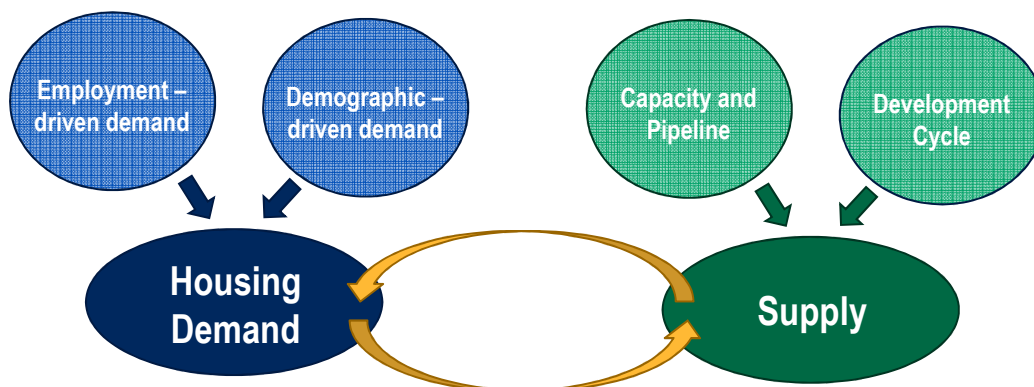


# Anatomy of a Housing Shortage: Sources of Housing Demand and Likely Supply in Montgomery County

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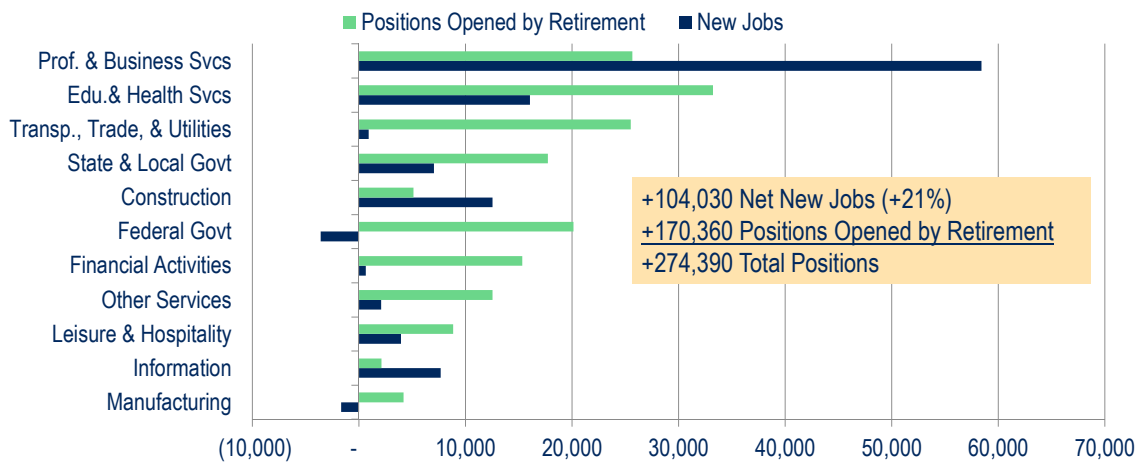
## What is a Housing Forecast?



# Housing Demand in Montgomery: 2015 - 2040



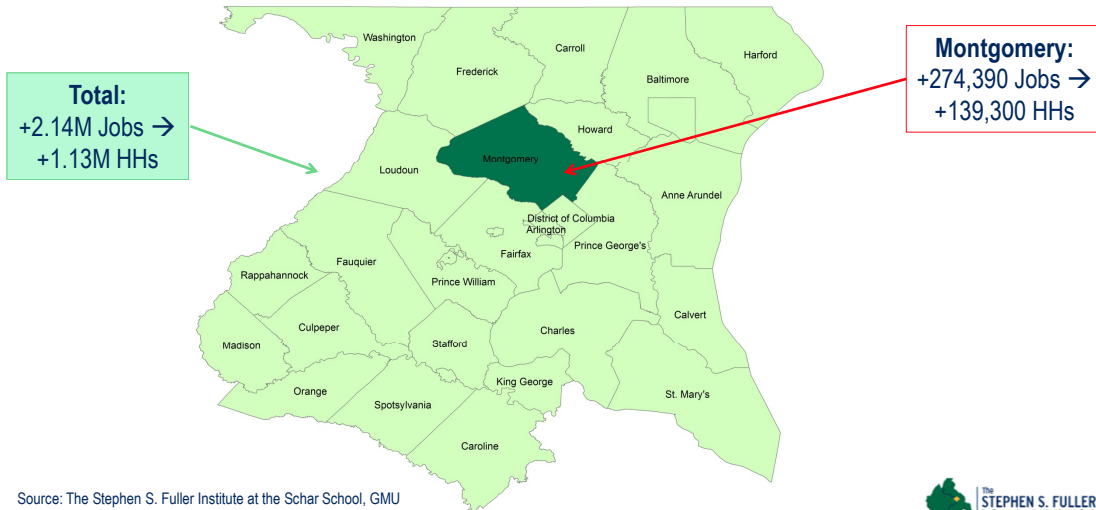
## Job Growth Montgomery County 2015-2040



