



District of Columbia Economic and Revenue Trends: January 2023

Muriel Bowser, Mayor
 Glen Lee, Chief Financial Officer

Fitzroy Lee, Deputy CFO & Chief Economist
 Jeffrey Wilkins, Fiscal Analyst

Highlights

% ch, 12 month avg

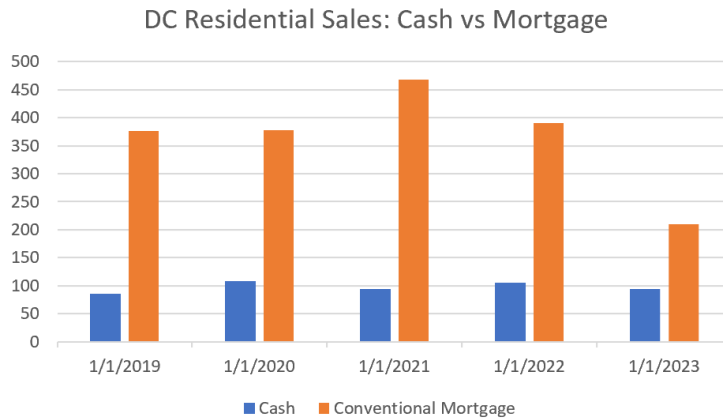
Green = Improving*

DC Jobs (p.2)	1.6 %
DC Wages (p. 4)	4.9 %
Unemployment rate (p.2)	4.5 %
Home prices (p.8)	4.3 %
Office vacancy (p.7)	15.4 %

* 12-month moving avg growth better than previous year

- Employment.....2
- Jobs by sector.....3
- Wages and Income.....4
- Population, jobs.....5
- Multifamily housing and housing permits.....6
- Commercial office space.....7
- Single family and condominium housing sales.....8
- Property transfer & deed....9
- Hospitality10
- US economy and federal government.....11
- DC tax collections.....12
- Forecasts.....13
- ORA reports, & documents.14
- About.....14
- ORA contact info.....14

DC Residential Sales



Source: SmartCharts | (getsmartcharts.com)

The number of DC home sales (all types) has declined compared to last January. This follows a nationwide trend as mortgage rates have risen. Interestingly, the number of residential sales made with only cash has stayed relatively consistent during this time.

DC	New Monthly Mortgage	Median sold price	30 year mortgage rate
1/1/2019	\$2,447	537,000	4.45
1/1/2020	\$2,284	550,000	3.6
1/1/2021	\$2,256	600,000	2.8
1/1/2022	\$2,615	645,000	3.55
1/1/2023	\$2,940	545,000	6.15

Combining the median sold price of DC residential real estate and the mortgage rate at the time, we find that the median monthly mortgage of a new purchase in DC has risen from \$2,447 to \$2,940 since 2019, an increase of 20%.

Employment

- DC jobs grew 1.6% over last year.
- Resident employment fell 3.2% below last year.
- The DC unemployment rate is down to 4.5% from 5.7% last year.

Table 1. Wage and salary employment in DC, Washington metro area, and the US: November 2022

Jurisdiction	This month	FY 2022	FY 2021	FY 2020
District of Columbia	777,100	763,875	735,208	763,342
YoY % change	1.6	3.9	-3.7	-4.1
DC metro area	3,357,100	3,286,767	3,182,558	3,205,133
YoY % change	1.9	3.3	-0.7	-3.9
DC suburbs (%ch)	2.0	3.1	0.2	-3.9
US (%ch)	3.4	4.6	0.1	-4.0

Not seasonally adjusted. Suburban employment is the difference between the metro area and the DC portion.

Source: BLS

Wage and salary employment December 2020 to November 2022
(% change from prior year in 3-month moving average)

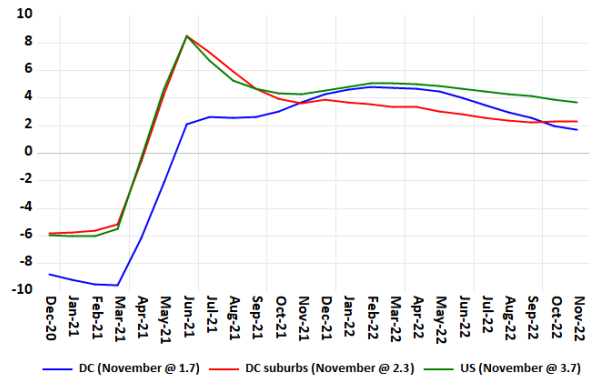


Table 2. Resident employment and unemployment: November 2022

Indicator	This month	FY 2022	FY 2021	FY 2020
DC Labor force summary				
Resident Employment	353,908	363,153	354,055	365,528
YoY % change	-3.2	2.6	-3.1	-3.1
Labor Force	370,433	383,881	381,189	393,761
YoY % change	-4.5	0.7	-3.2	-1.3
Unemployed residents	16,525	20,728	27,134	28,233
YoY % change	-25.4	-23.6	-3.9	28.2
DC Unemployment insurance (state program) mo. avg				
Initial Claims	1,278	5,408	9,450	12,886
YoY % change	-85.8	-26.7	460.6	42.7
Weeks compensated	11,102	69,464	139,780	27,473
YoY % change	-60.5	-50.3	408.8	-9.7

Source: BLS. UI data: US Dept of Labor. Not seasonally adjusted.

Resident employment in DC, the DC suburbs, and the US:
November 2020 to November 2022 (1 year change, 3-month average)

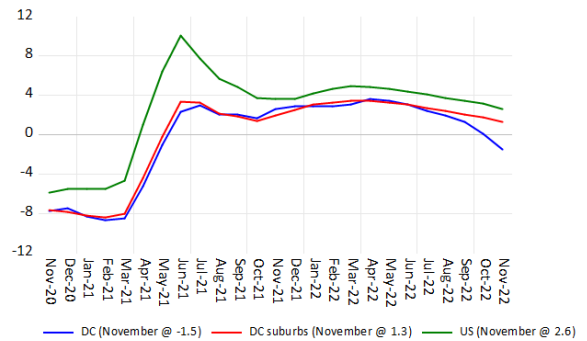


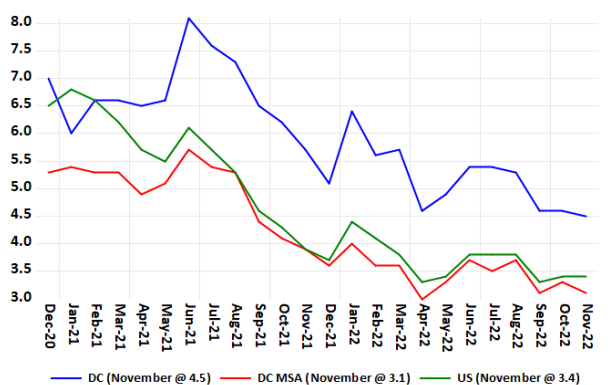
Table 3. Unemployment rates November 2022

(percent of labor force)

	US	DC	DC metro
This month	3.4	4.5	3.1
1 year ago	3.9	5.7	3.9

Source: BLS; Not seasonally adjusted.

