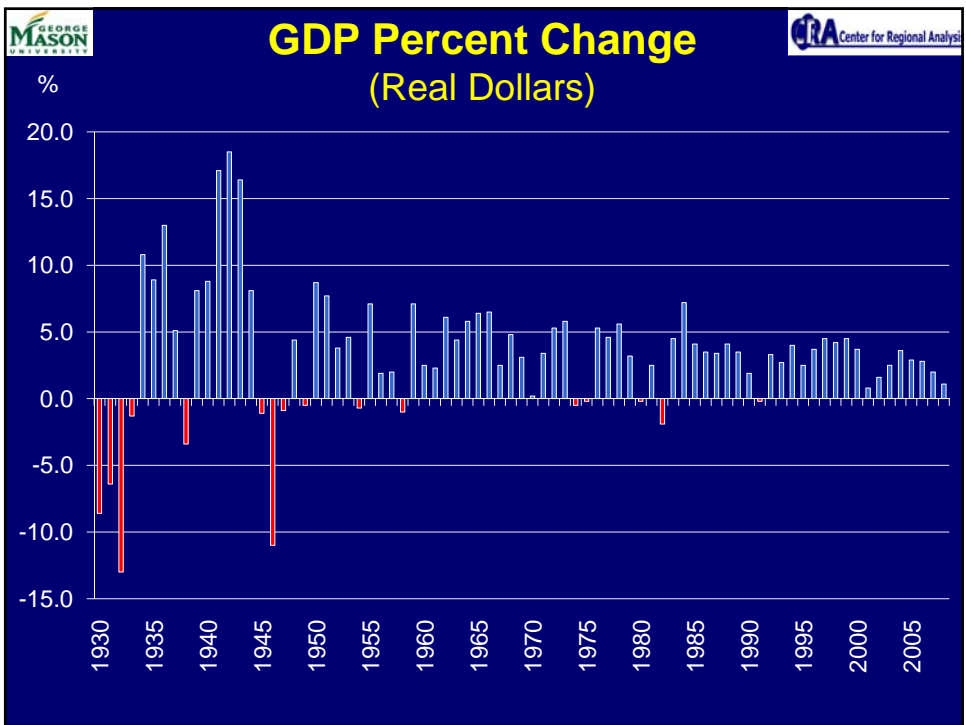


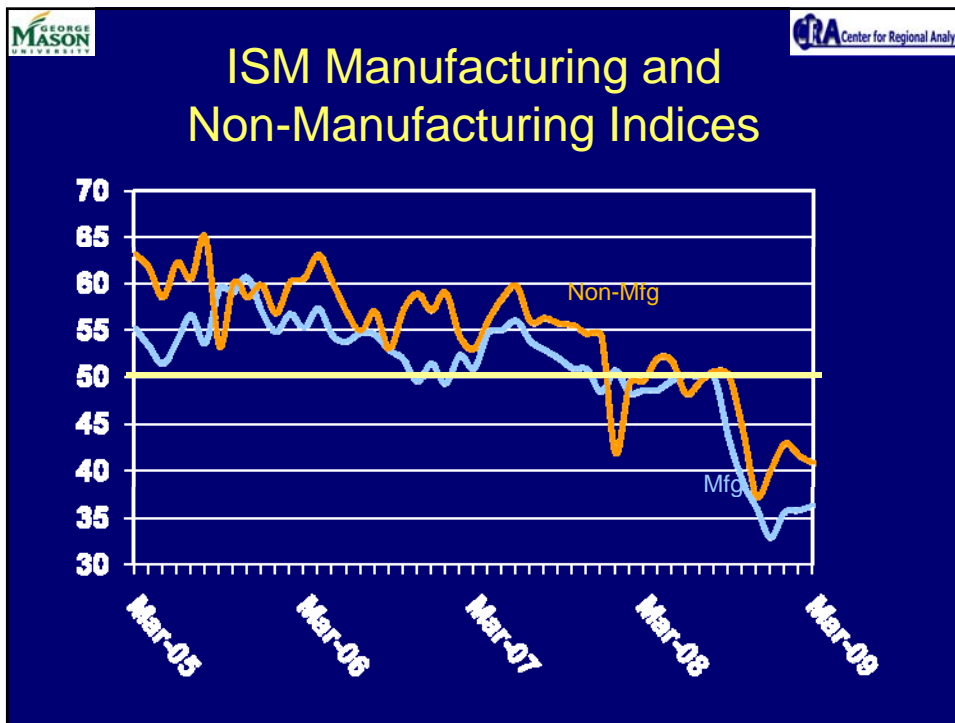
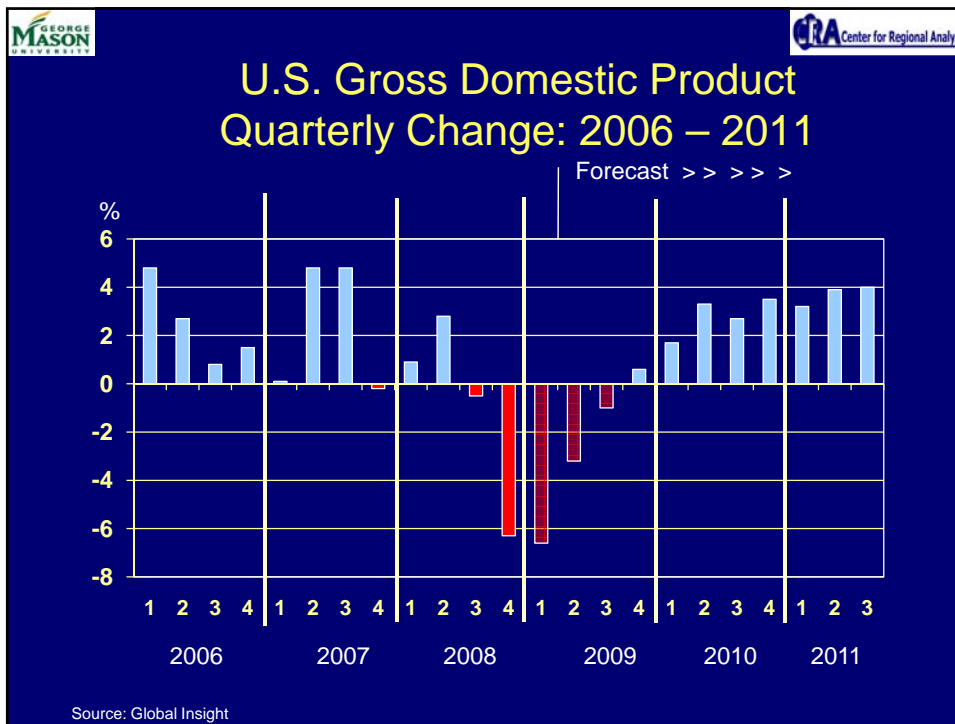
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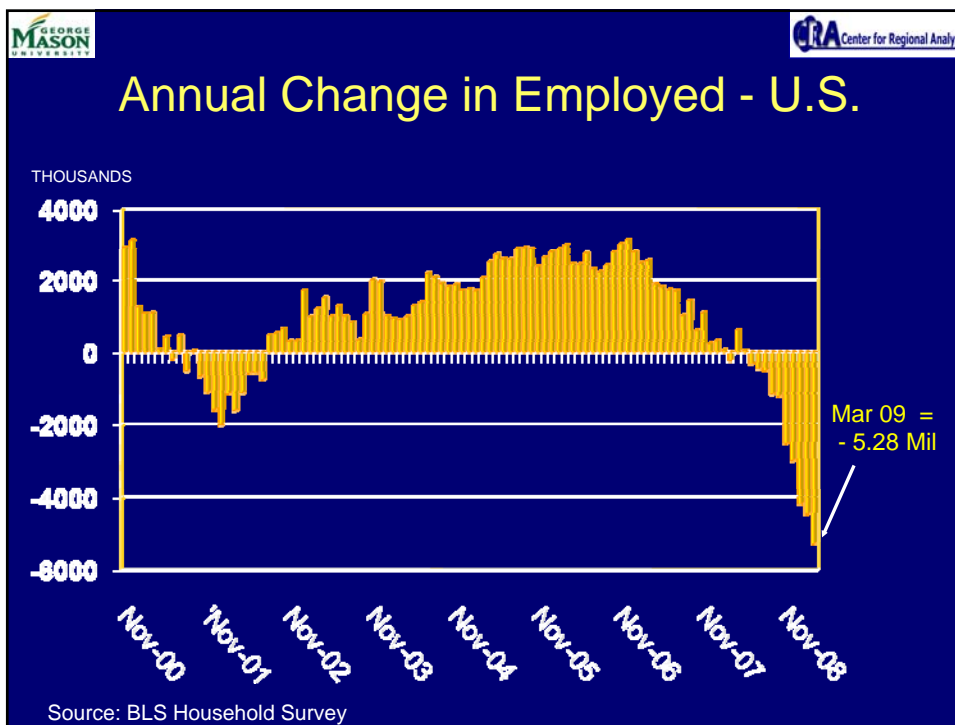
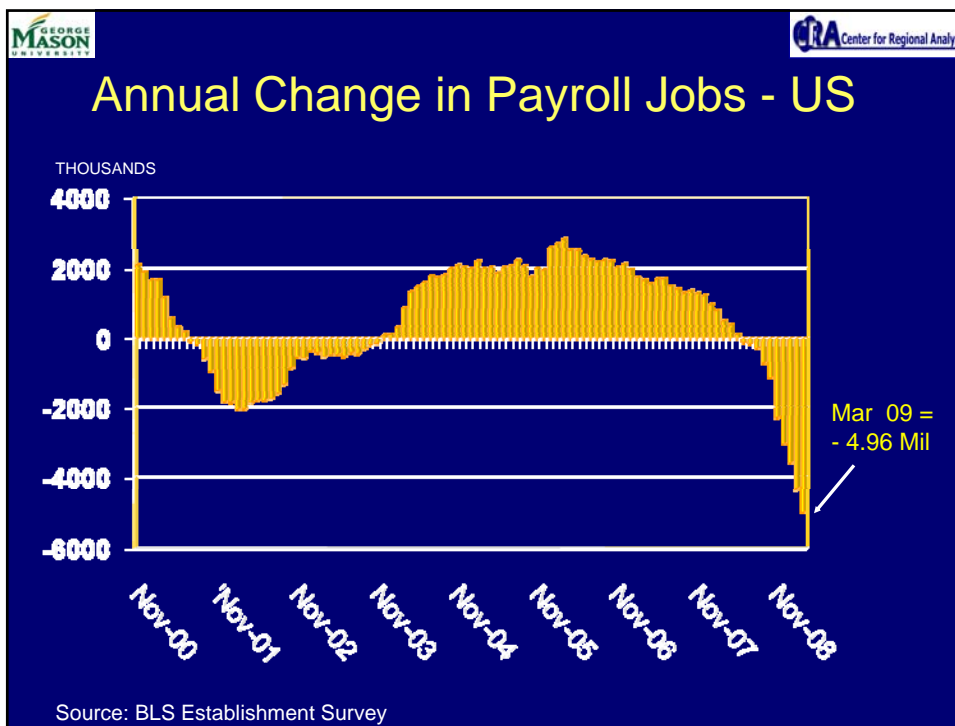
## **The Washington Area Economic Performance and Outlook**

