



District of Columbia Economic and Revenue Trends: March 2024

Muriel Bowser, Mayor
Glen Lee, Chief Financial Officer

Fitzroy Lee, Deputy CFO & Chief Economist
Jeffrey Wilkins, Fiscal Analyst

DC Highlights

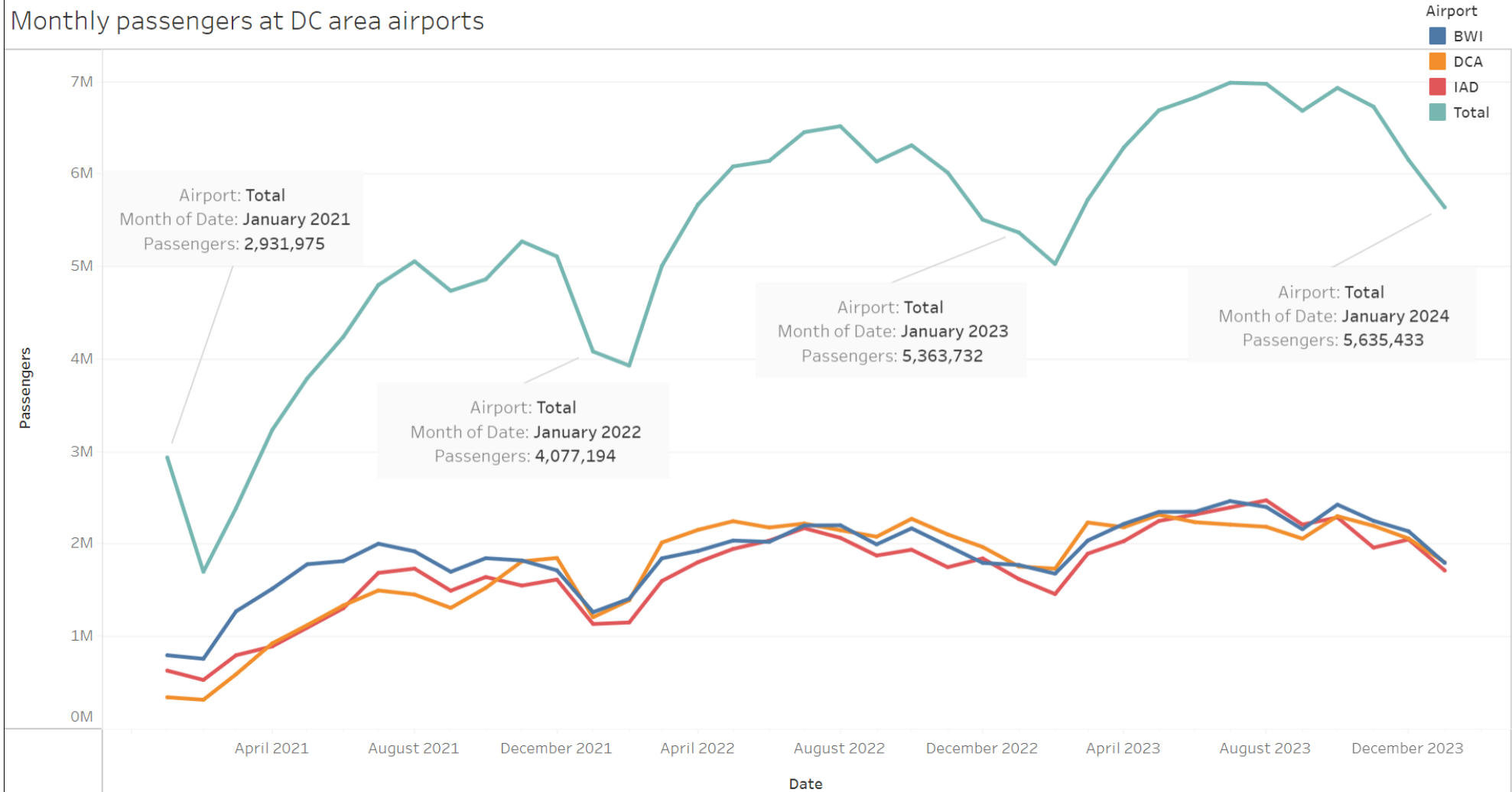
DC Jobs % YoY	0.8
DC Wages % YoY	6.1
Home prices % YoY	-7.1
Office vacancy rate	16.8
Unemployment rate	5.3

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: DC Area Air Passengers

The number of passengers using DC area airports continues to grow over time.

Monthly passengers at DC area airports



Employment

DC jobs grew 0.8% over last year. Resident employment increased 2.9%. The DC unemployment rate was 5.3%.

