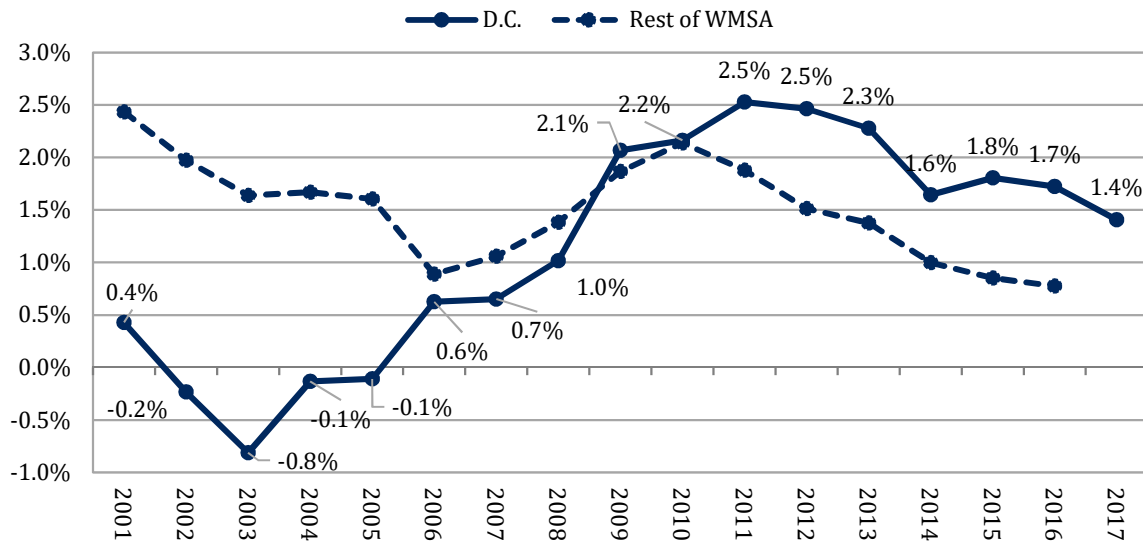


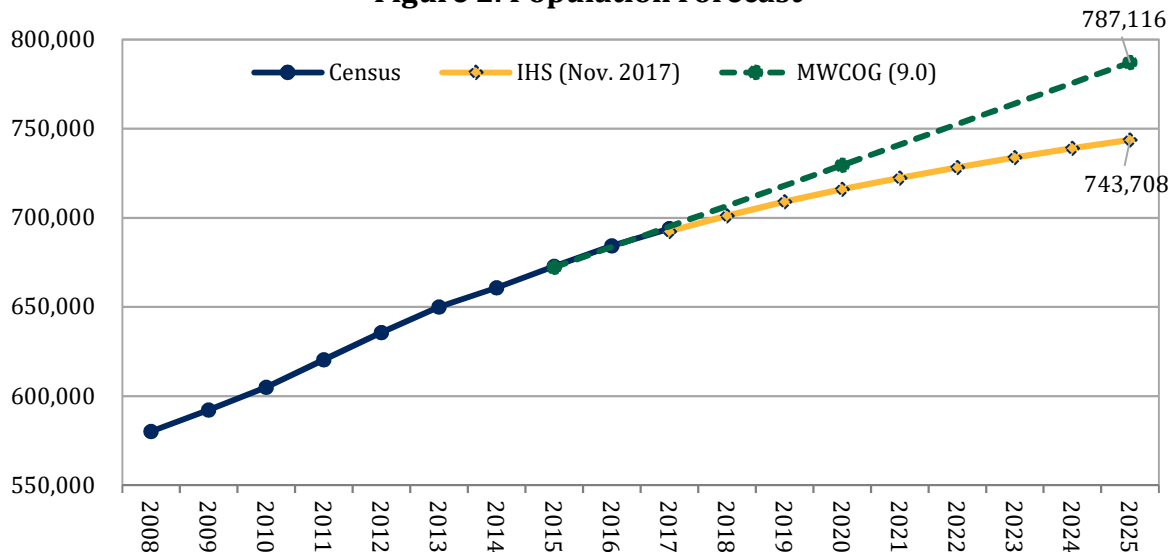
Population Trends in D.C. and the Washington Region January 31, 2018

