



## District of Columbia Economic and Revenue Trends: April 2018

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### Highlights:

- ◇ Federal gov. jobs falling, private ones gaining.....2
- ◇ Unemployment rate goes down again.....3
- ◇ Slower housing sales ...12

## In the last 5 years DC added 180 new apartment and condominium buildings with 22,348 units

*The new units are essential to DC's ability to absorb a growing population, but they are not the whole story*

From 2012 to 2017 DC's inventory of apartment and condominium housing units grew by a net of 22,348 according to CoStar, a real estate information firm that tracks developments in the District and many other locations. This 13.7% increase in housing units is a major element in the growth of DC's population over that time, a relationship that will be looked at shortly. But first, a few details on the recent changes to the District's stock of apartment and condominium units.

Net increase from the prior year in DC apartment and condominium units: 2013 through 2017



Net increase from 2012 through 2017 in DC apartments and condominium buildings

	Buildings	Average units per building
Condominiums	84	26
Apartments	95	212
<b>Total</b>	<b>180</b>	<b>22,348</b>

Source: CoStar. Total includes one co-op building with 24 units.

- Of the 22,324 net increase in units, 20,128 (90.1%) were in 95 apartments and 2,196 were in 84 condominiums. The average size of condominium buildings was much smaller, 26 compared to 212 for apartments. Condominiums therefore accounted for 47% of the buildings, but just 10% of the units. (In 2017, condominiums accounted for about 19% of the combined total multifamily units—condominium, apartment, and co-op—in the city.)
- The number of new units delivered over the five years was 23,099, but 775 units, about one-half percent of DC's stock of multifamily housing in 2012, were demolished or otherwise went out of existence.
- The number of vacant apartment units increased by 2,374 over the past 5 years, and the vacancy rate rose from 6.5% in 2012 to 7.3% in 2017.

(continued on p. 21)

Wage and salary employment.....2

Resident employment and unemployment.....3

Sectors of the economy..... 4

Income and population.....6

Multifamily housing and housing permits.....8

Commercial office space and property transfers.....10

Single family and condominium housing sales.....12

Hospitality .....14

US economy and federal government.....15

DC tax collections.....16

US and DC forecasts.....18

DC revenue estimate.....20

ORA reports , documents, & blog.....24

About this report.....24

ORA contact information.....24



## Wage and salary employment

### DC's private sector continues to add jobs while the federal sector loses them

- February wage and salary employment in DC was up by 7,700 (1.0%) from a year earlier as measured by the 3-month moving average.
- Federal government employment in DC for February was down by 4,233 (2.1%). The private sector gained 10,567 (1.9%).
- Total year-over-year DC metropolitan area employment increased by 41,367 (1.3%) in February as measured by the 3-month moving average. Of the increase, 18.6% was in DC.
- Suburban Washington employment in February increased by 1.4% from a year earlier, below the 1.5% US rate.
- Seasonally adjusted DC jobs grew by 200 in February.

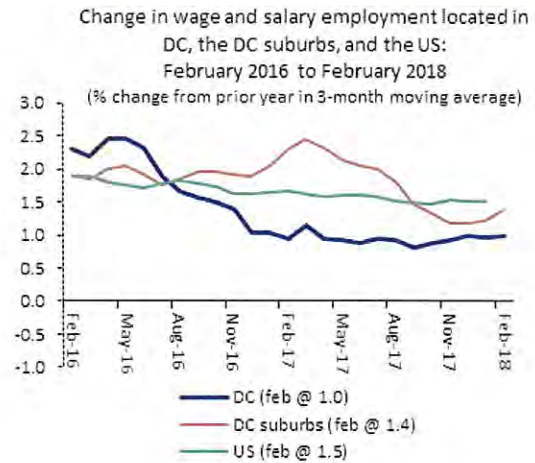


Table 1. Wage and salary employment in DC, Washington Metro area, and the US: February 2018

Jurisdiction	FY 2015	FY 2016	FY 2017	12-mo avg	3-mo average	This month
District of Columbia	764,583	780,892	788,433	791,667	792,033	792,200
1 year change	12,992	16,308	7,542	7,350	7,700	8,100
% change	1.7	2.1	1.0	0.9	1.0	1.0
Washington metro area	3,133,800	3,209,608	3,264,825	3,281,267	3,281,500	3,278,100
1 year change	34,700	63,175	55,217	46,992	41,367	44,800
% change	1.1	2.0	1.7	1.5	1.3	1.4
Washington suburbs (% ch)	1.5	2.0	2.0	1.6	1.4	1.5
US (% ch)	2.1	1.8	1.6	1.5	1.5	1.6

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

Source: BLS. February 2018 is preliminary.

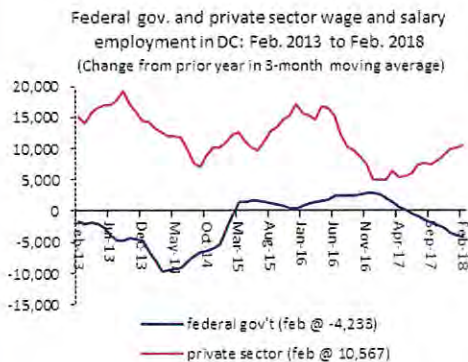


Table 2. Federal government and private sector wage and salary employment in DC: February 2018

Sector	FY 2014	FY 2015	FY 2016	12-mo avg	3-month average	This month
Federal government	198,367	198,025	199,717	200,267	196,900	196,000
1 year ch.	-7,533	-342	1,692	550	-4,233	-4,300
% change	-3.7	-0.2	0.9	0.3	-2.1	-2.1
Private sector	515,558	527,033	541,258	547,417	554,300	555,400
1 year ch.	11,442	11,475	14,225	6,158	10,567	11,100
% change	2.3	2.2	2.7	1.1	1.9	2.0

Source: BLS. Not seasonally adjusted. February is preliminary.

Table 3. Seasonally adjusted DC Employment: September 2017 to February 2018

Indicator	September	October	November	December	January	February
D.C. Wage and Salary employment	791,600	794,000	793,500	794,000	794,600	794,800
change from prior month	1,100	2,400	-500	500	600	200
% change from prior month	0.1	0.3	-0.1	0.1	0.1	0.0

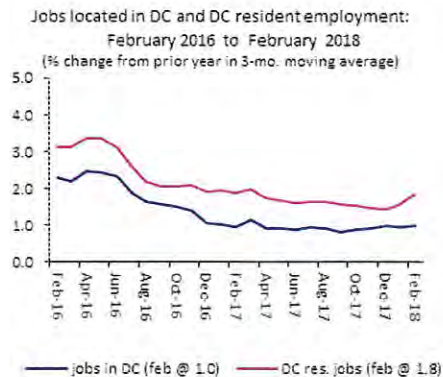
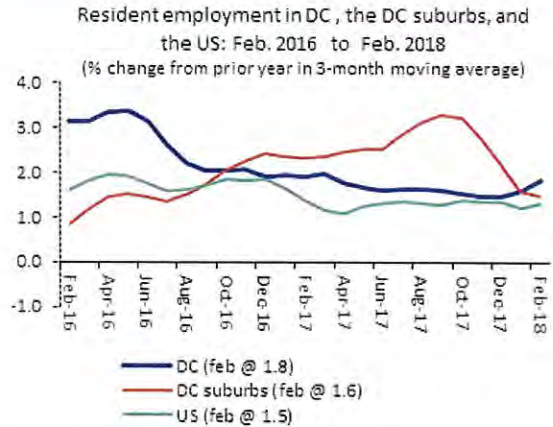
Source: BLS seasonally adjusted. February is preliminary.



## Resident employment and unemployment

### The unemployment rate fell again in February

- In February DC resident employment was up 6,883 (1.8%) from a year earlier (3-mo. moving average). The labor force grew by 5,123 (1.3%).
- The seasonally adjusted unemployment rate fell to 5.7% in February. The rate a year ago was 5.8%.
- February initial unemployment insurance claims were up 9.4% from last year (3-month moving average).



**Table 4. Unemployment rates for DC, metro area, and US: February 2018**  
(percent of labor force)

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	Feb. 2017	Feb. 2018	Feb. 2017	Feb. 2018
US	4.9	4.4	4.7	4.1
DC	5.5	5.7	5.8	5.7
DC metro area	3.7	3.6	na	na
DC suburbs	3.5	3.3	na	na

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

**Table 5. Resident employment and unemployment: February 2018**

Indicator	FY 2014	FY 2015	FY 2016	FY 2017	12-mo avg	3-mo. avg.	This month
<b>DC Labor force summary</b>							
Resident employment	346,038	358,531	368,776	375,280	377,869	380,505	383,413
1 year change	4,216	12,493	10,245	6,504	6,129	6,883	8,225
% change	1.2	3.6	2.9	1.8	1.6	1.8	2.2
Labor Force	375,876	386,144	393,316	399,638	401,757	402,802	406,452
1 year change	1,777	10,268	7,172	6,322	6,084	5,123	6,210
% change	0.5	2.7	1.9	1.6	1.5	1.3	1.6
Unemployed	29,838	27,614	24,540	24,359	23,888	22,296	23,039
1 year change	-2,439	-2,224	-3,073	-182	-45	-1,760	-2,015
% change	-7.6	-7.5	-11.1	-0.7	-0.2	-7.3	-8.0
Unemployment rate	7.9	7.2	6.2	6.1	5.9	5.5	5.7
<b>DC Unemployment insurance (state program)</b>							
Initial claims (monthly avg.)	1,851	1,596	1,472	1,505	1,542	1,633	1,148
1 year change	-64	-255	-123	33	21	140	-100
% change	-3.3	-13.8	-7.7	2.2	1.4	9.4	-8.0
Weeks compensated (mo. avg.)	42,133	32,811	30,261	31,355	33,416	39,630	30,851
1 year change	-729	-9,322	-2,550	1,094	2,811	7,401	1,020
% change	-1.7	-22.1	-7.8	3.6	9.2	23.0	3.4

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

**Table 6. Seasonally adjusted DC Resident employment and unemployment: Sep. 2017 to Feb. 2018**

Indicator	September	October	November	December	January	February
DC Resident employment	377,212	377,589	377,694	377,688	378,592	379,849
change from prior month	402	377	105	-6	904	1,257
% change from prior month	0.1	0.1	0.0	0.0	0.2	0.3
DC Unemployment rate (%)	6.0	5.9	5.9	5.9	5.8	5.7

Source: BLS seasonally adjusted. February is preliminary.



## Jobs by sectors of the economy

### Professional and technical services (other than legal services) top job growth in DC

- In February the increase of 2,767 in professional and technical services (except legal) was the largest of any sector. (3-month moving avg.)
- In the private sector, food service (2,600, information (1,267), and health (1,033) were the other sectors that grew by 1,000 or more jobs in February.
- Private sector industries losing jobs included accommodations, legal services, and business services.
- Local government rose by 1,367.
- The federal government accounted for 24.9% of all DC jobs in February. Over the past year, DC's share of US federal employment fell in both the metro area and the US.
- Professional and technical services (other than legal) accounted for 11.3% of all DC jobs in February. Over the past year, DC's share of these jobs rose in both the metro area and the US.



