

October 20, 2021

The background of the slide features three white house models with red roofs, arranged in a row from left to right, slightly overlapping. They are placed on a document that has a line graph with a blue line and a dashed line, and some text that is mostly out of focus. The overall theme is housing and economics.

Creative Approaches to Increasing the Housing Supply

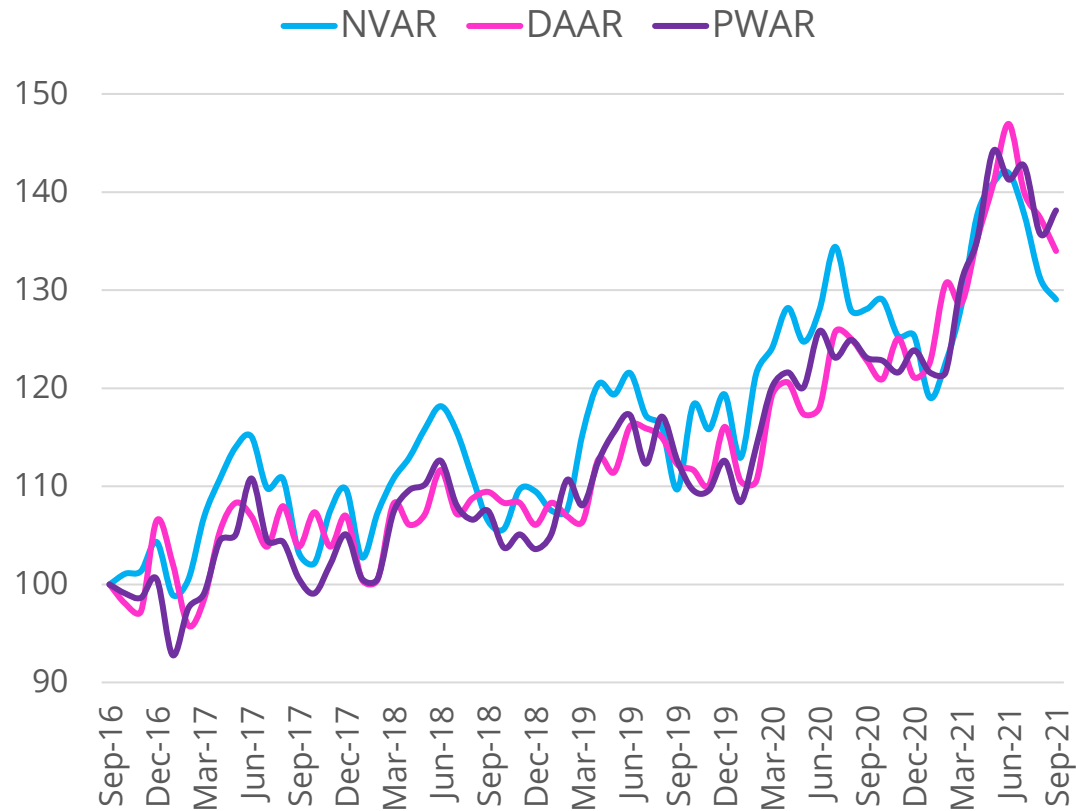
A Quick Look at Northern Virginia's
Housing Market

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Chief Economist, Virginia REALTORS®