Unemployment Rate
December 2020 to November 2022



Jobs by sectors of the economy

- Hospitality (Food Service, Accommodations, Amusement and Recreation) jobs account for 9.3% of all DC jobs, which is lower than pre-pandemic ~10%.
- The federal government accounted for 24.5% of all DC jobs. These DC federal government employees make up 52.1% of federal government jobs in the DC metro area and 6.6% of US federal government jobs.

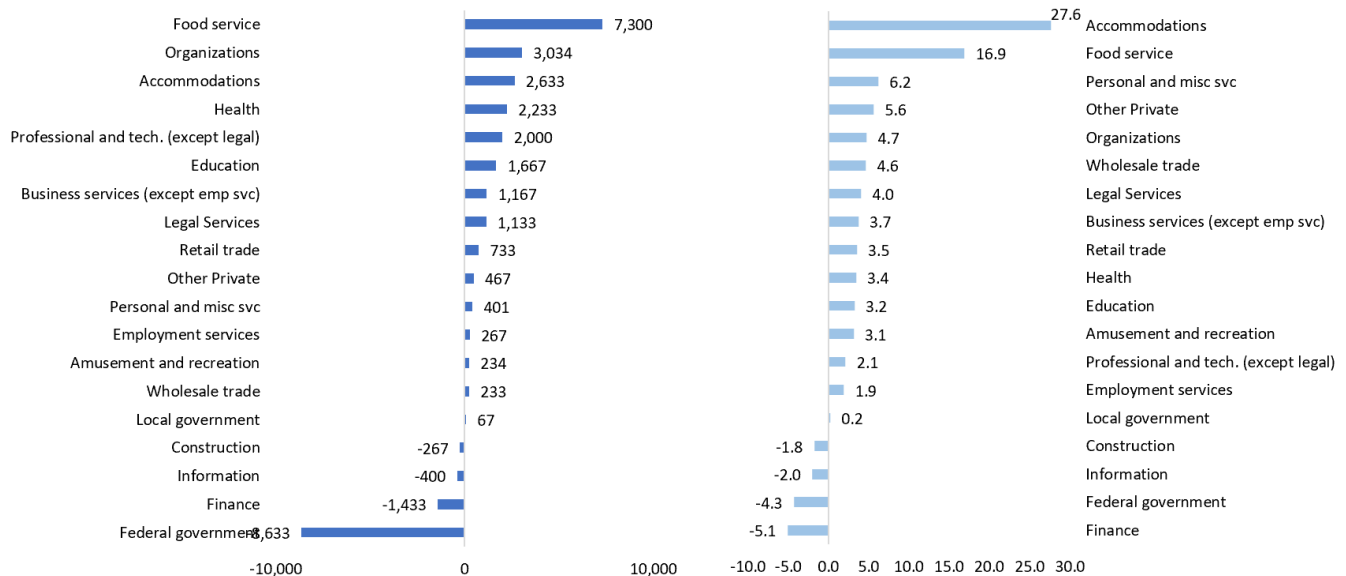
Table 4. Wage and salary employment located in DC: November 2022

3-month moving average Industry sector	This Month	Last Year	1 year change		Sector %		
			Amount	%	DC	Metro	US
Federal government	190,933	199,567	-8,633	-4.3	24.5	52.1	6.6
Local government	41,867	41,800	67	0.2	5.4	11.8	0.2
Legal Services	29,133	28,000	1,133	4.0	3.8	47.7	2.5
Professional and tech. (except legal)	96,867	94,867	2,000	2.1	12.5	22.7	1.0
Employment services	14,533	14,267	267	1.9	1.9	27.5	0.4
Business services (except emp svc)	32,500	31,333	1,167	3.7	4.2	21.7	0.6
Information	19,400	19,800	-400	-2.0	2.5	24.4	0.6
Finance	26,667	28,100	-1,433	-5.1	3.4	18.1	0.3
Organizations	67,633	64,600	3,034	4.7	8.8	37.8	2.4
Education	55,933	54,267	1,667	3.1	7.2	51.3	1.4
Health	69,900	67,667	2,233	3.4	9.1	20.7	0.3
Food service	50,567	43,267	7,300	16.9	6.7	22.1	0.4
Accommodations	12,167	9,533	2,633	27.6	1.6	36.4	0.7
Amusement and recreation	7,833	7,600	233	3.1	1.0	18.6	0.3
Retail trade	21,467	20,733	733	3.5	2.8	8.2	0.1
Wholesale trade	5,267	5,033	233	4.6	0.7	8.1	0.1
Construction	14,967	15,233	-267	-1.8	1.9	8.9	0.2
Personal and misc svc	6,867	6,467	401	6.2	0.9	6.8	0.2
Other Private	8,733	8,267	467	5.6	1.1	4.7	0.0
Total	773,233	760,400	12,833	1.7	100.0	23.1	0.5
<i>Public Sector</i>	<i>232,800</i>	<i>241,367</i>	<i>-8,567</i>	<i>-3.5</i>	<i>29.9</i>	<i>32.2</i>	<i>1.0</i>
<i>Private Sector</i>	<i>540,433</i>	<i>519,033</i>	<i>21,400</i>	<i>4.1</i>	<i>70.1</i>	<i>20.7</i>	<i>0.4</i>

Source: BLS. Not seasonally adjusted. na=not available. For metro area, legal is included in other professional and technical and personal and miscellaneous service is included in organizations.

YoY change in wage and salary jobs in DC:
(Nov 2022 3-month moving average)

% change in wage and salary jobs in DC:
(Nov 2022 3-month moving average)



Wages and Income

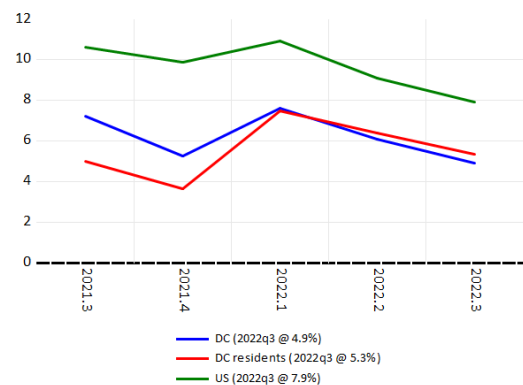
- The federal government accounted for 27.6% of all wages in DC. Professional and management services accounted for 24.9% of DC wages.