Table 1. Wage and salary employment in DC, DC metro area, and US. February 2024

Jurisdiction	Feb-24	Feb-23	Feb-22	Feb-21	Feb-20
District of Columbia	765,500	759,400	751,500	717,100	801,900
YoY % change	0.8	1.1	4.8	-10.6	1.0
DC metro area	3,347,400	3,327,800	3,257,200	3,125,200	3,353,500
YoY % change	0.6	2.2	4.2	-6.8	1.4
DC suburbs (%ch)	0.5	2.5	4.1	1.6	1.2
US (%ch)	1.8	2.8	5.3	1.5	1.4

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

Source: BLS

Table 2. Resident Employment and Unemployment: February 2024

Indicator	Feb-24	Feb-23	Feb-22	Feb-21	Feb-20
Resident Employment	385,370	374,430	365,467	347,296	385,325
Resident Employment YoY % change	2.9	2.5	5.2	-9.9	2.4
Labor Force	407,086	394,275	386,831	373,267	406,965
Labor Force YoY % change	3.2	1.9	3.6	-8.3	1.7
Unemployed residents	21,716	19,845	21,364	25,971	21,640
Unemployed residents YoY % change	9.4	-7.1	-17.7	20.0	-9.5
Unemployment initial claims	1,828	4,051	4,737	5,582	1,862
Unemployment initial claims YoY % change	-54.9	-14.5	-15.1	199.8	8.6
Weeks compensated	15,073	13,832	13,714	65,978	24,633
Weeks compensated YoY % change	9.0	0.9	-79.2	167.8	-14.1

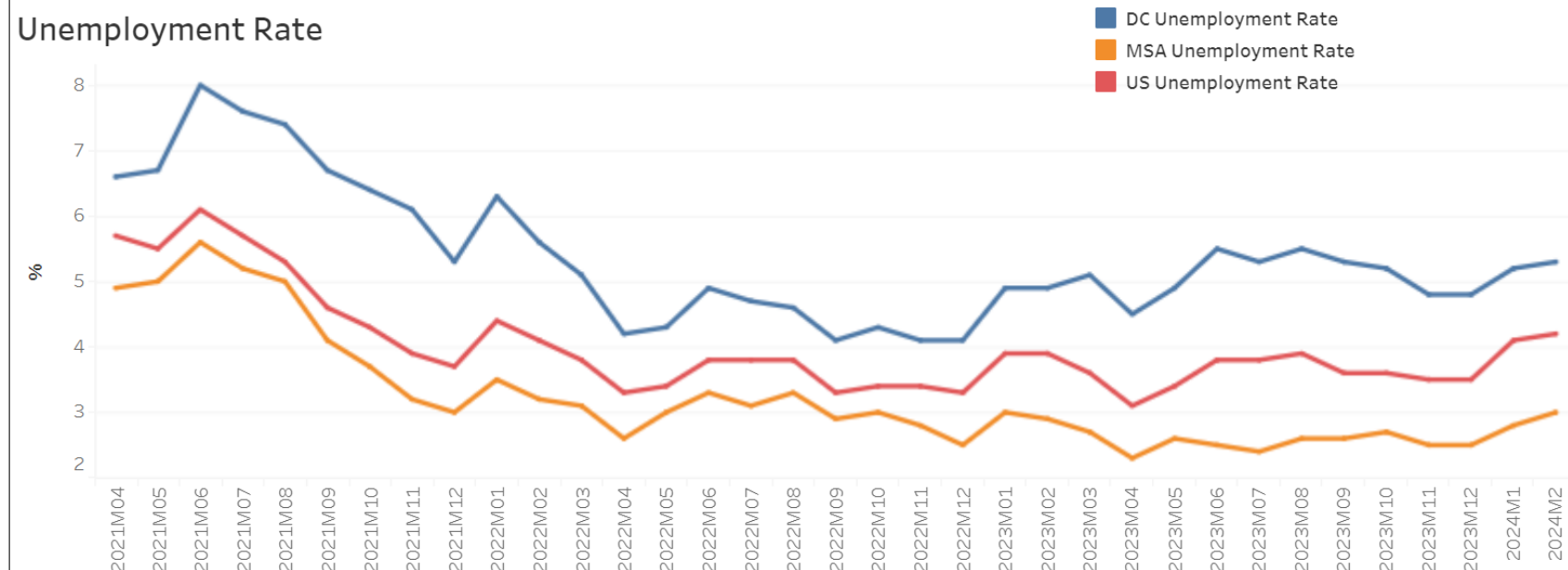
Source: BLS. Unemployment Insurance data: US Dept of Labor. Not seasonally adjusted.

