MONTGOMERY COUNTY
ECONOMIC INDICATORS BRIEFING

2023 | Q3

Montgomery Planning

MONTGOMERY COUNTY
ECONOMIC DEVELOPMENT
CORPORATION MARYLAND

ECONOMIC INDICATORS BRIEFING 2023 Q3

This is the 17th edition of the quarterly joint publication between the Montgomery County Economic Development Corporation and Montgomery Planning. Each edition explores a range of indicators, including resident labor force, employment, commercial real estate, and venture capital information. This briefing explores trends observed in Q3 2023.

EMPLOYMENT OVERVIEW

This section focuses on Montgomery County labor force participation, regardless of where the job is located. The county's 1.7% unemployment rate in September was one percentage point below September last year. Total employment has continued to make strides since September 2022. Total employment grew by 9,429, and total unemployment is more than 5,000 lower than last September. However, the total labor force is nearly 25,000 below September 2019.

This also looks at the ten fastest-growing occupations in Montgomery County. These come from across the wage continuum. General and operations managers and all other managers added the most jobs. Four higher-paying occupations—general and operations managers, all other managers, software developers, and project management specialists—were in the top five for growth. Restaurant cooks and waiters and waitresses showed the highest percentage growth in Q2 2023.

RESIDENT LABOR FORCE

	Sept. 2023	Sept. 2022	Change from Sept. 2022	Change from Sept. 2019 (before pandemic)
Labor Force	548,457	544,415	4,042	-24,560
Employment	539,157	529,728	9,429	-16,834
Unemployment	9,300	14,687	-5,387	-7,726
Unemployment Rate	1.7%	2.7%	-1.0%	-1.0%

US Bureau of Labor Statistics, Local Area Employment and Unemployment (Sept. 2023) Note: Figures are non-seasonally adjusted.

TEN HIGHEST GROWTH OCCUPATIONS IN MONTGOMERY COUNTY IN 2023 Q2

Occupation Group	Employment Q2 2023	1-Year Change	% Change	Annual Mean Wage
General and Operations Managers	13,799	574	4.2%	$154,400
Managers, all other	8,104	358	4.4%	$153,000
Software Developers	6,698	254	3.8%	$145,200
Project Management Specialists	5,488	246	4.5%	$119,200
Personal Care Aides	7,065	189	2.7%	$34,600
Restaurant Cooks	3,066	185	6.0%	$40,000
Preschool Teachers	2,146	176	8.2%	$47,500
Waiters and Waitresses	4,917	147	3.0%	$44,100
Business Operations Specialists	8,361	145	1.7%	$104,700
Teaching Assistants	4,091	139	3.4%	$43,300

JobsEQ; Q2 2023 (Q3 2023 NA at time of publication)

EMPLOYMENT BY MAJOR INDUSTRY SECTOR

This section focuses on employment in significant industry sectors, regardless of employees' county of residence.

Montgomery and Frederick Counties have gained more than 9,000 employees since September of last year, a 1.3% increase. The total employed is slightly higher compared to where it was in September 2019. The important professional, scientific and technical services sector is virtually the same as compared to YOY last year, but has increased 9% since September 2019. Systems design and services gained 1.8% over September 2022 and 14.7% from September 2019. Scientific research and development employment is up 1.4% YOY and 14.6% since September 2019.

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Additionally, the health care and social assistance sector gained 3.7% YOY and is now nearly the same as September 2019. Leisure and hospitality continued recent YOY gains (5.9%).

Retail sector jobs have declined slightly YOY (-2.9%) and are a projected 2,500 below September 2019.

JOBS BY INDUSTRY IN MONTGOMERY & FREDERICK COUNTIES

Employment in Select Industries	Sept. 2019	Sept. 2022	Sept. 2023	% Change Sept. 2019	% Change Sept. 2022
Total Employees	601,300	593,700	603,000	0.3%	1.6%
Professional/Scientific/Tech Services	84,300	91,800	91,900	9.0%	0.1%
Systems Design & Services	25,100	28,300	28,800	14.7%	1.8%
Scientific R&D	18,500	20,900	21,200	14.6%	1.4%
Health Care & Social Assistance	81,700	78,400	81,300	-0.5%	3.7%
Retail	56,200	55,300	53,700	-4.4%	-2.9%
Leisure & Hospitality	56,500	50,800	53,800	-4.8%	5.9%
Food Services & Drinking Places	46,600	42,000	44,700	-4.1%	6.4%

U.S. Bureau of Labor Statistics, CES (State and Metro)

Note: Figures are non-seasonally adjusted.

REAL ESTATE AND DEVELOPMENT

REAL ESTATE AND DEVELOPMENT

		Q3 2022	Q3 2023	YOY
Office Real Estate	Gross Rent per sq. ft.	$30.84	$30.90	$0.06
	Vacancy	16.8%	17.0%	0.2%
	Availability Rate	20.1%	21.0%	0.9%
Retail	Gross Rent per sq. ft.	$31.16	$34.01	$2.85
	Vacancy	5.8%	6.0%	0.2%
	Availability Rate	5.4%	5.2%	-0.2%
Multi-Family Rentals	Effective Gross Rent per Unit	$1,985	$2,036	$51
	Vacancy	4.6%	5.7%	1.1%

CoStar reports pulled by MCEDC

At 17.0%, **office** vacancy rates in Q3 were slightly above last year (16.8%).

Retail vacancies were 0.2 percentage point higher than they were the previous years. Retail rents, after falling below $30 per square foot in 2020 and early 2021, were $34.01 in the third quarter, for a YOY percentage point increase of about 9%.

Multi-family rent rose by 2.6% YOY, with the vacancy rates at 5.7%, 1.1% above Q2 2022.

HOMES SALES

HOME SALES UPDATE

	Sept. 2022	Sept. 2023	YOY
Median Sold Price	$525,000	$555,000	5.7%
Closed Home Sales	935	757	-19.0%
Active Listings	1,259	903	-28.3%
Average Sold Price to Listing Price Ratio	100.7%	98.8%	-1.9%

GCAAR Monthly Market Reports
Note: Data are for all housing sale types, not inflation adjusted.

