

Washington Area Economy: Performance and Outlook

*Presentation to
Arlington Economic Development*

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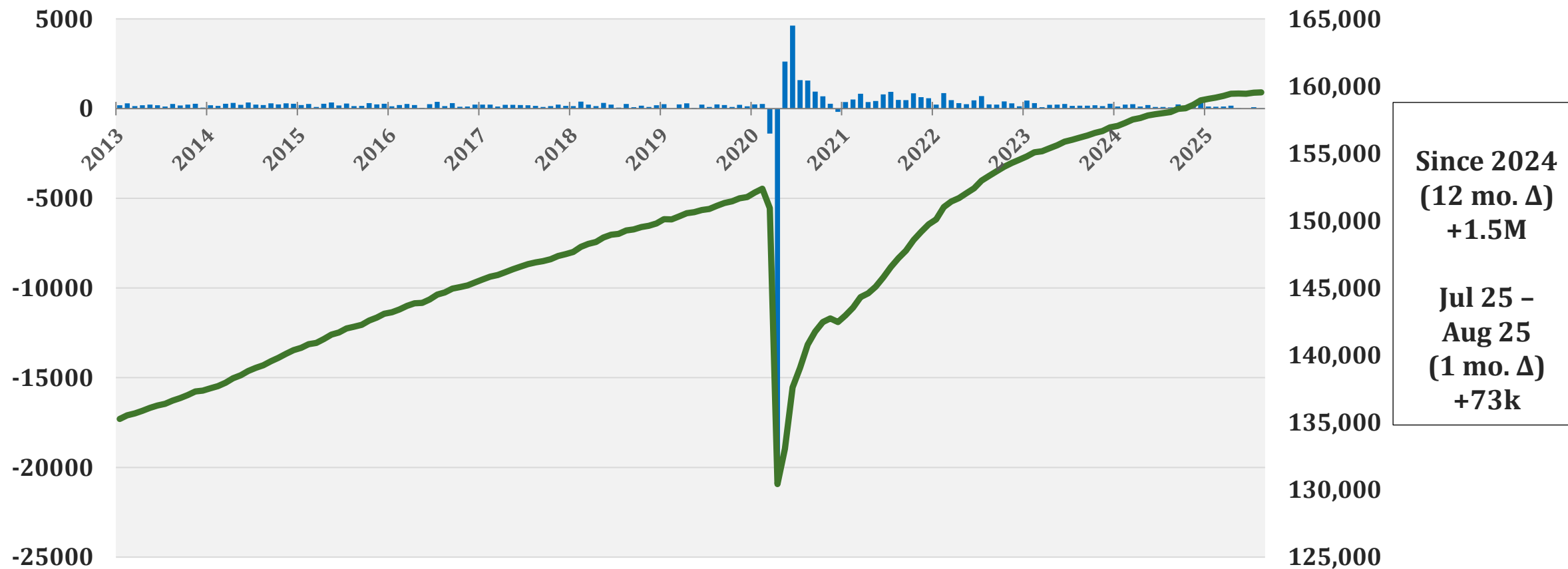
November 12th 2025



U.S. Payroll Jobs

1-mo. change
(in thousands)

total payroll jobs
(in thousands)

