

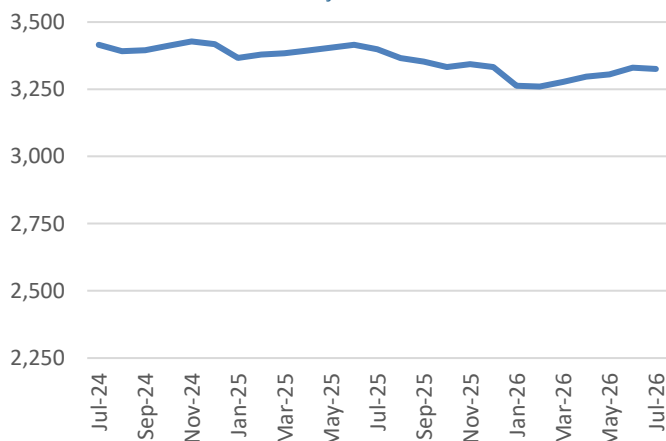
THE REGIONAL ECONOMIC MONITORING SYSTEM (REMS) REPORT – JULY 2026 DATA

In July, over-the-year employment decreased 73,200 jobs or 2.2 percent in the Washington Metropolitan Statistical Area (MSA), while the national over-the-year employment increased by about 382,000 jobs or 0.2 percent. Locally, the Leisure & Hospitality Sector gained 2,200 jobs, and the Educational & Health Services Sector gained 1,800 jobs, and the Professional & Business Sector lost 20,500 jobs during the last year. The Federal Government Sector lost 50,200 jobs between July 2025 and July 2026. The number of Federal Government Sector jobs is 314,000 jobs in July. The region's inflation decreased to 4.0 percent in July 2026 from a rate of 4.1 percent in May 2026. During July, the region's unemployment rate decreased to 4.0 percent while the national rate remained at 4.4 percent. The 1,844 new housing units authorized during July 2026 represent an 11.6 percent increase from July 2025, when 1,653 new units were started. For a list of jurisdictions in the MSA, visit mwcog.org/REMS.

Washington MSA Total Employment

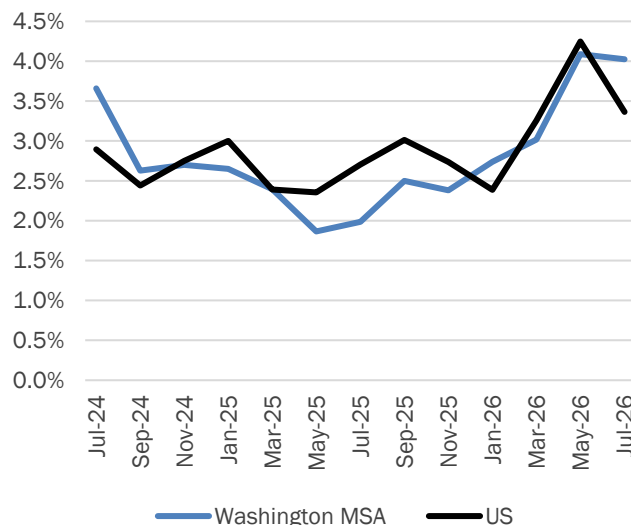
(1,000s of Jobs)

Source: Bureau of Labor Statistics, CES, Not Seasonally Adjusted



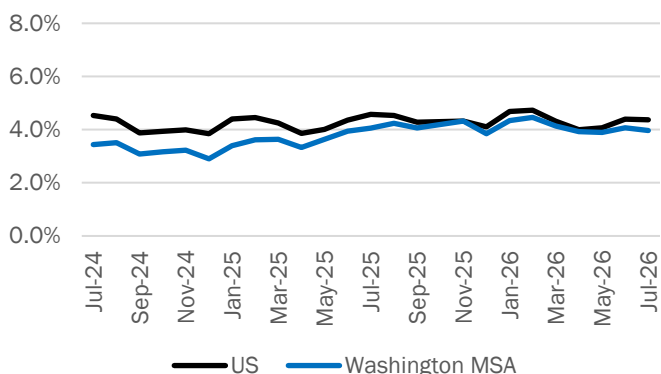
Over-the-Year Inflation Rate Washington MSA and US

Source: Bureau of Labor Statistics



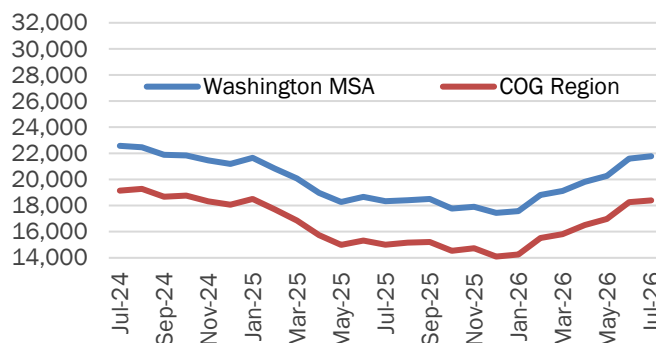
Unemployment Rate Washington MSA and US

Source: Bureau of Labor Statistics, CPS and LAUS, Not Seasonally Adjusted



New Housing Units Authorized 12-Month Total, Washington MSA and COG Region

Source: U.S. Census Bureau



Metropolitan Washington
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Washington MSA At-Place Employment, by Industry Group* - July 2026

