

District of Columbia Economic and Revenue Trends: January 2024

Muriel Bowser, Mayor Glen Lee, Chief Financial Officer Fitzroy Lee, Deputy CFO & Chief Economist Jeffrey Wilkins, Fiscal Analyst

DC Highlights

DC Jobs % YoY 1.3
DC Wages % YoY 6.7
Home prices % YoY -3.4
Office vacancy rate 16.8
Unemployment rate 4.8

About: The District of Columbia Economic and Revenue Trends Report is prepared by the Office of Revenue Analysis, which is part of the Office of the Chief Financial Officer of DC. For further information or to comment on this report, contact Jeffrey Wilkins Jeffrey.Wilkins@dc.gov (202-843-4202).

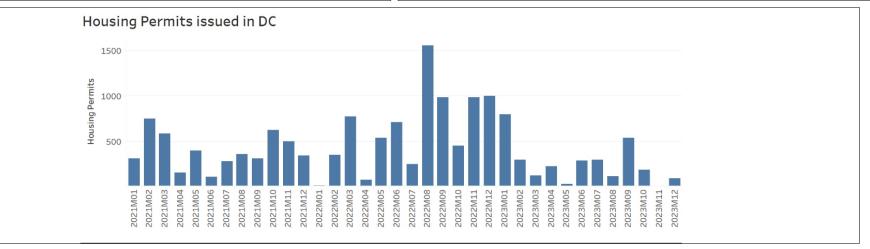
Chart of the Month: Building Permits and Inventory

The inventory of apartments and condos in DC has been growing 3-4% the last few years. Building permits for new privately-owned residential construction hit their lowest point in 10 years in 2023 following a strong 2022.

Building P	ermits, DC		
Year	Permits	YoY %	
2023	3,020	-60.8%	
2022	7,705	62.6%	
2021	4,740	-35.7%	
2020	7,370	24.0%	
2019	5,945	28.8%	
2018	4,615	-13.3%	
2017	5,326	13.6%	
2016	4,690	-5.4%	
2015	4,956	18.3%	
2014	4,189	28.7%	
2013	3,255		
Source: Ce	ensus Bureau (permits for pri	vately owned units during period).

Apartment	and Condo I	nventory
Quarter	Number	YoY %
2023q4	216,589	3.1
2022q4	210,166	3.3
2021q4	203,455	3.2
2020q4	197,176	4.1
2019q4	189,456	3.6
2018q4	182,812	2.9

Source: CoStar. Includes units in privately-owned buildings with 5+ units. Includes affordable units.



DC jobs grew 1.3% over last year. Resident employment increased 3.3%. The DC unemployment rate was 4.8%.

Table 1. Wage and salary employment in DC, DC metro area, and US. December 2023

Jurisdiction	Dec-23	Dec-22	Dec-21	Dec-20	Dec-19
District of Columbia	783,100	772,900	761,000	725,100	802,000
YoY % change	1.3	1.6	5.0	-9.6	0.8
DC metro area	3,394,000	3,355,900	3,296,700	3,157,600	3,381,300
YoY % change	1.1	1.8	4.4	-6.6	1.4
DC suburbs (%ch)	1.1	1.9	4.2	1.6	1.4
US (%ch)	2.0	3.0	5.0	1.3	1.6

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

Source: BLS

	Table 2. Resident Emp	loyment and U	Inemployment:	December 2023
--	-----------------------	---------------	---------------	---------------

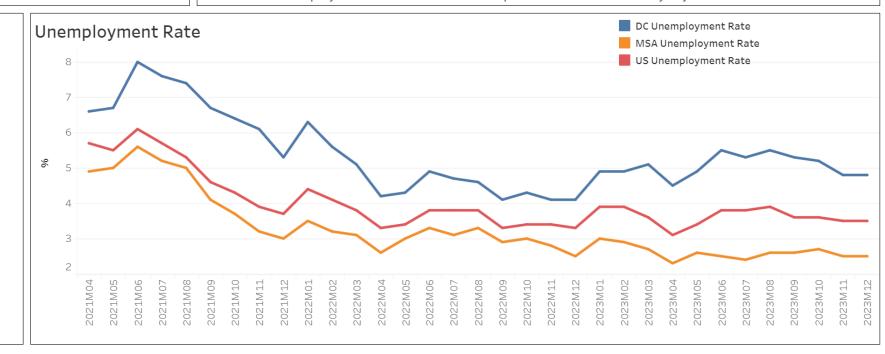
Indicator	Dec-23	Dec-22	Dec-21	Dec-20	Dec-19
Resident Employment	382,899	370,787	358,132	348,094	378,942
Resident Employment YoY % change	3.3	3.5	2.9	-8.1	1.5
Labor Force	402,075	386,520	378,144	375,246	398,907
Labor Force YoY % change	4.0	2.2	0.8	-5.9	0.9
Unemployed residents	19,176	15,733	20,012	27,152	19,965
Unemployed residents YoY % change	21.9	-21.4	-26.3	36.0	-8.4
Unemployment initial claims	1,865	2,362	5,358	7,918	2,359
Unemployment initial claims YoY % change	-21.0	-55.9	-32.3	235.7	-1.3
Weeks compensated	20,801	10,903	19,296	93,127	29,558
Weeks compensated YoY % change	90.8	-43.5	-79.3	215.1	8.2

