

in Metropolitan Washington: 2001-2005

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 2001 and 2005, 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.

Inside this Issue:

Executive Summary	2
Population	3
Employment	5
Federal Spending	8
Labor Force	9
Construction	10
Mortgage Rates, New Home Sales, and Housing-Related Inflation	12
Inflation	15
Income	16
Retail Sales	18
Airline Passengers	19



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 20 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 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 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 312,600 people between 2001 and 2005. The majority of this growth occurred in the region's outer suburbs, which increased by 17.5 percent or 180,600 people. The inner suburbs, with the addition of 140,700 people, grew by 5.2 percent. The region's central jurisdictions lost 8,700 people, or less than one percent.

■ EMPLOYMENT

Between 2001 and 2005, the region added 119,342 jobs. As a result, the total number of jobs rose to 2.71 million in 2005. Between 2001 and 2005, more than 53 percent of total job growth occurred within the outer suburbs, followed by the inner suburbs with 30 percent and the central jurisdictions with 17 percent.

■ FEDERAL SPENDING

Federal spending in the Washington region increased to \$107.9 billion in FY 2004, up from \$97.1 billion in 2003. More than 48.9 percent, or \$52.8 billion, came in procurement contract awards which, for the sixth time, exceeded expenditures in the region for salaries and wages.

■ LABOR FORCE

Between 2001 and 2005, the civilian labor force in the Washington region increased by 175,700 people, to a total of 2,877,800. Of that number, 2,780,300 were employed and 97,600 were unemployed, putting the unemployment rate for the civilian labor force in the Washington region at 3.4 percent in 2005.

■ CONSTRUCTION

Commercial construction in the metropolitan Washington region decreased during 2005, with developers breaking ground on more than 24.4 million square feet of space. In 2005, commercial construction in the region decreased from the 2004 total of 27.7 million, 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 34,646 in 2004 to 32,849 in 2005.

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

Mortgage rates continued to fall between 2001 and 2005 to a low of 5.9 percent in 2005 (first and second quarters). Average rates rose from 5.8 percent in 2004 to 6.1 percent in 2005. The number of homes sold in the region jumped dramatically between 2001 and 2005, from 86,966 units in 2001 to 106,920 units in 2005. The rate of change in the Consumer Price Index for housing in the Washington-Baltimore DC-MD-VA-WV CMSA increased from 3.5 percent between 2003 and 2004 to 3.8 percent between 2004 and 2005.

■ 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 2003 and 2004 and increased by 4.0 percent between 2004 and 2005.

■ INCOME

Total personal income in the Washington region grew by an average annual rate of 5.7 percent between 2000 and 2004, leading to a 2004 total of \$231.4 billion. On a per capita basis, income varied greatly by jurisdiction, with a regional average of \$47,553

■ RETAIL SALES

Retail sales in the region increased both in current and real terms between 2001 and 2005. The region's 2005 total of \$69.6 billion, when adjusted for inflation, was less than the total annual retail sales in 2004, \$71.1 billion, and more than the 2003 total of \$67.8 billion.

■ AIRLINE PASSENGERS

More than 64 million passengers flew into or out of the Washington region's three major airports in 2005, a 25.4 percent increase from 2001.

Population

Population of the Washington DC-MD-VA MSA, by Jurisdiction, 2001–2005

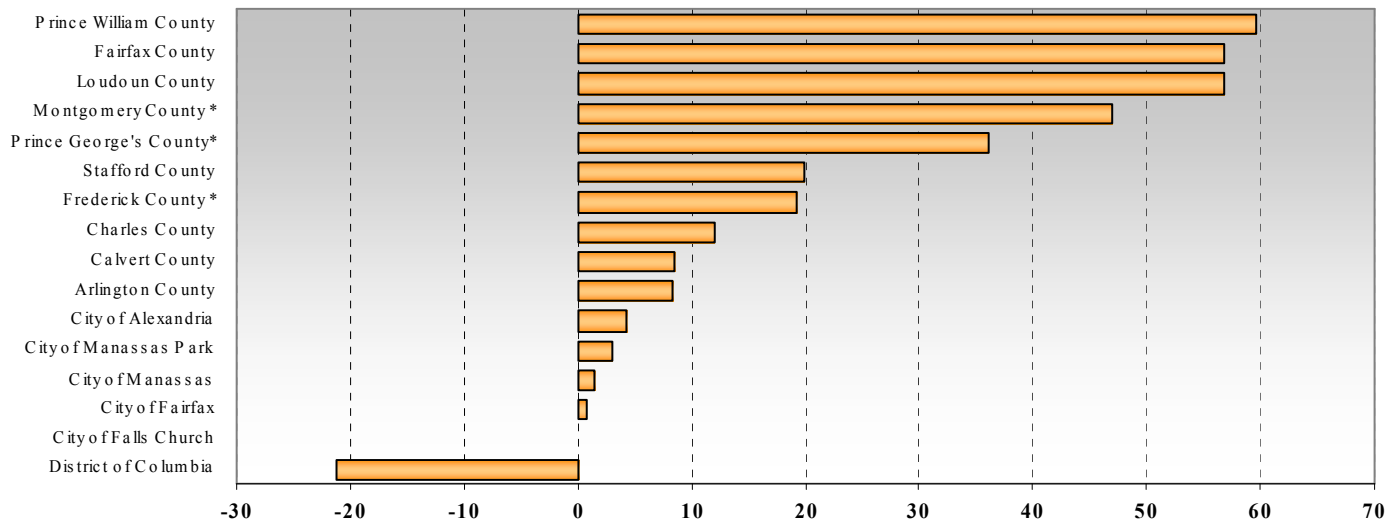
(Thousands of People)

The region grew by more than 312,600 people between 2001 and 2005. The majority of this growth occurred in the region's outer suburbs, which increased by 17.5 percent or 180,600 people. The inner suburbs, with the addition of 140,700 people, grew by 5.2 percent. The region's central jurisdictions lost 8,700 people, or less than one 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 7.0a 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 2001 - 2005	
	2001	2002	2003	2004	2005	Number	Percentage
District of Columbia	571.8	570.9	563.4	553.5	550.5	-21.3	-3.7%
Calvert County	78.3	80.9	84.1	86.5	86.8	8.5	10.9%
Charles County	125.4	129.0	133.1	135.8	137.4	12.0	9.6%
Frederick County	203.8	209.0	214.3	218.8	223.0	19.2	9.4%
City of Frederick*	53.0	54.9	56.8	58.5	59.1	6.1	11.5%
Montgomery County	895.0	910.2	924.0	934.0	942.0	47.0	5.3%
City of Gaithersburg*	54.0	54.0	56.1	58.4	58.7	4.7	8.7%
City of Rockville*	49.8	51.5	55.2	58.0	59.6	9.8	19.6%
City of Takoma Park*	17.3	17.3	17.3	17.3	17.3	0.0	0.0%
Prince George's County	816.8	833.1	838.7	843.0	852.9	36.1	4.4%
City of Bowie*	51.4	52.7	52.7	54.6	54.6	3.2	6.2%
City of College Park*	24.7	26.4	26.6	27.2	27.2	2.5	10.1%
City of Greenbelt*	20.8	20.8	20.8	20.8	20.9	0.1	0.5%
Town of Bladensburg*	7.7	7.7	7.7	7.7	7.7	0.0	0.0%
Maryland Suburbs	2,119.3	2,162.2	2,194.2	2,218.1	2,242.2	122.9	5.8%
Arlington County	190.0	193.2	195.9	197.4	198.3	8.3	4.4%
City of Alexandria	132.7	134.0	135.0	134.0	137.0	4.3	3.2%
Fairfax County	984.4	1,004.4	1,012.0	1,022.3	1,041.2	56.8	5.8%
City of Fairfax	21.7	22.1	22.5	22.3	22.4	0.7	3.4%
City of Falls Church	10.4	10.5	10.5	10.5	10.5	0.1	1.0%
Loudoun County	185.1	196.3	211.1	228.3	242.0	56.8	30.7%
Prince William County	294.8	309.4	321.6	336.8	354.4	59.6	20.2%
City of Manassas	35.5	35.9	36.3	36.5	37.0	1.5	4.2%
City of Manassas Park	11.0	10.9	11.6	12.5	14.0	3.0	27.3%
Stafford County	98.0	102.7	106.0	114.8	117.9	19.9	20.3%
Virginia Suburbs	1,963.6	2,019.4	2,062.5	2,115.4	2,174.6	211.0	10.7%
MSA Total	4,654.7	4,752.5	4,820.1	4,887.0	4,967.3	312.6	6.7%
Central Jurisdictions	894.5	898.1	894.3	884.9	885.8	-8.7	-1.0%
Inner Suburbs	2,728.3	2,780.3	2,807.7	2,832.1	2,869.0	140.7	5.2%
Outer Suburbs	1,031.9	1,074.1	1,118.1	1,170.0	1,212.5	180.6	17.5%



