

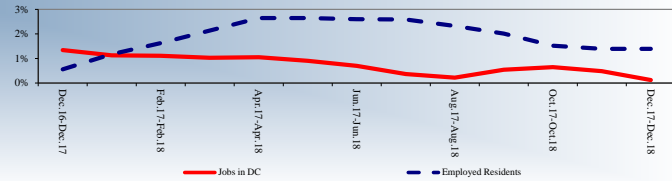


# Labor & Industry

★ Jobs in D.C. for December 2018, up 2,000 (0.3%) from December 2017

★ District resident employment for December 2018, up 6,200 (1.6%) from December 2017

Change in Total Wage and Salary Employment and Employed Residents



Labor Market ('000s): Dec. 2018*	District of Columbia			Metropolitan area			Detailed Employment ('000s): Dec. 2018				
	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	% of total	
Employed residents	384.7	6.2	1.6	3,301.0	38.9	1.2	Manufacturing	1.4	0.1	7.7	0.2
Labor force	404.3	4.2	1.0	3,398.1	24.1	0.7	Construction	16.0	0.5	3.2	2.0
Total wage and salary employment	799.1	2.0	0.3	3,363.8	53.6	1.6	Wholesale trade	4.7	-0.4	-7.8	0.6
Federal government	194.3	-3.4	-1.7	362.3	-3.6	-1.0	Retail trade	23.5	-0.1	-0.4	2.9
Local government	42.5	1.6	3.9	350.7	10.1	3.0	Utilities & transport.	5.8	0.5	9.4	0.7
Leisure & hospitality	78.4	1.8	2.3	337.9	11.9	3.7	Publishing & other info.	19.6	1.1	5.9	2.5
Trade	28.2	-0.5	-1.7	352.8	3.6	1.0	Finance & insurance	17.8	0.7	4.1	2.2
Education and health	138.2	-0.8	-0.6	453.2	3.4	0.8	Real estate	13.8	0.7	5.3	1.7
Prof., bus., and other services	243.1	-0.3	-0.1	975.2	16.0	1.7	Legal services	29.0	0.8	2.8	3.6
Other private	74.4	3.6	5.1	531.7	12.2	2.3	Other profess. serv.	89.9	0.1	0.1	11.3
Unemployed	19.6	-2.0	-9.3	97.1	-14.8	-13.3	Empl. serv. (incl. temp)	14.5	0.5	3.6	1.8
New Unempl. Claims	2.4	0.9	61.2				Mgmt. & oth. bus serv.	35.6	0.0	0.0	4.5
							Education	69.0	0.7	1.0	8.6
							Health care	69.2	-1.5	-2.1	8.7
							Organizations	66.2	-0.2	-0.3	8.3
							Accommodations	15.3	0.7	4.8	1.9
							Food service	54.1	0.9	1.7	6.8
							Amuse. & recreation	9.0	0.2	2.3	1.1
							Other services	7.9	-1.5	-16.0	1.0
							Subtotal, private	562.3	3.8	0.7	70.4
							Federal government	194.3	-3.4	-1.7	24.3
							Local government	42.5	1.6	3.9	5.3
							<b>Total</b>	<b>799.1</b>	<b>2.0</b>	<b>0.3</b>	<b>100.0</b>

Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES)

\* Preliminary, not seasonally adjusted

### D.C. Hotel Industry<sup>b</sup>

Dec. 2018	Amt.	1 yr. ch.
Occupancy Rate	61.0%	0.9%
Avg. Daily Room Rate	\$177.66	\$13.21
# Available Rooms	32,438	1,076
Room Sales (\$M)	\$108.9	\$12.9

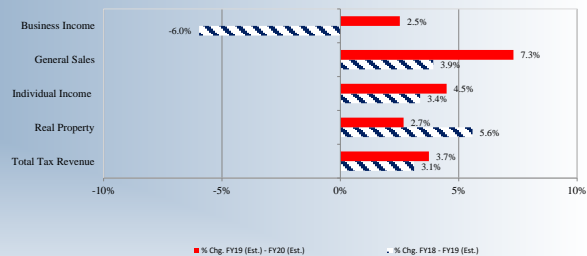
### Airport Passengers<sup>c,d</sup>

Nov. 2018	Amt. ('000)	1 yr. ch. (%)
DCA	1,995.3	-0.5
IAD	1,965.0	8.7
BWI	2,284.8	-0.4
<b>Total</b>	<b>6,245.1</b>	<b>2.3<sup>e</sup></b>

<sup>b</sup> Source: STR <sup>c</sup> Source: Metropolitan Washington Airports Authority & Maryland

Aviation Administration Authority <sup>d</sup> Includes arrivals and departures <sup>e</sup> Weighted average <sup>f</sup> December statistics not available

Percent Change in Revenue for Selected Taxes for FY's 18 - 20 (Est.)



