

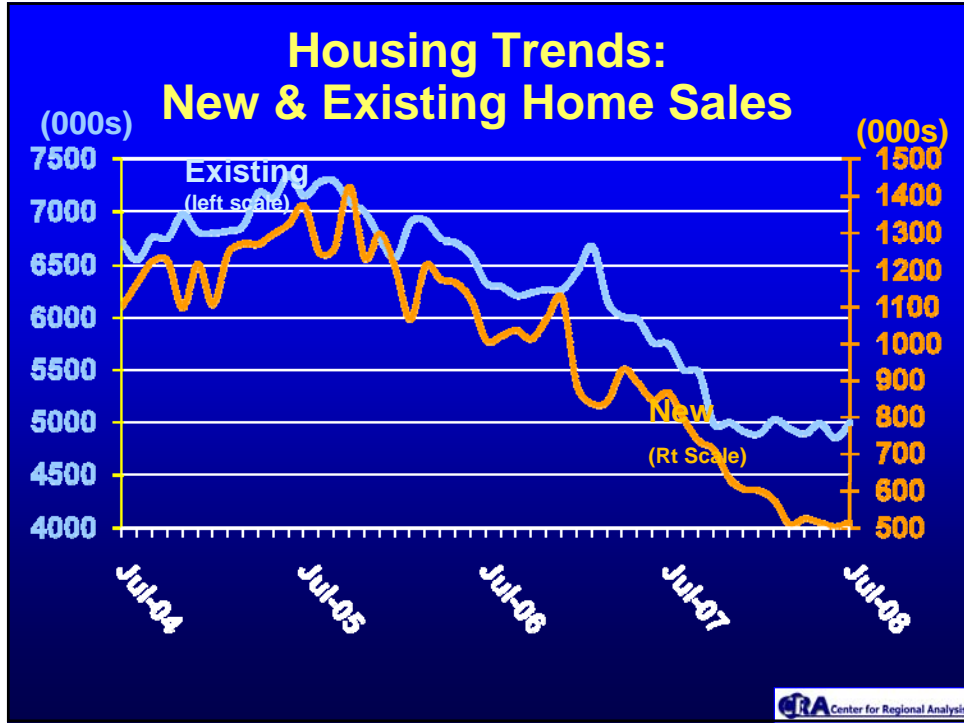
***Arlington/Alexandria Workforce  
Investment Board***

***The Washington Region and  
Northern Virginia Economy***

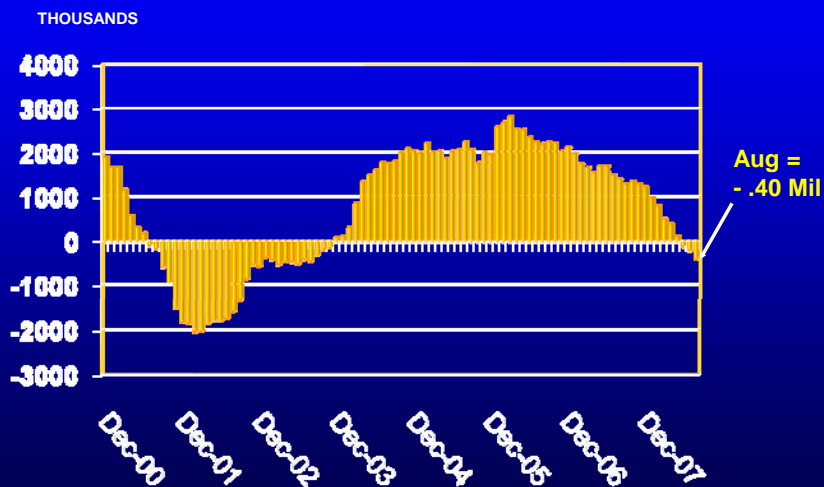
**John McClain, AICP  
Senior Fellow and Deputy Director,  
Center for Regional Analysis  
George Mason University**