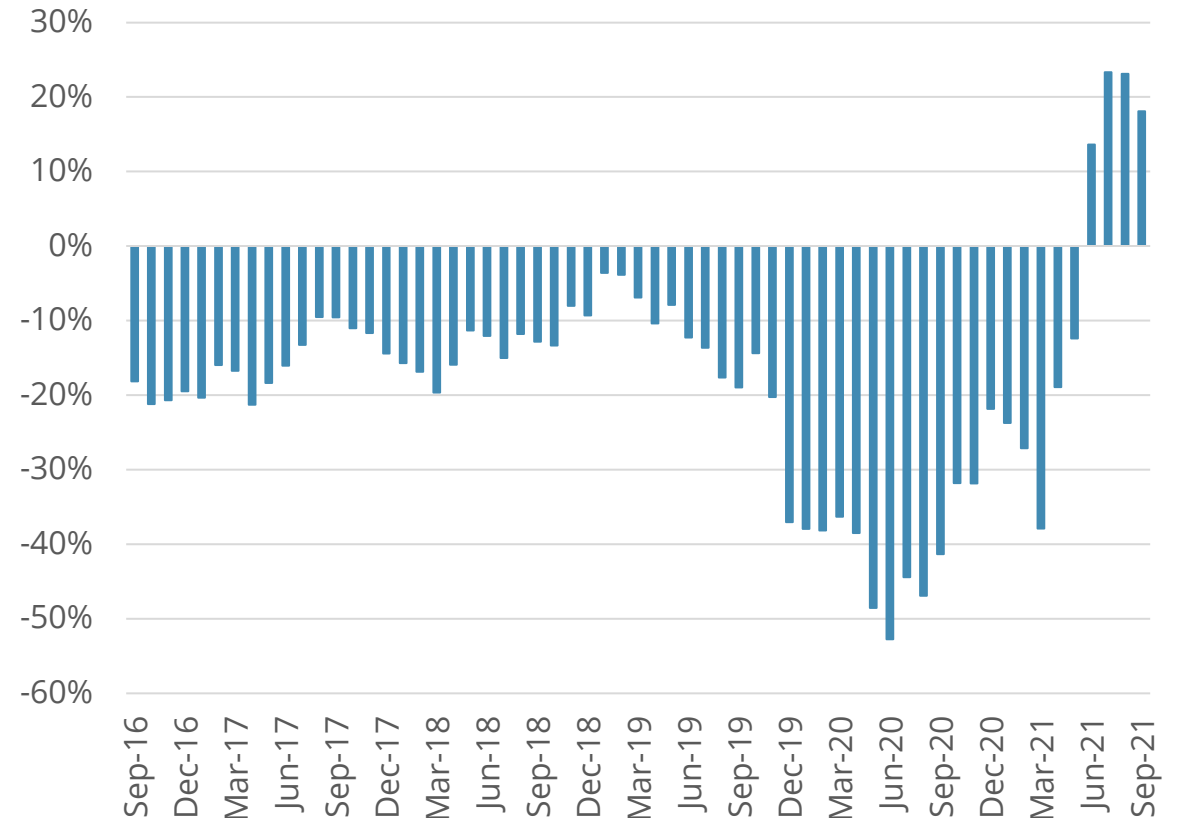
Northern Virginia's For-Sale Market

Arlington, Fairfax, Loudoun and Prince William counties; cities of Alexandria, Fairfax, Falls Church, Manassas and Manassas Park

Median Home Price (Sept 2016 = 100)

