



District of Columbia Economic and Revenue Trends: March/April 2021

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Highlights

% ch, 3 month avg
 Green = Improving*

DC Jobs (p.2)	-8.7 %
DC Wages (p. 6)	1.0 %
Unemployment rate (p.3)	8.1 %
Home prices (p.12)	12.2 %
Office vacancy (p.10)	13.7 %
S&P 500 (p.15)**	18.5 %

* 3-month moving avg growth better than 12 month

** % change annual

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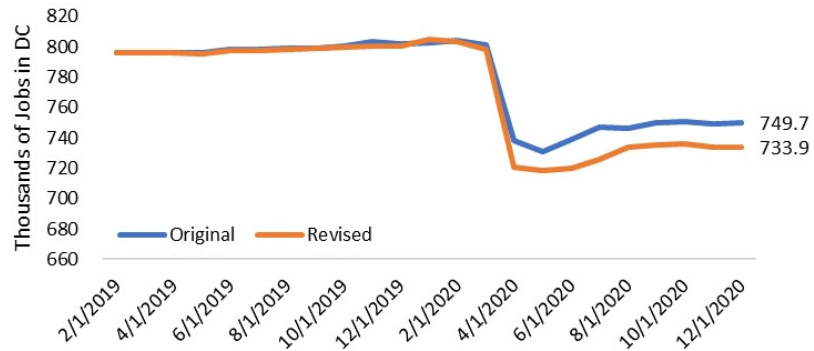
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Annual revision to employment data larger than normal

Industries most affected by COVID economy revised the most

Employment Revisions



Source: BLS Seasonally Adjusted Non farm payroll employment

Employment in DC and the metropolitan area suffered because of the pandemic but with differing industry mixes. Industries that depended on in-person transactions like retail, restaurants and entertainment experienced the largest declines. Also significantly impacted were office support industries like building maintenance and security. Industries where remote work was easier to implement like most office jobs were less impacted but even these did not emerge from 2020 unscathed.

Annual revisions to employment data show the impact was more severe than previously thought. Overall, DC lost 66,100 jobs in 2020, or 8.2%. Private employment went down 71,900 jobs while public sector employment added 5,800. Most of the private sector jobs were in the hospitality, retail, and business services industries. And that was almost 16,000 jobs more than we thought we had lost.

Annual revision larger than normal

During the calendar year, the U.S. Bureau of Labor Statistics (BLS) estimates state level employment using a sample of firms combined with past trends and relationships. Every March, BLS revises the state employment data to align with administrative unemployment insurance tax filing data, a more comprehensive set of data but which comes out quarterly. This typically results in small revisions because the sampling typically captures the industrial sectors and totals reasonably well (Box 1). But in times of economic stress, like the period we are in, the data can get off track. In March, BLS reported that DC had 15,800 fewer jobs in December than we thought. (continued page 19)

Wage and salary employment

Private sector continues to weaken in February

- In February, DC lost 72,300 jobs compared to a year ago, a 9% decline. The decline in the 3-month average was 8.7%, compared to the suburban decline of 5.9% and the U.S. decline of 6.0%.
- Federal sector employment grew 1.9 percent in contrast with the private sector decline of 13.1% in the 3-months ending February. In the 12 months ending February 2021, federal employment increased by 2,817 jobs (1.4%) while the private sector lost 66,392 (-11.8%).
- Seasonally adjusted employment was 400 lower in February than January and 3,300 lower than September 2020.

Wage and salary employment located in DC, DC suburbs and US:
March 2019 to February 2021

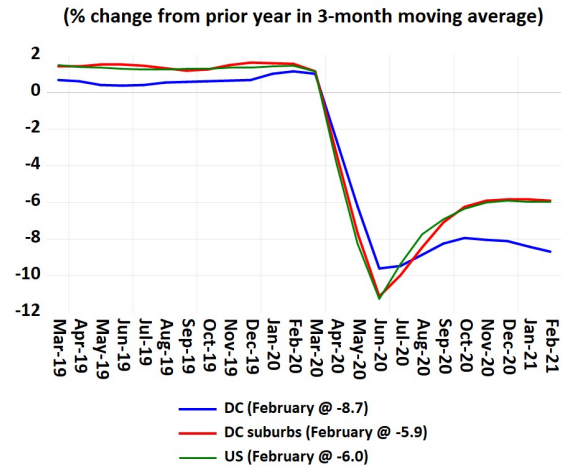


Table1. Wage and Salary Employment in DC, Washington Metro area, and the US: February 2021

Jurisdiction	FY 2018	FY 2019	FY 2020	12-mo avg	3-mo avg	This month
District of Columbia	791,092	795,867	763,550	735,333	730,567	729,600
1 year change	8,508	4,775	-32,317	-63,600	-69,600	-72,300
% change	1.1	0.6	-4.1	-8.0	-8.7	-9.0
Washington metro area	3,297,742	3,336,442	3,205,025	3,113,692	3,135,700	3,125,600
1 year change	39,108	38,700	-131,417	-242,358	-221,167	-227,200
% change	1.2	1.2	-3.9	-7.2	-6.6	-6.8
Washington suburbs (%ch)	1.2	1.4	-3.9	-7.0	-5.9	-6.1
US (%ch)	1.6	1.4	-4.0	-7.0	-6.0	-5.9

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

Source: BLS. February 2021 is preliminary

Federal gov. and private sector wage and salary employment in DC:
March 2019 to February 2021
(Ch. from prior year in 3-month moving average)

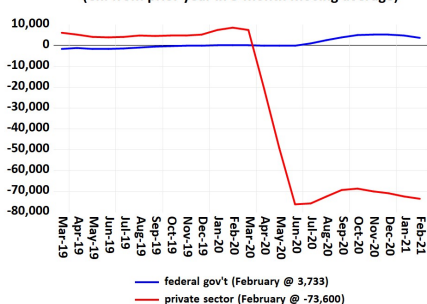


Table 2. Federal government and private sector wage and salary employment in DC: February 2021

Sector	FY 2018	FY 2019	FY 2020	12-mo avg	3-mo avg	This month
Federal government	196,983	195,233	196,225	198,050	198,733	197,100
1 year ch.	-3,225	-1,750	992	2,817	3,733	1,900
% change	-1.6	-0.9	0.5	1.4	1.9	1.0
Private sector	552,375	558,050	524,775	494,608	489,500	490,200
1 year ch.	11,125	5,675	-33,275	-66,392	-73,600	-74,400
% change	2.1	1.0	-6.0	-11.8	-13.1	-13.2

Source: BLS. Not seasonally adjusted. February is preliminary

Table 3. Seasonally Adjusted DC Employment: September 2020 to February 2021

Indicator	September	October	November	December	January	February
D.C. Wage and Salary Employment	735,400	736,400	733,600	733,900	732,500	732,100
change from prior month	1,400	1,000	-2,800	300	-1,400	-400
%change from prior month	0.2	0.1	-0.4	0.0	-0.2	-0.1

Source: BLS seasonally adjusted. February is preliminary.

Resident employment and unemployment

Resident employment still struggling and unemployment claims still much higher than normal

- In February DC resident employment was down 24,788 (6.2%) from a year earlier (3-mo. moving average). The labor force fell by 11,725 (2.8%)—and the number of unemployed rose 13,064 (64.6%). The unemployment rate in February was 7.6%.
- Initial claims for unemployment insurance continue to be elevated. The 3-mo. moving average ending February 2021 was 4,776 higher than the same period in 2020.
- Seasonally adjusted resident employment grew in February, adding 376 jobs from January. Strong data reported in the February trend report has since been revised.

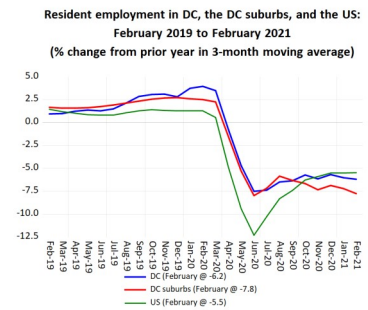
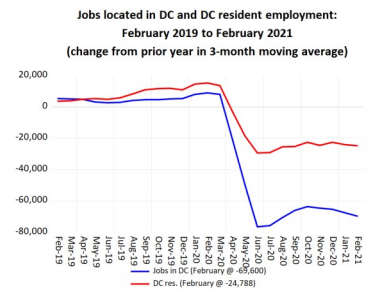


Table 4. Unemployment rates for DC, metro area, and US: February 2021

(percent of labor force)

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	Feb-20	Feb-21	Feb-20	Feb-21
US	3.8	6.6	3.5	6.2
DC	4.9	7.6	5.0	8.1
DC metro area	3.0	5.7	na	na
DC suburbs	2.7	5.5	na	na

Source: BLS; na=data not available.

Table 5. Resident employment and unemployment: February 2021

Indicator	FY 2018	FY 2019	FY 2020	12-mo avg	3-mo avg	This month
DC Labor force summary						
Resident Employment	383,596	390,000	382,462	372,366	376,131	376,825
1 year ch.	6,596	6,404	-7,538	-23,298	-24,788	-27,769
% change	1.7	1.7	-1.9	-5.9	-6.2	-6.9
Labor Force	407,036	412,824	411,558	407,067	409,421	408,029
1 year ch.	5,084	5,788	-1,266	-9,994	-11,725	-17,279
% change	1.3	1.4	-0.3	-2.4	-2.8	-4.1
Unemployed residents	23,440	22,824	29,096	34,701	33,290	31,204
1 year ch.	-1,511	-616	6,272	13,304	13,064	10,490
% change	-6.1	-2.6	27.5	62.2	64.6	50.6
Unemployment rate	5.8	5.5	7.1	8.5	8.1	7.6
DC Unemployment insurance (state program)						
Initial Claims (mo. avg)	1,611	2,299	12,886	14,767	7,060	5,582
1 year ch.	106	687	10,588	12,701	4,776	3,720
% change	7.1	42.7	460.6	614.8	209.1	199.8
Weeks compensated (mo. avg)	30,429	27,473	139,780	168,595	76,359	65,978
1 year ch.	-926	-2,956	112,307	142,869	49,620	41,345
% change	-3.0	-9.7	408.8	555.3	185.6	167.8

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

Table 6. Seasonally Adjusted DC resident employment and unemployment: September 2020 to February 2021

Indicator	September	October	November	December	January	February
DC resident employment	372,267	373,663	373,627	373,290	374,800	375,176
change from prior month	2,358	1,396	-36	-337	1,510	376
% change from prior month	0.6	0.4	0.0	-0.1	0.4	0.1
DC unemployment rate	8.7	8.8	8.8	8.8	8.4	8.1

Source: BLS seasonally adjusted. February is preliminary.

