Korean American Women's Chamber of Commerce

The Washington Region: Fundamentals & Amazon

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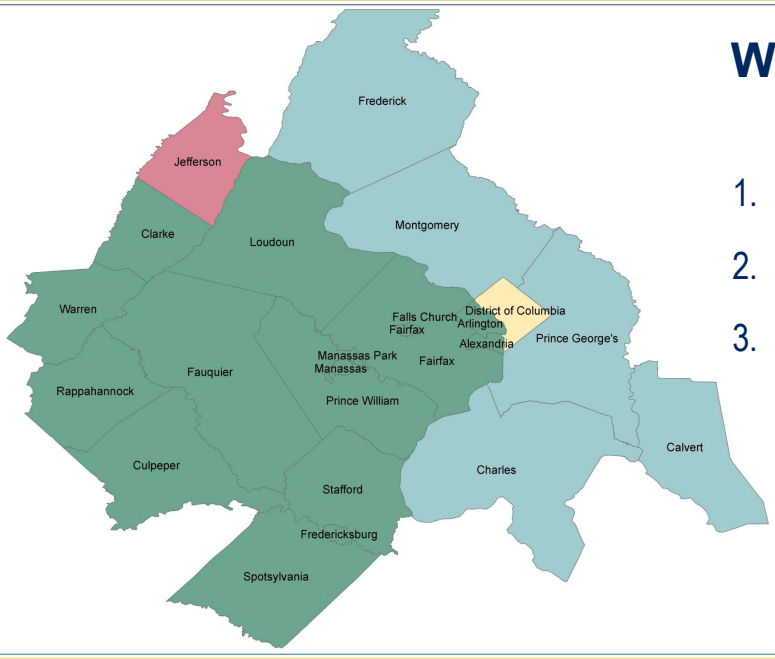
George Mason University

March 28, 2019



Washington Region & Amazon

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

Amazon: Context

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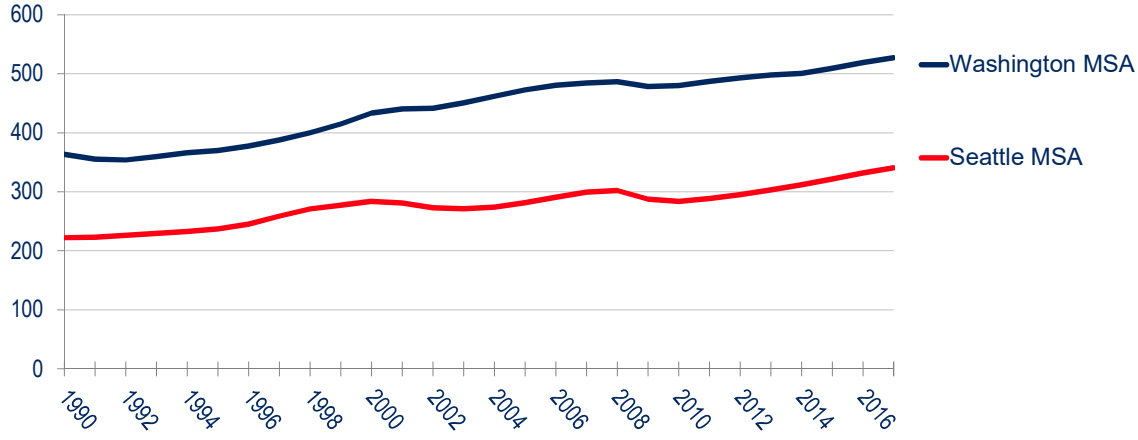
Density by Metro Area: Jobs Per Land Square Mile



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

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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

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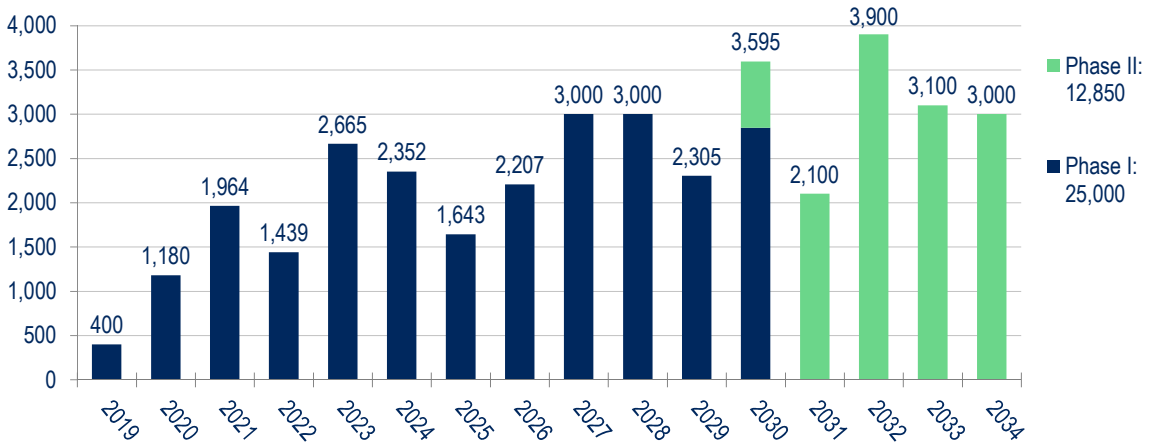
HQ2 Employment Schedule



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

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The Washington Region's Economy

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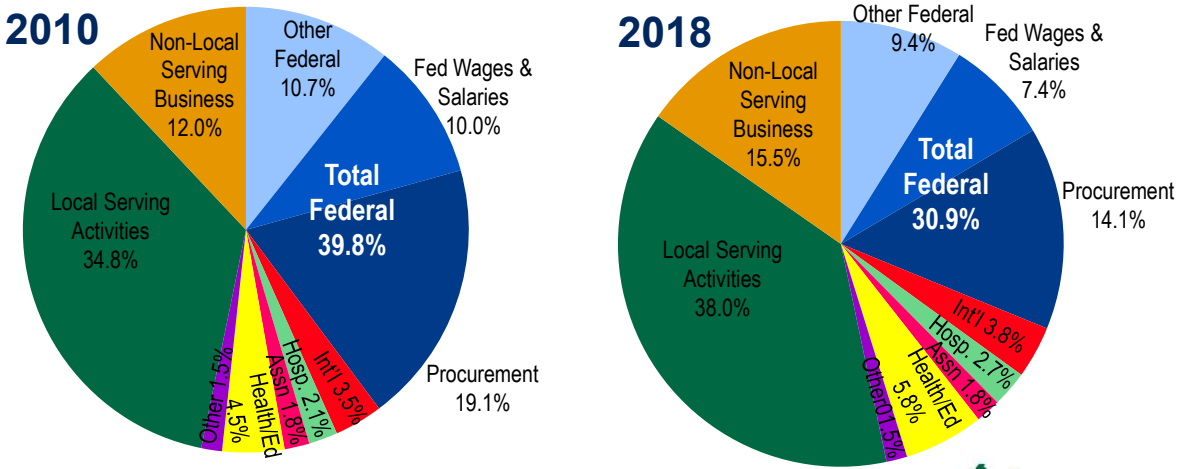
The Changing Structure of the Washington Region Economy



