



District of Columbia Economic and Revenue Trends: December 2021/January 2022

Muriel Bowser, Mayor
 Fitzroy Lee, Chief Financial Officer

Norton Francis, Interim Deputy CFO
 Betty Deleon, Fiscal Analyst

Highlights

% ch, 3 month avg
 Green = Improving*

DC Jobs (p.2)	2.9 %
DC Wages (p. 6)	7.3 %
Unemployment rate (p.3)	5.5 %
Home prices (p.12)	8.1 %
Office vacancy (p.10)	13.9 %
S&P 500 (p.15)**	31.5 %

* 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
- Hospitality14
- 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

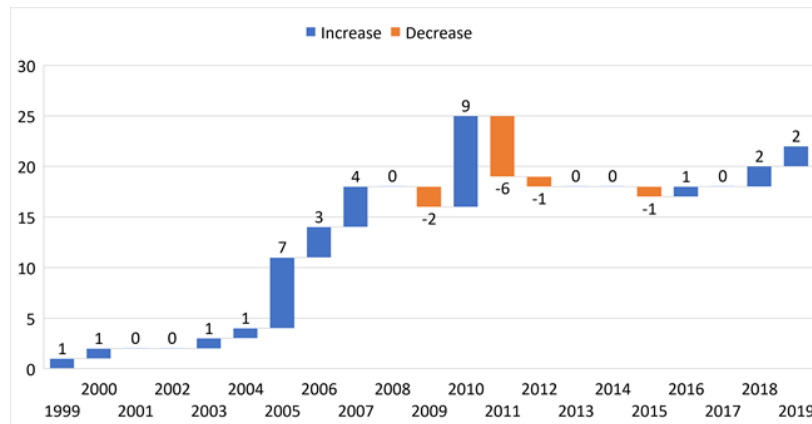
Overview of D.C.’s Dedicated Taxes, FY 2010 – FY 2019

Like many other states and municipalities, the District sometimes earmarks or dedicates tax revenue for specific purposes rather than general budget purposes. One of the most common examples of a dedicated tax is the motor fuel tax used to fund roads and highways and it has become more popular as a way to raise tax revenue. On one hand, dedicating taxes guarantees funds are available for a particular purpose, such as making bond payments or matching federal grants. On the other hand, dedicating taxes to specific purposes reduces general funds available to support the full range of programs and services provided by government.

All or part of a tax may be dedicated to a specific purpose. For example, the Housing Production Trust Fund which receives 15 percent of the revenue generated by the District’s deed recordation and deed transfer taxes while the sales tax on parking is fully dedicated to fund the District’s annual commitment to the Washington Metropolitan Area Transit Authority (WMATA).

Dedicated taxes in the District were first reported in 1999. In that year, \$51 million was dedicated to the Convention Center Fund from sales tax revenue associated with restaurant and hotel activity. The amount dedicated was 1.5 % of total gross revenue. Since FY 1999, the number of dedications from taxes has increased significantly. In FY 2019, there were 22 dedicated taxes (chart 1).

Chart 1: Change in number of dedications 1999-2019



In addition to the increase in number of dedications, there has been substantial growth in the amount of tax revenue earmarked for dedications. During the period between FY 2010 and FY 2019, total dedicated taxes increased from \$334 million in FY 2010, to \$805 million in FY 2019, a 141 percent increase in the proportion of tax revenue set aside for specified purposes (Chart 2). The percentage of dedicated taxes to total taxes also increased from 7 percent of total taxes to 9.8 percent during the same period.

(continued page 19)

Wage and salary employment

Private sector outperforms federal sector in November

- In November, DC gained 24,400 jobs compared to a year ago, a 3.3% increase. The increase in the 3-month average was 2.9%, likewise there was suburban growth of 4.1% and growth in the U.S. of 4.0%.
- Federal sector employment declined 0.2 percent while the private sector grew 4.7% in the 3-months ending November. In the 12 months ending November 2021, federal employment increased by 2,042 jobs (1.0%) while the private sector lost 9,942 (-1.9%).
- Seasonally adjusted employment was 400 lower in November than October and 12,400 higher than June 2021.

Wage and salary employment located in DC, DC suburbs and US:
December 2019 to November 2021
(% change from prior year in 3-month moving average)

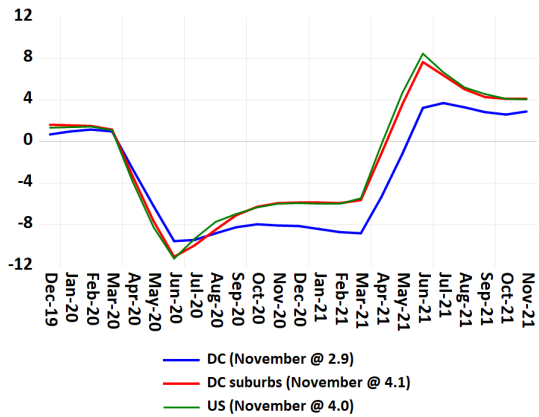


Table 1. Wage and Salary Employment in DC, Washington Metro area, and the US: November 2021

Jurisdiction	FY 2019	FY 2020	FY 2021	12-mo avg	3-mo avg	This month
District of Columbia	795,867	763,550	740,583	744,533	758,600	762,600
1 year change	4,775	-32,317	-22,967	-8,200	21,567	24,400
% change	0.6	-4.1	-3.0	-1.1	2.9	3.3
Washington metro area	3,336,442	3,205,025	3,177,850	3,198,858	3,273,933	3,302,000
1 year change	38,700	-131,417	-27,175	29,875	121,633	128,700
% change	1.2	-3.9	-0.8	0.9	3.9	4.1
Washington suburbs (%ch)	1.4	-3.9	-0.2	1.6	4.1	4.3
US (%ch)	1.4	-4.0	0.1	1.8	4.0	4.1

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

Source: BLS. November 2021 is preliminary

Federal gov. and private sector wage and salary employment in DC:
December 2019 to November 2021
(Ch. from prior year in 3-month moving average)

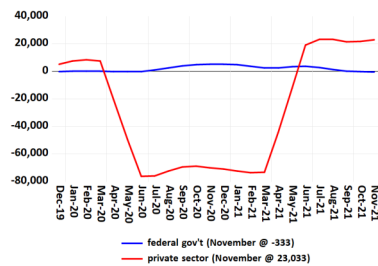


Table 2. Federal government and private sector wage and salary employment in DC: November 2021

Sector	FY 2019	FY 2020	FY 2021	12-mo avg	3-mo avg	This month
Federal government	195,233	196,225	199,242	199,158	200,000	199,800
1 year ch.	-1,750	992	3,017	2,042	-333	-600
% change	-0.9	0.5	1.5	1.0	-0.2	-0.3
Private sector	558,050	524,775	498,850	503,067	517,500	521,600
1 year ch.	5,675	-33,275	-25,925	-9,942	23,033	25,700
% change	1.0	-6.0	-4.9	-1.9	4.7	5.2

Source: BLS. Not seasonally adjusted. November is preliminary

Table 3. Seasonally Adjusted DC Employment: June 2021 to November 2021

Indicator	June	July	August	September	October	November
D.C. Wage and Salary Employment	745,400	750,400	749,500	752,700	758,200	757,800
change from prior month	4,100	5,000	-900	3,200	5,500	-400
%change from prior month	0.6	0.7	-0.1	0.4	0.7	-0.1

Source: BLS seasonally adjusted. November is preliminary.