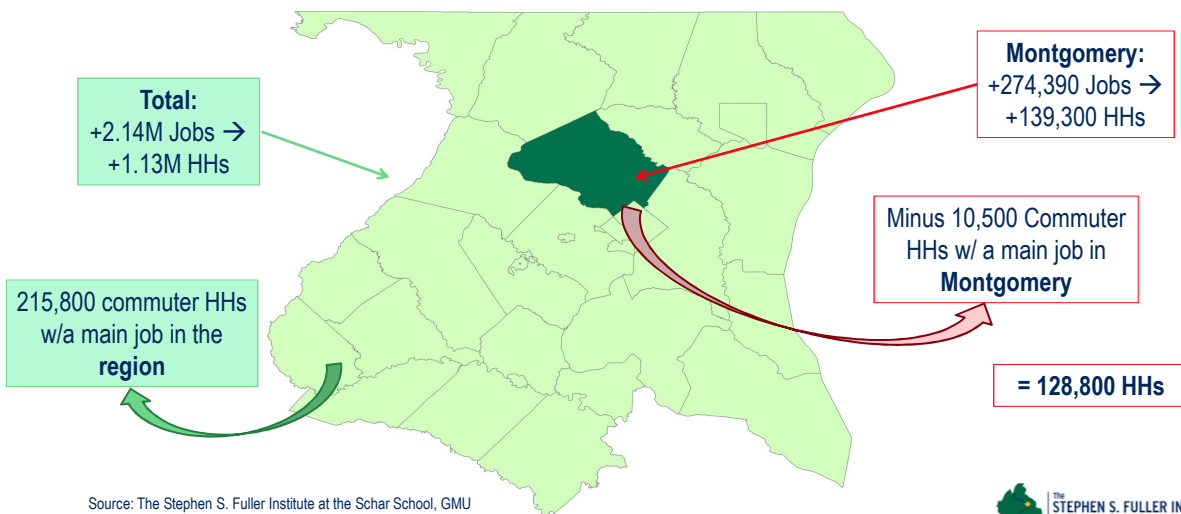
Source: IHS Economics; The Stephen S. Fuller Institute at the Schar School, GMU



