

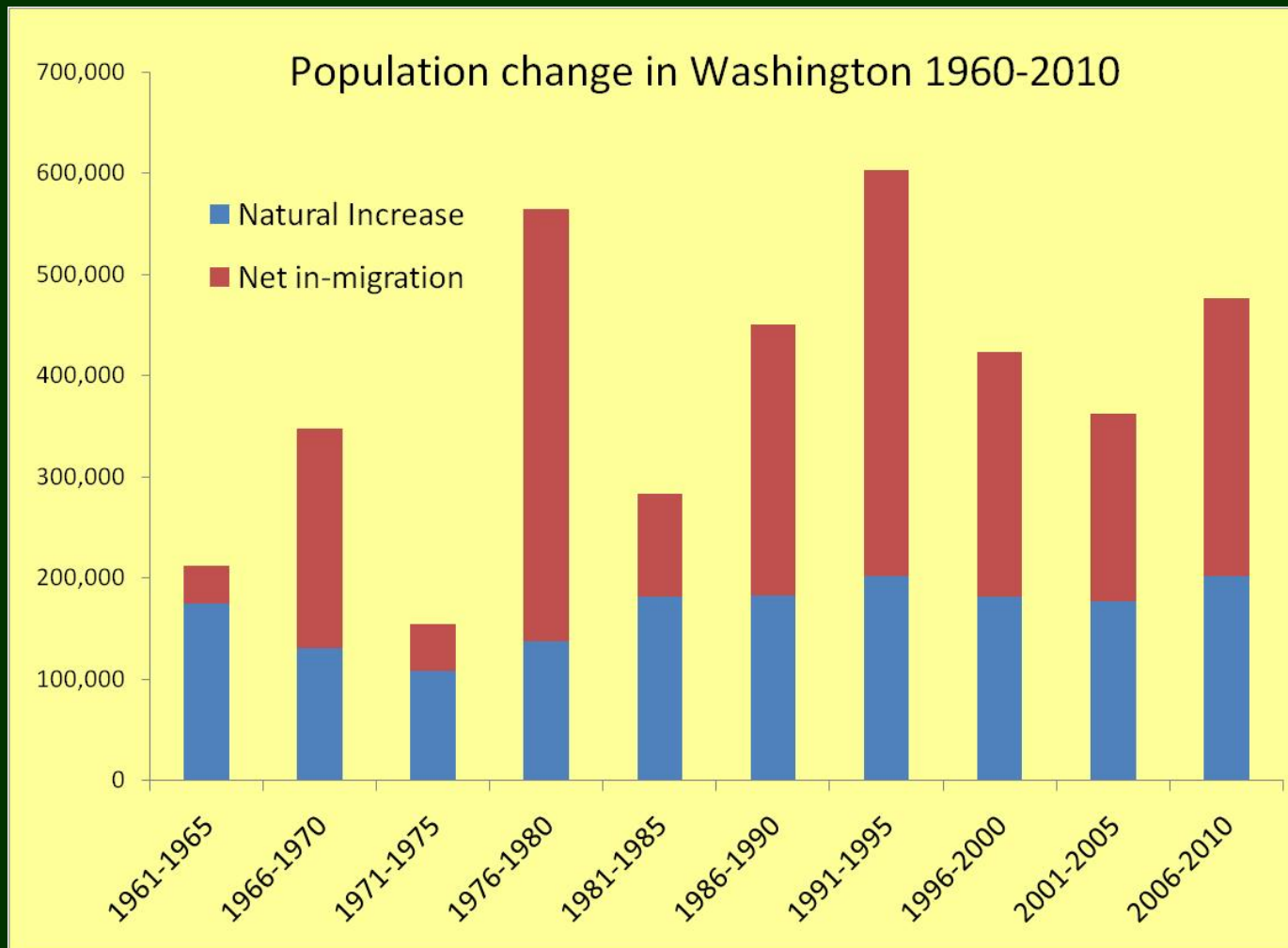
Demographics, migration and growth in Washington

