



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



## District of Columbia Economic and Revenue Trends: March 2022

Muriel Bowser, Mayor  
Fitzroy Lee, Chief Financial Officer

Norton Francis, Interim Deputy CFO  
Jeffrey Wilkins, Fiscal Analyst

### Highlights

% ch, 3 month avg

Green = Improving\*

DC Jobs (p.2)	4.6 %
DC Wages (p. 6)	7.7 %
Unemployment rate (p.3)	5.7 %
Home prices (p.12)	8.8 %
Office vacancy (p.10)	14.4 %
S&P 500 (p.15)**	20.6 %

\* 3-month moving avg growth better than 12 month

\*\* % change annual

Wage and salary employment.....2

Resident employment and unemployment.....3

Sectors of the economy..... 4

Wages and income..... 6

Income and population.....7

Multifamily housing and housing permits.....8

Commercial office space and property transfers.....10

Single family and condominium housing sales.....12

Hospitality .....14

US economy and federal government.....15

DC tax collections.....16

US and DC forecasts.....18

DC revenue estimate.....18

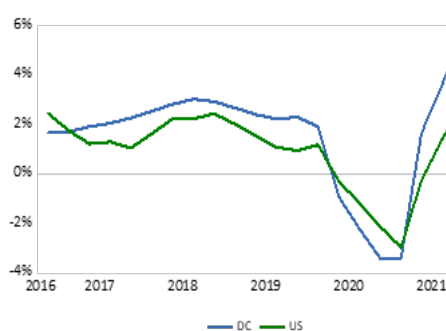
ORA reports , documents, & blog.....20

About this report.....20

ORA contact information.....20

### District Economic growth in 2021

Real Gross Domestic Product

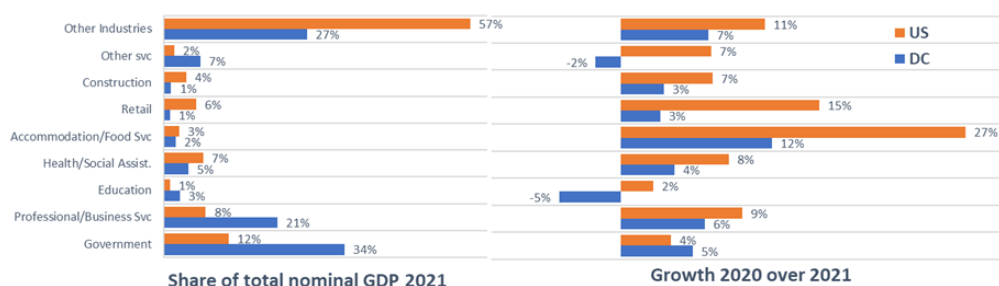


Source: Bureau of Economic Analysis

Despite a full year of dealing with COVID-19 pandemic and declining population, the District economy, as measured by real (inflation adjusted) gross domestic product (GDP) for the District, grew in 2021 by 2.8%, slower than the national economy which grew 5.7%. Nominal GDP diverged even more, growing 10.1% in the U.S. and 5.2% in the District (see table page 19). Inflation as measured by the consumer price index has been stronger nationally than for the Washington metropolitan region. In January 2022, CPI had grown year over year 6% in the Washington metro area compared to 7.5% nationally.

Part of the reason for the slower growth is the industrial composition of the District relative to the U.S. As the seat of government, government activity makes up 34 percent of DC GDP while it only accounts for 12% nationally (left chart). This sector grew more slowly than other sectors (right chart). The sector that includes non-profits and trade associations – Other Services – makes up 7% of the District economy compared to 2% nationally and activity in this sector declined from 4<sup>th</sup> quarter 2020 to 4<sup>th</sup> quarter 2021 in the District while growing elsewhere. The fastest growing sector – Accommodation and food service – accounts for just 2 percent of economic activity.

Industrial profile of Gross Domestic Product



Source: BEA; 4-qtr moving average

Another reason for relatively slower growth is the District, in terms of GDP, was stronger in 2020 than nationally. While the real U.S. GDP contracted 3.4% in 2020, real GDP for the District only fell 2.1%. This means that the rebound was shallower for the District in 2021. In terms of employment, however, the District fared worse than the U.S. because of hospitality and business services, which includes temporary employment services and office cleaning and security services, employment which were the hardest hit sectors in the pandemic for cities that rely on commuters and visitors. These sector contribute less to GDP, however. Hospitality (Accommodations and Food Service) made up 4% of GDP in 2019 but 10% of District employment.

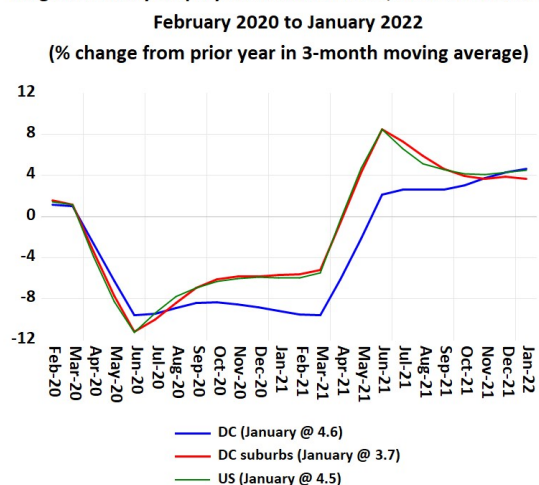
(continued page 19)

## Wage and salary employment

### Private sector outperforms federal sector in January

- In January, DC gained 36,000 jobs compared to a year ago, a 5% increase. The increase in the 3-month average was 4.6%, likewise there was suburban growth of 3.7% and growth in the U.S. of 4.5%.
- Federal sector employment increased 0.2 percent while the private sector grew 6.9% in the 3-months ending January. In the 12 months ending January 2022, federal employment increased by 1,258 jobs (0.6%) while the private sector added 5,642 (1.1%).
- Seasonally adjusted employment was 1,000 higher in January than December and 17,000 higher than August 2021.

Wage and salary employment located in DC, DC suburbs and US:



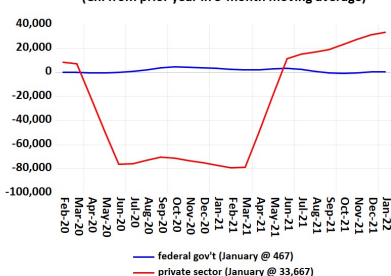
**Table1. Wage and Salary Employment in DC, Washington Metro area, and the US: January 2022**

Jurisdiction	FY 2019	FY 2020	FY 2021	12-mo avg	3-mo avg	This month
District of Columbia	795,867	763,342	735,208	746,108	761,233	754,800
1 year change	4,775	-32,525	-28,133	6,908	33,733	36,000
% change	0.6	-4.1	-3.7	0.9	4.6	5.0
Washington metro area	3,336,233	3,205,133	3,182,558	3,222,925	3,271,033	3,224,800
1 year change	38,692	-131,100	-22,575	91,083	122,233	106,400
% change	1.2	-3.9	-0.7	2.9	3.9	3.4
Washington suburbs (%ch)	1.4	-3.9	0.2	3.5	3.7	2.9
US (%ch)	1.4	-4.0	0.1	3.7	4.5	4.6

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

Source: BLS. January 2022 is preliminary

Federal gov. and private sector wage and salary employment in DC:  
February 2020 to January 2022  
(Ch. from prior year in 3-month moving average)



**Table 2. Federal government and private sector wage and salary employment in DC: January 2022**

Sector	FY 2019	FY 2020	FY 2021	12-mo avg	3-mo avg	This month
Federal government	195,233	196,225	198,633	198,742	198,933	197,900
1 year ch.	-1,750	992	2,408	1,258	467	100
% change	-0.9	0.5	1.2	0.6	0.2	0.1
Private sector	558,050	524,533	493,833	504,742	520,600	515,400
1 year ch.	5,675	-33,517	-30,700	5,642	33,667	36,400
% change	1.0	-6.0	-5.9	1.1	6.9	7.6

Source: BLS. Not seasonally adjusted. January is preliminary

**Table 3. Seasonally Adjusted DC Employment: August 2021 to January 2022**

Indicator	August	September	October	November	December	January
D.C. Wage and Salary Employment	746,200	748,900	759,100	760,100	762,200	763,200
change from prior month	2,300	2,700	10,200	1,000	2,100	1,000
%change from prior month	0.3	0.4	1.4	0.1	0.3	0.1

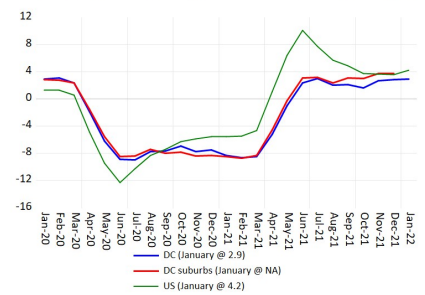
Source: BLS seasonally adjusted. January is preliminary.

## Resident employment and unemployment

### Resident employment growth stronger than labor force growth

- In January DC resident employment was up 10,277 (2.9%) from a year earlier (3 -mo. moving average). The labor force increased by 5,709 (1.5%)—and the number of unemployed fell 4,569 (17.2%). The seasonally adjusted unemployment rate in January was 6.3%.
- Initial claims for unemployment insurance increased. The 3-mo. moving average ending January 2022 was 360 higher than January 2021.
- Seasonally adjusted resident employment grew in January, adding 172 jobs from December.

Resident employment in DC, the DC suburbs, and the US:  
January 2020 to January 2022  
(% change from prior year in 3-month moving average)



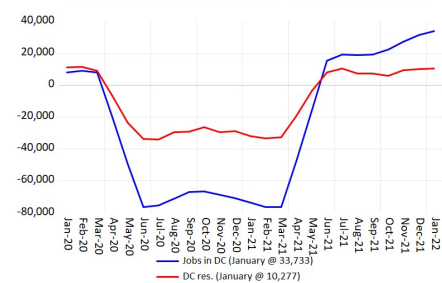
**Table 4. Unemployment rates for DC, metro area, and US: January 2022**

(percent of labor force)

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	Jan-21	Jan-22	Jan-21	Jan-22
US	6.8	4.4	6.4	4.0
DC	6.0	6.4	6.9	6.3
DC metro area	6.0	4.0	na	na
DC suburbs	6.0	3.6	na	na

Source: BLS; na=data not available.

