



## District of Columbia Economic and Revenue Trends: March 2019

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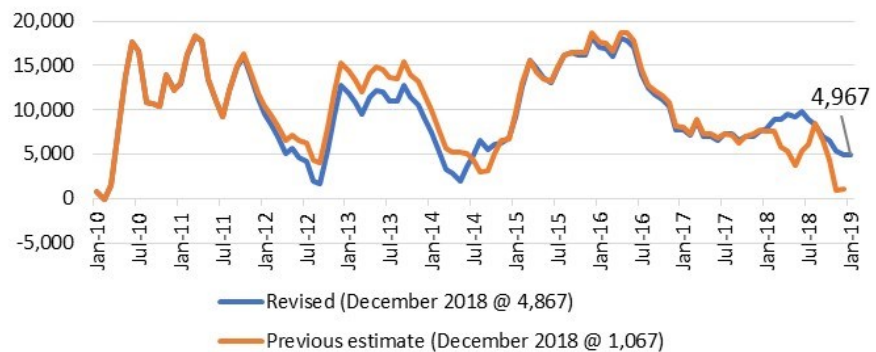
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## DC jobs: new data confirm growth slowed in the last half of 2018 but picked up a little in January

***DC's jobs now growing at about half the US rate. Suburban jobs are too after revisions sharply reduced growth in 2018***

This year the revisions to employment statistics for DC and all states, which the US Bureau of Labor Statistics (BLS) does every March, extended back over two decades. Previous and revised estimates for year-over-year changes in total jobs in DC for the years 2010 through 2018 are shown in the graph below. The current estimate for January 2019 is also included. (See the appendix for a similar graph for private sector jobs).

Change in total wage and salary jobs located in DC: January 2010 to January 2019  
 (prior and revised estimates of 3-month moving averages through Dec. 2018 and new estimate for Jan. 2019)



The new data are notable in several respects (all numbers based on 3-month averages).

- Job growth around the time of the 2013 sequester period was slower than had been estimated earlier.
- Job gains in the first part of 2018 were greater than had been estimated at first, but growth still fell sharply in the latter half of the year.
- The net change in jobs in December 2018 from the prior year is now estimated to be 4,867 (0.6%) rather than 1,067 (0.1%). In January 2019 the increase over the prior year edged up to 4,967, still a 0.6% growth rate.
- The total number of jobs in DC in December 2018 is now estimated at 796,000—2,733 (0.3%) less than the earlier estimate. The additional growth in 2018 was not sufficient to offset the earlier slower growth. (cont'd. on p.21)

## Wage and salary employment

### Private sector gains outpace federal decline

- January wage and salary employment in DC was up 4,967 (0.6%) from a year earlier as measured by the 3-month moving average.
- Federal government employment in DC for January was down by 3,100 (1.6%). The private sector gained 6,233 (1.1%).
- Total year-over-year DC metropolitan area employment increased 28,167 (0.9%) in January as measured by the 3-month moving average. Of the increase, 17.6% was in DC.
- Suburban Washington employment in January increased by 0.9% from a year earlier.
- Seasonally adjusted DC jobs increased by 2,100 in January from the prior month and are 2,500 more than in August.

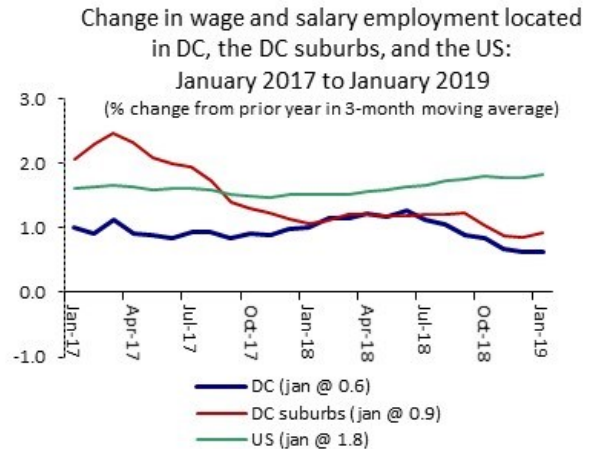


Table 1. Wage and salary employment in DC, the Washington metro area, and the US: January 2019

| Jurisdiction              | FY 2015   | FY 2016   | FY 2017   | FY 2018   | 12-mo avg | 3-mo average | This month |
|---------------------------|-----------|-----------|-----------|-----------|-----------|--------------|------------|
| District of Columbia      | 759,417   | 775,183   | 782,583   | 790,933   | 792,692   | 792,267      | 786,400    |
| 1 year change             | 12,975    | 15,767    | 7,400     | 8,350     | 7,483     | 4,967        | 6,500      |
| % change                  | 1.7       | 2.1       | 1.0       | 1.1       | 1.0       | 0.6          | 0.8        |
| Washington metro area     | 3,128,000 | 3,203,450 | 3,257,800 | 3,295,517 | 3,304,633 | 3,308,100    | 3,275,900  |
| 1 year change             | 34,600    | 62,658    | 54,350    | 37,717    | 34,783    | 28,167       | 31,600     |
| % change                  | 1.1       | 2.0       | 1.7       | 1.2       | 1.1       | 0.9          | 1.0        |
| Washington suburbs (% ch) | 1.4       | 2.0       | 1.9       | 1.2       | 1.1       | 0.9          | 1.0        |
| US (% ch)                 | 2.1       | 1.8       | 1.6       | 1.6       | 1.7       | 1.8          | 1.9        |

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

Source: BLS. Reflects February revision to January data.

Federal gov. and private sector wage and salary employment in DC: Jan. 2014 to Jan. 2019  
(Ch. from prior year in 3-month moving average)

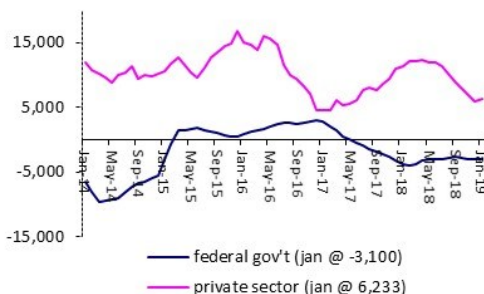


Table 2. Federal government and private sector wage and salary employment in DC: January 2019

| Sector             | FY 2015 | FY 2016 | FY 2017 | 12-mo avg | 3-month average | This month |
|--------------------|---------|---------|---------|-----------|-----------------|------------|
| Federal government | 198,025 | 199,717 | 200,208 | 196,017   | 194,600         | 194,300    |
| 1 year ch.         | -342    | 1,692   | 492     | -3,042    | -3,100          | -2,900     |
| % change           | -0.2    | 0.9     | 0.2     | -1.5      | -1.6            | -1.5       |
| Private sector     | 521,467 | 535,125 | 541,250 | 554,350   | 555,500         | 550,100    |
| 1 year ch.         | 11,433  | 13,658  | 6,125   | 9,417     | 6,233           | 8,300      |
| % change           | 2.2     | 2.6     | 1.1     | 1.7       | 1.1             | 1.5        |

Source: BLS. Not seasonally adjusted. Reflects February revision to January data.

Table 3. Seasonally adjusted DC Employment: August 2018 to January 2019

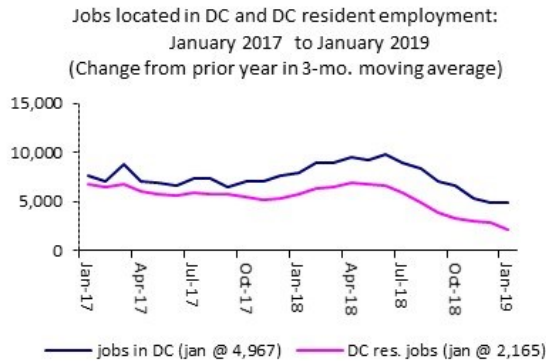
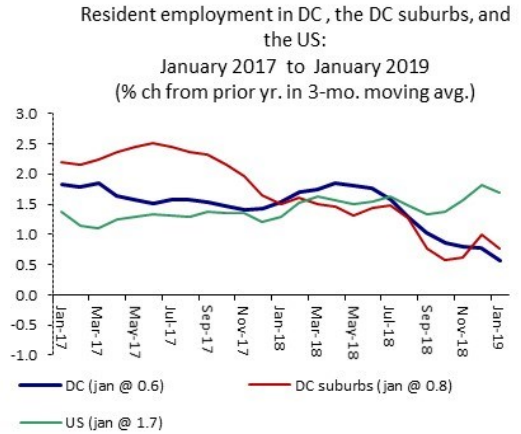
| Indicator                       | August  | September | October | November | December | January |
|---------------------------------|---------|-----------|---------|----------|----------|---------|
| D.C. Wage and Salary employment | 792,700 | 792,900   | 793,900 | 792,800  | 793,100  | 795,200 |
| change from prior month         | 400     | 200       | 1,000   | -1,100   | 300      | 2,100   |
| % change from prior month       | 0.1     | 0.0       | 0.1     | -0.1     | 0.0      | 0.3     |

Source: BLS seasonally adjusted. Reflects February revision to January data.

## Resident employment and unemployment

### New unemployment claims soared in January

- In January DC resident employment was up 2,165 (0.6%) from a year earlier (3-mo. moving average). The labor force grew by 1,037 (0.3%).
- The seasonally adjusted unemployment rate stayed at 5.4% in January. The rate a year ago was 5.8%.
- Seasonally adjusted resident employment in January was 246 more than in August.
- January initial unemployment insurance claims were up 100% from last year (3-month moving average), reflecting the impact of the federal shutdown.



**Table 4. Unemployment rates for DC, metro area, and US: January 2019**

(percent of labor force)

| Jurisdiction  | Not seasonally adj. |           | Seasonally adj. |           |
|---------------|---------------------|-----------|-----------------|-----------|
|               | Jan. 2018           | Jan. 2019 | Jan. 2018       | Jan. 2019 |
| US            | 4.4                 | 4.1       | 4.1             | 4.0       |
| DC            | 5.9                 | 6.0       | 5.8             | 5.4       |
| DC metro area | 3.7                 | 3.7       | na              | na        |
| DC suburbs    | 3.5                 | 3.4       | na              | na        |

Source: U.S. BLS. na= data not available

**Table 5. Resident employment and unemployment: January 2019**

| Indicator  | FY 2015 | FY 2016 | FY 2017 | FY 2018 | 12-mo avg | 3-mo. avg. | This month |
|--|---------|---------|---------|---------|-----------|------------|------------|
| <b>DC Labor force summary</b>                    |         |         |         |         |           |            |            |
| Resident employment                              | 359,584 | 369,631 | 375,828 | 381,405 | 382,230   | 381,583    | 380,317    |
| 1 year change                                    | 13,081  | 10,048  | 6,197   | 5,578   | 4,575     | 2,165      | 1,079      |
| % change   | 3.8     | 2.8     | 1.7     | 1.5     | 1.2       | 0.6        | 0.3        |
| Labor Force                                      | 387,250 | 394,238 | 400,227 | 404,416 | 404,754   | 403,137    | 404,656    |
| 1 year change                                    | 10,863  | 6,988   | 5,989   | 4,189   | 2,882     | 1,037      | 1,731      |
| % change   | 2.9     | 1.8     | 1.5     | 1.0     | 0.7       | 0.3        | 0.4        |
| Unemployed                                       | 27,666  | 24,606  | 24,399  | 23,010  | 22,524    | 21,554     | 24,339     |
| 1 year change                                    | -2,219  | -3,060  | -208    | -1,388  | -1,693    | -1,129     | 652        |
| % change   | -7.4    | -11.1   | -0.8    | -5.7    | -7.0      | -5.0       | 2.8        |
| Unemployment rate                                | 7.1     | 6.2     | 6.1     | 5.7     | 5.6       | 5.3        | 6.0        |
| <b>DC Unemployment insurance (state program)</b> |         |         |         |         |           |            |            |
| Initial claims (monthly avg.)                    | 1,596   | 1,472   | 1,505   | 1,611   | 2,072     | 3,243      | 5,334      |
| 1 year change                                    | -255    | -123    | 33      | 106     | 560       | 1,624      | 3,520      |
| % change   | -13.8   | -7.7    | 2.2     | 7.1     | 37.0      | 100.3      | 194.0      |
| Weeks compensated (mo. avg.)                     | 32,811  | 30,261  | 31,355  | 30,429  | 29,647    | 30,438     | 37,655     |
| 1 year change                                    | -9,322  | -2,550  | 1,094   | -926    | -2,001    | -2,247     | -129       |
| % change   | -22.1   | -7.8    | 3.6     | -3.0    | -6.3      | -6.9       | -0.3       |

Source: Labor force: BLS. Unemployment Insurance: US Dept of Labor. Not seasonally adj.

**Table 6. Seasonally adjusted DC Resident employment and unemployment: Aug. 2018 to Jan. 2019**

| Indicator                 | August  | September | October | November | December | January |
|---------------------------|---------|-----------|---------|----------|----------|---------|
| DC Resident employment    | 381,795 | 381,674   | 381,720 | 381,835  | 381,907  | 382,041 |
| change from prior month   | -341    | -121      | 46      | 115      | 72       | 134     |
| % change from prior month | -0.1    | 0.0       | 0.0     | 0.0      | 0.0      | 0.0     |
| DC Unemployment rate (%)  | 5.4     | 5.4       | 5.3     | 5.3      | 5.4      | 5.4     |

Source: BLS seasonally adjusted. Reflects February revision to January data.

## Jobs by sectors of the economy

### Local government led DC job growth in January

- In January information services added 1,567 jobs to lead growth in the private sector. (3-month moving avg.)
- In the private sector education and food service also grew by more than 1,000 jobs in January.
- The sectors with the fastest rate of growth over the prior year in January were information (8.6%) and amusement and recreation (6.4%).
- Private sector industries losing jobs included accommodations, retail trade, and personal services.
- Local government rose by 1,833.
- The federal government accounted for 24.6% of all DC jobs in January. Over the past year, DC's share of federal employment fell in both the metro area and the US.
- Over the past year DC's share of jobs in the US rose in several sectors: legal services, information, education, amusement and recreation.

Change in private sector wage and salary jobs located in DC, the DC suburbs, and the US:

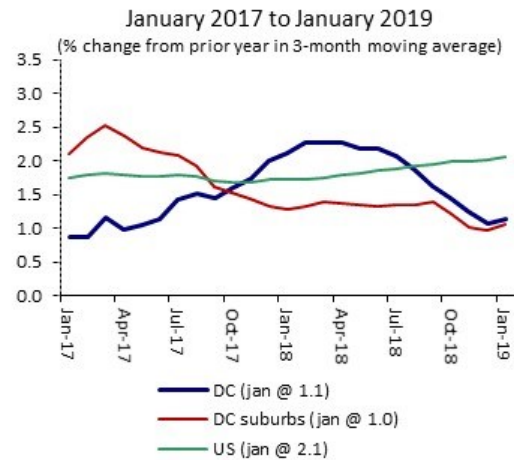


Table 7. Wage and salary employment located in DC: January 2019

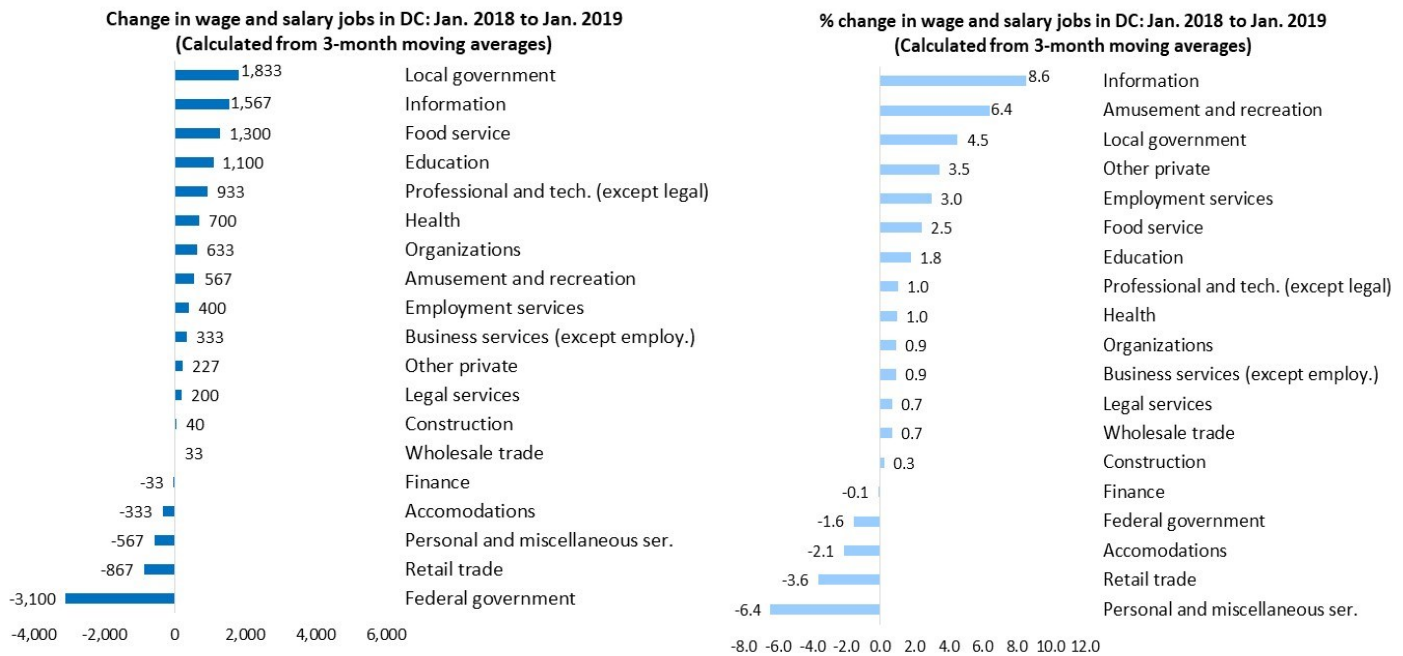
| Industry sector                       | 3-month moving average |                |               |            | 12-mo. moving avg: % change | Sector % of all DC jobs, Jan. 2019 | DC share (%) in Jan 2019 of all sector jobs in: |             | Change from Jan 2018 to Jan 2019 in DC share of sector jobs in: |              |
|---------------------------------------|------------------------|----------------|---------------|------------|-----------------------------|------------------------------------|---|-------------|---|--------------|
|                                       |                        |                | 1 year change |            |                             |                                    | metro area                                      | US          | metro area  | US           |
|                                       | Jan. 2018              | Jan. 2019      | Amount        | %          |                             |                                    |   |             |   |              |
| Federal government                    | 197,700                | 194,600        | -3,100        | -1.6       | -1.5                        | 24.6                               | 53.7  | 6.94        | -0.4  | -0.12        |
| Local government                      | 40,333                 | 42,167         | 1,833         | 4.5        | 2.7                         | 5.3                                | 12.4  | 0.21        | 0.4   | 0.01         |
| Legal services                        | 28,400                 | 28,600         | 200           | 0.7        | 0.2                         | 3.6                                |   | 2.51        |   | 0.01         |
| Professional and tech. (except legal) | 89,367                 | 90,300         | 933           | 1.0        | 2.0                         | 11.4                               | 22.8  | 1.09        | -0.2  | -0.03        |
| Employment services                   | 13,367                 | 13,767         | 400           | 3.0        | -0.5                        | 1.7                                | 30.1  | 0.37        | -0.6  | 0.00         |
| Business services (except employ.)    | 35,600                 | 35,933         | 333           | 0.9        | -0.3                        | 4.5                                | 18.4  | 0.45        | -0.1  | -0.01        |
| Information                           | 18,267                 | 19,833         | 1,567         | 8.6        | 8.0                         | 2.5                                | 26.7  | 0.70        | 2.1   | 0.05         |
| Finance                               | 29,567                 | 29,533         | -33           | -0.1       | 0.7                         | 3.7                                | 19.0  | 0.34        | 0.3   | -0.01        |
| Organizations                         | 66,867                 | 67,500         | 633           | 0.9        | 2.0                         | 8.5                                | 36.4  | 2.25        | -0.2  | 0.00         |
| Education                             | 60,867                 | 61,967         | 1,100         | 1.8        | 1.9                         | 7.8                                | 50.4  | 1.63        | -1.1  | 0.01         |
| Health                                | 70,467                 | 71,167         | 700           | 1.0        | 1.5                         | 9.0                                | 21.9  | 0.35        | -0.1  | 0.00         |
| Food service                          | 52,833                 | 54,133         | 1,300         | 2.5        | 3.6                         | 6.8                                | 22.5  | 0.46        | 0.0   | 0.00         |
| Accommodations                        | 15,667                 | 15,333         | -333          | -2.1       | 0.4                         | 1.9                                | 34.4  | 0.78        | 0.4   | -0.03        |
| Amusement and recreation              | 8,800                  | 9,367          | 567           | 6.4        | 5.7                         | 1.2                                | 20.5  | 0.42        | -0.9  | 0.01         |
| Retail trade                          | 23,800                 | 22,933         | -867          | -3.6       | -2.0                        | 2.9                                | 8.3   | 0.14        | -0.1  | -0.01        |
| Wholesale trade                       | 4,867                  | 4,900          | 33            | 0.7        | 0.3                         | 0.6                                | 7.7   | 0.08        | -0.1  | 0.00         |
| Construction                          | 15,233                 | 15,273         | 40            | 0.3        | 1.6                         | 1.9                                | 9.5   | 0.21        | -0.1  | -0.01        |
| Personal and miscellaneous ser.       | 8,800                  | 8,233          | -567          | -6.4       | 0.4                         | 1.0                                |   | 0.29        |   | -0.02        |
| Other private                         | 6,500                  | 6,727          | 227           | 3.5        | 4.1                         | 0.8                                | 5.3   | 0.04        | 0.1   | 0.00         |
| <b>Total</b>                          | <b>787,300</b>         | <b>792,267</b> | <b>4,967</b>  | <b>0.6</b> | <b>1.0</b>                  | <b>100.0</b>                       | <b>23.9</b>                                     | <b>0.53</b> | <b>-0.1</b>   | <b>-0.01</b> |
| Public sector                         | 238,033                | 236,767        | -1,267        | -0.5       | -0.8                        | 29.9                               | 33.7  | 1.04        | -0.2  | -0.01        |
| Private sector                        | 549,267                | 555,500        | 6,233         | 1.1        | 1.7                         | 70.1                               | 21.3  | 0.44        | 0.0   | 0.00         |

Source: BLS. not seasonally adjusted. na=not available. For the metro area, legal is included in other professional and technical, and personal and miscellaneous services is included in organizations (a category BLS calls "other services")

## Jobs and wages by sector

### The business and professional services sector was the largest source of wage growth in DC over the past year

- For the year ending September, the federal government accounted for 24.7% of all jobs and 31.5% of all wages and salaries paid in DC. Over the past year, however, federal jobs fell and the sector accounted for just 7.6% of wage increases.
- Professional and business services accounted for 16.2% of the net gain in employment and 27.6% of the gain in wages paid in DC for the year ending September.
- Information and finance accounted for 25.6% of the increase in jobs and 21.8% of the gain in wages over the past year.
- Education and health services accounted for 20.1% of last year's net job increases and 7.6% of the increase in wages.
- Trade and hospitality accounted for 45.7% of the increase in jobs over the past year and 12.3% of the increase in wages.



**Table 8. Employment and income by sector of the DC economy: 12 mo average ending Sep. 2018 (2018.3)**

| Sector                              | 12 mo. average wage and salary employment in DC ending September 2018 |                      |             | 12 mo avg. wages and salaries earned in DC ending September 2018 |                   |             | Percentage Distributions |              |             |             |
|-------------------------------------|---|----------------------|-------------|--|-------------------|-------------|--------------------------|--------------|-------------|-------------|
|                                     | Level   | Change from Sep 2017 |             | Level (\$B)  | Ch. from Sep 2017 |             | Employment               |              | Wages       |             |
|                                     |   | 2017                 | % change    |  | (\$B)             | % change    | Sep 2018                 | Sep 2017     | Sep 2018    | Sep 2017    |
| Total                               | 794,817   | 6,383                | 0.8         | 74.00  | 2.67              | 3.74        | 100.0                    | 100.0        | 100.0       | 100.0       |
| Federal government                  | 196,567   | -3,700               | -1.8        | 23.32  | 0.20              | 0.88        | 24.7                     | -58.0        | 31.5        | 7.6         |
| Local government                    | 41,725  | 975                  | 2.4         | 3.31   | 0.15              | 4.80        | 5.2                      | 15.3         | 4.5         | 5.7         |
| Business and professional services  | 167,167   | 1,033                | 0.6         | 19.35  | 0.74              | 3.96        | 21.0                     | 16.2         | 26.2        | 27.6        |
| Information and financial services  | 49,433  | 1,633                | 3.4         | 6.62   | 0.58              | 9.64        | 6.2                      | 25.6         | 8.9         | 21.8        |
| Education and health services       | 135,250   | 1,283                | 1.0         | 7.51   | 0.20              | 2.76        | 17.0                     | 20.1         | 10.1        | 7.6         |
| Trade and hospitality services      | 106,658   | 2,917                | 2.8         | 5.00   | 0.33              | 7.02        | 13.4                     | 45.7         | 6.8         | 12.3        |
| Organizations and personal services | 75,483  | 1,375                | 1.9         | 7.02   | 0.32              | 4.84        | 9.5                      | 21.5         | 9.5         | 12.2        |
| Other private                       | 22,533  | 867                  | 4.0         | 1.86   | 0.14              | 8.15        | 2.8                      | 13.6         | 2.5         | 5.3         |
| <i>Private sector</i>               | <i>556,525</i>  | <i>9,108</i>         | <i>1.7</i>  | <i>47.37</i>   | <i>2.31</i>       | <i>5.14</i> | <i>70.0</i>              | <i>142.7</i> | <i>64.0</i> | <i>86.7</i> |
| <i>Government</i>                   | <i>238,292</i>  | <i>-2,725</i>        | <i>-1.1</i> | <i>26.63</i>   | <i>0.36</i>       | <i>1.35</i> | <i>30.0</i>              | <i>-42.7</i> | <i>36.0</i> | <i>13.3</i> |

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



## Wages and income

### DC's Personal Income growth is less than the US average

- Wages and salaries earned in the District of Columbia were 2.2% higher in the September quarter compared to the same quarter of 2017.
- Wages earned by DC residents grew an estimated 2.3% in the September quarter compared to last year.
- In the September quarter, DC Personal Income grew 3.5%, almost a full percent below the US average (4.4%).
- The growth rate of proprietors' income was 7.8% in the September quarter.
- Pensions and other transfers grew 2.6% over last year in the September quarter; property income grew 4.6%.

Wages earned in DC, wages earned by DC residents, and wages earned in the US: 2015.3 to 2018.3

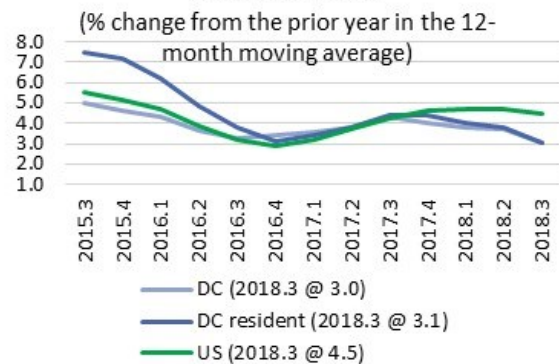


Table 9. DC Wages and Personal Income: September 2018 (2018.3)

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

| Indicator  | FY 2015 | FY 2016 | FY 2017 | FY 2018 | 4-qr. moving avg. | Latest qtr. (Sep.) |
|--|---------|---------|---------|---------|-------------------|--------------------|
| Wages and salaries earned in DC                  | 67.06   | 69.26   | 72.23   | 74.41   | 74.41             | 75.24              |
| 1 year change                                    | 3.19    | 2.20    | 2.97    | 2.18    | 2.18              | 1.61               |
| % change   | 5.0     | 3.3     | 4.3     | 3.0     | 3.0               | 2.2                |
| Supplements to wages & salaries                  | 17.66   | 18.33   | 19.14   | 19.47   | 19.47             | 19.61              |
| % change   | 4.7     | 3.8     | 4.4     | 1.7     | 1.7               | 1.1                |
| Income earned in DC**                            | 82.22   | 85.42   | 89.49   | 92.28   | 92.28             | 93.39              |
| % change   | 6.0     | 3.9     | 4.8     | 3.1     | 3.1               | 2.5                |
| Net resident adjustment***                       | -47.50  | -49.00  | -51.07  | -52.42  | -52.42            | -52.96             |
| % change   | 3.6     | 3.1     | 4.2     | 2.6     | 2.6               | 1.8                |
| Income earned by DC residents**                  | 34.72   | 36.43   | 38.42   | 39.87   | 39.87             | 40.43              |
| % change   | 9.4     | 4.9     | 5.5     | 3.8     | 3.8               | 3.3                |
| Wages and salaries of DC residents****           | 24.66   | 25.59   | 26.72   | 27.54   | 27.54             | 27.85              |
| change from one year ago                         | 1.72    | 0.93    | 1.13    | 0.82    | 0.82              | 0.63               |
| % change   | 7.5     | 3.8     | 4.4     | 3.1     | 3.1               | 2.3                |
| Proprietors' income earned by DC residents*      | 7.09    | 7.73    | 8.44    | 9.06    | 9.06              | 9.30               |
| % change   | 17.4    | 9.0     | 9.2     | 7.4     | 7.4               | 7.8                |
| Property income of DC residents                  | 9.38    | 9.54    | 9.87    | 10.33   | 10.33             | 10.46              |
| % change   | 6.4     | 1.7     | 3.4     | 4.7     | 4.7               | 4.6                |
| Pensions and other transfers for DC residents    | 6.02    | 6.45    | 6.64    | 6.73    | 6.73              | 6.84               |
| % change   | 1.2     | 7.1     | 3.0     | 1.3     | 1.3               | 2.6                |
| DC Personal Income                               | 50.12   | 52.42   | 54.93   | 56.93   | 56.93             | 57.72              |
| 1 year change                                    | 3.61    | 2.30    | 2.51    | 2.00    | 2.00              | 1.93               |
| % change   | 7.8     | 4.6     | 4.8     | 3.6     | 3.6               | 3.5                |
| US Personal income (% change from prior year)    | 5.6     | 2.8     | 4.0     | 4.4     | 4.4               | 4.4                |
| US Wages and salaries (% change from prior year) | 5.5     | 3.2     | 4.3     | 4.5     | 4.5               | 4.2                |

#### Addendum:

|  |      |      |      |      |      |      |
|--|------|------|------|------|------|------|
| DC res. wages as % of wages earned in DC | 36.8 | 36.9 | 37.0 | 37.0 | 37.0 | 37.0 |
| DC Personal Income as % of US            | 0.32 | 0.33 | 0.33 | 0.33 | 0.33 | 0.31 |

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

\*\*does not include social insurance paid by individuals. Wage and salary amounts shown do include social insurance paid by individuals.

\*\*\*algebraic sum of (1) income earned in DC by non residents (negative) and (2) income earned by DC residents outside of DC (positive).

Since this is a negative number, the larger the increase (or faster the rate of growth), the less growth for income earned by DC residents.

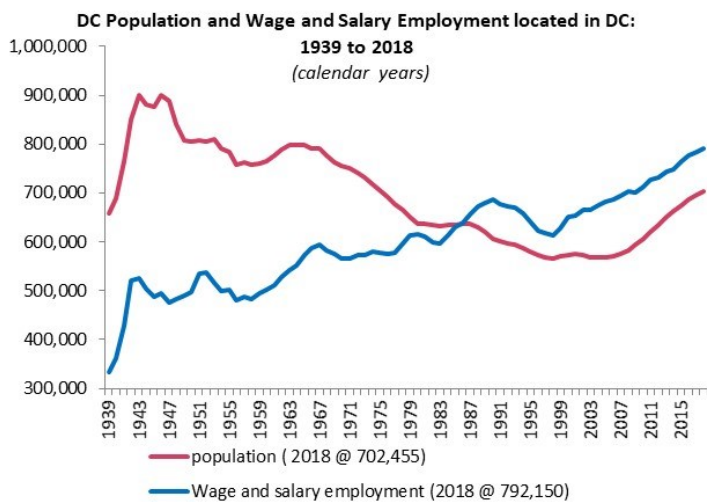
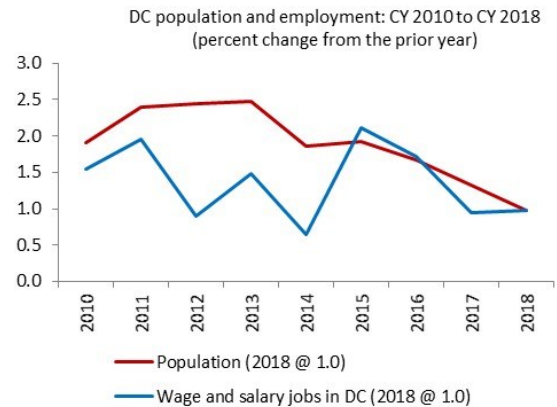
\*\*\*\*Est. by ORA; assumes wage and salary suppl. are the same % for DC resident wages as for wages earned in DC; excludes social insurance paid by individuals.

Source: BEA; data released December 20, 2018

## Population, jobs, and per capita income

**DC's annual average of jobs and population both grew 1 % over the past calendar year.**

- For 2018, population increased 6,764 (1.0%) and wage and salary employment increased by 7,658 (1.0%).
- In 2018 population and jobs grew below their 5 year average amount from 2013 to 2018.
- In the September quarter, DC's per capita income grew at a 2.0% rate compared to 3.7% in the US.
- In the September quarter wages per job in DC grew more slowly than in the US (1.4% v 2.5%).