Table 5. Income by sector of the DC economy: 2022q3

Sector	4 Qtr avg. Wages and Salaries Earned in DC			Percentage Distribution Wages
	(\$b,saar)	YoY (\$b)	YoY (%)	
Total	87.80	4.9	6.0	100.0
Federal government	25.40	0.3	1.4	27.6
Local government	3.90	0.1	2.4	4.5
Professional and management	21.80	1.5	7.1	24.9
Business services	3.20	0.5	19.4	3.7
Information and financial	8.80	0.5	6.2	10.1
Education and health services	8.70	0.5	6.4	10.0
Trade and hospitality	4.50	1.3	41.0	5.5
Organizations and personal	8.00	0.2	2.5	9.0
Other private	3.50	0.0	-0.3	4.7
Private sector	58.60	4.5	8.3	67.9
Government	29.30	0.4	1.5	32.1

Source: BLS and BEA. Federal government wages and salaries includes military.

Wages earned in DC, by DC residents, and in the US:
2021q3 to 2022q3
(% ch from prior year)



- Wages and salaries earned in DC were \$89.1 billion, 4.9% up from last year. (Table 6)

Table 6. DC wages and personal income: 2022q3

(\$ billion at seasonally adjusted annual rates unless otherwise noted)

Indicator	Latest qtr. 2022q3	FY 2021	FY 2020	FY 2019
Wages and salaries earned in DC	89.1	82.9	79.5	78.1
YoY % change	4.9	4.2	1.8	3.3
Supplements to wages and salaries	22.1	21.3	20.7	20.5
YoY % change	3.0	2.9	1.0	4.7
Income earned in DC*	105.7	99.5	94.5	93.2
YoY % change	3.4	5.3	1.4	2.1
Net resident adjustment**	-61.1	-57.3	-54.3	-53.5
YoY % change	3.8	5.5	1.6	2.7
Income earned by DC residents*	44.7	42.2	40.2	39.7
YoY % change	2.9	5.0	1.1	1.4
Wages and salaries of DC residents***	34.1	31.8	30.9	30.3
YoY % change	5.3	2.9	2.1	4.3
Proprietors income earned by DC residents****	6.8	6.5	5.7	5.9
YoY % change	-5.1	15.1	-4.4	-13.1
Property income of DC residents	11.9	11.1	11.0	11.1
YoY % change	5.1	0.6	-1.0	9.5
Pensions and other transfers	8.4	10.9	9.9	7.1
YoY % change	-14.3	9.7	40.3	5.0
DC personal income	65.0	64.2	61.1	57.9
YoY % change	0.7	5.0	5.5	3.3
US Personal income (% change from prior year)	4.1	6.9	6.6	5.3
US Wages and Salaries (% change from prior year)	7.9	7.1	1.8	4.6
DC res. wages as % of wages earned in DC	38.3	38.3	38.8	38.7
DC Personal income as % of US	0.3	0.3	0.3	0.3

Source: BEA *Excludes social insurance paid by individuals. Wage and salary amounts do include social insurance paid by individuals.

Sum of (1) income earned in DC by non residents (negative) and (2) income earned by DC residents outside of DC (positive). Negative means less income earned by DC residents. * Est. by ORA; assumes wage and salary suppl. are the same % for DC resident wages as for wages earned in DC; excludes social insurance paid by individuals.

****Proprietors' income is derived from federal tax data and therefore all proprietor's income is earned by DC residents.

Population, jobs, and per capita income

- At mid-year 2022, population was estimated to be 3,012 (0.5%) higher than the prior year.
- In the September quarter, the year-over-year percent change in per capita income in DC was 3.0% vs 3.8% for the US. The year-over-year percent change in wages per job in DC was 2.3% vs 3.9% for the US.

Table 7. DC population and wage and salary employment located in DC: 2022

Calendar Year	Population	YoY	
	Number	#	%
2022	671,803	3,012	0.5%
2021	668,791	-2,077	-0.3%
2020	670,868	-37,385	-5.3%
2019	708,253	4,106	0.6%
2018	704,147	7,068	1.0%
2017	697,079	9,503	1.4%
2016	687,576	10,562	1.6%
2015	677,014		

Source: US Census Bureau (Population); BLS seasonally adjusted for year ending June quarter.

DC Population and Wage and Salary Employment located in DC:
1990 to 2022
(calendar years)

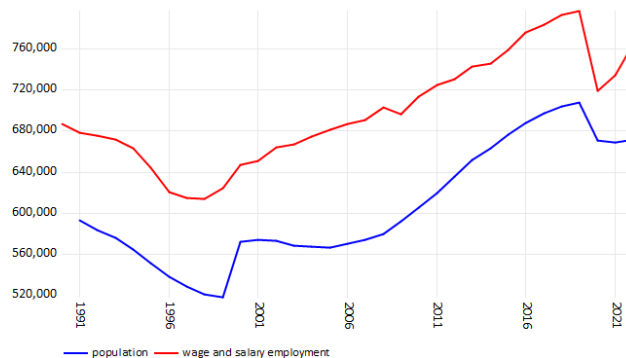


Table 8. Per capita income and wages per job in DC and the US: 2022q3

	DC					US				
	2022q3	4-qtr avg	FY 2021	FY 2020	FY 2019	2022q3	4-qtr avg	FY 2021	FY 2020	FY 2019
Per capita Income	100,017	98,495	95,265	88,141	83,078	65,602	64,529	63,101	59,093	55,692
% ch in per capita income	3.0	3.4	8.1	6.1	1.4	3.8	2.3	6.8	6.1	4.7
% ch in personal income	0.7	0.2	5.0	5.5	3.3	4.1	2.5	6.9	6.6	5.3
Wages per job	115,669	114,947	112,709	104,358	98,178	73,730	72,982	69,565	65,103	61,328
% ch in wages per job	2.3	2.0	8.0	6.3	2.6	3.9	4.9	6.9	6.2	3.1
% ch in wage and salary jobs	2.6	3.9	-3.7	-4.1	0.6	3.9	4.3	0.1	-4.0	1.4
% ch in total wages	4.9	6.0	4.2	1.8	3.3	7.9	9.4	7.1	1.8	4.6
	<i>Washington Metro</i>					<i>U.S.</i>				
<i>Consumer price index</i>	<i>7.0</i>	<i>6.7</i>	<i>2.9</i>	<i>0.9</i>	<i>1.3</i>	<i>8.3</i>	<i>7.9</i>	<i>3.3</i>	<i>1.5</i>	<i>1.9</i>

Source: BEA for per capita income, population, and personal income; BLS for CPI. % changes are YoY.

Multifamily-unit housing and housing permits

- For the 12-month period ending November 2022, 7,048 housing permits were issued, up 25.4% from the same period last year.
- According to CoStar, in the December quarter, the inventory of apartments and condominiums increased by 3.4% from a year earlier.
- There are 16,103 apartment units under construction, up 19.2% from FY 2021.