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

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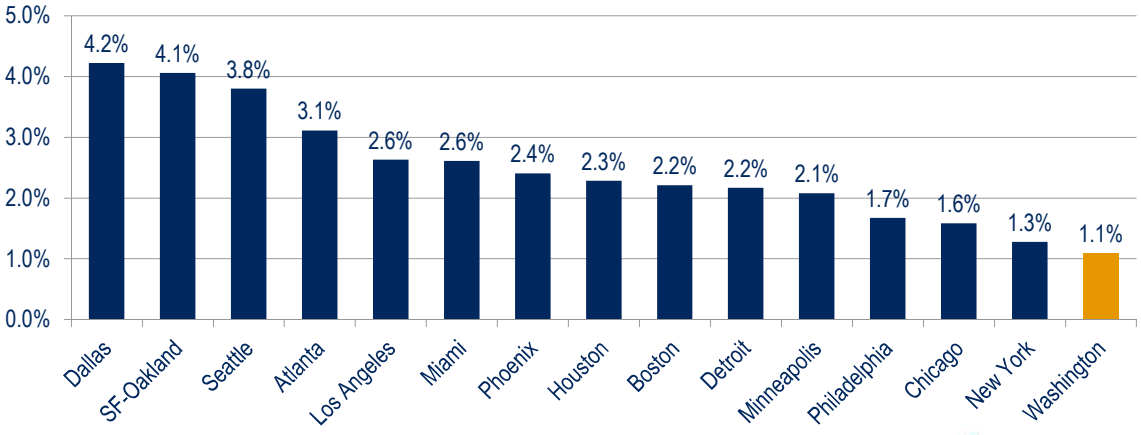
Average Annual GRP Change in the Largest Metros 2010-2017 (inflation-adjusted)



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

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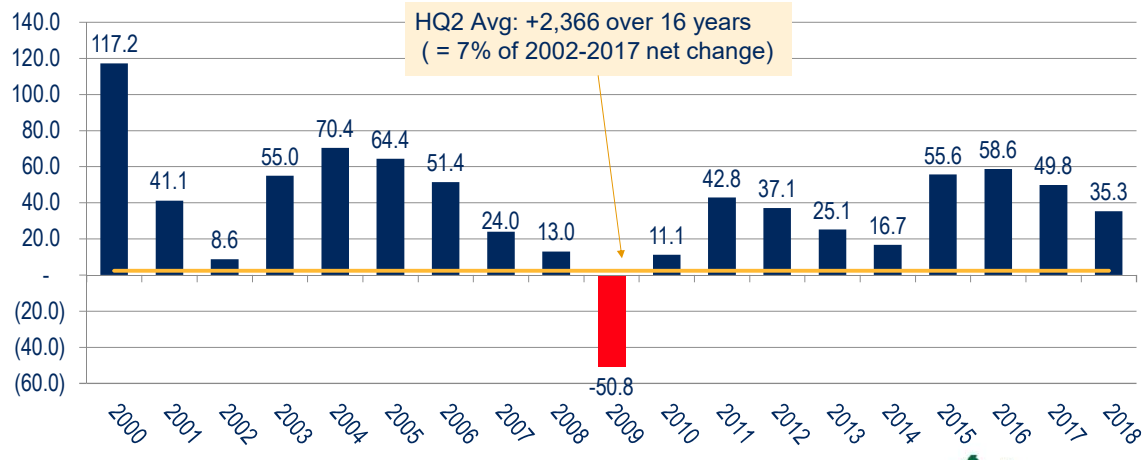
Job Change in the Washington Region 2000 – 2018 (in thousands)



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

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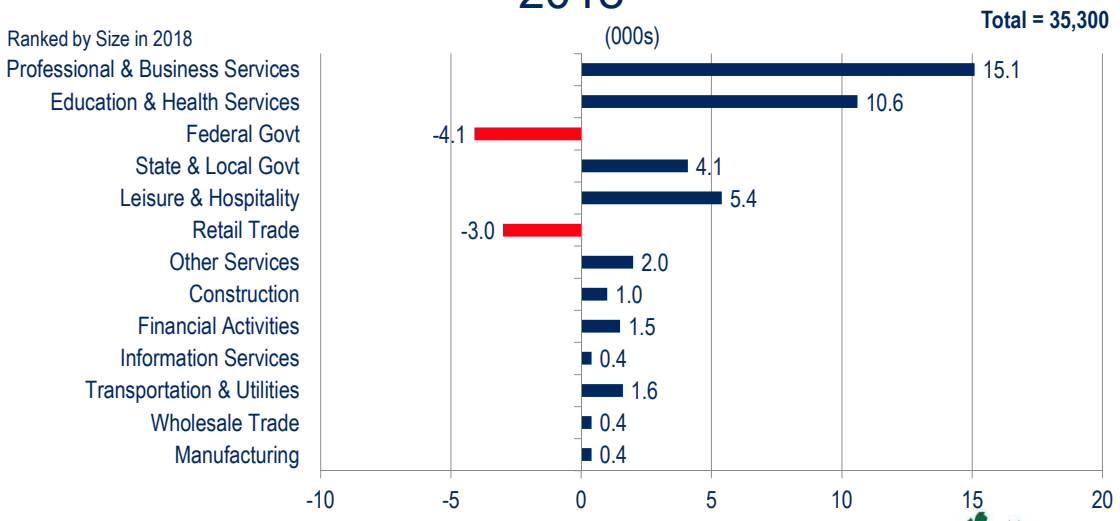
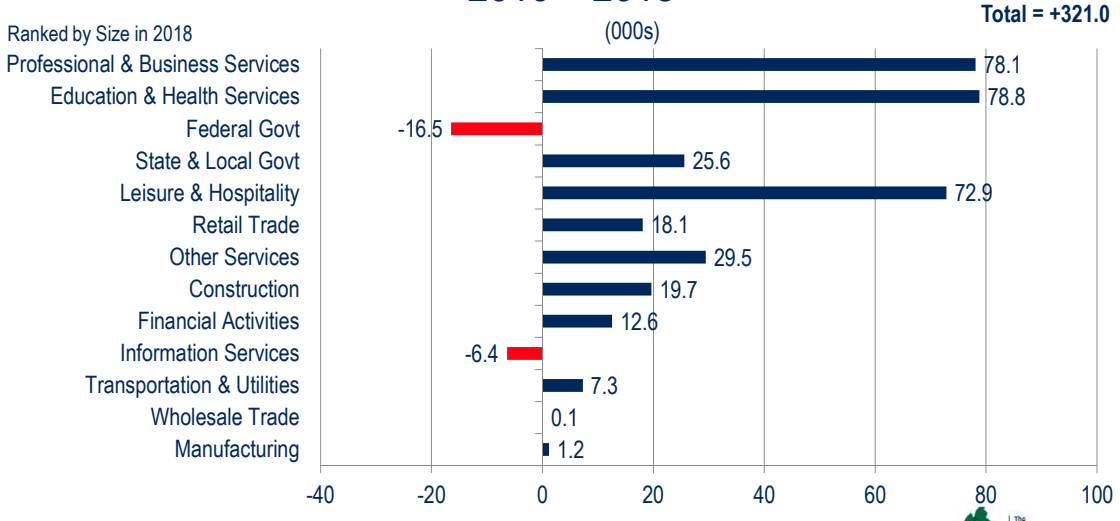
Washington MSA Job Change by Sector 2018