Resident employment and unemployment

Resident employment growth stronger than labor force growth

- In November DC resident employment was up 16,746 (4.5%) from a year earlier (3-mo. moving average). The labor force increased by 5,054 (1.2%)—and the number of unemployed fell 11,692 (34.0%). The seasonally adjusted unemployment rate in November was 6.0%.
- Initial claims for unemployment insurance increased. The 3-mo. moving average ending November 2021 was 10,727 higher than November 2020.
- Seasonally adjusted resident employment grew in November, adding 1,770 jobs from October.

Jobs located in DC and DC resident employment:
November 2019 to November 2021
(change from prior year in 3-month moving average)

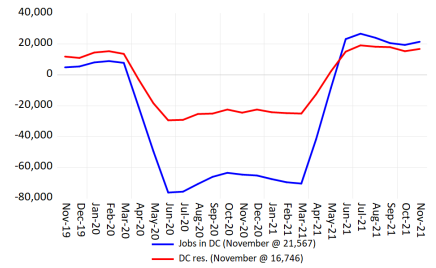


Table 4. Unemployment rates for DC, metro area, and US: November 2021

(percent of labor force)

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	Nov-20	Nov-21	Nov-20	Nov-21
US	6.4	3.9	6.7	4.2
DC	8.4	5.2	8.8	6.0
DC metro area	6.4	3.6	na	na
DC suburbs	6.2	3.4	na	na

Source: BLS; na=data not available.

Resident employment in DC, the DC suburbs, and the US:
November 2019 to November 2021
(% change from prior year in 3-month moving average)

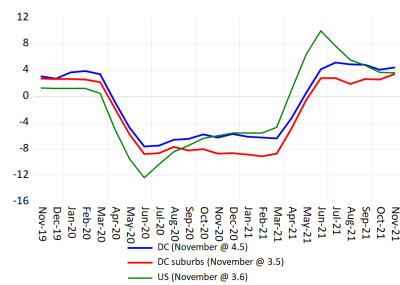


Table 5. Resident employment and unemployment: November 2021

Indicator	FY 2019	FY 2020	FY 2021	12-mo avg	3-mo avg	This month
DC Labor force summary						
Resident Employment	390,000	382,462	378,840	381,663	388,887	393,623
1 year ch.	6,404	-7,538	-3,623	3,099	16,746	18,607
% change	1.7	-1.9	-0.9	0.8	4.5	5.0
Labor Force	412,824	411,558	408,488	409,357	411,614	415,101
1 year ch.	5,788	-1,266	-3,070	-641	5,054	5,812
% change	1.4	-0.3	-0.7	-0.2	1.2	1.4
Unemployed residents	22,824	29,096	29,648	27,694	22,727	21,478
1 year ch.	-616	6,272	552	-3,741	-11,692	-12,795
% change	-2.6	27.5	1.9	-11.9	-34.0	-37.3
Unemployment rate	5.5	7.1	7.3	6.8	5.5	5.2
DC Unemployment insurance (state program)						
Initial Claims (mo. avg)	2,299	12,886	9,450	10,855	17,207	8,975
1 year ch.	794	687	10,588	-2,718	10,727	3,561
% change	7.1	42.7	460.6	-20.0	165.6	65.8
Weeks compensated (mo. avg)	30,429	27,473	139,780	54,070	29,477	28,125
1 year ch.	-926	-2,956	112,307	-102,121	-144,641	-71,058
% change	-3.0	-9.7	408.8	-65.4	-83.1	-71.6

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

Table 6. Seasonally Adjusted DC resident employment and unemployment: June 2021 to November 2021

Indicator	June	July	August	September	October	November
DC resident employment	377,272	379,802	382,110	384,399	386,377	388,147
change from prior month	1,136	2,530	2,308	2,289	1,978	1,770
% change from prior month	0.3	0.7	0.6	0.6	0.5	0.5
DC unemployment rate	7.0	6.7	6.7	6.6	6.3	6.0

Source: BLS seasonally adjusted. November is preliminary.

Jobs by sectors of the economy

In November the hospitality industry (food services, accommodations and amusement and recreation) experienced the largest growth of all those sectors that grew.

- Government lost 1,467 jobs in November over November 2020, where both local and federal government jobs experiencing losses, and the private sector gained 23,033 jobs. (3-month moving avg.)
- In November, professional and technical services (not including legal) gained 3,200 jobs over last year and legal jobs went up 1,000 or 3.6%. (3-month moving avg.)
- Hospitality (food service, accommodation, and amusement) gained a combined 17,367 jobs or 43.4%. The education sector, mostly private colleges and universities, gained 3,467 (6.2%). Business services (excluding employment services) lost 200 (0.7%).
- The federal government accounted for 26.2% of all DC jobs in November. Federal jobs located in DC accounted for 53.3% of metro area federal jobs and 6.9% of US federal jobs.
- Hospitality jobs account for 7.7% of all DC jobs in November. Pre-pandemic, the share of hospitality employment in 2019 was 10.2%.

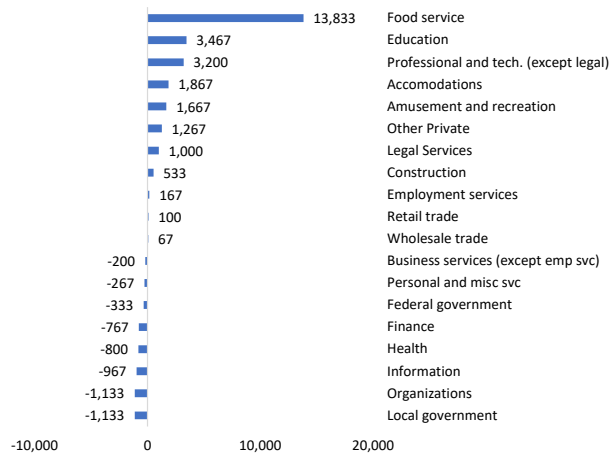
Table 7. Wage and salary employment located in DC: November 2021

