



IREM

Amazon in the Washington Region: Context & Forecast

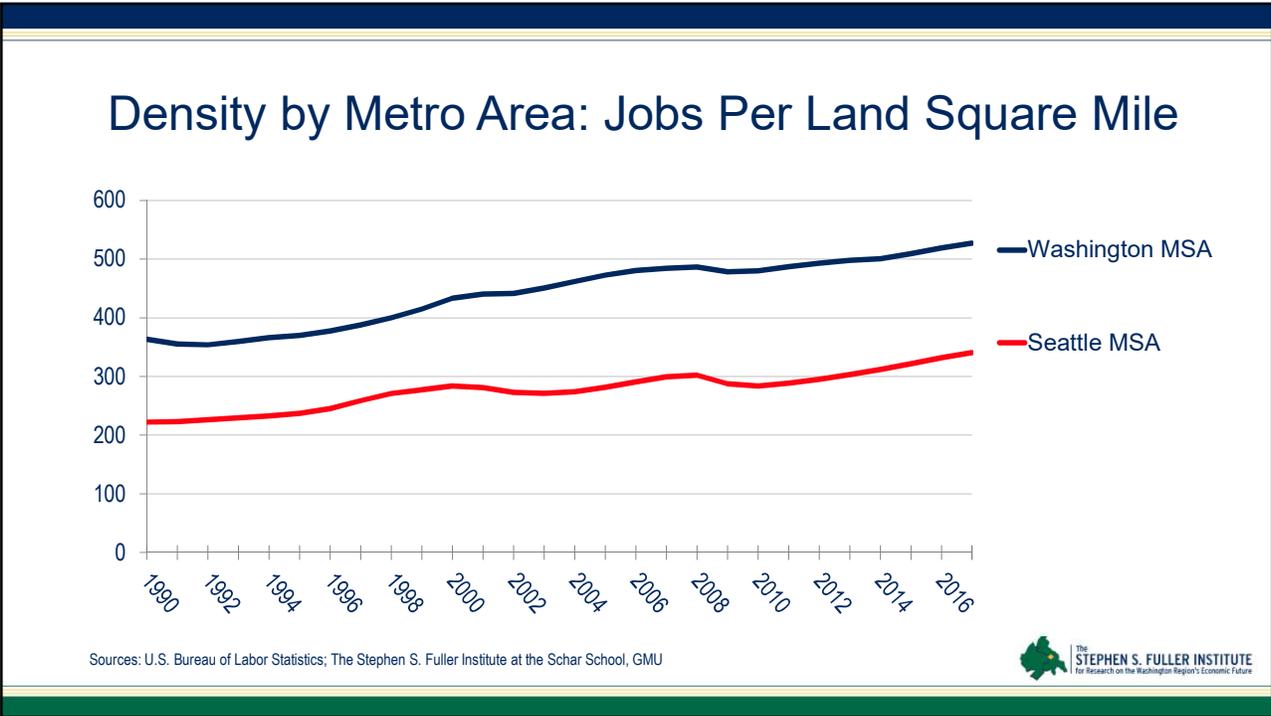
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September 10, 2019