Jobs by sectors of the economy

Government and construction only sectors to grow in February

- Government added 4,000 jobs in February over February 2020, mostly in federal government, and the private sector lost 73,600 jobs. (3-month moving avg.)
- In February, professional and technical services (not including legal) lost 800 jobs over last year and legal jobs went down 1,067 or 3.6%. (3-month moving avg.)
- Hospitality—food service, accommodation, and amusement—lost a combined 42,367 jobs or 53%. The education sector, mostly private colleges and universities, lost 4,200 (6.9%) Business services (excluding employment services) lost 4,100 (12.2%).
- The federal government accounted for 27% of all DC jobs in February. Federal jobs located in DC accounted for 53.2% of metro area federal jobs and 6.9% of US federal jobs.
- Hospitality jobs account for 5.3% of all DC jobs in February. Last year, in February 2020, the hospitality share of DC jobs was 9.9%.

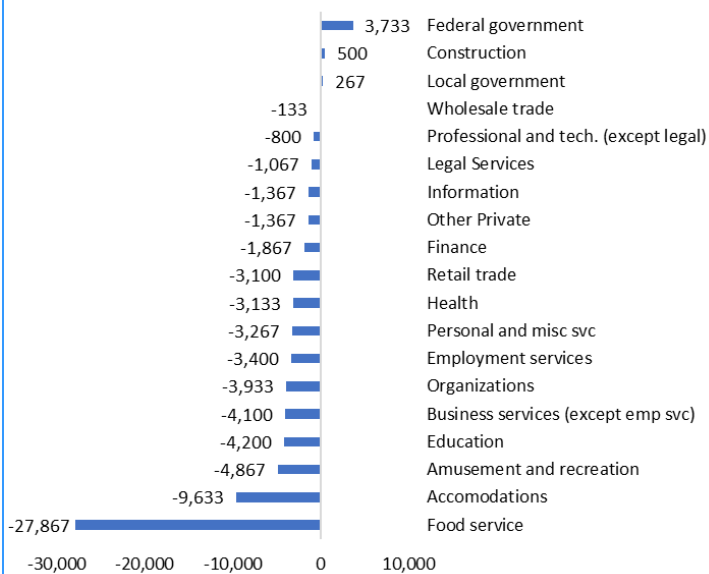
Table 7. Wage and salary employment located in DC: February 2021

3-month moving average

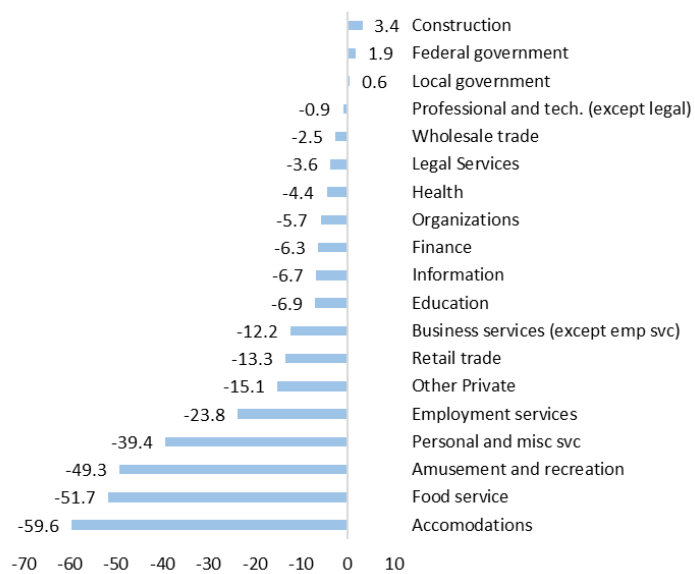
Industry sector	Feb 2020	Feb 2021	1 year change		12 mo. moving avg: %change	Sector % of all DC jobs, February 2021	DC share (%) in February 2021 of all sector jobs in:	
			Amount	%			metro area	US
Federal government	195,000	198,733	3,733	1.9	1.4	27.0	53.2	6.9
Local government	42,067	42,333	267	0.6	-0.1	5.8	12.8	0.2
Legal Services	29,267	28,200	-1,067	-3.6	-2.5	3.9		2.5
Professional and tech. (except legal)	93,867	93,067	-800	-0.9	0.5	12.7	22.5	1.1
Employment services	14,267	10,867	-3,400	-23.8	-19.4	1.5	23.1	0.3
Business services (except emp svc)	33,533	29,433	-4,100	-12.2	-10.8	4.0	21.2	0.6
Information	20,500	19,133	-1,367	-6.7	-3.0	2.6	26.3	0.7
Finance	29,767	27,900	-1,867	-6.3	-3.7	3.8	18.4	0.3
Organizations	69,367	65,433	-3,933	-5.7	-3.2	8.9	37.0	2.3
Education	60,533	56,333	-4,200	-6.9	-5.8	7.8	52.9	1.6
Health	71,333	68,200	-3,133	-4.4	-4.6	9.5	21.7	0.3
Food service	53,900	26,033	-27,867	-51.7	-50.0	3.7	15.5	0.3
Accommodations	16,167	6,533	-9,633	-59.6	-54.7	0.9	26.9	0.5
Amusement and recreation	9,867	5,000	-4,867	-49.3	-45.4	0.7	18.5	0.3
Retail trade	23,300	20,200	-3,100	-13.3	-15.2	2.8	8.0	0.1
Wholesale trade	5,233	5,100	-133	-2.5	-3.7	0.7	8.2	0.1
Construction	14,867	15,367	500	3.4	1.6	2.1	9.7	0.2
Personal and misc svc	8,300	5,033	-3,267	-39.4	-37.9	0.7		0.2
Other Private	9,033	7,667	-1,367	-15.1	-14.3	1.1	4.6	0.0
Total	800,167	730,567	-69,600	-8.7	-8.0	100.0	23.3	0.5
<i>Public Sector</i>	<i>237,067</i>	<i>241,067</i>	<i>4,000</i>	<i>1.7</i>	<i>1.2</i>	<i>32.8</i>	<i>34.1</i>	<i>1.1</i>
<i>Private Sector</i>	<i>563,100</i>	<i>489,500</i>	<i>-73,600</i>	<i>-13.1</i>	<i>-11.8</i>	<i>67.2</i>	<i>20.2</i>	<i>0.4</i>

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

Change in wage and salary jobs in DC:
February 2020 to February 2021
(Calculated from 3-month moving average)



% change in wage and salary jobs in DC:
February 2020 to February 2021
(Calculated from 3-month moving average)



Over the year ending December, the professional and management services sector had the highest growth in private sector jobs while wages in the organizations and personal services sector had the highest growth.

- For the year ending December the federal government accounted for 27.2% of all jobs and 30.3% of all wages and salaries in DC. Over the 4 quarters, federal jobs increased 1.2% while wages grew 3.7%. Note data for employment shown as quarterly to compare to wages.
- Professional and management services jobs increased 800 in the 4-quarter average ending December 2020 and wages in the sector grew 3.9 percent. This sector account for 24.0% of DC wages and 16.8% of DC jobs.
- Trade and hospitality lost 34,183 jobs (31.1%) and over \$1.5 billion in wages (33.3%). The sector was 13.8% of DC employment at the end of 2019 and is now only 9.4%.

Table 8. Employment and income by sector of the DC economy: Quarter ending December 2020

Sector	4 qtr avg. wage and salary employment in DC ending December 2020			4 qtr avg. wages and salaries earned in DC ending December 2020			Percentage Distribution December 2020	
	Level	Annual change (jobs)	Annual Change (%)	Level (\$b)	Annual change (\$b)	Annual Change (%)	Employment	Wages
Total	747,225	-49,983	-6.3	79.53	1.07	1.4	100.0	100.0
Federal government	197,558	2,325	1.2	23.93	0.85	3.7	27.2	30.3
Local government	42,867	125	0.3	3.68	0.11	3.0	5.8	4.7
Professional and Management	124,558	800	0.6	19.02	0.72	3.9	16.8	24.0
Business services	42,292	-4,792	-10.2	2.62	0.02	0.7	5.5	3.2
Information and financial services	48,758	-1,017	-2.0	7.44	0.28	4.0	6.5	9.4
Education and health services	124,967	-5,425	-4.2	8.04	0.16	2.0	16.9	10.1
Trade and hospitality	75,783	-34,183	-31.1	3.16	-1.57	-33.3	9.4	3.6
Organizations and personal services	73,500	-3,875	-5.0	7.95	0.40	5.3	9.7	10.0
Other private	17,158	-3,842	-18.3	3.70	0.11	3.1	2.3	4.7
<i>Private sector</i>	<i>507,017</i>	<i>-52,333</i>	<i>-9.4</i>	<i>51.92</i>	<i>0.11</i>	<i>0.2</i>	<i>67.1</i>	<i>65.0</i>
<i>Government</i>	<i>240,208</i>	<i>2,350</i>	<i>1.0</i>	<i>27.61</i>	<i>0.96</i>	<i>3.6</i>	<i>32.9</i>	<i>35.0</i>

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

Wages and income

DC's personal income and wages grew in the December 2020 quarter.

- Wages and salaries earned in the District of Columbia grew 1.0% in the December quarter compared to the same quarter of 2019.
- In the December quarter, DC Personal Income grew 3.9%, compared to 4.0% for the US average.
- Proprietors' income increased 3.1% and property income decreased by 1.5% in the December quarter over the same quarter in 2019.
- Pensions and other transfers, where federal pandemic relief for individuals is reported, grew 24.3% over last year in the December quarter.

