



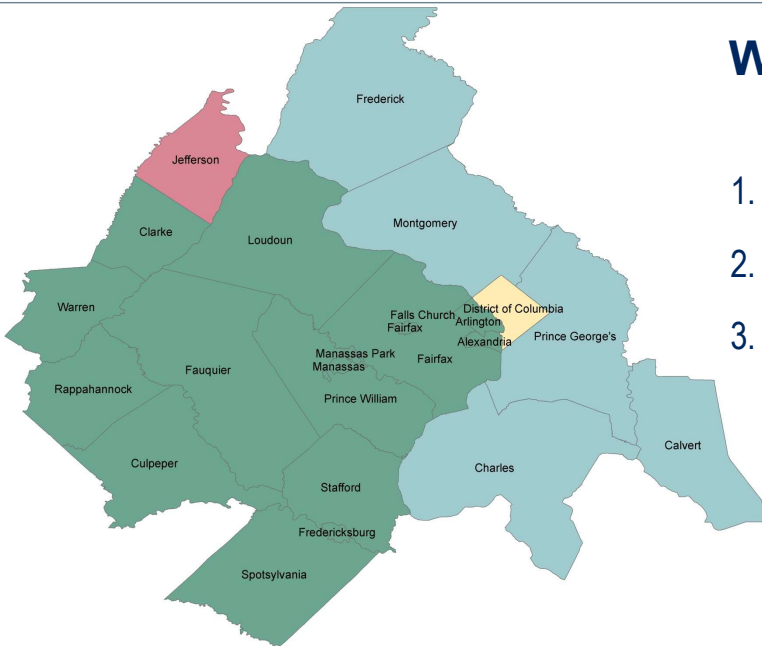
## Korean American Women's Chamber of Commerce

# The Washington Region: Fundamentals & Amazon

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March 28, 2019



## Washington Region & Amazon

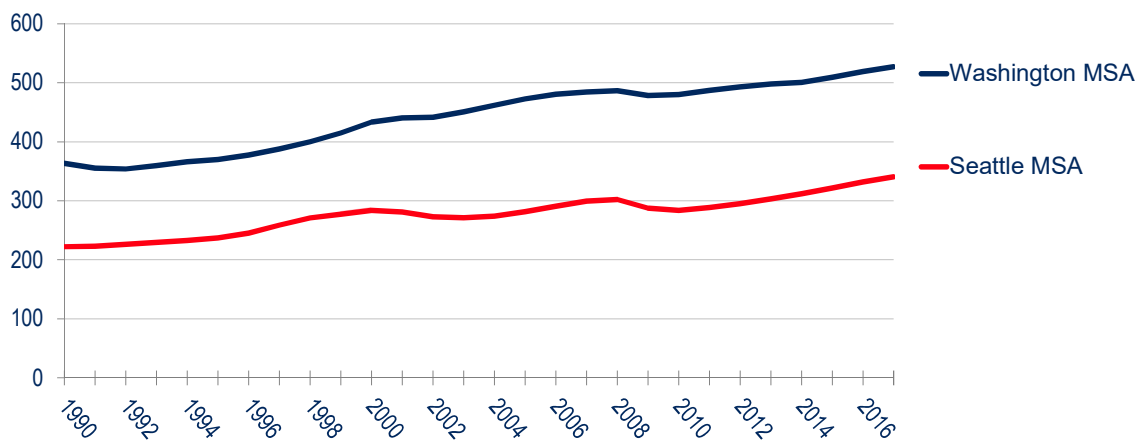
1. Economic Overview
2. Demographics & Workforce
3. The Housing Market



# Amazon: Context



## Density by Metro Area: Jobs Per Land Square Mile



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



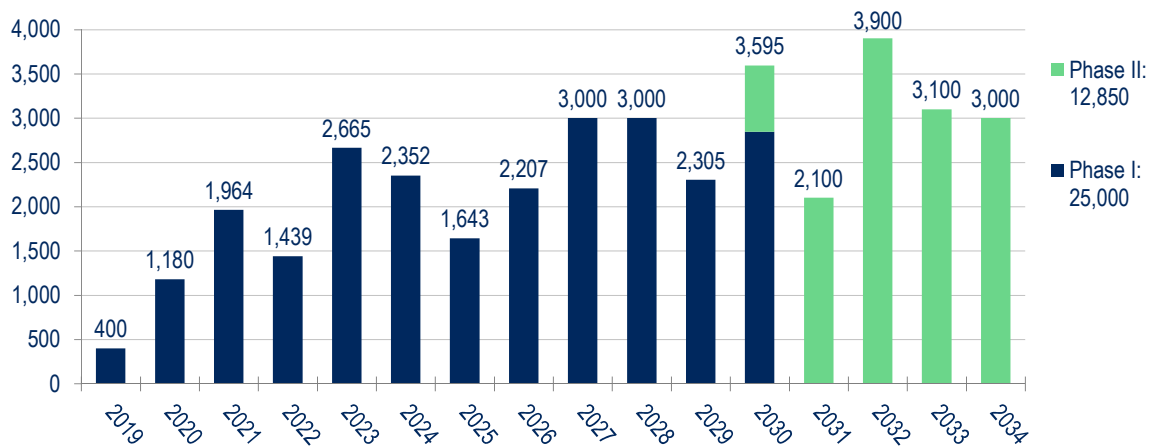
## Density: Arlington County vs. City of Seattle

	Arlington County	Seattle City	Arlington as a % of Seattle
Sq. Mi.	26	83	31%
Residents	234,965	724,745	32%
--- Per Sq. Mi.	9,037	8,732	103%
Private Office Space (MMs SF)	32	55	58%
--- Per Sq. Mi.	1.2	0.7	186%

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



## HQ2 Employment Schedule



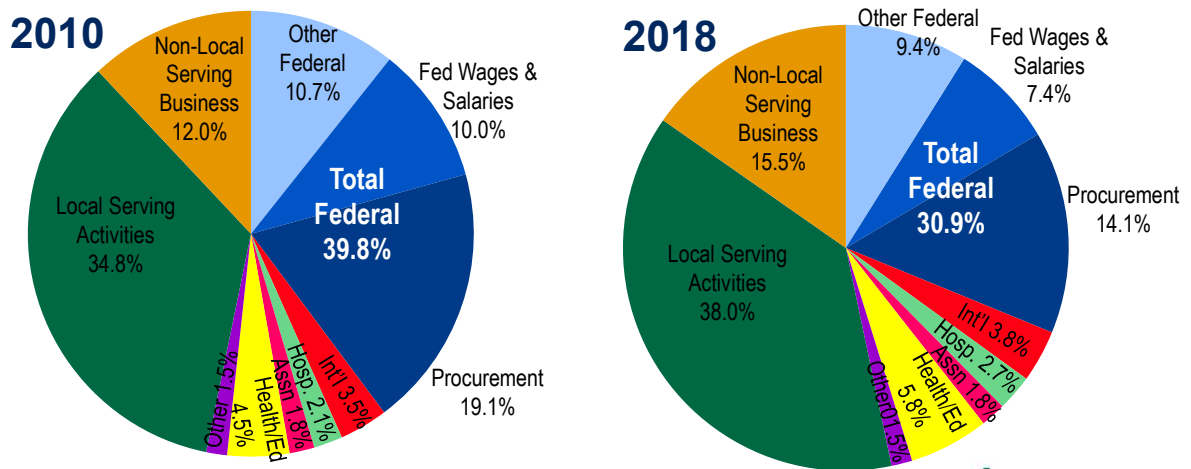
Sources: Commonwealth of Virginia MOU; The Stephen S. Fuller Institute at the Schar School, GMU



