

Table 1. Labor Force and Employment in the Washington HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														December 2013	December 2014
Labor force	2,071.1	2,100.2	2,138.7	2,167.8	2,219.0	2,273.7	2,319.6	2,335.8	2,402.2	2,407.9	2,448.5	2,496.6	2,532.5	2,549.9	2,568.8
Resident employment	2,014.1	2,028.0	2,049.7	2,080.8	2,134.9	2,193.2	2,246.6	2,265.2	2,311.0	2,256.1	2,287.3	2,341.8	2,386.3	2,409.5	2,438.7
Unemployment	57.0	72.2	89.0	87.1	84.1	80.5	73.0	70.6	91.2	151.8	161.2	154.8	146.2	140.4	130.1
Unemployment rate (%)	2.8	3.4	4.2	4.0	3.8	3.5	3.1	3.0	3.8	6.3	6.6	6.2	5.8	5.5	5.1
Total nonfarm payroll jobs	2,071.1	2,100.2	2,138.7	2,167.8	2,219.0	2,273.7	2,319.6	2,335.8	2,402.2	2,407.9	2,448.5	2,496.6	2,532.5	2,549.9	2,568.8
Goods-producing sectors	2,014.1	2,028.0	2,049.7	2,080.8	2,134.9	2,193.2	2,246.6	2,265.2	2,311.0	2,256.1	2,287.3	2,341.8	2,386.3	2,409.5	2,438.7
Mining, logging, & construction	57.0	72.2	89.0	87.1	84.1	80.5	73.0	70.6	91.2	151.8	161.2	154.8	146.2	140.4	130.1
Manufacturing	2.8	3.4	4.2	4.0	3.8	3.5	3.1	3.0	3.8	6.3	6.6	6.2	5.8	5.5	5.1
Service-providing sectors	424.5	429.2	438.9	448.4	458.9	463.8	468.0	468.5	466.0	455.4	448.3	444.4	448.8	452.2	449.9
Trade	100.7	101.9	101.9	102.6	103.5	103.4	102.8	102.4	101.5	97.3	95.2	94.8	94.9	94.8	94.0
Wholesale trade	30.1	32.7	32.3	32.6	32.5	32.4	32.5	32.1	32.0	31.0	29.6	29.2	28.9	28.8	28.1
Retail trade	70.6	69.2	69.6	70.0	71.0	71.0	70.3	70.3	69.5	66.3	65.6	65.6	66.0	66.0	65.9
Transportation & utilities	21.2	19.5	18.8	19.0	18.8	19.3	20.6	20.2	19.4	18.1	18.0	17.8	17.5	17.6	17.7
Information	8.7	8.8	8.6	7.9	8.1	8.7	9.1	9.2	8.6	7.9	7.7	7.1	7.0	6.8	6.1
Financial activities	31.3	31.5	32.7	35.0	35.4	35.1	35.2	34.0	32.3	30.0	28.8	29.1	30.1	30.6	30.0
Professional & business services	59.2	61.1	62.8	65.6	69.3	70.9	71.5	73.0	73.2	71.1	70.3	71.2	72.7	75.0	75.1
Education & health services	67.6	67.8	71.8	72.7	73.6	74.4	76.3	77.7	79.1	80.6	81.6	81.8	84.6	85.3	85.4
Leisure & hospitality	35.0	35.0	36.2	37.9	39.6	40.2	40.8	40.8	41.6	41.3	40.9	41.0	42.0	42.1	41.7
Other services	19.5	20.8	21.6	22.4	23.5	24.2	23.7	23.6	22.5	22.0	21.8	21.5	21.8	21.6	21.3
Government	81.3	82.8	84.6	85.3	87.1	87.5	87.9	87.6	87.7	87.0	84.1	80.1	78.4	78.5	78.5
Federal	10.0	10.1	10.2	10.1	10.0	9.9	9.8	9.8	9.6	9.5	9.2	8.7	8.5	8.3	8.0
State	13.1	13.4	13.6	13.6	14.6	14.3	14.3	14.0	14.4	13.5	12.3	11.6	11.3	11.3	12.4
Local	58.2	59.3	60.9	61.7	62.6	63.3	63.8	63.7	63.7	64.1	62.6	59.8	58.6	58.9	58.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2014.

Source: U.S. Bureau of Labor Statistics

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

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Washington HMA	3,727,565	4,377,008	4,743,000	4,956,000	64,950	1.6	77,050	1.7	71,000	1.5
District of Columbia submarket	572,059	601,723	665,800	704,500	2,975	0.5	13,500	2.2	12,900	1.9
Maryland Counties submarket	996,624	1,098,708	1,150,000	1,183,000	10,200	1.0	10,800	1.0	11,000	0.9
Arlington-Fairfax submarket	1,319,360	1,464,216	1,570,000	1,626,000	14,500	1.0	22,250	1.5	18,650	1.2
Remainder submarket	839,522	1,212,361	1,357,000	1,443,000	37,300	3.7	30,450	2.4	28,650	2.1
Households										
Washington HMA	1,405,638	1,632,844	1,734,100	1,798,000	22,700	1.5	21,300	1.3	21,300	1.2
District of Columbia submarket	248,338	266,707	288,400	302,700	1,825	0.7	4,575	1.7	4,775	1.6
Maryland Counties submarket	353,725	386,129	401,400	411,700	3,250	0.9	3,225	0.8	3,425	0.8
Arlington-Fairfax submarket	511,461	571,207	598,300	614,900	5,975	1.1	5,700	1.0	5,525	0.9
Remainder submarket	292,114	408,801	445,600	469,000	11,650	3.4	7,750	1.8	7,800	1.7

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is January 1, 2015. The forecast date is January 1, 2018.

