

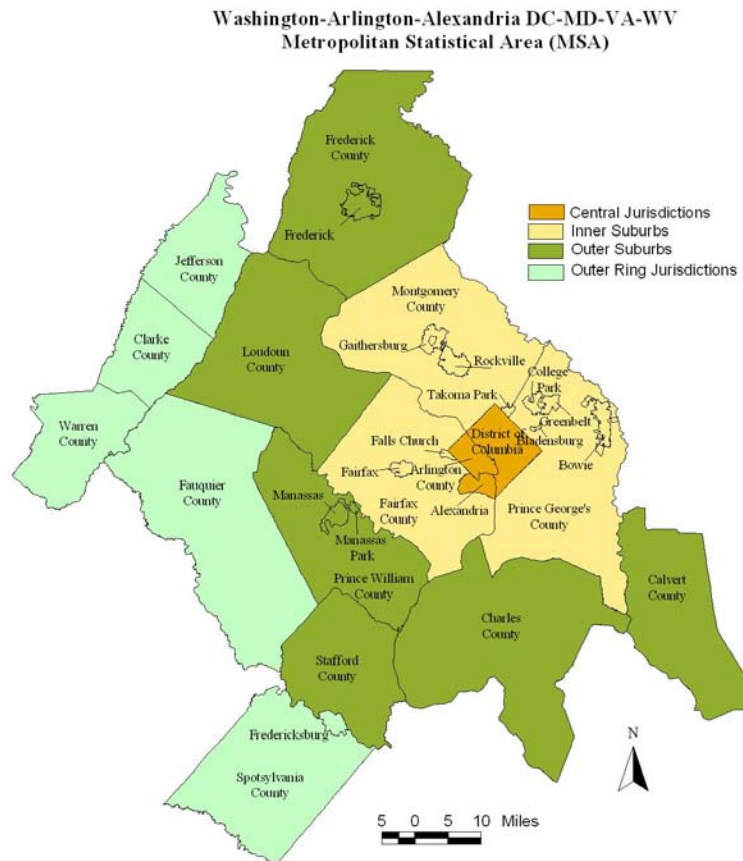
in Metropolitan Washington: 2004-2008

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 2004 and 2008, 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) Region:

The 21 members of COG include the District of Columbia, Frederick County, Montgomery County, Prince George's County, and the Cities of Bowie, College Park, Frederick, Gaithersburg, Greenbelt, Rockville, and Takoma Park and the Town of Bladensburg 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-Arlington-Alexandria DC-MD-VA-WV Metropolitan Statistical Area (MSA)

(see map): As defined by the Office of Management and Budget (OMB) in 2003, extends beyond the membership of COG to include Calvert and Charles counties in Maryland; Clarke, Warren, Fauquier, Stafford, and Spotsylvania Counties and the City of Fredericksburg in Virginia; and Jefferson County in West Virginia.

(see back page for additional geographic definitions)

Executive Summary

ECONOMIC TRENDS *AT A GLANCE*

■ POPULATION

The population of the Washington region (2003 MSA) in 2008 was 5.3 million people. The region grew by more than 252,600 people between 2004 and 2008. The majority of this growth occurred in the region's outer suburbs, which increased by 12.1 percent or 131,100 people. The outer ring jurisdictions added 23,300 people or 8.1 percent. The inner suburbs, with the addition of 69,300 people, grew by 2.5 percent. The region's central jurisdictions gained 28,900 people, or 3.2 percent.

■ EMPLOYMENT

Between 2004 and 2008, the region added 131,879 jobs. As a result, the total number of jobs rose to 2.91 million in 2008. Between 2004 and 2008, more than 36.4 percent of total job growth occurred within the inner suburbs and 30.7 percent within the outer suburbs, followed by the central jurisdictions with 28.9 percent and the outer ring jurisdictions with 4.0 percent.

■ FEDERAL SPENDING*

Federal spending in the Washington region increased to \$125.5 billion in FY 2007, up from \$119.0 billion in 2006. More than 47.4 percent, or \$59.5 billion, came in procurement contract awards which, for the eighth time, exceeded expenditures in the region for salaries and wages.

■ LABOR FORCE

Between 2004 and 2008, the civilian labor force in the Washington region increased by 193,700 people, to a total of 3.02 million. Of that number, 2.91 million were employed and 113,800 were unemployed, putting the unemployment rate for the civilian labor force in the Washington region at 3.8 percent in 2008.

■ CONSTRUCTION

Commercial construction in the metropolitan Washington region increased during 2008, with developers breaking ground on more than 37.2 million square feet of space. In 2008, commercial construction in the region increased from the 2007 total of 32.7 million square feet, and was far below the 2000 total of 48.6 million. The number of new, privately owned housing units authorized in the region decreased from 22,459 in 2007 to 13,732 in 2008.

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

Mortgage rates continued to edge up between 2004 and 2008 to a high of 6.4 percent in 2008 (third quarter). Average rates rose from 6.1 percent in 2004 to 6.2 percent in 2008. The number of homes sold in the region dropped dramatically between 2004 and 2008, from 117,440 units in 2004 to 63,080 units in 2008. The rate of change in the Consumer Price Index for housing in the Washington-Baltimore DC-MD-VA-WV CMSA decreased from 4.8 percent between 2006 and 2007 to 4.7 percent between 2007 and 2008.

■ 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 from 3.6 percent between 2006 and 2007 to 4.5 percent between 2007 and 2008.

■ INCOME*

Total personal income in the Washington region grew by an average annual rate of 7.7 percent between 2003 and 2007, leading to a 2007 total of \$290.4.9 billion. On a per capita basis, income varied greatly by jurisdiction, with a regional average of \$54,777.

■ RETAIL SALES

Retail sales in the region increased both in current and real terms between 2004 and 2008. The region's 2008 total of \$76.4 billion, when adjusted for inflation, was less than the total annual retail sales in 2007, \$76.6 billion, and more than the 2006 total of \$75.7.8 billion.

■ AIRLINE PASSENGERS

More than 62 million passengers flew into or out of the Washington region's three major airports in 2008, a 5.6 percent increase from 2004.

***Please Note: 2007 is the latest release year for federal spending and income related data for the report.**

Population

Population of the Washington-Arlington-Alexandria DC-MD-VA MSA, by Jurisdiction, 2004–2008

(Thousands of People)

The region grew by more than 252,600 people between 2004 and 2008. The majority of this growth occurred in the region's outer suburbs, which increased by 12.1 percent or 131,100 people. The outer ring jurisdictions added 23,300 people, or 8.1 percent. The inner suburbs, with the addition of 69,300 people, grew by 2.5 percent. The region's central jurisdictions gained 28,900 people, or 3.2 percent.

Despite the dramatic growth rate in the outer suburbs, the population remains anchored in the inner suburbs, where 53.9 percent of the region's population lives.

According to COG's Draft Round 7.2 Cooperative Forecasts, the inner suburbs will remain the most populous "ring" of the region. COG forecasts that in the year 2040, the region (MSA 2003) will hold more than 7.4 million people (41.9 percent more than the 2005 population). About 47 percent of the 2040 population is expected to live in the inner suburbs.

JURISDICTIONS	Year					Change 2004 - 2008	
	2004	2005	2006	2007	2008	Number	Percentage
District of Columbia	579.5	582.0	585.4	587.9	591.8	12.3	2.1%
Arlington County	197.4	199.3	201.0	202.8	206.7	9.3	4.7%
City of Alexandria	136.6	137.6	138.3	139.8	143.9	7.3	5.3%
Central Jurisdictions	913.6	919.0	924.7	930.5	942.4	28.9	3.2%
Montgomery County	923.1	930.3	936.1	941.5	950.7	27.6	3.0%
City of Gaithersburg*	54.8	58.0	57.8	58.8	57.4	2.7	4.9%
City of Rockville*	57.2	59.6	60.1	61.2	61.9	4.7	8.2%
City of Takoma Park*	17.3	17.3	17.3	17.3	17.3	0.0	0.0%
Prince George's County	835.0	838.2	834.7	828.8	850.9	15.8	1.9%
City of Bowie*	54.6	54.6	54.6	55.8	55.9	1.3	2.4%
City of College Park*	27.2	27.2	28.3	28.3	28.3	1.1	4.0%
City of Greenbelt*	20.8	20.9	20.9	20.9	20.9	0.1	0.3%
Town of Bladensburg*	7.7	7.7	7.7	7.7	7.7	0.0	0.0%
Fairfax County	1,022.3	1,033.6	1,037.3	1,041.5	1,045.3	23.0	2.2%
City of Fairfax	22.0	21.9	22.8	23.2	23.8	1.8	8.3%
City of Falls Church	10.5	10.5	11.1	11.3	11.6	1.1	10.5%
Inner Suburbs	2,812.9	2,834.5	2,841.9	2,846.3	2,882.3	69.3	2.5%
Loudoun County	229.4	247.3	262.6	271.2	278.6	49.2	21.4%
Prince William County	336.8	354.4	371.2	381.2	388.3	51.5	15.3%
City of Manassas	36.5	37.0	38.1	37.6	36.7	0.2	0.5%
City of Manassas Park	12.5	13.3	13.9	14.0	14.1	1.6	12.4%
Stafford County	113.2	116.5	118.3	120.6	121.7	8.6	7.6%
Frederick County	218.8	223.0	228.3	231.5	232.7	13.9	6.4%
City of Frederick*	58.5	59.1	60.7	61.5	61.8	3.3	5.6%
Charles County	134.5	137.1	139.2	140.2	140.8	6.2	4.6%
Calvert County	86.5	86.8	88.0	89.5	90.0	80.3	7.4%
Outer Suburbs	1,081.7	1,128.7	1,171.6	1,196.2	1,212.8	131.1	12.1%
MSA (1983) Total	4,808.2	4,882.1	4,938.2	4,973.0	5,037.5	229.3	4.8%
City of Fredericksburg	21.3	21.3	22.0	22.4	22.8	1.6	7.3%
Spotsylvania County	110.5	114.9	117.7	118.9	120.0	9.5	8.6%
Fauquier County	62.6	64.2	65.5	66.1	66.8	4.3	6.8%
Warren County	34.1	35.0	35.8	36.3	36.7	2.6	7.6%
Clarke County	13.6	14.0	14.2	14.3	14.5	0.8	6.0%
Jefferson County	47.0	48.5	49.7	50.8	51.6	4.6	9.8%
Outer Ring Jurisdictions	289.1	297.8	304.8	308.8	312.4	23.3	8.1%
MSA (2003) Total	5,097.3	5,180.0	5,243.0	5,281.8	5,349.9	252.6	5.0%

Sources: Census Bureau annual population estimates for the District of Columbia, Charles County, the City of Alexandria, Stafford County, Prince George's County, the City of Fairfax, and the Outer Ring Jurisdictions; Census 2000 population count for Takoma Park and Bladensburg; local government estimates for all other jurisdictions.

