

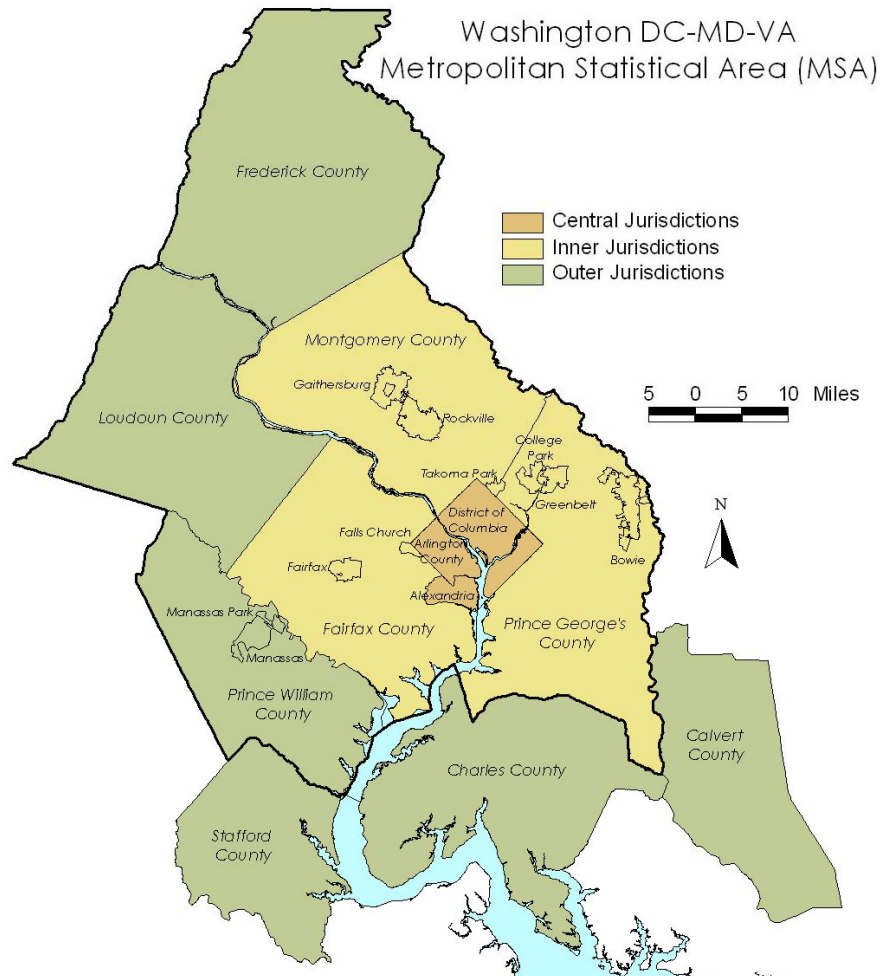
## in Metropolitan Washington: 2000-2004

### Welcome to Economic Trends In Metropolitan Washington!

This is an annual publication of the Metropolitan Washington Council of Governments. This year's report focuses on economic trends between the years 2000 and 2004, and is divided into sections covering population, employment, federal expenditures and obligations, labor force, construction, retail sales, mortgage rates and new home sales, personal income, inflation, and transportation.

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Throughout the report, information is presented at different levels of geographic specificity. These levels and their components are outlined below:

#### The Metropolitan Washington Council of Governments (COG)

The nineteen members of COG include the District of Columbia: Frederick County, Montgomery County, Prince George's County, and the Cities of Bowie, College Park, Gaithersburg, Greenbelt, Rockville, and Takoma Park in Maryland; and Arlington County, Fairfax County, Loudoun County, Prince William County, and the Cities of Alexandria, Fairfax, Falls Church, Manassas, and Manassas Park in Virginia.

#### The Washington DC-MD-VA Metropolitan Statistical Area (MSA),

(see map) as defined by the Office of Management and Budget (OMB) in 1983, extends beyond the membership of the Council of Governments to include Calvert and Charles counties in Maryland; and Stafford County in Virginia.

(Continued on last page)

# Executive Summary

## ECONOMIC TRENDS *AT A GLANCE*

### ■ POPULATION

The region grew by more than 351,800 people between 2000 and 2004. The majority of this growth occurred in the region's outer suburbs, which increased by 19.7 percent or 192,500 people. The inner suburbs, with the addition of 165,100 people, grew by 6.2 percent. The region's central jurisdictions lost 5,800 people, or less than 1 percent.

### ■ EMPLOYMENT

Between 2000 and 2004, the region added 124,738 jobs. As a result, the total number of jobs rose to 2.68 million in 2004. Between 2000 and 2004, more than 59 percent of the total job growth occurred within the outer suburbs, followed by the inner suburbs with 24 percent and the central jurisdictions with 17 percent.

### ■ FEDERAL SPENDING

Federal spending in the Washington region increased to \$97.1 billion in 2003, from \$87.5 billion in 2002. More than 45.5 percent, or \$44.2 billion, came in procurement contract awards which for the fifth time, exceeded expenditures in the region for salaries and wages.

### ■ LABOR FORCE

Between 2000 and 2004 the civilian labor force in the Washington region increased by 152,000 people, to a total of 2,805,400. Of that number, 2,712,500 were employed and 93,000 were unemployed, putting the unemployment rate for the civilian labor force in the Washington region at 3.3 percent in 2004.

### ■ CONSTRUCTION

Commercial construction in the metropolitan Washington region decreased slightly during 2004, with developers breaking ground on more than 27.7 million square feet of space. In 2004, commercial construction in the region decreased from the 2003 total of 31.1 million, but far below the 2000 total of 48.6 million. The number of new, privately, owned housing units authorized in the region increased from 31,696 in 2003 to 34,646 in 2004.

### ■ MORTGAGE RATES, HOME SALES, AND HOUSING-RELATED INFLATION

Mortgage rates continued to fall between 2000 and 2004 to a low of 5.7 percent in 2004 (first quarter). Average rates fell from 6.0 percent in 2003 to 5.8 percent in 2004. The number of homes sold in the region jumped dramatically between 2000 and 2004, from 78,006 units in 2000 to 110,783 units in 2004. The rate of change in the Consumer Price Index for housing in the Washington-Baltimore DC-MD-VA-WV CMSA decreased from 3.7 percent between 2002 and 2003 to 3.5 percent between 2003 and 2004.

### ■ INFLATION

The rate of change in the Consumer Price Index for All Urban Consumers (CPI-U) for the Washington-Baltimore DC-MD-VA-WV CMSA increased 2.8 percent between 2002 and 2003 and increased by another 2.8 percent between 2003 and 2004.

### ■ INCOME

Total personal income in the Washington region grew by an average annual rate of 6.2 percent between 1999 and 2003, leading to a 2003 total of \$214.3 billion. On a per capita basis, income varied greatly by jurisdiction, with a regional average of \$44,757.

### ■ RETAIL SALES

Retail sales in the region increased both in current and real terms between 2000 and 2004. The region's 2004 total of \$68.8 billion, when adjusted for inflation, was greater than the total annual retail sales in 2003, \$65.6 billion, and more than the 2002 total of \$64.6 billion.

### ■ AIRLINE PASSENGERS

More than 58 million passengers flew into or out of the Washington region's three major airports in 2004, a 6.6 percent increase from 2000.

# Population

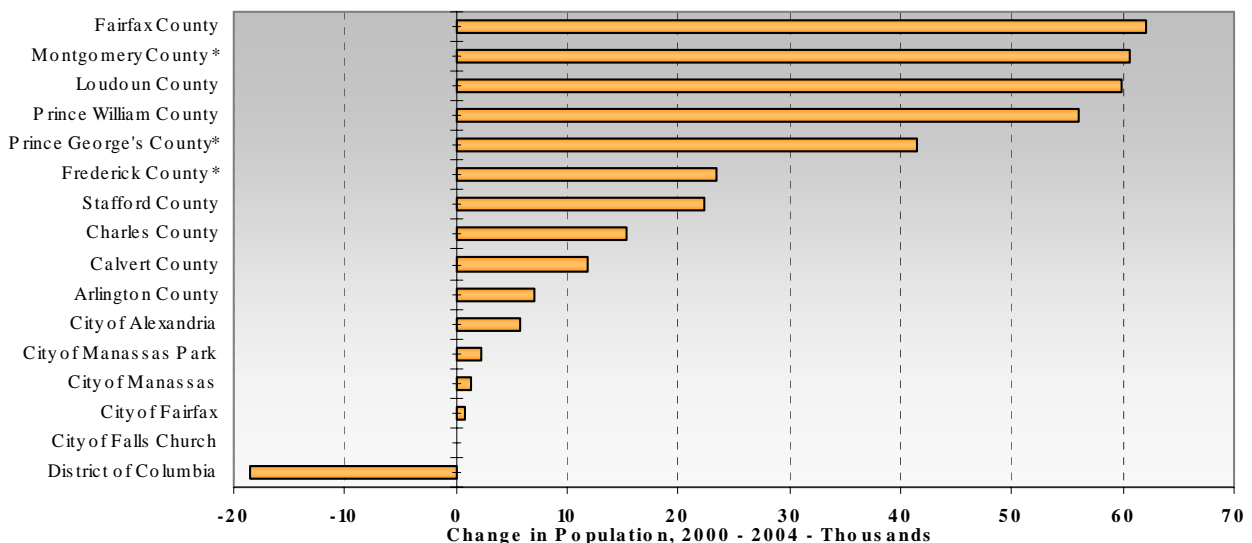
Population of the Washington DC-MD-VA MSA, by Jurisdiction, 2000—2004  
(Thousands of People)

The region grew by more than 351,800 people between 2000 and 2004. The majority of this growth occurred in the region's outer suburbs, which increased by 19.7 percent or 192,500 people. The inner suburbs, with the addition of 165,100 people, grew by 6.2 percent. The region's central jurisdictions lost 5,800 people, or less than 1 percent.

Despite the dramatic growth rate in the outer suburbs, the population remains anchored in the inner suburbs, where 58 percent of the region's population lives.

According to COG's Draft Round 7.0 Cooperative Forecasts, the inner suburbs will remain the most populous "ring" of the region. COG forecasts that in the year 2030, the region will hold nearly 6.6 million people (45.2 percent more than the 2000 population). A full 53 percent of the 2030 population is expected to live in the inner suburbs.