Jobs located in DC and DC resident employment:  
January 2020 to January 2022  
(change from prior year in 3-month moving average)



**Table 5. Resident employment and unemployment: January 2022**

Indicator	FY 2019	FY 2020	FY 2021	12-mo avg	3-mo avg	This month
<b>DC Labor force summary</b>						
Resident Employment	377,084	365,528	354,055	357,225	362,351	357,872
1 year ch.	4,331	-11,555	-11,473	1,770	10,277	7,769
% change	1.2	-3.1	-3.1	0.5	2.9	2.2
Labor Force	399,098	393,761	381,189	382,472	384,406	382,190
1 year ch.	3,763	-5,337	-12,572	-4,008	5,709	9,592
% change	1.0	-1.3	-3.2	-1.0	1.5	2.6
Unemployed residents	22,014	28,233	27,134	25,247	22,055	24,318
1 year ch.	-568	6,219	-1,099	-5,779	-4,569	1,823
% change	-2.5	28.2	-3.9	-18.6	-17.2	8.1
Unemployment rate	5.5	7.2	7.1	6.6	5.7	6.4
<b>DC Unemployment insurance (state program)</b>						
Initial Claims (mo. avg)	2,299	12,886	9,450	10,648	7,363	7,757
1 year ch.	687	10,588	-3,436	-3,809	360	78
% change	42.7	460.6	-26.7	-26.3	5.1	1.0
Weeks compensated (mo. avg)	27,473	139,780	69,464	43,452	21,270	16,389
1 year ch.	-2,956	112,307	-70,316	-121,698	-66,157	-53,583
% change	-9.7	408.8	-50.3	-73.7	-75.7	-76.6

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

**Table 6. Seasonally Adjusted DC resident employment and unemployment: August 2021 to January 2022**

Indicator	August	September	October	November	December	January
DC resident employment	359,101	360,197	361,082	361,009	360,828	361,000
change from prior month	1,657	1,096	885	-73	-181	172
% change from prior month	0.5	0.3	0.2	0.0	-0.1	0.0
DC unemployment rate	6.9	6.5	6.3	6.1	6.1	6.3

## Jobs by sectors of the economy

**In January the professional and tech sector experienced the second highest growth behind the hospitality sector.**

- Government gained 67 jobs in January 2022 over January 2021, with local government jobs falling, and the private sector gained 33,667 jobs. (3-month moving avg.)
- In January, professional and technical services (not including legal) gained 3,533 jobs over last year and legal jobs went up 267 or 1.0%. (3-month moving avg.)
- Hospitality (food service, accommodation, and amusement) gained a combined 25,100 jobs or 77.8%. The education sector, mostly private colleges and universities, lost 33 jobs or .1%. Business services (excluding employment services) gain 2,267 (7.8%).
- The federal government accounted for 26.2% of all DC jobs in January. Federal jobs located in DC accounted for 52.7% of metro area federal jobs and 6.9% of US federal jobs.
- Hospitality jobs account for 8.0% of all DC jobs in January, an improvement over last month but still lower than pre-pandemic levels (10 to 11% ).

**Table 7. Wage and salary employment located in DC: January 2022**

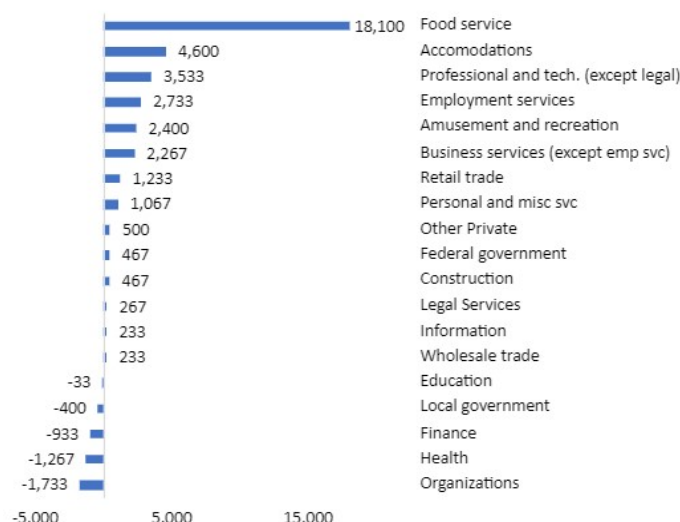
Industry sector	3-month moving average					Sector % of all DC jobs, January 2022	DC share (%) in January 2022 of all sector jobs in:	
	Jan 2021	Jan 2022	1 year change		12 mo. moving avg: %change		metro area	US
			Amount	%				
Federal government	198,467	198,933	467	0.2	0.6	26.2	52.7	6.9
Local government	42,100	41,700	-400	-1.0	0.0	5.5	12.5	0.2
Legal Services	27,700	27,967	267	1.0	-1.6	3.6	43.6	2.3
Professional and tech. (except legal)	92,533	96,067	3,533	3.8	1.0	12.6	22.5	1.1
Employment services	11,600	14,333	2,733	23.6	12.0	1.9	27.1	0.4
Business services (except emp svc)	29,200	31,467	2,267	7.8	0.8	4.2	22.9	0.6
Information	19,433	19,667	233	1.2	-0.7	2.6	25.2	0.7
Finance	28,400	27,467	-933	-3.3	-3.1	3.6	18.0	0.3
Organizations	66,433	64,700	-1,733	-2.6	-3.5	8.6	36.7	2.3
Education	54,300	54,267	-33	-0.1	-4.9	7.1	51.4	1.5
Health	68,333	67,067	-1,267	-1.9	-0.9	8.8	20.9	0.3
Food service	26,167	44,267	18,100	69.2	27.3	5.8	20.8	0.4
Accommodations	5,233	9,833	4,600	87.9	0.2	1.3	33.0	0.6
Amusement and recreation	4,867	7,267	2,400	49.3	11.4	0.9	17.3	0.4
Retail trade	19,967	21,200	1,233	6.2	2.3	2.7	7.9	0.1
Wholesale trade	4,867	5,100	233	4.8	2.6	0.7	8.0	0.1
Construction	14,767	15,233	467	3.2	0.9	2.0	9.6	0.2
Personal and misc svc	5,400	6,467	1,067	19.8	9.4	0.9	6.7	0.2
Other Private	7,733	8,233	500	6.5	3.2	1.0	4.5	0.0
<b>Total</b>	<b>727,500</b>	<b>761,233</b>	<b>33,733</b>	<b>4.6</b>	<b>0.9</b>	<b>100.0</b>	<b>23.4</b>	<b>0.5</b>
Public Sector	240,567	240,633	67	0.0	0.5	31.7	33.8	1.1
Private Sector	486,933	520,600	33,667	6.9	1.1	68.3	20.5	0.4

Source: BLS. Not seasonally adjusted. na=not available. For metro area, legal is included in other professional and technical and personal and miscellaneous service is included in organizations.

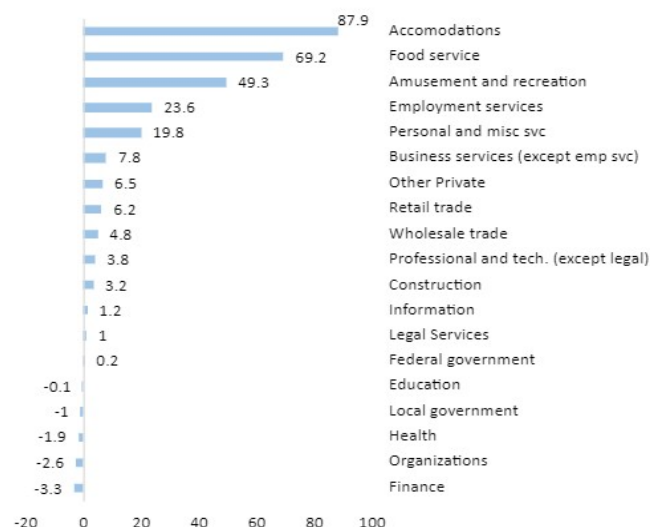


## Jobs and wages by sector

Change in wage and salary jobs in DC:  
January 2021 to January 2022  
(Calculated from 3-month moving average)



% change in wage and salary jobs in DC:  
January 2021 to January 2022  
(Calculated from 3-month moving average)



**Over the year ending December, there was negative growth in private sector jobs. The highest percentage growth in wages occurred in the Information and Financial Services sector.**

- For the year ending December, the federal government accounted for 26.1% of all jobs and 29.6% of all wages and salaries in DC. Over the 4 quarters, federal jobs increased 0.8% while wages grew 5.9%. Note data for employment shown as quarterly to compare to wages.
- Professional and management services jobs decreased 67 in the 4-quarter average ending December 2021 and wages in the sector grew 6.7 percent. This sector account for 24.9% of DC wages and 16.6% of DC jobs.
- Trade and hospitality gained 2,842 jobs (3.9%) and almost \$460 million in wages (15.5%). Pre-pandemic, this sector had an average of about 109,000 jobs and \$5.3 billion in wages. This sector's share was 13.7% and 6.7% of DC jobs and wages respectively prior to the pandemic.

**Table 8. Employment and income by sector of the DC economy: Quarter ending December 2021**

Sector	4 qtr avg. wage and salary employment in DC ending December 2021			4 qtr avg. wages and salaries earned in DC ending December 2021			Percentage Distribution December 2021	
	Level	Annual change (jobs)	Annual Change (%)	Level (\$b,saar)	Annual change (\$b)	Annual Change (%)	Employment	Wages
Total	743,108	-2,575	-0.3	84.31	4.25	5.3	100.0	100.0
Federal government	198,733	1,508	0.8	25.33	1.40	5.9	26.1	29.6
Local government	42,667	42	0.1	3.75	-0.08	-2.1	5.5	4.3
Professional and Management	124,358	-67	-0.1	20.78	1.31	6.7	16.6	24.9
Business services	42,883	608	1.4	2.76	0.14	5.4	6.0	3.4
Information and financial services	47,717	-1,183	-2.4	8.30	0.60	7.7	6.2	9.6
Education and health services	120,308	-4,050	-3.3	8.40	0.27	3.3	16.0	10.0
Trade and hospitality	74,975	2,842	3.9	3.44	0.46	15.5	11.5	4.8
Organizations and personal services	71,175	-2,450	-3.3	7.61	-0.15	-1.9	9.3	8.9
Other private	20,292	175	0.9	3.94	0.30	8.1	2.7	4.6
Private sector	501,708	-4,125	-0.8	55.22	2.93	5.6	68.4	66.2
Government	241,400	1,550	0.6	29.08	1.32	4.8	31.6	33.8

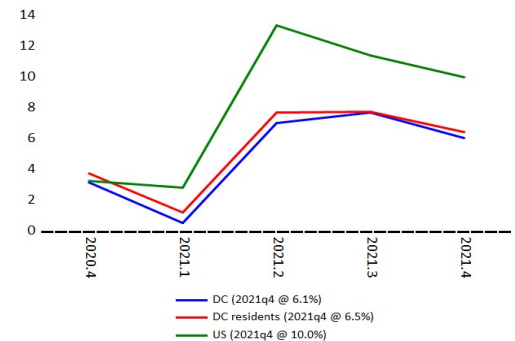
Source: BLS and BEA. Federal government wages and salaries includes military.

