

**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: *November 2011*

Contents

Wage and salary employment ...2
Sectors of the DC economy3
Resident employment and unemployment 4
Wages and income.....5
Residential real estate.....6
Commercial office space.....8
Real estate construction outlook and value of transactions.....9
Hospitality10
US economy and inflation11
DC tax collections.....12
US and DC forecasts.....14
DC revenue estimate.....16
ORA reports & documents.....18
About this report.....18
ORA contact information.....18

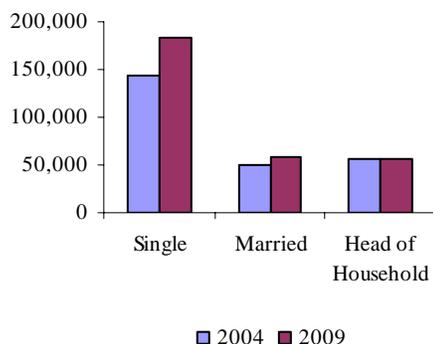
The number of DC income tax filers increased by 45,000 (18%) from 2004 to 2009

Most of the gains were from single filers and filers with more than \$50,000 in wages and salaries

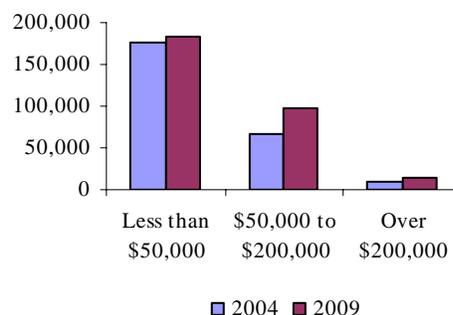
For tax year 2009, DC taxpayers filed 296,928 income tax returns, an increase of 45,183 (17.9%) from tax year 2004.

Single person filers accounted for 61.9% of all tax filers in 2009, up from 57.2% in 2004. Married filers (filing jointly, separately, or combined separate) accounted for 19.5% of the 2009 filers, down slightly from 20.1% in 2004. There were fewer head of household filers in 2009 than in 2004, and the share of the total declined from 22.7% in 2004 to 18.6% in 2009. Single filers accounted for 88.3% of the 45,183 increase in filers from 2004 to 2009.

Number of filers by type: tax years 2004 and 2009



Number of filers by DC Adjusted Gross Income level: tax years 2004 and 2009



In 2009 62.0% of all filers had less than \$50,000 in DC AGI (DC Adjusted Gross Income), down from 70.0% in 2004. The share of filers with income between \$50,000 and \$200,000 increased from 26.1% in 2004 to 32.9% in 2009. The share of filers with incomes over \$200,000 also increased—from 3.9% in 2004 to 5.1% in 2009. Of the 45,183 increase in filers from 2004 to 2009, by far the largest share—70.8%—was in the \$50,000 to \$200,000 income category.

Wage and salary income reported by taxpayers increased from \$11.9 billion in 2004 to \$16.7 billion in 2009, a 40.4% increase. Single filers accounted for 49.1% of all wage income in 2009, married filers 40.0%, and head of household filers 10.9%. From 2004 to 2009 the share of all wages rose for single filers, stayed the same for married filers, and fell for head of household filers. *(continued on p. 17)*

Wage and salary employment

In September the job picture improved a bit, except for local government employment

- September wage and salary employment in DC was down by 633 (-0.1%) from a year earlier as measured by the 3-month moving average. Although this is the fourth decline in a row, most of the decline is in local government.
- Federal government employment for September was up by 800 (0.4%). Private sector jobs were up by 1,433 (0.3%).
- Total year-over-year DC metropolitan area employment increased by 833 (0.0%) in September as measured by the 3-month moving average.
- Suburban Washington employment rose by 0.1% in September from a year earlier.
- Seasonally adjusted wage and salary employment in DC increased by 11,500 in September (1.6%) from August, bringing it back to about where it was in March.

Change in wage and salary employment located in DC, the DC suburbs, and the US: September 2009 to September 2011

(% change from prior year in 3-month moving average)

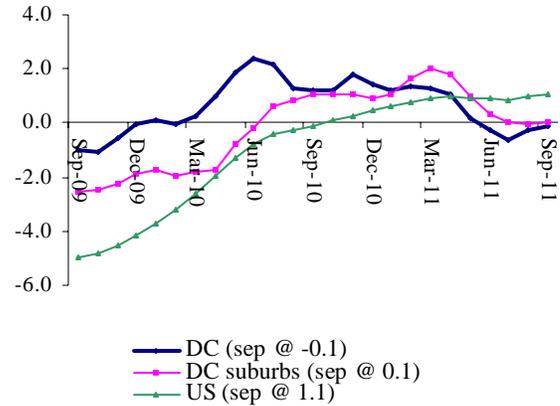


Table 1. Wage and salary employment in DC, Washington Metro area, and the US: September 2011

Jurisdiction	FY 2008	FY 2009	FY 2010	12-mo avg (FY 2011)	3-mo average	This month
District of Columbia	702,775	701,742	708,408	712,533	714,267	710,500
1 year change	11,067	-1,033	6,667	4,125	-633	900
% change	1.6	-0.1	1.0	0.6	-0.1	0.1
Washington metro area	3,005,692	2,966,558	2,956,700	2,979,425	2,982,233	2,983,900
1 year change	21,575	-39,133	-9,858	22,725	833	8,500
% change	0.7	-1.3	-0.3	0.8	0.0	0.3
Washington suburbs (% ch)	0.5	-1.7	-0.7	0.8	0.1	0.3
US (% ch)	0.1	-3.8	-1.9	0.8	1.1	1.1

Not seasonally adjusted. Suburban employment is the difference between the metro area total and the DC portion.
Source: BLS. September data is preliminary

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

Sector	FY 2008	FY 2009	FY 2010	12-mo avg (FY 2011)	3-month average	This month
Federal government	192,767	198,050	207,758	210,817	211,600	209,800
1 year change	1,825	5,283	9,708	3,058	800	200
% change	1.0	2.7	4.9	1.5	0.4	0.1
Private sector	468,458	463,050	463,858	466,100	464,733	466,100
1 year change	7,475	-5,408	808	2,242	1,433	1,100
% change	1.6	-1.2	0.2	0.5	0.3	0.2

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

Table 3. Seasonally adjusted DC Employment: March 2011 to September 2011

Indicator	Mar	Apr	May	Jun	Jul	Aug	Sep
D.C. Wage and Salary employment	713,600	715,300	712,500	712,100	714,100	701,800	713,300
change from prior month	-1,100	1,700	-2,800	-400	2,000	-12,300	11,500
% change from prior month	-0.2	0.2	-0.4	-0.1	0.3	-1.7	1.6

Source: BLS seasonally adjusted. September is preliminary

Sectors of the economy

Legal services and temporary employment led private sector job growth in September

- In September legal services and temporary employment led private sector job growth with a 1,133 gain over the previous year as measured by 3-month moving averages.
- Other private industries showing gains over the year include finance (833), education (733), other business services (333), and construction (233).
- Industry sectors losing jobs include retail trade (-1,467), personal services (-967), accommodations (-367), and food service (-267).
- Local government declined by 2,867, in part due to the impact of the scope and timing of the summer job program.

Federal government and private sector wage and salary employment in DC: Sep. 2009 to Sep. 2011
(% change from prior year in 3-month moving average)

