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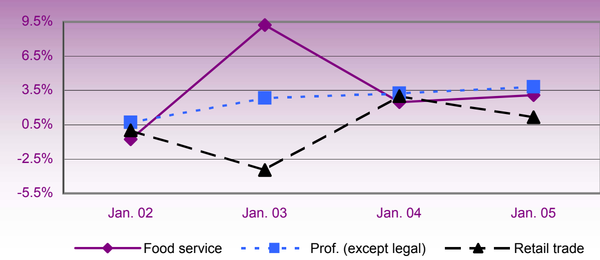
D.C. Economic Indicators

January 2005 Volume 5, Number 4

Labor & Industry

- Jobs in D.C. for Jan. 2005 up 7,200 (1.1%) from 1 year ago
- District resident employment for Jan. 2005 up 3,900 (1.4%) from 1 year ago

Annual % Change for Three Growing District Service Sector Industries



Labor Market ('000s): January 2005[a]

	D.C.		Metro area	
	Level	1 yr. ch.	Level	1 yr. ch.
Employed residents	276.0	3.9	2,736.0	56.5
Labor force	298.9	4.8	2,841.1	65.8
Total wage and salary employment	665.1	7.2	2,849.9	77.3
Federal government	191.4	-0.2	341.4	3.5
Local government	38.5	1.2	283.7	5.9
Leisure & hospitality	50.0	2.0	232.1	7.6
Trade	21.9	0.2	334.8	9.0
Services	290.7	6.1	1,089.7	43.5
Other private	72.6	-2.1	568.2	7.9
Unemployed	23.0	0.9	105.0	9.3
New unempl. claims (state program)	1.4	-0.3		

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

[a] preliminary, not seasonally adjusted

Private Employment ('000s): January 2005

		1 yr. change	
	Level	Amt.	%
Manufacturing	2.4	0.0	0.0
Construction	11.4	-0.5	-4.2
Wholesale trade	4.5	0.0	0.0
Retail trade	17.4	0.2	1.2
Utilities & transport.	5.6	-0.5	-8.2
Publishing & other info.	22.8	-1.5	-6.2
Finance & insurance	19.3	0.1	0.5
Real estate	11.0	0.2	1.9
Legal services	33.9	-0.2	-0.6
Other profess. serv.	62.4	2.3	3.8
Empl. Serv. (incl. temp)	10.9	0.6	5.8
Mgmt. & oth. bus serv.	32.6	-0.6	-1.8
Education	39.7	2.0	5.3
Health care	52.2	0.2	0.4
Organizations	52.3	1.7	3.4
Accommodations	14.7	1.0	7.3
Food service	30.0	0.9	3.1
Amuse. & recreation	5.6	0.4	7.7
Other services	6.7	0.1	1.5
Total	435.2	6.2	1.4

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

D.C. Hotel Industry[b]

Dec. 2004	Amt.	1 yr. ch.
Occupancy Rate	50.5%	2.6
Avg. Daily Room Rate	$146.13	$14.22
# Available Rooms	26,167	64

[b] Source: Smith Travel Research

Airport Passengers[c]

Dec. 2004	Amt.('000)	1 yr. % ch.
Reagan	1,290.1	7.0
Dulles	2,249.8	55.5
BWI	1,551.6	-7.5
Total	5,091.5	17.6[d]

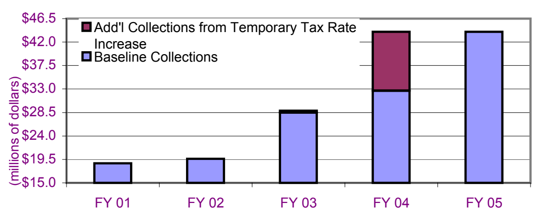
[c] Source: Metropolitan Washington Airports Authority & Maryland Aviation Administration Authority

[d] weighted average

Revenue

- FY 2005 (Oct.- Jan.) sales tax collections up 15.4% from 1 year ago
- FY 2005 (Oct.- Jan.) deed transfer tax collections same as 1 year ago (reflects rate change)

YTD Deed Transfer Tax Collections by Fiscal Year (Oct. - Jan. collections only)



[a] Cash collection growth rates for some taxes may not necessarily reflect annual revenue growth for budget purposes due to accounting adjustments. Growth rates in some taxes reflect legislated changes in tax rates.

[b] Includes sales taxes allocated to the Convention Center.