Amazon in Arlington: Context



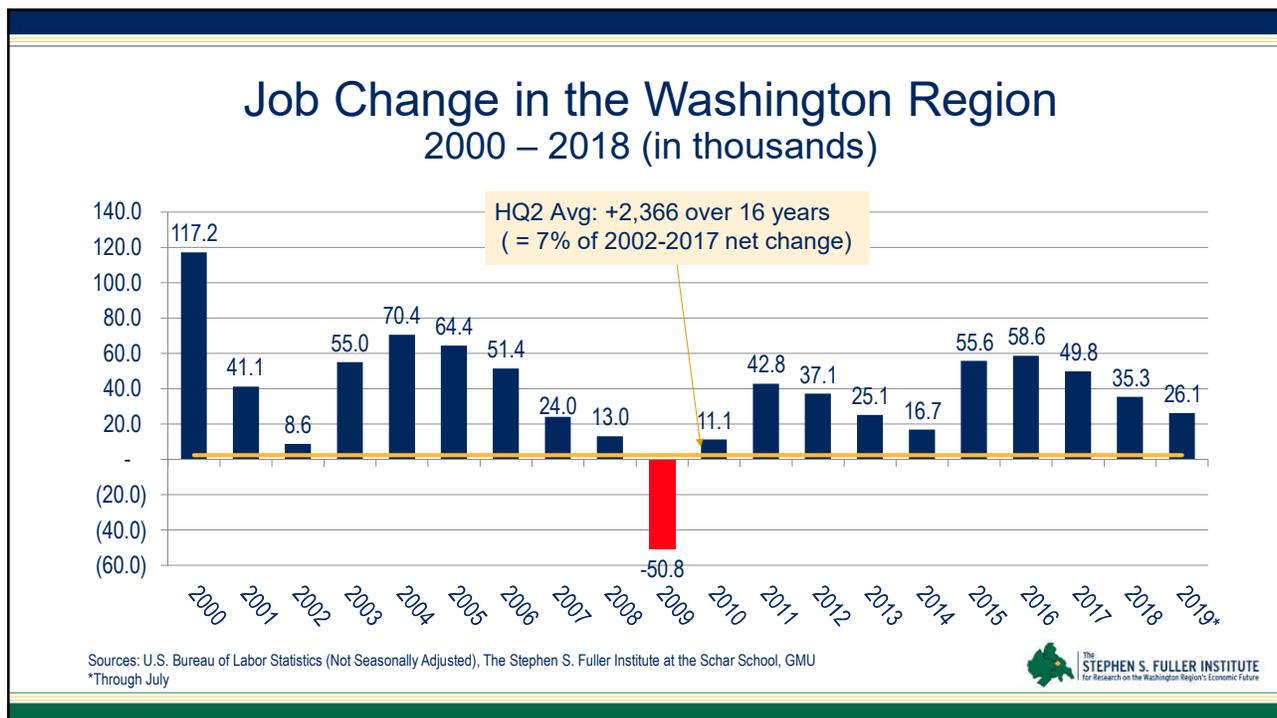
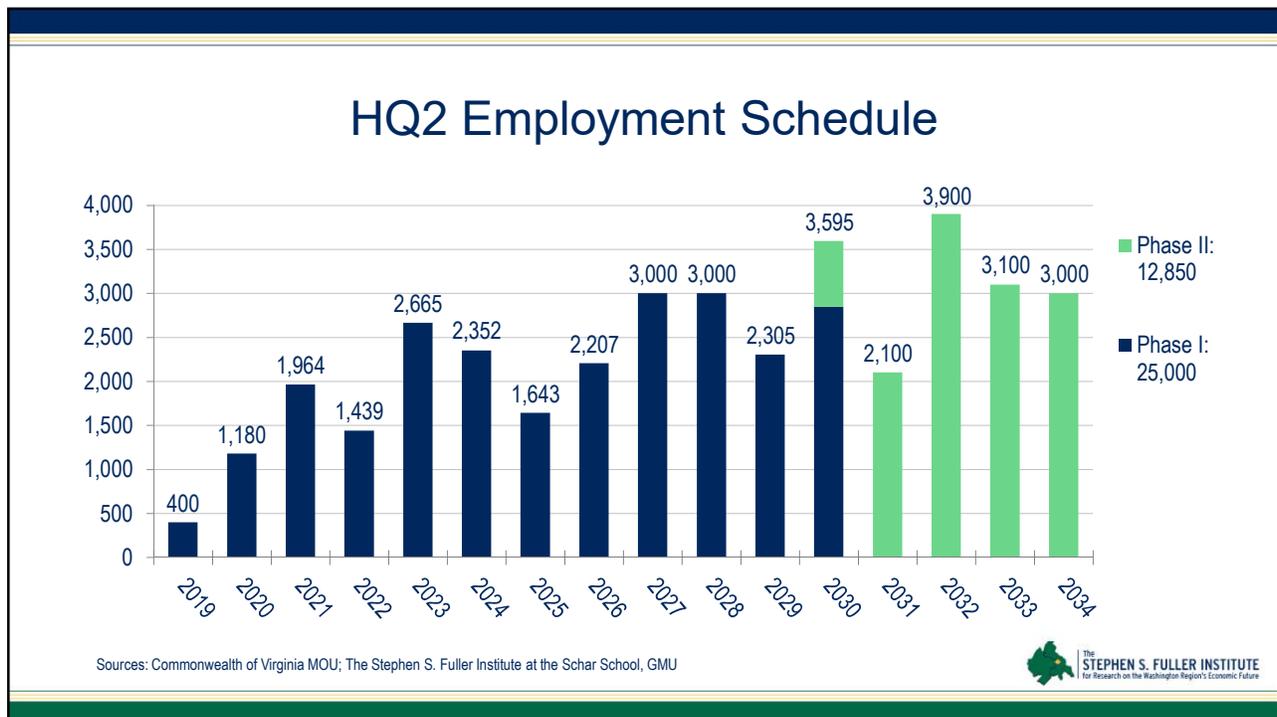