Michael Luis

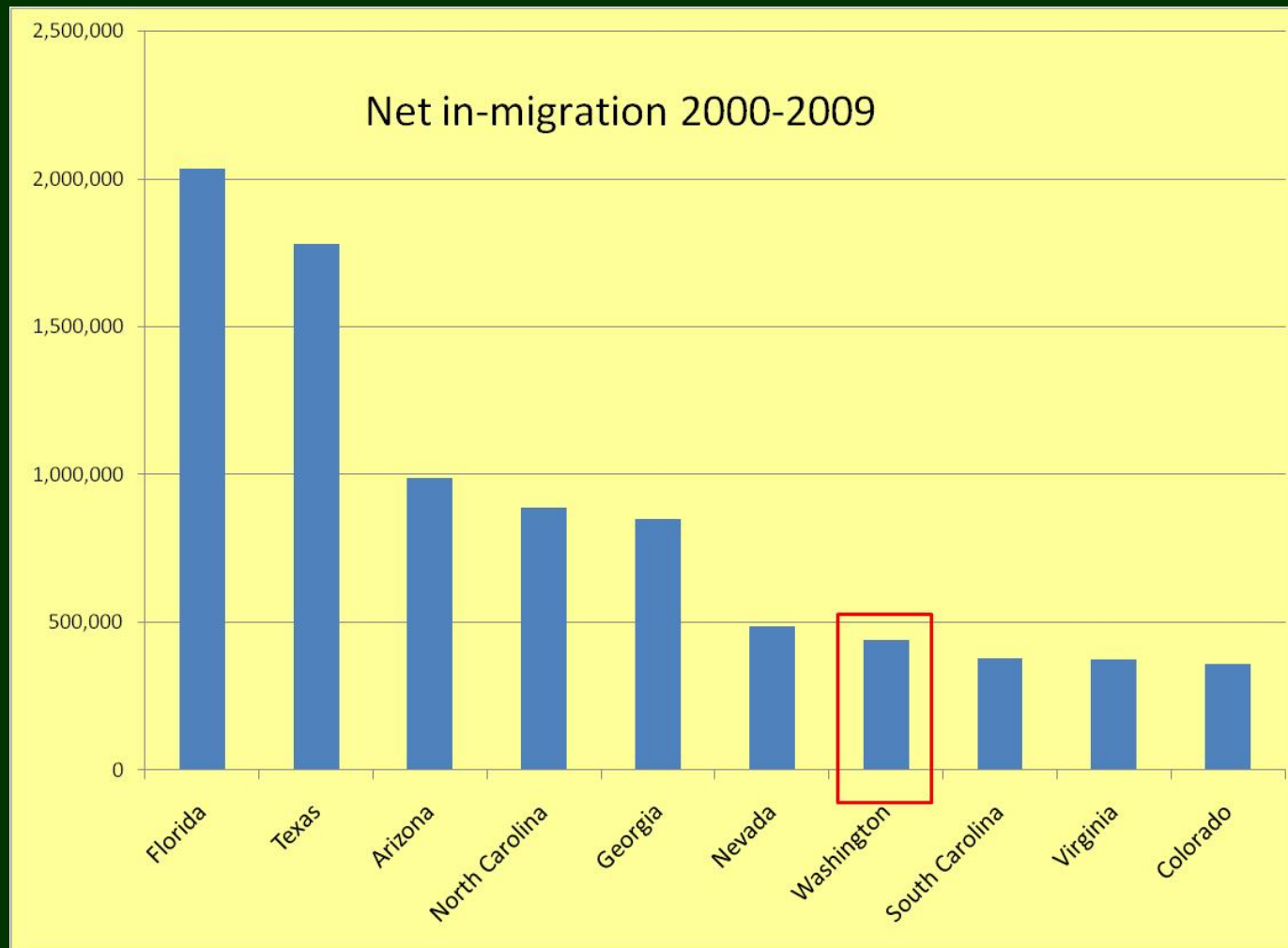
WAR Legislative Steering Committee