Closed Home Sales: This indicator shows the number of homes sold in the months of September 2023 and September 2022. There were 19% fewer closings in September 2023 than in September 2022.

Active Listings: This indicator shows the number of homes on the market for sale in the month of September 2023, with the change from September 2022. September 2023 showed fewer active listings (down 28%) than September 2022.

Average Sales Price to List Price Ratio: This indicator shows the ratio of the sold price to the listing price. A ratio of 100% means that the price of the home sold was the same as the listing price. This decreased slightly (about 2 percentage points) from last September to 98.8%.

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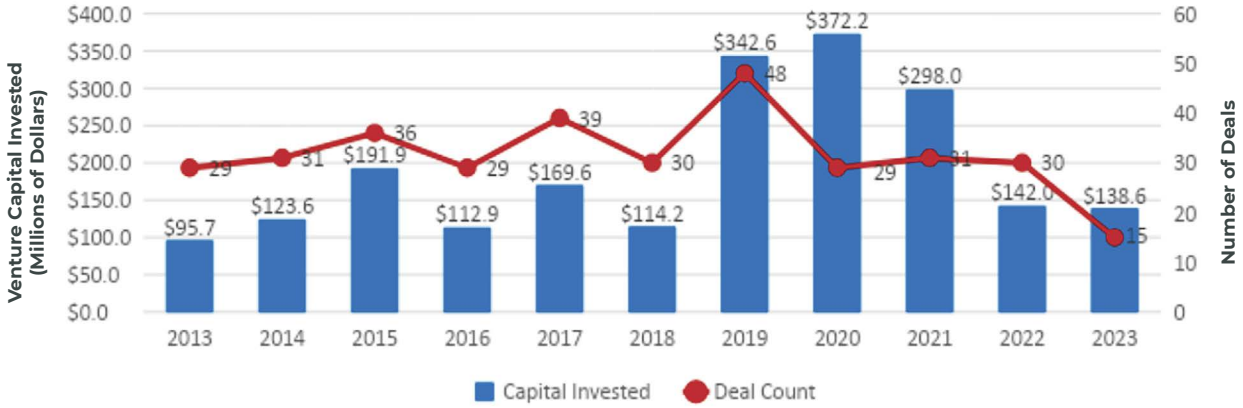
VENTURE CAPITAL

Investment

Third quarter 2023 venture capital investment was $138.6 million. While the number of deals (15) was the lowest since 2013, the total invested was nearly the same as the third quarter last year.

MONTGOMERY COUNTY VENTURE CAPITAL INVESTED AND DEALS: Q3 2013-2023



Pitchbook

The largest deal in 3Q 2023 was Georgiamune, a developer of oncology and auto-immune immunotherapy, which accounted for 54% of the total invested in the third quarter. Remedy Plan Therapeutics, a developer of drugs to halt cancerous tumor growth, received the second largest amount.

LARGEST VENTURE CAPITAL DEALS IN MOCO IN Q3 2023

Company	Deal Date	Deal Size (Millions)	Industry
Georgiamune	8/9/2023	$75.0	Biotechnology
Remedy Plan Thera.	8/10/2023	$19.0	Drug Discovery
Aembit	7/26/2023	$13.9	Business Prod. Software
Seraxis	9/21/2023	$10.0	Biotechnology
Auth Mind	7/11/2023	$8.5	Network Mgt. Software

With the Georgiamune investment, and two additional companies, biotechnology accounted for 62% of venture capital investment in the third quarter.

VENTURE CAPITAL ACTIVITY IN MOCO IN Q3 2023 BY INDUSTRY

Industry	Total Capital Invested (Millions)	Number of Deals
Biotechnology	$85.8	3
Drug Discovery	$19.1	2
Business Prod. Software	$14.7	2
Network Management Software	$10.0	2
Other Hardware	$5.5	1
Other Industries	$3.5	5
Total Investment	**$138.6**	**15**

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WASHINGTON DC AND MONTGOMERY REGIONAL AND PEER COUNTY ECONOMIC COMPARISON

Montgomery County's economy is often compared to its neighbors, particularly Washington, DC, Fairfax County, and Prince George's County. While these places are nearby, familiar, and similarly sized, they are also within the same metropolitan area, so their trajectories are strongly linked by sharing a labor market and employment base. In the case of the Washington, DC region, much of this base is linked to the Federal government.

Since the economies of jurisdictions within larger metro regions are intertwined, sometimes it helps to take a step back and compare one metro region to others. This comparison can help to separate factors affecting an individual jurisdiction's competitiveness from those factors that are affecting the entire region. Likewise, it can be helpful to compare individual counties to other counties outside of their region to see if other places that share geographic or economic characteristics are faring similarly despite being subject to different regional influences.

In this issue of the Quarterly Indicators, we make these two comparisons. Part 1 compares the economic trajectory of the Washington, DC metro region to other large US metro regions, and Part 2 compares Montgomery County to other similarly-sized counties across the nation to estimate how much of the county's trajectory can be attributed to factors unique to Montgomery County and its position within the region versus how much can be attributed to the competitiveness of the larger region.

For each comparison, we look at trends in three different economic indicators since 2004: jobs, gross regional product (GRP), and per capita personal income (PCPI). Jobs and GRP are both indicators of the overall size of an economy. While job growth is a straightforward indicator of competitiveness measured by labor demand, GRP represents the total value of the goods and services produced by an economy. The size of a region's GRP is related to the size of its employment base, but GRP can be higher or lower than expected depending on the value of the goods and services produced. High-value goods and services like scientific research and pharmaceuticals contribute more to GRP than lower-value goods and services like agricultural products or warehousing.