Source: U.S. Bureau of the Census and BLS

**Table 10. DC Population and wage and salary employment located in DC: 2010 to 2018**

| Calendar year         | Population |                              |     | Wage and salary employment |                              |     |
|-----------------------|------------|------------------------------|-----|----------------------------|------------------------------|-----|
|                       | Number     | Change from prior yr. Number | %   | Number                     | Change from prior yr. Number | %   |
| 2010                  | 605,085    | 11,285                       | 1.9 | 712,208                    | 10,533                       | 1.5 |
| 2011                  | 619,602    | 14,517                       | 2.4 | 726,075                    | 13,867                       | 1.9 |
| 2012                  | 634,725    | 15,123                       | 2.4 | 732,550                    | 6,475                        | 0.9 |
| 2013                  | 650,431    | 15,706                       | 2.5 | 743,375                    | 10,825                       | 1.5 |
| 2014                  | 662,513    | 12,082                       | 1.9 | 748,150                    | 4,775                        | 0.6 |
| 2015                  | 675,254    | 12,741                       | 1.9 | 763,975                    | 15,825                       | 2.1 |
| 2016                  | 686,575    | 11,321                       | 1.7 | 777,117                    | 13,142                       | 1.7 |
| 2017                  | 695,691    | 9,116                        | 1.3 | 784,492                    | 7,375                        | 0.9 |
| 2018                  | 702,455    | 6,764                        | 1.0 | 792,150                    | 7,658                        | 1.0 |
| Ch. from 2013 to 2018 |            | 52,024                       | 8.0 | 48,775                     |                              | 6.6 |
| Avg. annual ch.       |            | 10,405                       |     | 9,755                      |                              |     |

Source: U.S. Census Bureau (population), BLS (jobs)

**Table 11. Per capita income and wages per job in DC and the US: FY 2016 to September 2018**

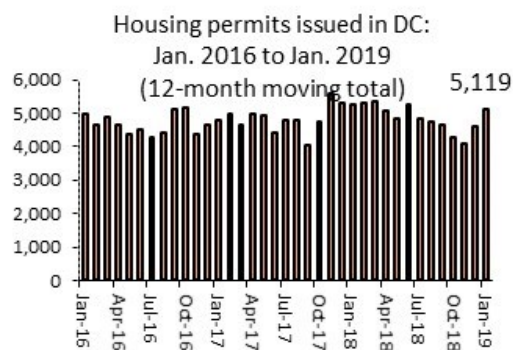
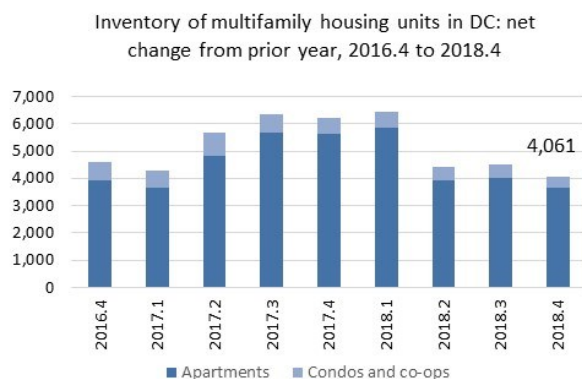
|                                | DC      |         |         |                 |        | US      |         |         |                 |        |
|--------------------------------|---------|---------|---------|-----------------|--------|---------|---------|---------|-----------------|--------|
|                                | FY 2016 | FY 2017 | FY 2018 | 12-mo avg (Sep) | 2018.3 | FY 2016 | FY 2017 | FY 2018 | 12-mo avg (Sep) | 2018.3 |
| <b>Per capita income</b>       | 76,920  | 79,414  | 81,198  | 81,198          | 81,867 | 49,555  | 51,148  | 53,039  | 53,039          | 53,683 |
| % ch in per capita income      | 2.8     | 3.2     | 2.2     | 2.2             | 2.0    | 2.0     | 3.2     | 3.7     | 3.7             | 3.7    |
| % ch in population             | 1.7     | 1.5     | 1.3     | 1.3             | 1.4    | 0.7     | 0.7     | 0.7     | 0.7             | 0.7    |
| % ch in personal income        | 4.6     | 4.8     | 3.6     | 3.6             | 3.5    | 2.8     | 4.0     | 4.4     | 4.4             | 4.4    |
| <b>Wages per job</b>           | 88,699  | 91,597  | 93,618  | 93,618          | 94,486 | 55,728  | 57,183  | 58,818  | 58,818          | 59,325 |
| % ch in wages per job          | 1.1     | 3.3     | 2.2     | 2.2             | 1.4    | 1.3     | 2.6     | 2.9     | 2.9             | 2.5    |
| % ch in wages and salary jobs  | 2.1     | 1.0     | 0.8     | 0.8             | 0.8    | 1.9     | 1.6     | 1.6     | 1.6             | 1.7    |
| % ch in total wages            | 3.3     | 4.3     | 3.0     | 3.0             | 2.2    | 3.2     | 4.3     | 4.5     | 4.5             | 4.2    |
| <i>US Consumer price index</i> |         |         |         |                 |        | 0.9     | 2.1     | 2.4     | 2.4             | 2.6    |

Source: BEA for per capita income, population and Personal Income. Moody's Analytics for CPI in US. Note: % changes are from the same period of the prior year.

## Multifamily-unit housing and housing permits

### New building permit issuance picked up to a pace that once again exceeded 5,000 over the past 12 months

- According to CoStar, in December the inventory of apartments and condominiums increased by 4,061 (2.2%) from a year earlier.
- For the 12-month period ending January 5, 1,119 housing permits were issued, down 2.6% from last year. The 3-month total (1,890) was 81.9% above the same period as last year.
- Of the increase in inventory of multifamily units over the 12-months ending 2018.4, 89.9% were in apartments. Of the housing permits issued over the past year, 96.1% were included in 45 buildings with 5 or more units.
- As of December, 13,846 multi-family units were under construction in 82 buildings. Of the construction, apartments accounted for 68.3% of the buildings and 90.9% of the units.



**Table 12. Estimated DC households: 2012 to 2018**

| date | Population | pop/hh ratio | Estimated households | 1 yr ch |
|------|------------|--------------|----------------------|---------|
| 2012 | 634,725    | 2.259        | 281,000              | 6,217   |
| 2013 | 650,431    | 2.260        | 287,793              | 6,793   |
| 2014 | 662,513    | 2.261        | 292,976              | 5,183   |
| 2015 | 675,254    | 2.263        | 298,441              | 5,466   |
| 2016 | 686,575    | 2.267        | 302,854              | 4,412   |
| 2017 | 695,691    | 2.271        | 306,278              | 3,424   |
| 2018 | 702,455    | 2.276        | 308,636              | 2,358   |

Source: 1) Population: US Census Bureau 2) population/household ratio estimated by ORA based on Office of Planning estimates for 2010, 2015, and 2020 3) households: calculated from population using the pop/hh ratio.

**Table 13. Housing unit building permits issued in DC: January 2019**

|  | FY 2016 | FY 2017 | FY 2018 | 12-mo. moving total | 3-mo. moving total | This month |
|--|---------|---------|---------|---------------------|--------------------|------------|
| Total units                                | 5,129   | 4,026   | 4,640   | 5,119               | 1,890              | 591        |
| change from 1 yr ago                       | 998     | -1,103  | 614     | -139                | 851                | 504        |
| % change from 1 year                       | 24.2    | -21.5   | 15.3    | -2.6                | 81.9               | 579        |
| Multi-family projects with 5 or more units |         |         |         |                     |                    |            |
| number                                     | 40      | 38      | 46      | 53                  | 15                 | 5          |
| average size                               | 128     | 106     | 101     | 97                  | 126                | 113        |
| Units in small projects with up to 4 units | 333     | 376     | 179     | 155                 | 39                 | 24         |
| % of all units                             | 6.5     | 9.3     | 3.9     | 3.0                 | 2.1                | 4.1        |

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

**Table 14. Inventory and construction for private sector apartments and condominiums in DC: 2012 to 2018.4**

| CY      | Inventory |                   |     |            |         |         |              |        |         | Under construction |        |                 |              |       |                 |
|---------|-----------|-------------------|-----|------------|---------|---------|--------------|--------|---------|--------------------|--------|-----------------|--------------|-------|-----------------|
|         | All Units |                   |     | Apartments |         |         | Condominiums |        |         | Apartments         |        |                 | Condominiums |       |                 |
|         | number    | 1 year ch. number | %   | build-ings | units   | 1 yr ch | build-ings   | units  | 1 yr ch | build-ings         | units  | units per bldg. | build-ings   | units | units per bldg. |
| 2012    | 162,739   | 1,818             | 1.1 | 2,730      | 121,116 | 1,789   | 600          | 32,802 | 29      | 35                 | 8,091  | 231             | 2            | 244   | 122             |
| 2013    | 166,785   | 4,046             | 2.5 | 2,744      | 124,946 | 3,830   | 601          | 33,018 | 216     | 35                 | 6,808  | 195             | 13           | 297   | 23              |
| 2014    | 171,558   | 4,773             | 2.9 | 2,763      | 129,587 | 4,641   | 608          | 33,150 | 132     | 42                 | 6,764  | 161             | 38           | 972   | 26              |
| 2015    | 174,724   | 3,166             | 1.8 | 2,783      | 132,077 | 2,490   | 640          | 33,826 | 676     | 57                 | 10,015 | 176             | 42           | 1,066 | 25              |
| 2016    | 179,303   | 4,579             | 2.6 | 2,805      | 135,985 | 3,908   | 673          | 34,497 | 671     | 63                 | 11,336 | 180             | 34           | 1,375 | 40              |
| 2017    | 185,527   | 6,224             | 3.5 | 2,830      | 141,635 | 5,650   | 686          | 35,047 | 550     | 58                 | 10,992 | 190             | 33           | 1,532 | 46              |
| 2018.4  | 189,588   | 4,061             | 2.2 | 2,850      | 145,284 | 3,649   | 698          | 35,459 | 412     | 56                 | 12,587 | 225             | 26           | 1,259 | 48              |
| 1 Q ch. | 921       |                   |     | 5          | 873     |         | 2            | 48     |         | -4                 | 1,046  |                 | -1           | -39   |                 |

Source: CoStar. Includes units in privately-owned buildings with 5 or more units. CY amounts are last quarter of the year. Includes affordable units. Data is as of January 28, 2019. All units includes cooperative apartments, not shown separately. In 2018.4 there were 132 co-op buildings with 11, 660 units with an average building size of 88.



## Apartment occupancy shows steady increase

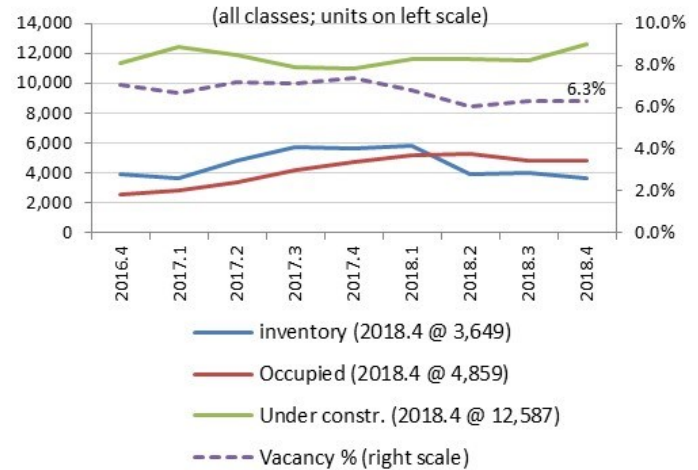
• According to CoStar, for the the 12-month period ending December occupied apartments rose by 4,859 (3.7%) from the prior year. The overall vacancy rate was 6.3% and average rents were 2.3% higher.

• Class A units accounted 24.8% of all units in the city and 44.2% of vacant ones. They also accounted for all of the net additions to apartment inventory over the past year, 84.6% of the increase in occupied units, and 83.6% of the new construction.

• Over the past year effective rent in all classes of apartmente increased: Class A by 1.7%, Class B by 2.9%, and Class C by 2.2%.

• Vacancy rates in December: Class A 11.4%, Class B 4.8%, and Class C 4.7%.

DC Apartment units: (1) 12-month change in inventory and occupancy, (2) number under construction, and (3) vacancy rate : 2016.4 to 2018.4

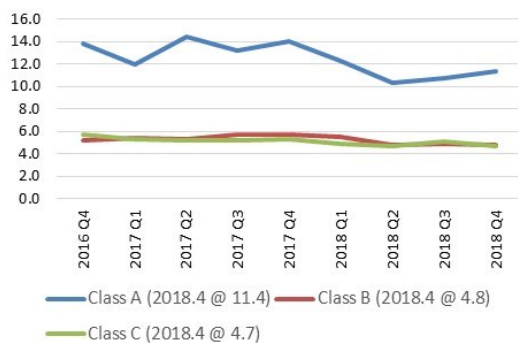


**Table 15. Apartment units in DC: 2012 to 2018.4**

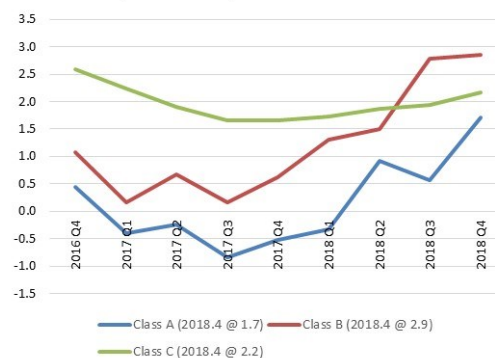
|        | Level     |          |        |          | Change from prior period |      |          |      |        |       | Average rent            |               | 1 yr ch in units under constr. |
|--------|-----------|----------|--------|----------|--------------------------|------|----------|------|--------|-------|-------------------------|---------------|--------------------------------|
|        | number    |          |        |          | Inventory                |      | Occupied |      | Vacant |       | Effective rent per unit | 1 yr % change |                                |
|        | Inventory | Occupied | Vacant | % vacant | units                    | % ch | units    | % ch | units  | % ch  |                         |               |                                |
| 2012   | 121,116   | 113,049  | 8,067  | 6.7      | 1,789                    | 1.5  | 1,614    | 1.4  | 175    | 2.2   | \$1,584                 | 4.1           | 3,307                          |
| 2013   | 124,946   | 115,262  | 9,684  | 7.8      | 3,830                    | 3.2  | 2,213    | 2.0  | 1,617  | 20.0  | \$1,618                 | 2.1           | -1,283                         |
| 2014   | 129,587   | 119,503  | 10,084 | 7.8      | 4,641                    | 3.7  | 4,241    | 3.7  | 400    | 4.1   | \$1,683                 | 4.0           | -44                            |
| 2015   | 132,077   | 123,767  | 8,310  | 6.3      | 2,490                    | 1.9  | 4,264    | 3.6  | -1774  | -17.6 | \$1,763                 | 4.8           | 3,251                          |
| 2016   | 135,985   | 126,376  | 9,609  | 7.1      | 3,908                    | 3.0  | 2,609    | 2.1  | 1,299  | 15.6  | \$1,802                 | 2.2           | 1,321                          |
| 2017   | 141,635   | 131,138  | 10,497 | 7.4      | 5,650                    | 4.2  | 4,762    | 3.8  | 888    | 9.2   | \$1,814                 | 0.7           | -344                           |
| 2018.4 | 145,284   | 135,997  | 9,287  | 6.3      | 3,649                    | 2.6  | 4,859    | 3.7  | -1,210 | -11.5 | \$1,856                 | 2.3           | 1,595                          |
| 1 Q ch | 873       | 786      | 87     |          |                          |      |          |      |        |       | -\$7                    |               |                                |

Source: CoStar, as of January 28, 2019.

Vacancy rates in DC apartments by class: 2016.4 to 2018.4



1-year change in average effective rent in DC apartments by class: 2016.4 to 2018.4



**Table 16. Market rate apartment units in DC, Classes A, B, and C: 2018.4**

| Class   | Inventory |        |         |      |          | Occupied units |         |      | Effective monthly rent |           | Under construction |        |           |
|---------|-----------|--------|---------|------|----------|----------------|---------|------|------------------------|-----------|--------------------|--------|-----------|
|         | Units     |        |         |      |          | Number         | 1 yr ch | % ch | \$ per month           | 1 yr % ch | Buildings          | Units  | Avg. size |
|         | Buildings | Number | 1 yr ch | % ch | % vacant |                |         |      |                        |           |                    |        |           |
| Class A | 175       | 36,105 | 3,666   | 11.3 | 11.4     | 32,000         | 4,111   | 14.7 | \$2,507                | 1.7       | 36                 | 10,528 | 292       |
| Class B | 819       | 51,170 | 237     | 0.5  | 4.8      | 48,762         | 679     | 1.4  | \$1,834                | 2.9       | 19                 | 2,050  | 108       |
| Class C | 1,848     | 57,901 | -254    | -0.4 | 4.7      | 55,141         | 70      | 0.1  | \$1,320                | 2.2       | 0                  |        |           |

Source: CoStar. Includes units in private sector buildings with 5 or more units. Includes affordable units. Vacancy rate is unoccupied units as % of inventory. Data as of Jan. 28, 2019. The total amounts for apartments in table 15 includes a small number of units not shown here.

## Commercial office space

### Occupied space and rents are up, vacancy rate is down

• According to CoStar, for the the 12-month period ending December occupied office space increased by 1.13 million sq. ft. from the prior year while inventory rose by 0.76 msf. The vacancy rate edged down to 10.4% (including sublet) and average base rent rose 2.9%.

• The vacancy rate for class A space was 11.9% in December, down from 12.5% a year ago. Class A rent rose 1.7% over the past year.

• Space under construction in December 2018 (5.71 million square feet in 18 buildings) was 1.79 msf (28.8%) less than a year earlier.

• For Class B and Class C properties, inventory and occupancy declined slightly over the past year. Rents for Class B properties increased much more than in Class A; Class C rents declined.