Industry sector	3-month moving average					Sector % of all DC jobs, November 2021	DC share (%) in November 2021 of all sector jobs in:	
	Nov 2020	Nov 2021	1 year change		12 mo. moving avg: %change		metro area	US
			Amount	%				
Federal government	200,333	200,000	-333	-0.2	1.0	26.2	53.3	6.9
Local government	42,233	41,100	-1133	-2.7	-0.7	5.4	11.8	0.2
Legal Services	27,900	28,900	1000	3.6	-0.5	3.8	45.8	2.5
Professional and tech. (except legal)	93,433	96,633	3,200	3.4	2.1	12.9	22.9	1.1
Employment services	11,100	11,267	167	1.5	-9.8	1.5	23.2	0.3
Business services (except emp svc)	29,567	29,367	-200	-0.7	-5.8	3.9	19.4	0.5
Information	19,533	18,567	-967	-4.9	-4.8	2.5	25.5	0.7
Finance	28,500	27,733	-767	-2.7	-4.2	3.6	17.9	0.3
Organizations	66,800	65,667	-1,133	-1.7	-3.6	8.6	36.3	2.2
Education	55,933	59,400	3,467	6.2	1.0	7.8	52.1	1.6
Health	68,200	67,400	-800	-1.2	-1.0	8.8	20.6	0.3
Food service	28,233	42,067	13,833	49.0	-1.6	5.7	20.3	0.4
Accommodations	6,733	8,600	1,867	27.7	-23.7	1.1	29.8	0.5
Amusement and recreation	5,100	6,767	1,667	32.7	-12.7	0.9	17.0	0.3
Retail trade	20,067	20,167	100	0.5	-1.6	2.7	7.8	0.1
Wholesale trade	4,933	5,000	67	1.4	1.3	0.7	7.8	0.1
Construction	15,567	16,100	533	3.4	5.0	2.1	9.7	0.2
Personal and misc svc	5,267	5,000	-267	-5.1	-18.0	0.7	5.2	0.2
Other Private	7,600	8,867	1,267	16.7	3.0	1.2	4.9	0.0
Total	737,033	758,600	21,567	2.9	-1.1	100.0	23.1	0.5
<i>Public Sector</i>	<i>242,567</i>	<i>241,100</i>	<i>-1,467</i>	<i>-0.6</i>	<i>0.7</i>	<i>31.6</i>	<i>33.3</i>	<i>1.1</i>
<i>Private Sector</i>	<i>494,467</i>	<i>517,500</i>	<i>23,033</i>	<i>4.7</i>	<i>-1.9</i>	<i>68.4</i>	<i>20.2</i>	<i>0.4</i>

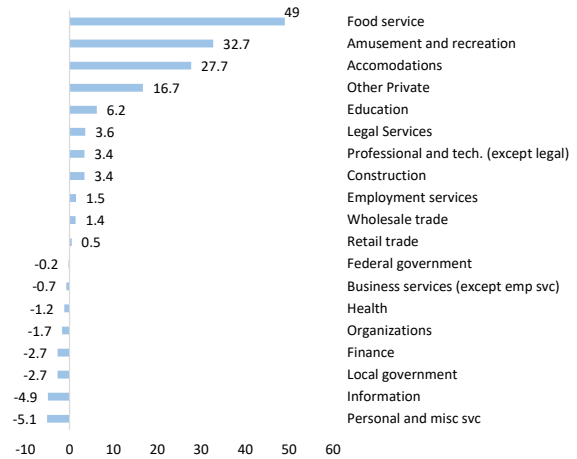
Source: BLS. Not seasonally adjusted. na=not available. For metro area, legal is included in other professional and technical and personal and miscellaneous service is included in organizations.

Jobs and wages by sector

Change in wage and salary jobs in DC:
November 2020 to November 2021
(Calculated from 3-month moving average)



% change in wage and salary jobs in DC:
November 2020 to November 2021
(Calculated from 3-month moving average)



Over the year ending September, private sector jobs declined but wages increased. The only sectors to experience wage declines were local government and trade and hospitality.

- For the year ending September the federal government accounted for 26.5% of all jobs and 30.0% of all wages and salaries in DC. Over the 4 quarters, federal jobs increased 1.5% while wages grew 6.1%. Note data for employment shown as quarterly to compare to wages.
- Professional and management services jobs increased 983 in the 4-quarter average ending September 2021 and wages in the sector grew 7.2 percent. This sector account for 24.3% of DC wages and 16.9% of DC jobs.
- Trade and hospitality lost 14,567 jobs (17.3%) and almost \$10 million in wages (0.3%). 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 September 2021

Sector	4 qtr avg. wage and salary employment in DC ending September 2021			4 qtr avg. wages and salaries earned in DC ending September 2021			Percentage Distribution September 2021	
	Level	Annual Change (jobs)	Annual Change (%)	Level (\$b)	Annual Change (\$b)	Annual Change (%)	Employment	Wages
Total	740,583	-22,967	-3.0	83.52	4.22	5.3	100.0	100.0
Federal government	199,242	3,017	1.5	25.04	1.43	6.1	26.5	30.0
Local government	42,492	-58	-0.1	3.76	-0.03	-0.9	5.8	4.4
Professional and Management	125,917	983	0.8	20.42	1.38	7.2	16.9	24.3
Business services	39,925	-4,267	-9.7	2.82	0.23	8.7	5.3	3.5
Information and financial services	47,142	-2,292	-4.6	8.07	0.58	7.8	6.2	9.4
Education and health services	124,925	-1,825	-1.4	8.36	0.32	3.9	16.6	10.0
Trade and hospitality	69,600	-14,567	-17.3	3.41	-0.01	-0.3	10.4	4.7
Organizations and personal services	70,683	-4,317	-5.8	7.71	0.01	0.1	9.4	9.0
Other private	20,658	358	1.8	3.93	0.33	9.1	2.8	4.7
Private sector	498,850	-25,925	-4.9	54.72	2.82	5.4	67.7	65.6
Government	241,733	2,958	1.2	28.80	1.40	5.1	32.3	34.4

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

Wages and income

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

- Wages and salaries earned in the District of Columbia grew 7.3% in the September quarter compared to the same quarter of 2020.
- In the September quarter, DC Personal Income grew 3.5%, compared to 5.2% for the US average.
- Proprietors' income increased 13.1% and property income increased by 2.4% in the September quarter over the same quarter in 2020.
- Pensions and other transfers, where federal pandemic relief for individuals is reported, increased 3.7% over last year in the September quarter.