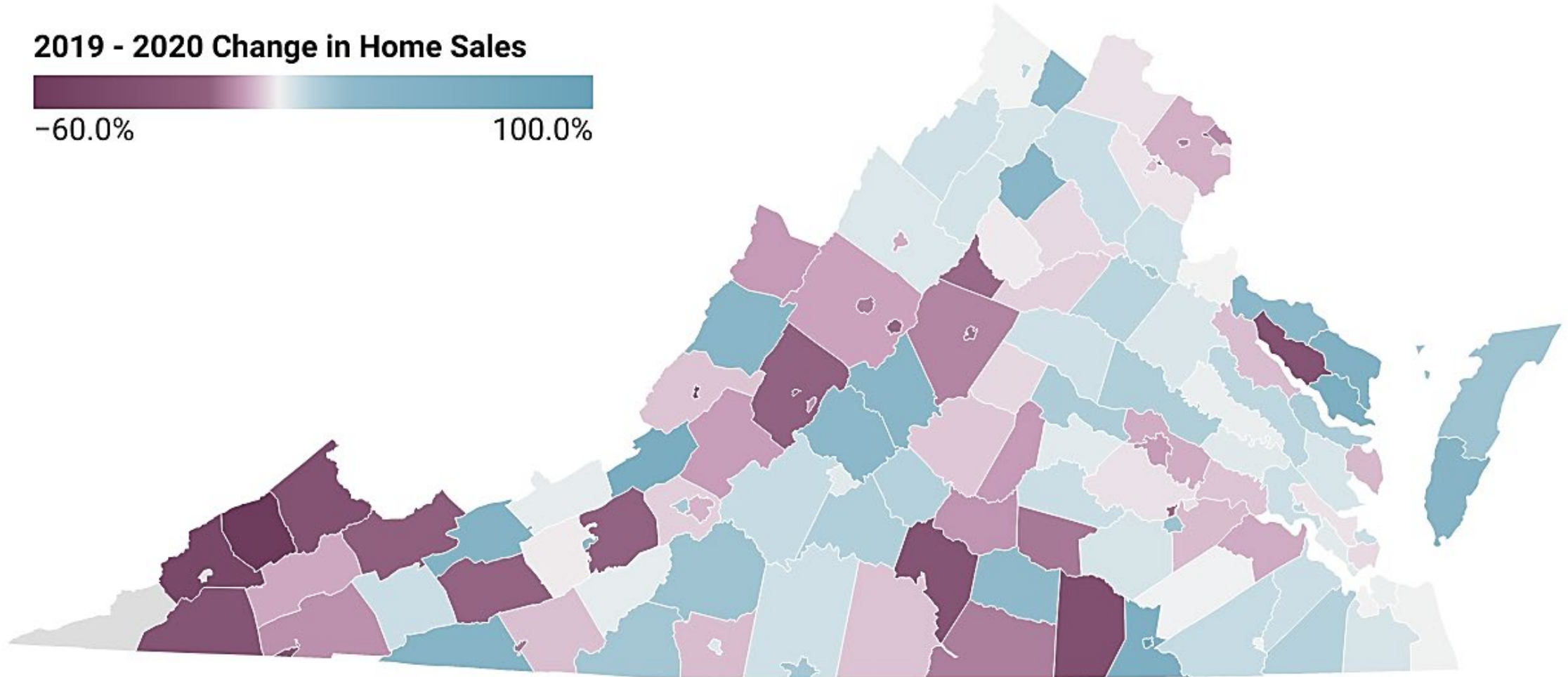


Month-End Inventory (y-o-y change)