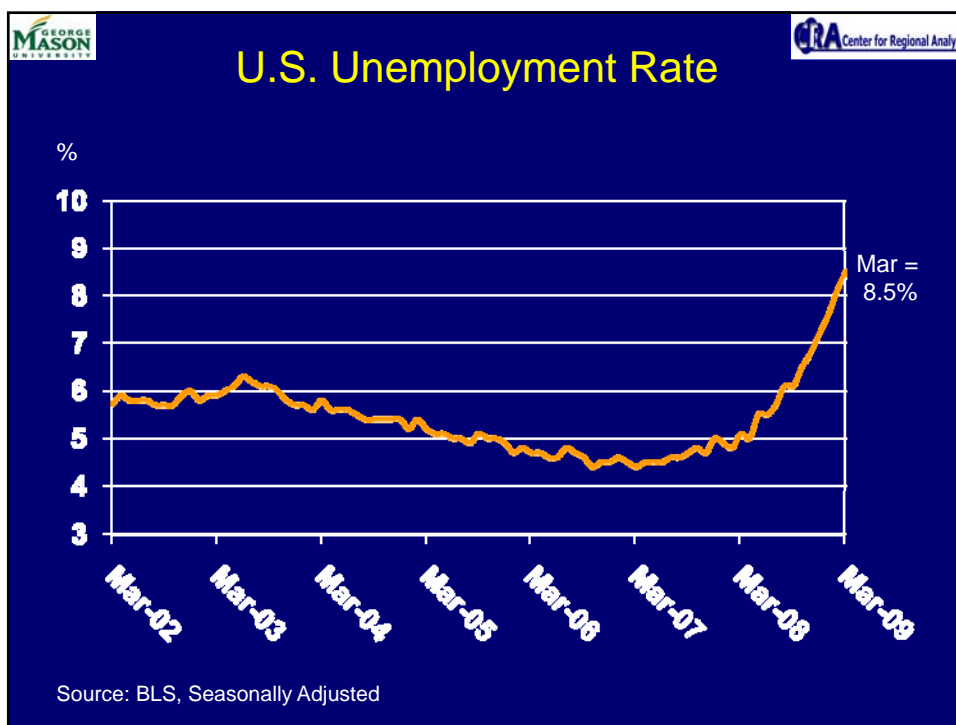
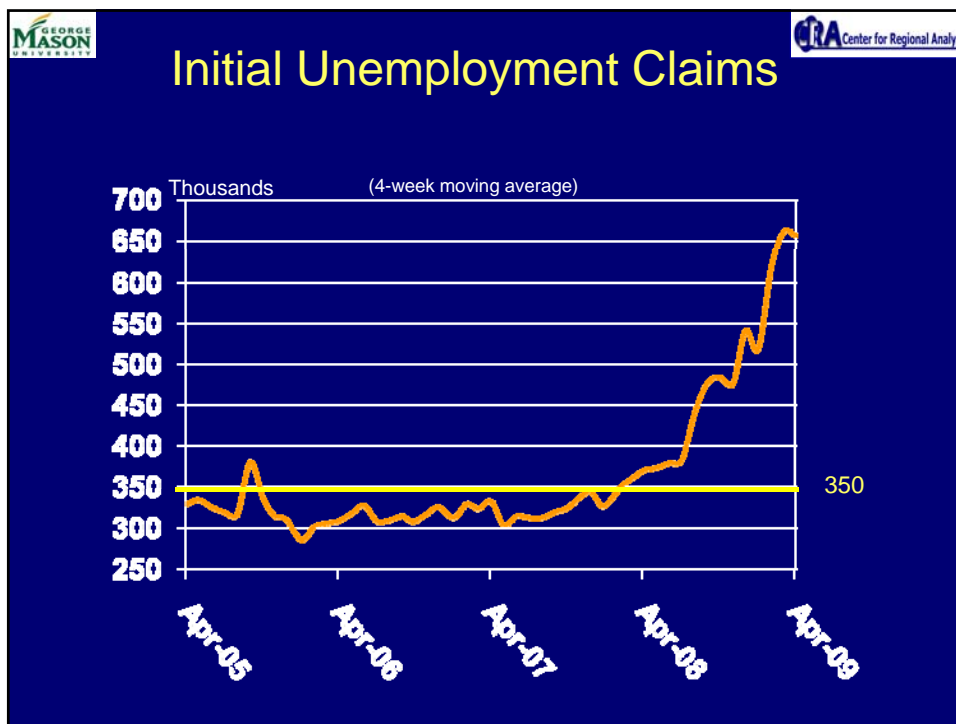
John McClain, AICP, Senior Fellow and  
Deputy Director, Center for Regional Analysis  
School of Public Policy, George Mason University