## Wages and income

### DC's personal income and wages grew in the December 2021 quarter.

- Wages and salaries earned in the District of Columbia grew 6.1% in the December quarter compared to the same quarter of 2020.
- In the December quarter, DC Personal Income grew 3.9%, compared to 7.2% for the US average.
- Proprietors' income increased 10.9% and property income increased by 2.7% in the December quarter over the same quarter in 2020.
- Pensions and other transfers, where federal pandemic relief for individuals is reported, increased 4.2% over last year in the December quarter.

Wages earned in DC, by DC residents, and in the US:  
2020q4 to 2021q4  
(% ch from prior year)



**Table 9. DC Wages and Personal Income: 2021q4**

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

Indicator	FY 2019	FY 2020	FY 2021	4-qr. moving avg	Latest qtr. 2021q4
Wages and salaries earned in DC	78.1	79.4	83.1	84.3	87.4
1 yr change	2.5	1.3	3.6	4.3	5.0
% change	3.3	1.7	4.6	5.3	6.1
Supplements to wages and salaries	20.5	20.7	21.3	21.4	21.6
1 yr change	0.9	0.2	0.6	0.6	0.3
% change	4.7	1.0	2.9	2.7	1.6
Income earned in DC*	93.4	94.9	99.6	100.9	103.9
% change	2.3	1.6	4.9	5.4	5.4
Net resident adjustment**	-53.7	-54.3	-56.5	-57.1	-58.9
% change	2.9	1.1	4.0	4.5	4.8
Income earned by DC residents*	39.8	40.7	43.1	43.8	45.0
% change	1.4	2.3	6.0	6.5	6.3
Wages and salaries of DC residents***	30.3	31.0	32.6	33.1	34.3
1 yr change	1.3	0.7	1.6	1.8	2.1
% change	4.4	2.4	5.1	5.8	6.5
Proprietors income earned by DC residents****	5.9	6.0	6.7	6.9	7.0
% change	-14.6	1.7	12.7	13.1	10.9
Property income of DC residents	10.2	10.0	10.0	10.0	10.2
% change	1.3	-2.4	-0.2	0.9	2.7
Pensions and other transfers	46.9	50.7	54.3	54.9	54.1
% change	1.9	8.3	7.1	6.0	4.2
DC personal income	57.1	60.7	64.3	64.9	64.3
1 yr change	1.0	3.6	3.6	3.2	2.4
% change	1.8	6.4	5.9	5.2	3.9
US Personal income (% change from prior year)	4.3	6.3	6.8	7.4	7.2
US Wages and Salaries (% change from prior year)	4.6	1.6	7.7	9.4	10.0

#### Addendum:

DC res. wages as % of wages earned in DC

38.7 39.0 39.2 39.3 39.2

DC Personal income as % of US

0.31 0.31 0.31 0.31 0.31

\*Excludes social insurance paid by individuals. Wage and salary amounts do include social insurance paid by individuals.

\*\*Algebraic sum of (1) income earned in DC by non residents (negative) and (2) income earned by DC residents outside of DC (positive). Since this is a negative number, the larger the increase (or faster the rate of growth), the less growth for income earned by DC residents.

\*\*\* Proprietors' income is derived from federal tax data and therefore all proprietor's income is earned by DC residents

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

excludes social insurance paid by individuals.

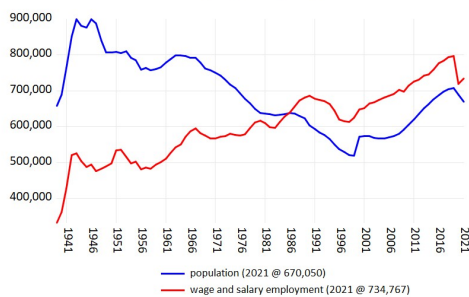
Source: BEA; data released December 23, 2021

## Population, jobs, and per capita income

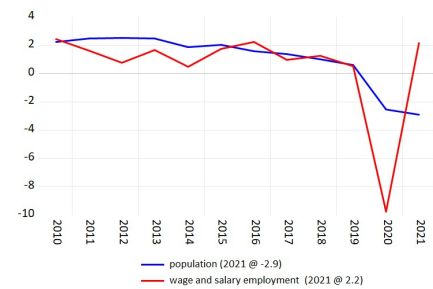
### Revised Census numbers shows DC lost population. DC's wages grew in the September quarter.

- At mid-year 2021, population was estimated to be 20,043 (2.9%) lower than the prior year and wage and salary employment increased by 15,500 (2.2%).
- The average growth rate over the 5 years 2016 to 2021 also declined, undoing much of the growth over the last 5 years.
- In the December quarter, DC's per capita income grew at 7.0%, same as the U.S.
- In the December quarter, wages per job in DC grew slower than in the US (1.7% v 5.5%).

DC Population and Wage and Salary Employment located in DC:  
1939 to 2021  
(calendar years)



DC Population and employment:  
CY 2010 to CY 2021  
(percent change from the prior year)



**Table 10. DC Population and wage and salary employment located in DC: 2013 to 2021**

Calendar Year	Population			Wage and salary employment		
	Number	Change from prior year Number	%	Number	Change from prior year Number	%
2013	651,559	15,822	2.5	742,633	12,100	1.7
2014	663,603	12,044	1.8	746,133	3,500	0.5
2015	677,014	13,411	2.0	759,133	13,000	1.7
2016	687,576	10,562	1.6	776,167	17,033	2.2
2017	697,079	9,503	1.4	783,633	7,467	1.0
2018	704,147	7,068	1.0	793,367	9,733	1.2
2019	708,253	4,106	0.6	797,367	4,000	0.5
2020	690,093	-18,160	-2.6	719,267	-78,100	-9.8
2021	670,050	-20,043	-2.9	734,767	15,500	2.2
Ch. from 2016 to 2021		-17,526	-2.5		-41,400	-5.3
Avg. annual ch.(2016 to 2021)		(3,505)			(8,280)	

Source: US Bureau of the Census (Population); BLS seasonally adjusted for year ending June quarter.

**Table 11. Per capita income and wages per job in DC and the US: FY 2019 to December 2021**

	DC					US				
	FY 2019	FY 2020	FY 2021	4-qtr moving avg (December 2021)	2021q4	FY 2019	FY 2020	FY 2021	4-qtr moving avg (December 2021)	2021q4
Per capita Income	83,078	88,141	95,265	96,841	96,954	55,323	58,521	62,416	63,446	62,985
% ch in per capita income	1.4	6.1	8.1	7.9	7.0	3.8	5.8	6.7	7.2	7.0
% ch in population	0.4	0.3	-2.0	-2.5	-2.8	0.5	0.7	0.5	0.3	0.2
% ch in personal income	1.8	6.4	5.9	5.2	3.9	4.3	6.3	6.8	7.4	7.2
Wages per job	98,161	104,227	112,969	113,439	114,313	61,339	64,996	69,790	70,720	71,828
% ch in wages per job	2.7	6.2	8.4	5.5	1.7	3.1	6.0	7.4	6.3	5.5
% ch in wage and salary jobs	0.6	-4.1	-3.7	-0.3	4.3	1.4	-4.0	0.1	2.8	4.3
% ch in total wages	3.3	1.7	4.6	5.3	6.1	4.6	1.6	7.7	9.4	10.0
	Washington Metro					U.S.				
Consumer price index	1.3	0.9	2.9	4	5.8	1.9	1.5	3.3	4.7	6.7

Source: BEA for per capita income, population, and personal income; BLS for CPI. Note: % changes are from the same period of the prior year.



## Multifamily-unit housing and housing permits

### New housing permit issuance down in January 2022 relative to January 2021.

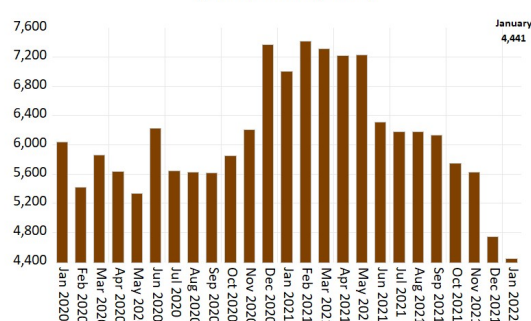
- For the 12-month period ending January, 4,441 housing permits were issued, down 36.6% from the same period last year. The 3-month total (855) was 60.5% lower than the same period last year. There were no multifamily permits issued in January 2022.
- According to CoStar, in the quarter ending March 2022, the inventory of apartments and condominiums increased by 6,020 (2.9%) from a year earlier.
- Of the increase in inventory of multifamily units in the first quarter, 87.7% were in apartments. Of the housing permits issued over the past 12-months, 91.3% were included in 50 buildings with 5 or more units.
- In the quarter ending March 2022, there were 17,003 multi-family units were under construction in 113 buildings. Of the construction, apartments accounted for 77.9% of the buildings and 95.0% of the units.

**Table 12. Housing unit building permits issued in DC: January 2022**

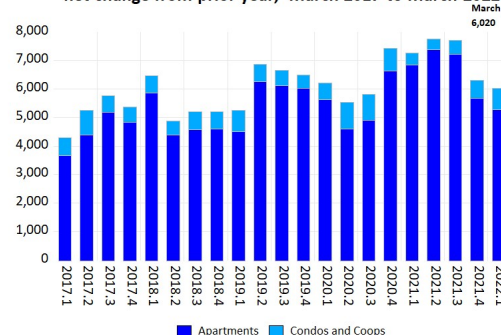
	FY 2019	FY 2020	FY 2021	12-mo avg	3-mo avg	This month
Total units	7,168	5,618	6,127	4,441	855	14
1 year ch.	2,528	-1,550	509	-2,560	-1,308	-299
% change	54.5	-21.6	9.1	-36.6	-60.5	-95.5
Multifamily projects with 5 or more units						
number	63	43	52	49	11	0
average size	122	124	122	85	69	0
Units in small projects with up to 4 units						
% of all units	3.0	4.5	7.3	8.7	0.8	0.0

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

**Housing permits issued in DC: January 2020 to January 2022  
(12-mo moving total)**



**Inventory of multifamily housing units in DC:  
net change from prior year, March 2017 to March 2022**



**Table 13. Inventory and construction for private sector apartments and condominiums in DC: 2016 to 2022q1**

CY	Inventory									Under Construction					
	All units			Apartments			Condominiums			Apartments			Condominiums		
	Number	1 yr Change	%	buildings	units	1 yr ch.	buildings	units	1 yr ch.	buildings	units	units per bldg	buildings	units	units per bldg
2016	182,829	4,618	2.6%	3,160	138,518	3,927	717	35,427	687	63	10,807	171	34	1,316	39
2017	188,198	5,369	2.9%	3,185	143,343	4,825	733	35,971	544	59	11,306	191	29	1,306	45
2018	193,404	5,206	2.8%	3,211	147,938	4,595	750	36,582	611	69	13,430	194	22	1,144	52
2019	199,890	6,486	3.4%	3,245	153,956	6,018	761	36,951	369	65	13,573	208	26	1,257	48
2020	207,318	7,428	3.7%	3,275	160,588	6,632	773	37,747	796	75	12,143	161	34	1,158	34
2021	213,625	6,307	3.0%	3,308	166,265	5,677	788	38,377	630	84	13,744	163	30	822	27
2022q1	214,431	6,020	2.9%	3,315	166,965	5,284	794	38,483	736	88	16,145	183	25	858	34
1 Q Ch.	806			7	700		6	106		4	2,401		-5	36	