JURISDICTIONS	Year					Change 2000 - 2004	
	2000	2001	2002	2003	2004	Number	Percentage
<b>District of Columbia</b>	<b>572.1</b>	<b>571.8</b>	<b>570.9</b>	<b>563.4</b>	<b>553.5</b>	<b>-18.6</b>	<b>-3.2%</b>
Calvert County	74.6	78.3	80.9	84.1	86.5	11.9	15.9%
Charles County	120.5	125.4	129.0	133.1	135.8	15.3	12.7%
Frederick County	195.3	203.8	209.0	214.3	218.8	23.5	12.0%
City of Frederick*	52.8	53.0	54.9	56.8	58.5	5.7	10.8%
Montgomery County	873.3	895.0	910.2	924.0	934.0	60.7	7.0%
City of Gaithersburg*	52.6	54.0	54.0	56.1	58.4	5.8	11.0%
City of Rockville*	47.4	49.8	51.5	55.2	58.0	10.6	22.4%
City of Takoma Park*	17.3	17.3	17.3	17.3	17.3	0.0	0.0%
Prince George's County	801.5	816.8	833.1	838.7	843.0	41.5	5.2%
City of Bowie*	50.3	51.4	52.7	52.7	54.6	4.3	8.5%
City of College Park*	24.7	24.7	26.4	26.6	27.2	2.5	10.1%
City of Greenbelt*	21.5	21.2	21.3	21.3	20.5	-1.0	-4.7%
<b>Maryland Suburbs</b>	<b>2,065.2</b>	<b>2,119.3</b>	<b>2,162.2</b>	<b>2,194.2</b>	<b>2,218.0</b>	<b>152.8</b>	<b>7.4%</b>
Arlington County	190.3	190.0	193.2	195.9	197.4	7.1	3.7%
City of Alexandria	128.3	132.7	134.0	135.0	134.0	5.7	4.4%
Fairfax County	969.7	984.4	1,004.4	1,012.0	1,031.7	62.0	6.4%
City of Fairfax	21.5	21.7	22.1	22.5	22.3	0.8	3.7%
City of Falls Church	10.4	10.4	10.5	10.5	10.5	0.1	1.0%
Loudoun County	169.6	184.9	196.3	211.2	229.4	59.8	35.3%
Prince William County	280.8	294.8	309.4	321.6	336.8	56.0	19.9%
City of Manassas	35.1	35.5	35.9	36.3	36.5	1.4	4.0%
City of Manassas Park	10.3	11.0	10.9	11.6	12.5	2.2	21.4%
Stafford County	92.4	98.0	102.7	106.0	114.8	22.4	24.2%
<b>Virginia Suburbs</b>	<b>1,908.4</b>	<b>1,963.4</b>	<b>2,019.4</b>	<b>2,062.6</b>	<b>2,125.9</b>	<b>217.5</b>	<b>11.4%</b>
<b>MSA Total</b>	<b>4,545.7</b>	<b>4,654.5</b>	<b>4,752.5</b>	<b>4,820.2</b>	<b>4,897.5</b>	<b>351.8</b>	<b>7.7%</b>
<b>Central Jurisdictions</b>	890.7	894.5	898.1	894.3	884.9	-5.8	-0.6%
<b>Inner Suburbs</b>	2,676.4	2,728.3	2,780.3	2,807.7	2,841.5	165.1	6.2%
<b>Outer Suburbs</b>	978.6	1,031.7	1,074.1	1,118.2	1,171.1	192.5	19.7%

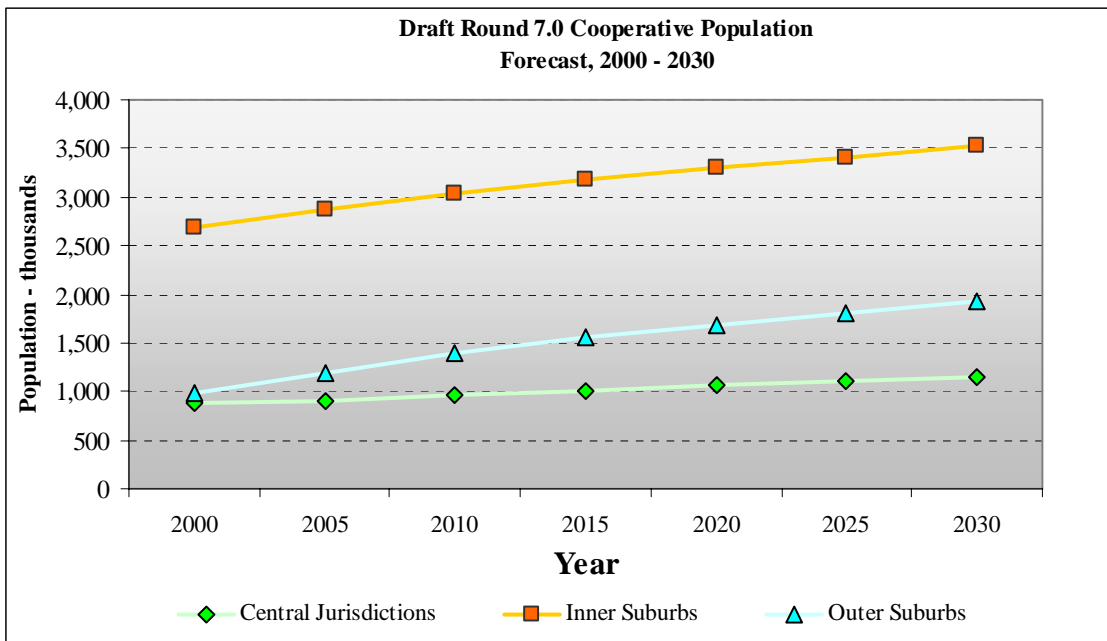


\*Data for Maryland cities are included in appropriate county totals.

# Population

## Summary of Forecast of Population, by Jurisdiction, Draft Round 7.0 Cooperative Forecasts for the Washington DC-MD-VA MSA (Thousands of People)

JURISDICTIONS	Year							Change 2000 - 2030	
	2000	2005	2010	2015	2020	2025	2030	Number	Percentage
<b>District of Columbia</b>	<b>572.1</b>	<b>577.5</b>	<b>608.7</b>	<b>642.0</b>	<b>672.6</b>	<b>711.2</b>	<b>732.5</b>	<b>160.5</b>	<b>28.1%</b>
Calvert County	74.6	82.8	91.0	93.5	96.0	98.3	101.4	26.8	36.0%
Charles County	120.5	138.0	147.4	162.3	177.2	193.1	204.2	83.7	69.4%
Frederick County	195.3	220.9	243.2	265.6	287.9	310.4	339.7	144.4	74.0%
Montgomery County	873.3	942.0	1,000.0	1,040.0	1,077.1	1,115.3	1,155.8	282.5	32.3%
City of Rockville a/	47.4	59.9	65.3	68.3	68.8	69.0	69.5	22.1	46.7%
Prince George's County	808.1	852.9	872.6	893.3	914.9	949.7	993.1	185.1	22.9%
<b>Maryland Suburbs</b>	<b>2,071.8</b>	<b>2,236.5</b>	<b>2,354.2</b>	<b>2,454.7</b>	<b>2,553.1</b>	<b>2,666.8</b>	<b>2,794.3</b>	<b>722.5</b>	<b>34.9%</b>
Arlington County	190.3	198.3	212.2	223.3	233.1	241.6	249.6	59.3	31.1%
City of Alexandria	128.3	135.9	143.9	149.4	153.2	159.5	169.4	41.1	32.0%
Fairfax County b/	969.0	1,040.9	1,132.5	1,211.5	1,276.0	1,303.7	1,330.9	361.9	37.4%
City of Fairfax	21.4	22.1	23.5	25.0	25.6	25.7	26.5	5.1	23.9%
City of Falls Church	10.4	10.6	12.3	13.9	14.7	14.9	15.4	5.0	48.5%
Loudoun County	169.6	247.3	318.1	379.6	422.9	454.9	480.6	311.0	183.4%
Prince William County	281.3	352.1	416.8	463.4	489.9	524.9	556.3	275.0	97.8%
City of Manassas	35.1	37.6	38.6	40.3	40.8	41.2	41.9	6.7	19.2%
City of Manassas Park	10.3	12.9	15.0	15.8	16.5	16.7	16.8	6.5	63.3%
Stafford County c/	92.4	107.1	121.7	136.4	151.0	174.5	195.8	103.4	111.8%
<b>Virginia Suburbs</b>	<b>1,908.1</b>	<b>2,164.7</b>	<b>2,434.7</b>	<b>2,658.5</b>	<b>2,823.8</b>	<b>2,957.7</b>	<b>3,083.2</b>	<b>1,175.1</b>	<b>61.6%</b>
<b>MSA Total</b>	<b>4,551.9</b>	<b>4,978.7</b>	<b>5,397.6</b>	<b>5,755.2</b>	<b>6,049.5</b>	<b>6,335.6</b>	<b>6,609.9</b>	<b>2,058.0</b>	<b>45.2%</b>
<b>Central Jurisdictions</b>	890.7	911.6	964.8	1,014.7	1,058.9	1,112.3	1,151.5	260.8	29.3%
<b>Inner Suburbs</b>	2,682.1	2,868.5	3,040.9	3,183.7	3,308.3	3,409.3	3,521.8	839.7	31.3%
<b>Outer Suburbs</b>	979.2	1,198.6	1,391.9	1,556.8	1,682.2	1,814.0	1,936.7	957.5	97.8%



Source: COG, Draft Round 7.0 Cooperative Forecasts. Draft Round 7.0 was approved by the Metropolitan Development Policy Committee on July 13, 2005.

a/ Included in Montgomery County total.

b/ Includes Fairfax County group quarters population in the Massey Complex.

c/ Source: Rappahannock Area Development Commission. The estimates for 2010, 2020 and 2030 are control totals provided by the Virginia Employment Commission (VEC) and should only be used for transportation planning purposes.

Incremental five-year estimates have been developed for the purpose of transportation modeling and air quality analysis.

# Employment

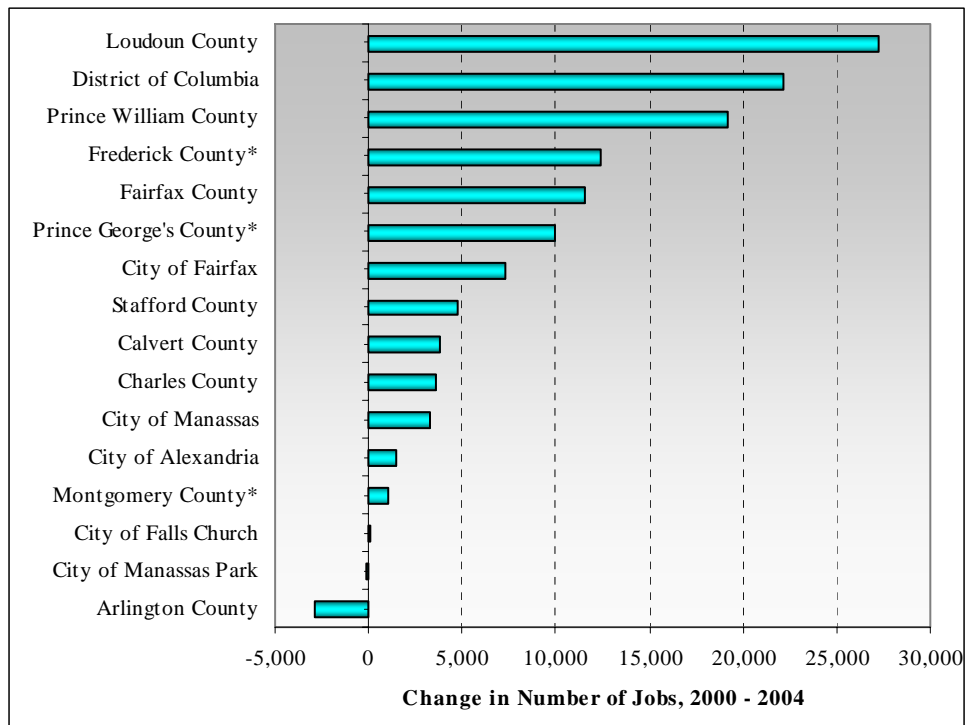
At-Place Employment in the Washington DC-MD-VA MSA, by Jurisdiction, 2000 - 2004

JURISDICTIONS	Year					Change 2000 - 2004
	2000	2001	2002	2003	2004	
<b>District of Columbia</b>	<b>650,200</b>	<b>653,600</b>	<b>664,200</b>	<b>665,500</b>	<b>672,400</b>	<b>22,200</b>
Calvert County	16,909	18,026	19,056	19,915	20,705	3,796
Charles County	36,155	36,987	37,669	38,523	39,766	3,611
Frederick County	77,120	79,463	82,260	86,168	89,521	12,401
Montgomery County	447,744	449,853	453,145	449,909	448,782	1,038
Prince George's County	303,060	305,176	305,229	311,428	312,994	9,934
<b>Maryland Suburbs</b>	<b>880,988</b>	<b>889,505</b>	<b>897,359</b>	<b>905,943</b>	<b>911,768</b>	<b>30,780</b>
Arlington County	157,699	159,280	153,122	150,075	154,820	-2,879
City of Alexandria	91,242	91,344	89,383	90,769	92,694	1,452
Fairfax County	532,606	543,198	525,405	532,784	544,110	11,504
City of Fairfax	16,595	17,059	18,073	18,215	23,881	7,286
City of Falls Church	14,409	14,164	14,457	14,104	14,459	50
Loudoun County	85,187	96,299	98,209	103,629	112,446	27,259
Prince William County	76,577	82,407	85,280	88,174	95,710	19,133
City of Manassas	19,829	19,518	21,404	21,259	23,080	3,251
City of Manassas Park	3,761	3,825	3,738	3,672	3,668	-93
Stafford County	23,984	24,348	25,374	25,572	28,779	4,795
<b>Virginia Suburbs</b>	<b>1,021,889</b>	<b>1,051,442</b>	<b>1,034,445</b>	<b>1,048,253</b>	<b>1,093,647</b>	<b>71,758</b>
<b>MSA Total</b>	<b>2,553,077</b>	<b>2,594,547</b>	<b>2,596,004</b>	<b>2,619,696</b>	<b>2,677,815</b>	<b>124,738</b>
<b>Central Jurisdictions</b>	899,141	904,224	906,705	906,344	919,914	20,773
<b>Inner Suburbs</b>	1,314,414	1,329,450	1,316,309	1,326,440	1,344,226	29,812
<b>Outer Suburbs</b>	339,522	360,873	372,990	386,912	413,675	74,153

Between 2000 and 2004, the region added 124,738 jobs. As a result, the total number of jobs rose to 2.68 million in 2004.