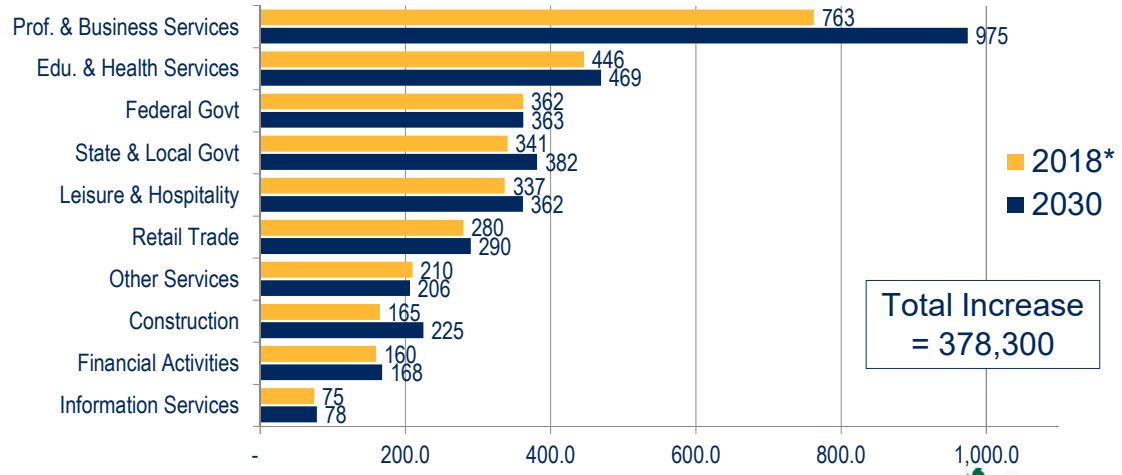
Sources: U.S. Bureau of Labor Statistics (Not Seasonally Adjusted), The Stephen S. Fuller Institute at the Schar School, GMU

Washington MSA Job Change by Sector 2010 – 2018



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

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

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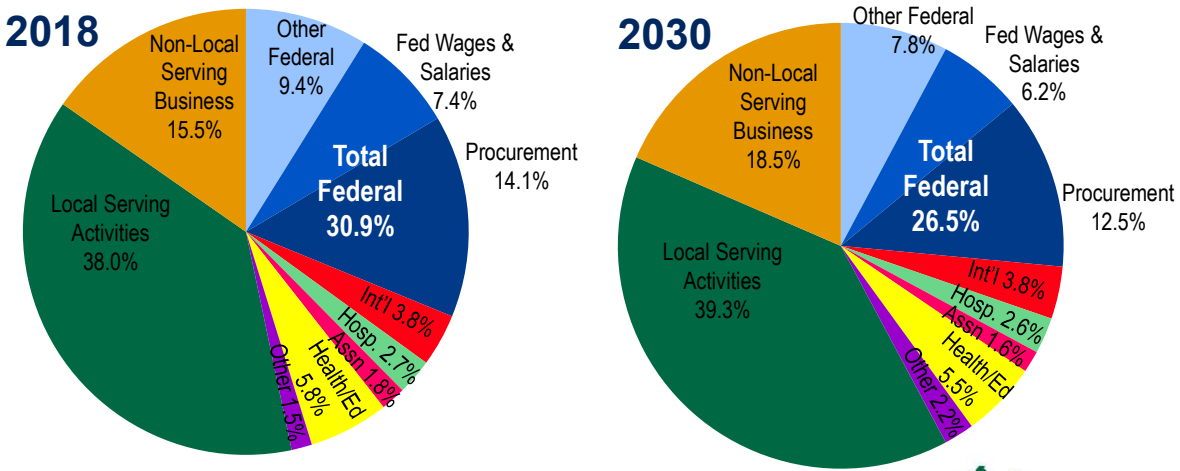
The Changing Structure of the Washington Region Economy



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

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The Washington Region's Demographics & Workforce

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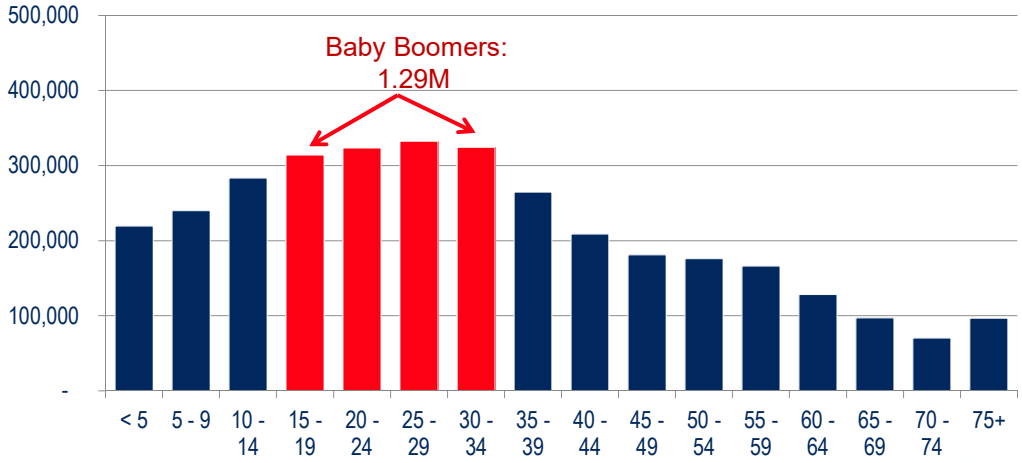
Population by Age Group Washington Region, 1980