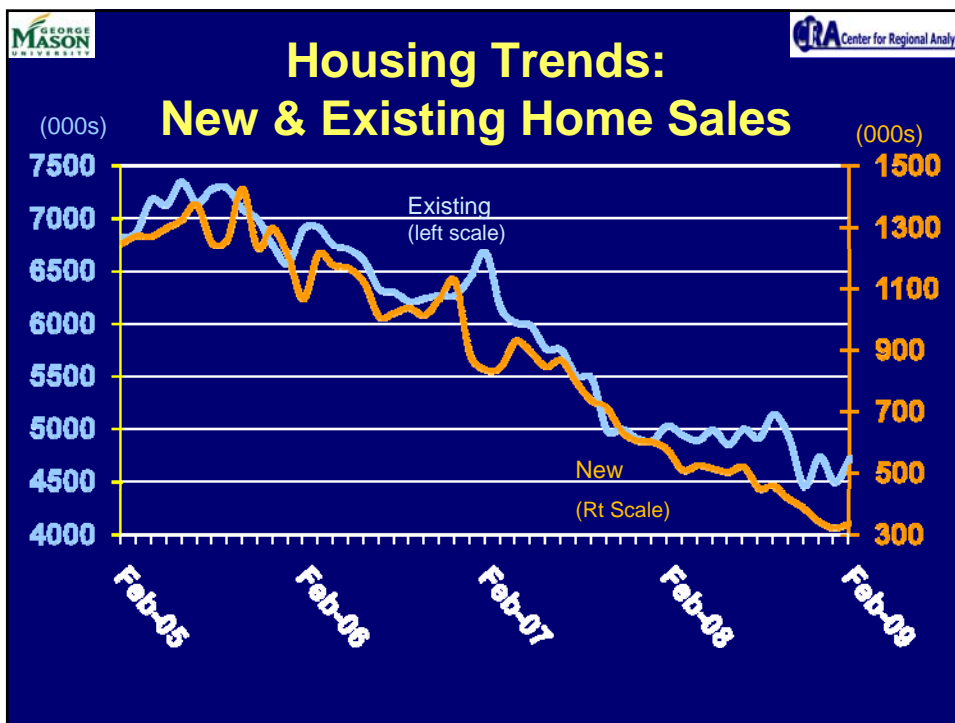
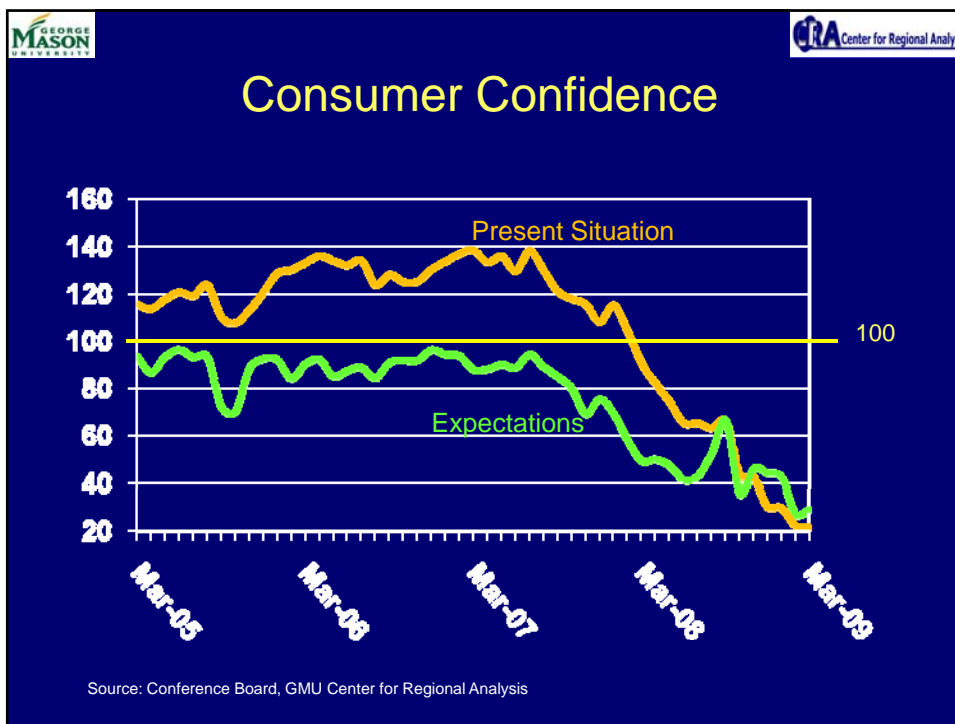
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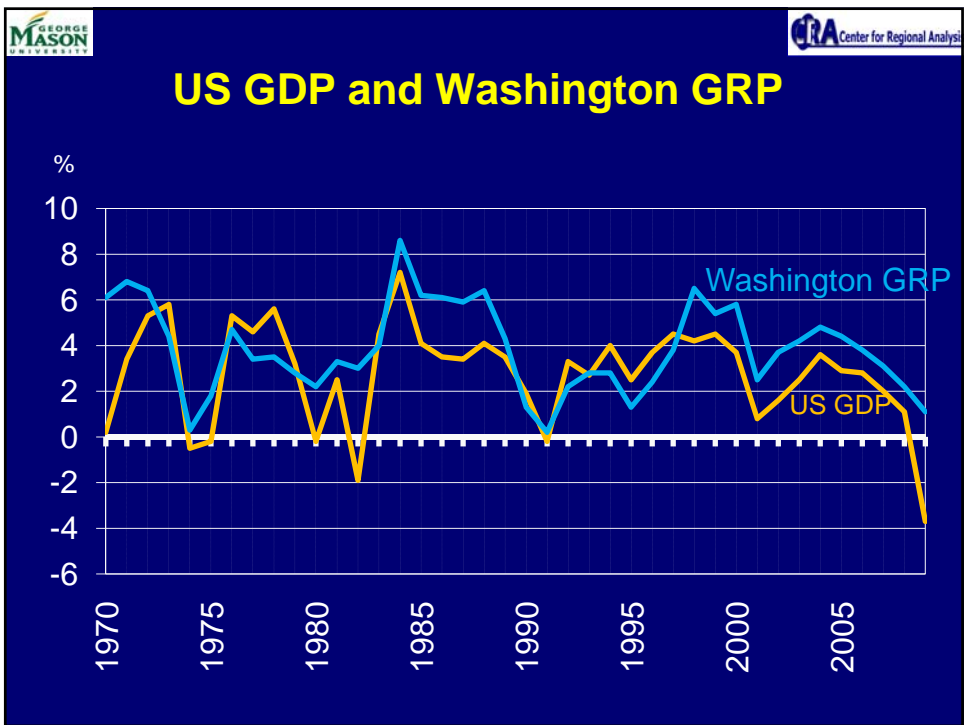