Figure 1. Estimate of Population Growth Rate



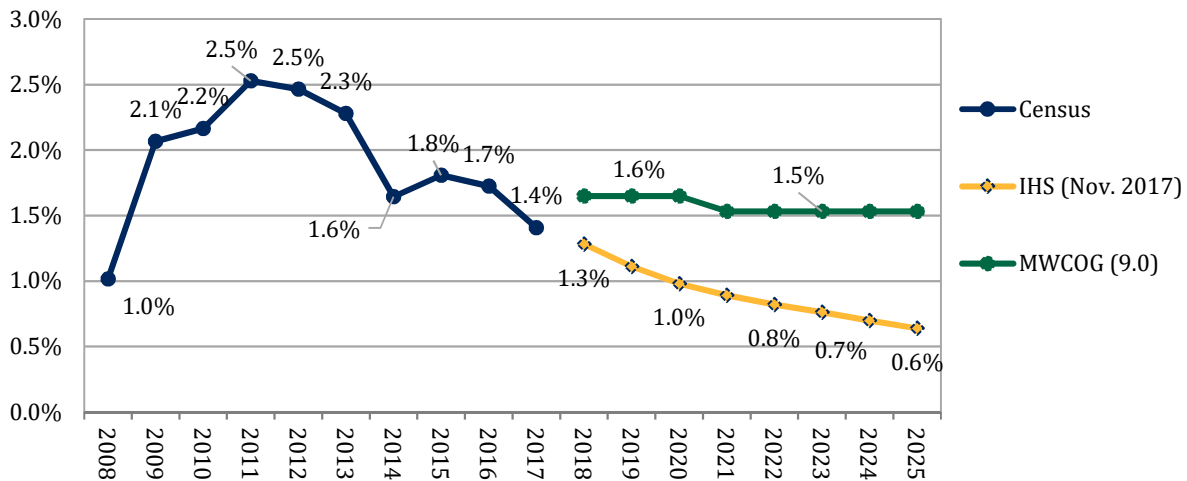
Sources: U.S. Census (Intercensal Estimates, Vintage 2017 [DC: 2010-2017], Vintage 2016 [WMSA: 2010-2017])

Figure 2. Population Forecast



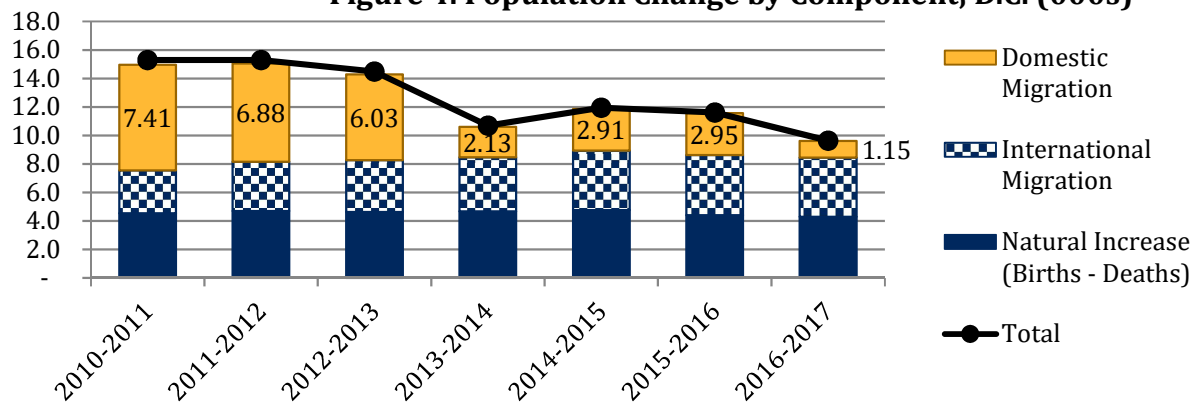
Sources: U.S. Census (Intercensal Estimates, Vintage 2017 [DC: 2010-2017], Vintage 2016 [WMSA: 2010-2017]); IHS Market (Nov. 2017 data); MWCOG (Round 9.0)