DC commercial office space: (1) 1 yr change in inventory and occupied space, (2) under construction, and (3) vacancy rate: 2016.4 to 2018.4 (million square feet)

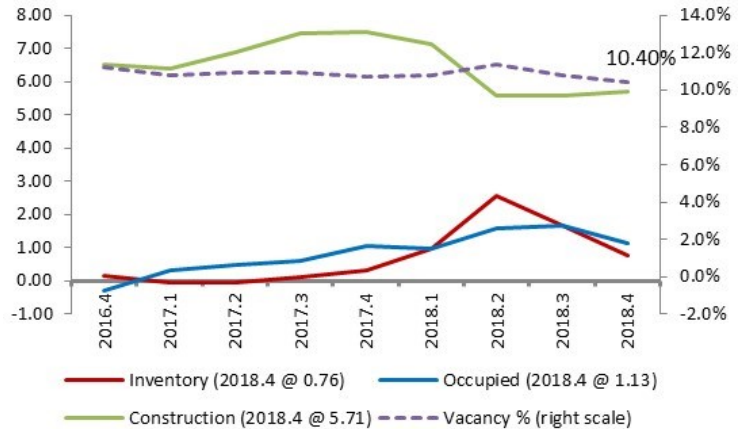


Table 17. DC commercial office space: 2012 to 2018.4

| CY (year end) | Buildings | Inventory   |               |           | Occupied space |               |      | Vacant space |               |         | Base rent (direct) |           | Under constr. |      |                  |
|---------------|-----------|-------------|---------------|-----------|----------------|---------------|------|--------------|---------------|---------|--------------------|-----------|---------------|------|------------------|
|               |           | Level (msf) | 1 yr ch (msf) | 1 yr % ch | Level (msf)    | 1 yr ch (msf) | % ch | Level (msf)  | Direct only % | Total % | \$ per sq ft.      | 1 yr % ch | Buildings     | msf  | Avg. sf per bldg |
| 2012          | 2,393     | 152.19      | -0.17         | -0.1      | 137.75         | 1.44          | 1.1  | 14.4         | 8.8           | 9.5     | \$46.82            | 0.9       | 8             | 2.21 | 276,436          |
| 2013          | 2,388     | 152.87      | 0.68          | 0.4       | 138.44         | 0.69          | 0.5  | 14.4         | 8.9           | 9.4     | \$46.93            | 0.2       | 12            | 2.13 | 177,126          |
| 2014          | 2,382     | 153.36      | 0.49          | 0.3       | 138.04         | -0.41         | -0.3 | 15.3         | 9.5           | 10.0    | \$47.45            | 1.1       | 14            | 2.41 | 172,489          |
| 2015          | 2,374     | 153.80      | 0.44          | 0.3       | 136.99         | -1.05         | -0.8 | 16.8         | 10.5          | 10.9    | \$48.12            | 1.4       | 19            | 4.41 | 232,063          |
| 2016          | 2,370     | 153.95      | 0.16          | 0.1       | 136.70         | -0.29         | -0.2 | 17.3         | 10.6          | 11.2    | \$49.76            | 3.4       | 23            | 6.51 | 282,926          |
| 2017          | 2,368     | 154.27      | 0.32          | 0.2       | 137.75         | 1.05          | 0.8  | 16.5         | 10.0          | 10.7    | \$50.73            | 1.9       | 24            | 7.50 | 312,539          |
| 2018.4        | 2,369     | 155.03      | 0.76          | 0.5       | 138.88         | 1.13          | 0.8  | 16.2         | 9.7           | 10.4    | \$52.20            | 2.9       | 18            | 5.71 | 316,973          |
| 1 Q ch        | -1        | -0.44       |               |           | 0.14           |               |      | -0.3         | -0.4          |         | \$0.48             |           | 1             | 0.11 |                  |

Source: CoStar, all classes and sizes. Data as of January 28, 2019

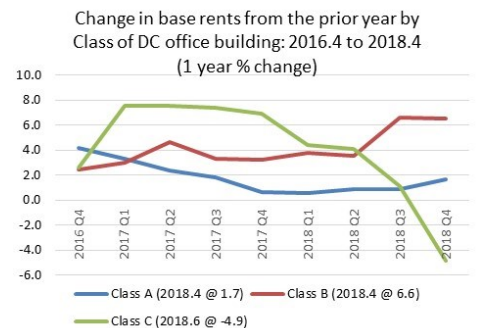
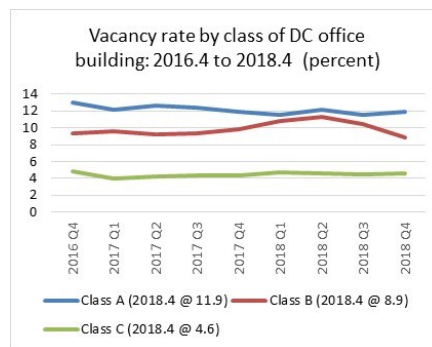
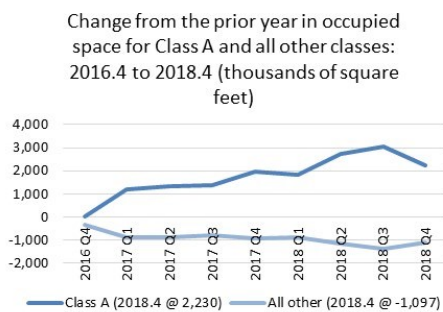


Table 18. DC Class A, B, and C commercial office space: 2018.4

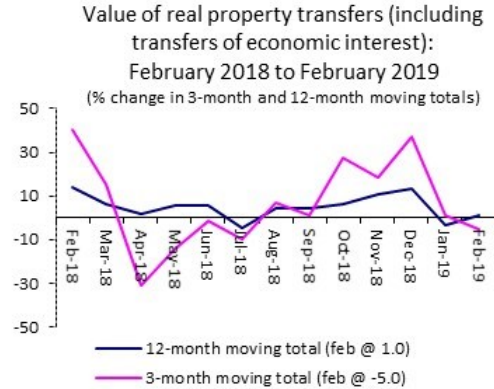
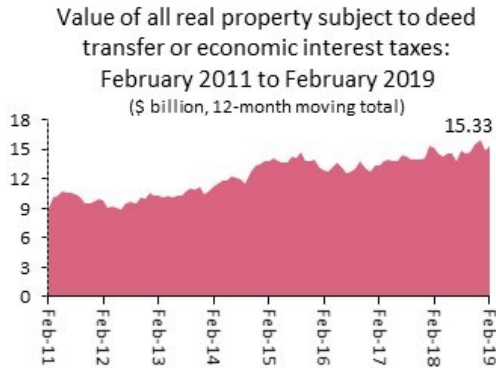
| Class   | Inventory |             |               |           | Occupied space |               |      | Vacant space |         |          | Base rent (direct) |           | Under constr. |      |
|---------|-----------|-------------|---------------|-----------|----------------|---------------|------|--------------|---------|----------|--------------------|-----------|---------------|------|
|         | Buildings | Level (msf) | 1 yr ch (msf) | 1 yr % ch | Level (msf)    | 1 yr ch (msf) | % ch | Level (msf)  | Total % | Direct % | \$ per sq ft.      | 1 yr % ch | Buildings     | msf  |
| Class A | 351       | 95.09       | 2.53          | 2.7       | 83.81          | 2.23          | 2.7  | 11.3         | 10.9    | 11.9     | \$55.06            | 1.7       | 17            | 5.63 |
| Class B | 914       | 49.81       | -1.71         | -3.3      | 45.40          | -1.03         | -2.2 | 4.4          | 8.4     | 8.9      | \$48.11            | 6.6       | 1             | 0.08 |
| Class C | 1,101     | 10.12       | -0.06         | -0.5      | 9.66           | -0.07         | -0.7 | 0.5          | 4.1     | 4.6      | \$35.01            | -4.9      | 0             |      |

Source: CoStar. Data as of January 28, 2019

## Property transfers and deed taxes

### The value of real property transfers fell slightly over the past three months

- The value of February property transfers rose by 1.0% to \$15.33 billion from last year as measured by the 12-month moving total. The 3-month moving total, \$3.88 billion, was 5.0% below last year.
- Over the 12 month period ending February, the estimated value of brokered home sales fell 1.9% while that of all other real property transfers rose 2.9%. Both measures are negative for the 3 month period ending February.
- Over the past 12 months ending February a measure of major construction activity—the amount by which deed recordation tax collections exceeds deed transfer collections—declined 11.8%. For the 3 months, however, it was 31.1% higher.

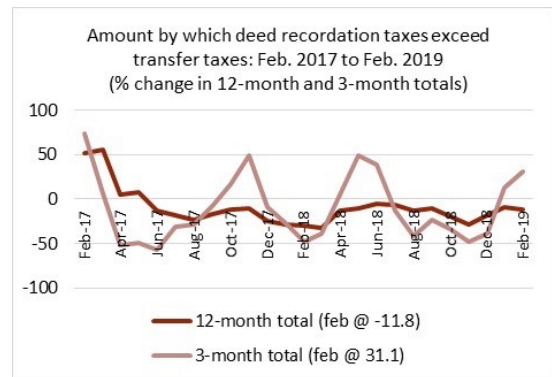
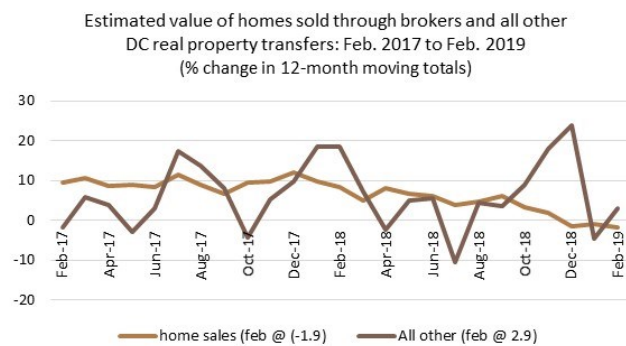


**Table 19. Market Value of Real Property transfers subject to the Deed Transfer or Economic Interest tax: February 2019**

|                                     | FY 2014  | FY 2015  | FY 2016  | FY 2017  | FY 2018  | 12-mo moving total | 3-month moving total | This month |
|-------------------------------------|----------|----------|----------|----------|----------|--------------------|----------------------|------------|
| All property transfers (\$ million) | 11,569.8 | 14,766.3 | 13,035.9 | 13,998.6 | 14,646.3 | 15,327.7           | 3,884.9              | 1,090.9    |
| change from one year ago (\$M)      | 505.8    | 3,196.5  | -1,730.3 | 962.6    | 647.8    | 154.2              | -206.3               | 472.2      |
| % change from 1 year ago            | 4.6      | 27.6     | -11.7    | 7.4      | 4.6      | 1.0                | -5.0                 | 76.3       |

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).



**Table 19A. Value of (1) brokered home sales and (2) all other real property subject to the Deed Transfer and Economic Interest taxes: FY 2016 to February 2019**

|                                    | FY 2016 | FY 2017 | FY 2018 | 12-mo moving total | 3-month moving total |
|------------------------------------|---------|---------|---------|--------------------|----------------------|
| Brokered home sales (\$M)          | 5,465.4 | 5,823.2 | 6,184.2 | 5,971.8            | 1,116.4              |
| All other property transfers (\$M) | 7,570.5 | 8,175.4 | 8,462.1 | 9,355.8            | 2,768.5              |
| % change from 1 year ago           |         |         |         |                    |                      |
| Brokered home sales                | 8.0     | 6.6     | 6.2     | -1.9               | -10.9                |
| All other property transfers       | -22.0   | 8.0     | 3.5     | 2.9                | -2.4                 |

Sources: Brokered sales of single family homes and condominium units are from MRIS data (see Table 20); Other property transfers equals the difference between the value of all real property transfers calculated from deed tax collections reported by the OCFO (see table 19) and the value of brokered home sales.

**Table 19B. A deed tax measure of construction activity (the amount by which recordation taxes exceed transfer taxes): FY 2016 to February 2019**

|                             | FY 2016 | FY 2017 | FY 2018 | 12-mo moving total | 3-month moving total |
|-----------------------------|---------|---------|---------|--------------------|----------------------|
| Amount of difference (\$M)  | 74.9    | 62.8    | 56.2    | 51.0               | 12.8                 |
| ch. from one year ago (\$M) | 15.8    | -12.1   | -6.5    | -6.8               | 3.0                  |
| % change from 1 year ago    | 26.8    | -16.2   | -10.4   | -11.8              | 31.1                 |

Source: OCFO/Recorder of Deeds and OCFO/ORR. Deed recordation and deed transfer tax rates are the same (1.45% for property valued over \$400,000). Recordation collections typically exceed those from transfers largely due to recordation of construction loans.

## Single family and condominium housing

### February continued the trend of fewer sales and higher prices for single family homes

- The 3-month moving total of single family home sales in February was down 14.2% from a year earlier, and the average selling price was 5.4% higher. The year-to-date median sales price of detached homes (\$721,000) was 8.2% lower than the prior year, while the median price of attached homes (\$718,000) was 19.7% higher.
- December condominium sales were down 11.5% from last year as measured by the 3-month moving total, while the average selling price was 2.1% lower. The year-to-date median sales price (\$449,000) was unchanged from last year.
- The total value of all home sales in February was down 10.9% from last year as measured by the 3-month moving total. For the past 12-months there was a decrease of 1.9%.

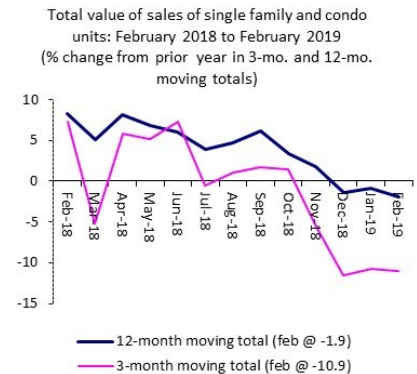
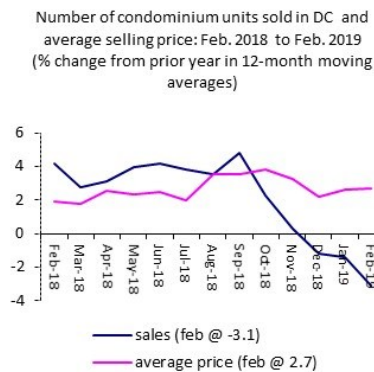
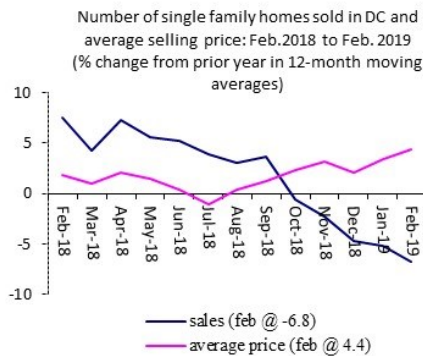


Table 20. D.C. Residential Real Estate Indicators: February 2019

| Indicator                                    | FY 2014 | FY 2015 | FY 2016 | FY 2017 | FY 2018 | 12-mo moving total or average | 3-mo moving total or average | This month |
|--|---------|---------|---------|---------|---------|-------------------------------|------------------------------|------------|
| <b>Number of sales (settled contracts)</b>   |         |         |         |         |         |                               |                              |            |
| Single family                                | 4,024   | 4,097   | 4,385   | 4,552   | 4,717   | 4,451                         | 851                          | 275        |
| 1 year change                                | 45      | 73      | 288     | 167     | 165     | -323                          | -141                         | -31        |
| % change                                     | 1.1     | 1.8     | 8.7     | 3.8     | 3.6     | -6.8                          | -14.2                        | -10.1      |
| Condo  | 3,592   | 3,832   | 3,955   | 4,046   | 4,240   | 4,053                         | 748                          | 230        |
| 1 year change                                | 105     | 240     | 123     | 91      | 194     | -130                          | -97                          | -59        |
| % change                                     | 3.0     | 6.7     | 5.6     | 2.3     | 4.8     | -3.1                          | -11.5                        | -20.4      |
| Total  | 7,616   | 7,929   | 8,340   | 8,598   | 8,957   | 8,504                         | 1,599                        | 505        |
| 1 year change                                | 150     | 313     | 411     | 258     | 359     | -453                          | -238                         | -90        |
| % change                                     | 2.0     | 4.1     | 7.2     | 3.1     | 4.2     | -5.1                          | -13.0                        | -15.1      |
| <b>Average prices of units sold</b>          |         |         |         |         |         |                               |                              |            |
| Single family (\$)                           | 736,362 | 767,870 | 794,668 | 824,857 | 835,130 | 857,896                       | 855,256                      | 841,177    |
| 1 year change                                | 23,563  | 31,508  | 26,798  | 30,189  | 10,273  | 36,493                        | 43,679                       | 46,276     |
| % change                                     | 3.3     | 4.3     | 5.8     | 3.8     | 1.2     | 4.4                           | 5.4                          | 5.8        |
| Condo (\$)                                   | 472,419 | 499,650 | 500,824 | 511,247 | 529,463 | 531,297                       | 519,470                      | 512,695    |
| 1 year change                                | 24,592  | 27,232  | 1,173   | 10,423  | 18,215  | 13,879                        | -11,234                      | -15,463    |
| % change                                     | 5.5     | 5.8     | 2.2     | 2.1     | 3.6     | 2.7                           | -2.1                         | -2.9       |
| <b>Total value of all sales (\$ million)</b> | 4,660.0 | 5,060.6 | 5,465.4 | 5,823.3 | 6,184.2 | 5,971.8                       | 1,116.4                      | 349.2      |
| 1 year change                                | 262.2   | 400.6   | 404.8   | 357.9   | 361.0   | -113.9                        | -137.1                       | -46.6      |
| % change                                     | 6.0     | 8.6     | 12.4    | 6.5     | 6.2     | -1.9                          | -10.9                        | -11.8      |
| <b>Ratio: active inventory to sales</b>      |         |         |         |         |         |                               |                              |            |
| Single family                                | 1.6     | 1.5     | 1.6     | 1.6     | 1.6     | 1.5                           | 1.8                          | 1.6        |
| Condo  | 1.9     | 1.7     | 1.8     | 1.8     | 1.8     | 1.9                           | 1.9                          | 1.6        |

**Median contract prices, CY to date (February.):** single family detached \$721,000 (-8.2% 1 yr ch); single-family attached \$718,000 (19.7% 1 yr ch); condominium and co-ops \$449,000 (no change).