Shift to Suburban/Exurban Locations During the Pandemic

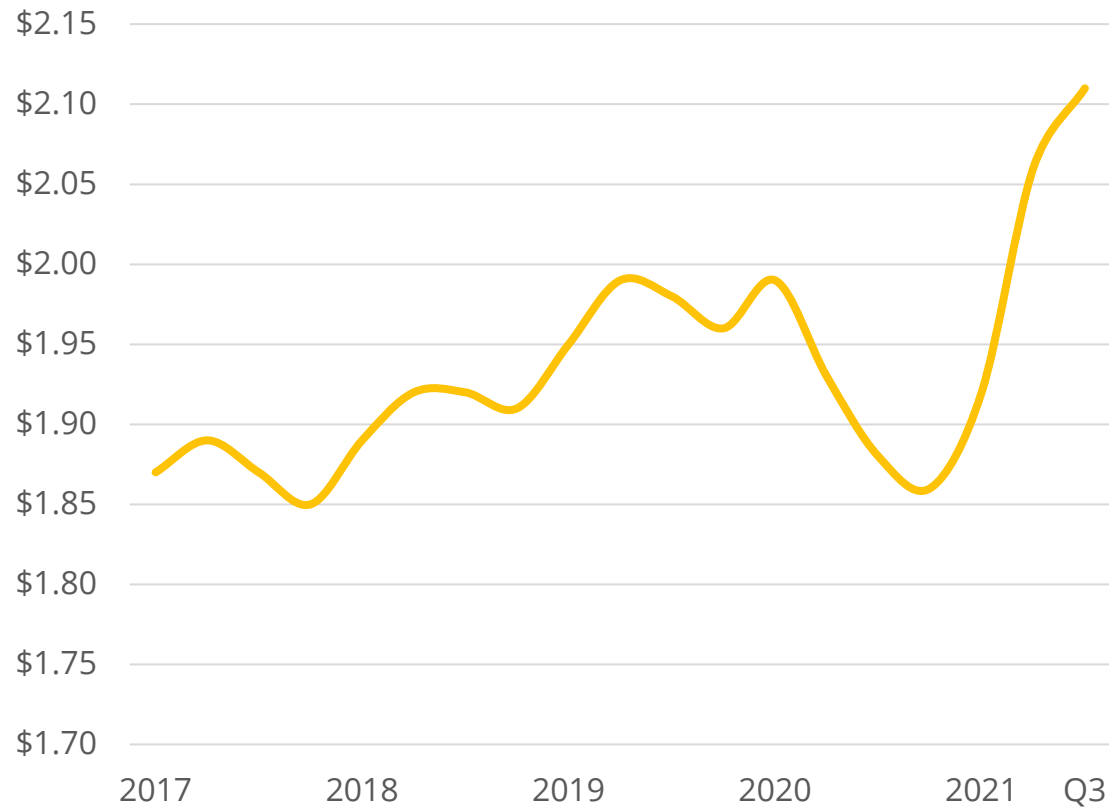
2019 - 2020 Change in Home Sales



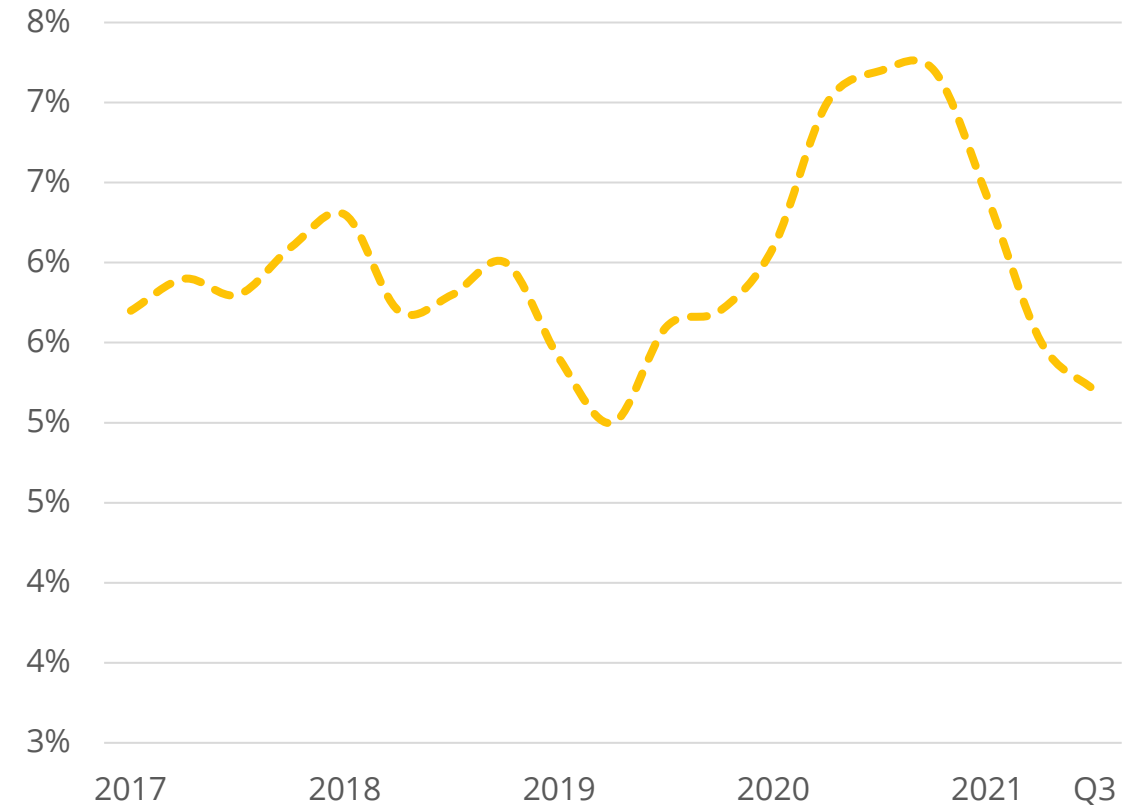
Northern Virginia's Rental Market

Virginia portion of Washington DC Metropolitan Statistical Area

Effective Rent (per SF)