Between 2000 and 2004, more than 59 percent of the total job growth occurred within the outer suburbs, followed by the inner suburbs with 24 percent and the central jurisdictions with 17 percent. More than 50 percent of the region's jobs, 1.3 million, remain in the inner suburbs. During the same time period, 55 percent of the region's job growth occurred in three jurisdictions: Loudoun County (27,259 jobs), District of Columbia (22,200 jobs), and Prince William County (19,133 jobs).

According to COG's Draft Round 7.0 Cooperative Forecasts, the inner suburbs and central jurisdictions will remain the region's employment center. In the year 2030, 30 percent of all jobs will be in the central jurisdictions, around 50 percent in the inner suburbs, and 20 percent in the outer suburbs.

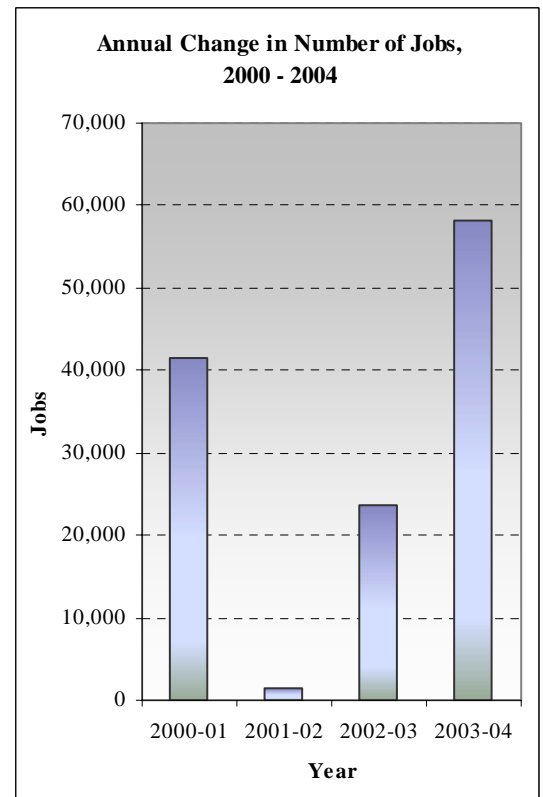
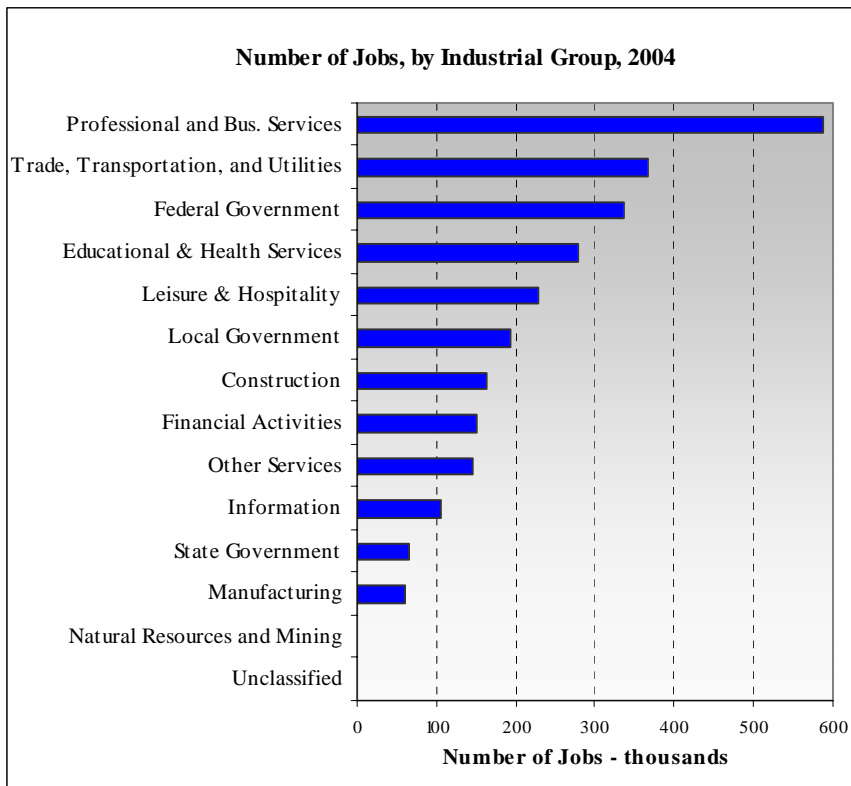


Source: Compiled by COG from the District of Columbia Department of Employment Services, Labor Market Information Staff; Maryland Department of Labor, Licensing and Regulation, Employment and Payrolls Reports; Virginia Employment Commission, Economic Information Services Division. Figures do not include estimates of military personnel, self-employed, and other workers. Figures may not sum to total due to rounding. \*Persons in Maryland cities are included in appropriate county totals.

# Employment

**At-Place Employment in the Washington DC-MD-VA MSA, by Industrial Group, 2000 - 2004**

SIC - INDUSTRIAL GROUP	Year					NAICS - INDUSTRIAL GROUP
	2000	2001	2002	2003	2004	
		1,406	1,413	1,513	1,571	Natural Resources & Mining
Manufacturing	85,336	70,083	65,029	61,111	60,238	Manufacturing
Construction	141,573	152,561	153,788	156,172	163,051	Construction
T.C.U. a/	126,267	361,180	358,511	360,213	366,482	Trade, Transportation & Utilities
Wholesale Trade	78,617	128,118	113,396	106,601	104,706	Information
Retail Trade	378,194					
F.I.R.E. b/	141,923	143,313	145,482	150,056	149,704	Financial Activities
Services	1,026,670	558,579	550,080	562,336	586,423	Professional and Business Services
		256,776	268,770	270,956	278,241	Educational & Health Services
		209,201	213,989	220,007	227,242	Leisure & Hospitality
		138,789	140,122	141,932	144,764	Other Services
Federal Government	324,550	324,842	331,986	333,441	335,768	Federal Government
Local Government	171,251	178,235	185,588	189,967	192,857	Local Government
State Government	64,861	68,510	66,163	64,561	65,784	State Government
Other/Unclassifiable <sup>1</sup>	13,835	2,954	1,687	830	984	Unclassified
<b>Total</b>	<b>2,553,077</b>	<b>2,594,547</b>	<b>2,596,004</b>	<b>2,619,696</b>	<b>2,677,815</b>	



Source: Compiled by COG from the District of Columbia Department of Employment Services, Labor Market Information Staff; Maryland Department of Labor, Licensing and Regulation, Employment and Payrolls Reports; Virginia Employment Commission, Economic Information Services Division. Figures do not include estimates of military personnel, self-employed, and other workers. Figures may not sum to total due to rounding.

NOTE: The Bureau of Labor Statistics has replaced the Standard Industrial Classification (SIC) system with the North American Industry Classification System (NAICS). Beginning with CY 2001, employment will be based on the NAICS system. Future editions of this report will state employment prior to CY 2001 under the NAICS system as the data becomes available.

a/ T.C.U. stands for Transportation, Communications, and Public Utilities.

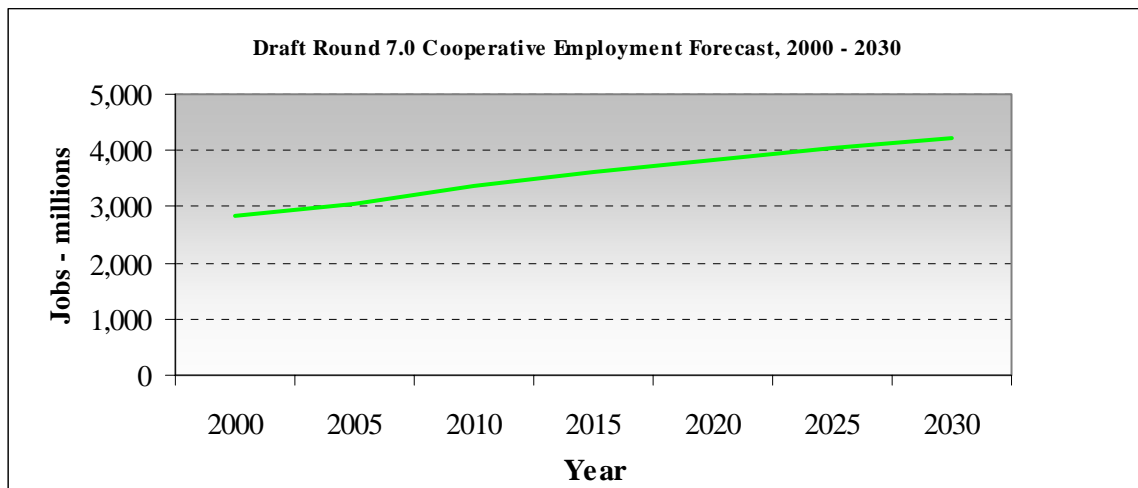
b/ F.I.R.E. stands for Finance, Insurance, and Real Estate.

<sup>1</sup> (Other – Maryland’s miscellaneous employment) and (Unclassifiable – Virginia’s miscellaneous employment)

# Employment

## Summary of Forecast of Employment, by Jurisdiction Draft Round 7.0 Cooperative Forecast for the Washington DC-MD-VA MSA (Thousands of Jobs)

