

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF REVENUE ANALYSIS**



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District of Columbia Economic and Revenue Trends: *February 2012*

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Revisions add about 10,000 (3.3%) to the number of persons working in DC in 2011

New data shed light on DC's high unemployment rate and show contrast with the US since the beginning of the recession

The US Bureau of Labor Statistics (BLS) has added significantly to its prior estimates of the number of DC's residents who had jobs in 2011. Resident employment in calendar year 2011 is now estimated at 309,060 an increase of 9,883 (3.3%) over the prior estimate made in January. The new data, the result of the annual revision of state labor force statistics that takes place every year at this time, take into account the higher than expected DC population for 2011 (617,996) first reported by Census at the end of December.

At the same time that resident employment rose, the number of unemployed also rose by 605 (1.7%). This happened because the labor force grew by 10,487. (The revised unemployment rate, which is the number of unemployed divided by the labor force was lowered from 10.4% to 10.2% because of the higher labor force).

The way the labor force, resident employment, and unemployment are linked in DC is also evident in how DC was affected by the recession that began in December 2007. From December 2007 to December 2011 the number of unemployed rose by 16,315 (88%). But resident employment only fell by 1,755 (0.6%). The labor force, on the other hand, grew by 14,560 (4.4%) as the city gained population. DC's population grew 5.4% between 2007 and 2011.

(continued on p. 17)

Revised estimate of DC resident employment and other labor force information for CY 2011.

Labor force indicator	Prior estimate	Revised estimate	Change	
			Number	%
Resident employment	299,178	309,060	9,883	3.3
Labor force	333,846	344,333	10,487	3.1
Unemployed	34,668	35,273	605	1.7
Unemployment rate	10.4	10.2	-0.2	-1.6

Source: US Bureau of Labor Statistics: Prior estimate (January 2012) and revised estimate (February 2012). By definition, unemployment is the portion of the labor force that is not employed.

DC resident employment and other labor force information: December 2007 and December 2011.

Labor force indicator	December 2007	December 2011	Change	
			Number	%
Resident employment	312,312	310,557	-1,755	-0.6
Labor force	330,768	345,328	14,560	4.4
Unemployed	18,456	34,771	16,315	88.4
Unemployment rate	5.6	10.1	4.5	80.4

Source: US Bureau of Labor Statistics. Seasonally adjusted.

Wage and salary employment

In December total employment grew, as private sector gains outpaced federal loss

- December wage and salary employment in DC was up by 3,333 (0.5%) from a year earlier as measured by the 3-month moving average.
- Federal government employment for December was down by 1,700 (-0.8%). Private sector jobs were up by 5,533 (1.2%).
- Total year-over-year DC metropolitan area employment increased by 4,867 (0.2%) in December as measured by the 3-month moving average.
- There was an increase of 0.1% in suburban Washington employment in December from a year earlier.
- Seasonally adjusted wage and salary employment in DC increased by 3,100 (0.4%) in December from November.

Change in wage and salary employment located in DC, the DC suburbs, and the US:
December 2009 to December 2011
(% change from prior year in 3-month moving average)

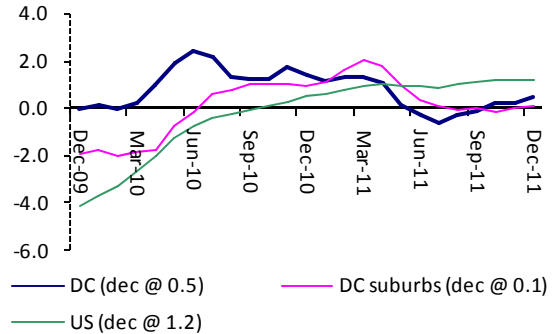


Table 1. Wage and salary employment in DC, Washington Metro area, and the US: December 2011

Jurisdiction	FY 2009	FY 2010	FY 2011	12-mo avg		
				(FY 2011) 3-mo average	This month	
District of Columbia	701,742	708,408	712,550	713,383	718,700	720,100
1 year change	-1,033	6,667	4,142	2,508	3,333	7,000
% change	-0.1	1.0	0.6	0.4	0.5	1.0
Washington metro area	2,966,558	2,956,700	2,979,133	2,980,350	2,998,800	3,007,700
1 year change	-39,133	-9,858	22,433	16,050	4,867	13,400
% change	-1.3	-0.3	0.8	0.5	0.2	0.4
Washington suburbs (% ch)	-1.7	-0.7	0.8	0.6	0.1	0.3
US (% ch)	-3.8	-1.9	0.8	1.0	1.2	1.3

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

Source: BLS. December data is preliminary

Table 2. Federal government and private sector wage and salary employment in DC: December 2011

Sector	FY 2009	FY 2010	FY 2011	12-mo avg		
				(FY 2011) 3-month average	This month	
Federal government	198,050	207,758	210,817	210,392	208,400	208,200
1 year change	5,283	9,708	3,058	1,150	-1,700	-2,500
% change	2.7	4.9	1.5	0.5	-0.8	-1.2
Private sector	463,050	463,858	466,117	467,500	475,600	476,900
1 year change	-5,408	808	2,258	2,317	5,533	9,900
% change	-1.2	0.2	0.5	0.5	1.2	2.1

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

Table 3. Seasonally adjusted DC Employment: June 2011 to December 2011

Indicator	Jun	Jul	Aug	Sep	Oct	Nov	Dec
D.C. Wage and Salary employment	712,100	714,100	701,800	713,500	714,400	718,100	721,200
change from prior month	-400	2,000	-12,300	11,700	900	3,700	3,100
% change from prior month	-0.1	0.3	-1.7	1.7	0.1	0.5	0.4

Source: BLS seasonally adjusted. December is preliminary

Temporary employment, legal services, and health led December private sector job growth

- In December, temporary employment gained 1,533 jobs over last year, legal services 1,267, and health 1,133 as measured by 3-month moving averages.
- Other private industries showing gains over the year include finance (833), organizations (767), accommodations (633), and construction (567).
- Industry sectors losing jobs included personal services (-967), education (-667), and retail trade (-400).
- Local government declined by 500.

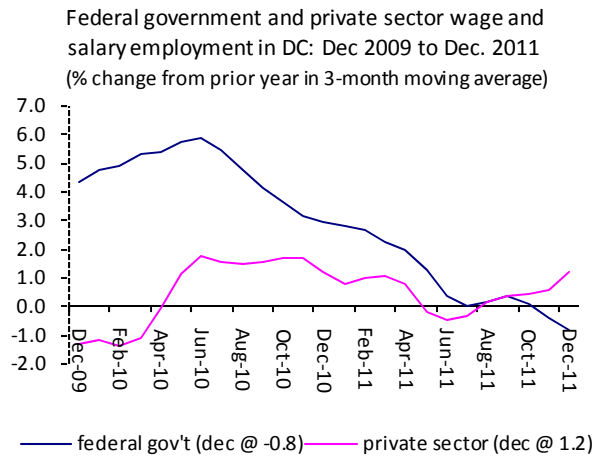


Table 4. Wage and salary employment located in DC: December 2011

Industry sector	3-month moving average				12-mo. moving avg: % change	Sector % of all DC jobs, Dec 2011	DC share (%) in Dec. 2011 of all sector jobs in:			Change from Dec 2010 to Dec 2011 in DC share of sector jobs in:	
	Dec 2010	Dec 2011	1 year change				metro area	US	metro area	US	
			Amount	%							
Federal government	210,100	208,400	-1,700	-0.8	0.9	29.0	55.1	7.41	-0.16	0.03	
Local government	35,200	34,700	-500	-1.4	-2.8	4.8	10.9	0.18	-0.29	0.00	
Legal services	32,400	33,667	1,267	3.9	1.6	4.7		3.02		0.12	
Other Professional and technical	70,000	70,433	433	0.6	0.9	9.8	22.0	1.07	0.01	-0.04	
Employment services	12,967	14,500	1,533	11.8	12.0	2.0	37.4	0.47	4.49	0.03	
Other Business services	35,167	35,233	67	0.2	-0.9	4.9	19.1	0.53	-0.08	-0.01	
Information	18,700	18,533	-167	-0.9	0.3	2.6	24.0	0.70	0.34	0.00	
Finance	26,233	27,067	833	3.2	-0.5	3.8	17.9	0.36	-0.07	0.01	
Organizations	57,067	57,833	767	1.3	-1.0	8.0	36.0	1.92	0.34	0.02	
Education	51,800	51,133	-667	-1.3	1.6	7.1	50.1	1.52	-1.34	-0.04	
Health	60,633	61,767	1,133	1.9	1.0	8.6	23.1	0.36	0.20	0.00	
Food service	37,367	37,600	233	0.6	-0.5	5.2	20.0	0.39	-0.30	-0.01	
Accommodations	14,867	15,500	633	4.3	-1.3	2.2	39.2	0.88	0.69	0.02	
Amusement and recreation	7,133	7,400	267	3.7	2.6	1.0	20.4	0.42	0.83	0.02	
Retail trade	18,167	17,767	-400	-2.2	-4.9	2.5	6.8	0.12	-0.06	0.00	
Wholesale trade	4,667	4,733	67	1.4	0.2	0.7	7.4	0.08	0.11	0.00	
Construction	10,467	11,033	567	5.4	2.8	1.5	8.0	0.20	0.47	0.01	
Personal and miscellaneous ser.	7,033	6,067	-967	-13.7	-7.2	0.8		0.25		-0.04	
Other private	5,400	5,333	-67	-1.2	-0.9	0.7	4.8	0.03	0.09	0.00	
Total	715,367	718,700	3,333	0.5	0.3	100.0	24.0	0.54	0.07	0.00	
Public sector	245,300	243,100	-2,200	-0.9	0.4	33.8	34.9	1.09	-0.40	0.00	
Private sector	470,067	475,600	5,533	1.2	0.3	66.2	20.6	0.43	0.15	0.00	
Professional and all business	195,467	199,433	3,967	2.0	1.1	27.7	21.5	0.88	0.16	-0.01	
Education, health, and orgs.	169,500	170,733	1,233	0.7	0.5	23.8	31.2	0.55	0.13	-0.01	
Hospitality and trade	82,200	83,000	800	1.0	-1.3	11.5	14.1	0.25	0.11	0.00	
Other private sector	22,900	22,433	-467	-2.0	-1.2	3.1	9.0	0.09	-0.02	0.00	