Wages earned in DC, by DC residents, and in the US:
2020q3 to 2021q3
(% ch from prior year)

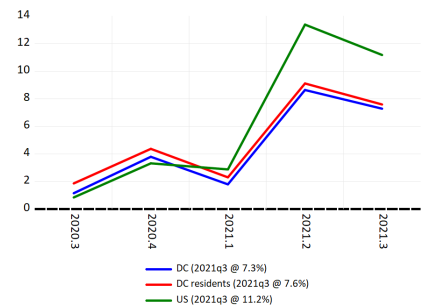


Table 9. DC Wages and Personal Income: 2021q3

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

Indicator	FY 2019	FY 2020	FY 2021	4-qtr. moving avg	Latest qtr. 2021q3
Wages and salaries earned in DC	78.1	79.3	83.5	83.5	85.5
1 yr change	2.3	1.2	4.2	4.2	5.8
% change	3.0	1.6	5.3	5.3	7.3
Supplements to wages and salaries	20.5	20.7	21.4	21.4	21.6
1 yr change	0.9	0.2	0.7	0.7	0.8
% change	4.5	0.9	3.5	3.5	3.6
Income earned in DC*	93.4	94.8	100.1	100.1	102.5
% change	2.0	1.5	5.5	5.5	7.0
Net resident adjustment**	-53.6	-54.2	-56.8	-56.8	-57.9
% change	2.6	1.0	4.8	4.8	6.4
Income earned by DC residents*	39.8	40.6	43.3	43.3	44.6
% change	1.3	2.2	6.6	6.6	7.8
Wages and salaries of DC residents***	30.3	30.9	32.7	32.7	33.5
1 yr change	1.2	0.7	1.8	1.8	2.4
% change	4.3	2.3	5.8	5.8	7.6
Proprietors income earned by DC residents****	5.9	6.0	6.7	6.7	7.2
% change	-14.6	1.7	12.5	12.5	13.1
Property income of DC residents	10.2	10.0	10.0	10.0	10.1
% change	1.3	-2.4	-0.2	-0.2	2.4
Pensions and other transfers	46.8	50.7	54.6	54.6	55.1
% change	1.8	8.2	7.6	7.6	3.7
DC personal income	57.1	60.7	64.5	64.5	65.2
1 yr change	1.0	3.6	3.9	3.9	2.2
% change	1.7	6.3	6.4	6.4	3.5
US Personal income (% change from prior year)	4.3	6.3	6.8	6.8	5.2
US Wages and Salaries (% change from prior year)	4.6	1.6	7.6	7.6	11.2
Addendum:					
DC res. wages as % of wages earned in DC	38.7	39.0	39.2	39.2	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 21,700 (3.0%). The average population growth rate declined over the 5 years 2016 to 2021.
- In the September quarter, DC's per capita income grew at 3.0%, lower than the US rate of 4.8%.
- In the September quarter, wages per job in DC grew slower than in the US (4.3% v 6.3%).

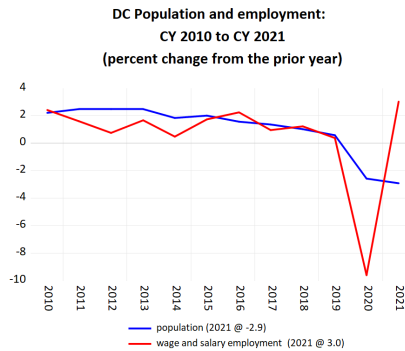
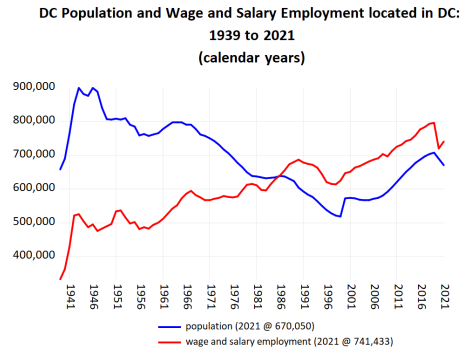


Table 10. DC Population and wage and salary employment located in DC: 2013 to 2021

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	783,567	7,400	1.0
2018	704,147	7,068	1.0	793,133	9,567	1.2
2019	708,253	4,106	0.6	796,200	3,067	0.4
2020	690,093	-18,160	-2.6	719,733	-76,467	-9.6
2021	670,050	-20,043	-2.9	741,433	21,700	3.0
<i>Ch. from 2016 to 2021</i>		-17,526	-2.5	-34,733	-4.5	
<i>Avg. annual ch.(2016 to 2021)</i>		(3,505)		(6,947)		

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 September 2021

	DC					US				
	FY 2019	FY 2020	FY 2021	4-qtr moving avg (September 2021) 2021q3		FY 2019	FY 2020	FY 2021	4-qtr moving avg (September 2021) 2021q3	
Per capita Income	80,695	85,222	90,229	90,229	90,971	55,654	58,844	62,570	62,570	62,737
% ch in per capita income	1.0	5.6	5.9	5.9	3.0	3.8	5.7	6.3	6.3	4.8
% ch in population	0.7	0.6	0.5	0.5	0.5	0.5	0.7	0.5	0.5	0.1
% ch in personal income	1.7	6.3	6.4	6.4	3.5	4.3	6.3	6.8	6.8	5.2
Wages per job	98,118	104,050	112,775	112,775	113,497	61,339	64,997	69,729	69,729	71,189
% ch in wages per job	2.4	6.0	8.4	8.4	4.3	3.1	6.0	7.3	7.3	6.3
% ch in wage and salary jobs	0.6	-4.1	-3.0	-3.0	2.8	1.4	-4.0	0.1	0.1	4.6
% ch in total wages	3.0	1.6	5.3	5.3	7.3	4.6	1.6	7.6	7.6	11.2
	<i>Washington Metro</i>					<i>U.S.</i>				
<i>Consumer price index</i>	<i>1.3</i>	<i>0.9</i>	<i>2.9</i>	<i>2.9</i>	<i>4.5</i>	<i>1.9</i>	<i>1.5</i>	<i>3.3</i>	<i>3.3</i>	<i>5.3</i>

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 November 2021 relative to November 2020.

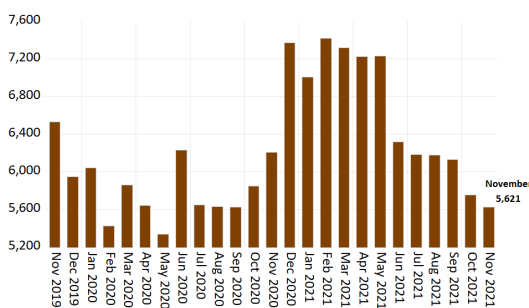
- For the 12-month period ending November, 5,621 housing permits were issued, down 9.4% from the same period last year. The 3-month total (1,435) was 27.9% lower than the same period last year. Multifamily project permits were issued for 3 projects in November.
- According to CoStar, in the quarter ending September 2021, the inventory of apartments and condominiums increased by 7,557 (3.7%) from a year earlier, an uptick from last quarter.
- Of the increase in inventory of multifamily units in the third quarter, 93.6% were in apartments. Of the housing permits issued over the past 12-months, 92.5% were included in 52 buildings with 5 or more units.
- In the quarter ending September 2021, there were 15,197 multi-family units were under construction in 105 buildings. Of the construction, apartments accounted for 79.0% of the buildings and 95.2% of the units.