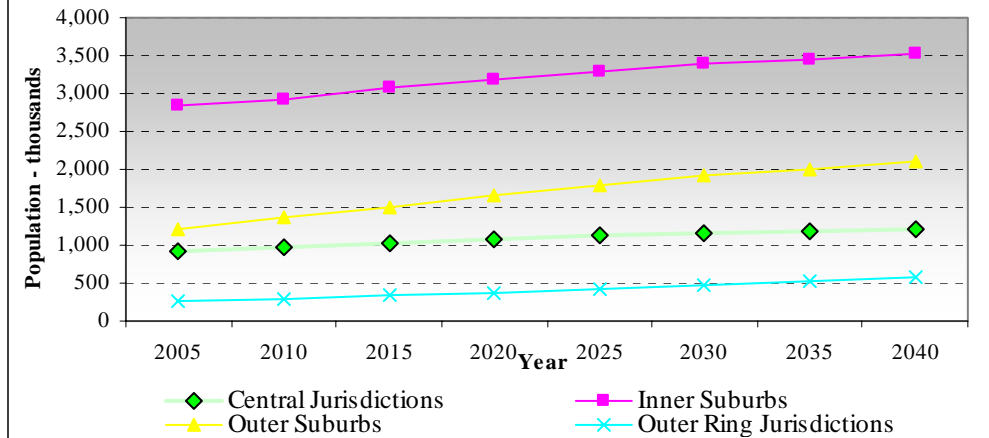
* Persons in Maryland cities are included in appropriate county totals.

Population

Summary of Forecast of Population, by Jurisdiction,
 Draft Round 7.2 Cooperative Forecasts for the Washington-Arlington-Alexandria DC-MD-VA-WV MSA
 (Thousands of People)

JURISDICTIONS	Year								Change 2005 - 2040	
	2005	2010	2015	2020	2025	2030	2035	2040	Number	Percentage
District of Columbia	582.2	610.7	640.3	678.0	714.8	734.9	759.3	789.5	207.3	35.6%
Arlington County	199.2	211.4	226.8	238.0	242.4	245.3	245.7	247.6	48.4	24.3%
City of Alexandria	135.9	142.4	147.2	154.1	161.7	166.7	172.8	178.1	42.3	31.1%
Central Jurisdictions	917.2	964.6	1,014.3	1,070.1	1,118.9	1,146.8	1,177.8	1,215.2	298.0	32.5%
Montgomery County	929.1	966.0	1,025.0	1,075.0	1,113.0	1,141.0	1,160.0	1,174.0	244.9	26.4%
City of Rockville a/	59.6	62.1	66.8	70.6	74.0	76.8	79.9	83.1	23.5	39.5%
City of Gaithersburg a/	57.2	58.8	63.9	70.0	78.3	85.0	91.2	98.0	40.9	71.5%
Prince George's County	849.2	871.8	899.0	923.9	944.4	964.7	982.8	992.5	143.3	16.9%
Fairfax County b/	1,029.7	1,058.8	1,109.8	1,157.6	1,200.8	1,237.1	1,264.3	1,308.4	278.6	27.1%
City of Fairfax	22.7	23.2	23.8	24.6	24.9	25.2	26.0	27.3	4.6	20.3%
City of Falls Church	10.6	12.3	13.5	13.8	14.0	14.3	14.6	15.0	4.4	41.5%
Inner Suburbs	2,841.3	2,932.2	3,071.1	3,195.0	3,297.1	3,382.4	3,447.7	3,517.2	675.9	23.8%
Loudoun County	247.3	288.6	322.4	375.6	416.7	436.6	449.9	458.2	210.9	85.3%
Prince William County	354.3	412.4	451.4	486.1	515.9	541.2	562.3	579.4	225.1	63.5%
City of Manassas	37.6	40.4	41.8	43.3	44.9	46.5	48.1	49.7	12.1	32.1%
City of Manassas Park	12.9	15.0	15.8	16.5	16.7	16.8	16.9	17.0	4.2	32.3%
Stafford County c/	110.1	133.2	156.2	177.0	197.7	218.0	238.2	260.3	150.2	136.4%
Charles County	136.6	145.0	161.0	177.2	193.1	204.2	215.3	226.5	89.9	65.8%
Calvert County	86.5	91.7	96.5	100.4	103.3	105.1	107.0	108.9	22.4	25.9%
Outer Suburbs	1,206.1	1,369.4	1,510.6	1,664.1	1,798.7	1,908.0	2,009.4	2,106.9	900.8	74.7%
MSA (1983) Total	4,964.6	5,266.1	5,596.0	5,929.2	6,214.7	6,437.2	6,635.0	6,839.3	1,874.7	37.8%
City of Fredericksburg c/	23.0	23.4	23.7	25.3	26.8	28.3	29.9	31.5	8.4	36.7%
Spotsylvania County c/	115.2	135.0	154.8	175.7	196.6	216.7	236.9	258.9	143.7	124.7%
Fauquier County	64.7	74.5	85.8	98.8	113.9	131.2	151.2	174.2	109.5	169.2%
Warren County d/	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Clarke County	14.1	15.4	16.2	16.9	17.9	18.8	19.8	20.8	6.8	48.2%
Jefferson County	46.8	51.4	57.1	62.7	69.6	76.4	84.0	92.3	45.4	97.1%
Outer Ring Jurisdictions	263.8	299.7	337.5	379.4	424.7	471.5	521.7	577.7	313.8	119.0%
MSA (2003) Total	5,228.5	5,565.8	5,933.6	6,308.6	6,639.4	6,908.7	7,156.6	7,417.0	2,188.5	41.9%

Draft Round 7.2 Cooperative Population
 Forecast, 2005 - 2040



a/ Included in Montgomery County total.

b/ Includes Fairfax County group quarters population at the Fairfax County Public Safety Center.

c/ Source: GWRC/FAMPO Regional Demographic Control Forecasts for 2035 CLRP Socioeconomic Data, June 2008.

d/ Warren County does not participate in COG's Cooperative Forecasting Program.

Employment

At-Place Employment in the Washington-Arlington-Alexandria DC-MD-VA-WV MSA, by Jurisdiction, 2004–2008

JURISDICTIONS	Year					Change 2004 - 2008
	2004	2005	2006	2007	2008*	
District of Columbia	674,200	682,300	687,700	693,800	705,000	30,800
Arlington County	154,820	154,077	158,232	153,373	155,241	421
City of Alexandria	92,694	93,538	94,128	100,079	99,529	6,835
Central Jurisdictions	921,714	929,915	940,060	947,252	959,770	38,056
Montgomery County	448,782	458,639	464,833	459,346	457,518	8,736
Prince George's County	312,994	312,668	312,943	315,696	313,396	402
Fairfax County	544,300	565,179	574,640	584,922	588,284	43,984
City of Fairfax	23,881	23,692	23,118	21,779	20,605	-3,276
City of Falls Church	14,459	14,609	14,666	12,574	12,595	-1,864
Inner Suburbs	1,344,416	1,374,787	1,390,200	1,394,317	1,392,398	47,982
Loudoun County	113,037	120,420	125,599	129,090	132,343	19,306
Prince William County	95,924	100,751	104,037	103,624	105,289	9,365
City of Manassas	23,079	24,399	24,762	24,772	24,207	1,128
City of Manassas Park	3,683	3,832	3,936	3,715	3,355	-328
Stafford County	28,443	30,003	31,824	34,113	34,493	6,050
Frederick County	89,521	91,079	92,024	94,913	90,970	1,449
Charles County	39,766	40,769	41,970	42,248	42,112	2,346
Calvert County	20,705	20,810	21,434	21,838	21,855	1,150
Outer Suburbs	414,158	432,063	445,586	454,313	454,624	40,466
MSA (1983) Total	2,680,288	2,736,765	2,775,846	2,795,882	2,806,792	126,504
City of Fredericksburg	24,917	26,453	26,909	26,689	25,226	309
Spotsylvania County	27,513	28,506	29,768	29,816	29,729	2,216
Fauquier County	20,713	21,579	22,023	21,710	21,485	772
Warren County	10,548	11,006	11,507	11,657	12,102	1,554
Clarke County	4,319	4,407	4,364	4,374	4,326	7
Jefferson County	13,775	14,354	14,541	14,807	14,292	517
Outer Ring Jurisdictions	101,785	106,305	109,112	109,053	107,160	5,375
MSA (2003) Total	2,782,073	2,843,070	2,884,958	2,904,935	2,913,952	131,879

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; and WORKFORCE West Virginia, Research, Information, and Analysis.

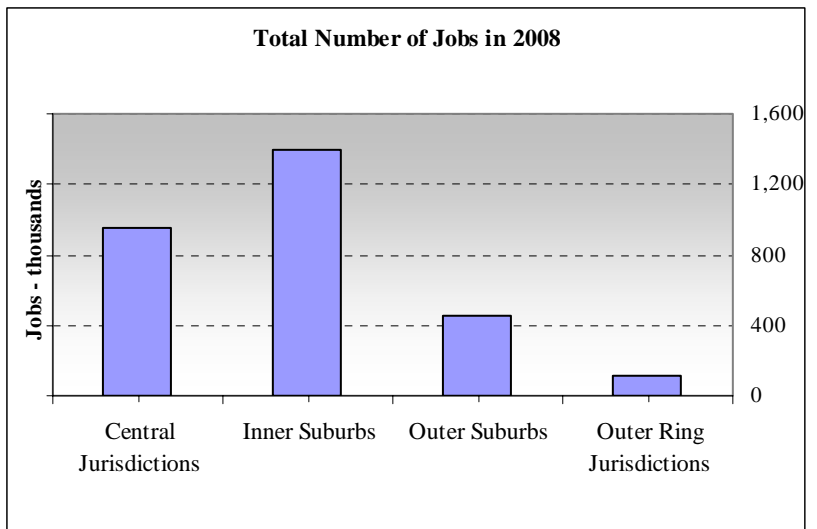
Figures do not include estimates of military personnel, self-employed, and other workers. Figures may not sum to total due to rounding.

Persons in Maryland cities are included in appropriate county totals.

*2008 Figures for Virginia jurisdictions are estimates based on the first three quarters.

Between 2004 and 2008, the region added 131,879 jobs. As a result, the total number of jobs rose to 2.91 million in 2008.

