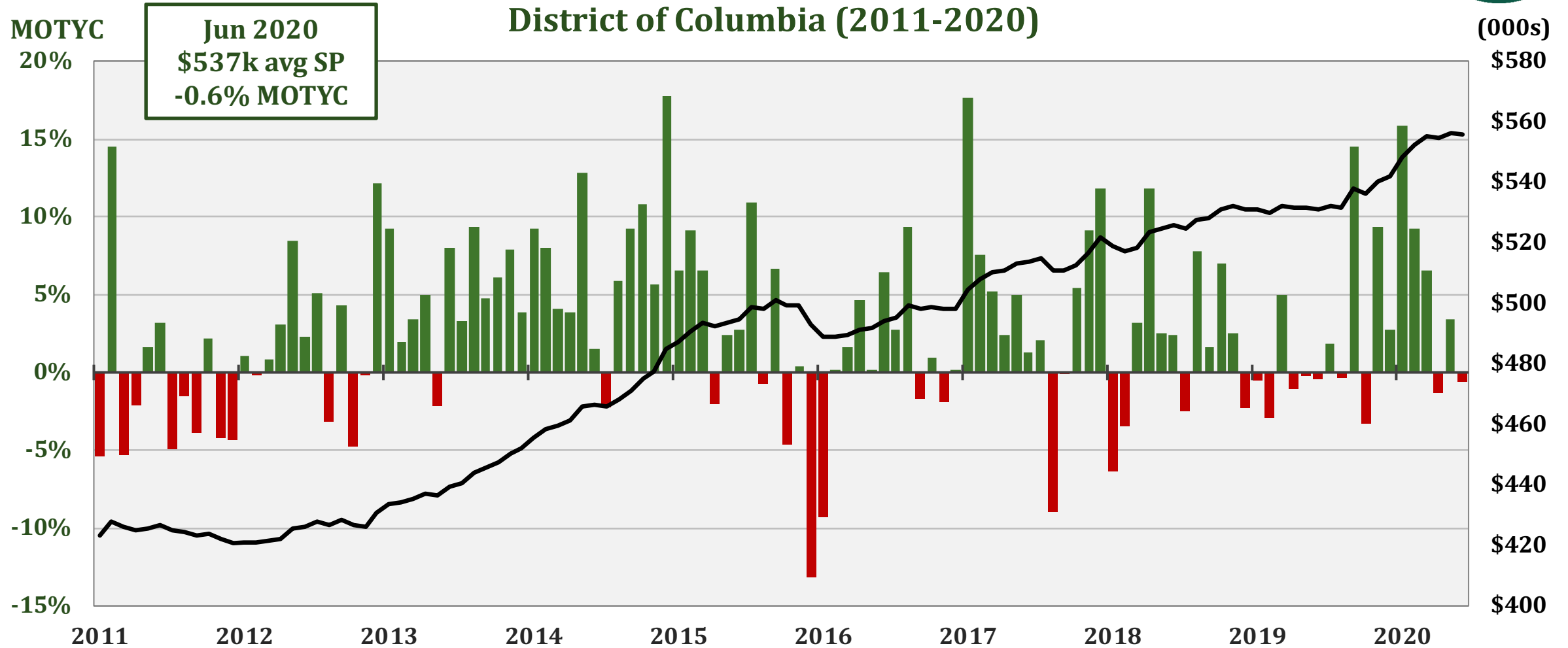
Average Home Sales Price: Single Family Detached District of Columbia (2011-2020)



Average Home Sales Price: Single Family Attached: Townhomes District of Columbia (2011-2020)



Average Home Sales Price: Single Family Attached: Condos District of Columbia (2011-2020)



Thank You

cra.gmu.edu

NOTICE

Due to the COVID-19 Pandemic, we are suspending our Outlook for the remainder of 2020 at this time. As economic data become available and we understand better when personal and business activities can begin to move towards normal, we will update projections for national and regional economic performance.

In the meantime, please visit the CRA website for updated information on local housing market performance and other key economic data at:

<https://cra.gmu.edu/covid19/>

Be Well! Be Safe!

We hope to see you soon.