Table 12. Housing unit building permits issued in DC: November 2021

	FY 2019	FY 2020	FY 2021	12-mo avg	3-mo avg	This month
Total units	7,168	5,618	6,127	5,621	1,435	498
1 year ch.	2,528	-1,550	509	-582	-555	-128
% change	54.5	-21.6	9.1	-9.4	-27.9	-20.4
Multifamily projects with 5 or more units						
number	63	43	52	52	13	3
average size	122	124	122	116	111	164
Units in small projects with up to 4 units						
with up to 4 units	218	254	446	422	99	7
% of all units	3.0	4.5	7.3	7.5	6.9	1.4

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

Housing permits issued in DC: November 2019 to November 2021 (12-mo moving total)



Inventory of multifamily housing units in DC: net change from prior year, September 2016 to September 2021

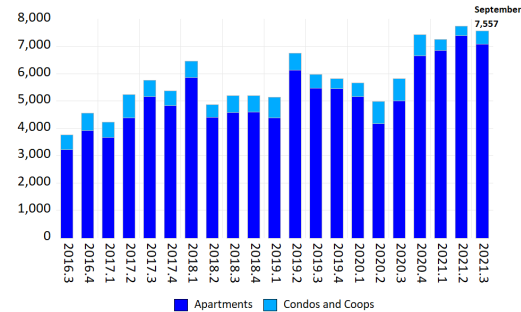


Table 13. Inventory and construction for private sector apartments and condominiums in DC: 2015 to 2021q3

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
2015	177,003	2,906	1.7%	3,038	134,005	2,229	659	34,118	677	59	10,028	169	41	1,054	26
2016	181,560	4,557	2.6%	3,062	137,925	3,920	689	34,751	633	62	10,808	173	34	1,316	39
2017	186,922	5,362	3.0%	3,085	142,743	4,818	705	35,295	544	59	11,201	189	28	1,297	46
2018	192,119	5,197	2.8%	3,111	147,338	4,595	721	35,897	602	70	13,437	191	22	1,144	52
2019	197,939	5,820	3.0%	3,144	152,789	5,451	732	36,266	369	67	13,926	207	23	1,231	54
2020	205,362	7,423	3.8%	3,175	159,430	6,641	742	37,048	782	76	12,483	163	29	1,075	37
2021q3	210,338	7,557	3.7%	3,202	163,920	7,071	755	37,534	486	83	14,470	174	22	727	33
1 Q Ch.	1,717			5	1,525		-4	-172		6	101		-4	-172	

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 Oct 7, 2021. All units include cooperative apartments, not shown separately. In 2021 there are 123 co-op buildings with 8,825 units with an average building size of 72 units.

Apartments

Vacancy rate for premium apartments (Class A) exceed average by a little under 6 percentage points.

- According to CoStar, for the quarter ending September, 2021, occupied apartments increased by 9,432 (6.8%) from the prior year. The overall vacancy rate fell to 8.7% and average rents increased 5.9%.
- In the third quarter 2021, Class A units accounted for 29.6% of all units in the city and 27.9% 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 September 2021: Class A 14.3%, Class B 9.4%, and Class C 5.6%. The rate for all classes decreased from last quarter.
- There are 83 buildings under construction, adding 14,470 units to inventory; 82.2% of which is Class A properties that have the highest vacancy rate.

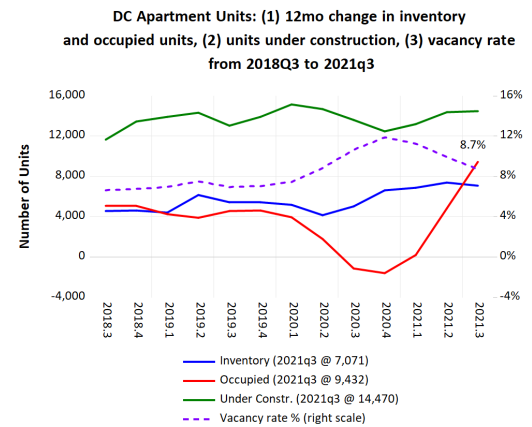


Table 14. Apartment Units in DC: 2016 to 2021q3

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	136,658	126,888	8,691	6.4	3,210	2.4	3,118	2.5	92	1.1	\$1,901	2.8	1,242
2017	141,821	130,460	10,190	7.2	5,163	3.8	3,572	2.8	1,499	17.2	\$1,911	0.5	180
2018	146,385	135,543	9,671	6.6	4,564	3.2	5,083	3.9	-519	-5.1	\$1,954	2.3	295
2019	151,845	140,093	10,530	6.9	5,460	3.7	4,550	3.4	859	8.9	\$1,997	2.2	1,400
2020	156,849	138,929	16,698	10.6	5,004	3.3	-1,164	-0.8	6,168	58.6	\$1,887	-5.5	558
2021	163,920	148,361	14,242	8.7	7,071	4.5	9,432	6.8	-2,456	-14.7	\$1,998	5.9	843
2021q3	163,920	148,361	14,242	8.7	7,071	4.5	9,432	6.8	-2,456	-14.7	\$1,998	5.9	843
1 Q ch	1,525	3,400	-1,875								\$42		

Source: CoStar. Vacant units include units not available for rental. Data is as of Oct 7, 2021

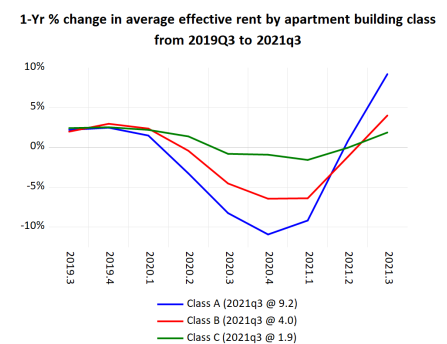
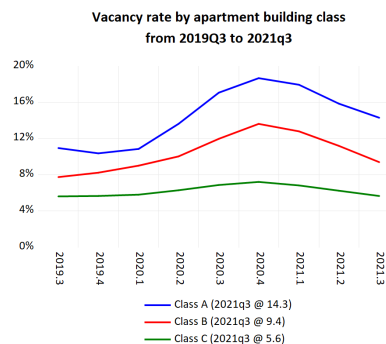
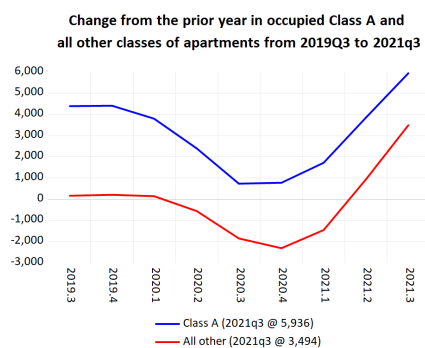


Table 15. Market rate apartment units in DC, Classes A, B, and C: 2021q3

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	215	48,413	5,548	12.9	14.3	41,492	5,936	16.7	2,618	9.2	43	11,897	277
Class B	950	56,377	1,523	2.8	9.4	51,069	2,779	5.8	1,881	4.0	39	2,565	66
Class C	2,007	58,955	0	0.0	5.6	55,634	715	1.3	1,398	1.9	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 Oct 7, 2021.