Between 2004 and 2008, more than 36 percent of the total job growth occurred within the inner suburbs, 30.7 percent within the outer suburbs, the central jurisdictions with 28.9 percent, and the outer ring jurisdictions with 4.0 percent. More than 47.8 percent of the region's jobs, 1.39 million, remain in the inner suburbs. During the same time period, 71.3 percent of the region's job growth occurred in three jurisdictions: Fairfax County (43,984 jobs), the District of Columbia (30,800 jobs), and Loudoun County (19,306 jobs).

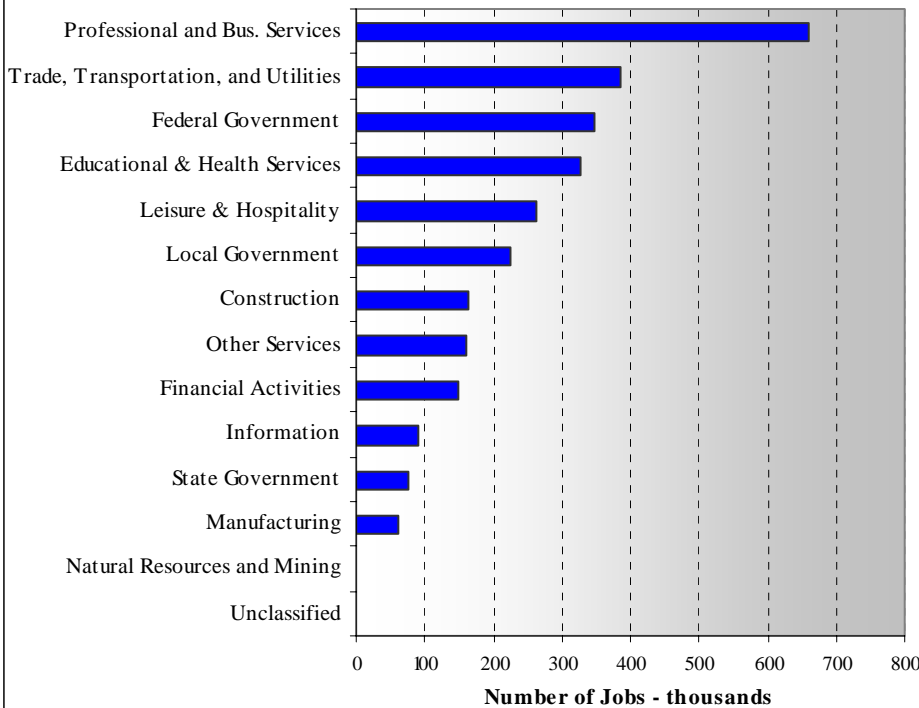


Employment

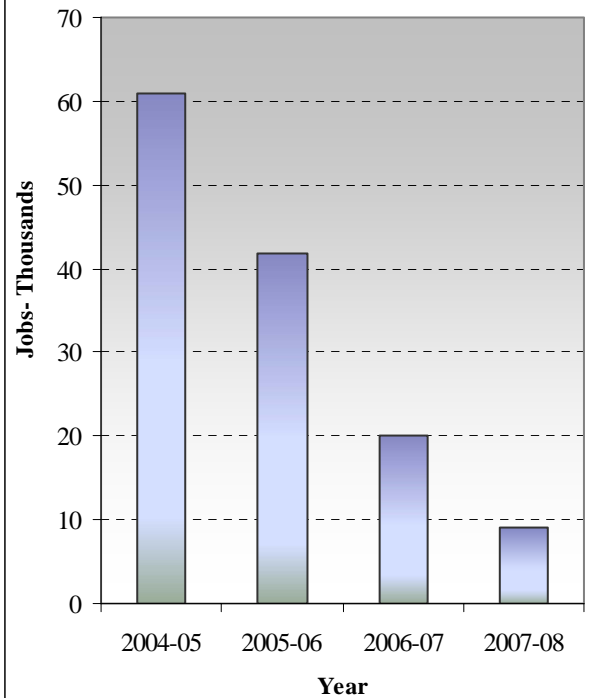
At-Place Employment in the Washington-Arlington-Alexandria DC-MD-VA-WV MSA, by Industrial Group, 2004 - 2008

NAICS - INDUSTRIAL GROUP	Year					Change 2004 - 2008	
	2004	2005	2006	2007	2008*	Number	Percentage
Natural Resources & Mining	3,602	3,706	3,805	3,820	3,823	221	6.1%
Manufacturing	66,828	66,120	64,745	63,625	62,098	-4,730	-7.1%
Construction	173,083	181,142	185,938	178,904	164,829	-8,254	-4.8%
Trade, Transportation & Utilities	389,047	394,892	392,332	392,044	385,297	-3,750	-1.0%
Information	104,794	98,019	95,822	91,968	89,935	-14,859	-14.2%
Financial Activities	153,710	157,838	157,054	154,502	148,995	-4,715	-3.1%
Professional and Business Services	596,856	623,029	646,738	655,962	660,509	63,653	10.7%
Educational & Health Services	290,821	298,077	306,193	317,783	326,950	36,129	12.4%
Leisure & Hospitality	240,796	248,295	248,586	253,516	261,863	21,067	8.7%
Other Services	149,403	150,232	152,484	156,043	161,209	11,806	7.9%
Federal Government	338,065	339,445	341,459	341,777	347,600	9,535	2.8%
State Government	69,096	71,295	72,994	74,295	75,126	6,030	8.7%
Local Government	204,988	210,163	216,197	220,006	225,125	20,137	9.8%
Unclassified	984	817	611	690	593	-391	-39.7%
Total	2,782,073	2,843,070	2,884,958	2,904,935	2,913,952	131,879	4.7%

Number of Jobs by Industrial Group, 2008



Annual Change in Number of Jobs, 2004 - 2008



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; and WORKFORCE West Virginia, Research, Information, and Analysis.

Figures do not include estimates of military personnel, self-employed, and other workers. Figures may not sum to total due to rounding.

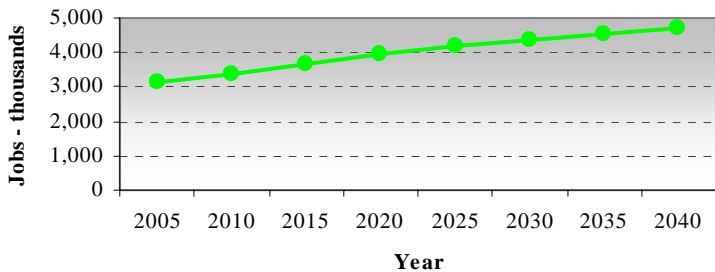
*2008 Figures for Virginia jurisdictions are estimates based on the first three quarters.

Employment

Summary of Forecast of Employment, by Jurisdiction Draft Round 7.2 Cooperative Forecast for the Washington-Arlington-Alexandria DC-MD-VA-WV MSA (Thousands of Jobs)

JURISDICTIONS	Year								Change 2005 - 2040	
	2005	2010	2015	2020	2025	2030	2035	2040	Number	Percentage
District of Columbia	750.3	788.2	815.2	859.2	893.5	920.6	929.8	957.2	206.9	27.4%
Arlington County	194.9	214.5	237.6	259.6	267.1	271.7	278.3	280.8	85.9	44.1%
City of Alexandria	105.8	109.1	123.8	136.0	147.3	156.8	159.8	164.8	59.0	55.8%
Central Jurisdictions	1,051.0	1,111.8	1,176.6	1,254.8	1,307.8	1,349.1	1,367.8	1,402.8	351.8	33.5%
Montgomery County a/	500.0	510.0	547.0	590.0	630.0	670.0	700.0	720.0	220.0	44.0%
City of Rockville b/	76.6	79.1	85.1	92.0	98.3	100.8	103.8	106.8	30.2	39.4%
City of Gaithersburg b/	48.8	51.1	57.2	67.3	77.8	84.2	90.7	99.0	50.2	103.0%
Prince George's County	347.9	362.9	379.4	398.9	423.9	454.1	487.9	522.9	175.0	50.3%
Fairfax County	602.0	661.8	714.5	754.4	791.4	819.7	845.9	871.3	269.3	44.7%
City of Fairfax c/	26.1	27.3	28.7	30.6	32.4	34.0	35.7	37.5	11.4	43.7%
City of Falls Church	9.5	11.8	14.0	15.5	16.5	16.9	17.3	17.6	8.1	85.3%
Inner Suburbs	1,485.5	1,573.8	1,683.5	1,789.4	1,894.2	1,994.7	2,086.8	2,169.3	683.8	46.0%
Loudoun County	130.3	158.8	189.4	227.5	255.7	275.2	291.1	304.9	174.6	134.0%
Prince William County	113.6	123.1	143.1	164.2	185.7	207.0	222.6	245.3	131.7	115.9%
City of Manassas	23.3	24.6	27.3	28.8	30.3	31.8	33.3	34.8	11.5	49.1%
City of Manassas Park	3.0	4.5	4.6	4.7	4.8	4.9	5.0	5.1	2.2	73.0%
Stafford County d/	36.9	42.8	48.6	54.5	60.4	65.0	69.6	74.5	37.6	101.9%
Frederick County	122.2	142.4	151.5	158.3	163.5	167.3	171.1	175.1	52.9	43.3%
Charles County e/	58.6	62.2	68.4	71.7	74.7	77.5	80.3	83.1	24.5	41.9%
Calvert County e/	32.4	35.2	41.1	44.5	46.3	47.2	48.1	49.0	16.6	51.1%
Outer Suburbs	520.2	593.7	674.0	754.1	821.4	875.9	921.1	971.8	451.5	86.8%
MSA (1983) Total	3,056.7	3,279.2	3,534.1	3,798.3	4,023.5	4,219.7	4,375.7	4,543.8	1,487.1	48.7%
City of Fredericksburg d/	26.5	28.9	31.3	34.8	38.4	41.0	43.7	46.5	20.0	75.6%
Spotsylvania County d/	30.9	37.2	43.5	48.9	54.2	58.4	62.6	67.0	36.2	117.3%
Fauquier County	19.7	22.3	24.9	29.2	32.2	35.4	39.0	42.9	23.2	117.8%
Warren County f/	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Clarke County	4.7	5.1	5.4	5.7	6.0	6.4	6.7	7.1	2.4	50.0%
Jefferson County	14.8	16.8	18.8	20.8	22.6	24.5	26.4	28.5	13.8	93.1%
Outer Ring Jurisdictions	96.6	110.3	123.9	139.5	153.4	165.6	178.4	192.1	95.6	99.0%
MSA (2003) Total	3,152.2	3,389.4	3,658.1	3,937.7	4,176.9	4,385.4	4,554.0	4,735.9	1,582.7	50.2%

Draft Round 7.2 Cooperative Employment Forecast, 2005 - 2040



According to COG's Draft Round 7.2 Cooperative Forecasts, the inner suburbs and central jurisdictions will remain the region's employment center. In the year 2040, 29.6 percent of all jobs will be in the central jurisdictions, around 45.8 percent in the inner suburbs, 20.5 percent in the outer suburbs, and 4.1 percent in the outer ring jurisdictions.

a/ Forecasts for years 2005 to 2040 include all of Takoma Park.

b/ Included in Montgomery County total.

c/ Forecasts for all years do not include Fairfax County Government employees (+/- 2,000 jobs) working at the Fairfax County Public Safety Center.

d/ Source: GWRC/FAMPO Regional Demographic Control Forecasts for 2035 CLRP Socioeconomic Data, June 2008.