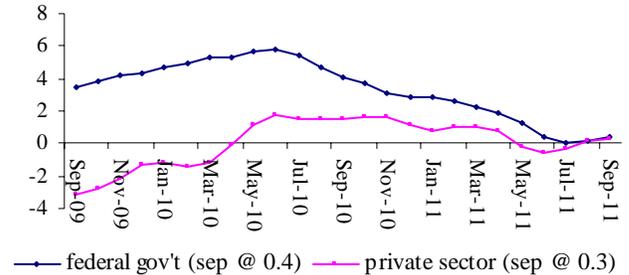


Table 4. Wage and salary employment located in DC: September 2011

Industry sector	3-month moving average				12-mo. moving avg: % change	Sector % of all DC jobs, Sep 2011	DC share (%) in Sep 2011 of all sector jobs in:		Change from Sep 2010 to Sep 2011 in DC share of sector jobs in:	
	Sep 2010	Sep 2011	1 year change				metro area	US	metro area	US
			Amount	%						
Federal government	210,800	211,600	800	0.4	1.8	29.6	55.7	7.45	0.58	0.34
Local government	40,800	37,933	-2,867	-7.0	-3.6	5.3	12.9	0.21	-0.64	-0.01
Legal services	32,433	33,567	1,133	3.5	0.1	4.7	na	3.00	na	0.10
Other Professional and technical	69,333	69,367	33	0.0	1.6	9.7	21.8	1.07	0.00	-0.04
Employment services	12,800	13,933	1,133	8.9	12.6	2.0	35.4	0.47	2.15	0.01
Other Business services	34,800	35,133	333	1.0	-0.6	4.9	18.9	0.52	-0.13	0.00
Information	18,700	18,667	-33	-0.2	0.6	2.6	24.4	0.70	0.49	0.01
Finance	26,200	27,033	833	3.2	-2.3	3.8	17.9	0.35	0.12	0.01
Organizations	57,733	57,700	-33	-0.1	-1.2	8.1	35.7	1.90	0.19	-0.03
Education	44,800	45,533	733	1.6	4.3	6.4	48.3	1.52	-2.57	-0.01
Health	60,233	60,367	133	0.2	1.3	8.5	22.9	0.36	0.15	-0.01
Food service	37,400	37,133	-267	-0.7	0.0	5.2	19.8	0.38	-0.26	-0.01
Accommodations	15,267	14,900	-367	-2.4	-2.5	2.1	38.3	0.78	0.36	-0.04
Amusement and recreation	7,033	7,200	167	2.4	2.4	1.0	16.2	0.34	-0.19	0.01
Retail trade	18,367	16,900	-1,467	-8.0	-4.0	2.4	6.6	0.12	-0.57	-0.01
Wholesale trade	4,667	4,633	-33	-0.7	0.2	0.6	7.2	0.08	-0.07	0.00
Construction	10,967	11,200	233	2.1	1.2	1.6	8.0	0.19	0.49	0.00
Personal and miscellaneous ser.	7,100	6,133	-967	-13.6	-3.7	0.9	na	0.25	na	-0.04
Other private	5,467	5,333	-133	-2.4	-1.2	0.7	4.9	0.03	0.01	0.00
Total	714,900	714,267	-633	-0.1	0.7	100.0	24.0	0.54	-0.03	-0.01
Public sector	251,600	249,533	-2,067	-0.8	1.0	34.9	36.7	1.18	-0.11	0.01
Private sector	463,300	464,733	1,433	0.3	0.6	65.1	20.2	0.42	0.02	-0.01
Professional and all business	194,267	197,700	3,433	1.8	1.0	27.7	21.4	0.88	0.11	-0.01
Education, health, and orgs.	162,767	163,600	833	0.5	1.3	22.9	30.5	0.54	0.08	-0.01
Hospitality and trade	82,733	80,767	-1,967	-2.4	-1.1	11.3	13.7	0.24	-0.36	-0.01
Other private sector	23,533	22,667	-867	-3.7	-0.9	3.2	9.1	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")

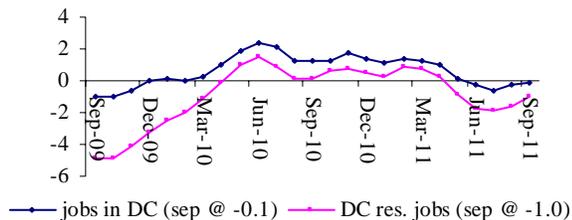
Resident employment

DC resident employment declined again in Sept.

- In September DC resident employment declined 2,984 (-1.7%) from a year earlier (3-mo. moving average).
- DC's labor force increased 1,055 (0.3%) in September compared to a year earlier.
- In September the unemployment rate (seasonally adjusted) stayed at 11.1%.
- Seasonally adjusted employment rose 0.5% from August.
- Initial unemployment insurance claims were up 7.2% from a year earlier (3-mo. moving average).

Jobs located in DC and DC resident employment:

September 2009 to September 2011
(% change from prior yr. in 3-mo. moving avg.)



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

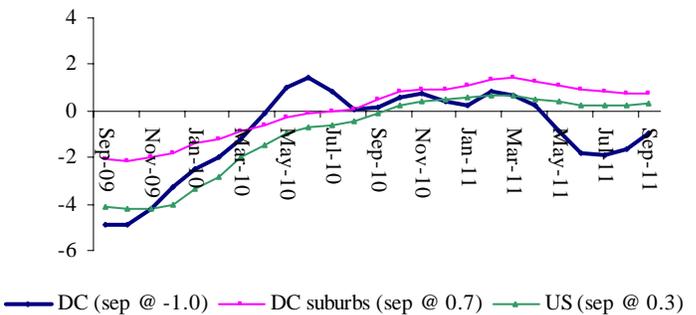


Table 5. Unemployment rates for DC, metro area, and US:

September 2011

(percent of labor force)

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	Sep 2010	Sep 2011	Sep 2010	Sep 2011
US	9.2	8.8	9.6	9.1
DC metro area	5.9	6.1	na	na
DC	9.5	11.0	9.7	11.1
DC suburbs	5.5	5.5	na	na

Source: U.S. Bureau of Labor Statistics na= data not available

Table 6. Resident employment and unemployment: September 2011

Indicator	FY 2008	FY 2009	FY 2010	12-mo avg (FY 2011)	3-month average	This month
DC Labor force						
Resident employment	314,290	302,525	300,332	299,073	299,138	297,794
1 year change	5,054	-11,766	-2,193	-1,259	-2,984	-2,142
% change	1.6	-3.7	-0.7	-0.4	-1.0	-0.7
Labor Force	334,303	332,138	334,068	333,124	336,167	334,471
1 year change	7,283	-2,165	1,929	-944	1,055	3,214
% change	2.2	-0.6	0.6	-0.3	0.3	1.0
Unemployed	20,013	29,614	33,736	34,051	37,028	36,677
1 year change	2,229	9,600	4,122	315	4,039	5,356
% change	12.5	48.0	13.9	0.9	12.2	17.1
Unemployment rate	6.0	8.9	10.1	10.2	11.0	11.0
DC Unemployment insurance (state program)						
Initial claims (monthly avg.)	1,515	2,203	1,799	2,101	2,045	1,916
1 year change	213	688	-404	302	188	289
% change	16.4	45.4	-18.3	16.8	10.1	17.8
Weeks compensated (mo. avg.)	34,738	54,474	53,592	46,423	46,446	43,123
1 year change	8,170	19,736	-881	-7,169	-3,617	-4,905
% change	30.8	56.8	-1.6	-13.4	-7.2	-10.2

Source: Labor force (BLS, preliminary for Sep.). Unemployment Insurance (US Dept of Labor). Not seasonally adj.

Table 7. Seasonally adjusted DC Resident employment and unemployment: March 2011 to September 2011

Indicator	Mar	Apr	May	Jun	Jul	Aug	Sep
DC Resident employment	302,566	302,547	301,770	298,171	295,315	293,710	295,165
change from prior month	-112	-19	-777	-3,599	-2,856	-1,605	1,455
% change from prior month	0.0	0.0	-0.3	-1.2	-1.0	-0.5	0.5
DC Unemployment rate (%)	9.5	9.6	9.8	10.4	10.8	11.1	11.1

Source: BLS seasonally adjusted. September is preliminary.

Wages and income

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

●Wages earned in the District of Columbia were 2.4% higher in the June quarter compared to the same quarter of 2010.

●In the June quarter, estimated wages of DC residents grew 3.4%, and DC Personal Income grew 5.3%.

●In the June quarter, the private sector accounted for \$1.20 billion (87%) of the increase in wages earned in DC. This was the 6th quarter in a row in which private sector wages were greater than in the same quarter a year earlier.