JURISDICTIONS	Year							Change 2000 - 2030	
	2000	2005	2010	2015	2020	2025	2030	Number	Percentage
<b>District of Columbia</b>	<b>743.6</b>	<b>745.0</b>	<b>783.6</b>	<b>816.7</b>	<b>830.0</b>	<b>845.0</b>	<b>860.0</b>	<b>116.4</b>	<b>15.7%</b>
Calvert County a/	22.8	29.4	32.9	33.7	34.5	35.1	35.6	12.8	55.9%
Charles County	41.9	56.5	62.9	64.8	66.8	67.9	69.1	27.2	65.0%
Frederick County	96.3	122.2	142.4	151.5	158.3	163.5	167.3	71.0	73.7%
Montgomery County b/	474.3	500.0	545.0	580.0	615.0	645.0	670.0	195.7	41.3%
City of Rockville c/	68.7	75.3	87.6	93.7	99.9	102.1	104.7	36.0	52.3%
Prince George's County	338.3	358.7	390.0	424.0	460.9	501.0	544.7	206.4	61.0%
<b>Maryland Suburbs</b>	<b>973.6</b>	<b>1,066.8</b>	<b>1,173.2</b>	<b>1,253.9</b>	<b>1,335.5</b>	<b>1,412.5</b>	<b>1,486.6</b>	<b>513.1</b>	<b>52.7%</b>
Arlington County	182.6	195.2	217.8	237.8	254.4	263.6	275.8	93.2	51.1%
City of Alexandria	89.3	105.6	113.3	123.2	132.5	141.3	148.0	58.7	65.7%
Fairfax County	577.0	600.5	683.9	729.6	774.5	814.2	844.6	267.6	46.4%
City of Fairfax d/	28.8	29.2	31.3	33.3	35.3	37.3	39.3	10.5	36.5%
City of Falls Church	9.5	9.5	11.8	15.1	17.8	19.9	20.3	10.8	113.7%
Loudoun County	90.5	122.7	153.7	183.8	212.9	242.0	271.2	180.6	199.6%
Prince William County	94.6	111.6	128.6	143.7	159.1	173.5	186.0	91.4	96.6%
City of Manassas	22.5	23.3	24.6	26.2	26.3	26.6	26.8	4.3	19.1%
City of Manassas Park	2.7	3.0	4.5	4.6	4.7	4.8	4.9	2.2	79.5%
Stafford County e/	30.5	38.3	46.1	52.7	59.2	66.3	73.4	42.9	140.9%
<b>Virginia Suburbs</b>	<b>1,128.0</b>	<b>1,238.9</b>	<b>1,415.7</b>	<b>1,550.0</b>	<b>1,676.9</b>	<b>1,789.5</b>	<b>1,890.3</b>	<b>762.3</b>	<b>67.6%</b>
<b>MSA Total</b>	<b>2,845.2</b>	<b>3,050.6</b>	<b>3,372.5</b>	<b>3,620.6</b>	<b>3,842.3</b>	<b>4,047.0</b>	<b>4,236.9</b>	<b>1,391.7</b>	<b>48.9%</b>
<b>Central Jurisdictions</b>	1,015.5	1,045.8	1,114.7	1,177.7	1,217.0	1,249.9	1,283.7	268.3	26.4%
<b>Inner Suburbs</b>	1,427.8	1,498.0	1,662.0	1,782.0	1,903.5	2,017.4	2,118.9	691.0	48.4%
<b>Outer Suburbs</b>	401.9	506.9	595.8	660.9	721.9	779.7	834.3	432.4	107.6%



Source: COG, Draft Round 7.0 Cooperative Forecasts. Draft Round 7.0 was approved by the Metropolitan Development Policy Committee on July 13, 2005. Includes forecasts of military, self-employed, mining, and other jobs.

a/ Tri-County Council for Southern Maryland develops ten-year incremental population, housing unit, and employment forecasts for Calvert County, Charles County, and St. Mary's County.

b/ Forecasts for years 2000 to 2030 include all of Takoma Park.

c/ Included in Montgomery County total.

d/ Totals for all years include Fairfax County government employees working in the Massey Complex.

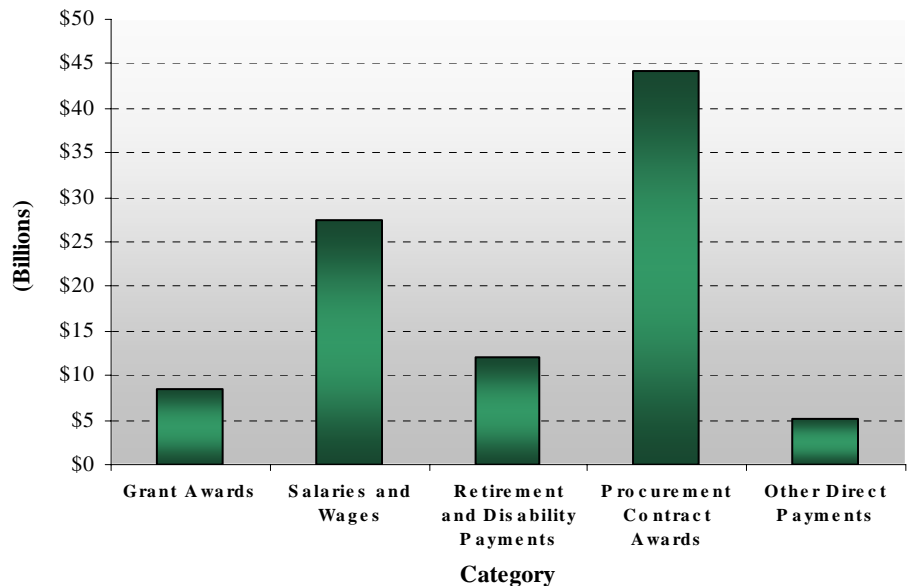
e/ Source: Rappahannock Area Development Commission (RADCO), March 2003.

# Federal Spending

Federal spending in the Washington region increased to \$97.1 billion in Fiscal Year 2003, from \$87.5 billion in 2002. More than 45.5 percent, or \$44.2 billion, came in procurement contract awards which for the fifth time, exceeded expenditures in the region for salaries and wages. More than 27.7 percent of the region's federal spending was from the Department of Defense.

Northern Virginia was home to more federal spending than either the District of Columbia or suburban Maryland, with more than half of the Northern Virginia total going to procurement contract awards. The District of Columbia received a large percentage of its federal funds from procurement and salaries and wages, while suburban Maryland's total was split among procurement, direct payments to individuals, and salaries and wages.

Federal Spending for Selected Categories, FY 2003



Direct Federal Expenditures and Obligations in the Washington DC-MD-VA MSA, by Jurisdiction, FY 2003 (Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Retirement and Disability Payments	Procurement Contract Awards	Other Direct Payments	Total	2003 Total	
							Department of Defense	Non-Defense
<b>District of Columbia</b>	<b>\$4,310,169</b>	<b>\$14,760,002</b>	<b>\$1,934,244</b>	<b>\$11,375,903</b>	<b>\$2,369,503</b>	<b>\$34,749,821</b>	<b>\$3,320,839</b>	<b>\$31,428,981</b>
Calvert County	36,358	14,130	200,662	9,420	49,265	\$309,835	32,953	276,881
Charles County	69,866	160,104	341,733	60,387	83,328	\$715,418	227,281	488,137
Frederick County	289,084	222,141	427,695	805,002	130,054	\$1,873,976	446,496	1,427,480
Montgomery County	1,236,334	3,586,932	2,151,158	5,673,999	692,970	\$13,341,393	2,028,304	11,313,088
Prince George's County	895,290	2,229,916	2,051,802	3,333,759	616,980	\$9,127,747	1,763,252	7,364,495
<b>Maryland Suburbs</b>	<b>\$2,526,932</b>	<b>\$6,213,223</b>	<b>\$5,173,050</b>	<b>\$9,882,567</b>	<b>\$1,572,597</b>	<b>\$25,368,369</b>	<b>\$4,498,286</b>	<b>\$20,870,081</b>
Arlington County	278,866	3,184,647	459,577	4,762,878	150,661	\$8,836,629	4,300,302	4,536,327
City of Alexandria	360,173	642,810	582,564	1,804,189	156,209	\$3,545,945	1,954,001	1,591,944
Fairfax County	499,826	1,222,607	2,199,431	10,327,887	541,598	\$14,791,349	7,627,912	7,163,438
City of Fairfax	84,117	75,566	309,611	2,757,935	54,244	\$3,281,473	1,599,487	1,681,985
City of Falls Church	174,105	330,887	71,945	928,346	43,697	\$1,548,980	741,821	807,160
Loudoun County	41,800	308,041	311,578	1,583,560	48,709	\$2,293,688	1,500,555	793,132
Prince William County	101,390	547,484	601,611	282,788	68,218	\$1,601,491	871,262	730,229
City of Manassas	44,142	44,232	124,166	519,840	33,202	\$765,582	459,228	306,354
City of Manassas Park	10,622	2,228	2,945	418	407	\$16,620	1,267	15,353
Stafford County	35,976	53,014	209,216	10,813	26,095	\$335,114	75,236	259,878
<b>Virginia Suburbs</b>	<b>\$1,631,017</b>	<b>\$6,411,516</b>	<b>\$4,872,644</b>	<b>\$22,978,654</b>	<b>\$1,123,040</b>	<b>\$37,016,871</b>	<b>\$19,131,071</b>	<b>\$17,885,800</b>
<b>MSA Total</b>	<b>\$8,468,118</b>	<b>\$27,384,741</b>	<b>\$11,979,938</b>	<b>\$44,237,124</b>	<b>\$5,065,140</b>	<b>\$97,135,061</b>	<b>\$26,950,196</b>	<b>\$70,184,862</b>
Percentage of Total	8.7%	28.2%	12.3%	45.5%	5.2%	100.0%	27.7%	72.3
<b>Central Jurisdictions</b>	4,949,208	18,587,459	2,976,385	17,942,970	2,676,373	\$47,132,395	9,575,142	37,557,252
<b>Inner Suburbs</b>	2,889,672	7,445,908	6,783,947	23,021,926	1,949,489	\$42,090,942	13,760,776	28,330,166
<b>Outer Suburbs</b>	629,238	1,351,374	2,219,606	3,272,228	439,278	\$7,911,724	3,614,278	4,297,444

Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY 2003.

NOTE: Grant locations represent location of initial recipient. Salary and wage locations represent place of employment. Procurement location is the place of performance, and other data are assigned to the recipient location. Figures may not sum to total due to rounding.

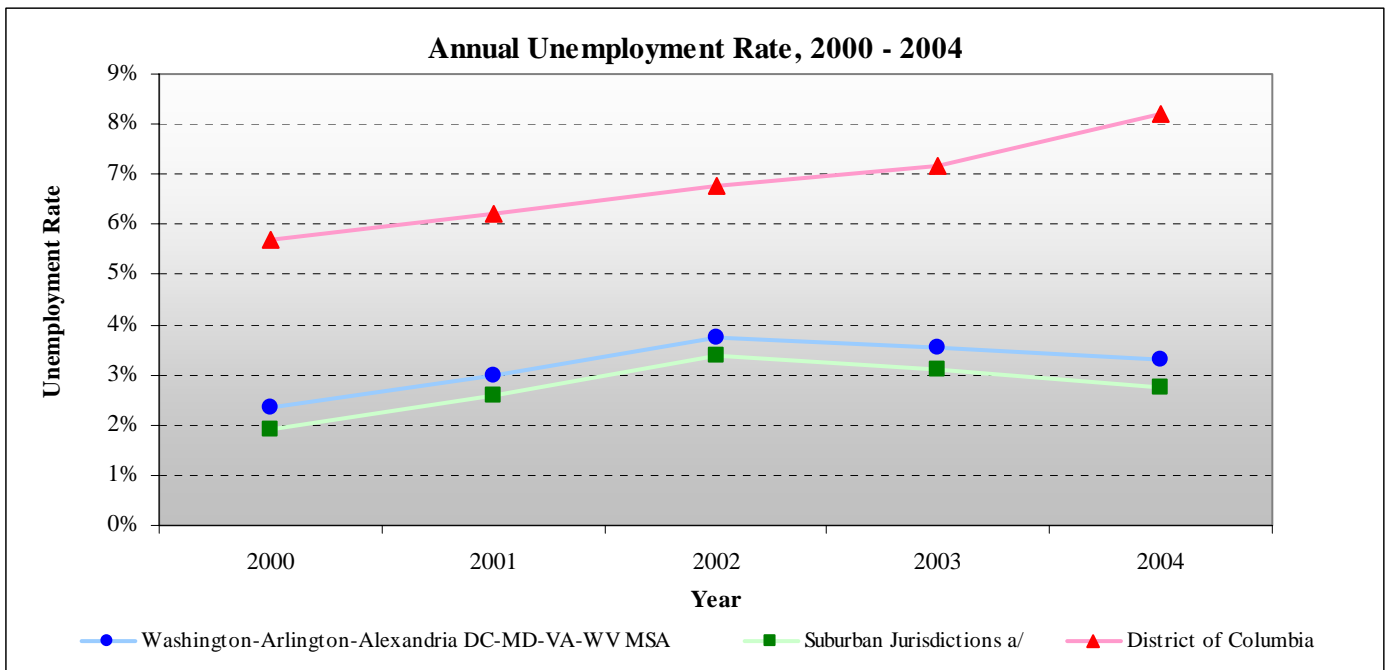


Between 2000 and 2004 the civilian labor force in the Washington region increased by 152,000 people, to a total of 2,805,400. Of that number, 2,712,500 were employed and 93,000 were unemployed, putting the unemployment rate for the civilian labor force in the Washington region at 3.3 percent in 2004. The unemployment rate in the region has increased steadily between 2000 and 2002, and has since declined to 3.3 percent in 2004.