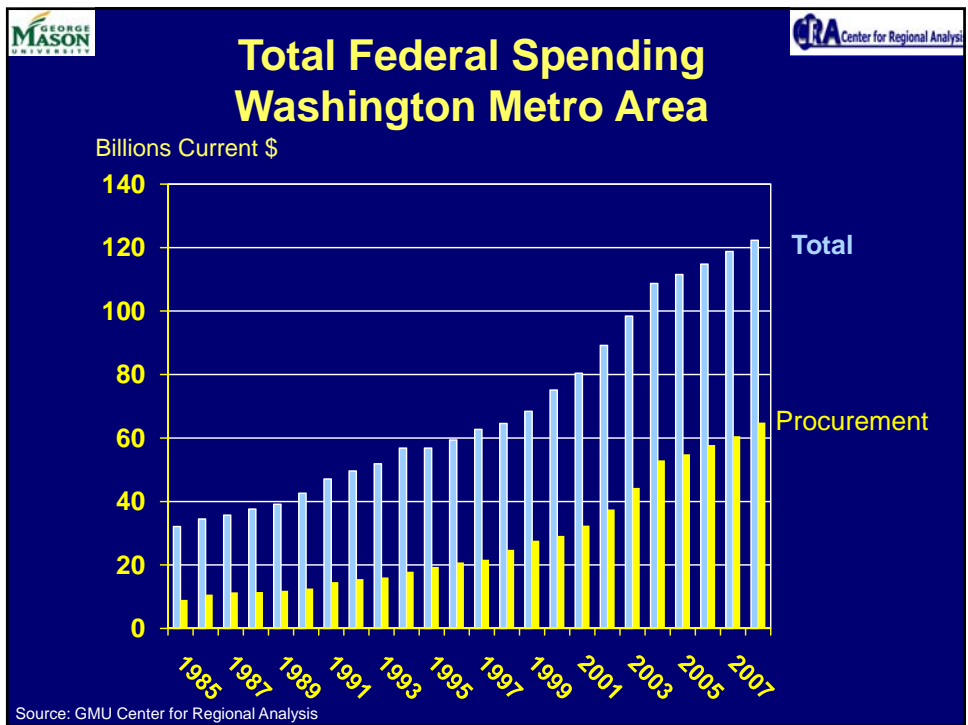
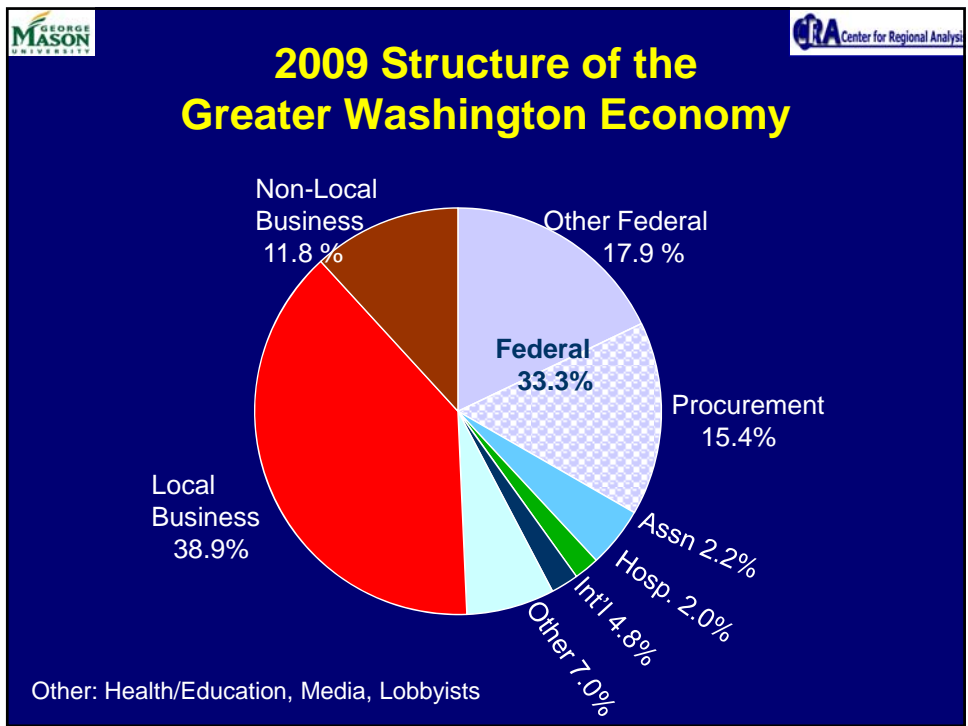