Per capita personal income (PCPI) is an indicator of how people experience an economy rather than its overall size, which has little relevance to or direct effect on the average person. PCPI reflects the income of the average person in the region, so it provides information about people's levels of prosperity. Places with higher per capita incomes tend to have higher standards of living because individuals and municipalities can afford better quality products, services, and infrastructure. However, PCPI is basically an average of all the incomes in a region, so it does not reveal underlying income dynamics that could affect quality of life, like shifting income dynamics or inequality.

In the first section we compare the Washington, DC region to the top 15 other major US metropolitan regions[1]. We define the top 15 regions as the top 15 in each indicator in 2004, except per capita personal income where the top 15 are based on total per capita income in 2004.

In the second section, we compare Montgomery County to 30 similar or "peer" counties across the nation based on employment in 2004. Montgomery County was ranked 51st in the nation in overall employment size in 2004, so we use the 36th to 66th ranked counties (15 above and below Montgomery County) for comparison.

Employment data come from the US Bureau of Labor Statistics (BLS) and cover the period from 2004 to 2022. GRP and PCPI are from the US Bureau of Economic Analysis (BEA) and cover the period from 2004 to 2021. All tables referenced in the text are at the end in an Appendix.

1 Metropolitan regions are defined as US Census Core Based Statistical Areas

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The main findings, separated into region- and county-level findings, are the following.

Region-level findings:

- The Washington, DC region has been lagging other large metros in each of the three indicators, but its trends are in line with those of other large coastal and midwestern metros such as New York, Chicago, Philadelphia, and Los Angeles.
- The Washington, DC region had the slowest per capita personal income growth of all regions, suggesting that the economic prospects of the average person in the region are not expanding as rapidly as they are in other regions.
- The Washington, DC region's economy started to slow significantly in 2011, likely due in part to the Federal government's sharp budget cuts imposed as a response to the Great Recession.

County-level findings:

- Montgomery County is not an economic outlier: its growth trends are in line with the DC region and other East Coast suburban counties.
    - Montgomery County's growth parallels the slow growth for the DC region, suggesting that some portion of Montgomery County's sluggish economic growth is due to the sluggish economic growth of the region overall.
    - Montgomery County's economy has been performing similarly to other East Coast suburban counties in the New York, Boston, and Philadelphia metro areas.
- Fairfax County, VA—the only "peer" county in this study in the DC region—is performing better in all three statistics, suggesting that some of Montgomery County's stagnation is due to non-regional factors that are unique to the county itself or the State of Maryland[2].
- Counties that have economies that are similar in size to Montgomery County but are home to mid-sized cities in the Southern and Western US, including Austin, TX, San Francisco, CA, Raleigh, NC, and Denver, CO have significantly outpaced East coast suburban counties like Montgomery County over the last two decades in all economic statistics.
- Montgomery County's per capita income growth was among the slowest of its 30 peer counties, ranking 28th, but Fairfax County's was also slow, ranking 25th.

2 State-level factors likely have some influence on Fairfax County outpacing Montgomery County, but as Maryland's largest county economy, it is difficult to disentangle which aspects of economic sluggishness are a result of state practices and policy versus which are due to Montgomery County's slow growth having outsized influence in the overall state growth data.

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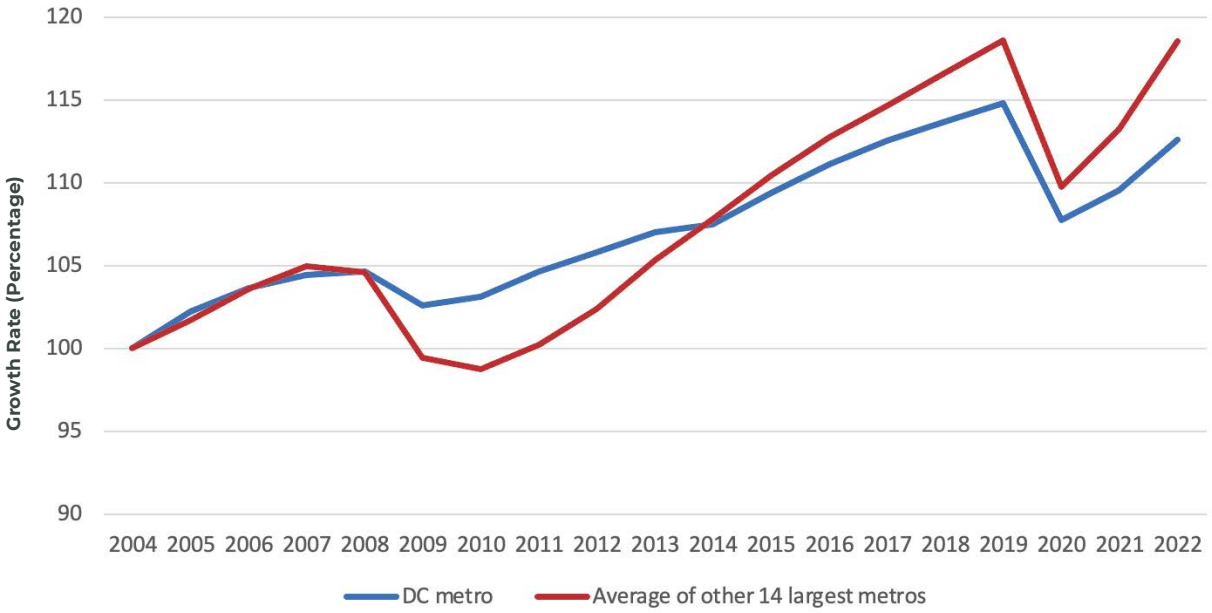
Part 1: Washington, DC Metropolitan Area vs. Other Large Metropolitan Areas

Employment Trends

The Washington, DC region's employment base is growing slowly compared to the average large metro region (see Figure 1, which compares the DC metro's employment growth rate to the growth rate averaged[3] across the other 14 large metros, both indexed to the year 2004).