Table 3. Unemployment Rate: February 2024

Date	US	DC	DC metro
This month	4.2	5.3	3.0
1 year ago	3.9	5.0	2.9

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

Unemployment Rate



Jobs by sectors of the economy

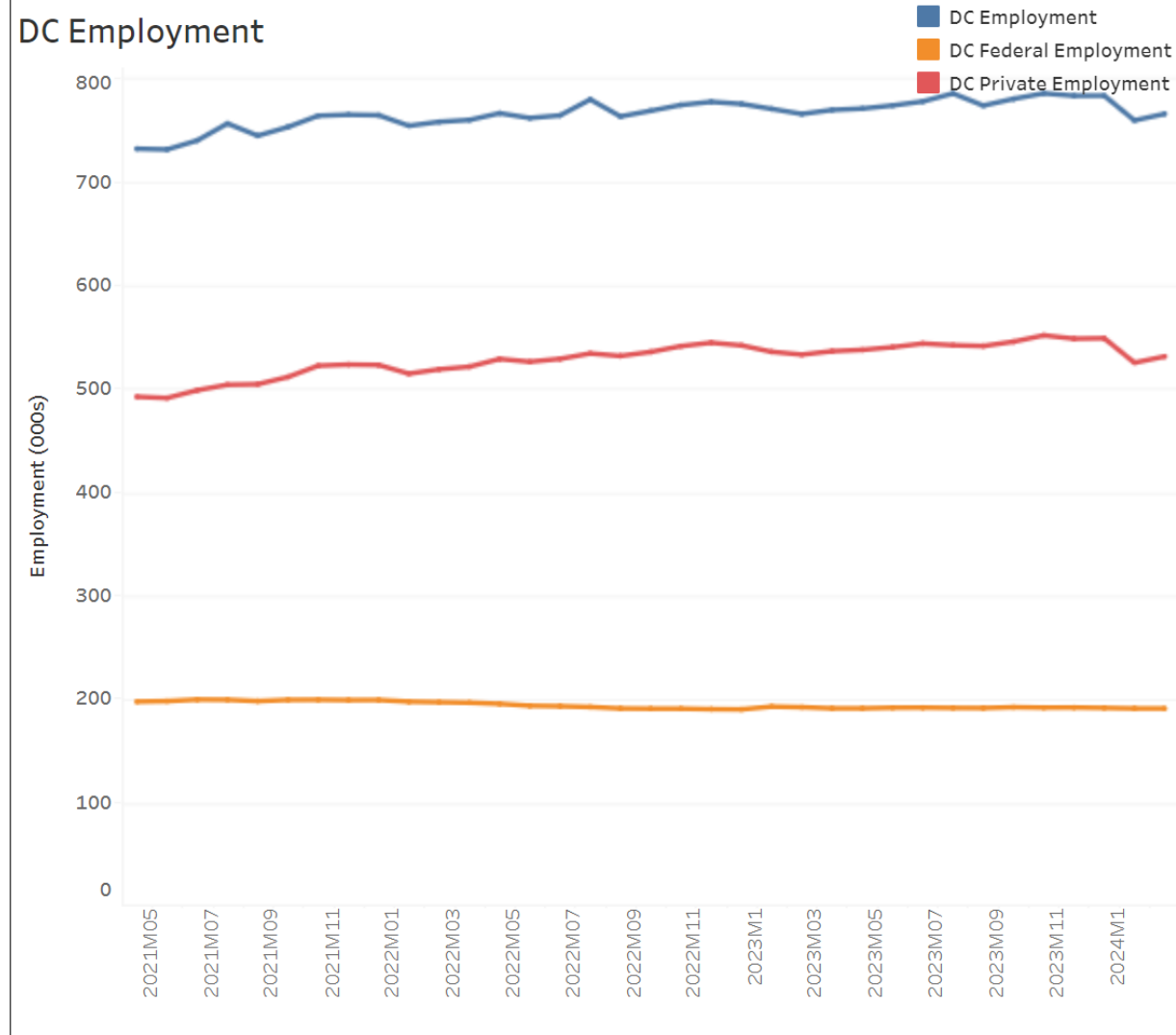
DC Public sector jobs are up 1.5% from last year. Private sector jobs are up 0.5%.

Table 4. Wage and salary employment located in DC: February 2024

Industry sector	This Month	Last Year	YoY % chg	Share of DC Employment
Federal government	191,300	189,600	0.9	25.0
Local government	43,000	41,300	4.1	5.6
Legal Services	28,300	28,500	-0.7	3.7
Professional and tech. (except legal)	93,500	96,200	-2.8	12.2
Employment services	14,400	14,900	-3.4	1.9
Business services (except emp svc)	33,300	32,300	3.1	4.4
Information	19,300	20,100	-4.0	2.5
Finance	25,800	26,100	-1.1	3.4
Organizations	60,100	59,500	1.0	7.9
Education	53,500	54,200	-1.3	7.0
Health	71,000	68,000	4.4	9.3
Food service	51,300	50,200	2.2	6.7
Accomodations	13,600	12,900	5.4	1.8
Amusement and recreation	9,900	9,100	8.8	1.3
Retail trade	19,900	20,300	-2.0	2.6
Wholesale trade	5,700	5,400	5.6	0.7
Construction	14,300	15,100	-5.3	1.9
Personal and misc svc	7,400	7,100	4.2	1.0
Other Private	9,900	8,600	15.1	1.3
Total	765,500	759,400	0.8	100.0
Public Sector	234,300	230,900	1.5	30.6
Private Sector	531,200	528,500	0.5	69.4

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

DC Employment



Wages and Income

The federal government accounted for 28.6% of all wages in DC.

Table 5. Wage and Salary Income by sector of the DC economy: 2023q4

Sector	(\$b,saar)	YoY (\$b)	YoY (%)	Wages (%)
Total	95.4	5.4	6.1	100.0
Federal government	27.3	2.6	10.6	28.6
Local government	4.2	0.1	2.6	4.4
Professional and management	23.3	0.9	4.2	24.4
Business and professional services	3.5	0.2	6.6	3.7
Information and financial services	8.8	0.2	2.4	9.2
Education and health services	9.7	0.8	9.4	10.2
Trade and hospitality	5.4	0.5	10.4	5.6
Organizations & personal services	8.6	0.3	3.9	9.1
Other private	4.5	-0.3	-6.0	4.7
Private sector	63.9	2.7	4.5	67.0
Government	31.5	2.7	9.4	33.0