Wages earned in DC, by DC residents, and in the US:
2019q4 to 2020q4
(% ch from prior year)

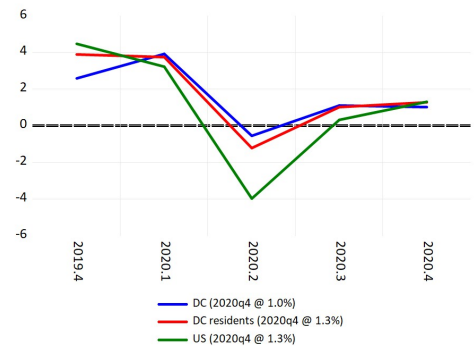


Table 9. DC Wages and Personal Income: December 2020

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

Indicator	FY 2018	FY 2019	FY 2020	4-qtr. moving	Latest qtr.
				avg	December 2020
Wages and salaries earned in DC	75.5	78.0	79.3	79.5	80.1
1 yr change	3.4	2.5	1.4	1.1	0.8
% change	4.8	3.3	1.8	1.4	1.0
Supplements to wages and salaries	19.5	20.3	20.8	20.9	21.1
1 yr change	1.1	0.8	0.4	0.5	0.5
% change	5.7	4.1	2.2	2.2	2.3
Income earned in DC*	91.2	94.1	95.9	96.2	97.1
% change	3.7	3.3	1.9	1.6	1.3
Net resident adjustment**	-51.9	-53.4	-54.2	-54.4	-54.7
% change	3.7	2.7	1.7	1.5	1.0
Income earned by DC residents*	39.2	40.8	41.7	41.9	42.5
% change	3.8	4.0	2.2	1.6	1.8
Wages and salaries of DC residents***	29.0	30.3	30.9	31.0	31.3
1 yr change	1.9	1.3	0.6	0.4	0.4
% change	7.0	4.6	1.8	1.2	1.3
Proprietors income earned by DC residents****	6.9	6.8	7.1	7.2	7.3
% change	-10.1	-0.3	4.2	3.4	3.1
Property income of DC residents	10.6	10.6	10.5	10.5	10.5
% change	4.1	0.7	-1.2	-1.2	-1.5
Pensions and other transfers	6.8	7.0	9.3	9.7	8.8
% change	1.8	3.4	32.8	37.6	24.3
DC personal income	56.6	58.4	61.5	62.1	61.7
1 yr change	2.0	1.9	3.1	3.2	2.3
% change	3.6	3.3	5.3	5.4	3.9
US Personal income (% change from prior year)	5.5	4.3	6.0	6.1	4.0
US Wages and Salaries (% change from prior year)	5.3	4.6	1.0	0.2	1.3
Addendum:					
DC res. wages as % of wages earned in DC	38.4	38.9	38.9	38.9	39.1
DC Personal income as % of US	0.32	0.32	0.32	0.32	0.32

*Excludes social insurance paid by individuals. Wage and salary amounts 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.)

*** Proprietors' income is derived from federal tax data and therefore all proprietor's income is 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 Mar 24, 2021

Population, jobs, and per capita income

DC's population growth rate slows and wage growth stronger in the December quarter.

- At mid-year 2020, population was estimated to be 4,563 (0.6%) higher than the prior year and wage and salary employment decreased by 76,467 (9.6%).
- In 2020 population grew at a much slower rate than the average growth rate over the 5 years 2015 to 2020 while wage employment fell significantly in the 2nd quarter of 2020 due to the pandemic.
- In the December quarter, DC's per capita income grew at a 3.4% rate, same as the US.
- In the December quarter, wages per job in DC grew faster than in the US (9.9% v 7.7%).

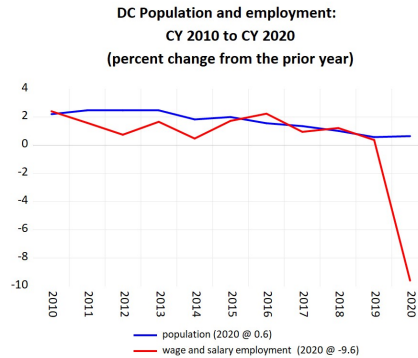
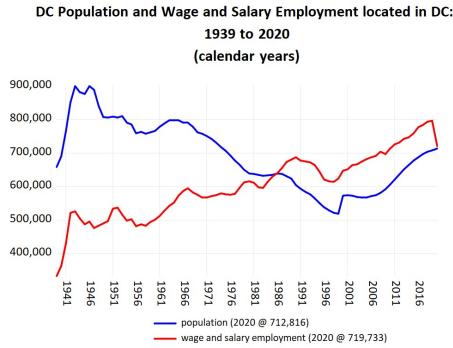


Table 10. DC Population and wage and salary employment located in DC: 2012 to 2020

Calendar Year	Population			Wage and salary employment		
	Number	Change from prior year Number	%	Number	Change from prior year Number	%
2012	635,737	15,447	2.5	730,533	5,367	0.7
2013	651,559	15,822	2.5	742,633	12,100	1.7
2014	663,603	12,044	1.8	746,133	3,500	0.5
2015	677,014	13,411	2.0	759,133	13,000	1.7
2016	687,576	10,562	1.6	776,167	17,033	2.2
2017	697,079	9,503	1.4	783,567	7,400	1.0
2018	704,147	7,068	1.0	793,133	9,567	1.2
2019	708,253	4,106	0.6	796,200	3,067	0.4
2020	712,816	4,563	0.6	719,733	-76,467	-9.6
<i>Ch. from 2015 to 2020</i>		<i>35,802</i>	<i>5.3</i>		<i>-39,400</i>	<i>-5.2</i>
<i>Avg. annual ch.(2015 to 2020)</i>		<i>7,160</i>			<i>(7,880)</i>	

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

Table 11. Per capita income and wages per job in DC and the US: FY 2018 to December 2020

	DC					US				
	FY 2018	FY 2019	FY 2020	4-qtr moving avg (December 2020)	2020Q4	FY 2018	FY 2019	FY 2020	4-qtr moving avg (December 2020)	2020Q4
Per capita Income	80,522	82,588	86,362	87,067	86,475	54,028	56,057	59,152	59,642	58,952
% ch in per capita income	2.5	2.6	4.6	4.8	3.4	4.9	3.8	5.5	5.6	3.4
% ch in population	1.1	0.7	0.6	0.6	0.5	0.6	0.5	0.5	0.5	0.5
% ch in personal income	3.6	3.3	5.3	5.4	3.9	5.5	4.3	6.0	6.1	4.0
Wages per job	95,393	97,959	104,102	106,555	108,485	59,429	61,308	64,559	65,743	66,481
% ch in wages per job	3.6	2.7	6.3	8.3	9.9	3.7	3.2	5.3	6.4	7.7
% ch in wage and salary jobs	1.1	0.6	-4.1	-6.3	-8.1	1.6	1.4	-4.0	-5.8	-5.9
% ch in total wages	4.8	3.3	1.8	1.4	1.0	5.3	4.6	1.0	0.2	1.3
	<i>Washington Metro</i>					<i>U.S.</i>				
<i>Consumer price index</i>	<i>2.1</i>	<i>1.3</i>	<i>0.9</i>	<i>0.8</i>	<i>1.4</i>	<i>2.4</i>	<i>1.9</i>	<i>1.5</i>	<i>1.2</i>	<i>1.2</i>

Source: BEA for per capita income, population, and personal income; BLS for CPI. Note: % changes are from the same period of the prior year.

Multifamily-unit housing and housing permits

New housing permit issuance in February at highest level since 2017.

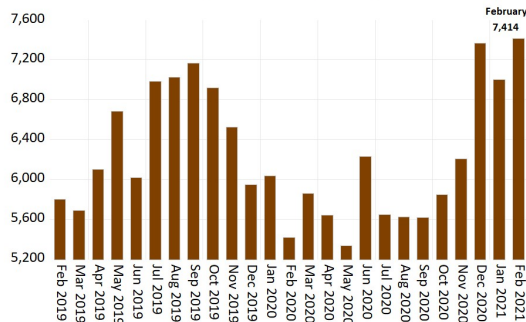
- For the 12-month period ending February, 7,414 housing permits were issued, up 36.8% from the same period last year. The 3-month total (2,286) was 112.7% above the same period last year. Multifamily project permits were issued for 6 projects in February.
- According to CoStar, in the quarter ending March 2021, the inventory of apartments and condominiums increased by 7,045 (3.7%) from a year earlier, a slight deceleration from last quarter but still strong.
- Of the increase in inventory of multifamily units in the first quarter, 94.4% were in apartments. Of the housing permits issued over the past 12-months, 96.3% were included in 53 buildings with 5 or more units.
- In the quarter ending March 2021, there were 14,006 multi-family units were under construction in 95 buildings. Of the construction, apartments accounted for 76.8% of the buildings and 94.6% of the units.

Table 12. Housing unit building permits issued in DC: February 2021

	FY 2018	FY 2019	FY 2020	12-mo avg	3-mo avg	This month
Total units	4,640	7,168	5,618	7,414	2,286	749
1 year ch.	592	2,528	-1,550	1,996	1,211	413
% change	14.6	54.5	-21.6	36.8	112.7	122.9
Multifamily projects with 5 or more units						
number	46	63	43	53	17	6
average size	85	122	124	148	179	118
Units in small projects with up to 4 units	179	218	254	278	81	44
% of all units	3.9	3.0	4.5	3.7	3.5	5.9

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

Housing permits issued in DC: February 2019 to February 2021 (12-mo moving total)



Inventory of multifamily housing units in DC: net change from prior year, March 2016 to March 2021

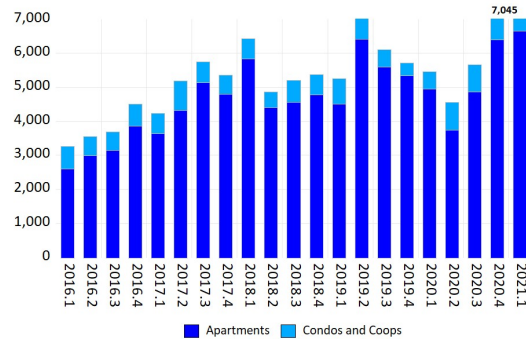


Table 13. Inventory and construction for private sector apartments and condominiums in DC: 2015 to 2021q1

CY	Inventory									Under Construction					
	All units			Apartments			Condominiums			Apartments			Condominiums		
	Number	1 yr Change	%	buildings	units	1 yr ch.	buildings	units	1 yr ch.	buildings	units	units per bldg	buildings	units	units per bldg
2015	168,816	2,979	1.8%	2,821	126,042	2,303	646	33,953	676	56	9,926	176	41	1,054	26
2016	173,313	4,497	2.7%	2,843	129,892	3,850	677	34,600	647	61	10,779	176	35	1,322	38
2017	178,670	5,357	3.1%	2,865	134,681	4,789	693	35,144	544	59	11,180	188	28	1,297	46
2018	184,045	5,375	3.0%	2,892	139,454	4,773	709	35,746	602	64	13,017	202	22	1,144	52
2019	189,758	5,713	3.1%	2,921	144,798	5,344	720	36,115	369	63	13,095	207	22	1,198	54
2020	196,920	7,162	3.8%	2,951	151,187	6,389	729	36,888	773	73	12,453	170	22	759	35
2021q1	197,892	7,045	3.7%	2,957	152,159	6,648	729	36,888	397	73	13,247	181	22	759	35
1 Q Ch.	972	0		6	972		0	0		0	794		0	0	

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 April 7, 2021. All units include cooperative apartments, not shown separately. In 2021 there are 123 co-op buildings with 8,845 units with an average building size of 72 units.