Commercial office space

Office vacancy rate rose to 13.9%

- According to CoStar, for the quarter ending September occupied office space declined by 3.54 million sq. ft.(msf) from last year and inventory decreased by 0.39 msf. The vacancy rate has risen to 13.9% (including sublet) and average base rent declined 0.4%.
- The vacancy rate for class A space was 14.8% in September up from 13.5% a year ago . The vacancy rate for Class B office was lower than Class A.
- Space under construction in September 2021 (2.8 million square feet in 16 buildings).
- Occupancy declined over the past year for Class A and B only and rents only grew in Class B properties.

DC Office Space (millions sq ft): (1) 12mo change in inventory and occupied units, (2) units under construction, (3) vacancy rate from 2018Q3 to 2021q3

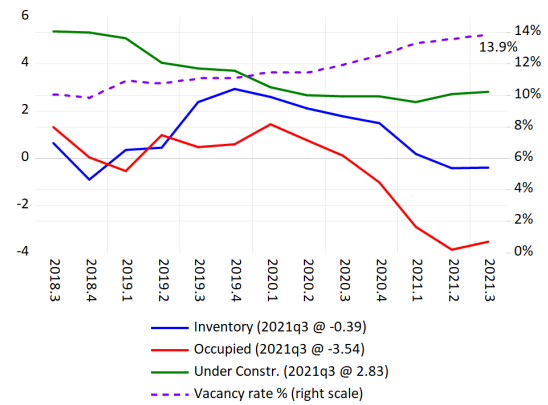
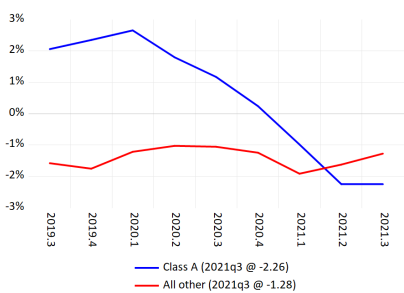


Table 16. DC Commercial office space: 2016 to 2021q3

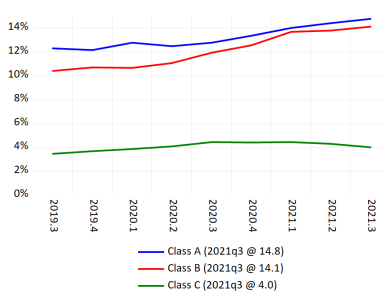
CY (year end)	Inventory		Occupied space			Vacant space		Base rent (direct)			Under constr.				
	Buildings	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	% ch	Level (msf)	Direct only %	Total %	\$ per sq ft	1 yr % ch	Buildings	msf	Avg, sf / bldg
2016	2,400	161.52	0.92	0.6	144.06	-0.34	-0.2	17.5	10.3	10.9	\$49.84	3.6	20	5.29	264,426
2017	2,392	162.14	0.62	0.4	145.33	1.27	0.9	16.8	9.8	10.4	\$50.86	2.0	22	5.98	271,951
2018	2,388	161.25	-0.89	-0.5	145.37	0.04	0.0	15.9	9.1	9.8	\$52.19	2.6	21	5.32	253,512
2019	2,396	164.19	2.94	1.8	145.97	0.60	0.4	18.2	10.4	11.3	\$53.36	2.2	24	3.71	154,464
2020	2,399	165.69	1.50	0.9	144.96	-1.01	-0.7	20.7	11.6	12.6	\$53.52	0.3	19	2.62	137,831
2021q3	2,401	165.32	-0.39	-0.2	142.38	-3.54	-2.4	22.9	12.8	13.9	\$53.28	-0.4	16	2.83	177,076
1 Q ch	0	0.17			-0.36	0.00		0.4	0.3	-0.02			0	0.10	

Source: CoStar, as of Oct 7, 2021; 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 2019Q3 to 2021q3 (millions of sq ft)



Vacancy rate by office building class from 2019Q3 to 2021q3



1-Yr % change in average effective rent by office building class from 2019Q3 to 2021q3

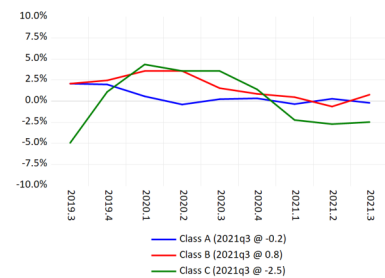


Table 17. DC Class A, B, and C commercial office space: 2021q3

Class	Inventory			Occupied space			Vacant space			Base rent (direct)		Under const.		
	Buildings	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	344	96.03	-0.37	-0.4	81.84	-2.26	-2.7	14.19	13.5	14.8	\$57.06	-0.2	12	2.42
Class B	938	59.21	0.01	0.0	50.86	-1.29	-2.5	8.35	13.2	14.1	\$49.63	0.8	4	0.42
Class C	1,115	10.07	-0.03	-0.3	9.67	0.01	0.1	0.40	3.9	4.0	\$33.78	-2.5	0	0.00

Source: CoStar, as of Oct 7, 2021 Vacant space includes space not available for lease.

Property transfers and deed taxes

Property sales for November up over last year.

- The value of property transfers in November, \$14.1 billion, was 33.3% above a year ago as measured by the 12-month moving total. The 3-month moving total, \$3.2 billion, was 22.7% higher than last year.
- Over the 12-month period ending November the estimated value of brokered home sales was 23.3% above last year while the value of all other real property transfers was 53.2% above last year. For the last 3 months, the value of brokered home transfers was 6.7% lower than last year and non-home transfers grew 150.1%.

Table 18. Market value of real property transfers subject to the deed transfer or economic interest tax: FY 2019 to November 2021

	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	14,102.3	3,179.2	884.2
change from one year ago (\$M)	2,708.8	-6,767.3	3,379.3	3,524.2	587.8	55.2
% change from one year ago	18.5	-39.0	31.9	33.3	22.7	6.7

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).

