

D.C. Economic Indicators

February 2018

Government of the District of Columbia
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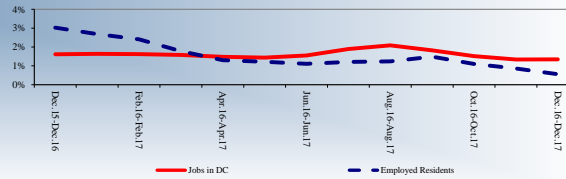


Labor & Industry

★ Jobs in D.C. for December 2017, up 8,500 (1.1%) from December 2016

★ District resident employment for December 2017, up 8,300 (2.2%) from December 2016

Change in Total Wage and Salary Employment and Employed Residents (percent change from prior year in 3-month moving average)



Labor Market ('000s): December 2017*

	District of Columbia			Metropolitan area			Detailed Employment ('000s): December 2017				
	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	379.6	8.3	2.2	3,253.7	46.8	1.5	Manufacturing	1.2	0.0	0.0	0.2
Labor force	400.6	7.8	2.0	3,364.9	42.8	1.3	Construction	14.5	0.2	1.4	1.8
Total wage and salary employment	797.4	8.5	1.1	3,324.8	55.0	1.7	Wholesale trade	5.1	0.0	0.0	0.6
Federal government	196.4	-3.3	-1.7	364.0	-5.8	-1.6	Retail trade	22.9	0.2	0.9	2.9
Local government	40.8	0.8	2.0	340.4	2.7	0.8	Utilities & transport.	5.2	0.3	6.1	0.7
Leisure & hospitality	80.8	4.1	5.3	332.6	7.7	2.4	Publishing & other inf	16.8	-0.1	-0.6	2.1
Trade	28.0	0.2	0.7	353.5	2.4	0.7	Finance & insurance	17.0	0.0	0.0	2.1
Education and health	140.2	2.4	1.7	458.0	17.1	3.9	Real estate	12.8	0.0	0.0	1.6
Prof., bus., and other services	243.7	3.9	1.6	958.9	17.8	1.9	Legal services	28.6	-0.1	-0.3	3.6
Other private	67.5	0.4	0.6	517.4	13.1	2.6	Other profess. serv.	88.5	1.0	1.1	11.1
Unemployed	21.0	-0.5	-2.2	111.2	-4.0	-3.5	Empl. serv. (incl. temp)	14.9	-0.3	-2.0	1.9
New Unempl. Claims	1.5	0.03	2.1				Mgmt. & oth. bus serv	38.2	1.2	3.2	4.8
							Education	73.0	3.1	4.4	9.2
							Health care	67.2	-0.7	-1.0	8.4
							Organizations	65.1	1.8	2.8	8.2
							Accommodations	14.9	-0.1	-0.7	1.9
							Food service	56.7	3.6	6.8	7.1
							Amuse. & recreation	9.2	0.6	7.0	1.2
							Other services	8.4	0.3	3.7	1.1
							Subtotal, private	560.2	11.0	2.0	70.3
							Federal government	196.4	-3.3	-1.7	24.6
							Local government	40.8	0.8	2.0	5.1
							Total	797.4	8.5	1.1	100.0

Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES)
 *Preliminary, not seasonally adjusted

D.C. Hotel Industry^b

Dec. 2017	Amt.	1 yr. ch.	Dec. 2017	Amt. ('000)	1 yr. ch. (%)
Occupancy Rate	60.1%	-2.4%	DCA	1,841.9	-0.7
Avg. Daily Room Rate	\$164.43	-\$10.42	IAD	1,837.5	2.2
# Available Rooms	31,358	1,213	BWI	2,204.9	4.8
Room Sales (\$M)	\$96.1	-\$6.0	Total	5,884.3	2.2*

Airport Passengers^{c,d}

^b Source: STR ^c Source: Metropolitan Washington Airports Authority & Maryland Aviation Administration Authority ^d Includes arrivals and departures ^e Weighted average

Source: BLS. Details may not add to total due to rounding.

Revenue

★ Total gross tax revenue for FY 2018 and FY 2019 is expected to increase by 2.9% and 3.2% respectively

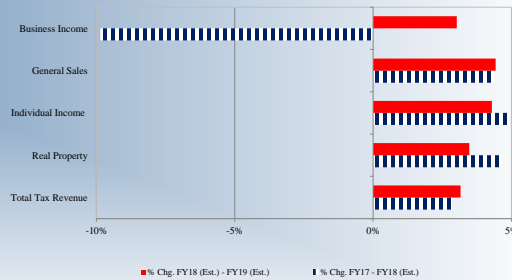
★ Individual income tax revenue is expected to grow by 4.9% in FY2018, followed by slightly lower growth of 4.3% in FY 2019

★ For FY2018 real property tax revenue is estimated to grow at a rate of 4.7%, followed by 3.5% growth in FY 2019

★ Business income tax revenue is expected to decline by 9.9% in FY2018, this is expected to be followed by a 3.0% increase in FY2019

★ General sales tax revenue is estimated to increase by 4.4% in both FY2018 and FY2019

Percent Change in Revenue for Selected Taxes for FY's 17 - 19 (Est.)