Wages earned in DC, wages earned by DC residents, and wages earned in the US: 2008.2 to 2011.2
(% change from the same quarter of the prior year)

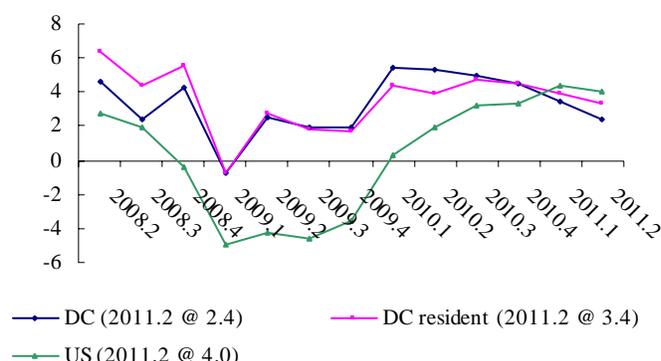


Table 8. DC Wages and Personal Income: June 2011
(\$ billion at seasonally adjusted annual rates unless otherwise noted)

Indicator	FY 2008	FY 2009	FY 2010	4-quarter moving average	Latest quarter (Jun)
Wages and salaries earned in DC	54.28	55.35	57.80	59.28	60.02
1 year change	2.48	1.07	2.45	2.17	1.38
% change	4.8	2.0	4.4	3.8	2.4
Supplements to wages & salaries	15.34	16.23	17.08	17.42	17.57
% change	5.2	5.8	5.2	3.2	1.3
Proprietors' income earned by DC residents*	5.72	5.33	5.40	5.90	6.02
% change	15.7	-6.9	1.4	13.0	7.9
Wages and salaries of DC residents***	20.64	21.12	21.90	22.55	22.90
change from one year ago	1.29	0.48	0.78	0.90	0.75
% change	6.7	2.3	3.7	4.1	3.4
Income earned by DC residents	29.4	29.7	30.7	32.1	32.8
% change	8.2	1.0	3.5	6.1	4.9
Property income of DC residents	6.71	5.92	5.58	5.83	6.03
% change	17.0	-11.7	-5.8	5.8	6.0
Pensions and other transfer payments of DC res.	4.24	4.69	5.28	5.62	5.70
% change	8.5	10.7	12.5	9.5	6.5
DC Personal Income**	40.35	40.32	41.60	43.56	44.48
1 year change	3.53	-0.03	1.27	2.66	2.23
% change	9.6	-0.1	3.2	6.5	5.3
US Personal income	5.6	-3.1	1.5	5.4	5.4
US Wages and salaries	3.5	-3.5	0.5	3.7	4.0
<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	1.25	1.20
Federal government (1 yr ch, \$B)	0.88	1.05	1.89	0.96	0.30
DC res. wages as % of wages earned in DC	38.0	38.2	37.9	38.0	38.2
* 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 June were released September 22, 2011					

Single family and condominium home sales

In October, both the number of single family home sales and the average selling price both fell

- The October 3-month moving total of single family home sales was down 7.4% from a year earlier, and the average selling price was 0.3% less.
- October condominium sales were 3.7% above a year earlier as measured by the 3-month moving total; average selling prices were 1.3% lower.
- The total value of all home sales in October was 4.4% less than a year earlier as measured by the 3-month moving total.
- October median prices (CY to date) were up 9.8% for single family units, but down 2.1% for condominiums.
- The October ratio of single family inventory to sales (3.3) was lower than for condos (4.6). (3-mo. moving average).

Number and average selling price of single family homes sold in DC: October 2008 to October 2011

(% change from prior year in 3-month moving averages)

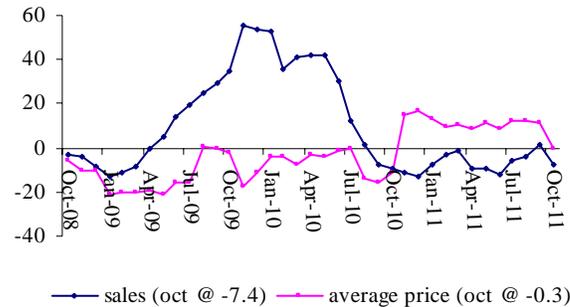


Table 9. D.C. Residential Real Estate Indicators: October 2011

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	3,724	877	247
1 year change	-734	237	825	-284	-300	-70	-76
% change	-19.5	7.8	25.3	-7.0	-7.5	-7.4	-23.5
Condo	2,796	2,590	2,884	2,469	2,465	620	174
1 year change	-1,042	-206	294	-415	-337	22	-4
% change	-27.1	-7.4	11.4	-14.4	-12.0	3.7	-2.2
Total	5,818	5,849	6,968	6,269	6,189	1,497	421
1 year change	-1,776	31	1,119	-699	-637	-48	-80
% change	-23.4	0.5	19.1	-10.0	-9.3	-3.1	-16.0
Average prices of units that sold							
Single family (\$)	667,367	597,269	538,395	601,026	595,052	561,750	534,221
1 year change	9,480	-70,098	-58,874	62,631	46,591	-1,641	-84,606
% change	1.4	-10.5	-9.9	11.6	8.5	-0.3	-13.7
Condo (\$)	412,234	359,952	414,030	423,365	424,007	421,505	446,478
1 year change	6,803	-52,283	54,078	9,336	6,380	-5,353	9,411
% change	1.7	-12.7	15.0	2.3	1.5	-1.3	2.2
Total value of all sales (\$ million)							
	3,169.4	2,878.8	3,392.9	3,329.2	3,261.1	754.0	209.6
1 year change	-857.7	-290.6	514.1	-63.7	-116.0	-34.8	-68.0
% change	-21.3	-9.2	17.9	-1.9	-3.4	-4.4	-24.5
Ratio: active inventory to sales							
Single family	6.0	5.2	3.4	3.3	3.2	3.3	3.0
Condo	5.7	5.7	4.6	4.9	4.7	4.6	4.4

Median contract prices, CY to date in October 2011: single family \$450,000 (9.8% 1 yr ch); condo \$362,250 (-2.1% 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 October

- Sales of single family units at prices above \$1 million were down 30.0% from a year ago as measured by the 3-month moving total.
- In June the quarterly FHFA house price index for DC rose 2.0% over a year ago. For the US, there was a 4.5% decline.
- In the September quarter, occupied apartment units rose 1,105 (1.3%) and rents rose 3.1% from a year earlier.

**FHFA housing transaction index for DC and the US:
2003.2 to 2011.2**
(% change in index from same quarter of prior year)

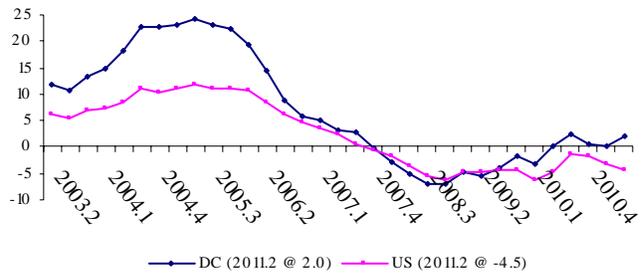


Table 10. D.C. Single family and condominium home sales at prices of \$1 million or more: October 2011

Category	FY 2008	FY 2009	FY 2010	FY 2011	12-mo moving total	3-mo moving total	This month
Single family homes	435	333	418	489	450	84	16
1 year change	-18	-102	85	71	6	-36	-39
% change	-4.0	-23.4	25.5	17.0	1.4	-30.0	-70.9
percent of all single family sales	14.4	10.2	10.2	12.9	12.1	9.6	6.5
Condominiums	77	62	89	87	85	20	2
1 year change	-28	-15	27	-2	-4	-3	-2
% change	-26.7	-19.5	43.5	-2.2	-4.5	-13.0	-50.0
percent of all condominium sales	2.8	2.4	3.1	3.5	3.4	3.2	1.1

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: June 2011

Indicator	Fiscal year average				Quarter				
	FY 2007	FY 2008	FY 2009	FY 2010	2010.2	2010.3	2010.4	2011.1	2011.2
% change from prior year in value of index									
DC	4.2	-3.7	-5.3	-0.5	0.3	2.6	0.7	0.3	2.0
US	2.8	-2.9	-5.0	-4.2	-4.7	-1.3	-1.6	-3.2	-4.5
<i>Addendum: % change from prior year in the average price of settled sales contracts for single family homes</i>									
Average DC sales price	-1.3	1.4	-10.9	-9.9	-0.9	-15.9	16.5	10.9	8.8

Source: (1) Federal Housing Finance Agency all transaction index (sales plus appraisals). This index is a broad measure of the movement of single-family house prices. The index is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or refinancings on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975. (2) Average sales price: Table 9.

Table 12. Market-rate units in larger DC apartment buildings: September 30, 2011

Indicator	Sep. 30 2007	Sep. 30 2008	Sep. 30 2009	Sep. 30 2010	Latest Q (September 2011)		
					amount	1 Q ch	% ch
Inventory	84,186	85,427	87,090	87,970	88,661	0	0.0
1 year change	262	1,241	1,663	880	691		
% change	0.3	1.5	1.9	1.0	0.8		
Occupied units	80,819	81,521	81,964	82,965	84,070	93	0.1
1 year change	175	702	443	1,001	1,105		
% change	0.2	0.9	0.5	1.2	1.3		
Vacant units	3,367	3,906	5,126	5,005	4,591	-93	-2.0
1 year change	87	539	1,220	-121	-414		
% change	2.7	16.0	31.2	-2.4	-8.3		
% of inventory	4.0	4.6	5.9	5.7	5.2		
Average effective monthly rent	\$1,288	\$1,340	\$1,342	\$1,380	\$1,423	\$9	0.6
% change from 1 year	8.1	4.0	0.1	2.8	3.1		

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

Commercial office space

The office vacancy rate rose slightly in September

●For the quarter ending September, the vacancy rate for DC commercial office space rose: to 7.8% (without sublet space), and to 8.7% (with sublet space). (In June the rates were 7.5% and 8.6%, respectively.)