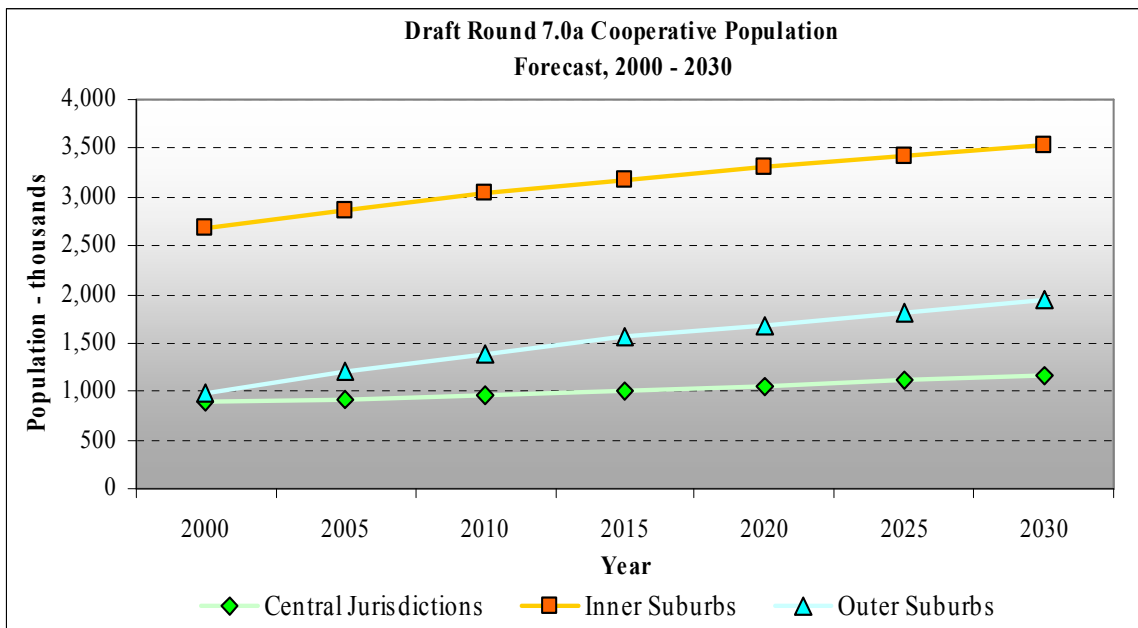
Source: For the years 2001 - 2005, local government estimates except for the District of Columbia and Stafford County (2005 - U.S. Census Bureau Estimate), and City of Takoma Park and Town of Bladensburg (2000 - U.S. Census Bureau Actual.)

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

Population

Summary of Forecast of Population, by Jurisdiction, Draft Round 7.0a 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
District of Columbia	572.1	577.5	608.7	641.9	673.0	712.0	733.8	161.8	28.3%
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%
Maryland Suburbs	2,071.8	2,236.5	2,354.2	2,454.7	2,553.1	2,666.8	2,794.3	722.5	34.9%
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%
Virginia Suburbs	1,908.1	2,164.7	2,434.7	2,658.5	2,823.8	2,957.7	3,083.2	1,175.1	61.6%
MSA Total	4,551.9	4,978.7	5,397.6	5,755.1	6,049.8	6,336.4	6,611.3	2,059.3	45.2%
Central Jurisdictions	890.7	911.6	964.8	1,014.6	1,059.2	1,113.1	1,152.8	262.1	29.4%
Inner Suburbs	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%
Outer Suburbs	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 7.0a Cooperative Forecasts. Draft Round 7.0a was approved by the Metropolitan Development Policy Committee, May 10, 2006.

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

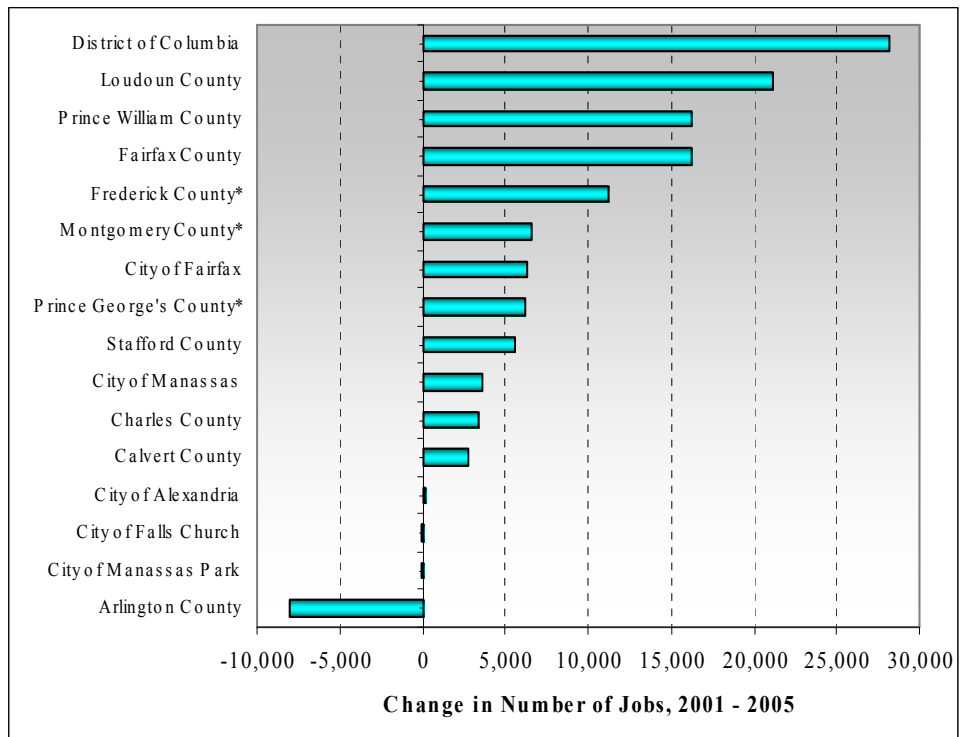
At-Place Employment in the Washington DC-MD-VA MSA, by Jurisdiction, 2001 - 2005

JURISDICTIONS	Year					Change 2001 - 2005
	2001	2002	2003	2004	2005*	
District of Columbia	653,600	664,200	665,500	674,200	681,800	28,200
Calvert County	18,026	19,056	19,915	20,705	20,780	2,754
Charles County	36,987	37,669	38,523	39,766	40,354	3,367
Frederick County	79,463	82,260	86,168	89,521	90,636	11,173
Montgomery County	449,853	453,145	449,909	448,782	456,459	6,606
Prince George's County	305,176	305,229	311,428	312,994	311,344	6,168
Maryland Suburbs	889,505	897,359	905,943	911,768	919,573	30,068
Arlington County	159,280	153,122	150,075	154,820	151,212	-8,068
City of Alexandria	91,344	89,383	90,769	92,694	91,583	239
Fairfax County	543,198	525,405	532,784	544,110	559,398	16,200
City of Fairfax	17,059	18,073	18,215	23,881	23,353	6,294
City of Falls Church	14,164	14,457	14,104	14,459	14,097	-67
Loudoun County	96,299	98,209	103,629	112,446	117,426	21,127
Prince William County	82,407	85,280	88,174	95,710	98,630	16,223
City of Manassas	19,518	21,404	21,259	23,080	23,112	3,594
City of Manassas Park	3,825	3,738	3,672	3,668	3,756	-69
Stafford County	24,348	25,374	25,572	28,779	29,949	5,601
Virginia Suburbs	1,051,442	1,034,445	1,048,253	1,093,647	1,112,516	61,074
MSA Total	2,594,547	2,596,004	2,619,696	2,679,615	2,713,889	119,342
Central Jurisdictions	904,224	906,705	906,344	921,714	924,595	20,371
Inner Suburbs	1,329,450	1,316,309	1,326,440	1,344,226	1,364,651	35,201
Outer Suburbs	360,873	372,990	386,912	413,675	424,643	63,770

Between 2001 and 2005, the region added 119,342 jobs. As a result, the total number of jobs rose to 2.71 million in 2005.

Between 2001 and 2005, more than 53 percent of the total job growth occurred within the outer suburbs, followed by the inner suburbs with 30 percent and the central jurisdictions with 17 percent. More than 50 percent of the region's jobs, 1.4 million, remain in the inner suburbs. During the same time period, 55 percent of the region's job growth occurred in three jurisdictions: District of Columbia (28,200), Loudoun County (21,127 jobs), and Prince William County (16,223 jobs).

According to COG's Draft Round 7.0a 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.

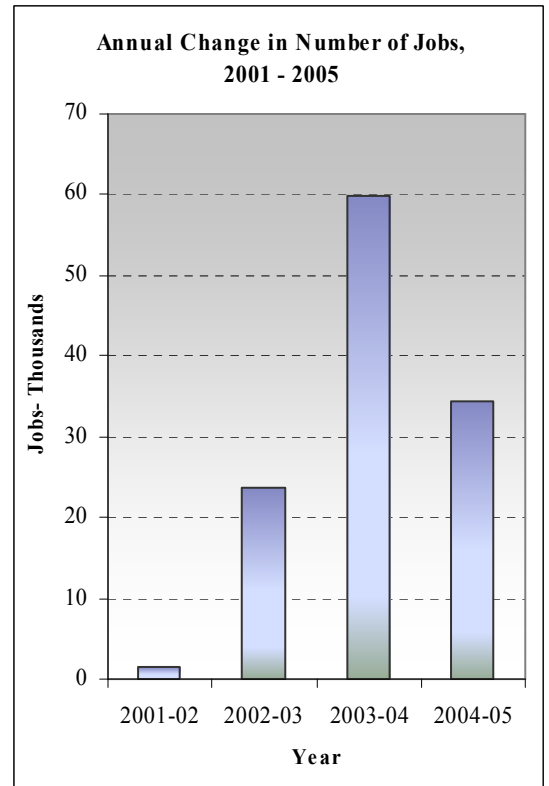
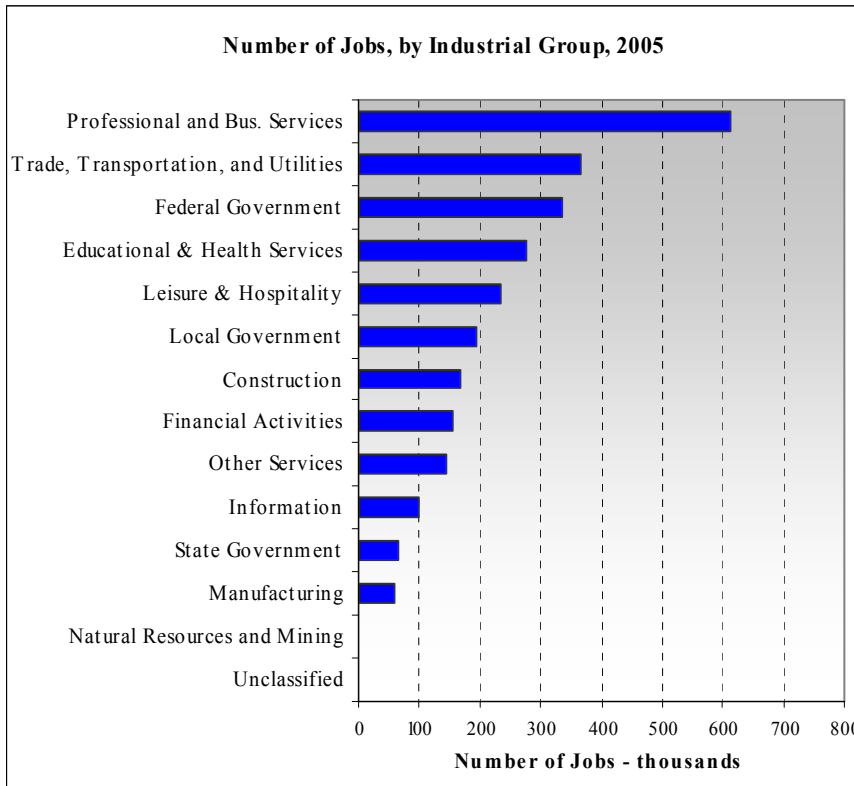
Persons in Maryland cities are included in appropriate county totals.