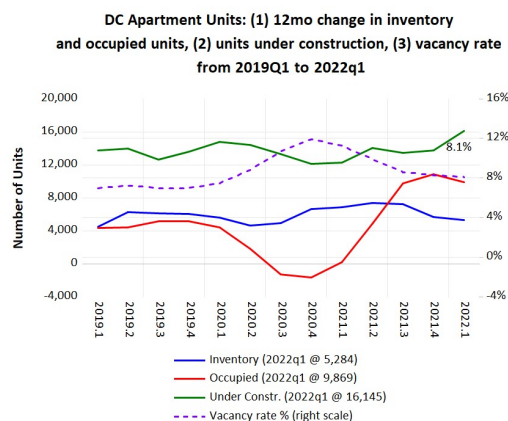
Source: CoStar. Includes units in privately-owned buildings with 5 or more units. CY amounts are last quarter of the year. Includes affordable units. Data is as of April 4, 2022. All units include cooperative apartments, not shown separately. In 2021 there are 125 co-op buildings with 8,983 units with an average building size of 72 units.



## Apartments

**Vacancy rate for premium apartments (Class A) exceed average by a little over 5 percentage points.**

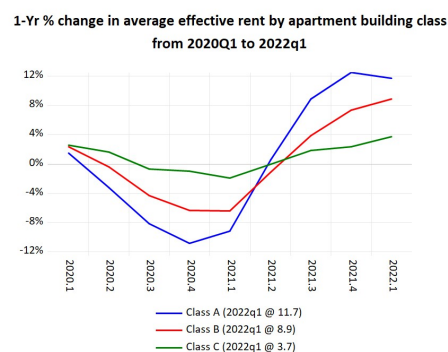
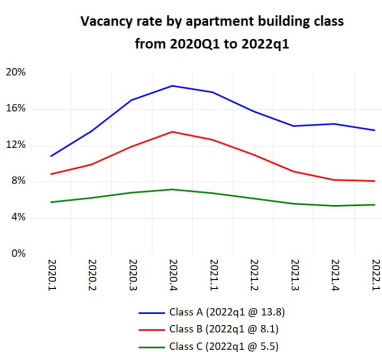
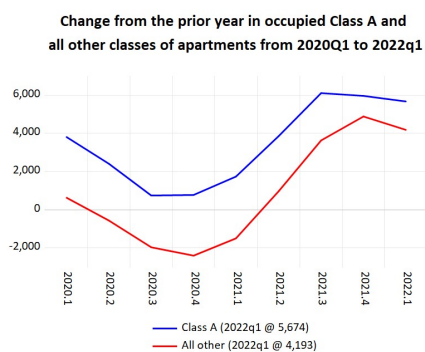
- According to CoStar, for the quarter ending March 2022, occupied apartments increased by 9,869 (6.9%) from the prior year. The overall vacancy rate fell to 8.1% and average rents increased 9.0%.
- In the first quarter 2022, Class A units accounted for 30.1% of all units in the city and 28.5% of occupied units.
- Over the past year effective rent in Class A apartments increased as well as for Class B and Class C.
- Vacancy rates at the end of March 2022: Class A 13.8%, Class B 8.1%, and Class C 5.5%. The rate for Class A increased from last quarter, Class B and Class C decreased
- There are 88 buildings under construction, adding 16,145 units to inventory; 75.0% of which is Class A properties that have the highest vacancy rate.



**Table 14. Apartment Units in DC: 2016 to 2022q1**

FY	Level				Change from prior year						Average Rent		1 yr ch in units under constr.
	Inventory	Occupied	Vacant	% vacant	inventory units	%ch	Occupied units	%ch	Vacant units	%ch	Effective rent per unit	1yr %ch	
2016	137,244	127,361	8,807	6.4	3,210	2.4	3,131	2.5	79	0.9	\$1,906	2.7	1,244
2017	142,417	131,034	10,215	7.2	5,173	3.8	3,673	2.9	1,408	16.0	\$1,917	0.6	174
2018	146,985	136,093	9,724	6.6	4,568	3.2	5,059	3.9	-491	-4.8	\$1,961	2.3	292
2019	153,111	141,243	10,649	7.0	6,126	4.2	5,150	3.8	925	9.5	\$2,003	2.1	968
2020	158,007	139,961	16,827	10.6	4,896	3.2	-1,282	-0.9	6,178	58.0	\$1,896	-5.3	631
2021	165,214	149,709	14,191	8.6	7,207	4.6	9,748	7.0	-2,636	-15.7	\$2,004	5.7	211
2022q1	166,965	152,129	13,492	8.1	5,284	3.3	9,869	6.9	-4,615	-25.5	\$2,039	9.0	3,904
1 Q ch	700	942	-272								\$23		

Source: CoStar. Vacant units include units not available for rental. Data is as of April 4, 2022



**Table 15. Market rate apartment units in DC, Classes A, B, and C: 2022q1**

Class	Inventory					Occupied			Effective monthly rent		Under construction		
	Buildings	Number	1 yr ch	% ch	% vacant	Number	1 yr ch	% ch	\$ per month	1 yr % ch	Buildings	Units	Avg. size
Class A	226	50,236	4,356	9.5	13.8	43,328	5,674	15.1	2,656	11.7	45	12,116	269
Class B	1,036	57,488	1,010	1.8	8.1	52,817	3,502	7.1	1,940	8.9	42	4,021	96
Class C	2,021	59,067	-82	-0.1	5.5	55,817	691	1.3	1,417	3.7	1	8	8

Source: Costar; includes units in privately-owned buildings with 5 or more units, including affordable units. Vacant rate includes units not available for rental. Sum of class A, B, and C may not equal total. Data is as of April 4, 2022.

## Commercial office space

### Office vacancy rate rose to 14.4%

- According to CoStar, for the quarter ending March occupied office space declined by .97 million sq. ft.(msf) from last year and inventory increased by 0.54 msf. The vacancy rate has risen to 14.4% (including sublet) and average base rent declined 0.4%.
- The vacancy rate for class A space was 14.7% in the January 2022 quarter up from 13.8% a year ago . The vacancy rate for Class B office was higher than Class A.
- Space under construction in the January 2022 quarter (2.85 million square feet in 15 buildings).
- Occupancy declined over the past year for Class A and B and rents declined in Class B and C properties.

DC Office Space (millions sq ft): (1) 12mo change in inventory and occupied units, (2) units under construction, (3) vacancy rate from 2019Q1 to 2022q1

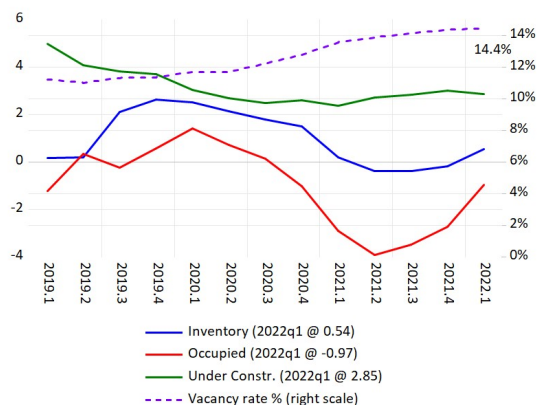
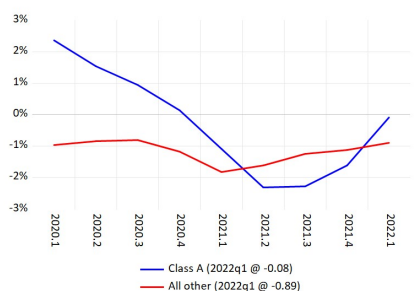


Table 16. DC Commercial office space: 2017 to 2022q1

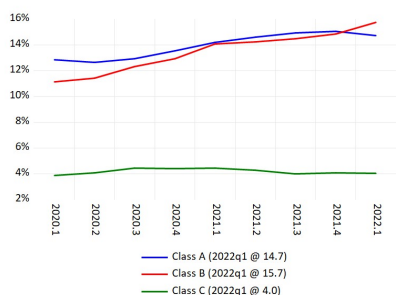
CY (year end)	Buildings	Inventory			Occupied space			Vacant space			Base rent (direct)		Under constr.		
		Level (msf)	1 yr ch (msf)	1 yr % ch	12-mo mov total (msf)	1 yr ch (msf)	% ch	Level (msf)	Direct only %	Total %	\$ per sq ft	1 yr % ch	Buildings	msf	Avg, sf / bldg
2017	2,389	162.68	0.62	0.4	145.88	1.28	0.9	16.8	9.7	10.4	\$50.87	2.0	22	5.89	267,794
2018	2,386	161.81	-0.87	-0.5	145.22	-0.66	-0.5	16.6	9.5	10.2	\$52.22	2.7	21	5.24	249,676
2019	2,392	164.44	2.63	1.6	145.78	0.56	0.4	18.7	10.6	11.5	\$53.36	2.2	24	3.71	154,464
2020	2,395	165.94	1.50	0.9	144.75	-1.03	-0.7	21.2	11.9	12.9	\$53.53	0.3	19	2.60	136,979
2021	2,397	165.75	-0.19	-0.1	142.02	-2.73	-1.9	23.7	13.4	14.3	\$53.61	0.1	16	3.00	187,788
2022q1	2,396	166.18	0.54	0.3	142.23	-0.97	-0.7	23.9	13.4	14.4	\$53.32	-0.4	15	2.85	190,078
1 Q ch	-1	0.43			0.21			0.0	0.1	-0.29			-1	-0.15	

Source: CoStar, as of April 4, 2022; msf = million square feet; base rent excludes concessions. Vacant space includes space not available for lease.