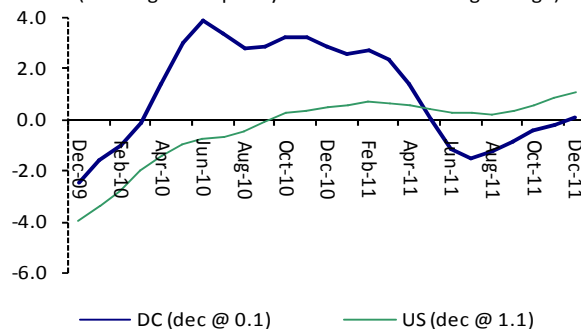
Source: BLS. not seasonally adjusted. na=not available. For the metro area, legal is included in other professional and technical, and personal and miscellaneous services is included in organizations (a category BLS calls "other services")

Resident employment

DC resident employment improved in December

- Bureau of Labor Statistics data revisions, which substantially raised estimates of DC's labor force and resident employment for 2010 and 2011, are discussed on p. 1.
- In December DC resident employment rose 372 (0.1%) from a year earlier (3-mo. moving average).
- In December the unemployment rate (seasonally adjusted) fell to 10.1%, and seasonally adjusted employment rose 0.3% from November, the 5th monthly increase in a row.

Resident employment in DC and the US: December 2009 to December 2011
(% change from prior year in 3-month moving average)



Jobs located in DC and DC resident employment:
December 2009 to December 2011

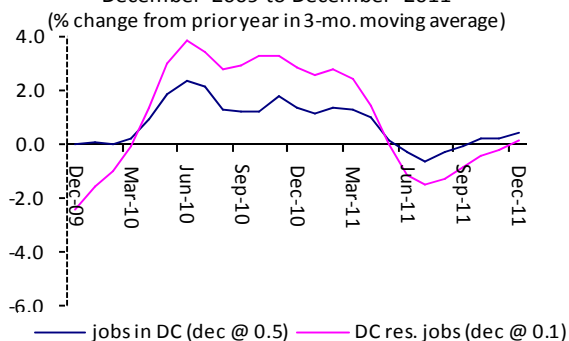


Table 5. Unemployment rates for DC, metro area, and US:
December 2011

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	Dec 2010	Dec 2011	Dec 2010	Dec 2011
US	9.1	8.3	9.4	8.5
DC metro area	na	na	na	na
DC	9.6	9.8	10.1	10.1
DC suburbs	na	na	na	na

Source: U.S. BLS (Dec. revision) na= data not available

Table 6. Resident employment and unemployment: December 2011

Indicator	FY 2009	FY 2010	FY 2011	3-month		
				12-mo avg	average	This month
DC Labor force summary						
Resident employment	303,384	306,551	308,968	309,060	308,549	308,647
1 year change	-9,541	3,166	2,417	372	372	855
% change	-3.0	1.0	0.8	0.1	0.1	0.3
Labor Force	333,366	341,501	344,244	344,333	342,629	342,348
1 year change	452	8,135	2,743	954	356	1,870
% change	0.1	2.4	0.8	0.3	0.1	0.5
Unemployed	29,981	34,950	35,277	35,273	34,080	33,701
1 year change	9,993	4,969	327	583	-16	1,015
% change	50.0	16.6	0.9	1.7	0.0	3.1
Unemployment rate	9.0	10.2	10.2	10.2	9.9	9.8
DC Unemployment insurance (state program)						
Initial claims (monthly avg.)	2,203	1,799	2,101	1,917	1,833	1,734
1 year change	688	-404	302	-25	-737	-2,476
% change	45.4	-18.3	16.8	-1.3	-28.7	-58.8
Weeks compensated (mo. avg.)	54,474	53,592	46,423	46,667	47,858	46,056
1 year change	19,736	-881	-7,169	-3,713	975	-1,540
% change	56.8	-1.6	-13.4	-7.4	2.1	-3.2

Source: Labor force (BLS, w/ Dec. revisions). Unemployment Insurance (US Dept of Labor). Not seasonally adj.

Table 7. Seasonally adjusted DC Resident employment and unemployment: June 2011 to December 2011

Indicator	Jun	Jul	Aug	Sep	Oct	Nov	Dec
DC Resident employment	306,830	306,167	306,507	307,496	308,525	309,541	310,557
change from prior month	-1,503	-663	340	989	1,029	1,016	1,016
% change from prior month	-0.5	-0.2	0.1	0.3	0.3	0.3	0.3
DC Unemployment rate (%)	10.4	10.5	10.5	10.4	10.3	10.2	10.1

Source: BLS seasonally adjusted. Reflects December data revisions.

In the September quarter, wages earned by DC residents grew faster than those earned in DC

●Wages earned in the District of Columbia were 3.1% higher in the September quarter compared to the same quarter of 2010.

●In the September quarter, estimated wages of DC residents grew 3.4%, and DC Personal Income grew 4.7%.

●In the September quarter, the private sector accounted for \$1.60 billion (89%) of the increase in wages earned in DC. This was the 7th quarter in a row in which private sector wages were greater than in the same quarter a year earlier.

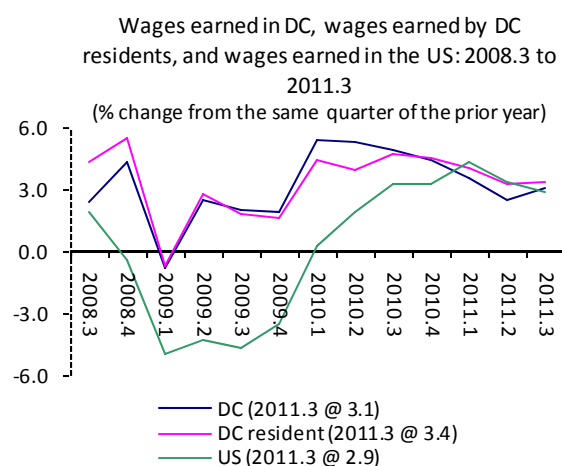


Table 8. DC Wages and Personal Income: September 2011

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

Indicator	FY 2008	FY 2009	FY 2010	4-quarter moving average (FY 2011)	Latest quarter (Sep)
Wages and salaries earned in DC	54.28	55.35	57.80	59.77	60.32
1 year change	2.48	1.07	2.45	1.97	1.79
% change	4.8	2.0	4.4	3.4	3.1
Supplements to wages & salaries	15.34	16.23	17.08	17.56	17.67
% change	5.2	5.8	5.2	2.8	2.6
Proprietors' income earned by DC residents*	5.72	5.33	5.40	5.99	6.09
% change	15.7	-6.9	1.4	10.8	6.1
Wages and salaries of DC residents***	20.64	21.12	21.90	22.74	23.00
change from one year ago	1.29	0.48	0.78	0.83	0.75
% change	6.7	2.3	3.7	3.8	3.4
Income earned by DC residents	29.4	29.7	30.7	32.5	32.9
% change	8.2	1.0	3.5	5.7	4.7
Property income of DC residents	6.71	5.92	5.58	5.92	6.01
% change	17.0	-11.7	-5.8	6.0	6.0
Pensions and other transfer payments of DC res.	4.24	4.69	5.28	5.66	5.65
% change	8.5	10.7	12.5	7.3	2.9
DC Personal Income**	40.35	40.32	41.60	44.06	44.61
1 year change	3.53	-0.03	1.27	2.46	1.99
% change	9.6	-0.1	3.2	5.9	4.7
US Personal income (% change from prior year)	5.6	-3.1	1.5	5.1	4.1
US Wages and salaries(% change from prior year)	3.5	-3.5	0.5	3.5	2.9
<i>Addendum: Change from prior year in wages earned in DC by sector</i>					
Private sector (1 yr ch, \$B)	1.55	-0.18	0.50	1.46	1.60
Federal government (1 yr ch, \$B)	0.88	1.05	1.89	0.66	0.41
DC res. wages as % of wages earned in DC	38.0	38.2	37.9	38.0	38.1

* Proprietors' income is derived from federal tax data and therefore all proprietors' income is earned by DC residents.