Table 7. Wage and salary employment located in DC: February 2018

Industry sector	3-month moving average				12-mo. moving avg: % change	Sector % of all DC jobs, Feb 2018	DC share (%) in Feb 2018 of all sector jobs in:		Change from Feb 2017 to Feb 2018 in DC share of sector jobs in:	
	Feb 2017	Feb 2018	Amount	%			metro area	US	metro area	US
Federal government	201,133	196,900	-4,233	-2.1	-1.0	24.9	54.1	7.05	-0.2	-0.10
Local government	39,467	40,833	1,367	3.5	3.0	5.2	12.1	0.21	0.3	0.01
Legal services	28,267	28,000	-267	-0.9	-0.1	3.5		2.47		-0.03
Professional and tech. (except legal)	86,867	89,633	2,767	3.2	2.6	11.3	22.9	1.12	0.1	0.01
Employment services	14,433	13,833	-600	-4.2	-3.0	1.7	32.7	0.38	-0.5	-0.03
Business services (except employ.)	35,633	35,133	-500	-1.4	-0.7	4.4	18.2	0.45	-0.6	-0.02
Information	17,267	18,533	1,267	7.3	5.7	2.3	24.9	0.67	1.5	0.06
Finance	29,967	30,400	433	1.4	0.7	3.8	19.2	0.36	-0.1	0.00
Organizations	65,067	65,967	900	1.4	1.3	8.3	36.1	2.22	0.0	0.00
Education	67,100	67,333	233	0.3	0.3	8.5	53.3	1.79	-1.3	-0.04
Health	69,067	70,100	1,033	1.5	1.2	8.9	21.9	0.36	-0.2	0.00
Food service	49,900	52,500	2,600	5.2	3.0	6.6	22.2	0.45	0.4	0.01
Accommodations	14,767	14,333	-433	-2.9	-0.9	1.8	33.0	0.74	0.5	-0.03
Amusement and recreation	7,833	8,533	700	8.9	6.2	1.1	19.8	0.40	-0.5	0.02
Retail trade	23,167	23,733	567	2.4	1.9	3.0	8.5	0.15	0.3	0.00
Wholesale trade	4,967	5,033	67	1.3	-0.7	0.6	8.1	0.08	0.2	0.00
Construction	14,833	15,400	567	3.8	2.1	1.9	9.7	0.23	0.2	0.00
Personal and miscellaneous ser.	8,433	9,367	933	11.1	8.2	1.2		0.33		0.03
Other private	6,167	6,467	300	4.9	5.3	0.8	5.2	0.04	0.1	0.00
<b>Total</b>	<b>784,333</b>	<b>792,033</b>	<b>7,700</b>	<b>1.0</b>	<b>0.9</b>	<b>100.0</b>	<b>24.1</b>	<b>0.54</b>	<b>-0.1</b>	<b>0.00</b>
Public sector	240,600	237,733	-2,867	-1.2	-0.4	30.0	33.9	1.06	-0.3	-0.01
Private sector	543,733	554,300	10,567	1.9	1.5	70.0	21.5	0.45	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

### Professional and business services were the largest source of wage growth in DC over the past year

- Compared to the prior year, for the year ending December, the federal government accounted for 25.2 of all jobs and 32.3% of all wages and salaries paid in DC.
- Professional and business services accounted for about 22% of the net gain in employment in DC over the past year, and about 26% of the gain in wages paid in DC.
- Information and finance share of last year's wage gains (17.6%) was twice that of its average share in 2017 (8.8%).
- Education and health services accounted for 13% of last year's net job increases, but only 5.5% of the increase in wages.
- Trade and hospitality accounted for 25% of the increase in jobs over the past year and 7% of the increase in wages.

Change in Wage and salary jobs in DC from Feb. 2017 to Feb. 2018  
(Calculated from 3-month moving averages)

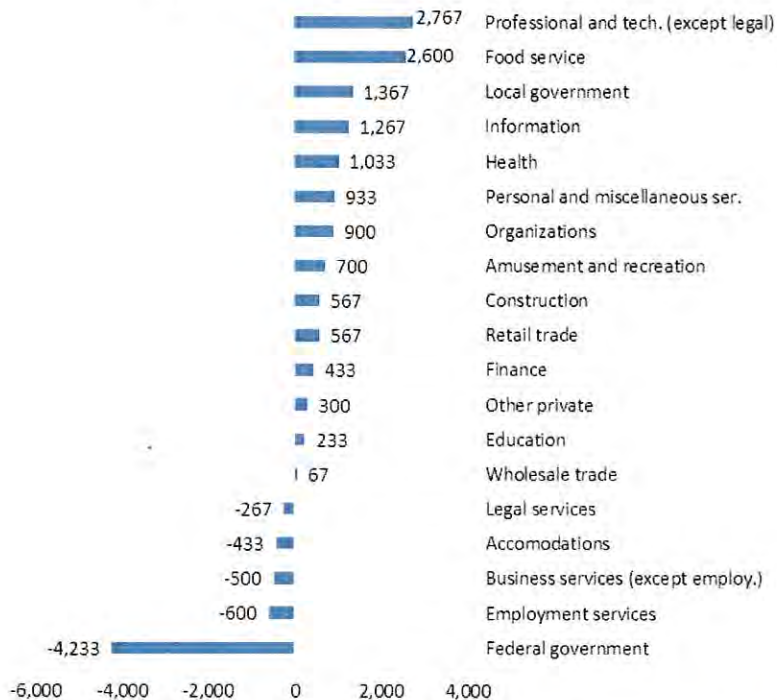


Table 8. Employment and income by sector of the DC economy: 12 mo average ending December 2017 (2017.4)

Sector	12 mo. average wage and salary employment in DC ending Dec 2017			12 mo avg. wages and salaries earned in DC ending Dec 2017			Percentage Distributions			
	Level	Change from Dec 2016		Level (\$B)	Ch. from Dec 2016		Employment		Wages	
		2016	% change		(\$B)	% change	Dec 2017	Change from Dec 2016	Dec 2017	Change from Dec 2016
Total	790,383	7,458	1.0	72.45	2.70	3.87	100.0	100.0	100.0	100.0
Federal government	199,408	-1,050	-0.5	23.36	0.62	2.73	25.2	-14.1	32.2	23.0
Local government	41,058	1,075	2.7	3.32	0.26	8.47	5.2	14.4	4.6	9.6
Business and professional services	166,508	1,650	1.0	18.95	0.70	3.81	21.1	22.1	26.2	25.8
Information and financial services	48,058	983	2.1	6.40	0.47	8.00	6.1	13.2	8.8	17.6
Education and health services	134,667	967	0.7	7.26	0.15	2.07	17.0	13.0	10.0	5.5
Trade and hospitality services	104,450	1,892	1.8	4.54	0.19	4.34	13.2	25.4	6.3	7.0
Organizations and personal services	74,408	1,575	2.2	6.82	0.22	3.30	9.4	21.1	9.4	8.1
Other private	21,825	367	1.7	1.79	0.09	5.46	2.8	4.9	2.5	3.4
<b>Private sector</b>	<b>549,917</b>	<b>7,433</b>	<b>1.4</b>	<b>45.77</b>	<b>1.82</b>	<b>4.14</b>	<b>69.6</b>	<b>99.7</b>	<b>63.2</b>	<b>67.4</b>
<b>Government</b>	<b>240,467</b>	<b>25</b>	<b>0.0</b>	<b>26.68</b>	<b>0.88</b>	<b>3.41</b>	<b>30.4</b>	<b>0.3</b>	<b>36.8</b>	<b>32.6</b>

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

## Wages and income

### DC income growth rose sharply in the December quarter

- Wages and salaries earned in the District of Columbia were 5.7% higher in the December quarter compared to the same quarter of 2016.
- Wages earned by DC residents grew an estimated 5.5% in the December quarter compared to last year.
- In the December quarter, DC Personal Income grew 3.8%, just below the US average (4.0%).
- The growth rate of proprietors' income was 3.7% in the December quarter.
- Pensions and other transfers grew 1.0% over last year in the December quarter; property income grew 4.7%.

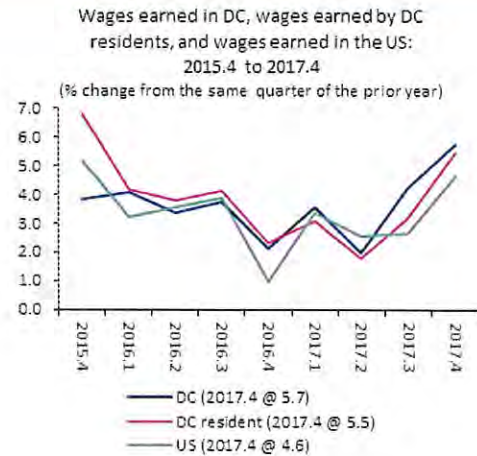


Table 9. DC Wages and Personal Income: December 2017 (2017.4)

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

Indicator	FY 2014	FY 2015	FY 2016	FY 2017	4-qtr. moving avg.	Latest qtr. (Dec.)
Wages and salaries earned in DC	63.91	66.88	69.39	71.45	72.45	73.85
1 year change	1.83	2.97	2.51	2.06	2.70	4.00
% change	2.9	4.6	3.8	3.0	3.9	5.7
Supplements to wages & salaries	17.16	17.93	18.58	19.27	19.48	19.75
% change	4.4	4.5	3.6	3.7	3.9	4.4
Income earned in DC**	76.77	81.09	84.51	87.17	88.11	89.15
% change	3.4	5.6	4.2	3.2	3.5	4.4
Net resident adjustment***	-46.18	-47.66	-49.15	-50.73	-51.47	-52.47
% change	1.4	3.2	3.1	3.2	4.1	6.0
Income earned by DC residents**	30.60	33.43	35.36	36.44	36.81	37.36
% change	6.6	9.3	5.8	3.1	3.1	4.1
Wages and salaries of DC residents****	22.85	24.48	25.63	26.30	26.65	27.27
change from one year ago	1.18	1.64	1.15	0.66	0.87	1.41
% change	5.5	7.2	4.7	2.6	3.4	5.5
Proprietors' income earned by DC residents*	4.90	5.90	6.57	6.89	6.95	7.04
% change	13.7	20.4	11.2	5.0	3.5	3.7
Property income of DC residents	8.73	9.30	9.49	9.83	9.94	10.12
% change	3.4	6.6	2.1	3.5	4.0	4.7
Pensions and other transfers for DC residents	5.97	6.13	6.50	6.67	6.68	6.75
% change	0.9	2.7	5.9	2.6	1.3	1.0
DC Personal Income	45.30	48.86	51.35	52.93	53.43	54.23
1 year change	2.22	3.56	2.49	1.58	1.58	1.99
% change	5.1	7.9	5.1	3.1	3.1	3.8
US Personal income (% change from prior year)	3.5	5.5	3.0	2.5	3.1	4.0
US Wages and salaries (% change from prior year)	4.0	5.3	3.9	2.4	3.3	4.6

#### Addendum:

DC res. wages as % of wages earned in DC 35.7 36.6 36.9 36.8 36.8 36.9

\* 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; date released March 22, 2018



## Population, jobs, and per capita income

**DC's per capita income growth picked up in the December quarter, but remained below the US average**

- For 2017, population increased 9,636 (1.4%) and wage and salary employment increased by 7,458 (1.0%).
- In the past year population and jobs are each estimated to have grown below their 5 year average amount from 2012 to 2017.
- In the December quarter, DC's per capita income grew at three quarters of the US average (2.4% v 3.2%).
- In the December quarter, however, wages per job in DC grew faster than in the US (4.7% v 3.1%).