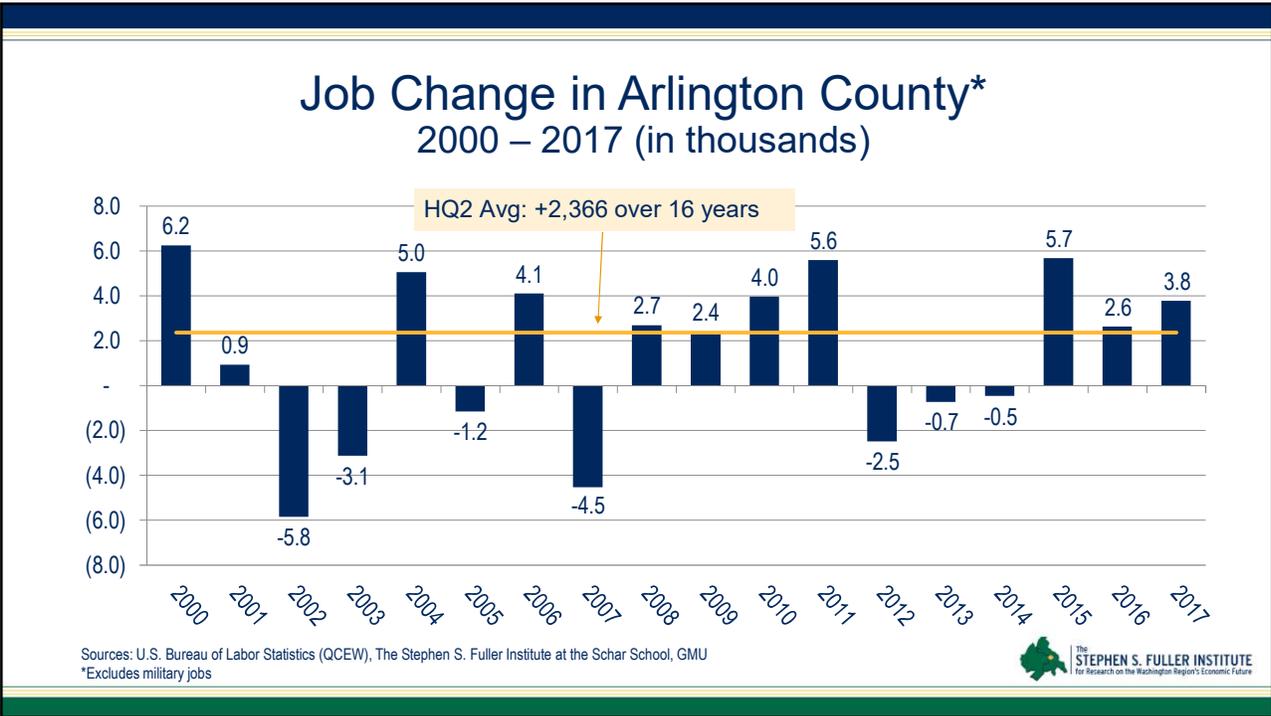
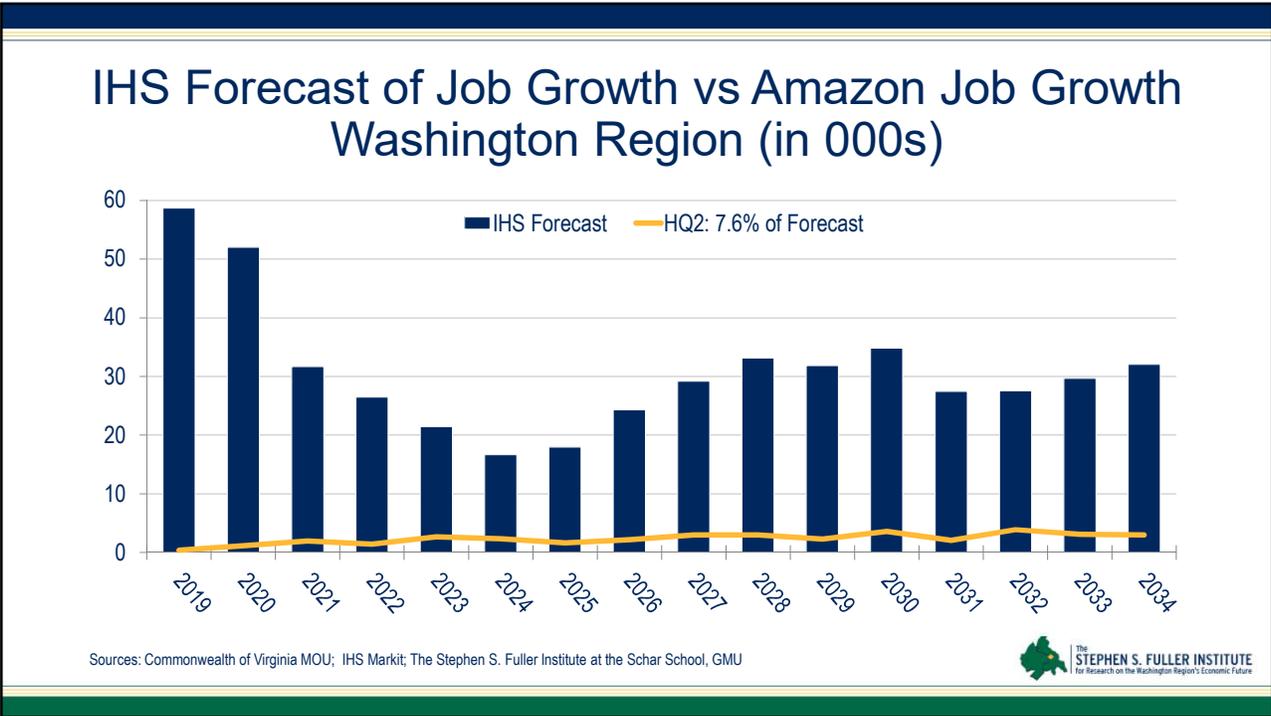
Density: Arlington County vs. City of Seattle