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

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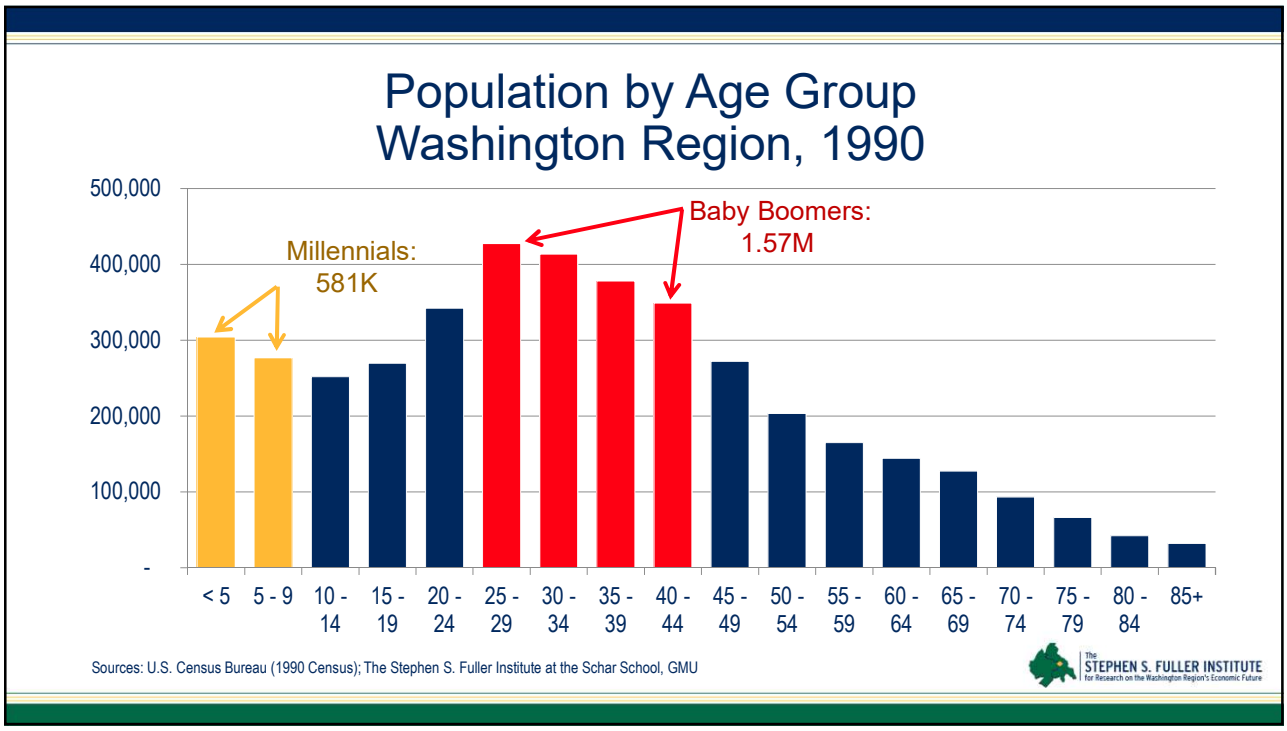
Population by Age Group
Washington Region, 1990
500,000
400,000
300,000
200,000
100,000
-
Millennials:
581K
Baby Boomers:
1.57M
< 5
5 - 9
10 - 14
15 - 19
20 - 24
25 - 29
30 - 34
35 - 39
40 - 44
45 - 49
50 - 54
55 - 59
60 - 64
65 - 69
70 - 74
75 - 79
80 - 84
85+
Sources: U.S. Census Bureau (1990 Census); The Stephen S. Fuller Institute at the Schar School, GMU
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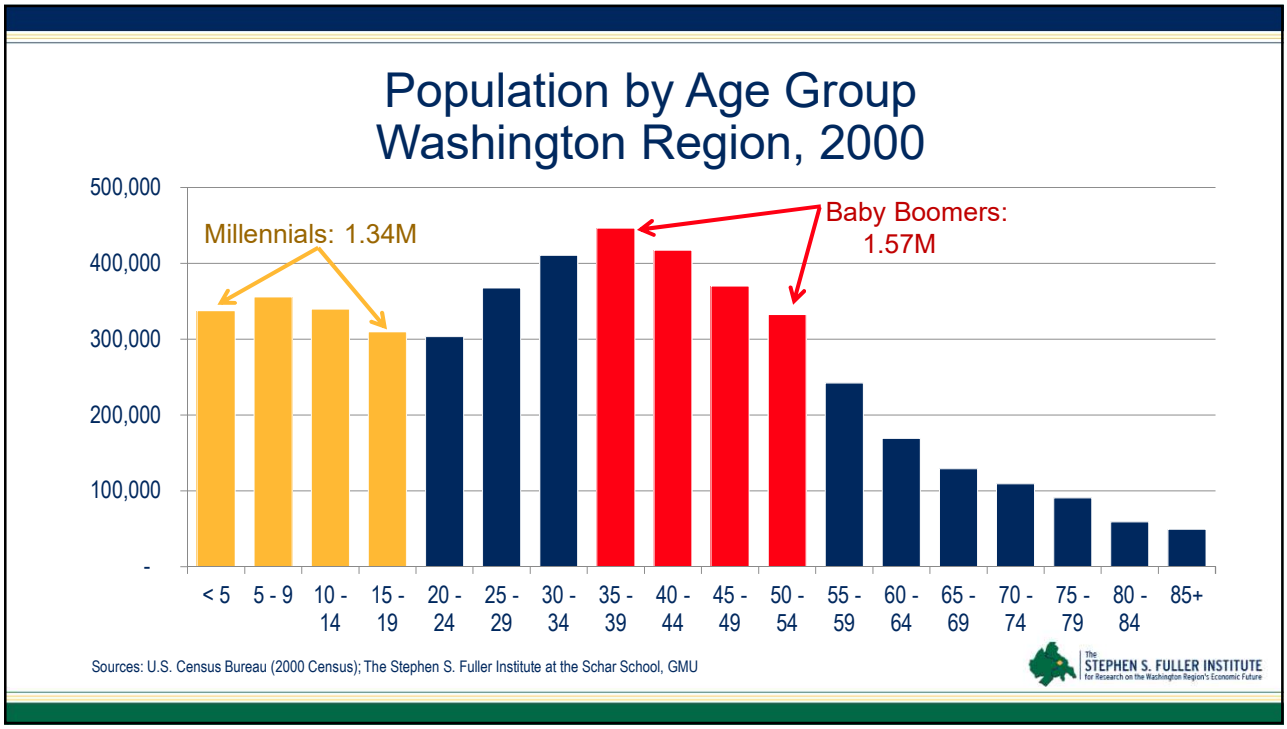
Population by Age Group
Washington Region, 2000
500,000
400,000
300,000
200,000
100,000
-
Millennials: 1.34M
Baby Boomers:
1.57M
< 5
5 - 9
10 - 14
15 - 19
20 - 24
25 - 29
30 - 34
35 - 39
40 - 44
45 - 49
50 - 54
55 - 59
60 - 64
65 - 69
70 - 74
75 - 79
80 - 84
85+
Sources: U.S. Census Bureau (2000 Census); The Stephen S. Fuller Institute at the Schar School, GMU
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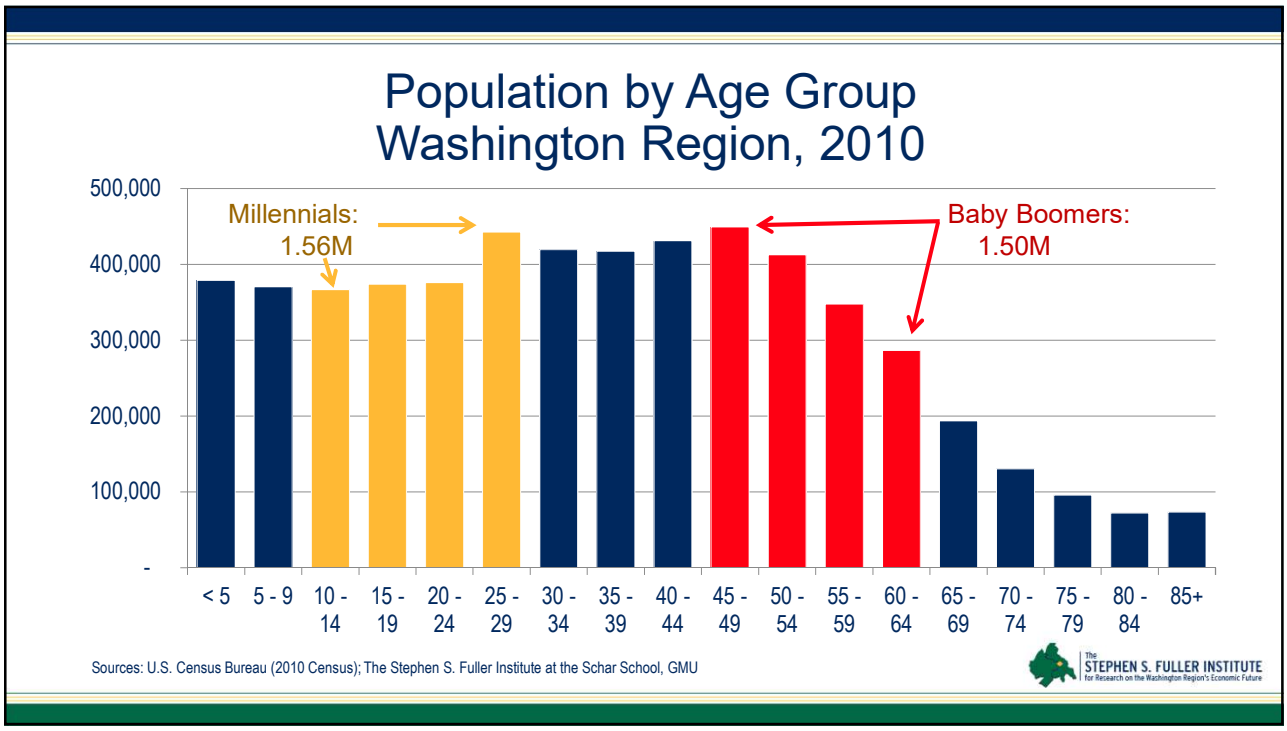