Apartments

Vacancy rate for premium apartments (Class A) exceed average by over 6 percentage points.

- According to CoStar, for the quarter ending March, 2021, occupied apartments declined by 1495 (1.1%) from the prior year. The overall vacancy rate rose to 12.7% and average rents fell 6.9%.
- In the first quarter 2021, Class A units accounted for 29.6% of all units in the city and 27.6% of occupied units.
- Over the past year effective rent in all classes of apartments decreased led by Class A declining 10.1%.
- Vacancy rates at the end of March 2021: Class A 19.0%, Class B 13.3%, and Class C 7.8%. The rate for all classes increased from last quarter.
- There are 73 buildings under construction, adding 13,247 units to inventory; 80.2% of which is Class A properties that have the highest vacancy rate.

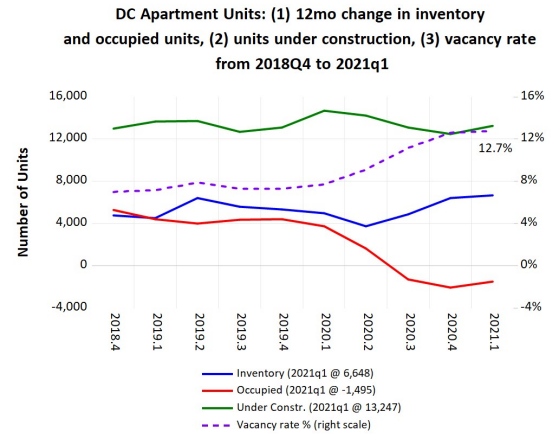


Table 14. Apartment Units in DC: 2015 to 2021q1

FY	Level				Change from prior year						Average Rent		1 yr ch in units under constr.
	Inventory	Occupied	Vacant	% vacant	inventory units	%ch	Occupied units	%ch	Vacant units	%ch	Effective rent per unit	1yr %ch	
2015	125,485	116,876	8,331	6.6	3,474	2.8	3,654	3.2	-180	-2.1	\$1,873	1.9	2,512
2016	128,625	119,861	8,486	6.6	3,140	2.5	2,985	2.6	155	1.9	\$1,924	2.7	1,315
2017	133,759	123,474	10,007	7.5	5,134	4.0	3,613	3.0	1,521	17.9	\$1,933	0.5	211
2018	138,322	128,803	9,241	6.7	4,563	3.4	5,329	4.3	-766	-7.7	\$1,977	2.3	10
2019	143,916	133,183	10,404	7.2	5,594	4.0	4,380	3.4	1,163	12.6	\$2,022	2.3	1,297
2020	148,772	131,898	16,545	11.1	4,856	3.4	-1,285	-1.0	6,141	59.0	\$1,897	-6.2	401
2021q1	152,159	132,481	19,349	12.7	6,648	4.6	-1,495	-1.1	8,143	72.7	\$1,883	-6.9	-1,466
1 Q ch	972	666	306								\$24		

Source: CoStar, as of April 7, 2021

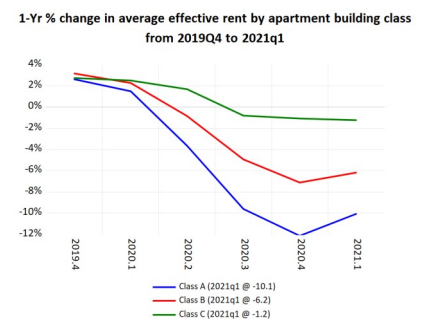
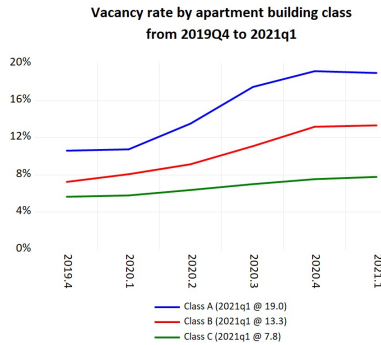
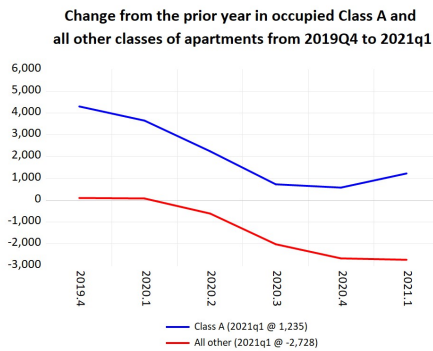


Table 15. Market rate apartment units in DC, Classes A, B, and C: 2021q1

Class	inventory					Occupied			Effective monthly rent		Under construction		
	Buildings	Number	1 yr ch	% ch	% vacant	Number	1 yr ch	% ch	\$ per month	1 yr % ch	Buildings	Units	Avg. size
Class A	200	45,052	5,523	14.0	19.0	36,509	1,235	3.5	2,392	-10.1	39	10,622	272
Class B	851	50,462	1,125	2.3	13.3	43,744	-1,601	-3.5	1,825	-6.2	34	2,625	77
Class C	1,892	56,544	0	0.0	7.8	52,133	-1,127	-2.1	1,379	-1.2	0	0	0

Source: Costar; includes units in privately-owned buildings with 5 or more units, including affordable units. Vacancy rate is occupied units divided by inventor. Sum of class A, B, and C may not equal total. Data is as of April 7, 2021.

Commercial office space

Office vacancy rate rose to 13.7%, led by premium space (Class A)

- According to CoStar, for the quarter ending March occupied office space declined by 2.47 million sq. ft.(msf) from last year and inventory increased by 0.32 msf. The vacancy rate has risen to 13.7% (including sublet) and average base rent declined 0.2%, the first quarterly decline in rent since first quarter 2015.
- The vacancy rate for class A space was 13.8% in March and rent declined 0.6% over the past year. The vacancy rate for Class B office was slightly higher than Class A.
- Space under construction in March 2021 (2.3 million square feet in 14 buildings).
- Occupancy declined over the past year for all classes and rents only grew in Class B properties.

DC Office Space (millions sq ft): (1) 12mo change in inventory and occupied units, (2) units under construction, (3) vacancy rate from 2018Q4 to 2021q1

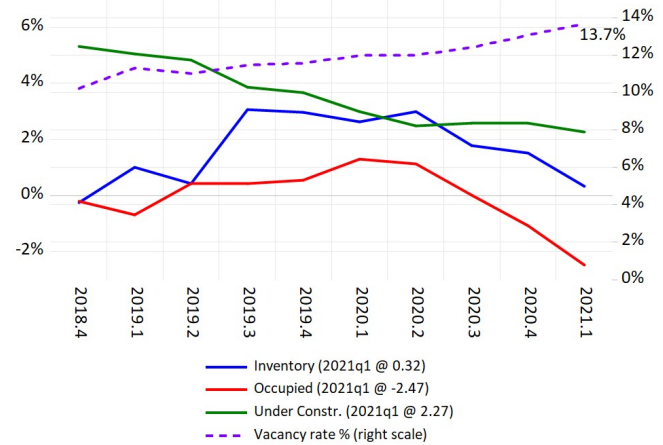
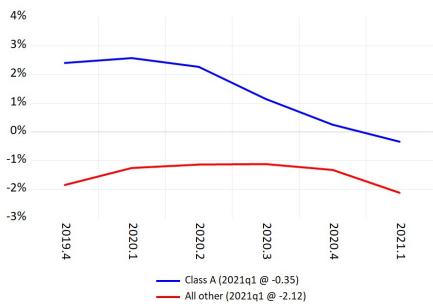


Table 16. DC Commercial office space: 2016 to 2021q1

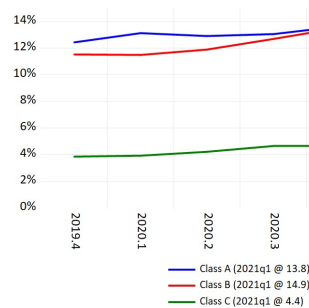
CY (year end)	inventory				Occupied space			Vacant space		Base rent (direct)			Under constr.		
	Buildings	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	% ch	Level (msf)	Direct only %	Total %	\$ per sq ft	1 yr % ch	Buildings	msf	Avg, sf / bldg
2016	2,394	157.63	0.88	0.6	140.64	-0.41	-0.3	17.0	10.3	10.8	\$50.13	3.7	20	5.30	265,073
2017	2,387	158.30	0.66	0.4	142.05	1.42	1.0	16.2	9.7	10.3	\$51.22	2.2	22	5.90	268,240
2018	2,383	158.05	-0.25	-0.2	141.86	-0.19	-0.1	16.2	9.5	10.2	\$52.20	1.9	21	5.31	252,712
2019	2,393	161.02	2.97	1.9	142.41	0.55	0.4	18.6	10.8	11.8	\$53.35	2.2	22	3.67	167,004
2020	2,397	162.53	1.50	0.9	141.32	-1.09	-0.8	21.2	12.1	13.2	\$53.51	0.3	17	2.59	152,234
2021q1	2,399	162.36	0.32	0.2	140.18	-2.47	-1.7	22.2	12.6	13.7	\$53.52	-0.2	14	2.27	162,212
1 Q ch	0	-0.17			-1.15	0.00		0.6	0.6	\$0.01			-3	-0.32	

Source: CoStar, as of April 7, 2021; msf = million square feet; base rent excludes concessions.