	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%

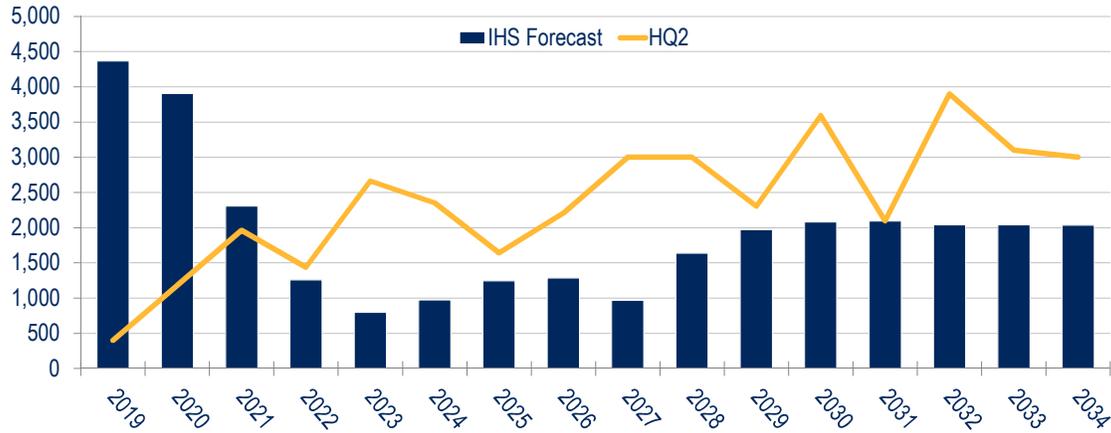
Sources: U.S. Census; Cushman & Wakefield; The Stephen S. Fuller Institute at the Schar School, GMU