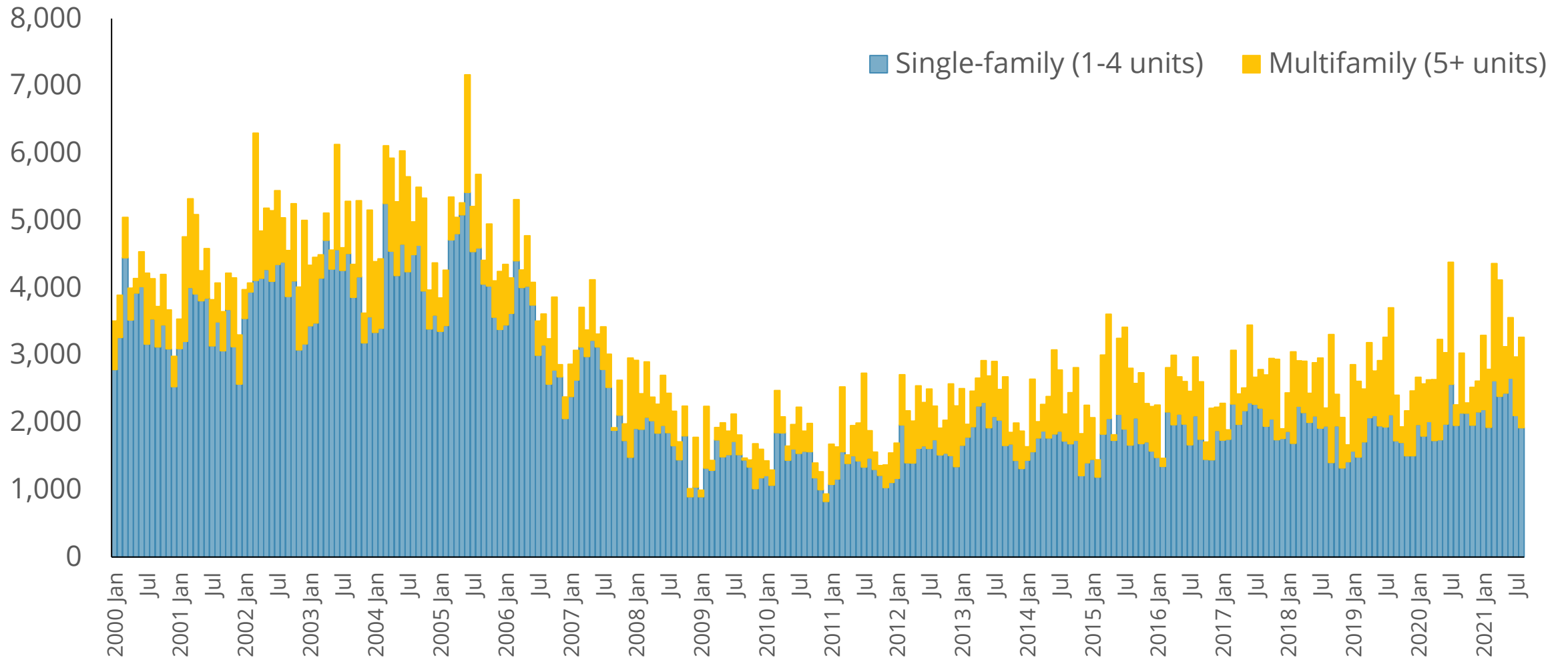


Vacancy Rate



Virginia New Home Construction

Monthly Permits for New Housing Construction



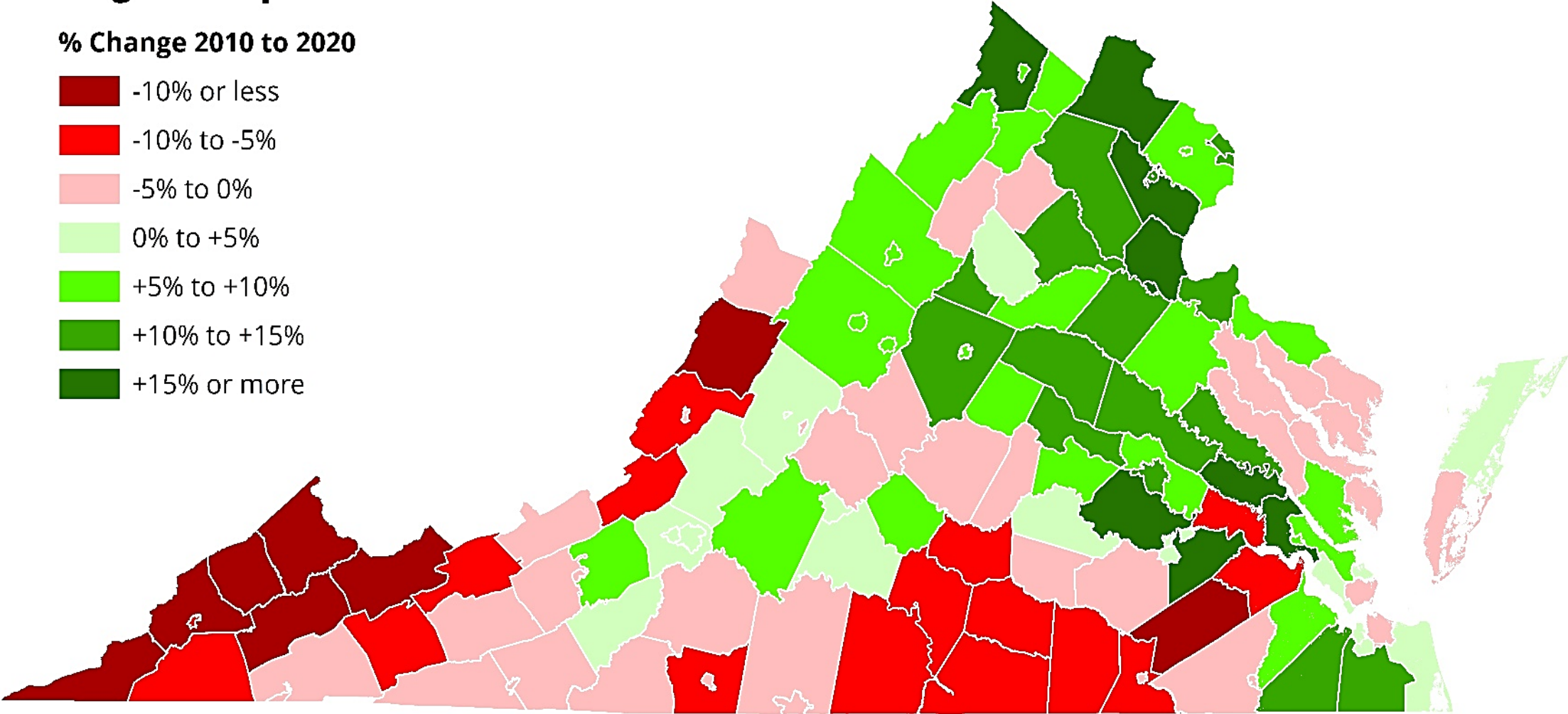
Source: U.S. Census Bureau

