

***Prince William County  
Chamber of Commerce***

***The Northern Virginia & Prince  
William Economy:  
2007 Outlook***

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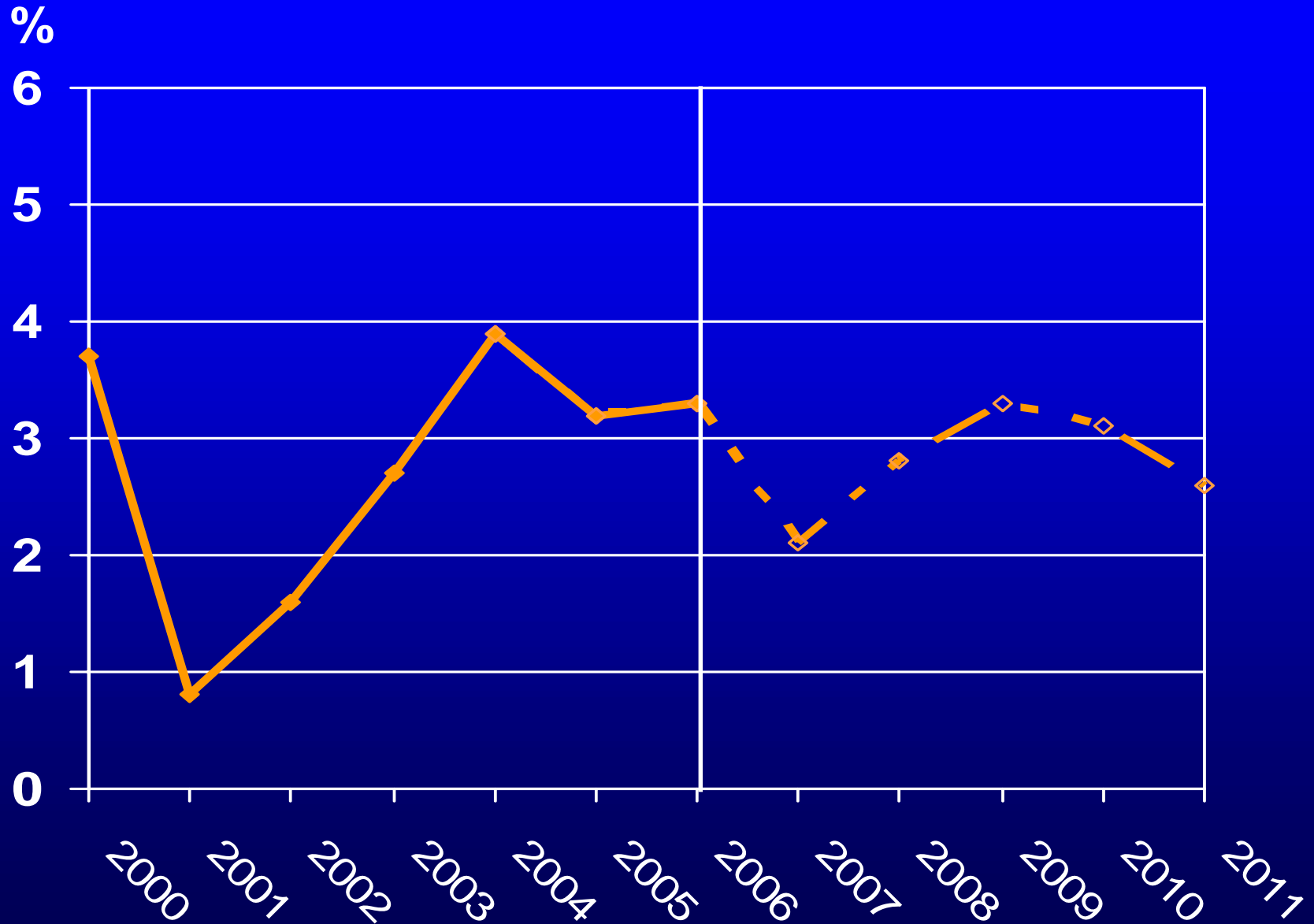
**June 20, 2007**

# The U.S. Economy in 2007: Year of Changing Momentum

# Major Factors Impacting GDP

- **Downturn in Housing Market**
- **Increase in Oil Prices**
- **Federal Funds Rate**
- **Slowing Business Investment**
- **Consumer Spending**