Change from the prior year in occupied Class A and all other classes from 2020Q1 to 2022q1 (millions of sq ft)



Vacancy rate by office building class from 2020Q1 to 2022q1



1-Yr % change in average effective rent by office building class from 2020Q1 to 2022q1

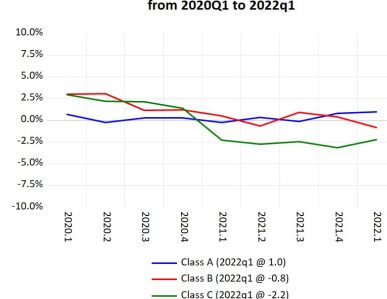


Table 17. DC Class A, B, and C commercial office space: 2022q1

Class	Buildings	Inventory			Occupied space			Vacant space			Base rent (direct)		Under const.	
		Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	Direct %	Total %	\$	1 yr %ch	buildings	msf
Class A	351	98.37	0.49	0.5	83.91	-0.08	-0.1	14.46	13.6	14.7	\$57.66	1.0	11	2.44
Class B	932	57.74	0.08	0.1	48.66	-0.90	-1.8	9.08	14.8	15.7	\$48.71	-0.8	4	0.41
Class C	1,109	10.05	-0.03	-0.3	9.65	0.01	0.1	0.41	4.0	4.0	\$33.72	-2.2	0	0.00

Source: CoStar, as of April 4, 2022 Vacant space includes space not available for lease.



## Property transfers and deed taxes

### Property sales for January up over last year.

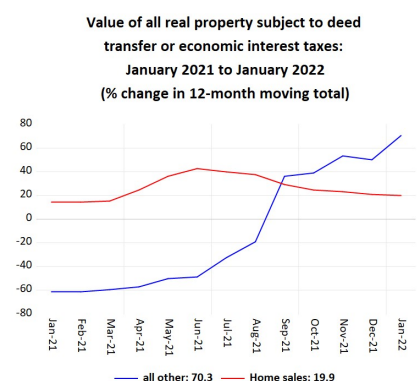
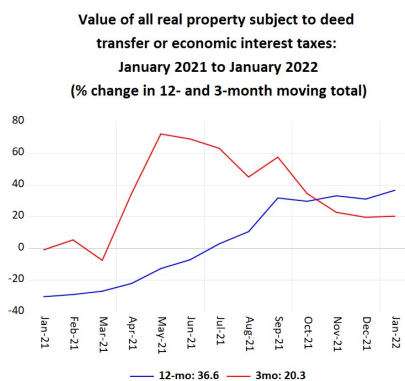
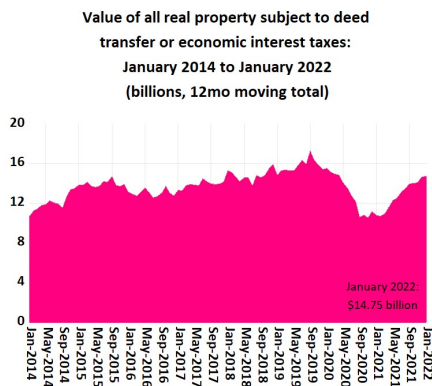
- The value of property transfers ending January, \$14.7 billion, was 36.6% above a year ago as measured by the 12-month moving total. The 3-month moving total, \$4.2 billion, was 20.3% higher than last year.
- Over the 12-month period ending January the estimated value of brokered home sales was 19.9% above last year while the value of all other real property transfers was 70.3% above last year. For the last 3 months, the value of brokered home transfers was 3.7% higher than last year and non-home transfers grew 39.5%.

**Table 18. Market value of real property transfers subject to the deed transfer or economic interest tax: FY 2019 to January 2022**

	FY 2019	FY 2020	FY 2021	12mo moving total	3mo moving total	This month
All property transfers (\$M)	17,355.2	10,587.9	13,967.2	14,748.8	4,152.0	859.2
change from one year ago (\$M)	2,708.8	-6,767.3	3,379.3	3,948.6	701.6	74.9
% change from one year ago	18.5	-39.0	31.9	36.6	20.3	9.6

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).



**Table 19. Value of (1) brokered home sales and (2) all other real property subject to the deed transfer and economic interest taxes: FY 2019 to January 2022**

	FY 2019	FY 2020	FY 2021	12mo moving total	3mo moving total
Brokered home sales (\$m)	5,986	6,692	8,660	8,665	1,912
All other property (\$m)	11,370	3,896	5,307	6,084	2,240
% Change from 1 year ago					
Brokered home sales	-3.2	11.8	29.4	19.9	3.7
All other property	34.4	-65.7	36.2	70.3	39.5

Source: Brokered sales of single family homes and condominium units are from MarketStats by ShowingTime; Other property transfers equals the difference between the value of all real property transfers calculated from deed tax collections reported by the OCFO and the value of brokered sales.

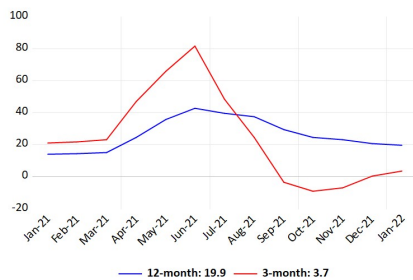


## Single family and condominium housing

### Sales volume was lower and the average sale prices was higher for single family homes and condos in January

- Single family home sales for January were up 6.3% from a year earlier (12-month average), while the average selling price was 13.4% higher. For the past three months, sales volume was down 1.4% and the average selling price was 8.8% higher.
- Condominium sales were up 15.7% from last year (12-month average ending January) and the average selling price was 3.8% higher. For the past three months, sales volume was down 6.5% but prices were up 8.9%.
- All home sales for the 12-month period ending January rose 11.0% from last year. The 3-month moving total was 3.9% lower.

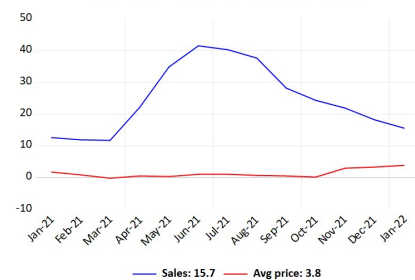
Total value of sales of single family and condo units:  
January 2021 to January 2022  
(% change in 12- and 3-month moving total)



Single family homes sold in DC:  
January 2021 to January 2022  
(% change in 12-month moving average)



Condominium units sold in DC:  
January 2021 to January 2022  
(% change in 12-month moving average)



**Table 20. Residential real estate indicators: January 2022**

	FY 2019	FY 2020	FY 2021	12mo moving total	3mo moving total	This month
<b>Number of single family sales (settled contracts)</b>						
Single family homes	4,439	4,614	5,136	5,083	1,170	273
1 year change	-278	175	522	303	-17	-15
% change	-5.9	3.9	11.3	6.3	-1.4	-5.2
Condominium	3,995	4,338	5,563	5,403	1,092	292
1 year change	-245	343	1,225	732	-76	-41
% change	-5.8	8.6	28.2	15.7	-6.5	-12.3
Total	8,434	8,952	10,699	10,486	2,262	565
1 year change	-523	518	1,747	1,035	-93	-56
% change	-5.8	6.1	19.5	11.0	-3.9	-9.0
<b>Average prices of units sold</b>						
Single family homes	\$861,921	\$918,292	\$1,057,400	\$1,081,823	\$1,071,109	\$1,048,744
1 year change	33,180	56,371	139,107	128,084	86,673	89,868
% change	4.0	6.5	15.1	13.4	8.8	9.4
Condominium	\$537,663	\$561,991	\$565,376	\$579,390	\$596,925	\$576,817
1 year change	9,433	24,328	3,385	21,361	48,785	16,045
% change	1.8	4.5	0.6	3.8	8.9	2.9
<b>Total Value of All Sales (\$M)</b>	\$5,986	\$6,692	\$8,660	\$8,665	\$1,912	\$455
1 year change	-199	706	1,968	1,437	68	-8
% change	-3.2	11.8	29.4	19.9	3.7	-1.8

Note: Closed (settled) contracts. Average prices calculated by ORA based on number of sales and total value of sales.

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

## Single family and condominium housing

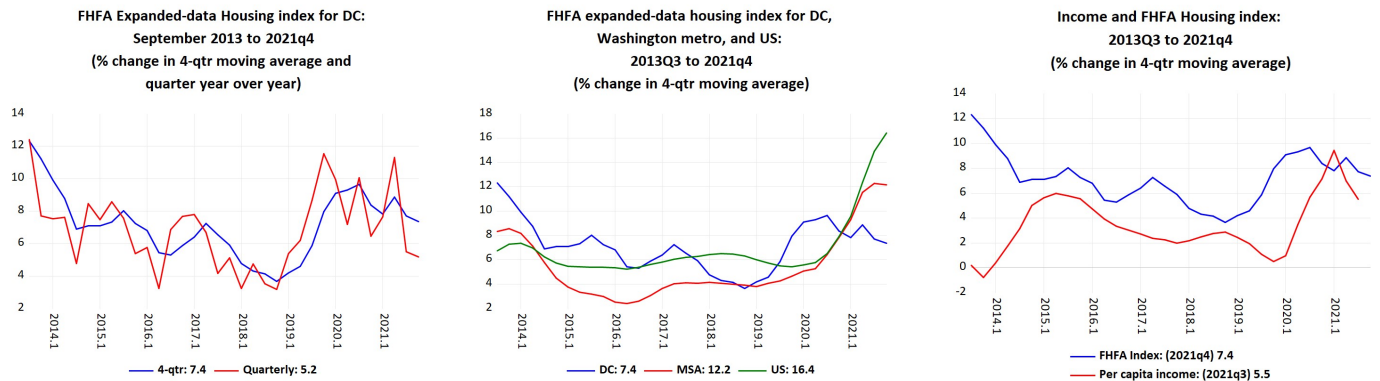
### The FHFA house price index for DC increased, but was slower relative to the national average in the 4th Quarter

- The percentage change from the prior year in DC home prices was 5.2% higher in the December quarter, according to the Federal Housing Finance Agency (FHFA) Index of single-family same-property transactions. The US index was 17.1% higher and the Washington metropolitan area was up 10.6%.
- 36.5% of all single family sales in January were for properties greater than \$1 million and sales of these properties grew 37.4% for the 12-month period ending January 2022. Sales of condominiums greater than \$1 million accounted for 5.1% of condominium sales in January and sales of these condominiums were 41.9% higher in the 12-month period ending January relative to the same period last year.