*** Not meaningful due to payment timing or processing factors.

Adjusted General Fund Revenue Collections[a]

	year-to-date % change	
	FY 2005 (Oct 04 -Jan 05)	FY 2004 (Oct 03 -Jan 04)
Property Taxes	***	***
General Sales[b]	15.4	1.5
Individual Income	7.7	5.5
Business Income	***	***
Utilities	0.0	9.0
Deed Transfer	0.0	52.4
All Other Taxes	-11.1	37.4
Total Tax Collections	**8.4**	**7.5**
Addenda:		
Indiv. Inc. tax withholding for D.C. residents	3.8	8.5
Sales tax on hotels and restaurants allocated to Convention Center	11.7	-6.7

Source: D.C. Office of Tax and Revenue and Office of Revenue Analysis

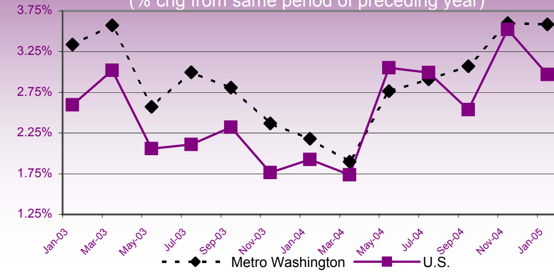
People & Economy

➡ D.C. unemployment rate for Jan.: 8.2%, down from 8.8% last month & up from 7.5% 1 yr ago

➡ Metro area CPI growth rate for Jan.: 3.6%, same as Nov. & up from 2.2% 1 yr ago

National and Metropolitan Washington Consumer Price Index

(% chg from same period of preceding year)



U.S. GDP

Source: BEA	% change for yr. ending 4th Q 2004	3rd Q 2004
Nominal	6.4	6.3†
Real	3.9	4.0

Personal Income[a]

Source: BEA	% change for yr. ending	
Total Personal Income	3rd Q 2004	2nd Q 2004
U.S.	5.2	5.5
D.C.	5.6	5.4
Wage & Salary Portion of Personal Income		
U.S.	4.8	4.7
Earned in D.C.	5.2	5.0
Earned by D.C. res'd[b]	5.9	5.7

CPI

Source: BLS	% change for yr. ending Jan. 2005	Nov. 2004
U.S.	3.0	3.5
D.C./Balt. metro area	3.6	3.6

Unemployment Rate[c]

Source: BLS	Jan. 2005	Dec. 2004
U.S.	5.2	5.4
D.C.	8.2	8.8†

Interest Rates

Source: Federal Reserve	National Average Jan. 2005	Dec. 2004
1-yr. Treasury	2.9	2.7
Conv. Home Mortgage	5.7	5.8

D.C. Population

Source: Census		Level	1 yr. ch.
Estimate for:			
July 1, 2000		571,045	832
July 1, 2001		569,408	(1,637)
July 1, 2002		564,643	(4,765)
July 1, 2003		557,620	(7,023)
July 1, 2004		553,523	(4,097)
Components of Change from July 1, 2003			
Natural	Births	7,648	Net
	Deaths	5,973	1,675
Net Migr.	Net Int'l	3,919	
	Net Dom.	(9,680)	(5,761)
Net Change[d]			(4,097)

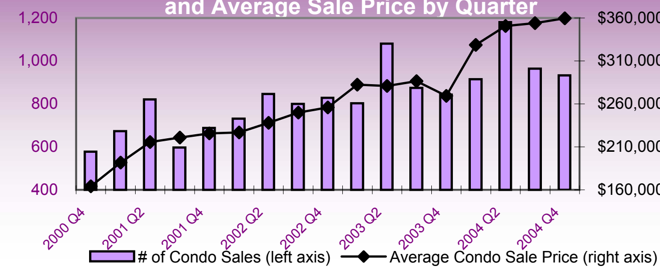
[a] Nominal [b] estimated [c] seasonally adjusted [d] Includes federal resident employee movement (military/civilian) and the statistical residual

Housing & Office Space

➡ Vacancy rate in 4th Q 2004: 5.1%, down from 5.6% 1 year ago

➡ Permits for multifamily units in 4th Q 2004: 1,151, down 124 from 1 year ago

DC's Residential Condo Sales and Average Sale Price by Quarter



Housing Sales

Source: MRIS[a]	4 Qs ending	1 yr. % ch.
Completed contracts	4th Q 2004	
Single family	5,784	0.1
Condo/Co-op	3,993	10.9
Prices ($000)	4th Q 2004	1 yr. % ch.
Single family		
Median[b]	$384.0	16.7
Average[c]	$509.0	15.3
Condo/Co-op		
Median[b]	$325.0	23.3
Average[c]	$359.8	33.6

D.C. Housing Permits Issued

Source: U.S. Census Bureau	4 Qs ending	1 yr. ch.
	4th Q 2004	
Total housing units	1,377	-50
Single family	226	74
Multifamily (units)	1,151	-124

Class A Market Rate Apt. Rentals[d]

Source: Delta Associates	4th Q 2004	1 yr. ch.
Apartment units currently under construction	3,092	-329
Add'l planned units likely within next 36 months	1,178	-18

D.C. Commercial Office Space

Source: Delta Associates		
Vacancy Rate (%)	4th Q 2004	1 qtr. ch.
Excl. sublet space	5.1	-0.3
Incl. sublet space	6.0	-0.4
Inventory Status[e]	4th Q 2004	1 qtr. ch.
Total Inventory	112.1	0.9
Leased space[f]	106.4	1.2
Occupied space[g]	105.3	1.2
Under construction or renovation	6.2	-0.1

[a] Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors [b] Median for Dec. [c] 4th quarter average
[d] Investment grade units, as defined by Delta [e] In million square feet [f] Calculated from vac. rate excl. sublet [g] Calculated from vac. rate incl. sublet