# GDP 2000 - 2011

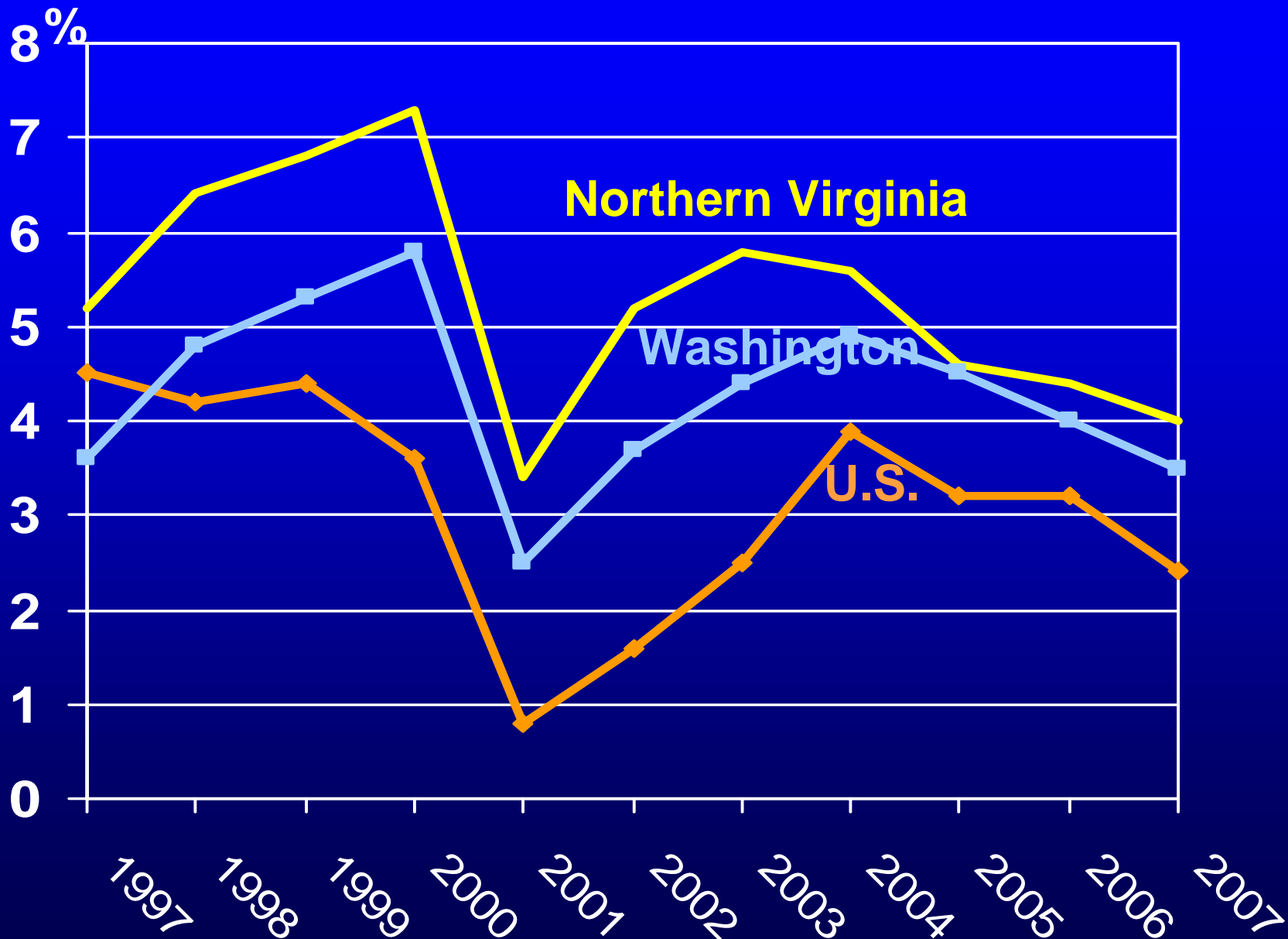


Source: Global Insight, GMU Center for Regional Analysis

# **The Washington Area and Northern Virginia Economy**

## **Recent Performance**

# GRP 1997 - 2007

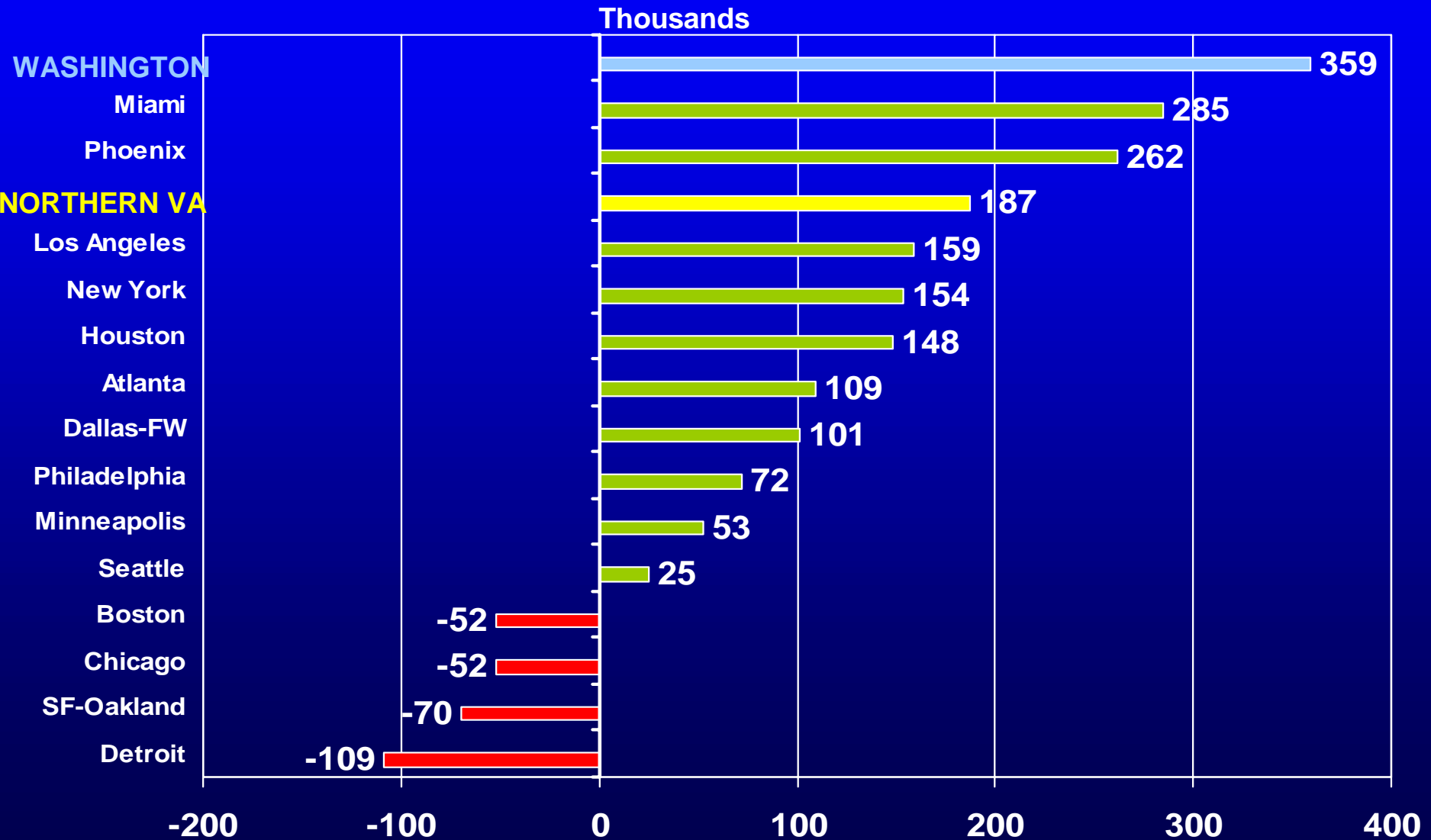


Source: GMU Center for Regional Analysis

# Metro Comparisons

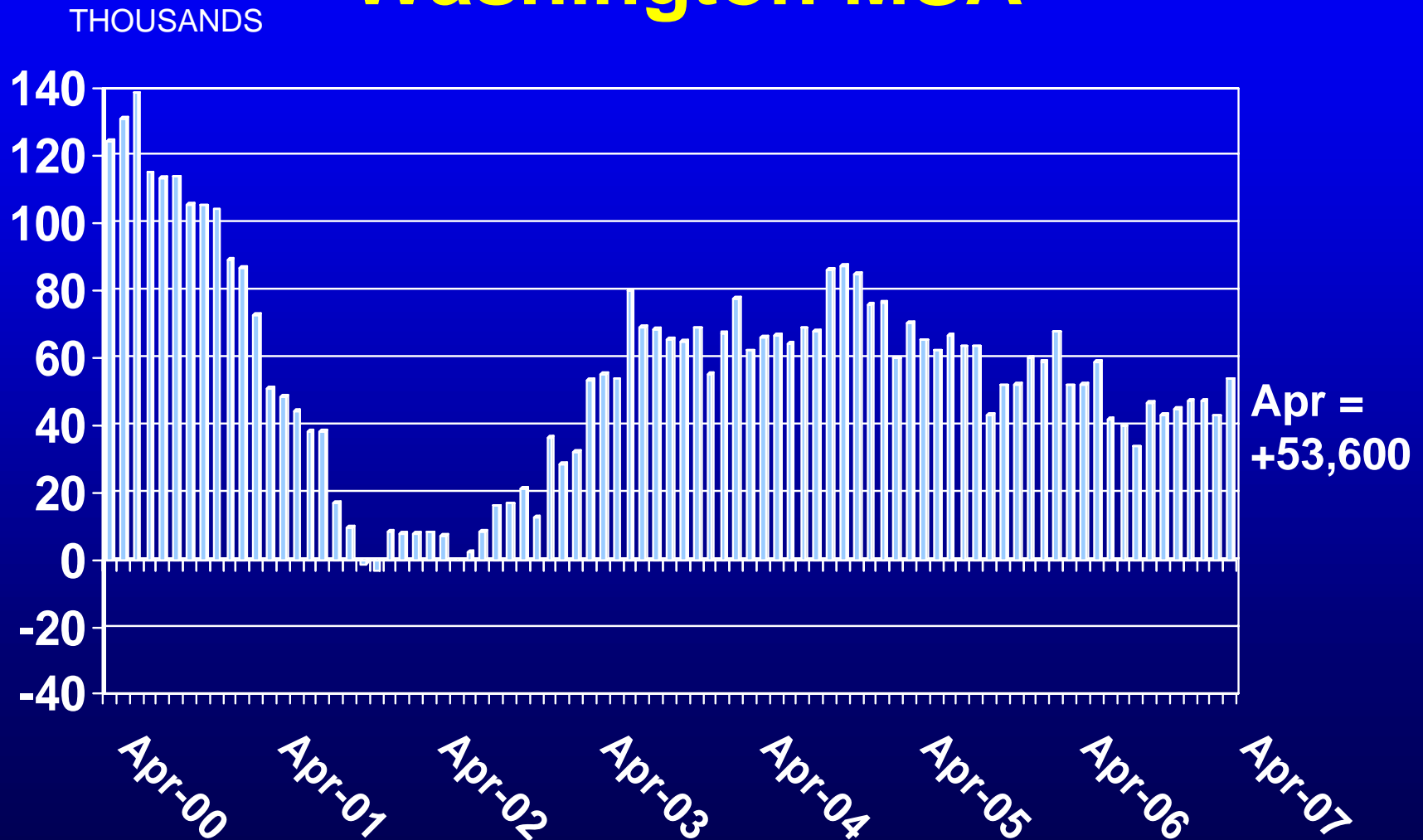