**Table 21. Federal Housing Finance Agency Price Index for single family property in DC, DC metro area, and US**

Indicator	Fiscal year average			Last 2 Q's	
	FY 2019	FY 2020	FY 2021	2021q3	2021q4
%change from prior year in value of index					
DC	5.9	9.7	7.7	5.5	5.2
DC metro area	4.3	6.4	12.3	12.0	10.6
US	5.5	6.5	14.9	18.4	17.1

Source: Federal Housing Finance Agency



**Table 22. D.C. Single family and condominium home sales at prices of \$1 million or more: January 2022**

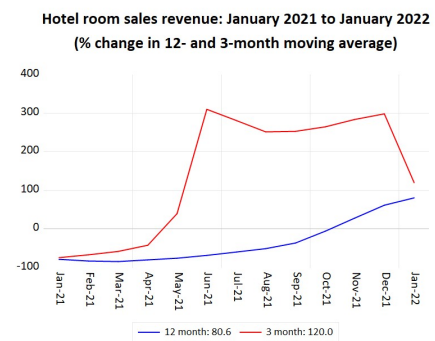
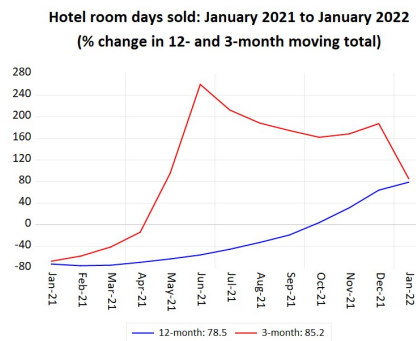
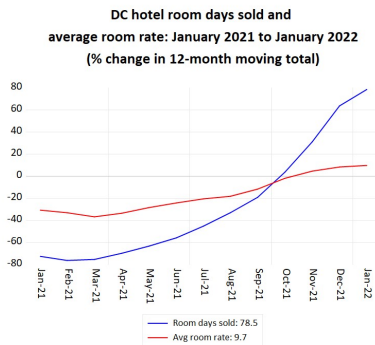
	FY 2019	FY 2020	FY 2021	12mo moving	3mo moving	This month
				total	total	
Single family homes	1,232	1,403	2,047	2,143	474	105
1 year change	40	171	644	583	68	12
% change	3.4	13.9	45.9	37.4	16.7	12.9
% all single family sales	26.1	31.6	44.4	44.8	39.9	36.5
Condominium	213	252	328	352	83	17
1 year change	-9	39	76	104	14	-6
% change	-4.1	18.3	30.2	41.9	20.3	-26.1
% all condominium sales	5.0	6.3	7.6	7.5	7.1	5.1

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

## Hospitality

### Hotel stays in January were lower than last year, and still well below pre-pandemic levels.

- In January, there were 17% fewer hotel-room-days sold than a year ago. The average room rate was up 6% and hotel room sales revenue were 12% lower.
- Occupancy, which is historically around 60%, was 27.7% in January, lower than December.
- Air passengers through the regional airports were up 104.1% in January from last year. Passengers through Washington National (DCA) were up 254.3% from January 2021. Despite the recent increase in traffic, levels remain below historic levels.
- Hotel employment was 87.9% higher in the three-month average ending January than a year earlier and food service employment was up 69.2%.



**Table 23. Hospitality Industry: January 2022**

Indicator	Units	FY 2019	FY 2020	FY 2021	12-mo moving average/sum*	3-mo moving average/sum*	This Month
<b>Hotel Stays (updated January)</b>							
Hotel room-days sold	(M)	9.128	4.525	3.661	4.505	1.148	0.273
	1 yr ch	0.109	-4.603	-0.864	1.981	0.528	-0.056
	1 yr % ch	1.2	-50.4	-19.1	78.5	85.2	-17.0
Average room rate	\$	\$216.37	\$175.46	\$154.39	\$168.48	\$175.45	\$167.02
	1 yr ch	-\$3.54	-\$40.91	-\$21.07	\$14.96	\$30.05	\$9.49
	1 yr % ch	-1.6	-18.9	-12.0	9.7	20.7	6.0
Room revenue	(\$M)	\$2,038.7	\$920.5	\$581.0	\$776.3	\$203.3	\$45.6
	1 yr ch	\$18.5	-\$1,118.2	-\$339.5	\$346.4	\$110.9	-\$6.2
	1 yr % ch	0.9	-54.9	-36.9	80.6	120.0	-12.0
Occupancy rate	%	76.3	42.0	34.2	40.1	39.2	27.7
Number of hotels in survey		140	125	130	133	136	136
<b>Airline passengers (updated January)</b>							
DCA	1 yr %ch	0.7	-47.9	-18.2	142.1	323.4	254.3
IAD	1 yr %ch	4.3	-45.1	-10.0	87.6	117.5	80.3
BWI	1 yr %ch	-1.4	-42.1	4.6	91.9	87.1	58.6
Total	1 yr %ch	1.1	-44.9	-7.0	103.0	145.4	104.1
<b>Employment (updated January)</b>							
Accommodations	level (000s)	16.2	11.5	6.3	7.8	9.8	9.6
	1 yr ch	0.6	-4.7	-5.2	0.0	4.6	4.6
	1 yr % ch	3.7	-29.1	-45.0	0.1	87.3	92.0
Food and beverage	level (000s)	55.2	39.1	32.1	37.8	44.1	43.2
	1 yr ch	0.6	-16.0	-7.1	8.1	18.0	19.8
	1 yr % ch	1.0	-29.1	-18.0	27.2	68.7	84.6

\* Total for hotel rooms and room revenue.

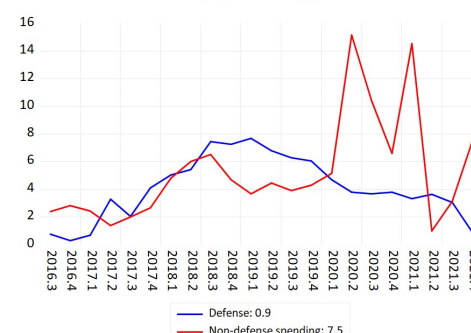
Source: STR (hotel data); BLS (employment); BWI Airport (passenger data)



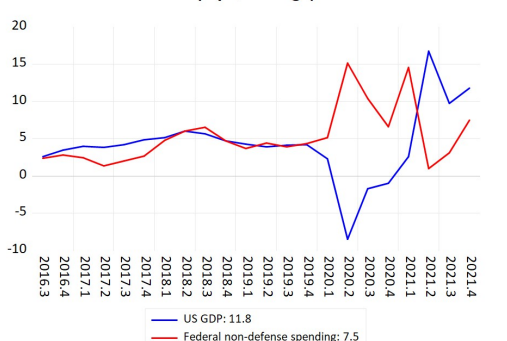
# **Federal non-defense spending increased slower than nominal GDP over the past 4 quarters**

- Federal government non-defense spending for consumption and investment which included spending on COVID relief, increased 7.5% in the December 2021 quarter from a year earlier. Defense spending grew 0.9%.
- Compared to the same quarter a year ago, in the December quarter nominal GDP grew 11.8% and real (inflation adjusted) GDP grew 5.6%.
- The US unemployment rate (seas. adj.) was 4% in January, 0.1% higher than December.
- In January the average S&P 500 index was 20.6% above a year earlier.

Defense and non-defense spending: 2016Q3 to 2021q4  
(1 yr % change)



Federal non-defense spending and US GDP: 2016Q3 to 2021q4  
(1 yr % change)



**Table 24. Federal government consumption and investment, US GDP accounts: FY2019 to 2021q4**  
(percent change from prior year)

Indicator	FY 2019	FY 2020	FY 2021	4q mov avg*	2021q4
<b>Non-defense</b>	<b>4.2</b>	<b>8.8</b>	<b>6.1</b>	<b>6.3</b>	<b>7.5</b>
Compensation of employees	3.0	4.8	4.1	3.5	3.8
Purchases of goods and services	2.9	9.6	7.3	7.6	8.3
Gross investment	8.0	6.7	2.7	2.6	5.2
<b>Defense</b>	<b>7.0</b>	<b>4.6</b>	<b>3.4</b>	<b>2.7</b>	<b>0.9</b>
Compensation of employees	4.3	4.3	4.3	4.2	3.7
Purchases of goods and services	6.9	3.7	2.2	1.2	-0.8
Gross investment	7.3	7.9	8.4	8.6	7.6
<b>All federal consumption and investment</b>	<b>5.8</b>	<b>6.3</b>	<b>4.5</b>	<b>4.2</b>	<b>3.6</b>

Note: federal spending does not include social security, medicare, or grants.

\*FY 2021 ended 2021q3.

Source: BEA (February 4, 2022); nominal values.

**Table 25. US GDP, Income, and Inflation: FY2019 to 2021q4**  
(percent change from prior year)

Indicator	FY 2019	FY 2020	FY 2021	4q mov avg	2021q4
GDP real	2.2	-2.2	3.6	5.7	5.6
GDP nominal	4.2	-1.0	6.8	10.1	11.8
Personal Income	4.3	6.3	6.8	7.4	7.2
Consumption	3.9	-1.4	8.4	12.1	12.9
Investment	6.4	-5.2	10.0	13.1	14.7
Corporate profits*	2.5	-5.6	33.3	na	na
S and P stock index	3.3	10.2	29.1	31.9	27.0
US CPI	1.9	1.5	3.3	4.7	6.7

\* Before tax, without IVA and CCAdj.

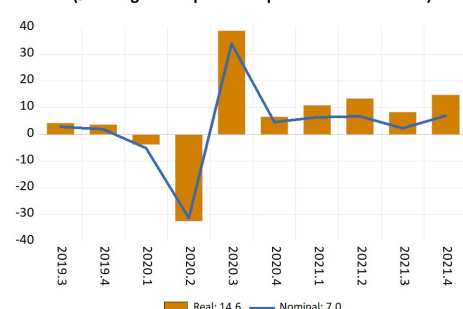
Source: BEA February 4, 2022; BLS (cpi); Dow Jones Indices (SP500)

**Table 26. Monthly selected indicators: September to January**

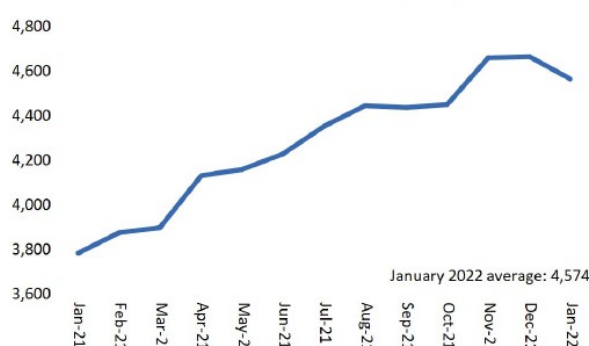
Indicator	September	October	November	December	January
S & P stock market index (level)	4,446	4,461	4,667	4,675	12-mo mov total
% change from prior year	32.09	30.48	31.51	26.51	20.56
10 yr Treasury Interest rate (level)	1.0	2.0	2.0	1.0	2.0
CPI % change from prior month (seas. adj.)	0.4	0.9	0.7	0.6	0.7
CPI % change from prior year (seas. adj.)	5.4	6.2	6.8	7.1	7.5
Jobs (seas. adj.) millions	147.33	148.01	148.65	149.24	149.72
change from prior month (thousands)	424	677	647	588	481
% change from prior month	0.29	0.46	0.44	0.4	0.32
Resident employment (seas. adj.) millions	153.81	154.23	155.32	155.98	157.17
change from prior month (thousands)	639	428	1,090	651	1,199
% change from prior month	0.42	0.28	0.71	0.42	0.77
Unemployment rate (seas. adj.)	4.7	4.6	4.2	3.9	4.0