FIGURE 1: INDEXED EMPLOYMENT GROWTH IN DC METRO VS. AVERAGE OF OTHER TOP 14 LARGEST METROS, 2004 TO 2022, 2004 = 100



BLS Quarterly Census of Employment and Wages, Annual Averages

In 2004, the Washington, DC metropolitan region had the fourth largest employment base in the nation, behind New York, Los Angeles, and Chicago (Table 1). By 2022, it fell to fifth place after being surpassed by the Dallas metro. The Washington, DC region ranked tenth out of these fifteen metros with a growth rate of 13% from 2004 to 2022. By comparison, Dallas—the fastest growing metro over this time—expanded its employment base by almost 47%.

Despite being outpaced by other rapidly growing regions in the South and West, the Washington, DC metro's employment base grew faster than the Los Angeles, Chicago, and Philadelphia metros, and only slightly slower than the New York and Boston metros. Figure 1 shows that employment growth in the region kept up with the average of other large metros through the Great Recession, which it weathered more robustly than other places. However, between 2010 and 2011, employment growth in the region began to slow significantly relative to other places, influenced heavily by Federal budget sequestration polices. The region still has not caught up.

Gross Regional Product Trends

The Washington, DC region fares similarly in Gross Regional Product (GRP), with the ninth slowest rate of GRP growth over the period (Table 2). The region was ranked fourth out of the top fifteen regions in 2004 but fell to sixth in 2021, after being surpassed by San Francisco and Dallas.

3 Average is not weighted by metro employment size.

Per Capita Income Trends

While employment and GRP suggest that the overall size of the Washington, DC metro region is growing at a rate that is comparable to other large metros, its slow PCPI growth is its most troubling trend and suggests that the region is seeing greater increases in lower-paying, lower quality jobs than other regions. The region ranked second in per capita personal income in 2004, but by 2021 it had fallen to fifth after experiencing the slowest rate of per capita income growth compared to the other top 15 metros (Table 3). While a full discussion of the cause for this slow growth in per capita personal income is beyond the scope of this report, a separate analysis by Montgomery Planning suggests that it may be partly due to migration patterns' effects on income dynamics.

As regions become larger, rapid growth rates become harder to achieve. Smaller regions can add fewer jobs overall but see a higher rate of growth because they start from a smaller base. The first two decades of the 21st century saw rapid growth in the "sunbelt" regions of the Southern and Western United States, including Dallas, Houston, Atlanta, and Phoenix. Other large East Coast and Midwestern metros like New York, Boston, Chicago, Minneapolis, and Philadelphia grew slower but at rates comparable to DC's. Still, the DC region's especially slow rate of growth after 2011 is alarming. The Stephen F. Fuller Institute noted in 2017[4] that the region's slow employment growth is probably related to its lack of diversification outside of Federal jobs, exacerbated by sequestration, and its lack of competitiveness in high-value exporting industries. These two factors may also contribute to the region's alarmingly slow rate of per capita income growth, although migration patterns probably have a larger impact changes in the regional income distribution.

Part 2: Montgomery County Compared to Other Similar "Peer" Counties

To see how Montgomery County's economic growth stacks up to similar counties across the country, we created a list of "peer" counties by ranking all 3,188 U.S. counties for which data is available by employment in 2004 and selecting the 15 counties immediately ahead and below Montgomery in total employment (Table 4). Montgomery County was the 51st largest county in total employment in 2004, so the peer county list includes counties that were ranked from 36th to 66th overall. These counties' economies are similar in size to Montgomery County but not necessarily influenced by the same regional factors, so comparing them to Montgomery in the context of the regional comparison in Part 1 offers a sense of how much of Montgomery County's competitiveness is due to regional trends versus trends and unique to Montgomery County.

Employment Trends

This list is a good reminder that although Montgomery County is large in both employment and population, it falls outside of the tier of counties that include the largest central cities such as those that contain New York (specifically Manhattan), Los Angeles, Chicago, Dallas, Houston, or Philadelphia. As the major employment hubs of their regions, these central counties have far more employment than their surrounding counties, which are primarily suburban like Montgomery County. Montgomery's peer counties fall into two main groups 1) those that are adjacent or near to central cities in major metro areas, and 2) those that contain core cities of mid-sized regions.

Fairfax County, VA is the nearest example of a county adjacent to a county with a large central city (Washington, DC). Other examples of this type include five counties surrounding Manhattan: two New York boroughs, two Northern New Jersey Counties, one upstate New York County, and one Connecticut county. Elsewhere, Riverside County, CA, Palm Beach County, FL, and Montgomery County, PA are adjacent counties to Los Angeles, Miami, and Philadelphia, respectively. Like Montgomery County, these counties all have large employment bases themselves and some have their own competitive economic clusters, but their economies are fundamentally tied to the economic trajectory of their central cities.

4 The Washington Region's Key Economic Challenges

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Examples of peer counties that contain the core city of a mid-sized region are Travis County, TX (Austin), Oklahoma County, OK (Oklahoma City), Denver County, CO (Denver), Multnomah County, Oregon (Portland), and Monroe County, NY (Rochester).

Although all US counties are affected by national economic trends, the counties on this list differ in terms of industrial and workforce composition, land and real estate values, and regulatory environments, to name just a few forces that can influence county economic growth. Some of the counties on this list also may have more in common with Montgomery County than its immediate neighbors. For example, the suburban counties surrounding New York and Philadelphia have older "inner-ring" suburbs like Silver Spring and Bethesda that more recently developed neighbors like Loudoun County, VA and Frederick County, MD lack.