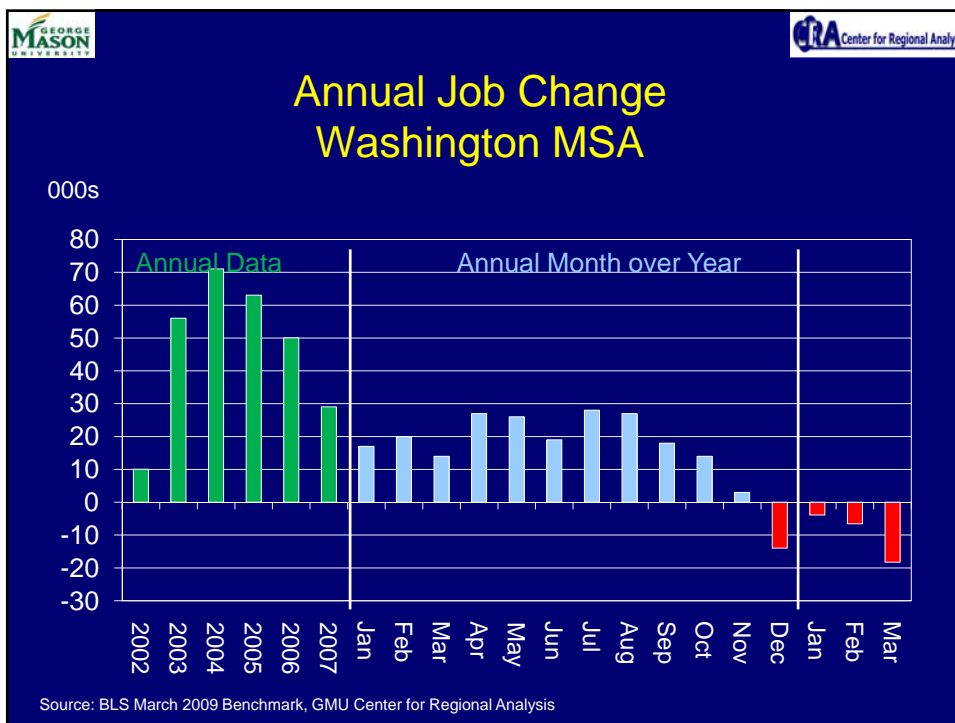
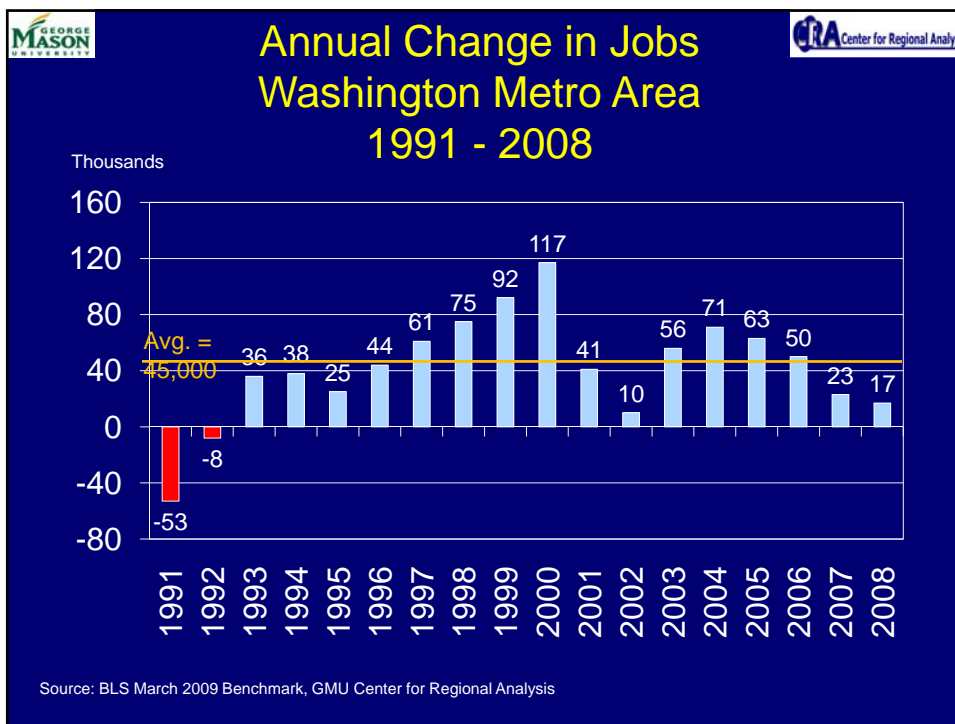
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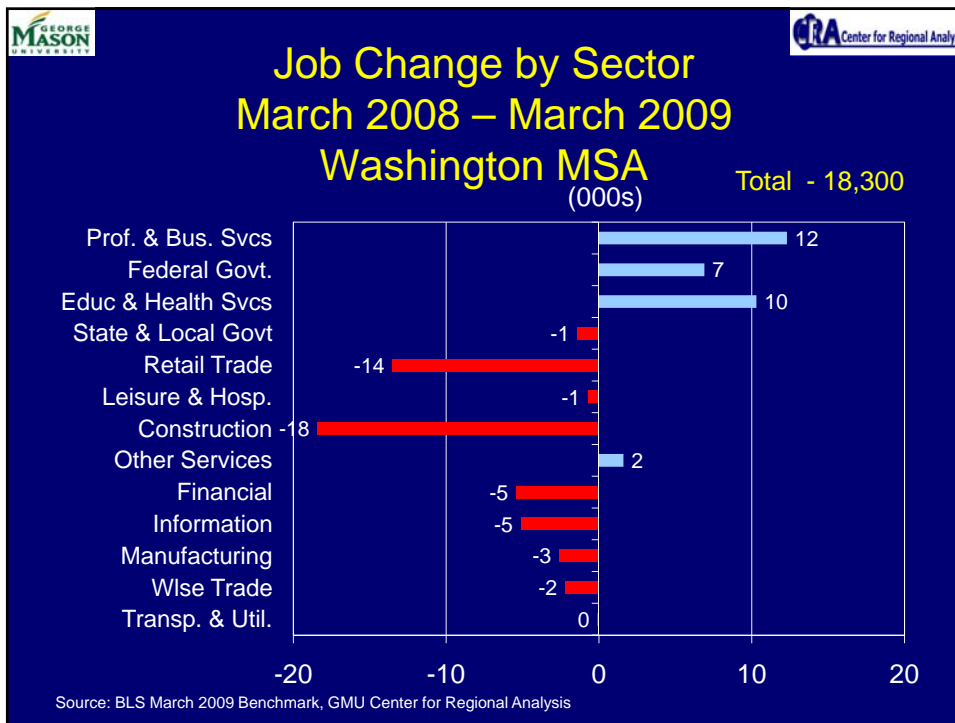
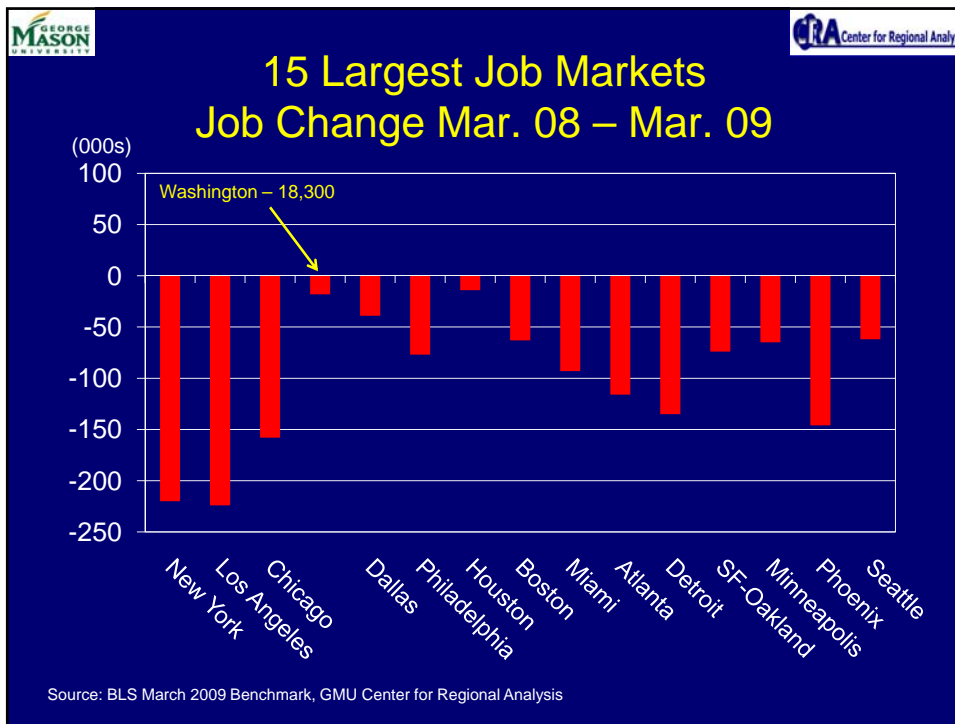
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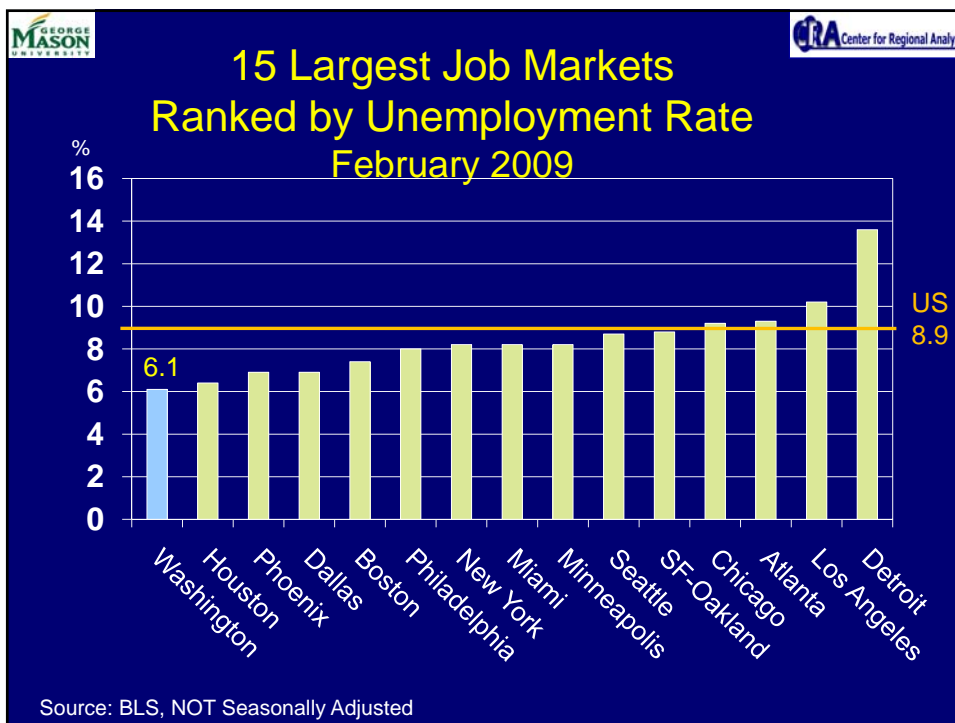
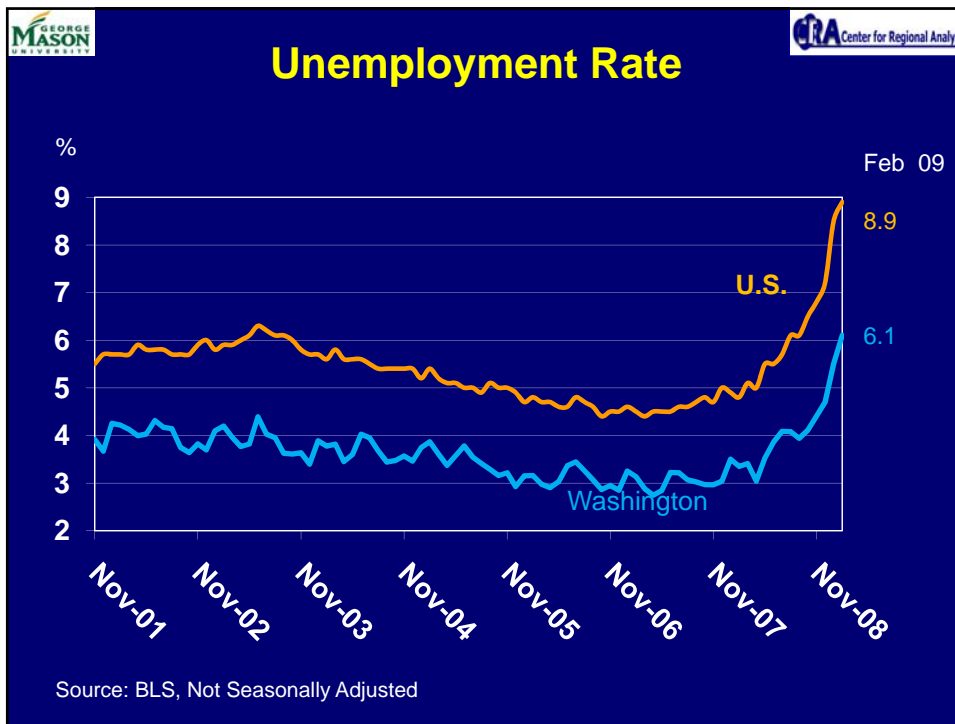
# The Washington Economy