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

●Occupied space increased in the September quarter by 1.95 million square feet (1.6%) from a year earlier.

●Space under construction decreased slightly in the last quarter, but is up 12.7% from a year ago.

●In the June quarter, average effective rents for leases of class A commercial office space were down 2.2% from a year earlier.

Occupied office space: 2008.3 to 2011.3
(million square feet)

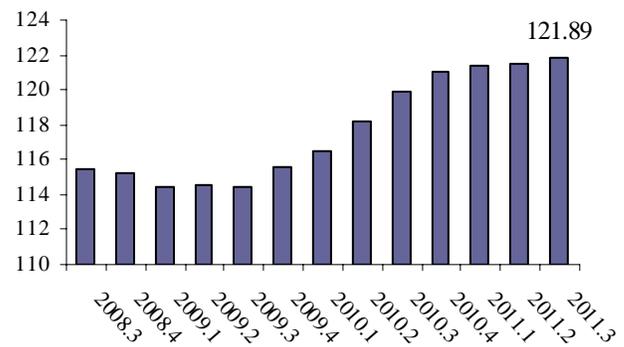


Table 13. Commercial office space in DC: September 30, 2011

(In millions of square feet, unless noted otherwise)

Indicator	Sep. 30 2007	Sep. 30 2008	Sep. 30 2009	Sep. 30 2010	last quarter (Sep. 2011)		
					Level	1 Q ch	% ch
Inventory	122.41	123.60	127.45	131.95	133.50	0.58	0.4
1 year change	4.75	1.19	3.86	4.49	1.56		
% change	4.0	1.0	3.1	3.5	1.2		
Occupied space	115.31	115.44	114.45	119.94	121.89	0.40	0.3
1 year change	4.95	0.13	-0.99	5.49	1.95		
% change	4.5	0.1	-0.9	4.8	1.6		
Leased space	115.31	116.29	116.25	121.35	123.06	0.13	0.1
Under construction	7.92	10.60	5.75	2.14	2.42	-0.22	-8.4
1 year change	1.98	2.68	-4.85	-3.60	0.27		
% change	33.3	33.9	-45.8	-62.7	12.7		
% of inventory	6.5	8.6	4.5	1.6	1.81		
Vacant (no sublet)	6.37	7.31	11.20	10.60	10.44	0.45	4.5
% of inventory	5.2	5.9	8.8	8.0	7.8		
Vacant (w sublet)	7.10	8.16	13.00	12.01	11.61	0.18	1.6
1 year change	-0.20	1.06	4.84	-0.99	-0.39		
% ch from one year	-2.7	14.9	59.4	-7.6	-3.3		
<i>DC area vacancy rates (with sublet)</i>							
District of Columbia	5.8	6.6	10.2	9.1	8.7	0.1	
Northern Virginia	9.9	11.9	13.5	13.4	13.5	-0.1	
Suburban Maryland	9.9	11.5	14.6	14.5	14.2	-0.1	
DC Metropolitan area	8.6	10.1	12.6	12.2	12.1	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: 2008.2 to 2011.2 (\$ per square foot of gross floor space)

Indicator	Amount during 6-month period ending on date shown:						
	2008.2	2008.4	2009.2	2009.4	2010.2	2010.4	2011.2
Average effective rent	46.25	46.25	45.75	43.30	40.70	40.10	39.80
% ch from prior year	4.0	1.1	-1.1	-6.4	-11.0	-7.4	-2.2
Average value of improvements for tenants	56.00	57.00	60.00	65.00	80.00	80.00	80.00

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

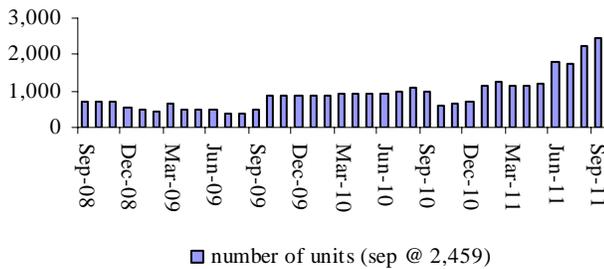
Housing permits, office and apartment outlook, and value of property transfers

Housing permits hit 5 year high, while the value of property transfers continued to slow

•For the 12-month period ending September, 2,459 housing unit building permits were issued, a level not reached since the spring of 2006.

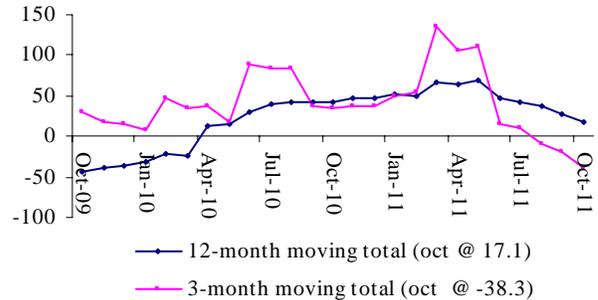
•Delta Associates expects DC's office vacancy rate (including sublet) to fall (to 8.6%) over the next two years as new demand balances additional supply.

Housing permits issued in DC: September 2008 to September 2011
(12-month moving total)



Value of real property transfers (including transfers of economic interest):
October 2009 to October 2011

(% change in 3-month and 12-month moving totals)



•Reis expects 4,899 new apartment units to be added to inventory in CY 2012 and CY 2013, and occupancy to grow by 5,867.

•The value of October property transfers was down 38.3% from last year as measured by the 3-month moving total. The 12-month moving total was 17.1% greater.

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

	FY 2007	FY 2008	FY 2009	FY 2010	12-month moving total	3-month moving total	This month
Total units	2,196	690	499	986	2,459	889	214
change from 1 year ago	-211	-1,506	-191	487	1,473	654	197
% change from 1 year ago	-8.8	-68.6	-27.7	97.6	149.4	278.3	1,158.8

Source: Census Bureau (permits issued during period).

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

Indicator	DC	No VA	Sub MD	Total	DC % of total
Inventory September 2011					
Inventory (msf)	133.5	178.3	88.6	400.4	33.3
vacancy rate (%)	8.7	13.5	14.2	12.1	
Estimated net activity to September 2013					
new supply (msf)	2.7	3.0	2.3	8.0	33.8
new demand (msf)	2.6	4.5	2.5	9.6	27.1
Estimated Inventory September 2013					
vacancy rate (%)	8.6	12.4	13.6	11.4	

Source: Delta Associates msf = million square feet

Table 17 DC market rate apartment units: 2006 to 2015

CY	Inventory	1 yr ch	% vacant	Occupied	1 yr ch
2006	84,150	427	4.0	80,751	221
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 est	89,071	711	5.2	84,439	962
2012 est	91,118	2,047	4.4	87,138	2,699
2013 est	93,970	2,852	3.9	90,306	3,168
2014 est	95,841	1,871	3.4	92,628	2,322
2015 est	97,376	1,535	3.3	94,159	1,531

Source: Reis (see note in table 12)

Table 18. Market Value of Real Property transfers subject to the Deed Transfer or Economic Interest tax: October 2011

	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	9,587.9	1,653.6	336.1
change from one year ago (\$M)	-3,307.6	-5,936.1	2,323.1	2,203.6	1,399.6	-1,026.1	-530.0
% change from 1 year ago	-22.3	-51.5	41.5	27.8	17.1	-38.3	-61.2

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

Hotel stays declined again in September

● In September the 3-month moving total for hotel room-days sold was 0.7% lower than a year earlier; the average room rate was 2.5% higher, leading to a 1.7% gain in room revenue.

● Employment in food services was 0.7% less in September than a year earlier as measured by the 3-month moving average; hotel and retail employment declined 2.4% and 8.0%, respectively.

● In September, airline traffic into the DC area was down 0.4% from a year earlier as measured by the 3-month moving total. Reagan National Airport gained 2.7%.