**September 25, 2008**

**The U.S. Economy**



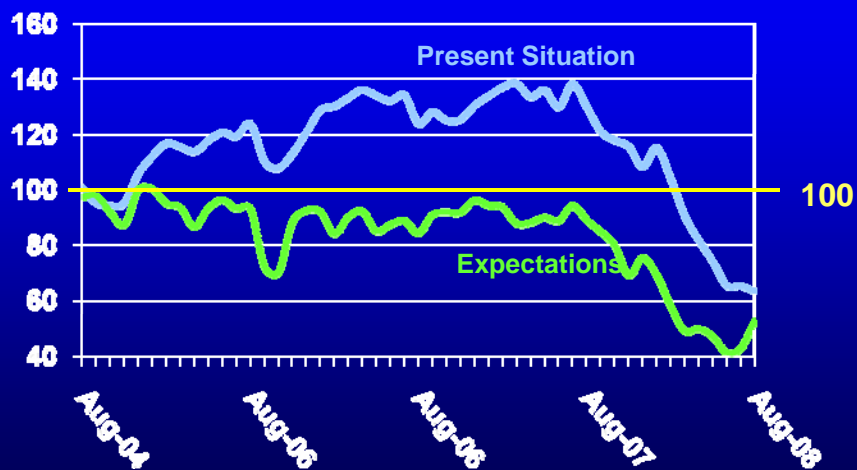
## Annual Change in Jobs - US



Source: BLS Establishment Survey

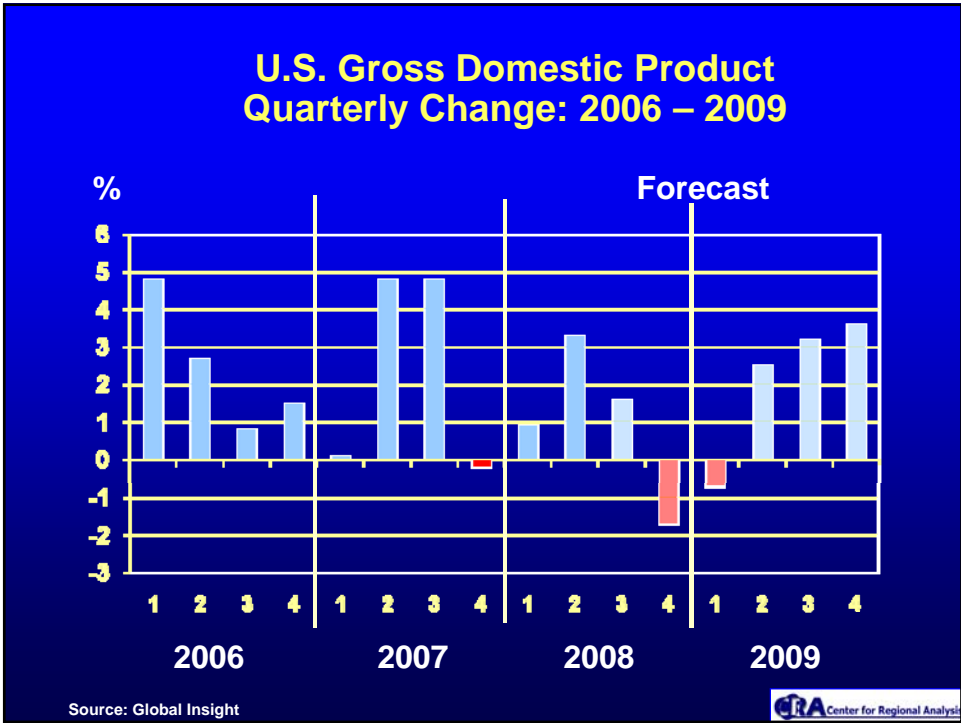
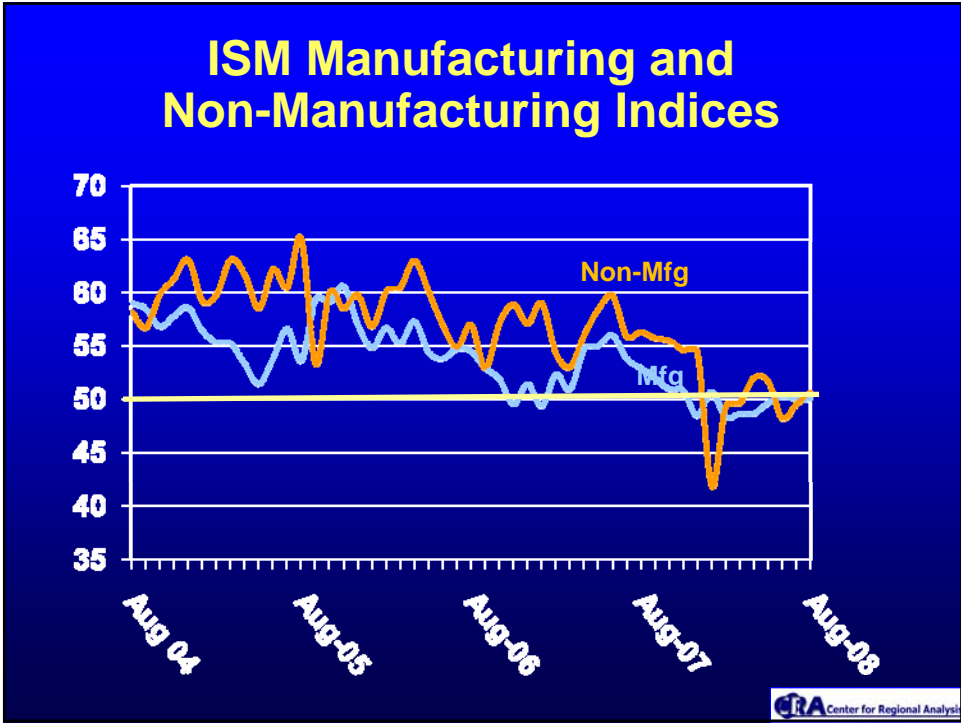
CRA Center for Regional Analysis