Table 9. Housing unit building permits issued in DC: November 2022

	This month	12-mo total	FY 2022	FY 2021	FY 2020
Total units	988	7,048	6,730	6,127	5,618
1 year ch.	490	1,427	603	509	-1,550
YoY % change	98.4	25.4	9.8	9.1	-21.6

Source: Census Bureau (permits for privately owned units during period)

Housing permits issued in DC: November 2020 to November 2022 (12-mo moving total)

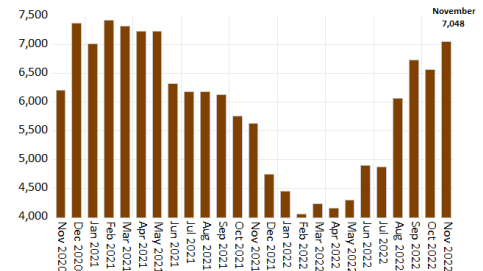


Table 10. Inventory and construction for apartments and condominiums in DC: 2022q4

CY	Inventory					Under Construction					
	All units		Apartments			Condominiums		Apartments		Condominiums	
	Number	YoY %	Buildings	Units	% Vacant	Buildings	Units	Buildings	Units	Buildings	Units
2022q4	209,089	3.4%	3,500	173,633	7.9%	757	29,408	83	16,103	17	488
2021	202,285	3.2%	3,457	167,334	7.9%	736	28,903	84	13,510	32	798
2020	196,010	3.9%	3,415	161,388	11.7%	724	28,574	83	12,654	33	798
2019	188,562	3.7%	3,383	154,722	7.0%	710	27,792	68	13,651	28	1,118
2018	181,819	2.9%	3,347	148,348	6.7%	699	27,423	72	13,826	21	1,035
2017	176,654	3.1%	3,322	143,775	7.3%	681	26,831	59	11,397	30	1,287

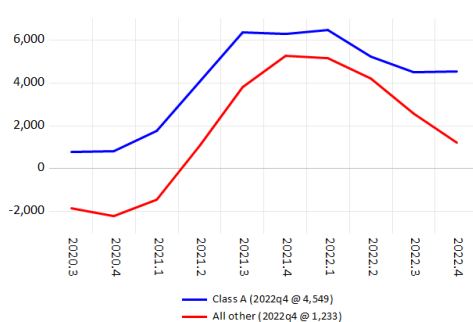
Source: CoStar. Includes units in privately-owned buildings with 5 or more units. CY amounts are last quarter of the year. Includes affordable units. There are 110 co-op buildings with 6048 units with an average building size of 55 units.

Table 11. Market rate apartment units in DC, Classes A, B, and C: 2022q4

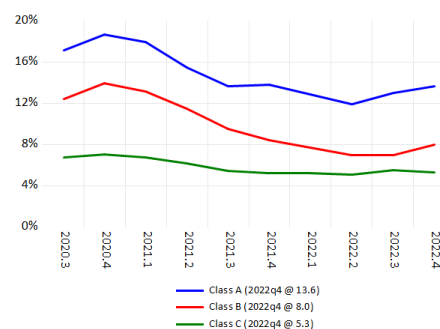
Class	Inventory				Occupied		Effective monthly rent		Under construction	
	Buildings	Number	% ch	% vacant	Number	% ch	\$ per month	1 yr % ch	Buildings	Units
Class A	238	54,214	10.5%	13.6%	46,839	10.8%	2,668	0.4%	43	11,823
Class B	1,104	59,325	2.3%	8.0%	54,593	2.7%	2,004	2.9%	37	4,251
Class C	2,103	59,840	-0.3%	5.3%	56,669	-0.4%	1,453	3.6%	3	29

Source: Costar, includes units in privately-owned buildings with 5 or more units, including affordable units. Vacant rate includes units not available for rental. Sum of class A, B, and C may not equal total.

Change from the prior year in occupied Class A and all other classes of apartments from 2020Q3 to 2022q4



Vacancy rate by apartment building class from 2020Q3 to 2022q4



Commercial office space

• According to CoStar, for the quarter ending December occupied office space declined 0.7% from last year and inventory increased 0.8%. The vacancy rate has risen to 15.4% (including sublet).

• Space under construction was 1.46 million square feet in 10 buildings.

• Base rent declined 0.2% to \$53.48 per sq ft.

DC Office Space (millions sq ft)
(1) 12mo change in inventory and occupied units,
(2) units under construction, (3) vacancy rate
2019Q3 to 2022Q4

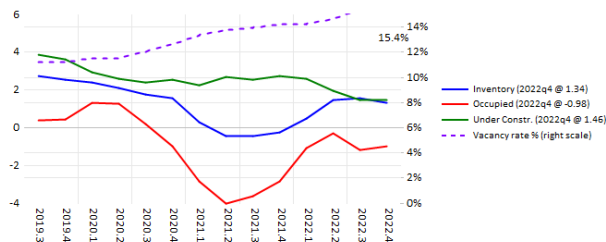


Table 12. DC commercial office space: 2022q4

CY (year)	Inventory			Occupied space			Vacant space		Base rent (direct)		Under constr.		
	Buildings	Level (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	% ch	Level (msf)	Total %	\$ per sq ft	1 yr % ch	Buildings	msf	Avg. sf / bldg
2022q4	2,397	169.09	0.8%	143.04	-0.98	-0.7%	26.1	15.4%	\$53.48	-0.2%	10	1.46	145,739
2021	2,397	167.75	-0.1%	144.03	-2.83	-1.9%	23.7	13.2%	\$53.61	0.1%	15	2.74	182,824
2020	2,396	167.98	0.9%	146.85	-0.99	-0.7%	21.1	11.7%	\$53.54	0.3%	17	2.52	148,464
2019	2,393	166.42	1.5%	147.84	0.45	0.3%	18.6	10.4%	\$53.39	2.2%	22	3.63	164,928
2018	2,387	163.88	-0.1%	147.40	0.06	0.0%	16.5	9.4%	\$52.23	2.6%	21	5.29	251,763
2017	2,389	164.10	0.5%	147.33	1.43	1.0%	16.8	9.6%	\$50.90	2.1%	22	5.91	268,470

Source: CoStar, msf = million square feet; base rent excludes concessions. Vacant space includes space not available for lease.

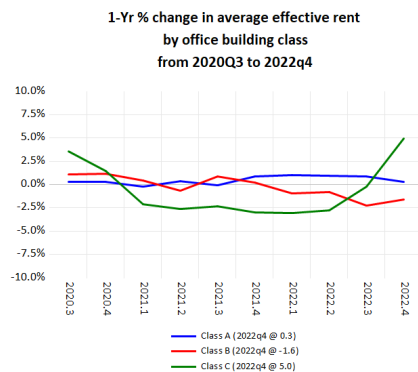
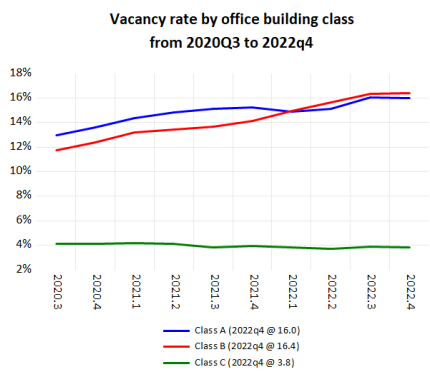
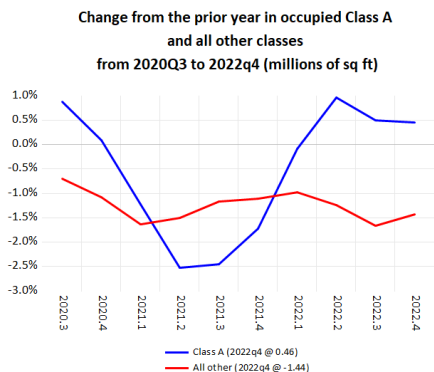