Figure 3. Population Growth Forecast



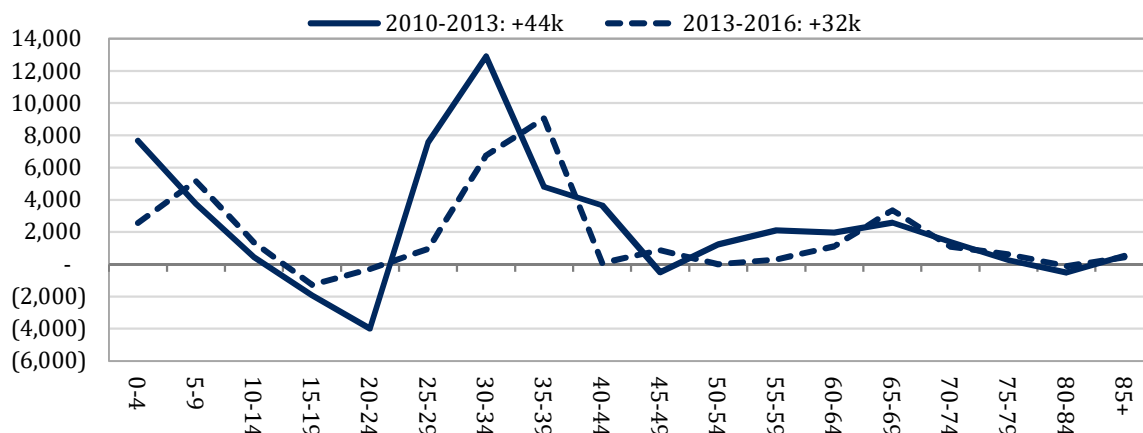
Sources: U.S. Census (Intercensal Estimates, Vintage 2017 (DC: 2010-2017), Vintage 2016 (WMSA: 2010-2017)); IHS Market (Nov. 2017 data); MWCOG (Round 9.0)

Figure 4. Population Change by Component, D.C. (000s)



Sources: U.S. Census (Vintage 2017)

Figure 5. D.C. Population Change by Age Group



Sources: U.S. Census (Vintage 2016)

Figure 6. 25-34 Year Olds
Ranked by Age Group as a Share of Total in 2016

	2016		2014-2016 Change	
	#	% of Total	%	#
Arlington	57,810	25.1%	-4.9%	(2,994)
D.C.	154,991	22.8%	3.3%	5,021
Alexandria city	34,701	22.3%	-2.1%	(745)
Manassas Park city	2,609	16.4%	-7.8%	(220)
Fredericksburg city	4,343	15.3%	-5.7%	(264)
Manassas city	6,280	15.1%	-6.9%	(467)
Region	921,348	15.0%	-0.7%	(6,866)
Prince George's	134,871	14.9%	-0.2%	(289)
Prince William	62,673	13.8%	-1.5%	(961)
Fairfax city	3,300	13.7%	-5.3%	(184)
Fairfax	152,585	13.4%	-4.3%	(6,779)
Stafford	18,967	13.1%	3.0%	544
Montgomery	134,818	12.9%	-2.5%	(3,395)
Charles	20,195	12.8%	4.5%	873
Warren	4,956	12.7%	5.7%	266
Spotsylvania	16,455	12.5%	2.6%	413
Frederick	30,807	12.4%	3.0%	908
Loudoun	47,078	12.2%	0.9%	433
Culpeper	6,027	12.0%	2.5%	149
Falls Church city	1,616	11.5%	1.6%	25
Jefferson	6,479	11.5%	0.1%	6
Calvert	10,385	11.4%	4.1%	407
Fauquier	7,407	10.7%	4.1%	294
Rappahannock	682	9.2%	9.1%	57
Clarke	1,313	9.1%	2.8%	36

Sources: U.S. Census (Vintage 2016)