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

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

	Washington HMA			District of Columbia Submarket			Maryland Counties Submarket			Arlington-Fairfax Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,482,388	1,747,711	1,838,000	274,845	296,719	316,300	373,857	416,925	428,600	527,017	599,947	625,100	306,669	434,120	467,500
Occupied units	1,405,638	1,632,844	1,734,100	248,338	266,707	288,400	353,725	386,129	401,400	511,461	571,207	598,300	292,114	408,801	445,600
Owner-occupied	870,932	1,027,882	1,075,000	101,214	112,055	119,500	231,427	257,180	264,800	319,193	353,038	364,600	219,098	305,609	325,800
%	62.0	63.0	62.0	40.8	42.0	41.4	65.4	66.6	66.0	62.4	61.8	60.9	75.0	74.8	73.1
Renter-occupied	534,706	604,962	659,100	147,124	154,652	168,900	122,298	128,949	136,600	192,268	218,169	233,700	73,016	103,192	119,800
%	38.0	37.0	38.0	59.2	58.0	58.6	34.6	33.4	34.0	37.6	38.2	39.1	25.0	25.2	26.9
Vacant units	76,750	114,867	103,800	26,507	30,012	27,900	20,132	30,796	27,200	15,556	28,740	26,750	14,555	25,319	21,900
Available units	36,543	63,336	61,250	12,223	17,323	16,950	11,311	17,209	15,700	6,671	16,435	16,750	6,338	12,369	11,900
For sale	13,158	20,371	16,500	3,021	3,930	2,825	5,032	6,541	5,400	2,003	4,350	3,675	3,102	5,550	4,625
Rate (%)	1.5	1.9	1.5	2.9	3.4	2.3	2.1	2.5	2.0	0.6	1.2	1.0	1.4	1.8	1.4
For rent	23,385	42,965	44,750	9,202	13,393	14,100	6,279	10,668	10,300	4,668	12,085	13,075	3,236	6,819	7,275
Rate (%)	4.2	6.6	6.4	5.9	8.0	7.7	4.9	7.6	7.0	2.4	5.2	5.3	4.2	6.2	5.7
Other vacant	40,207	51,531	42,500	14,284	12,689	11,000	8,821	13,587	11,500	8,885	12,305	10,000	8,217	12,950	10,000

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2015.

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

Table 4. Residential Building Permit Activity in the Washington HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	12 Months Ending	
														December 2013	December 2014
Washington HMA															
Total	32,565	29,805	30,904	32,436	33,386	31,691	26,733	18,931	15,380	10,026	13,271	15,866	22,414	20,665	23,634
Single-family	22,340	23,357	22,828	25,158	23,307	22,405	16,477	11,464	9,001	8,037	7,735	8,019	9,076	10,900	10,003
Multifamily	10,225	6,448	8,076	7,278	10,079	9,286	10,256	7,467	6,379	1,989	5,536	7,847	13,338	9,765	13,631
District of Columbia submarket															
Total	949	2,008	3,440	1,359	2,645	2,491	2,938	2,846	1,097	367	2,514	4,095	5,193	4,595	5,506
Single-family	187	131	383	152	226	125	126	576	248	151	177	227	271	333	300
Multifamily	762	1,877	3,057	1,207	2,419	2,366	2,812	2,270	849	216	2,337	3,868	4,922	4,262	5,206
Maryland Counties submarket															
Total	5,453	5,360	4,817	5,406	5,161	5,583	7,705	3,753	3,307	1,841	2,713	2,179	2,868	2,990	4,300
Single-family	5,228	5,303	4,744	4,751	3,400	4,674	4,369	2,466	1,951	1,629	1,498	1,792	1,825	2,139	2,300
Multifamily	225	57	73	655	1,761	909	3,336	1,287	1,356	212	1,215	387	1,043	851	2,000
Arlington-Fairfax submarket															
Total	9,657	8,843	5,456	7,094	8,563	7,573	5,490	3,855	4,755	2,764	2,967	3,404	5,951	4,152	7,189
Single-family	3,850	5,290	2,550	4,300	3,840	2,290	2,150	880	2,310	1,680	1,293	1,145	1,088	1,215	1,439
Multifamily	5,807	3,553	2,906	2,794	4,723	5,283	3,340	2,975	2,445	1,084	1,674	2,259	4,863	2,937	5,750
Remainder submarket															
Total	16,506	13,594	17,191	18,577	17,017	16,044	10,600	8,477	6,221	5,054	5,077	6,188	8,402	8,928	6,639
Single-family	13,075	12,633	15,151	15,955	15,841	15,316	9,832	7,542	4,492	4,577	4,767	4,855	5,892	7,213	5,964
Multifamily	3,431	961	2,040	2,622	1,176	728	768	935	1,729	477	310	1,333	2,510	1,715	675

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Washington HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	78,900	102,700	107,300	2.7	1.1
Median household income	62,216	85,168	90,149	3.2	1.4

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data