# The Washington Region's Economy

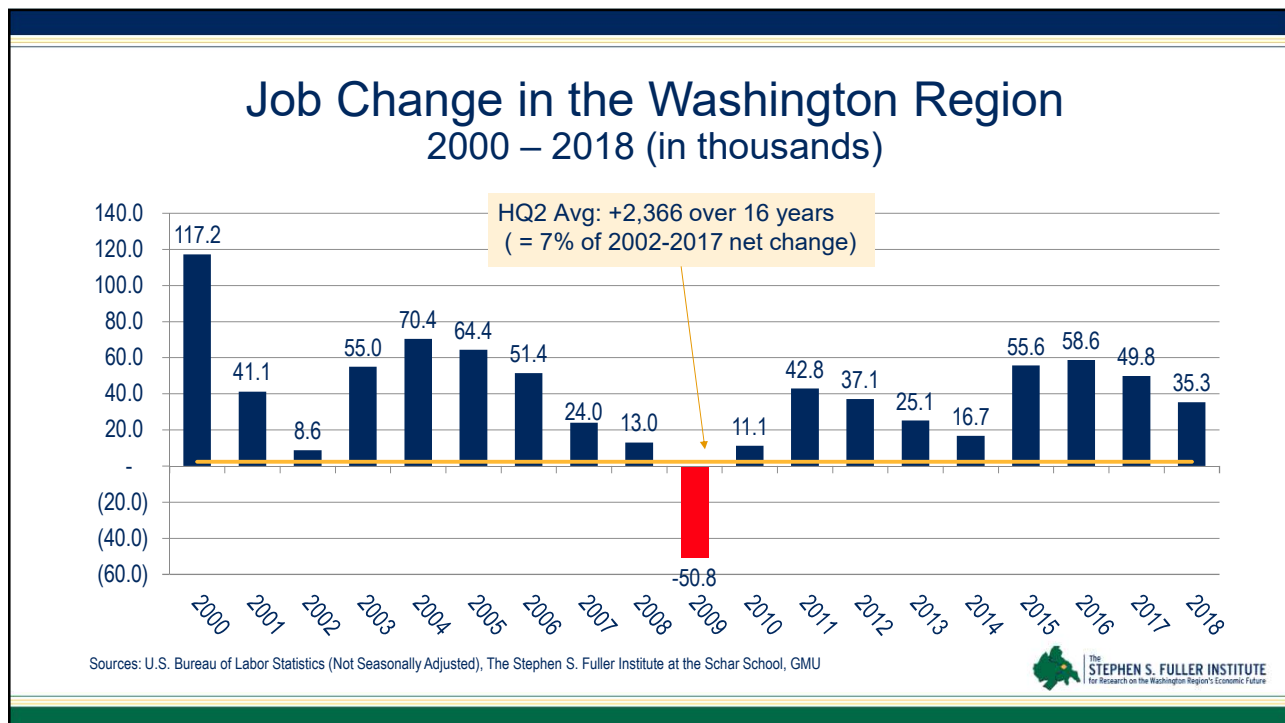
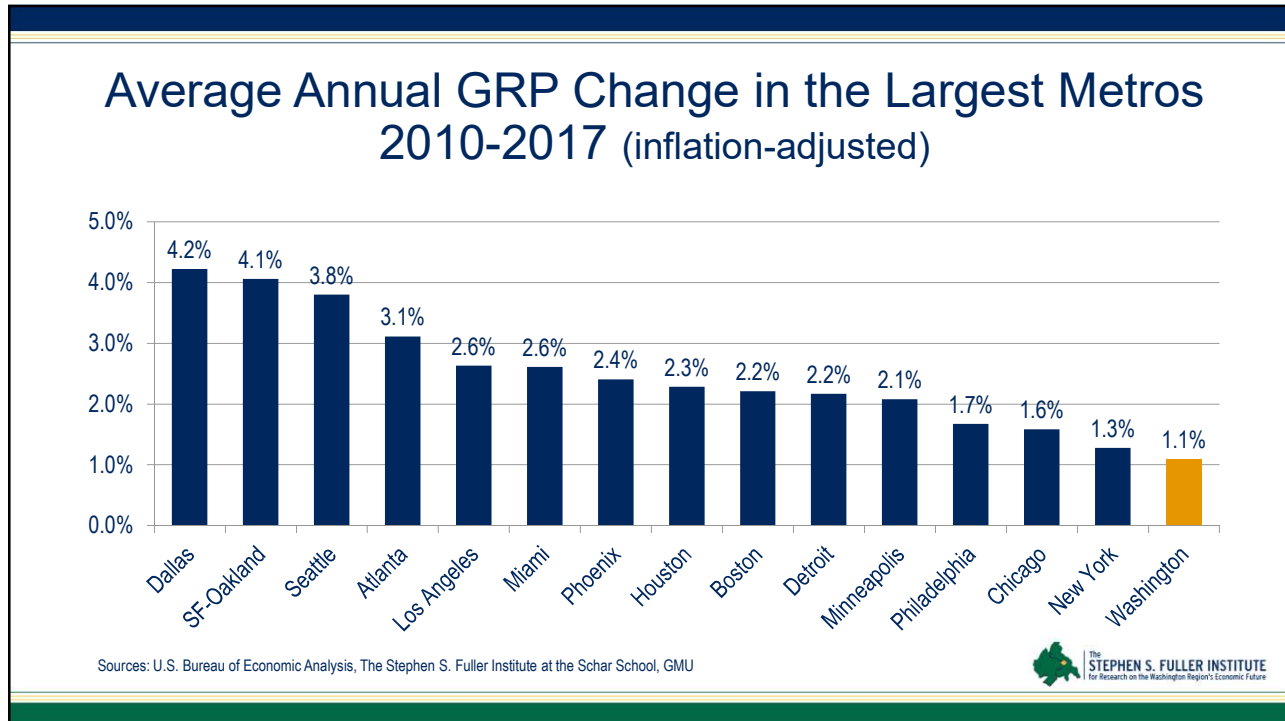