**Reflects deduction of social insurance paid by individuals. Wage and salary amounts shown are before this deduction.

***Est. by ORA; assumes wage and salary suppl. are the same % for DC resident wages as for wages earned in DC.

Source: BEA; data for September were released December 19, 2011

Single family and condominium home sales

In January the number of single family home sales fell and condominium sales increased

- The January 3-month moving total of single family home sales was down 8.9% from a year earlier, but the average selling price was 2.2% higher.
- January condominium sales were 7.0% above a year earlier as measured by the 3-month moving total; average selling prices were 3.2% lower.
- The total value of all home sales in January was 3.7% less than a year earlier as measured by the 3-month moving total.
- January median prices were up 7.8% for single family units, but down 2.0% for condominiums.
- The January ratio of single family inventory to sales (2.9) was lower than for condos (4.0). (3-mo. moving average).

Number and average selling price of single family homes sold in DC: January 2009 to January 2012 (% change from prior year in 3-month moving averages)

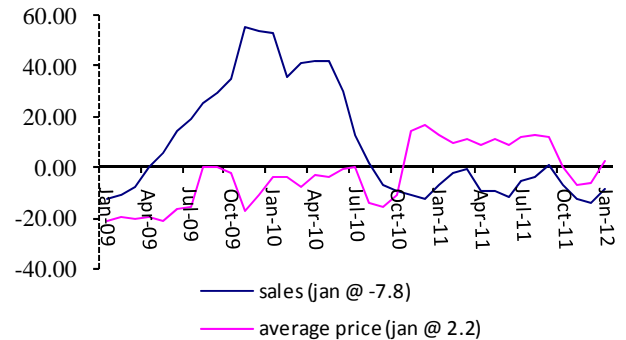


Table 9. D.C. Residential Real Estate Indicators: January 2012

Indicator	FY 2008	FY 2009	FY 2010	FY 2011	12-mo moving		
					total or average	3-mo moving total or average	This month
Number of sales (settled contracts)							
Single family	3,022	3,259	4,084	3,800	3,648	780	226
1 year change	-734	237	825	-284	-307	-76	-18
% change	-19.5	7.8	25.3	-7.0	-7.8	-8.9	-7.4
Condo	2,796	2,590	2,884	2,469	2,501	547	159
1 year change	-1,042	-206	294	-415	-152	36	13
% change	-27.1	-7.4	11.4	-14.4	-5.7	7.0	8.9
Total	5,818	5,849	6,968	6,269	6,149	1,327	385
1 year change	-1,776	31	1,119	-699	-459	-40	-5
% change	-23.4	0.5	19.1	-10.0	-6.9	-2.9	-1.3
Average prices of units that sold							
Single family (\$)	667,367	597,269	538,395	601,026	597,959	601,689	623,314
1 year change	9,480	-70,098	-58,874	62,631	34,535	12,980	90,345
% change	1.4	-10.5	-9.9	11.6	6.1	2.2	17.0
Condo (\$)	412,234	359,952	414,030	423,365	421,106	419,025	390,418
1 year change	6,803	-52,283	54,078	9,336	-3,681	-13,849	3,881
% change	1.7	-12.7	15.0	2.3	-0.9	-3.2	1.0
Total value of all sales (\$ million)	3,169.4	2,878.8	3,392.9	3,329.2	3,234.5	698.5	202.9
1 year change	-857.7	-290.6	514.1	-63.7	-120.8	-26.6	16.5
% change	-21.3	-9.2	17.9	-1.9	-3.6	-3.7	8.8
Ratio: active inventory to sales							
Single family	6.0	5.2	3.4	3.3	2.9	2.9	2.6
Condo	5.7	5.7	4.6	4.9	4.3	4.0	3.9

Median contract prices, CY to date in January 2012: single family \$430,000 (7.8% 1 yr ch); condo \$341,000 (-2.0% 1 yr ch)

Note: Data are closed contracts settled during each month or other period shown. Because average price depends on the mix of units sold, this measure can be volatile on a month to month basis, and it is not intended to measure changes in the value of all residential property. Monthly average price for all single family units is calculated by ORA based on reported average prices and number of sales for different types of units.

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

Apartments and single family home transactions

Sales of higher priced single family homes decreased in January

- Sales of single family units at prices above \$1 million were down by 10.7% from a year ago as measured by the 3-month moving total.
- In December the quarterly Federal Housing Finance Agency house price index for DC rose 1.6% over a year ago. For the US, there was a 3.0% decline.
- In the December quarter, occupied apartment units rose 1,137 (1.4%) and rents rose 2.6% from a year earlier.

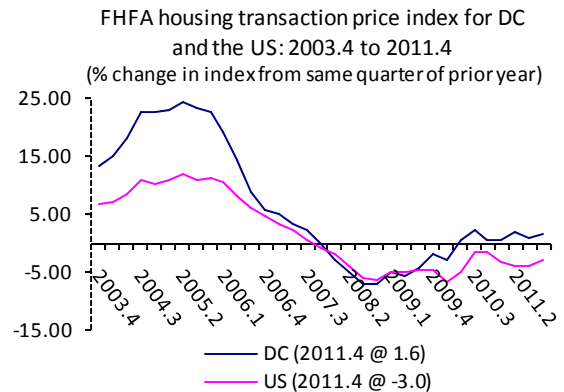


Table 10. D.C. Single family and condominium home sales at prices of \$1 million or more: January 2012

Category	FY 2008	FY 2009	FY 2010	FY 2011	12-mo moving		This month
					total	3-mo moving total	
Single family homes	435	333	418	489	439	92	30
1 year change	-18	-102	85	71	-19	-11	4
% change	-4.0	-23.4	25.5	17.0	-4.1	-10.7	15.4
percent of all single family sales	14.4	10.2	10.2	12.9	12.0	11.8	13.3
Condominiums	77	62	89	87	78	17	4
1 year change	-28	-15	27	-2	-18	-7	-1
% change	-26.7	-19.5	43.5	-2.2	-18.8	-29.2	-20.0
percent of all condominium sales	2.8	2.4	3.1	3.5	3.1	3.1	2.5

Source: Metropolitan Regional Information Systems (MRIS). Sales are ones closed (settled) during period shown.

Table 11. Federal Housing Finance Agency Price Index for single family property in DC and US: December 2011

Indicator	Fiscal year average				Quarter				
	FY 2008	FY 2009	FY 2010	FY 2011	2010.4	2011.1	2011.2	2011.3	2011.4
% change from prior year in value of index									
DC	-3.8	-5.4	-0.4	1.1	0.8	0.6	2.1	1.0	1.6
US	-3.0	-5.2	-4.3	-3.1	-1.5	-3.1	-4.0	-4.0	-3.0

Addendum: % change from prior year in the average price of settled sales contracts for single family homes

Average DC sales price	1.4	-10.5	-9.9	11.6	16.5	10.9	8.8	11.4	-6.3
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Source: (1) Federal Housing Finance Agency "All Transaction Index" (sales plus refinancings). This index is a broad measure of the movement of single-family house prices which measures average price changes in repeat sales or refinancings on the same properties. This information is obtained from transactions whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975.

(2) Average DC sales price is the average price of houses that sold during the period (settled contracts); see Table 9.

Table 12. Market-rate units in larger DC apartment buildings: December 31, 2011

Indicator	Sep. 30 2008	Sep. 30 2009	Sep. 30 2010	Sep. 30 2011	Latest Q (December 2011)		
					amount	1 Q ch	% ch
Inventory	85,427	87,090	87,970	88,661	88,799	138	0.2
1 year change	1,241	1,663	880	691	439		
% change	1.5	1.9	1.0	0.8	0.5		
Occupied units	81,521	81,964	82,965	84,079	84,614	535	0.6
1 year change	702	443	1,001	1,114	1,137		
% change	0.9	0.5	1.2	1.3	1.4		
Vacant units	3,906	5,126	5,005	4,582	4,185	-397	-8.7
1 year change	539	1,220	-121	-423	-698		
% change	16.0	31.2	-2.4	-8.5	-14.3		
% of inventory	4.6	5.9	5.7	5.2	4.7		
Average effective monthly rent	\$1,340	\$1,342	\$1,380	\$1,423	\$1,440	\$17	1.2
% change from 1 year	4.0	0.1	2.8	3.1	2.6		

Source: Reis. Includes units in competitive, private sector buildings with 40 or more units. Excludes condo conversions.

Commercial office space

The office vacancy rate fell slightly in December

●For the quarter ending December, the vacancy rate for DC commercial office space fell to 7.7% (without sublet space), and to 8.4% (with sublet space). (In September the rates were 7.8% and 8.7%, respectively.)

●DC's vacancy rate with sublet space in December was below the 12.1% rate for the metropolitan area.

●Occupied space increased in the December quarter by 1.22 million square feet (1.0%) from a year earlier.

●Space under construction increased slightly in the last quarter, and is up 27.9% from a year ago.

●In the December quarter, average effective rents for class A office space leases were up 0.9% from a year earlier.