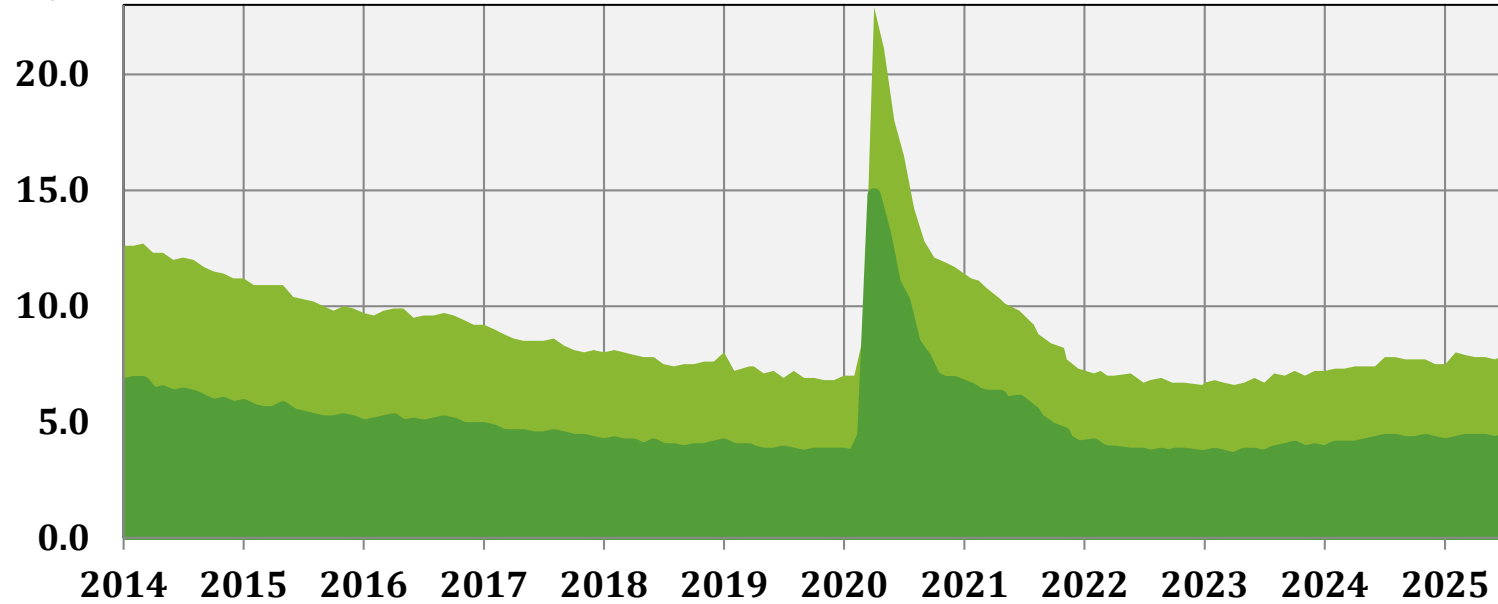


U. S. Unemployment

U-6

UR

LFPR

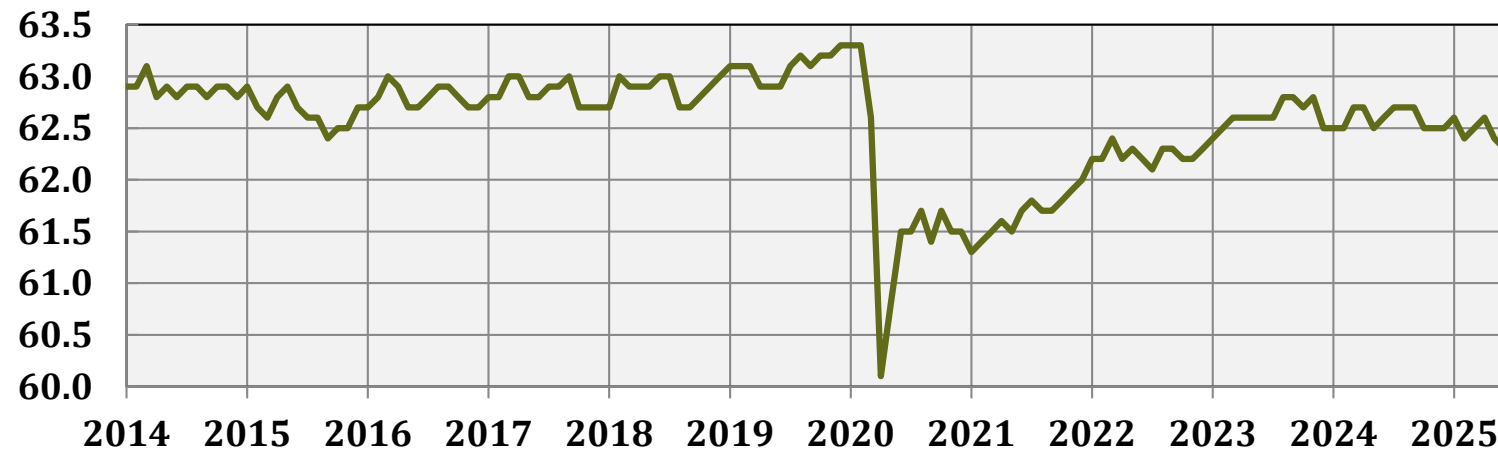


Aug
8.1%

Aug
4.3%

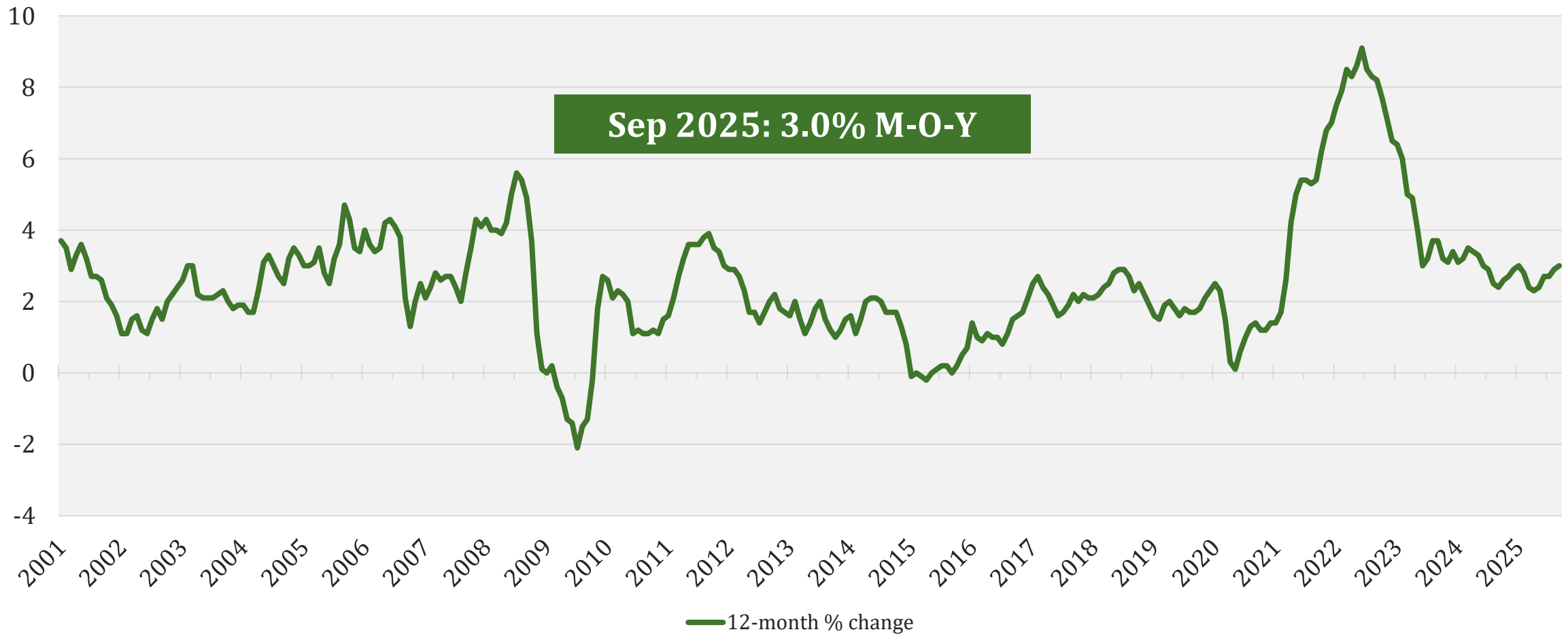
12 mo
change:

U-6 0.3%
UR 0.1%
LFPR -0.4%



Aug
62.3%

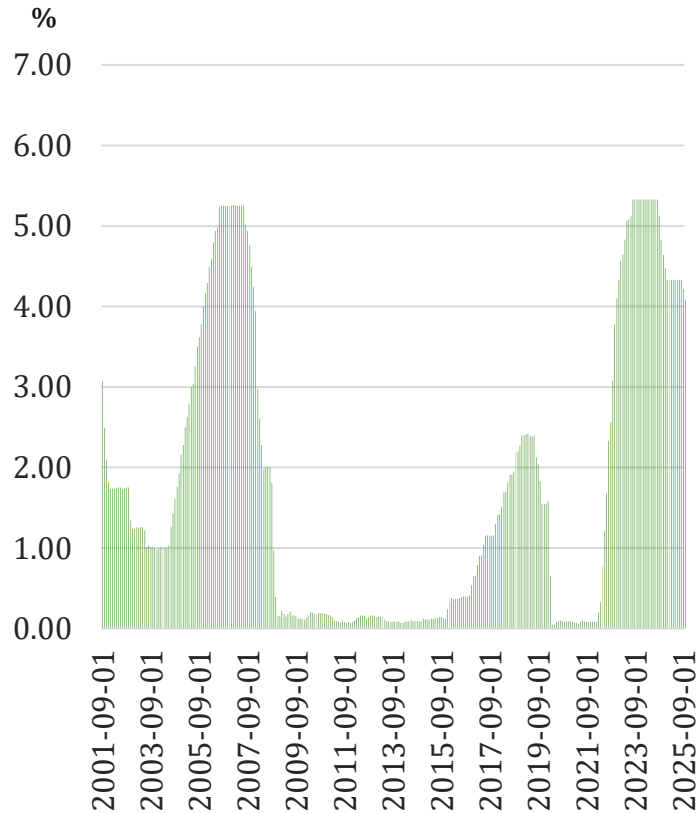
Monthly Consumer Prices 2001 – 2025



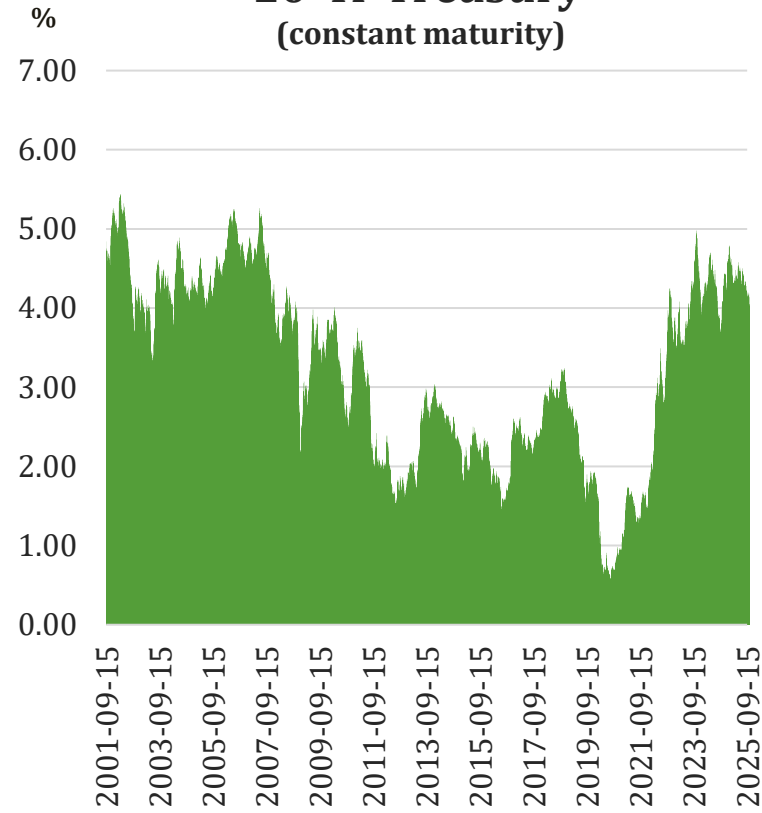
Interest Rates

2001 - 2025

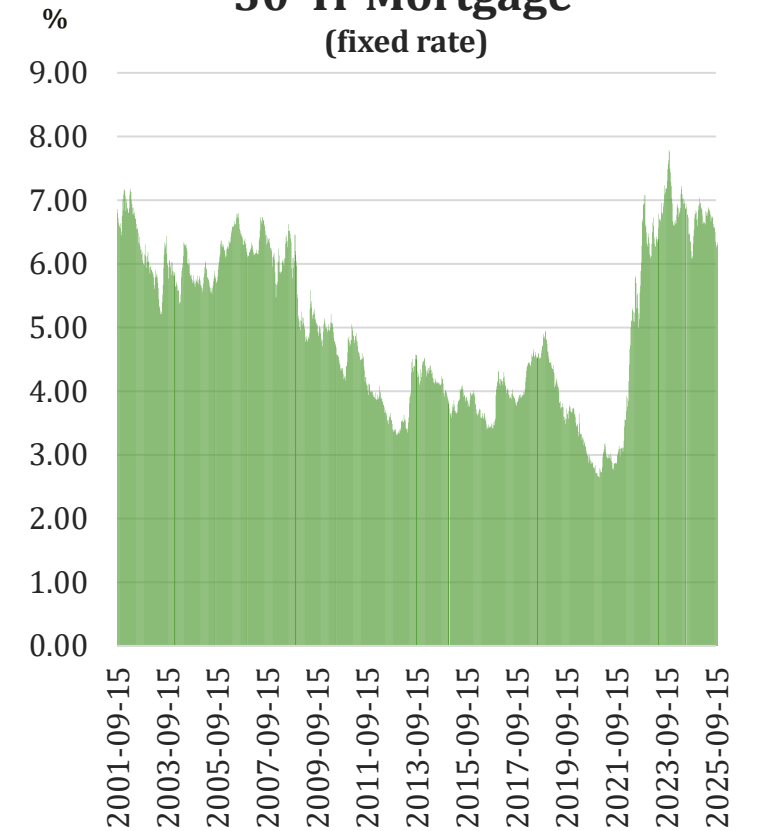
Fed Funds



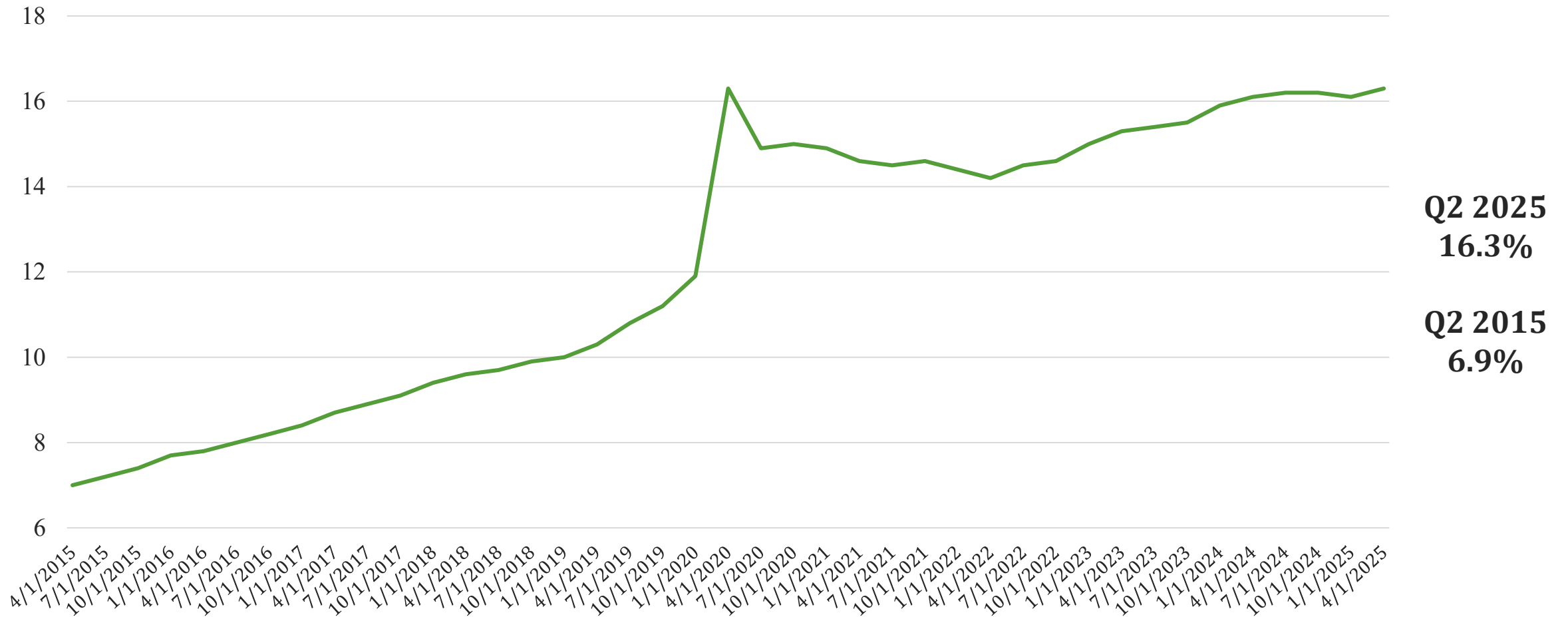
10-Yr Treasury (constant maturity)



30-Yr Mortgage (fixed rate)



E-Commerce Retail Sales as a Percent of Total Sales US

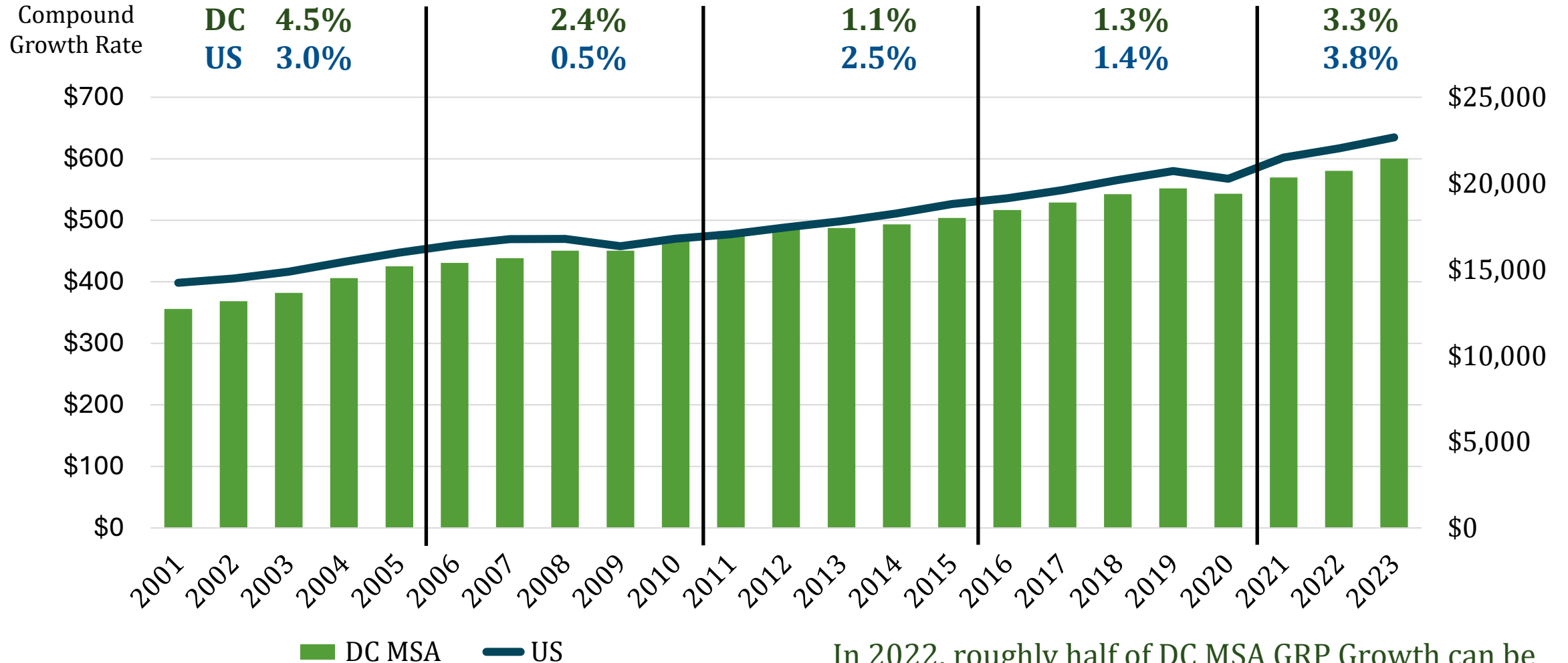


Source: U.S Census Bureau (Seasonally Adjusted)

The Washington Economy

GDP: U.S. & DC Metro

2001 - 2023 (Billions, \$2017)



In 2022, roughly half of DC MSA GRP Growth can be attributed to data centers built that year in Loudoun



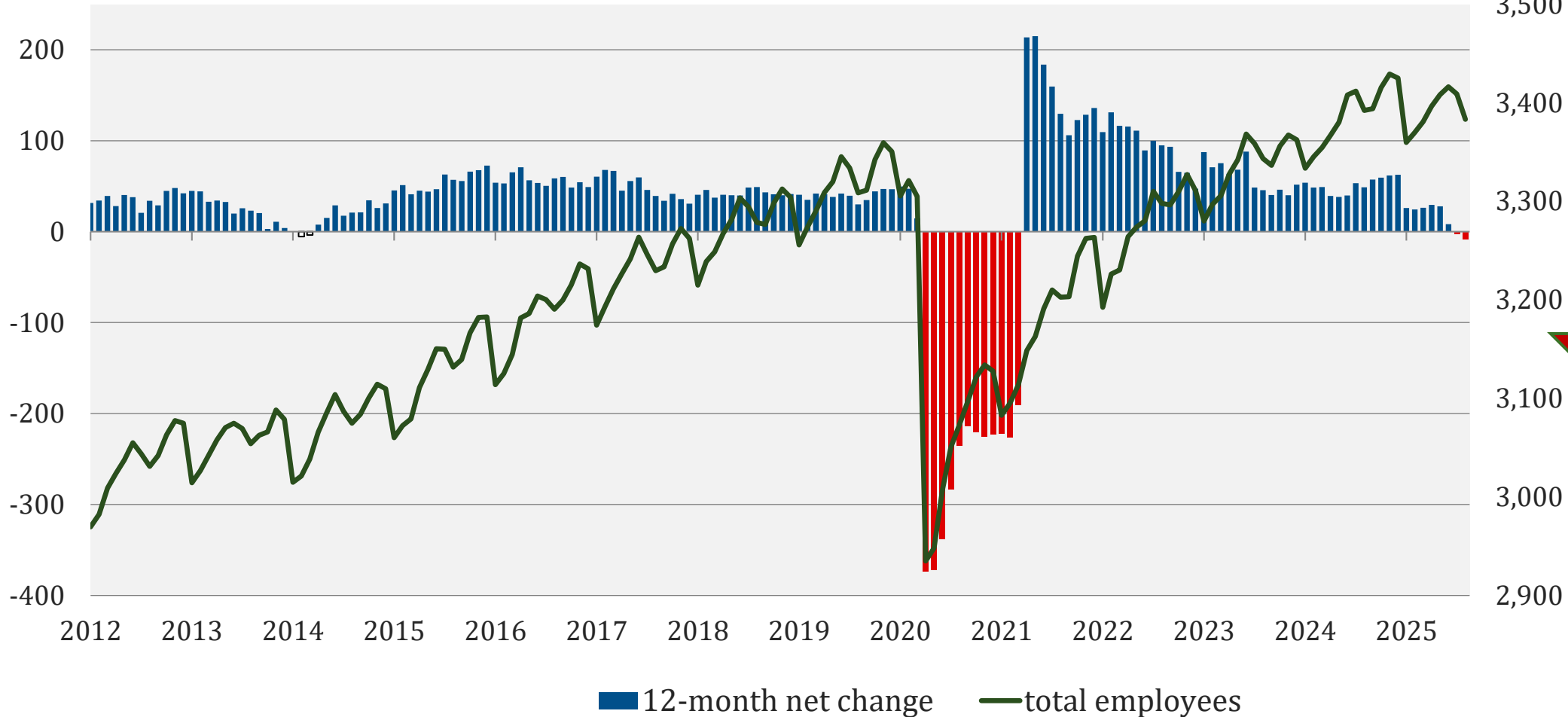
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Annual Job Change Washington MSA (2012-2025)