Population Change

Virginia Population Trends

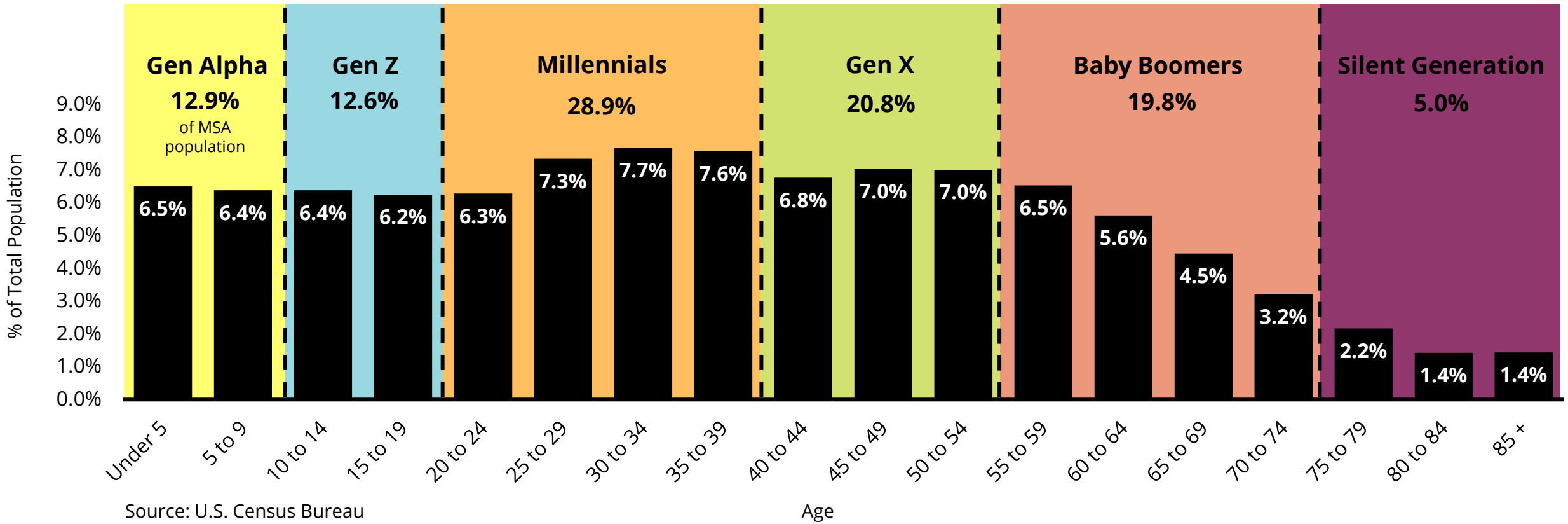
% Change 2010 to 2020

- 10% or less
- 10% to -5%
- 5% to 0%
- 0% to +5%
- +5% to +10%
- +10% to +15%
- +15% or more