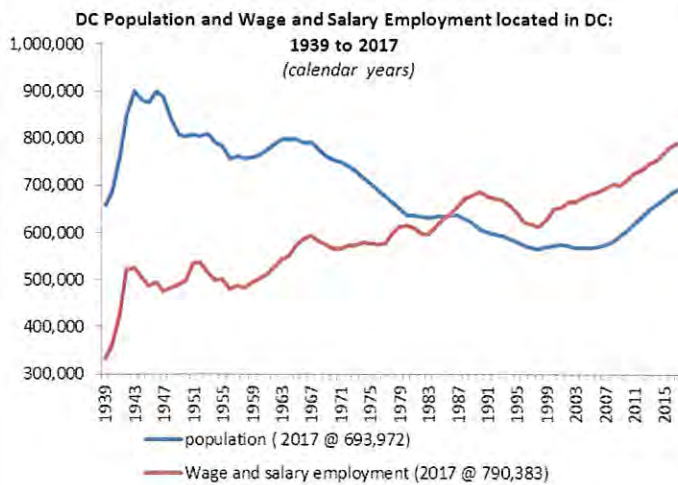
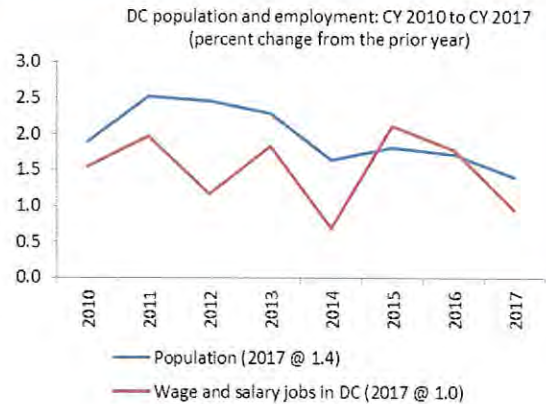


Table 10. DC Population and wage and salary employment located in DC: 2010 to 2017

Calendar year	Population			Wage and salary employment		
	Number	Change from prior yr. Number	%	Number	Change from prior yr. Number	%
2010	605,040	11,240	1.9	712,133	10,517	1.5
2011	620,336	15,296	2.5	726,208	14,075	2.0
2012	635,630	15,294	2.5	734,717	8,508	1.2
2013	650,114	14,484	2.3	748,108	13,392	1.8
2014	660,797	10,683	1.6	753,283	5,175	0.7
2015	672,736	11,939	1.8	769,242	15,958	2.1
2016	684,336	11,600	1.7	782,925	13,683	1.8
2017	693,972	9,636	1.4	790,383	7,458	1.0
Ch. from 2012 to 2017		58,342	9.4		55,667	7.7
Avg. annual ch.		11,668			11,133	

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

Table 11. Per capita income and wages per job in DC and the US: FY 2015 to December 2017

	DC					US				
	FY 2015	FY 2016	FY 2017	12-mo avg (Dec) 2017.4		FY 2015	FY 2016	FY 2017	12-mo avg (Dec) 2017.4	
<b>Per capita income</b>	72,935	75,350	76,525	76,974	77,705	48,027	49,098	49,987	50,384	50,939
% ch in per capita income	6.0	3.3	1.6	1.6	2.4	4.7	2.2	1.8	2.4	3.2
% ch in population	1.8	1.7	1.5	1.4	1.4	0.8	0.7	0.7	0.7	0.7
% ch in personal income	7.9	5.1	3.1	3.1	3.8	5.5	3.0	2.5	3.1	4.0
<b>Wages per job</b>	87,472	88,863	90,621	91,664	93,026	54,935	56,065	56,489	56,913	57,503
% ch in wages per job	2.9	1.6	2.0	2.9	4.7	3.1	2.1	0.8	1.7	3.1
% ch in wages and salary jobs	1.7	2.1	1.0	1.0	1.0	2.1	1.8	1.6	1.6	1.5
% ch in total wages	4.6	3.8	3.0	3.9	5.7	5.3	3.9	2.4	3.3	4.6
<i>US Consumer price index</i>						0.3	0.9	1.6	1.6	1.7

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



## Multifamily-unit housing and housing permits

### Housing stock continues to increase, but some slowdown evident in the first quarter of 2018

- According to CoStar, in March the inventory of apartments and condominiums increased by 6,338 (3.5%) from a year earlier. In the first quarter of 2018, however, inventory grew by only 613 from the end of 2017.
- For the 12-month period ending February, 5,288 housing permits were issued, up 6.0% from last year. However the 3-month total (454) was 39.2% below the same period as last year.
- Of the increase in multifamily-unit housing inventory over the 12-months ending 2018.1, 91.1% were in apartments. Of the housing permits issued over the past year, 93.4% were included in 43 buildings with 5 or more units.
- As of March, 13,207 multi-family units were under construction in 90 buildings. Of the construction, apartments accounted for 62% of the buildings and 87.6% of the units.

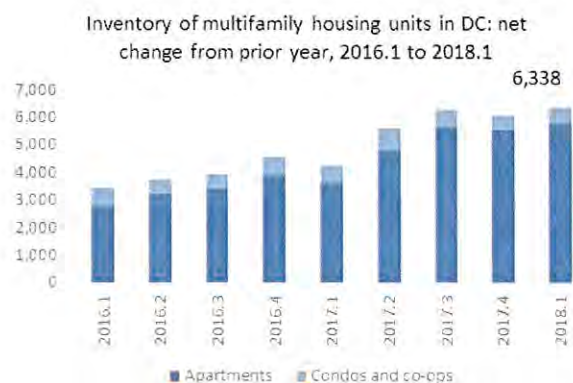


Table 12. Estimated DC households: 2012 to 2017

date	Population	pop/hh ratio	Estimated households	1 yr ch
2012	635,630	2.259	281,401	6,618
2013	650,114	2.260	287,653	6,252
2014	660,797	2.261	292,217	4,564
2015	672,736	2.263	297,328	5,112
2016	684,336	2.267	301,866	4,538
2017	693,972	2.271	305,521	3,655

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: February 2018

	FY 2015	FY 2016	FY 2017	12-mo. moving total	3-mo. moving total	This month
Total units	4,131	5,129	4,026	5,288	454	275
change from 1 yr ago	-336	998	-1,103	300	-293	30
% change from 1 year	-7.5	24.2	-21.5	6.0	-39.2	12.2
Multi-family projects with 5 or more units						
number	37	40	38	43	9	5
average size	112	128	106	123	50	54
Units in small projects with up to 4 units	399	333	376	351	44	5
% of all units	9.7	6.5	9.3	6.6	9.7	1.8

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 2018.1

CY	Inventory									Under construction					
	All Units			Apartments			Condominiums			Apartments			Condominiums		
	number	1 year ch.	%	build-ings	units	1 yr ch	build-ings	units	1 yr ch	build-ings	units per bldg.	build-ings	units	units per bldg.	
2012	162,887	2,073	1	2,693	121,477	2,044	598	32,734	29	34	7,837	231	2	244	122
2013	166,680	3,793	2.3	2,706	125,054	3,577	599	32,950	216	35	6,755	193	13	297	23
2014	171,418	4,738	2.8	2,725	129,660	4,606	606	33,082	132	42	6,820	162	38	972	26
2015	174,566	3,148	1.8	2,745	132,132	2,472	638	33,758	676	55	10,016	182	41	1,058	26
2016	179,136	4,570	2.6	2,766	136,039	3,907	670	34,421	663	58	11,459	198	35	1,421	41
2017	185,235	6,099	3.4	2,788	141,605	5,566	682	34,930	509	55	11,179	203	35	1,614	46
2018.1	185,848	6,338	3.5	2,790	142,134	5,772	686	35,014	566	56	11,565	207	34	1,642	48
1 Q ch.	613			2	529		4	84		1	386		-1	28	

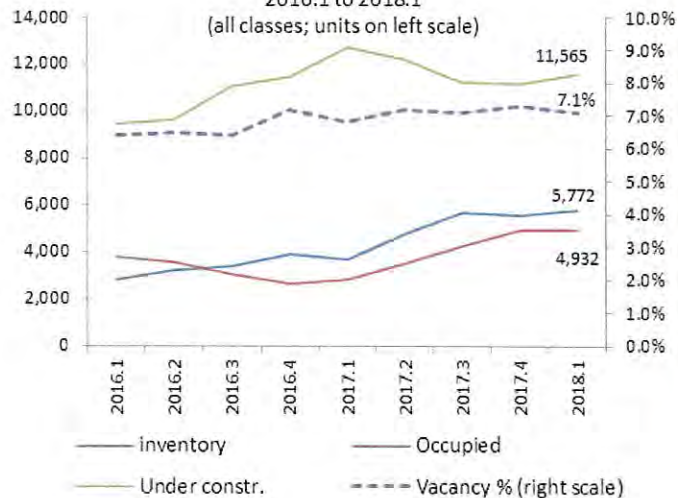
Source: CoStar. Includes units in privately-owned buildings with 5 or more units. CY amounts are last quarter of the year. Includes affordable units. Data is as of April 24, 2018. All units includes cooperative apartments, not shown separately. In 2017 there were 122 co-op buildings with 8,700 units with an average building size of 71.



## Occupancy rose by almost 5,000 units over the past year and the vacancy rate fell slightly

- According to CoStar, for the the 12-month period ending March occupied apartments rose by 4,932 (3.9%) from the prior year. The overall vacancy rate fell slightly to 7.1%, and rents were 0.6% higher.
- Class A units accounted 23.2% of all units in the city and 42.0% of vacant ones. The also accounted for 96.9% of the additions to apartment inventory over trhe past year, 91.8% of the increase in occupied units, and 86% of the new construction.
- Over the past year, Class rents declined by 0.6%, Class B rose 1.0%, and Class C rose 1.8%.
- Vacancy rates in March: Class A 12.8%, Class B 5.7%, and Class C 5.1%.

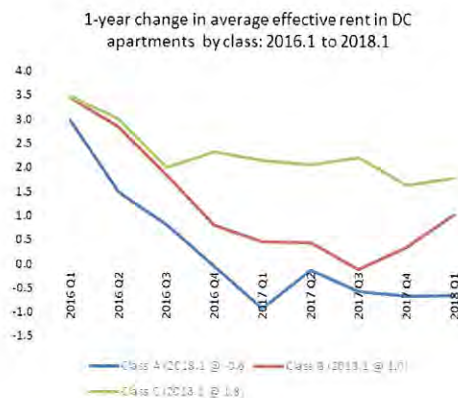
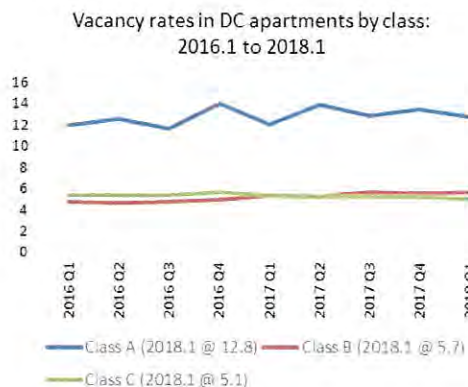
DC Apartment units: (1) 12-month change in inventory and occupancy, (2) number under construction, and (3) vacancy rate :



**Table 15. Apartment units in DC: 2012 to 2018.1**

	Level				Change from prior period						Average rent		1 yr ch in units under constr.
	number		Vacant	% vacant	Inventory		Occupied		Vacant		Effective rent per unit	1 yr % change	
	Inventory	Occupied			units	% ch	units	% ch	units	% ch			
2012	121,477	113,558	7,919	6.5	2,044	1.7	1,935	1.7	109	1.4	\$1,584	4.2	2798
2013	125,054	115,560	9,494	7.6	3,577	2.9	2,002	1.8	1575	19.9	\$1,617	2.1	-1082
2014	129,660	119,885	9,775	7.5	4,606	3.7	4,325	3.7	281	3.0	\$1,678	3.8	65
2015	132,132	123,713	8,419	6.4	2,472	1.9	3,828	3.2	-1356	-13.9	\$1,761	4.9	3196
2016	136,039	126,368	9,671	7.1	3,907	3.0	2,655	2.1	1252	14.9	\$1,785	1.4	1443
2017	141,605	131,312	10,293	7.3	5,566	4.1	4,944	3.9	622	6.4	\$1,791	0.3	-280
2018.1	142,134	132,098	10,036	7.1	5,772	4.2	4,932	3.9	840	9.1	\$1,800	0.6	386
1 Q ch	529	786	-257								\$9		

Source: CoStar, as of April 24, 2018.