*2005 Figures for Maryland and Virginia jurisdictions are estimates based on the first three quarters.

Employment

At-Place Employment in the Washington DC-MD-VA MSA, by Industrial Group, 2001 - 2005

NAICS - INDUSTRIAL GROUP	Year					Change 2001 - 2005	
	2001	2002	2003	2004	2005*	Number	Percentage
Natural Resources & Mining	1,406	1,413	1,513	1,571	1,671	265	18.8%
Manufacturing	70,083	65,029	61,111	60,138	59,622	-10,461	-14.9%
Construction	152,561	153,788	156,172	163,151	168,598	16,037	10.5%
Trade, Transportation & Utilities	361,180	358,511	360,213	366,482	366,652	5,472	1.5%
Information	128,118	113,396	106,601	104,706	97,224	-30,894	-24.1%
Financial Activities	143,313	145,482	150,056	149,804	153,396	10,083	7.0%
Professional and Business Services	558,579	550,080	562,336	587,323	611,099	52,520	9.4%
Educational & Health Services	256,776	268,770	270,956	278,041	275,852	19,076	7.4%
Leisure & Hospitality	209,201	213,989	220,007	227,343	233,742	24,541	11.7%
Other Services	138,789	140,122	141,932	144,964	145,617	6,828	4.9%
Federal Government	324,842	331,986	333,441	336,368	336,969	12,127	3.7%
Local Government	178,235	185,588	189,967	192,857	195,221	16,986	9.5%
State Government	68,510	66,163	64,561	65,884	67,353	-1,157	-1.7%
Unclassified	2,954	1,687	830	983	873	-2,081	-70.4%
Total	2,594,547	2,596,004	2,619,696	2,679,615	2,713,889	119,342	4.6%



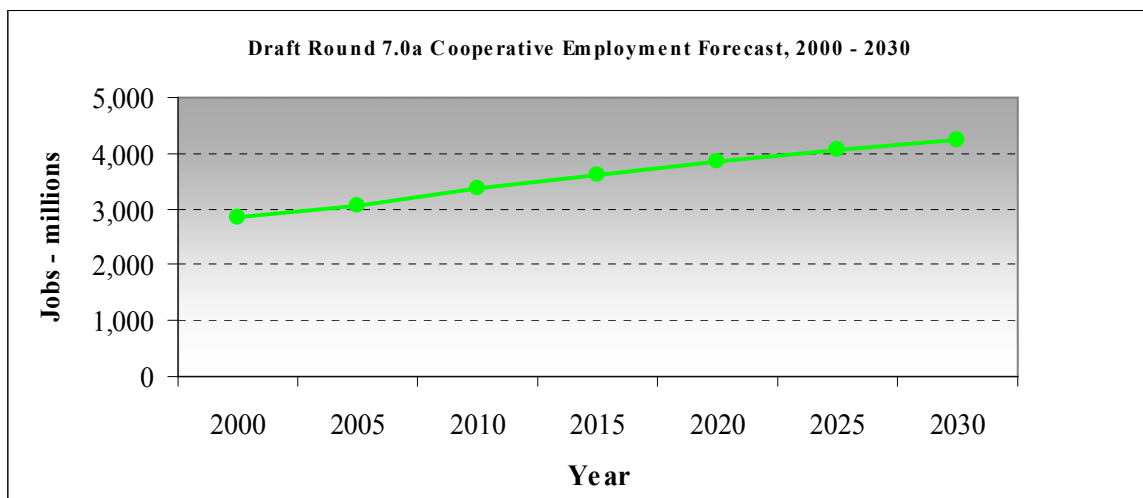
Source: Compiled by COG from the District of Columbia Department of Employment Services, Labor Market Information Staff; Maryland Department of Labor, Licensing and Regulation, Employment and Payrolls Reports; Virginia Employment Commission, Economic Information Services Division. Figures do not include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

*2005 Figures for Maryland and Virginia jurisdictions are estimates based on the first three quarters.

Employment

Summary of Forecast of Employment, by Jurisdiction Draft Round 7.0a 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
District of Columbia	743.6	745.0	783.6	816.7	830.0	845.0	860.0	116.4	15.7%
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%
Maryland Suburbs	973.6	1,066.8	1,173.2	1,253.9	1,335.5	1,412.5	1,486.6	513.1	52.7%
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%
Virginia Suburbs	1,128.0	1,238.9	1,415.7	1,550.0	1,676.9	1,789.5	1,890.3	762.3	67.6%
MSA Total	2,845.2	3,050.6	3,372.5	3,620.6	3,842.3	4,047.0	4,236.9	1,391.7	48.9%
Central Jurisdictions	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%
Inner Suburbs	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%
Outer Suburbs	401.9	506.9	595.8	660.9	721.9	779.7	834.3	432.4	107.6%



Source: COG, Draft Round 7.0a Cooperative Forecasts. Draft Round 7.0a was approved by the Metropolitan Development Policy Committee on May 10, 2006.

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.

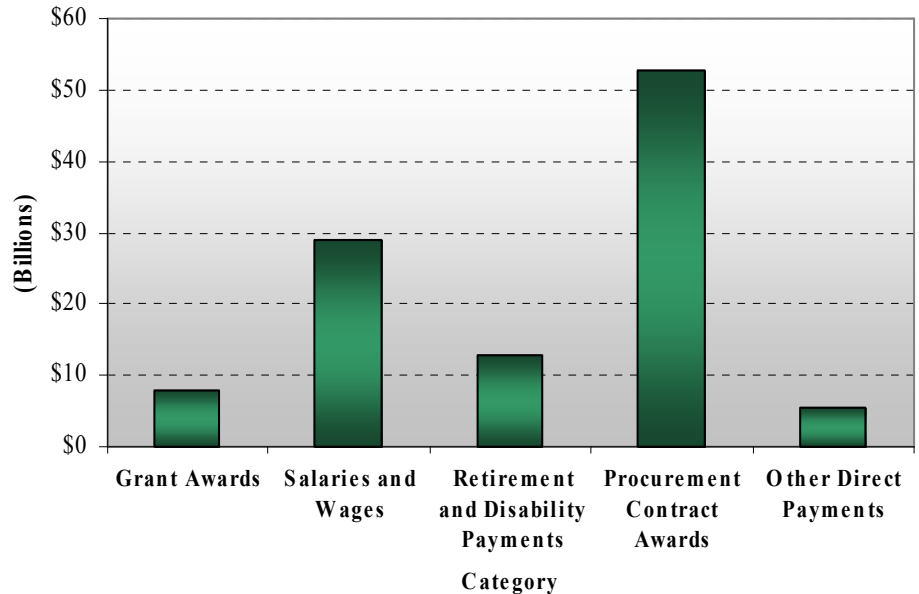
e/ Source: Rappahannock Area Development Commission (RADCO), January 2003.