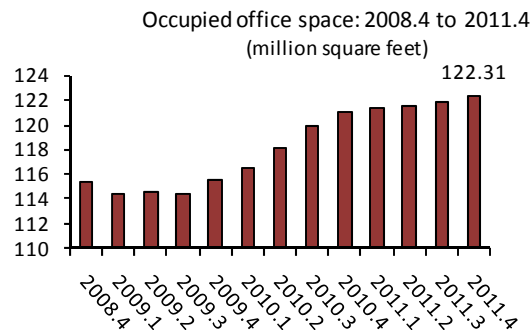


Table 13. Commercial office space in DC: December 31, 2011

(In millions of square feet, unless noted otherwise)

Indicator	Sep. 30 2008	Sep. 30 2009	Sep. 30 2010	Sep. 30 2011	last quarter (Dec. 2011)		
					Level	1 Q ch	% ch
Inventory	123.60	127.45	131.95	133.50	133.53	0.03	0.0
1 year change	1.19	3.86	4.49	1.56	1.18		
% change	1.0	3.1	3.5	1.2	0.9		
Occupied space	115.44	114.45	119.94	121.89	122.31	0.43	0.3
1 year change	0.13	-0.99	5.49	1.95	1.22		
% change	0.1	-0.9	4.8	1.6	1.0		
Leased space	116.29	116.25	121.35	123.06	123.09	0.03	0.0
Under construction	10.60	5.75	2.14	2.42	2.84	0.42	17.4
1 year change	2.68	-4.85	-3.60	0.27	0.62		
% change	33.9	-45.8	-62.7	12.7	27.9		
% of inventory	8.6	4.5	1.6	1.8	2.12		
Vacant (no sublet)	7.31	11.20	10.60	10.44	10.44	0.00	0.0
% of inventory	5.9	8.8	8.0	7.8	7.7		
Vacant (w sublet)	8.16	13.00	12.01	11.61	11.22	-0.40	-3.4
1 year change	1.06	4.84	-0.99	-0.39	-0.03		
% ch from one year	14.9	59.4	-7.6	-3.3	-0.3		
DC area vacancy rates (with sublet)							
District of Columbia	6.6	10.2	9.1	8.7	8.4	-0.3	
Northern Virginia	11.9	13.5	13.4	13.5	13.8	0.3	
Suburban Maryland	11.5	14.6	14.5	14.2	14.4	0.2	
DC Metropolitan area	10.1	12.6	12.2	12.1	12.1	0.0	

Source: Delta Associates. Includes single tenant and privately owned space as well as multi-tenant buildings.

Table 14. Average effective office rent for Class A commercial office leases signed by 6-month periods: 2008.4 to 2011.4

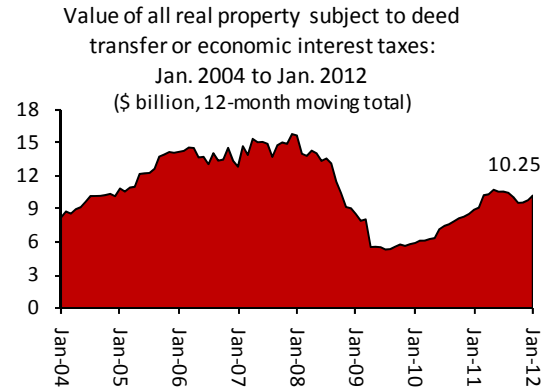
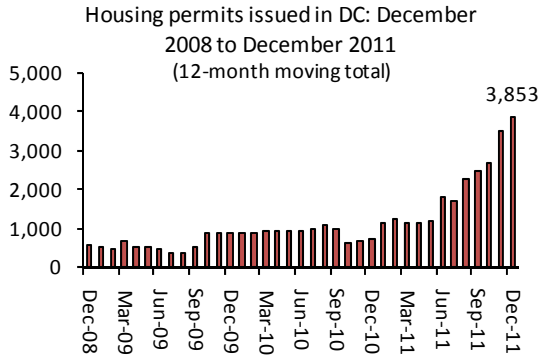
Indicator	\$ per square foot of gross floor space during 6-month period ending on date shown:						
	2008.4	2009.2	2009.4	2010.2	2010.4	2011.2	2011.4
Average effective rent	46.25	45.75	43.30	40.70	40.10	39.80	40.45
% ch from prior year	1.1	-1.1	-6.4	-11.0	-7.4	-2.2	0.9
Average value of improvements for tenants	57.00	60.00	65.00	80.00	80.00	80.00	75.00

Source: Delta Associates. Rent is for full service (including operating expenses and taxes), less concessions (free rent, etc.)

Housing permits, office and apartment outlook, and value of property transfers

Housing permits continued to rise, and the value of property transfers also rose

- For the 12-month period ending December 3,853 housing unit building permits were issued, a level not reached for at least the last 30 years.
- Delta Associates expects DC's office vacancy rate (including sublet) to rise (to 8.9%) over the next two years.



- Reis expects 5,297 new apartment units to be added to inventory in CY 2012 and CY 2013, and occupancy to grow by 5,665.
- The value of January property transfers was up 28.8% from last year as measured by the 3-month moving total. The 12-month moving total was 14.6% greater.

Table 15. Housing unit building permits issued in DC: December 2011

	FY 2008	FY 2009	FY 2010	FY 2011	12-month moving total	3-month moving total	This month
Total units	690	499	986	2,459	3,853	1,533	427
change from 1 year ago	-1,506	-191	487	1,473	3,149	1,394	344
% change from 1 year	-68.6	-27.7	97.6	149.4	447.3	1,002.9	414.5

Source: Census Bureau (permits issued during period).

Table 16. Delta Associates outlook for commercial office space in DC and the surrounding metro area: December 2011 to December 2013

Indicator	DC	No VA	Sub MD	Total	DC % of total
Inventory December 2011					
Inventory (msf)	133.5	178.3	88.6	400.4	33.3
vacancy rate (%)	8.4	13.8	14.4	12.1	
Estimated net activity to December 2013					
new supply (msf)	3.1	2.3	2.4	7.9	39.2
new demand (msf)	2.2	3.5	2.0	7.7	28.6
Estimated Inventory December 2013					
vacancy rate (%)	8.9	13.0	14.5	11.9	

Source: Delta Associates msf = million square feet

Table 17 DC market rate apartment units: 2007 to 2016

CY	Inventory	1 yr ch	% vacant	Occupied	1 yr ch
2007	84,618	468	3.9	81,284	533
2008	86,583	1,965	4.8	82,465	1,181
2009	87,788	1,205	6.1	82,415	-50
2010	88,360	572	5.5	83,477	1,062
2011	88,799	439	4.7	84,614	1,137
2012 est	90,518	1,719	4.1	86,767	2,153
2013 est	94,096	3,578	4.1	90,279	3,512
2014 est	97,354	3,258	4.4	93,118	2,839
2014 est	98,889	1,535	3.9	95,032	1,914
2016 est	100,106	1,217	3.6	96,482	1,450

Source: Reis (see note in table 12)

Table 18. Market Value of Real Property transfers subject to the Deed Transfer or Economic Interest tax: January 2012

	FY 2008	FY 2009	FY 2010	FY 2011	12-month moving total	3-month moving total	This month
All property transfers (\$ million)	11,527.3	5,591.2	7,914.3	10,117.9	10,252.3	2,972.5	1,130.1
change from one year ago (\$M)	-3,307.6	-5,936.1	2,323.1	2,203.6	1,305.7	664.4	428.0
% change from 1 year ago	-22.3	-51.5	41.5	27.8	14.6	28.8	61.0

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).

Hospitality

Tourism and hospitality industries gained in January

● In January the 3-month moving total for hotel room-days sold was 8.0% higher than a year earlier; the average room rate was 0.2% higher, leading to a 8.2% gain in room revenue.

● Employment in food services was 0.6% higher in December than a year earlier as measured by the 3-month moving average. Hotel employment rose 4.3%, but retail declined 2.2%.

● December airline traffic into the DC area was down 2.2% from a year earlier as measured by the 3-month moving total. Reagan National Airport gained 0.2%.

DC hotel room days sold and average room rate:
January 2010 to January 2012
(% change from prior year in 3-mo. moving total)