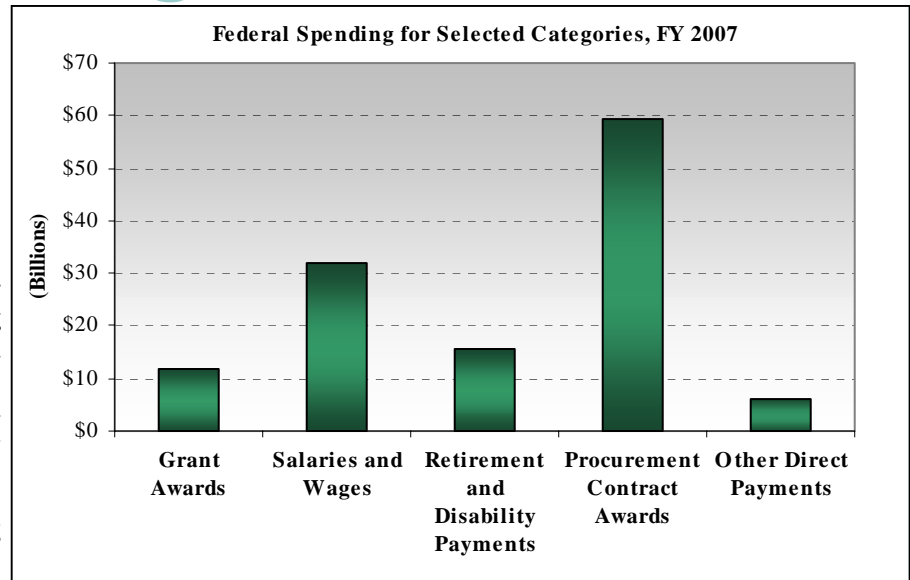
e/ Tri-County Council for Southern Maryland develops ten-year incremental population, housing unit, and employment forecasts for Calvert County, Charles County, and St. Mary's County.

f/ Warren County does not participate in COG's Cooperative Forecasting Program.

Federal Spending

Federal spending in the Washington region increased to \$125.5 billion in FY 2007, from \$119.0 billion in 2006. More than 47.4 percent, or \$59.5 billion, came in procurement contract awards which, for the eighth time, exceeded expenditures in the region for salaries and wages. More than 31.4 percent of the region's federal spending was from the Department of Defense.

The central jurisdictions were home to more federal spending (\$61.3 billion) than either the inner suburbs or the outer suburbs. A majority of the federal spending occurred in the District of Columbia with more than \$43.4 billion. The inner suburbs received \$50.5 billion in federal spending with Fairfax County receiving \$19.1 billion. The outer suburbs received \$11.6 billion in federal spending with Prince William County receiving \$3.5 billion. The outer ring jurisdictions received \$1.8 billion in federal spending with Jefferson County receiving \$486 million.



Direct Federal Expenditures and Obligations
in the Washington-Arlington-Alexandria DC-MD-VA-WV MSA, by Jurisdiction, FY 2007
(Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Retirement and Disability Payments	Procurement Contract Awards	Other Direct Payments	Total	2007 Total	
							Department of Defense	Non-Defense
District of Columbia	\$5,881,030	\$17,742,237	\$2,306,520	\$14,721,632	\$2,823,582	\$43,475,001	\$5,636,026	\$37,838,975
Arlington County	887,797	2,997,390	549,213	6,690,384	208,855	11,333,639	5,592,170	5,741,469
City of Alexandria	198,638	1,361,165	585,513	4,179,542	202,788	6,527,646	3,546,904	2,980,742
Central Jurisdictions	\$6,967,465	\$22,100,792	\$3,441,246	\$25,591,558	\$3,235,225	\$61,336,286	\$14,775,100	\$46,561,186
Montgomery County	1,520,984	3,950,726	2,554,459	6,616,460	915,067	15,557,696	2,376,470	13,181,226
Prince George's County	1,069,622	2,425,089	2,580,361	4,816,658	779,061	11,670,791	2,312,143	9,358,648
Fairfax County	799,406	1,449,344	2,832,791	13,667,969	405,353	19,154,863	11,379,554	7,775,309
City of Fairfax	147,774	73,003	283,455	1,765,529	74,160	2,343,921	1,198,548	1,145,373
City of Falls Church	21,081	386,339	67,947	1,339,510	56,403	1,871,280	1,189,722	681,558
Inner Suburbs	\$3,558,867	\$8,284,501	\$8,319,013	\$28,206,126	\$2,230,044	\$50,598,551	\$18,456,437	\$32,142,114
Loudoun County	138,127	371,631	471,389	2,139,739	65,185	3,186,071	1,996,963	1,189,108
Prince William County	319,068	798,075	834,966	1,461,092	90,988	3,504,189	2,171,233	1,332,956
City of Manassas	25,924	37,692	174,939	411,235	37,542	687,332	380,736	306,596
City of Manassas Park	6,194	3,135	4,924	80,174	757	95,184	82,917	12,267
Stafford County	62,843	22,675	325,207	44,888	36,858	492,471	137,868	354,603
Frederick County	237,011	252,396	548,656	989,959	160,680	2,188,702	650,149	1,538,553
Charles County	119,354	154,509	462,138	195,211	120,672	1,051,884	388,843	663,041
Calvert County	65,170	9,985	264,559	21,613	67,895	429,222	49,050	380,172
Outer Suburbs	\$973,691	\$1,650,098	\$3,086,778	\$5,343,911	\$580,577	\$11,635,055	\$5,857,759	\$5,777,296
MSA (1983) Total	\$11,500,023	\$32,035,391	\$14,847,037	\$59,141,595	\$6,045,846	\$123,569,982	\$39,089,296	\$84,480,596
City of Fredericksburg	18,511	26,969	201,423	39,884	60,466	347,253	99,535	247,718
Spotsylvania County	51,852	5,048	242,714	97,698	29,955	427,267	127,643	299,624
Fauquier County	50,767	47,677	194,368	33,430	45,981	372,223	39,439	332,784
Warren County	30,463	13,602	101,456	6,622	30,061	182,204	8,818	173,386
Clarke County	11,867	4,432	41,860	9,451	12,519	80,129	3,751	76,378
Jefferson County	51,190	53,055	159,813	177,131	45,604	486,793	13,004	473,789
Outer Ring Jurisdictions	\$214,650	\$150,783	\$941,634	\$364,216	\$224,586	\$1,895,869	\$292,190	\$1,603,679
MSA (2003) Total	\$11,714,673	\$32,186,174	\$15,788,671	\$59,505,811	\$6,270,432	\$125,465,761	\$39,381,486	\$86,084,275

Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY 2007.

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.

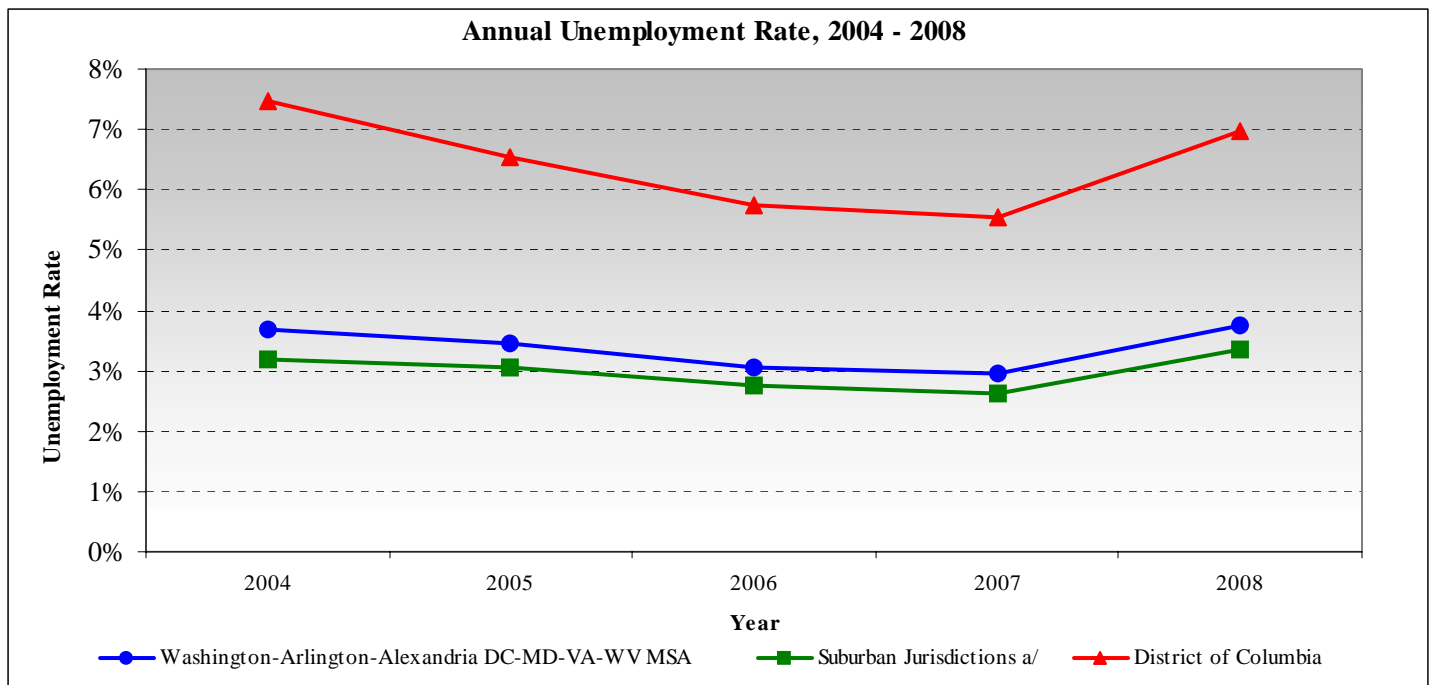
*Please Note: 2007 is the latest release year for federal spending data for the report.