Source: BLS. Unemployment Insurance data: US Dept of Labor. Not seasonally adjusted.

Table 3. Unemployment Rate: December 2023

Date	US	DC	DC metro
This month	3.5	4.8	2.5
1 year ago	3.3	4.1	2.5

Source: BLS; Not seasonally adjusted. Percent of Labor Force.



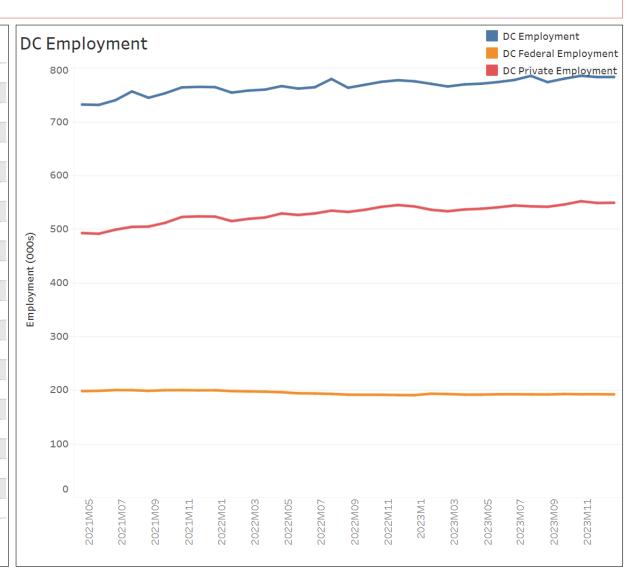
Jobs by sectors of the economy

DC Public sector jobs are down -0.3% from last year. Private sector jobs are up 2.0%.

Table 4. Wage and salar	v employment	located in DC:	December 2023

rable it wage and salary empt	oymene io	cacca III I	Dei Decen	1501 2020
Industry sector	This Month	Last Year	YoY % chg	Share of DC Employment
Federal government	191,800	193,500	-0.9	24.5
Local government	42,500	41,400	2.7	5.4
Legal Services	29,400	28,400	3.5	3.8
Professional and tech. (except legal)	96,400	96,100	0.3	12.3
Employment services	14,100	15,500	-9.0	1.8
Business services (except emp svc)	31,500	32,500	-3.1	4.0
Information	21,100	21,100	0.0	2.7
Finance	28,300	27,900	1.4	3.6
Organizations	63,900	61,300	4.2	8.2
Education	58,400	55,700	4.8	7.5
Health	69,600	68,800	1.2	8.9
Food service	53,600	51,100	4.9	6.8
Accomodations	14,800	13,800	7.2	1.9
Amusement and recreation	9,100	8,500	7.1	1.2
Retail trade	20,900	21,100	-0.9	2.7
Wholesale trade	5,500	5,500	0.0	0.7
Construction	14,900	15,200	-2.0	1.9
Personal and misc svc	8,100	7,100	14.1	1.0
Other Private	9,200	8,400	9.5	1.2
Total	783,100	772,900	1.3	100.0
Public Sector	234,300	234,900	-0.3	29.9
Private Sector	548,800	538,000	2.0	70.1

Source: BLS. Not seasonally adjusted. na=not available.



Wages and Income

The federal government accounted for 27.8% of all wages in DC.