## Consumer Confidence



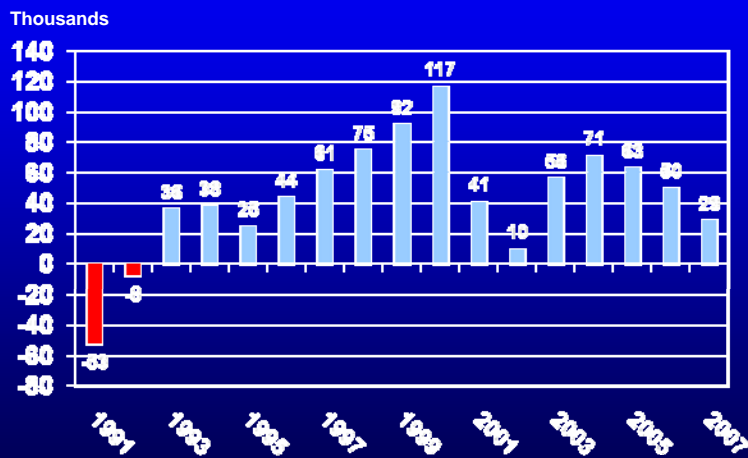
Source: Conference Board, GMU Center for Regional Analysis

CRA Center for Regional Analysis



# The Washington Economy

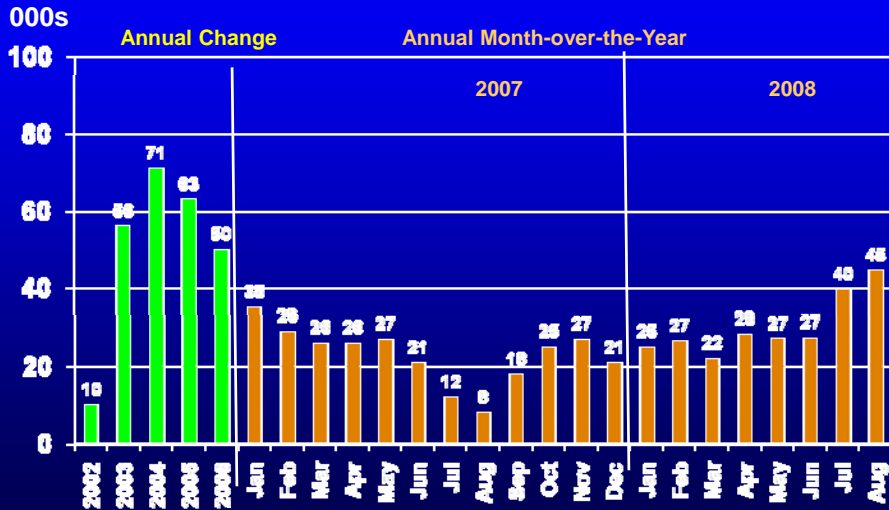
## Annual Change in Jobs 1991 – 2007 Washington Metro