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

Table 6. DC wages and personal income: 2023q4

Indicator (\$ billion, seasonally adjusted)	2023q4	2022q4	2021q4	2020q4	2019q4
Wages and salaries earned in DC	95.4	90.0	86.5	82.1	79.7
YoY % change	6.1	4.0	5.4	3.0	2.8
Supplements to wages and salaries	23.1	22.2	21.6	21.3	20.8
YoY % change	4.2	2.5	1.6	2.4	1.9
Income earned in DC*	112.0	106.0	103.5	97.5	94.5
YoY % change	5.6	2.4	6.1	3.2	1.3
Net resident adjustment	-64.9	-61.8	-58.9	-56.8	-54.4
YoY % change	5.1	4.9	3.6	4.5	1.9
Income earned by DC residents*	47.1	44.3	44.6	40.7	40.1
YoY % change	6.3	-0.8	9.6	1.5	0.5
Wages and salaries of DC residents	36.7	34.5	33.7	31.3	30.9
YoY % change	6.3	2.5	7.4	1.3	3.8
Proprietors income earned by DC residents	6.6	5.9	7.1	5.6	5.6
YoY % change	11.7	-17.8	26.6	0.5	-14.7
Property income of DC residents	12.7	12.1	11.0	10.1	10.5
YoY % change	5.1	9.5	8.9	-3.7	-0.5
Pensions and other transfers	9.8	9.6	8.9	9.5	7.2
YoY % change	2.2	7.7	-6.4	31.6	5.5
DC personal income	69.6	65.9	64.6	60.4	57.9
YoY % change	5.5	2.1	7.0	4.3	0.9
US Personal income (% change from prior year)	4.7	4.7	8.0	6.1	4.1
US Wages and Salaries (% change from prior year)	6.5	5.3	9.8	3.4	5.0
DC res. wages as % of wages earned in DC	38.4	38.3	38.9	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