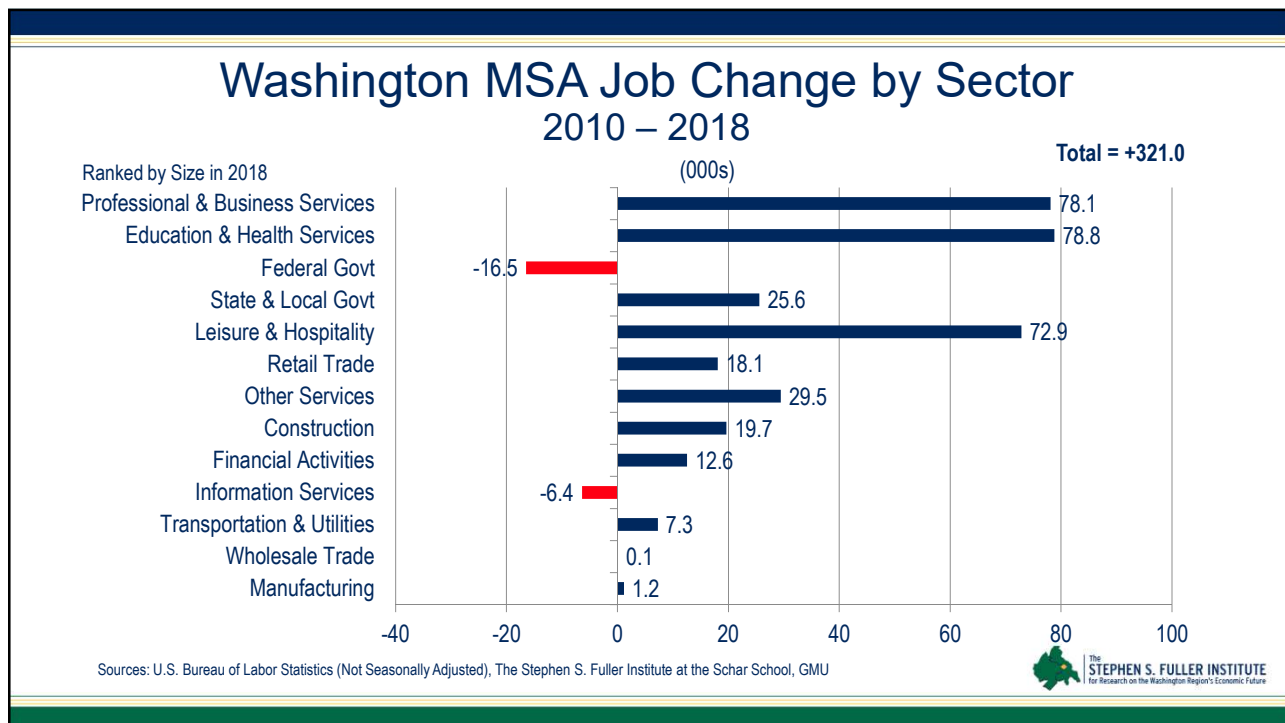
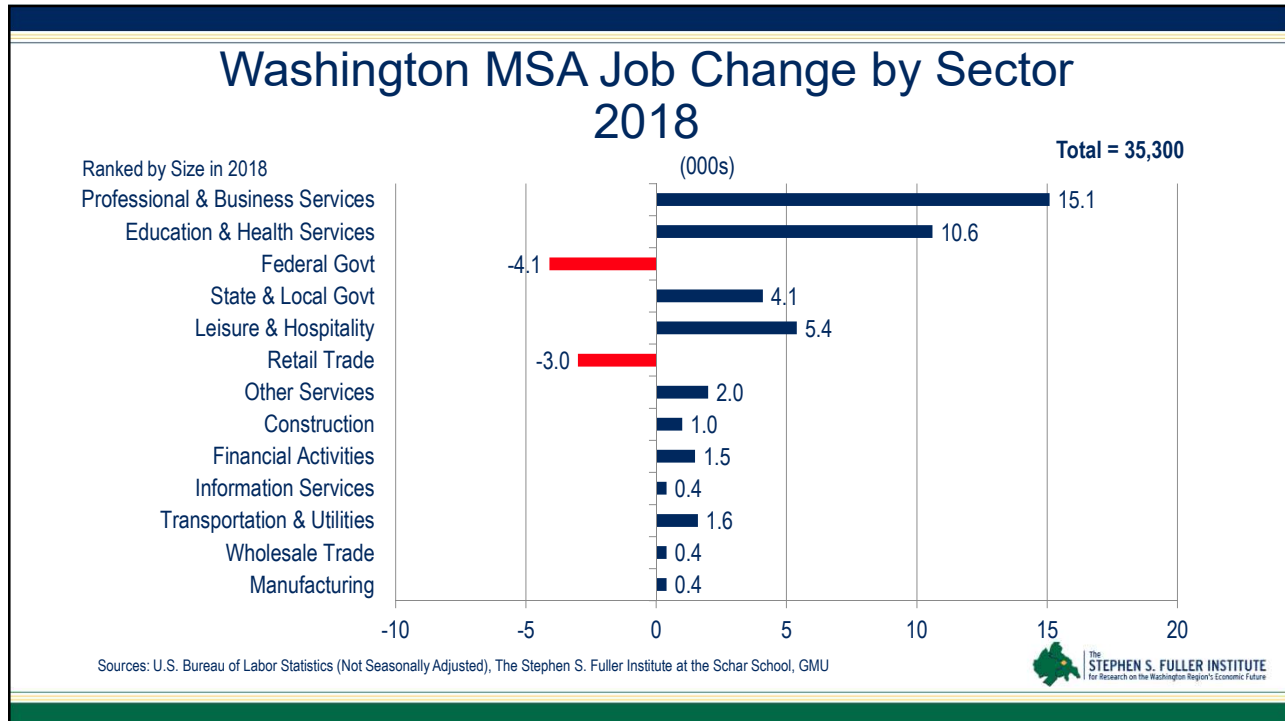
## The Changing Structure of the Washington Region Economy



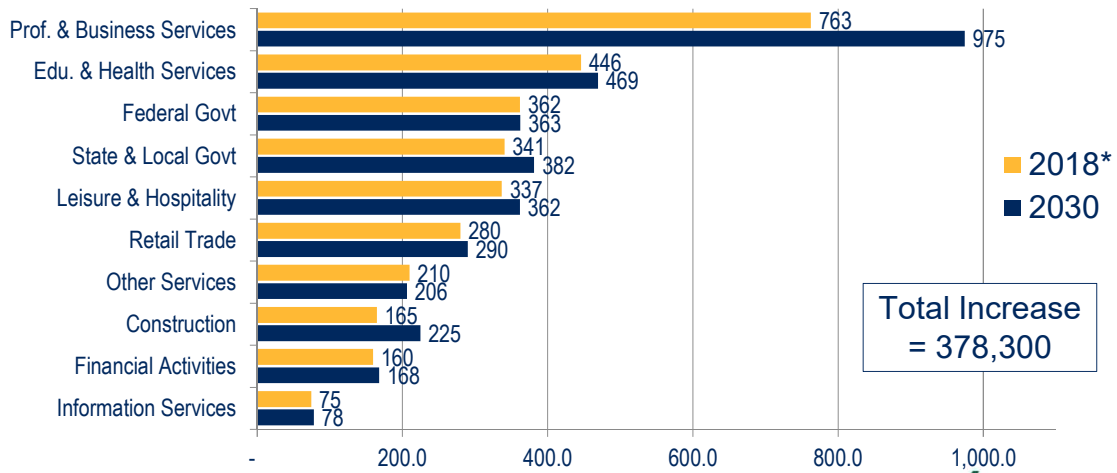
Source: The Stephen S. Fuller Institute at the Schar School, GMU; Forecast January 2019







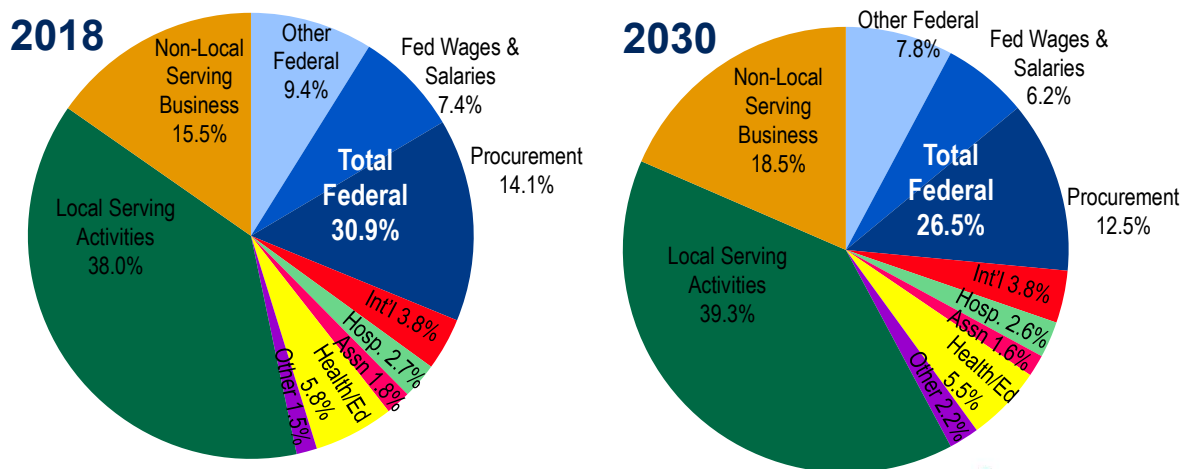
## Job Growth in the Washington Region Select Sectors: 2018 - 2030 (Jobs in 000s)



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



## The Changing Structure of the Washington Region Economy



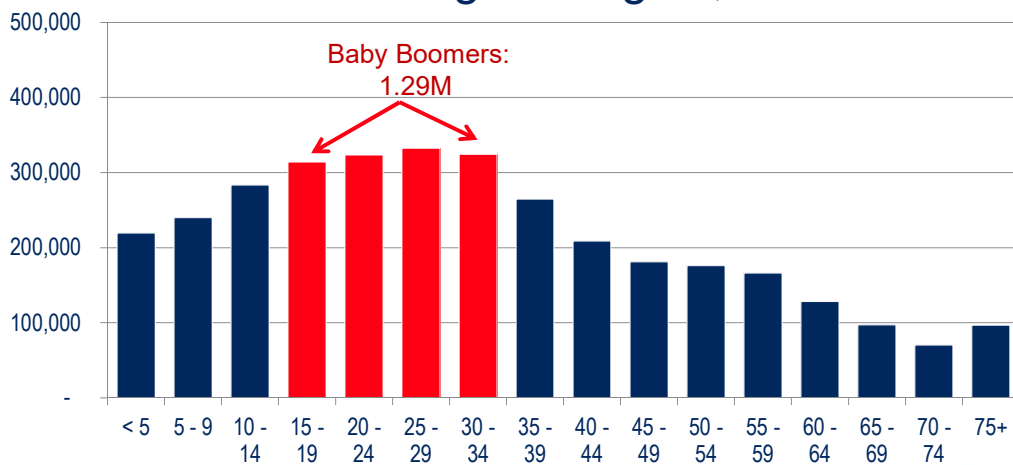
Source: The Stephen S. Fuller Institute at the Schar School, GMU; Forecast January 2019