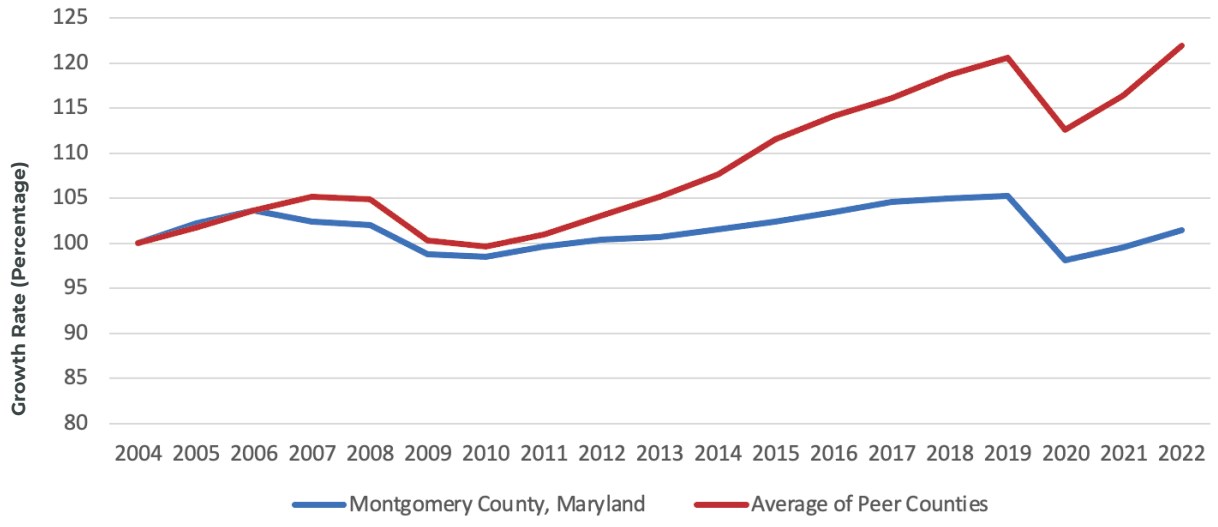
Because of this variety of influencing factors, this list of peer counties has seen widely divergent growth patterns since 2004. Starting with employment, some counties have seen growth of over 30% (almost 1.7% per year) (see Table 5). The counties with the fastest job growth over the period (25% or above) tend to be highly urbanized, like Kings and Queens Counties in New York (the boroughs of Brooklyn and Queens, respectively) or have mid-sized cities in the South and West. For example, Travis County, TX (Austin), Wake County, NC (Raleigh), Mecklenberg County, NC (Charlotte), and Salt Lake County, UT (Salt Lake City) have seen their employment bases grow by at least 48% from 2004 to 2022. Others, like Suffolk County, MA (Boston), Davidson County, TN (Nashville), and Montgomery County's neighbor, Fairfax County, VA, also expanded rapidly at rates between 10% and 30%.

Montgomery County, with its one percent overall employment growth, falls in the category of places that stagnated, growing at less than 10% over 18 years, or somewhere between 0% and 0.5% per year. Westchester County, NY and Hartford County, CT are in this group with Montgomery County.

The last five counties, including Monroe County, NY (Rochester), Bergen County, NJ (outside New York City), and Milwaukee County, WI (Milwaukee) saw their employment levels decline. Some of these counties are former manufacturing hubs that have had a difficult time bouncing back after widespread deindustrialization of the late 20th and early 21st centuries.

As the chart in Figure 2 shows, Montgomery County, like the DC region, was on a trajectory similar to that of its peers until about 2011, but has diverged from then. From 2004 to 2022, Montgomery County grew its employment base by only 1.4% (0.1% per year) while its peers grew by an average rate of 21.9% (1.2% per year).

FIGURE 2: INDEXED EMPLOYMENT GROWTH IN MONTGOMERY COUNTY VS. AVERAGE OF PEER COUNTIES, 2004 TO 2022, 2004 = 100



BLS Quarterly Census of Employment and Wages, Annual Averages

Of the 31 peer counties (including Montgomery County), Montgomery County ranks 23rd in rate of employment change. For regional context, Fairfax—the only county in the DC region that is on the list of Montgomery's peer counties—ranks 16th in employment growth, with a 14% rate of growth (0.8% per year)—slower than average likely due to regional factors in the DC region, but still more rapidly than Montgomery.

Gross Regional Product (GRP) Trends

Montgomery County ranked higher in GRP growth than in employment growth, coming in 16th out of the 31 peer counties (including itself) in GRP growth rate (Table 6). While this analysis does not examine the industrial compositions of each economy, Montgomery County's overperformance in GRP relative to employment is likely because much of its output is high-value services and products in the healthcare and biotechnology sectors, in addition to professional services relating to the Federal government.

Counties with mid-size cities in the South and West, including Travis County, TX (Austin), San Francisco County, CA, Wake County, NC (Raleigh), and Salt Lake County, UT (Utah) overtook Montgomery and Fairfax in GRP while many of Montgomery County's suburban peers fell further behind with slow rates of GRP growth. These counties include Westchester County, NY, Bergen County, NJ, and Middlesex County, NJ (adjacent to New York City), and Montgomery County, PA (adjacent to Philadelphia).

Personal Per Capita Income (PCPI) Trends

Despite keeping pace in GRP, Montgomery County's PPCPI rose at a slower rate than any of its peer counties (Table 7). However, this lack of per capita income growth is a region-wide phenomenon not unique to Montgomery County. Fairfax County ranked second to last in rate of per capita income growth (one spot ahead of Montgomery), and as noted in Part 1, the DC metro region ranked last in this statistic among the 15 largest regional metro economies.

Part 3: Conclusion

It has been widely acknowledged that Montgomery County's economy has been sluggish over the past two decades, but some of this sluggishness is due to trends outside of its control. For example, Montgomery County and the Washington, DC region had already experienced a rapid period of growth, and rapid economic expansions cannot last forever. Montgomery County's trajectory looks a lot like that of other counties that grew as commuter suburbs to major East Coast cities. Montgomery County is much more similar to Bergen County, NJ and Fairfield County, CT than it is to Travis County, TX or Denver County, CO.

Additionally, the entire region has been dealing with a significant economic slowdown since the end of the Great Recession that other regions less connected to the Federal government have not experienced.

Still, Montgomery's trailing of neighboring Fairfax County in all metrics suggests that there are some factors related to differences between Virginia and Maryland or unique to Montgomery County that are limiting its growth.

