

D.C. Economic Indicators

March 2005 Volume 5, Number 6

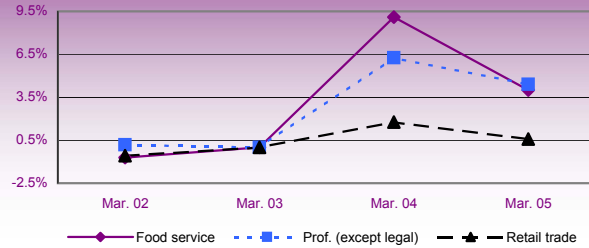
Government of the District of Columbia ★ ★ ★
 Dr. Natwar M. Gandhi, Chief Financial Officer
 Dr. Julia Friedman, Deputy CFO for Revenue Analysis

Labor & Industry

➔ Jobs in D.C. for Mar. 2005 up 4,100 (0.6%) from 1 year ago

➔ District resident employment for Mar. 2005 up 4,000 (1.5%) from 1 year ago

Annual % Change for Three Growing District Service Sector Industries



Labor Market ('000s): March 2005^a

	D.C.		Metro area	
	Level	1 yr. ch.	Level	1 yr. ch.
Employed residents	278.0	4.0	2,753.9	57.1
Labor force	300.9	3.0	2,855.6	64.3
Total wage and salary employment	674.8	4.1	2,890.3	70.9
Federal government	190.5	-0.8	337.8	1.2
Local government	38.7	0.6	292.0	4.3
Leisure & hospitality	52.5	2.2	243.3	11.9
Trade	21.9	0.1	331.6	6.8
Services	297.8	4.0	1,109.2	37.6
Other private	73.4	-2.0	576.5	9.1
Unemployed	22.8	-1.1	101.7	7.1
New unempl. claims (state program)	1.3	-0.1		

Private Employment ('000s): March 2005

	Level	1 yr. change	
		Amt.	%
Manufacturing	2.4	-0.1	-4.0
Construction	11.9	-0.3	-2.5
Wholesale trade	4.5	0.0	0.0
Retail trade	17.4	0.1	0.6
Utilities & transport.	5.6	-0.7	-11.1
Publishing & other info.	22.9	-1.3	-5.4
Finance & insurance	19.5	0.2	1.0
Real estate	11.1	0.2	1.8
Legal services	34.0	-0.3	-0.9
Other profess. serv.	63.9	2.7	4.4
Empl. Serv. (incl. temp)	11.3	0.6	5.6
Mgmt. & oth. bus serv.	33.8	-0.9	-2.6
Education	42.8	0.3	0.7
Health care	52.3	-0.1	-0.2
Organizations	52.9	1.6	3.1
Accommodations	15.5	0.7	4.7
Food service	31.2	1.2	4.0
Amuse. & recreation	5.8	0.3	5.5
Other services	6.8	0.1	1.5
Total	445.6	4.3	1.0

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

^a preliminary, not seasonally adjusted

D.C. Hotel Industry^b

Feb. 2005	Amt.	1 yr. ch.
Occupancy Rate	72.1%	1.3
Avg. Daily Room Rate	\$176.90	\$21.14
# Available Rooms	26,325	575

Airport Passengers^c

Feb. 2005	Amt. ('000)	1 yr. % ch.
Reagan	1,235.4	6.6
Dulles	1,900.4	50.4
BWI	1,339.3	-9.6
Total	4,475.1	14.6^d

^b Source: Smith Travel Research ^c Source: Metropolitan Washington Airports Authority & Maryland Aviation Administration Authority ^d weighted average

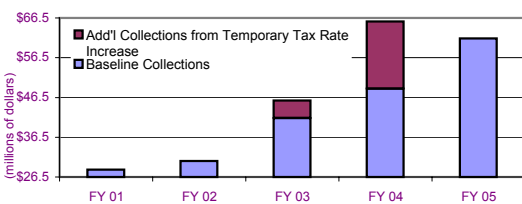
Source: BLS. Details may not add to total due to rounding.

Revenue

➔ FY 2005 (Oct.- Mar.) individual income tax collections up 6.9% from 1 year ago

➔ FY 2005 (Oct.- Mar.) deed transfer tax collections down 6.5% from 1 year ago (reflects rate change)

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



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

^b Includes sales taxes allocated to the Convention Center.

^{***} Not meaningful due to payment timing or processing factors.

Adjusted General Fund Revenue Collections^a

	year-to-date % change	
	FY 2005 (Oct 04 - Mar 05)	FY 2004 (Oct 03 - Mar 04)
Property Taxes	***	***
General Sales ^b	16.5	8.6
Individual Income	6.9	3.5
Business Income	***	***
Utilities	6.5	9.1
Deed Transfer	-6.5	43.5
All Other Taxes	-10.0	33.2
Total Tax Collections	10.2	8.1
Addenda:		
Indiv. inc. tax withholding for D.C. residents	4.8	5.3
Sales tax on hotels and restaurants allocated to Convention Center	15.2	1.7
Source: D.C. Office of Tax and Revenue and Office of Revenue Analysis		

All data subject to revision.