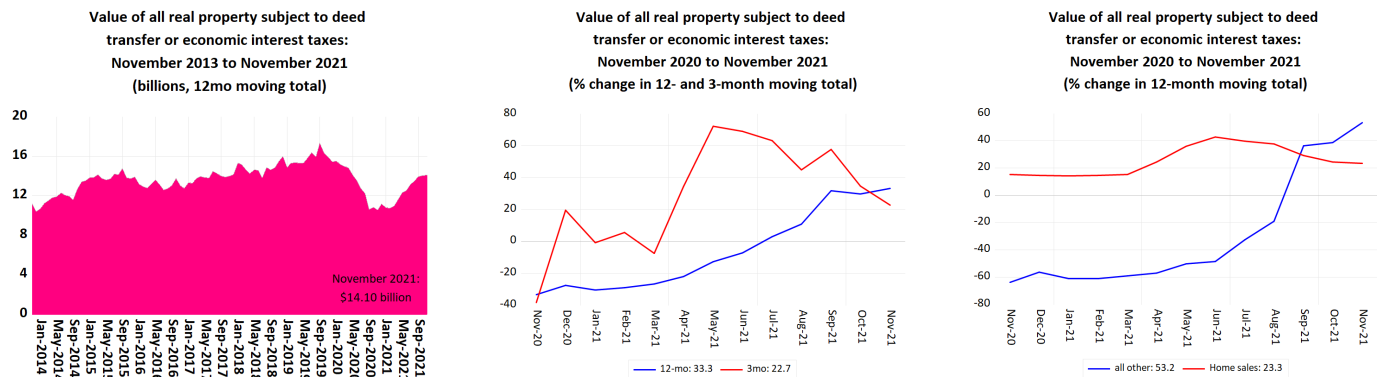


Table 19. Value of (1) brokered home sales and (2) all other real property subject to the deed transfer and economic interest taxes: FY 2019 to November 2021

	FY 2019	FY 2020	FY 2021	12mo moving total	3mo moving total
Brokered home sales (\$m)	5,986	6,692	8,660	8,690	1,964
All other property (\$m)	11,370	3,896	5,307	5,413	1,215
% Change from 1 year ago					
Brokered home sales	-3.2	11.8	29.4	23.3	-6.7
All other property	34.4	-65.7	36.2	53.2	150.1

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 higher and the average sale prices was higher for single family homes and condos in November

- Single family home sales for November were up 7.4% from a year earlier (12-month average), while the average selling price was 13.9% higher. For the past three months, sales volume was down 10.6% and the average selling price was 8.1% higher.
- Condominium sales were up 22.0% from last year (12-month average ending November) and the average selling price was 3.1% higher. For the past three months, sales volume was down 16.0% but prices were up 6.4%.
- All home sales for the 12-month period ending November rose 14.5% from last year. The 3-month moving total was 13.3% lower.

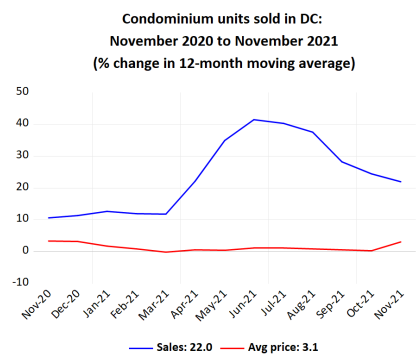
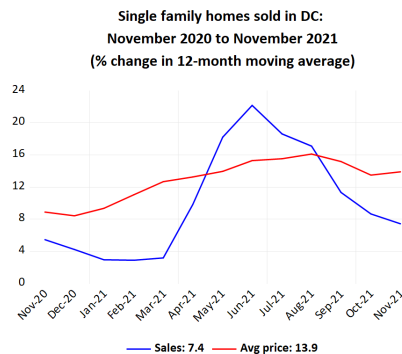
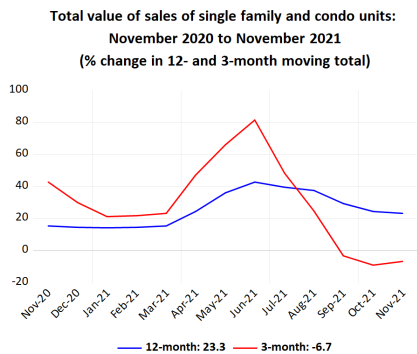


Table 20. Residential real estate indicators: November 2021

	FY 2019	FY 2020	FY 2021	12mo moving total	3mo moving total	This month
Number of single family sales (settled contracts)						
Single family homes	4,439	4,614	5,136	5,107	1,217	459
1 year change	-278	175	522	352	-145	7
% change	-5.9	3.9	11.3	7.4	-10.6	1.5
Condominium	3,995	4,338	5,563	5,484	1,110	394
1 year change	-245	343	1,225	988	-212	5
% change	-5.8	8.6	28.2	22.0	-16.0	1.3
Total	8,434	8,952	10,699	10,591	2,327	853
1 year change	-523	518	1,747	1,340	-357	12
% change	-5.8	6.1	19.5	14.5	-13.3	1.4
Average prices of units sold						
Single family homes	\$861,921	\$918,292	\$1,057,400	\$1,072,559	\$1,073,170	\$1,146,386
1 year change	33,180	56,371	139,107	130,704	80,099	148,852
% change	4.0	6.5	15.1	13.9	8.1	14.9
Condominium	\$537,663	\$561,991	\$565,376	\$575,274	\$583,576	\$605,961
1 year change	9,433	24,328	3,385	17,154	35,008	96,961
% change	1.8	4.5	0.6	3.1	6.4	19
Total Value of All Sales (\$M)	\$5,986	\$6,692	\$8,660	\$8,690	\$1,964	\$765
1 year change	-199	706	1,968	1,644	-141	93
% change	-3.2	11.8	29.4	23.3	-6.7	13.8

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 3rd Quarter

- The percentage change from the prior year in DC home prices was 4.5% higher in the September quarter, according to the Federal Housing Finance Agency (FHFA) Index of single-family same-property transactions. The US index was 18.1% higher and the Washington metropolitan area was up 13.0%.
- 47.3% of all single family sales in November were for properties greater than \$1 million and sales of these properties grew 40.1% for the 12-month period ending November 2021. Sales of condominiums greater than \$1 million accounted for 8.2% of condominium sales in November and sales of these condominiums were 42.3% higher in the 12-month period ending November 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	2021q2	2021q3
%change from prior year in value of index					
DC	6.1	9.8	7.0	11.2	4.5
DC metro area	4.4	6.3	12.2	14.7	13.0
US	5.6	6.5	14.4	16.5	18.1

Source: Federal Housing Finance Agency

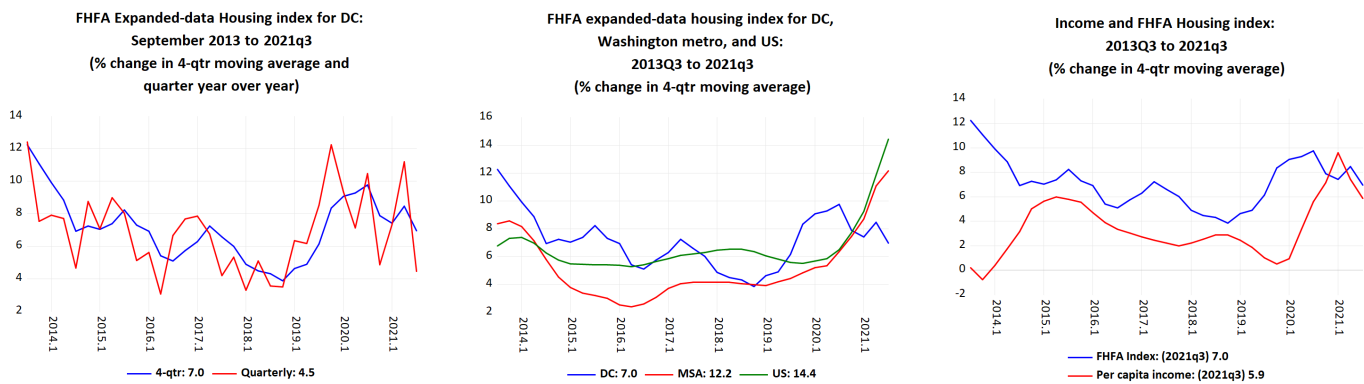


Table 22. D.C. Single family and condominium home sales at prices of \$1 million or more: November 2021