DC hotel room days sold and average room rate:

September 2009 to September 2011
(% change from prior year in 3-mo. moving total)

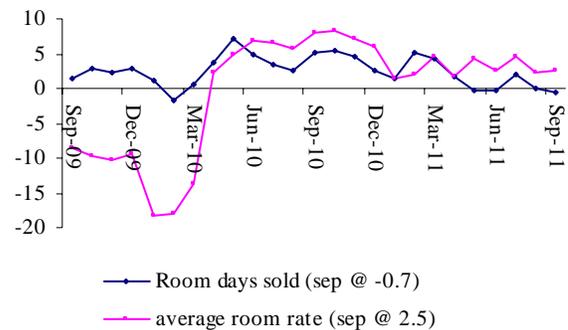


Table 19. Hospitality Industry: September 2011

Indicator	Units	date	FY 2008	FY 2009	FY 2010	(FY 2011) 12 mo total or average*	3-month moving total or average*	This month
Hotel stays								
Hotel room-days sold	('M)	sep	7.125	7.123	7.370	7.463	1.980	0.633
			0.044	-0.003	0.248	0.093	-0.014	-0.005
			0.6	0.0	3.5	1.3	-0.7	-0.7
Average room rate	\$	sep	208.99	203.16	199.12	206.57	187.68	224.96
			10.55	-5.83	-4.05	7.45	4.51	10.48
			5.3	-2.8	-2.0	3.7	2.5	4.9
Occupancy rate (average)	%	sep	74.2	73.1	73.8	74.3	77.9	76.3
			0.6	-1.1	0.7	0.5	-1.6	-1.6
			0.9	-1.5	0.9	0.7	-2.0	-2.1
Room revenue	(\$M)	sep	1,489.1	1,447.0	1,467.5	1541.7	371.6	142.3
			83.8	-42.0	20.5	74.2	6.3	5.6
			6.0	-2.8	1.4	5.1	1.7	4.1
Airline passengers								
DCA	1 yr % ch	sep	-3.2	-2.9	0.5	6.2	2.7	2.3
IAD	1 yr % ch	sep	-2.3	-4.4	1.2	0.6	-3.1	-1.4
BWI	1 yr % ch	sep	0.0	-3.3	4.6	4.2	0.1	1.6
Total	1 yr % ch	sep	-1.8	-3.6	2.1	3.4	-0.4	0.7
Convention Center Transfer								
	\$ M	oct	91.5	90.4	94.1	96.0	24.9	8.4
			8.2	-1.0	3.7	1.6	-0.6	-0.1
			9.8	-1.1	4.0	1.6	-2.3	-0.9
Employment								
Accommodations	level ('000)	sep	15.2	15.0	15.3	14.9	14.9	15.0
			-0.3	-0.2	0.3	-0.4	-0.4	-0.2
			-2.2	-1.2	1.9	-2.5	-2.4	-1.3
Food and bev	level ('000)	sep	35.4	35.9	37.1	36.9	37.1	36.8
			2.0	0.5	1.2	-0.1	-0.3	-0.3
			5.8	1.4	3.3	-0.3	-0.7	-0.8
Arts and entertain.	level ('000)	sep	6.9	7.1	6.9	7.1	7.2	7.2
			0.9	0.2	-0.1	0.2	0.2	0.1
			14.8	2.7	-2.0	2.4	2.4	1.4
Retail	level ('000)	sep	18.4	17.8	18.3	17.4	16.9	16.8
			0.3	-0.6	0.5	-0.9	-1.5	-1.5
			1.6	-3.5	3.0	-5.0	-8.0	-8.2

* 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; October collections are based on September sales data)

In October, there was modest improvement in national employment and unemployment

- September was the 9th consecutive quarter of real GDP growth; the gain in the September quarter was a modest 2.0%.
- US employment (seasonally adjusted) increased by 80,000 in October, the smallest gain in four months.
- The US unemployment rate (seasonally adjusted) went down to 9.0% in October, a 0.1 percentage point decline.
- In October the S & P 500 index gained 2.8% from September.
- The October CPI was 0.1% less than in September, but 3.6% above a year earlier (seasonally adjusted).

Quarterly change in US Real and Nominal GDP:

2008.3 to 2011.3

(% change from the previous quarter at annual rates)

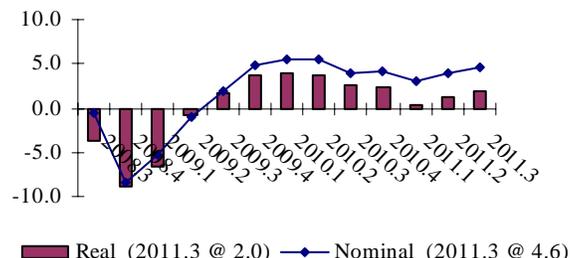


Table 20. US GDP, income, corporate profits, and inflation: 2011.3 and October 2011

(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	2011.3	Oct 2011
US GDP real	2011.3 1 yr % ch	1.1	-4.2	2.1	2.1	2.1	1.5	
US GDP nominal	2011.3 1 yr % ch	3.4	-2.8	3.0	4.1	4.1	3.9	
US Personal income	2011.3 1 yr % ch	5.6	-3.1	1.5	5.1	5.1	4.2	
US wages	2011.3 1 yr % ch	3.4	-3.5	0.5	3.5	3.5	2.9	
Corporate profits	2011.3 1 yr % ch	-11.2	-11.6	42.6	10.6	10.6	7.9	
S and P stock index	oct 1 yr % ch	-5.7	-34.3	23.7	13.8	13.2	5.5	3.0
US CPI	oct 1 yr % ch	4.4	-0.3	1.7	2.7	2.8	3.8	3.5
Balt/Wash. area CPI	sep 1 yr % ch	5.0	0.3	1.7	3.0	3.0	na	3.4

Source: BEA (data revised as of November 22, 2011), 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: 2010.1 to 2011.3

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

Indicator	units	calendar year quarter						
		2010.1	2010.2	2010.3	2010.4	2011.1	2011.2	2011.3
US GDP real	% ch from prior Q at saar	3.9	3.8	2.5	2.3	0.4	1.3	2.0
US GDP nominal	% ch from prior Q at saar	5.5	5.4	3.9	4.2	3.1	4.0	4.6
Wages and salaries	% ch from prior Q at saar	1.9	6.2	3.4	1.4	6.2	2.4	1.5
Personal income	% ch from prior Q at saar	6.7	6.2	4.1	4.0	8.6	3.4	0.6

Note: GDP=Gross Domestic Product saar=seasonally adjusted at annual rate Source: BEA, updated on November 22, 2011

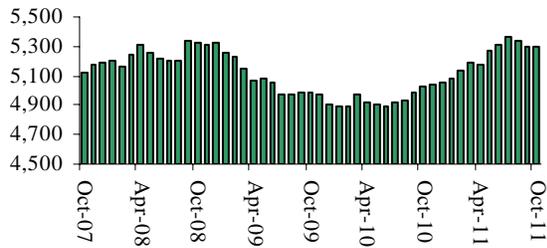
Table 22. Monthly change in selected US Indicators: April 2011 to October 2011

Indicator	Apr	May	Jun	Jul	Aug	Sep	Oct
S and P stock index (level)	1332	1338	1287	1325	1185	1174	1207
% change from prior month	2.1	0.5	-3.8	2.9	-10.6	-1.0	2.8
% change from 1 year ago	11.2	19.0	18.8	22.7	9.0	4.6	3.0
10 yr. Treasury Interest rate (level)	3.43	3.07	2.99	2.98	2.27	1.97	2.13
CPI % ch from prior month (seasonally adjusted)	0.42	0.17	-0.22	0.50	0.37	0.30	-0.08
CPI % ch from prior year (seasonally adjusted)	3.1	3.4	3.4	3.6	3.76	3.90	3.56
Jobs (seasonally adjusted level, in millions)	130.97	131.03	131.05	131.17	131.28	131.44	131.52
change from prior month (thousands)	217	53	20	127	104	158	80
% change from prior month	0.17	0.04	0.02	0.10	0.08	0.12	0.06
Resident employment (season. adj. level, in millions)	139.67	139.78	139.33	139.30	139.63	140.03	140.30
change from prior month (thousands)	-190	105	-445	-38	331	398	277
% change from prior month	-0.14	0.08	-0.32	-0.03	0.24	0.29	0.20
Unemployment rate (seasonally adj.)	9.0	9.1	9.2	9.1	9.1	9.1	9.0

Source: BLS and Yahoo! Finance.