DC Population

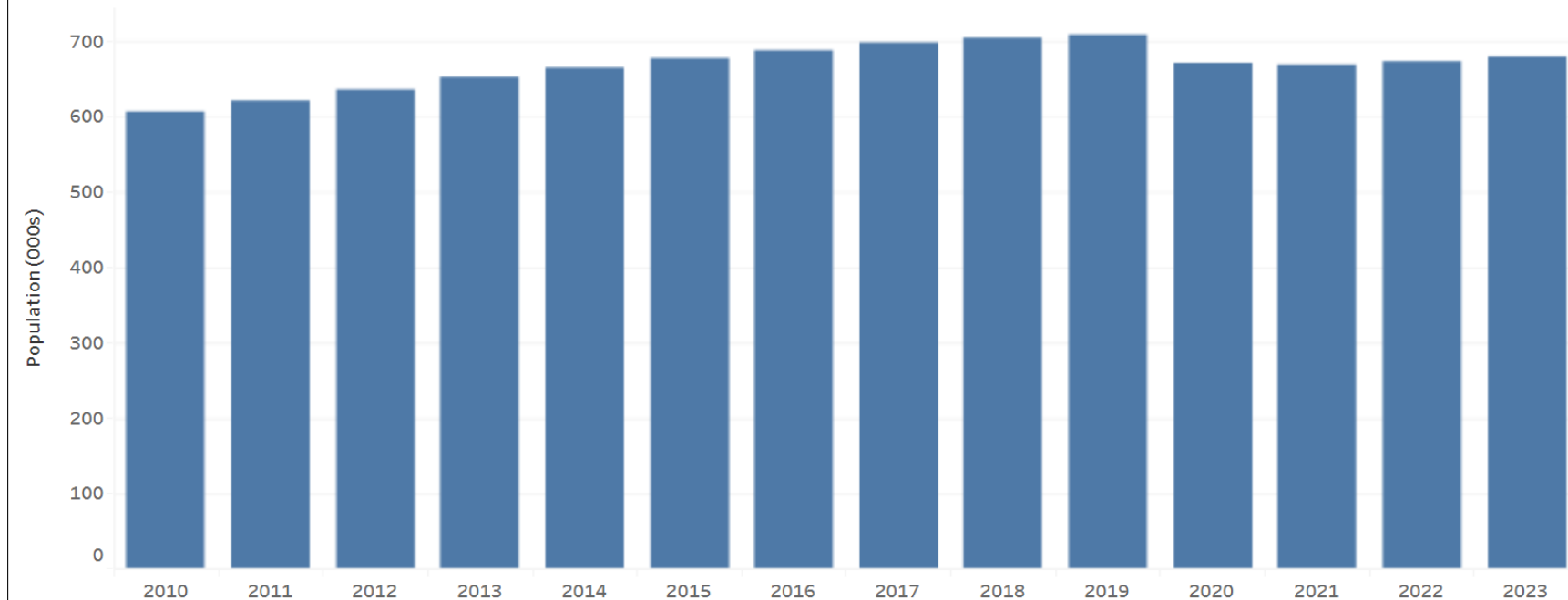


Table 8. Per capita income and wages per job: 2023q4

Measure	DC					US				
	2023q4	2022q4	2021q4	2020q4	2019q4	2023q4	2022q4	2021q4	2020q4	2019q4
Per capita Income	102,043	98,123	96,954	90,650	84,113	69,408	66,649	63,954	59,371	56,122
% ch in per capita income	4.0%	1.2%	7.0%	7.8%	0.8%	4.1%	4.2%	7.7%	5.8%	3.6%
% ch in personal income	5.5%	2.1%	7.0%	4.3%	0.9%	4.7%	4.7%	8.0%	6.1%	4.1%
Wages per job	123,997	117,704	114,028	112,803	99,220	76,296	73,019	71,632	68,223	62,090
% ch in wages per job	5.3%	3.2%	1.1%	13.7%	2.1%	4.5%	1.9%	5.0%	9.9%	3.6%
% ch in wage and salary jobs	0.8%	0.8%	3.8%	-9.1%	0.6%	1.9%	3.6%	4.2%	-5.9%	1.3%
% ch in total wages	6.1%	4.0%	5.4%	3.0%	2.8%	6.5%	5.3%	9.8%	3.4%	5.0%
Consumer price index MSA	2.8%	5.6%	5.8%	1.4%	1.5%	3.2%	7.8%	6.2%	1.2%	1.7%

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

Multifamily housing and permits

According to CoStar, the inventory of apartments and condominiums increased by 3.1% from a year earlier.

Table 9. Housing unit building permits issued in DC: February 2024

Measure	12-mo avg	FY 2023	FY 2022	FY 2021	FY 2020
Total units	2,025	5,172	6,730	6,127	5,618
1 year ch.	-3,147	-1,558	603	509	-1,550
YoY % change	-60.8	-23.2	9.8	9.1	-21.6

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

Housing Permits issued in DC

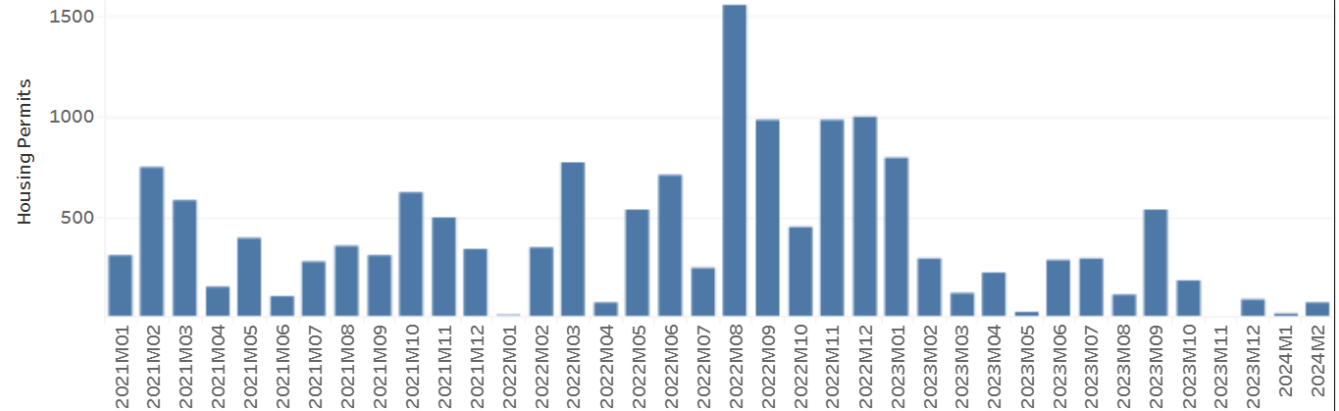


Table 10. Inventory and Construction for apartments and condos in DC: 2023q4

Quarter	Inventory			Under Construction							
	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
	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 CY (year end)	Inventory			Occupied space		Vacant space		Base rent (direct)		Under constr. Under constr.	
	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.

DC Office square footage

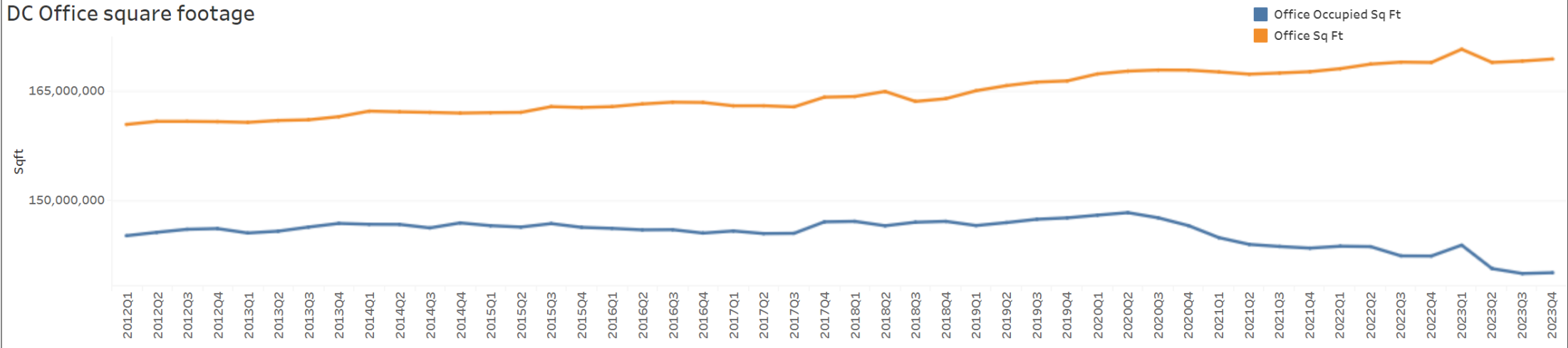


Table 13. DC Class A,B,C commercial office space: 2023q4

Commercial Class	Inventory			Occupied space		Vacant space		Base rent (direct)		Under constr. Under constr.	
	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 and condo

Single family home sales were up 3.3% from a year earlier, while the average price was 7.1% lower. Condo sales were down 21.1% from last year and the average price was 7.1% lower.

