# D.C. Economic Indicators

**February 2010**

Government of the District of Columbia
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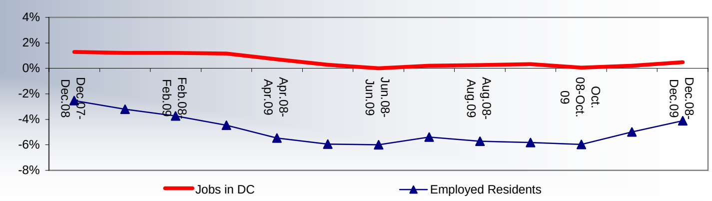
## Labor & Industry

- Jobs in D.C. for December 2009, up 6,100 (0.9%) from December 2008
- District resident employment for December 2009, down 9,700 (-3.2%) from December 2008

**Year Over Year Percent Change in Total Wage and Salary Employment and Employed Residents**




**Labor Market ('000s): December 2009[a]**

| | District of Columbia | | | Metropolitan area | | |
|---|---|---|---|---|---|---|
| | Level | 1 yr. ch. (amt.) | 1 yr. ch. (%) | Level | 1 yr ch. (amt.) | 1 yr. ch. (%) |
| Employed residents | 289.9 | -9.7 | -3.2 | 2,809.5 | -60.4 | -2.1 |
| Labor force | 329.2 | 0.4 | 0.1 | 2,994.1 | -16.5 | -0.5 |
| Total wage and salary employment | 713.8 | 6.1 | 0.9 | 2,999.5 | -15.7 | -0.5 |
| Federal government | 202.7 | 7.9 | 4.1 | 366.0 | 13.4 | 3.8 |
| Local government | 39.6 | 0.6 | 1.5 | 320.8 | 3.3 | 1.0 |
| Leisure & hospitality | 59.3 | 0.6 | 1.0 | 257.3 | -1.0 | -0.4 |
| Trade | 23.0 | -0.7 | -3.0 | 329.1 | -9.6 | -2.8 |
| Education and health | 109.2 | 2.2 | 2.1 | 349.4 | 4.4 | 1.3 |
| Prof., bus., and other services | 217.0 | -0.7 | -0.3 | 874.0 | 4.0 | 0.5 |
| Other private | 63.0 | -3.8 | -5.7 | 502.9 | -30.2 | -5.7 |
| Unemployed | 39.3 | 10.2 | 34.8 | 184.6 | 43.9 | 31.2 |
| New unempl. Claims | 2.0 | -0.6 | -21.4 | | | |

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

**Detailed Employment ('000s): December 2009**

| | Level | 1 yr. ch. (amt.) | 1 yr. ch. (%) | % of total |
|---|---|---|---|---|
| Manufacturing | 1.3 | -0.1 | -7.1 | 0.2 |
| Construction | 11.9 | -0.5 | -4.0 | 1.7 |
| Wholesale trade | 4.6 | -0.1 | -2.1 | 0.6 |
| Retail trade | 18.4 | -0.6 | -3.2 | 2.6 |
| Utilities & transport. | 4.5 | -0.1 | -2.2 | 0.6 |
| Publishing & other info. | 18.5 | -1.7 | -8.4 | 2.6 |
| Finance & insurance | 15.5 | -1.1 | -6.6 | 2.2 |
| Real estate | 11.3 | -0.3 | -2.6 | 1.6 |
| Legal services | 35.0 | -1.2 | -3.3 | 4.9 |
| Other profess. serv. | 66.9 | 0.0 | 0.0 | 9.4 |
| Empl. serv. (incl. temp) | 12.4 | -0.1 | -0.8 | 1.7 |
| Mgmt. & oth. bus serv. | 38.3 | 2.3 | 6.4 | 5.4 |
| Education | 50.9 | 0.8 | 1.6 | 7.1 |
| Health care | 58.3 | 1.4 | 2.5 | 8.2 |
| Organizations | 57.5 | -1.6 | -2.7 | 8.1 |
| Accommodations | 14.6 | -0.3 | -2.0 | 2.0 |
| Food service | 37.5 | 1.0 | 2.7 | 5.3 |
| Amuse. & recreation | 7.2 | -0.1 | -1.4 | 1.0 |
| Other services | 6.9 | -0.1 | -1.4 | 1.0 |
| Subtotal, private | 471.5 | -2.4 | -0.5 | 66.1 |
| Federal government | 202.7 | 7.9 | 4.1 | 28.4 |
| Local government | 39.6 | 0.6 | 1.5 | 5.5 |
| **Total** | **713.8** | **6.1** | **0.9** | **100.0** |