Between 2004 and 2008 the civilian labor force in the Washington region increased by 193,700 people, to a total of 3.02 million. Of that number, 2.91 million were employed and 113,800 were unemployed, putting the unemployment rate for the civilian labor force in the Washington region at 3.8 percent in 2008. The unemployment rate in the region has remained relatively steady between 2004 and 2008, averaging 3.4 percent.

Unemployment in the District of Columbia, 7.0 percent in 2008, remained higher than in suburban jurisdictions, which averaged 3.4 percent.

Labor Force by Place of Residence in the Washington-Arlington-Alexandria DC-MD-VA-WV MSA, 2004 - 2008
(Thousands)

Jurisdictional Group	Structure Type	Year					Change 2004 - 2008	
		2004	2005	2006	2007	2008	Number	Percentage
Washington-Arlington-Alexandria DC-MD-VA-WV MSA	Civilian Labor Force	2,834.0	2,901.0	2,961.6	2,992.5	3,027.7	193.7	6.8%
	Employment	2,730.0	2,801.0	2,870.7	2,904.1	2,913.9	183.9	6.7%
	Unemployment	104.0	100.0	90.9	88.4	113.8	9.8	9.4%
	Unemployment Rate b/	3.7%	3.4%	3.1%	3.0%	3.8%		
Suburban Jurisdictions a/	Civilian Labor Force	2,522.2	2,582.5	2,644.2	2,665.3	2,695.0	172.8	6.9%
	Employment	2,441.6	2,503.3	2,567.8	2,595.0	2,604.4	162.8	6.7%
	Unemployment	80.6	79.2	72.4	70.3	90.6	10.0	12.4%
	Unemployment Rate b/	3.2%	3.1%	2.7%	2.6%	3.4%		
District of Columbia	Civilian Labor Force	311.8	318.5	321.4	327.2	332.7	20.9	6.7%
	Employment	288.4	297.7	302.9	309.1	309.5	21.1	7.3%
	Unemployment	23.3	20.8	18.5	18.1	23.2	-0.1	-0.4%
	Unemployment Rate b/	7.5%	6.5%	5.8%	5.5%	7.0%		



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

Figures may not sum to total due to rounding.

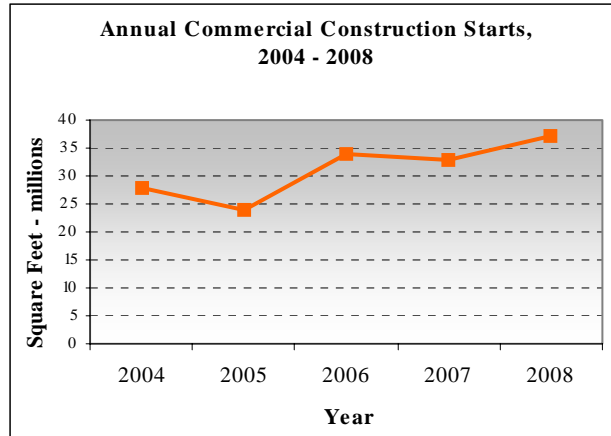
a/ Includes all jurisdictions within the Washington-Arlington-Alexandria DC-MD-VA-WV MSA except the District of Columbia.

b/ Seasonally unadjusted

Construction

Commercial construction in the metropolitan Washington region increased during 2008, with developers breaking ground on more than 37.2 million square feet of space. In 2008, commercial construction in the region increased from the 2007 total of 32.7 million, and was far below the 2000 total of 48.6 million. The District of Columbia saw the most new commercial construction with more than 9.7 million square feet, followed by Fairfax County (7.4 million square feet) and Montgomery County with 5.2 million square feet.

The number of new, privately-owned housing units authorized in the region decreased from 22,459 in 2007 to 13,732 in 2008. Of the permits that were issued in 2008, more than 48 percent were in the outer suburbs.



Total Square Feet of Commercial Construction Started by Jurisdiction, 2004-2008

JURISDICTIONS	Year					Total 2004-2008
	2004	2005	2006	2007	2008	
District of Columbia	5,993,801	3,978,259	6,508,477	4,861,953	9,771,919	31,114,409
Arlington County	555,744	586,032	1,625,386	652,561	1,652,187	5,071,910
City of Alexandria	662,536	367,606	384,258	977,102	755,513	3,147,015
Central Jurisdictions	7,212,081	4,931,897	8,518,121	6,491,616	12,179,619	39,333,334
Montgomery County	2,970,082	4,017,020	3,719,278	4,743,518	5,212,364	20,662,262
City of Gaithersburg*	213,785	550,814	398,029	176,978	576,784	1,916,390
City of Rockville*	179,290	1,066,919	1,054,320	623,671	1,820,755	4,744,955
City of Takoma Park*	249,096	4,996	0	0	33,385	287,477
Prince George's County	4,818,770	3,872,345	2,571,980	4,003,676	3,722,317	18,989,088
City of Bowie*	141,937	215,500	380,966	189,351	55,533	983,287
City of College Park*	480,000	0	358,526	126,500	401,577	1,366,603
City of Greenbelt*	197,839	0	0	106,340	45,300	349,479
Town of Bladensburg*	0	0	30,100	0	0	30,100
Fairfax County	4,803,064	2,993,703	7,410,803	6,621,567	7,418,104	29,247,241
City of Fairfax	32,100	262,487	0	139,000	12,000	445,587
City of Falls Church	152,000	169,000	11,850	0	43,300	376,150
Inner Suburbs	12,776,016	11,314,555	13,713,911	15,507,761	16,408,085	69,720,328
Loudoun County	2,647,249	2,792,474	3,674,313	3,682,756	3,618,528	16,415,320
Prince William County	3,044,044	2,476,152	3,859,302	4,698,227	2,624,200	16,701,925
City of Manassas	171,345	192,000	0	662,248	92,280	1,117,873
City of Manassas Park	0	0	0	0	0	0
Stafford County	a/	a/	a/	a/	a/	a/
Frederick County	1,278,112	2,099,670	3,801,012	962,153	2,034,393	10,175,340
City of Frederick*	279,504	550,160	2,025,257	519,513	1,046,780	4,421,214
Charles County	613,958	613,934	348,324	753,790	337,297	2,667,303
Calvert County	a/	a/	a/	a/	a/	a/
Outer Suburbs	7,754,708	8,174,230	11,682,951	10,759,174	8,706,698	47,077,761
MSA (1983) Total	27,742,805	24,420,682	33,914,983	32,758,551	37,294,402	156,131,423
City of Fredericksburg	a/	a/	a/	a/	a/	a/
Spotsylvania County	a/	a/	a/	a/	a/	a/
Fauquier County	a/	a/	a/	a/	a/	a/
Warren County	a/	a/	a/	a/	a/	a/
Clarke County	a/	a/	a/	a/	a/	a/
Jefferson County	a/	a/	a/	a/	a/	a/
Outer Ring Jurisdictions	a/	a/	a/	a/	a/	a/
MSA (2003) Total	27,742,805	24,420,682	33,914,983	32,758,551	37,294,402	156,131,423

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

a/ The Commercial Construction Inventory does not include data for Calvert County, Stafford County, and the Outer Ring Jurisdictions.

Source: COG Commercial Construction Indicators 2008 Annual Summary, July 2009.

Construction

New Privately-Owned Housing Units Authorized in the Washington-Arlington-Alexandria DC-MD-VA-WV MSA, by Jurisdiction 2004 - 2008

JURISDICTIONS	2004		2005		2006		2007		2008	
	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family
District of Columbia	1,936	226	2,860	125	2,105	126	1,910	576	536	248
Arlington County	1,274	184	1,275	166	2,960	203	2,121	151	1,179	119
City of Alexandria	843	171	1,017	195	1,050	137	354	93	467	65
Central Jurisdictions	4,053	581	5,152	486	6,115	466	4,385	820	2,182	432
Montgomery County	3,821	2,376	3,591	1,700	3,031	1,237	3,459	1,408	1,476	997
City of Gaithersburg*	0	0	196	124	94	74	137	73	67	57
City of Rockville*	238	188	802	20	43	43	529	57	154	8
City of Takoma Park*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Prince George's County	1,948	1,875	3,425	3,255	3,033	2,918	2,183	1,462	1,306	1,264
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
Town of Bladensburg*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Fairfax County	6,780	2,964	4,353	2,276	2,089	1,423	1,518	1,268	1,385	892
City of Fairfax	47	47	28	28	27	27	30	30	9	9
City of Falls Church	13	13	24	24	19	19	14	14	13	13
Inner Suburbs	12,609	7,275	11,421	7,283	8,199	5,624	7,204	4,182	4,189	3,175
Loudoun County	6,664	5,667	5,199	4,716	3,284	2,937	2,878	2,479	2,457	1,468
Prince William County	5,822	5,307	5,427	5,140	3,191	3,007	2,491	2,478	2,139	1,887
City of Manassas	147	147	154	154	137	137	95	95	55	55
City of Manassas Park	189	76	188	81	0	0	0	0	0	0
Stafford County	1,864	1,395	1,639	1,452	874	818	792	732	419	371
Frederick County	1,773	1,718	1,872	1,414	1,300	1,098	1,288	1,003	619	535
City of Frederick*	556	518	728	344	357	231	234	167	106	69
Charles County	1,000	1,000	1,309	931	1,327	1,114	908	671	706	435
Calvert County	525	525	488	488	305	305	333	333	252	252
Outer Suburbs	17,984	15,835	16,276	14,376	10,418	9,448	8,785	7,791	6,647	5,003
MSA (1983) Total	34,646	23,691	32,849	22,145	24,732	15,538	20,374	12,793	13,018	8,610
City of Fredericksburg	170	170	410	410	278	278	101	101	88	88
Spotsylvania County	1,419	1,290	1,665	1,511	1,266	1,174	588	580	131	131
Fauquier County	703	703	706	706	700	506	304	289	105	105
Warren County	416	416	398	398	348	348	245	245	127	127
Clarke County	130	130	221	221	80	80	58	56	44	41
Jefferson County	540	540	527	527	554	547	789	487	219	219
Outer Ring Jurisdictions	3,378	3,249	3,927	3,773	3,226	2,933	2,085	1,758	714	711
MSA (2003) Total	38,024	26,940	36,776	25,918	27,958	18,471	22,459	14,551	13,732	9,321

Source: U.S. Department of Commerce, Bureau of the Census, 2008 Annual Report, "Permit Authorized Construction in Permit-issuing Places by Metropolitan Area."