Tax Revenue for Fiscal Year 2017 and Estimated Tax Revenue for Fiscal Years 2018 and 2019 (\$000)^a

NOTE: REPORTING OF CASH COLLECTIONS WILL RESUME IN THE MARCH 2018 RELEASE

	FY'17	FY'18 (Est.) ^d	FY'19 (Est.) ^d	% Chg. FY17 - FY18 (Est.)	% Chg. FY18 (Est.) - FY19 (Est.)	Addenda:
Real Property	2,473,328	2,588,414	2,678,396	4.7%	3.5%	Convention Ctr. Transfer ^b
General Sales	1,419,197	1,481,046	1,546,609	4.4%	4.4%	Ind. Inc. Tax Withholding for D.C. residents
Individual Income	1,958,277	2,054,640	2,142,789	4.9%	4.3%	
Business Income	554,245	499,624	514,734	-9.9%	3.0%	
Total Tax Revenue (Gross) ^c	7,472,856	7,685,947	7,928,845	2.9%	3.2%	
Dedicated Tax Revenue	528,004	582,173	593,253	10.3%	1.9%	
Total Tax Revenue (Net)	6,944,852	7,103,774	7,335,593	2.3%	3.3%	

^aRevenue 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, Sievie Sellows Quality Improvement Fund, Healthy Schools, ABRA, Repayment of Revenue Bonds, West End Library and Fire Maintenance Fund).
 Variations in processing activities may affect year-to-date comparisons.

^bPortion of sales tax on hotels and restaurants

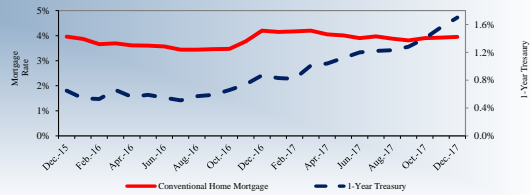
^cTotal Tax Revenue (Gross) includes all other taxes not reported above

^dAs of the February 2018 Revenue Estimates

People & Economy

- ★ D.C., unemployment rate for December: 5.9%, same as the previous month & 0.1% lower than 1 year ago
- ★ The conventional home mortgage rate was 3.95% in December, 0.03% higher than the previous month

One-Year Treasury and Conventional Home Mortgage Interest Rates
December 2015 to December 2017



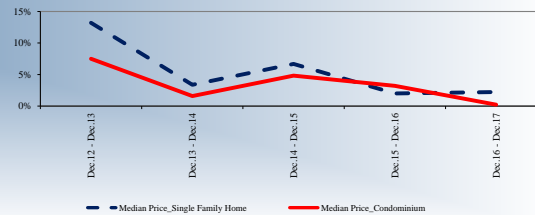
U.S. GDP ^c			CPI			D.C. Population		
Source: BEA			Source: BLS			Source: Census		
	% change for yr. ending			% change for yr. ending			% chg.	
	4 th Q 2017	3 rd Q 2017		Nov. 2017	Sep. 2017		Level	
Nominal	4.4	4.1	U.S.	2.2	2.2	*Estimate for:		
Real	2.5	2.3	D.C./Balt. metro area	1.6	1.7	2005	567,136	
						2006	570,681	0.6
						2007	574,404	0.7
						2008	580,236	1.0
						2009	592,228	2.1
						2010	605,183	2.2
						2011	620,477	2.5
						2012	635,327	2.4
						2013	649,165	2.2
						2014	659,005	1.5
						2015	670,377	1.7
						2016	681,170	1.6
						* July 1		

^a Nominal ^b Estimated ^c Seasonally adjusted
† Indicates data revised by stated source since previous D.C. Economic Indicators.

Housing & Office Space

- ★ There were 279 condos sold in December 2017, 5.7% more than one year ago
- ★ The year to date median price increased 2.2% from 1 year ago for single family homes, and condos experienced an increase of 0.2% in the year to date median price
- ★ In the 4th quarter of 2017 the office direct vacancy was the same as the 3rd quarter of 2017

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			DC Commercial Office Space		
Source: MRIS ^a			Source: U.S. Census Bureau			Source: Delta Associates		
	Dec. 2017		4 Qs ending		4 th Q 2017		1 qtr. ch.	
Completed contracts		1 yr. % ch.		4 th Q 2017	1 yr. ch.	Inventory Status (in million sq. ft.)		
Single family	330	2.8	Total housing units	5,326	636	Total inventory	142.6	0.3
Condo/Co-op	279	5.7	Single family	338	2	Leased space ^b	132.8	0.2
			Multifamily (units)	4,988	634	Vacant	9.8	0.1
						New Construction	5.9	0.1
Prices (\$000)			Class A Apt. ^d and Condominium Units					
Single family	Dec. 2017	1 yr. % ch.	Source: Delta Associates			Direct Vacancy Rate		
Average ^b	\$881.0	10.9	4 th Q 2017			1 yr. ch.	6.8	0.0
Median ^c	\$690.0	2.2	Units under construction and/or marketing					
			Rental apartments	15,710	1,709			
Condo/Co-op			Condominiums ^e	1,217	15			
Average ^b	\$625.4	25.3	Other units likely to deliver over the next 36 months ^g					
Median ^c	\$450.0	0.2	Rental apartments	8,190	1,478			
			Condominiums	1,535	471			

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