April 13, 2011

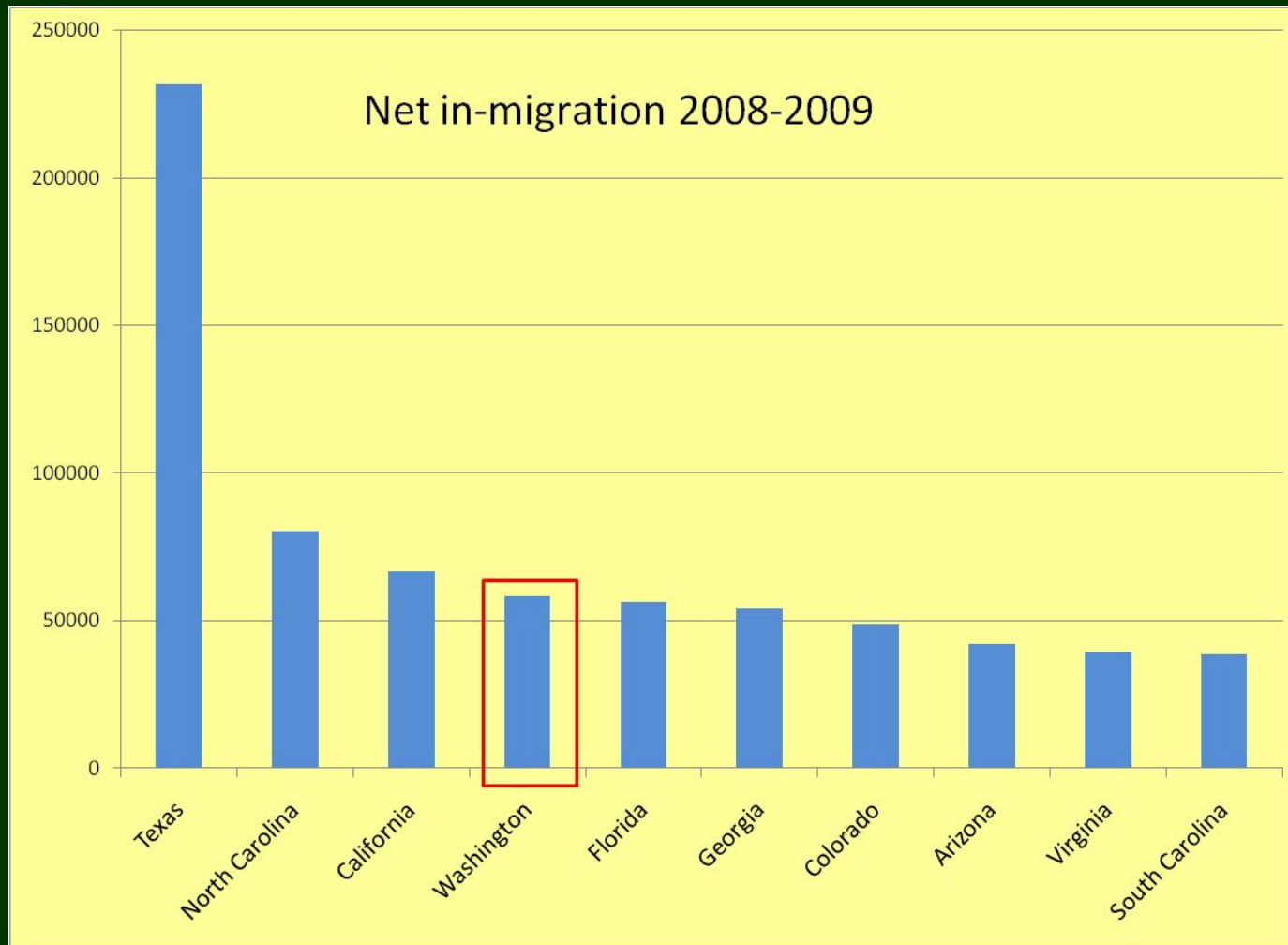
Migration has dominated growth