## Job Change 2000-2005

15 Largest Metro Areas

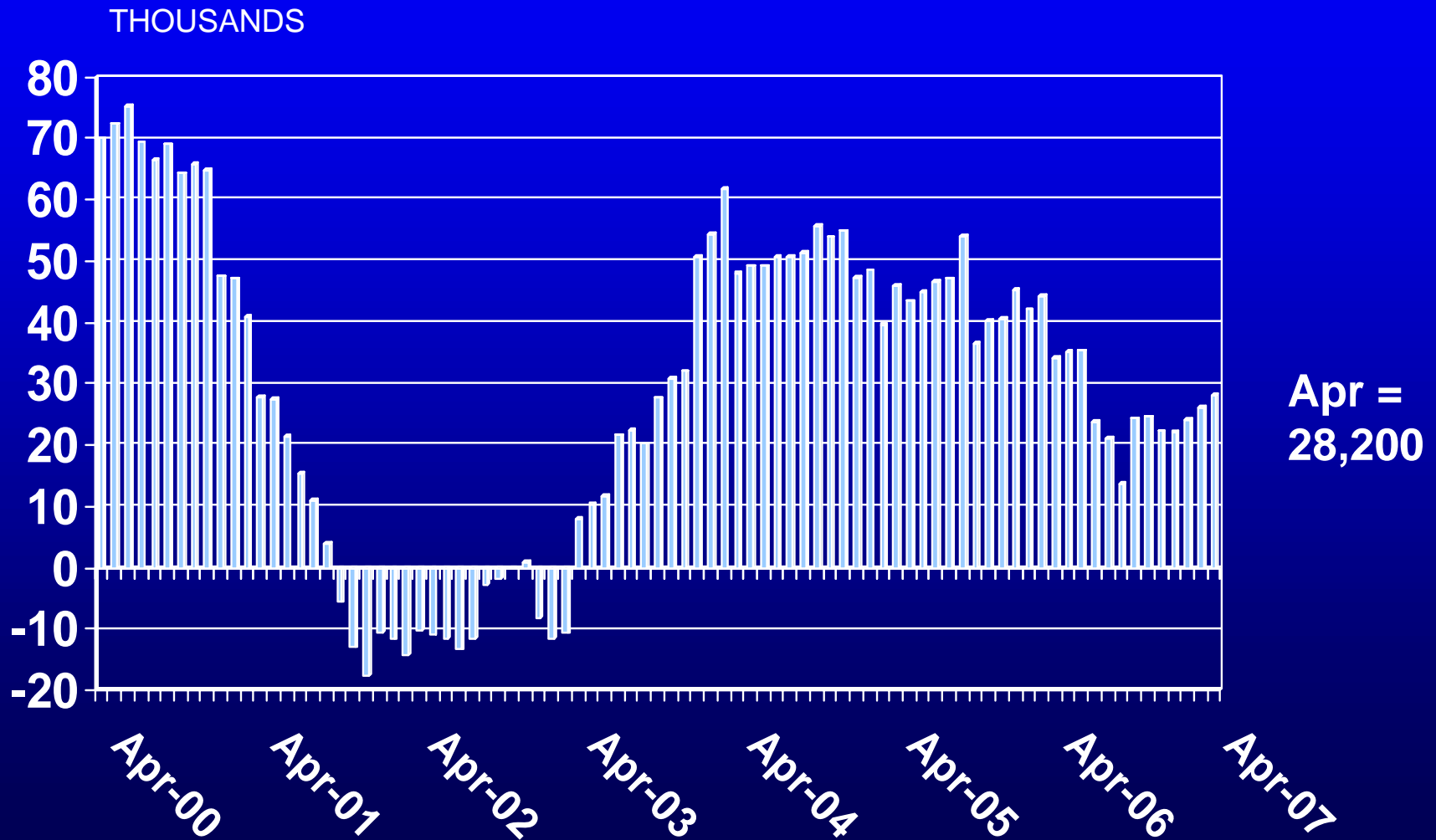


Source: BLS, GMU Center for Regional Analysis

# Annual Job Change Washington MSA



# Annual Job Change Northern Virginia

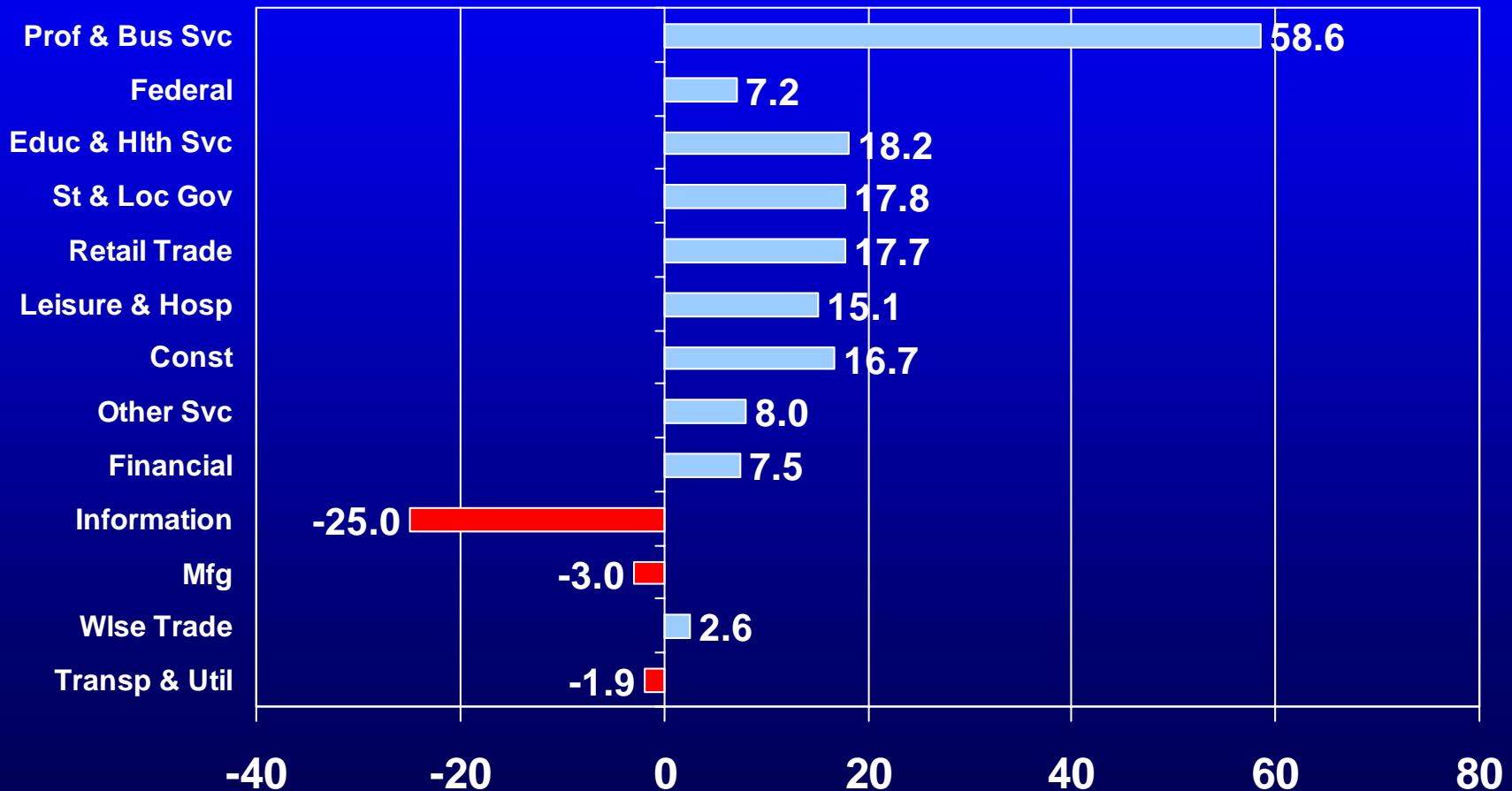


# Job Change By Sector Northern Virginia, 2001-2006

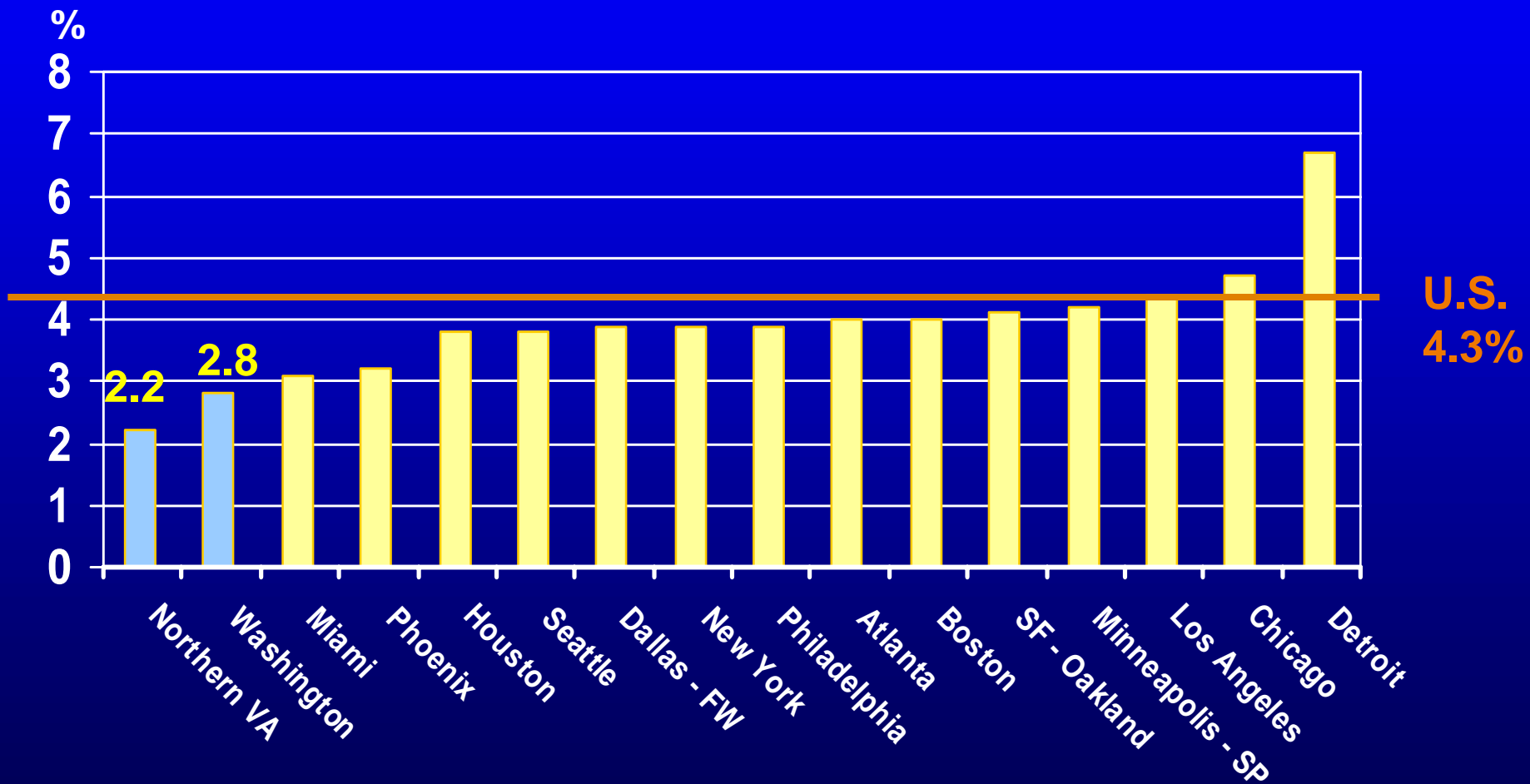
(000s)

Total = 139,400

(Ranked by Size of Sector)