Source: BLS; Dow Jones Indices; Federal Reserve

Quarterly change in US real and nominal GDP: 2019Q3 to 2021q4  
(% change from previous quarter at annual rate)

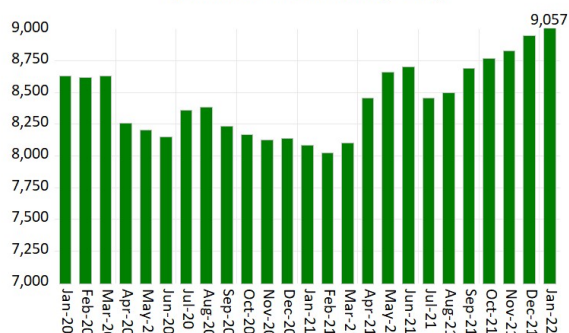


**Standard & Poors Stock Market Index (SP500):  
2021m1 to 2022m1(Monthly average)**

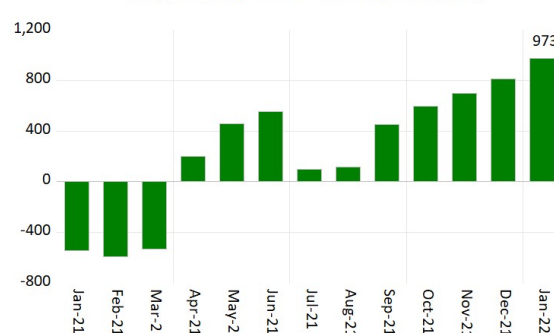


## DC tax collections

DC tax collections (before earmarking): January 2020 to January 2022  
(\$ million, 12-mo moving total)



DC tax collections (before earmarking): January 2021 to January 2022  
(1 yr \$ change 12-mo moving total (\$M))



**Table 27. Tax Collections (before earmarks): January 2022**

Tax	Annual Revenue (From ACFR)			Tax Collections			
	FY 2019	FY 2020	FY 2021	12-mo mov total	FY 2022 to date	3-mo mov total	This month
Total taxes	8,455.3	8,236.7	8,809.1	9,057.2	2,191.0	1,713.1	676.9
1 yr change	684.0	-218.6	572.4	973.4	369.3	290.9	108.8
% change	8.8	-2.6	6.9	12.0	20.3	20.5	19.2
Real Property	2,710.1	2,836.7	2,914.1	2,809.7	29.9	2.2	-0.9
1 yr change	155.9	126.7	77.4	-3.6	-36.2	-16.0	-6.9
% change	6.1	4.7	2.7	-0.1	-54.8	-87.9	-114.8
General sales	1,597.7	1,222.4	1,202.7	1,332.0	535.9	391.1	145.6
1 yr change	105.2	-375.3	-19.7	262.4	175.7	127.7	42.5
% change	7.0	-23.5	-1.6	24.5	48.8	48.5	41.3
Individual income	2,299.3	2,377.2	2,643.2	2,753.6	986.5	799.0	433.1
1 yr change	232.5	77.9	266.0	351.7	112.3	98.1	78.7
% change	11.2	3.4	11.2	14.6	12.8	14.0	22.2
withholding	1,942.9	2,060.6	2,200.4	2,263.7	829.1	640.1	280.1
1 yr change	124.7	117.7	139.7	185.7	87.7	68.8	41.0
% change	6.9	6.1	6.8	8.9	11.8	12.0	17.1
non-withholding	356.4	316.6	442.8	489.9	157.4	158.9	153.0
1 yr change	107.8	-39.8	126.2	166.0	24.7	29.3	37.7
% change	43.3	-11.2	39.9	51.3	18.6	22.6	32.7
Corporate franchise	507.9	575.6	670.2	670.3	182.6	162.4	30.9
1 yr change	71.4	67.7	94.6	71.0	-2.7	-8.6	-3.9
% change	16.4	13.3	16.4	11.9	-1.4	-5.1	-11.3
Unincorporated bus.	134.7	152.1	192.8	230.8	89.9	69.1	14.2
1 yr change	-3.5	17.3	40.8	65.7	37.5	20.6	2.7
% change	-2.5	12.8	26.8	39.8	71.5	42.6	24.0
Deed Taxes <sup>A</sup>	561.1	452.7	553.5	611.6	230.9	184.0	36.3
1 yr change	88.8	-108.4	100.8	166.5	58.2	48.0	2.9
% change	18.8	-19.3	22.3	37.4	33.7	35.3	8.6
Other taxes	644.4	619.9	632.5	649.2	135.3	105.3	17.7
1 yr change	33.7	-24.5	12.7	59.6	24.4	21.1	-7.1
% change	5.5	-3.8	2.0	10.1	22.1	25.1	-28.7

<sup>A</sup> Deed taxes include deed recordation, deed transfer, and tax on transfers of economic interest in real property.  
 Note: (1) Revenues for fiscal years 2019 through 2021 are based on the ACFR (Annual Comprehensive Financial Report); (2) tax collections subject to accounting adjustments at year end; (3) The table and charts on this page may include adjustments to the timing and consistency of collection reporting intended to make comparisons with the prior year more meaningful. The data may differ from other published OCFO reports  
 Source: OCFO/ORA

## FY 2021 total tax revenue increase over FY 2020

● For the 12 month period ending January total tax collections (before earmarking) were \$973.4 million (12.0%) higher than in the prior year. For the last 3 months they were up 20.5% from last year.

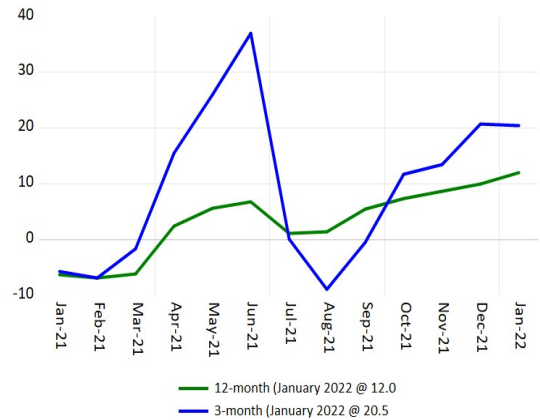
● Individual income tax collections were 14.6% above last year for the 12-months ending January because of 8.9% growth in withholding and strong estimated payments. For the past 3 months, total individual income tax collections were up \$98.1 million while withholding was up \$68.8 million (12.0%).

● General sales tax collections were 24.5% above last year for the 12-months ending January. For the past 3 months, they were up 48.5% from last year.

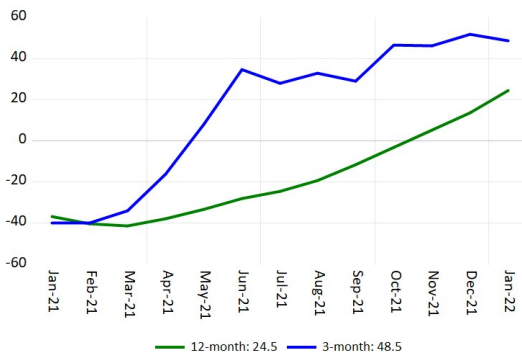
● Deed tax collections for the 12-months ending January were up 37.4% from last year; for the past 3 months they were up 35.3% .

● Corporate income taxes for the 12 months ending January were up 11.9% while unincorporated business income taxes were up 39.8% over last year.

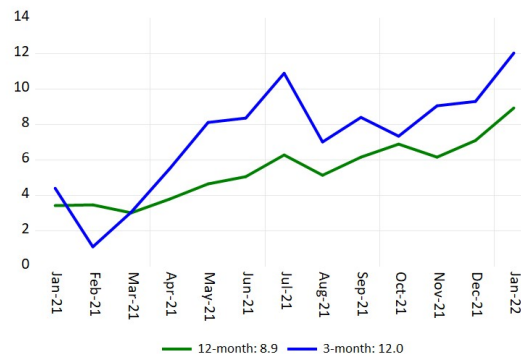
**Tax collections (before earmarking):**  
January 2021 to January 2022  
(% change 12- and 3-month totals)



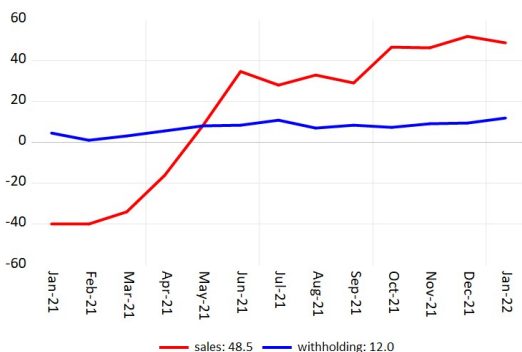
**General sales tax collections (before earmarking):**  
January 2021 to January 2022  
(% change 12- and 3-month totals)



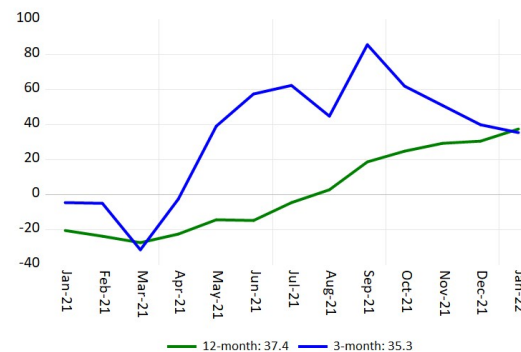
**Withholding for individual income tax collections:**  
January 2021 to January 2022  
(% change 12- and 3-month totals)



**General sales tax collections and withholding:**  
January 2021 to January 2022  
(% change 3-month totals)



**Deed tax collections (before earmarking):**  
January 2021 to January 2022  
(% change 12- and 3-month totals)





## US economic forecasts

**Table 28. Forecasts for US Nominal and real GDP, Personal income, unemployment, CPI, Interest rate, and S&P500**

Indicator	IHS Markit (February 2022)				Moody's Analytics (February 2022)			
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2021	FY 2022	FY 2023	FY 2024
Real GDP (% ch from prior yr)	3.6	4.4	2.8	2.6	3.6	4.6	3.2	2.9
Nominal GDP (% ch from prior year)	6.8	9.9	5.6	5.1	6.8	9.3	5.8	4.9
Personal income (%ch from prior yr)	6.8	2.5	5.1	5.1	6.8	1.7	4.9	5.0
Unemployment (%)	6.0	3.8	3.5	3.7	6.0	3.8	3.4	3.4
CPI (% ch from prior year)	3.3	5.6	2.0	2.1	3.3	5.8	2.3	2.2
10 Year Treasury (%)	1.3	1.8	2.5	2.7	1.3	1.9	2.6	3.2
S&P 500 (level)*	4,421	4,766	4,717	4,710	4,421	4,249	4,105	4,209