Table 5. Income by sector of the DC economy: 2023q3

(\$b,saar)	YoY (\$b)	YoY (%)	Wages (%)
95.4	6.0	6.7	100.0
26.5	1.9	7.8	27.8
5.2	1.2	30.7	5.4
23.4	1.4	6.6	24.5
3.5	0.3	10.1	3.7
9.0	0.2	2.4	9.5
9.3	0.4	4.0	9.8
5.3	0.4	7.8	5.6
8.7	0.5	6.7	9.1
4.4	-0.4	-7.8	4.6
63.7	2.9	4.8	66.8
31.7	3.1	10.9	33.2
	95.4 26.5 5.2 23.4 3.5 9.0 9.3 5.3 8.7 4.4 63.7	95.4 6.0 26.5 1.9 5.2 1.2 23.4 1.4 3.5 0.3 9.0 0.2 9.3 0.4 5.3 0.4 8.7 0.5 4.4 -0.4 63.7 2.9	95.4 6.0 6.7 26.5 1.9 7.8 5.2 1.2 30.7 23.4 1.4 6.6 3.5 0.3 10.1 9.0 0.2 2.4 9.3 0.4 4.0 5.3 0.4 7.8 8.7 0.5 6.7 4.4 -0.4 -7.8 63.7 2.9 4.8

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

Table 6. DC	wages	and	personal	income:	2023q3

·	•				
Indicator (\$ billion, seasonally adjusted)	2023q3	2022q3	2021q3	2020q3	2019q3
Wages and salaries earned in DC	95.4	89.4	85.0	79.3	78.8
YoY % change	6.7	5.1	7.3	0.6	1.7
Supplements to wages and salaries	23.8	22.1	21.5	20.7	20.8
YoY % change	7.6	3.0	3.4	-0.1	2.6
Income earned in DC*	112.3	105.1	102.3	94.6	93.6
YoY % change	6.8	2.8	8.1	1.0	0.6
Net resident adjustment	-65.4	-61.2	-58.0	-54.8	-53.8
YoY % change	6.9	5.4	5.9	1.8	1.0
Income earned by DC residents*	46.9	43.9	44.2	39.8	39.8
YoY % change	6.7	-0.7	11.2	-0.1	0.1
Wages and salaries of DC residents	36.5	34.3	33.0	30.3	30.6
YoY % change	6.3	4.0	8.8	-0.9	2.7
Proprietors income earned by DC residents	6.4	5.8	7.4	5.8	5.7
YoY % change	10.2	-22.0	27.2	3.2	-13.1
Property income of DC residents	12.5	11.8	10.8	9.9	10.6
YoY % change	6.0	9.0	9.3	-6.9	3.1
Pensions and other transfers	9.8	9.3	10.0	11.7	7.2
YoY % change	5.8	-7.2	-14.4	62.4	5.2
DC personal income	69.2	65.0	65.1	61.4	57.6
YoY % change	6.4	-0.1	6.0	6.5	1.2
US Personal income (% change from prior year)	4.7	4.2	6.5	7.8	4.3
US Wages and Salaries (% change from prior year)	5.5	7.9	10.8	1.1	4.0
DC res. wages as % of wages earned in DC	38.2	38.4	38.8	38.2	38.8
DC Personal income as % of US	0.3	0.3	0.3	0.3	0.3

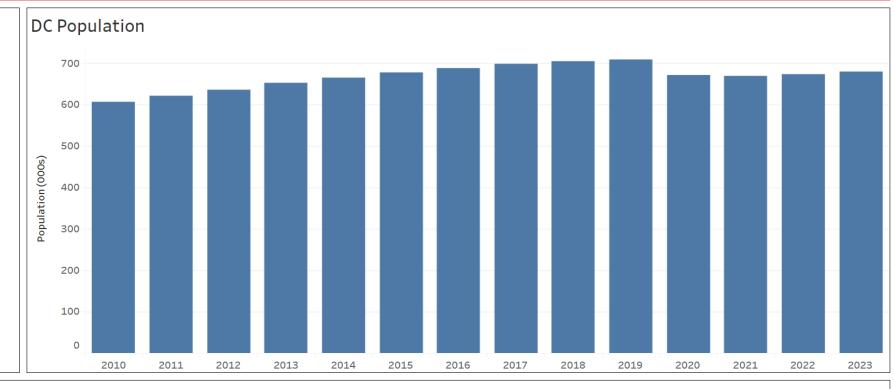
Source: BEA. *Excludes social insurance paid by individuals.

Population and per capita income

At mid-year 2023, population was estimated to be 8,023 (1.2%) higher than the prior year.