The most troubling trend of stagnating per capita income is a region-wide one. While there are likely several causes for this phenomenon such as wage stagnation in key industries, increases in low-wage jobs, or flights of wealth due to migration or retirements, it is a major challenge for both the region and Montgomery County to address.

Viewed in relation to the Washington, DC metro region and other similar counties across the nation, Montgomery County's economic stagnation is not entirely anomalous. The region has faced strong economic headwinds since 2011 due in a large part to its over-reliance on Federal employment. Additionally, many East Coast cities and their surrounding counties are struggling to compete with rapidly expanding sunbelt economies for many reasons including land costs, wages, weather, and the cyclical nature of economic development to name a few. In this context, Montgomery County is not alone.

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APPENDIX

A. Metro Area Tables

TABLE 1: EMPLOYMENT CHANGE FOR THE 15 LARGEST U.S. METRO AREAS (BY EMPLOYMENT IN 2004) FROM 2004 TO 2021, IN ORDER OF GROWTH RATE

	2004		2022		Change 2004 to 2022			
Metro Regions	Employment	Rank	Employment	Rank	Change in Rank of Total Employment Among Top 15 Metros	Total Growth Rate	Annualized Growth Rate	Rank of Growth Rate Among Top 15 Metros
Dallas-Fort Worth-Arlington, TX	2,642,189	5	3,872,941	4	1	47%	2.6%	1
Houston-The Woodlands-Sugar Land, TX	2,237,534	8	3,102,220	6	2	39%	2.1%	2
Phoenix-Mesa-Scottsdale, AZ	1,654,273	14	2,235,571	12	2	35%	2.0%	3
Seattle-Tacoma-Bellevue, WA	1,553,917	15	2,064,211	13	2	33%	1.8%	4
Atlanta-Sandy Springs-Roswell, GA	2,180,614	10	2,774,675	8	2	27%	1.5%	5
San Francisco-Oakland-Hayward, CA	1,967,738	11	2,424,537	11	0	23%	1.3%	6
Miami-Fort Lauderdale-West Palm Beach, FL	2,192,855	9	2,660,391	10	-1	21%	1.2%	7
New York-Newark-Jersey City-NY-NJ-PA	7,949,210	1	9,296,322	1	0	17%	0.9%	8
Boston-Cambridge-Newton, MA-NH	2,296,096	7	2,671,613	9	-2	16%	0.9%	9
Washington-Arlington-Alexandria, DC-VA-MD-WV	2,768,476	4	3,117,524	5	-1	13%	0.7%	10
Minneapolis-St. Paul-Bloomington, MN-WI	1,688,251	13	1,893,369	14	-1	12%	0.7%	11
Los Angeles-Long Beach-Anaheim, CA	5,496,597	2	6,117,434	2	0	11%	0.6%	12
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2,630,713	6	2,790,628	7	-1	6%	0.3%	13
Chicago-Naperville-Elgin, IL-IN-WI	4,227,490	3	4,429,038	3	0	5%	0.3%	14
Detroit-Warren-Dearborn, MI	1,950,387	12	1,889,337	15	-3	-3%	-0.2%	15

BLS Quarterly Census of Employment and Wage, Annual Averages

TABLE 2: REAL GROSS REGIONAL PRODUCT AND RANKINGS FOR 15 LARGEST METRO AREAS (BY GRP IN 2004) FROM 2004 TO 2021 (IN 2012 DOLLARS), IN ORDER OF GROWTH RATE

	2004		2021		Change 2004 to 2021			
Metro Regions	Real GRP (in billions of $)	Rank	Real GRP (in billions of $)	Rank	Change in Rank of GRP Among Top 15 Metros	% Change GRP	Annualized Growth Rate	Rank of Growth Rate Among Top 15 Metros
Seattle-Tacoma-Bellevue, WA	205.1	13	413.8	9	4	102%	6.0%	1
San Francisco-Oakland-Berkeley, CA	309.3	7	577.3	4	3	87%	5.1%	2
Dallas-Fort Worth-Arlington, TX	302.0	8	514.0	5	3	70%	4.1%	3
Phoenix-Mesa-Chandler, AZ	175.5	15	261.7	13	2	49%	2.9%	4
Boston-Cambridge-Newton, MA-NH	298.7	9	444.4	8	1	49%	2.9%	5
Houston-The Woodlands-Sugar Land, TX	320.6	6	463.2	7	-1	44%	2.6%	6
Atlanta-Sandy Springs-Alpharetta, GA	278.4	10	399.1	11	-1	43%	2.6%	7
Los Angeles-Long Beach-Anaheim, CA	696.5	2	950.2	2	0	36%	2.1%	8
Washington-Arlington-Alexandria, DC-VA-MD-WV	378.5	4	511.3	6	-2	35%	2.1%	9
Miami-Fort Lauderdale-Pompano Beach, FL	258.9	11	341.3	12	-1	32%	1.9%	10
New York-Newark-Jersey City-NY-NJ-PA	1,221.7	1	1,598.4	1	0	31%	1.8%	11
Minneapolis-St. Paul-Bloomington, MN-WI	196.2	14	250.0	14	0	27%	1.6%	12
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	335.0	5	399.8	10	-5	19%	1.1%	13
Chicago-Naperville-Elgin, IL-IN-WI	539.2	3	630.1	3	0	17%	1.0%	14
Detroit-Warren-Dearborn, MI	230.2	12	241.6	15	-3	5%	0.3%	15

Bureau of Economic Analysis Real GRP by state and metro area

TABLE 3: PER CAPITA PERSONAL INCOME FOR 15 LARGEST METRO AREAS (BY PER CAPITA INCOME IN 2004) FROM 2004 TO 2021 (IN 2012 DOLLARS), IN ORDER OF GROWTH RATE