**Table 16. Market rate apartment units in DC, Classes A, B, and C: 2018.1**

Class	Inventory					Occupied units			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	157	33,029	5,396	19.5	12.8	28,816	4,530	18.7	\$2,460	-0.6	44	9,957	226
Class B	785	50,900	267	0.5	5.7	48,198	239	0.5	\$1,771	1.0	12	1,608	134
Class C	1,840	57,944	-33	-0.1	5.1	54,992	167	0.3	\$1,300	1.8	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 April 24, 2018. The total amounts for apartments in table 15 includes a small number of units not shown here.



# Commercial office space

## Vacancy rate edged up in last quarter

• According to CoStar, for the the 12-month period ending March occupied office space increased by 0.29 million sq. ft. from the prior year while inventory rose by 0.89 msf. The vacancy rate edged up to 11.5% (including sublet) and average base rent rose 2.4%.

• The vacancy rate for class A space was 12.5% in March, up from 12.4% a year ago. Class A rent rose 0.7% over the past year.

• Space under construction in March 2018 (6.18 million square feet in 20 buildings) was 0.78 msf (14.4%) more than a year earlier.

• For Class B and Class C properties, inventory and occupancy have declined over the past year. Rents for these properties have increased more than in Class A, and the vacancy rate for Class B properties rose to 11.1%.

DC commercial office space: (1) 1 yr change in inventory and occupied space, (2) under construction, and (3) vacancy rate: 2016.1 to 2018.1 (million square feet)



Table 17. DC commercial office space: 2012 to 2018.1

CY (year end)	Inventory				Occupied space			Vacant space			Base rent (direct)		Under constr.		
	Build-ings	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	% ch	Level (msf)	Total %	Direct only %	\$ per sq ft.	1 yr % ch	Build-ings	msf	Avg. sf per bldg
2012	2,353	150.67	-0.11	-0.1	136.18	1.49	1.1	14.5	9.6	9.0	\$46.82	0.9	8	2.21	276,436
2013	2,350	151.36	0.69	0.5	136.62	0.44	0.3	14.7	9.7	9.2	\$46.92	0.2	12	2.13	177,131
2014	2,350	152.13	0.77	0.5	136.42	-0.21	-0.2	15.7	10.3	9.8	\$47.46	1.2	14	2.43	173,919
2015	2,350	152.82	0.70	0.5	135.83	-0.59	-0.4	17.0	11.1	10.7	\$48.13	1.4	17	3.42	200,953
2016	2,351	153.33	0.50	0.3	135.66	-0.17	-0.1	17.7	11.5	10.9	\$49.77	3.4	21	5.53	263,268
2017	2,353	154.00	0.67	0.4	136.86	1.20	0.9	17.1	11.1	10.3	\$50.90	2.3	22	6.52	296,265
2018.1	2,355	154.51	0.89	0.6	136.74	0.29	0.2	17.8	11.5	10.7	\$50.85	2.4	20	6.18	308,953
1 Q ch	2	0.51				-0.12			0.4	0.4	-\$0.05		-2.00	-0.34	

Source: CoStar, all classes and sizes. Data as of April 27, 2018

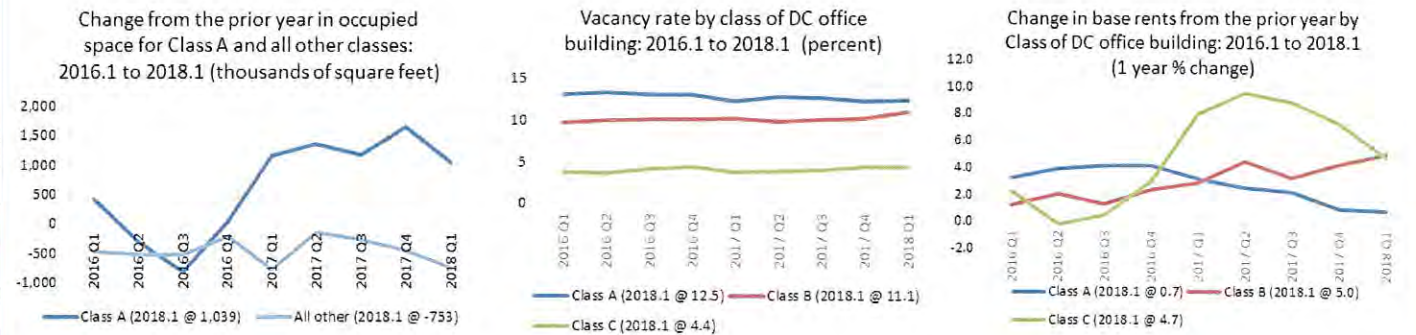


Table 18. DC Class A, B, and C commercial office space: 2018.1

Class	Inventory				Occupied space			Vacant space			Base rent (direct)		Under constr.	
	Build-ings	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	build-ings	msf
Class A	343	92.50	1.25	1.4	80.94	1.04	1.3	11.6	12.5	11.6	\$54.12	0.7	19	6.16
Class B	904	51.82	-0.28	-0.5	46.06	-0.65	-1.4	5.8	11.1	10.4	\$46.06	5.0	1	0.04
Class C	1,105	10.17	-0.04	-0.4	9.73	-0.10	-1.0	0.4	4.4	4.1	\$36.03	4.7	0	0.00

Source: CoStar. Data as of April 27, 2018



## Value of all property transfers

### Growth rate in the value of real property transfers has been slowing

- The value of March property transfers rose by 15.3% from last year as measured by the 3-month moving total, a fall from the much higher rates of the past two months. The 12-month moving total was \$14.65 billion, 6.3% more than last year.
- The rate of increase in occupied office space has slowed since 2010, generally lagging behind the percentage change in jobs located in DC. During the past year, however, as the rate of job growth slowed, office space growth picked up.
- Since 2010, the growth rate of multifamily housing inventory increased while the rate of population growth slowed.

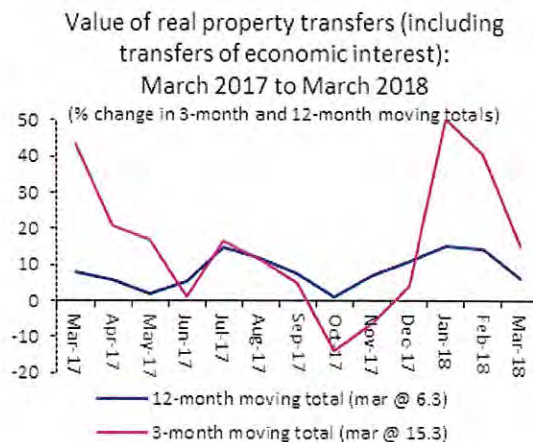


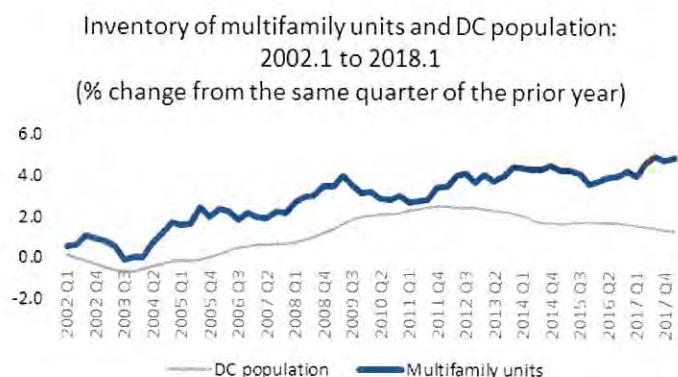
Table 19. Market Value of Real Property transfers subject to the Deed Transfer or Economic Interest tax:  
March 2018

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	12-mo moving total	3-month moving total	This month
All property transfers (\$ million)	11,063.9	11,569.8	14,766.3	13,035.9	13,998.6	14,654.4	3,884.2	1,049.0
change from one year ago (\$M)	1,530.6	505.8	3,196.5	-1,730.3	962.6	870.2	514.4	-519.1
% change from 1 year ago	16.1	4.6	27.6	-11.7	7.4	6.3	15.3	-33.1

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).

### Longer term view of occupied office space, multifamily housing units, jobs, and population in DC: 2002.1 to 2018.1





## Single family and condominium housing

### Sales and average price of single family homes weaken

- The 3-month moving total of single family home sales in March was down 2.5% from a year earlier, and the average selling price was 5.5% lower. The year-to-date median sales price (\$658,000) was 4.4% higher than the prior year.
- March condominium sales were up 1.1% from last year as measured by the 3-month moving total, while the average selling price was 1.7% lower. The year-to-date median sales price (\$445,000) was down 3.1% from last year.
- The total value of all home sales in March fell by 5.1% from last year as measured by the 3-month moving total.

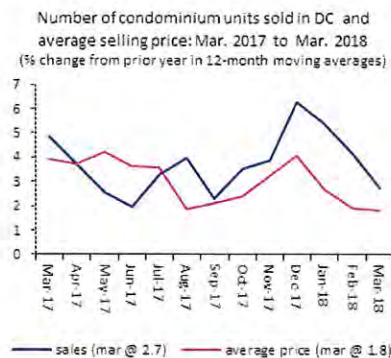
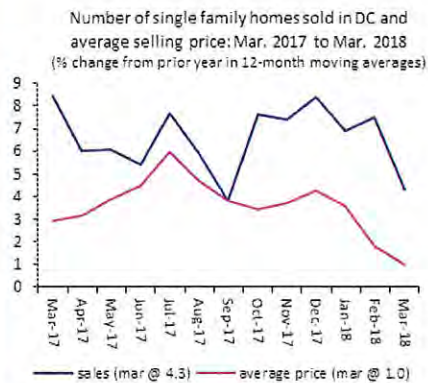


Table 20. D.C. Residential Real Estate Indicators: March 2018

Indicator	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	12-mo moving	3-mo moving	This month
						total or average	total or average	
<b>Number of sales (settled contracts)</b>								
Single family	3,979	4,024	4,097	4,385	4,552	4,710	952	357
1 year change	416	45	73	288	167	194	-24	-64
% change	11.7	1.1	1.8	8.7	3.8	4.3	-2.5	-15.2
Condo	3,487	3,592	3,832	3,955	4,046	4,177	898	351
1 year change	703	105	240	123	91	111	10	-6
% change	25.3	3.0	6.7	5.6	2.3	2.7	1.1	-1.7
<b>Average prices of units that sold</b>								
Single family (\$)	712,799	736,362	767,870	794,668	824,857	820,003	773,093	771,619
1 year change	82,690	23,563	31,508	26,798	30,189	7,819	-44,889	-23,225
% change	13.1	3.3	4.3	5.8	3.8	1.0	-5.5	-2.9
Condo (\$)	447,827	472,419	499,650	500,824	511,247	518,810	519,723	530,533
1 year change	18,216	24,592	27,232	1,173	10,423	9,141	-8,914	16,518
% change	4.2	5.5	5.8	2.2	2.1	1.8	-1.7	3.2
<b>Total value of all sales (\$ million)</b>								
	4,397.8	4,660.0	5,060.6	5,465.4	5,823.3	6,029.3	1,202.7	461.7
1 year change	956.7	262.2	400.6	404.8	357.9	289.1	-65.1	-56.4
% change	27.8	6.0	8.6	12.4	6.5	5.0	-5.1	-10.9
<b>Ratio: active inventory to sales</b>								
Single family	1.6	1.6	1.5	1.6	1.6	1.4	1.3	1.3
Condo	1.7	1.9	1.7	1.8	1.8	1.7	1.7	1.6

**Median contract prices, CY to date in March 2018:** single family \$658,000 (4.4% 1 yr ch); condo \$445,000 (-3.1% 1 yr ch)

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

Source: Metropolitan Regional Information Systems (MRIS); median price and inventory accessed through Greater Capital Area Assn. of Realtors.