Table 7. DC Population					
Calendar Year	Number	YoY Change	YoY % Change		
2023	678,972	8,023	1.2		
2022	670,949	1,912	0.3		
2021	669,037	-1,802	-0.3		
2020	670,839	-37,414	-5.3		
2019	708,253	4,106	0.6		
2018	704,147	7,068	1.0		
2017	697,079	9,503	1.4		

Source: US Census Bureau



Tab	le 8.	Per	capita	income	and	wages	per j	ob:	202	3q3
-----	-------	-----	--------	--------	-----	-------	-------	-----	-----	-----

	DC					US				
Measure	2023q3	2022q3	2021q3	2020q3	2019q3	2023q3	2022q3	2021q3	2020q3	2019q3
Per capita Income	102,285	100,017	97,079	91,340	83,411	68,745	65,964	63,578	59,793	55,662
% ch in per capita income	2.3%	3.0%	6.3%	9.5%	0.2%	4.2%	3.8%	6.3%	7.4%	3.8%
% ch in personal income	6.4%	-0.1%	6.0%	6.5%	1.2%	4.7%	4.2%	6.5%	7.8%	4.3%
Wages per job	122,292	116,194	114,174	108,674	98,604	76,145	73,620	71,038	67,148	61,824
% ch in wages per job	5.2%	1.8%	5.1%	10.2%	1.1%	3.4%	3.6%	5.8%	8.6%	2.7%
% ch in wage and salary jobs	1.1%	3.8%	2.1%	-9.0%	0.5%	2.1%	4.3%	5.4%	-7.7%	1.3%
% ch in total wages	6.7%	5.1%	7.3%	0.6%	1.7%	5.5%	7.9%	10.8%	1.1%	4.0%
Consumer price index MSA	1.8%	7.5%	4.4%	0.8%	1.2%	3.3%	8.4%	5.2%	1.0%	1.8%

Source: BEA for per capita income; BLS for CPI. % changes are YoY.

According to CoStar, the inventory of apartments and condominiums increased by 3.3% from a year earlier.

Table 9. Housing unit building permits issued in DC: December 2023

Measure	12-mo avg	FY 2023	FY 2022	FY 2021	FY 2020
Total units	3,020	5,172	6,730	6,127	5,618
1 year ch.	-2,152	-1,558	603	509	-1,550
YoY % change	-41.6	-23.2	9.8	9.1	-21.6

Source: Census Bureau (permits for privately owned units during period)

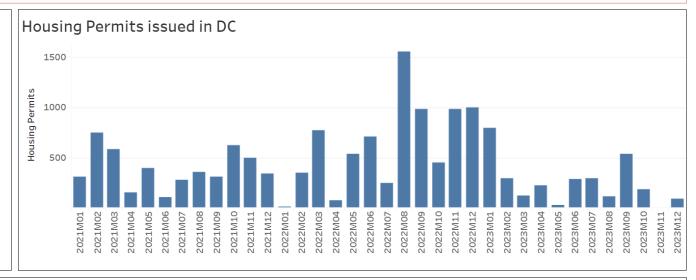


Table 10. Inventory and Construction for apartments and condo in DC: 2023q4

Inventory

Under Construction

		,									
Quarter	Number	YoY %	Apt Buildings	Units	% Vacant	Condo Buildings	Units	Apt Buildings	Units	Condo Buildings	Condo Units
2023q4	216,589	3.1	3,722	179,321	7.6	810	31,180	82	14,461	14	402
2022q4	210,166	3.3	3,686	173,583	8.1	795	30,557	85	14,306	26	870
2021q4	203,455	3.2	3,644	167,306	8.0	774	30,123	80	12,899	34	809
2020q4	197,176	4.1	3,602	161,356	11.9	762	29,794	83	12,964	32	707
2019q4	189,456	3.6	3,570	154,418	7.1	748	29,012	67	13,923	28	1,118
2018q4	182,812	2.9	3,535	148,159	6.7	736	28,627	70	13,974	22	1,051

Source: CoStar. Includes units in privately-owned buildings with 5+ units. CY amounts are last quarter of the year. Includes affordable units. Total includes co-op units.