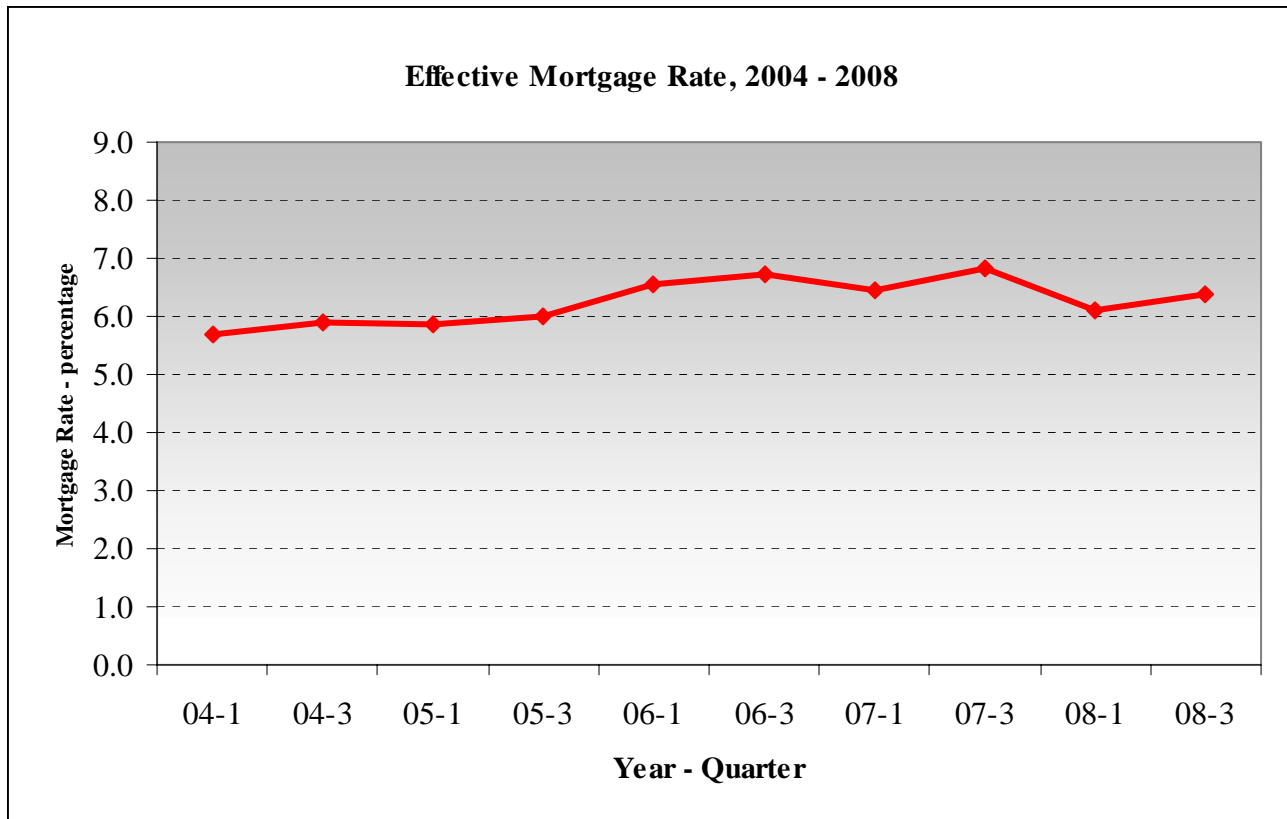
* Included in county total.

Mortgage Rates

Mortgage rates continued to edge up between 2004 and 2008 to a high of 6.4 percent in 2008 (third quarter). Average rates rose from 6.1 percent in 2004 to 6.2 percent in 2008.

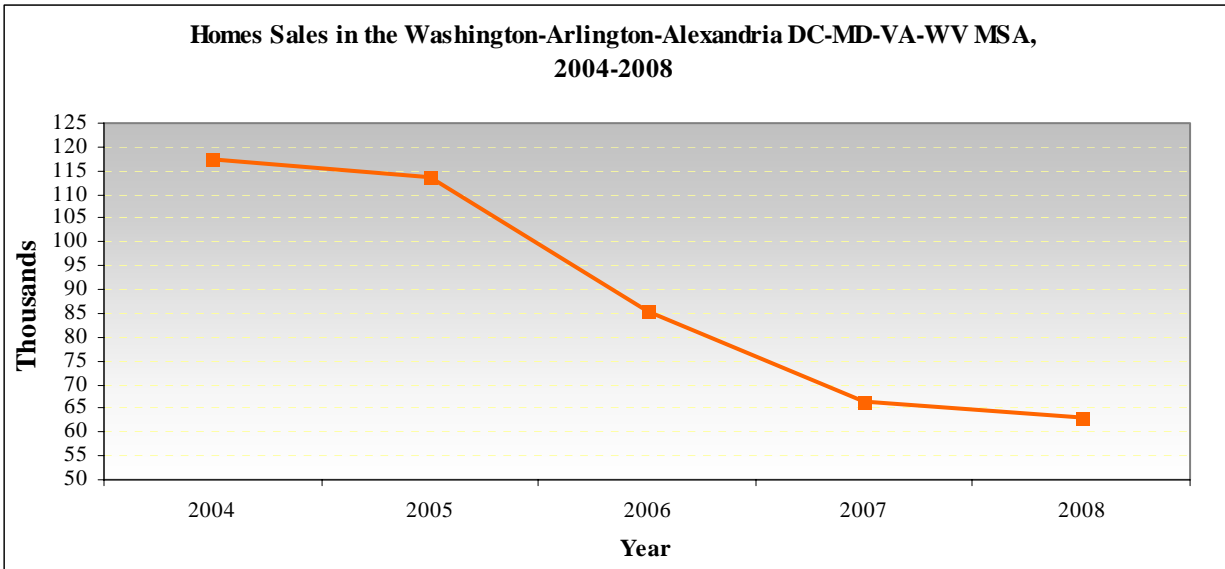
Terms on Conventional Home Mortgages, Average for Closed Loans
in the Washington-Baltimore DC-MD-VA-WV CMSA, 2004 - 2008

Quarter	Year				
	2004	2005	2006	2007	2008
First	5.7	5.9	6.6	6.5	6.1
Second	5.8	5.9	6.7	6.5	6.2
Third	5.9	6.0	6.7	6.8	6.4
Fourth	6.9	6.5	6.4	6.5	6.0



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

The number of homes sold in the region dropped dramatically between 2004 and 2008, from 117,440 units in 2004 to 63,080 units in 2008. Fairfax County had the most homes sold in the region in 2008, with 13,979.



Net Home Sales in the Washington-Arlington-Alexandria DC-MD-VA-WV MSA, by Jurisdiction, 2004 - 2008

JURISDICTIONS	Year					Change 2004 - 2008	
	2004	2005	2006	2007	2008	Number	Percentage
District of Columbia	9,139	9,179	7,751	7,422	5,563	-3,576	-39.1%
Arlington County	3,924	3,490	3,082	3,090	2,386	-1,538	-39.2%
City of Alexandria	3,531	3,256	2,544	2,286	1,829	-1,702	-48.2%
Central Jurisdictions	16,594	15,925	13,377	12,798	9,778	-6,816	-41.1%
Montgomery County	17,753	17,011	13,523	10,360	8,516	-9,237	-52.0%
Prince George's County	15,237	15,067	13,116	7,568	4,916	-10,321	-67.7%
Fairfax County	25,717	23,114	16,314	13,557	13,979	-11,738	-45.6%
City of Fairfax	480	424	292	283	271	-209	-43.5%
City of Falls Church	261	196	145	147	133	-128	-49.0%
Inner Suburbs	59,448	55,812	43,390	31,915	27,815	-31,633	-53.2%
Loudoun County	9,381	9,123	5,919	5,224	5,506	-3,875	-41.3%
Prince William County	11,557	11,920	7,302	5,127	9,243	-2,314	-20.0%
City of Manassas	1,154	1,194	708	435	1,092	-62	-5.4%
City of Manassas Park	437	480	267	148	507	70	16.0%
Stafford County	2,861	2,962	2,032	1,473	1,614	-1,247	-43.6%
Frederick County	4,807	4,672	3,712	2,680	2,159	-2,648	-55.1%
Charles County	2,916	3,157	2,727	1,895	1,269	-1,647	-56.5%
Calvert County	1,628	1,675	1,257	1,039	705	-923	-56.7%
Outer Suburbs	34,741	35,183	23,924	18,021	22,095	-12,646	-36.4%
MSA (1983) Total	110,783	106,920	80,691	62,734	59,688	-51,095	-46.1%
City of Fredericksburg	344	313	233	250	191	-153	-44.5%
Spotsylvania County	2,968	3,023	2,073	1,523	1,576	-1,392	-46.9%
Fauquier County	1,263	1,223	857	688	613	-650	-51.5%
Warren County	879	895	639	463	365	-514	-58.5%
Clarke County	274	234	160	125	122	-152	-55.5%
Jefferson County	929	936	734	549	525	-404	-43.5%
Outer Ring Jurisdictions	6,657	6,624	4,696	3,598	3,392	-3,265	-49.0%
MSA (2003) Total	117,440	113,544	85,387	66,332	63,080	-54,360	-46.3%

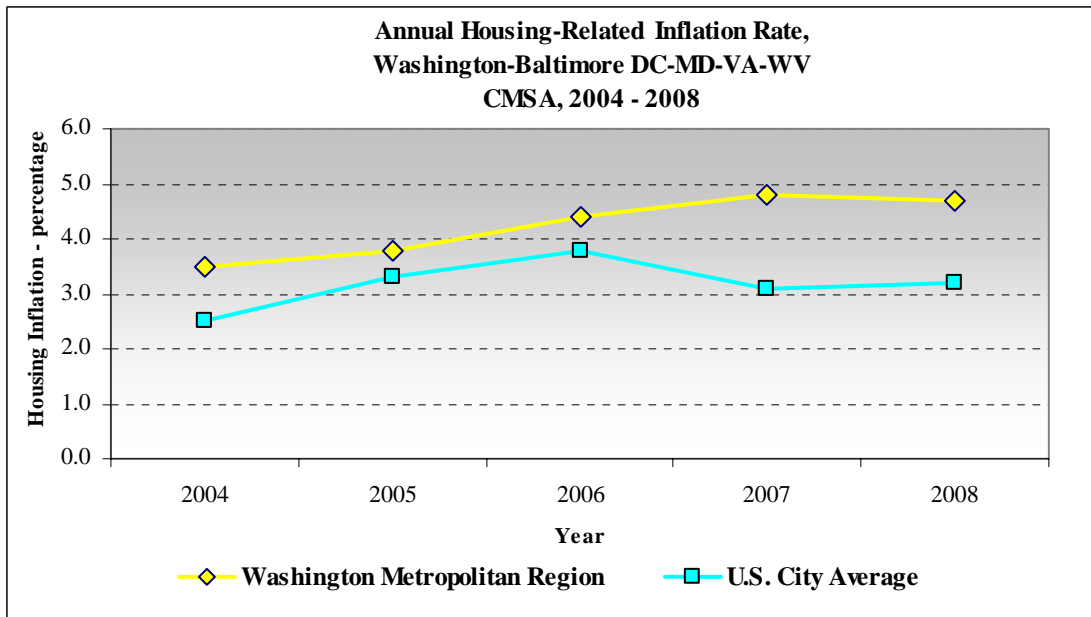
Source: Metropolitan Regional Information Systems, Inc., June 2009.