Table 13. DC Class A, B, and C commercial office space: 2022q4

Class	Inventory			Occupied space			Vacant space		Base rent (direct)		Under const.	
	Buildings	Level (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	Total %	\$	1 yr % ch	buildings	msf
Class A	358	100.5	1.46	84.4	0.46	0.5%	16.1	16.0%	57.75	0.3%	6	1.3
Class B	928	58.3	-0.11	48.7	-1.44	-2.9%	9.6	16.4%	48.33	-1.6%	2	0.2
Class C	1107	10.3	-0.01	9.9	0.00	0.0%	0.4	3.8%	35.61	5.0%	0	0.0

Source: CoStar. Vacant space includes space not available for lease.

Single family and condominium housing

- 12-month moving total single family home sales were down 18.5% from a year earlier, while the average selling price was 4.3% higher.
- Condominium sales were down 15.8% from last year (12-month average) and the average selling price was 0.1% lower.
- Single family homes priced above \$1 million made up 44.8% of all single family sales.

Table 14. Residential real estate indicators: November 2022

	This month	12mo moving total	FY 2022	FY 2021	FY 2020
Single family homes sales (#)	277	4,163	4,509	5,136	4,614
YoY % change	-39.7	-18.5	-12.2	11.3	3.9
Condominium sales (#)	229	4,615	4,847	5,563	4,338
YoY % change	-41.9	-15.8	-12.9	28.2	8.6
Total	506	8,778	9,356	10,699	8,952
YoY % change	-40.7	-17.1	-12.6	19.5	6.1
Single family homes avg price	\$1,137,717	\$1,119,176	\$1,117,476	\$1,057,400	\$918,292
YoY % change	-0.8	4.3	5.7	15.1	6.5
Condominium avg price	\$533,035	\$574,844	\$585,899	\$565,376	\$561,991
YoY % change	-12.0	-0.1	3.6	0.6	4.5
Total Value of All Sales (\$M)	\$437	\$7,374	\$7,926	\$8,660	\$6,692
YoY % change	-42.8	-15.1	-8.5	29.4	11.8

Note: Closed (settled) contracts. Average prices calculated by ORA based on number of sales and total value of sales.

Source: MarketStats by ShowingTime, accessed by BrightMLS. Sales are ones closed during period shown.

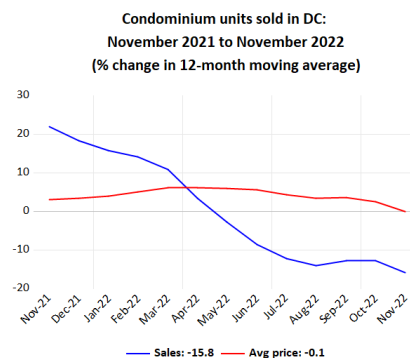
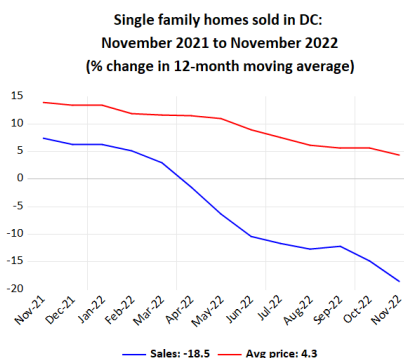
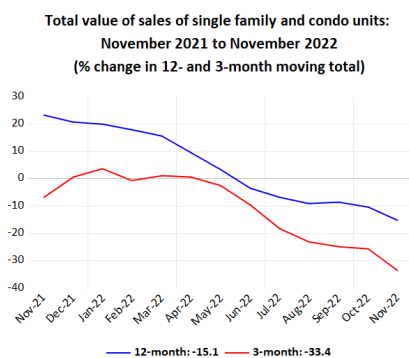


Table 15. DC single family and condominium home sales at prices of \$1 million or more: November 2022

	This month	12mo moving total	FY 2022	FY 2021	FY 2020
Single family homes	124	1,830	2,008	2,047	1,403
1 year change	-90	-297	-39	644	171
YoY % change	-42.1	-14.0	-1.9	45.9	13.9
% all single family sales	44.8	44.0	44.5	39.9	30.4
Condominium	17	337	357	328	252
1 year change	-15	-13	29	76	39
YoY % change	-46.9	-3.7	8.8	30.2	18.3
% all condominium sales	7.4	7.3	7.4	5.9	5.8

Source: MarketStats by ShowingTime, accessed by BrightMLS. Sales are ones closed during period shown.

Property transfers and deed taxes

- The 12-month moving total of property transfers, \$15.0 billion, was 6.5% above a year ago.
- The 12-month moving total of brokered home sales was 15.1% below last year while the value of large commercial property transfers was 40.4% above last year.

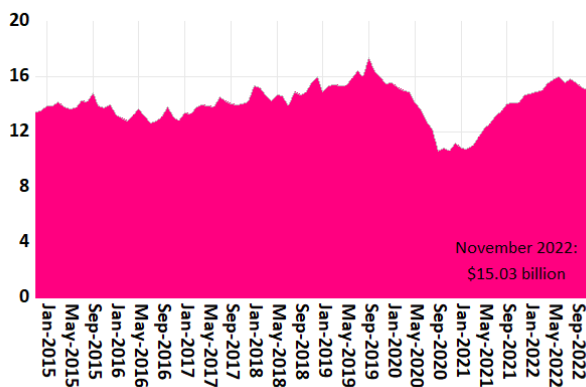
Table 16. Market value of real property transfers subject to the deed transfer or economic interest tax: November 2022

	This month	12mo moving			
		total	FY 2022	FY 2021	FY 2020
All property transfers (\$M)	731	15,026	15,510	13,967	10,588
change from one year ago (\$M)	-154	92	1,542	3,379	-6,767
% change from one year ago	-17.4	6.5	11.0	31.9	-39.0

Note: represents value of property or economic interest transferred as of date deed noted by the Recorder of Deeds.

Source: OCFO/Recorder of Deeds and OCFO/ORR (calculated from tax collections and deposits adjusted for tax rate changes).