## Single family and condominium housing

### In the December quarter, DC home prices grew more slowly than in the US

•The percentage change in DC home prices slowed slightly 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 5.1%. The US index was up 7.0%, and the Washington metropolitan area gain was 4.6%.

•23.9% of all single family sales for the 12-months ending March were for properties greater than \$1 million.

•In the December quarter, sales of new condominiums over the past 12 months were 26.2% lower than a year earlier.

**Table 21. Federal Housing Finance Agency Price Index for single family property in DC, DC metro area, and US: December 2017 (2017.4)**

Indicator	Fiscal year average				Last 2 Q's	
	FY 2014	FY 2015	FY 2016	FY 2017	2017.3	2017.4
<b>% change from prior year in value of index</b>						
DC	7.2	8.3	5.4	6.9	5.7	5.1
DC metro area	5.7	3.4	2.6	4.8	4.4	4.6
US	6.3	5.6	5.6	6.8	6.9	7.0

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.

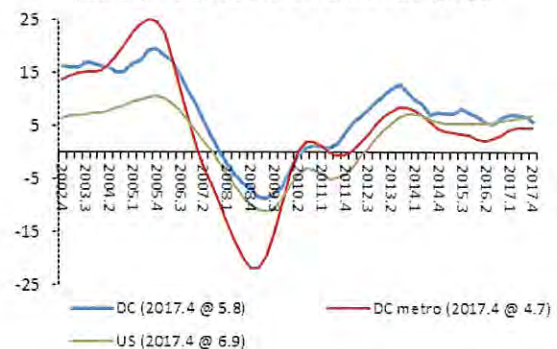
FHFA Expanded-data housing price index for DC: 2015.4 to 2017.4  
(% change from prior year in 3-mo and 12-mo avg)



DC Personal Income and FHFA Housing index: 2010.4 to 2017.4  
(% change from prior year in 12-month moving average)



FHFA expanded-data housing price index for DC, the Washington Metropolitan area, and the US: 2002.4 to 2017.4  
(% 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: March 2018**

Category	FY 2015	FY 2016	FY 2017	12-mo	3-mo	This month
				moving total	moving total	
Single family homes	765	936	1,057	1,125	187	77
1 year change	31	171	121	118	-24	-20
% change	4.2	30.5	12.9	11.7	-11.4	-20.6
percent of all single family sales	18.7	21.3	23.2	23.9	19.6	21.6
Condominiums	160	167	189	214	46	19
1 year change	32	7	22	24	-7	2
% change	25.0	21.9	13.2	12.6	-13.2	11.8
percent of all condominium sales	4.2	4.2	4.7	5.1	5.1	5.4

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 2018.1**

	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:		
2018.1	259	496
1 yr ch	-50	-122
% ch.	-16.2	-19.7

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



# Hospitality

## Hotel revenues lower than last year at this time due to the 2017 Inauguration

● In February the 3-month moving total for hotel room-days sold was 0.4% below a year earlier. The average room rate was 17.8% lower, and hotel revenue was down 18.2%, reflecting the impact of the inauguration in January 2017.

● Employment in food services was 5.2% more in February than a year earlier as measured by the 3-month moving average. Hotel employment was down by 2.9%.

● January 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 2.6%. For the past 12-months, total traffic into the DC area was 2.5% higher.

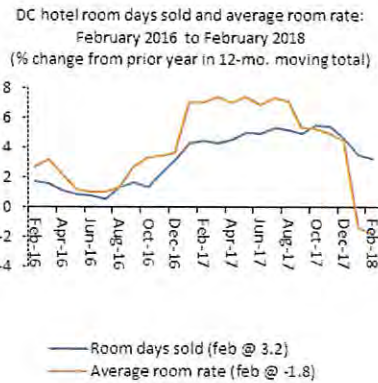
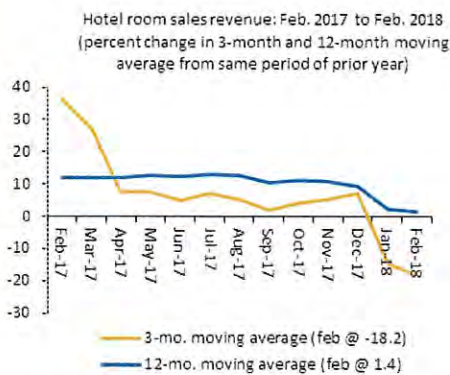


Table 27. Hospitality Industry: February 2018

Indicator	Units	date	FY 2014	FY 2015	FY 2016	12-month moving total or average*	3-month moving total or average*	This month	
<b>Hotel stays</b>									
Hotel room-days sold	('M)	feb	7.869	8.197	8.332	8.842	1.757	0.624	
			1 yr ch	0.189	0.328	0.135	0.276	-0.008	0.009
			1 yr % ch	2.5	4.2	1.3	3.2	-0.4	1.5
Average room rate	\$	feb	209.87	215.34	221.19	226.74	178.53	196.25	
			1 yr ch	2.56	5.46	7.18	-4.05	-38.76	-7.12
			1 yr % ch	1.2	2.6	3.3	-1.8	-17.8	-3.5
Occupancy rate (average)	%	feb	76.6	77.5	78.0	78.1	62.1	70.5	
			1 yr ch	0.8	0.9	0.5	-0.8	-2.9	-2.2
			1 yr % ch	1.0	1.2	0.7	-1.0	-4.5	-3.0
Room revenue	(\$M)	feb	1,651.4	1,765.1	1,843.0	2,004.9	313.6	122.5	
			1 yr ch	59.4	113.6	83.2	28.0	-69.8	-2.6
			1 yr % ch	3.7	6.9	4.7	1.4	-18.2	-2.1
<b>Airline passengers</b>									
DCA	1 yr % ch	jan	0.0	10.3	2.8	-0.1	-2.6	-9.0	
IAD	1 yr % ch	jan	-1.9	0.3	-0.1	3.1	1.7	0.0	
BWI	1 yr % ch	jan	-0.5	4.1	6.0	4.4	5.2	3.7	
Total	1 yr % ch	jan	-0.8	4.8	3.0	2.5	1.6	-1.8	
<b>Employment</b>									
Accommodations	level ('000)	feb	15.2	15.2	14.9	14.8	14.3	14.3	
			1 yr ch	0.0	0.0	-0.3	-0.1	-0.4	-0.5
			1 yr % ch	-0.2	-0.2	-1.9	-0.9	-2.9	-3.4
Food and bev	level ('000)	feb	47.1	49.7	51.5	53.1	52.5	53.0	
			1 yr ch	2.0	2.7	1.7	1.5	2.6	2.8
			1 yr % ch	4.3	5.6	3.5	3.0	5.2	5.6

\* Total for hotel rooms sold and room revenue.

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



**Spending for defense far outpaced that for federal non-defense activities in the March quarter**

- Compared to the same quarter a year ago, in the March quarter Nominal GDP growth was 4.8% and real growth was 2.9%
- The seasonally adjusted annual rate of real GDP growth from 2017.4 to 2018.1 fell to 2.3%; nominal growth fell to 4.3%.
- Federal government consumption and investment for all activities was 2.7% higher in the 2017.4 quarter than a year earlier, about 56 percent of the growth rate (4.8%) for nominal GDP.
- In the 2018.1 quarter, defense spending over the prior year grew 5.4% compared to 2.7% for non-defense

Federal non-defense spending and US GDP: 2014.1 to 2018.1 (1 year % change)

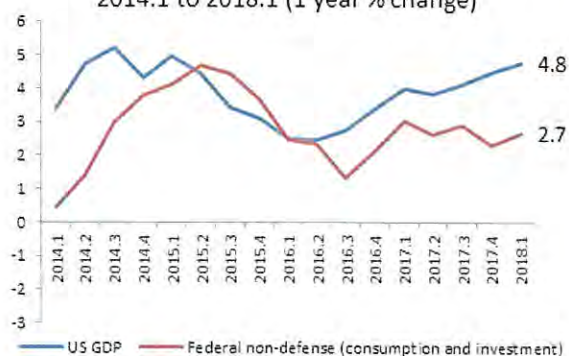


Table 29. Federal government consumption and investment, US GDP accounts: 2018.1

(percent change from same period of prior year)

Indicator	FY 2015	FY 2016	FY 2017	12-mo avg	2018.1
<b>Non-defense</b>	<b>4.3</b>	<b>2.4</b>	<b>2.7</b>	<b>2.6</b>	<b>2.7</b>
Compensation of employees	4.2	4.0	4.0	3.9	3.7
Purchases of goods and services	7.6	1.8	-0.4	1.0	2.0
Gross investment	3.2	1.3	3.8	2.0	0.5
<b>Defense</b>	<b>-2.7</b>	<b>-0.2</b>	<b>0.9</b>	<b>3.4</b>	<b>5.4</b>
Compensation of employees	-0.5	1.0	2.4	3.0	2.5
Purchases of goods and services	-6.1	-1.2	-2.2	2.5	9.8
Gross investment	-2.9	0.6	5.2	10.0	9.5
<b>All federal consumption and invest.</b>	<b>-0.1</b>	<b>0.9</b>	<b>1.6</b>	<b>3.1</b>	<b>4.2</b>

Source: BEA (April 27, 2018). Nominal values.

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

Table 28. US GDP, income, and inflation: 2018.1

(percent change from same period of prior year)

Indicator	FY 2015	FY 2016	FY 2017	12-mo avg	2018.1
GDP real	3.0	1.5	2.1	2.5	2.9
GDP nominal	4.3	2.7	3.8	4.3	4.8
Consumption	4.3	4.0	4.5	4.4	4.5
Investment	7.3	-1.1	4.2	6.3	6.7
Corporate profits*	3.7	2.4	5.9	na	na
S and P stock index	9.7	0.4	13.8	16.7	17.6
US CPI	0.3	0.9	1.9	1.6	1.8

Source: BEA (April 27, 2018), BLS, Yahoo. na=not available

\*Before tax, with IVA and CCAAdj.

Defense and non-defense federal spending: 2014.1 to 2018.1 (1 Year % change)



Table 30. Qtr. to Qtr. ch. in US GDP: 2017.1 to 2018.1

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

Indicator	2017.1	2017.2	2017.3	2017.4	2018.1
US GDP real	1.2	3.1	3.2	2.9	2.3
US GDP nominal	3.3	4.1	5.3	5.3	4.3
Wages and salaries	6.1	3.1	4.7	4.4	5.5
Personal income	5.5	2.3	3.2	4.5	4.4

Note: GDP=Gross Domestic Product Source: BEA, updated Apr. 27, 2018.