(1,000s of Jobs)

Source: Bureau of Labor Statistics, CES, Not Seasonally Adjusted

Industry Group	At-Place Employment		Change from Last Year	
	Number	Percent	Number	Percent
Manufacturing	56.2	1.7	-1.1	-1.9
Mining, Logging & Construction	172.7	5.2	-1.8	-1.0
T, T, & U	401.7	12.1	-1.5	-0.4
[Retail]	253.7	7.6	-1.6	-0.6
Information	78.5	2.4	-4.6	-5.5
Financial	154.2	4.6	-1.6	-1.0
Activities	781.3	23.5	-20.5	-2.6
Prof. and Bus. Services	491.1	14.8	1.8	0.4
Educ. & Health Services	340.6	10.2	2.2	0.7
Leisure & Hospitality	280.9	8.4	2.7	1.0
[Accom. and Food Services]	179.2	5.4	-4.3	-2.3
Other Services	669.9	20.1	-41.8	-5.9
Government	314.0	9.4	-50.2	-13.8
[Federal]	94.4	2.8	0.0	0.0
[State]	261.5	7.9	8.4	3.3
[Local]				
Total	3,325.4	100.0	-73.2	-2.2

Sources: Preliminary data from the Bureau of Labor Statistics.

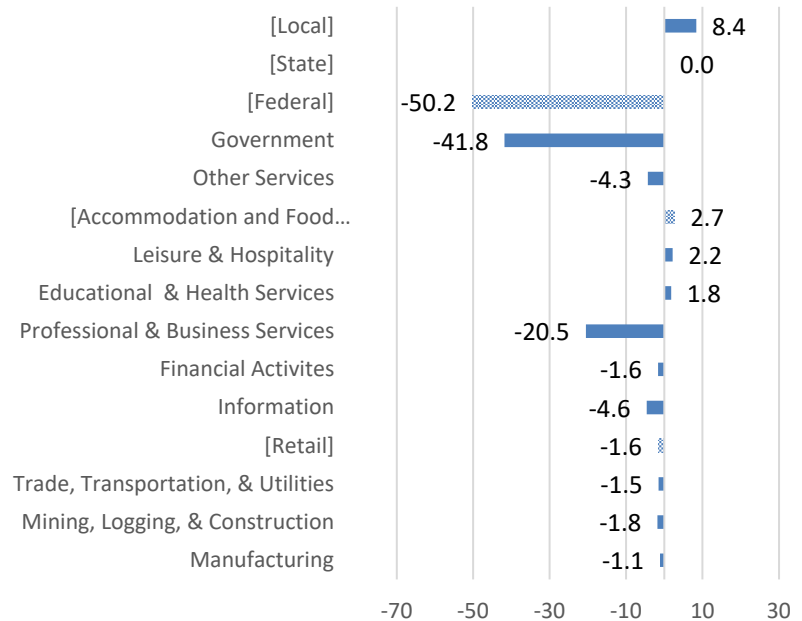
*Industry classification is based on the North American Industry Classification (NAICS). Data reflects inputs, re-estimation, and new statewide controls. Data have been revised to reflect 2026 benchmarks. Data from April 2012 are subject to revision.

T, T, & U stands for Trade, Transportation & Utilities; Prof. and Bus. Services stands for Professional and Business Services; Educ. & Health Services stands for Educational & Health Services; Accom. and Food Services stands for Accommodation and Food Services.

Washington MSA Over-the-Year Employment Change by Industry Group* July 2026

(1,000s of Jobs)

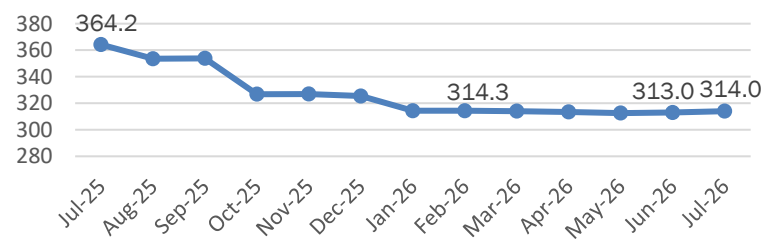
Source: Bureau of Labor Statistics, CES, Not Seasonally Adjusted



Washington MSA Total Federal Government Employment

(1,000 of Jobs)

Source: Bureau of Labor Statistics, CES, Not Seasonally Adjusted



Selected Monthly Indicators Washington MSA				
	Change from Last Year			
	Number	Month	Number	Percent
New Homes Auth.	1,844	Jul-26	191	11.6
	Rate (%)	Month	Rate Last Year	
Unemployment Rate¹	4.0	Jul-26	4.1	
Inflation Rate²	4.0	Jul-26	2.0	

Sources: Preliminary data from the Bureau of Labor Statistics.

New Homes Authorized – U.S. Census Bureau, Building Permits Survey

¹Indicates MSA-level Data

²The regional inflation rate is reported bi-monthly.

Over-the-Year – Compares the present month with same month last year. For example, Over-the-year Percent Job Growth in in December 2023 is the percentage change between December 2022 and December 2023 in the number of jobs.

At-Place Employment – The number of jobs within a given area. Although some employment data include the number of areas residents who have jobs, at-place employment counts the actual number of jobs in an area.