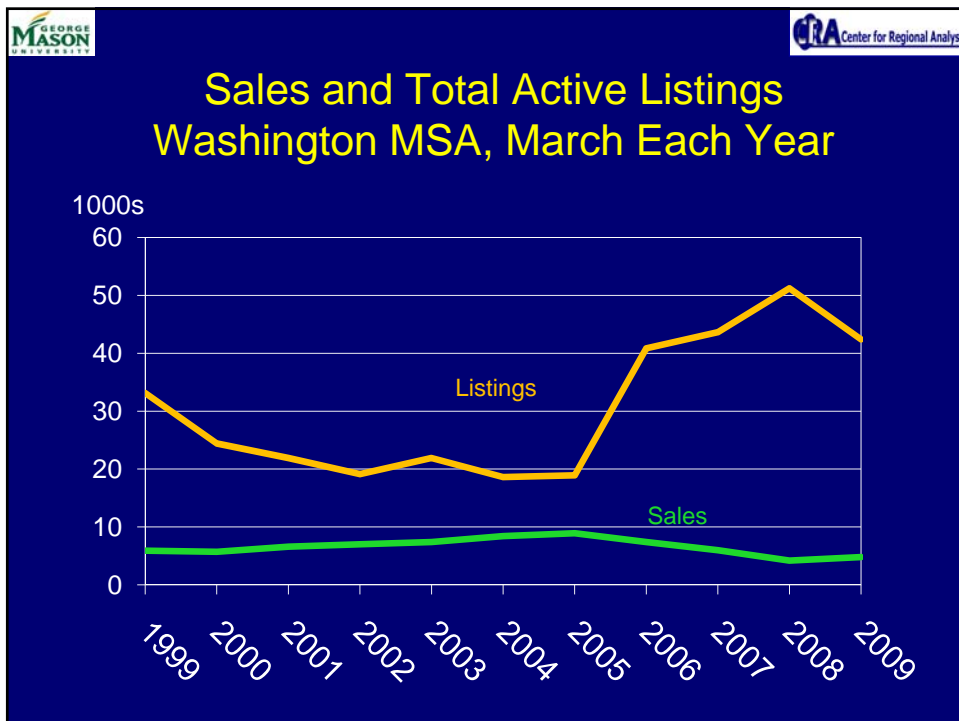


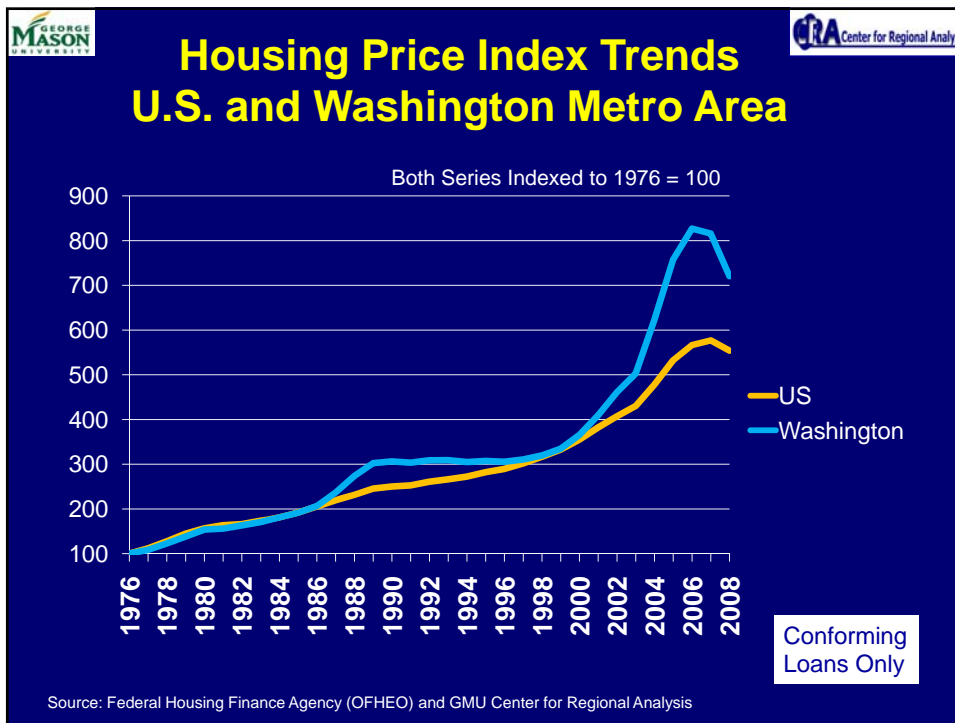
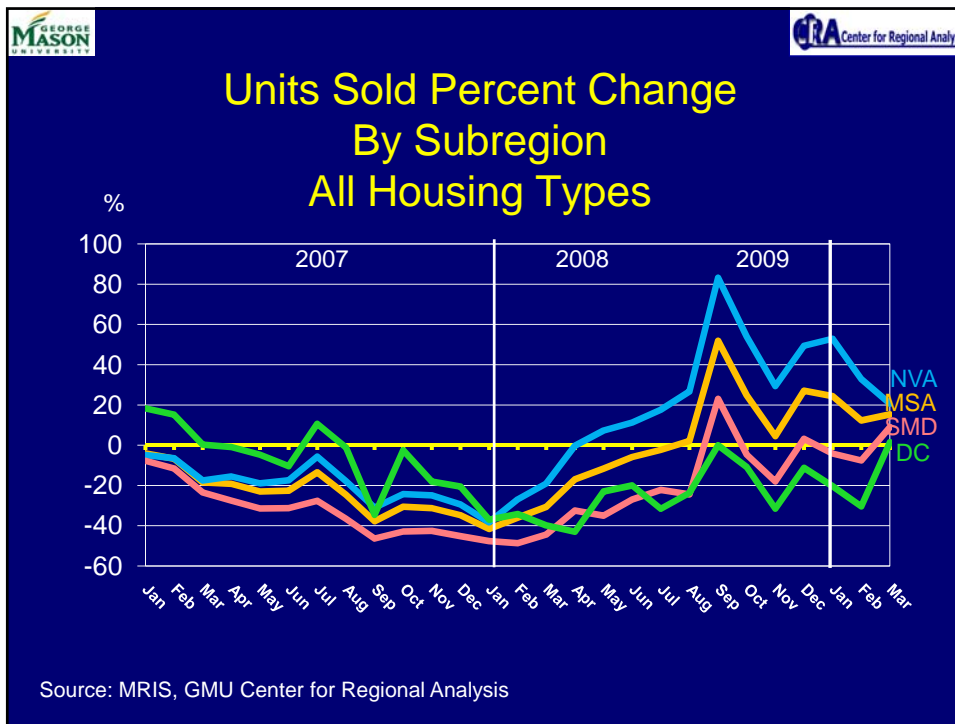