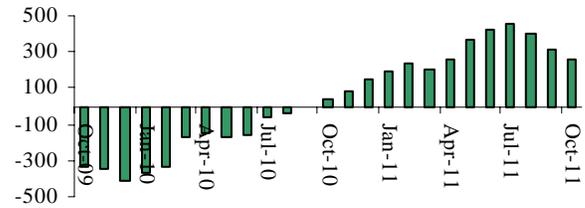
DC tax collections

Total DC tax collections (before earmarking):
October 2007 to October 2011
 (12-month moving total in \$ million)



■ sept 2008 (peak) @ \$5,342 oct 2011 @ 5,292

Change from prior year in total taxes collected in
the preceding 12-months (before earmarking):
October 2009 to October 2011
 (\$ million)



■ oct @ 260

Table 23. Tax Collections (before earmarking): October 2011 (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	5,299.8	5,291.7	1,738.4	265.2
1 year change	224.8	-349.4	-4.2	311.1	260.1	-74.1	-8.2
% change	4.4	-6.5	-0.1	6.2	5.2	-4.1	-3.0
Real property	1,684.8	1,798.7	1,834.8	1,706.4	1,695.6	818.3	15.7
1 year change	241.2	113.9	36.0	-128.3	-150.1	-101.0	-10.9
% change	16.7	6.8	2.0	-7.0	-8.1	-11.0	-40.9
General sales	1,011.6	945.8	916.6	953.1	958.5	267.0	92.4
1 year change	52.8	-65.8	-29.2	36.4	35.4	37.9	5.5
% change	5.5	-6.5	-3.1	4.0	3.8	16.5	6.3
Individual income	1,353.2	1,143.3	1,139.8	1,314.6	1,309.4	339.2	100.6
1 year change	40.1	-209.9	-3.6	174.8	143.0	28.4	-5.2
% change	3.1	-15.5	-0.3	15.3	12.3	9.1	-4.9
withholding	1,004.2	1,037.3	1,103.3	1,207.6	1,211.9	302.9	101.7
1 year change	29.5	33.1	65.9	104.3	90.9	24.7	4.3
% change	3.0	3.3	6.4	9.5	8.1	8.9	4.4
non-withholding	349.0	106.0	36.5	107.0	97.5	36.3	-1.1
1 year change	10.7	-243.0	-69.5	70.5	52.1	3.6	-9.5
% change	3.2	-69.6	-65.6	193.1	114.8	11.2	nm
Corporate income	289.8	202.5	197.3	251.8	244.5	56.4	6.7
1 year change	39.1	-87.3	-5.2	54.6	44.2	6.2	-7.3
% change	15.6	-30.1	-2.6	27.7	22.1	12.5	-52.3
Unincorporated Bus.	128.9	122.4	120.7	143.0	142.6	32.2	3.0
1 year change	-37.5	-6.5	-1.7	22.3	26.6	11.8	-0.4
% change	-22.5	-5.0	-1.4	18.4	22.9	58.1	-12.1
Deed taxes*	323.2	187.4	225.6	314.8	318.0	59.9	14.1
1 year change	-118.8	-135.8	38.2	89.1	91.7	-46.3	3.3
% change	-26.9	-42.0	20.4	39.5	40.5	-43.6	30.1
Other taxes	550.7	592.8	554.0	616.2	623.1	165.5	32.6
1 year change	7.9	42.1	-38.8	62.2	69.3	-11.1	6.9
% change	1.5	7.6	-6.5	11.2	12.5	-6.3	26.8

*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) 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.

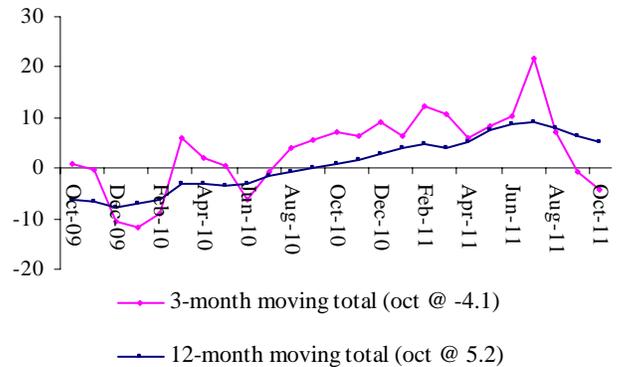
Source: OCFO/ORA nm= not meaningful due to negative numbers

DC tax collections

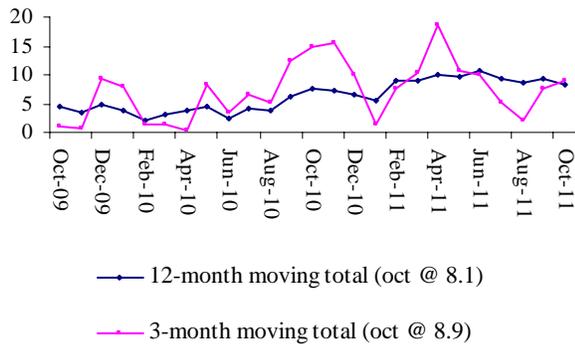
Withholding and sales tax collections were strong in October

- For the 12-month period ending October, tax collections (before earmarking) were \$260.1 million (5.2%) more than a year earlier.
- Reported collections for both sales and withholding have increased in recent months. The 3-month moving total for sales taxes was up 16.5% from last year, and withholding was up 8.9%.
- Deed tax payments to the DC Recorder of Deeds for transfers, recordation, and economic interest were down 32.7% from the prior year for the 3 months ending October.

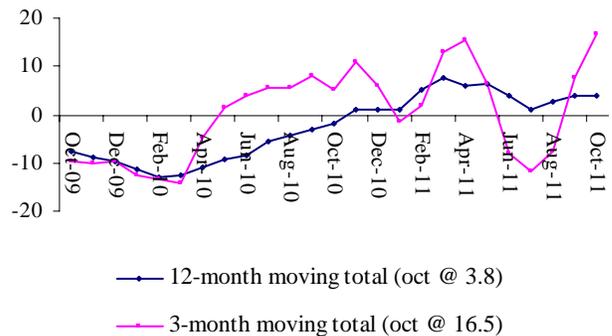
**DC Tax Collections (before earmarking):
October 2009 to October 2011**
(% change in 3-month and 12-month moving totals)



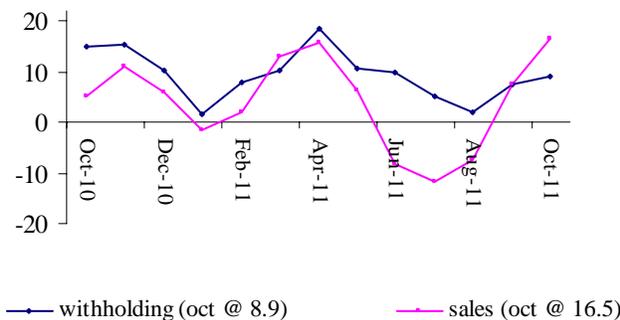
Withholding collections: October 2009 to October 2011
(% change from prior year in 3-month and 12-month moving totals)



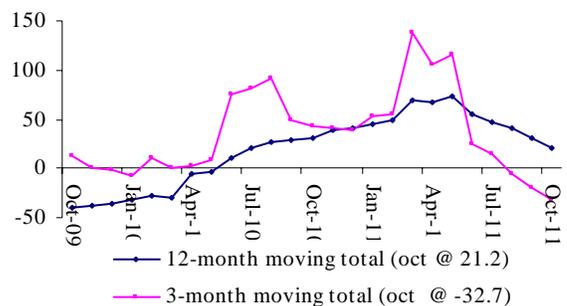
Sales tax collections: October 2009 to October 2011
(% change from prior year in 3-month and 12-month moving totals)



Collections for the General Sales tax and Individual Income tax withholding: October 2010 to October 2011
(% change in 3-month moving total)



Payments to DC Recorder of Deeds for recordation, transfer, and economic interest taxes: October 2009 to October 2011
(% change in 3-month and 12-month moving totals)



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

US economic forecasts

Blue Chip Indicators increased its outlook for the US economy for FY 2012.

•The November Blue Chip Indicators increased its forecast for real GDP in FY 2012. Growth in real GDP is now forecast to be 2.2% in FY 2011 and 2.0% in FY 2012.

•In November Blue Chip Indicators raised slightly its estimate for inflation in FY 2012. The CPI forecast is for increases of 2.6% for both FY 2011 and FY 2012. There was no change in the FY 2012 forecast for the interest rate on 10 year Treasury securities.

•S and P 500: In October Global Insight reduced, and Economy.com increased, their 2011.4 estimates for the S and P 500. Global Insight also cut its pessimistic forecast for 2012.4, but otherwise there is little change in the growth rates for 2012.4. The range in percentage changes are -18.2% to +5.9% for 2011.4 compared to the same quarter of the prior year.