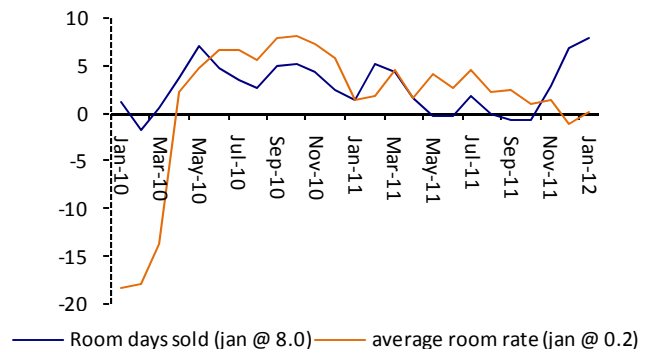


Table 19. Hospitality Industry: January 2012

Indicator	Units	date	FY 2009	FY 2010	FY 2011	12-mo total	3-month	This month
						or average*	or average*	
Hotel stays								
Hotel room-days sold	('M)	jan	7.123	7.370	7.464	7.586	1.522	0.455
	1 yr ch		-0.003	0.248	0.094	0.168	0.113	0.004
	1 yr % ch		0.0	3.5	1.3	2.3	8.0	0.9
Average room rate	\$	jan	203.16	199.12	206.60	205.69	181.78	172.96
	1 yr ch		-5.83	-4.05	7.48	3.81	0.39	-5.37
	1 yr % ch		-2.8	-2.0	3.8	1.9	0.2	-3.0
Occupancy rate (average)	%	jan	73.1	73.8	74.3	75.3	59.8	53.1
	1 yr ch		-1.1	0.7	0.5	1.1	4.0	0.1
	1 yr % ch		-1.5	0.9	0.7	1.5	7.2	0.2
Room revenue	(\$M)	jan	1,447.0	1,467.5	1,542.0	1560.3	276.6	78.7
	1 yr ch		-42.0	20.5	74.5	62.9	21.0	-1.7
	1 yr % ch		-2.8	1.4	5.1	4.2	8.2	-2.1
Airline passengers								
DCA	1 yr % ch	dec	-2.9	0.5	6.2	3.9	0.2	-1.7
IAD	1 yr % ch	dec	-4.4	1.2	0.6	-1.7	-4.5	-3.8
BWI	1 yr % ch	dec	-3.3	4.6	4.2	2.0	-1.8	-1.0
Total	1 yr % ch	dec	-3.6	2.1	3.4	1.2	-2.2	-2.2
Convention Center Transfer								
	\$ M	jan	91.5	94.4	96.0	97.0	20.9	6.4
	1 yr ch		0.0	2.8	1.7	1.5	-1.0	0.7
	1 yr % ch		0.0	3.1	1.8	1.5	-4.4	11.7
Employment								
Accommodations	level ('000)	dec	15.0	15.3	14.9	15.1	15.5	15.3
	1 yr ch		-0.2	0.3	-0.4	-0.1	0.6	0.5
	1 yr % ch		-1.2	1.9	-2.5	-0.6	4.3	3.4
Food and bev	level ('000)	dec	35.9	37.1	36.9	37.0	37.6	37.6
	1 yr ch		0.5	1.2	-0.1	-0.2	0.2	0.4
	1 yr % ch		1.4	3.3	-0.3	-0.6	0.6	1.1
Arts and entertain.	level ('000)	dec	7.1	6.9	7.1	7.2	7.4	7.3
	1 yr ch		0.2	-0.1	0.2	0.2	0.3	0.3
	1 yr % ch		2.7	-2.0	2.4	2.5	3.7	4.3
Retail	level ('000)	dec	17.8	18.3	17.4	17.3	17.8	18.1
	1 yr ch		-0.6	0.5	-0.9	-0.9	-0.4	-0.3
	1 yr % ch		-3.5	3.0	-4.9	-4.9	-2.2	-1.6

* Total for hotel rooms sold, room revenue, and Convention Center transfer

Source: Smith Travel Research (hotel data); BLS (employment); Airport authorities (airline passengers); OCFO/OTR (Convention Center transfer; January collections are based on December sales data)

In January, US labor markets continued to improve

- December was the 10th consecutive quarter of real GDP growth; the gain in the December quarter was 4th highest of those quarters.
- US employment (seasonally adjusted) increased by 243,000 in January .
- The US unemployment rate (seasonally adjusted) went down to 8.3% in January.
- In January the S & P 500 index gained 4.6% from December.
- The January CPI was 2.9% above a year earlier (sa).

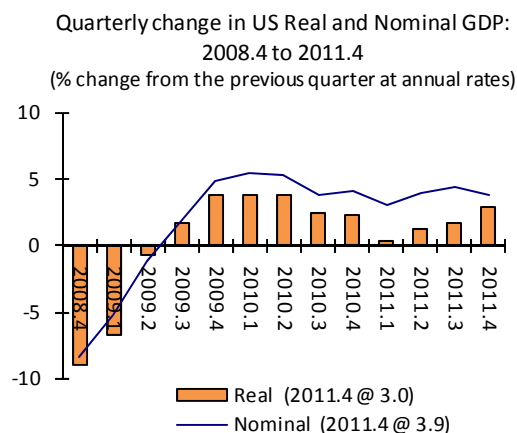


Table 20. US GDP, income, corporate profits, and inflation: 2011.4 and January 2012

(percent change from same period of prior year unless noted)

Indicator	Date of latest indicator		FY 2008	FY 2009	FY 2010	FY 2011	12-mo avg	2011.4	Jan 2012
US GDP real	2011.4	1 yr % ch	1.1	-4.2	2.1	2.1	1.7	1.6	
US GDP nominal	2011.4	1 yr % ch	3.4	-2.8	3.0	4.1	3.9	3.8	
US Personal income	2011.4	1 yr % ch	5.6	-3.1	1.5	5.3	5.1	4.6	
US wages	2011.4	1 yr % ch	3.4	-3.5	0.5	3.8	4.3	5.2	
Corporate profits	2011.4	1 yr % ch	-11.2	-11.6	42.6	10.5	na	na	
S and P stock index	jan	1 yr % ch	-5.7	-34.3	23.7	13.8	10.2	1.3	1.4
US CPI	jan	1 yr % ch	4.4	-0.3	1.7	2.7	3.0	3.8	3.4
Balt//Wash. area CPI	jan	1 yr % ch	5.0	0.3	1.7	3.0	3.4	na	2.7

Source: BEA (data revised as of February 29, 2012), BLS, and Yahoo finance. na = not available.

Personal income and wage data may differ from amounts shown in table 8 due to differences in BEA source tables.

Table 21. Quarter to quarter change in US GDP and income: 2010.2 to 2011.4

(percent change from previous quarter at seasonally adjusted annual rates)

Indicator	units	calendar year quarter						
		2010.2	2010.3	2010.4	2011.1	2011.2	2011.3	2011.4
US GDP real	% ch from prior Q at saar	3.8	2.5	2.3	0.4	1.3	1.8	3.0
US GDP nominal	% ch from prior Q at saar	5.4	3.9	4.2	3.1	4.0	4.4	3.9
Wages and salaries	% ch from prior Q at saar	6.2	3.4	1.4	6.2	2.4	6.5	5.4
Personal income	% ch from prior Q at saar	6.2	4.1	4.0	8.6	3.4	3.1	3.1

Note: GDP=Gross Domestic Product saar=seasonally adjusted at annual rate Source: BEA, updated on February 29, 2012

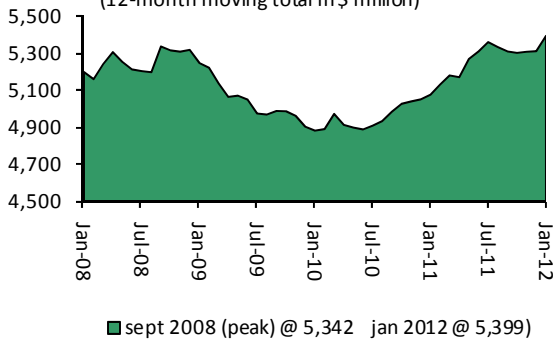
Table 22. Monthly change in selected US Indicators: July 2011 to January 2012

Indicator	Jul	Aug	Sep	Oct	Nov	Dec	Jan
S and P stock index (level)	1325	1185	1174	1207	1226	1243	1301
% change from prior month	2.9	-10.6	-1.0	2.8	1.6	1.4	4.6
% change from 1 year ago	22.7	9.0	4.6	3.0	2.3	0.1	1.4
10 yr. Treasury Interest rate (level)	2.98	2.27	1.97	2.13	2.01	1.97	1.94
CPI % ch from prior month (seasonally adjusted)	0.30	0.33	0.27	-0.03	0.09	0.01	0.21
CPI % ch from prior year (seasonally adjusted)	3.6	3.76	3.90	3.55	3.45	3.00	2.93
Jobs (seasonally adjusted level, in millions)	131.41	131.49	131.69	131.81	131.96	132.17	132.41
change from prior month (thousands)	96	85	202	112	157	203	243
% change from prior month	0.07	0.06	0.15	0.09	0.12	0.15	0.18
Resident employment (season. adj. level, in mil.)	139.45	139.75	140.11	140.30	140.61	140.79	141.64
change from prior month (thousands)	65	304	353	190	317	176	847
% change from prior month	0.05	0.22	0.25	0.14	0.23	0.13	0.60
Unemployment rate (seasonally adj.)	9.1	9.1	9.0	8.9	8.7	8.5	8.3

Source: BLS and Yahoo! Finance.