Unemployment in the District of Columbia, 8.2 percent in 2004, remained higher than in suburban jurisdictions, which averaged 2.7 percent.

**Labor Force by Place of Residence in the Washington-Arlington-Alexandria DC-MD-VA-WV MSA, 2000 - 2004**  
(Thousands)

Jurisdictional Group	Structure Type	Year					Change 2000 - 2004	
		2000	2001	2002	2003	2004	Number	Percentage
Washington-Arlington-Alexandria DC-MD-VA-WV MSA	Civilian Labor Force	2,653.5	2,696.5	2,736.9	2,767.5	2,805.4	152.0	5.7%
	Employment	2,591.4	2,615.7	2,634.1	2,669.9	2,712.5	121.0	4.7%
	Unemployment	62.0	80.8	102.7	97.6	93.0	30.9	49.9%
	Unemployment Rate b/	2.3%	3.0%	3.8%	3.5%	3.3%		
Suburban Jurisdictions a/	Civilian Labor Force	2,344.0	2,389.9	2,436.3	2,469.6	2,506.5	162.5	6.9%
	Employment	2,299.6	2,328.2	2,353.8	2,393.3	2,438.0	138.4	6.0%
	Unemployment	44.4	61.7	82.4	76.3	68.5	24.1	54.3%
	Unemployment Rate b/	1.9%	2.6%	3.4%	3.1%	2.7%		
District of Columbia	Civilian Labor Force	309.5	306.6	300.6	297.9	299.0	-10.5	-3.4%
	Employment	291.8	287.6	280.3	276.6	274.5	-17.4	-6.0%
	Unemployment	17.7	19.0	20.3	21.3	24.5	6.8	38.7%
	Unemployment Rate b/	5.7%	6.2%	6.8%	7.2%	8.2%		



Source: U.S. Department of Labor, Bureau of Labor Statistics.

Figures may not sum to total due to rounding.

a/ Includes all jurisdictions within the Washington-Arlington-Alexandria DC-MD-VA-WV MSA except the District of Columbia.

b/ Seasonally unadjusted

# Construction

Commercial construction in the metropolitan Washington region decreased slightly during 2004, with developers breaking ground on more than 27.7 million square feet of space. In 2004, commercial construction in the region decreased from the 2003 total of 31.1 million, but far below the 2000 total of 48.6 million. The District of Columbia saw the most new commercial construction with more than 5.9 million square feet, followed by Prince George's County (4.82 million square feet) and Fairfax County (4.80 million square feet).

The number of new, privately, owned housing units authorized in the region increased from 31,696 in 2003 to 34,646 in 2004. Of the permits that were issued in 2004, almost half were in the outer suburbs.



**Total Square Feet of Commercial Construction Started by Jurisdiction, 2000 - 2004**

JURISDICTIONS	Year					Total 2000—2004
	2000	2001	2002	2003	2004	
<b>District of Columbia</b>	<b>7,106,863</b>	<b>4,737,705</b>	<b>6,518,860</b>	<b>6,113,563</b>	<b>5,993,801</b>	<b>30,470,792</b>
Calvert County	a/	a/	a/	a/	a/	a/
Charles County	635,595	144,270	249,777	849,033	613,958	<b>2,492,633</b>
Frederick County	2,080,722	1,590,022	948,061	1,656,847	1,278,112	<b>7,553,764</b>
City of Frederick*	603,283	736,714	502,680	259,847	279,504	<b>2,382,028</b>
Montgomery County	7,717,025	6,527,438	7,908,651	4,292,261	2,970,082	<b>29,415,457</b>
City of Gaithersburg*	253,436	641,465	739,423	363,859	213,785	<b>2,211,968</b>
City of Rockville*	1,966,835	2,033,414	812,857	924,230	179,290	<b>5,916,626</b>
City of Takoma Park*	0	0	98,038	19,700	249,096	<b>366,834</b>
Prince George's County	3,615,921	4,013,984	2,125,407	4,034,609	4,818,770	<b>18,608,691</b>
City of Bowie*	617,043	219,184	102,807	406,801	141,937	<b>1,487,772</b>
City of College Park*	933,844	686,134	0	725,303	480,000	<b>2,825,281</b>
City of Greenbelt*	133,000	86,340	0	88,000	197,839	<b>505,179</b>
<b>Maryland Suburbs</b>	<b>14,049,263</b>	<b>12,275,714</b>	<b>11,231,896</b>	<b>10,832,750</b>	<b>9,680,922</b>	<b>58,070,545</b>
Arlington County	1,614,190	867,266	2,248,000	2,698,760	555,744	<b>7,983,960</b>
City of Alexandria	1,016,030	697,231	4,312,836	168,355	662,536	<b>6,856,988</b>
Fairfax County	10,813,067	7,611,227	4,472,477	3,983,504	4,803,064	<b>31,683,339</b>
City of Fairfax	39,000	106,267	63,486	4,000	32,100	<b>244,853</b>
City of Falls Church	55,468	14,570	15,500	3,000	152,000	<b>240,538</b>
Loudoun County	11,229,627	4,558,831	2,490,593	4,224,583	2,647,249	<b>25,150,883</b>
Prince William County	2,709,814	1,248,991	2,050,972	2,741,414	3,044,044	<b>11,795,235</b>
City of Manassas	2,000	73,500	235,116	360,315	171,345	<b>842,276</b>
City of Manassas Park	0	0	0	0	0	<b>0</b>
Stafford County	a/	a/	a/	a/	a/	<b>a/</b>
<b>Virginia Suburbs</b>	<b>27,479,196</b>	<b>15,177,883</b>	<b>15,888,980</b>	<b>14,183,931</b>	<b>12,068,082</b>	<b>84,798,072</b>
<b>Region Total</b>	<b>48,635,322</b>	<b>32,191,302</b>	<b>33,639,736</b>	<b>31,130,244</b>	<b>27,742,805</b>	<b>173,339,409</b>
<b>Central Jurisdictions</b>	9,737,083	6,302,202	13,079,696	8,980,678	7,212,081	<b>38,099,659</b>
<b>Inner Suburbs</b>	22,240,481	18,273,486	14,585,521	12,317,374	12,776,016	<b>67,416,862</b>
<b>Outer Suburbs</b>	16,655,758	7,542,114	5,739,403	9,471,877	7,583,363	<b>39,409,152</b>

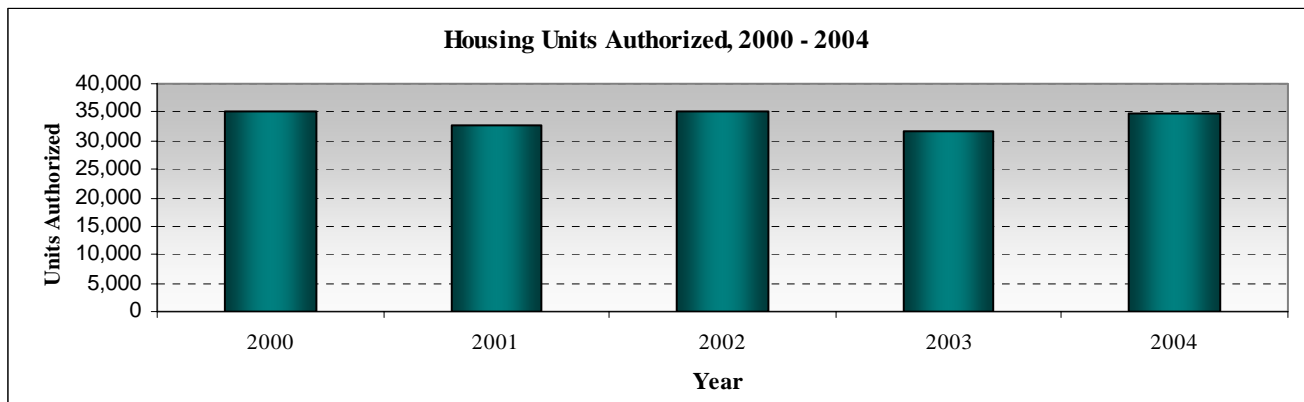
\*Starts in Maryland cities are included in appropriate county totals.

a/ The Commercial Construction Inventory does not include data for Calvert County or Stafford County.

Source: COG Commercial Construction Indicators 2004 Annual Summary, September, 2005.

## New Privately Owned Housing Units Authorized in the Washington DC-MD-VA MSA, by Jurisdiction 2000 - 2004

JURISDICTIONS	2000		2001		2002		2003		2004	
	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family
<b>District of Columbia</b>	<b>806</b>	<b>187</b>	<b>896</b>	<b>131</b>	<b>1,591</b>	<b>383</b>	<b>1,427</b>	<b>152</b>	<b>1,936</b>	<b>226</b>
Calvert County	931	906	886	886	928	855	791	791	525	525
Charles County	1,233	1,143	1,368	1,368	1,470	1,404	1,244	1,152	1,000	1,000
Frederick County	2,747	2,695	1,983	1,721	1,578	1,352	1,605	1,837	1,773	1,718
City of Frederick*	802	786	542	530	14	14	489	296	556	518
Montgomery County	4,950	2,931	5,249	3,191	5,013	2,909	4,428	2,339	3,821	2,376
City of Gaithersburg*	568	336	572	375	523	414	479	172	0	0
City of Rockville*	592	252	1,131	491	1,127	496	967	420	238	188
City of Takoma Park*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Prince George's County	3,456	3,179	3,049	3,049	2,563	2,485	2,938	2,808	1,948	1,875
City of Bowie*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
City of College Park*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
City of Greenbelt*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
<b>Maryland Suburbs</b>	<b>13,317</b>	<b>10,854</b>	<b>12,535</b>	<b>10,215</b>	<b>11,552</b>	<b>9,005</b>	<b>11,006</b>	<b>8,927</b>	<b>9,067</b>	<b>7,494</b>
Arlington County	811	59	920	171	17	17	7	7	1,274	184
City of Alexandria	1,100	386	1,329	401	1,244	380	72	20	843	171
Fairfax County	5,816	3,818	6,121	3,498	5,979	2,982	4,020	3,138	6,780	2,964
City of Fairfax	166	166	191	95	27	27	16	16	47	47
City of Falls Church	1	1	2	2	2	2	3	3	13	13
Loudoun County	6,300	5,131	4,753	3,436	6,108	4,659	6,770	5,678	6,664	5,667
Prince William County	4,758	3,816	4,301	3,950	6,014	4,998	6,572	5,006	5,822	5,307
City of Manassas	54	54	155	155	142	142	132	132	147	147
City of Manassas Park	207	207	30	30	213	65	162	69	189	76
Stafford County	1,694	1,101	1,542	1,468	2,078	1,692	1,509	1,385	1,864	1,395
<b>Virginia Suburbs</b>	<b>20,907</b>	<b>14,739</b>	<b>19,344</b>	<b>13,206</b>	<b>21,824</b>	<b>14,964</b>	<b>19,263</b>	<b>15,454</b>	<b>23,643</b>	<b>15,971</b>
<b>MSA Total</b>	<b>35,030</b>	<b>25,780</b>	<b>32,775</b>	<b>23,552</b>	<b>34,967</b>	<b>24,352</b>	<b>31,696</b>	<b>24,533</b>	<b>34,646</b>	<b>23,691</b>
<b>Central Jurisdictions</b>	2,717	632	3,145	703	2,852	780	1,506	179	4,053	581
<b>Inner Suburbs</b>	14,389	10,095	14,612	9,835	13,584	8,405	11,405	8,304	12,609	7,275
<b>Outer Suburbs</b>	17,924	15,053	15,018	13,014	18,531	15,167	18,785	16,050	16,459	14,310