Population by Age Group
Washington Region, 2010
500,000
400,000
300,000
200,000
100,000
-
Millennials:
1.56M
Baby Boomers:
1.50M
< 5
5 - 9
10 - 14
15 - 19
20 - 24
25 - 29
30 - 34
35 - 39
40 - 44
45 - 49
50 - 54
55 - 59
60 - 64
65 - 69
70 - 74
75 - 79
80 - 84
85+
Sources: U.S. Census Bureau (2010 Census); The Stephen S. Fuller Institute at the Schar School, GMU
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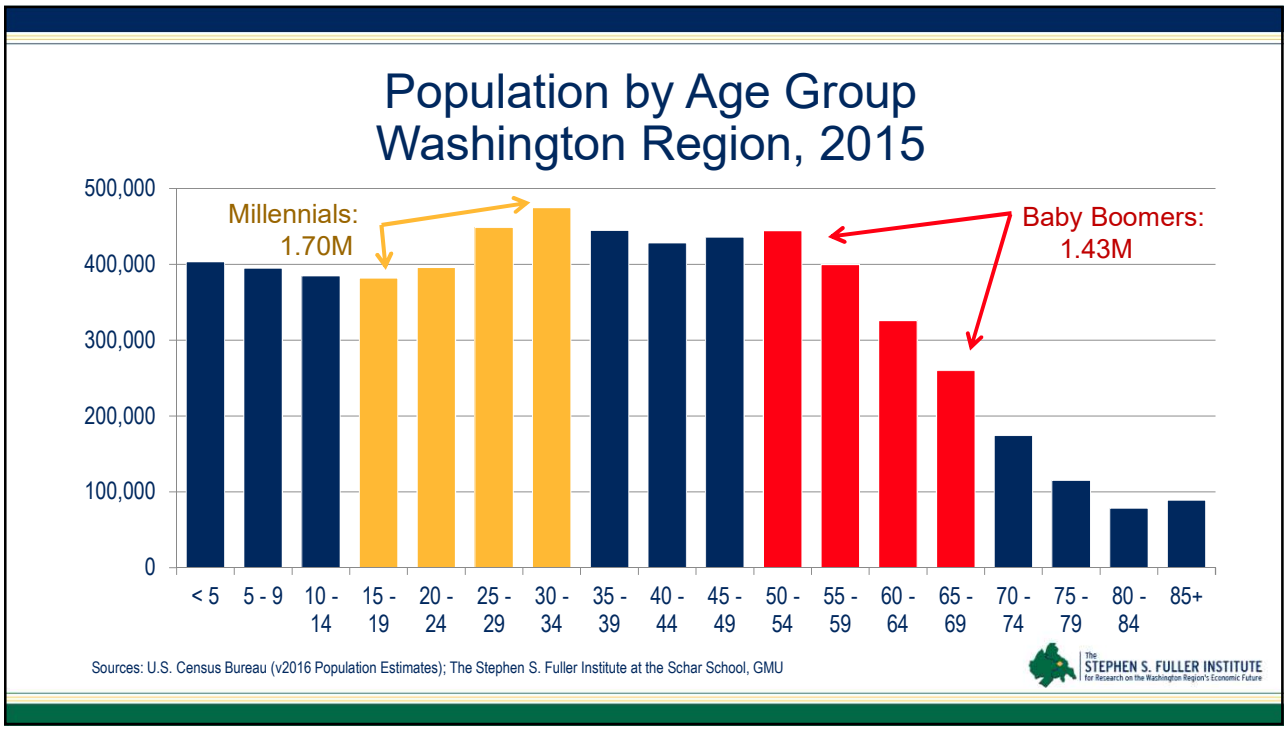
Population by Age Group
Washington Region, 2015
500,000
400,000
300,000
200,000
100,000
0
Millennials:
1.70M
Baby Boomers:
1.43M
< 5
5 - 9
10 - 14
15 - 19
20 - 24
25 - 29
30 - 34
35 - 39
40 - 44
45 - 49
50 - 54
55 - 59
60 - 64
65 - 69
70 - 74
75 - 79
80 - 84
85+
Sources: U.S. Census Bureau (v2016 Population Estimates); The Stephen S. Fuller Institute at the Schar School, GMU
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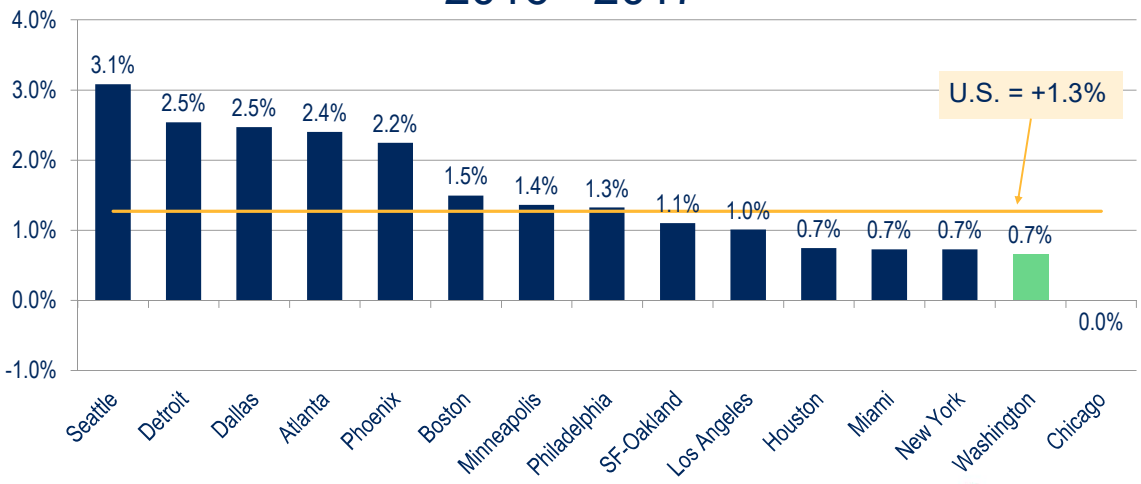
Percent Change in 25-34 Years Olds 2016 - 2017