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 4.8 percent between 2006 and 2007 to 4.7 percent between 2007 and 2008. Nationally, housing inflation increased 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, 2004 - 2008

	Year				
	2004	2005	2006	2007	2008
Washington-Baltimore DC-MD-VA-WV CMSA					
CPI-U, Housing (Annual Average)	125.9	130.7	136.4	143.0	149.6
Housing Inflation Rate (%) - % Change	3.5	3.8	4.4	4.8	4.7
U.S. City Average					
CPI-U, Housing (Annual Average)	189.5	195.7	203.2	209.6	216.3
Housing Inflation Rate (%) - % Change	2.5	3.3	3.8	3.1	3.2



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.

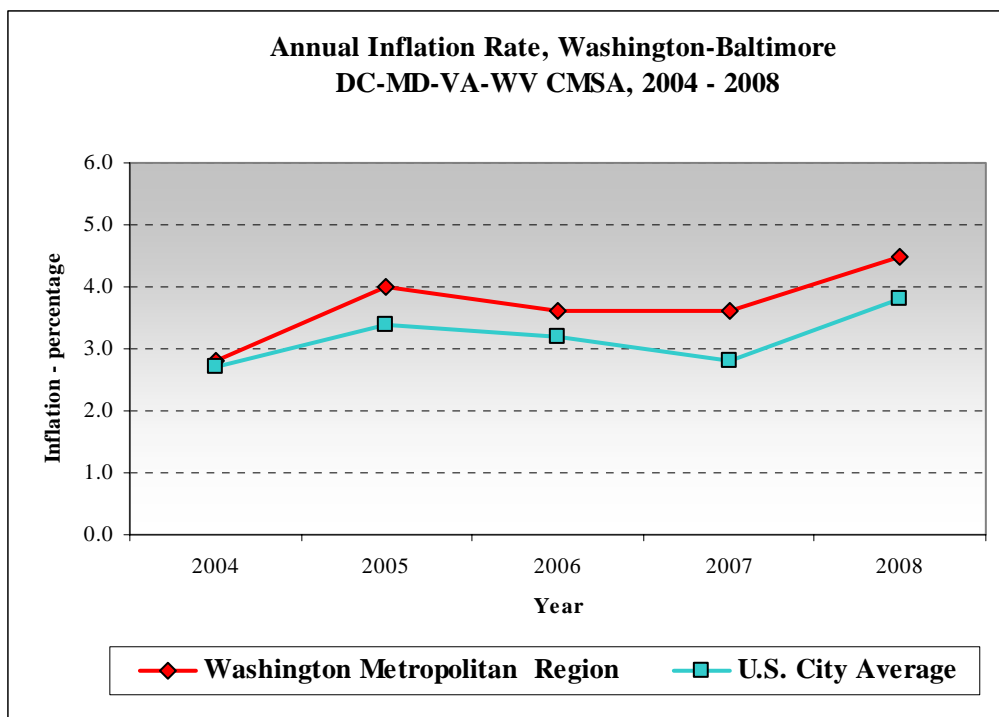
* CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA.

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 from 3.6 percent between 2006 and 2007 to 4.5 percent between 2007 and 2008. Nationally, the rate of change increased from 2.8 percent between 2006 and 2007 to 3.8 percent between 2007 and 2008.

**Consumer Price Index* and Inflation - All Urban Consumers
in the Washington DC-MD-VA-WV CMSA, 2004 - 2008**

	Year				
	2004	2005	2006	2007	2008
Washington-Baltimore DC-MD-VA-WV CMSA					
CPI-U (Annual Average)	119.5	124.3	128.8	133.5	139.5
Inflation Rate (%) - % Change	2.8	4.0	3.6	3.6	4.5
U.S. City Average					
CPI-U (Annual Average)	188.9	195.3	201.6	207.3	215.3
Inflation Rate (%) - % Change	2.7	3.4	3.2	2.8	3.8



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 7.7 percent between 2003 and 2007, leading to a 2007 total of \$290.4 billion. Total income growth was fastest in the outer suburbs, where income increased by an average of 9.7 percent per year.

On a per capita basis, income varied greatly by jurisdiction. The City of Alexandria topped the region in per capita income at \$70,632. Warren County had the lowest per capita income at \$34,650. The per capita income for the region was \$54,777 in 2007.

Total Personal Income in the Washington–Arlington–Alexandria, DC-MD-VA-WV MSA, by Jurisdiction, 2003 - 2007

(Thousands of Dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 2003- 2007
	2003	2004	2005	2006	2007	
District of Columbia	\$26,913,785	\$29,203,213	\$31,846,751	\$34,440,167	\$36,732,424	9.1%
Arlington County	10,690,799	11,348,298	12,247,715	13,241,308	13,920,952	7.6%
City of Alexandria	7,280,299	7,979,004	8,617,789	9,401,891	9,877,753	8.9%
Central Jurisdictions	\$44,884,883	\$48,530,515	\$52,712,255	\$57,083,366	\$60,531,129	8.7%
Montgomery County	48,533,753	51,907,936	55,806,685	59,458,070	63,573,952	7.7%
Prince George's County	26,246,868	27,706,235	29,047,246	29,849,874	30,994,985	4.5%
Fairfax County a/	55,636,102	59,429,981	64,338,155	67,955,393	70,508,793	6.7%
Inner Suburbs	\$130,416,723	\$139,044,152	\$149,192,086	\$157,263,337	\$165,077,730	6.6%
Loudoun County	8,363,373	9,263,172	10,783,438	12,280,922	13,531,537	15.4%
Prince William County b/	11,492,607	12,176,485	13,355,974	14,589,990	15,494,963	8.7%
Stafford County	3,310,754	3,644,444	3,982,221	4,224,712	4,493,720	8.9%
Frederick County	7,526,137	8,100,582	8,601,749	9,144,625	9,883,160	7.8%
Charles County	4,411,010	4,682,905	5,003,672	5,289,216	5,558,659	6.5%
Calvert County	2,834,014	3,023,257	3,234,254	3,418,892	3,631,560	7.0%
Outer Suburbs	\$37,937,895	\$40,890,845	\$44,961,308	\$48,948,357	\$52,593,599	9.7%
MSA (1983) Total	\$213,239,501	\$228,465,512	\$246,865,649	\$263,295,060	\$278,202,458	7.6%
Spotsylvania County c/	3,841,180	4,198,277	4,630,016	4,990,675	5,240,686	9.1%
Fauquier County	2,500,858	2,739,851	3,042,877	3,248,549	3,362,539	8.6%
Warren County	918,031	1,007,171	1,110,666	1,195,743	1,256,292	9.2%
Clarke County	429,878	469,111	504,479	549,295	567,996	8.0%
Jefferson County	1,312,767	1,446,242	1,570,523	1,697,953	1,813,171	9.5%
Outer Ring Jurisdictions	\$9,002,714	\$9,860,652	\$10,858,561	\$11,682,215	\$12,240,684	9.0%
MSA (2003) Total	\$222,242,215	\$238,326,164	\$257,724,210	\$274,977,275	\$290,443,142	7.7%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System. Data released April 23, 2009.

*Please Note: 2007 is the latest release year for income related data for the report.

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.

c/ Data for the City of Fredericksburg is included in Spotsylvania County.

Per Capita Income in the Washington–Arlington–Alexandria, DC-MD-VA-WV MSA, by Jurisdiction, 2003 - 2007

(Dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 2003 - 2007	Ratio to MSA 2007
	2003	2004	2005	2006	2007		
District of Columbia	\$46,614	\$50,392	\$54,715	\$58,830	\$62,484	8.5%	114.1%
Arlington County	54,298	57,328	61,312	65,946	68,270	6.4%	124.6%
City of Alexandria	53,864	58,396	62,628	68,013	70,632	7.8%	128.9%
Central Jurisdictions	\$49,355	\$53,090	\$57,333	\$61,749	\$64,974	7.9%	118.6%
Montgomery County	52,917	56,233	59,989	63,519	67,525	6.9%	123.3%
Prince George's County	31,668	33,269	34,763	35,894	37,555	4.6%	68.9%
Fairfax County a/	54,301	57,799	62,271	65,844	67,909	6.3%	124.0%
Inner Suburbs	\$47,072	\$49,942	\$53,301	\$56,171	\$58,849	6.3%	107.4%
Loudoun County	38,115	39,091	42,613	46,350	48,789	7.0%	89.1%
Prince William County b/	33,073	35,060	37,339	39,251	40,659	5.7%	74.2%
Stafford County	30,364	32,205	34,172	35,712	37,255	5.7%	68.0%
Frederick County	35,378	37,462	39,245	41,286	44,092	6.2%	80.5%
Charles County	33,557	34,809	36,485	38,007	39,657	4.5%	72.4%
Calvert County	34,005	35,438	37,288	39,057	41,200	5.3%	75.2%
Outer Suburbs	\$33,748	\$35,035	\$37,295	\$39,771	\$41,847	6.0%	76.4%
MSA (1983) Total	\$44,387	\$46,957	\$50,135	\$53,138	\$55,713	6.4%	101.7%
Spotsylvania County c/	\$30,262	31,862	34,013	35,733	37,096	5.6%	67.7%
Fauquier County	41,135	43,795	47,378	49,587	50,854	5.9%	92.8%
Warren County	27,403	29,553	31,745	33,432	34,650	6.6%	63.3%
Clarke County	32,378	34,385	36,037	38,580	39,606	5.6%	72.3%
Jefferson County	28,567	30,752	32,377	34,187	35,701	6.2%	65.2%
Outer Ring Jurisdictions	\$32,100	\$34,111	\$36,457	\$38,322	\$39,642	5.9%	72.4%
MSA (2003) Total	\$43,709	\$46,237	\$49,355	\$52,279	\$54,777	6.3%	100.0%

Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), Regional Economic Information System.
Data released April 23, 2009.