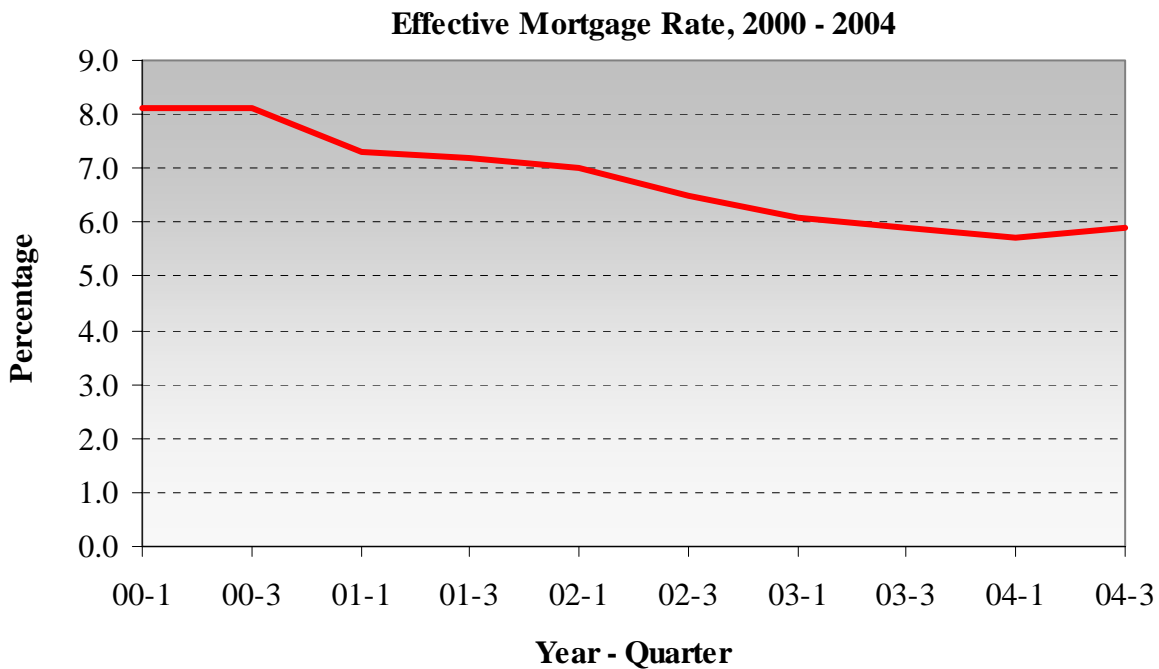
Source: U.S. Department of Commerce, Bureau of the Census, 2004 Annual Report, "Permit Authorized Construction in Permit-issuing Places by Metropolitan Area."  
\* Included in county total.

# Mortgage Rates,

Mortgage rates continued to fall between 2000 and 2004 to a low of 5.7 percent in 2004 (first quarter). Average rates fell from 6.0 percent in 2003 to 5.8 percent in 2004.

**Terms on Conventional Home Mortgages, Average for Closed Loans  
in the Washington-Baltimore DC-MD-VA-WV CMSA, 2000 - 2004**

Quarter	Year				
	2000	2001	2002	2003	2004
First	8.1	7.3	7.0	6.1	5.7
Second	8.2	7.3	6.9	5.9	5.8
Third	8.1	7.2	6.5	5.9	5.9
Fourth	7.9	6.8	6.2	6.1	5.9

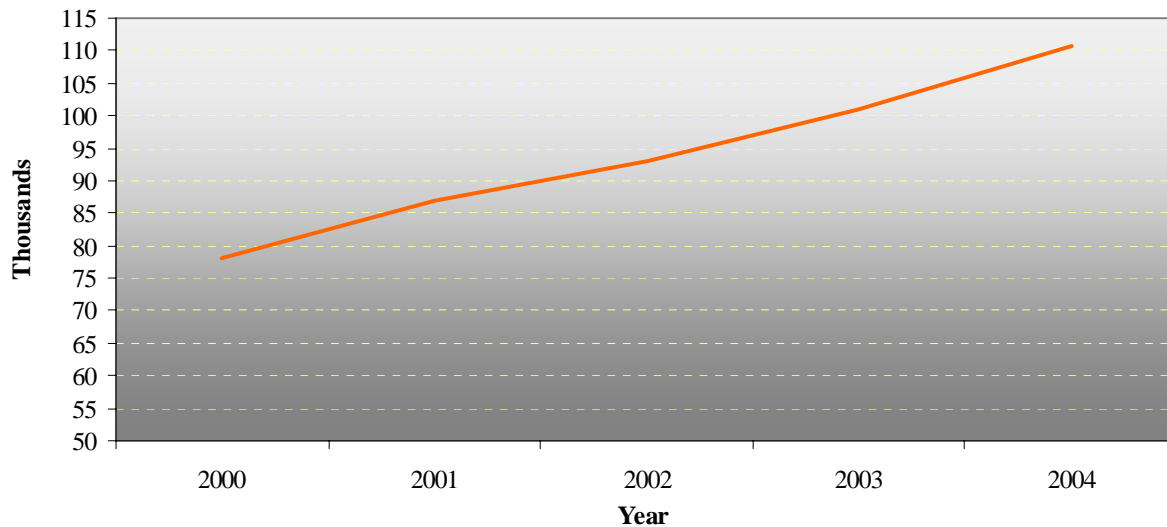


Source: Federal Housing Finance Board News Report. Terms on Conventional Home Mortgages, Table IV -Averages for Major Metropolitan Areas: Loans Closed.

# Home Sales,

The number of homes sold in the region jumped dramatically between 2000 and 2004, from 78,006 units in 2000 to 110,783 units in 2004. Fairfax County had the most homes sold in the region in 2004, with 25,717.

Homes Sales in the Washington DC-MD-VA MSA, 2000 - 2004



Net Home Sales in the Washington DC-MD-VA MSA, by Jurisdiction, 2000 - 2004

JURISDICTIONS	Year					Change 2000 - 2004	
	2000	2001	2002	2003	2004	Number	Percentage
<b>District of Columbia</b>	<b>7,654</b>	<b>7,648</b>	<b>8,219</b>	<b>8,708</b>	<b>9,139</b>	<b>1,485</b>	<b>19.4%</b>
Calvert County	1,302	1,621	1,631	1,671	1,628	326	25.0%
Charles County	1,677	2,192	2,486	2,631	2,916	1,239	73.9%
Frederick County	3,178	3,795	4,061	4,466	4,807	1,629	51.3%
Montgomery County	14,779	15,489	16,030	16,534	17,753	2,974	20.1%
Prince George's County	9,609	11,276	12,119	13,480	15,237	5,628	58.6%
<b>Maryland Suburbs</b>	<b>30,545</b>	<b>34,373</b>	<b>36,327</b>	<b>38,782</b>	<b>42,341</b>	<b>11,796</b>	<b>38.6%</b>
Arlington County	2,976	3,083	3,397	3,675	3,924	948	31.9%
City of Alexandria	2,713	2,973	3,074	3,260	3,531	818	30.2%
Fairfax County	19,894	21,181	22,303	24,221	25,717	5,823	29.3%
City of Fairfax	294	332	346	402	480	186	63.3%
City of Falls Church	185	172	211	181	261	76	41.1%
Loudoun County	5,019	6,179	6,735	8,255	9,381	4,362	86.9%
Prince William County	6,193	7,674	8,871	9,684	11,557	5,364	86.6%
City of Manassas	719	891	978	1,005	1,154	435	60.5%
City of Manassas Park	257	269	321	341	437	180	70.0%
Stafford County	1,557	2,032	2,271	2,520	2,861	1,304	83.8%
<b>Virginia Suburbs</b>	<b>39,807</b>	<b>44,786</b>	<b>48,507</b>	<b>53,544</b>	<b>59,303</b>	<b>19,496</b>	<b>49.0%</b>
<b>Region Total</b>	<b>78,006</b>	<b>86,807</b>	<b>93,053</b>	<b>101,034</b>	<b>110,783</b>	<b>32,777</b>	<b>42.0%</b>
<b>Central Jurisdictions</b>	<b>13,343</b>	<b>13,704</b>	<b>14,690</b>	<b>15,643</b>	<b>16,594</b>	<b>3,251</b>	<b>24.4%</b>
<b>Inner Suburbs</b>	<b>44,761</b>	<b>48,450</b>	<b>51,009</b>	<b>54,818</b>	<b>59,448</b>	<b>14,687</b>	<b>32.8%</b>
<b>Outer Suburbs</b>	<b>19,902</b>	<b>24,653</b>	<b>27,354</b>	<b>30,573</b>	<b>34,741</b>	<b>14,839</b>	<b>74.6%</b>

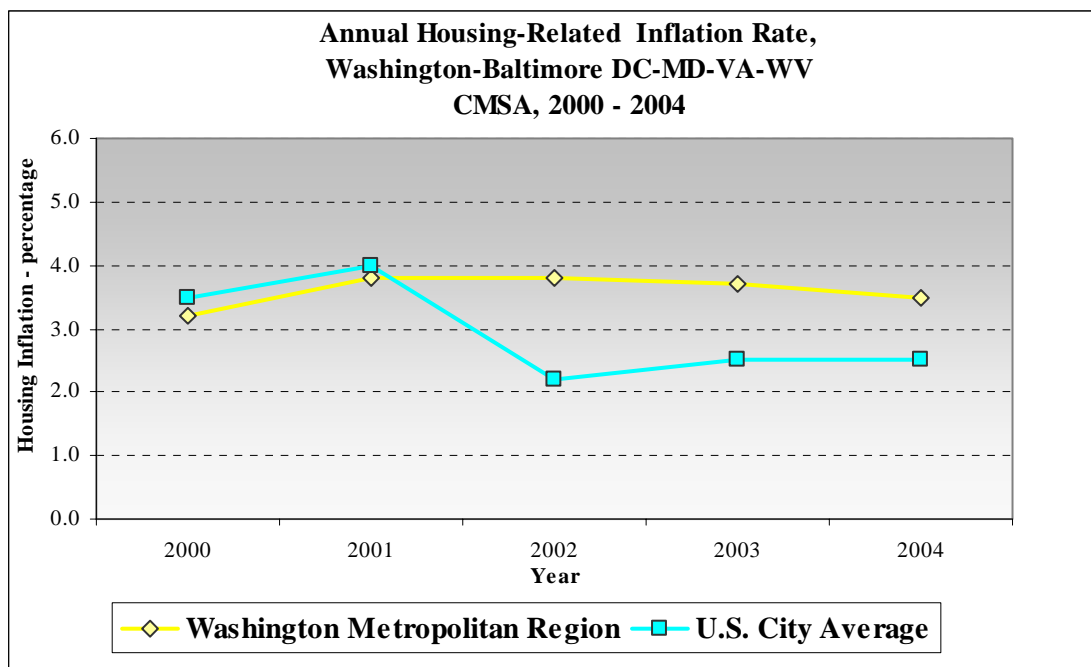
Source: Metropolitan Regional Information Systems, Inc., May 2005.

# & Housing-Related Inflation

The rate of change in the Consumer Price Index for housing in the Washington-Baltimore DC-MD-VA-WV CMSA decreased from 3.7 percent between 2002 and 2003 to 3.5 percent between 2003 and 2004. Nationally, housing inflation remained the same during the same time frame. This measure accounts for price changes in rents and mortgage payments, owner costs, fuels, furnishings, and household supplies.

**Housing Component of the Consumer Price Index  
All Urban Consumers, Washington Baltimore DC-MD-VA-WV CMSA, 2000 - 2004**

	Year				
	2000	2001	2002	2003	2004
<b>Washington-Baltimore DC-MD-VA-WV CMSA</b>					
CPI-U, Housing (Annual Average)	108.9	113.0	117.3	121.6	125.9
Housing Inflation Rate (%) - % Change	3.2	3.8	3.8	3.7	3.5
<b>U.S. City Average</b>					
CPI-U, Housing (Annual Average)	169.6	176.4	180.3	184.8	189.5
Housing Inflation Rate (%) - % Change	3.5	4.0	2.2	2.5	2.5



Source: U.S. Department of Labor, Bureau of Labor Statistics, "CPI Detailed Reports" for selected years.

