

As of January 1, 2023.

Table 1. Labor Force and Employment in the Northern Virginia HMA, 2000 Through 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Labor Force	1,230.4	1,263.3	1,282.6	1,295.7	1,333.7	1,381.4	1,418.4	1,444.0	1,483.9	1,491.2	1,513.2	1,543.1	1,559.9	1,572.9	1,577.7	1,574.0	1,592.2	1,632.2	1,654.1	1,689.1	1,656.2	1,623.3	1,647.7
Resident Employment	1,210.2	1,231.1	1,237.7	1,252.9	1,293.3	1,342.4	1,383.2	1,407.9	1,435.2	1,413.7	1,428.6	1,465.5	1,487.8	1,502.1	1,510.3	1,516.4	1,540.2	1,581.7	1,612.8	1,649.6	1,562.2	1,566.7	1,607.0
Unemployment	20.2	32.2	44.9	42.8	40.4	38.9	35.2	36.0	48.7	77.5	84.6	77.6	72.1	70.8	67.5	57.6	52.0	50.5	41.4	39.5	94.0	56.6	40.7
Unemployment Rate (%)	1.6	2.5	3.5	3.3	3.0	2.8	2.5	2.5	3.3	5.2	5.6	5.0	4.6	4.5	4.3	3.7	3.3	3.1	2.5	2.3	5.7	3.5	2.5
Total Nonfarm Payroll Jobs	1,159.4	1,176.6	1,165.3	1,180.6	1,233.9	1,278.9	1,309.7	1,325.7	1,328.7	1,305.9	1,317.7	1,344.8	1,369.8	1,379.2	1,380.1	1,409.4	1,438.2	1,460.1	1,488.2	1,515.9	1,445.9	1,486.7	1,525.2
Goods-Producing Sectors	109.2	113.4	110.7	108.7	115.7	123.6	126.7	118.0	108.5	95.0	92.4	92.3	92.6	93.1	93.5	94.9	97.6	99.7	102.7	106.7	105.5	105.9	108.0
Mining, Logging, & Construction	74.7	79.9	79.4	79.8	87.1	94.1	96.7	89.0	80.7	70.0	68.3	67.8	68.2	68.9	68.8	69.5	71.7	73.7	76.4	79.7	79.1	79.3	81.4
Manufacturing	34.5	33.5	31.2	28.9	28.6	29.5	30.0	29.0	27.8	25.0	24.1	24.4	24.4	24.2	24.7	25.4	25.8	26.0	26.3	27.0	26.4	26.6	26.6
Service-Providing Sectors	1,050.2	1,063.3	1,054.7	1,071.9	1,118.2	1,155.3	1,183.0	1,207.6	1,220.2	1,210.9	1,225.3	1,252.5	1,277.3	1,286.1	1,286.6	1,314.5	1,340.7	1,360.4	1,385.5	1,409.2	1,340.4	1,380.8	1,417.2
Wholesale & Retail Trade	160.7	161.5	161.3	162.4	169.6	174.3	175.2	175.6	173.5	164.9	165.1	168.4	170.3	171.7	172.5	175.2	176.1	176.1	175.7	173.2	162.2	168.6	170.8
Wholesale Trade	35.4	35.6	34.9	35.0	35.8	37.0	36.5	36.7	36.4	34.1	32.7	32.9	32.7	33.2	32.9	32.3	32.9	33.3	33.5	33.5	32.9	33.2	35.2
Retail Trade	125.3	125.9	126.4	127.4	133.8	137.3	138.7	138.9	137.1	130.8	132.4	135.5	137.6	138.5	139.6	142.9	143.2	142.8	142.2	139.7	129.3	135.4	135.6
Transportation & Utilities	39.1	39.6	38.6	38.1	38.1	39.3	36.9	37.1	37.2	35.8	35.4	36.0	36.2	35.7	36.4	37.1	38.3	40.1	41.7	45.8	45.4	46.1	52.2
Information	78.3	76.0	63.0	59.6	57.8	52.8	50.6	49.6	48.6	44.8	41.9	41.2	40.7	41.3	41.5	40.7	39.4	39.3	39.6	40.8	40.9	42.4	44.8
Financial Activities	62.7	63.3	65.4	66.3	67.4	69.5	70.4	69.4	66.9	64.5	64.8	65.5	66.9	68.6	68.6	70.3	73.4	76.4	78.1	79.2	78.1	78.9	75.6
Professional & Business Services	286.3	287.4	278.0	284.5	307.7	324.2	338.1	348.9	356.5	356.5	365.0	375.3	383.6	381.1	376.4	385.0	393.4	400.4	413.2	425.3	427.1	436.6	439.4
Education & Health Services	96.0	101.2	105.2	107.4	110.3	115.6	119.1	122.9	127.3	131.7	135.8	141.4	145.5	147.9	149.9	155.6	161.2	165.6	170.2	174.7	164.7	170.7	176.0
Leisure & Hospitality	97.1	99.1	101.3	103.8	108.8	111.6	113.2	115.9	118.8	116.0	116.8	121.3	126.2	130.1	132.7	139.6	145.1	146.9	148.2	149.2	112.3	124.6	139.5
Other Services	53.3	55.2	57.3	58.7	60.4	64.5	69.7	73.2	72.6	72.7	71.7	72.6	74.4	75.0	75.5	76.6	78.4	78.6	78.3	78.2	71.0	72.1	73.6
Government	176.8	180.1	184.6	191.1	198.3	203.5	209.9	215.1	218.9	224.1	228.9	231.0	233.6	234.6	233.2	234.5	235.4	237.1	240.5	242.9	238.8	240.8	245.3
Federal	68.3	67.5	67.9	69.5	73.7	74.8	77.6	79.1	81.3	85.1	89.9	89.4	88.8	88.2	85.6	85.5	85.4	85.0	85.4	86.1	88.4	89.0	88.2
State	15.4	15.6	16.1	16.0	16.3	16.8	17.8	19.4	18.6	18.2	18.6	19.2	19.7	20.1	20.4	20.4	19.8	19.7	19.9	19.8	19.5	19.0	19.0
Local	93.1	97.0	100.6	105.7	108.3	111.9	114.6	116.5	119.0	120.8	120.5	122.4	125.1	126.4	127.2	128.6	130.2	132.4	135.1	136.9	130.8	132.8	138.1

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of January 1, 2023.