Value of all real property subject to deed transfer or economic interest taxes: November 2014 to November 2022 (billions, 12mo moving total)



Value of all real property subject to deed transfer or economic interest taxes: November 2021 to November 2022 (% change in 12- and 3-month moving total)

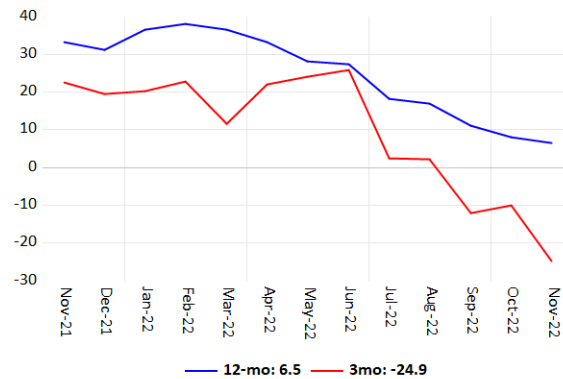


Table 17. Value of (1) brokered home sales and (2) all other real property subject to the deed transfer and economic interest taxes: November 2022

	12mo moving total	FY 2022	FY 2021	FY 2020
Brokered home sales (\$m)	7,374	7,926	8,660	6,692
Large Commercial Property 2.5% transfer (\$m)	4,738	4,797	3,262	2,393
All other property (\$m)	2,914	2,786	2,046	1,503
Brokered home sales (% ch from year ago)	-15.1	-8.5	29.4	11.8
Large Commercial Property 2.5% transfer (% ch from year ago)	40.4	47.1	36.3	NA
All other property (% ch from year ago)	43.0	36.2	36.1	NA

Source: Brokered sales of single family homes and condominium units are from MarketStats by ShowingTime; Other property transfers equals the difference between the value of all real property transfers calculated from deed tax collections reported by the OCFO and the value of brokered sales. Large commercial property are properties with assessed values greater than \$2 million.

Hospitality

- There were 67.3% more hotel-room-days sold than a year ago (12-mo avg). The average room rate was up 40.0% (12-mo avg).
- Occupancy, which averaged 76.3% in FY 2019, was 62.7% in November 2022.
- Air passengers through the regional airports were up 12.5% from last year.
- Hotel employment 12-month average was 57.1% higher than last year and food service employment was up 36.3%.

Hotel room sales revenue: November 2021 to November 2022
(% change in 12- and 3-month moving average)

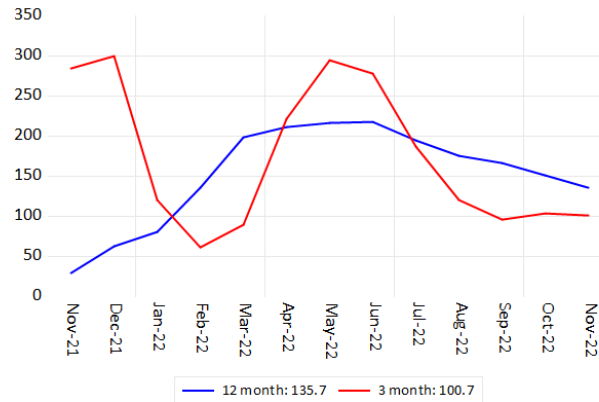


Table 18. Hospitality industry: November 2022

Indicator	Units	This	12-mo moving	FY 2022	FY 2021	FY 2020
		Month	average/sum*			
Hotel stays						
Hotel room-days sold	(M)	0.626	7.164	6.740	3.661	4.525
	1 yr % ch	35.6	67.3	84.1	-19.1	-50.4
Average room rate	\$	231.1	230.8	220.5	154.4	175.5
	1 yr % ch	21.8	40.0	42.8	-12.0	-18.9
Room revenue	(\$M)	144.7	1,722.7	1,545.1	581.0	920.5
	1 yr % ch	65.2	135.7	166.0	-36.9	-54.9
Occupancy rate	%	62.7	60.5	57.3	34.2	42.0
Number of hotels	#	150	140	138	130	125
Airline passengers						
DCA	1 yr %ch	16.1	89.2	125.1	-18.2	-47.9
IAD	1 yr %ch	12.9	49.9	68.9	-10.0	-45.1
BWI	1 yr %ch	8.7	25.5	37.0	4.6	-42.1
Total	1 yr %ch	12.5	51.1	70.2	-7.0	-44.9
Employment						
Accommodations	level (000s)	12.5	11.0	10.6	6.3	11.5
	1 yr % ch	27.6	57.1	67.6	-45.0	-29.1
Food and beverage	level (000s)	51.7	47.3	46.1	32.1	39.1
	1 yr % ch	16.7	36.3	43.6	-18.0	-29.1

* Total for hotel rooms and room revenue.

Source: STR (hotel data); BLS (employment); BWI Airport (passenger data)

US economy and the federal government sector

- Compared to the same quarter a year ago, nominal GDP grew 9.1% and real (inflation adjusted) GDP grew 1.9%.
- Federal government non-defense spending for consumption and investment which included spending on COVID relief, increased 10.9% in the September quarter from a year earlier. Defense spending grew 2.7%.

Table 19. US GDP, income, and inflation: 2022q3

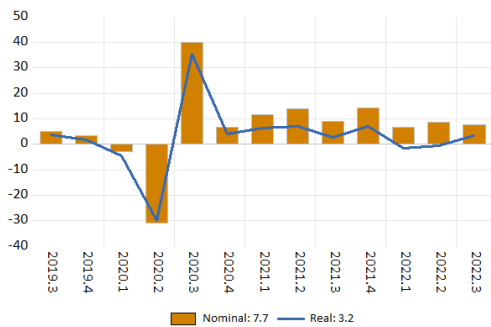
(percent change from prior year)

Indicator	2022q3	FY 2021	FY 2020	FY 2019
GDP real	1.9	4.1	-1.8	2.2
GDP nominal	9.1	7.6	-0.5	4.2
Personal Income	4.1	6.9	6.6	5.3
Consumption	8.5	9.2	-1.0	3.7
Investment	11.6	10.1	-4.9	5.7
Corporate profits*	3.2	27.9	2.6	3.5
SP500 stock index	-8.3	29.1	10.2	3.3
US CPI	8.3	3.3	1.5	1.9

* Before tax, without IVA and CCadj.