	2004		2021		Change 2004 to 2021		
Metro Regions	Per Capita Personal Income*	Rank	Per Capita Personal Income*	Rank	Change in Rank of PC Pers Inc	Annualized Growth Rate	Rank of Growth Rate Among Top 15 Metros
San Francisco-Oakland-Berkeley, CA	52,029	1	123,711	1	0	8.1%	1
Seattle-Tacoma-Bellevue, WA	42,984	5	89,274	3	2	3.9%	2
Los Angeles-Long Beach-Anaheim, CA	36,797	11	75,821	6	5	5.9%	3
Boston-Cambridge-Newton, MA-NH	46,173	3	92,290	2	1	5.4%	4
Miami-Fort Lauderdale-Pompano Beach, FL	37,113	9	73,522	7	2	6.3%	5
New York-Newark-Jersey City, NY-NJ-PA	44,354	4	85,136	4	0	4.3%	6
Dallas-Fort Worth-Arlington, TX	35,286	14	66,727	11	3	4.6%	7
Chicago-Naperville-Elgin, IL-IN-WI	39,129	8	71,992	9	-1	4.9%	8
Phoenix-Mesa-Chandler, AZ	32,501	15	58,308	15	0	5.8%	9
Houston-The Woodlands-Sugar Land, TX	36,284	12	64,837	12	0	4.2%	10
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	40,594	7	72,379	8	-1	6.2%	11
Minneapolis-St. Paul-Bloomington, MN-WI	41,652	6	71,912	10	-4	4.6%	12
Atlanta-Sandy Springs-Alpharetta, GA	37,002	10	63,219	13	-3	4.1%	13
Detroit-Warren-Dearborn, MI	36,003	13	60,965	14	-1	5.2%	14
Washington-Arlington-Alexandria, DC-VA-MD-WV*	48,833	2	80,822	5	-3	4.7%	15

Bureau of Economic Analysis Personal Income by state and metro area
*In current (non-inflation adjusted) dollars

B. County Tables

TABLE 4: MONTGOMERY COUNTY'S 30 PEER COUNTIES BASED ON TOTAL EMPLOYMENT IN 2004 (15 IMMEDIATELY LARGER AND SMALLER COUNTIES)

Montgomery County Peer Counties	2004 Employment
Riverside County, CA	570,690
Suffolk County, MA	558,409
Fairfax County, VA*	544,258
Hamilton County, OH	541,576
Salt Lake County, UT	520,529
San Francisco County, CA	520,434
Palm Beach County, FL	519,612
Travis County, TX	514,058
Mecklenburg County, NC	505,410
Shelby County, TN	495,719
Milwaukee County, WI	492,085
Montgomery County, PA	479,512
Hartford County, CT	479,234
Queens County, NY	474,051
Erie County, NY	454,408
Montgomery County, MD	448,683
Kings County, NY	446,853
Bergen County, NJ	445,711
Duval County, FL	436,184
Pinellas County, FL	435,232
Davidson County, TN	429,100
Honolulu County, HI	426,990
Denver County, CO	423,470
Multnomah County, OR	420,166
Jefferson County, KY	416,405
Fairfield County, CT	409,869
Westchester County, NY	408,985
OK County, OK	404,803
Wake County, NC	390,410
Middlesex County, NJ	389,630
Monroe County, NY	380,343

BLS Quarterly Census of Employment and Wages, Annual Averages
*Does not include Fairfax City or Falls Church City

ECONOMIC INDICATORS BRIEFING 2023 Q3

TABLE 5: EMPLOYMENT CHANGE FOR MONTGOMERY COUNTY AND PEER COUNTIES, 2004 TO 2022, IN ORDER OF GROWTH RATE RANK

Counties	Employment		Change 2004 to 2022		
	2004	2022	Total Growth Rate	Annualized Growth Rate	Growth Rate Rank
Kings County, NY	446,853	825,602	85%	4.7%	1
Travis County, TX	514,058	876,948	71%	3.9%	2
Wake County, NC	390,410	616,610	58%	3.2%	3
Mecklenburg County, NC	505,410	754,809	49%	2.7%	4
Salt Lake County, UT	520,529	770,903	48%	2.7%	5
Queens County, NY	474,051	698,429	47%	2.6%	6
San Francisco County, CA	520,434	738,467	42%	2.3%	7
Riverside County, CA	570,690	805,690	41%	2.3%	8
Denver County, CO	423,470	555,302	31%	1.7%	9
Duval County, FL	436,184	549,175	26%	1.4%	10
Suffolk County, MA	558,409	698,536	25%	1.4%	11
Davidson County, TN	429,100	533,148	24%	1.3%	12
Palm Beach County, FL	519,612	636,824	23%	1.3%	13
Multnomah County, OR	420,166	499,816	19%	1.1%	14
Oklahoma County, OK	404,803	472,958	17%	0.9%	15
Fairfax County, VA*	544,258	620,217	14%	0.8%	16
Jefferson County, KY	416,405	471,396	13%	0.7%	17
Middlesex County, NJ	389,630	431,473	11%	0.6%	18
Montgomery County, PA	479,512	502,034	5%	0.3%	19
Pinellas County, FL	435,232	450,048	3%	0.2%	20
Hartford County, CT	479,234	494,696	3%	0.2%	21
Honolulu County, HI	426,990	438,945	3%	0.2%	22
Montgomery County, MD	448,683	455,107	1%	0.1%	23
Westchester County, NY	408,985	410,755	0%	0.0%	24
Fairfield County, CT	409,869	409,278	0%	0.0%	25
Shelby County, TN	495,719	493,665	0%	0.0%	26
Erie County, NY	454,408	449,826	-1%	-0.1%	27
Monroe County, NY	380,343	372,265	-2%	-0.1%	28
Bergen County, NJ	445,711	429,567	-4%	-0.2%	29
Hamilton County, OH	541,576	511,063	-6%	-0.3%	30
Milwaukee County, WI	492,085	463,311	-6%	-0.3%	31

BLS Quarterly Census of Employment and Wages, Annual Averages
*Does not include Fairfax City or Falls Church City