Table 11. Market rate apartments in DC: 2023q4

Measure	Inventory				Occupied		Effective monthly rent		Under construction	Under construction
Class	Buildings	Number	% ch	% vacant	Number	% ch	\$ per month	1 yr % ch	Buildings	Units
Total	3,722	179,321	3.3	7.6	164,415	3.9	2,154	1.4	82	14,461
Class A	249	57,816	8.1	10.8	51,583	11.8	2,713	1.0	44	11,293
Class B	1,189	60,836	3.0	8.4	55,732	2.0	2,094	1.9	36	3,146
Class C	2,214	60,386	-0.6	5.9	56,830	-0.6	1,485	1.6	1	13

Source: CoStar; includes units in privately-owned buildings with 5 or more units, including affordable units. Vacant rate includes units not available for rental. Sum of Class A, B, C may not equal total.

Commercial office

According to CoStar, occupied office space declined 1.3% from last year and inventory was flat. The vacancy rate has risen to 16.8% (including sublet).

Table 12. DC commercial office space: 2023q4

Commercial	Inventory	1		Occupied space		Vacant space		Base rent (direct)		Under constr.	Under constr.
CY (year end)	Buildings	Level (msf)	1 yr % ch	Level (msf)	% ch	Level (msf)	Total %	\$ per sq ft	1 yr % ch	Buildings	msf
2023q4	2,389	169.6	0	141	-1.3	28.5	16.8	53.4	-0.2	6	1.1
2022q4	2,393	169.5	0.7	142.9	-1.0	26.7	15.7	53.5	-0.2	10	1.4
2021q4	2,395	168.3	-0.1	144.3	-2.1	24	14.2	53.6	0.1	15	2.7
2020q4	2,395	168.5	0.9	147.4	-0.8	21.1	12.5	53.5	0.3	17	2.5
2019q4	2,393	167	1.5	148.5	0.7	18.5	11.1	53.4	2.2	22	3.6
2018q4	2,386	164.6	-0.1	147.5	-0.4	17.1	10.4	52.2	2.6	22	5.3

Source: CoStar; msf=million square feet;base rent excludes concessions. Vacant space includes space not available for lease.

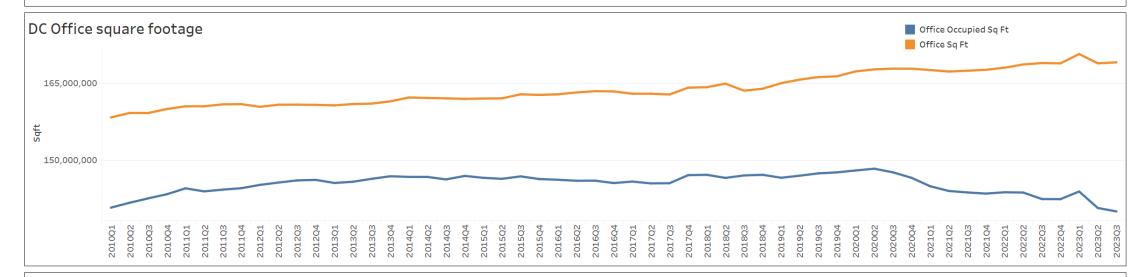


Table 13. DC Class A,B,C commercial office space: 2023q4

Commercial	Inventory			Occupied space		Vacant space		Base rent (direct)		Under constr.	Under constr.
Class	Buildings	Level (msf)	1 yr % ch	Level (msf)	1 yr % ch	Level (msf)	Total %	\$	1 yr %ch	buildings	msf
Total	2,389	169.6	0.0	141	-1.3	28.5	16.8	53.4	-0.2	6	1.1
Class A	361	102.5	0.6	85.4	-0.2	17.2	16.7	57.7	-0.1	3	1
Class B	928	57.2	-0.6	46.2	-2.9	11	19.2	47.8	-0.9	2	0.1
Class C	1,096	9.8	-2.8	9.4	-3.2	0.4	3.8	37.6	2.3	0	0

Source: CoStar. Vacant space includes space not available for lease. Sum of Class A, B, C may not equal total.

Single family home sales were up 12.0% from a year earlier, while the average price was 3.4% lower. Condo sales were down 7.0% from last year and the average price was 10.7% higher.