\* SP500 shown is average for last quarter of fiscal year

## DC economic forecasts

**Table 29. Forecasts for Select DC indicators**

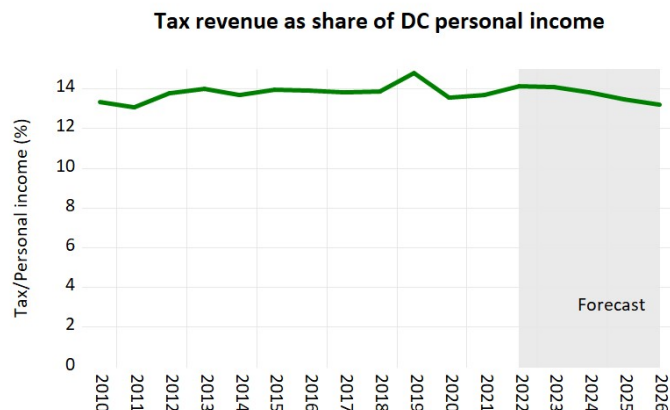
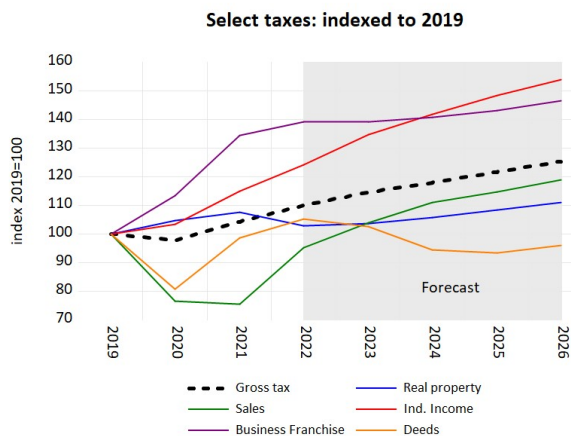
Indicator	IHS Markit (February 2022)				Moody's Analytics (February 2022)				ORA (February 2022)			
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2021	FY 2022	FY 2023	FY 2024	FY 2021	FY 2022	FY 2023	FY 2024
Real GDP-DC (% ch from year ago)	1.4	3.5	2.4	2.6	1.4	3.3	2.9	2.8	1.4	3.3	2.4	2.3
Personal income (% ch from year ago)	6.0	1.4	4.7	5.5	6.0	3.6	4.8	4.5	6.0	2.0	4.4	5.1
Wages in DC (% ch from year ago)	4.6	7.4	7.3	6.2	4.6	6.4	5.3	5.1	4.6	6.9	5.9	5.4
Jobs in DC (% ch from year ago)	-3.1	3.8	2.6	1.5	-3.1	3.5	1.4	0.6	-3.0	3.7	1.9	1.0
Unemployment rate (%)	7.7	5.4	4.6	5.1	7.7	5.5	4.7	4.6	7.3	5.2	4.7	4.9
Population (% ch from year ago)	-2.3	-2.4	-0.5	0.3	0.6	0.7	0.8	0.6	-3.2	0.5	1.3	0.8
Households (% ch from year ago)	-1.5	-1.8	0.0	0.9	0.8	1.2	1.3	1.1	-0.3	-0.2	0.7	1.0

## DC revenue estimate

**Table 30. DC Tax Revenue (before earmarks) for February 2022 estimate**

Tax	FY Level (\$m)				Change from prior FY (\$m)				%change from prior FY			
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2021	FY 2022	FY 2023	FY 2024	FY 2021	FY 2022	FY 2023	FY 2024
Real Property	2,914.1	2,783.2	2,808.9	2,865.2	77.4	-130.9	25.7	56.3	2.7%	-4.5%	0.9%	2.0%
Deed taxes	553.5	589.8	575.2	528.5	100.8	36.3	-14.6	-46.7	22.3%	6.6%	-2.5%	-8.1%
General Sales	1,202.7	1,520.7	1,660.3	1,770.9	-19.7	318.0	139.6	110.6	-1.6%	26.4%	9.2%	6.7%
Individual Income	2,643.2	2,851.7	3,097.5	3,255.8	266.0	208.5	245.8	158.3	11.2%	7.9%	8.6%	5.1%
withholding	2,200.4	2,384.7	2,576.9	2,716.5	139.7	184.4	192.1	139.6	6.8%	8.4%	8.1%	5.4%
non-withholding	442.8	466.9	520.6	539.3	126.2	24.1	53.7	18.7	39.9%	5.4%	11.5%	3.6%
Business Income	863.1	894.2	894.1	903.6	135.4	31.1	0.0	9.5	18.6%	3.6%	0.0%	1.1%
Other	1,495.7	1,545.0	1,533.5	1,544.8	148.1	49.4	-11.5	11.3	11.0%	3.3%	-0.7%	0.7%
Total	8,809.2	9,290.4	9,675.4	9,965.2	572.5	481.2	384.9	289.8	7.0%	5.5%	4.1%	3.0%

Source: ORA, February 2022 revenue estimate. Table includes tax revenue before earmarked dedications and excludes nontax revenue, lottery, and special purpose revenue.



Continued from front page

## Gross Domestic Product (GDP) - 2021q4

<i>s.a.a.r</i> 4qtr moving average	2019q4	2020q4	Diff year over year %	2021q4	Diff Year- over-year %
Nominal US GDP (\$b)	21,372.58	20,893.75	-2.24	22,996.09	10.06
Real US GDP (\$b 2012)	19,032.67	18,384.69	-3.40	19,427.29	5.67
Nominal DC GDP (\$b)	144.41	144.55	0.10	152.01	5.16
Real DC GDP (\$b 2012)	124.99	122.34	-2.12	125.80	2.82

## GDP by Industry (Nominal \$billions)

### Government

DC	46.8	48.3	3.1	51.0	5.5
US	2,621.8	2,670.6	1.9	2,772.6	3.8

### Professional and Business Svc

DC	29.6	30.1	1.9	32.1	6.5
US	1,645.0	1,627.8	-1.0	1,779.9	9.3

### Education

DC	4.9	4.7	-5.4	4.4	-4.8
US	275.0	251.3	-8.6	257.6	2.5

### Health/Social Assist

DC	6.8	6.6	-1.8	6.9	4.1
US	1,596.4	1,547.3	-3.1	1,675.3	8.3

### Accommodation/Food svc

DC	5.4	3.0	-44.3	3.4	11.6
US	673.2	508.7	-24.4	643.8	26.6

### Retail

DC	1.7	1.7	-3.9	1.7	3.0
US	1,166.7	1,202.2	3.0	1,385.5	15.2

### Construction

DC	1.9	1.9	3.0	2.0	3.3
US	903.6	895.9	-0.9	958.8	7.0

### Other svc

DC	10.4	10.4	0.1	10.2	-2.0
US	454.4	419.0	-7.8	447.9	6.9

### Other industries

DC	36.9	37.8	2.5	40.4	6.7
US	12,036.5	11,771.0	-2.2	13,074.7	11.1

Source: Bureau of Economic Analysis

Norton Francis, Interim Deputy Chief Financial Officer and Chief Economist

### About the data

The data come from the U.S. Bureau of Economic Analysis via FRED (Federal Reserve of St. Louis) and shows the “the market value of goods and services produced by the labor and property located in a state.” Values are expressed in 4 quarter moving averages of seasonally adjusted annual rates. Data published on 3/31/2022. Consumer price index and employment data from the U.S. Bureau of Labor Statistics.

**ORA reports and documents.** From time to time the Office of Revenue Analysis prepares revenue estimates, fiscal impact statements 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](http://www.cfo.dc.gov)) under subcategories of "Reports and Publications" and "Budget and Revenue."

**District, Measured.** Information on the economic and demographic trends taking shape in the city can be found on the ORA Blog, District, Measured ([districtmeasured.com](http://districtmeasured.com)). You can sign up at the blog page to receive updates as new articles are posted.

**Recent ORA reports:**

**Review of Income Security and Social Policy Tax Expenditures,** (Released August 2021)

**February 2022 Revenue Estimate.** (Released February 28, 2022)

**Fact Sheet: District Health, Education, and Employment Tax Expenditure Review,** (Released Nov. 2021)

**Tax Rates and Tax Burdens 2020 Nationwide.** This annual publication compares DC tax rates and 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. (Released April 2022)

**Tax Rates and Tax Burdens 2020 Washington Metropolitan Area.** This annual publication compares DC tax rates and estimated DC tax burdens for households of different income levels with the rates and burdens of the surrounding jurisdictions in the DC metropolitan area. (Released April 2022)

**Tax Expenditure Report.** A compendium of tax expenditures for 2022. (Released March 2022)

**Review of Health and Education Tax Expenditure,** (Released Nov. 2021)

**About this report.** *District of Columbia Economic and Revenue Trends* is generally issued toward the end of every month. Employment and most other DC information reported on a monthly basis is from one to two months prior to the *Trends* date. 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](http://www.cfo.dc.gov) (click on *Budget and Revenue/Economy/ Economic and Revenue Trends*).

Information sources			
Indicator	Source	Period covered in this report	Next release
D.C. Jobs and Labor Force information	BLS	January	April 15, 2022
D.C. Personal Income	BEA	2021.4	April 29, 2022
D.C. Tax Collections	OTR/ORA	January	February 15, 2022
D.C. Housing Sales	MarketStats by ShowingTime*	January	c February 2022
D.C. Commercial Office Building data	CoStar and Delta	2021.4	c. April 2022
DC Apartment data	CoStar and Delta	2021.4	c. April 2022
D.C. Hotel stay information	STR	January	c. February 2022
U.S. Jobs and Labor Force	BLS	January	February 2022
U.S. GDP and Personal Income	BEA	2021.4	April 28, 2022
S and P 500 Stock Index	FRED (St. Louis Fed Reserve)	January	April 17, 2022
Interest rate on 10-Year Treasury Securities	FRED (St. Louis Fed Reserve)	January	April 17, 2022
IHS Markit D.C. forecast	IHS Markit	February	c. March 2022
Moody's Analytics D.C. forecast	Moody's Analytics	February	c. March 2022

\*Accessed through GCAAR.

*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.

*Norton Francis, Interim Deputy Chief Financial Officer and Chief Economist  
Office of Revenue Analysis  
1101 4th St., SW, Suite W770, Washington DC 20024*

For further information or to comment on this report, contact: Jeffrey Wilkins (202-843-4203) [Jeffrey.wilkins@dc.gov](mailto:Jeffrey.wilkins@dc.gov). Additional economic and revenue data at [ora-cfo.dc.gov](http://ora-cfo.dc.gov) updated frequently.