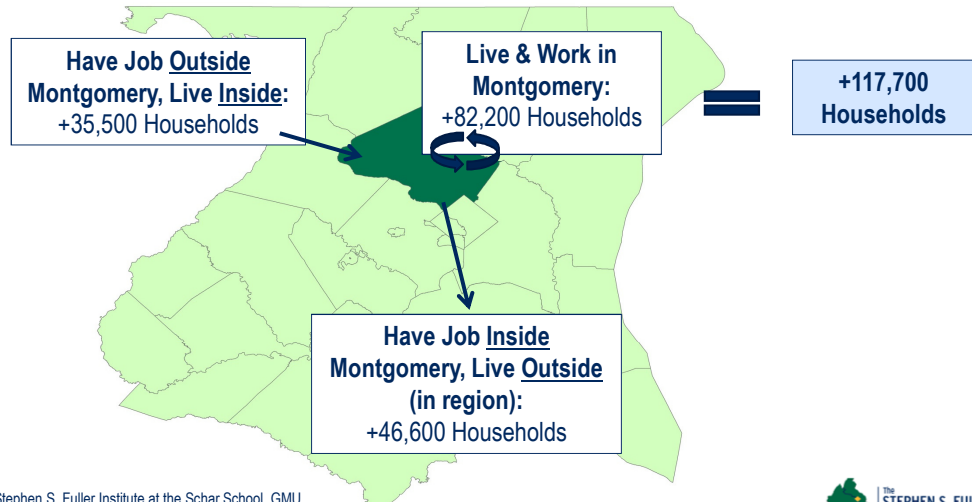
## Job Growth → Households



## Work in the Region, Live Outside



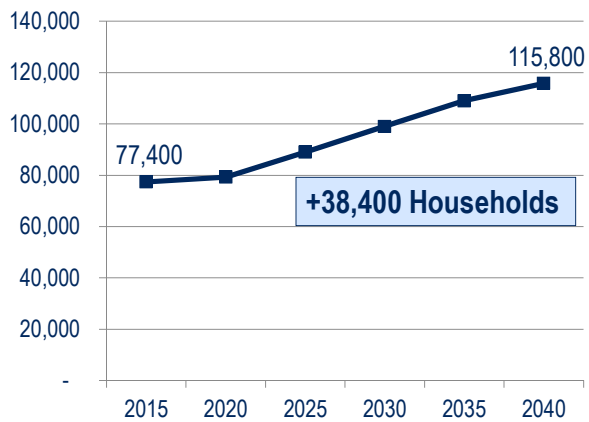
## Intra-Regional Commuting Profiles → Demand from New Worker Households



Source: The Stephen S. Fuller Institute at the Schar School, GMU



## Demand from “Non-Working” Households, Montgomery County



- Retirees
- Students
- Interns, Volunteers
- Some Self-Employed

Source: U.S. Census Bureau (American Community Survey); The Stephen S. Fuller Institute at the Schar School, GMU



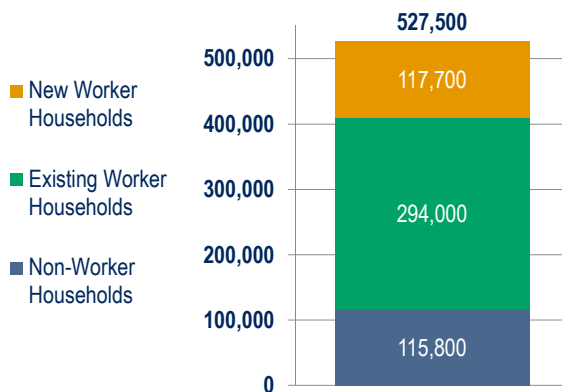
## Housing Demand Montgomery County, 2040

	2015	2015-2040 Increase	2040
Worker Households	294,000	117,700	411,700
Non-Worker Households	77,400	38,400	115,800
<b>Total</b>	<b>371,400</b>	<b>156,100</b>	<b>527,500</b>

Source: The Stephen S. Fuller Institute at the Schar School, GMU



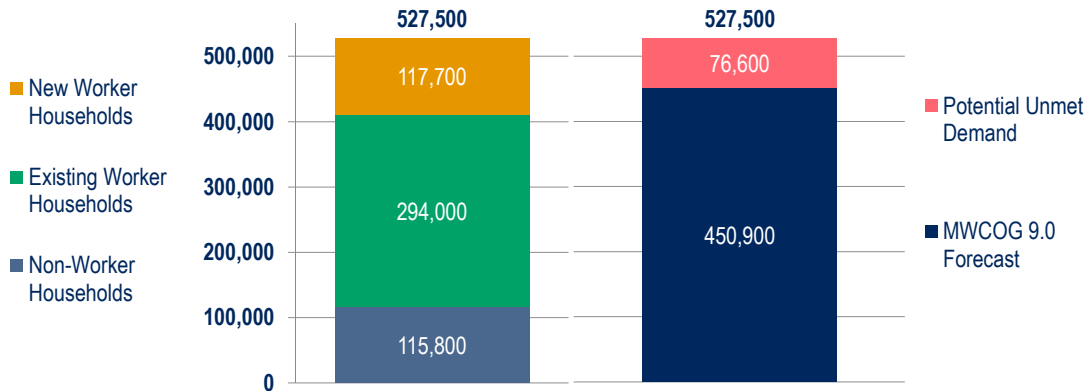
## Housing Demand Montgomery County, 2040



Source: Metropolitan Washington Council of Governments; The Stephen S. Fuller Institute at the Schar School, GMU