Federal Spending

Federal spending in the Washington region increased to \$107.9 billion in FY 2004, from \$97.1 billion in 2003. More than 48.9 percent, or \$52.8 billion, came in procurement contract awards which, for the sixth time, exceeded expenditures in the region for salaries and wages. More than 31.0 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 2004



Direct Federal Expenditures and Obligations in the Washington DC-MD-VA MSA, by Jurisdiction, FY 2004 (Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Retirement and Disability Payments	Procurement Contract Awards	Other Direct Payments	Total	2004 Total	
							Department of Defense	Non-Defense
District of Columbia	\$4,204,862	\$15,525,884	\$1,882,456	\$13,346,641	\$2,669,812	\$37,629,655	\$5,263,567	\$32,366,088
Calvert County	41,620	17,187	222,032	14,324	59,853	\$355,016	43,712	311,304
Charles County	82,750	162,000	382,184	94,454	93,525	\$814,913	274,418	540,495
Frederick County	329,038	232,429	473,135	775,537	136,944	\$1,947,083	479,193	1,467,890
Montgomery County	1,236,471	3,541,317	2,248,486	7,510,566	757,555	\$15,294,395	2,661,203	12,633,192
Prince George's County	801,235	2,264,601	2,190,784	4,450,116	665,731	\$10,372,467	1,969,988	8,402,479
Maryland Suburbs	\$2,491,114	\$6,217,534	\$5,516,621	\$12,844,997	\$1,713,608	\$28,783,874	\$5,428,514	\$23,355,360
Arlington County	194,928	3,629,849	515,536	5,220,181	164,827	\$9,725,321	4,815,156	4,910,165
City of Alexandria	242,999	684,388	646,989	2,358,698	171,790	\$4,104,864	2,438,592	1,666,272
Fairfax County	450,698	1,369,521	2,395,603	12,820,256	347,299	\$17,383,377	9,796,914	7,586,463
City of Fairfax	100,652	76,424	359,972	2,450,710	58,123	\$3,045,881	1,616,453	1,429,428
City of Falls Church	23,750	337,082	91,119	1,065,595	47,468	\$1,565,014	859,424	705,590
Loudoun County	43,184	355,324	358,691	1,485,974	52,371	\$2,295,544	1,364,941	930,603
Prince William County	125,218	637,253	694,292	381,686	76,230	\$1,914,679	1,118,016	796,663
City of Manassas	51,954	49,386	164,704	766,104	31,640	\$1,063,788	730,504	333,284
City of Manassas Park	10,354	4,663	3,460	2,168	521	\$21,166	5,657	15,509
Stafford County	28,873	59,100	238,011	7,352	28,736	\$362,072	89,806	272,266
Virginia Suburbs	\$1,272,610	\$7,202,990	\$5,468,377	\$26,558,724	\$979,005	\$41,481,706	\$22,835,463	\$18,646,243
MSA Total	\$7,968,586	\$28,946,408	\$12,867,454	\$52,750,362	\$5,362,425	\$107,895,235	\$33,527,544	\$74,367,691
Percentage of Total	7.4%	26.8%	11.9%	48.9%	5.0%	100.0%	31.1%	68.9%
Central Jurisdictions	4,642,789	19,840,121	3,044,981	20,925,520	3,006,429	51,459,840	12,517,315	38,942,525
Inner Suburbs	2,612,806	7,588,945	7,285,964	28,297,243	1,876,176	47,661,134	16,903,982	30,757,152
Outer Suburbs	712,991	1,517,342	2,536,509	3,527,599	479,820	8,774,261	4,106,247	4,668,014

Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY 2004.

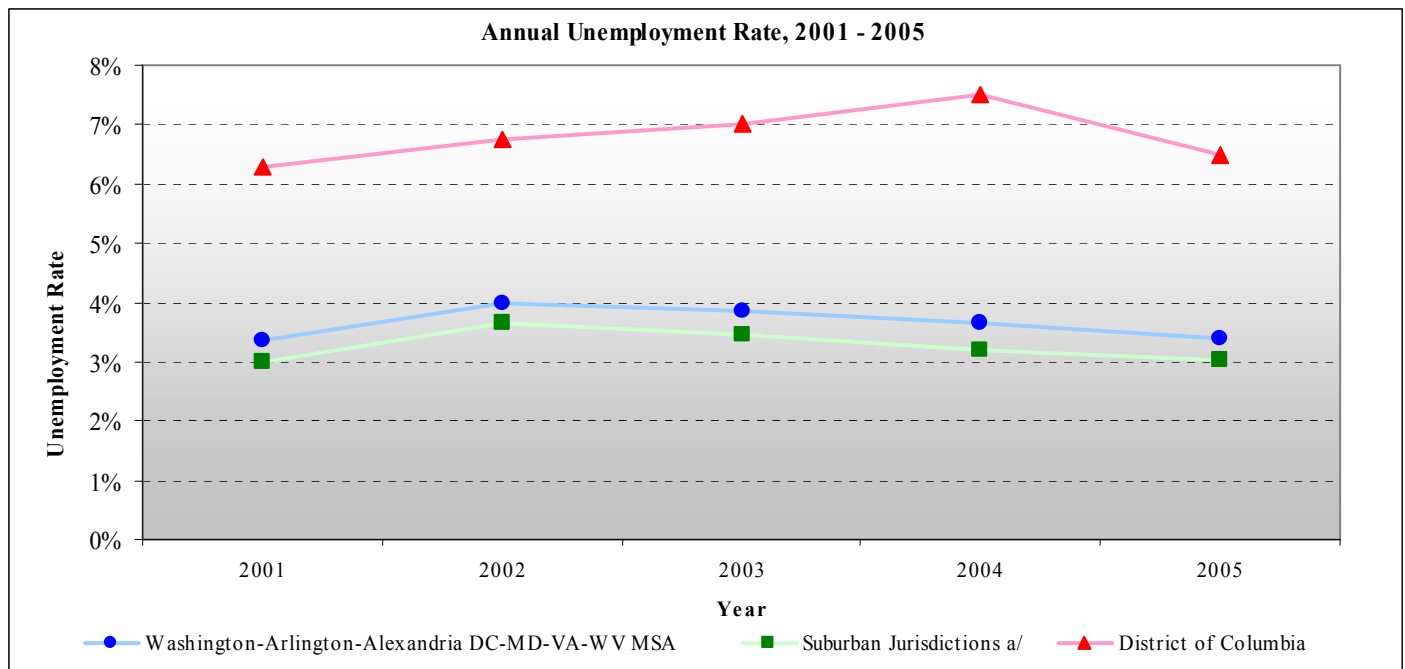
NOTE: Grant locations represent location of initial recipient. Salary and wage locations represent place of employment. Procurement location is the place of performance, and other data are assigned to the recipient location. Figures may not sum to total due to rounding.

Between 2001 and 2005 the civilian labor force in the Washington region increased by 175,700 people, to a total of 2,877,800. Of that number, 2,780,300 were employed and 97,600 were unemployed, putting the unemployment rate for the civilian labor force in the Washington region at 3.4 percent in 2005. The unemployment rate in the region has remained steady between 2001 and 2005, averaging 3.7 percent.

Unemployment in the District of Columbia, 6.5 percent in 2005, remained higher than in suburban jurisdictions, which averaged 3.0 percent.

Labor Force by Place of Residence in the Washington-Arlington-Alexandria DC-MD-VA-WV MSA, 2001 - 2005
(Thousands)

Jurisdictional Group	Structure Type	Year					Change 2001 - 2005	
		2001	2002	2003	2004	2005	Number	Percentage
Washington-Arlington-Alexandria DC-MD-VA-WV MSA	Civilian Labor Force	2,702.1	2,743.3	2,773.5	2,818.4	2,877.8	175.7	6.5%
	Employment	2,611.2	2,633.6	2,666.7	2,715.5	2,780.3	169.1	6.5%
	Unemployment	90.9	109.7	106.8	102.9	97.6	6.7	7.4%
	Unemployment Rate b/	3.4%	4.0%	3.9%	3.7%	3.4%		
Suburban Jurisdictions a/	Civilian Labor Force	2,396.3	2,443.5	2,477.1	2,522.6	2,581.7	185.4	7.7%
	Employment	2,324.6	2,354.0	2,391.1	2,441.9	2,503.3	178.7	7.7%
	Unemployment	71.7	89.5	86.0	80.7	78.4	6.7	9.3%
	Unemployment Rate b/	3.0%	3.7%	3.5%	3.2%	3.0%		
District of Columbia	Civilian Labor Force	305.8	299.8	296.4	295.8	296.1	-9.7	-3.2%
	Employment	286.6	279.6	275.6	273.6	277.0	-9.6	-3.3%
	Unemployment	19.2	20.2	20.8	22.2	19.2	0.0	0.0%
	Unemployment Rate b/	6.3%	6.7%	7.0%	7.5%	6.5%		



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

Figures may not sum to total due to rounding.

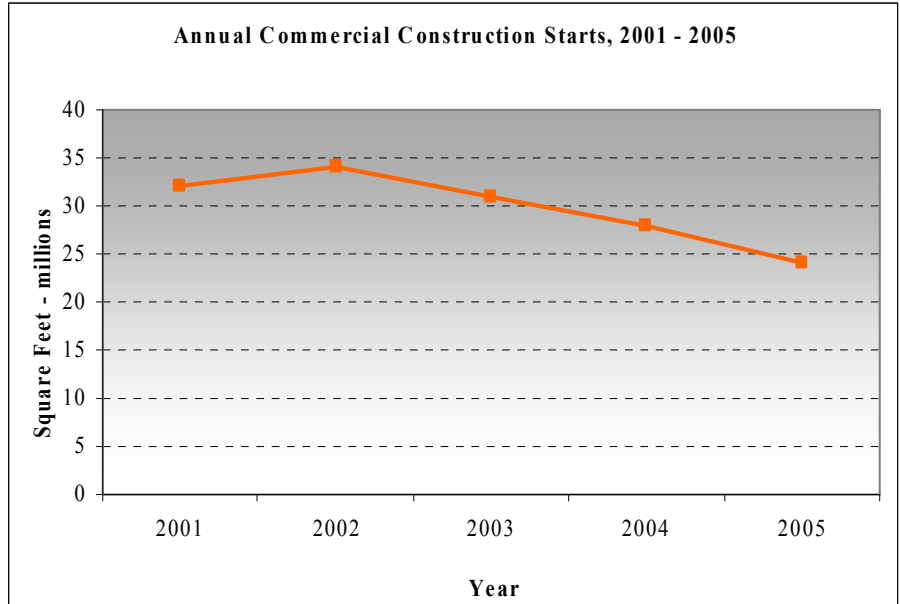
a/ Includes all jurisdictions within the Washington-Arlington-Alexandria DC-MD-VA-WV MSA except the District of Columbia.

b/ Seasonally unadjusted

Construction

Commercial construction in the metropolitan Washington region decreased during 2005, with developers breaking ground on more than 24.4 million square feet of space. In 2005, commercial construction in the region decreased from the 2004 total of 27.7 million, and was far below the 2000 total of 48.6 million. Montgomery County saw the most new commercial construction with more than 4.0 million square feet, followed by the District of Columbia (3.98 million square feet) and Prince George's County (3.87 million square feet).