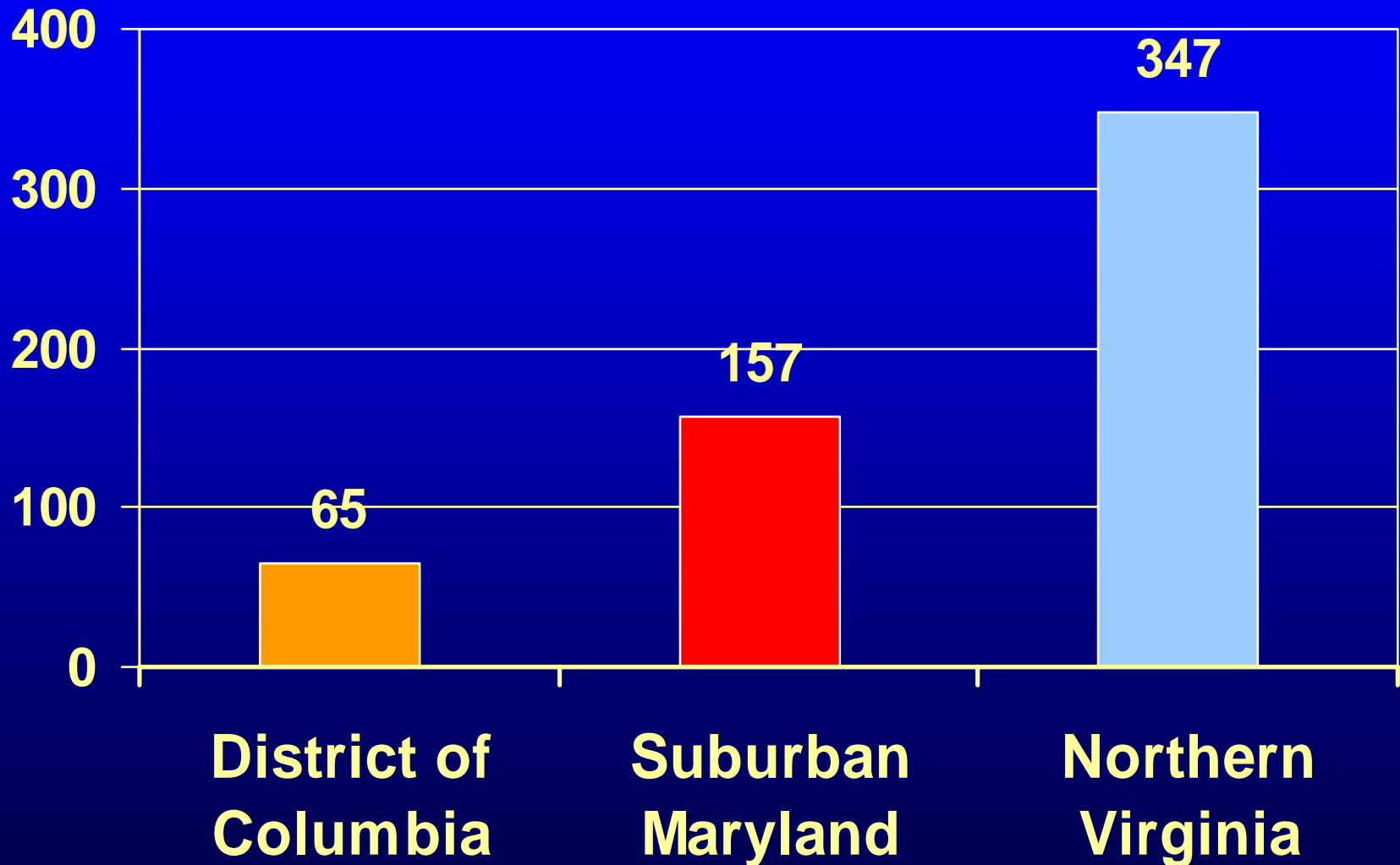


# 15 Largest Job Markets Ranked by Unemployment Rate April 2007



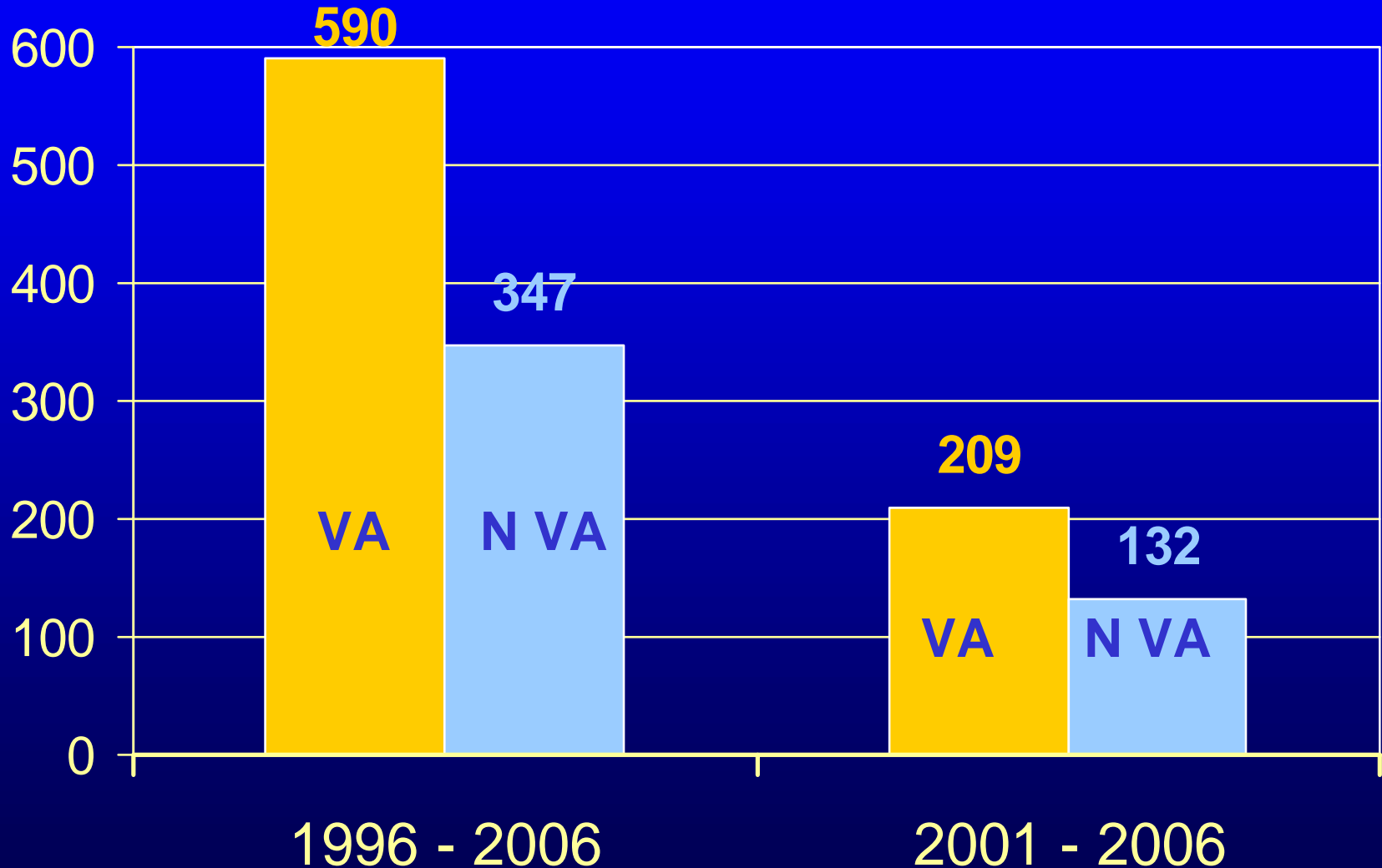
# Total Job Change by Sub-state Region 1996 - 2006

Thousands



# Total Job Change: Virginia and Northern Virginia

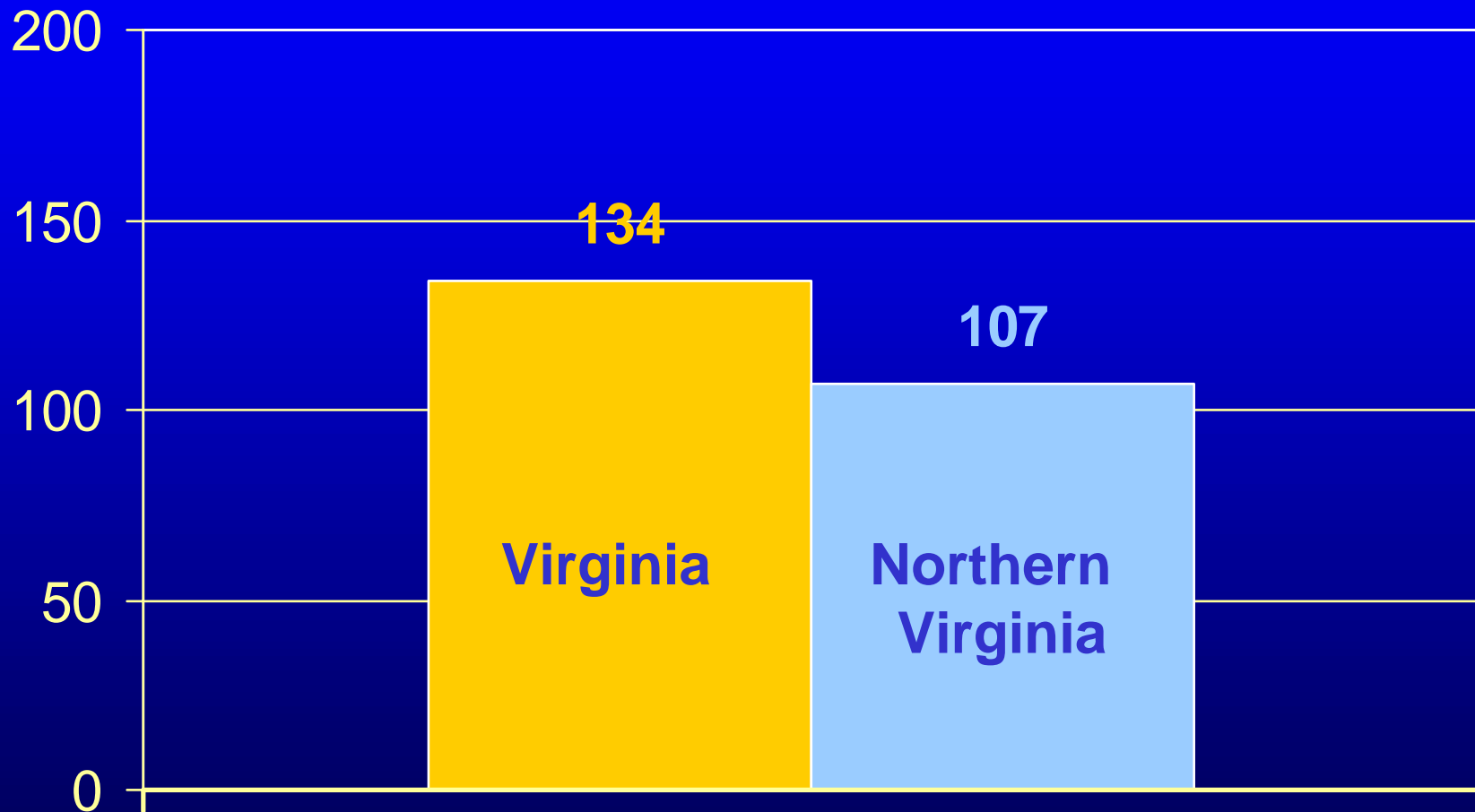
Thousands



# Change in Professional, Scientific and Professional Services Jobs: 1996-2006

## Virginia and Northern Virginia

Thousands

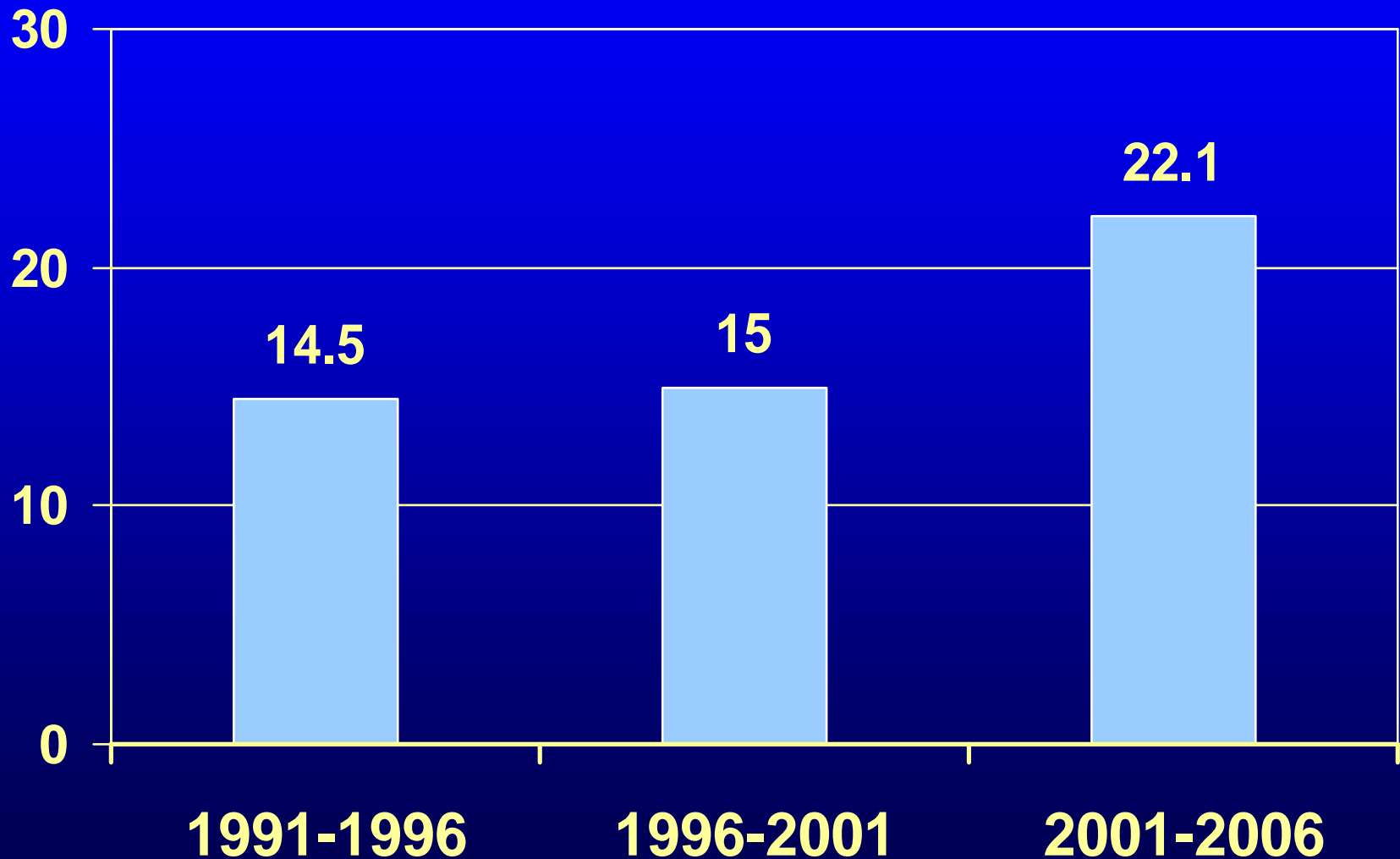


1996 - 2006

In 2006, Northern VA has 67% of this sector's total jobs in the state, and 80% of the growth 96-06