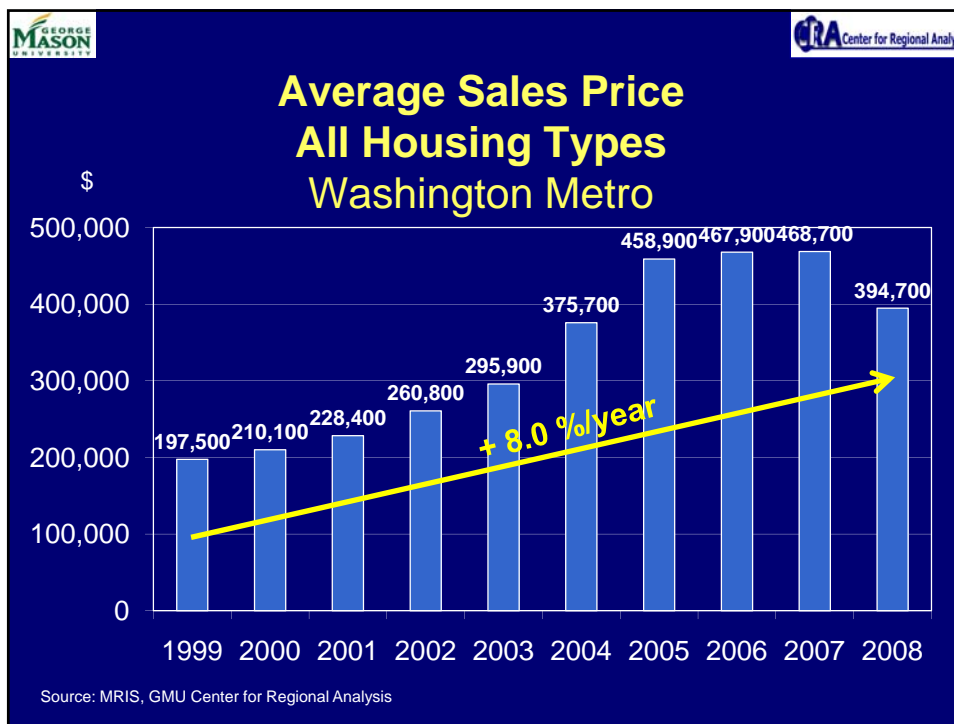
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# Housing Market Trends



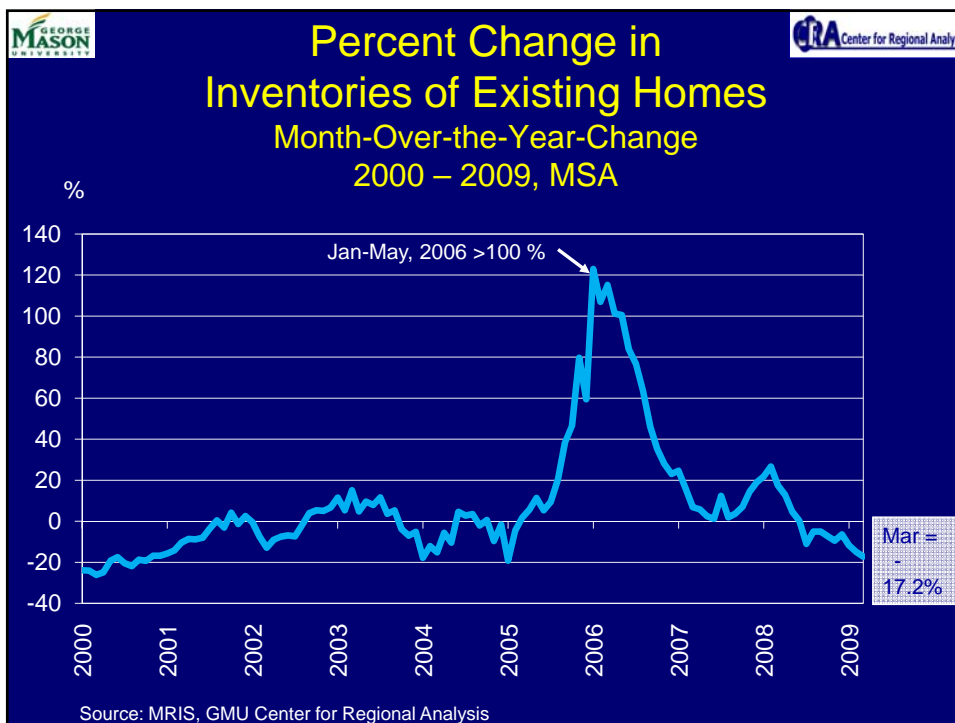
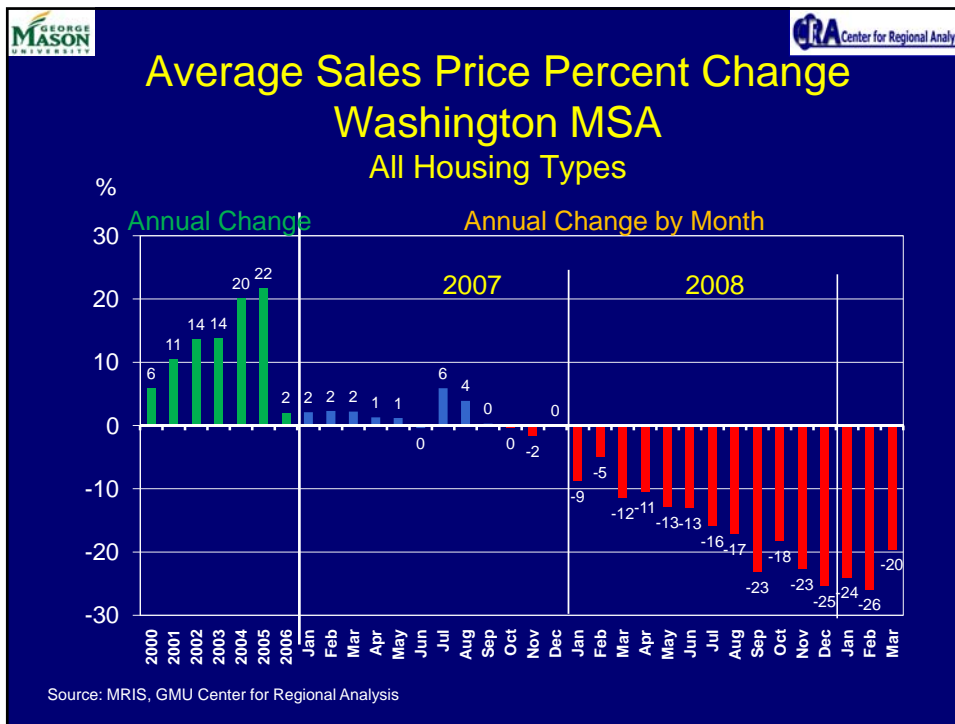