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

Source: Metropolitan Regional Information Systems (MRIS), accessed through MarketStats by ShowingTime and (for median prices and inventory) GCAAR



## Single family and condominium housing

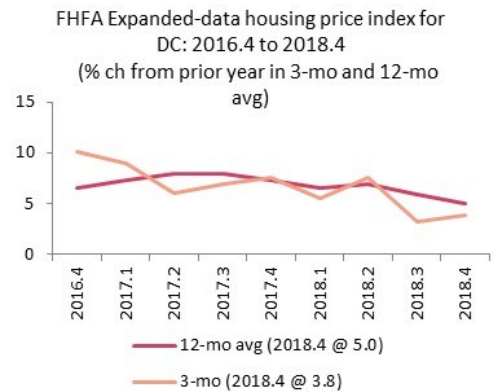
### Growth in FHFA house price index for DC trails the US and metro area average

- The percentage change in DC home prices increased in the December quarter, according to the Federal Housing Finance Agency Index of single-family same-property transactions. DC's gain over the prior year was 3.8%. The US index was up 6.4%, and the Washington metropolitan area gain was 4.3%.
- 27.1% of all single family sales for the 12-months ending December were for properties greater than \$1 million.
- In the September quarter, sales of new condominiums over the past 12 months were 8.9% higher than a year earlier.

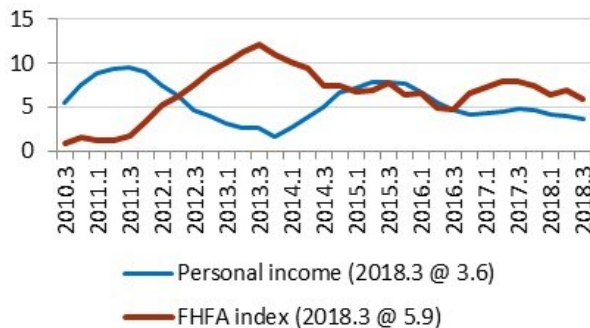
Table 21. Federal Housing Finance Agency Price Index for single family property in DC, DC metro area, and US: December 2018 (2018.4)

| Indicator   | Fiscal year average |         |         |         | Last 2 Q's |        |
|---|---------------------|---------|---------|---------|------------|--------|
|   | FY 2015             | FY 2016 | FY 2017 | FY 2018 | 2018.3     | 2018.4 |
| <b>% change from prior year in value of index</b> |                     |         |         |         |            |        |
| DC  | 7.8                 | 4.8     | 8.0     | 5.9     | 3.2        | 3.8    |
| DC metro area                                     | 3.2                 | 2.5     | 4.8     | 5.0     | 4.6        | 4.3    |
| US  | 5.4                 | 5.5     | 6.5     | 7.2     | 6.9        | 6.4    |

Source: Federal Housing Finance Agency "Expanded-data HPI Index" (sales plus refinancings) (nsa). This quarterly index is a broad measure of the movement of single-family house price, measuring the average price changes in repeat sales or refinancings of the same properties. This information is estimated using Enterprise, FHA, and Real Property County Recorder data licensed from DataQuick. Data is collected quarterly.



DC Personal Income and FHFA Housing index: 2010.3 to 2018.3  
(% change from prior year in 12-month moving average)



FHFA expanded-data housing price index for DC, the Washington Metropolitan area, and the US: 2015.4 to 2018.4  
(% change from prior yr. in the 12-mo. moving avg.)

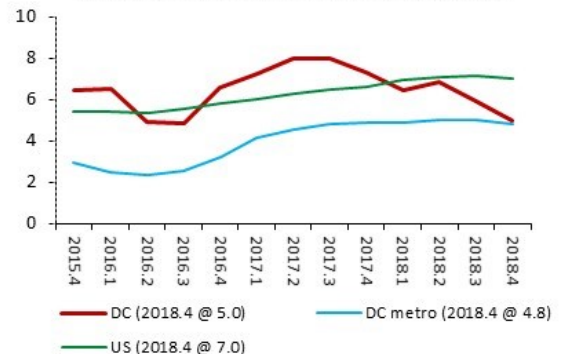


Table 22. D.C. Single family and condominium home sales at prices of \$1 million or more: February 2019

| Category                           | FY 2016 | FY 2017 | FY 2018 | 12-mo        | 3-mo         | This month |
|------------------------------------|---------|---------|---------|--------------|--------------|------------|
|                                    |         |         |         | moving total | moving total |            |
| Single family homes                | 936     | 1,057   | 1,192   | 1,205        | 231          | 70         |
| 1 year change                      | 171     | 121     | 135     | 60           | 10           | 15         |
| % change                           | 30.5    | 12.9    | 12.8    | 5.2          | 4.5          | 27.3       |
| percent of all single family sales | 21.3    | 23.2    | 25.3    | 27.1         | 27.1         | 25.5       |
| Condominiums                       | 167     | 189     | 222     | 204          | 35           | 8          |
| 1 year change                      | 7       | 22      | 33      | -8           | -16          | -7         |
| % change                           | 21.9    | 13.2    | 17.5    | -3.8         | -31.4        | -46.7      |
| percent of all condominium sales   | 4.2     | 4.7     | 5.2     | 5.0          | 4.7          | 3.5        |

Source: Metropolitan Regional Information Systems (MRIS). Sales are ones closed (settled) during period shown.

Table 23. Single family housing permits and sales of new condo. units in DC: FY 2013 to 2018.3

|                | Permits | Condo. Sales |
|----------------|---------|--------------|
| FY 2013        | 368     | 442          |
| FY 2014        | 267     | 516          |
| FY 2015        | 293     | 483          |
| FY 2016        | 283     | 680          |
| FY 2017        | 367     | 482          |
| 12-mo. ending: |         |              |
| 2018.3         | 133     | 525          |
| 1 yr ch        | -234    | 43           |
| % ch.          | -63.8   | 8.9          |

Source: Census Bur. (permits), and Delta Associates (condo sales)



# Hospitality

## Hotel visitors and revenue were down slightly from a year ago

● For the past 3 months, the number of room-days sold in January was 0.4% less than a year ago, the average room rate was up by 0.3%, and hotel revenues were down by 0.2%. In January the 12-month moving total for hotel room-days sold was 2.0% above a year earlier, but revenues were 0.6% lower.

● Employment in food services was 2.2% more in January than a year earlier as measured by the 3-month moving average. Hotel employment was 2.3% lower.

● November airline traffic into the DC area was up 1.6% compared to a year earlier as measured by the 3-month moving total. Reagan National was down 2.8%. For the past 12-months, total traffic into the DC area was 2.2% more than the prior year.

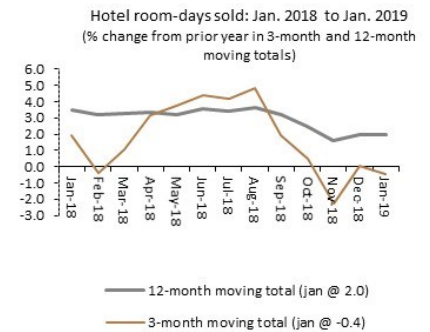
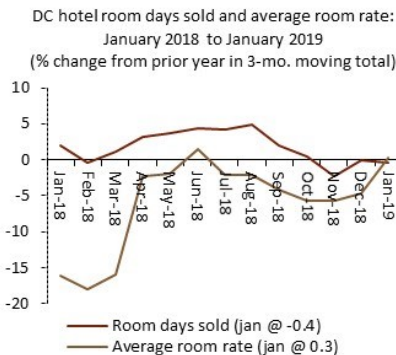
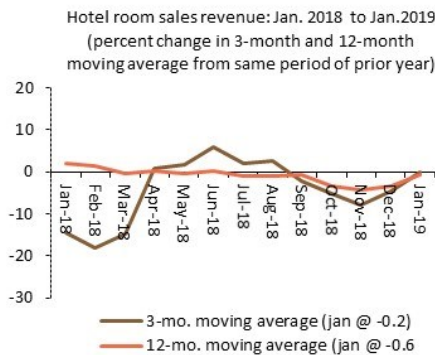


Table 27. Hospitality Industry: January 2019

| Indicator                 | Units        | date | FY 2015 | FY 2016 | FY 2017 | FY 2018 | 12-month moving total or average* | 3-month moving total or average* | This month |
|---------------------------|--------------|------|---------|---------|---------|---------|-----------------------------------|----------------------------------|------------|
| <b>Hotel stays</b>        |              |      |         |         |         |         |                                   |                                  |            |
| Hotel room-days sold      | ('M)         | jan  | 8.197   | 8.332   | 8.740   | 9.021   | 9.007                             | 1.835                            | 0.535      |
|                           | 1 yr ch      |      | 0.328   | 0.135   | 0.408   | 0.281   | 0.174                             | -0.008                           | -0.015     |
|                           | 1 yr % ch    |      | 4.2     | 1.3     | 4.9     | 3.2     | 2.0                               | -0.4                             | -2.6       |
| Average room rate         | \$           | jan  | 215.34  | 221.19  | 233.03  | 223.90  | 221.43                            | 186.782                          | 173.080    |
|                           | 1 yr ch      |      | 5.46    | 7.18    | 11.84   | -9.14   | -5.76                             | 0.543                            | 0.130      |
|                           | 1 yr % ch    |      | 2.6     | 3.3     | 5.4     | -3.9    | -2.5                              | 0.3                              | 0.1        |
| Occupancy rate (average)  | %            | jan  | 77.5    | 78.0    | 78.5    | 78.1    | 77.2                              | 61.486                           | 53.200     |
|                           | 1 yr ch      |      | 0.9     | 0.5     | 0.5     | -0.5    | -1.1                              | -2.302                           | -3.300     |
|                           | 1 yr % ch    |      | 1.2     | 0.7     | 0.6     | -0.6    | -1.4                              | -3.6                             | -5.8       |
| Room revenue              | (\$M)        | jan  | 1,765.1 | 1,843.0 | 2,036.7 | 2,019.7 | 1,994.3                           | 342.719                          | 92.619     |
|                           | 1 yr ch      |      | 113.6   | 83.2    | 193.7   | -17.0   | -12.3                             | -0.526                           | -2.439     |
|                           | 1 yr % ch    |      | 6.9     | 4.7     | 10.5    | -0.8    | -0.6                              | -0.2                             | -2.6       |
| <b>Airline passengers</b> |              |      |         |         |         |         |                                   |                                  |            |
| DCA                       | 1 yr % ch    | nov  | 10.3    | 2.8     | 3.2     | -1.2    | -2.0                              | -2.8                             | -0.5       |
| IAD                       | 1 yr % ch    | nov  | 0.3     | -0.1    | 5.0     | 4.1     | 5.1                               | 7.1                              | 9.5        |
| BWI                       | 1 yr % ch    | nov  | 4.1     | 6.0     | 5.6     | 4.5     | 3.3                               | 0.8                              | -0.4       |
| Total                     | 1 yr % ch    | nov  | 4.8     | 3.0     | 4.6     | 2.5     | 2.2                               | 1.6                              | 2.5        |
| <b>Employment</b>         |              |      |         |         |         |         |                                   |                                  |            |
| Accommodations            | level ('000) | jan  | 15.2    | 14.9    | 15.0    | 14.8    | 15.5                              | 15.3                             | 14.9       |
|                           | 1 yr ch      |      | 0.0     | -0.3    | 0.1     | -0.2    | 0.0                               | -0.4                             | -0.4       |
|                           | 1 yr % ch    |      | -0.2    | -1.9    | 0.6     | -1.3    | 0.3                               | -2.3                             | -2.6       |
| Food and bev              | level ('000) | jan  | 49.7    | 51.5    | 52.0    | 54.3    | 54.9                              | 54.0                             | 52.9       |
|                           | 1 yr ch      |      | 2.7     | 1.7     | 0.6     | 2.2     | 1.9                               | 1.2                              | 1.4        |
|                           | 1 yr % ch    |      | 5.6     | 3.5     | 1.1     | 4.3     | 3.5                               | 2.2                              | 2.7        |

\* Total for hotel rooms sold and room revenue.

Source: STR (hotel data); BLS (employment); Airport authorities (airline passengers).

### Federal non-defense spending is falling relative to GDP growth

• Compared to the same quarter a year ago, in the December quarter Nominal GDP growth was 5.3% and real growth was 3.1%

• During the past quarter, quarterly GDP growth was 2.6% (real) and 4.6% (nominal) (*annualized growth rates*).

• Federal government non-defense spending for consumption and investment increased by 2.4% in the 2018.4 quarter from a year earlier. The growth rate has been falling and is less than half the growth rate for nominal GDP (5.3%) and close to one-third of the growth rate for defense spending (6.6%).

Federal non-defense spending and US GDP: 2014.4 to 2018.4 (1 year % change)

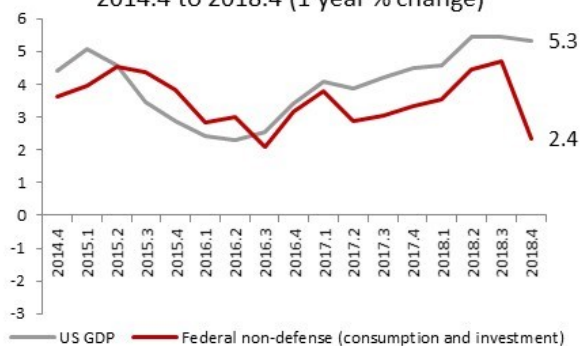


Table 29. Federal government consumption and investment, US GDP accounts: 2018.4

(percent change from same period of prior year)

| Indicator                                  | FY 2015     |             |            |            | 12-mo avg  |            |
|--|-------------|-------------|------------|------------|------------|------------|
|  | FY 2015     | FY 2016     | FY 2017    | FY 2018    | avg        | 2018.4     |
| <b>Non-defense</b>                         | <b>4.1</b>  | <b>2.9</b>  | <b>3.2</b> | <b>4.0</b> | <b>3.8</b> | <b>2.4</b> |
| Compensation of employees                  | 4.6         | 4.2         | 4.1        | 1.2        | 1.3        | 1.9        |
| Purchases of goods and services            | 6.1         | 3.8         | 1.7        | 9.0        | 7.7        | 2.0        |
| Gross investment                           | 3.6         | 1.4         | 3.0        | 2.7        | 2.3        | 1.8        |
| <b>Defense</b>                             | <b>-2.4</b> | <b>-0.4</b> | <b>1.7</b> | <b>3.7</b> | <b>4.7</b> | <b>6.6</b> |
| Compensation of employees                  | -0.4        | 1.2         | 1.7        | 0.4        | 0.4        | 1.0        |
| Purchases of goods and services            | -5.4        | -0.5        | 1.2        | 8.5        | 11.9       | 15.8       |
| Gross investment                           | -2.5        | -1.4        | 4.3        | 4.6        | 4.1        | 6.2        |
| <b>All federal consumption and invest.</b> | <b>0.1</b>  | <b>0.9</b>  | <b>2.3</b> | <b>3.9</b> | <b>4.3</b> | <b>4.8</b> |

Table 28. US GDP, income, and inflation: 2018.4

(percent change from same period of prior year)

| Indicator           | FY 2015 |         |         |         | 12-mo avg |        |
|---------------------|---------|---------|---------|---------|-----------|--------|
|                     | FY 2015 | FY 2016 | FY 2017 | FY 2018 | avg       | 2018.4 |
| GDP real            | 3.1     | 1.6     | 2.1     | 2.7     | 2.9       | 3.1    |
| GDP nominal         | 4.4     | 2.5     | 3.9     | 5.0     | 5.2       | 5.3    |
| Personal Income     | 5.5     | 2.8     | 4.0     | 4.5     | 4.5       | 4.6    |
| Consumption         | 4.4     | 4.0     | 4.3     | 4.7     | 4.7       | 4.6    |
| Investment          | 7.2     | -1.3    | 5.0     | 7.7     | 8.4       | 9.7    |
| Corporate profits*  | 1.3     | 2.9     | 4.2     | 6.7     | na        | na     |
| S and P stock index | 9.7     | 0.4     | 13.8    | 16.2    | 12.1      | 3.3    |
| US CPI              | 0.3     | 0.9     | 2.1     | 2.4     | 2.4       | 2.6    |

Source: BEA (February 28, 2019), BLS, Fred.

\*Before tax, with IVA and CCAAdj.

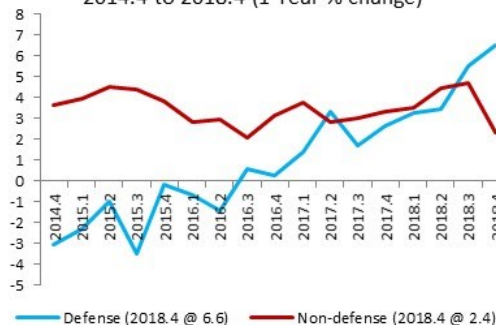
Table 30. Qtr. to Qtr. ch. in US GDP: 2017.4 to 2018.4

(% ch. from previous quarter at seasonally adj. annual rates)

| Indicator          | 2017.4 | 2018.1 | 2018.2 | 2018.3 | 2018.4 |
|--------------------|--------|--------|--------|--------|--------|
| US GDP real        | 2.3    | 2.2    | 4.2    | 3.4    | 2.6    |
| US GDP nominal     | 5.1    | 4.3    | 7.6    | 4.9    | 4.6    |
| Wages and salaries | 3.8    | 5.7    | 2.8    | 4.9    | 4.5    |
| Personal income    | 4.9    | 5.1    | 3.4    | 4.4    | 5.1    |

Note: GDP=Gross Domestic Product Source: BEA, updated Feb. 28, 2019.