Quarterly change in US Real and Nominal GDP: 2016.1 to 2018.1

(% change from the previous quarter at annual rates)

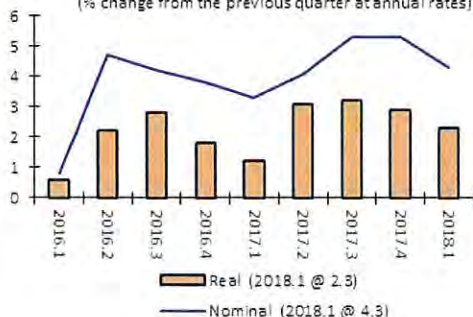


Table 31. Monthly selected US Indicators: October 2017 to February 2018

Indicator	October	November	December	January	February
S and P stock index (level)	2557	2594	2664	2790	2705
% change from prior month	2.6	1.4	2.7	4.7	-3.0
% change from 1 year ago	19.4	19.8	18.6	22.6	16.1
10 yr. Treasury Interest rate (level)	2.36	2.35	2.40	2.58	2.86
CPI % ch from prior month (seasonally adjusted)	0.08	0.34	0.20	0.54	0.15
CPI % ch from prior year (seasonally adjusted)	2.03	2.20	2.11	2.14	2.26
Jobs (seasonally adjusted level, in millions)	147.234	147.450	147.625	147.864	148.177
change from prior month (thousands)	271	216	175	239	313
% change from prior month	0.2	0.1	0.1	0.2	0.2
Resident employment (season. adj. level, in mil.)	153.846	153.917	154.021	154.430	155.215
change from prior month (thousands)	-478	71	104	409	785
% change from prior month	-0.3	0.0	0.1	0.3	0.5
Unemployment rate (seasonally adj.)	4.1	4.1	4.1	4.1	4.1

Source: BLS and Yahoo! Finance.



## DC tax collections

Total DC tax collections (before earmarking):  
March 2013 to March 2018

(12-month moving total in March 2018 is \$7,620 million)

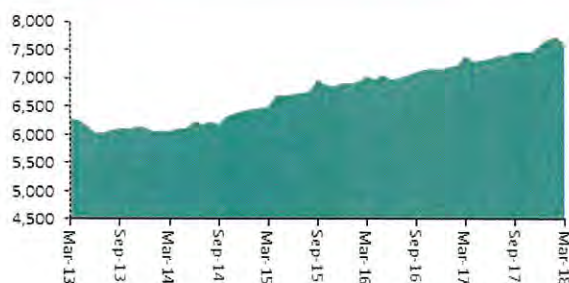


Table 32. Tax Collections (before earmarking): March 2018 (Preliminary)

Tax	Revenue (from CAFR)				Tax collections			
	FY 2014	FY 2015	FY 2016	FY 2017	12-month moving total	FY 2018 to date	3-month moving total	This month
Total taxes	6,290.0	6,916.8	7,241.0	7,472.9	7,619.7	3,328.0	2,079.4	1,148.2
1 year change	189.5	626.9	324.2	239.3	223.0	159.4	41.1	-123.1
% change	3.1	10.0	4.7	3.3	3.0	5.0	2.0	-9.7
Real property	2,015.6	2,194.5	2,357.5	2,473.3	2,530.6	988.3	921.1	872.8
1 year change	100.7	178.9	163.0	115.9	-13.7	47.0	10.1	-37.0
% change	5.3	8.9	7.4	4.9	-0.5	5.0	1.1	-4.1
General sales	1,172.1	1,315.3	1,343.1	1,419.2	1,443.9	720.3	334.4	104.2
1 year change	34.2	143.2	27.8	76.1	68.4	23.8	-2.5	5.5
% change	3.0	12.2	2.1	5.7	5.0	3.4	-0.7	5.6
Individual income	1,679.2	1,868.0	1,907.9	1,958.3	2,027.8	949.4	461.5	40.3
1 year change	38.3	188.9	39.8	50.4	153.3	112.2	35.6	-43.1
% change	2.3	11.2	2.1	2.6	8.2	13.4	8.4	-51.7
withholding	1,472.9	1,553.2	1,627.6	1,766.6	1,792.6	926.3	508.9	150.2
1 year change	81.7	80.3	74.4	139.0	118.7	48.1	24.8	-2.6
% change	5.9	5.5	4.8	8.5	7.1	5.5	5.1	-1.7
non-withholding	206.2	314.8	280.3	191.7	235.3	23.2	-47.3	-109.9
1 year change	-43.4	108.6	-34.5	-88.6	34.7	64.1	10.8	-40.5
% change	-17.4	52.7	-11.0	-31.6	17.3	nm	nm	nm
Corporate income	280.2	308.0	387.1	389.2	371.5	141.7	61.0	37.7
1 year change	-18.8	27.8	79.1	2.1	29.2	-32.6	-17.6	-8.6
% change	-6.3	9.9	25.7	0.6	8.5	-18.7	-22.4	-18.6
Unincorporated Bus.	135.4	139.8	169.4	165.0	156.2	48.1	17.8	6.5
1 year change	-18.9	4.4	29.6	-4.4	-11.1	-7.4	-4.8	-10.8
% change	-12.3	3.2	21.2	-2.6	-6.6	-13.4	-21.2	-62.5
Deed taxes*	391.2	480.6	445.2	460.9	473.5	235.5	119.0	33.2
1 year change	18.4	89.4	-35.4	16.7	-1.1	11.6	6.3	-14.9
% change	4.9	22.8	-7.4	3.8	-0.2	5.2	5.6	-31.0
Other taxes	616.4	610.6	630.9	606.9	616.1	244.6	164.5	53.5
1 year change	35.6	-5.8	20.3	-17.6	-2.1	4.7	13.9	-14.2
% change	6.1	-0.9	3.3	-2.8	-0.3	2.0	9.2	-21.0

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

Note: (1) Revenues for the fiscal years 2014 through 2017 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.

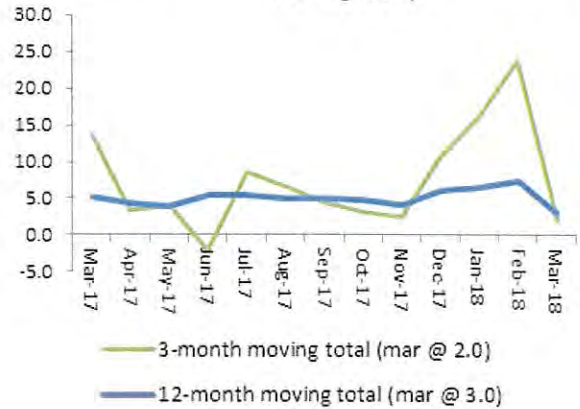
Source: OCFO/ORR nm = not meaningful due to negative numbers



**Individual and deed tax collections led revenue growth over the past 3 months**

- For the 12 month period ending March total tax collections (before earmarking) were \$223 million (3.0%) more than in the prior year. For the last 3 months they were 2.0% above last year.
- Individual income tax collections were 8.2% above last year for the 12-months ending March and withholding was 7.1% higher. For the past 3 months, withholding was up 5.1% and all income tax collections were up 8.4%.
- General sales tax collections were 5.0% above last year for the 12-months ending March. For the past 3 months, they were 0.7% below last year.
- Deed tax collections for the 12-months ending March were down 0.2% from last year; for the past 3 months they were up 5.6%.
- Corporate income taxes in March were up 8.5% and unincorporated business income taxes fell 6.6% from last year (12-mo. totals).

**Total tax collections (before earmarks):  
March 2017 to March 2018**  
(% change from prior year: 3-month and 12-month moving totals)



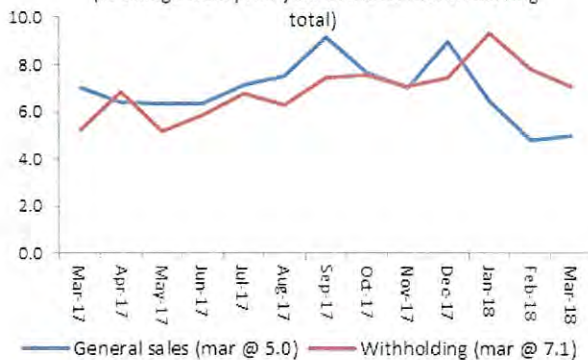
**General Sales tax collections (before earmarks):  
March 2017 to March 2018**  
(% change from prior year: 3-months and 12-month moving totals)



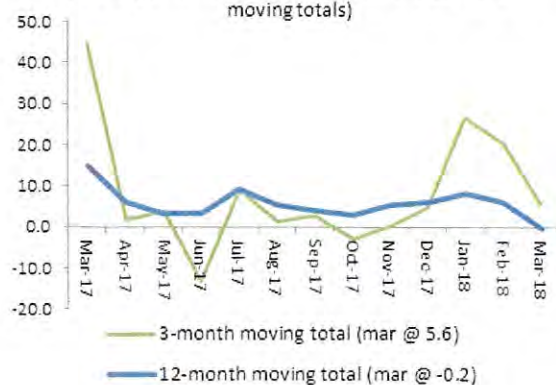
**Withholding for the Individual Income tax:  
March 2017 to March 2018**  
(% change from prior year: 3-month and 12-month moving totals)



**General Sales tax and Withholding for the Individual Income tax:  
March 2017 to March 2018**  
(% change from prior year in the 12-month moving total)



**Deed tax collections (before earmarks):  
March 2017 to March 2018**  
(% change from prior year: 3-month and 12-month moving totals)





## US economic forecasts

### March Blue Chip forecast raises outlook for FY 2019

- The March Blue Chip Indicators kept real GDP growth in FY 2018 at 2.7% and added to its FY 2019 forecast to hold it steady at 2.7%. Nominal growth is estimated at 4.8% for FY 2018 and 4.9% in FY 2019.
- CBO's April 2018 economic and budget outlook: real growth rates of 2.8% in FY 2018 and 3.1% in FY 2019.
- The Blue Chip Indicators March forecast for inflation (CPI): 2.4% for FY 2018 and 2.1% for FY 2019.
- Global Insight and Moody's Analytics March forecasts expect US Personal Income growth to accelerate in FY 2018 and FY 2019. The forecast range is 4.0% to 4.4% for FY 2018, and both expect 5.2% for FY 2019. (FY 2017 was 2.6%).
- S&P 500 March baseline forecasts: For the 4th quarter of 2018, Global Insight says it will be 4.1% higher than a year earlier, Moody's says it will be 1.8% higher.