# Job Growth: Prince William County 1991 - 2006

Thousands



# County Median Incomes, 2005

## Rank in the U.S.

<b>1</b>	<b>Loudoun (VA)</b>	<b>\$98,500</b>
<b>2</b>	<b>Fairfax (VA)</b>	<b>\$94,600</b>
<b>4</b>	<b>Howard (MD)</b>	<b>\$91,200</b>
<b>7</b>	<b>Calvert (MD)</b>	<b>\$84,400</b>
<b>10</b>	<b>Montgomery (MD)</b>	<b>\$82,200</b>
<b>11</b>	<b>Prince William (VA)</b>	<b>\$81,900</b>
<b>13</b>	<b>Arlington (VA)</b>	<b>\$80,400</b>
<b>17</b>	<b>Stafford (VA)</b>	<b>\$78,700</b>

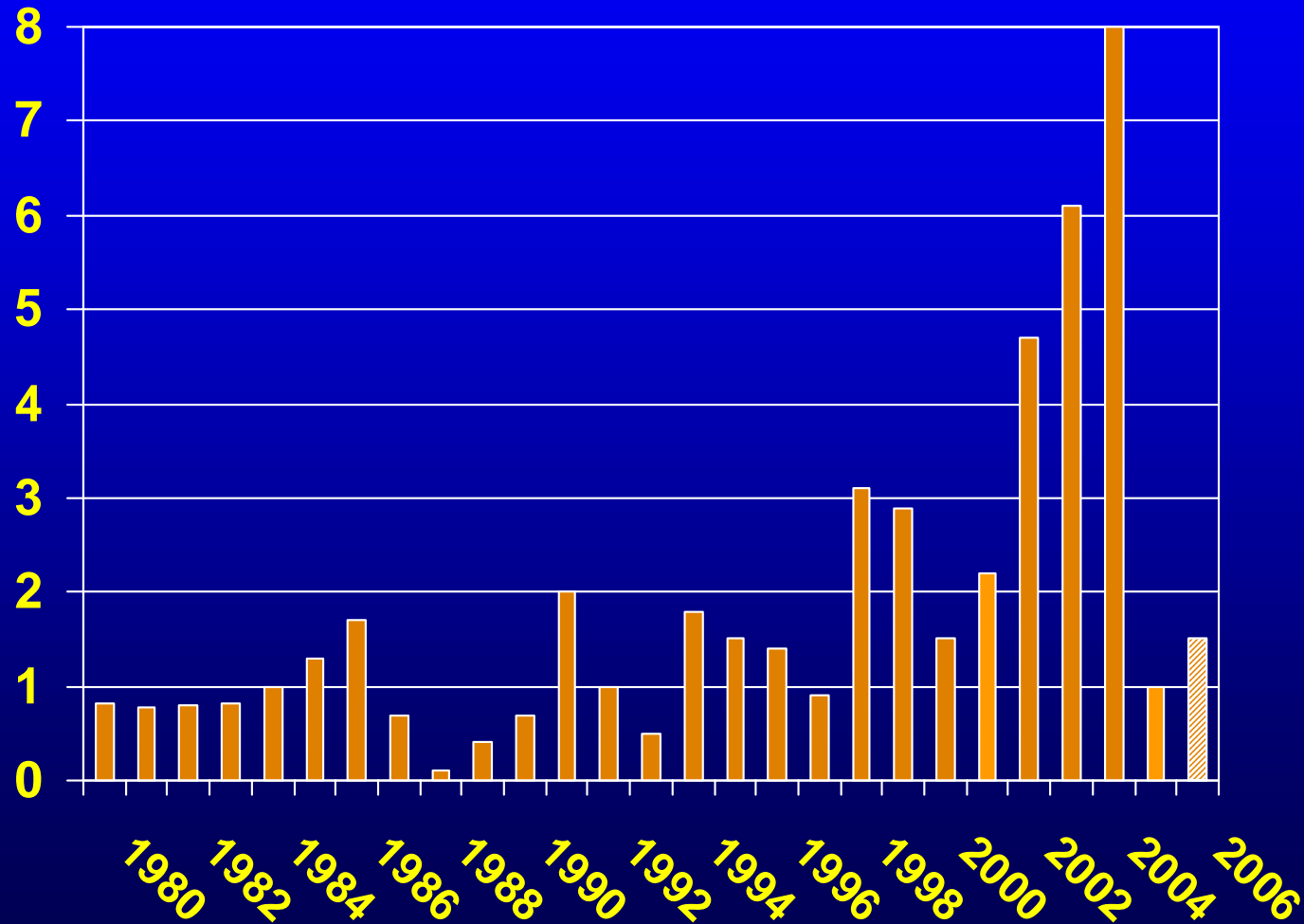
# **What is Different About The Washington Area Economy?**

# Federal Spending by Type 1983 - 2006



# Annual Change in Federal Procurement Spending Washington Metro Area

\$ Billions



# Federal Procurement Spending in Washington Metro Area FY 2004 and 2005\*

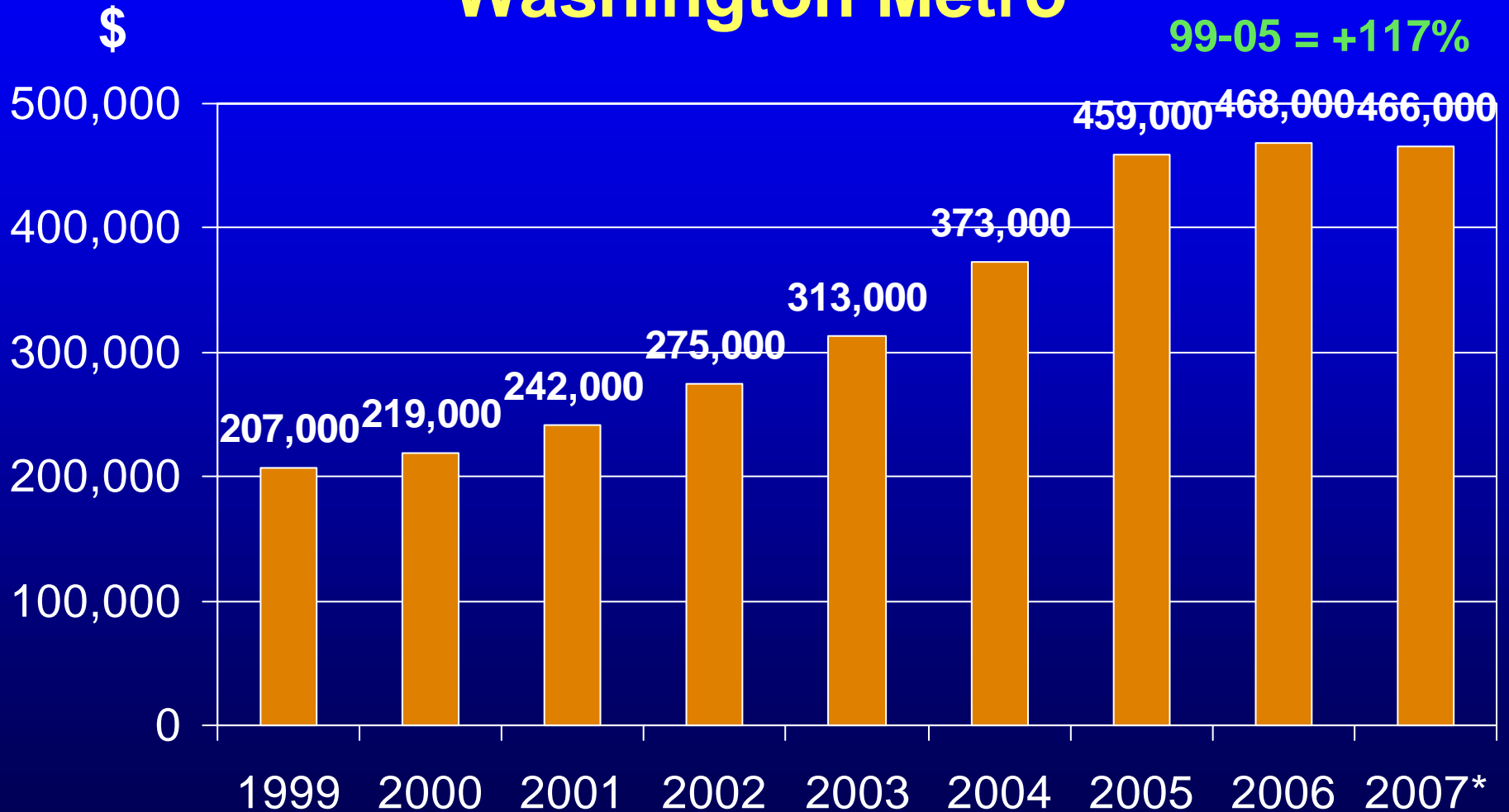
Area	2004	2005*	Change	% Change
<b>DC</b>	\$13.3	\$12.6	\$ - 0.7	- 5.8
<b>Sub. MD</b>	11.9	12.5	0.6	5.6
<b>N VA</b>	25.9	27.3	1.4	5.4
<b>Total</b>	\$51.1	\$52.4	\$1.3	2.5

Source: Eagle Eye Publishers; GMU CRA

\* Excludes USPO, FAA, and other Off-budget outlays; 2005 preliminary – reporting by some agencies incomplete.