Table 14. Residential real estate indicators: December 2023

Measure	This month	12mo total	FY 2023	FY 2022	FY 2021
Single family homes (#)	242	3,285	3,343	4,509	5,136
Single family homes YoY %	12.0	-1.7	-25.9	-12.2	11.3
Condominium (#)	200	3,348	3,443	4,847	5,563
Condominium YoY % change	-7.0	-2.8	-29.0	-12.9	28.2
Total	442	6,633	6,786	9,356	10,699
Total YoY % change	2.6	-2.3	-27.5	-12.6	19.5
Total Value of All Sales (\$M)	383	5,537	5,619	7,926	8,660
Total Value of All Sales YoY %	6.4	-1.5	-29.1	-8.5	29.4
Single family homes avg price	1,047,228	1,086,504	1,086,592	1,117,476	1,057,400
YoY % change	-3.4	0.0	-2.8	5.7	15.1
Condominium avg price	645,659	585,628	571,713	585,899	565,376
YoY % change	10.7	2.4	-2.4	3.6	0.6

Note: Settled contracts. Source: MarketStats by Showingtime, accessed by getsmartcharts.com. Sales are ones closed during period shown.

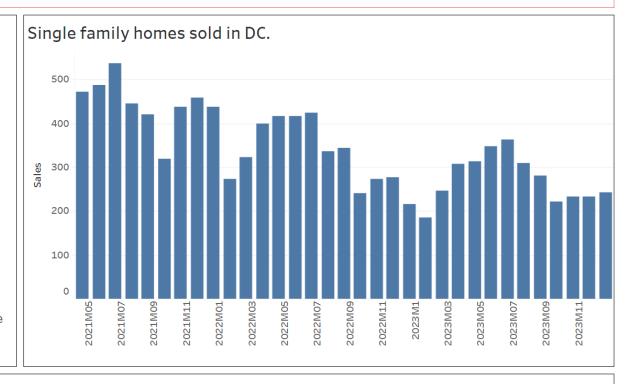


Table 15. DC single family and condo sales at prices of \$1 million+: December 2023

Measure	This month	12mo total	FY 2023	FY 2022	FY 2021	FY 2020
Single family homes (#)	83	1,318	1,340	2,008	2,047	1,403
1 year change	13	-22	-668	-39	644	171
YoY % change	18.6	-1.6	-33.3	-1.9	45.9	13.9
% all single family sales	34.3	40.1	40.1	44.5	39.9	30.4
Condominium (#)	19	264	260	357	328	252
1 year change	3	4	-97	29	76	39
YoY % change	18.8	1.5	-27.2	8.8	30.2	18.3
% all condominium sales	9.5	101.5	7.6	7.4	5.9	6.3

Source: MarketStats by ShowingTime, accessed by getsmartcharts.com. Sales are ones closed during period shown.

Property transfers and deed taxes

Table 16. Value of brokered home sales and real property subject to deed transfer and economic interest taxes: December 2023

Measure	12mo moving total	FY 2023	FY 2022	FY 2021	FY 2020
Total (\$m)	8,661	8,593	15,510	13,967	10,588
Total (% ch from year ago)	-35.9	-44.6	11.0	31.9	-39.0
Brokered home sales (\$m)	5,537	5,619	7,926	8,660	6,692
Brokered home sales (% ch from year ago)	-21.4	-29.1	-8.5	29.4	11.8

Source: Brokered sales of single family homes and condo units are from MarketStats by ShowingTime; Large commercial property are properties with assessed values greater than \$2 million.

Hospitality

There were 1.5% more hotel-room-days sold than a year ago (12-mo avg). The average room rate was down 0.2% (12-mo avg).

Table 17. Hospitality industry: December 2023 (Air passengers: November 2023)

Indicator	Units	This Month	12-mo moving avg or sum*	FY 2023	FY 2022	FY 2021	FY 2020
Hotel room-days sold	(M)	0.6	8.6	8.5	6.7	3.7	4.5
Hotel room-days sold	1 yr % ch	0.6	1.5	25.8	84.1	-19.1	-50.4
Average room rate	\$	202.8	251.4	251.9	220.5	154.4	175.5
Average room rate	1 yr % ch	-6.5	-0.2	14.2	42.8	-12.0	-18.9
Room revenue	(\$M)	114.6	2,204.0	2,172.8	1,545.1	581.0	920.5
Room revenue	1 yr % ch	-5.9	1.4	40.6	166.0	-36.9	-54.9
Occupancy rate	%	52.4	69.7	69.2	57.3	34.2	42.0
Number of hotels in survey	#	158	155.8	153.9	137.8	130	125.3
Air Passengers DCA	1 yr %ch	4.4	6.3	10.6	125.1	-18.2	-47.9
Air Passengers BWI	1 yr %ch	13.7	13.8	13.9	37.0	4.6	-42.1
Air Passengers IAD	1 yr %ch	12.1	17.4	17.4	68.9	-10.0	-45.1
Air Passengers Total	1 yr %ch	9.9	12.3	13.9	70.2	-7.0	-44.9

^{*}Sum for Hotel room-days and Room revenue. Source: STR (hotel data); BLS (employment); BWI Airport, MWAA airport statistics

US Economy and Federal Government

Compared to the same quarter a year ago, nominal GDP grew 6.2% and real (inflation adjusted) GDP grew 2.9%.