# Revenue

★ Total gross tax revenue for FY 2019 and FY 2020 is expected to increase 3.1% and 3.7% respectively

★ Individual income tax revenue is expected to grow by 3.4% in FY2019, followed by 4.5% in FY 2020

★ Real property tax revenue for FY 2019 is estimated to grow at a rate of 5.6%. This would be followed by anticipated lower growth of 2.7% in FY 2020

★ Business income tax revenue for FY 2019 is expected to decline by 6.0% in FY 2019, this is expected to be followed by a 2.5% increase in FY 2020

★ General sales tax revenue for FY 2019 is estimated to increase by 3.9% in FY 2019 and 7.3% in FY 2020

Tax Revenue for FY 2018 and Estimated Tax Revenue for FY 2019 and FY 2020 (\$'000)<sup>a</sup>

	FY'18	FY'19 (Est.) <sup>d</sup>	FY'20 (Est.) <sup>d</sup>	% Chg. FY18 - FY19 (Est.)	% Chg. FY19 (Est.) - FY20 (Est.)
Real Property	2,554,229	2,696,817	2,768,861	5.6%	2.7%
General Sales	1,492,567	1,551,117	1,664,498	3.9%	7.3%
Individual Income	2,066,842	2,136,542	2,232,396	3.4%	4.5%
Business Income	574,745	540,445	554,035	-6.0%	2.5%
Total Tax Revenue (Gross) <sup>c</sup>	7,771,338	8,013,549	8,313,397	3.1%	3.7%
Dedicated Tax Revenue	560,545	785,600	793,574	40.1%	1.0%
Total Tax Revenue (Net)	7,210,794	7,227,949	7,519,823	0.2%	4.0%

Addenda:  
Convention Ctr. Transfer<sup>b</sup> -1.2% 7.0%  
Ind. Inc. Tax Withholding for D.C. residents 3.0% 4.9%

<sup>a</sup>Revenue amounts shown are before dedicated revenue (TIF, Convention Ctr., Ballpark Fund, the Highway Trust Fund, the Nursing Facility Quality of Care Fund, Healthy DC Fund, the Housing Production Trust Fund, WMATA, Hospital Fund, Hospital Provider Fee Fund, Stevie Sellows Quality Improvement Fund, Healthy Schools, ABRA, Repayment of Revenue Bonds, West End Library and Fire Maintenance Fund).

<sup>b</sup>Variations in processing activities may affect year-to-date comparisons.

<sup>c</sup>Portion of sales tax on hotels and restaurants

<sup>d</sup>Total Tax Collections (Gross) includes all other taxes not reported above

<sup>e</sup>As of the February 2019 Revenue Estimate

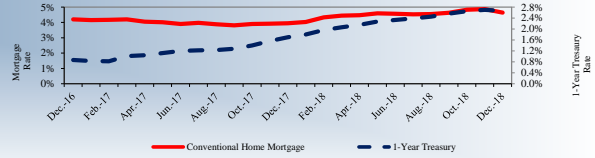
D.C. Economic Indicators

Feb. 2019

People & Economy

- ★ D.C. unemployment rate for December: 5.4%, 0.1% higher than the previous month & 0.4% lower than 1 year ago
- ★ The conventional home mortgage rate was 4.64% in December, 0.23% lower than the previous month

One-Year Treasury and Conventional Home Mortgage Interest Rates  
December 2016 to December 2018