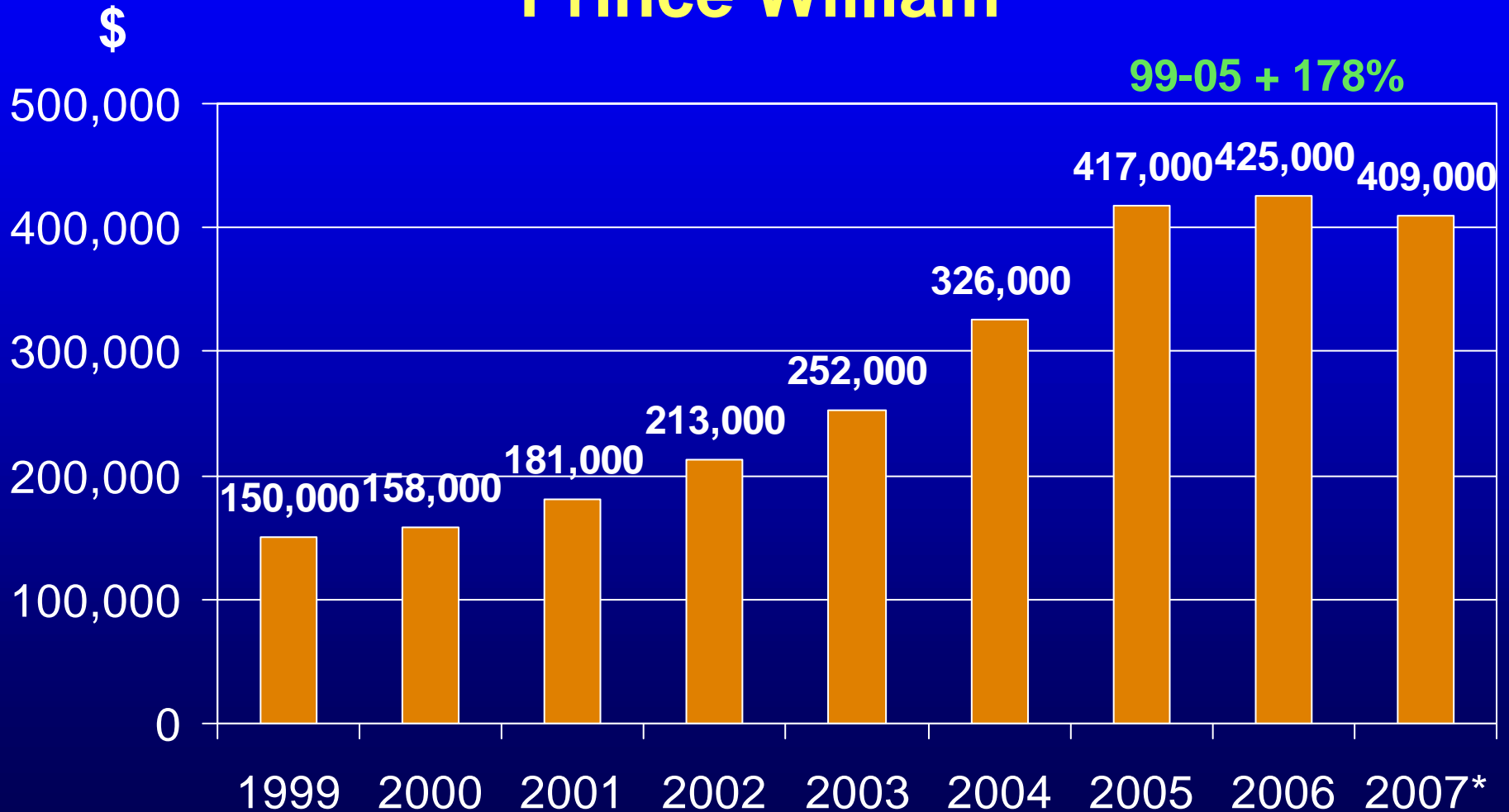
# Residential Market Trends

# Average Sales Price All Housing Types Washington Metro



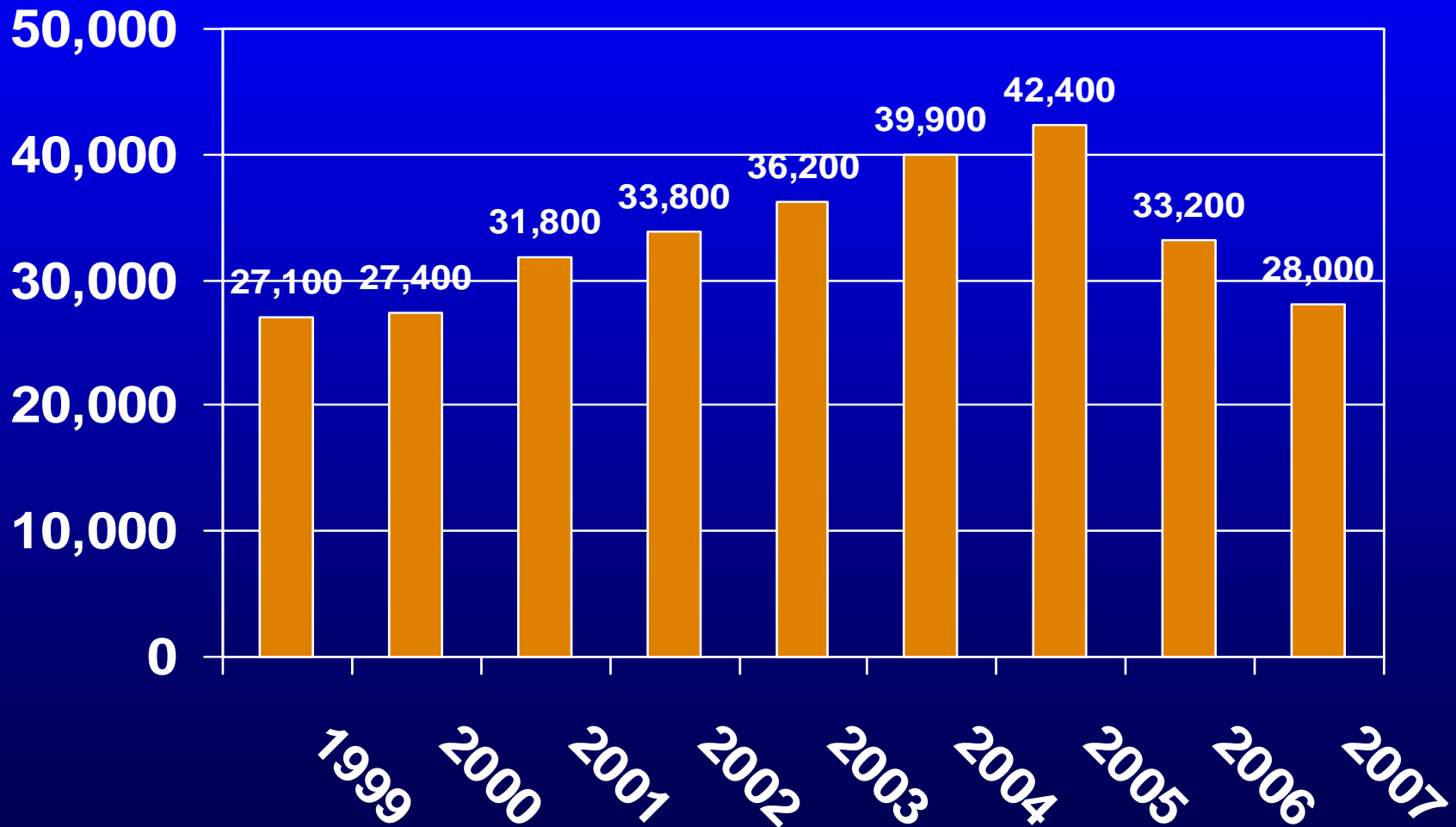
Source: MRIS, GMU Center for Regional Analysis