For U.S. City Average, index is on a 1982-84=100 base.

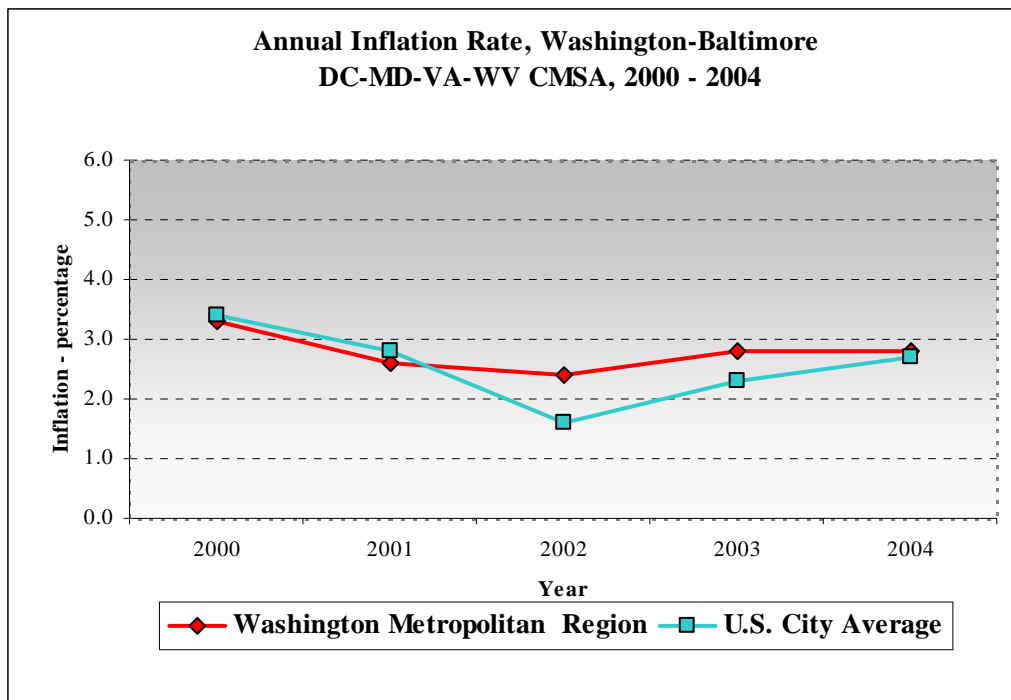
\* CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA.

For Washington-Baltimore, index is on a November 1997 = 100 base.

The rate of change in the Consumer Price Index for All Urban Consumers (CPI-U) for the Washington-Baltimore DC-MD-VA-WV CMSA increased 2.8 percent between 2002 and 2003 and increased by another 2.8 percent between 2003 and 2004. Nationally, the rate of change increased from 2.3 percent between 2002 and 2003 to 2.7 percent between 2003 and 2004.

## Consumer Price Index and Inflation - All Urban Consumers in the Washington DC-MD-VA-WV CMSA, 2000 - 2004

	Year				
	2000	2001	2002	2003	2004
<b>Washington Metropolitan Region</b>					
CPI-U (Annual Average)	107.6	110.4	113.0	116.2	119.5
Inflation Rate (%) - % Change	3.3	2.6	2.4	2.8	2.8
<b>U.S. City Average</b>					
CPI-U (Annual Average)	172.2	177.1	179.9	184.0	188.9
Inflation Rate (%) - % Change	3.4	2.8	1.6	2.3	2.7



Source: U.S. Department of Labor, Bureau of Labor Statistics, "CPI Detailed Reports" for selected years.

For U.S. City Average, index is on a 1982-84=100 base.

\* CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA.

For Washington-Baltimore, index is on a November 1996=100 base.

# Income

Total personal income in the Washington region grew by an average annual rate of 6.2 percent between 1999 and 2003, leading to a 2003 total of \$214.3 billion. Total income growth was fastest in the outer suburbs, where income increased by an average of 8.7 percent per year.

On a per capita basis, income varied greatly by jurisdiction. Arlington County topped the region in per capita income at \$56,888. Stafford County had the lowest per capita income at \$30,178. The per capita income for the region was \$44,757 in 2003.

**Total Personal Income in the Washington DC-MD-VA MSA, by Jurisdiction, 1999 - 2003**  
(Thousands of Dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 1999 - 2003
	1999	2000	2001	2002	2003	
<b>District of Columbia</b>	<b>\$21,114,995</b>	<b>\$23,102,223</b>	<b>\$25,525,115</b>	<b>\$26,203,405</b>	<b>\$27,014,479</b>	<b>7.0%</b>
Calvert County	\$2,117,423	\$2,352,217	\$2,513,986	\$2,672,249	\$2,833,060	8.4%
Charles County	\$3,360,508	\$3,729,783	\$3,952,861	\$4,170,681	\$4,395,274	7.7%
Frederick County	\$5,748,060	\$6,427,226	\$6,930,141	\$7,152,749	\$7,567,226	7.9%
Montgomery County	\$39,049,711	\$43,575,224	\$45,537,627	\$46,838,657	\$48,364,709	6.0%
Prince George's County	\$21,492,265	\$23,195,413	\$24,414,098	\$25,715,341	\$26,710,371	6.1%
<b>Maryland Suburbs</b>	<b>\$71,767,967</b>	<b>\$79,279,863</b>	<b>\$83,348,713</b>	<b>\$86,549,677</b>	<b>\$89,870,640</b>	<b>6.3%</b>
Arlington County	\$8,624,865	\$9,378,302	\$10,170,933	\$10,360,964	\$10,663,069	5.9%
City of Alexandria	\$5,775,230	\$6,211,938	\$6,931,579	\$7,009,871	\$7,165,859	6.0%
Fairfax County a/	\$46,704,869	\$50,393,190	\$52,889,102	\$53,699,218	\$55,569,719	4.7%
Loudoun County	\$6,273,634	\$7,153,949	\$7,718,740	\$7,798,049	\$8,463,103	8.7%
Prince William County b/	\$8,928,784	\$10,228,409	\$10,983,002	\$11,539,117	\$12,217,847	9.2%
Stafford County	\$2,389,822	\$2,689,846	\$2,935,570	\$3,112,645	\$3,326,738	9.8%
<b>Virginia Suburbs</b>	<b>\$78,697,204</b>	<b>\$86,055,634</b>	<b>\$91,628,926</b>	<b>\$93,519,864</b>	<b>\$97,406,335</b>	<b>5.9%</b>
<b>MSA Total</b>	<b>\$171,580,166</b>	<b>\$188,437,720</b>	<b>\$200,502,754</b>	<b>\$206,272,946</b>	<b>\$214,291,454</b>	<b>6.2%</b>
<b>Central Jurisdictions</b>	<b>\$35,515,090</b>	<b>\$38,692,463</b>	<b>\$42,627,627</b>	<b>\$43,574,240</b>	<b>\$44,843,407</b>	<b>6.6%</b>
<b>Inner Suburbs</b>	<b>\$107,246,845</b>	<b>\$117,163,827</b>	<b>\$122,840,827</b>	<b>\$126,253,216</b>	<b>\$130,644,799</b>	<b>5.5%</b>
<b>Outer Suburbs</b>	<b>\$28,818,231</b>	<b>\$32,581,430</b>	<b>\$35,034,300</b>	<b>\$36,445,490</b>	<b>\$38,803,248</b>	<b>8.7%</b>

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System.  
Data released April 27, 2005.

a/ Data for the Cities of Fairfax and Falls Church are included in Fairfax County.

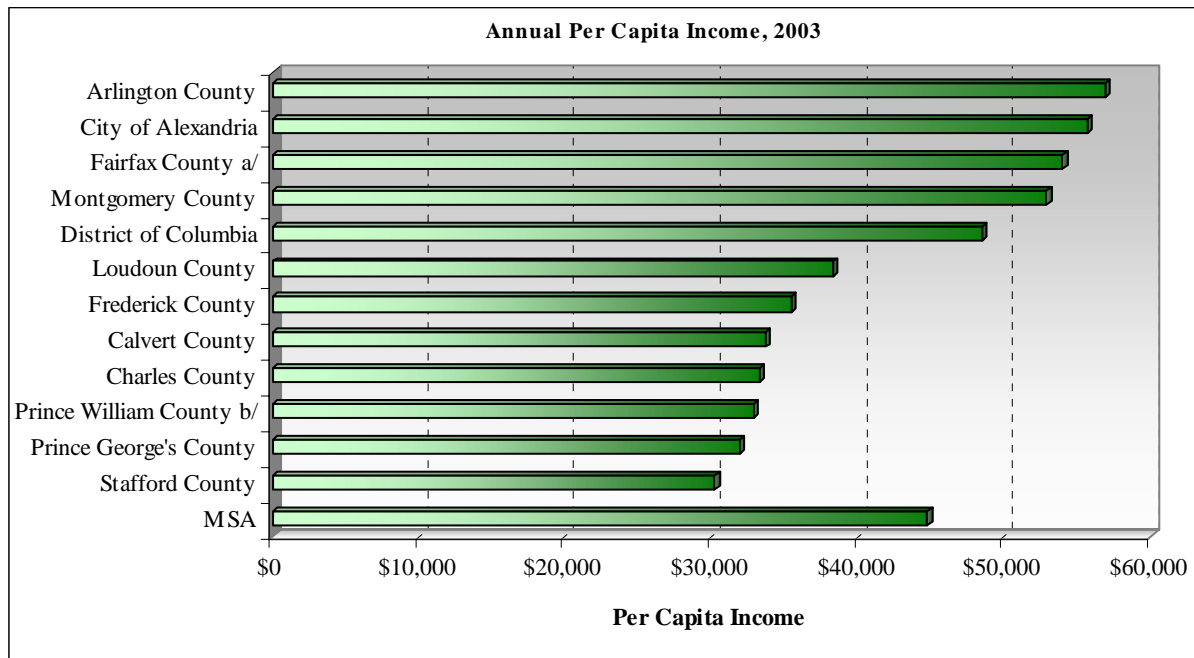
b/ Data for the Cities of Manassas and Manassas Park are included in Prince William County.



## Per Capita Income in the Washington DC-MD-VA MSA, by Jurisdiction, 1999 - 2003

(Dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 1999 - 2003	Ratio to MSA 2003
	1999	2000	2001	2002	2003		
<b>District of Columbia</b>	<b>\$37,030</b>	<b>\$40,456</b>	<b>\$44,827</b>	<b>\$46,407</b>	<b>\$48,446</b>	<b>7.7%</b>	<b>108.2%</b>
Calvert County	\$29,062	\$31,285	\$32,370	\$33,029	\$33,665	4.0%	75.2%
Charles County	\$28,342	\$30,753	\$31,634	\$32,529	\$33,226	4.3%	74.2%
Frederick County	\$29,999	\$32,695	\$34,242	\$34,207	\$35,423	4.5%	79.1%
Montgomery County	\$45,283	\$49,647	\$50,986	\$51,699	\$52,854	4.2%	118.1%
Prince George's County	\$27,033	\$28,865	\$29,873	\$31,068	\$31,936	4.5%	71.4%
<b>Maryland Suburbs</b>	<b>\$35,173</b>	<b>\$38,220</b>	<b>\$39,401</b>	<b>\$40,220</b>	<b>\$41,197</b>	<b>4.3%</b>	<b>92.2%</b>
Arlington County	\$45,703	\$49,555	\$53,676	\$54,910	\$56,888	6.1%	127.1%
City of Alexandria	\$45,956	\$48,106	\$53,155	\$54,017	\$55,690	5.3%	124.4%
Fairfax County a/	\$47,306	\$50,035	\$51,921	\$52,401	\$53,984	3.5%	120.6%
Loudoun County	\$39,674	\$41,124	\$40,607	\$38,260	\$38,269	-0.9%	85.5%
Prince William County b/	\$28,145	\$31,038	\$31,896	\$32,198	\$32,849	4.2%	73.4%
Stafford County	\$26,721	\$28,747	\$29,834	\$29,852	\$30,178	3.2%	67.4%
<b>Virginia Suburbs</b>	<b>\$42,163</b>	<b>\$44,766</b>	<b>\$46,480</b>	<b>\$46,534</b>	<b>\$47,543</b>	<b>3.2%</b>	<b>106.6%</b>
<b>MSA Total</b>	<b>\$38,324</b>	<b>\$41,254</b>	<b>\$43,062</b>	<b>\$43,644</b>	<b>\$44,757</b>	<b>4.2%</b>	<b>100.0%</b>



Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), Regional Economic Information System.