Source: BLS, GMU Center for Regional Analysis



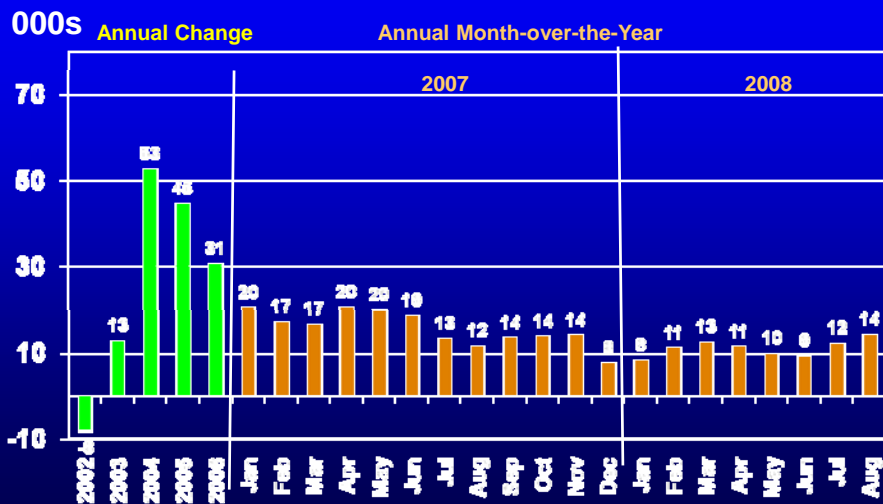
## Annual Job Change Washington Metro Area



Source: BLS, GMU Center for Regional Analysis



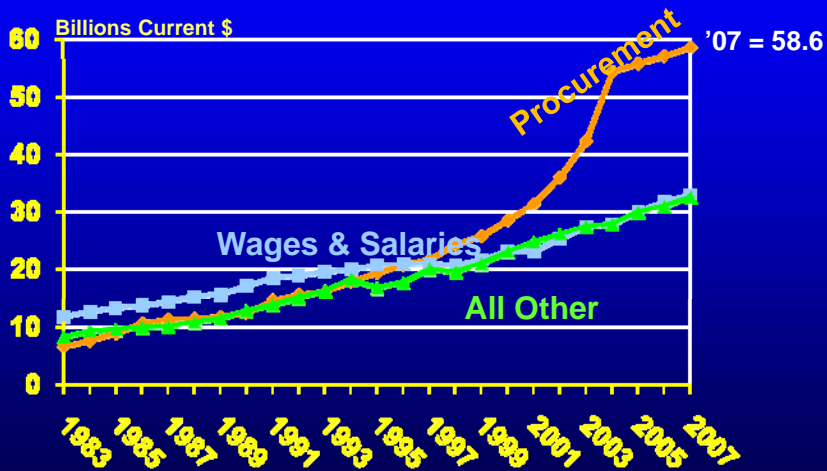
## Annual Job Change Northern Virginia



Source: BLS, GMU Center for Regional Analysis



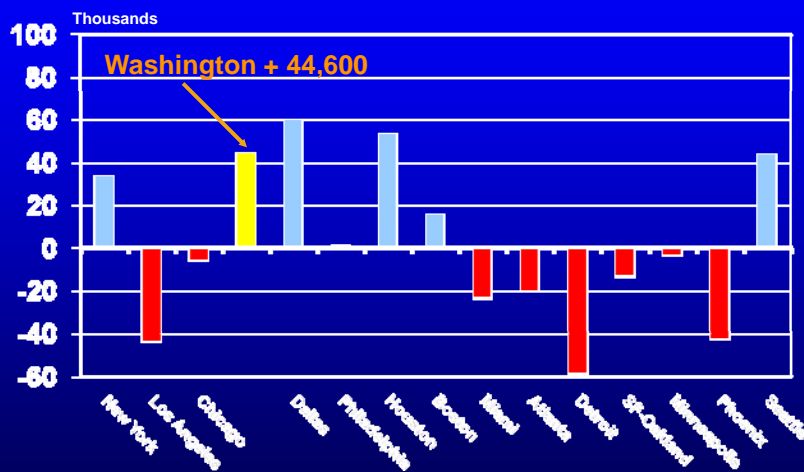
## Federal Spending by Type 1983 - 2007



Source: GMU Center for Regional Analysis, Eagle Eye, Inc.