Source: BEA; BLS (cpi); Dow Jones Indices (SP500)

Quarterly change in US real and nominal GDP: 2019Q3 to 2022q3
(% change from previous quarter at annual rate)



Standard & Poors Stock Market Index (SP500):
2021m11 to 2022m11 (Monthly average)

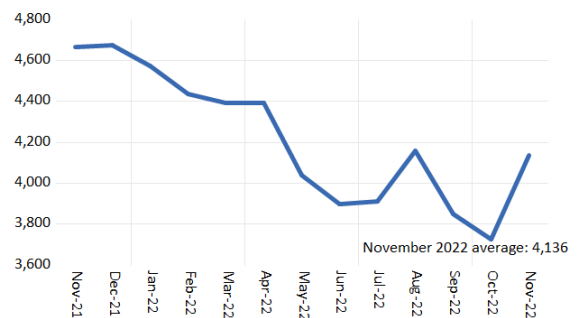


Table 20. Federal government consumption and investment, US GDP accounts: 2022q3

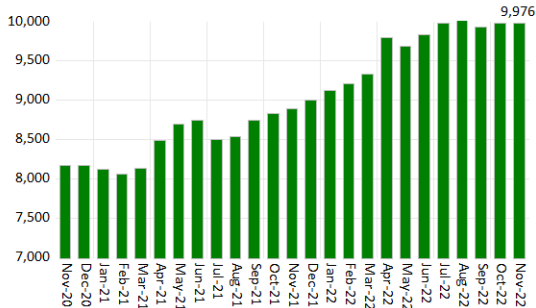
Indicator (percent change from prior year)	2022q3	4q mov avg*	FY 2021	FY 2020	FY 2019
Non-defense	10.9	5.9	6.1	8.8	4.1
Compensation of employees	1.8	3.2	4.1	4.7	3.1
Purchases of goods and services	10.1	4.5	7.3	9.9	3.9
Gross investment	12.9	10.1	2.7	5.5	4.8
Defense	2.7	1.5	3.4	4.6	7.1
Compensation of employees	2.0	2.8	4.3	4.3	4.3
Purchases of goods and services	4.6	1.5	2.2	3.6	6.9
Gross investment	-4.2	1.5	8.4	8.8	7.8
All federal consumption and investment	6.1	3.4	4.5	6.3	5.9

Note: federal spending does not include social security, medicare, or grants. Source: BEA; nominal values.

DC tax collections

- November 2022 total tax collections are up 5.6% this fiscal year.
- Sales tax collections are up 27.4% compared to the same month last year.

DC tax collections (before earmarking): November 2020 to November 2022
(\$ million, 12-mo moving total)



General sales tax collections (before earmarking): November 2021 to November 2022
(% change 12- and 3-month totals)

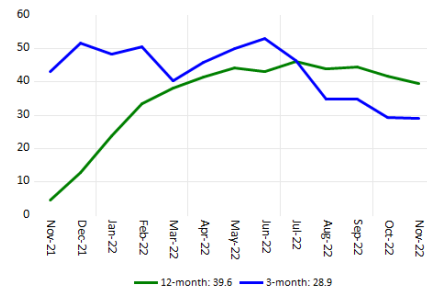


Table 21. Tax collections (before earmarks): November 2022

(\$ millions)	This month	FY 2023 to date	FY 2022*	FY 2021	FY 2020
Total taxes	396.2	924.6	9,926.6	8,808.1	8,236.7
YoY % change	-0.3	5.6	12.7	6.9	-2.6
Real Property	-2.9	4.2	2,794.0	2,914.1	2,836.7
YoY % change	-621.7	-85.1	-4.1	2.7	4.7
General sales	160.7	340.8	1,660.6	1,202.7	1,222.4
YoY % change	27.4	25.8	38.1	-1.6	-23.5
Individual income	170.2	415.0	3,095.3	2,643.2	2,377.2
YoY % change	-5.6	12.8	17.1	11.2	3.4
withholding	184.9	410.8	2,398.8	2,200.4	2,060.6
YoY % change	0.0	9.8	9.0	6.8	6.1
non-withholding	-14.7	4.2	696.5	442.8	316.6
YoY % change	218.9	-165.7	57.3	39.9	-11.2
Corporate franchise	12.2	33.5	728.9	670.2	575.6
YoY % change	-10.8	-1.0	8.8	16.4	13.3
Unincorporated bus.	4.8	11.0	265.7	192.8	152.1
YoY % change	22.7	-55.5	37.8	26.8	12.8
Deed Taxes^	27.2	56.1	690.0	552.5	452.7
YoY % change	-27.0	-33.4	24.9	22.0	-19.3
Other taxes	24.0	63.9	692.1	632.5	619.9
YoY % change	-32.2	-2.5	9.4	2.0	-3.8

^ Deed taxes include deed recordation, deed transfer, and tax on transfers of economic interest in real property.

Note: (1) Tax collections subject to accounting adjustments at year end; (2) The table and charts on this page may include adjustments to the timing and consistency of collection reporting intended to make comparisons with the prior year more meaningful. The data may differ from other published OCFO reports

Source: OCFO/ORR

Withholding for individual income tax collections: November 2021 to November 2022
(% change 12- and 3-month totals)

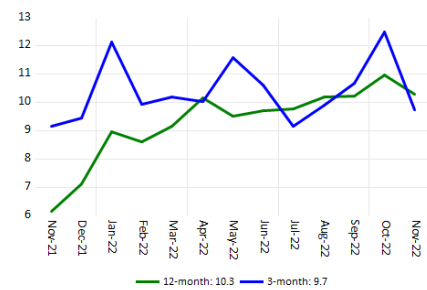


Table 22. Forecasts for US

Indicator	IHS Markit (January 2023)				Moody's Analytics (January 2023)			
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2022	FY 2023	FY 2024	FY 2025
Real GDP (% ch from prior yr)	3.3	0.7	1.3	2.0	3.3	1.3	1.7	2.6
Nominal GDP (% ch from prior yr)	10.4	5.2	3.8	4.1	10.4	5.5	4.3	4.7
Personal income (%ch from prior yr)	2.5	4.6	4.4	4.8	2.5	4.9	4.7	4.5
Unemployment (%)	3.8	4.2	5.0	4.5	3.8	3.8	4.0	3.8
CPI (% ch from prior year)	7.9	4.9	2.5	1.9	7.9	5.1	2.6	2.2
10 Year Treasury (%)	2.4	3.7	3.5	3.3	2.4	4.1	4.1	3.8
S&P 500 (level)*	3,974	3,991	3,907	4,018	3,974	4,104	4,201	4,334

* SP500 shown is average for last quarter of fiscal year

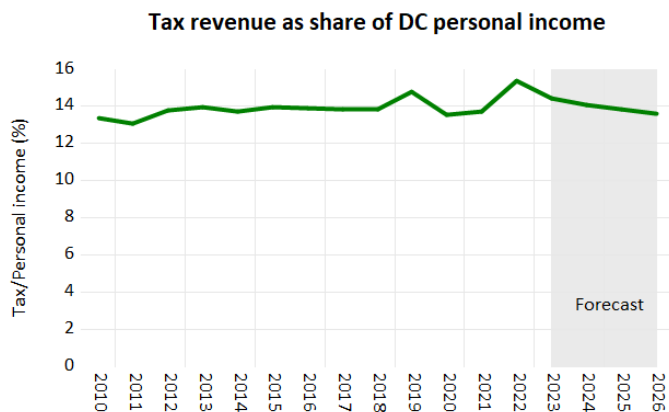
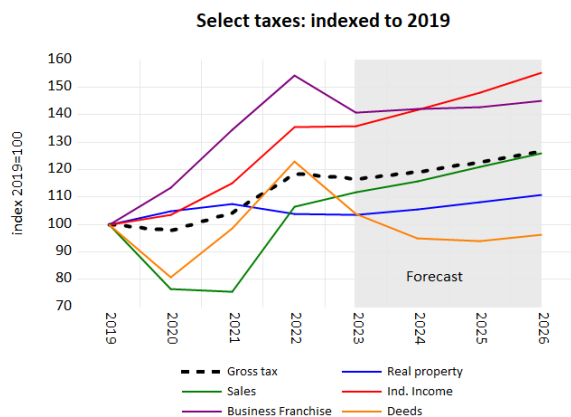
Table 23. Forecasts for select DC indicators