thousands

thousands



Aug 24

-

Aug 25

-9k

Aug 2025
Total: 3.4M

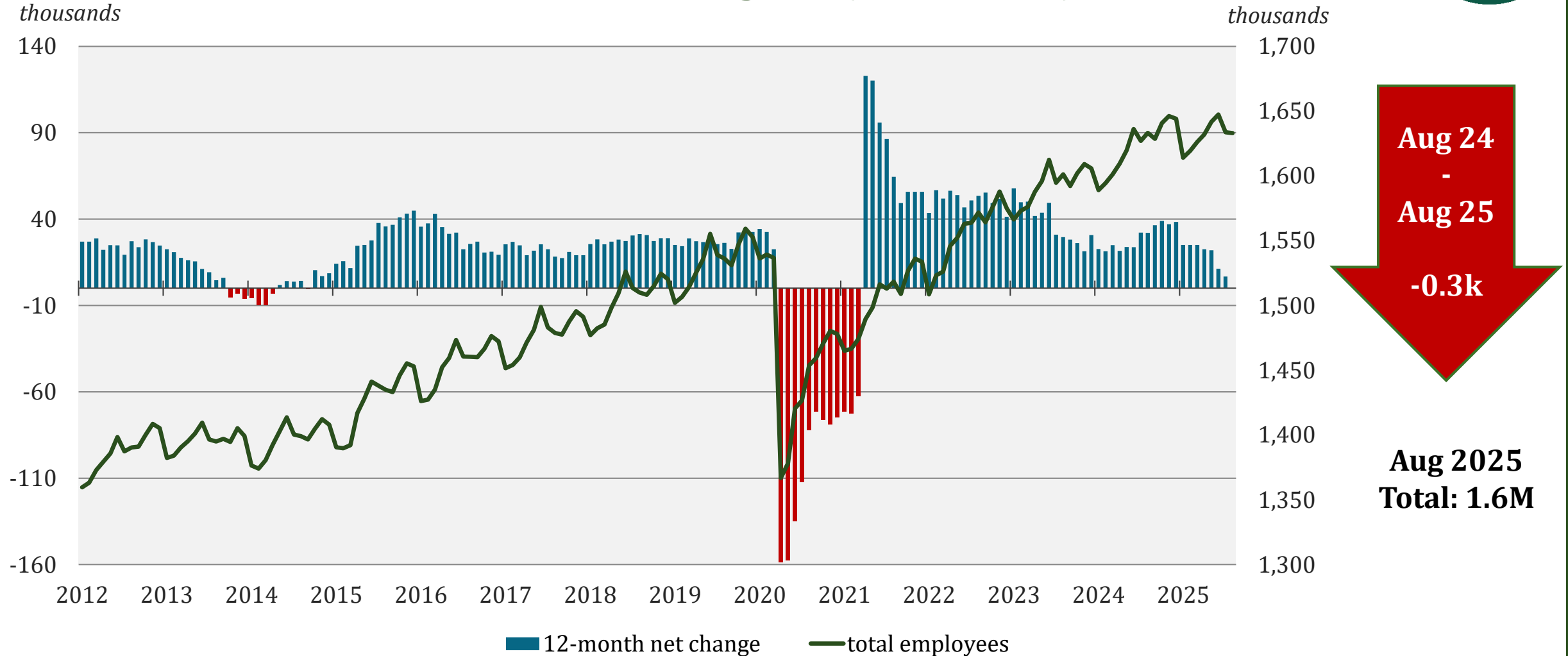


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Annual Job Change

Northern Virginia (2012-2025)



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

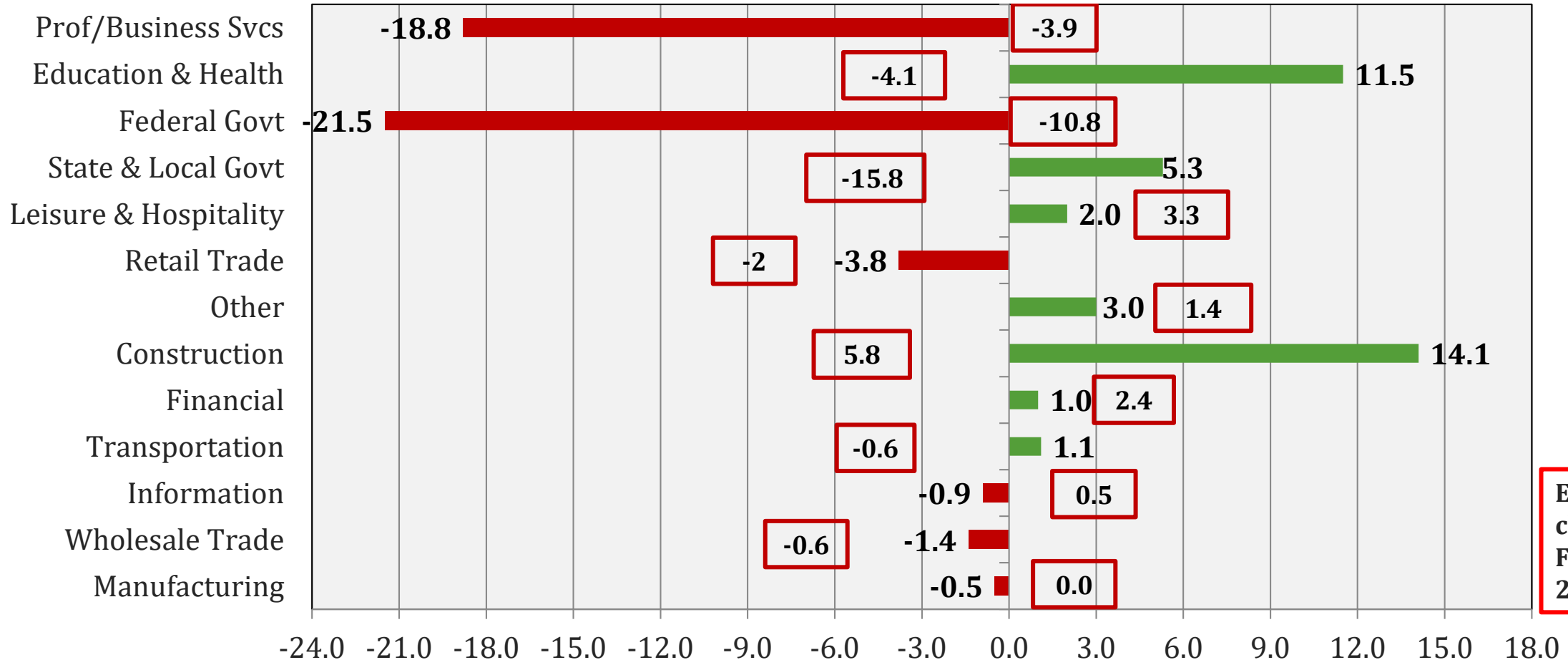
Job Change by Sector Washington MSA

Aug 2024 – Aug 2025

(000s)

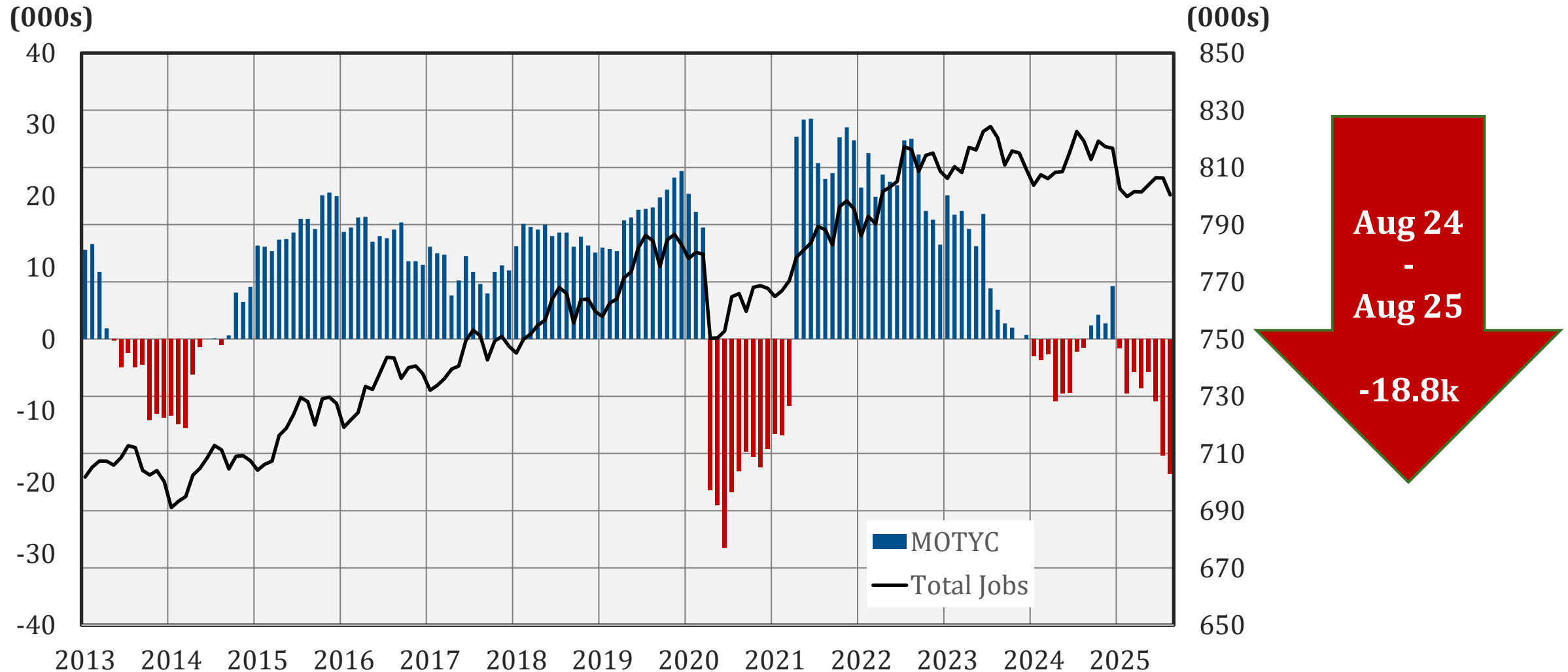
(Ranked by Size in 2024)