Migration to the Sunbelt in the 2000s



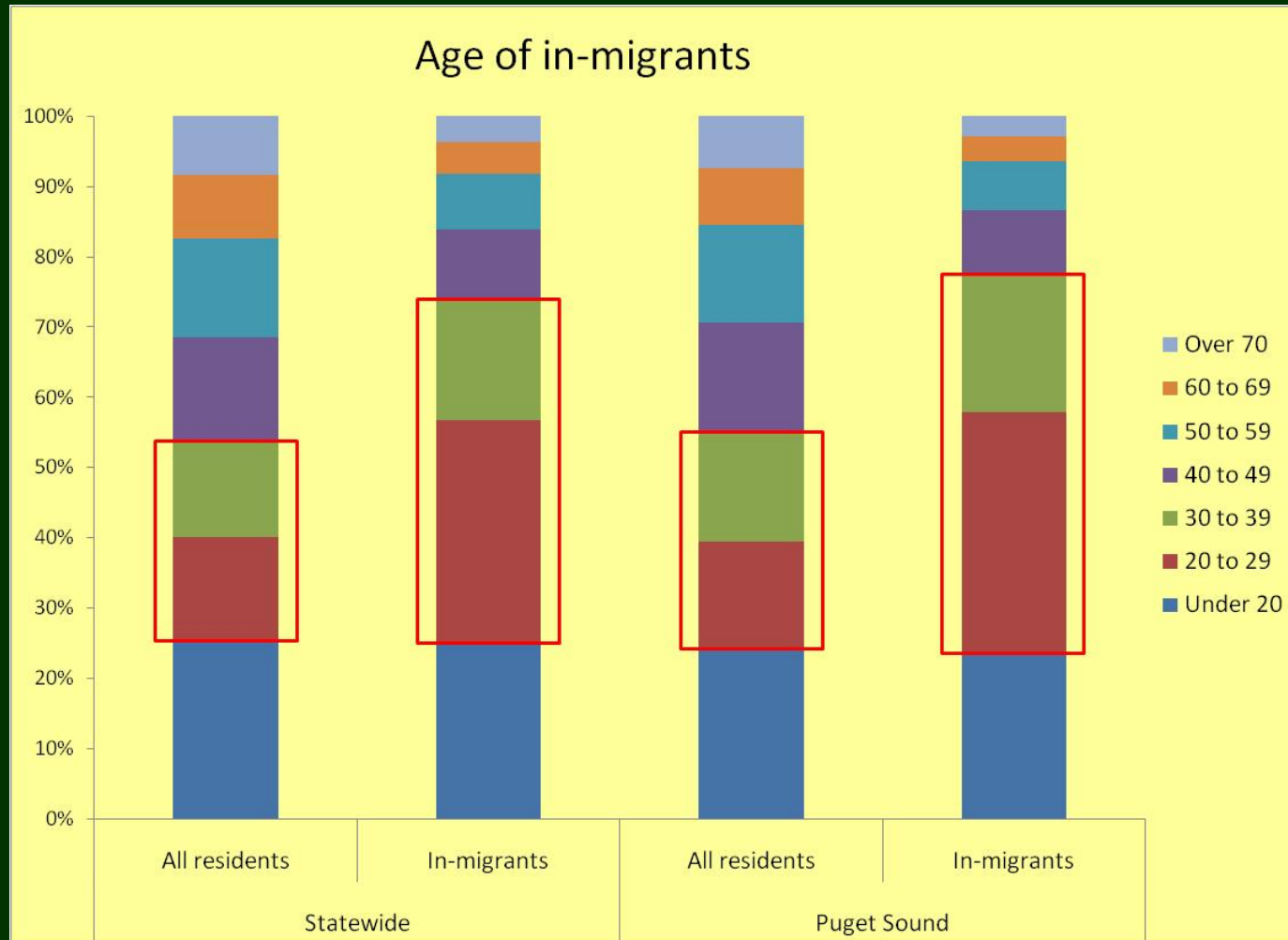
Then the crash