Data released April 27, 2005.

a/ Data for the Cities of Fairfax and Falls Church are included in Fairfax County.

b/ Data for the Cities of Manassas and Manassas Park are included in Prince William County.

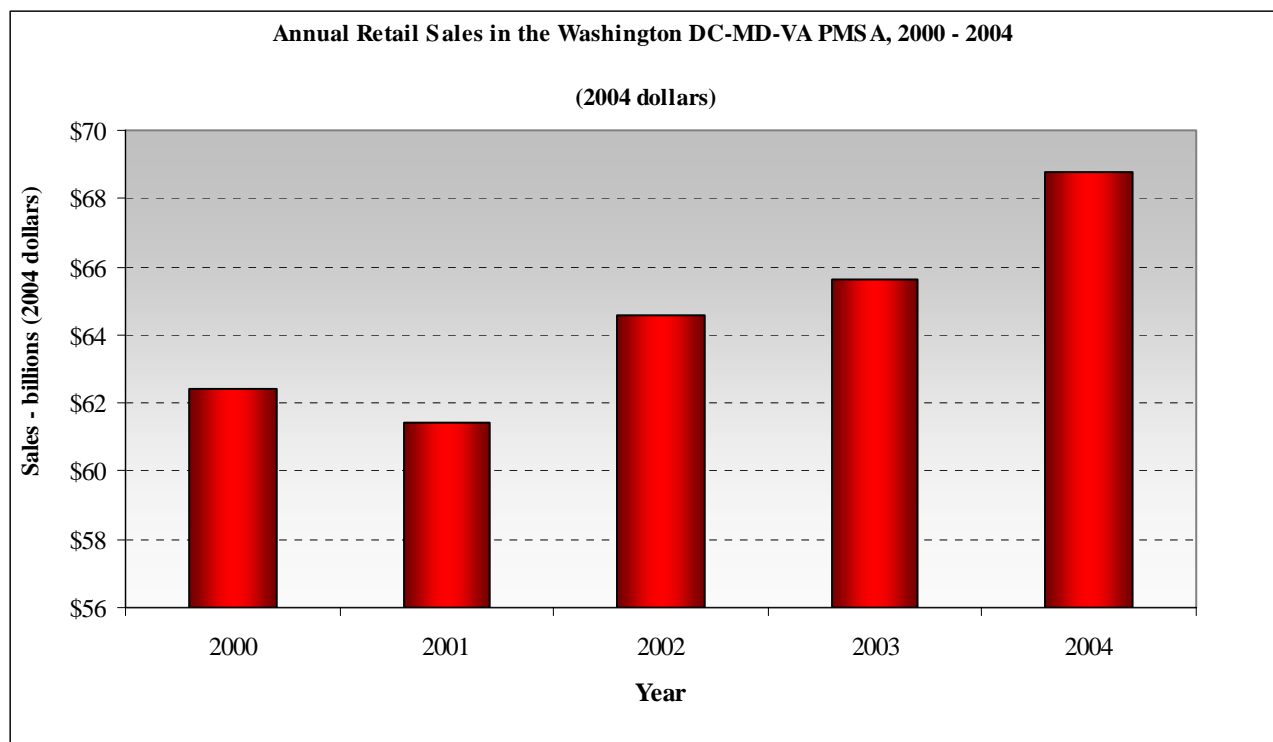
# Retail Sales

Retail sales in the region increased both in current and real terms between 2000 and 2004. The region's 2004 total of \$68.8 billion, when adjusted for inflation, was greater than the total annual retail sales in 2003, \$65.6 billion, and more than the 2002 total of \$64.6 billion.

When adjusted for inflation, retail sales in the region increased by 10.3 percent between 2000 and 2004. Nationally, sales increased by eight percent.

**Estimated Total Annual Sales in the Washington DC-MD-VA PMSA, 2000 - 2004**  
(Millions of Dollars)

	Year					Change 2000 - 2004	
	2000	2001	2002	2003	2004	Number	Percentage
<b>Washington DC-MD-VA PMSA</b>							
Sales estimated (Current Dollars)	\$56,892	\$57,600	\$61,530	\$63,859	\$68,793	<b>\$11,901</b>	<b>20.9%</b>
Sales estimated (2004 dollars)	\$62,382	\$61,407	\$64,632	\$65,564	\$68,793	<b>\$6,411</b>	<b>10.3%</b>
<b>United States</b>							
Sales reported (Current Dollars)	\$2,983,007	\$3,069,823	\$3,141,468	\$3,275,407	\$3,521,709	<b>\$538,702</b>	<b>18.1%</b>
Sales reported (2004 dollars)	\$3,270,841	\$3,272,732	\$3,299,861	\$3,362,841	\$3,521,709	<b>\$250,868</b>	<b>7.7%</b>



Source: U.S. Department of Commerce, Bureau of the Census, Annual Benchmark Report for Retail Trade and Food Services: January 1992 Through February 2005.

\*Published data from the Census Bureau for retail sales for the Washington DC-MD-VA MSA is no longer available after 1996. Data for 2000 - 2004 are estimated by The Center for Regional Analysis, George Mason University.

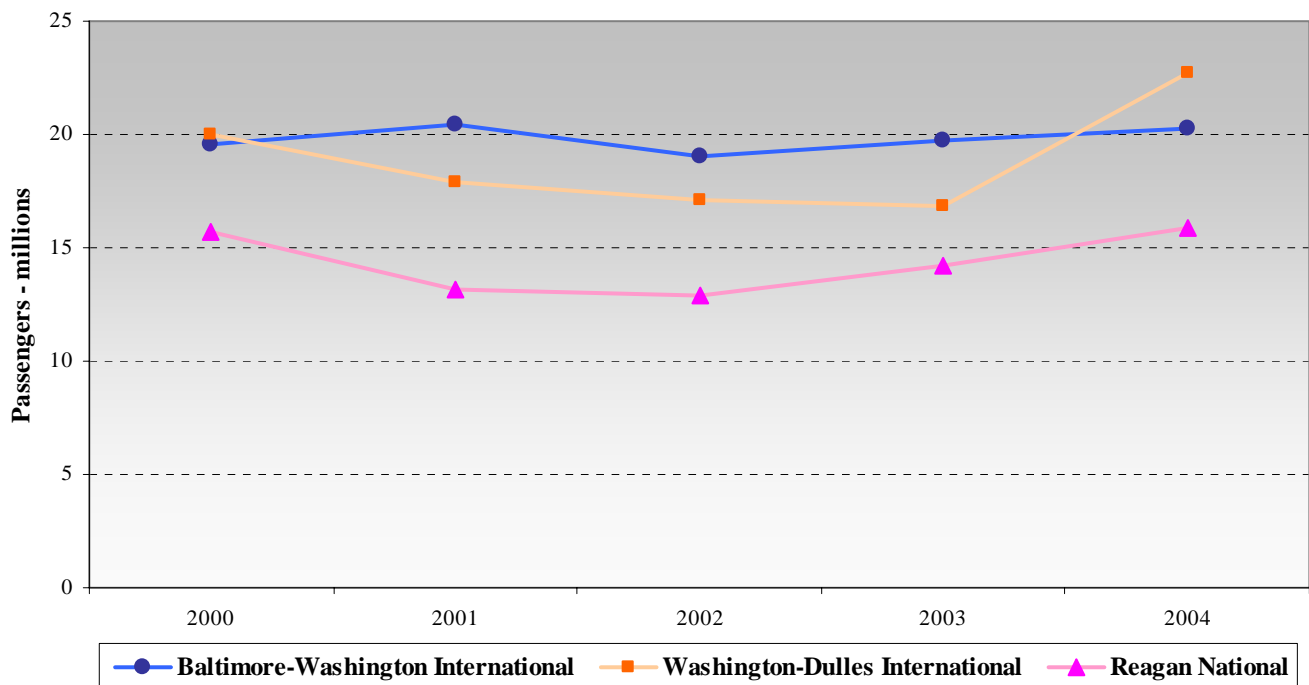
# Airline Passengers

More than 58 million passengers flew into or out of the Washington region's three major airports in 2004, a 6.6 percent increase from 2000. Washington-Dulles International led the three airports in total airline passengers served, with 23 million. 20.3 million passengers passed through Baltimore-Washington International, while Reagan Washington National Airport served 15.9 million.

**Number of Air Passengers Traveling to or from BWI, Dulles, and Reagan National Airports, 2000 - 2004**  
(Thousands of Passengers)

	Year					Change 2000 - 2004	
	2000	2001	2002	2003	2004	Passengers	Percentage
<b>Baltimore-Washington International Airport</b>	19,603	20,370	19,013	19,696	20,342	739	3.8%
<b>Washington-Dulles International Airport</b>	19,971	17,860	17,076	16,768	22,660	2,689	13.5%
<b>Ronald Reagan Washington National Airport</b>	15,725	13,168	12,872	14,215	15,932	207	1.3%
<b>Total Air Passengers</b>	<b>55,299</b>	<b>51,398</b>	<b>48,961</b>	<b>50,679</b>	<b>58,934</b>	<b>3,635</b>	<b>6.6%</b>

**Annual Airline Passengers Boardings and Alightings, 2000 - 2004**



Source: Research & Analysis, Office of Marketing and Development, Maryland Aviation Administration, Maryland Department of Transportation, Washington Area Airports Comparative Activity Summary Report Calendar Year 2004.

# Economic Trends in Metropolitan Washington, 2000—2004

*(Continued from front page)*

## **Central Jurisdictions**

The central jurisdictions are defined as the District of Columbia, Arlington County, and the City of Alexandria.

## **Inner Suburbs**

The inner suburbs are Montgomery County, Prince George's County, Fairfax County, and the Cities of Fairfax and Falls Church.

## **Outer Suburbs**

The outer suburbs are defined as Calvert County, Charles County, Frederick County, Loudoun County, Prince William County, Stafford County, and the Cities of Manassas and Manassas Park.

## **Washington Primary Metropolitan Statistical Area (PMSA)**

As a result of the 1990 Census, Office of Management and Budget has modified the definition of metropolitan areas for federal statistical purposes. Under this definition the Washington PMSA, the Baltimore PMSA, and the Hagerstown PMSA have been combined into a new Consolidated Metropolitan Statistical Area (CMSA). The individual PMSAs are expanded and separately recognized as PMSAs. Unless otherwise noted, this report continues to use the 1983 definition of the MSA.

## **Washington-Arlington- Alexandria DC-MD-VA-WV (MSA)**

As a result of the 2000 Census, the new MSA includes the Bethesda-Gaithersburg-Frederick, MD Metropolitan Division and the Washington-Arlington-Alexandria, DC-MD-VA-WV Metropolitan Division. Where as most of the data in the Economic Trends report is based on the 1983 MSA definition, the Labor Force data is based on this new level of geography. For more information regarding the new definition, please visit the U.S. Census Bureau web site at: [www.census.gov/population/www/estimates/metrodef.html](http://www.census.gov/population/www/estimates/metrodef.html)



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