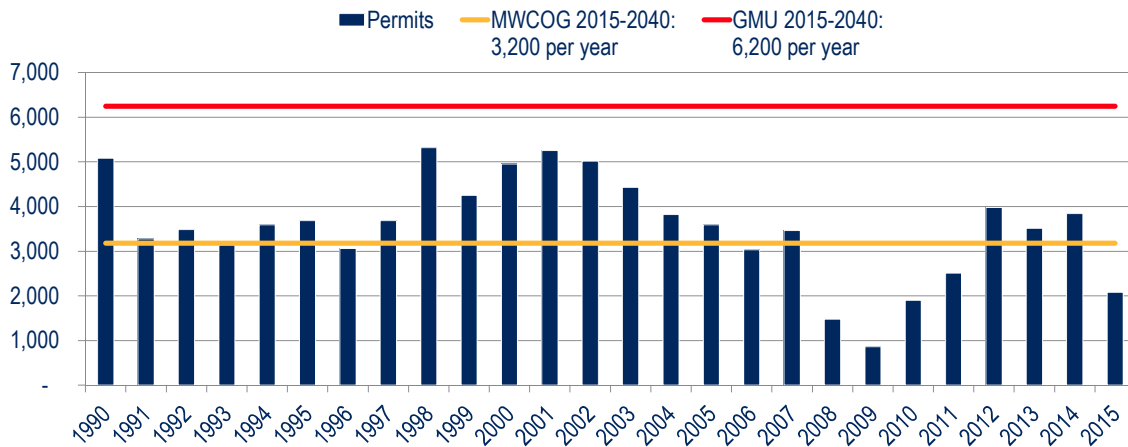
## Housing Demand and Supply Montgomery County, 2040



Source: Metropolitan Washington Council of Governments; The Stephen S. Fuller Institute at the Schar School, GMU



## Historic Housing Supply vs. Likely Demand

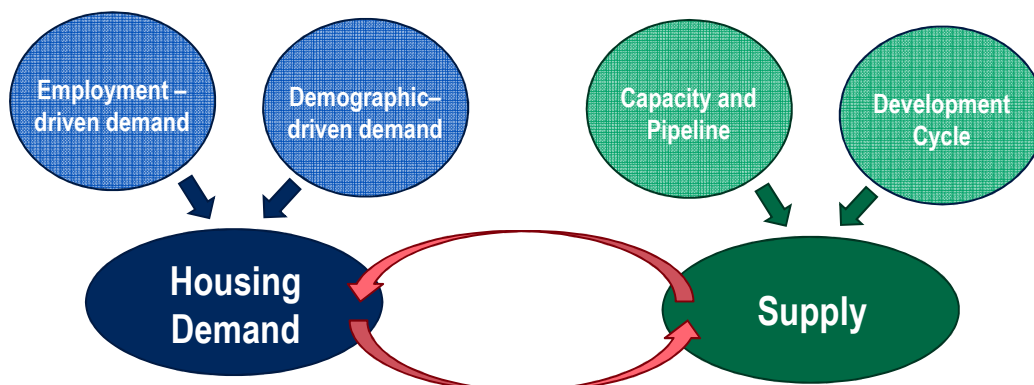


Sources: U.S. Census Bureau; The Stephen S. Fuller Institute at the Schar School, GMU



## What Does this Difference Mean?

## Housing Forecast



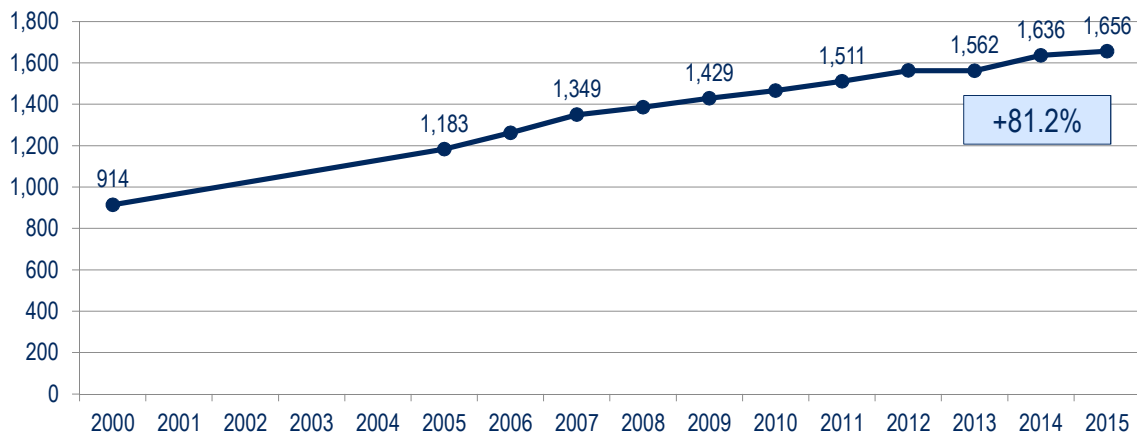
## Housing Demand: Changes to Key Assumptions?