Table 14. Residential real estate indicators: February 2024

Measure	This month	12mo total	FY 2023	FY 2022	FY 2021
Single family homes (#)	254	3,294	3,343	4,509	5,136
Single family homes YoY %	3.3	-1.5	-25.9	-12.2	11.3
Condominium (#)	213	3,286	3,443	4,847	5,563
Condominium YoY % change	-21.1	-4.6	-29.0	-12.9	28.2
Total	467	6,580	6,786	9,356	10,699
Total YoY % change	-9.5	-3.0	-27.5	-12.6	19.5
Total Value of All Sales (\$M)	372	5,493	5,619	7,926	8,660
Total Value of All Sales YoY %	-12.9	-2.2	-29.1	-8.5	29.4
Single family homes avg price	981,014	1,083,029	1,086,592	1,117,476	1,057,400
YoY % change	-7.1	-0.3	-2.8	5.7	15.1
Condominium avg price	576,188	585,223	571,713	585,899	565,376
YoY % change	-7.1	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.

Single family homes sold in DC.

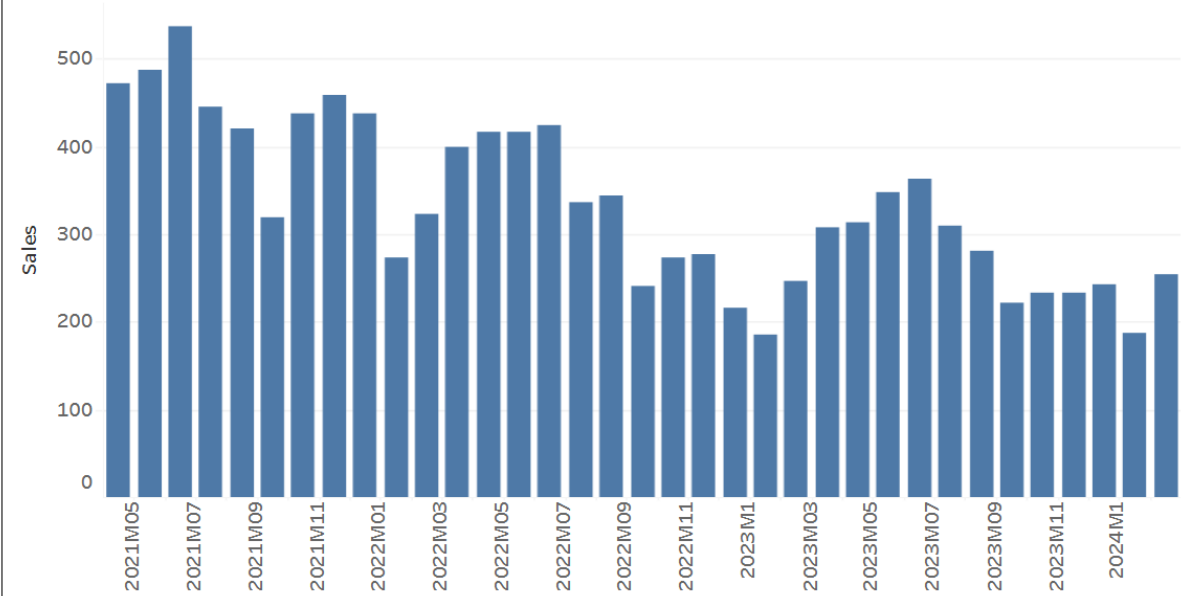


Table 15. DC single family and condo sales at prices of \$1 million+: February 2024

Measure	This month	12mo total	FY 2023	FY 2022	FY 2021	FY 2020
Single family homes (#)	80	1,309	1,340	2,008	2,047	1,403
1 year change	-13	-31	-668	-39	644	171
YoY % change	-14.0	-2.3	-33.3	-1.9	45.9	13.9
% all single family sales	31.5	39.7	40.1	44.5	39.9	30.4
Condominium (#)	23	266	260	357	328	252
1 year change	-3	6	-97	29	76	39
YoY % change	-11.5	2.3	-27.2	8.8	30.2	18.3
% all condominium sales	10.8	102.3	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: February 2024

Measure	12mo moving total	FY 2023	FY 2022	FY 2021	FY 2020
Total (\$m)	8,178	8,593	15,510	13,967	10,588
Total (% ch from year ago)	-36.8	-44.6	11.0	31.9	-39.0
Brokered home sales (\$m)	5,493	5,619	7,926	8,660	6,692
Brokered home sales (% ch from year ago)	-18.1	-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 1.9% more hotel-room-days sold than a year ago (12-mo avg). The average room rate was up 1.3% (12-mo avg).