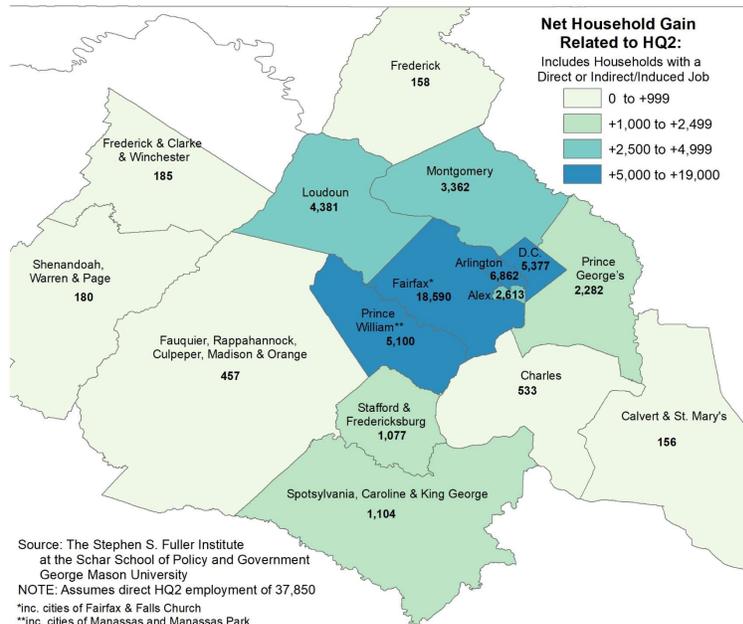




IHS Forecast of Job Growth vs Amazon Job Growth Arlington County



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



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%

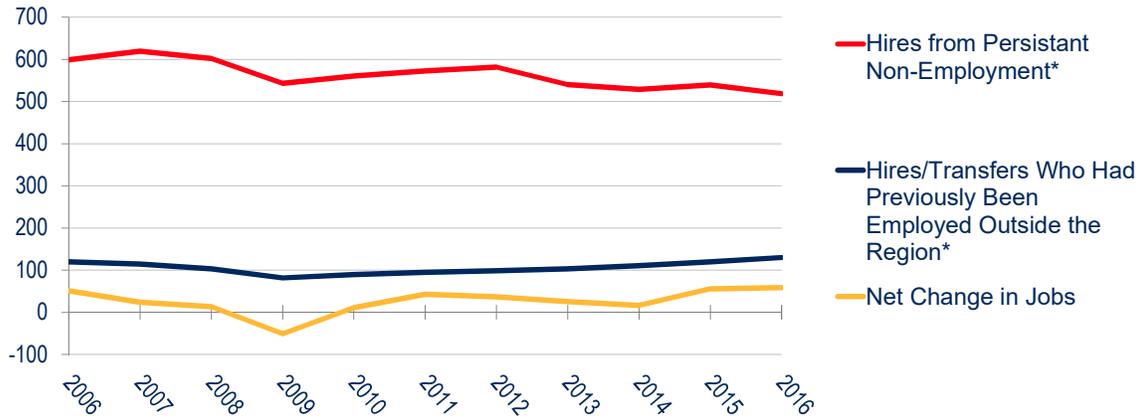
Sources: U.S. Census Bureau (2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU
 *Includes the cities of Fairfax and Falls Church ** Includes the cities of Manassas and Manassas Park



Growth vs Change



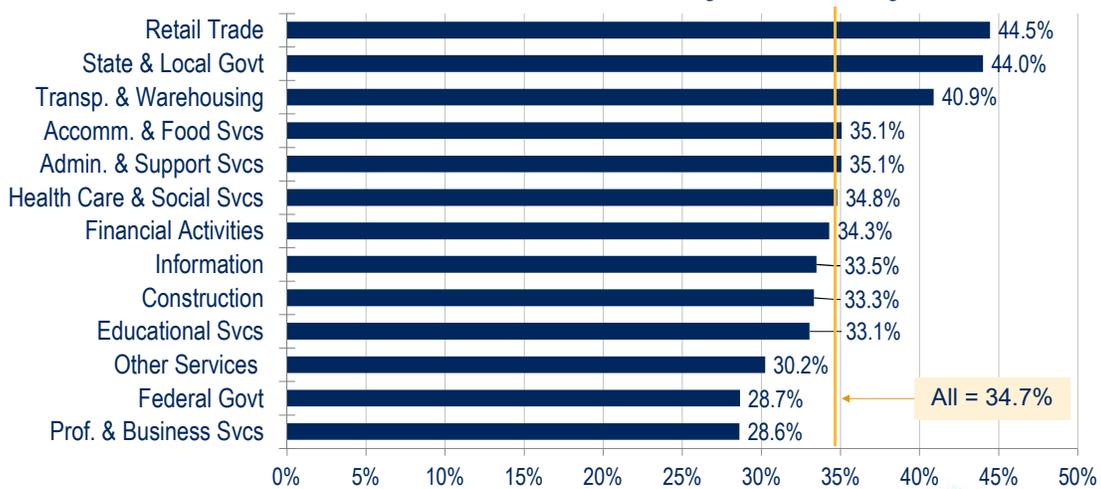
Private Sector Jobs in the Washington Region: Net Change Compared to Gross Flows By Year (000s)



Sources: U.S. Bureau of Labor Statistics; LEHD (J2J, Beta, v3Q2018); The Stephen S. Fuller Institute at the Schar School, GMU
* As of prior quarter



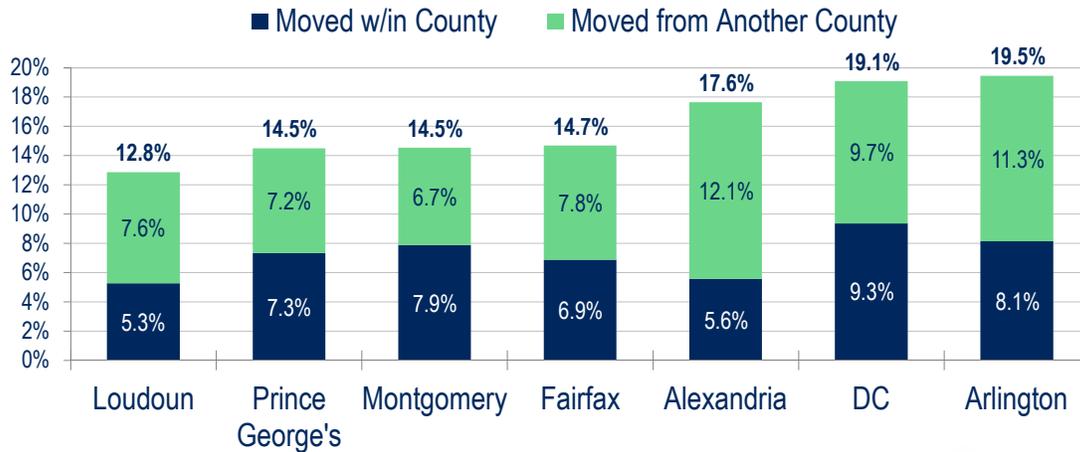
% of the Washington Region's Workers Born in DC, VA, or MD by Industry



Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU



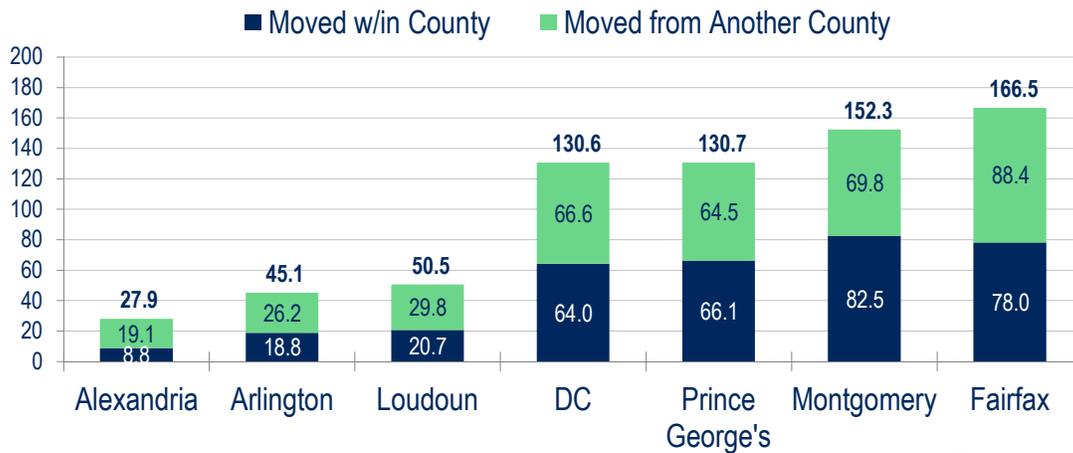
Share of Residents* That Moved in the Past Year By Place of Current Residence, 2017



Source: U.S. Census (2017 American Community Survey) The Stephen S. Fuller Institute at the Schar School, GMU
* Excludes children less than one years old



Number of Residents* That Moved in the Past Year By Place of Current Residence, 2017 (000s)



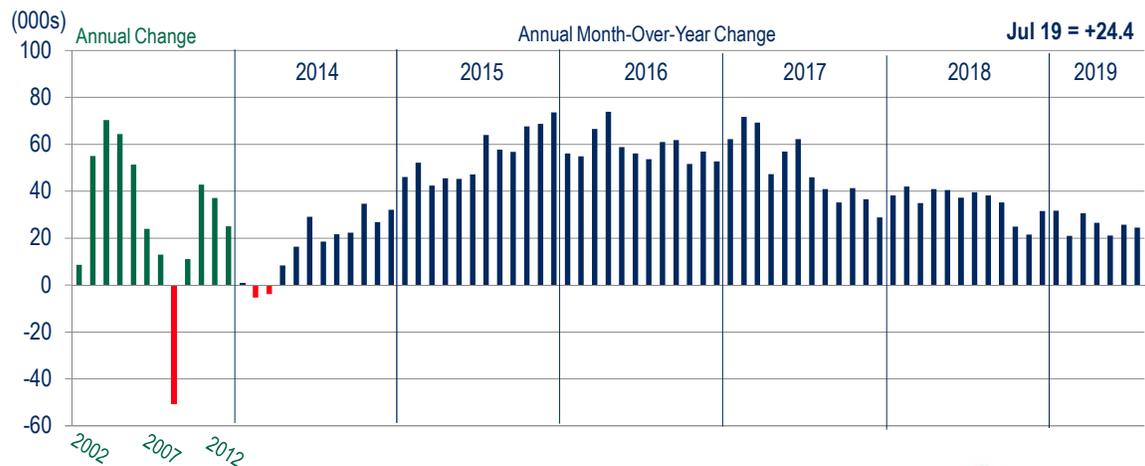
Source: U.S. Census (2017 American Community Survey) The Stephen S. Fuller Institute at the Schar School, GMU
* Excludes children less than one years old



Recent Economic Trends



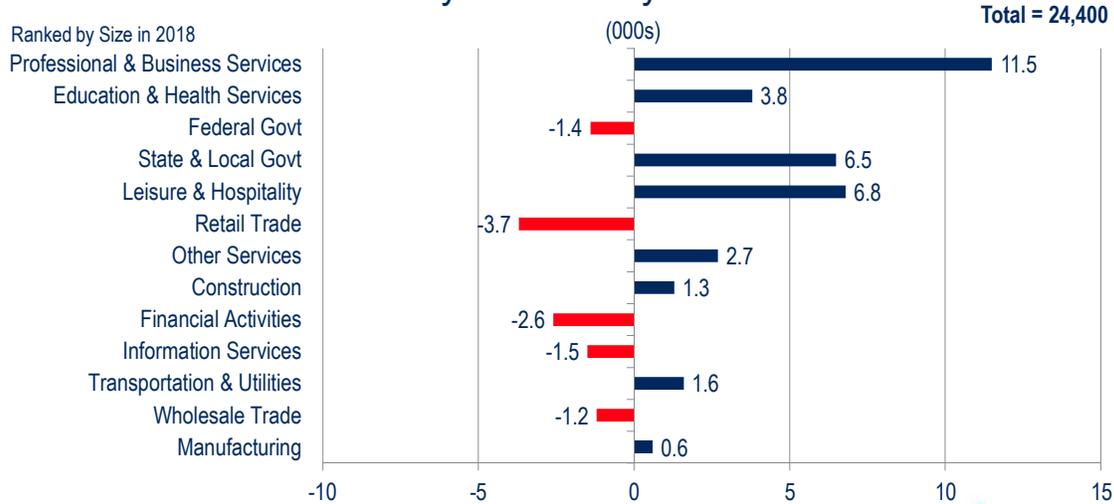
Annual Job Change, 2002-2019 Washington Region