Figure 7. 25-34 Year Olds Earning \$60,000+
Greater Washington Region, 2015

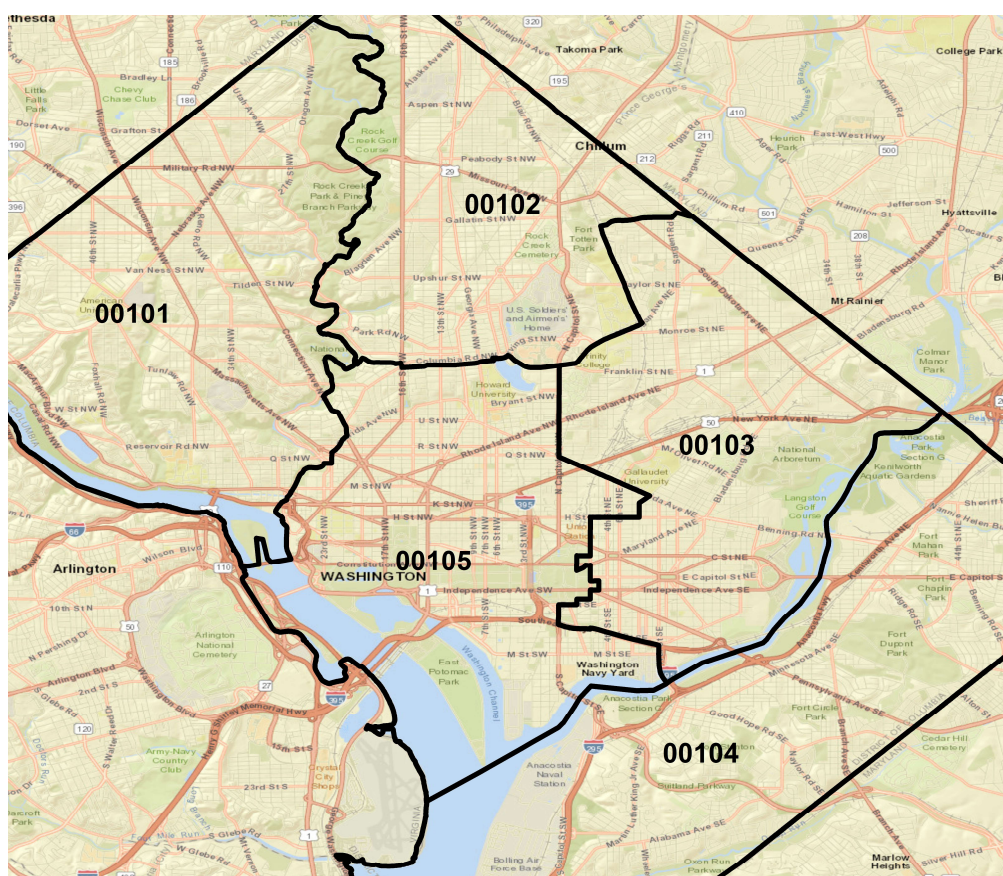


Sources: U.S. Census Bureau (2015 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU

**Figure 8. Single Family Detached and Attached Homes
By Age of Householder and Time in Home, 2016**

Geography (See Map)	55+ Owners, Moved in 5+ Years Ago		65+ Owners, Moved in 5+ Years Ago		# of Occupied SF Homes
	HHs	% of Total	HHs	% of Total	
101	7,214	41.0%	4,930	28.0%	17,579
102	8,975	42.2%	5,324	25.1%	21,250
103	10,043	38.1%	6,168	23.4%	26,343
104	7,777	33.2%	4,584	19.6%	23,447
105	2,445	18.9%	1,154	8.9%	12,945
D.C., Total	36,454	35.9%	22,160	21.8%	101,564

Source: 2016 1-Year ACS microdata; NOTE: Margins of error are large



Other Considerations

- WMATA: Will people mover closer in to avoid or double-down on driving?
- SALT and MID changes: D.C.'s conditions may be somewhat more favorable than parts of the suburbs. Will households change their decisions?
- New housing options: Will new developments continue to "induce" demand?
- Business cycle: How much longer will this upswing last and what does the Trump Administration do when it ends?

Migration, District of Columbia

2-8-16

I. IRS Data: These are "real" numbers, but doesn't include everyone.

# of Exemptions (proxy for people)									
	In-migration		Out-migration		Net		Matched	Total Ex.	%
	Domestic	Foreign	Domestic	Foreign	Domestic	Foreign	Ex.		Matched
2011-2012	39,705	988	41,454	1,503	(1,749)	(515)	396,857	518,630	76.5%
2012-2013	40,710	994	43,742	1,351	(3,032)	(357)	399,932	522,250	76.6%

# of Filers (proxy for people)									
	In-migration		Out-migration		Net		Matched	Total	%
	Domestic	Foreign	Domestic	Foreign	Domestic	Foreign	Filers	Filers	Matched
2011-2012	28,396	566	27,750	933	646	(367)	237,802	327,680	72.6%
2012-2013	28,800	561	29,044	797	(244)	(236)	239,419	331,030	72.3%

Source: IRS Population Migration and County-level Filer Data

II. ACS Data: This is survey data and people's responses are weighted to make the estimates.

The survey is administered continuously during the year, and the question asks where you were "last year."

	In-migration		Out-migration		Net	
	Domestic	Foreign	Domestic	Foreign	Domestic	Foreign
2012-2013	48,164	9,880	58,009	NA	(9,845)	NA
2013-2014	57,539	11,921	57,838	NA	(299)	NA

Source: 1 Year American Community Survey microdata