Change from the prior year in occupied Class A and all other classes from 2019Q4 to 2021q1 (millions of sq ft)



Vacancy rate by office building class from 2019Q4 to 2021q1



1-Yr % change in average effective rent by office building class from 2019Q4 to 2021q1

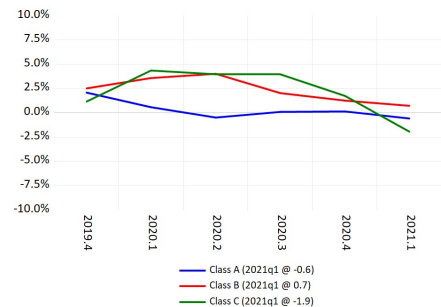


Table 17. DC Class A, B, and C commercial office space: 2021q1

Class	Inventory				Occupied space			Vacant space			Base rent (direct)		Under const.	
	Buildings	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	Direct %	Total %	\$	%ch	buildings	msf
Class A	337	93.48	0.36	0.4	80.53	-0.35	-0.4	12.94	12.6	13.8	\$56.93	-0.6	12	2.22
Class B	937	58.94	0.00	0.0	50.14	-2.04	-3.9	8.80	13.9	14.9	\$49.96	0.7	2	0.05
Class C	1,120	9.93	-0.04	-0.4	9.49	-0.09	-0.9	0.44	4.4	4.4	\$34.58	-1.9	0	0.00

Source: CoStar, as of April 7, 2021

Property transfers and deed taxes

Property sales improve in February but still below pre-pandemic levels.

- The value of property transfers in February, \$10.8 billion, was 29.1% below a year ago as measured by the 12-month moving total. The 3-month moving total, \$3.3 billion, was 5.5% above last year.
- Over the 12-month period ending February the estimated value of brokered home sales was 14.6% above last year while the value of all other real property transfers was 61.2% below last year. For the last 3 months, the value of brokered home transfers was 21.7% higher than last year and non-home transfers fell 8.1%.

Table 18. Market value of real property transfers subject to the deed transfer or economic interest tax: FY 2018 to February 2021

	FY 2018	FY 2019	FY 2020	12mo moving total	3mo moving total	This month
All property transfers (\$M)	14,646.3	17,355.2	10,587.9	10,750.7	3,303.2	681.9
change from one year ago (\$M)	647.8	2,708.8	-6,767.3	-4,413.7	172.5	-49.5
% change from one year ago	4.6	18.5	-39.0	-29.1	5.5	-6.8

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).

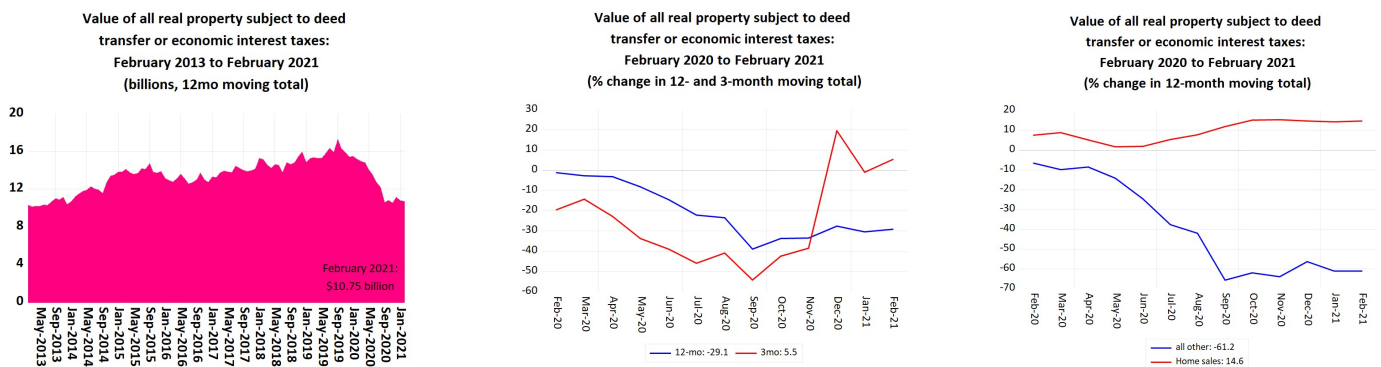


Table 18. Value of (1) brokered home sales and (2) all other real property subject to the deed transfer and economic interest taxes: FY 2018 to February

	FY 2018	FY 2019	FY 2020	12mo moving total	3mo moving total
Brokered home sales (\$m)	6,184	5,986	6,692	7,355	1,740
All other property (\$m)	8,462	11,370	3,896	3,396	1,563
% Change from 1 year ago					
Brokered home sales	6.2	-3.2	11.8	14.6	21.7
All other property	3.5	34.4	-65.7	-61.2	-8.1

Source: Brokered sales of single family homes and condominium units are from MarketStats by ShowingTime; Other property transfers equals the difference between the value of all real property transfers calculated from deed tax collections reported by the OCFO and the value of brokered sales.

Single family and condominium housing

Sales volume and average sale prices were significantly higher in February

- Single family home sales for February were up 2.9% from a year earlier (12-month average), while the average selling price was 11.0% higher. For the past three months, sales volume was up 5.9% and the average selling price was 12.2% higher.
- Condominium sales were up 12.0% from last year (12-month average ending February) and the average selling price was 0.9% higher. For the past three months, sales volume was up 26.6% but prices were down 0.7%.
- The total value of all home sales for the 12-month period ending February rose 14.6% from last year. The 3-month moving total was 21.7% higher.

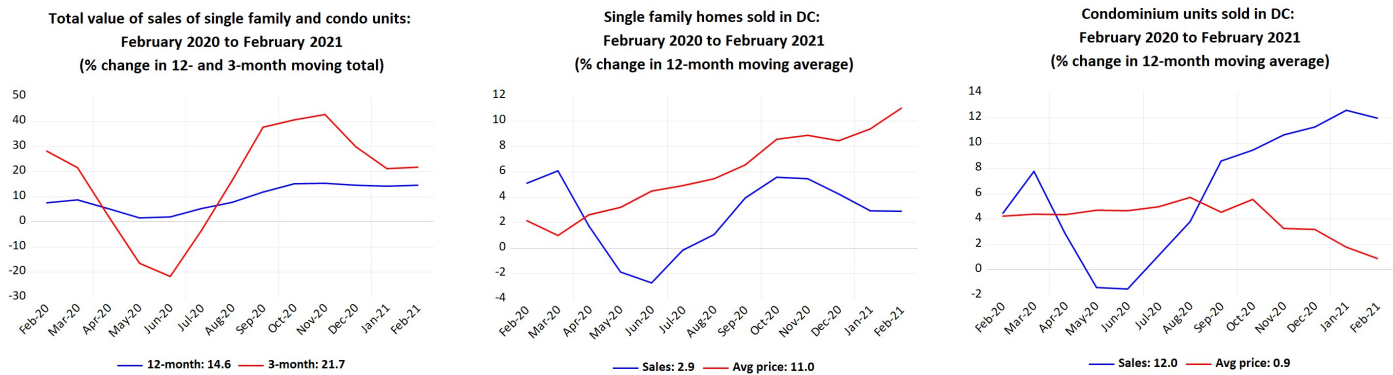


Table 20. Residential real estate indicators: February

	FY 2018	FY 2019	FY 2020	12mo moving total	3mo moving total	This month
Number of single family sales (settled contracts)						
Single family homes	4,717	4,439	4,614	4,815	1,081	346
1 year change	165	-278	175	136	60	35
% change	3.6	-5.9	3.9	2.9	5.9	11.3
Condominium	4,240	3,995	4,338	4,740	1,163	384
1 year change	194	-245	343	506	244	69
% change	4.8	-5.8	8.6	12.0	26.6	21.9
Total	8,957	8,434	8,952	9,555	2,244	730
1 year change	359	-523	518	642	304	104
% change	4.2	-5.8	6.1	7.2	15.7	16.6
Average prices of units sold						
Single family homes	\$828,741	\$861,921	\$918,292	\$968,929	\$995,877	\$1,031,860
1 year change	8,816	33,180	56,371	96,126	108,297	182,282
% change	1.1	4.0	6.5	11.0	12.2	21.5
Condominium	\$528,229	\$537,663	\$561,991	\$557,102	\$561,359	\$548,658
1 year change	17,620	9,433	24,328	4,970	-4,072	-11,131
% change	3.5	1.8	4.5	0.9	-0.7	-2
Total Value of All Sales (\$M)	\$6,184	\$5,986	\$6,692	\$7,355	\$1,740	\$568
1 year change	361	-199	706	935	310	127
% change	6.2	-3.2	11.8	14.6	21.7	28.9

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

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

Single family and condominium housing

The FHFA house price index for DC slowed relative to the national average in the 4rd Quarter

- The percentage change from the prior year in DC home prices was 4.7% higher in the December quarter, according to the Federal Housing Finance Agency (FHFA) Index of single-family same-property transactions. The US index was 10.4% higher and the Washington metropolitan area was up 9.5%.
- 38.6% of all single family sales in February were for properties greater than \$1 million and sales of these properties grew 22.5% for the 12-month period ending February 2021. Sales of condominiums greater than \$1 million accounted for 5.7% of condominium sales in February and sales of these condominiums were flat in the 12-month period ending February relative to the same period last year.

Table 21. Federal Housing Finance Agency Price Index for single family property in DC, DC metro area, and US

Indicator	Fiscal year average			Last 2 Q's	
	FY 2018	FY 2019	FY 2020	2020q3	2020q4
%change from prior year in value of index					
DC	4.4	6.5	9.2	9.4	4.7
DC metro area	4.1	4.5	6.1	8.1	9.5
US	6.5	5.6	6.4	7.8	10.4

Source: Federal Housing Finance Agency

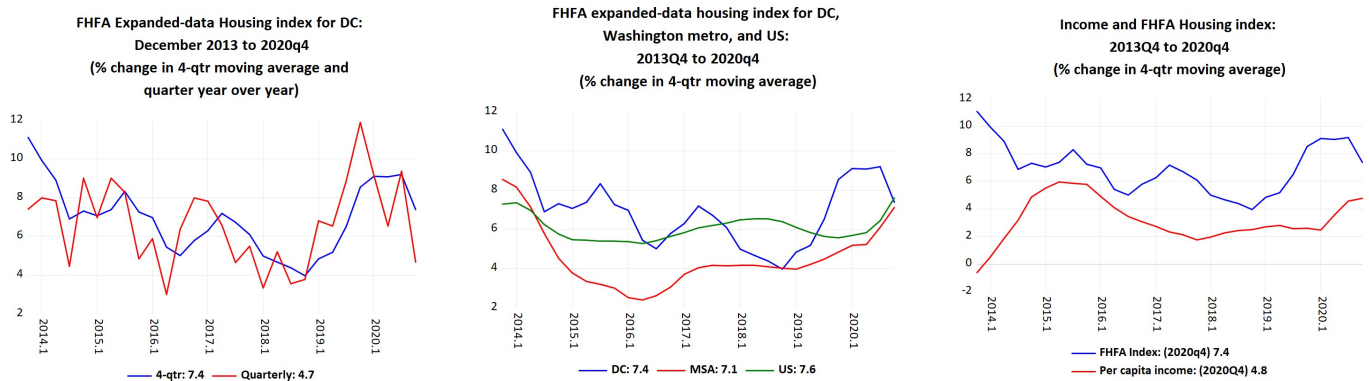


Table 22. D.C. Single family and condominium home sales at prices of \$1 million or more: February