Total = -8.9k

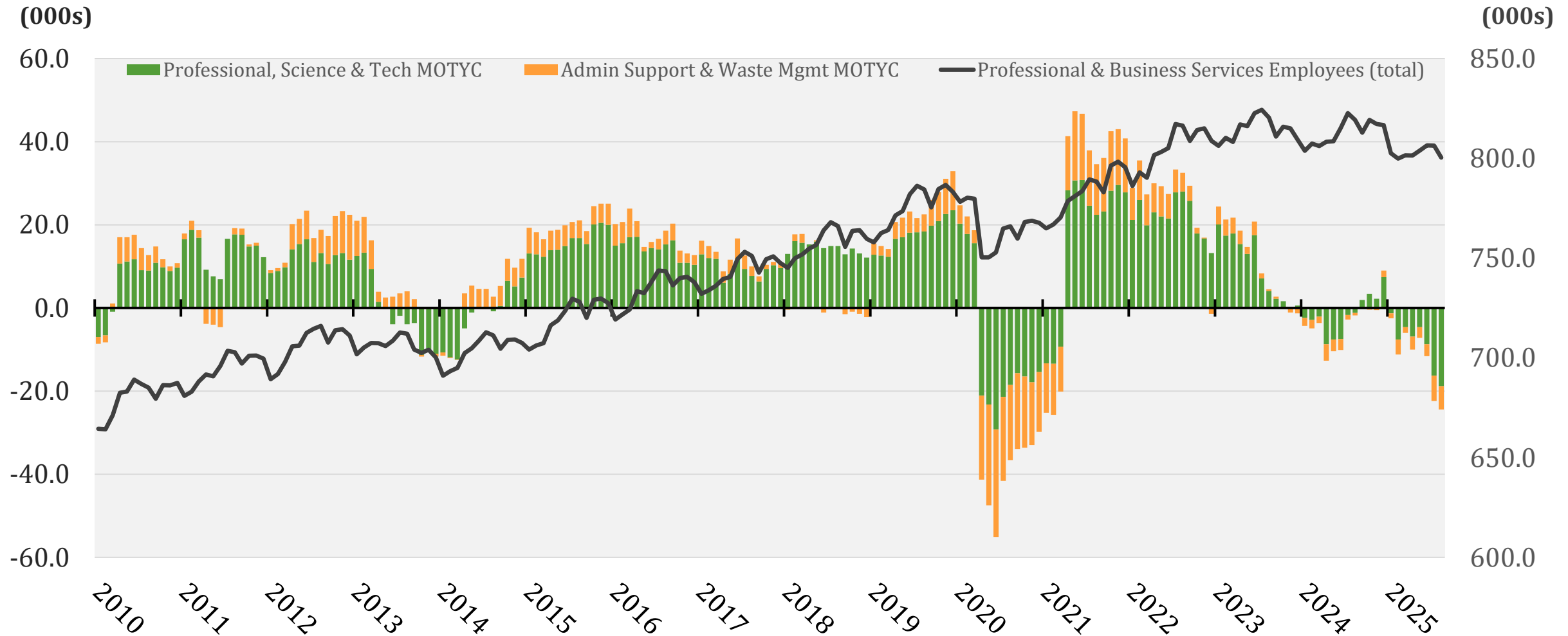


**Employment
change since
February
2020**

Professional & Business Services Washington MSA



Professional & Business Services Washington MSA

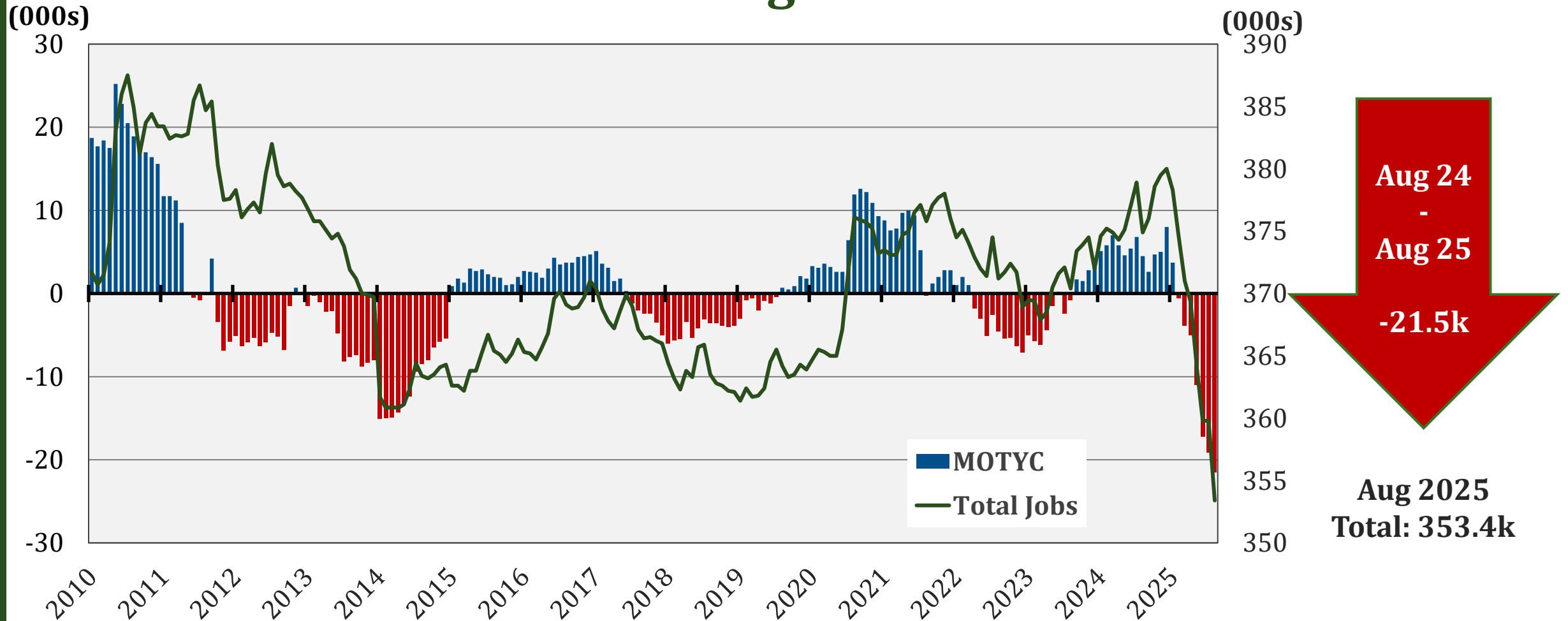


Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis



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Federal Government Washington MSA



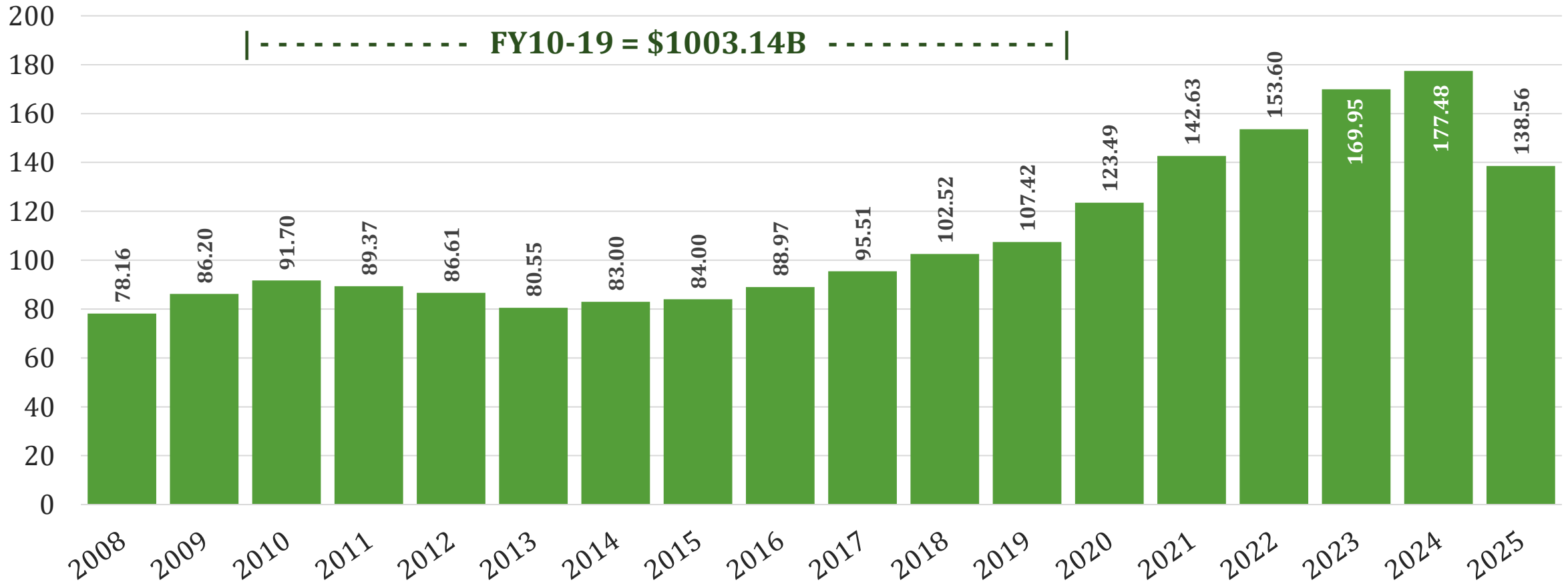
Source: Bureau of Labor Statistics (Not Seasonally Adjusted), GMU Center for Regional Analysis