Defense and non-defense federal spending: 2014.4 to 2018.4 (1 Year % change)



Quarterly change in US Real and Nominal GDP: 2016.4 to 2018.4

(% change from the previous quarter at annual rates)

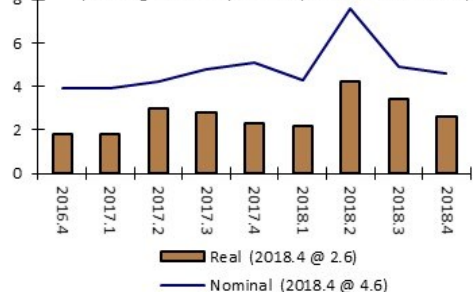


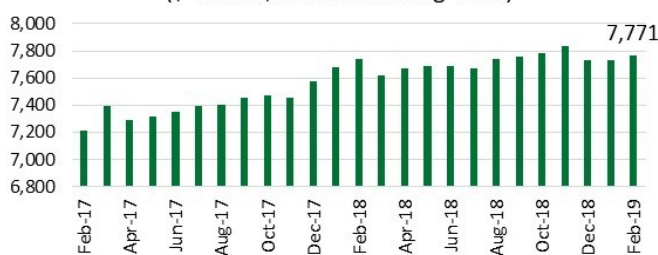
Table 31. Monthly selected US Indicators: October 2018 to February 2019

| Indicator   | October | November | December | January | February |
|---|---------|----------|----------|---------|----------|
| S and P stock index (level)                       | 2785    | 2723     | 2567     | 2607    | 2755     |
| % change from prior month                         | -4.0    | -2.2     | -5.7     | 1.6     | 5.7      |
| % change from 1 year ago                          | 8.9     | 5.0      | -3.6     | -6.5    | 1.8      |
| 10 yr. Treasury Interest rate (level)             | 3.15    | 3.12     | 2.83     | 2.71    | 2.68     |
| CPI % ch from prior month (seasonally adjusted)   | 0.33    | 0.02     | -0.06    | -0.02   | 0.17     |
| CPI % ch from prior year (seasonally adjusted)    | 2.53    | 2.21     | 1.95     | 1.38    | 1.40     |
| Jobs (seasonally adjusted level, in millions)     | 149.85  | 150.05   | 150.28   | 150.59  | 150.61   |
| change from prior month (thousands)               | 277     | 196      | 227      | 311     | 20       |
| % change from prior month                         | 0.2     | 0.1      | 0.2      | 0.2     | 0.0      |
| Resident employment (season. adj. level, in mil.) | 156.58  | 156.80   | 156.95   | 156.69  | 156.95   |
| change from prior month (thousands)               | 513     | 221      | 142      | -251    | 255      |
| % change from prior month                         | 0.3     | 0.1      | 0.1      | -0.2    | 0.2      |
| Unemployment rate (seasonally adj.)               | 3.8     | 3.7      | 3.9      | 4.0     | 3.8      |

Source: BLS and Fred (Federal Reserve data base)

## DC tax collections

DC tax collections (before earmarking):  
February 2017 to February 2019  
(\$ million; 12 mo. moving total)



One year change in 12-mo. moving total DC  
tax collections: Feb. 2018 to Feb. 2019 (\$M)

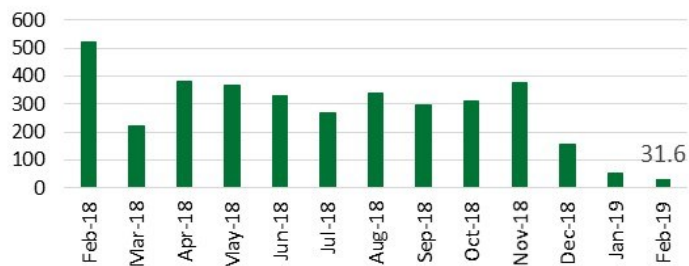


Table 32. Tax Collections (before earmarking): February 2019 (Preliminary)

| Tax                 | Revenue (from CAFR) |         |         |         | Tax collections       |                 |                      |            |
|---------------------|---------------------|---------|---------|---------|-----------------------|-----------------|----------------------|------------|
|                     | FY 2015             | FY 2016 | FY 2017 | FY 2018 | 12-month moving total | FY 2019 to date | 3-month moving total | This month |
| Total taxes         | 6,916.8             | 7,241.0 | 7,472.9 | 7,771.3 | 7,770.6               | 2,190.4         | 1,402.4              | 375.0      |
| 1 year change       | 626.9               | 324.2   | 239.3   | 298.5   | 31.6                  | 13.5            | -63.2                | 40.5       |
| % change            | 10.0                | 4.7     | 3.3     | 4.0     | 0.4                   | 0.6             | -4.3                 | 12.1       |
| Real property       | 2,194.5             | 2,357.5 | 2,473.3 | 2,554.2 | 2,474.7               | 34.7            | -2.1                 | -1.8       |
| 1 year change       | 178.9               | 163.0   | 115.9   | 80.9    | -93.1                 | -80.9           | -96.4                | -11.0      |
| % change            | 8.9                 | 7.4     | 4.9     | 3.3     | -3.6                  | -70.0           | -102.3               | -119.5     |
| General sales       | 1,315.3             | 1,343.1 | 1,419.2 | 1,492.6 | 1,515.7               | 649.0           | 367.9                | 99.9       |
| 1 year change       | 143.2               | 27.8    | 76.1    | 73.4    | 77.4                  | 33.0            | 14.4                 | -13.1      |
| % change            | 12.2                | 2.1     | 5.7     | 5.2     | 5.4                   | 5.4             | 4.1                  | -11.6      |
| Individual income   | 1,868.0             | 1,907.9 | 1,958.3 | 2,066.8 | 2,110.2               | 929.6           | 634.8                | 167.5      |
| 1 year change       | 188.9               | 39.8    | 50.4    | 108.6   | 39.3                  | 20.5            | 7.5                  | 49.0       |
| % change            | 11.2                | 2.1     | 2.6     | 5.5     | 1.9                   | 2.3             | 1.2                  | 41.3       |
| withholding         | 1,553.2             | 1,627.6 | 1,766.6 | 1,818.2 | 1,862.4               | 805.6           | 518.0                | 166.1      |
| 1 year change       | 80.3                | 74.4    | 139.0   | 51.6    | 67.1                  | 29.5            | 25.5                 | 10.8       |
| % change            | 5.5                 | 4.8     | 8.5     | 2.9     | 3.7                   | 3.8             | 5.2                  | 7.0        |
| non-withholding     | 314.8               | 280.3   | 191.7   | 248.7   | 247.9                 | 124.1           | 116.9                | 1.4        |
| 1 year change       | 108.6               | -34.5   | -88.6   | 56.9    | -27.9                 | -9.0            | -17.9                | 38.2       |
| % change            | 52.7                | -11.0   | -31.6   | 29.7    | -10.1                 | -6.8            | -13.3                | -103.9     |
| Corporate income    | 308.0               | 387.1   | 389.2   | 436.5   | 448.7                 | 138.4           | 109.7                | 6.1        |
| 1 year change       | 27.8                | 79.1    | 2.1     | 47.3    | 68.6                  | 34.3            | 19.3                 | 2.3        |
| % change            | 9.9                 | 25.7    | 0.6     | 12.2    | 18.0                  | 33.0            | 21.3                 | 59.6       |
| Unincorporated Bus. | 139.8               | 169.4   | 165.0   | 138.2   | 121.1                 | 28.9            | 31.1                 | 2.5        |
| 1 year change       | 4.4                 | 29.6    | -4.4    | -26.8   | -45.9                 | -12.8           | -3.0                 | -0.8       |
| % change            | 3.2                 | 21.2    | -2.6    | -16.2   | -27.5                 | na              | -8.8                 | na         |
| Deed taxes*         | 480.6               | 445.2   | 460.9   | 472.3   | 475.2                 | 206.2           | 119.7                | 24.2       |
| 1 year change       | 89.4                | -35.4   | 16.7    | 11.4    | -12.2                 | 3.8             | -6.0                 | 5.4        |
| % change            | 22.8                | -7.4    | 3.8     | 2.5     | -2.5                  | 1.9             | -4.8                 | 28.9       |
| Other taxes         | 610.6               | 630.9   | 606.9   | 610.7   | 625.0                 | 203.7           | 141.2                | 76.6       |
| 1 year change       | -5.8                | 20.3    | -17.6   | 3.7     | -2.4                  | 15.5            | 1.0                  | 8.6        |
| % change            | -0.9                | 3.3     | -2.8    | 0.6     | -0.4                  | 8.2             | 0.7                  | 12.6       |

\*Deed taxes include deed recordation, deed transfer, and economic interest taxes on real property transactions.

Note: (1) Revenues for the fiscal years 2015 through 2018 are based on the CAFR for those years.

(2) Tax collections data subject to accounting adjustments.

(3) This table and the graphs on the next page may include adjustments to the timing and consistency of collection reporting intended to make comparisons with prior year periods more meaningful. The data may therefore vary from other OCFO reports.

Source: OCFO/ORA

**Total tax collections slowed in February**

• For the 12 month period ending February total tax collections (before earmarking) were \$31.6 million (0.4%) more than in the prior year. For the last 3 months they were down by 4.3% from last year.

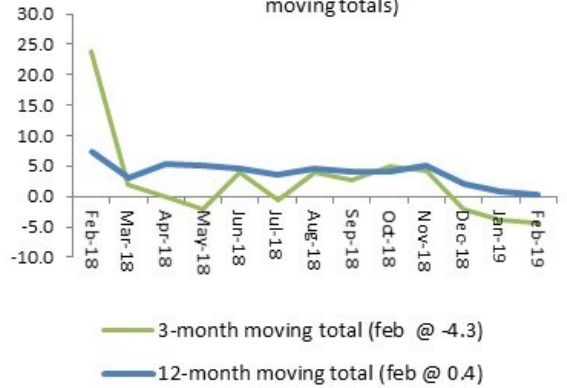
• Individual income tax collections were 1.9% above last year for the 12-months ending February and withholding was 3.7% higher. For the past 3 months, withholding was up 5.2%, but non-withholding declined 13.3%.

• General sales tax collections were 5.4% above last year for the 12-months ending February. For the past 3 months, they were 4.1% above last year.

• Deed tax collections for the 12-months ending February were down 2.5% from last year; for the past 3 months they were down 4.8%.

• Corporate income taxes for the 12 months ending February were up 18.0% while unincorporated business income taxes fell 27.5% from last year.

**Total tax collections (before earmarks):  
February 2018 to February 2019**  
(% change from prior year: 3-month and 12-month moving totals)



**General Sales tax collections (before earmarks):  
February 2018 to February 2019**  
(% change from prior year: 3-months and 12-month moving totals)



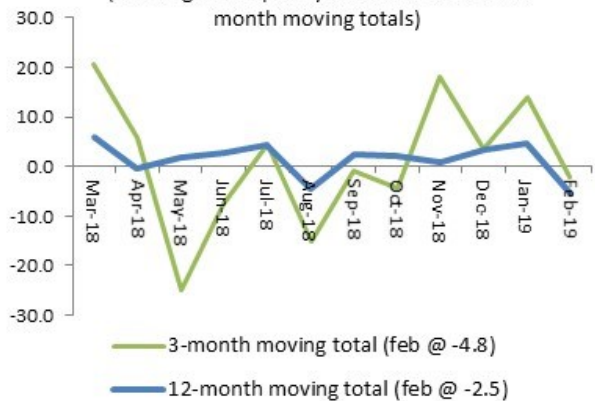
**Withholding for the Individual Income tax:  
February 2018 to February 2019**  
(% change from prior year: 3-month and 12-month moving totals)



**General Sales tax and Withholding for the Individual  
Income tax:  
February 2018 to February 2019**  
(% change from prior year in the 12-month moving total)



**Deed tax collections (before earmarks):  
February 2018 to February 2019**  
(% change from prior year: 3-month and 12-month moving totals)





## US economic forecasts

### February Blue Chip GDP outlook for FY 2019 is about the same as FY 2018, with slowing in FY 2020

- The February Blue Chip Indicators pegs real GDP growth for FY 2019 at 2.8%, falling to 2.0% in FY 2020. Nominal growth falls from 4.9% in FY 2019 to 4.2% in FY 2020.
- CBO's January 2019 Economic and Budget outlook: nominal GDP growth rate of 5.0% in FY 2019 and 4.1% for FY 2020.
- The Blue Chip Indicators February forecast for inflation (CPI): 1.9% in FY 2019 and 2.2% in FY 2020.
- IHS Markit and Moody's Analytics February forecasts expect US Personal Income growth to be between 4.2% and 4.5% in FY 2019 and FY 2020.
- S&P 500 February baseline forecasts: For the 4th quarter of 2019, HIS Markit says the stock market will be 8.5% higher than a year earlier, Moody's says it will be 4.1 % lower. By the 4th quarter of 2020, they both expect growth of only about 2.0% over the same quarter of 2019.

Table 33. Forecasts for US nominal and real GDP: FY 2015 through FY 2020  
(% change from prior fiscal year)

| Fiscal year and date of forecast | real      |           |            | nominal   |           |            |
|----------------------------------|-----------|-----------|------------|-----------|-----------|------------|
|                                  | Moody's   |           |            | Moody's   |           |            |
|                                  | Blue Chip | Analytics | IHS Markit | Blue Chip | Analytics | IHS Markit |
| <b>FY 2015 Actual</b>            | 3.1       | 3.1       | 3.1        | 4.4       | 4.4       | 4.4        |
| <b>FY 2016 Actual</b>            | 1.6       | 1.6       | 1.6        | 5.5       | 5.5       | 5.5        |
| <b>FY 2017 Actual</b>            | 2.1       | 2.1       | 2.1        | 3.9       | 3.9       | 3.9        |
| <b>FY 2018 Actual</b>            | 2.7       | 2.7       | 2.7        | 5.0       | 5.0       | 5.0        |
| <b>FY 2019</b>                   |           |           |            |           |           |            |
| November                         | 2.9       | 3.0       | 2.9        | 5.2       | 5.7       | 5.2        |
| December                         | 2.8       | 3.1       | 2.8        | 5.3       | 5.5       | 4.9        |
| January                          | 2.8       | 2.9       | 2.7        | 5.0       | 5.4       | 5.0        |
| February                         | 2.8       | 2.9       | 2.6        | 4.9       | 5.3       | 4.7        |
| <b>FY 2020</b>                   |           |           |            |           |           |            |
| January                          | 2.0       | 1.3       | 2.1        | 4.2       | 3.4       | 4.5        |
| February                         | 2.0       | 1.4       | 2.0        | 4.2       | 3.5       | 4.3        |

Sources: BEA, Blue Chip Indicators, Moody's Economy.com, and IHS Markit.

Table 34. CBO estimates of US economic indicators: FY 2017 to FY 2020

| Indicator                         | FY 2017 | FY 2018 | FY 2019 | FY 2020 |
|-----------------------------------|---------|---------|---------|---------|
| Real GDP (% ch from prior yr.)    | 2.1     | 2.7     | 2.9     | 2.0     |
| Nominal GDP (% ch from prior yr.) | 3.9     | 5.0     | 5.0     | 4.1     |
| Personal Income                   | 4.0     | 4.4     | 4.9     | 4.9     |
| CPI (% ch from prior yr.)         | 2.1     | 2.4     | 2.2     | 2.4     |
| 10 yr. Treasury bond rate         | 2.3     | 2.7     | 3.3     | 3.6     |
| Unemployment rate                 | 4.5     | 4.0     | 3.6     | 3.6     |

Source: Congressional Budget Office, An Update to The Budget and Economic Outlook: 2019 to 2029, January 2019

Table 36. Forecasts for S and P 500: 2018.4 to 2020.4

| Forecast date | % change from prior year |        |        | % change from prior year |        |        |
|---------------|--------------------------|--------|--------|--------------------------|--------|--------|
|               | 2018.4                   | 2019.4 | 2020.4 | 2018.4                   | 2019.4 | 2020.4 |
|               | IHS Markit               |        |        | Moody's Analytics        |        |        |
| November      | 7.9                      | 2.2    | 1.5    | 6.0                      | -8.8   | 4.7    |
| December      | 6.4                      | 6.1    | -0.2   | 6.0                      | -8.8   | 4.9    |
| January       | 3.6                      | 2.6    | 1.2    | 3.3                      | -6.7   | 4.9    |
| February      | 3.3                      | 8.5    | 2.1    | 3.3                      | -4.1   | 2.0    |

Source: IHS Markit, Moody's Analytics. Baseline forecasts

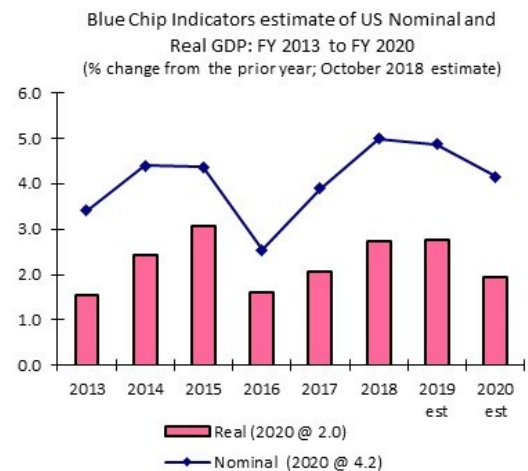


Table 34A. Alternate forecasts of nominal US GDP: FY 2017 to FY 2023  
(% change from prior FY)

|                   | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|-------------------|------|------|------|------|------|------|------|
| IHS Markit        | 3.9  | 5.0  | 4.7  | 4.3  | 4.2  | 4.1  | 3.9  |
| Moody's Analytics | 3.9  | 5.0  | 5.3  | 3.5  | 3.8  | 5.0  | 4.1  |
| CBO               | 3.9  | 5.0  | 5.0  | 4.1  | 3.7  | 3.7  | 3.8  |

Source: IHS Markit (Feb); Moody's Analytics (Feb); CBO (Jan)

Table 35. Forecasts for US Personal Income: FY 2017 to FY 2020

| Forecast date | % change from prior fiscal yr |      |      |      | % change from prior fiscal yr |      |      |      |
|---------------|-------------------------------|------|------|------|-------------------------------|------|------|------|
|               | 2017                          | 2018 | 2019 | 2020 | 2017                          | 2018 | 2019 | 2020 |
|               | IHS Markit                    |      |      |      | Moody's Analytics             |      |      |      |
| Nov           | 4.0                           | 4.6  | 4.4  | 5.0  | 4.0                           | 4.6  | 4.9  | 4.5  |
| Dec           | 4.0                           | 4.4  | 4.4  | 4.8  | 4.0                           | 4.4  | 4.6  | 4.5  |
| Jan           | 4.0                           | 4.4  | 4.3  | 4.6  | 4.0                           | 4.4  | 4.4  | 4.4  |
| Feb           | 4.0                           | 4.4  | 4.2  | 4.3  | 4.0                           | 4.4  | 4.4  | 4.5  |

Source: IHS Markit, Moody's Analytics. Baseline forecasts

Table 37. Blue Chip forecasts for CPI and 10 year Treasury interest rate: FY 2018 to FY 2020  
(% change from prior fiscal year)

| Forecast date | CPI  |      |      | 10 yr Treasury rate |      |      |
|---------------|------|------|------|---------------------|------|------|
|               | 2018 | 2019 | 2020 | 2018                | 2019 | 2020 |
| Nov           | 2.4  | 2.3  |      | 2.8                 | 3.3  |      |
| Dec           | 2.4  | 2.1  |      | 2.8                 | 3.3  |      |
| Jan           | 2.4  | 2.0  | 2.2  | 2.8                 | 3.0  | 3.2  |
| Feb           | 2.4  | 1.9  | 2.2  | 2.8                 | 2.9  | 3.0  |

Source: Blue Chip Indicators



**IHS Markit has a more optimistic forecast for DC than Moody's Analytics**

● **Jobs:** IHS Markit anticipates DC job growth will dip to 3,379 in FY 2019 and then rise to 6,995 in FY 2020. Moody's has somewhat less growth in both 2019 (3,275) and FY 2020 (5,775).