Sources: U.S. Bureau of Labor Statistics (Not Seasonally Adjusted), The Stephen S. Fuller Institute at the Schar School, GMU



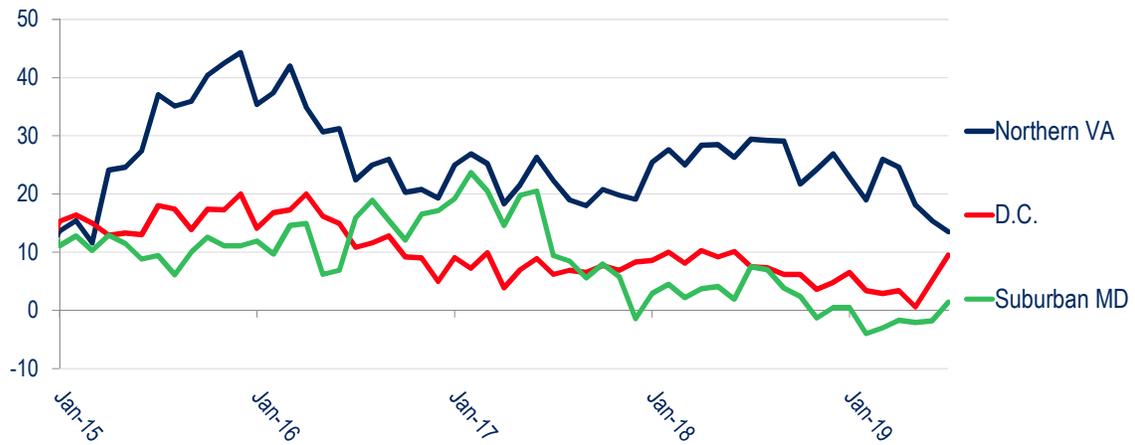
Washington MSA Job Change by Sector July 2018 – July 2019



Sources: U.S. Bureau of Labor Statistics (Not Seasonally Adjusted), The Stephen S. Fuller Institute at the Schar School, GMU



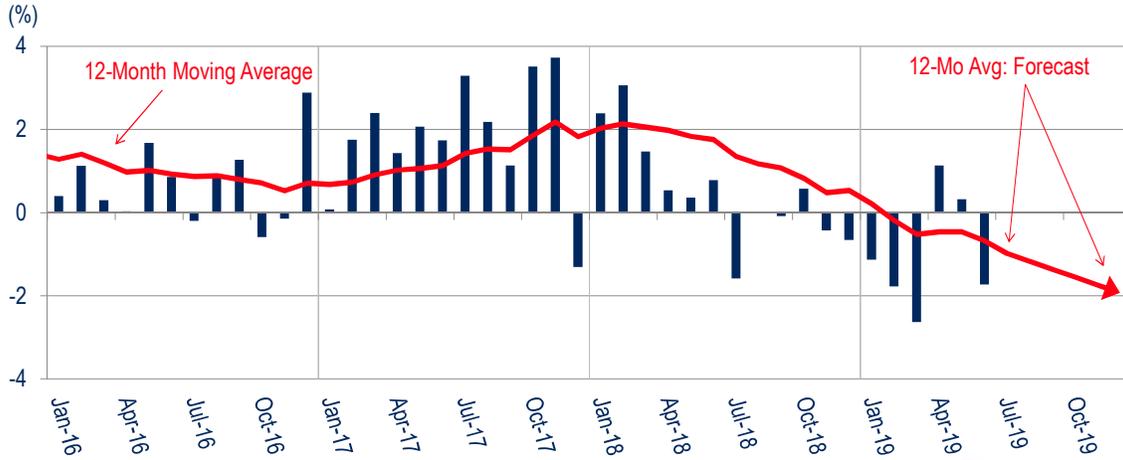
Change in Jobs By Sub-State Area Monthly Over-the-Year Change (in 000s)