TABLE 6: GROSS REGIONAL PRODUCT (GRP) GROWTH FOR MONTGOMERY COUNTY AND PEER COUNTIES, 2004 TO 2021, IN ORDER OF GROWTH RATE RANK

Counties	Real GRP (in billions of 2012 dollars)		Change 2004 to 2021		
	2004	2021	Total Growth Rate	Annualized Growth Rate	Growth Rate Rank
Travis County, TX	52.9	129.6	145%	8.5%	1
San Francisco County, CA	82.0	200.5	144%	8.5%	2
Wake County, NC	41.3	83.8	103%	6.1%	3
Salt Lake County, UT	53.3	94.7	77%	4.6%	4
Mecklenburg County, NC	63.6	109.8	73%	4.3%	5
Oklahoma County, OK	39.3	63.7	62%	3.7%	6
Davidson County, TN	45.0	71.7	59%	3.5%	7
Denver County, CO	51.4	80.2	56%	3.3%	8
Kings County, NY	59.7	92.3	54%	3.2%	9
Suffolk County, MA	84.6	126.2	49%	2.9%	10
Riverside County, CA	58.0	83.9	44%	2.6%	11
Fairfax County, VA*	82.8	119.5	44%	2.6%	12
Multnomah County, OR	43.8	62.5	43%	2.5%	13
Palm Beach County, FL	61.6	84.5	37%	2.2%	14
Duval County, FL	49.7	64.2	29%	1.7%	15
Montgomery County, MD	65.9	84.8	29%	1.7%	16
Queens County, NY	71.0	88.6	25%	1.5%	17
Jefferson County, KY	42.8	53.0	24%	1.4%	18
Westchester County, NY	62.9	76.7	22%	1.3%	19
Erie County, NY	43.8	53.2	21%	1.3%	20
Hamilton County, OH	60.8	73.2	20%	1.2%	21
Hartford County, CT	64.0	76.8	20%	1.2%	22
Montgomery County, PA	63.6	75.5	19%	1.1%	23
Middlesex County, NJ	50.0	59.0	18%	1.1%	24
Pinellas County, FL	41.4	48.6	17%	1.0%	25
Honolulu County, HI	47.6	55.4	16%	1.0%	26
Bergen County, NJ	62.7	72.8	16%	1.0%	27
Milwaukee County, WI	50.0	53.1	6%	0.4%	28
Shelby County, TN	56.1	58.6	4%	0.3%	29
Monroe County, NY	42.1	43.4	3%	0.2%	30
Fairfield County, CT	80.4	79.2	-2%	-0.1%	31

Bureau of Economic Analysis Real GRP by state and metro area
*Includes Fairfax City or Falls Church City

ECONOMIC INDICATORS BRIEFING 2023 Q3

TABLE 7: PER CAPITA PERSONAL INCOME FOR 15 LARGEST METRO AREAS (BY PER CAPITA INCOME IN 2004) FROM 2004 TO 2021, IN ORDER OF GROWTH RATE

Counties	Per Capita Personal Income*		Change 2004 to 2021		
	2004	2021	Total Growth Rate	Annualized Growth Rate	Growth Rate Rank
San Francisco County, CA	59,593	160,749	170%	10%	1
Denver County, CO	41,661	99,133	138%	8%	2
Kings County, NY	28,198	61,851	119%	7%	3
Suffolk County, MA	45,697	98,644	116%	7%	4
Travis County, TX	38,175	81,708	114%	7%	5
Davidson County, TN	39,105	82,087	110%	6%	6
Salt Lake County, UT	30,386	62,547	106%	6%	7
Palm Beach County, FL	49,395	100,627	104%	6%	8
Multnomah County, OR	35,092	70,331	100%	6%	9
Westchester County, NY	61,877	119,705	93%	5%	10
Fairfield County, CT	68,518	127,391	86%	5%	11
Queens County, NY	31,747	58,646	85%	5%	12
Pinellas County, FL	36,013	65,936	83%	5%	13
Riverside County, CA	27,959	51,180	83%	5%	14
Oklahoma County, OK	34,611	63,151	82%	5%	15
Erie County, NY	31,865	57,625	81%	5%	16
Wake County, NC	39,764	71,205	79%	5%	17
Mecklenburg County, NC	40,297	71,836	78%	5%	18
Middlesex County, NJ	39,550	70,221	78%	5%	19
Bergen County, NJ	55,188	97,343	76%	4%	20
Milwaukee County, WI	31,890	55,927	75%	4%	21
Honolulu County, HI	36,511	63,912	75%	4%	22
Jefferson County, KY	35,119	61,474	75%	4%	23
Monroe County, NY	34,320	60,046	75%	4%	24
Hamilton County, OH	38,966	67,845	74%	4%	25
Hartford County, CT	41,733	70,168	68%	4%	26
Duval County, FL	33,011	54,354	65%	4%	27
Shelby County, TN	36,082	59,212	64%	4%	28
Montgomery County, PA	54,579	88,671	62%	4%	29
Fairfax County, VA**	59,703	94,677	59%	3%	30
Montgomery County, MD	61,268	92,740	51%	3%	31

Bureau of Economic Analysis Personal Income by state and metro area
*In current (non-inflation adjusted) dollars
**Includes Fairfax City or Falls Church City

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ABOUT MONTGOMERY PLANNING

Montgomery Planning helps to improve quality of life by conserving and enhancing the natural and built environments for current and future generations. The Planning Department creates great communities by developing master plans, reviewing applications for development and analyzing various types of information to help public officials plan for Montgomery County's future. Each community within Montgomery County has a master plan that creates a comprehensive view of land use trends and future development.

ABOUT MCEDC

The Montgomery County Economic Development Corporation (MCEDC) is a nonprofit organization created in 2016 to help promote economic development in Montgomery County. A public/private partnership, MCEDC helps to accelerate business growth and retention in Montgomery County. The team connects business decision makers to market intelligence, promotes the County as a prime business location for companies of all sizes to thrive and identifies available incentives and top talent.

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