# The Washington Region's Demographics & Workforce



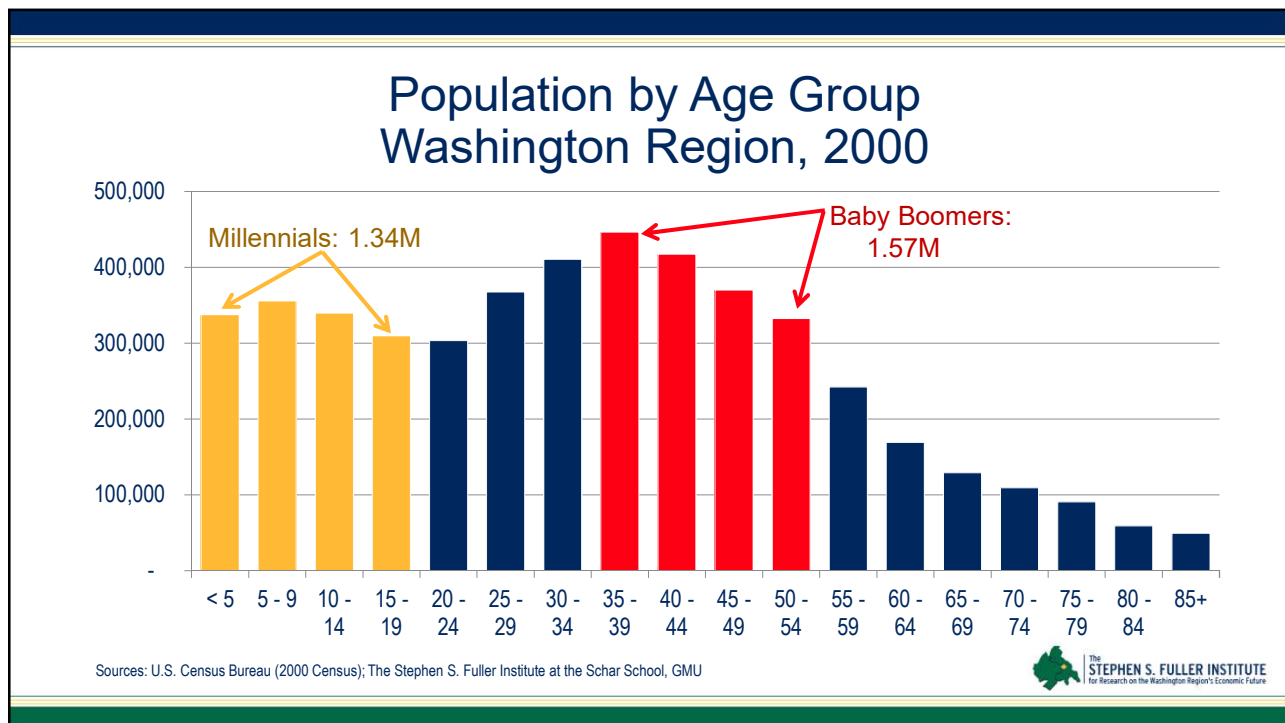
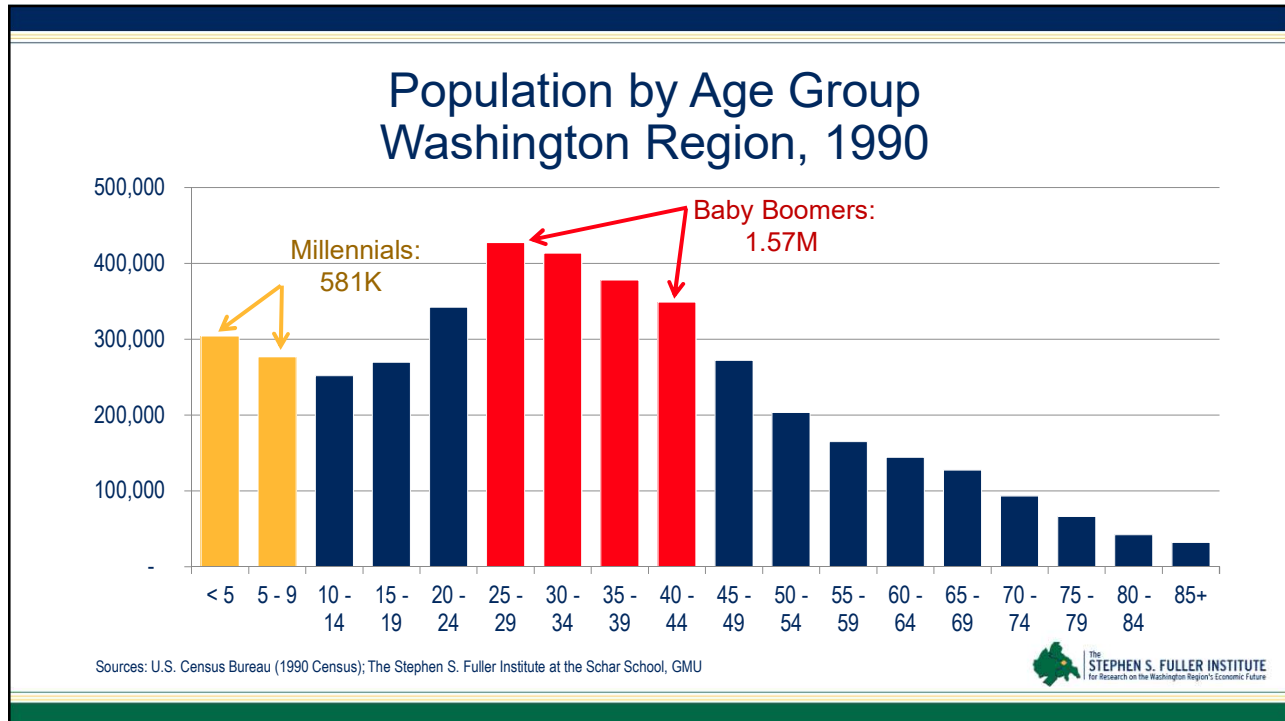
## Population by Age Group Washington Region, 1980