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

**D.C. Hotel Industry[d]**

| Dec. 2009 | Amt. | 1 yr. ch. |
|---|---|---|
| Occupancy Rate | 49.7% | -0.7% |
| Avg. Daily Room Rate | $166.05 | -$8.83 |
| # Available Rooms | 27,359 | 1,216 |
| Room Sales ($M) | $70.0 | -$1.4 |

**Airport Passengers[e,f]**

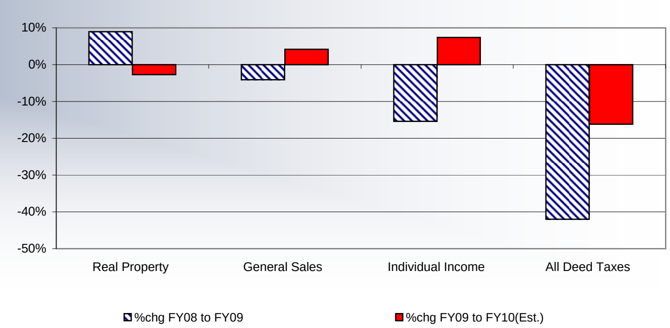
| Dec. 2009 | Amt.('000) | 1 yr. ch. (%) |
|---|---|---|
| DCA | 1,294.0 | -7.7 |
| IAD | 1,837.0 | -2.4 |
| BWI | 1,631.4 | 3.2 |
| Total | 4,762.4 | -2.1[g] |

[d] Source: Smith Travel Research [e] Source: Metropolitan Washington Airports Authority & Maryland Aviation Administration Authority [f] Includes arrivals and departures [g] Weighted average

## Revenue

- Real property tax revenue increased 8.9% in FY2009 and is expected to decline 2.7% in FY2010
- Individual income tax revenue declined 15.4% in FY2009 and is expected to grow 7.4% in FY2010
- General sales tax revenue declined 4.1% in FY2009 and is expected to increase 4.2% in FY2010
- Total tax revenue before earmarks declined 4.6% in FY2009 and is expected to experience growth of 0.2% in FY2010

**Percent Change in Revenue for Selected Taxes for FYs 2008 - 2010 (Est.)**




**Revenue for Fiscal Years 2008-2009 and Estimated Revenue for Fiscal Year 2010 ($000)[a]**
**(NOTE: REPORTING OF CASH COLLECTIONS WILL RESUME IN THE MARCH 2010 D.C. ECONOMIC INDICATORS RELEASE)**

| | FY'08 | FY'09[d] | FY'10[e] | % Chg. FY08-FY09 | % Chg. FY09-FY10(Est.) |
|---|---|---|---|---|---|
| Real Property | 1,672,969 | 1,822,693 | 1,773,111 | 8.9% | -2.7% |
| General Sales | 1,015,182 | 973,410 | 1,013,959 | -4.1% | 4.2% |
| Individual Income | 1,342,799 | 1,135,938 | 1,219,620 | -15.4% | 7.4% |
| Business Income | 413,095 | 342,130 | 353,060 | -17.2% | 3.2% |
| All Deed Taxes[c] | 323,223 | 187,402 | 157,079 | -42.0% | -16.2% |
| Total Other Tax Revenue | 529,718 | 590,565 | 545,998 | 11.5% | -7.5% |
| Total Tax Revenue (before earmarking) | 5,296,986 | 5,052,138 | 5,062,827 | -4.6% | 0.2% |
| Earmarked Tax Revenue | 424,959 | 423,450 | 311,202 | -0.4% | -26.5% |
| Total Tax Revenue (after earmarking) | 4,872,027 | 4,628,688 | 4,751,625 | -5.0% | 2.7% |

| Addenda: | % Chg. FY08-FY09 | % Chg. FY09-FY10(Est.) |
|---|---|---|
| Convention Ctr. Transfer[b] | 0.05% | 6.9% |
| Ind. Inc. Tax Withholding for D.C. residents | 2.5% | 4.2% |