Table 33. Forecasts for US nominal and real GDP: FY 2014 through FY 2019  
(% change from prior fiscal year)

Fiscal year and date of forecast	real			nominal		
	Blue Chip	IHS		Blue Chip	IHS	
		Moody's Analytics	Global Insight		Moody's Analytics	Global Insight
<b>FY 2014 Actual</b>	2.6	2.6	2.6	4.4	4.4	4.4
<b>FY 2015 Actual</b>	3.0	3.0	3.0	4.3	4.3	4.3
<b>FY 2016 Actual</b>	1.5	1.5	1.5	2.7	2.7	2.7
<b>FY 2017 Actual</b>	2.1	2.1	2.1	3.8	3.8	3.8
<b>FY 2018</b>						
December	2.6	2.8	2.6	4.7	4.7	4.7
January	2.7	2.8	2.6	4.8	4.7	4.6
February	2.7	2.8	2.7	4.8	4.8	4.9
March	2.7	2.9	2.6	4.8	4.9	4.7
<b>FY 2019</b>						
January	2.5	2.4	2.6	4.6	5.4	4.9
February	2.5	2.9	2.8	4.7	5.8	5.3
March	2.7	3.0	3.0	4.9	5.8	5.3

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

Blue Chip Indicators estimate of US Nominal and Real GDP: FY 2012 to FY 2019  
(% change from the prior year; March 2018 estimate)



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	2.8	3.1	2.1
Nominal GDP (% ch from prior yr.)	3.8	4.8	5.1	4.2
CPI (% ch from prior yr.)	2.1	2.2	2.1	2.4
10 yr. Treasury bond rate	2.3	2.8	3.5	4.0
Unemployment rate	4.5	3.9	3.3	3.5

Source: Congressional Budget Office, An Update to *The Budget and Economic Outlook: 2018 to 2028*, April 2018

Table 36. Forecasts for S and P 500: 2016.4 to 2018.4

Forecast date	% change from prior year			% change from prior year		
	2016.4	2017.4	2018.4	2016.4	2017.4	2018.4
	Global Insight			Moody's Analytics		
December	6.4	18.7	-0.2	6.4	19.3	-1.3
January	6.4	19.1	2.2	6.4	19.3	-1.3
February	6.4	19.2	7.7	6.4	19.2	3.7
March	6.4	19.2	4.1	6.4	19.2	1.8

Source: IHS Global Insight, Moody's Analytics. Baseline forecasts

Table 35. Forecasts for US Personal Income: FY 2016 to FY 2019

Forecast date	% change from prior fiscal year				% change from prior fiscal year			
	2016	2017	2018	2019	2016	2017	2018	2019
	Global Insight				Moody's Analytics			
Dec	3.0	2.5	4.0	4.8	3.0	2.5	4.2	5.0
Jan	3.0	2.5	4.1	5.2	3.0	2.5	4.2	5.0
Feb	3.0	2.5	4.0	5.2	3.0	2.5	4.3	5.2
Mar	3.0	2.6	4.0	5.2	3.0	2.6	4.4	5.2

Source: IHS Global Insight, Moody's Analytics. Baseline forecasts

Table 37. Blue Chip forecasts for CPI and 10 year Treasury interest rate: FY 2017 to FY 2019

Forecast date	CPI			10 yr Treasury rate		
	2017	2018	2019	2017	2018	2019
Dec	2.0	2.1		2.3	2.6	
Jan	2.1	2.1	2.1	2.3	2.6	3.1
Feb	2.1	2.3	2.2	2.3	2.7	3.2
Mar	2.0	2.4	2.1	2.3	2.8	3.3

Source: Blue Chip Indicators



**Global Insight and Moody's Analytics differ on outlook for DC's economy through 2020**

- **Jobs:** Global Insight keeps DC job growth in the 7,500 to 9,000 range (about 1 % per year) through FY 2020. Moody's is a little more optimistic for FY 2018, then annual growth drops down to 2,800 (0.3%) by 2020.
- **Population:** Global Insight anticipates a modest, gradual slowdown in annual population growth, Moody's has a sharper decline which essentially cuts all net in-migration by 2019.
- **Income:** Global Insight has Personal Income growth rising to 5.0% in FY 2019, close to the US rate of 5.2%. Moody's has a 4.1% growth rate for that year.
- **Apartments and office space.** Delta Associates anticipate that the supply of new office and apartment space will outpace demand over the next several years.

**Table 38. Forecasts of DC jobs and population to FY 2020**

	Global Insight				Moody's Analytics		
	FY	Level	1 year change		Level	1 year change	
			amount	%		amount	%
<b>Jobs</b>	2017	788,575	7,692	1.0	788,550	7,675	1.0
	2018	796,021	7,446	0.9	796,875	8,325	1.1
	2019	805,309	9,288	1.2	804,000	7,125	0.9
	2020	813,260	7,950	1.0	806,800	2,800	0.3
<b>Population</b>	2017	692,750	9,987	1.5	692,800	9,900	1.4
	2018	701,882	9,132	1.3	699,225	6,425	0.9
	2019	710,060	8,178	1.2	703,725	4,500	0.6
	2020	717,315	7,254	1.0	707,950	4,225	0.6

Source: March baseline forecasts from Global Insight and Moody's Analytics

**Table 39. Forecasts of DC resident jobs, households, and housing starts to FY 2020**

	FY	Global Insight	Moody's Analytics
<b>Resident jobs (1 year change)</b>			
	2017	6,483	9,900
	2018	6,098	6,425
	2019	9,330	4,500
	2020	7,477	4,225
<b>Households (1 year change)</b>			
	2017	1,849	4,375
	2018	3,406	2,575
	2019	3,834	3,550
	2020	3,458	3,650
<b>Housing starts</b>			
	2017	4,478	4,202
	2018	5,280	5,379
	2019	2,834	4,032
	2020	2,367	3,855

Source: March baseline forecasts from Global Insight and Moody's Analytics

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

Date of est.	Global Insight				Moody's Analytics			
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2017	FY 2018	FY 2019	FY 2020
December	3.2	3.1	4.8	5.4	3.8	4.2	3.9	4.0
January	2.9	3.1	5.1	5.5	2.9	2.1	3.9	4.0
February	2.9	3.1	5.0	5.3	2.9	2.1	4.1	4.0
March	2.9	3.3	5.0	5.7	2.9	2.8	4.1	3.9

Source: Baseline forecasts from Global Insight and Moody's Analytics

**Table 41. March forecasts for employment and Personal Income for DC, the metro area, and the US: FY 2016 to FY 2019**

(percent change from prior year)

Indicator	Global Insight				Moody's Analytics			
	2016	2017	2018	2019	2016	2017	2018	2019
<b>Wage and salary jobs</b>								
DC	2.1	1.0	0.9	1.2	2.1	1.0	1.1	0.9
Metro area					2.0	1.7	1.2	1.2
US	1.9	1.6	1.5	1.9	1.9	1.6	1.6	1.4
<b>Personal Income</b>								
DC	5.1	2.9	3.3	5.0	5.1	2.9	2.8	4.1
Metro area					3.9	2.7	3.9	4.7
US	3.0	2.6	4.0	5.2	3.0	2.6	4.4	5.2

Source: IHS Global Insight and Moody's Analytics. Baseline forecasts

**Table 42. Mar. DC forecasts for wages and unemployment: FY 2016 to FY 2019 (% change from prior year)**

	Global Insight				Moody's Analytics			
	2016	2017	2018	2019	2016	2017	2018	2019
<b>Wages and salaries earned in DC</b>								
	3.8	2.5	3.4	4.4	3.8	2.5	3.6	5.4
<b>DC resident wages and salaries</b>								
	4.7	2.3	3.2	4.6	4.7	2.3	2.5	4.2
<b>DC Unemployment rate (level)</b>								
	6.2	6.1	5.7	5.1	6.2	6.1	5.9	5.8

Source: IHS Global Insight and Moody's Analytics. Baseline forecasts.

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

Indicator	DC	No VA	Sub MD	Total	DC % of total
<b>Inventory March 2018</b>					
Inventory (msf)	26,069	69,727	38,874	134,370	19.4
<b>Estimated net activity to March 2021</b>					
new supply (msf)	14,678	12,832	9,553	37,063	39.6
new demand (msf)	11,970	11,025	8,820	31,500	38.0

Source: Delta Associates

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

Indicator	DC	No VA	Sub MD	Total	DC % of total
<b>Inventory December 2017</b>					
Inventory (msf)	143.1	182.5	85.7	411.3	34.8
<b>Estimated net activity to December 2019</b>					
new supply (msf)	6.3	2.1	1.9	10.3	61.2
new demand (msf)	4.2	3.4	1.4	8.9	47.2

Source: Delta Associates msf = million square feet



## DC revenue estimate

**The February estimate for tax revenue (before earmarks): \$213 million more in FY 2018 than in FY 2017, followed by a \$242 million increase in FY 2019**

- The tax revenue increase (before earmarks) of 3.3% in FY 2017 is estimated to be followed by a 2.9% increase in FY 2018, and 3.2% in FY 2019. The estimates reflect growth in the DC economy and the effects of scheduled tax cuts for FY 2018.
- Real property tax growth of \$115.9 million in FY 2017 accounted for 48.4% of the net increase in taxes for that year. Real property's share of the increase for FY 2018 is 54.0% and for FY 2019 is 37.0%.
- Individual income tax revenue rose 2.6% in FY 2017, and is expected to grow by 4.9% in FY 2018, then rise 4.3% in FY 2019.
- The General sales tax, which grew 5.7% in FY 2017, is estimated to grow 4.4% in FY 2018 and again in FY 2019.
- Deed taxes, which grew 3.8% in FY 2017, are estimated to rise 1.7% in FY 2018 and increase 1.0% in FY 2019.

**Table 45. DC Tax Revenue (before earmarks) for FY 2017 through FY 2020: February 28, 2018 revenue estimate**

Tax	FY level (\$ million)				Change from prior year (\$ M)				% change from prior year			
	2017	2018	2019	2020	2017	2018	2019	2020	2017	2018	2019	2020
Real property	2,473.3	2,588.4	2,678.4	2,767.5	115.9	115.1	90.0	89.1	4.9	4.7	3.5	3.3
Deed taxes	460.9	468.8	473.5	488.3	16.7	7.9	4.8	14.8	3.8	1.7	1.0	3.1
General sales	1,419.2	1,481.0	1,546.6	1,611.0	76.1	61.8	65.6	64.4	5.7	4.4	4.4	4.2
Individual income	1,958.3	2,054.6	2,142.8	2,224.4	50.4	96.4	88.1	81.6	2.6	4.9	4.3	3.8
Withholding	1,766.6	1,820.6	1,890.4	1,964.7	139.0	54.0	69.8	74.3	8.5	3.1	3.8	3.9
non-withholding	191.7	234.0	252.4	259.7	-88.6	42.3	18.3	7.4	-31.6	22.1	7.8	2.9
Business income	554.2	499.6	514.7	530.3	-2.2	-54.6	15.1	15.6	-0.4	-9.9	3.0	3.0
Other	606.9	593.4	572.8	577.4	-17.6	-13.5	-20.7	4.6	-2.8	-2.2	-3.5	0.8
Total	7,472.9	7,685.9	7,928.8	8,199.0	239.3	213.1	242.9	270.1	3.3	2.9	3.2	3.4

Source: ORA. February 28, 2018 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 2017 is from the CAFR. FY 2018 reflects full implementation of DC tax cut legislation.

**Table 46. DC population and employment: FY 2017 to FY 2020**

item	2017	2018	2019	2020
Wage and salary employment	789,934	797,373	803,884	808,335
1 year change	9,934	7,439	6,510	4,451
% change	1.3	0.9	0.8	0.6
DC population	692,750	701,882	710,060	717,315
1 year change	9,987	9,132	8,178	7,254
% change	1.5	1.3	1.2	1.0
Unemployment rate	6.0	5.9	5.9	5.9

Source: ORA February 2018 revenue estimate.

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

item	2017	2018	2019	2020
Wages and salaries earned in DC	2.5	3.5	4.1	4.1
Wages and salaries earned by DC residents	3.3	3.8	4.8	4.5
DC Personal income	3.5	3.7	4.9	4.6
S and P 500 stock index	19.2	2.7	2.7	2.7

Source: ORA February 2018 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 2011 to FY 2020**

item	2011	2012	2013	2014	2015	2016	2017	2018 est	2019 est	2020 est
<b>Tax revenue (\$ million)</b>										
Level	5,325	5,853	6,100	6,290	6,917	7,234	7,473	7,686	7,929	8,199
Change from prior year	320	528	247	189	627	317	239	213	243	270
<b>Percent change from prior year</b>										
Tax revenue	6.4	9.9	4.2	3.1	10.0	4.6	3.3	2.9	3.2	3.4
Personal Income	9.1	4.5	2.8	5.1	7.9	5.1	3.5	3.7	4.9	4.6
<b>Tax revenue as percent of Personal Income</b>										
	13.3	14.0	14.2	13.9	14.2	14.1	14.1	14.0	13.7	13.6

Source: ORA. February 2018 revenue estimate. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues.