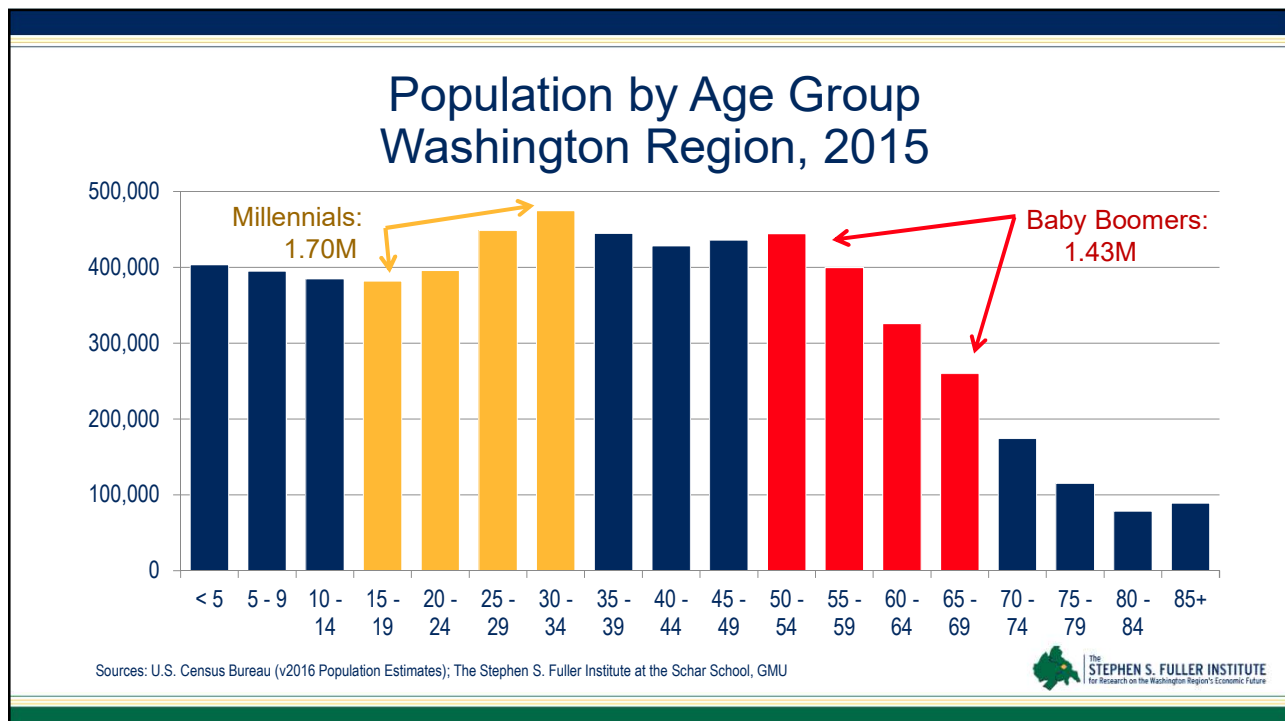
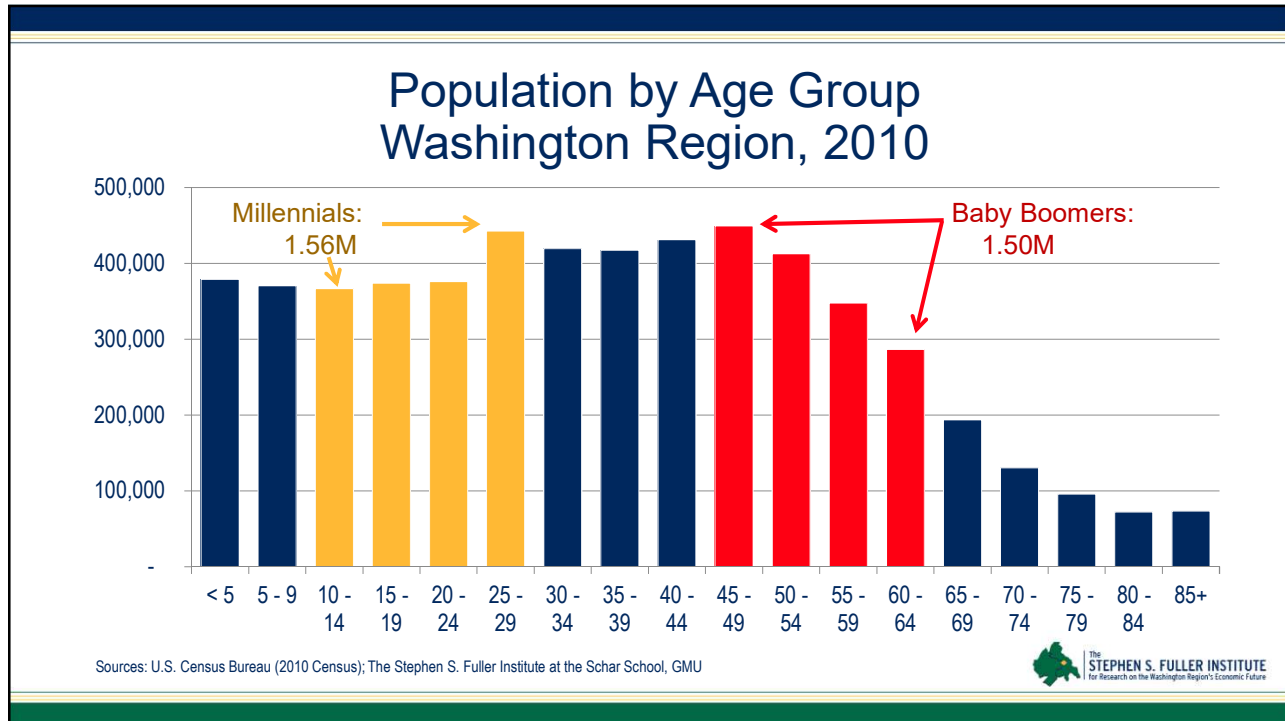


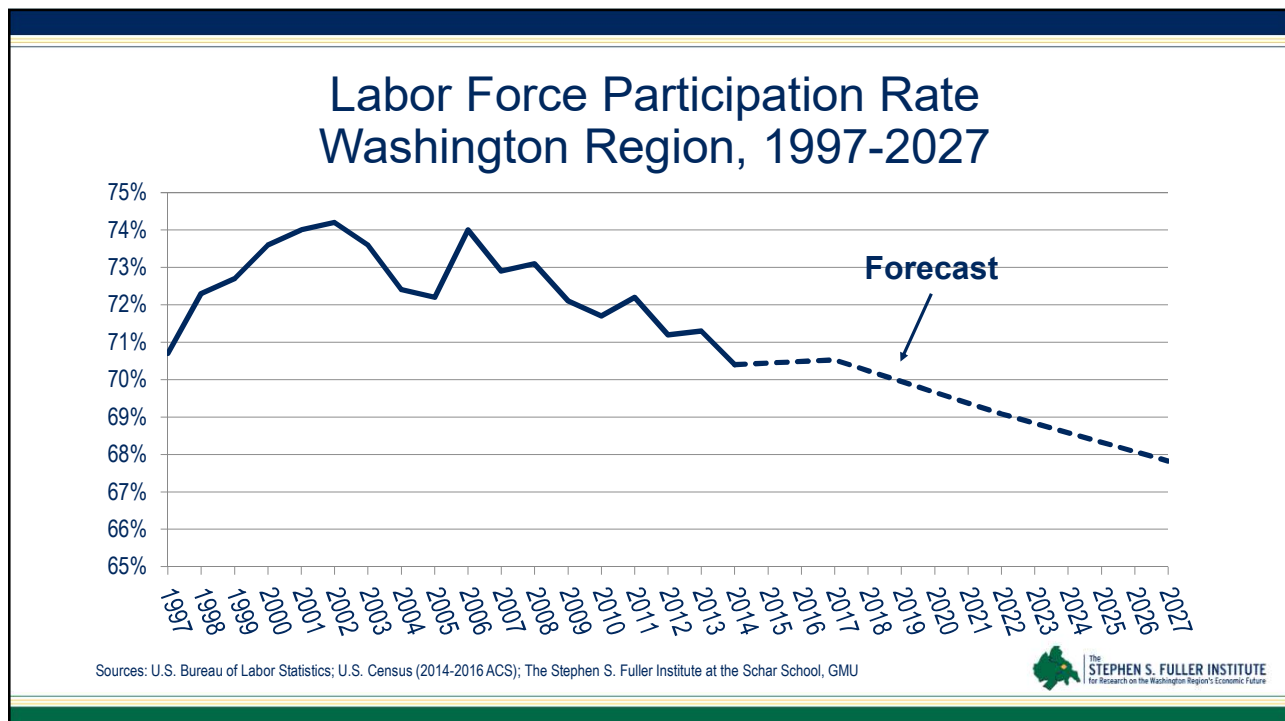
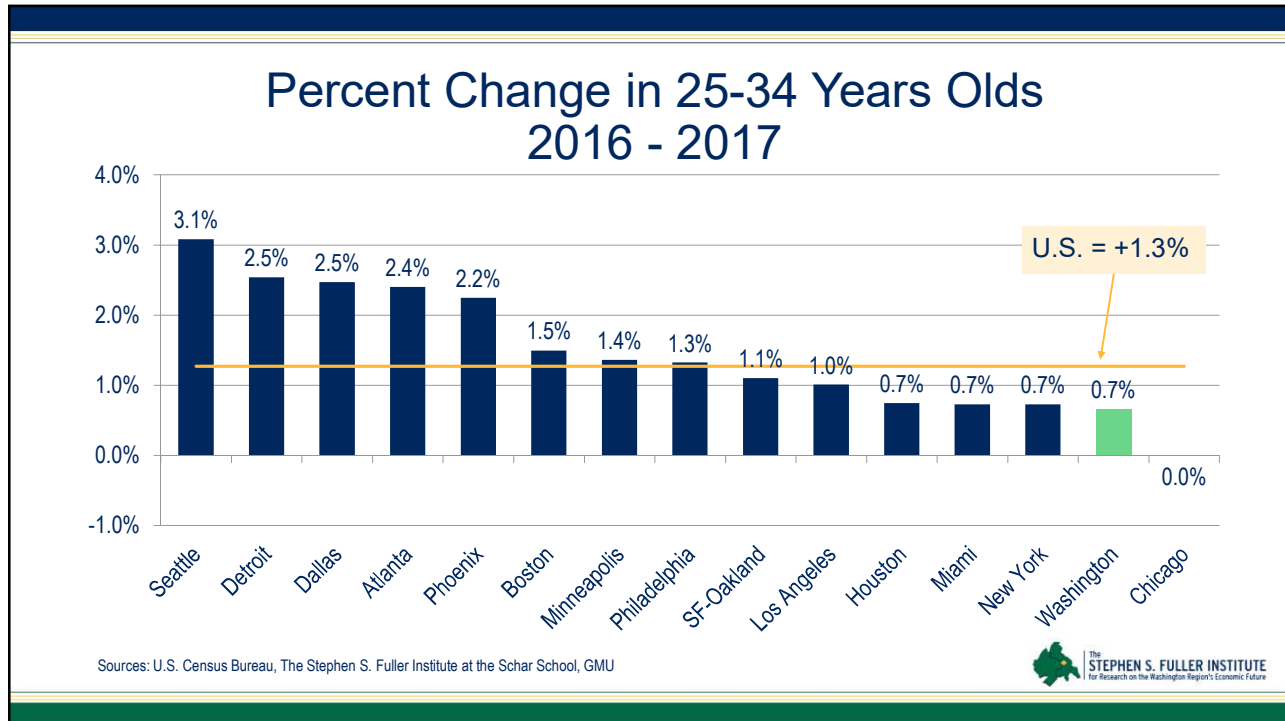
Sources: U.S. Census Bureau (1980 Census); The Stephen S. Fuller Institute at the Schar School, GMU