Table 18. US GDP, income, and inflation: 2023q3

Indicator	2023q3	2022q3	2021q3	2020q3	2019q3
GDP real	2.9	1.7	4.7	-1.5	2.7
GDP nominal	6.2	9.1	10.1	-0.2	4.3
Personal Income	4.7	4.2	6.5	7.8	4.3
Consumption	5.6	8.6	12.7	-0.4	3.7
Investment	4.0	11.8	8.6	-1.2	4.0
Corporate profits*	1.2	7.4	15.3	20.5	3.1
S and P stock index	-1.2	-10.4	36.0	7.1	7.2
US CPI	3.6	8.3	5.3	1.2	1.7

*Before tax. Source: BEA; BLS (CPI)

Table 19. Federal government consumption and investment, US GDP accounts: 2023q3

2023q3	2022q3	2021q3	2020q3	2019q3
8.5	10.9	3.1	10.4	3.7
11.3	1.8	1.1	8.3	2.8
4.1	10.1	4.2	10.9	3.9
20.8	12.9	0.3	9.1	3.2
7.9	2.7	3.1	3.7	6.6
5.6	2.0	3.8	4.7	3.7
6.2	4.6	1.0	2.7	6.3
14.6	-4.2	11.0	7.7	8.0
8.1	6.1	3.1	6.4	5.4
	8.5 11.3 4.1 20.8 7.9 5.6 6.2 14.6	8.5 10.9 11.3 1.8 4.1 10.1 20.8 12.9 7.9 2.7 5.6 2.0 6.2 4.6 14.6 -4.2	8.5 10.9 3.1 11.3 1.8 1.1 4.1 10.1 4.2 20.8 12.9 0.3 7.9 2.7 3.1 5.6 2.0 3.8 6.2 4.6 1.0 14.6 -4.2 11.0	8.5 10.9 3.1 10.4 11.3 1.8 1.1 8.3 4.1 10.1 4.2 10.9 20.8 12.9 0.3 9.1 7.9 2.7 3.1 3.7 5.6 2.0 3.8 4.7 6.2 4.6 1.0 2.7 14.6 -4.2 11.0 7.7

Note: Federal spending does not include social security, medicare, or grants. Source: BEA; nominal values.

DC Tax Collections

Total tax collections are up 4.2% this fiscal year. Sales tax collections are up 7.9% this fiscal year.

Table 20. Tax collections: December 2023

(\$ millions)	This month	FY 2024 to date	FY 2023*	FY 2022	FY 2021	FY 2020
Total taxes	595.3	1,567.3	9,937.3	10,006.4	8,808.1	8,236.7
1 yr % change	2.3	4.2	-0.7	13.6	6.9	-2.6
Real Property	7.4	21.0	2,826.9	2,814.5	2,914.1	2,836.7
1 yr % change	-705.0	600.4	0.4	-3.4	2.7	4.7
General sales	156.1	516.6	1,889.4	1,702.4	1,202.7	1,222.4
1 yr % change	13.1	7.9	11.0	41.5	-1.6	-23.5
Individual income	197.8	612.5	3,094.4	3,117.0	2,643.2	2,377.2
1 yr % change	2.4	0.7	-0.7	17.9	11.2	3.4
withholding	194.7	622.5	2,650.4	2,423.5	2,200.4	2,060.6
1 yr % change	3.0	3.8	9.4	10.1	6.8	6.1
non-withholding	3.1	-10.0	444.0	693.4	442.8	316.6
1 yr % change	-27.1	-220.0	-36.0	56.6	39.9	-11.2
Corporate franchise	151.4	211.4	893.6	728.0	670.2	575.6
1 yr % change	8.1	21.9	22.7	8.6	16.4	13.3
Unincorporated bus.	25.3	33.4	215.4	263.3	192.8	152.1
1 yr % change	-32.7	-31.2	-18.2	36.6	26.8	12.8
Deed Taxes^	25.4	77.7	332.8	690.0	552.5	452.7
1 yr % change	-39.3	-20.8	-51.8	24.9	22.0	-19.3
Other taxes	31.9	94.6	684.8	691.2	632.5	619.9
1 yr % change	-1.6	0.3	-0.9	9.3	2.0	-3.8