- Local and Regional Employment Growth
- Commuting Patterns
- Housing Preferences
- Other assumptions: age, wages, and household composition of future workers; in- and out-migration rates; retirement rates

## What Is Unmet Demand?



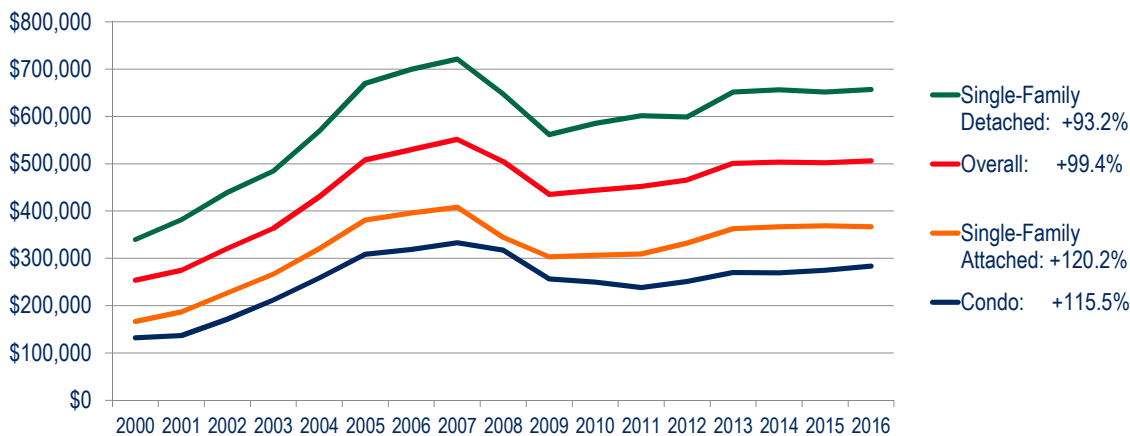
## Median Gross Rent Montgomery County



Sources: U.S. Census Bureau (American Community Survey and Decennial Census); The Stephen S. Fuller Institute at the Schar School, GMU



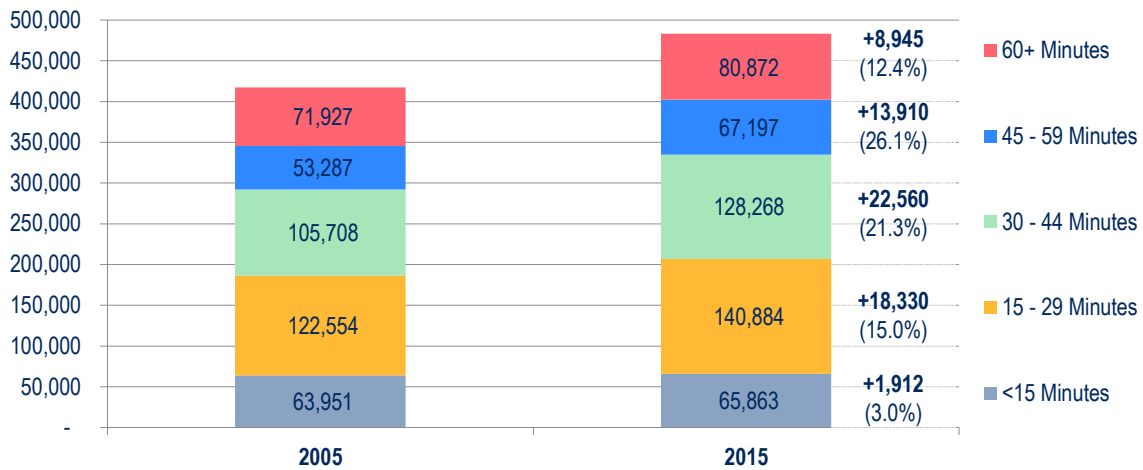
## Average Sales Price Existing Homes, Montgomery County



Sources: Metropolitan Regional Information Systems (MRIS); The Stephen S. Fuller Institute at the Schar School, GMU



## Montgomery County Workers by Commute Time Job located in Montgomery County



Sources: U.S. Census Bureau (American Community Survey); The Stephen S. Fuller Institute at the Schar School, GMU



## Questions?

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