The number of new, privately, owned housing units authorized in the region decreased from 34,646 in 2004 to 32,89 in 2005. Of the permits that were issued in 2005, almost half were in the outer suburbs.



Total Square Feet of Commercial Construction Started by Jurisdiction, 2001- 2005

JURISDICTIONS	Year					Total 2001-2005
	2001	2002	2003	2004	2005	
District of Columbia	4,737,705	6,518,860	6,113,563	5,993,801	3,978,259	27,342,188
Calvert County	a/	a/	a/	a/	a/	a/
Charles County	144,270	249,777	849,033	613,958	613,934	2,470,972
Frederick County	1,590,022	948,061	1,656,847	1,278,112	2,099,670	7,572,712
City of Frederick*	736,714	502,680	259,847	279,504	550,160	2,328,905
Montgomery County	6,527,438	7,908,651	4,292,261	2,970,082	4,017,020	25,715,452
City of Gaithersburg*	641,465	739,423	363,859	213,785	550,814	2,509,346
City of Rockville*	2,033,414	812,857	924,230	179,290	1,066,919	5,016,710
City of Takoma Park*	0	98,038	19,700	249,096	4,996	371,830
Prince George's County	4,013,984	2,125,407	4,034,609	4,818,770	3,872,345	18,865,115
City of Bowie*	219,184	102,807	406,801	141,937	215,500	1,086,229
City of College Park*	686,134	0	725,303	480,000	0	1,891,437
City of Greenbelt*	86,340	0	88,000	197,839	0	372,179
Town of Bladensburg*	0	0	0	0	0	0
Maryland Suburbs	12,275,714	11,231,896	10,832,750	9,680,922	10,602,969	54,624,251
Arlington County	867,266	2,248,000	2,698,760	555,744	586,032	6,955,802
City of Alexandria	697,231	4,312,836	168,355	662,536	367,606	6,208,564
Fairfax County	7,611,227	4,472,477	3,983,504	4,803,064	2,993,703	23,863,975
City of Fairfax	106,267	63,486	4,000	32,100	262,487	468,340
City of Falls Church	14,570	15,500	3,000	152,000	169,000	354,070
Loudoun County	4,558,831	2,490,593	4,224,583	2,647,249	2,792,474	16,713,730
Prince William County	1,248,991	2,050,972	2,741,414	3,044,044	2,476,152	11,561,573
City of Manassas	73,500	235,116	360,315	171,345	192,000	1,032,276
City of Manassas Park	0	0	0	0	0	0
Stafford County	a/	a/	a/	a/	a/	a/
Virginia Suburbs	15,177,883	15,888,980	14,183,931	12,068,082	9,839,454	67,158,330
Region Total	32,191,302	33,639,736	31,130,244	27,742,805	24,420,682	149,124,769
Central Jurisdictions	6,302,202	13,079,696	8,980,678	7,212,081	4,931,897	35,574,657
Inner Suburbs	18,273,486	14,585,521	12,317,374	12,776,016	11,314,555	57,952,397
Outer Suburbs	7,542,114	5,739,403	9,471,877	7,583,363	7,982,230	30,336,757

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

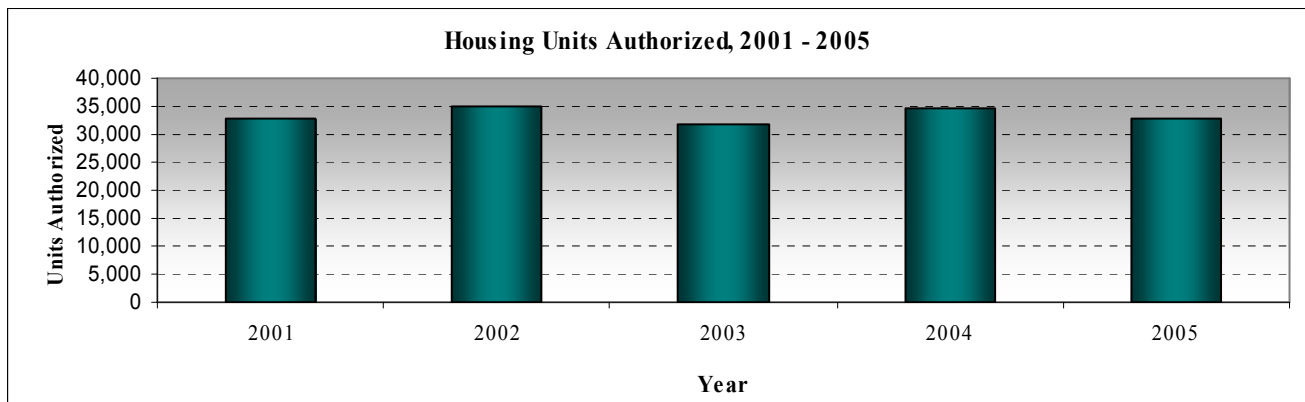
a/ The Commercial Construction Inventory does not include data for Calvert County or Stafford County.

Source: COG Commercial Construction Indicators 2005 Annual Summary, July 2006.

Construction

New Privately Owned Housing Units Authorized in the Washington DC-MD-VA MSA, by Jurisdiction 2001 - 2005

JURISDICTIONS	2001		2002		2003		2004		2005	
	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family
District of Columbia	896	131	1,591	383	1,427	152	1,936	226	2,860	125
Calvert County	886	886	928	855	791	791	525	525	488	488
Charles County	1,368	1,368	1,470	1,404	1,244	1,152	1,000	1,000	1,309	931
Frederick County	1,983	1,721	1,578	1,352	1,605	1,837	1,773	1,718	1,872	1,414
City of Frederick*	542	530	14	14	489	296	556	518	728	344
Montgomery County	5,249	3,191	5,013	2,909	4,428	2,339	3,821	2,376	3,591	1,700
City of Gaithersburg*	572	375	523	414	479	172	0	0	196	124
City of Rockville*	1,131	491	1,127	496	967	420	238	188	802	20
City of Takoma Park*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Prince George's County	3,049	3,049	2,563	2,485	2,938	2,808	1,948	1,875	3,425	3,255
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
Maryland Suburbs	12,535	10,215	11,552	9,005	11,006	8,927	9,067	7,494	10,685	7,788
Arlington County	920	171	17	17	7	7	1,274	184	1,275	166
City of Alexandria	1,329	401	1,244	380	72	20	843	171	1,017	195
Fairfax County	6,121	3,498	5,979	2,982	4,020	3,138	6,780	2,964	4,353	2,276
City of Fairfax	191	95	27	27	16	16	47	47	28	28
City of Falls Church	2	2	2	2	3	3	13	13	24	24
Loudoun County	4,753	3,436	6,108	4,659	6,770	5,678	6,664	5,667	5,199	4,716
Prince William County	4,301	3,950	6,014	4,998	6,572	5,006	5,822	5,307	5,427	5,140
City of Manassas	155	155	142	142	132	132	147	147	154	154
City of Manassas Park	30	30	213	65	162	69	189	76	188	81
Stafford County	1,542	1,468	2,078	1,692	1,509	1,385	1,864	1,395	1,639	1,452
Virginia Suburbs	19,344	13,206	21,824	14,964	19,263	15,454	23,643	15,971	19,304	14,232
MSA Total	32,775	23,552	34,967	24,352	31,696	24,533	34,646	23,691	32,849	22,145
Central Jurisdictions	3,145	703	2,852	780	1,506	179	4,053	581	5,152	486
Inner Suburbs	14,612	9,835	13,584	8,405	11,405	8,304	12,609	7,275	11,421	7,283
Outer Suburbs	15,018	13,014	18,531	15,167	18,785	16,050	16,459	14,310	16,276	14,376



Source: U.S. Department of Commerce, Bureau of the Census, 2005 Annual Report, "Permit Authorized Construction in Permit-issuing Places by Metropolitan Area."

* Included in county total.

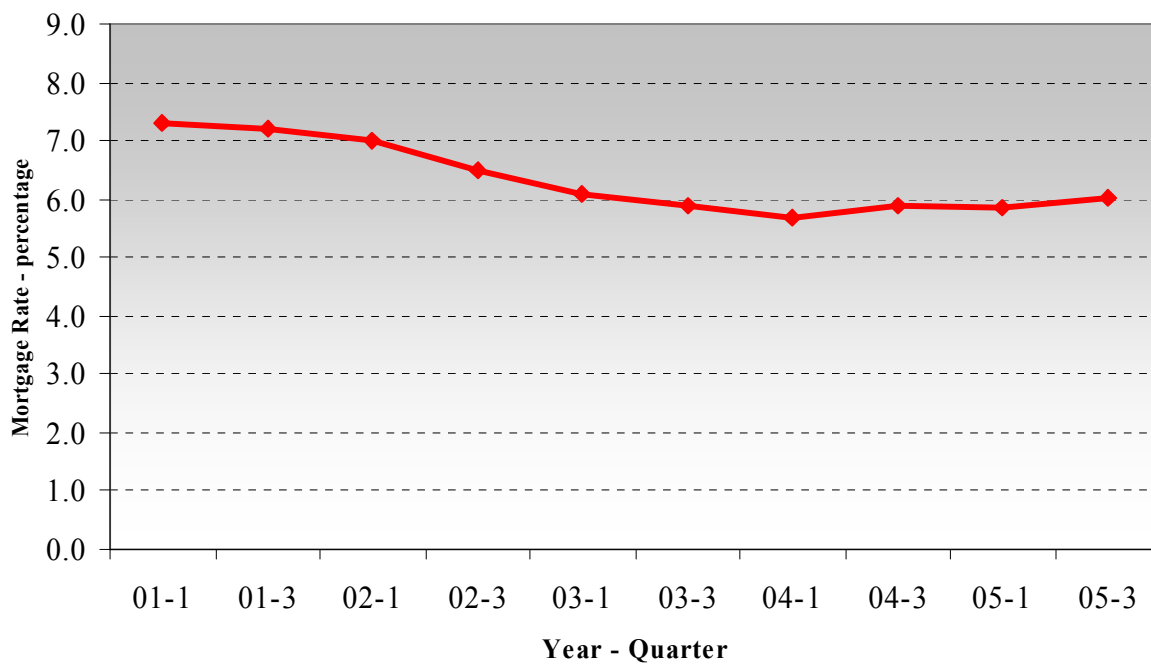
Mortgage Rates

Mortgage rates continued to fall between 2001 and 2005 to a low of 5.9 percent in 2005 (first and second quarters). Average rates rose from 5.8 percent in 2004 to 6.1 percent in 2005.