DC tax collections

Total DC tax collections (before earmarking):
January 2008 to January 2012
(12-month moving total in \$ million)



Change from prior year in total taxes collected in
the preceeding 12-months (before earmarking):
January 2010 to January 2012
(\$ million)

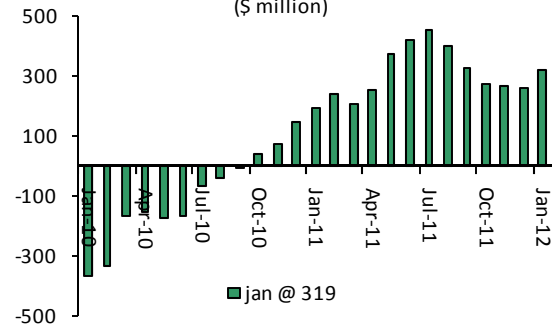


Table 23. Tax Collections (before earmarking): January 2012 (Preliminary)

(\$ million)

Tax	FY 2008	FY 2009	FY 2010	FY 2011	12-month moving total	3-month moving total	This month
Total taxes	5,342.3	4,992.9	4,988.8	5,322.1	5,399.3	926.4	401.8
1 year change	224.8	-349.4	-4.2	333.3	318.6	91.8	82.4
% change	4.4	-6.5	-0.1	6.7	6.3	11.0	25.8
Real property	1,684.8	1,798.7	1,834.8	1,713.2	1,668.1	4.0	-4.2
1 year change	241.2	113.9	36.0	-121.5	-186.5	-28.0	-15.0
% change	16.7	6.8	2.0	-6.6	-10.1	-87.6	nm
General sales	1,011.6	945.8	916.6	970.8	989.3	234.9	84.8
1 year change	52.8	-65.8	-29.2	54.2	69.9	8.9	15.8
% change	5.5	-6.5	-3.1	5.9	7.6	3.9	23.0
Individual income	1,353.2	1,143.3	1,139.8	1,314.6	1,343.3	392.8	205.2
1 year change	40.1	-209.9	-3.6	174.9	139.0	33.8	28.1
% change	3.1	-15.5	-0.3	15.3	11.5	9.4	15.8
withholding	1,004.2	1,037.3	1,103.3	1,207.6	1,220.4	318.0	136.0
1 year change	29.5	33.1	65.9	104.3	95.0	8.4	13.9
% change	3.0	3.3	6.4	9.5	8.4	2.7	11.3
non-withholding	349.0	106.0	36.5	107.1	122.9	74.8	69.3
1 year change	10.7	-243.0	-69.5	70.5	44.0	25.3	14.2
% change	3.2	-69.6	-65.6	193.2	55.8	51.2	25.8
Corporate income	289.8	202.5	197.3	251.8	252.1	57.8	14.3
1 year change	39.1	-87.3	-5.2	54.6	42.7	7.6	5.6
% change	15.6	-30.1	-2.6	27.7	20.4	15.1	64.2
Unincorporated Bus.	128.9	122.4	120.7	143.0	152.3	38.2	13.1
1 year change	-37.5	-6.5	-1.7	22.3	35.8	9.7	4.0
% change	-22.5	-5.0	-1.4	18.4	30.7	34.2	43.6
Deed taxes*	323.2	187.4	225.6	314.9	365.0	95.8	45.4
1 year change	-118.8	-135.8	38.2	89.2	145.6	47.7	29.2
% change	-26.9	-42.0	20.4	39.6	66.4	99.0	180.5
Other taxes	550.7	592.8	554.0	613.7	629.2	103.0	43.2
1 year change	7.9	42.1	-38.8	59.7	72.0	12.1	14.7
% change	1.5	7.6	-6.5	10.8	12.9	13.3	51.6

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

Note: (1) Includes public space rental (in other taxes). (2) Deed tax collections will vary from payments to Recorder of Deeds (graphed on the next page) due to processing and timing effects.

(3) Data subject to accounting adjustments.

(4) This table and the graphs on the next page include adjustments to the timing and consistency of collection reporting which make comparisons with prior year periods more accurate; accordingly, the data may vary slightly from other OCFO reports.

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

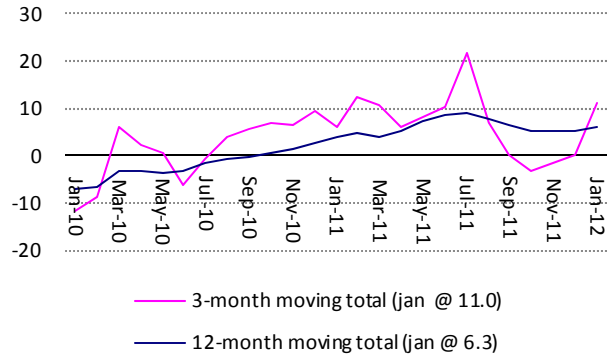
Tax collections picked up in January

● For the 12-month period ending January, tax collections (before earmarking) were \$318.6 million (6.3%) more than a year earlier. Collections grew at a 6.7% rate in FY 2011.

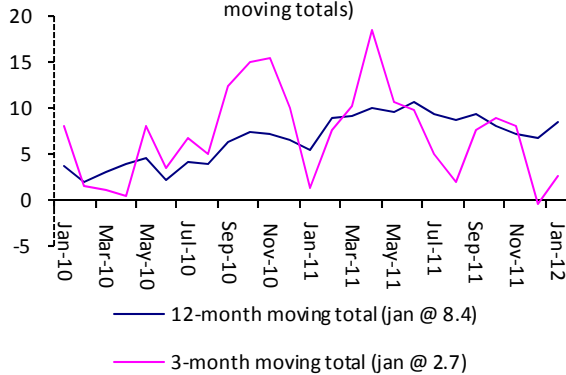
● In January the 3-month moving total for sales taxes was up 3.9% from last year, and withholding was up 2.7%.

● Deed tax payments to the DC Recorder of Deeds for transfers, recordation, and economic interest were up 27.3% from the prior year for the 3 months ending January.

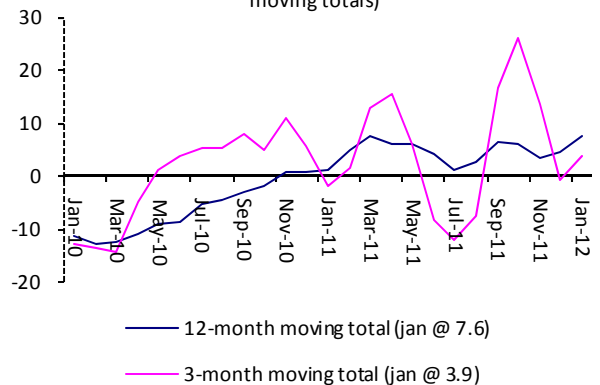
DC Tax Collections (before earmarking):
January 2010 to January 2012
(% change in 3-month and 12-month moving totals)



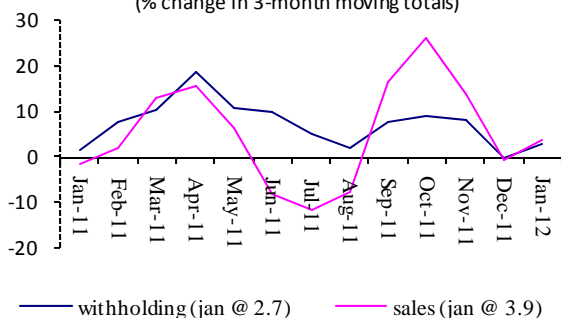
Withholding collections: January 2010 to January 2012
(% change from prior year in 3-month and 12-month moving totals)



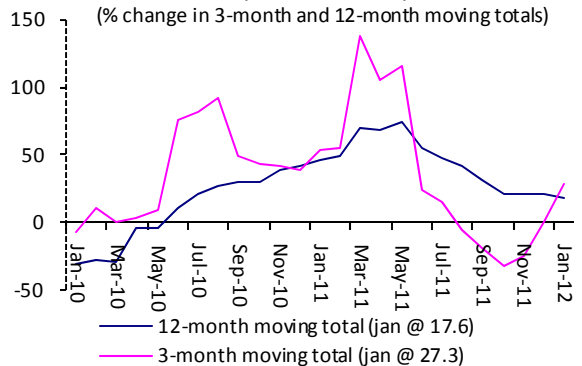
Sales tax collections: January 2010 to January 2012
(% change from prior year in 3-month and 12-month moving totals)



Collections for the General Sales tax and Individual Income tax withholding: January 2011 to January 2012
(% change in 3-month moving totals)



Payments to DC Recorder of Deeds for recordation, transfer, and economic interest taxes: January 2010 to January 2012
(% change in 3-month and 12-month moving totals)



Note: source is Recorder of Deeds, not Table 23.

US economic forecasts

The Blue Chip Indicators outlook for the US economy for FY 2012 decreased slightly.

- The February Blue Chip Indicators lowered its FY 2012 forecast for real GDP slightly to 2.0%, with an increase of 2.5% still forecast for FY 2013.
- In February Blue Chip Indicators made no change in its outlook for inflation. The forecast is for an increase of 2.4% for the CPI in FY 2012, and a 2.1% interest rate for 10 year Treasury securities.
- S and P 500: For calendar year 2012, the Global Insight and Economy.com January baseline forecasts anticipate slightly more optimistic growth of 5.9% to 8.3%, while their pessimistic forecasts fell to declines of 11.3% to 12.8%.

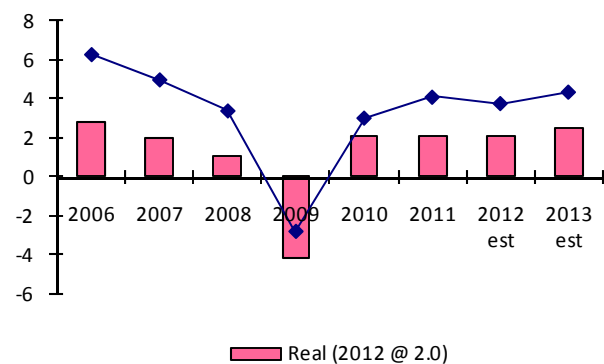
Table 24. Forecasts for US nominal and real GDP:

Forecast and date	real			nominal		
	2011	2012	2013	2011	2012	2013
Congressional Budget Office						
January 2011	2.5	3.2	2.9	3.6	4.4	4.5
August	2.5	2.5	2.0	4.0	3.8	3.0
January 2012	2.1	2.1	1.2	4.1	3.7	2.6
Blue Chip						
November	2.2	2.0		4.1	4.1	
December	2.1	2.0		4.1	4.1	
January	2.1	2.1	2.5	4.1	4.1	4.4
February	2.1	2.0	2.5	4.1	3.8	4.4

Sources: Blue Chip Indicators and the Congressional Budget Office.