*Please Note: 2007 is the latest release year for income related data for the report.

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.

c/ Data for the City of Fredericksburg is included in Spotsylvania County.

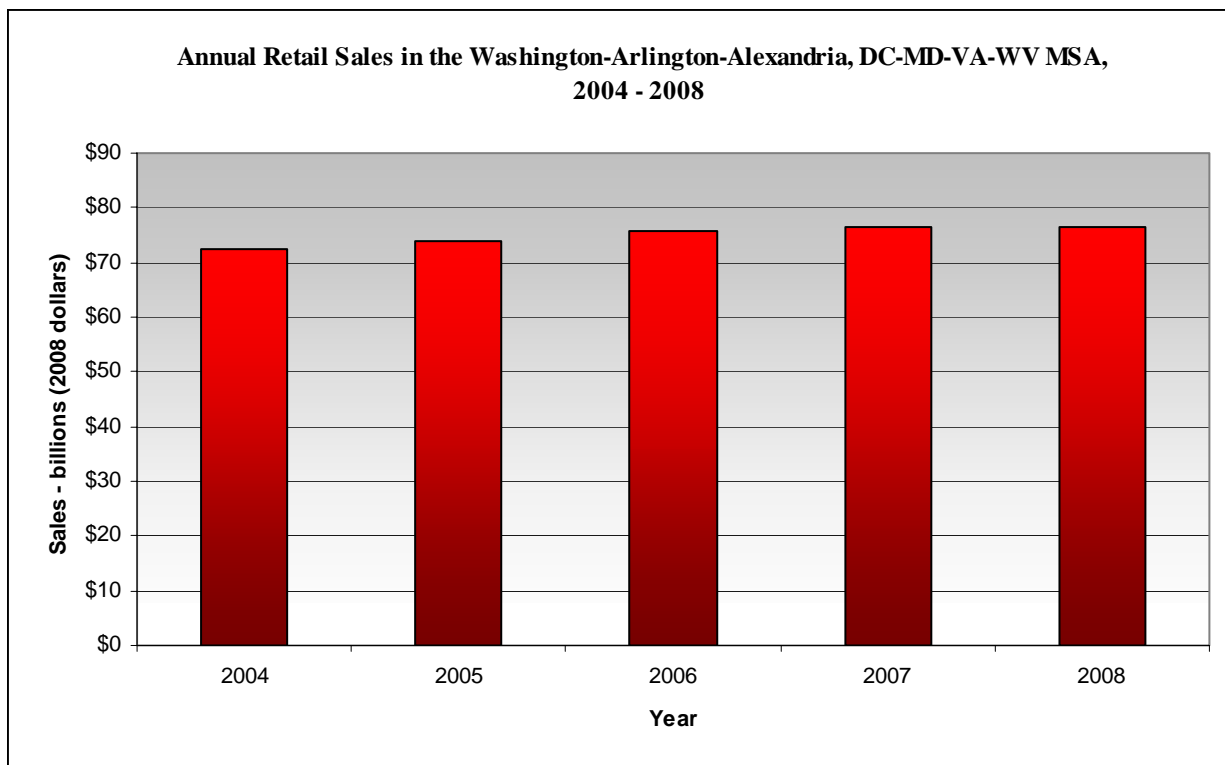
Retail Sales

Retail sales in the region increased both in current and real terms between 2004 and 2008. The region's 2008 total of \$76.4 billion, when adjusted for inflation, was less than the total annual retail sales in 2007, \$76.6 billion, and more than the 2006 total of \$75.7 billion.

When adjusted for inflation, retail sales in the region increased by 5.6 percent between 2004 and 2008. Nationally, sales increased by 1.0 percent.

Estimated Total Annual Sales in the Washington-Arlington-Alexandria, DC-MD-VA-WV MSA, 2004 - 2008
(Millions of Dollars)

	Year					Change 2004 - 2008	
	2004	2005	2006	2007	2008	Number	Percentage
Washington DC-MD-VA PMSA							
Sales estimated (Current Dollars)	\$64,099	\$67,675	\$71,642	\$74,574	\$76,396	\$12,297	19.2%
Sales estimated (2008 dollars)	\$72,347	\$73,881	\$75,732	\$76,643	\$76,396	\$4,049	5.6%
United States							
Sales reported (Current Dollars)	\$3,474,340	\$3,687,364	\$3,869,536	\$3,994,823	\$3,959,957	\$485,617	14.0%
Sales reported (2008 dollars)	\$3,921,377	\$4,025,507	\$4,090,419	\$4,105,676	\$3,959,957	\$38,580	1.0%



Source: U.S. Department of Commerce, Bureau of the Census, Annual Benchmark Report for Retail Trade and Food Services: Sales and Inventories - January 1992 Through March 2009.

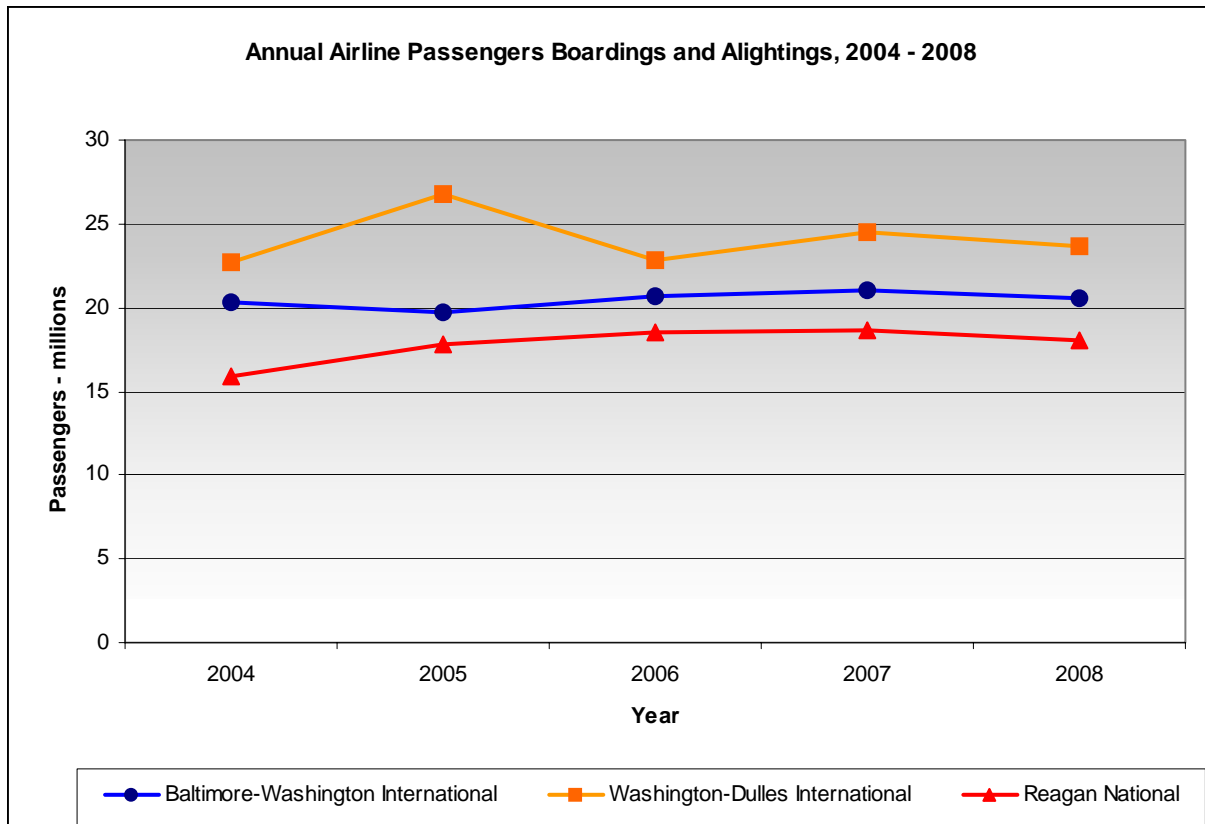
*Published data from the Census Bureau for retail sales for the Washington DC-MD-VA MSA is no longer available after 1996. Data for 2004 - 2008 are estimated by The Center for Regional Analysis, George Mason University.

Airline Passengers

More than 62 million passengers flew into or out of the Washington region's three major airports in 2008, a 5.6 percent increase from 2004. Washington-Dulles International led the three airports in total airline passengers served, with 23.7 million. Nearly 20.5 million passengers passed through Baltimore-Washington International, while Reagan Washington National Airport served 18.0 million.

Number of Air Passengers Traveling to or from BWI, Dulles, and Reagan National Airports, 2004 - 2008
(Thousands of Passengers)

	Year					Change 2004 - 2008	
	2004	2005	2006	2007	2008	Passengers	Percentage
Baltimore-Washington International Thurgood Marshall Airport	20,342	19,742	20,699	21,044	20,489	147	0.7%
Washington-Dulles International Airport	22,660	26,843	22,813	24,527	23,704	1,044	4.6%
Ronald Reagan Washington National Airport	15,932	17,844	18,546	18,671	18,020	2,088	13.1%
Total Air Passengers	58,934	64,429	62,058	64,240	62,213	3,279	5.6%



Source: Office for Financial Analysis and Planning, Division of Aviation Statistics and Analysis, Maryland Aviation Administration, Maryland Department of Transportation, Monthly Statistical Report Summary Passengers and Cargo For the Month of December 2008 and Calendar Year 2008.

Economic Trends in Metropolitan Washington, 2004—2008

(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.

Outer Ring Jurisdictions

The outer ring jurisdictions are defined as Spotsylvania County, Fauquier County, Warren County, Clarke County, Jefferson County and the City of Fredericksburg.

Washington Primary Metropolitan Statistical Area (PMSA) and Consolidated Metropolitan Statistical Area (CMSA)

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) - Washington-Baltimore DC-MD-VA-WV CMSA. The individual PMSAs are expanded and separately recognized as PMSAs. Unless otherwise noted, this report uses the 2003 definition of the MSA.

Washington DC-MD-VA Metropolitan Statistical Area (MSA)

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



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Revised July 8, 2009