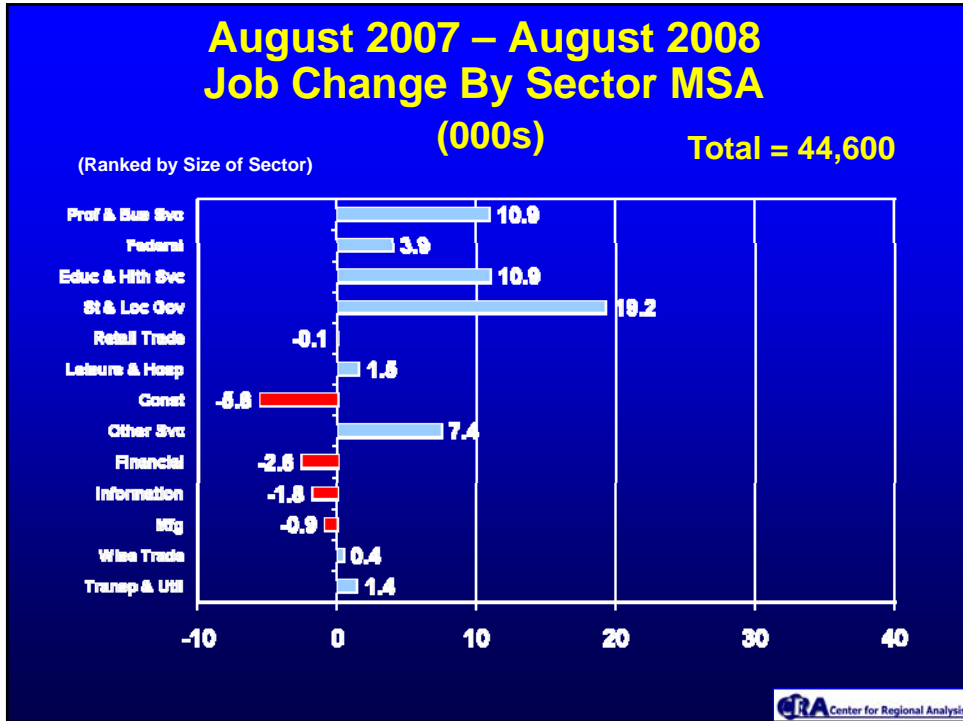
CRA Center for Regional Analysis

## 15 Largest Job Markets Job Change August 07– August 08



Ranked by Total Jobs

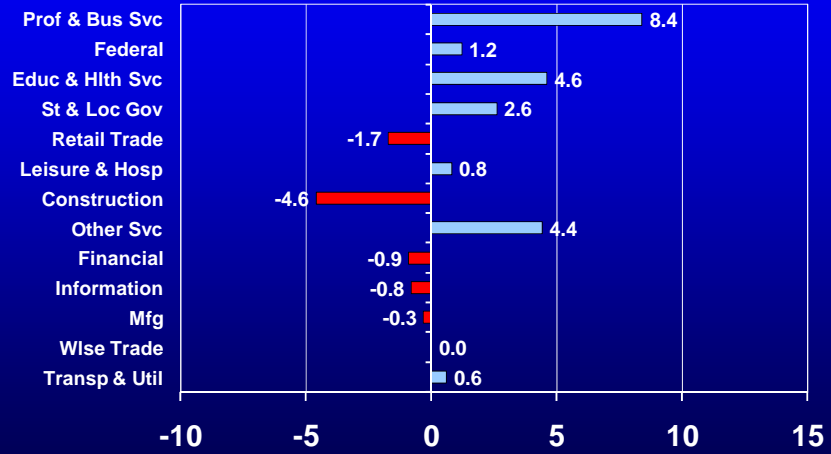
CRA Center for Regional Analysis



## July 07 – July 08 Job Change By Sector – Northern VA (000s)

Total = 14,300

(Ranked by Size of Sector)