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

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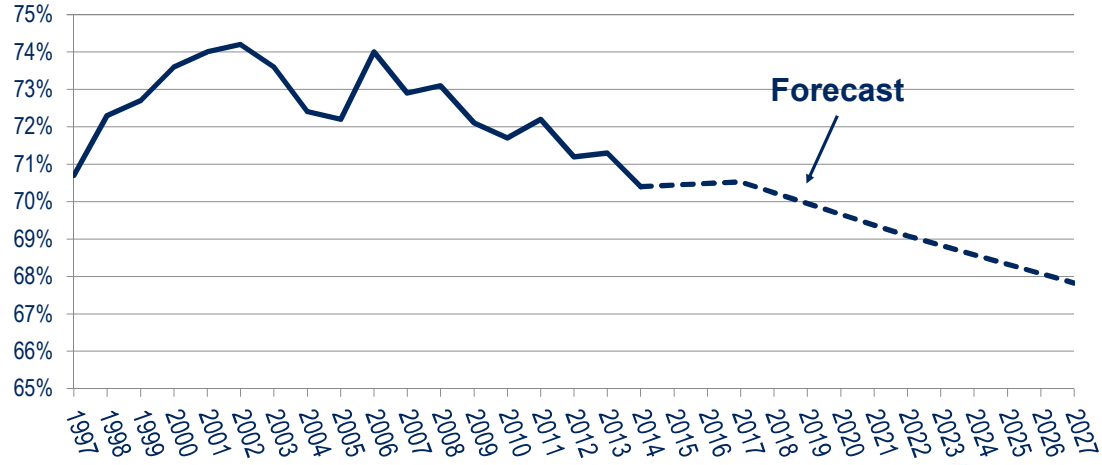
Labor Force Participation Rate Washington Region, 1997-2027



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

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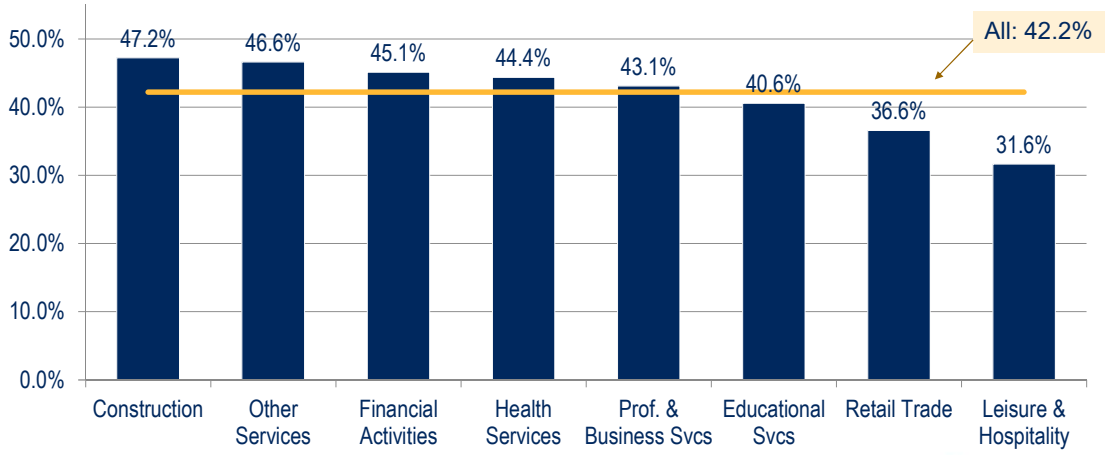
Share of Job-Holders Aged 45+ By Select Sector Washington Region, 2017*



Sources: Quarterly Workforce Indicators; The Stephen S. Fuller Institute at the Schar School, GMU *through 3Q 2017

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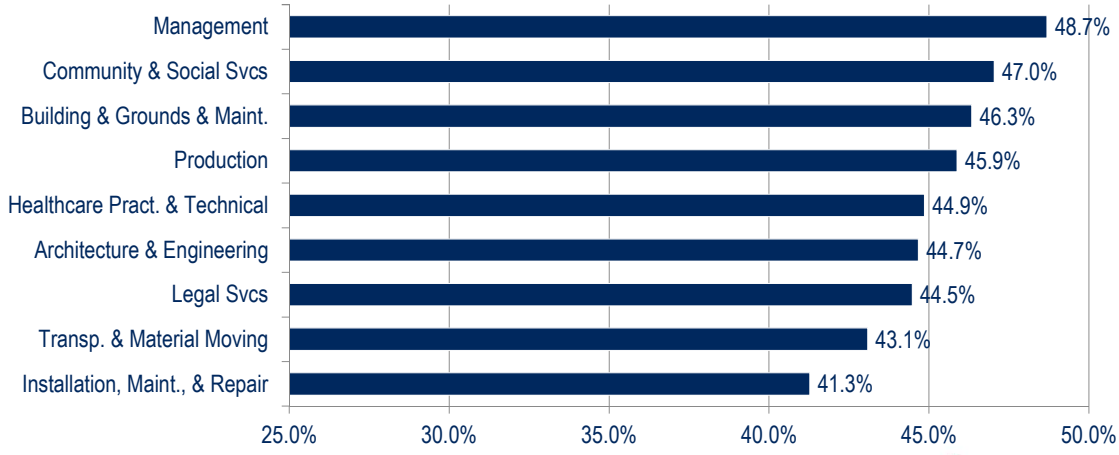
Occupations w/ Largest % of Job-Holders Aged 45+ Washington Region, 2014-2016 Average



Sources: 2014, 2015, 2016 ACS Microdata (Average); The Stephen S. Fuller Institute at the Schar School, GMU
NOTE: Private Sector Job-holders