Source: U.S. Census Bureau (Decennial Census)

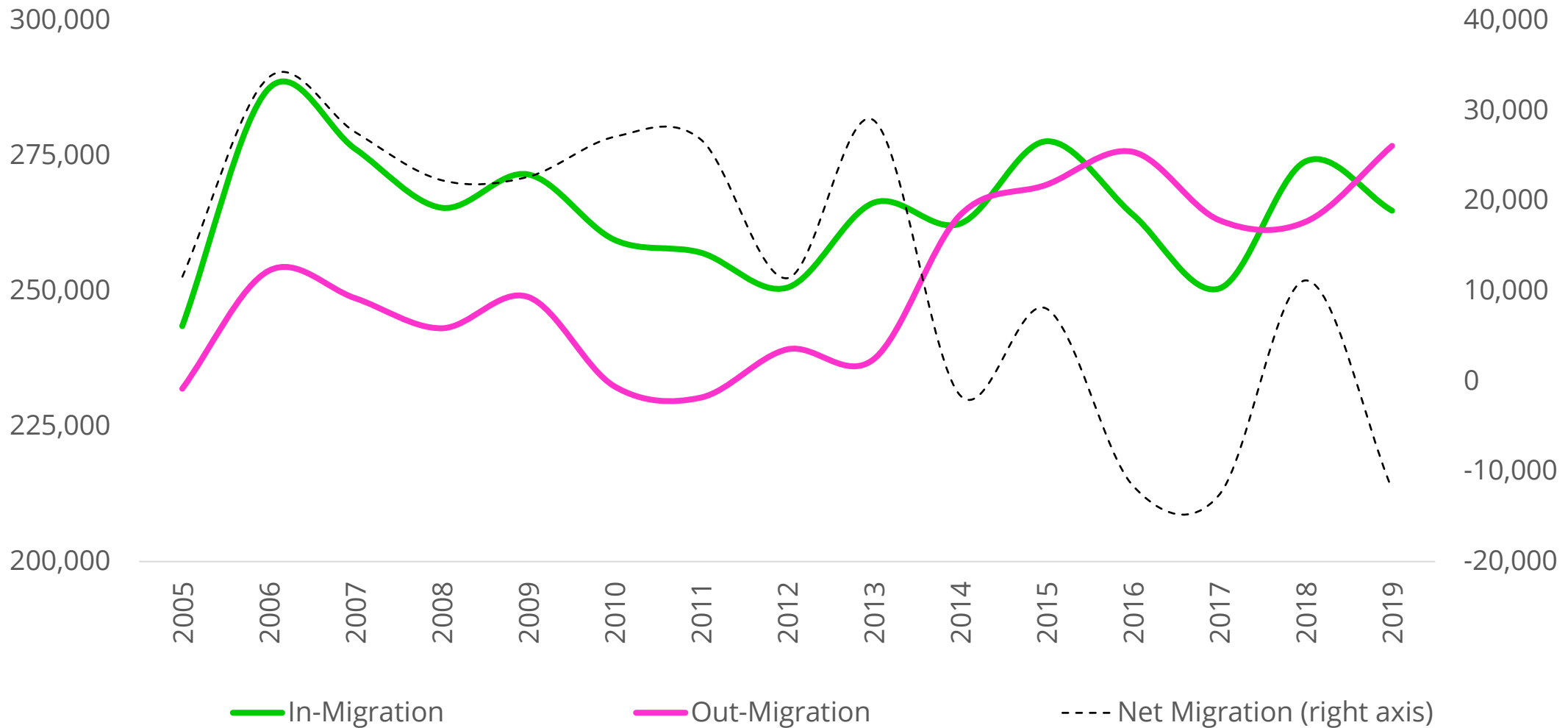
Age Distribution in Washington MSA, 2019