Federal Procurement Spending in the Washington MSA

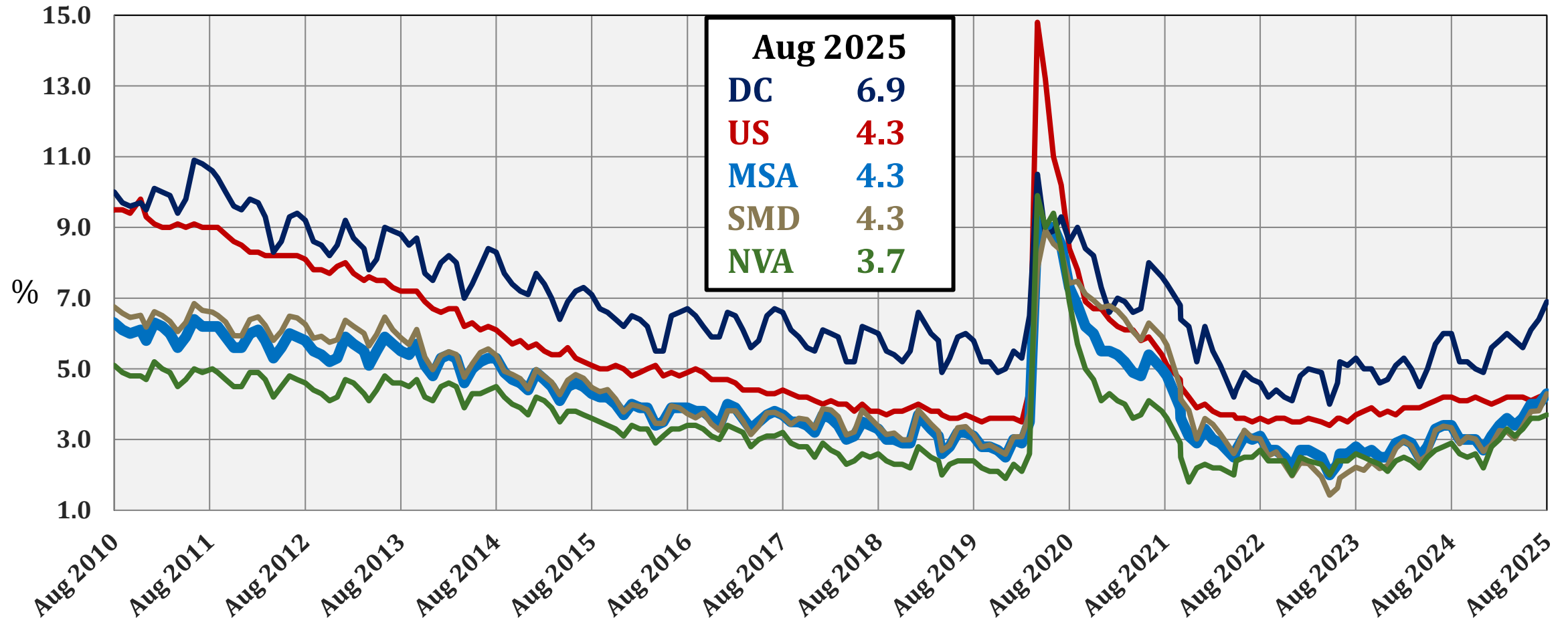
Fiscal Years 2008-2025

\$ Billions

Most Recent Year is Running Total

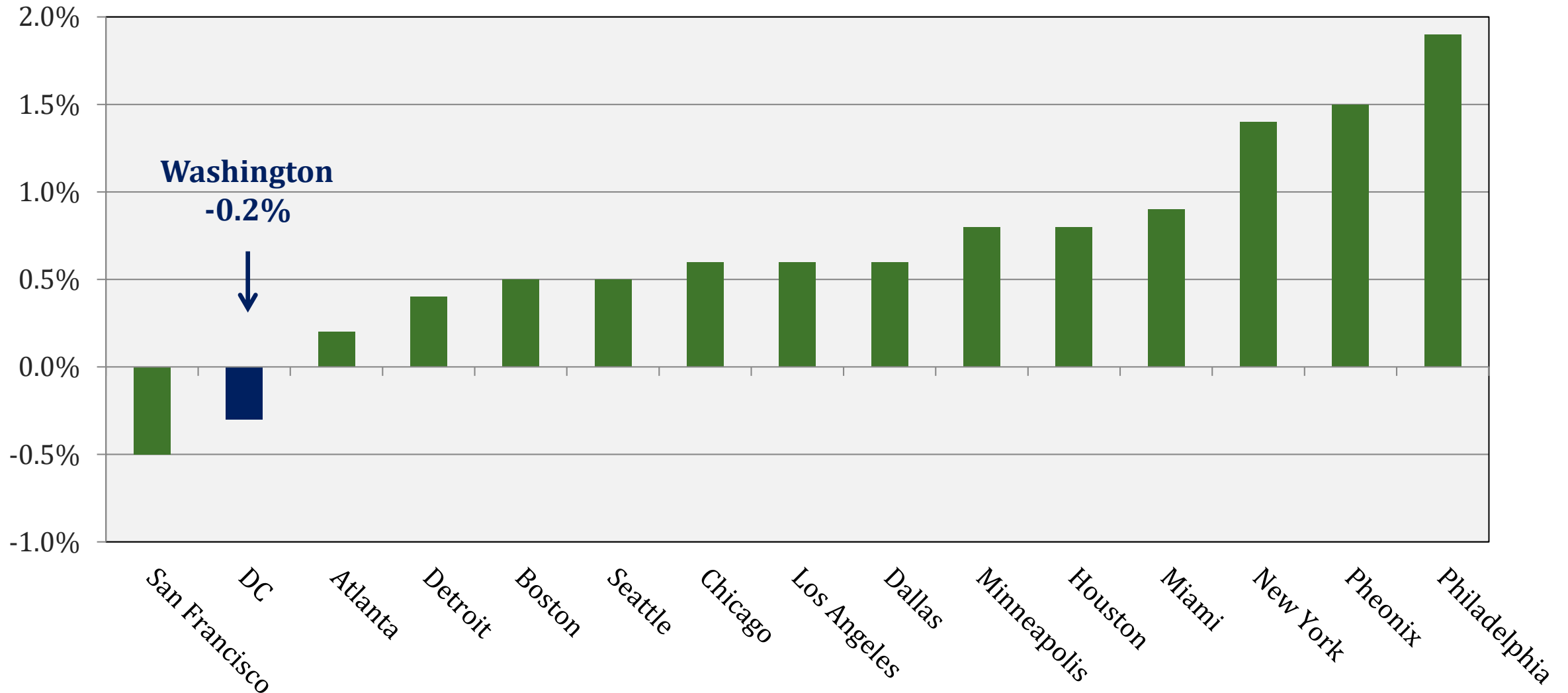


Unemployment Rates in the WMSA By Sub-State Area

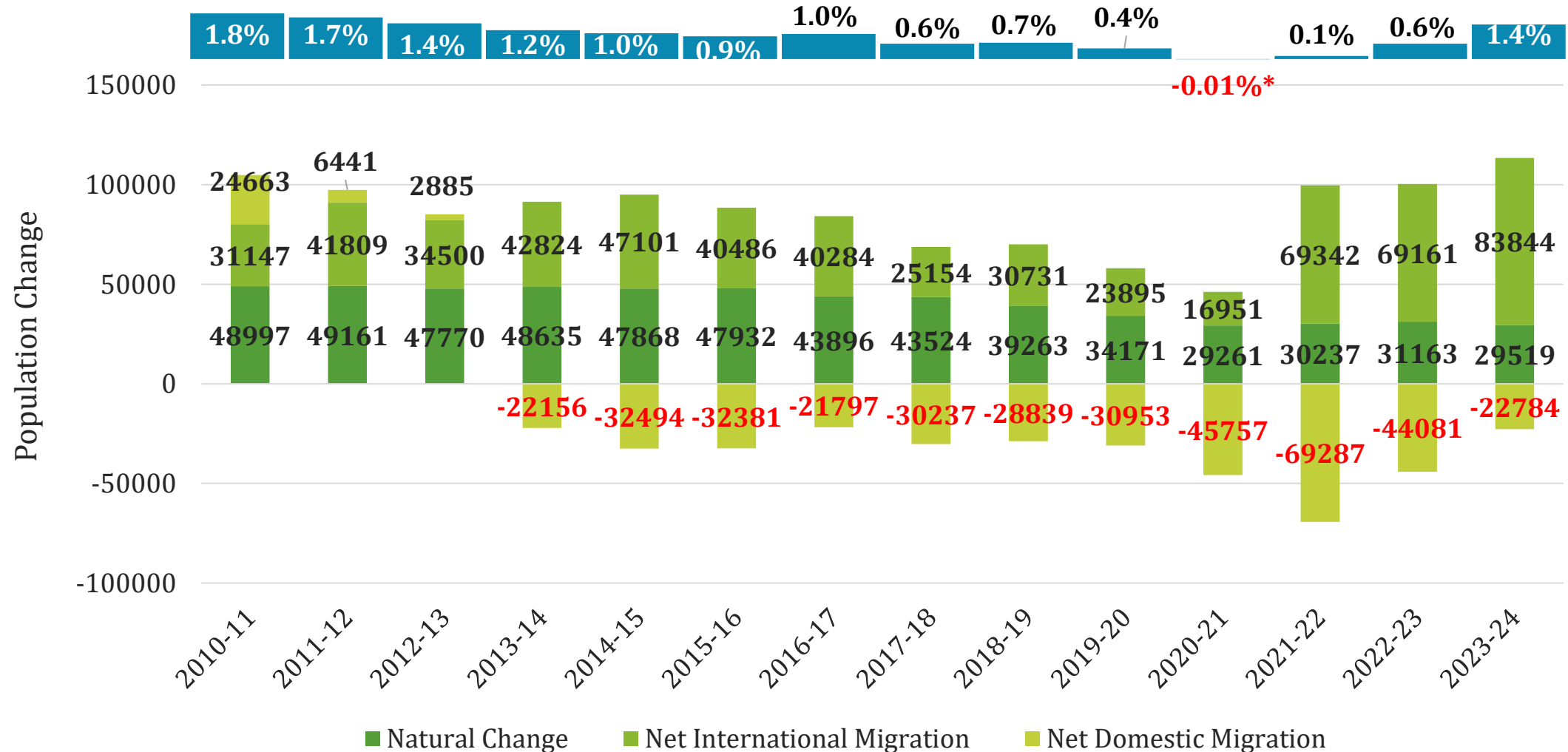


15 Largest Job Markets: Job Change