**Terms on Conventional Home Mortgages, Average for Closed Loans
in the Washington-Baltimore DC-MD-VA-WV CMSA, 2001 - 2005**

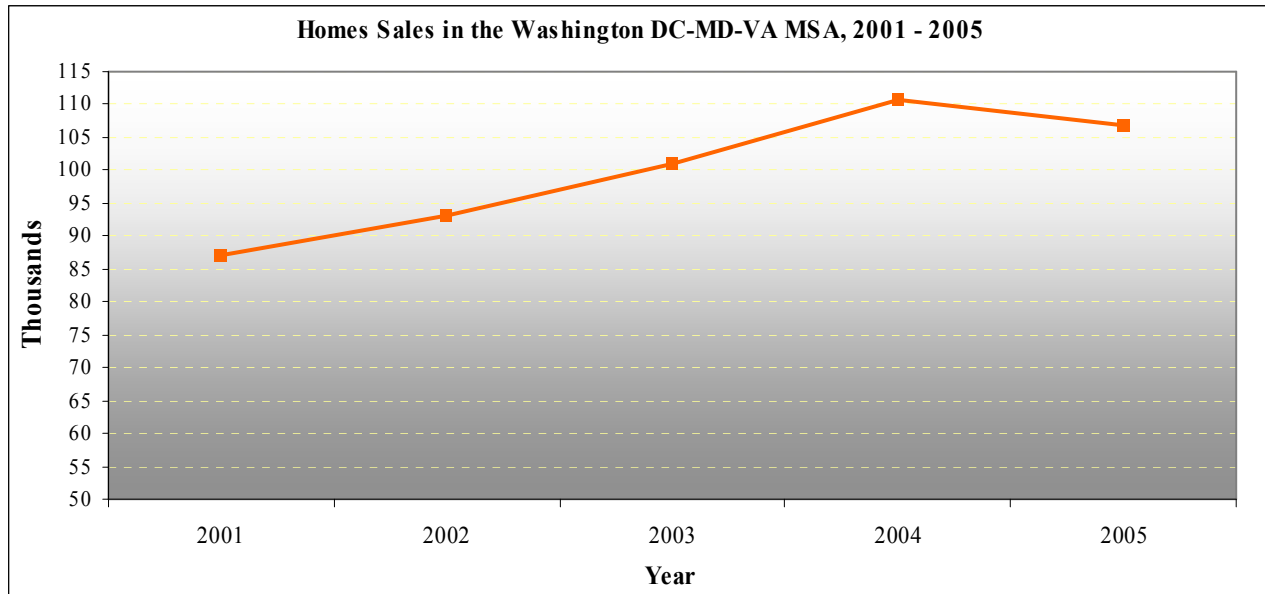
Quarter	Year				
	2001	2002	2003	2004	2005
First	7.3	7.0	6.1	5.7	5.9
Second	7.3	6.9	5.9	5.8	5.9
Third	7.2	6.5	5.9	5.9	6.0
Fourth	6.8	6.2	6.1	5.9	6.5

Effective Mortgage Rate, 2001 - 2005



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

The number of homes sold in the region jumped dramatically between 2001 and 2005, from 86,966 units in 2001 to 106,920 units in 2005. Fairfax County had the most homes sold in the region in 2005, with 23,114.



Net Home Sales in the Washington DC-MD-VA MSA, by Jurisdiction, 2001 - 2005

JURISDICTIONS	Year					Change 2001 - 2005	
	2001	2002	2003	2004	2005	Number	Percentage
District of Columbia	7,683	8,250	8,706	9,139	9,179	1,496	19.5%
Calvert County	1,620	1,633	1,667	1,628	1,675	55	3.4%
Charles County	2,201	2,486	2,634	2,916	3,157	956	43.4%
Frederick County	3,807	4,069	4,470	4,807	4,672	865	22.7%
Montgomery County	15,543	16,071	16,533	17,753	17,011	1,468	9.4%
Prince George's County	11,270	12,141	13,455	15,237	15,067	3,797	33.7%
Maryland Suburbs	34,441	36,400	38,759	42,341	41,582	7,141	20.7%
Arlington County	3,086	3,397	3,675	3,924	3,490	404	13.1%
City of Alexandria	2,975	3,077	3,260	3,531	3,256	281	9.4%
Fairfax County	21,205	22,314	24,227	25,717	23,114	1,909	9.0%
City of Fairfax	332	346	401	480	424	92	27.7%
City of Falls Church	172	211	181	261	196	24	14.0%
Loudoun County	6,190	6,736	8,270	9,381	9,123	2,933	47.4%
Prince William County	7,687	8,885	9,686	11,557	11,920	4,233	55.1%
City of Manassas	890	978	1,004	1,154	1,194	304	34.2%
City of Manassas Park	270	321	340	437	480	210	77.8%
Stafford County	2,035	2,271	2,519	2,861	2,962	927	45.6%
Virginia Suburbs	44,842	48,536	53,563	59,303	56,159	11,317	25.2%
Region Total	86,966	93,186	101,028	110,783	106,920	19,954	22.9%
Central Jurisdictions	13,744	14,724	15,641	16,594	15,925	2,181	15.9%
Inner Suburbs	48,522	51,083	54,797	59,448	55,812	7,290	15.0%
Outer Suburbs	24,700	27,379	30,590	34,741	35,183	10,483	42.4%

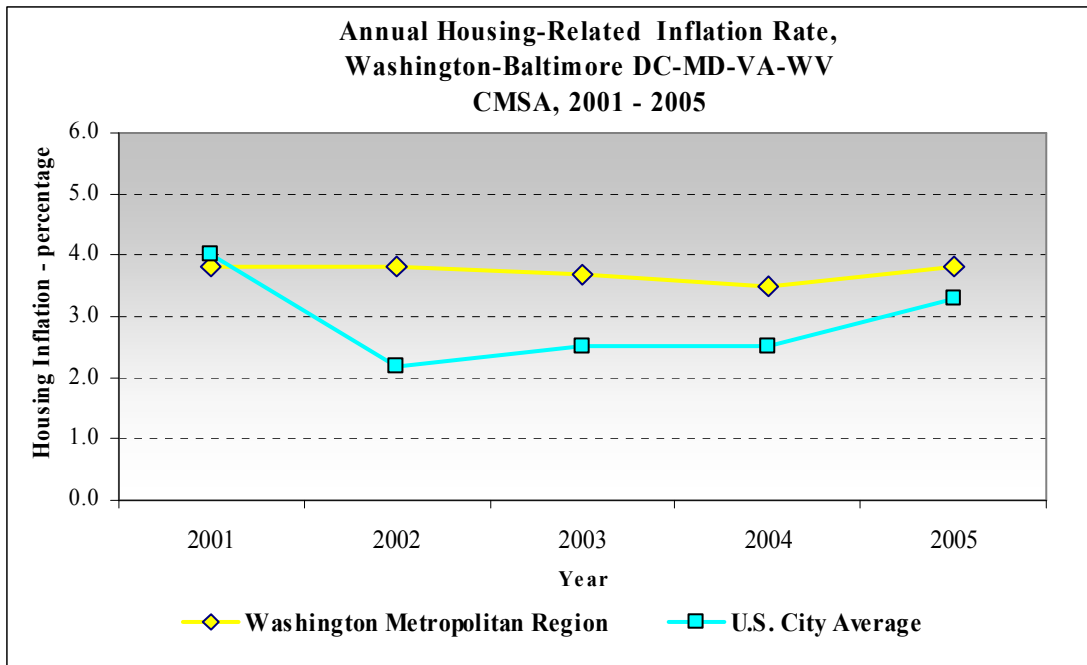
Source: Metropolitan Regional Information Systems, Inc., May 2006.

Housing-Related Inflation

The rate of change in the Consumer Price Index for housing in the Washington-Baltimore DC-MD-VA-WV CMSA increased from 3.5 percent between 2003 and 2004 to 3.8 percent between 2004 and 2005. 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, 2001 - 2005

	Year				
	2001	2002	2003	2004	2005
Washington-Baltimore DC-MD-VA-WV CMSA					
CPI-U, Housing (Annual Average)	113.0	117.3	121.6	125.9	130.7
Housing Inflation Rate (%) - % Change	3.8	3.8	3.7	3.5	3.8
U.S. City Average					
CPI-U, Housing (Annual Average)	176.4	180.3	184.8	189.5	195.7
Housing Inflation Rate (%) - % Change	4.0	2.2	2.5	2.5	3.3



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.