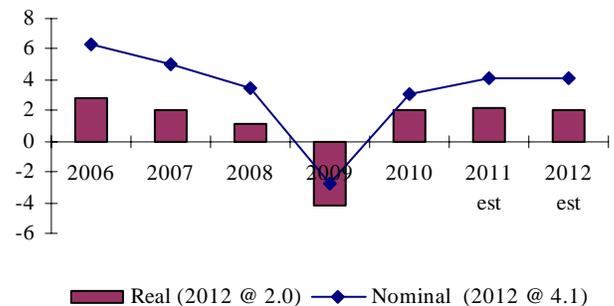
Table 24. Forecasts for US nominal and real GDP:

Forecast and date	FY 2010 through FY 2012 (% change from prior fiscal year)			FY 2010 through FY 2012 (% change from prior fiscal year)		
	2010	2011	2012	2010	2011	2012
	real			nominal		
Congressional Budget Office						
August 2010	2.4	2.3	2.9	3.1	3.3	4.1
January	2.2	2.5	3.2	2.9	3.6	4.4
August 2011	2.1	2.5	2.5	3.0	4.0	3.8
Blue Chip						
August	2.1	2.1	2.2	3.0	4.1	4.2
September	2.1	2.1	1.9	3.0	4.0	3.8
October	2.1	2.1	1.8	3.0	4.1	3.8
November	2.1	2.2	2.0	3.0	4.1	4.1

Sources: Blue Chip Indicators and the Congressional Budget Office. Most recent FY 2010 is actual from BEA.

Blue Chip Indicators estimate of US Nominal and Real GDP: 2006 to 2012

(% change from the prior year; November 2011 estimate)



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

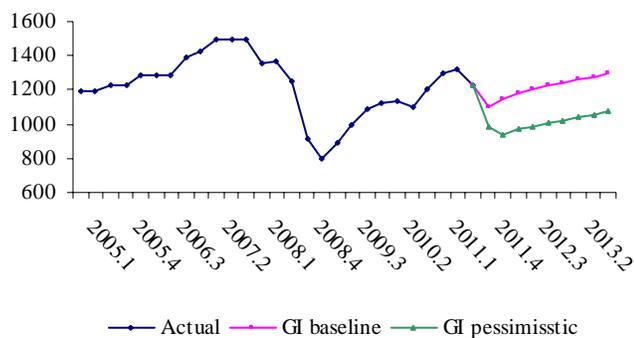


Table 25. Forecasts for S and P 500: 2010.4 to 2012.4

(% change from prior fiscal year)

Forecast date	2010.4	2011.4	2012.4	2010.4	2011.4	2012.4
	% change from prior year			% change from prior year		
	Global Insight: baseline			Global Insight: pessimistic		
Jul	10.6	13.2	5.1	10.6	-2.7	8.6
Aug	10.6	-2.4	8.3	10.6	-16.2	3.7
Sep	10.6	-4.5	10.6	10.6	-17.9	6.0
Oct	10.6	-8.6	11.1	10.6	-18.2	2.2
	Economy.com baseline			Economy.com pessimistic		
Jul	10.6	11.7	0.5	10.6	4.5	8.1
Aug	10.6	1.7	6.5	10.6	-10.3	10.2
Sep	10.6	2.7	8.0	10.6	-9.4	11.7
Oct	10.6	5.9	8.0	10.6	-6.7	11.6

Source: Global Insight and Moody's Economy.com. Global Insight's pessimistic probability is 20%, Economy.com's is 25%.

Table 26. Blue Chip forecasts for CPI and 10 year Treasury interest rate: FY 2010 to FY 2012

(% change from prior fiscal year)

Forecast date	2010	2011	2012	2010	2011	2012
	CPI			10-yr Treasury interest rate		
Aug	1.7	2.5	2.4	3.4	3.1	3.4
Sep	1.7	2.6	2.4	3.4	3.0	2.7
Oct	1.7	2.6	2.5	3.4	3.0	2.4
Nov	1.7	2.6	2.6	3.4	3.0	2.4

Source: Blue Chip Indicators

In October, Global Insight and Economy.com both forecast fewer jobs and higher unemployment for FY 2012

- **Employment:** Global Insight lowered its forecasts for FY 2012 and FY 2013. Economy.com was a little less negative for FY 2012. The range of job changes are from -10,191 to -2,582 in FY 2012, and -4,330 to 6,541 in FY 2013.
- **Unemployment:** Global Insight and Economy.com both raised their forecasts for the FY 2012 unemployment rate. The FY 2012 range is from 10.1% to 12.3%. The Global Insight baseline anticipates a 9.3% rate in FY 2013.
- **Wages earned in DC:** Global Insight cut its forecasts for FY 2012 and FY 2013, while Economy.com raised its forecasts. Growth rate ranges: 1.5% to 4.5% in FY 2012; 2.1% to 6.2% in FY 2013.
- **Wages earned by DC residents:** Global Insight and Economy.com both cut their forecasts for FY 2012 and raised them for FY 2013. Growth rates range from -1.0% to 6.0% in FY 2012; 2.5% to 6.5% in FY 2013.

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

(amount of change from prior year)

Date of estimate	2011	2012	2013		2011	2012	2013		2011	2012	2013		2011	2012	2013
	Global Insight: baseline				Global Insight: pessimistic				Economy.com: baseline				Economy.com: pessimistic		
jul	6,103	6,800	7,026		5,881	3,992	5,166		5,729	1,580	5,170		4,879	-3,884	7,069
aug	6,677	6,561	6,443		6,683	4,552	3,504		5,560	-2,807	5,058		5,480	-10,443	3,605
sep	6,558	6,720	7,256		6,570	3,825	3,887		5,457	-4,493	-2,514		5,381	-12,114	-3,915
oct	3,235	-4,457	6,541		3,209	-8,309	234		6,162	-2,582	-3,095		6,162	-10,191	-4,330

Source: Global Insight and Moody's Economy.com. Global Insight's pessimistic probability is 20%, Economy.com's is 25%.

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

Date of estimate	2011	2012	2013		2011	2012	2013		2011	2012	2013		2011	2012	2013
	Global Insight: baseline				Global Insight: pessimistic				Economy.com: baseline				Economy.com: pessimistic		
jul	9.6	8.9	7.9		9.6	9.1	8.3		9.7	9.6	9.3		9.9	12.3	11.5
aug	9.8	9.7	9.3		9.8	9.9	9.6		9.8	10.1	9.7		9.8	11.7	12.9
sep	10.0	10.0	9.3		10.0	10.1	9.5		9.8	10.1	10.3		9.8	11.7	13.5
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

Source: Global Insight and Moody's Economy.com. Global Insight's pessimistic probability is 20%, Economy.com's is 25%.

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

(percent change from prior year)

Date of estimate	2011	2012	2013		2011	2012	2013		2011	2012	2013		2011	2012	2013
	Global Insight: baseline				Global Insight: pessimistic				Economy.com: baseline				Economy.com: pessimistic		
jul	3.2	5.2	4.6		3.1	4.0	4.0		2.8	4.7	6.3		2.5	2.8	5.8
aug	3.0	3.6	3.9		3.0	2.9	2.8		2.7	4.4	7.0		2.6	2.3	6.0
sep	3.0	3.8	4.0		3.1	2.9	2.8		2.8	4.2	6.1		2.7	2.0	5.1
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

Source: Global Insight and Moody's Economy.com. Global Insight's pessimistic probability is 20%, Economy.com's is 25%.

Table 30. DC resident wages FY 2011 to FY 2013

(percent change from prior year)

Date of estimate	2011	2012	2013		2011	2012	2013		2011	2012	2013		2011	2012	2013
	Global Insight: baseline				Global Insight: pessimistic				Economy.com: baseline				Economy.com: pessimistic		
jul	3.6	5.9	5.3		3.4	4.3	4.8		2.9	6.1	7.5		2.7	4.6	7.1
aug	3.1	2.7	3.6		3.1	0.6	2.3		2.8	7.0	7.2		2.7	5.4	6.4
sep	3.1	3.1	3.7		3.3	-0.3	0.6		2.8	6.8	6.4		2.7	5.2	5.7
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

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. Global Insight's pessimistic probability is 20%, Economy.com's is 25%.