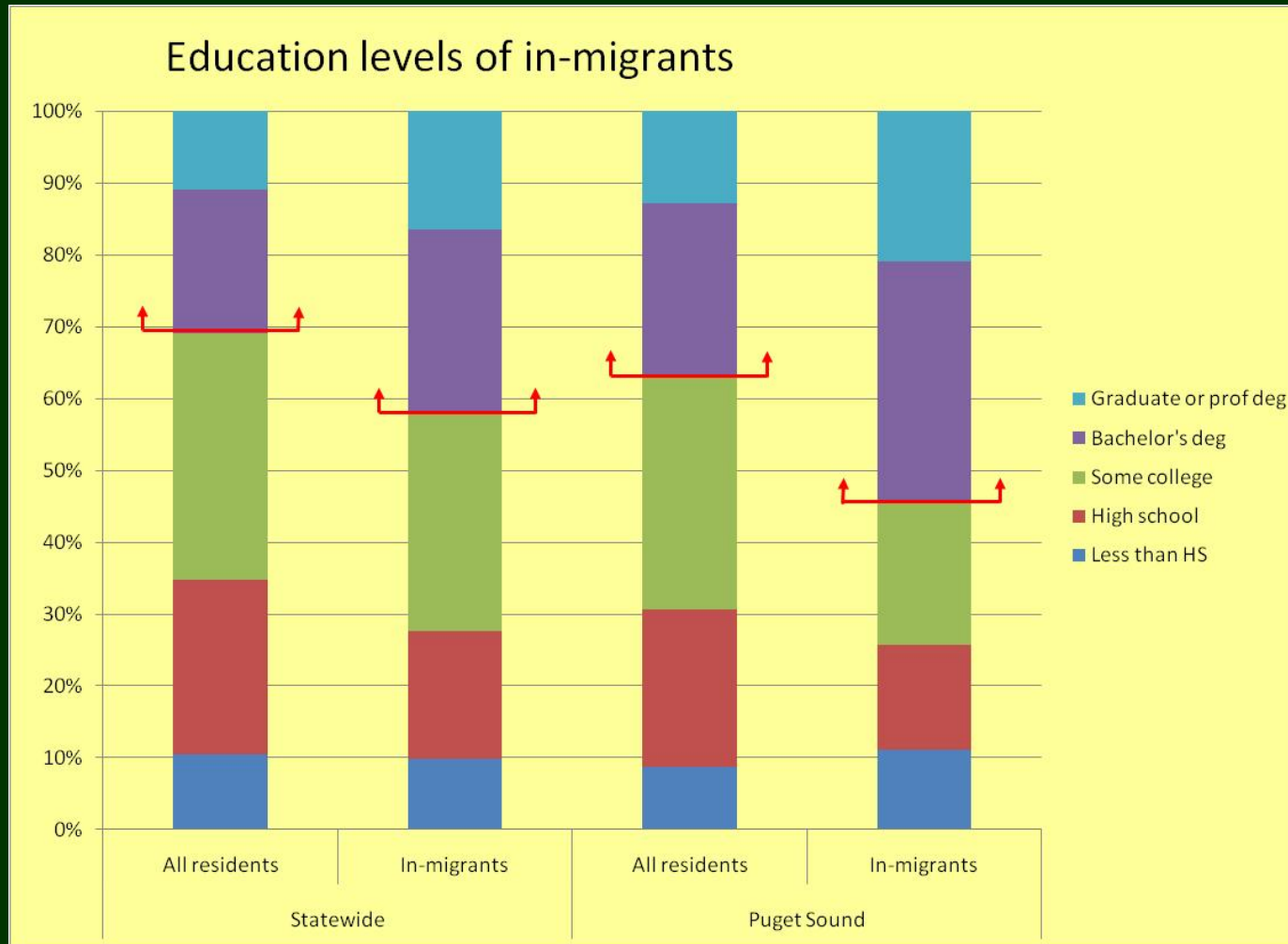
Where are they coming from?



Who are they?



Who are they?