[a] Collection amounts shown are before earmarks (TIF, Convention Ctr, Ballpark Fund, DDOT (parking tax and public space rental), School Modernization, Comprehensive Housing Strategy Fund, Neighborhood Investment Fund, the Highway Trust Fund, the Nursing Facility Quality of Care Fund, Healthy DC Fund, the Housing Production Trust Fund.). Variations in processing activities may affect year-to-date comparisons.

[b] Portion of sales tax on hotels and restaurants

[c] Includes deed recordation, deed transfer and economic interest taxes

[d] FY2009 revenue numbers are from the 2009 Comprehensive Annual Financial Report

[e] Estmated revenue for FY2010 is as of the February 2010 revenue estimates

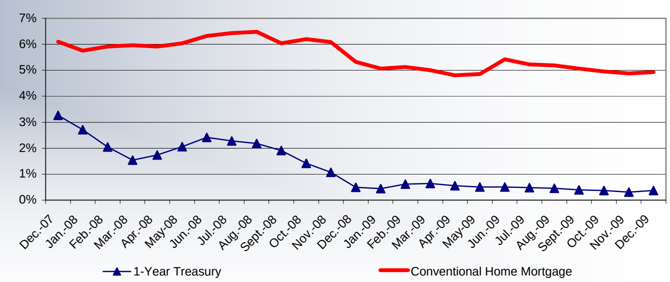
All data subject to revision. † Indicates data revised by stated source since previous D.C. Economic Indicators. See past editions at cfo.dc.gov

# D.C. Economic Indicators

## People & Economy

- D.C. unemployment rate for December: 12.1%, up 0.3% from last month & 3.9% higher than 1 year ago
- The share of filers with income less than $30,000 declined by 3.5% between 2006 and 2007, while the share of filers with income $500,000 and over increased by 6.7%

**One-Year Treasury and Conventional Home Mortgage Interest Rates December 2007 to December 2009**




### U.S. GDP

| Source: BEA | % change for yr. ending 4th Q 2009 | 3rd Q 2009 |
|---|---|---|
| Nominal | 0.8 | -2.1 |
| Real | 0.1 | -2.6 |

### Personal Income[a]

| Source: BEA | % change for yr. ending 3rd Q 2009 | 2nd Q 2009 |
|---|---|---|
| Total Personal Income | | |
| U.S. | -1.6 | -1.9 |
| D.C. | -1.6 | -1.9 |
| Wage & Salary Portion of Personal Income | | |
| U.S. | -3.6 | -3.5 |
| Earned in D.C. | 4.1 | 3.7 |
| Earned by D.C. residents[b] | -4.0 | -3.9 |

[a] Nominal [b] Estimated [c] Seasonally adjusted

† Indicates data revised by stated source since previous D.C. Economic Indicators.

### CPI

| Source: BLS | % change for yr. ending Nov. 2009 | Sept. 2009 |
|---|---|---|
| U.S. | 1.8 | -1.3 |
| D.C./Balt. metro area | 1.6 | -0.8 |

### Unemployment Rate[c]

| Source: BLS | Dec. 2009 | Nov. 2009 |
|---|---|---|
| U.S. | 10.0 | 10.0 |
| D.C. | 12.1 | 11.8 |

### Interest Rates

| Source: Federal Reserve | National Average Dec. 2009 | Nov. 2009 |
|---|---|---|
| 1-yr. Treasury | 0.37 | 0.31 |
| Conv. Home Mortgage | 4.93 | 4.88 |

### D.C. Population

Source: Census

| Estimate for: | Level | % chg. |
|---|---|---|
| 2000 | 571,744 | |
| 2001 | 578,042 | 1.1 |
| 2002 | 579,585 | 0.3 |
| 2003 | 577,777 | -0.3 |
| 2004 | 579,796 | 0.3 |
| 2005 | 582,049 | 0.4 |
| 2006 | 583,978 | 0.3 |
| 2007 | 586,409 | 0.4 |
| 2008 | 590,074 | 0.6 |
| 2009 | 599,657 | 1.6 |