Source: U.S. Census Bureau

Note: Generation age ranges are approximate

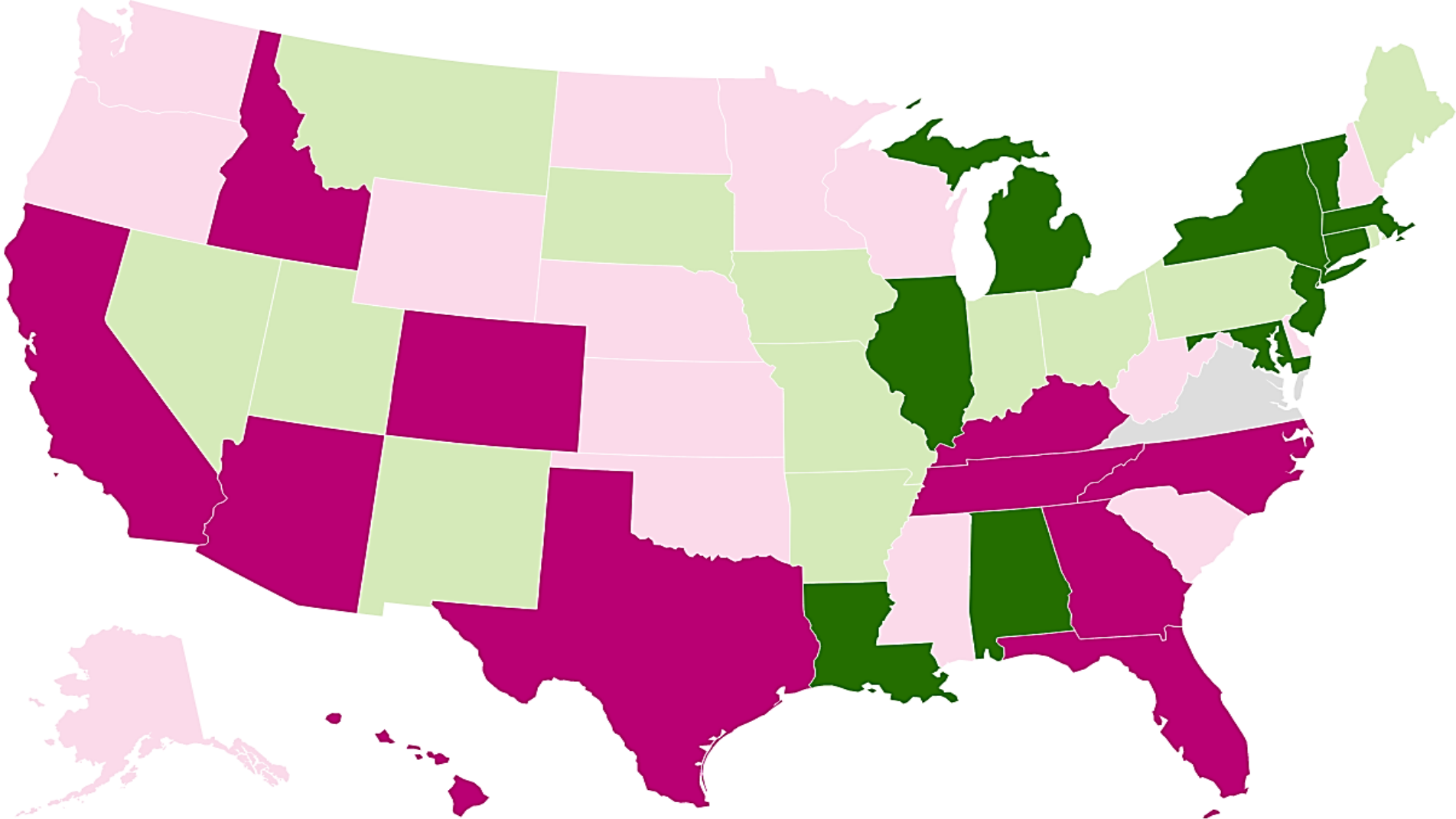
Domestic Migration Into and Out of Virginia



Source: U.S. Census Bureau, American Community Survey

Virginia Net Migration, 2019

■ < -1000 ■ -1000-0 ■ 0-1000 ■ ≥ 1000



Housing Underproduction in Virginia

Estimates of the state's housing gap

	New Housing Construction Annual Averages*	
	U.S.	Virginia
1968-2000	1,501,000	49,747
2001-2020	1,225,000	37,592
<i>Annual Gap</i>	<i>276,000</i>	<i>12,155</i>
<i>Cumulative Gap Since 2001</i>	<i>5,520,000</i>	<i>243,099</i>

Source: U.S. Census Bureau, NAR, Virginia REALTORS®

Note: U.S. data are housing completions, while Virginia data are permits for new housing construction. Historic state-level housing completions are not available. Permits provide a reasonable estimate of new housing construction in Virginia.



Creative Approaches to Increasing the Housing Supply

Discussion