	FY 2018	FY 2019	FY 2020	12mo moving	3mo moving	This month
				total	total	
Single family homes	1,192	1,232	1,403	1,600	364	120
1 year change	135	40	171	294	82	40
% change	12.8	3.4	13.9	22.5	29.1	50.0
% all single family sales	26.2	26.1	31.6	34.2	35.7	38.6
Condominium	222	213	252	250	67	18
1 year change	33	-9	39	0	4	2
% change	17.5	-4.1	18.3	0.0	6.3	12.5
% all condominium sales	5.5	5.0	6.3	5.9	7.3	5.7

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

Hospitality

Hotel stays in December were 53.5% below last year

- In February, there were 53.5% fewer hotel-room-days sold than a year ago. The average room rate was down 32.5% and hotel room sales revenue was 68.6% lower.
- Occupancy which is historically around 75% was 39.3% in February and has improved slightly from January. The number of hotels in the survey have decreased as some have closed or temporarily suspended service.
- Air passengers through the regional airports were down 67.5% in January from last year. Passengers through Washington National (DCA) were down almost 80% from January 2020.
- Hotel employment was 59.6% lower in the three-month average ending February than a year earlier and food service employment was down 51.7%.

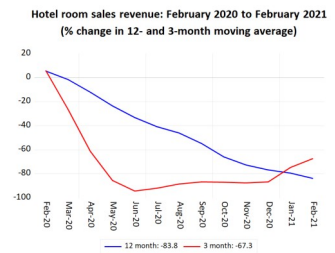
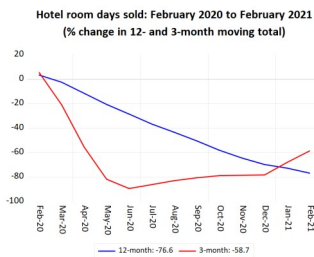
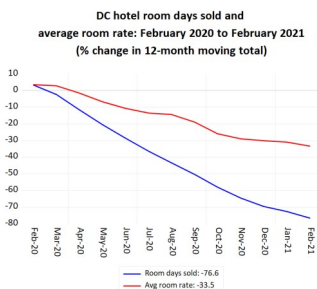


Table 23. Hospitality Industry: February 2021

Indicator	Units	FY 2018	FY 2019	FY 2020	12-mo moving average/sum*	3-mo moving average/sum*	This Month
Hotel Stays (updated February)							
Hotel room-days sold	(M)	9.019	9.128	4.525	2.175	0.768	0.303
	1 yr ch	0.272	0.109	-4.603	-7.124	-1.092	-0.348
	1 yr % ch	3.1	1.2	-50.4	-76.6	-58.7	-53.5
Average room rate	\$	\$219.91	\$216.37	\$175.46	\$148.03	\$143.54	\$136.65
	1 yr ch	-\$11.63	-\$3.54	-\$40.91	-\$74.41	-\$39.82	-\$65.83
	1 yr % ch	-5.0	-1.6	-18.9	-33.5	-21.7	-32.5
Room revenue	(\$M)	\$2,020.2	\$2,038.7	\$920.5	\$339.4	\$111.7	\$41.4
	1 yr ch	-\$18.3	\$18.5	-\$1,118.2	-\$1,762.1	-\$230.0	-\$90.4
	1 yr % ch	-0.9	0.9	-54.9	-83.8	-67.3	-68.6
Occupancy rate	%	78.0	76.3	42.0	24.6	31.5	39.3
Number of hotels in survey		136	140	125	118	126	127
Airline passengers (updated January)							
DCA	1 yr %ch	-1.2	0.7	-47.9	-74.4	-79.8	-80.6
IAD	1 yr %ch	4.1	4.3	-45.1	-67.0	-65.9	-64.3
BWI	1 yr %ch	4.5	-1.4	-42.1	-62.8	-60.9	-58.4
Total	1 yr %ch	2.5	1.1	-44.9	-67.8	-68.5	-67.5
Employment (updated February)							
Accommodations	level (000s)	15.6	16.2	11.5	7.4	6.5	6.4
	1 yr ch	0.5	0.6	-4.7	-9.0	-9.6	-9.7
	1 yr % ch	3.1	3.7	-29.1	-54.7	-59.6	-60.2
Food and beverage	level (000s)	54.6	55.2	39.2	27.7	26.0	26.7
	1 yr ch	2.5	0.6	-16.0	-27.7	-27.9	-27.0
	1 yr % ch	4.7	1.0	-29.0	-50.0	-51.7	-50.3

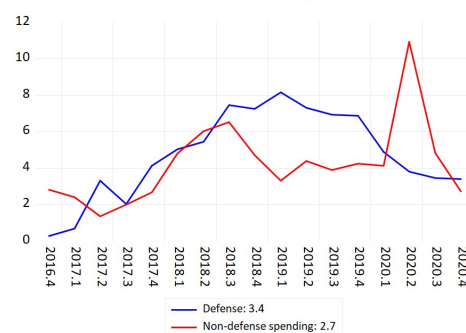
* Total for hotel rooms and room revenue.

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

Federal non-defense spending increased faster than nominal GDP over the past 4 quarters

- Federal government non-defense spending for consumption and investment increased 2.7% in the December 2020 quarter from a year earlier. Defense spending grew 3.4%.
- Compared to the same quarter a year ago, in the December quarter nominal GDP contracted 1.2% and real (inflation adjusted) GDP fell 2.4%.
- The US employment rate (seas. adj.) was 6.2% in February, an improvement over January.
- In February, the average S&P 500 index was 18.5% above a year earlier.

Defense and non-defense spending: 2016Q4 to 2020Q4 (1 yr % change)



Federal non-defense spending and US GDP: 2016Q4 to 2020Q4 (1 yr % change)

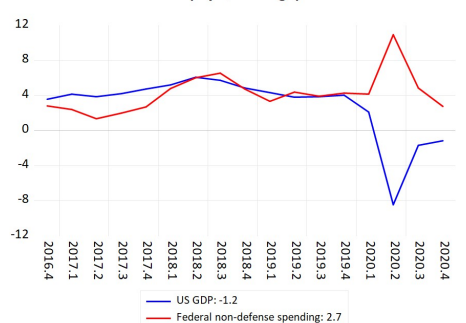


Table 24. Federal government consumption and investment, US GDP accounts: FY2018 to 2020Q4

(percent change from prior year)

Indicator	FY 2018	FY 2019	FY 2020	4q mov	
				avg*	2020Q4
Non-defense	5.0	4.1	6.1	5.7	2.7
Compensation of employees	3.7	3.0	3.2	3.5	3.4
Purchases of goods and services	5.7	3.7	6.3	5.8	1.7
Gross investment	2.9	5.2	5.4	5.2	5.8
Defense	5.5	7.4	4.7	3.9	3.4
Compensation of employees	4.0	4.5	3.2	3.0	3.0
Purchases of goods and services	4.8	6.4	3.8	3.1	3.2
Gross investment	8.6	11.7	8.2	6.7	4.1
All federal consumption and investi	5.3	6.1	5.3	4.6	3.1

Note: federal spending does not include social security, medicare, or grants.

*FY 2020 ended 2020q3.

Source: BEA (Mar 25, 2021); nominal values.

Table 25. US GDP, Income, and Inflation: FY2018 to 2020Q4

(percent change from prior year)

Indicator	FY 2018	FY 2019	FY 2020	4q mov	
				avg	2020Q4
GDP real	3.1	2.2	-2.3	-3.5	-2.4
GDP nominal	5.4	4.2	-1.1	-2.3	-1.2
Personal Income	5.5	4.3	6.0	6.1	4.0
Consumption	5.0	4.0	-1.4	-2.7	-1.5
Investment	7.8	5.2	-5.1	-3.9	5.2
Corporate profits*	5.9	1.5	-5.3	-5.8	-0.7
S and P stock index	16.2	3.3	10.2	10.5	15.2
US CPI	2.4	1.9	1.5	1.2	1.2

* Before tax, without IVA and CCadj.

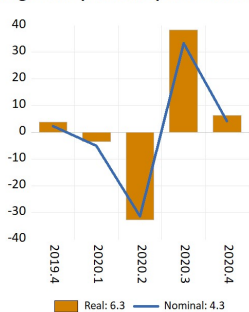
Source: BEA Mar 25, 2021; BLS (cpi); Dow Jones Indices (SP500)

Table 26. Monthly selected indicators: October to February

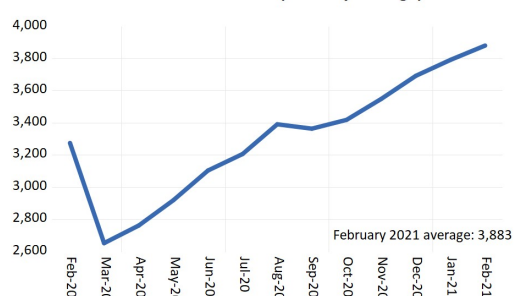
Indicator	October	November	December	January	February
S & P stock market index (level)	3,419	3,549	3,695	3,794	3,883
% change from prior year	14.81	14.3	16.32	15.73	18.49
10 yr Treasury Interest rate (level)	1.0	1.0	1.0	1.0	1.0
CPI % change from prior month (seas. adj.)	0.1	0.2	0.2	0.3	0.4
CPI % change from prior year (seas. adj.)	1.2	1.1	1.3	1.4	1.7
Jobs (seas. adj.) millions	142.55	142.81	142.5	142.74	143.2
change from prior month (thousands)	680	264	-306	233	468
% change from prior month	0.48	0.19	-0.21	0.16	0.33
Resident employment (seas. adj.) millions	149.67	149.81	149.83	150.03	150.24
change from prior month (thousands)	2,126	140	21	201	208
% change from prior month	1.44	0.09	0.01	0.13	0.14
Unemployment rate (seas. adj.)	6.9	6.7	6.7	6.3	6.2