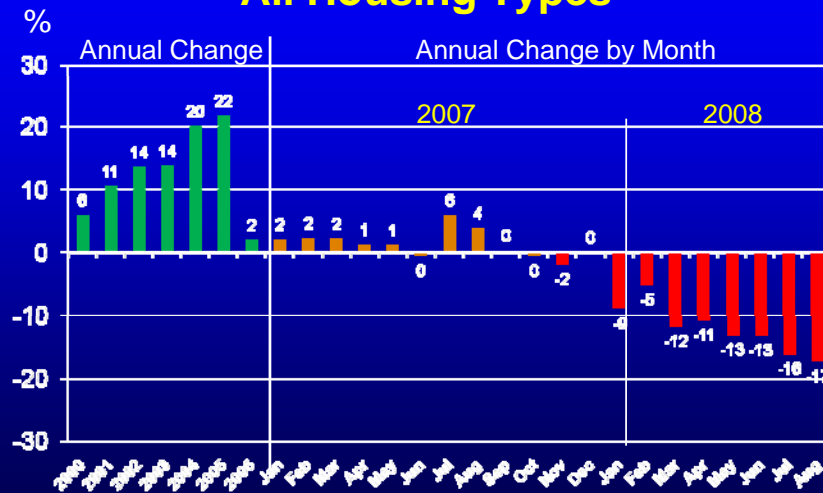
**CRA** Center for Regional Analysis

## The Washington Area Housing Market

## Sales and Total Active Listings Washington MSA, August Each Year

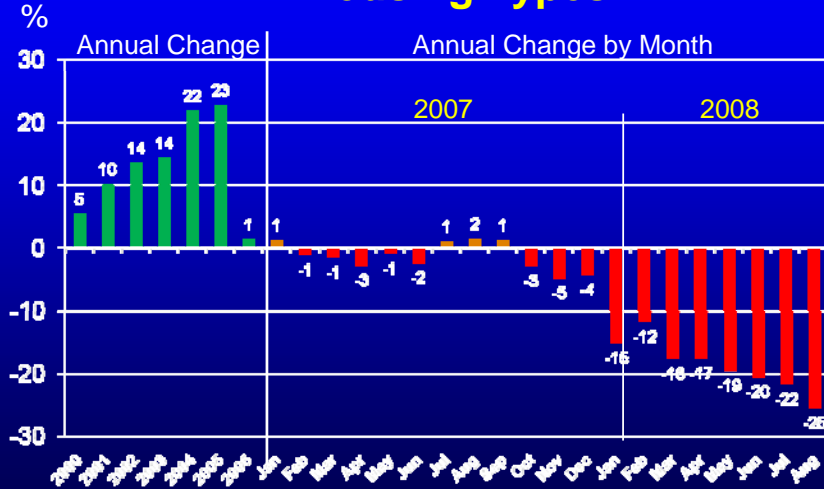


## Average Sales Price Percent Change Washington MSA All Housing Types



Source: MRIS, GMU Center for Regional Analysis

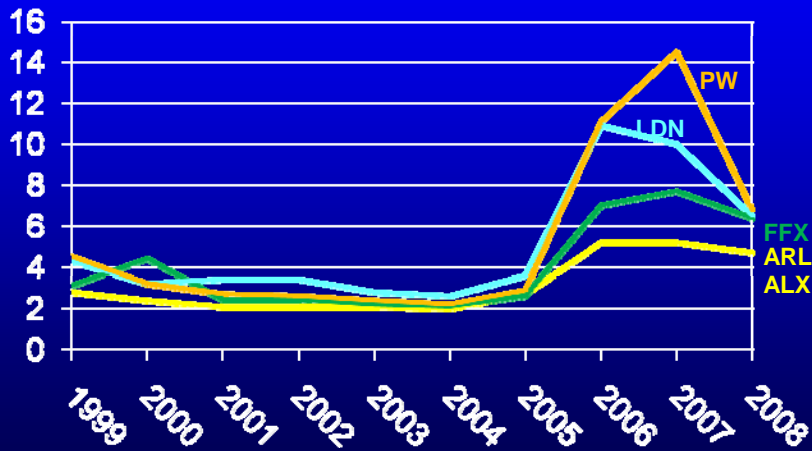
## Average Sales Price Percent Change Northern Virginia All Housing Types



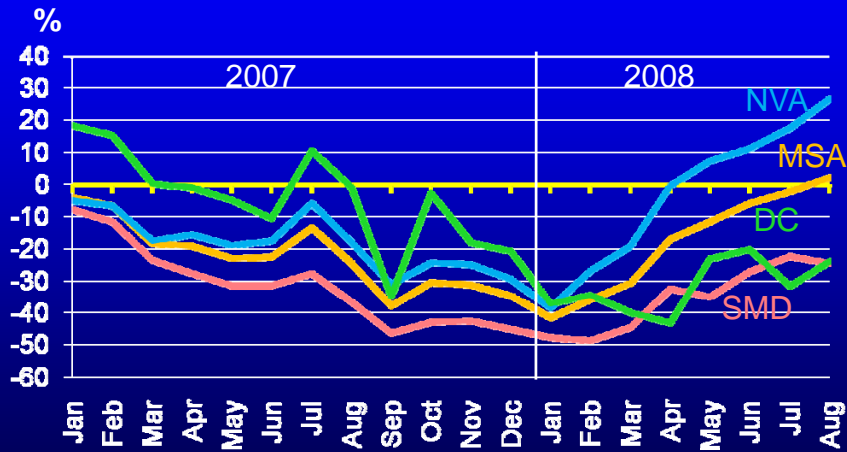
Source: MRIS, GMU Center for Regional Analysis