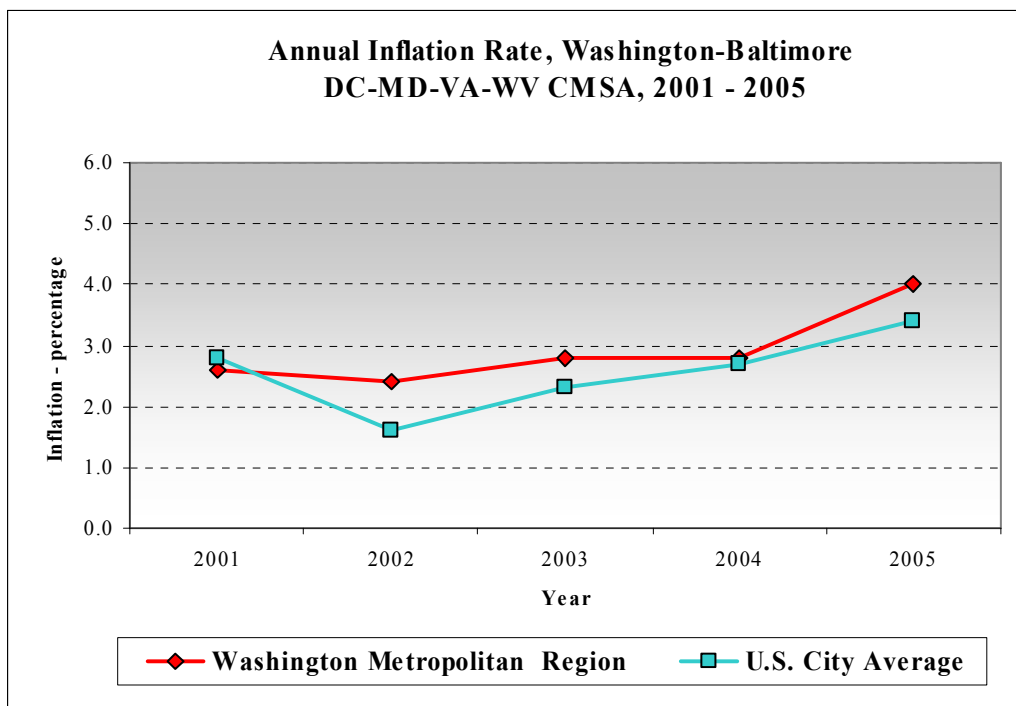
* CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA.

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 2003 and 2004 and increased by 4.0 percent between 2004 and 2005. Nationally, the rate of change increased from 2.7 percent between 2003 and 2004 to 3.4 percent between 2004 and 2005.

**Consumer Price Index* and Inflation - All Urban Consumers
in the Washington DC-MD-VA-WV CMSA, 2001 - 2005**

	Year				
	2001	2002	2003	2004	2005
Washington Metropolitan Region					
CPI-U (Annual Average)	110.4	113	116.2	119.5	124.3
Inflation Rate (%) - % Change	2.6	2.4	2.8	2.8	4.0
U.S. City Average					
CPI-U (Annual Average)	177.1	179.9	184	188.9	195.3
Inflation Rate (%) - % Change	2.8	1.6	2.3	2.7	3.4



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 5.7 percent between 2000 and 2004, leading to a 2004 total of \$231.4 billion. Total income growth was fastest in the outer suburbs, where income increased by an average of 8.0 percent per year.

On a per capita basis, income varied greatly by jurisdiction. Arlington County topped the region in per capita income at \$58,310. Stafford County had the lowest per capita income at \$32,378. The per capita income for the region was \$47,553 in 2004.

Total Personal Income in the Washington DC-MD-VA MSA, by Jurisdiction, 2000 - 2004

(Thousands of Dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 2000 - 2004
	2000	2001	2002	2003	2004	
District of Columbia	\$23,102,223	\$25,525,115	\$25,786,286	\$26,619,324	\$28,352,299	5.7%
Calvert County	2,352,217	2,513,986	2,674,927	2,842,343	3,079,292	7.7%
Charles County	3,729,783	3,952,861	4,175,811	4,419,942	4,806,214	7.2%
Frederick County	6,427,226	6,930,141	7,176,991	7,518,086	8,183,343	6.8%
Montgomery County	43,575,224	45,537,627	47,041,902	48,789,893	52,221,138	5.0%
Prince George's County	23,195,413	24,414,098	25,445,330	26,248,500	28,162,399	5.4%
Maryland Suburbs	\$79,279,863	\$83,348,713	\$86,514,961	\$89,818,764	\$96,452,386	5.4%
Arlington County	9,378,302	10,170,933	10,323,312	10,731,541	11,542,758	5.8%
City of Alexandria	6,211,938	6,931,579	7,039,735	7,273,362	7,818,849	6.5%
Fairfax County a/	50,393,190	52,889,102	53,790,886	55,775,794	60,307,894	4.9%
Loudoun County	7,153,949	7,718,740	7,799,414	8,480,933	9,639,098	8.7%
Prince William County b/	10,228,409	10,983,002	11,492,607	12,214,184	13,572,956	8.2%
Stafford County	2,689,846	2,935,570	3,105,579	3,332,262	3,707,757	9.5%
Virginia Suburbs	\$86,055,634	\$91,628,926	\$93,551,533	\$97,808,076	\$106,589,312	6.0%
MSA Total	\$188,437,720	\$200,502,754	\$205,852,780	\$214,246,164	\$231,393,997	5.7%
Central Jurisdictions	\$38,692,463	\$42,627,627	\$43,149,333	\$44,624,227	\$47,713,906	5.8%
Inner Suburbs	\$117,163,827	\$122,840,827	\$126,278,118	\$130,814,187	\$140,691,431	5.0%
Outer Suburbs	\$32,581,430	\$35,034,300	\$36,425,329	\$38,807,750	\$42,988,660	8.0%

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

Data released April 25, 2006.

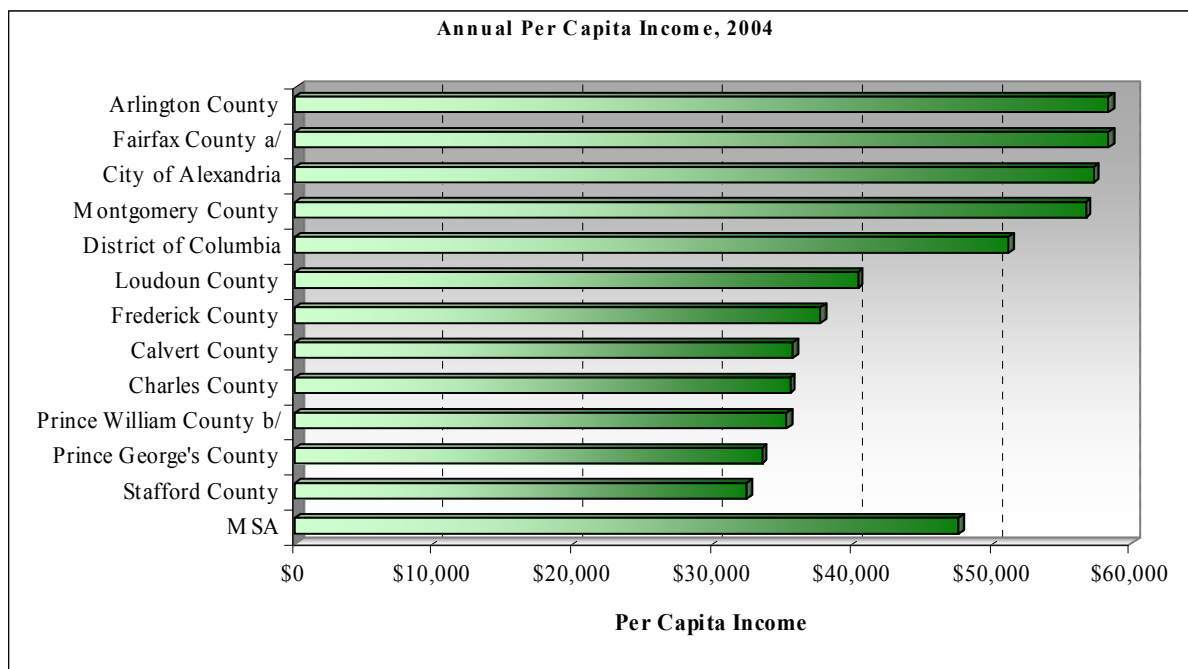
a/ Data for the Cities of Fairfax and Falls Church are included in Fairfax County.

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, 2000 - 2004

(Dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 2000 - 2004	Ratio to MSA 2004
	2000	2001	2002	2003	2004		
District of Columbia	\$40,456	\$44,834	\$45,670	\$47,718	\$51,155	6.6%	107.6%
Calvert County	\$31,284	\$32,381	\$33,074	\$33,796	\$35,684	3.5%	75.0%
Charles County	\$30,754	\$31,631	\$32,573	\$33,409	\$35,417	3.8%	74.5%
Frederick County	\$32,696	\$34,257	\$34,324	\$35,201	\$37,632	3.8%	79.1%
Montgomery County	\$49,599	\$50,941	\$51,873	\$53,260	\$56,662	3.6%	119.2%
Prince George's County	\$28,894	\$29,909	\$30,783	\$31,429	\$33,461	4.0%	70.4%
Maryland Suburbs	\$38,219	\$39,406	\$40,209	\$41,178	\$43,788	3.6%	92.3%
Arlington County	\$49,555	\$52,673	\$52,860	\$54,496	\$58,310	4.4%	122.6%
City of Alexandria	\$48,105	\$52,125	\$52,344	\$53,671	\$57,224	4.7%	120.3%
Fairfax County a/	\$50,035	\$51,931	\$52,494	\$54,167	\$58,266	4.1%	122.5%
Loudoun County	\$41,123	\$40,616	\$38,277	\$38,358	\$40,276	-0.5%	84.7%
Prince William County b/	\$31,038	\$31,902	\$32,077	\$32,951	\$35,198	3.4%	74.0%
Stafford County	\$28,747	\$29,840	\$29,795	\$30,476	\$32,378	3.2%	68.1%
Virginia Suburbs	\$44,760	\$46,342	\$46,295	\$47,404	\$50,538	3.2%	106.3%
MSA Total	\$41,252	\$43,011	\$43,456	\$44,613	\$47,553	3.8%	100.0%



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

Data released April 25, 2006.