Indicator (% ch from year ago)	IHS Markit (January 2023)				Moody's Analytics (January 2023)				ORA (December 2022)			
	FY 2022	2023	2024	2025	FY 2022	2023	2024	2025	FY 2022	2023	2024	2025
Real GDP-DC	2.6	0.7	2.1	2.4	2.6	0.6	1.7	2.3	1.7	0.4	1.6	2.3
Personal income	0.2	4.5	5.4	5.4	0.2	4.5	4.6	3.8	1.2	4.8	4.8	4.8
Wages in DC	6.0	5.1	5.3	5.6	6.0	4.3	5.2	5.1	7.8	5.9	5.4	5.1
Jobs in DC	4.0	0.9	0.1	1.4	4.0	1.0	0.4	0.5	4.1	1.4	0.8	0.7
Unemployment rate (%)	5.7	5.4	6.7	6.2	5.7	4.9	5.2	5.0	5.8	5.0	5.4	5.8
Population	0.7	0.0	0.0	0.1	-1.1	0.7	0.6	0.5	-0.9	0.6	0.7	0.5
Households	2.0	-0.1	-1.0	-0.2	2.3	0.8	1.0	1.0	-0.1	1.1	1.2	1.0

Table 24. DC tax revenue (before earmarks) for December 2022 estimate

Tax	FY Level (\$m)				Change from prior FY (\$m)				%change from prior FY			
	FY 2021	2022	2023	2024	FY 2021	2022	2023	2024	FY 2021	2022	2023	2024
Real Property	2,914	2,815	2,807	2,860	77.4	-99.6	-8.0	53.5	2.7%	-3.4%	-0.3%	1.9%
Deed taxes	554	690	582	532	100.8	136.5	-108.3	-49.7	22.3%	24.7%	-15.7%	-8.5%
General Sales	1,203	1,702	1,783	1,850	-19.7	499.6	80.2	67.1	-1.6%	41.5%	4.7%	3.8%
Individual Income	2,643	3,117	3,125	3,256	266.0	473.8	8.4	130.1	11.2%	17.9%	0.3%	4.2%
withholding	2,200	2,410	2,597	2,728	139.7	209.2	187.5	131.2	6.8%	9.5%	7.8%	5.1%
non-withholdin	443	667	528	527	126.2	224.3	-138.8	-1.1	39.9%	50.6%	-20.8%	-0.2%
Business Income	863	991	904	913	135.4	128.3	-87.0	8.7	18.6%	14.9%	-8.8%	1.0%
Other	1,496	1,689	1,549	1,560	148.0	193.2	-139.8	10.8	11.0%	12.9%	-8.3%	0.7%
Total	8,809	10,013	9,845	10,057	572.4	1203.5	-167.3	212.0	6.9%	13.7%	-1.7%	2.2%

Source: ORA Revenue Estimate. Revenue before earmarked dedications. Excludes nontax revenue, lottery, and special purpose.



ORA reports and documents. From time to time the Office of Revenue Analysis prepares revenue estimates, fiscal impact statements on pending legislation, reports, and other documents on subjects related to DC 's economy and taxes. These documents are posted on the OCFO web site (www.cfo.dc.gov) under subcategories of "Reports and Publications" and "Budget and Revenue."

District, Measured. Information on the economic and demographic trends taking shape in the city can be found on the ORA Blog, District, Measured (ora-cfo.dc.gov/blog). You can sign up at the blog page to receive updates as new articles are posted.

Recent ORA reports:

DC Data Book: Revenue and Economy (Released August 2022)

District of Columbia Tax Comparisons (Released June 2022)

DC Tax Facts Visual Guide 2022, (Released June 2022)

Review of Income Security and Social Policy Tax Expenditures, (Released August 2021)

December 2022 Revenue Estimate. (Released December 2022)

Summary Report on the District's First Cycle of Tax Expenditure Reviews. (Released March 2022)

Tax Rates and Tax Burdens 2020 Nationwide. This annual publication compares DC tax rates and estimated DC tax burdens for households of different income levels with the rates and burdens of state and local taxes in the principal cities in all 50 states. (Released April 2022)

Tax Rates and Tax Burdens 2020 Washington Metropolitan Area. This annual publication compares DC tax rates and estimated DC tax burdens for households of different income levels with the rates and burdens of the surrounding jurisdictions in the DC metropolitan area. (Released April 2022)

Tax Expenditure Report. A compendium of tax expenditures for 2022. (Released March 2022)

Review of Health and Education Tax Expenditure, (Released Nov. 2021)

About this report. *District of Columbia Economic and Revenue Trends* is generally issued toward the end of every month. Employment and most other DC information reported on a monthly basis is from one to two months prior to the *Trends* date. Lags can be greater with quarterly data such as Personal Income and commercial real estate. Data in the tables are believed to be reliable, but original sources are definitive. All data are subject to revision by the information source. The *Trends* report is available at the DC Chief Financial Officer web-site: www.cfo.dc.gov (click on *Budget and Revenue/Economy/ Economic and Revenue Trends*).

Information sources

Indicator	Source	Period covered in this report
D.C. Jobs and Labor Force information	BLS	November
D.C. Personal Income	BEA	2022.3
D.C. Tax Collections	OTR/ORA	November
D.C. Housing Sales	MarketStats by ShowingTime*	November
D.C. Commercial Office Building data	CoStar and Delta	2022.4
DC Apartment data	CoStar and Delta	2022.4
D.C. Hotel stay information	STR	November
U.S. Jobs and Labor Force	BLS	November
U.S. GDP and Personal Income	BEA	2022.3
S and P 500 Stock Index	FRED (St. Louis Fed Reserve)	2022.3
Interest rate on 10-Year Treasury Securities	FRED (St. Louis Fed Reserve)	2022.3
IHS Markit D.C. forecast	IHS Markit	January
Moody's Analytics D.C. forecast	Moody's Analytics	January

*Accessed through GCAAR.

District of Columbia Economic and Revenue Trends is prepared by the Office of Revenue Analysis, which is part of the Office of the Chief Financial Officer of the District of Columbia government.

*Fitzroy Lee, Deputy Chief Financial Officer and Chief Economist
Office of Revenue Analysis
1101 4th St., SW, Suite W770, Washington DC 20024*

For further information or to comment on this report, contact: Jeffrey Wilkins (202-843-4202) Jeffrey.wilkins@dc.gov. Additional economic and revenue data at ora-cfo.dc.gov updated frequently.