Most recent FY 2011 is actual from BEA.

Blue Chip Indicators estimate of US Nominal and Real GDP: 2006 to 2013
(% change from the prior year; February 2012 estimate)



S and P 500 stock index actual and alternative forecasts:
2005.1 to 2013.4
(index value)

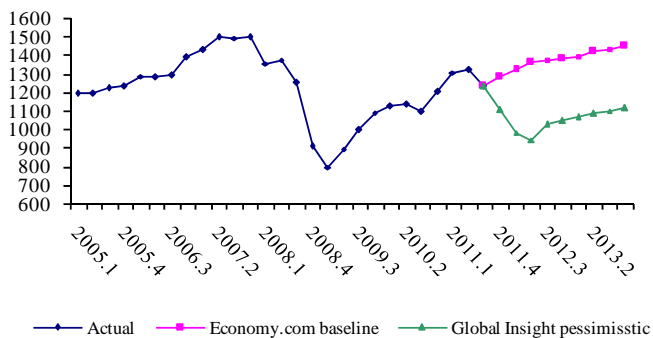


Table 25. Forecasts for S and P 500: 2010.4 to 2012.4

Forecast date	% change from prior year			% change from prior year		
	2010.4	2011.4	2012.4	2010.4	2011.4	2012.4
Global Insight: baseline						
Oct	10.6	-8.6	11.1	10.6	-18.2	2.2
Nov	10.6	1.3	4.3	10.6	-8.5	-5.0
Dec	10.6	1.3	5.6	10.6	-0.1	-11.9
Jan	10.6	1.8	5.9	10.6	1.8	-12.8
Economy.com baseline						
Oct	10.6	5.9	8.0	10.6	-6.7	11.6
Nov	10.6	6.3	7.6	10.6	3.7	-9.6
Dec	10.6	2.1	6.2	10.6	-0.3	-10.9
Jan	10.6	3.3	8.3	10.6	3.3	-11.3

Source: Global Insight and Moody's Economy.com.

Table 26. Blue Chip forecasts for CPI and 10 year

Treasury interest rate: FY 2011 to FY 2013

Forecast date	CPI			10 yr Treasury rate		
	2011	2012	2013	2011	2012	2013
Nov	2.6	2.6		3.0	2.4	
Dec	2.6	2.5		3.0	2.2	
Jan	2.6	2.4	1.5	3.0	2.2	2.8
feb	2.6	2.4	1.5	3.0	2.1	2.8

Source: Blue Chip Indicators

In January, Global Insight and Economy.com raised their forecasts for FY 2012 and FY 2013

- **Employment:** The higher employment forecasts are substantial for FY 2012, creating a higher base for 2013. The range of job changes are from -4,383 to 6,637 in FY 2012, and -6,669 to 7,514 in FY 2013.
- **Unemployment:** Global Insight and Economy.com both lowered their unemployment rate forecasts for FY 2012 and FY 2013, although they remain high. The FY 2012 range is from 10.4% to 11.9%.
- **Wages earned in DC:** Both forecasts added at least one percentage point to growth in FY 2012. Growth rate ranges: 1.5% to 3.8% in FY 2012; 2.0% to 4.3% in FY 2013.
- **Wages earned by DC residents:** Both forecasts added substantially—from 2.6 percentage points to 6.0 percentage points—to their estimates of growth for FY 2012. Growth rates range from 4.4% to 7.3% in FY 2012.

Table 27. Jobs in DC: forecasts for FY 2011 to FY 2013

(amount of change from prior year)

Date of estimate	Global Insight: baseline			Global Insight: pessimistic			Economy.com: baseline			Economy.com: pessimistic		
	2011	2012	2013	2011	2012	2013	2011	2012	2013	2011	2012	2013
oct	3,235	-4,457	6,541	3,209	-8,309	234	6,162	-2,582	-3,095	6,162	-10,191	-4,330
nov	4,842	626	7,296	4,839	-1,253	2,336	4,842	-5,749	-2,927	4,842	-12,454	-7,457
dec	4,859	1,121	8,063	4,858	-1,466	1,763	4,858	-4,418	-2,645	4,858	-10,942	-6,962
jan	4,859	6,637	7,514	4,858	5,064	1,569	4,858	2,351	-1,838	4,858	-4,383	-6,669

Source: Global Insight and Moody's Economy.com.

Table 28. Unemployment rate in DC FY 2011 to FY 2013

Date of estimate	Global Insight: baseline			Global Insight: pessimistic			Economy.com: baseline			Economy.com: pessimistic		
	2011	2012	2013	2011	2012	2013	2011	2012	2013	2011	2012	2013
oct	10.0	10.1	9.3	10.0	10.6	10.6	10.1	10.7	10.6	10.1	12.3	13.7
nov	10.0	10.8	10.3	10.0	11.3	11.7	10.0	11.0	10.7	10.0	12.5	13.9
dec	10.0	10.8	10.3	10.0	11.0	11.0	10.0	10.7	10.5	10.0	12.2	13.8
jan	10.0	10.6	10.1	10.0	10.7	10.8	10.0	10.4	10.3	10.0	11.9	13.5

Source: Global Insight and Moody's Economy.com.

Table 29. Wages earned in DC FY 2011 to FY 2013

(percent change from prior year)

Date of estimate	Global Insight: baseline			Global Insight: pessimistic			Economy.com: baseline			Economy.com: pessimistic		
	2011	2012	2013	2011	2012	2013	2011	2012	2013	2011	2012	2013
oct	3.0	2.4	3.8	3.0	1.5	2.1	3.5	4.5	6.2	3.5	2.3	5.3
nov	3.2	2.7	3.8	3.2	2.1	2.2	3.3	2.5	3.9	3.3	0.5	1.7
dec	3.2	2.8	3.8	3.2	2.1	2.0	3.1	2.2	3.9	3.1	0.2	2.0
jan	3.4	3.8	3.7	3.4	3.3	2.0	3.4	3.3	4.3	3.4	1.5	2.2

Source: Global Insight and Moody's Economy.com.

Table 30. DC resident wages FY 2011 to FY 2013

(percent change from prior year)

Date of estimate	Global Insight: baseline			Global Insight: pessimistic			Economy.com: baseline			Economy.com: pessimistic		
	2011	2012	2013	2011	2012	2013	2011	2012	2013	2011	2012	2013
oct	2.9	1.5	4.9	2.9	-1.0	2.5	3.7	6.0	6.5	3.7	4.3	5.8
nov	3.4	2.9	5.3	3.4	0.9	4.5	3.2	3.4	4.8	3.2	1.8	3.2
dec	3.3	3.1	5.2	3.3	0.5	2.7	3.1	3.2	4.9	4.0	-0.2	0.3
jan	3.8	5.7	5.0	3.8	4.4	2.4	3.8	7.3	5.1	3.8	5.8	3.6

Note: Estimated by ORA; assumes wage and salary supplements are the same % for DC resident wages as for wages earned in DC.

Source: Global Insight and Moody's Economy.com.

DC revenue estimate

The February revenue forecast: tax revenue (before earmarks) increases by \$291 million (5.5%) in FY 2012, and a smaller \$105 million (1.9%) gain in FY 2013 due to effects of anticipated federal cutbacks

- The 2012 increase in revenue follows a strong 6.4% increase in FY 2011.
- In FY 2012, real property, individual income, general sales, and business income all show significant gains.
- In FY 2013, the individual income tax is projected to decline and sales tax growth to slow, primarily the consequence of provision for anticipated cutbacks in federal government employment, wages, and contracts resulting from deficit reduction measures. Considerable uncertainty exists, however, as to the exact nature of such cuts or when they might materialize.
- In FY 2012 and FY 2013 taxes represent a slightly higher share of Personal Income than in the two prior fiscal years.

Table 31. DC Tax Revenue (before earmarks) for FY 2011 through FY 2013: February 2012 revenue estimate

Tax	FY level (\$ million)			Change from prior year (\$ M)			% change from prior year		
	2011	2012	2013	2011	2012	2013	2011	2012	2013
Real property	1,715.1	1,838.3	1,953.2	-106.4	123.2	114.9	-5.8	7.2	6.3
Deed taxes	311.2	311.1	312.4	85.6	-0.1	1.3	37.9	0.0	0.4
General sales	1,014.9	1,045.9	1,066.2	38.2	31.0	20.2	3.9	3.1	1.9
Individual income	1,296.6	1,446.4	1,406.2	186.2	149.9	-40.3	16.8	11.6	-2.8
Withholding	1,192.2	1,303.6	1,336.3	118.3	111.5	32.7	11.0	9.4	2.5
non-withholding	104.4	142.8	69.9	67.8	38.4	-72.9	185.2	36.7	-51.1
Business income	359.7	387.9	400.1	36.0	28.3	12.2	11.1	7.9	3.1
Other	627.8	586.5	583.0	80.6	-41.3	-3.5	14.7	-6.6	-0.6
Total	5,325.3	5,616.2	5,721.0	320.1	290.9	104.8	6.4	5.5	1.9

Source: ORA. February 29, 2012 revenue estimate under existing legislation. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues.