Implications for Realtors

Continued growth in Washington

Lag time for younger buyers

Price pressures

Re-thinking growth management

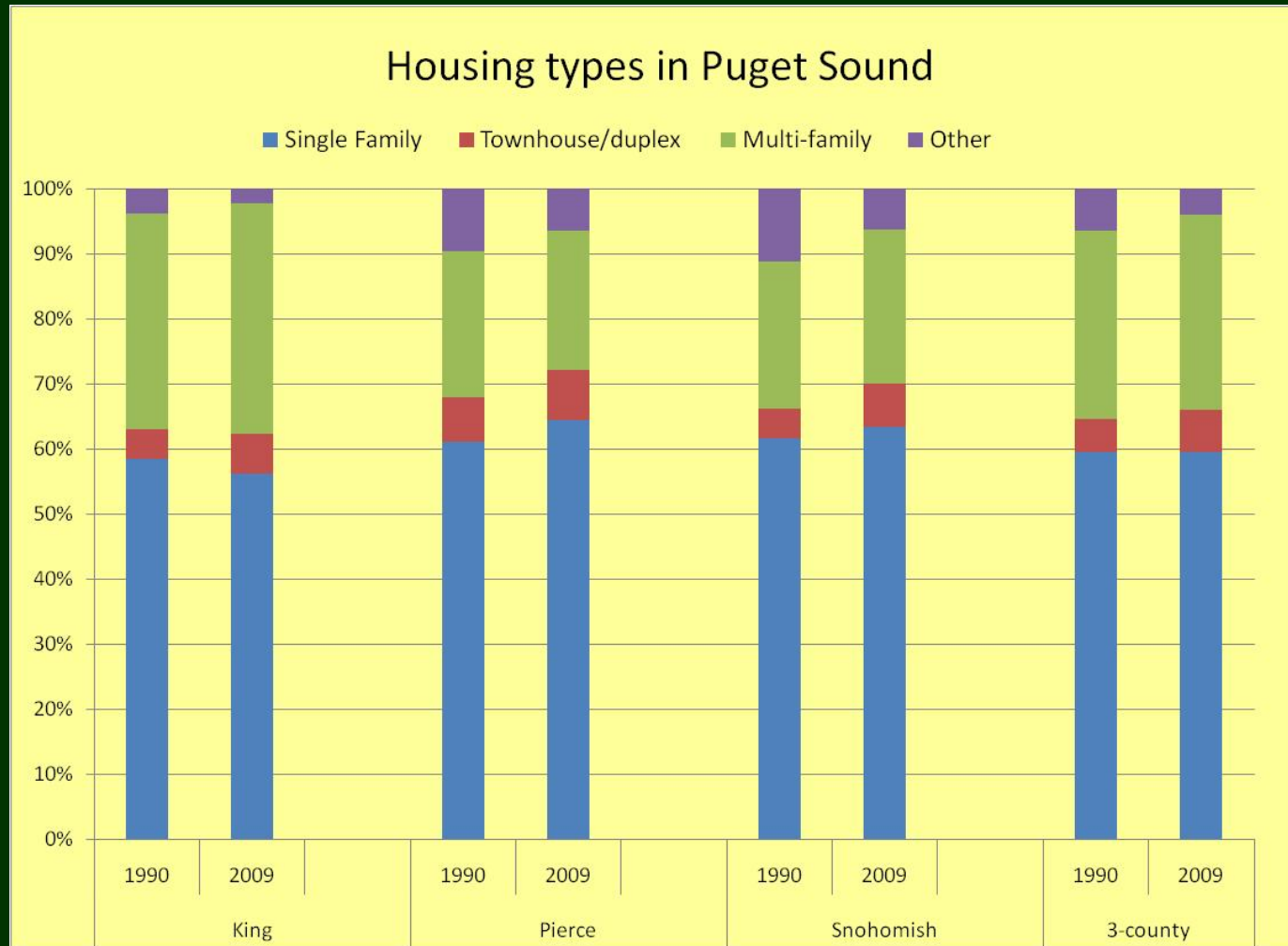
Twenty years is enough to see trends

Two key indicators

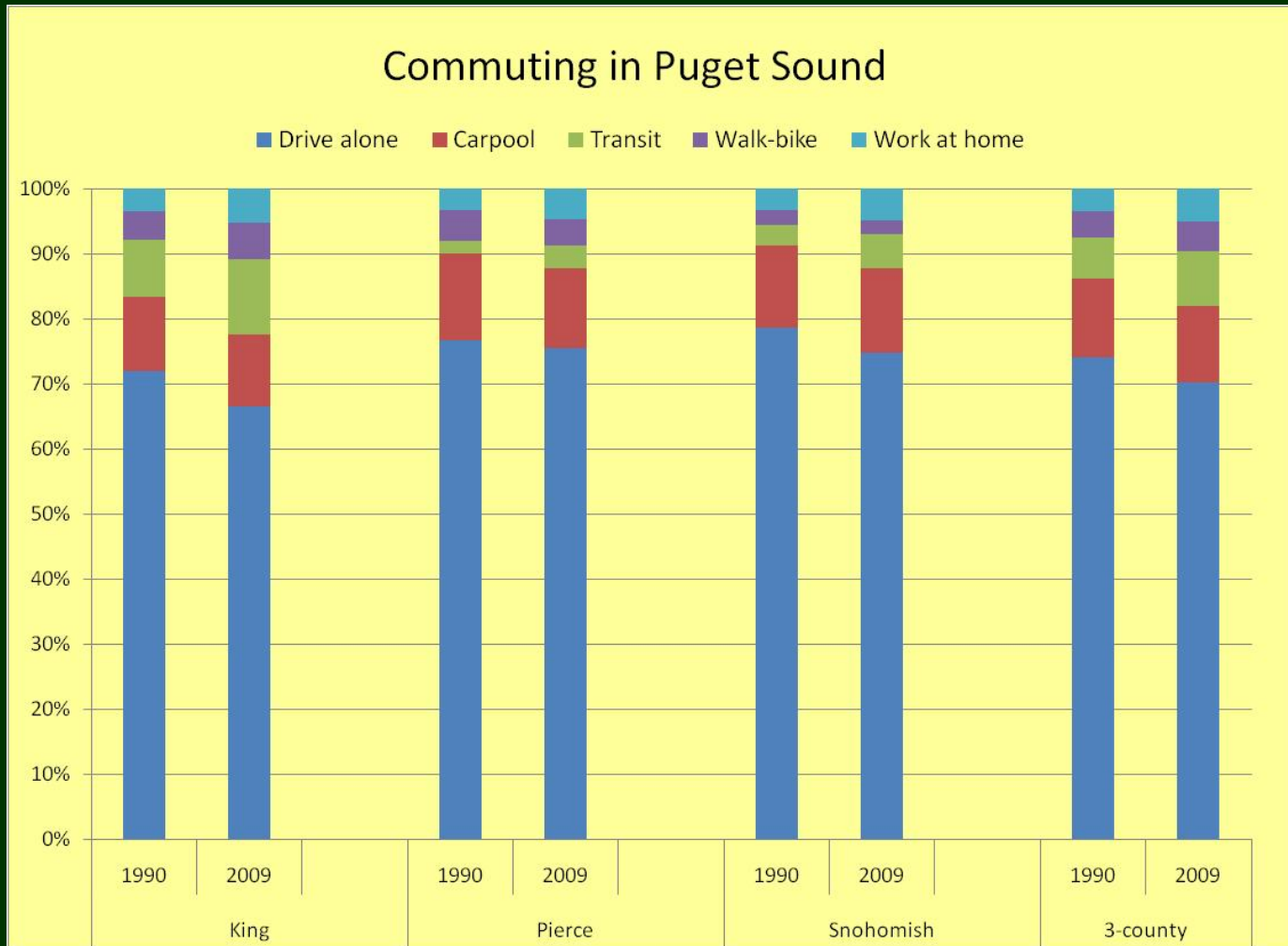
Single family and multi-family housing

Commute mode splits

No shift in housing type



Minor shift in commute mode



Time to reexamine GMA

Persistence of settlement patterns

Concentrate on jobs-housing balance

Climate change policies will drive everything

Thank You!

Michael Luis & Associates