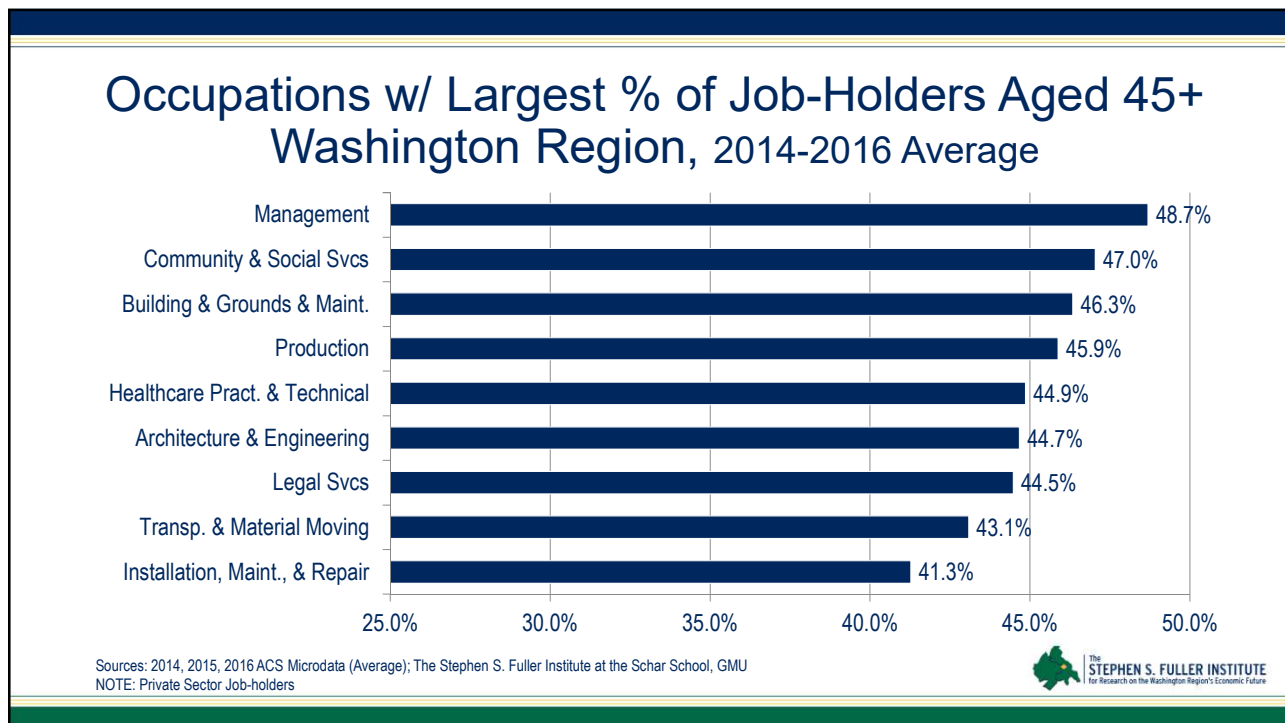
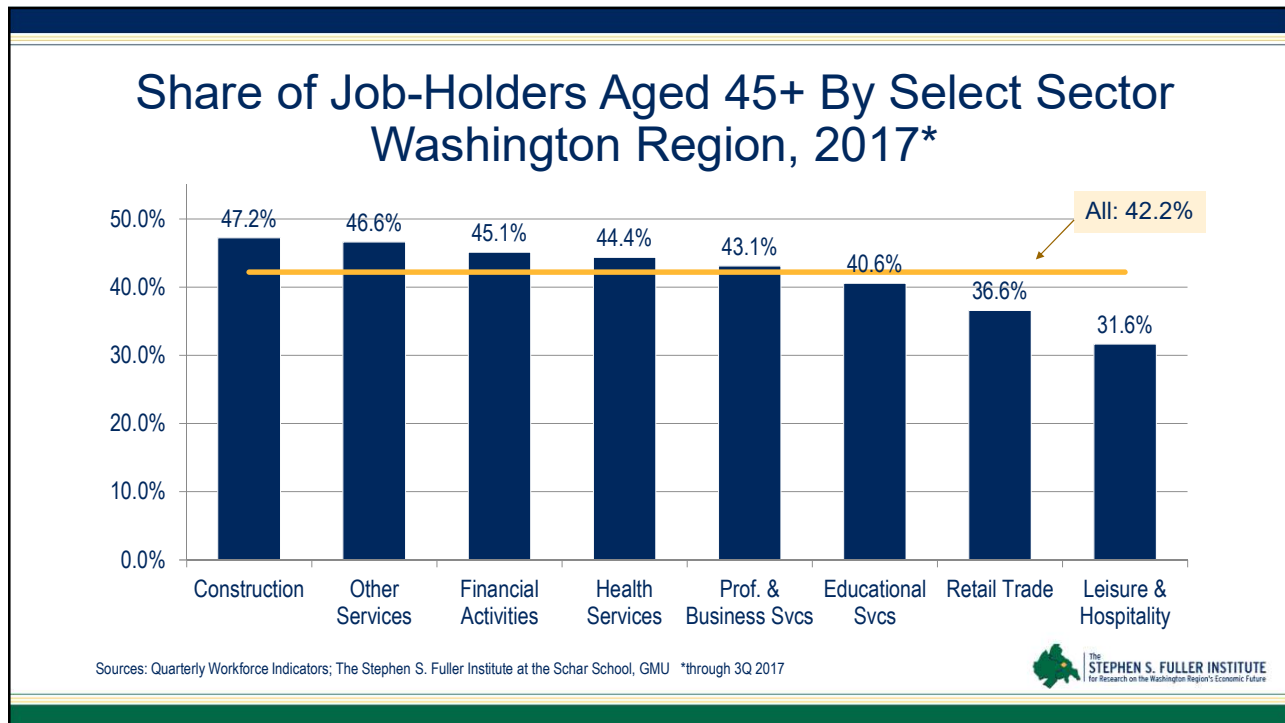