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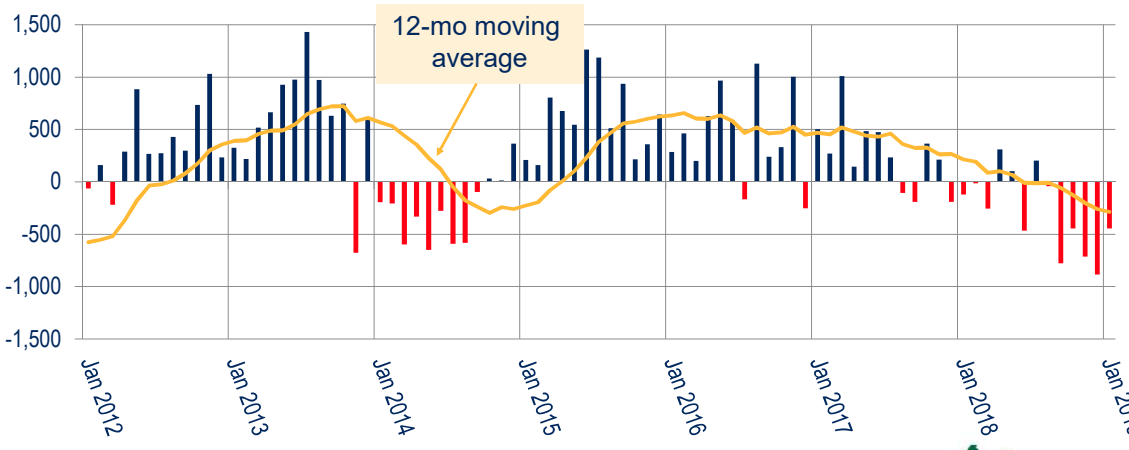
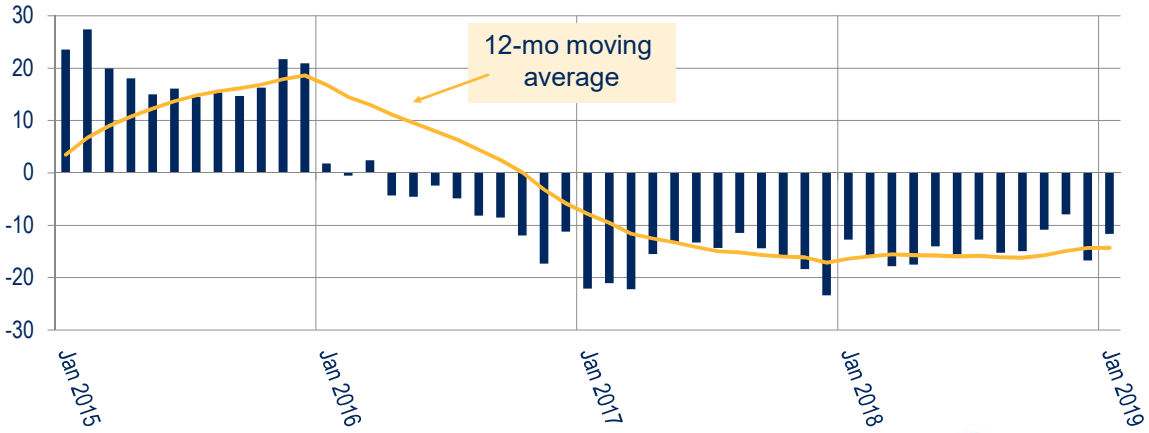
The Washington Region's Housing Market

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



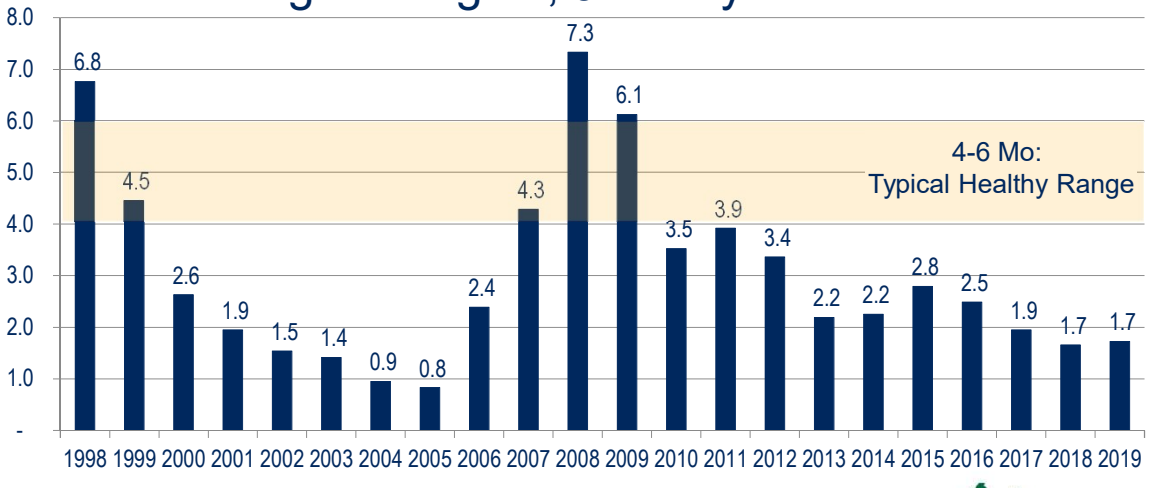
Sources: RealEstate Business Intelligence, LLC; The Stephen S. Fuller Institute at the Schar School, GMU

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



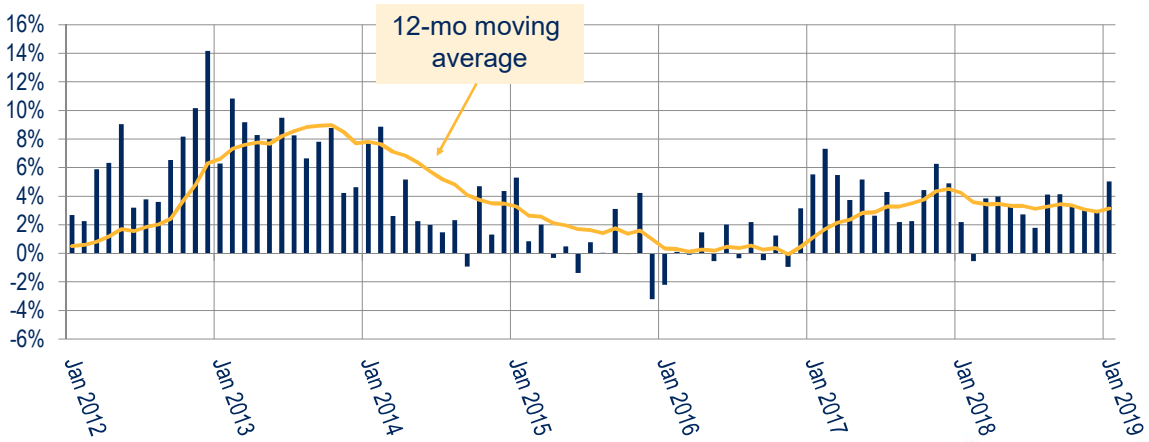
Sources: RealEstate Business Intelligence, LLC; The Stephen S. Fuller Institute at the Schar School, GMU

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

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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
Total (2)	**37,276**	**32,328**	**69,604**

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.