Table 17. Hospitality industry: February 2024 (Air passengers: January 2024)

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	8.7	8.5	6.7	3.7	4.5
Hotel room-days sold	1 yr % ch	1.9	2.1	25.8	84.1	-19.1	-50.4
Average room rate	\$	226	251.5	251.9	220.5	154.4	175.5
Average room rate	1 yr % ch	1.3	-0.1	14.2	42.8	-12.0	-18.9
Room revenue	(\$M)	133.0	2,217.9	2,172.8	1,545.1	581.0	920.5
Room revenue	1 yr % ch	3.3	2.1	40.6	166.0	-36.9	-54.9
Occupancy rate	%	61.3	69.9	69.2	57.3	34.2	42.0
Number of hotels in survey	#	157	156.3	153.9	137.8	130	125.3
Air Passengers DCA	1 yr %ch	2.5	4.0	10.6	125.1	-18.2	-47.9
Air Passengers BWI	1 yr %ch	1.3	12.5	13.9	37.0	4.6	-42.1
Air Passengers IAD	1 yr %ch	5.7	14.9	17.4	68.9	-10.0	-45.1
Air Passengers Total	1 yr %ch	3.1	10.2	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 5.9% and real (inflation adjusted) GDP grew 3.1%.

Table 18. US GDP, income, and inflation: 2023q4

Indicator	2023q4	2022q4	2021q4	2020q4	2019q4
GDP real	3.1	0.7	5.4	-1.1	3.2
GDP nominal	5.9	7.1	11.9	0.6	4.7
Personal Income	4.7	4.7	8.0	6.1	4.1
Consumption	5.6	7.2	13.5	0.4	4.0
Investment	3.3	4.4	13.7	4.0	2.2
Corporate profits*	9.1	2.5	22.2	11.3	5.0
S and P stock index	15.8	-16.5	30.5	14.8	6.9
US CPI	3.2	7.1	6.8	1.2	2.0

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

Table 19. Federal government consumption and investment, US GDP accounts: 2023q4

Indicator	2023q4	2022q4	2021q4	2020q4	2019q4
Non-defense	6.9	13.6	7.5	6.6	4.0
Compensation of employees	13.2	1.2	3.8	6.4	2.4
Purchases of goods and services	2.0	13.6	8.3	7.0	4.2
Gross investment	21.1	13.5	5.1	5.6	3.5
Defense	7.9	4.2	0.9	3.8	6.3
Compensation of employees	7.1	1.4	3.8	4.3	3.9
Purchases of goods and services	5.7	6.2	-0.8	3.1	5.9
Gross investment	16.1	-2.7	7.6	6.4	8.2
All federal consumption and investment	7.5	8.1	3.6	4.9	5.4

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

DC Tax Collections

Total tax collections are up 3.5% this fiscal year. Sales tax collections are up 5.8% this fiscal year.

Table 20. Tax collections: February 2024

(\$ millions)	This month	FY 2024 to date	FY 2023	FY 2022	FY 2021	FY 2020
Total taxes	503.0	2,774.2	9,990.7	10,006.4	8,808.1	8,236.7
1 yr % change	15.0	3.5	-0.2	13.6	6.9	-2.6
Real Property	39.1	61.1	2,840.3	2,814.5	2,914.1	2,836.7
1 yr % change	44.2	95.0	0.9	-3.4	2.7	4.7
General sales	141.4	829.9	1,921.5	1,702.4	1,202.7	1,222.4
1 yr % change	8.8	5.8	12.9	41.5	-1.6	-23.5
Individual income	225.9	1,285.3	3,048.2	3,117.0	2,643.2	2,377.2
1 yr % change	31.0	4.2	-2.2	17.9	11.2	3.4
withholding	252.5	1,186.3	2,629.4	2,423.5	2,200.4	2,060.6
1 yr % change	21.0	5.9	8.5	10.1	6.8	6.1
non-withholding	-26.6	98.9	418.8	693.4	442.8	316.6
1 yr % change	-26.6	-13.1	-39.6	56.6	39.9	-11.2
Corporate franchise	11.9	260.5	905.8	728.0	670.2	575.6
1 yr % change	40.7	16.6	24.4	8.6	16.4	13.3
Unincorporated bus.	1.7	42.8	220.5	263.3	192.8	152.1
1 yr % change	-23.1	-31.5	-16.3	36.6	26.8	12.8
Deed Taxes^	15.0	109.6	338.6	690.0	552.5	452.7
1 yr % change	-24.0	-23.3	-50.9	24.9	22.0	-19.3
Other taxes	67.9	185.0	715.6	691.2	632.5	619.9
1 yr % change	-12.5	-8.4	3.5	9.3	2.0	-3.8

*Tax collections subject to accounting adjustments at year end. Source: OCFO/ORR

Tax collections (3-month moving average)