● **Population:** IHS Markit anticipates a gradual slowdown in annual population growth; Moody's has a sharper decline which essentially cuts all net in-migration by 2019.

● **Income:** HIS Markit and Moody's both anticipate slower Personal Income growth in FY 2019 than the year before, slowing to 3.0% and 2.4%, respectively. In FY 2020 growth rises to 3.8% for IHS Markit but stays under 3.0% for Moody's.

● **Apartments and office space.** Delta Associates anticipates that the supply of new Class A apartment space will outpace demand over the next several years, but new demand will outpace new supply for office space.

**Table 38. Forecasts of DC jobs and population to FY 2022**

|                   | FY   | IHS Markit |         |     | Moody's Analytics |         |     |
|-------------------|------|------------|---------|-----|-------------------|---------|-----|
|                   |      | Level      | 1 yr ch | %ch | Level             | 1 yr ch | %ch |
| <b>Jobs</b>       | 2017 | 788,575    | 7,692   | 1.0 | 788,550           | 7,675   | 1.0 |
|                   | 2018 | 794,792    | 6,217   | 0.8 | 794,775           | 6,225   | 0.8 |
|                   | 2019 | 798,171    | 3,379   | 0.4 | 798,050           | 3,275   | 0.4 |
|                   | 2020 | 805,166    | 6,995   | 0.9 | 803,825           | 5,775   | 0.7 |
|                   | 2021 | 808,719    | 3,553   | 0.4 | 803,975           | 150     | 0.0 |
|                   | 2022 | 812,772    | 4,053   | 0.5 | 807,950           | 3,975   | 0.5 |
| <b>Population</b> | 2017 | 694,405    | 9,382   | 1.4 | 694,575           | 9,350   | 1.4 |
|                   | 2018 | 701,607    | 7,202   | 1.0 | 701,600           | 7,025   | 1.0 |
|                   | 2019 | 708,285    | 6,678   | 1.0 | 705,975           | 4,375   | 0.6 |
|                   | 2020 | 714,768    | 6,483   | 0.9 | 709,825           | 3,850   | 0.5 |
|                   | 2021 | 720,789    | 6,021   | 0.8 | 713,525           | 3,700   | 0.5 |
|                   | 2022 | 726,287    | 5,498   | 0.8 | 717,600           | 4,075   | 0.6 |

Source: February baseline forecasts from IHS Markit and Moody's Analytics

**Table 39. DC resident jobs, households, and housing starts to FY 2022**

|                                      | FY   | IHS Markit | Moody's   |
|--------------------------------------|------|------------|-----------|
|                                      |      |            | Analytics |
| <b>Resident jobs (1 year change)</b> |      |            |           |
|                                      | 2017 | 6,483      | 6,500     |
|                                      | 2018 | 6,336      | 6,325     |
|                                      | 2019 | 2,374      | 2,000     |
|                                      | 2020 | 10,487     | 3,225     |
|                                      | 2021 | 6,515      | -2,075    |
|                                      | 2022 | 5,095      | -75       |
| <b>Households (1 year change)</b>    |      |            |           |
|                                      | 2017 | 56         | 9,200     |
|                                      | 2018 | 454        | 3,650     |
|                                      | 2019 | 2,272      | 3,075     |
|                                      | 2020 | 3,314      | 3,325     |
|                                      | 2021 | 3,286      | 3,025     |
|                                      | 2022 | 3,157      | 3,250     |

| <b>Housing starts</b> |      |       |       |
|-----------------------|------|-------|-------|
|                       | 2017 | 4,362 | 4,111 |
|                       | 2018 | 4,906 | 4,228 |
|                       | 2019 | 3,760 | 5,793 |
|                       | 2020 | 3,677 | 4,354 |
|                       | 2021 | 3,169 | 3,947 |
|                       | 2022 | 2,624 | 3,775 |

Source: February baseline forecasts

**Table 40. Forecasts of DC Personal Income to FY 2020**

| Date of est. | IHS Markit |         |         |         |         |         | Moody's Analytics |         |         |         |         |         |
|--------------|------------|---------|---------|---------|---------|---------|-------------------|---------|---------|---------|---------|---------|
|              | FY 2017    | FY 2018 | FY 2019 | FY 2020 | FY 2021 | FY 2022 | FY 2017           | FY 2018 | FY 2019 | FY 2020 | FY 2021 | FY 2022 |
| Nov.         | 4.8        | 3.7     | 3.3     | 4.7     | 5.5     | 4.4     | 4.8               | 3.8     | 3.4     | 2.8     | 3.0     | 4.2     |
| Dec.         | 4.8        | 3.7     | 3.4     | 4.4     | 5.4     | 4.6     | 4.8               | 3.7     | 2.8     | 2.8     | 3.0     | 4.3     |
| Jan.         | 4.8        | 3.6     | 2.9     | 4.1     | 5.2     | 4.2     | 4.8               | 3.6     | 2.3     | 2.6     | 3.0     | 4.3     |
| Feb.         | 4.8        | 3.6     | 3.0     | 3.8     | 5.5     | 4.3     | 4.8               | 3.6     | 2.4     | 2.7     | 3.0     | 4.2     |

Source: Baseline forecasts from IHS Markit and Moody's Analytics

**Table 41. Feb. forecasts for employment and Personal Income for DC, the metro area, and the US: FY 2017 to FY 2020**

(percent change from prior year)

| Indicator                   | IHS Markit |      |      |      | Moody's Analytics |      |      |      |
|-----------------------------|------------|------|------|------|-------------------|------|------|------|
|                             | 2018       | 2019 | 2020 | 2021 | 2018              | 2019 | 2020 | 2021 |
| <b>Wage and salary jobs</b> |            |      |      |      |                   |      |      |      |
| DC                          | 0.8        | 0.4  | 0.9  | 0.4  | 0.8               | 0.4  | 0.7  | 0.0  |
| Metro area                  |            |      |      |      | 1.4               | 1.5  | 1.1  | -0.1 |
| US                          | 1.6        | 1.7  | 1.1  | 0.5  | 1.6               | 1.7  | 1.0  | -0.2 |
| <b>Personal Income</b>      |            |      |      |      |                   |      |      |      |
| DC                          | 3.6        | 3.0  | 3.8  | 5.5  | 3.6               | 2.4  | 2.7  | 3.0  |
| Metro area                  |            |      |      |      | 3.8               | 3.8  | 3.8  | 2.7  |
| US                          | 4.4        | 4.2  | 4.3  | 4.2  | 3.7               | 4.0  | 4.8  | 2.6  |

Source: IHS Markit and Moody's Analytics. Baseline forecasts

**Table 42. Feb. DC forecasts for wages and unemployment: FY 2018 to FY 2021 (% change from prior year)**

| IHS Markit                             |      |      |      | Moody's Analytics |      |      |      |
|--|------|------|------|-------------------|------|------|------|
| 2018                                   | 2019 | 2020 | 2021 | 2018              | 2019 | 2020 | 2021 |
| <b>Wages and salaries earned in DC</b> |      |      |      |                   |      |      |      |
| 3.0                                    | 2.8  | 4.4  | 5.1  | 3.0               | 3.7  | 4.6  | 2.2  |
| <b>DC resident wages and salaries</b>  |      |      |      |                   |      |      |      |
| 3.1                                    | 1.8  | 4.0  | 7.0  | 3.1               | 2.8  | 5.0  | 3.3  |
| <b>DC Unemployment rate (level)</b>    |      |      |      |                   |      |      |      |
| 5.7                                    | 5.6  | 4.9  | 4.6  | 5.7               | 5.6  | 5.5  | 6.2  |

Source: IHS Markit and Moody's Analytics. Baseline forecasts.

**Table 43. Delta Associates outlook for Class A apartments in DC and the surrounding metro area: Dec. 2018 to Dec. 2021**

| Indicator                                      | DC     | No VA  | Sub MD | Total   | DC % of total |
|--|--------|--------|--------|---------|---------------|
| <b>Inventory December 2018</b>                 |        |        |        |         |               |
| Inventory (msf)                                | 27,103 | 68,188 | 38,871 | 134,162 | 20.2          |
| <b>Estimated net activity to December 2021</b> |        |        |        |         |               |
| new supply (msf)                               | 16,426 | 13,473 | 8,288  | 38,188  | 43.0          |
| new demand (msf)                               | 11,340 | 8,910  | 6,750  | 27,000  | 42.0          |

Source: Delta Associates

**Table 44. Delta Associates outlook for Class A commercial office space in DC and the surrounding metro area: Dec. 2018 to Dec. 2020**

| Indicator                                      | DC    | No VA | Sub MD | Total | DC % of total |
|--|-------|-------|--------|-------|---------------|
| <b>Inventory December 2018</b>                 |       |       |        |       |               |
| Inventory (msf)                                | 145.0 | 184.9 | 85.6   | 415.5 | 34.9          |
| <b>Estimated net activity to December 2020</b> |       |       |        |       |               |
| new supply (msf)                               | 3.7   | 0.8   | 2.6    | 7.1   | 52.1          |
| new demand (msf)                               | 4.2   | 3.0   | 2.6    | 9.7   | 43.3          |

Source: Delta Associates msf = million square feet

## DC revenue estimate

### **The February revenue estimate: tax revenue (before earmarks) \$242 million more in FY 2019 than in FY 2018, followed by an additional \$300 million increase in FY 2020**

- The tax revenue increase (before earmarks) of 4.0% in FY 2018 is estimated to be followed by a 3.1% increase in FY 2019, and a 3.7% increase in FY 2020.
- Real property tax growth of \$115.9 million in FY 2018 accounted for 27.1% of the net increase in taxes for that year. Real property's share of the increase for FY 2019 is 58.9% and for FY 2020 is 24.0%.
- Individual income tax revenue rose 5.5% in FY 2018, and is expected to grow 3.4% in FY 2019 and 4.5% in FY 2020.
- The General sales tax, which grew 5.2% in FY 2018, is estimated to grow 3.9% in FY 2019 and 7.3% in FY 2020.
- Deed taxes grew 2.5% in FY 2018, and are estimated to rise 2.2% in FY 2019 and 2.8% in FY 2020.
- As a % of DC Personal Income, tax revenue is expected to fall slightly from 13.7% in FY 2018 to 13.4% in 2020.

Table 45. DC Tax Revenue (before earmarks) for FY 2018 through FY 2021: February 2019 revenue estimate

| Tax               | FY level (\$ million) |         |         |         | Change from prior year (\$ M) |       |       |       | % change from prior year |      |      |      |
|-------------------|-----------------------|---------|---------|---------|-------------------------------|-------|-------|-------|--------------------------|------|------|------|
|                   | 2018                  | 2019    | 2020    | 2021    | 2018                          | 2019  | 2020  | 2021  | 2018                     | 2019 | 2020 | 2021 |
| Real property     | 2,554.2               | 2,696.8 | 2,768.9 | 2,857.5 | 80.9                          | 142.6 | 72.0  | 88.7  | 3.3                      | 5.6  | 2.7  | 3.2  |
| Deed taxes        | 472.3                 | 482.7   | 496.2   | 516.4   | 11.4                          | 10.5  | 13.5  | 20.2  | 2.5                      | 2.2  | 2.8  | 4.1  |
| General sales     | 1,492.6               | 1,551.1 | 1,664.5 | 1,735.2 | 73.4                          | 58.6  | 113.4 | 70.7  | 5.2                      | 3.9  | 7.3  | 4.2  |
| Individual income | 2,066.8               | 2,136.5 | 2,232.4 | 2,319.7 | 108.6                         | 69.7  | 95.9  | 87.3  | 5.5                      | 3.4  | 4.5  | 3.9  |
| Withholding       | 1,818.2               | 1,873.6 | 1,965.3 | 2,048.5 | 51.6                          | 55.4  | 91.8  | 83.2  | 2.9                      | 3.0  | 4.9  | 4.2  |
| non-withholding   | 248.7                 | 263.0   | 267.1   | 271.1   | 56.9                          | 14.3  | 4.1   | 4.1   | 29.7                     | 5.8  | 1.6  | 1.5  |
| Business income   | 574.7                 | 540.4   | 554.0   | 564.1   | 20.5                          | -34.3 | 13.6  | 10.0  | 3.7                      | -6.0 | 2.5  | 1.8  |
| Other             | 610.7                 | 605.9   | 597.4   | 602.4   | 3.7                           | -4.8  | -8.5  | 5.0   | 0.6                      | -0.8 | -1.4 | 0.8  |
| Total             | 7,771.3               | 8,013.5 | 8,313.4 | 8,595.3 | 298.5                         | 242.2 | 299.8 | 281.9 | 4.0                      | 3.1  | 3.7  | 3.4  |

Source: ORA. Feb. 28, 2019 revenue estimate. Deed taxes include economic interest. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues. FY 2018 is from the CAFR.

Table 46. DC population and employment: FY 2018 to FY 2021

| item                       | 2018    | 2019    | 2020    | 2021    |
|----------------------------|---------|---------|---------|---------|
| Wage and salary employment | 794,792 | 798,647 | 804,643 | 810,300 |
| 1 year change              | 6,217   | 3,856   | 5,995   | 5,658   |
| % change                   | 0.8     | 0.5     | 0.8     | 0.7     |
| DC population              | 701,610 | 707,155 | 713,873 | 721,277 |
| 1 year change              | 7,206   | 5,545   | 6,717   | 7,404   |
| % change                   | 1.0     | 0.8     | 0.9     | 1.0     |
| Unemployment rate          | 5.7     | 5.6     | 5.5     | 5.4     |

Source: ORA February 2019 revenue estimate.

Table 47. DC Income and stock market assumption FY 2017 to FY 2020 (% change from prior year)

| item                                      | 2018 | 2019 | 2020 | 2021 |
|---|------|------|------|------|
| Wages and salaries earned in DC           | 3.0  | 2.9  | 3.6  | 3.8  |
| Wages and salaries earned by DC residents | 3.1  | 3.5  | 4.1  | 4.3  |
| DC Personal income                        | 3.6  | 4.3  | 4.5  | 4.4  |
| S and P 500 stock index                   | 3.6  | 3.1  | 3.1  | 3.1  |

Source: ORA February 2019 revenue estimate. Stock index, on a CY basis, represents the % ch. from the December quarter of the prior yr.

Table 48. DC tax revenue (before earmarks) and DC Personal Income: FY 2012 to FY 2021

| item   | 2012  | 2013  | 2014  | 2015  | 2016  | 2017  | 2018  | 2019 est | 2020 est | 2021 est |
|--|-------|-------|-------|-------|-------|-------|-------|----------|----------|----------|
| <b>Tax revenue (\$ million)</b>                  |       |       |       |       |       |       |       |          |          |          |
| Level  | 5,853 | 6,100 | 6,290 | 6,917 | 7,234 | 7,473 | 7,771 | 8,014    | 8,313    | 8,595    |
| Change from prior year                           | 528   | 247   | 189   | 627   | 317   | 239   | 298   | 242      | 300      | 282      |
| <b>Percent change from prior year</b>            |       |       |       |       |       |       |       |          |          |          |
| Tax revenue                                      | 9.9   | 4.2   | 3.1   | 10.0  | 4.6   | 3.3   | 4.0   | 3.1      | 3.7      | 3.4      |
| Personal Income                                  | 4.6   | 2.7   | 5.0   | 7.8   | 4.6   | 4.8   | 3.6   | 4.3      | 4.5      | 4.4      |
| <b>Tax revenue as percent of Personal Income</b> |       |       |       |       |       |       |       |          |          |          |
|  | 13.6  | 13.8  | 13.5  | 13.8  | 13.8  | 13.6  | 13.7  | 13.5     | 13.4     | 13.3     |

Source: ORA. February 2019 revenue estimate. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues.