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.

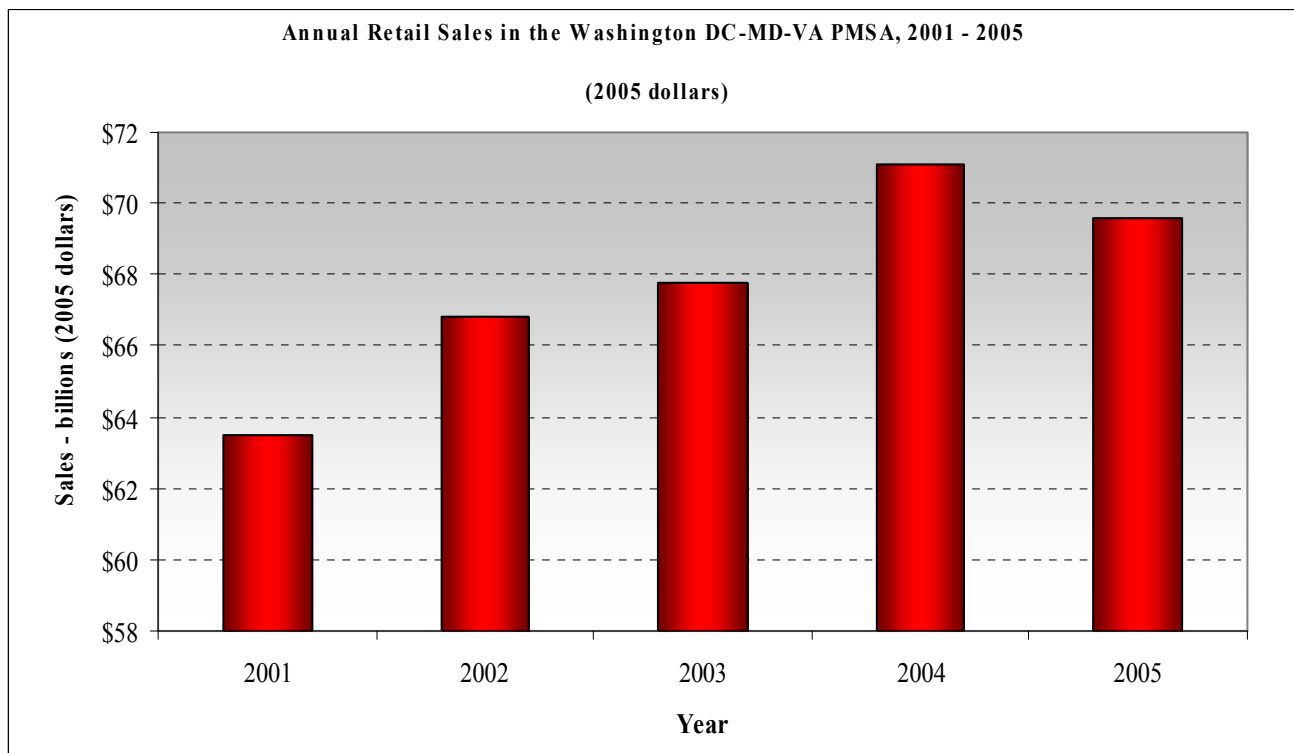
Retail Sales

Retail sales in the region increased both in current and real terms between 2001 and 2005. The region's 2005 total of \$69.6 billion, when adjusted for inflation, was less than the total annual retail sales in 2004, \$71.1 billion, and more than the 2003 total of \$67.8 billion.

When adjusted for inflation, retail sales in the region increased by 9.5 percent between 2001 and 2005. Nationally, sales increased by ten percent.

Estimated Total Annual Sales in the Washington DC-MD-VA PMSA, 2001 - 2005
(Millions of Dollars)

	Year					Change 2001 - 2005	
	2001	2002	2003	2004	2005	Number	Percentage
Washington DC-MD-VA PMSA							
Sales estimated (Current Dollars)	\$57,600	\$61,530	\$63,859	\$68,793	\$69,562	\$11,962	20.8%
Sales estimated (2005 dollars)	\$63,506	\$66,808	\$67,791	\$71,141	\$69,562	\$6,056	9.5%
United States							
Sales reported (Current Dollars)	\$3,067,725	\$3,134,322	\$3,265,477	\$3,477,308	\$3,719,178	\$651,453	21.2%
Sales reported (2005 dollars)	\$3,382,277	\$3,403,173	\$3,466,536	\$3,595,975	\$3,719,178	\$336,901	10.0%



Source: U.S. Department of Commerce, Bureau of the Census, Annual Benchmark Report for Retail Trade and Food Services: January 1992 Through February 2006.
*Published data from the Census Bureau for retail sales for the Washington DC-MD-VA MSA is no longer available after 1996. Data for 2001 - 2005 are estimated by The Center for Regional Analysis, George Mason University.

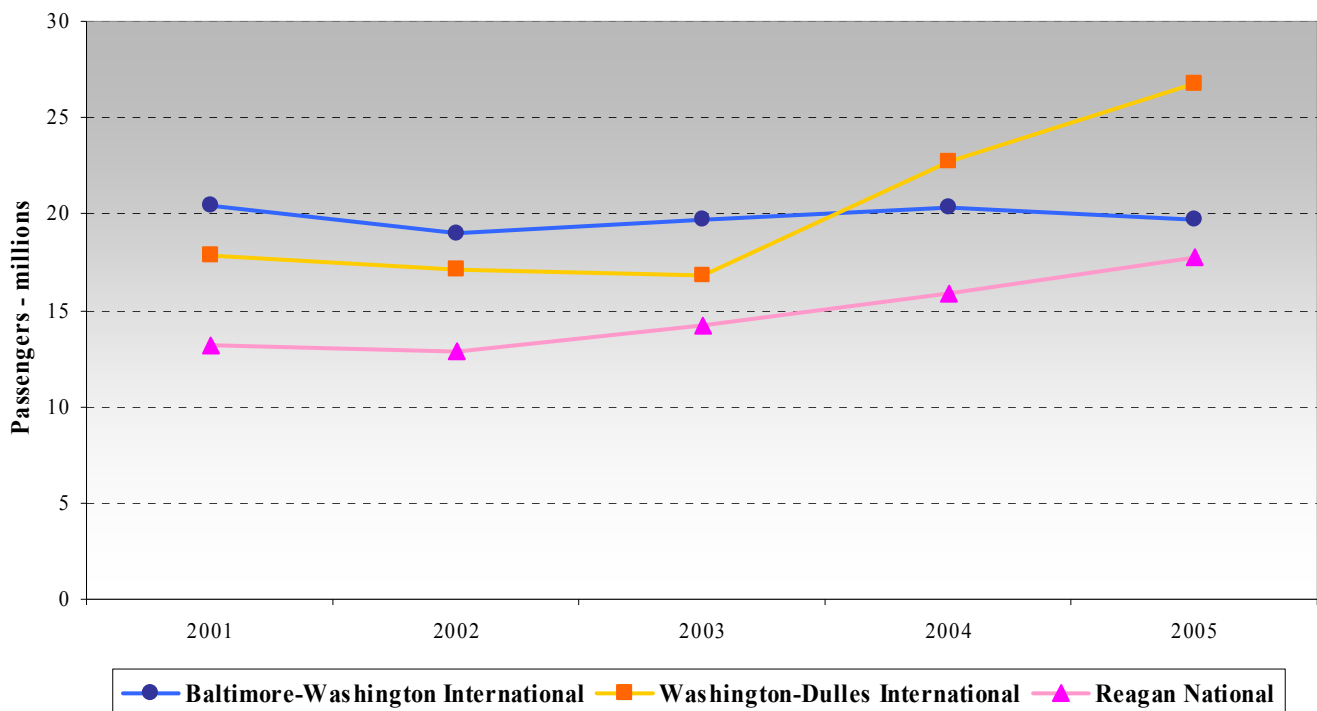
Airline Passengers

More than 64 million passengers flew into or out of the Washington region's three major airports in 2005, a 25.4 percent increase from 2001. Washington-Dulles International led the three airports in total airline passengers served, with 26.8 million. 19.7 million passengers passed through Baltimore-Washington International, while Reagan Washington National Airport served 17.8 million.

Number of Air Passengers Traveling to or from BWI, Dulles, and Reagan National Airports, 2001 - 2005
(Thousands of Passengers)

	Year					Change 2001 - 2005	
	2001	2002	2003	2004	2005	Passengers	Percentage
Baltimore-Washington International Airport	20,370	19,013	19,696	20,342	19,742	-628	-3.1%
Washington-Dulles International Airport	17,860	17,076	16,768	22,660	26,843	8,983	50.3%
Ronald Reagan Washington National Airport	13,168	12,872	14,215	15,932	17,844	4,676	35.5%
Total Air Passengers	51,398	48,961	50,679	58,934	64,429	13,031	25.4%

Annual Airline Passengers Boardings and Alightings, 2001 - 2005



Source: Research & Analysis, Office of Marketing and Development, Maryland Aviation Administration, Maryland Department of Transportation, Washington Area Airports Comparative Activity Summary Report Calendar Year 2005.

Economic Trends in Metropolitan Washington, 2001—2005

(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



METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS

777 North Capitol Street, NE Suite 300
Washington, DC 20002-4239

COG Publication Number 20068270

July 2006

<http://www.mwcog.org>

Email: infocntr@mwcog.org