## Total Active Listings Per Sale August Each Year



### Units Sold Percent Change By Subregion All Housing Types



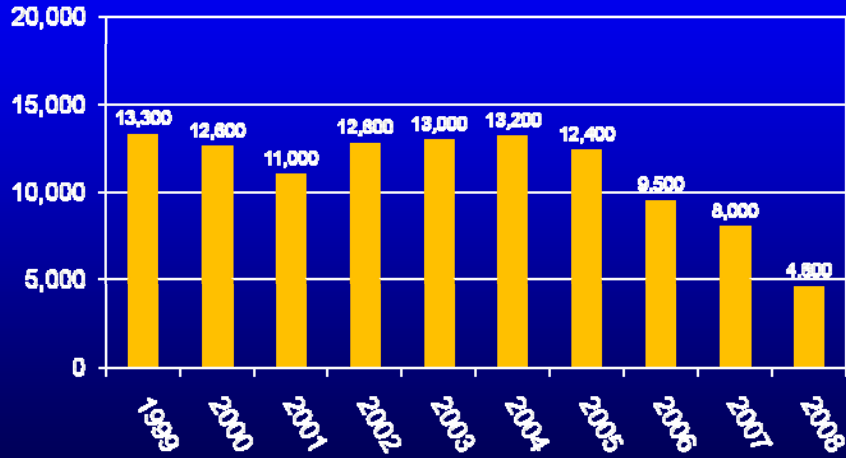
CRA Center for Regional Analysis

### Units Sold Percent Change Northern Virginia All Housing Types



CRA Center for Regional Analysis

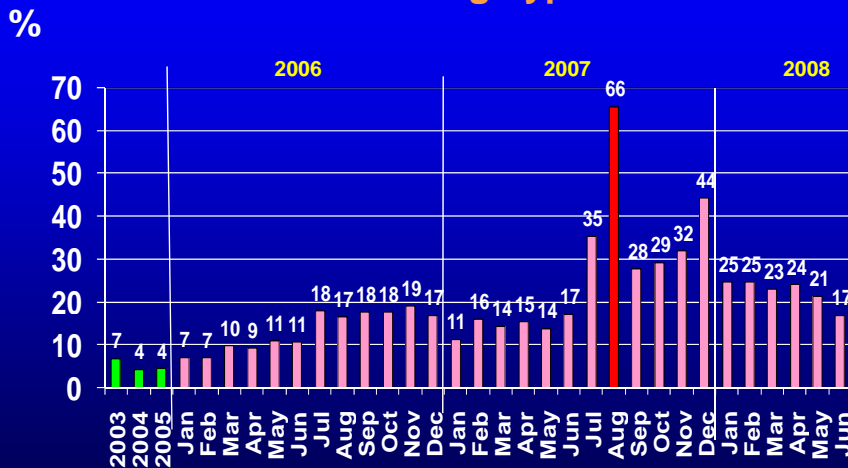
## New Housing Sales Washington Metro Area First Half of Each Year



Source: Hanley-Wood, GMU Center for Regional Analysis



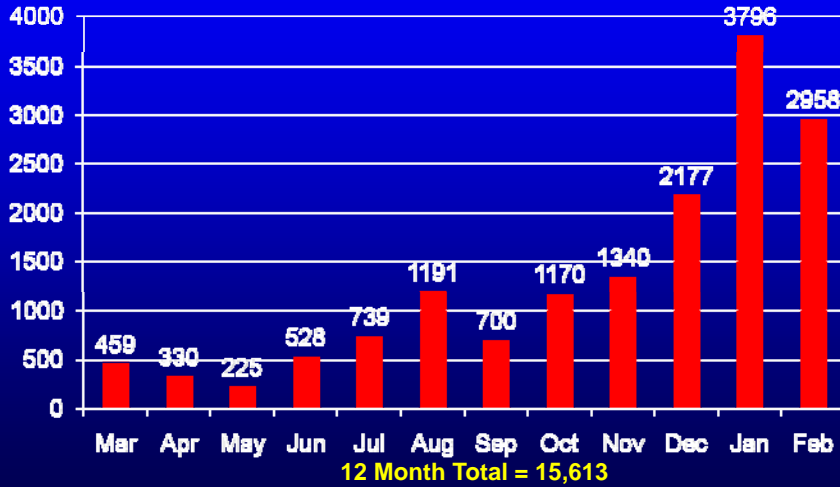
## New Housing Contract Kick-Out Rate Washington MSA All Housing Types