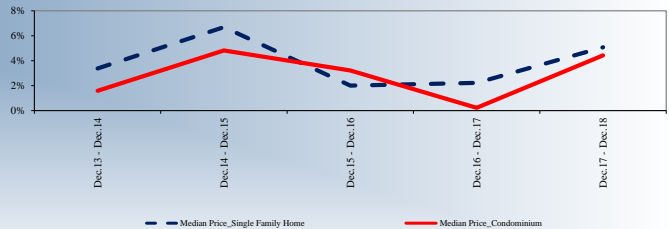
U.S. GDP <sup>c</sup>		% change for yr. ending		CPI		% change for yr. ending		D.C. Population		
Source: BEA		4 <sup>th</sup> Q 2018	3 <sup>rd</sup> Q 2018	Source: BLS		Nov. 2018	Sep. 2018	Source: Census		
Nominal		5.3	5.5	U.S.		2.2	2.3	*Estimate for:		
Real		3.1	3.0	DC-VA-MD-WV <sup>d</sup>		1.3	2.0	2005	567,136	% chg.
<b>Personal Income<sup>a</sup></b>		% change for yr. ending		<b>Unemployment Rate<sup>e</sup></b>		Source: BLS		Source: Census		
Source: BEA		3 <sup>rd</sup> Q 2018	2 <sup>nd</sup> Q 2018	Source: BLS		Dec. 2018	Nov. 2018	2006	570,681	0.6
Total Personal Income		4.4	4.5	U.S.		3.9	3.7	2007	574,404	0.7
U.S.		2.2	3.4	D.C.		5.4	5.3 <sup>f</sup>	2008	580,236	1.0
D.C.		3.5	3.5	<b>Interest Rates</b>		National Average		2009	592,228	2.1
<b>Wage &amp; Salary Portion of Personal Income</b>		% change for yr. ending		Source: Federal Reserve		Dec. 2018	Nov. 2018	2010	605,040	2.2
U.S.		4.2	4.5	1-yr. Treasury		2.66	2.70	2011	620,336	2.5
Earned in D.C.		2.2	3.4	Conv. Home Mortgage		4.64	4.87	2012	635,630	2.5
Earned by D.C. residents <sup>b</sup>		2.3	3.2	2013				2013	650,114	2.3
				2014				2014	660,797	1.6
				2015				2015	672,736	1.8
				2016				2016	684,336	1.7
				2017				2017	693,972	1.4

<sup>a</sup>Nominal <sup>b</sup>Estimated <sup>c</sup>Seasonally adjusted <sup>d</sup>As of Jan. 2018 Washington DC and Baltimore now have separate series IDs  
<sup>e</sup>Indicates data revised by stated source since previous D.C. Economic Indicators. <sup>f</sup>July 1

Housing & Office Space

- ★ There were 275 condos sold in December 2018, 1.4% less than one year ago
- ★ The year to date median price increased 5.1% from 1 year ago for single family homes, and condos experienced an increase of 4.4% in the year to date median price
- ★ In the 4<sup>th</sup> quarter of 2018 the office direct vacancy rate was 0.4% lower than the 3<sup>rd</sup> quarter of 2018

Year-Over-Year Percent Change in the Median Price for a Single Family Home and Condominium in Washington, D.C.



Housing Sales			D.C. Housing Permits Issued <sup>d</sup>			DC Commercial Office Space		
Source: MRIS <sup>a</sup>			Source: U.S. Census Bureau			Source: Delta Associates		
	Dec. 2018	1 yr. % ch.		4 <sup>th</sup> Q 2018	1 yr. ch.		4 <sup>th</sup> Q 2018	1 qtr. ch.
Completed contracts			Total housing units	4,615	-711	Inventory Status (in million sq. ft.)		
Single family	298	-9.7	Single family	112	-226	Total inventory	145.0	0.8
Condo/Co-op	275	-1.4	Multifamily (units)	4,503	-485	Leased space <sup>f</sup>	133.7	1.3
						Vacant	11.3	-0.5
						New Construction	3.7	-0.5
Prices (\$000)	Dec. 2018	1 yr. % ch.	<b>Class A Apt.<sup>e</sup> and Condominium Units</b>			Direct Vacancy Rate		
Source: Delta Associates			Source: Delta Associates			7.8		
Single family			4 <sup>th</sup> Q 2018			1 yr. ch.		
Average <sup>b</sup>	\$491.7	-44.2	Units under construction and/or marketing					
Median <sup>c</sup>	\$725.0	5.1	Rental apartments	18,156	2,446			
			Condominiums <sup>g</sup>	1,678	-181			
Condo/Co-op			Other units likely to deliver over the next 36 months <sup>h</sup>					
Average <sup>b</sup>	\$590.8	-5.5	Rental apartments	6,007	-2,183			
Median <sup>c</sup>	\$469.9	4.4	Condominiums	1,695	160			

<sup>a</sup> Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors  
<sup>b</sup> Average prices are calculated for the month from year-to-date information <sup>c</sup> Median prices are year- to-date <sup>d</sup> Permits issued during the previous 4 quarters <sup>e</sup> Investment grade units, as defined by Delta  
<sup>f</sup> Calculated from direct vac. rate <sup>g</sup> Includes sold units <sup>h</sup> Only a portion will materialize