Aug 2024 – Aug 2025

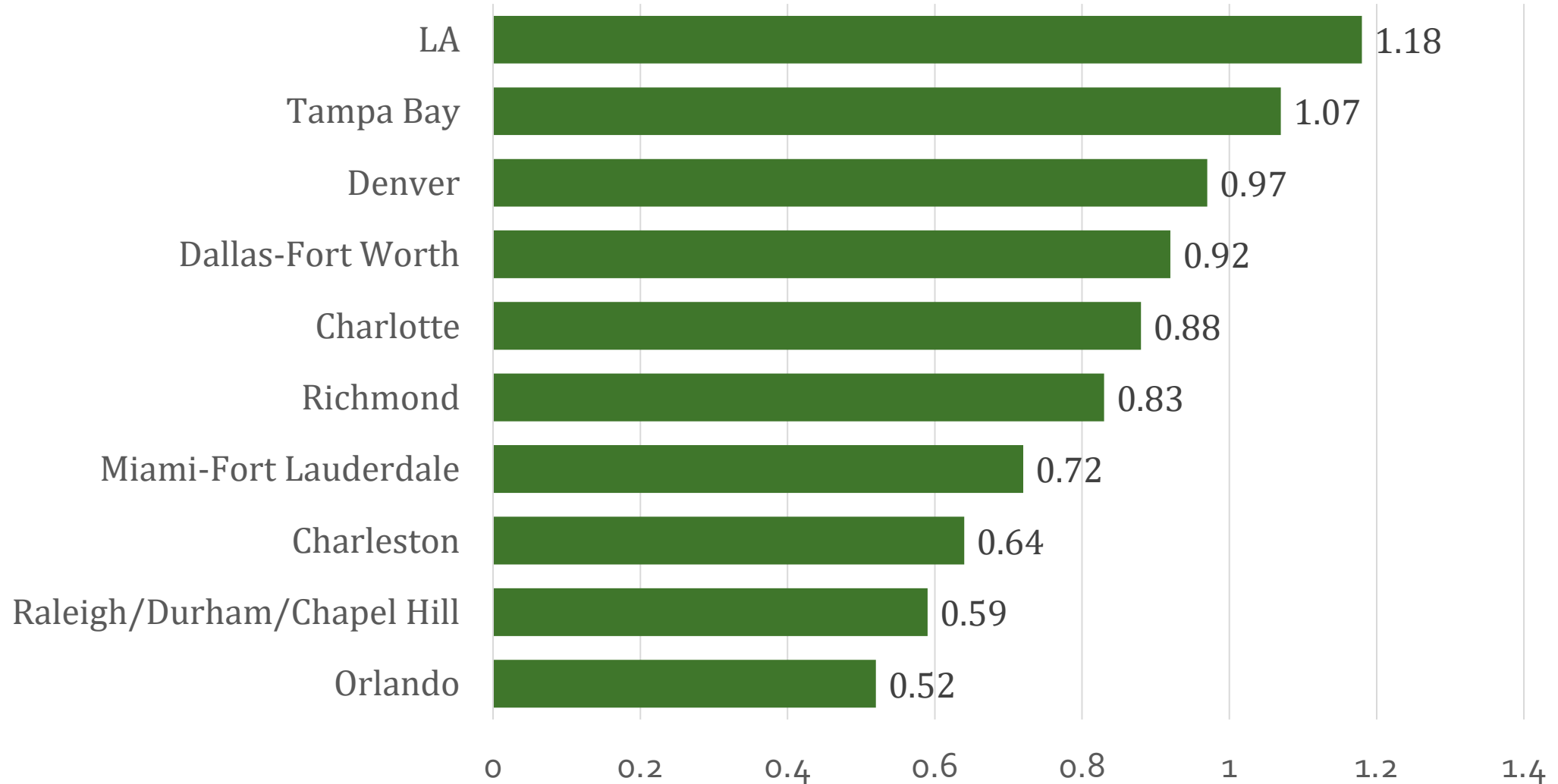


Elements of Population Change Washington MSA



LinkedIn – Washington DC Outmigration 2023

Population Loss Per 10,000 Members

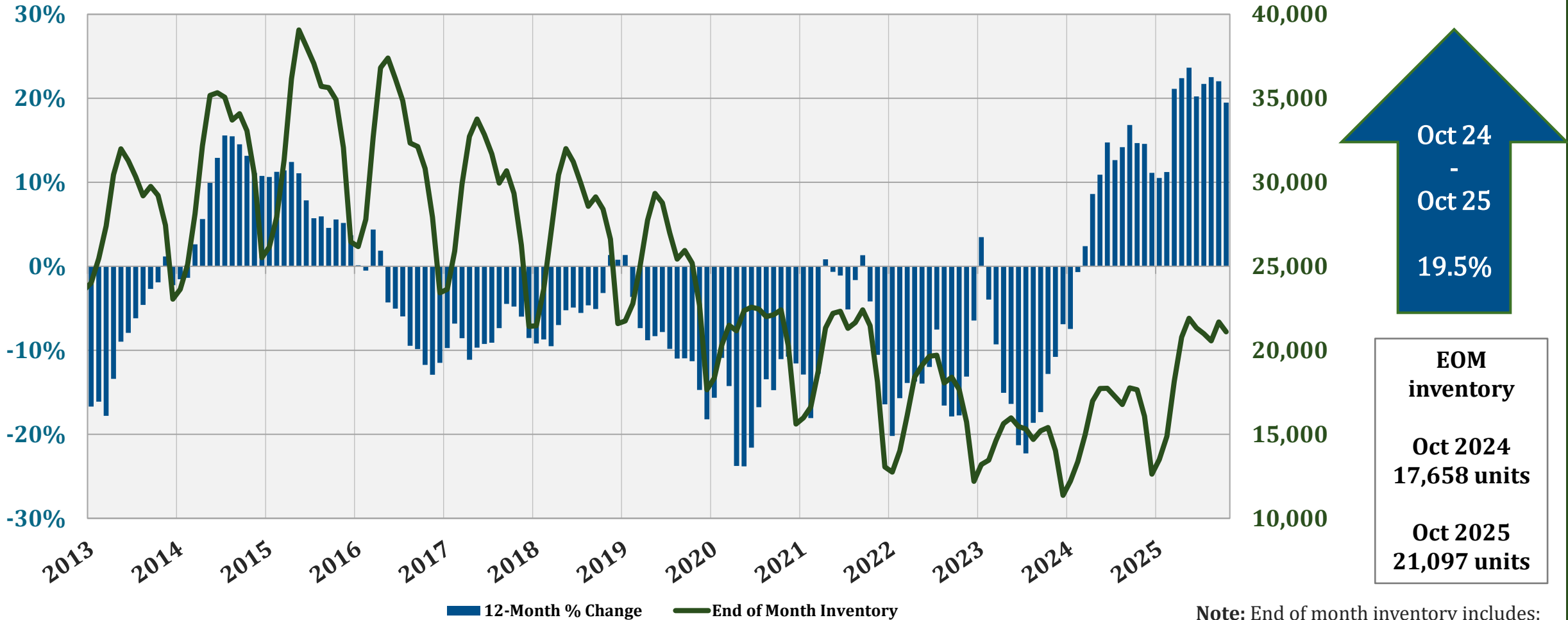




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Inventories of Existing Homes

Washington MSA MOTYC (2013-2025)