- New construction at the end of 2017—11,179 apartment units and 1,614 condominium units—essentially continues the pace of recent development activity. It will take two or more years for all of this existing construction to deliver new units to inventory, and the amount of this new construction is more than half of the net increase in units that occurred over the previous 5-year period of 2012 to 2017. For apartments current construction is 56% of the prior 5 year net increase in units, and for condominiums the percentage is 74%.

Detail for each of these points are in the tables in Appendix 1.

**Apartments, condominiums, and DC population dynamics**

The number of occupied apartment and condominium units grew by 19,930 from 2012 to 2017. This is almost 2,400 less than the 22,348 net increase in inventory, but in percentage terms the gain in occupied units—12.9%—was greater than that of population over that time (9.2%).

**Change in occupied apartments, condos, and co-ops: 2012 to 2017**

	2012		2017		Ch. In occupied number	%	Change in DC population and occupied multi-family housing units: 2012 to 2017				
	inventory	occupied	inventory	occupied			2012	2017	Change	%	
Apartment	121,477	113,558	141,605	131,312	17,754	15.6					
Condo*	32,734	32,079	34,930	34,231	2,152	6.7	DC population	635,630	693,972	58,342	9.2
Coop*	8,676	8,502	8,700	8,526	24	0.3	Occupied multi-family units	154,139	174,069	19,930	12.9
total	162,887	154,139	185,235	174,069	19,930	12.9	<i>Source: US Census Bureau and CoStar</i>				

Source: CoStar. \*Occupancy estimated assuming a 2% vacancy rate.

Newly occupied apartment and condominium units clearly represent a major element in the demographic changes occurring in DC. Available data does not, however, make it possible to know exactly how much of the 58,342 growth in DC’s population from 2012 to 2017 was accommodated by the net increase in occupied apartments and condominium described in the CoStar data. A judgment on this depends on the additional number of households associated with the increase in population—and this can only be estimated.

Definitions further complicate the task of trying to compare Census and CoStar information. For the Census Bureau, a household is equivalent to a housing unit occupied by DC residents. The resident household can be a single person, a small family, a large family, or a group of unrelated persons who share the unit. To be classified as occupied by CoStar, however, a unit need not only be occupied by a DC resident household (as defined by Census). Occupied units from the point of view of a property owner can also involve second homes, short-term rentals, corporate accommodations for employees and guests, units in transition waiting for a new owner or tenant to move in, or ones undergoing repairs. The growth in occupied units as defined by CoStar can thus easily exceed the increase in households as defined by Census.

That said, a reasonable place to start in connecting population increase to change in apartment and condominium occupancy is with the Census. In 2000 the ratio of population to households was 2.30, a ratio which fell to 2.27 in 2010. In that decade, the number of households grew faster than population (7.4% compared to 5.8%), and the ratio of the increase in population to the increase in households was only 1.80, suggesting that one of the features of population growth at that time was small households.

**Census estimates of DC population and households 2000 and 2010**

	2000	2010	change	% change
Population	572,046	605,040	32,994	5.8
Households	248,388	266,707	18,319	7.4
ratio	2.30	2.27	1.80	

Source: US Census Bureau

What of the period between 2012 and 2017? Was the increase in small households so great that the number of households grew faster than population, and the population/household ratio continued to get smaller? Or did population grow faster, resulting in a rise in the ratio? Among the factors contributing to this latter result would be more children and more people doubling up due to affordability issues.

Assumptions about an appropriate population/household ratio makes a big difference in assessing how many new households population growth has brought—and how much of that growth was accommodated by occupancy growth in apartment and condominium buildings. As noted above, the 2010 average population/household ratio was 2.27. That ratio applied to population growth over the 2012 to 2017 period yields an estimated growth in households of 25,701, a number that exceeds CoStar’s estimate of the increase in occupied units by 5,771.



The 2012-2016 American Community Survey 5 year estimate pegs the population/household ratio at 2.38. Applying that higher ratio gives 4,583 as the amount by which household growth exceeded the increase in occupied units. With ratios a little higher or lower than these averages new household growth exceeds the growth in occupied units. Only if the population/household ratio rises to 2.93 does the new household estimate equal that for the growth in occupied units. Under a range of plausible assumptions it appears likely that the District of Columbia added more households over the past five years than could live in newly occupied units in new apartment and condominium buildings. If this is the case, this means that other components of the housing stock—structures with four or less units—must have been able to absorb some of the increase in population.

Alternative estimates of the number of new DC households associated with the 2012 to 2017 population increase of 58,342 under different assumptions of the population/household ratio.

Population/household ratio assumption*	2.15	2.27*	2.38**	2.50	2.93***
Calculated estimate of change in households from 2012 to 2017	27,136	25,701	24,513	23,337	19,930
CoStar estimate of change in occupied apartments and condominium units from 2012 to 2017****	19,930	19,930	19,930	19,930	19,930
Amount by which calculated estimate of households exceeds the number of occupied units	7,206	5,771	4,583	3,407	0

\*DC average population/household ratio in the 2010 Census

\*\*DC average in the Census Bureau 5-year average 2012 -2016.

\*\*\*Ratio that gives gives the same number of households as the estimated increase of occupied units.

\*\*\*\*The increase in occupied units is not limited to DC resident households as defined by Census. It can include things such as second homes, corporate residences, transient leasing, and units leased waiting for tenants to move in.

Source: ORA calculations.

Taken as a whole, the DC housing stock does provide room to accommodate some of the growth in population in units other than those in new apartment or condominium buildings. The Census Bureau’s American Community Survey estimated that for the 5-years 2012 through 2016 there were 306,711 housing units in DC, and that 160,750 (52.4%) of those units were in structures with 5 or more units. In other words, almost half of DC’s housing stock is in smaller buildings. Over the past 5 years more than 1,000 permits have been issued for projects with less than 5 units, and many smaller buildings can be reconfigured to accommodate more units.

Housing units in DC by size of structure: 2012 to 2016 5 year estimate

Size of structure	Number	% of total
All units	306,711	100
5 or more units		
5 to 9	20,446	6.7
10 to 19	34,134	11.1
20+	106,170	34.6
<b>subtotal 5 or more</b>	<b>160,750</b>	<b>52.4</b>
1 to 4 units	145,961	47.6

Source: CensusBureau American Community Survey, 5-year estimate 2012 to 2016.

In this connection, in the prior 5 year period— 2007 to 2012—larger buildings appear to have played a smaller role in accommodating population growth than in the most recent five years. From 2007 to 2012 occupied units grew more slowly than population (6.9% versus 10.7%), and the ratio of new population to the increase in occupied apartments and condominiums was 6.1. (See Appendix 2. for more details.)

Change in DC population and occupied multi-family housing units: 2007 to 2017

Level	Ch. from 2007 to 2012		Ch. from 2012 to 2017				
	Number	%	Number	%			
DC population	574,404	635,630	693,972	61,226	10.7	58,342	9.2
Occupied multi-family units	144,174	154,139	174,069	9,965	6.9	19,930	12.9

Source: US Census Bureau and CoStar See Appendix 2.

With the current pace of construction for apartment and condominium buildings much like that of the past few years, multi-family apartment and condominium projects will undoubtedly provide the largest share of the additional housing needed for DC’s growing population—provided, of course, that a sufficient number of households can afford to live in them. But the connection between increases in population and changes in the housing stock is a complex one, and DC’s changing demographics involve more than simply building large new apartment and condominium buildings for new people.

—Stephen Swaim, DC Office of Revenue Analysis



Appendix 1

Gross and net changes to inventory for condominiums and apartments: 2012 to 2017

	Condominiums	Apartments	Total
New units added to inventory (deliveries)	2,238	20,861	23,099
Demolished or left inventory	-42	-733	-775
Net increase in units	2,196	20,128	22,324

CoStar. Excludes co-ops.

Apartment share.

All multifamily units in DC: 2012 to 2017

	Level at end of year		change		Share of total:		
	2012	2017	Number	% ch	2012	2017	ch
Condominiums	32,734	34,930	2,196	6.7	20.1	18.9	9.8
Co-op apartments	8,676	8,700	24	0.3	5.3	4.7	0.1
Apartments	121,477	141,605	20,128	16.6	74.6	76.4	90.1
All	162,887	185,235	22,348	13.7	100	100	100

Source: CoStar

Vacant units.

Vacant apartments in 2012 and 2017

2012			2017			ch. in vacant units: 2012 to 2017	% vacant in 2012	% vacant in 2017
Inventory	Occupied	Vacant	Inventory	Occupied	Vacant			
121,477	113,558	7,919	141,605	131,312	10,293	2,374	6.5	7.3

Source: CoStar

Construction.

Apartment and condominium units under construction at the end of 2017

	Under construction			% of the 5-year net change from 2012 to 2017	
	Buildings	Units	Average size	Building	Units
Condominiums	35	1,614	46	41.7	73.5
Apartments	55	11,179	203	57.9	55.5
Total	90	12,793		50.3	57.3

CoStar. There were no co-op apartment units under construction at the end of 2017.

Appendix 2

Change in occupied apartments, condos, and co-ops: 2007 to 2017

	2007		2012		2017		Ch. In occupied: 2007 to 2012		Ch. In occupied: 2012 to 2017	
	inventory	occupied	inventory	occupied	inventory	occupied	number	%	number	%
Apartment	113,355	105,555	121,477	113,558	141,605	131,312	8,003	7.6	17,754	15.6
Condo*	30,785	30,169	32,734	32,079	34,930	34,231	1,910	6.3	2,152	6.7
Coop*	8,622	8,450	8,676	8,502	8,700	8,526	53	0.6	24	0.3
total	152,762	144,174	162,887	154,139	185,235	174,069	9,965	6.9	19,930	12.9

Source: CoStar. \*Occupancy estimated assuming a 2% vacancy rate. Detail may not add due to rounding.

**About the data.** Data on DC multi-family housing buildings and units are for apartments, condominiums, and co-operative apartments of all classes in structures with 5 or more units as reported by CoStar, a real estate information company. The data was accessed toward the end of April. Population data and data from the American Community Survey are from the US Bureau of the Census. The housing and population data are all subject to revision by the source as more information becomes available.



**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:**

**Revised revenue estimate, February 28, 2018.**

**DC Tax Facts, 2017.** Details on all DC taxes.

**Tax Rates and Tax Burdens 2016 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 2016 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.

**Tax expenditure report, November 2016.** Comprehensive description of all DC tax expenditures.

**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	February	April 20
D.C. Personal Income	BEA	2017.4	June 21
D.C. Tax Collections	OTR/ORA	March	c. April 15
D.C. Housing Sales	MRIS*	March	c. May 10
D.C. Commercial Office Building data	CoStar and Delta	2018.1	c. July 10
DC Apartment data	CoStar and Delta	2018.1	c. July 10
D.C. Hotel stay information	Smith Travel Research	February	c. April 20
Consumer Price Index	BLS	March	May 10
U.S. Jobs and Labor Force	BLS	February/March	May 4
U.S. GDP and Personal Income	BEA	2018.1	May 30
S and P 500 Stock Index	Financial press	March	May 1
Interest rate on 10-Year Treasury Securities	Financial press	March	May 1
IHS Global Insight D.C. forecast	Global Insight	March	c. April 15
Moody's Analytics D.C. forecast	Moody's Analytics	March	c. April 25
Blue Chip Economic Indicators for the U.S.	Aspen Publishers	March	c. April 10

\*Metropolitan Regional Information Systems; listings and contract data accessed through 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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