### Distribution of Individual Income Tax Returns by Income Category

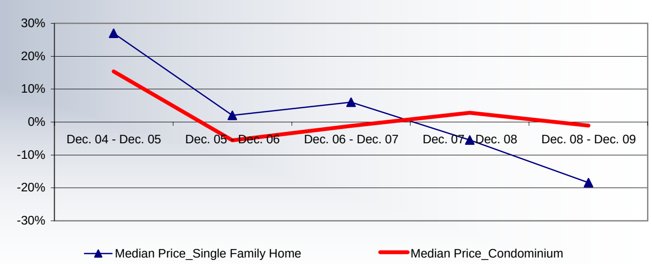
Source: D.C. Office of Tax and Revenue

| | 2005 | 2006 | 2007 |
|---|---|---|---|
| Less than $30,000 | 48.6% | 46.2% | 44.6% |
| $30,000-$50,000 | 21.1% | 20.7% | 20.5% |
| $50,000-$75,000 | 12.4% | 12.8% | 13.1% |
| $75,000-$100,000 | 6.3% | 6.6% | 7.1% |
| $100,000-$200,000 | 8.0% | 8.9% | 9.3% |
| $200,000-$500,000 | 2.9% | 3.6% | 4.0% |
| $500,000 and Over | 0.8% | 1.2% | 1.3% |

## Housing & Office Space

- There were 157 condos sold in December 2009, up 18.9% from 1 year ago
- The year to date median price declined 18.4% from 1 year ago for single family homes, while condos experienced a decline of 1.1% in the year to date median price
- In the 4th quarter of 2009 vacant commercial office space increased by 0.6 million square feet over that of the 3rd quarter of 2009

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




### Housing Sales[a]

Source: MRIS[b]

| Completed contracts | Dec. 2009 | 1 yr. % ch. |
|---|---|---|
| Single family | 275 | 27.3 |
| Condo/Co-op | 157 | 18.9 |

| Prices ($000) | | |
|---|---|---|
| Single family | Dec. 2009 | 1 yr. % ch. |
| Average[c] | $539.5 | 7.7 |
| Median[c] | $408.0 | -18.4 |
| Condo/Co-op | | |
| Average[c] | $444.2 | 31.6 |
| Median[c] | $356.2 | -1.1 |

### D.C. Housing Permits Issued

| Source: U.S. Census Bureau | 4 Qs ending 4th Q 2009 | 1 yr. ch. |
|---|---|---|
| Total housing units | 638 | 102 |
| Single family | 116 | -132 |
| Multifamily (units) | 522 | 234 |

### Class A Apt.[d] and Condominium Units

Source: Delta Associates

| Units under construction and/or marketing | 4th Q 2009 | 1 yr. ch. |
|---|---|---|
| Rental apartments | 3,520 | -1,426 |
| Condominiums[g] | 529 | -529 |
| Other units likely to deliver over the next 36 months[h] | | |
| Rental apartments | 6,182 | 796 |
| Condominiums | 1,169 | -726 |

### D.C. Commercial Office Space

Source: Delta Associates

| Vacancy Rate (%) | 4th Q 2009 | 1 qtr. ch. |
|---|---|---|
| Excl. sublet space | 9.2 | 0.4 |
| Incl. sublet space | 10.5 | 0.3 |

| Inventory Status (in million square feet) | 4th Q 2009 | 1 qtr. ch. |
|---|---|---|
| Total inventory | 129.2 | 1.7 |
| Leased space[e] | 117.3 | 1.0 |
| Occupied space[f] | 115.6 | 1.1 |
| Vacant | 13.6 | 0.6 |
| Under construction or renovation | 4.8 | -1.0 |

[a] The housing sales are now being reported monthly rather than quarterly [b] Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors
[c] Median prices are year- to-date. Average prices are calculated for the month from year-to-date information [d] Investment grade units, as defined by Delta
[e] Calculated from vac. rate excl. sublet [f] Calculated from vac. rate incl. sublet [g] Includes sold units [h] Only a portion will materialize

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