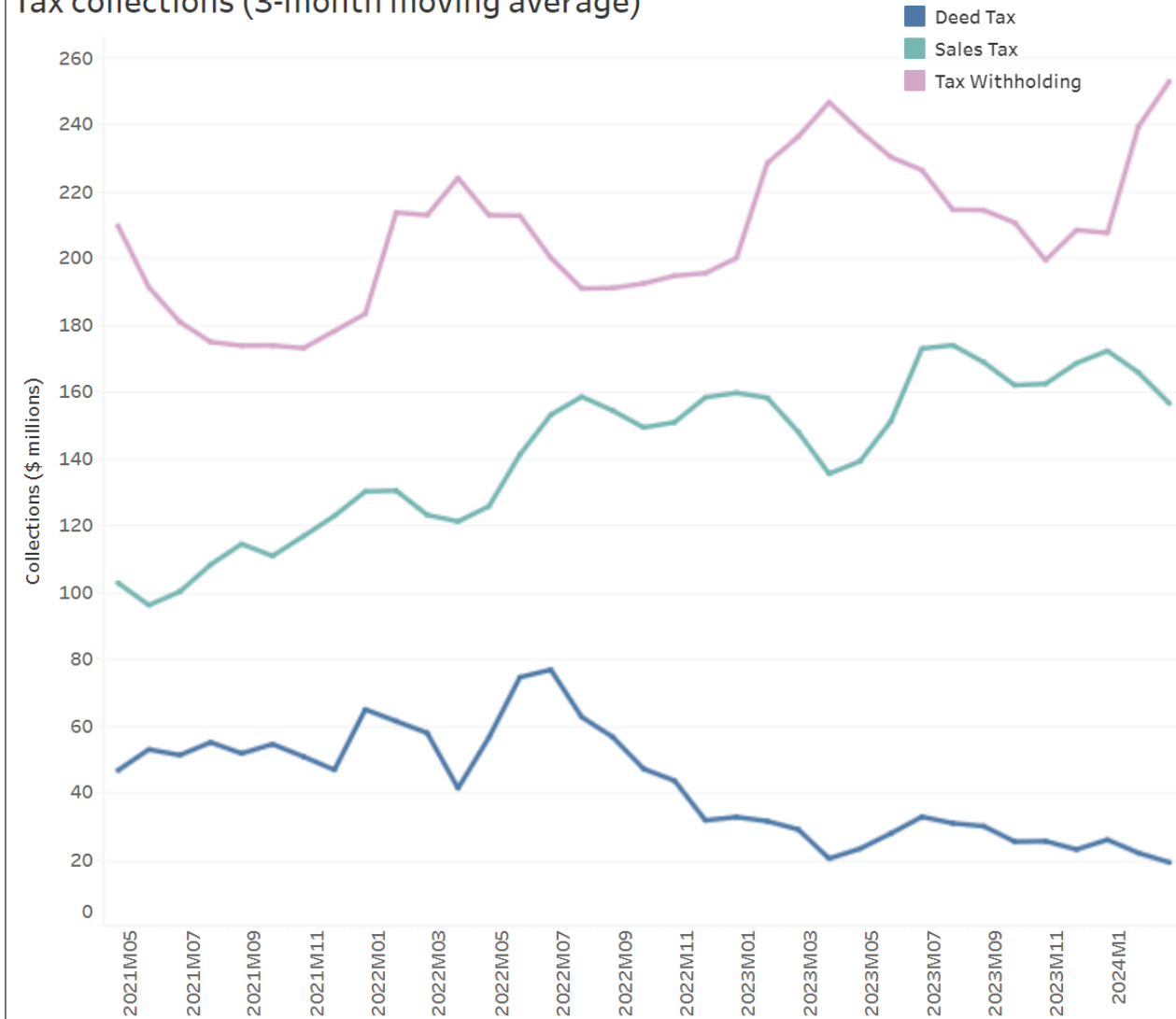


Table 21. Forecasts for US by SP Global (February 2024)

Indicator	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Real GDP (% change)	1.9	2.0	1.5	1.4	1.3	1.5
Nominal GDP (% change)	6.6	4.2	3.6	3.7	3.6	3.8
Nominal Personal Income (% change)	5.2	4.6	5.0	4.7	4.5	4.5
Unemployment Rate	3.6	4.0	4.1	4.2	4.3	4.3
CPI (% change)	5.1	2.9	2.1	2.2	2.4	2.3
Yield on 10-Yr Treasury	3.8	4.3	3.7	3.6	3.6	3.6
S&P 500 (level last quarter)	4,458	4,774	4,756	4,784	4,903	4,969

Table 22. Forecasts for select DC indicators by DC Office of Revenue Analysis (February 2024)

Indicator	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Real GDP-DC	0.5	1.8	1.6	1.9	2.1	2.2
Personal income	5.5	5.0	4.3	4.1	3.9	4.2
Wages in DC	5.4	5.8	4.2	3.8	3.7	3.9
Population	1.0	0.9	0.5	0.5	0.4	0.4
Employment in DC	1.6	0.9	0.5	0.4	0.4	0.4
Unemployment rate (%)	4.7	5.2	5.3	5.3	5.4	5.3
Washington area CPI	4.9	3.3	2.3	2.3	2.5	2.3

Table 23. DC tax revenue estimates from February 2024 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	2,840.3	2,811.7	2,794.4	0.9	-1.0	-0.6
Deed taxes	338.6	343.7	393.3	-50.9	1.5	14.4
General Sales	1,921.5	1,958.9	2,017.5	12.9	1.9	3.0
Individual Income	3,048.2	3,158.6	3,284.0	-2.2	3.6	4.0
withholding	2,629.4	2,751.4	2,856.9	8.5	4.6	3.8
non-withholding	418.8	407.1	427.1	-39.6	-2.8	4.9
Business Income	1,126.3	1,102.3	1,106.8	13.6	-2.1	0.4
Other	1,850.3	1,757.1	1,768.4	10.3	-5.0	0.6
Total	9,999.0	10,030.0	10,257.6	0.0	0.3	2.3

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