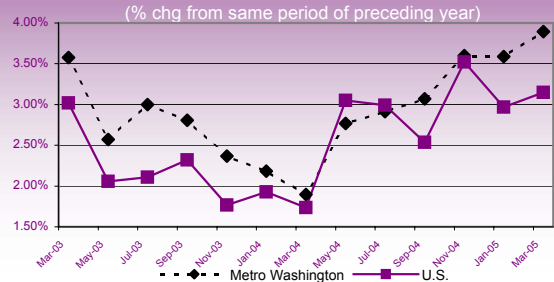
† Indicates data revised by stated source since previous D.C. Economic Indicators.

See past editions at <http://cfo.dc.gov>

People & Economy

- ➔ D.C. unemployment rate for Mar.: 7.8%, down from 8.1% last month & up from 7.7% 1 yr ago
- ➔ Metro area CPI growth rate for Mar.: 3.9%, up from 3.6% in Jan. & up from 1.9% 1 yr ago

National and Metropolitan Washington Consumer Price Index



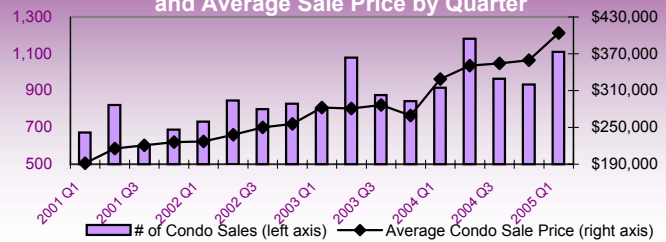
U.S. GDP		% change for yr. ending		CPI		% change for yr. ending		D.C. Population		
Source: BEA		1 st Q 2005	4 th Q 2004	Source: BLS		Mar. 2005	Jan. 2005	Source: Census		
Nominal	6.2	6.4	U.S.	3.1	3.0	Estimate for:		Level	1 yr. ch.	
Real	3.6	3.9	D.C./Balt. metro area	3.9	3.6	July 1, 2000		571,045	832	
Personal Income^a		% change for yr. ending		Unemployment Rate^c		Source: BLS		Source: Census		
Source: BEA		4 th Q 2004	3 rd Q 2004	Source: BLS		Mar. 2005	Feb. 2005	July 1, 2001	569,408	(1,637)
Total Personal Income	6.7	5.5	U.S.	5.2	5.4	July 1, 2002		564,643	(4,765)	
U.S.	6.7	5.5	D.C.	7.8	8.2 [†]	July 1, 2003		557,620	(7,023)	
D.C.	6.6	6.0					July 1, 2004		553,523	(4,097)
Wage & Salary Portion of Personal Income				Interest Rates		National Average		Components of Change from July 1, 2003		
U.S.	5.4	5.4	Source: Federal Reserve		Mar. 2005	Feb. 2005	Natural	Births	7,648	Net
Earned in D.C.	4.3	5.6	1-yr. Treasury		3.3	3.0	Deaths	5,973	1,675	
Earned by D.C. res ^d	4.7	6.2	Conv. Home Mortgage		5.9	5.6	Net Migr.	Net Int'l	3,919	
								Net Dom.	(9,680)	(5,761)
								Net Change ^d		(4,097)

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

Housing & Office Space

- ➔ Avg. single-family home sales price in 1st Q 2005, \$556,000, up 18.9% from 1 year ago
- ➔ 6,618 new condos likely within next 36 months, up 58.0% from 1 year ago

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



Housing Sales			D.C. Housing Permits Issued			D.C. Commercial Office Space			
Source: MRIS ^a			Source: U.S. Census Bureau	4 Qs ending		Source: Delta Associates			
	4 Qs ending	1 yr. % ch.		1 st Q 2005	1 yr. ch.		1 st Q 2005	1 qtr. ch.	
Completed contracts	1 st Q 2005		Total housing units	1,791	832	Vacancy Rate (%)	5.4	0.3	
Single family	5,632	-5.5	Single family	178	-19	Excl. sublet space	6.4	0.4	
Condo/Co-op	4,189	12.8	Multifamily (units)	1,613	851	Class A Apt.^d and Condominium Units			
Prices (\$000)	1 st Q 2005	1 yr. % ch.	Source: Delta Associates		1 st Q 2005	1 yr. ch.	Inventory Status ^e	1 st Q 2005	1 qtr. ch.
Single family			Units under construction				Total inventory	113.1	2.8
Median ^b	\$430.0	30.3	Rental apartments	2,610	-785	Leased space ^f	107.0	3.2	
Average ^c	\$556.0	18.9	Condominiums	3,160	580	Occupied space ^g	105.9	3.4	
Condo/Co-op			Units likely within 36 months				Under construction		
Median ^b	\$363.0	21.4	Rental apartments	1,484	398	or renovation	6.8	1.3	
Average ^c	\$404.1	23.0	Condominiums	3,458	1,849				

^a Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors ^b Median for Mar. ^c 1st quarter average

^d Investment grade units, as defined by Delta ^e In million square feet ^f Calculated from vac. rate excl. sublet ^g Calculated from vac. rate incl. sublet