Source: Hanley-Wood, GMU Center for Regional Analysis



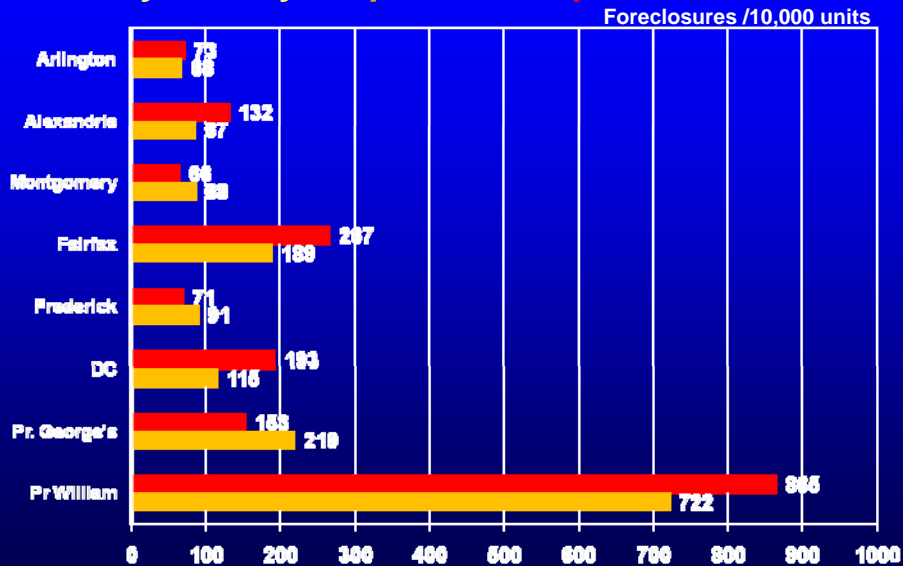
## Foreclosures by Month March 2007 – February 2008 Washington Metropolitan Area



Source: RealtyTrac, GMU Center for Regional Analysis



## Mortgage Foreclosure Rates by County – April 30 & September 9



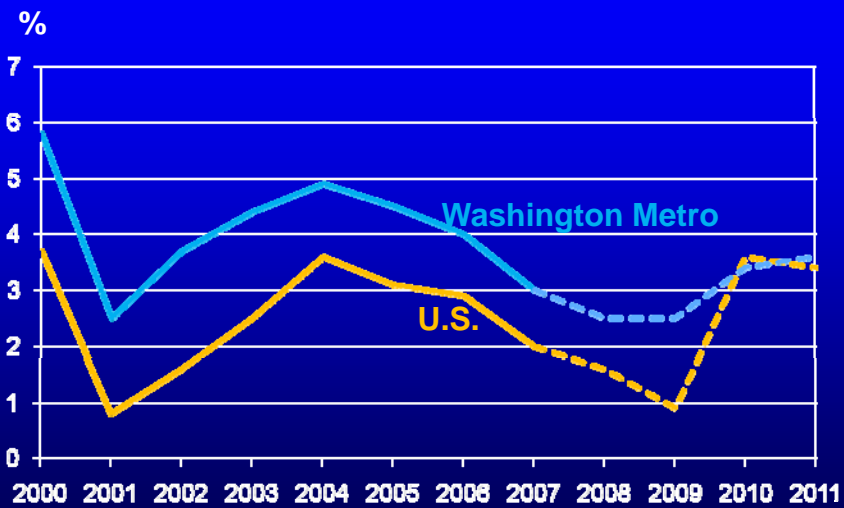
Source: RealtyTrac, GMU Center for Regional Analysis



# Area Economic Forecast

## 2008 - 2011

### GDP/GRP 2000 - 2011



## Employment Change by Sub-state Region (000s)

	2006	2007	2008	2009	2010	2011	2012
D.C.	6.1	7.2	5.9	6.1	6.0	6.5	6.2
Sub. MD	10.6	5.8	5.5	7.3	12.5	13.5	13.0
No. VA	30.5	15.5	12.5	15.6	24.0	26.0	25.8
<b>REGION</b>	<b>47.2</b>	<b>28.5</b>	<b>23.9</b>	<b>29.0</b>	<b>42.5</b>	<b>46.0</b>	<b>46.0</b>

Average Annual Change 1990-2007 = 44,900

Source: BLS, GMU Center for Regional Analysis



## THE OUTLOOK

- **Housing Market Continuing to Adjust**
- **Sub-Prime Mortgages Resets Ending Next Several Months**
- **ARMS Will Continue Longer**
- **Underlying Economic Fundamentals OK**
- **Federal Policy Effects?**
- **Recovering Slowly Beginning Q2 2009??**





<http://cra.gmu.edu>