- The **level** of private sector jobs in DC in December 2018 was reduced by 3,300. However, the private sector's net **change from the prior year** was raised from 3,233 to 5,900. Growth from the prior year is now 1.1%.
- The most extensive revision to job growth from December 2017 to December 2018 was in the education and health sector; the estimated change went from a loss of 1,933 to a gain of 1,566. Organizations, professional and business services, and local government also showed more growth, and federal sector decline was a little less. Job growth was trimmed in information and finance, leisure and hospitality, trade, and construction. (See appendix table for details.)
- There was no increase in total and private sector DC jobs from June 2018 through December 2018 according to revised seasonally adjusted data. (Seasonal adjustment facilitates month-to-month comparisons by adjusting for annually occurring systematic variations within a year, such as less education jobs in the summer). Seasonally adjusted jobs did, however, increase in January. (See appendix graphs.)

Prior and revised estimates of jobs in DC by sector: December 2017 and December 2018

|                       | level in: |           | ch. From prior year |      |
|-----------------------|-----------|-----------|---------------------|------|
|                       | Dec. 2017 | Dec. 2018 | amount              | %    |
| <b>Total jobs</b>     |           |           |                     |      |
| prior est.            | 797,667   | 798,733   | 1,067               | 0.1  |
| revised est.          | 791,133   | 796,000   | 4,867               | 0.6  |
| ch. In est.           | -6,533    | -2,733    |                     |      |
| % ch. In est.         | -0.8      | -0.3      |                     |      |
| <b>Private sector</b> |           |           |                     |      |
| prior est.            | 558,967   | 562,200   | 3,233               | 0.6  |
| revised est.          | 553,000   | 558,900   | 5,900               | 1.1  |
| ch. In est.           | -5,967    | -3,300    |                     |      |
| % ch. In est.         | -1.1      | -0.6      |                     |      |
| <b>Public sector</b>  |           |           |                     |      |
| prior est.            | 238,700   | 236,533   | -2,167              | -0.9 |
| revised est.          | 238,133   | 237,100   | -1,033              | -0.4 |
| ch. In est.           | -567      | 567       |                     |      |
| % ch. In est.         | -0.2      | 0.2       |                     |      |

Source: BLS. Data are 3-month moving averages for dates shown

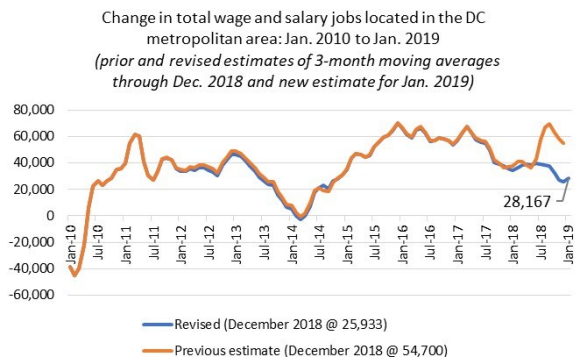
**DC and the metropolitan area.** BLS revisions sharply reduced wage and salary employment for the DC metropolitan area as a whole.

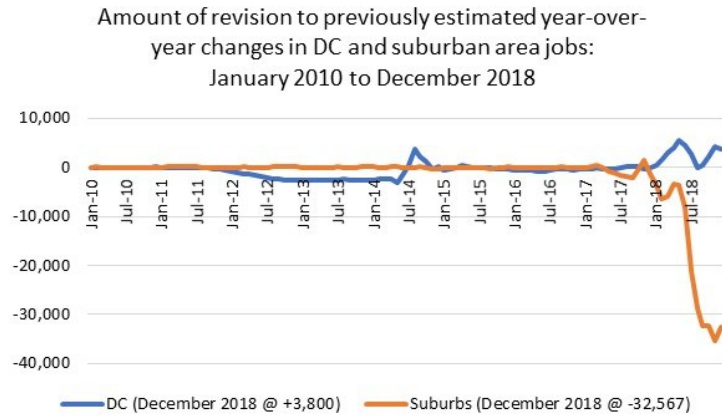
- The new estimate cut the number of jobs in the Washington metropolitan area in December 2018 by 37,200, a 1.1% reduction. Of the reduction, 93% was in the suburbs.
- The revision cut the metro area increase from December 2017 to December 2018 by more than half—from 54,700 to 25,933. This change brought the year-over-year rates of growth for DC and the suburbs much closer together. Whereas it had appeared that suburban growth from December 2017 to December 2018 far outpaced that of the city (2.1% v. 0.1%), the revised difference was quite small: 0.8% in the suburbs versus 0.6% in DC. Significant cuts to suburban job growth occurred in trade, local government, construction, professional and business services, and leisure and hospitality. (See appendix table for details.)
- The year-over-year increase in January 2019 edged up to 28,167, halting the 2018 slide in growth.
- January 2019 growth rates in both DC (0.6%) and the suburbs (0.9%) were about half that of the US average (1.8%).

Prior and revised estimates of total jobs in the DC metropolitan area: Dec 2017 and Dec. 2018

|                         | level in: |           | ch. From prior year |     |
|-------------------------|-----------|-----------|---------------------|-----|
|                         | Dec. 2017 | Dec. 2018 | amount              | %   |
| <b>Total metro area</b> |           |           |                     |     |
| prior est.              | 3,303,030 | 3,357,773 | 54,743              | 1.7 |
| revised est.            | 3,294,600 | 3,320,533 | 25,933              | 0.8 |
| ch. In est.             | -8,430    | -37,240   |                     |     |
| % ch. In est.           | -0.3      | -1.1      |                     |     |
| <b>DC</b>               |           |           |                     |     |
| prior est.              | 797,667   | 798,733   | 1,067               | 0.1 |
| revised est.            | 791,133   | 796,000   | 4,867               | 0.6 |
| ch. In est.             | -6,533    | -2,733    |                     |     |
| % ch. In est.           | -0.8      | -0.3      |                     |     |
| <b>Suburbs</b>          |           |           |                     |     |
| prior est.              | 2,505,363 | 2,559,040 | 53,677              | 2.1 |
| revised est.            | 2,503,467 | 2,524,533 | 21,067              | 0.8 |
| ch. In est.             | -1,897    | -34,507   |                     |     |
| % ch. In est.           | -0.1      | -1.3      |                     |     |

Source: BLS. Data are 3-month moving averages for dates shown



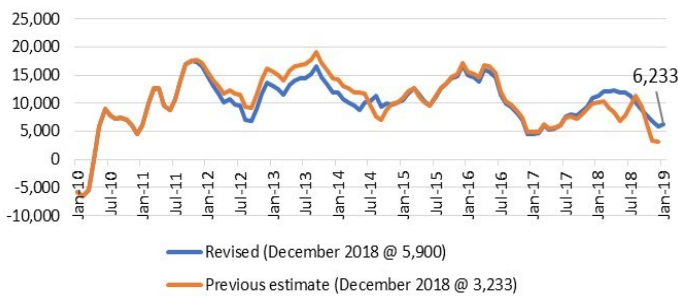


**About the data:** The wage and salary employment data for DC, the Washington Metropolitan area, and the US is from the US Bureau of Labor Statistics. The data is collected by BLS from surveys of employers. Previously released data as of December 2018 are compared with the revisions for DC and the metropolitan area that were released in March 2019 and with national estimates released in February. The estimates for January 2019 for DC and the metropolitan area incorporate revisions for January that were made as part of the estimates for February. Estimates for suburban Washington jobs are calculated by subtracting the amounts for DC from metropolitan area totals. Except for seasonally adjusted data, all calculations are for 3-month moving averages calculated from seasonally unadjusted data. All of the data are subject to further revision next year.

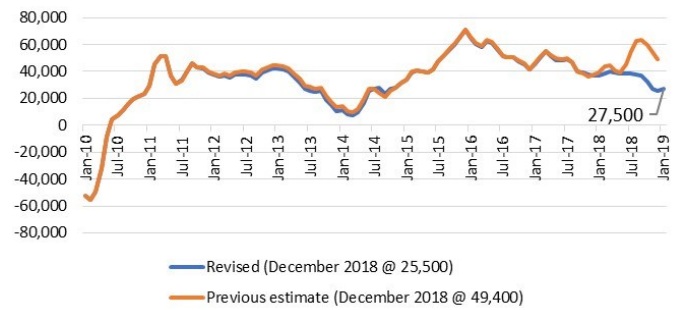
—Stephen Swaim, DC Office of Revenue Analysis

Appendix

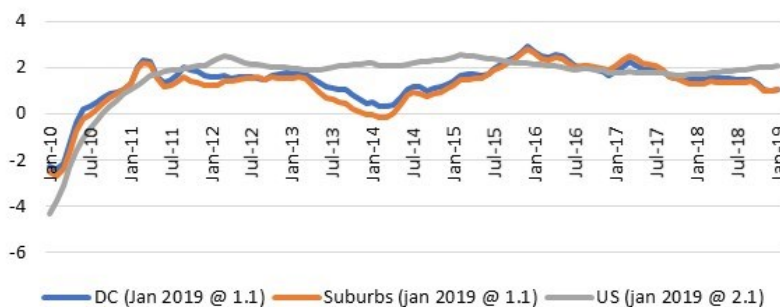
Change in private sector wage and salary jobs located in DC: January 2010 to January 2019 (prior and revised estimates of 3-month moving averages through Dec. 2018 and new estimate for Jan. 2019)



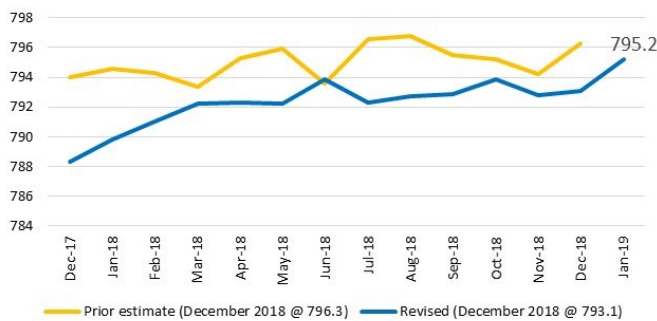
Change in private sector jobs located in the DC metropolitan area: Jan. 2010 to Jan. 2019 (prior and revised estimates of 3-month moving averages through Dec. 2018 and new estimate for Jan. 2019)



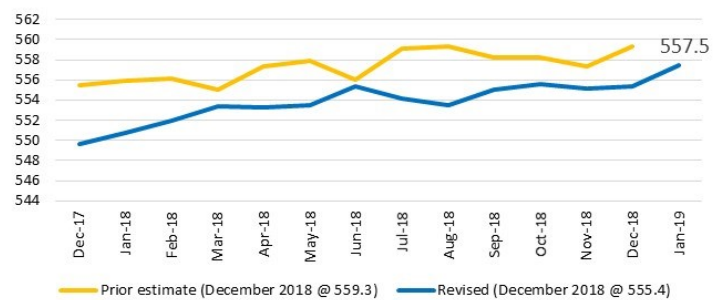
Private sector jobs in DC and the suburbs: January 2010 to January 2019 (% change in the 3-month moving average)



Prior and revised seasonally adjusted estimates of total wage and salary jobs in DC: December 2017 to January 2019 (in thousands)



Prior and revised seasonally adjusted estimates of private sector jobs in DC: December 2017 to January 2019 (in thousands)



**Prior and revised estimates of DC jobs by sector: December 2017 and December 2018**

|                                      | Prior estimate |          |        | Revised estimate |          |        | Revision to ch from Dec 17 to Dec 18 |
|--------------------------------------|----------------|----------|--------|------------------|----------|--------|--------------------------------------|
|                                      | Dec 2017       | Dec 2018 | Change | Dec 2017         | Dec 2018 | Change |                                      |
| <b>Total</b>                         | 797,667        | 798,733  | 1,066  | 791,133          | 796,000  | 4,867  | 3,801                                |
| Private                              | 558,967        | 562,200  | 3,233  | 553,000          | 558,900  | 5,900  | 2,667                                |
| Public sector                        | 238,700        | 236,533  | -2,167 | 238,133          | 237,100  | -1,033 | 1,134                                |
| Professional and business services   | 167,533        | 168,000  | 467    | 167,167          | 168,567  | 1,400  | 933                                  |
| Information and finance              | 48,433         | 51,233   | 2,800  | 47,733           | 49,467   | 1,734  | -1,066                               |
| Education and health                 | 140,033        | 138,100  | -1,933 | 132,667          | 134,233  | 1,566  | 3,499                                |
| Organizations and personal services  | 75,033         | 74,600   | -433   | 75,733           | 76,267   | 534    | 967                                  |
| Trade, transportation, and utilities | 33,900         | 33,933   | 33     | 34,067           | 33,567   | -500   | -533                                 |
| Leisure and hospitality              | 77,167         | 78,333   | 1,166  | 79,067           | 80,067   | 1,000  | -166                                 |
| Construction and manufacturing       | 16,868         | 18,001   | 1,133  | 16,566           | 16,732   | 166    | -967                                 |
| Federal government                   | 197,900        | 194,367  | -3,533 | 198,100          | 195,033  | -3,067 | 466                                  |
| State and local government           | 40,800         | 42,167   | 1,367  | 40,033           | 42,067   | 2,034  | 667                                  |

Source: BLS. All data are 3-month moving averages.

**Prior and revised estimates of suburban jobs by sector: December 2017 and December 2018**

|                                      | Prior estimate |           |        | Revised estimate |           |        | Revision to ch from Dec 17 to Dec 18 |
|--------------------------------------|----------------|-----------|--------|------------------|-----------|--------|--------------------------------------|
|                                      | Dec 2017       | Dec 2018  | Change | Dec 2017         | Dec 2018  | Change |                                      |
| <b>Suburbs</b>                       |                |           |        |                  |           |        |                                      |
| <b>Total</b>                         | 2,505,363      | 2,559,040 | 53,677 | 2,503,467        | 2,524,530 | 21,063 | -32,614                              |
| Private                              | 2,037,963      | 2,084,130 | 46,167 | 2,036,770        | 2,056,370 | 19,600 | -26,567                              |
| Public sector                        | 467,400        | 474,867   | 7,467  | 466,700          | 468,167   | 1,467  | -6,000                               |
| Professional and business services   | 582,400        | 598,767   | 16,367 | 584,200          | 595,466   | 11,266 | -5,101                               |
| Information and finance              | 183,400        | 182,200   | -1,200 | 184,434          | 181,100   | -3,334 | -2,134                               |
| Education and health                 | 309,934        | 314,467   | 4,533  | 307,000          | 314,367   | 7,367  | 2,834                                |
| Organizations and personal services  | 133,967        | 135,063   | 1,096  | 131,500          | 132,333   | 833    | -263                                 |
| Trade, transportation, and utilities | 379,967        | 387,667   | 7,700  | 382,333          | 378,933   | -3,400 | -11,100                              |
| Leisure and hospitality              | 249,733        | 259,034   | 9,301  | 248,100          | 253,233   | 5,133  | -4,168                               |
| Construction and manufacturing       | 198,562        | 206,932   | 8,370  | 199,203          | 200,938   | 1,735  | -6,635                               |
| Federal government                   | 168,167        | 166,666   | -1,501 | 168,300          | 168,134   | -166   | 1,335                                |
| State and local government           | 299,233        | 308,200   | 8,967  | 298,400          | 300,033   | 1,633  | -7,334                               |

Source: BLS. All data are 3-month moving averages. Suburban jobs calculated by subtracting DC jobs from the Washington metro area total.



**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](http://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 ([districtmeasured.com](http://districtmeasured.com)). You can sign up at the blog page to receive updates as new articles are posted.

**Recent ORA reports:**

**February revenue estimate. February 28, 2019.**

**DC Tax Facts, 2018.** Details on all DC taxes.

**Tax Rates and Tax Burdens 2017 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.

**Tax Rates and Tax Burdens 2017 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.

**Briefing documents.** A series with information related to DC's economy and taxes.

**Review of economic development tax expenditures. November 2018.** Comprehensive description and analysis of DC tax expenditures related to economic development incentives.

**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](http://www.cfo.dc.gov) (click on *Budget and Revenue/Economy/ Economic and Revenue Trends*).

Table 49. Information sources

| Indicator                                    | Source                       | Period covered in this report | Next release |
|--|------------------------------|-------------------------------|--------------|
| D.C. Jobs and Labor Force information        | BLS                          | January                       | April 19     |
| D.C. Personal Income                         | BEA                          | 2018.3                        | March 26     |
| D.C. Tax Collections                         | OTR/ORA                      | February                      | c. April 15  |
| D.C. Housing Sales                           | MRIS*                        | February                      | c. April 10  |
| D.C. Commercial Office Building data         | CoStar and Delta             | 2018.4                        | c. April 10  |
| DC Apartment data                            | CoStar and Delta             | 2018.4                        | c. April 10  |
| D.C. Hotel stay information                  | Smith Travel Research        | January                       | c. March 20  |
| Consumer Price Index                         | BLS                          | February                      | April 10     |
| U.S. Jobs and Labor Force                    | BLS                          | January/February              | April 5      |
| U.S. GDP and Personal Income                 | BEA                          | 2018.4                        | March 28     |
| S and P 500 Stock Index                      | FRED (St. Louis Fed Reserve) | February                      | March 1      |
| Interest rate on 10-Year Treasury Securities | FRED (St. Louis Fed Reserve) | February                      | March 1      |
| IHS Markit D.C. forecast                     | IHS Markit                   | February                      | c. March 20  |
| Moody's Analytics D.C. forecast              | Moody's Analytics            | February                      | c. March 20  |
| Blue Chip Economic Indicators for the U.S.   | Wolters Kluwer               | February                      | c. March 10  |

\*Metropolitan Regional Information Systems; accessed through MarketStats by Showing Time & the Greater Capital Area Association of Realtors.

For further information or to comment on this report, contact: Stephen Swaim (202-727-7775) or [stephen.swaim@dc.gov](mailto:stephen.swaim@dc.gov) See also the *Economic Indicators* issued monthly by the D.C. Office of the Chief Financial Officer ([www.cfo.dc.gov](http://www.cfo.dc.gov)).

*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.

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