DC revenue estimate

The September 2011 forecast: tax revenue (before earmarks) increases by \$226.7 million (4.5%) in FY 2011, then another \$306.8 million (5.9%) in FY 2012

- The 2011 increase in revenue is expected despite a \$89.8 million (4.9%) decline in real property taxes that results from the impact of lower assessments based on property values prevailing at the end of 2009.
- The largest increases in FY 2011 are in withholding for the Individual Income tax and deed taxes.
- In FY 2012, a rebound in the real property tax is the largest source of growth. General sales, withholding, the non-withholding part of the individual income tax, and business taxes all contribute to the increase.
- In FY 2011 through FY 2013 taxes as a share of Personal Income are similar to the years 2009 and 2010.

Table 31. DC Tax Revenue (before earmarks) for FY 2011 through FY 2013: September 2011 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	1,731.6	1,866.8	1,953.2	-89.8	135.1	86.4	-4.9	7.8	4.6
Deed taxes	316.6	296.1	312.4	91.0	-20.5	16.3	40.3	-6.5	5.5
General sales	968.2	1,018.2	1,072.8	-8.5	50.0	54.6	-0.9	5.2	5.4
Individual income	1,249.8	1,391.9	1,413.8	139.3	142.2	21.9	12.5	11.4	1.6
Withholding	1,180.1	1,262.4	1,305.9	106.3	82.3	43.5	9.9	7.0	3.4
non-withholding	69.6	129.5	107.9	33.0	59.9	-21.6	90.1	86.0	-16.7
Business income	355.0	390.3	403.2	31.3	35.3	12.9	9.7	9.9	3.3
Other	610.7	575.4	576.8	63.4	-35.3	1.4	11.6	-5.8	0.3
Total	5,231.9	5,538.6	5,732.2	226.7	306.8	193.6	4.5	5.9	3.5

Source: ORA. September 16, 2011 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	713,968	718,123	721,089
1 year change	5,785	4,154	2,966
% change	0.8	0.6	0.4
DC resident employment	300,468	301,774	305,205
1 year change	73	1,307	3,431
% change	0.0	0.4	1.1
Unemployment rate	10.1	9.8	9.9

Source: ORA September 2011 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	2.9	2.8	2.7
Wages and salaries earned by DC residents	4.2	2.9	3.6
DC Personal income	4.7	3.6	3.8
S and P 500 stock index	-13.2	7.1	12.9

Source: ORA September 2011 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 2004 to FY 2013

item	2004	2005	2006	2007	2008	2009	2010	2011 est	2012 est	2013 est
Tax revenue (\$ million)										
Level	3,805	4,249	4,516	5,155	5,325	5,052	5,005	5,232	5,539	5,732
Change from prior year	420	444	267	638	170	-273	-47	227	307	194
Percent change from prior year										
Tax revenue	12.4	11.7	6.3	14.1	3.3	-5.1	-0.9	4.5	5.9	3.5
Personal Income	6.9	8.3	8.2	8.1	8.5	3.0	2.7	4.7	3.6	3.8
Tax revenue as percent of Personal Income										
Personal Income	13.1	13.5	13.3	14.0	13.3	12.3	11.8	11.8	12.1	12.0

Source: ORA. September 2011 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 income tax filers, continued from p. 1

In 2009 filers earning less than \$50,000 accounted for 26.3% of all reported wages and salaries, just slightly more than the 24.8% share for taxpayers with incomes over \$200,000. Of the \$4.8 billion increase in reported wages from 2004 to 2009, 94.8% was accounted for by filers with incomes above \$50,000.

Of the 144,458 dependents identified on tax returns in 2009, 69.3% were claimed by filers with incomes less than \$50,000. The percentage of dependents associated with returns of less than \$50,000 fell from 2004 to 2009. From 2004 to 2009 there was a 14,183 (10.9%) increase in dependents; of the increase, 88% were associated with filers above \$50,000 in income.

—Betty Alleyne and Stephen Swaim, Office of Revenue Analysis

Summary of Individual Income tax information by filer type and income level: TY 2004 and TY 2009

Category and sub-category	Levels in Tax Years 2004 and 2009				Change from 2004 to 2009		
	2004	2009	Percent distribution		amount	% ch from 04 to 09	% of change
			2004	2009			
BY FILER TYPE							
<i>Number of filers</i>							
Single	143,934	183,826	57.2	61.9	39,892	27.7	88.3
Married	50,614	57,863	20.1	19.5	7,249	14.3	16.0
Head of hh	57,197	55,239	22.7	18.6	-1,958	-3.4	-4.3
total	251,745	296,928	100.0	100.0	45,183	17.9	100.0
<i>Wages and salaries (\$ million)</i>							
Single	5,466.7	8,202.2	45.9	49.1	2,735.4	50.0	57.0
Married	4,795.1	6,675.1	40.3	40.0	1,880.0	39.2	39.2
Head of hh	1,637.0	1,823.1	13.8	10.9	186.1	11.4	3.9
total	11,898.9	16,700.4	100.0	100.0	4,801.5	40.4	100.0
BY FILER INCOME CATEGORY							
<i>Number of filers</i>							
Less than \$50,000	176,190	184,136	70.0	62.0	7,946	4.5	17.6
\$50,000 to \$200,000	65,748	97,722	26.1	32.9	31,974	48.6	70.8
Greater than \$200,000	9,807	15,070	3.9	5.1	5,263	53.7	11.6
total	251,745	296,928	100.0	100.0	45,183	17.9	100.0
<i>Number of dependents</i>							
Less than \$50,000	98,303	100,043	75.5	69.3	1,740	1.8	12.3
\$50,000 to \$200,000	25,476	33,741	19.6	23.4	8,265	32.4	58.3
Greater than \$200,000	6,496	10,674	5.0	7.4	4,178	64.3	29.5
total	130,275	144,458	100.0	100.0	14,183	10.9	100.0
<i>Wages and salaries (\$ million)</i>							
Less than \$50,000	4,144.9	4,395.0	34.8	26.3	250.1	6.0	5.2
\$50,000 to \$200,000	5,210.7	8,158.5	43.8	48.9	2,947.8	56.6	61.4
Greater than \$200,000	2,543.2	4,146.9	21.4	24.8	1,603.7	63.1	33.4
total	11,898.9	16,700.4	100.0	100.0	4,801.5	40.4	100.0

Distribution of Filers by DC Adjusted Gross Income and Filer Type for All Filers TY2004 and TY2009

Category	Level in Tax Year 2009				Change from 2004 to 2009 by income level			
	Less than \$50,000	\$50,000 to \$200,000	More than \$200,000	All income levels	Less than \$50,000	\$50,000 to \$200,000	More than \$200,000	All income levels
Number of filers								
Single	120,806	59,494	3,526	183,826	15,159	23,539	1,194	39,892
Married	18,572	28,094	11,197	57,863	-1,961	5,237	3,973	7,249
Head of hh	44,758	10,134	347	55,239	-5,252	3,198	96	-1,958
Total	184,136	97,722	15,070	296,928	7,946	31,974	5,263	45,183
Wages and salaries (\$ million)								
Single	2,766.5	4,663.3	772.4	8,202.2	330.3	2,053.7	351.4	2,735.4
Married	610.2	2,770.5	3,294.4	6,675.1	-0.1	630.7	1,249.4	1,880.0
Head of hh	1,018.4	724.7	80.1	1,823.1	-80.1	263.3	2.9	186.1
Total	4,395.0	8,158.5	4,146.9	16,700.4	250.1	2,947.8	1,603.7	4,801.5

Sources for tables: OCFO/OTR: TY2004, TY2009 Dependent filers and non-specified filer type not included.

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. September 16, 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 November report has mostly September and October 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	September	November 22
D.C. Personal Income	BEA	2011.2	December 19
D.C. Tax Collections	OTR/ORA	October	December 15
D.C. Housing Sales	MRIS*	October	c December 10
D.C. Commercial Office Building data	Delta Associates	2011.3	c January 10
DC Apartment data	Reis, inc	2011.3	c January 20
D.C. Hotel stay information	Smith Travel Research	September	c. December 10
Consumer Price Index	BLS	October	December 16
U.S. Jobs and Labor Force	BLS	September and October	December 2
U.S. GDP and Personal Income	BEA	2011.3	December 22
S and P 500 Stock Index	Financial press	October	December 1
Interest rate on 10-Year Treasury Securities	Financial press	October	December 1
IHS Global Insight D.C. forecast	Global Insight	October	c. November 20
Moody's Economy.com D.C. forecast	Economy.com	October	c. November 20
Blue Chip Economic Indicators for the U.S.	Aspen Publishers	November	December 10

*Metropolitan Regional Information Systems. MRIS data on listings and contract sales is 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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