Source: BLS; Dow Jones Indices; Federal Reserve

Quarterly change in US real and nominal GDP: 2019Q4 to 2020Q4 (% change from previous quarter at annual rate)

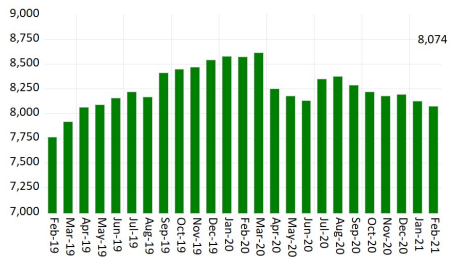


Standard & Poors Stock Market Index (SP500): 2020m2 to 2021m2 (Monthly average)



DC tax collections

DC tax collections (before earmarking): February 2019 to February 2021
(\$ million, 12-mo moving total)



DC tax collections (before earmarking): February 2020 to February 2021
(1 yr \$ change 12-mo moving total (\$M))

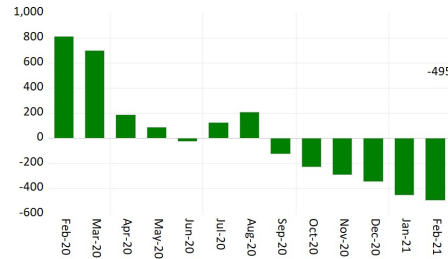


Table 27. Tax Collections (before earmarks): February 2021

Tax	Annual Revenue (From CAFR)			Tax Collections			
	FY 2018	FY 2019	FY 2020	12-mo mov total	FY 2021 to date	3-mo mov total	This month
Total taxes	7,771.3	8,455.3	8,236.7	8,074.3	2,138.1	1,400.7	309.4
1 yr change	298.7	684.0	-218.6	-494.7	-210.1	-100.9	-52.8
% change	4.0	8.8	-2.6	-5.8	-8.9	-6.7	-14.6
Real Property	2,554.2	2,710.1	2,836.8	2,811.1	61.9	9.5	-4.2
1 yr change	80.9	155.9	126.8	87.8	36.7	11.8	-2.2
% change	3.3	6.1	4.7	3.2	145.3	-514.1	n.m.
General sales	1,492.6	1,597.7	1,222.5	1,021.5	425.8	245.1	65.5
1 yr change	73.4	105.2	-375.2	-685.5	-284.5	-161.9	-48.0
% change	5.2	7.0	-23.5	-40.2	-40.1	-39.8	-42.3
Individual income	2,066.8	2,299.3	2,377.2	2,459.0	1,058.1	720.3	183.9
1 yr change	108.6	232.5	77.9	128.2	91.2	67.1	57.2
% change	5.5	11.2	3.4	5.5	9.4	10.3	45.2
withholding	1,818.2	1,942.9	2,060.6	2,086.1	922.7	580.7	181.3
1 yr change	51.6	124.7	117.7	69.5	36.0	6.2	8.2
% change	2.9	6.9	6.1	3.4	4.1	1.1	4.7
non-withholding	248.7	356.4	316.6	372.9	135.3	139.6	2.6
1 yr change	56.9	107.8	-39.8	58.6	55.2	60.9	49.0
% change	29.7	43.3	-11.2	18.7	68.9	n.m.	n.m.
Corporate franchise	436.5	507.9	575.6	594.7	192.9	160.6	7.6
1 yr change	47.3	71.4	67.7	54.4	24.0	22.8	-4.6
% change	12.2	16.4	13.3	10.1	14.2	16.6	-37.7
Unincorporated bus.	138.2	134.7	152.1	164.5	53.8	44.7	1.3
1 yr change	-26.8	-3.5	17.3	-2.5	8.9	8.3	-0.5
% change	-16.2	-2.5	12.8	-1.5	19.9	22.9	-28.9
Deed Taxes [^]	472.3	561.1	452.7	434.4	196.2	128.9	23.5
1 yr change	11.4	88.8	-108.4	-144.5	-31.9	-7.0	-10.7
% change	2.5	18.8	-19.3	-25.0	-14.0	-5.1	-31.3
Other taxes	610.7	644.4	619.7	589.1	149.5	91.5	31.7
1 yr change	3.9	33.7	-24.7	67.4	-54.5	-42.1	-43.9
% change	0.6	5.5	-3.8	12.9	-26.7	-31.5	n.m.

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

Note: (1) Revenues for fiscal years 2018 through 2020 are based on the CAFR; (2) tax collections subject to accounting adjustments at year end; (3) The table and charts on this page may include adjustments to the timing and consistency of collection reporting intended to make comparisons with the prior year more meaningful. The data may differ from other published OCFO reports

Source: OCFO/ORR; n.m. = not meaningful because of volatility (greater than 50% change)

Tax collections for February continue to decline

● For the 12 month period ending February total tax collections (before earmarking) were \$495 million (5.8%) less than in the prior year. For the last 3 months they were down 6.7% from last year.

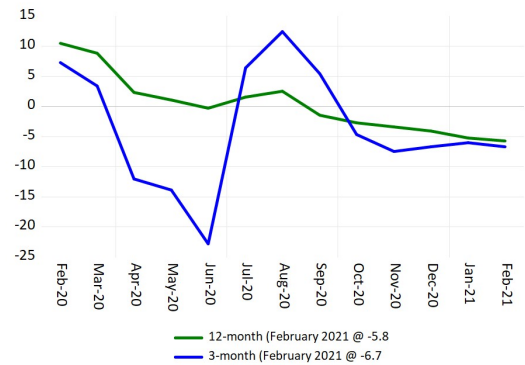
● Individual income tax collections were 5.5% above last year for the 12-months ending February because of 3.4% growth in withholding and strong estimated payments. For the past 3 months, total individual income tax collections were up 10.3% while withholding was up 1.1%.

● General sales tax collections were 40.2% below last year for the 12-months ending February. For the past 3 months, they were down 39.8% from last year.

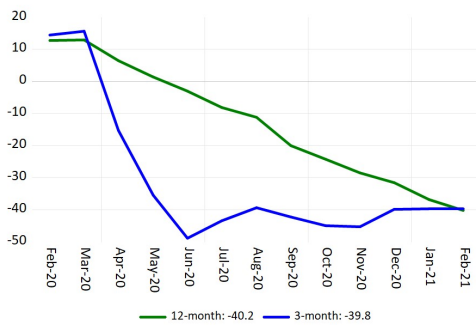
● Deed tax collections for the 12-months ending February were down 25.0% from last year; for the past 3 months they were down only 5.1% as several large office building sold in the final weeks of 2020.

● Corporate income taxes for the 12 months ending February were up 10.1% while unincorporated business income taxes were down 1.5% over last year.

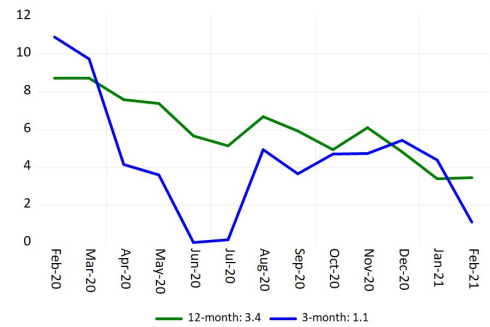
**Tax collections (before earmarking):
February 2020 to February 2021
(% change 12- and 3-month totals)**



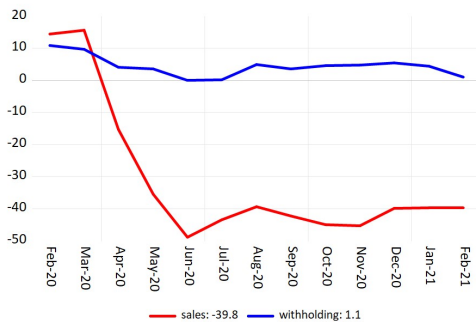
**General sales tax collections (before earmarking):
February 2020 to February 2021
(% change 12- and 3-month totals)**



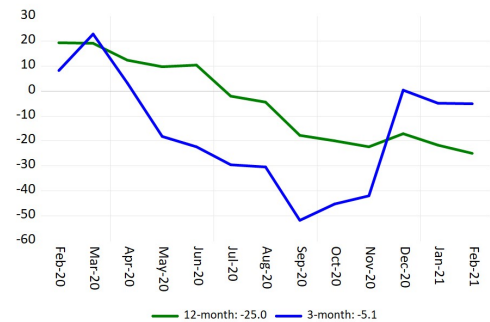
**Withholding for individual income tax collections:
February 2020 to February 2021
(% change 12- and 3-month totals)**



**General sales tax collections and withholding:
February 2020 to February 2021
(% change 3-month totals)**



**Deed tax collections (before earmarking):
February 2020 to February 2021
(% change 12- and 3-month totals)**



US economic forecasts

Table 28. Forecasts for US Nominal and real GDP, Personal income, unemployment, CPI, Interest rate, and S&P500

Indicator	IHS Markit (April 2021)				Moody's Analytics (April 2021)			
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023
Real GDP (% ch from prior yr)	-2.3	3.9	5.3	2.3	-2.3	3.9	6.4	2.4
Nominal GDP (% ch from prior year)	-1.1	6.0	7.5	4.5	-1.1	5.7	8.9	4.8
Personal income (%ch from prior yr)	6.0	5.6	0.5	4.3	6.0	3.3	0.7	4.7
Unemployment (%)*	7.3	5.8	4.0	3.6	7.3	6.0	4.1	3.8
CPI (% ch from prior year)	1.5	2.1	1.7	1.7	1.5	2.2	2.6	2.5
10 Year Treasury (%)*	1.1	1.4	1.9	2.0	1.1	1.5	2.2	2.6
S&P 500 (level, last quarter of fiscal year)	3,322	3,965	4,354	4,703	3,322	3,935	3,716	3,626