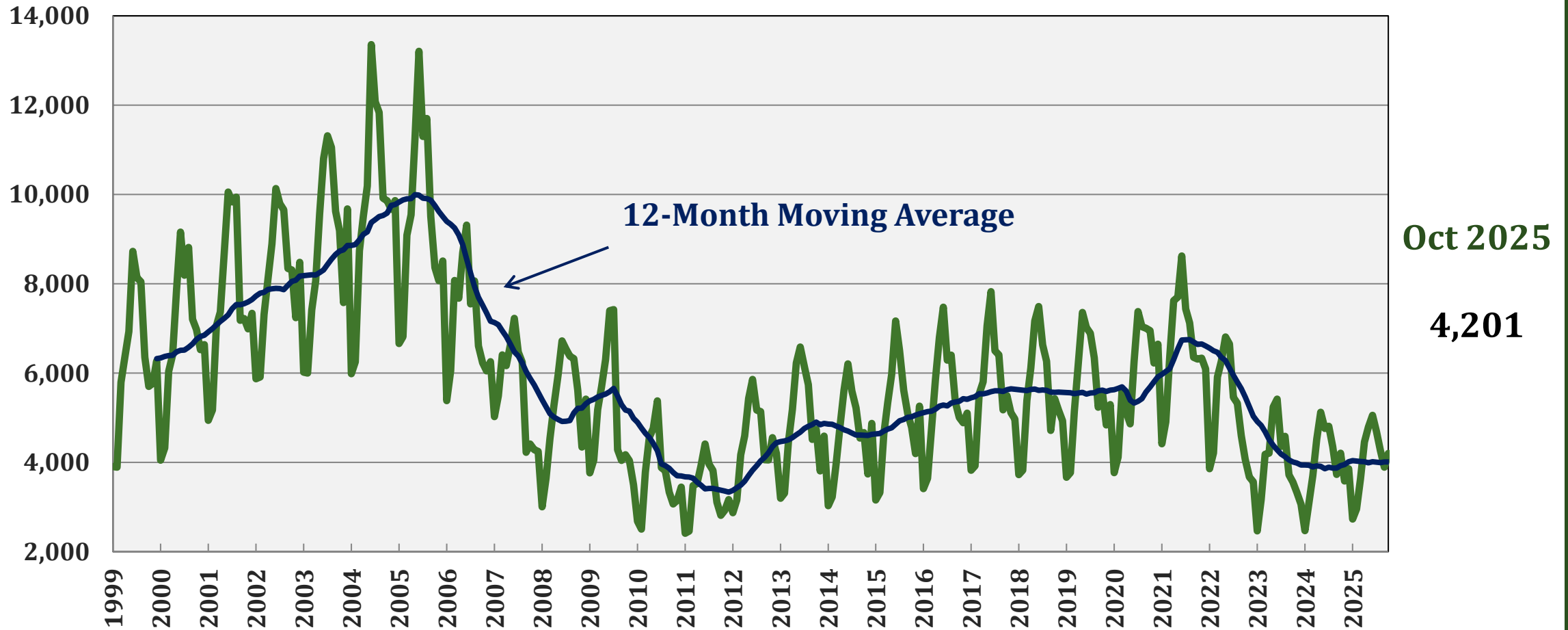
Source: GMU Center for Regional Analysis (CRA); RealEstate Business Intelligence (RBI) SmartCharts (using Bright MLS data)

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

Existing Home Sales

Washington MSA (DC Metro Region)

1999 – 2025

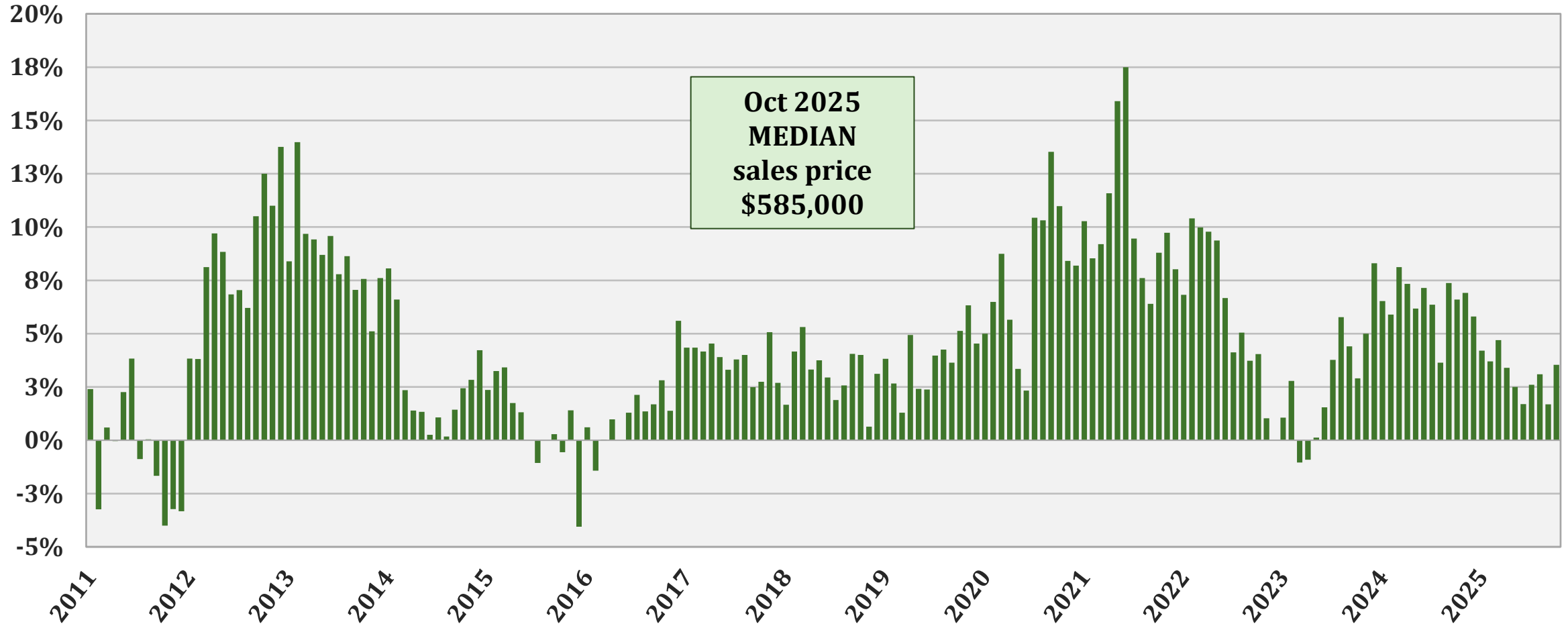




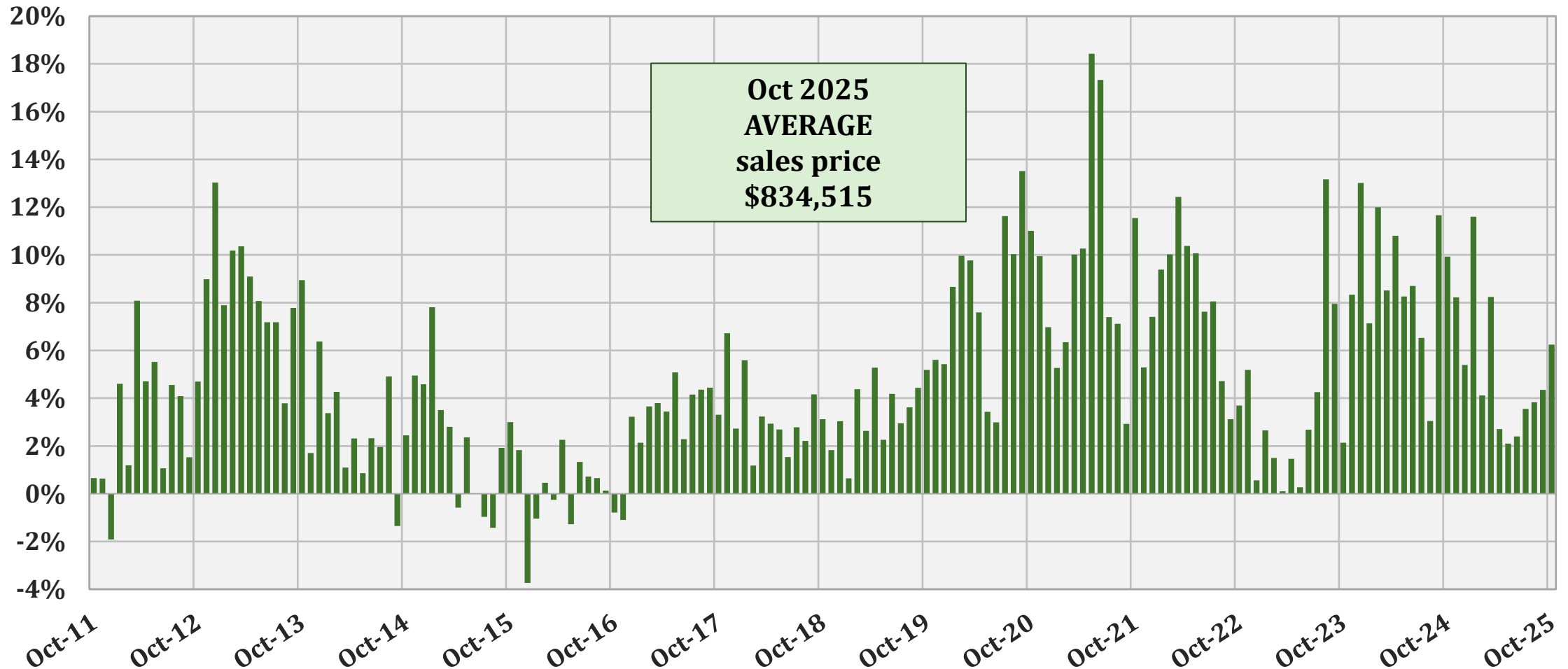
Median Sales Price

Washington MSA

Month-Over-Year % Change | Oct 2011 – Oct 2025



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



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