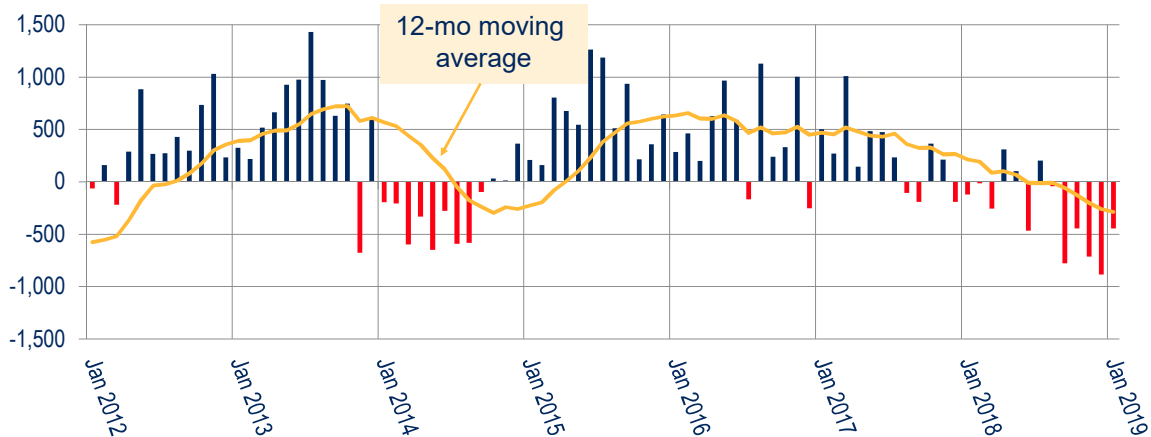




# The Washington Region's Housing Market



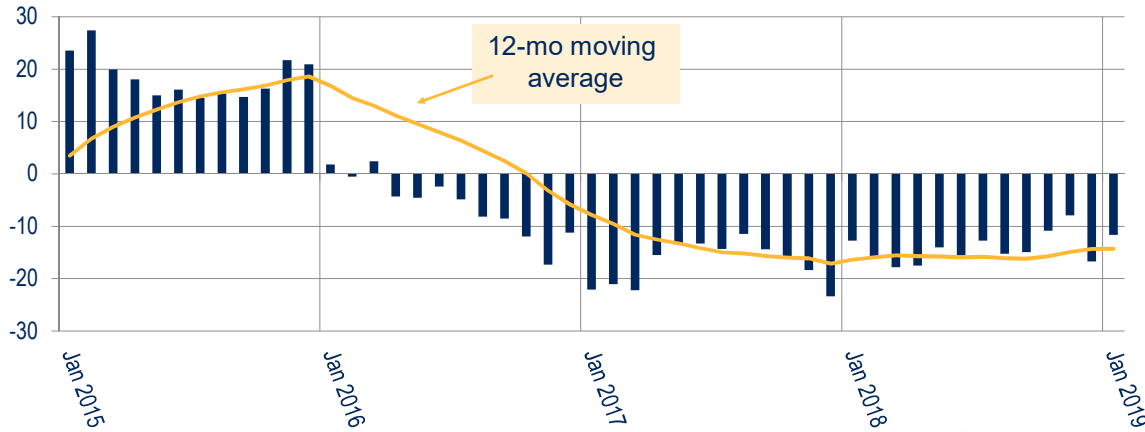
## Change in Existing Home Sales Washington Region, Month Over-the Year



Sources: RealEstate Business Intelligence, LLC; The Stephen S. Fuller Institute at the Schar School, GMU



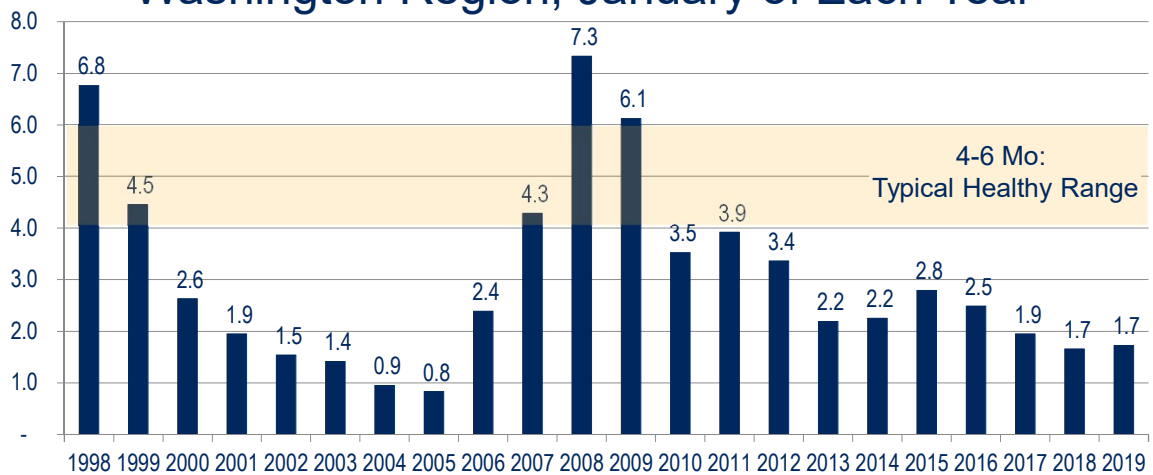
## Change in Average Days-On-Market Washington Region, Month Over-the Year



Sources: RealEstate Business Intelligence, LLC; The Stephen S. Fuller Institute at the Schar School, GMU



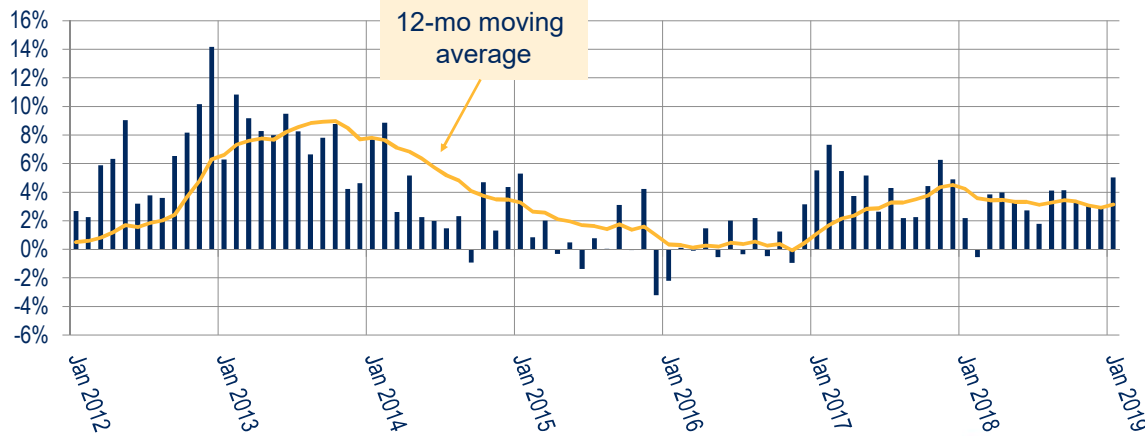
## Months of Supply Washington Region, January of Each Year



Sources: RealEstate Business Intelligence, LLC; The Stephen S. Fuller Institute at the Schar School, GMU



## Change in Average Sales Price Washington Region, Month Over-the Year



Sources: RealEstate Business Intelligence, LLC; The Stephen S. Fuller Institute at the Schar School, GMU