Table 2. Population and Household Trends in the Northern Virginia HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Northern Virginia HMA	2,157,937	2,677,141	3,112,600	3,186,500	51,925	2.2	34,100	1.2	24,750	0.8
Central Submarket	317,736	347,593	407,600	420,500	2,975	0.9	4,700	1.3	4,300	1.0
Suburban Submarket	1,840,201	2,329,548	2,705,000	2,766,000	48,950	2.4	29,400	1.2	20,450	0.7
Households										
Northern Virginia HMA	802,339	979,380	1,124,150	1,151,000	17,700	2.0	11,350	1.1	8,825	0.8
Central Submarket	148,241	166,132	193,850	199,600	1,800	1.1	2,175	1.2	1,925	1.0
Suburban Submarket	654,098	813,248	930,300	951,000	15,900	2.2	9,175	1.1	6,900	0.7

Notes: The current date is January 1, 2023. The forecast date is January 1, 2026.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of January 1, 2023.

Table 3. Housing Inventory, Tenure, and Vacancy in the Northern Virginia HMA, 2000, 2010, and Current

	Northern Virginia HMA			Central Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	832,237	1,033,526	1,192,405	154,677	177,780	206,580	677,560	855,746	985,825
Occupied Units	802,339	979,380	1,124,150	148,241	166,132	193,850	654,098	813,248	930,300
Owner-Occupied	536,696	657,268	721,050	62,115	71,915	78,350	474,581	585,353	642,700
%	66.9	67.1	64.1	41.9	43.3	40.4	72.6	72.0	69.1
Renter-Occupied	265,643	322,112	403,100	86,126	94,217	115,500	179,517	227,895	287,600
%	33.1	32.9	35.9	58.1	56.7	59.6	27.4	28.0	30.9
Vacant Units	29,898	54,146	68,255	6,436	11,648	12,730	23,462	42,498	55,525
Available Units	12,940	28,776	34,755	2,630	6,422	7,230	10,310	22,354	27,525
For Sale	5,065	9,835	9,105	501	1,058	630	4,564	8,777	8,475
Rate (%)	0.9	1.5	1.2	0.8	1.4	0.8	1.0	1.5	1.3
For Rent	7,875	18,941	25,650	2,129	5,364	6,600	5,746	13,577	19,050
Rate (%)	2.9	5.6	6.0	2.4	5.4	5.4	3.1	5.6	6.2
Other Vacant	16,958	25,370	33,500	3,806	5,226	5,500	13,152	20,144	28,000

Notes: The current date is January 1, 2023. In this HUD analysis, other vacant units include all vacant units that are not available for sale or for rent. The term, therefore, includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of January 1, 2023.

Table 4. Residential Building Permit Activity in the Northern Virginia HMA, 2000 Through 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Northern Virginia HMA																							
Total	24,455	24,166	25,515	23,444	28,645	24,944	18,247	12,807	9,189	7,599	9,908	11,715	13,700	15,220	15,121	12,316	14,852	15,728	16,618	14,327	12,741	16,750	15,424
Sales	17,976	18,792	21,191	20,933	24,537	21,419	13,423	10,278	5,970	5,680	6,013	6,212	7,032	8,802	7,458	8,198	8,467	9,473	8,266	7,921	8,783	7,790	6,621
Rental	6,479	5,374	4,324	2,511	4,108	3,525	4,824	2,529	3,219	1,919	3,895	5,503	6,668	6,418	7,663	4,118	6,385	6,255	8,352	6,406	3,958	8,960	8,803
Central Submarket																							
Total	2,745	3,083	1,524	342	2,380	2,555	4,273	2,509	1,680	883	1,376	2,737	2,612	2,815	3,692	1,053	2,743	3,853	3,688	1,936	1,788	4,650	4,757
Sales	572	572	587	110	1,675	1,382	1,122	793	241	371	351	488	307	802	456	527	567	492	592	238	632	406	230
Rental	2,173	2,511	937	232	705	1,173	3,151	1,716	1,439	512	1,025	2,249	2,305	2,013	3,236	526	2,176	3,361	3,096	1,698	1,156	4,244	4,527
Suburban Submarket																							
Total	21,710	21,083	23,991	23,102	26,265	22,389	13,974	10,298	7,509	6,716	8,532	8,978	11,088	12,405	11,429	11,263	12,109	11,875	12,930	12,391	10,953	12,100	10,667
Sales	17,404	18,220	20,604	20,823	22,862	20,037	12,301	9,485	5,729	5,309	5,662	5,724	6,725	8,000	7,002	7,671	7,900	8,981	7,674	7,683	8,151	7,384	6,391
Rental	4,306	2,863	3,387	2,279	3,403	2,352	1,673	813	1,780	1,407	2,870	3,254	4,363	4,405	4,427	3,592	4,209	2,894	5,256	4,708	2,802	4,716	4,276

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022 preliminary data and estimates by the analyst