# Average Sales Price All Housing Types Prince William

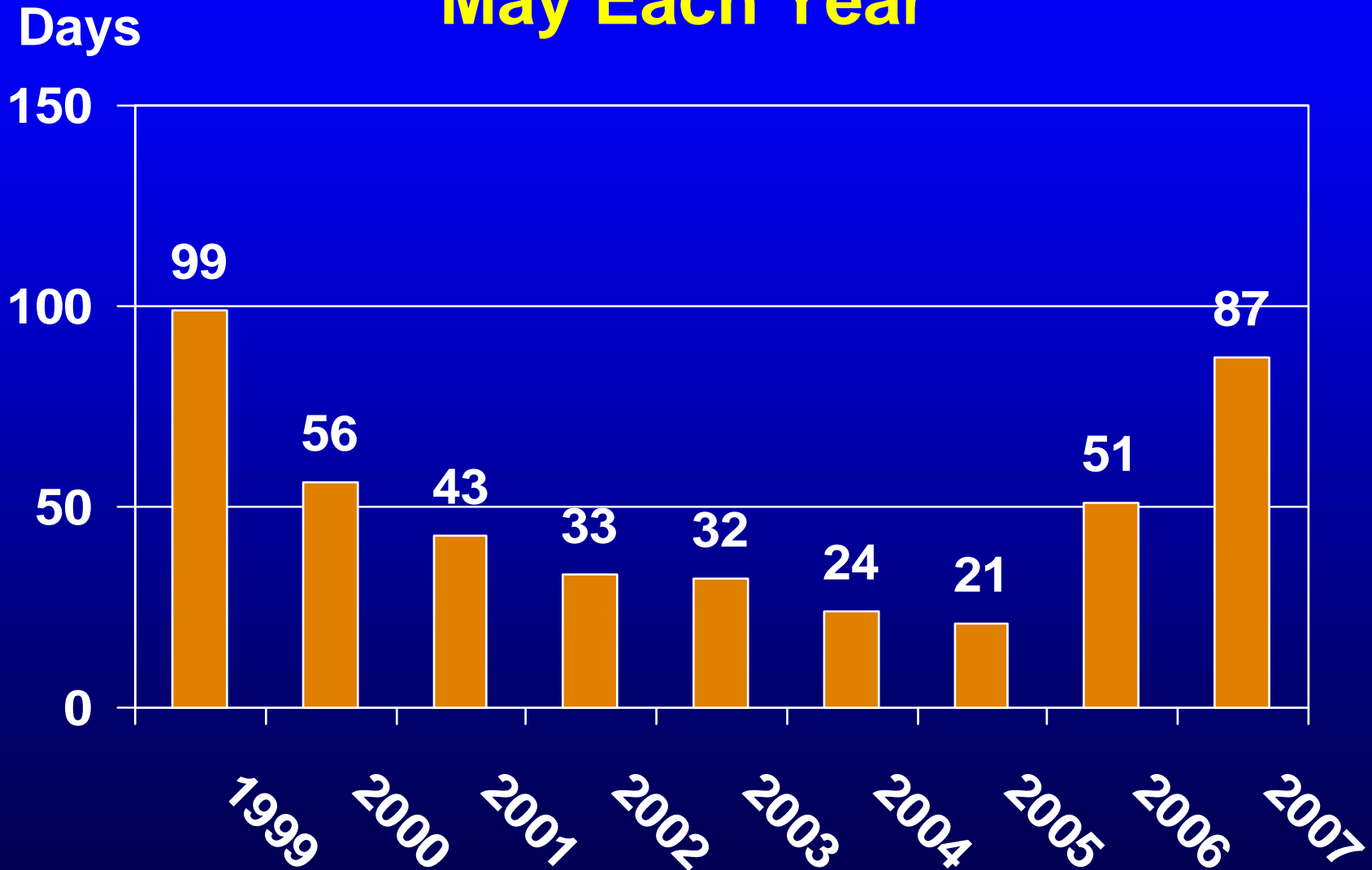


Source: MRIS, GMU Center for Regional Analysis

# Total Units Sold Washington Metro Area Jan-May Each Year

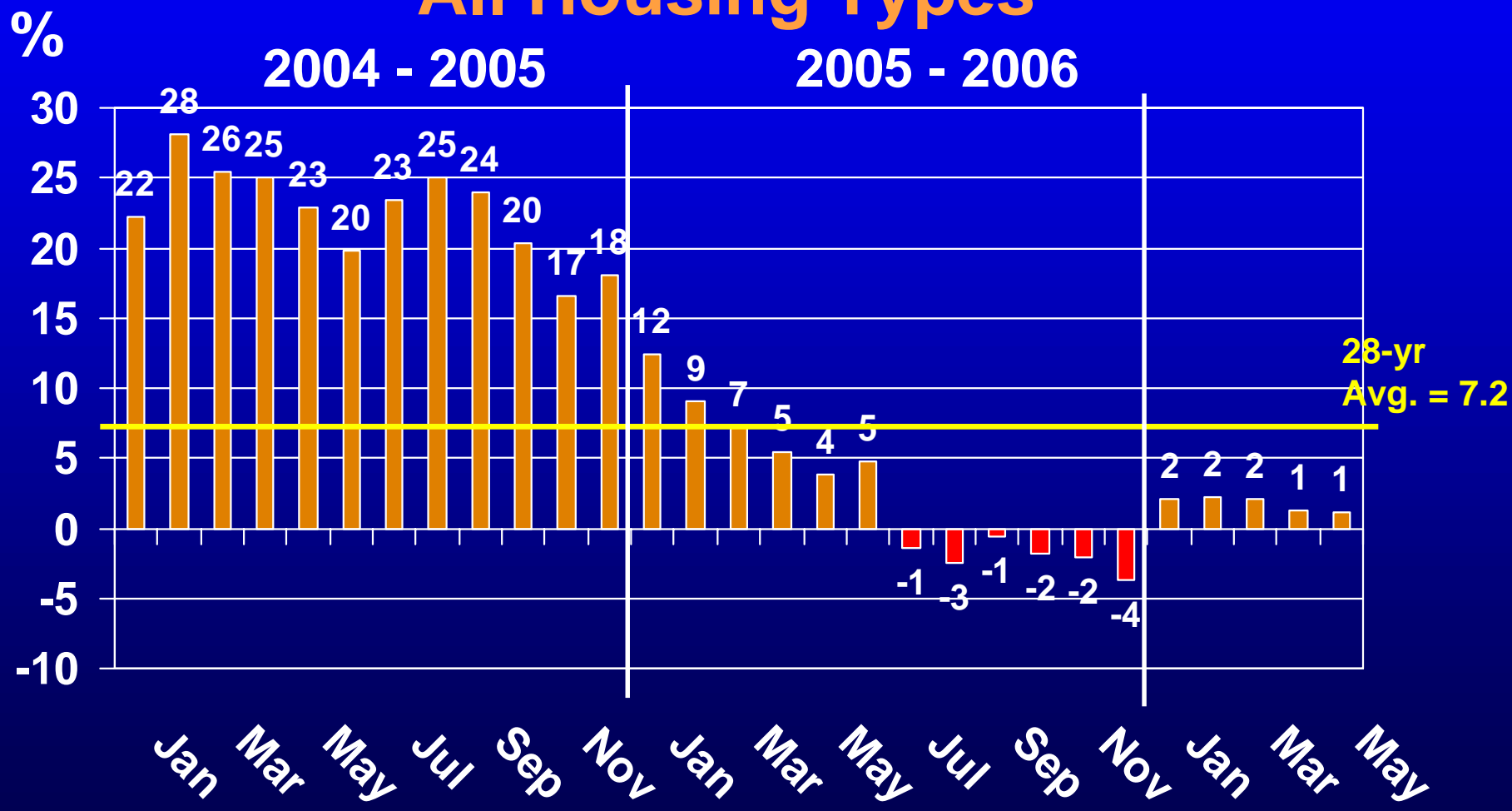


# Days on Market Washington Metro Area May Each Year

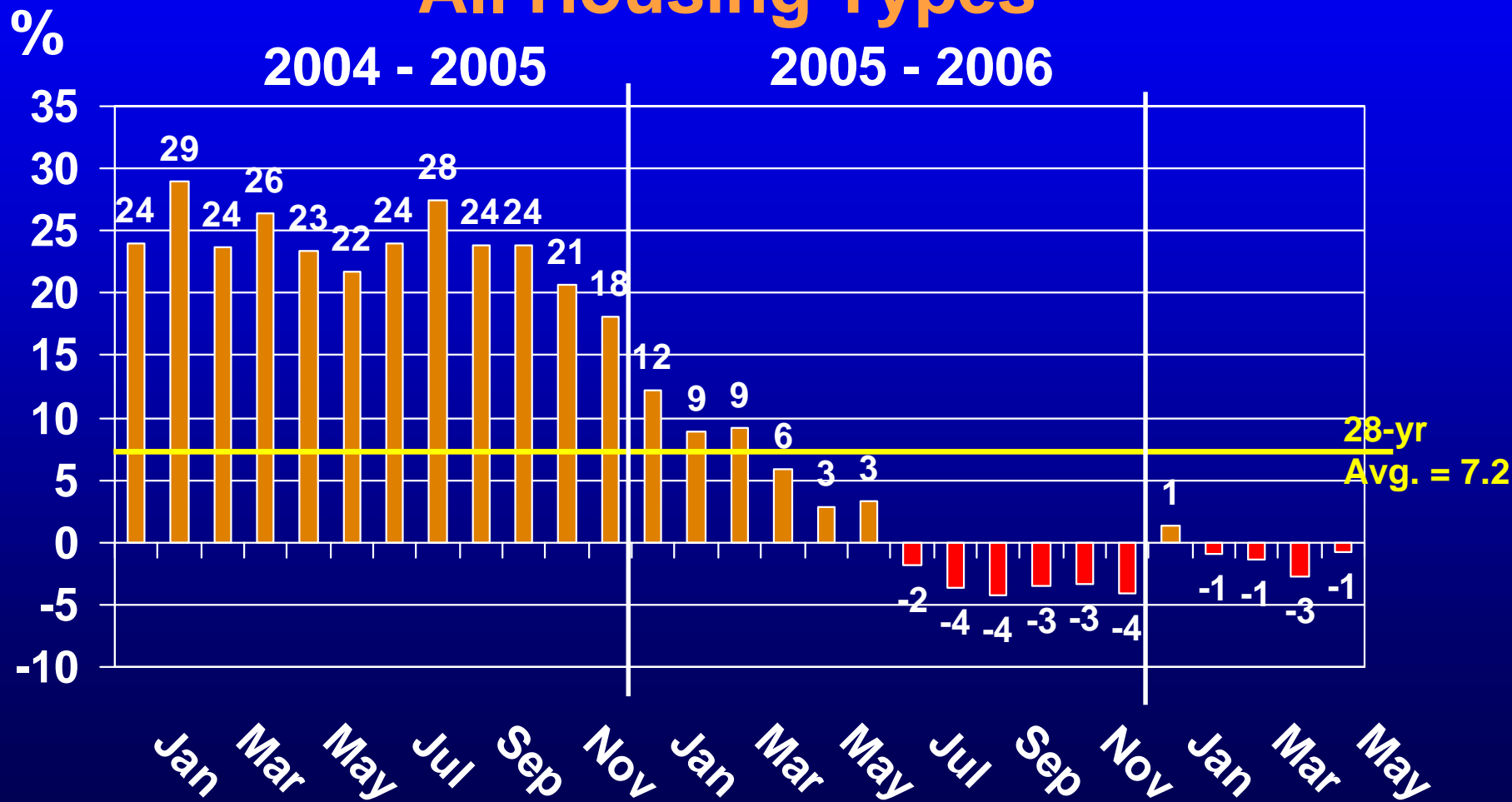


Source: MRIS, GMU Center for Regional Analysis

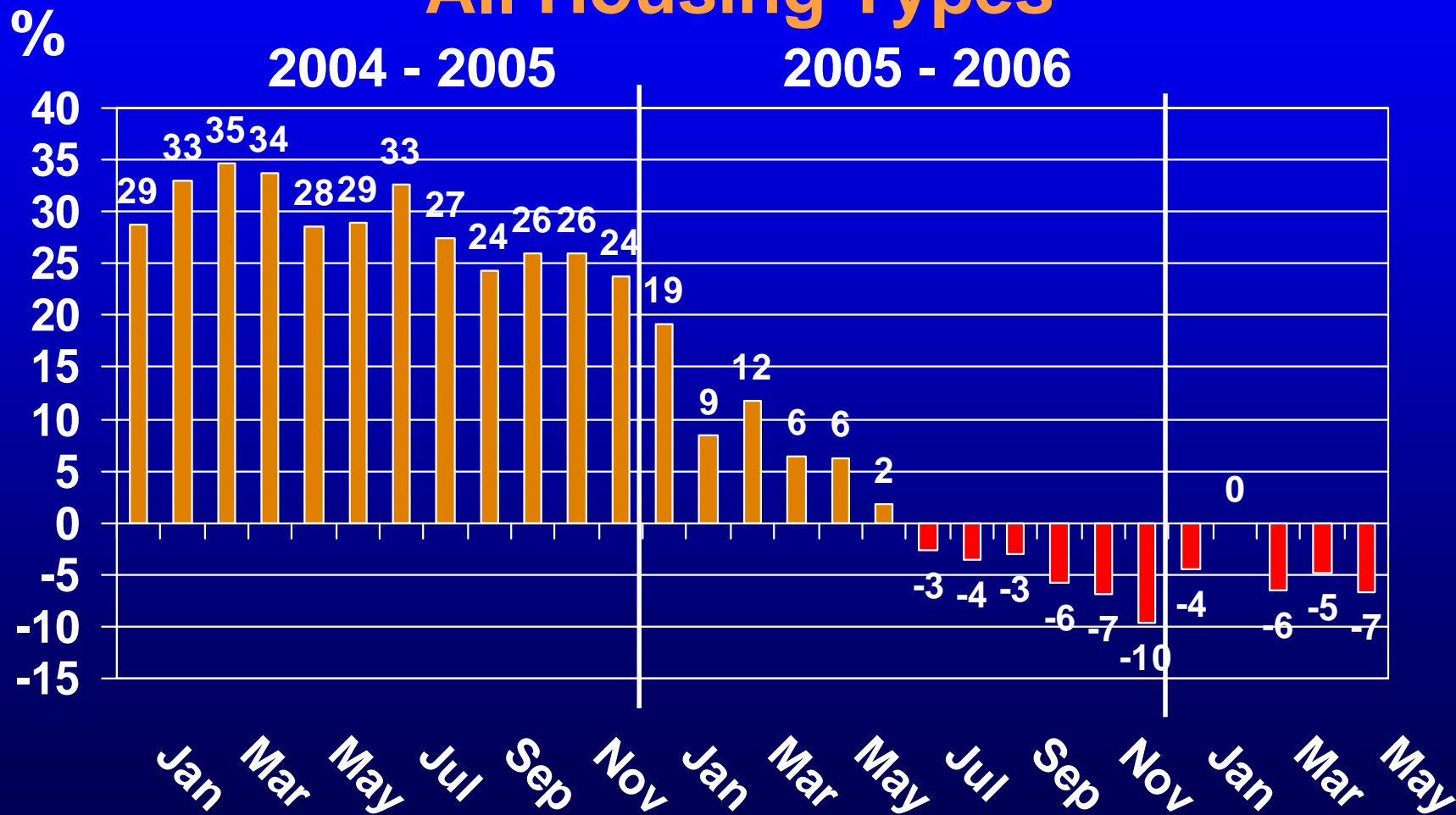
# Average Sales Price Percent Change Month-over-the-year, 2004 - 2005 - 2006 Washington MSA All Housing Types