## Amazon-Related Household at Full Build-Out Assumes 37,850 HQ2 jobs

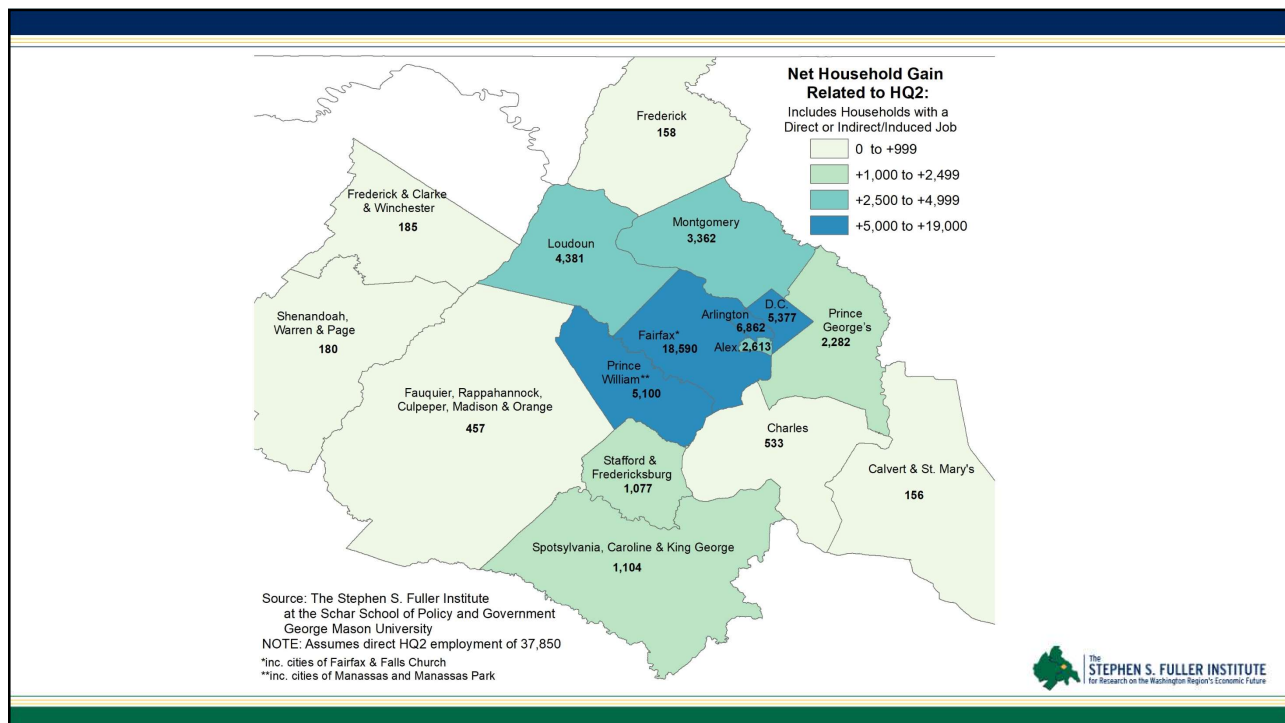
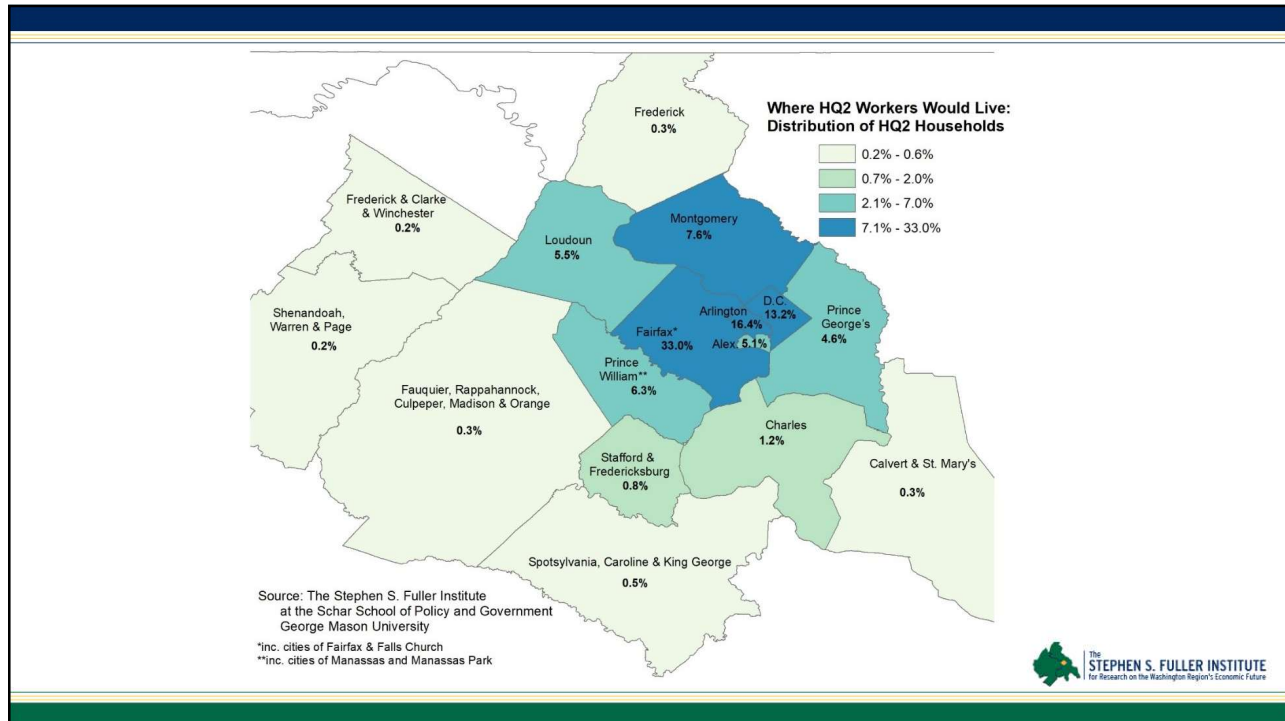
	Household w/ an HQ2 Job	Households w/ a Job Supported by HQ2 Spending (1)	Total
Arlington County, VA	6,097	766	6,862
Rest of Northern Virginia	19,219	14,104	33,323
Rest of Virginia	642	14,967	15,609
D.C.	4,909	469	5,377
Maryland	6,047	1,515	7,562
Elsewhere	363	508	871
<b>Total (2)</b>	<b>37,276</b>	<b>32,328</b>	<b>69,604</b>

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

(1) Includes payroll and operations expenditures

(2) A small share of the workers holding HQ2-related jobs are anticipated to cohabitate either with another HQ2-related worker or become part of an existing household. Therefore, the number of households is projected to be fewer than the number of jobs. Only the indirect and induced jobs located in the Commonwealth were analyzed.







## Amazon-Related Owners in Select Jurisdictions

Assumes 37,850 HQ2 jobs, includes indirect & induced effects

	Owners at Full Build-Out	Closed Sales in 2017
Virginia		
Arlington County	2,071	3,030
Alexandria City	1,085	2,580
Fairfax County*	13,698	16,300
Prince William County**	4,013	8,330
Loudoun County	3,665	6,630
D.C.	2,410	8,900
Maryland		
Montgomery County	2,737	12,430
Prince George's County	1,886	10,230

Sources: RealEstate Business Intelligence, LLC; The Stephen S. Fuller Institute at the Schar School, GMU  
 \*Includes the cities of Fairfax and Falls Church \*\* Includes the cities of Manassas and Manassas Park



## Amazon-Related Renters in Select Jurisdictions

Assumes 37,850 HQ2 jobs, includes indirect & induced effects

	Renters at Full Build-Out	Renters in 2016	Total % Increase from 2016
Virginia			
Arlington County	4,792	57,133	8.4%
Alexandria City	1,528	41,808	3.7%
Fairfax County*	4,893	134,425	3.6%
Prince William County**	1,087	49,891	2.2%
Loudoun County	716	25,552	2.8%
D.C.	2,968	169,875	1.7%
Maryland			
Montgomery County	625	132,098	0.5%
Prince George's County	396	121,333	0.3%

Sources: U.S. Census Bureau (2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU  
 \*Includes the cities of Fairfax and Falls Church \*\* Includes the cities of Manassas and Manassas Park



## Thank You & Questions

For monthly reports on the  
Washington region's economic performance go to

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