DC economic forecasts

Table 29. Forecasts for Select DC indicators

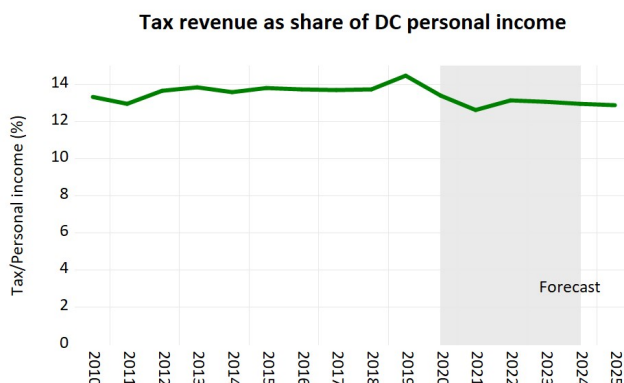
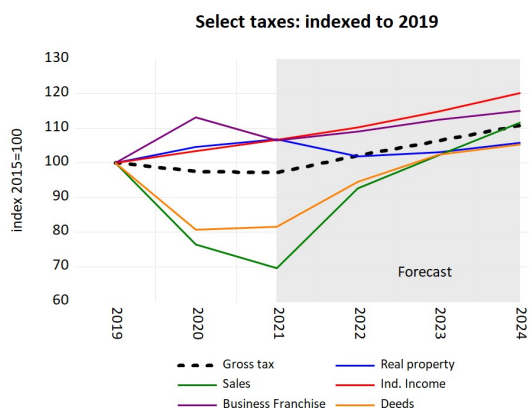
Indicator	IHS Markit (March 2021)				Moody's Analytics (March 2021)				ORA (February 2021)			
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023
Real GDP-DC (% ch from year ago)	-0.7	3.2	5.1	2.1	-0.7	2.3	4.8	3.6	-0.7	1.9	4.0	2.2
Personal income (% ch from year ago)	5.4	3.8	2.2	5.6	5.4	5.0	0.4	5.0	5.4	5.8	1.0	4.8
Wages in DC (% ch from year ago)	1.9	3.7	6.3	5.2	1.9	3.3	4.1	4.8	1.9	4.1	5.5	4.0
Jobs in DC (% ch from year ago)	-3.1	-1.1	4.5	2.2	-3.1	-2.4	2.2	1.6	-2.9	-1.2	4.4	1.4
Unemployment rate (%)	7.1	7.9	5.8	4.9	7.3	7.8	6.7	5.7	7.3	7.4	5.9	5.5
Population (% ch from year ago)	0.7	0.3	0.5	0.6	0.7	0.8	0.8	0.8	0.7	0.4	0.7	0.7
Households (% ch from year ago)	0.1	1.0	1.3	1.0	0.4	0.0	2.9	1.7	1.1	0.8	1.1	1.0

DC revenue estimate

Table 31. DC Tax Revenue (before earmarks) for February 2021 estimate

Tax	FY Level (\$m)				Change from prior FY (\$m)				%change from prior FY			
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023
Real Property	2,836.7	2,896.5	2,761.8	2,793.7	126.7	59.7	-134.7	31.9	4.7%	2.1%	-4.6%	1.2%
Deed taxes	452.7	457.4	530.2	575.0	-108.2	4.7	72.8	44.8	-19.3%	1.0%	15.9%	8.4%
General Sales	1,222.4	1,113.1	1,481.8	1,633.0	-375.3	-109.3	368.7	151.1	-23.5%	-8.9%	33.1%	10.2%
Individual Income	2,377.2	2,451.8	2,535.7	2,643.1	77.9	74.6	83.8	107.4	3.4%	3.1%	3.4%	4.2%
withholding	2,060.6	2,129.2	2,210.9	2,303.9	117.7	68.5	81.8	93.0	6.1%	3.3%	3.8%	4.2%
non-withholding	316.6	322.7	324.7	339.1	-39.8	6.1	2.1	14.4	-11.2%	1.9%	0.6%	4.4%
Business Income	727.7	684.7	701.3	722.6	85.0	-43.0	16.6	21.3	13.2%	-5.9%	2.4%	3.0%
Other	1,347.6	1,297.6	1,320.1	1,345.7	60.3	-50.0	22.6	25.6	4.7%	-3.7%	1.7%	1.9%
Total	8,236.7	8,216.4	8,629.7	8,990.5	-218.6	-20.3	413.3	360.8	-2.6%	-0.2%	5.0%	4.2%

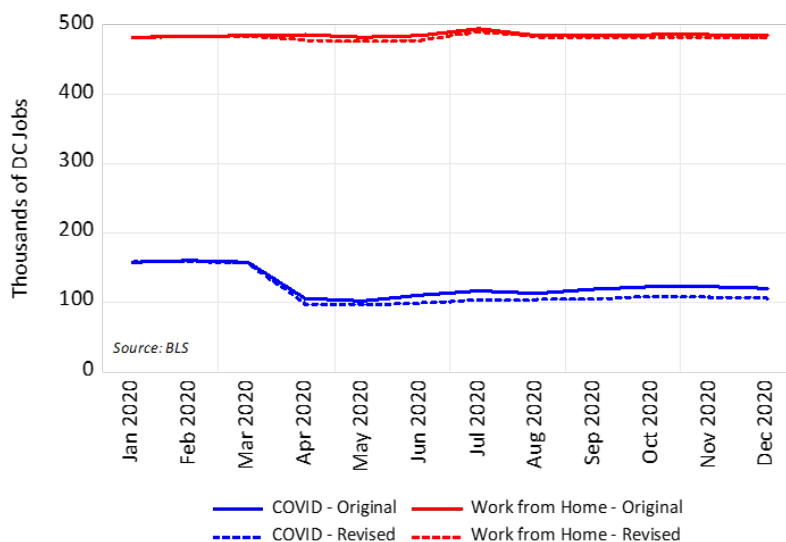
Source: ORA, February 2021 revenue estimate. Table includes tax revenue before earmarked dedications and excludes nontax revenue, lottery, and special purpose revenue.



Continued from front page

The public health restrictions, as well as the consumers' reluctance to venture out, impacted some industries more than others. Businesses with brick and mortar operations, where normal hours and indoor customer experiences were restricted, bore the brunt of the decline in employment. Bars were closed from March 2020 and restaurants were limited to take out and outdoor dining. For hotels, restricted travel and group sizes severely limited their operations. And the shutdown of offices meant that normal office services were curtailed. These "COVID Impacted" jobs – hospitality, retail, business services, and personal services – lost over 50,000 jobs from March to December 2020. Another category of jobs where employees were more likely to be able to work from home— professional, management, government, finance and real estate, and information – also saw declines but not nearly as significant. From March to December, these industries declined by 3,200 jobs.

Employment Revision COVID impacted and Work from Home



The data that forms the original data are estimates and a more comprehensive benchmarking occurs every year as BLS analyzes and compiles the quarterly unemployment insurance tax filings (note 1). Virtually all of the decline was in private jobs, down 15,233 jobs and the COVID Impacted jobs were the bulk of the revision. Originally, employment for these industries were reported as 120,100 and were revised down 14,900 jobs or 12.4%. Jobs where employees may be more likely to work from home were not significantly revised: December original was 485,300 and revised was 480,700, or a 1% downward revision.

Box 1: Comparisons of past revisions – DC, DC Metro, MD, and VA

The revised December 2020 District employment was 2.1% below the original compared to less than half of a percent in prior years. The same pattern is evident in the DC Metropolitan area and the Maryland statewide data but Virginia statewide did not have the same extent of revision.

Revisions to Metro Employment

	DC		DC Metro		MD (Statewide)		VA (Statewide)	
	#	%	#	%	#	%	#	%
2018	-3.2	-0.4%	-38.3	-1.1%	-7.3	-0.3%	-22.5	-0.6%
2019	-2	-0.2%	16.6	0.5%	-6.5	-0.2%	34.1	0.8%
2020	-15.8	-2.1%	-61.4	-1.9%	-55.6	-2.1%	-28.9	-0.7%

Source: US Bureau of Labor Statistics via alfred.stlouis.org

About the Data

Data is from the U.S. Bureau of Labor Statistics. Data identified as original was released on January 26, 2021 and data identified as revised was released on March 15, 2021. ALFRED is accessible at <https://alfred.stlouisfed.org> and archives past releases of government data like the BLS employment data for research. Data for table 1 used the January release compared to the March release for each year listed.

Note1: [State Employment and Unemployment \(Monthly\) News Release \(bls.gov\)](https://www.bls.gov/news.release/stateemp.monthly.htm); Employment estimates are adjusted annually to a complete count of jobs, called benchmarks, derived principally from tax reports that are submitted by employers who are covered under state unemployment insurance (UI) laws.

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

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

Recent ORA reports:

February 2021 revenue estimate. February 28, 2021.

DC Tax Facts, 2019. Details on all DC taxes. *(Released September 2020)*

DC Tax Facts Visual Guide Report. A visual guide to DC's tax system. *(Released December 2019)*

Tax Rates and Tax Burdens 2019 Nationwide. This annual publication compares DC tax rates and estimated DC tax burdens for households of different income levels with the rates and burdens of state and local taxes in the principal cities in all 50 states. *(Released April 2021)*

Tax Rates and Tax Burdens 2019 Washington Metropolitan Area. This annual publication compares DC tax rates and estimated DC tax burdens for households of different income levels with the rates and burdens of the surrounding jurisdictions in the DC metropolitan area. *(Released April 2021)*

Tax Expenditure Report. A compendium of tax expenditures for 2020. *(Released December 2020)*

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

Information sources

Indicator	Source	Period covered in this report	Next release
D.C. Jobs and Labor Force information	BLS	February	April 16, 2021
D.C. Personal Income	BEA	2020.4	June 22, 2021
D.C. Tax Collections	OTR/ORA	February	April 15, 2021
D.C. Housing Sales	MarketStats by ShowingTime*	February	c. May 2021
D.C. Commercial Office Building data	CoStar and Delta	2021.1	c. July 2021
DC Apartment data	CoStar and Delta	2021.1	c. July 2021
D.C. Hotel stay information	STR	February	c. May 2021
U.S. Jobs and Labor Force	BLS	February	May 7, 2021
U.S. GDP and Personal Income	BEA	2020.4	April 29, 2021
S and P 500 Stock Index	FRED (St. Louis Fed Reserve)	February	May 1, 2021
Interest rate on 10-Year Treasury Securities	FRED (St. Louis Fed Reserve)	February	May 1, 2021
IHS Markit D.C. forecast	IHS Markit	March	c. May 2021
Moody's Analytics D.C. forecast	Moody's Analytics	March	c. December 2020

*Accessed through GCAAR.

For further information or to comment on this report, contact: Norton Francis (202-442-8242) Norton.francis@dc.gov See also the *Economic Indicators* issued monthly by the D.C. Office of the Chief Financial Officer (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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