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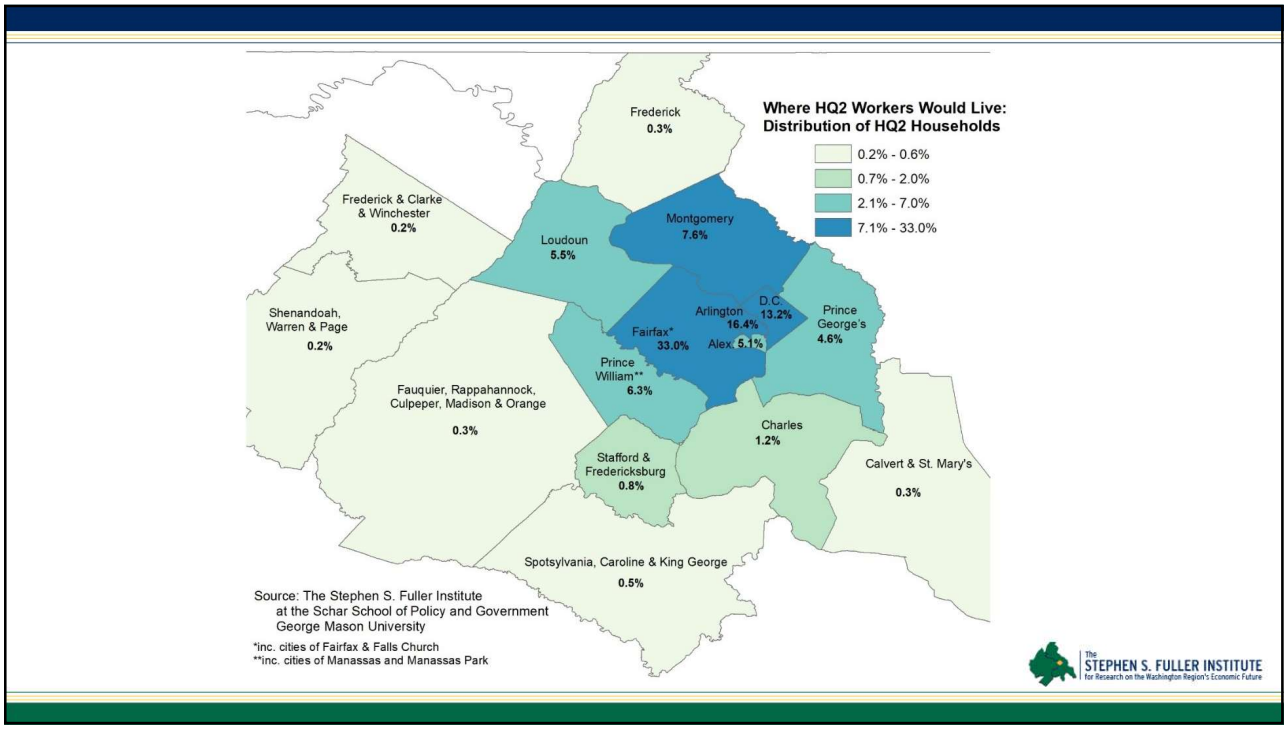
Where HQ2 Workers Would Live:
Distribution of HQ2 Households
0.2% - 0.6%
0.7% - 2.0%
2.1% - 7.0%
7.1% - 33.0%
Frederick
0.3%
Frederick & Clarke & Winchester
0.2%
Loudoun
5.5%
Montgomery
7.6%
Shenandoah, Warren & Page
0.2%
Arlington
16.4%
D.C.
13.2%
Prince George's
4.6%
Fairfax*
33.0%
Alex. 5.1%
Prince William**
6.3%
Fauquier, Rappahannock, Culpeper, Madison & Orange
0.3%
Charles
1.2%
Stafford & Fredericksburg
0.8%
Calvert & St. Mary's
0.3%
Spotsylvania, Caroline & King George
0.5%
Source: The Stephen S. Fuller Institute at the Schar School of Policy and Government George Mason University
*inc. cities of Fairfax & Falls Church
**inc. cities of Manassas and Manassas Park
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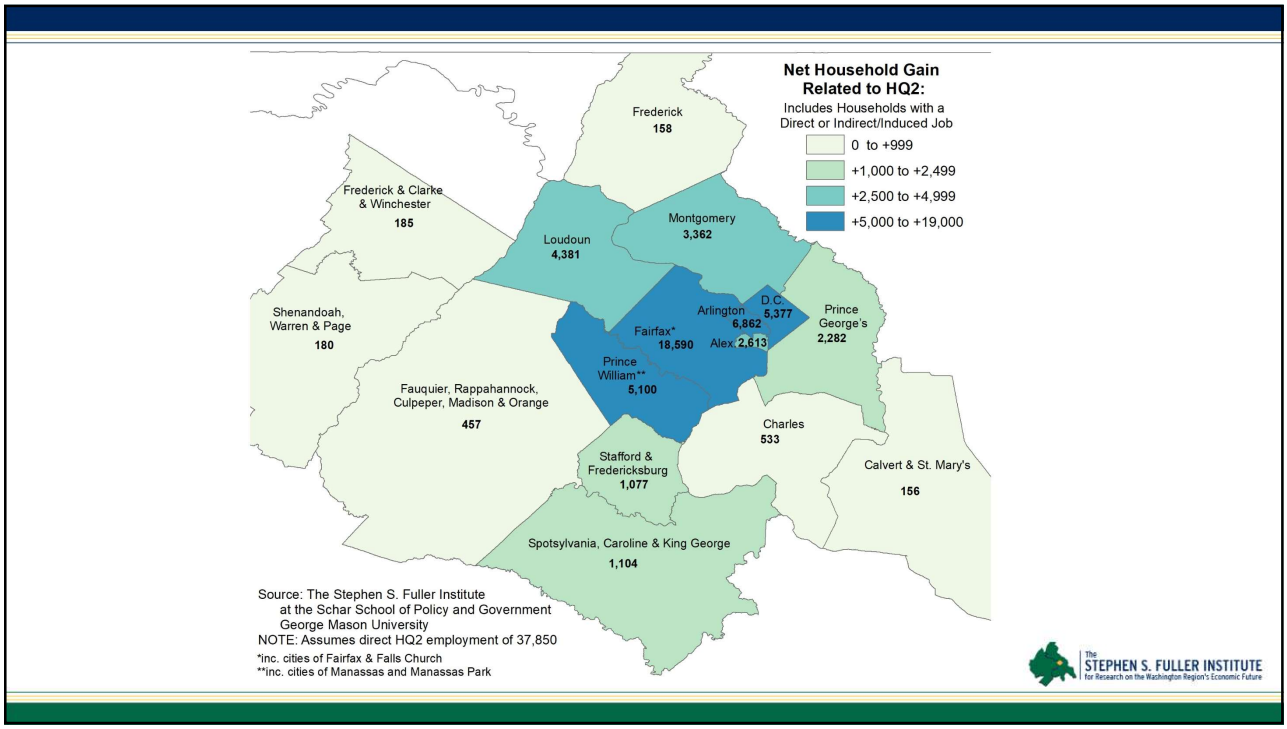
Net Household Gain
Related to HQ2:
Includes Households with a Direct or Indirect/Induced Job
0 to +999
+1,000 to +2,499
+2,500 to +4,999
+5,000 to +19,000
Frederick
158
Frederick & Clarke & Winchester
185
Loudoun
4,381
Montgomery
3,362
Shenandoah, Warren & Page
180
Arlington
6,862
D.C.
5,377
Prince George's
2,282
Fairfax*
18,590
Alex. 2,613
Prince William**
5,100
Fauquier, Rappahannock, Culpeper, Madison & Orange
457
Charles
533
Stafford & Fredericksburg
1,077
Calvert & St. Mary's
156
Spotsylvania, Caroline & King George
1,104
Source: The Stephen S. Fuller Institute at the Schar School of Policy and Government George Mason University
NOTE: Assumes direct HQ2 employment of 37,850
*inc. cities of Fairfax & Falls Church
**inc. cities of Manassas and Manassas Park
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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

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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

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Thank You & Questions

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Washington region's economic performance go to

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