^{*}Tax collections subject to accounting adjustments at year end. Source: OCFO/ORA

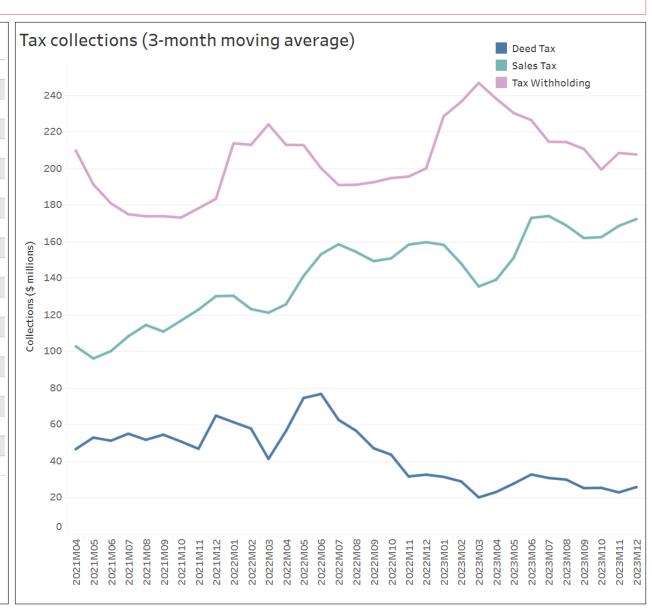


Table 21. Forecasts for US by SP Global (December 2023)

Indicator	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Real GDP (% change)	3.3	2.0	2.1	1.6	2.1	2.2
Nominal GDP (% change)	10.4	6.6	4.2	3.7	4.1	4.2
Nominal Personal Income (% change)	2.5	5.2	4.5	4.3	4.3	4.3
Unemployment Rate	3.8	3.6	3.9	4.3	4.4	4.3
CPI (% change)	7.9	5.1	2.8	2.4	2.1	2.1
Yield on 10-Yr Treasury	2.4	3.8	3.9	3.7	3.6	3.6
S&P 500 (level last quarter)	3,973	4,492	4,480	4,551	4,691	4,911

Table 22. Forecasts for select DC indicators by DC Office of Revenue Analysis (December 2023)

Indicator	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Real GDP-DC	2.6	1.2	1.8	1.6	1.8	1.9
Personal income	0.2	4.8	4.5	4.0	4.0	3.9
Wages in DC	6.0	3.9	5.2	4.6	4.0	4.1
Population	0.7	8.0	0.6	0.5	0.5	0.4
Employment in DC	4.0	1.6	0.8	0.5	0.4	0.5
Unemployment rate (%)	5.7	4.8	5.2	5.4	5.5	5.5
Washington area CPI	7.2	4.6	2.6	2.6	2.3	2.3

Table 23. DC tax revenue estimates from December 2023 estimate

Tax	FY 2023	FY 2024	FY 2025	FY 2023	FY 2024	FY 2025
Indicator	Level (\$m)	Level (\$m)	Level (\$m)	% change from prior FY	% change from prior FY	% change from prior FY
Real Property	2,848.6	2,811.6	2,818.1	1.2	-1.3	0.2
Deed taxes	318.7	381.4	416.9	-53.8	19.7	9.3
General Sales	1,915.4	1,960.0	2,026.3	12.5	2.3	3.4
Individual Income	3,090.9	3,214.7	3,352.4	-0.8	4.0	4.3
withholding	2,662.1	2,765.0	2,884.1	9.8	3.9	4.3
non-withholding	428.8	449.8	468.2	-38.2	4.9	4.1
Business Income	1,059.8	998.2	944.3	6.9	-5.8	-5.4
Other	1,752.4	1,645.0	1,593.3	4.5	-6.1	-3.1
Total	9,926.0	10,012.8	10,207.0	-0.8	0.9	1.9

Source: ORA Revenue Estimate. Revenue before earmarked dedications. Excludes nontax revenue, lottery, and special purpose.