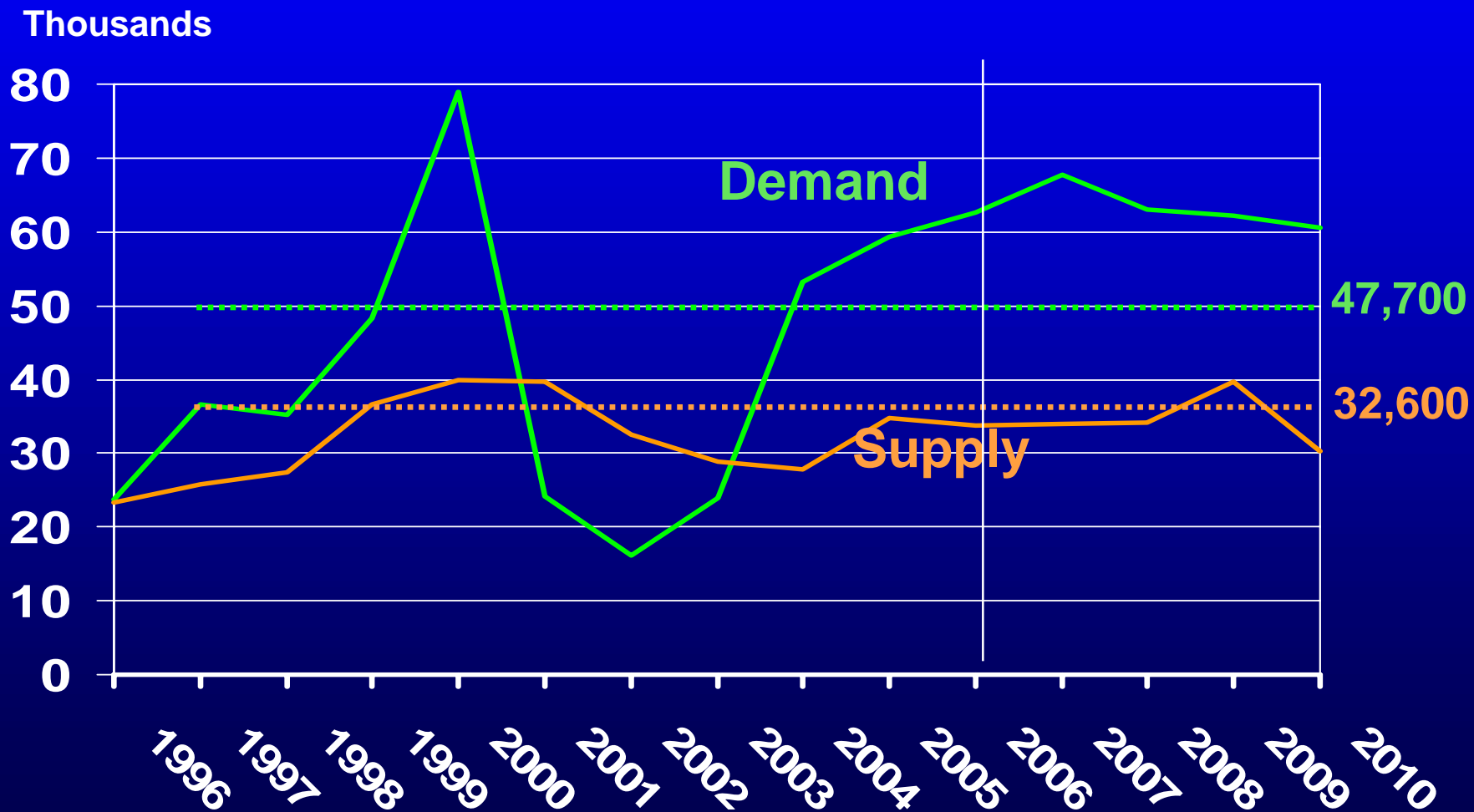
# Average Sales Price Percent Change Month-over-the-year, 2004 - 2005 - 2006 Northern Virginia All Housing Types



# Average Sales Price Percent Change Month-over-the-year, 2004 - 2005 - 2006 Prince William County All Housing Types



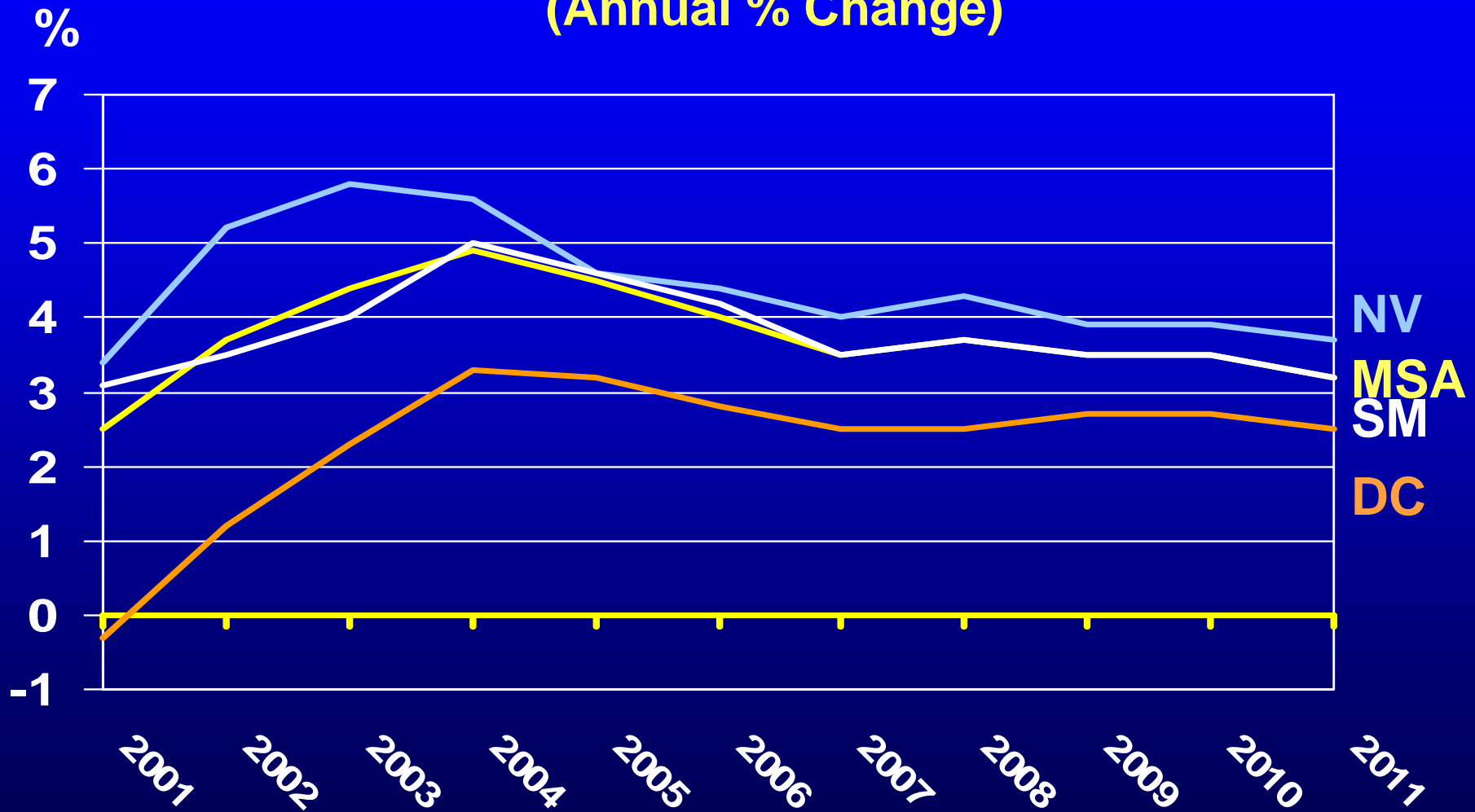
# Annual Change In Housing Demand vs. Housing Supply 1995 - 2010 Washington MSA



**Forecast**

# Economic Outlook (GRP) – 2011

## Washington Area and Sub-state Portions (Annual % Change)



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

	2006	2007	2008	2009	2010	2011
<b>D.C.</b>	<b>6.1</b>	<b>5.3</b>	<b>5.7</b>	<b>5.0</b>	<b>4.6</b>	<b>4.1</b>
<b>S. MD</b>	<b>10.6</b>	<b>10.5</b>	<b>12.6</b>	<b>12.6</b>	<b>12.5</b>	<b>11.6</b>
<b>No. VA</b>	<b>30.5</b>	<b>28.7</b>	<b>32.9</b>	<b>31.4</b>	<b>29.6</b>	<b>25.9</b>
<b>Pr. Will.</b>	<b>4.4</b>	<b>4.2</b>	<b>5.0</b>	<b>5.0</b>	<b>6.0</b>	<b>6.5</b>
<b>REGION</b>	<b>47.2</b>	<b>44.5</b>	<b>51.2</b>	<b>49.0</b>	<b>46.7</b>	<b>41.6</b>

# **Factors and Issues for Northern Virginia and Prince William's Economic Future**

- **Workforce Housing**
- **Transportation**
- **Federal Procurement**
- **BRAC**
- **Economic Diversification**



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