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



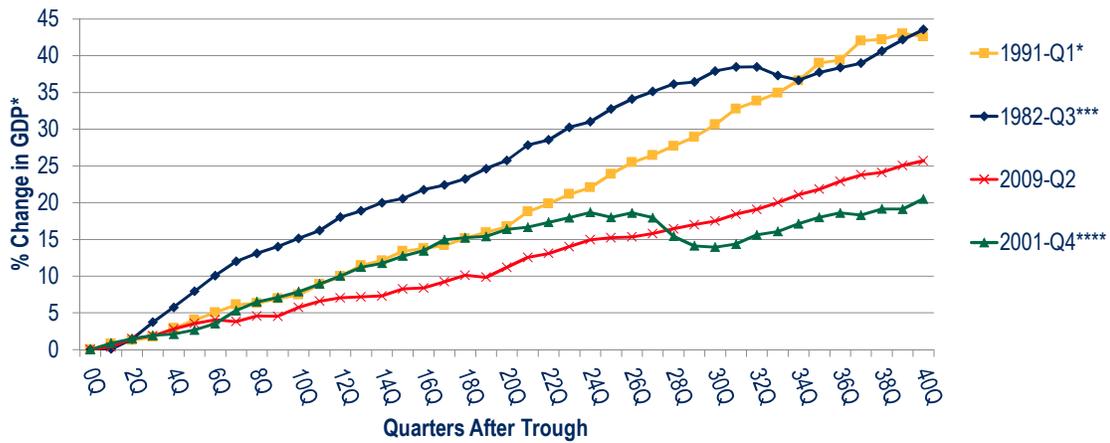
Washington Region Leading Index Month-Over-The-Year Percent Change



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

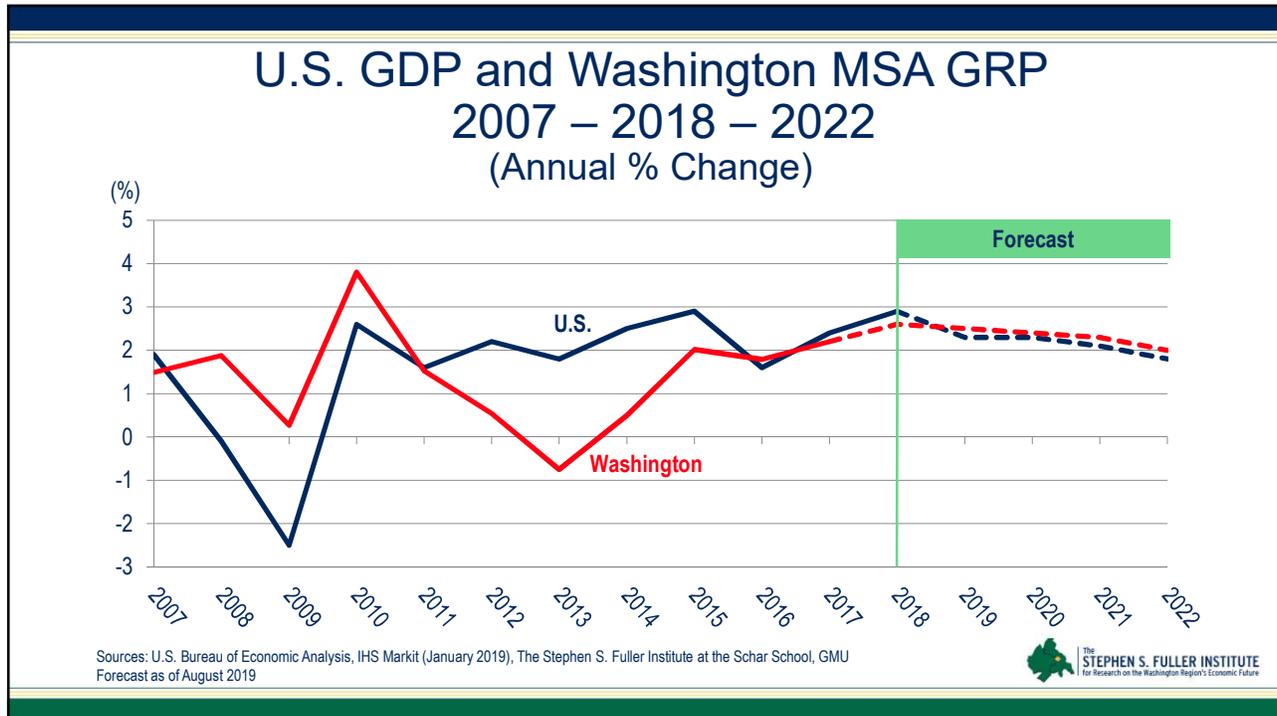


Recession Recovery Patterns of GDP Past Four Recession *



*in 1992 or 2009 Chained Dollars; *Quarters 40+ include the 2001 Recession *** Quarters 32+ include the 1991 Recession; **** Quarters 25+ include the 2009 Recession
Sources: Bureau of Economic Analysis, The Stephen S. Fuller Institute at the Schar School, GMU





Thank You

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