**Annual Price Changes by Jurisdiction**

Area	2007 Price	2008 Price	Change	% Change
<b>Dist. Of Columbia</b>	<b>\$537,400</b>	<b>\$543,500</b>	<b>+\$6,100</b>	<b>+ 1.1 %</b>
Arlington	\$559,000	\$539,300	-\$19,700	- 3.5 %
Alexandria	\$502,900	\$471,200	-\$31,700	- 6.3 %
Montgomery	\$550,200	\$503,900	-\$46,300	- 8.4 %
Prince George's	\$331,100	\$290,200	-\$40,900	- 12.4 %
Fairfax	\$542,000	\$445,900	-\$96,100	- 17.7 %
Loudoun	\$516,800	\$389,000	-\$127,800	- 24.7 %
Prince William	\$395,000	\$257,900	-\$137,100	- 34.7 %
<b>MD SUBURBS</b>	<b>\$435,800</b>	<b>\$400,400</b>	<b>-\$35,400</b>	<b>- 8.1 %</b>
<b>VA SUBURBS</b>	<b>\$488,300</b>	<b>\$373,200</b>	<b>-\$115,100</b>	<b>- 23.6 %</b>
<b>METRO AREA</b>	<b>\$468,700</b>	<b>\$394,700</b>	<b>-\$74,000</b>	<b>- 15.8 %</b>

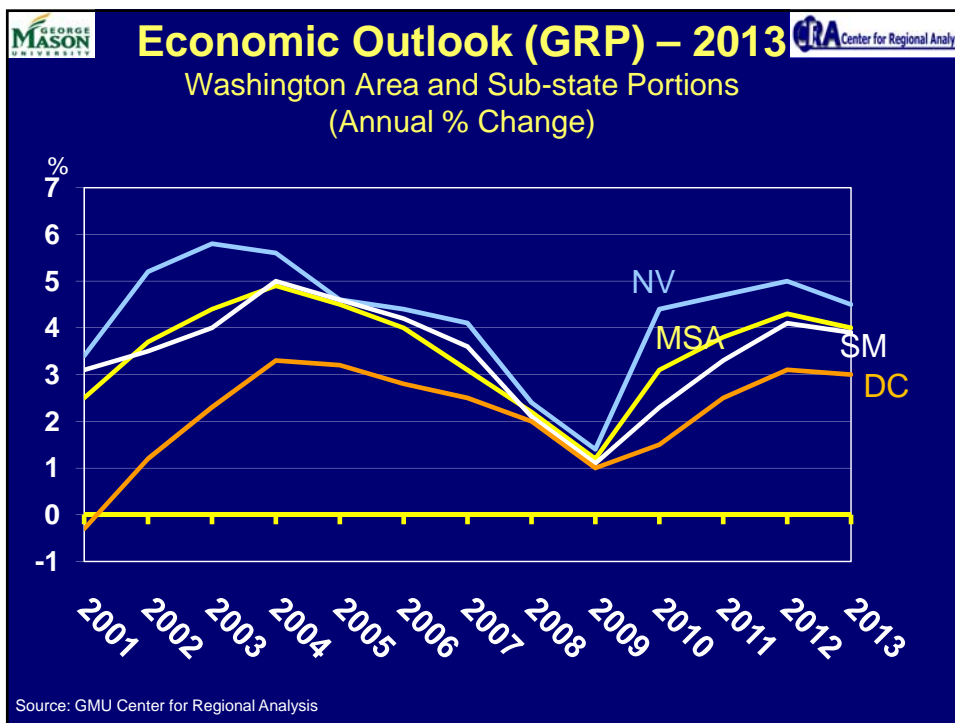
Source: MRIS, GMU Center for Regional Analysis



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# Economic Forecast



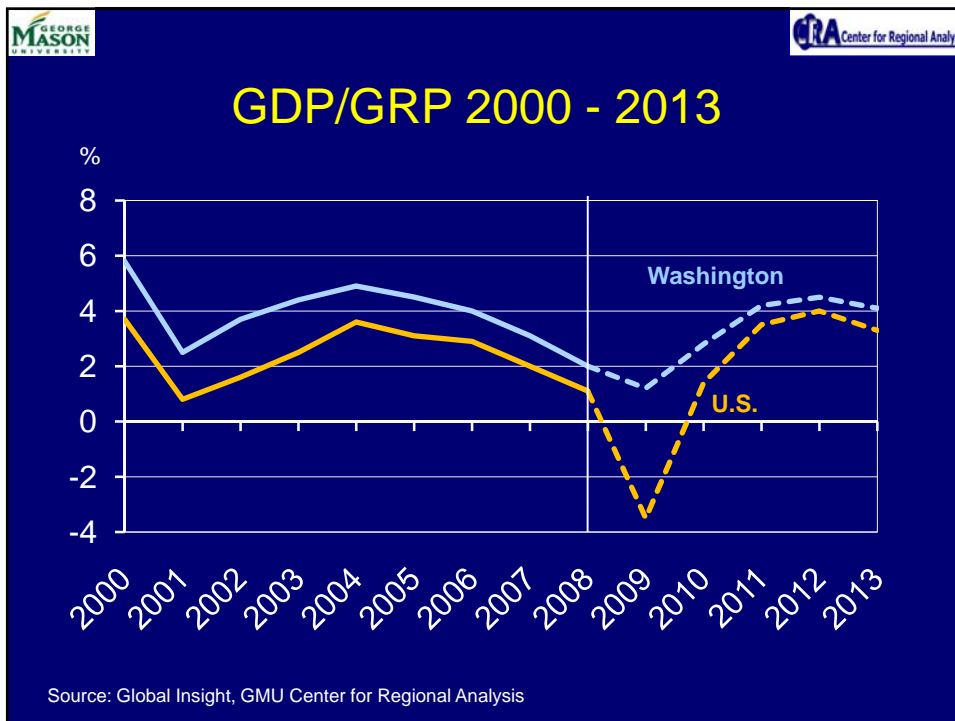
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### Employment Change by Sub-state Region (000s)

	2007	2008	2009	2010	2011	2012	2013
<b>D.C.</b>	5.3	4.2	5.2	5.6	6.4	7.0	6.5
<b>Sub. MD</b>	4.8	3.4	4.6	10.0	12.5	14.3	16.4
<b>No. VA</b>	13.2	9.0	8.4	18.5	23.5	26.8	31.1
<b>REGION</b>	23.3	16.6	18.2	34.1	42.4	48.1	54.0

Average Annual Change 1990-2008 = 45,000

Source: BLS, GMU Center for Regional Analysis





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