Table 32. DC labor market assumptions: FY 2011 to FY 2013

item	2011	2012	2013
Wage and salary employment	713,042	716,640	709,713
1 year change	4,858	3,598	-6,927
% change	0.7	0.5	-1.0
DC resident employment	299,158	302,526	303,932
1 year change	-1,237	3,368	1,406
% change	-0.4	1.1	0.5
Unemployment rate	10.1	10.0	10.5

Source: ORA February 2012 revenue estimate

Table 33. DC Income and stock market assumptions: FY 2011 to FY 2013 (change from prior year)

item	2011	2012	2013
Wages and salaries earned in DC	3.4	3.1	0.7
Wages and salaries earned by DC residents	3.8	4.5	2.6
DC Personal income	5.9	3.3	2.1
S and P 500 stock index	1.8	0.0	3.9

Source: ORA February 2012 revenue estimate. Stock index, on a calendar year basis, represents the % change from the December quarter of the prior year.

Table 34. DC tax revenue (before earmarks) and DC Personal Income: FY 2005 to FY 2014

item	2005	2006	2007	2008	2009	2010	2011	2012 est	2013 est	2014 est
Tax revenue (\$ million)										
Level	4,249	4,516	5,155	5,325	5,052	5,005	5,325	5,616	5,721	5,859
Change from prior year	444	267	638	170	-273	-47	320	291	105	138
Percent change from prior year										
Tax revenue	11.7	6.3	14.1	3.3	-5.1	-0.9	5.6	5.6	1.8	2.6
Personal Income	8.3	8.2	8.1	9.6	-0.1	3.2	5.9	3.3	2.1	3.2
Tax revenue as percent of Personal Income	13.5	13.3	14.0	13.2	12.5	12.0	12.1	12.3	12.3	12.2

Source: ORA. February 2012 revenue estimate under existing legislation. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues.

DC labor force data, continued from p. 1

For the US as a whole, from December 2007 to December 2011 the number of unemployed persons rose 71.3%, a percentage increase less than in DC. However, almost all of the increase in US unemployment was due to a drop in the number of employed workers. The US labor force was virtually unchanged from 2007 to 2011.

Percent change in DC and US labor force indicators between December 2007 and December 2011

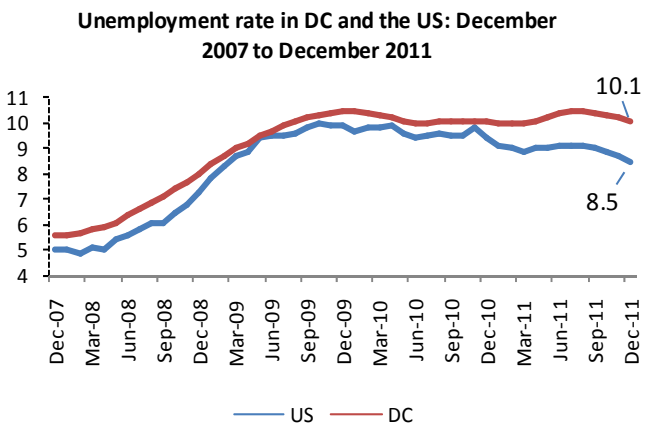
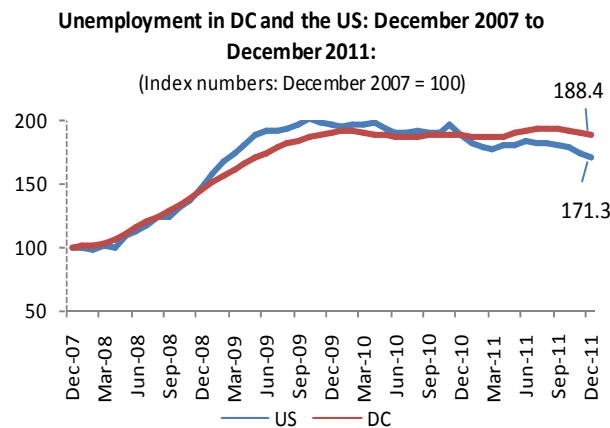
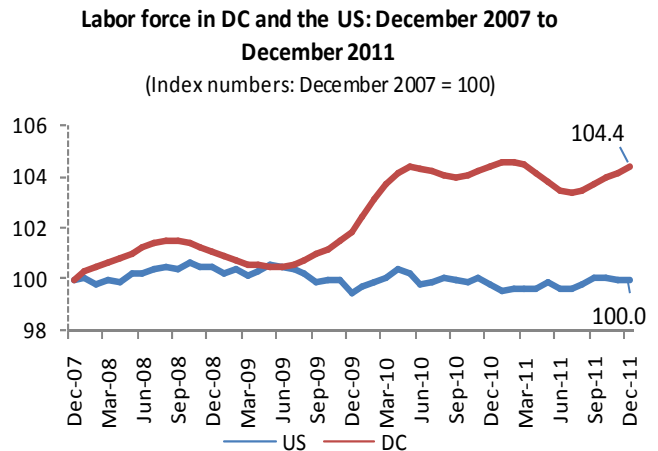
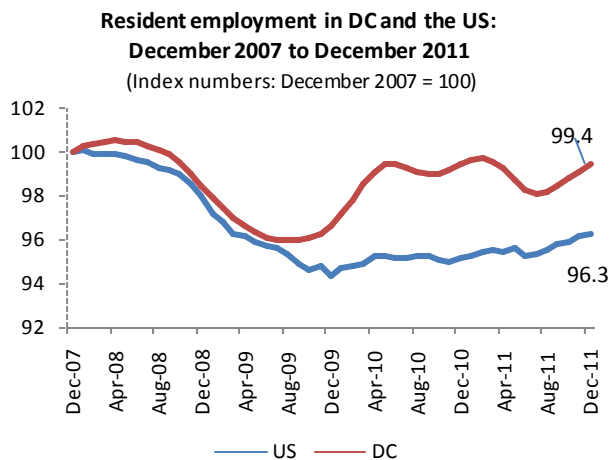
Jurisdiction	Labor force	Resident employment	Unemployment
DC	4.4	-0.6	88.4
US	0.0	-3.7	71.3

Source: US Bureau of Labor Statistics, seasonally adjusted

The charts below compare labor force data from DC and the US for the period from December 2007, when the US recession began, to December 2011. All numbers, which are monthly and seasonally adjusted, are indexed to December 2007 = 100.

For the first 18 months of the recession, the nature of rising unemployment in DC was similar to that of the US—the result of falling resident employment. From that point on, the unemployment level remained high in DC as gains in the labor force went hand in hand with gains in resident employment.

—Stephen Swaim, Office of Revenue Analysis



ORA Reports and Documents

From time to time the Office of Revenue Analysis prepares fiscal impact studies 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) under "Economy and Revenue."

Recent ORA reports:

Revised Revenue Estimates for Fiscal Years 2011 to 2015. December 22, 2011. Transmittal letter and accompanying tables.

Tax Rates and Tax Burdens—A Nationwide Comparison 2010. This annual publication compares DC tax rates and the 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—Washington Metropolitan Area 2010. This annual publication compares DC tax rates and the estimated DC tax burdens for households of different income levels with the rates and burdens of surrounding jurisdictions in the DC metropolitan area.

Taxicab medallions—A review of experience in other cities. May 2011. Includes a review of the experience with taxicab medallions in 5 US cities: New York, Boston, Chicago, San Francisco, and Miami-Dade (Florida). Reviews economic literature on taxicab medallions. Additional information is included in a Q and A format.

About this report.

District of Columbia Economic and Revenue Trends is generally issued about the third week every month. Employment and most other DC information reported on a monthly basis is from one or two months prior to the *Trends* date (the February report has mostly January and December data). 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 (click on *Economy and Revenue, Economic and Revenue Trends*).

Table 35. Information sources

Indicator	Source	Period covered in this report	Next release
D.C. Jobs and Labor Force information	BLS	December	March 13
D.C. Personal Income	BEA	2011.3	March 28
D.C. Tax Collections	OTR/ORA	January	March 15
D.C. Housing Sales	MRIS*	January	c March 10
D.C. Commercial Office Building data	Delta Associates	2011.4	c April 10
DC Apartment data	Reis, inc	2011.4	c May 1
D.C. Hotel stay information	Smith Travel Research	January	c. March 15
Consumer Price Index	BLS	January	March 16
U.S. Jobs and Labor Force	BLS	January	March 9
U.S. GDP and Personal Income	BEA	2011.4	March 29
S and P 500 Stock Index	Financial press	January	March 1
Interest rate on 10-Year Treasury Securities	Financial press	January	March 1
IHS Global Insight D.C. forecast	Global Insight	January	c. February 20
Moody's Economy.com D.C. forecast	Economy.com	January	c. February 20
Blue Chip Economic Indicators for the U.S.	Aspen Publishers	February	March 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 See also the *Economic Indicators* issued monthly by the D.C. Office of the Chief Financial Officer (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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