	FY 2019	FY 2020	FY 2021	12mo moving	3mo moving	This month
				total	total	
Single family homes	1,232	1,403	2,047	2,127	533	214
1 year change	40	171	644	609	58	52
% change	3.4	13.9	45.9	40.1	12.2	32.1
% all single family sales	26.1	31.6	44.4	44.7	39.1	47.3
Condominium	213	252	328	350	87	32
1 year change	-9	39	76	104	22	12
% change	-4.1	18.3	30.2	42.3	33.8	60.0
% all condominium sales	5.0	6.3	7.6	7.8	6.6	8.2

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

Hospitality

Hotel stays in November were significantly higher than last year, but still well below pre-pandemic levels.

- In November, there were 197.4% more hotel-room-days sold than a year ago. The average room rate was up 33.4% and hotel room sales revenue was 296.8% higher.
- Occupancy, which is historically around 70%, was 48.3% in November, lower than October.
- Air passengers through the regional airports were up 140.8% in October from last year. Passengers through Washington National (DCA) were up 237.5% from October 2020. Despite the recent increase in traffic, levels remain significantly below historic levels.
- Hotel employment was 27.7% higher in the three-month average ending November than a year earlier and food service employment was up 49.0%.

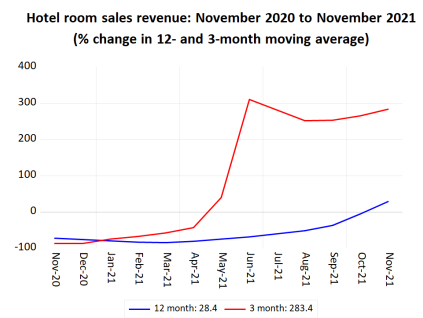
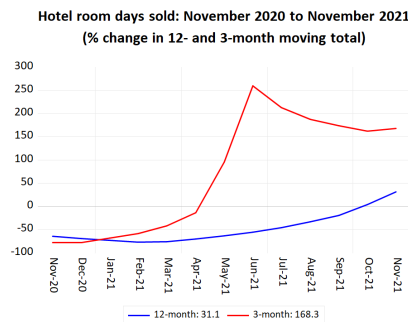
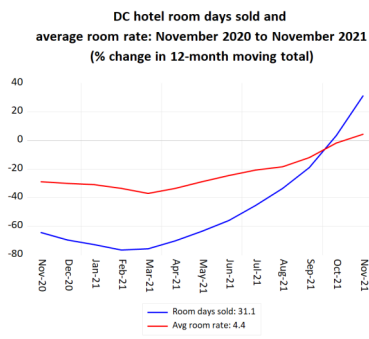


Table 23. Hospitality Industry: November 2021

Indicator	Units	FY 2019	FY 2020	FY 2021	12-mo moving average/sum*	3-mo moving average/sum*	This Month
Hotel Stays (updated November)							
Hotel room-days sold	(M)	9.128	4.525	3.661	4.283	1.376	0.462
	1 yr ch	0.109	-4.603	-0.864	1.016	0.863	0.306
	1 yr % ch	1.2	-50.4	-19.1	31.1	168.3	197.4
Average room rate	\$	\$216.37	\$175.46	\$154.39	\$164.93	\$202.12	\$189.76
	1 yr ch	-\$3.54	-\$40.91	-\$21.07	\$6.94	\$60.10	\$47.54
	1 yr % ch	-1.6	-18.9	-12.0	4.4	42.3	33.4
Room revenue	(\$M)	\$2,038.7	\$920.5	\$581.0	\$731.0	\$279.2	\$87.6
	1 yr ch	\$18.5	-\$1,118.2	-\$339.5	\$161.5	\$206.4	\$65.5
	1 yr % ch	0.9	-54.9	-36.9	28.4	283.4	296.8
Occupancy rate	%	76.3	42.0	34.2	39.0	47.4	48.3
Number of hotels in survey		140	125	130	132	136	136
Airline passengers (updated October)							
DCA	1 yr %ch	0.7	-47.9	-18.2	4.7	226.6	237.5
IAD	1 yr %ch	4.3	-45.1	-10.0	9.0	180.3	138.6
BWI	1 yr %ch	-1.4	-42.1	4.6	21.7	104.3	96.0
Total	1 yr %ch	1.1	-44.9	-7.0	12.6	155.5	140.8
Employment (updated November)							
Accommodations	level (000s)	16.2	11.5	7.2	7.5	8.6	8.7
	1 yr ch	0.6	-4.7	-4.3	-2.3	1.9	1.9
	1 yr % ch	3.7	-29.1	-37.1	-23.7	27.7	27.9
Food and beverage	level (000s)	55.2	39.2	31.7	34.1	42.1	43.3
	1 yr ch	0.6	-16.0	-7.4	-0.6	13.8	14.8
	1 yr % ch	1.0	-29.0	-19.0	-1.6	49.0	51.9

* 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 3.1% in the September 2021 quarter from a year earlier. Defense spending grew 3.1%.
- Compared to the same quarter a year ago, in the September quarter nominal GDP grew 9.8% and real (inflation adjusted) GDP grew 4.9%.
- The US unemployment rate (seas. adj.) was 4.2% in November, 0.4% lower than October.
- In November the average S&P 500 index was 31.5% above a year earlier.

Defense and non-defense spending: 2016Q2 to 2021q3
(1 yr % change)

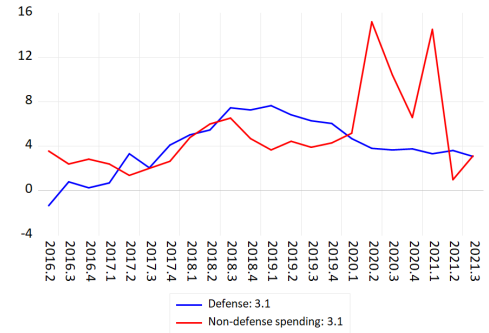


Table 24. Federal government consumption and investment, US GDP accounts: FY2019 to 2021q3
(percent change from prior year)

Indicator	FY 2019	FY 2020	FY 2021	4q mov avg*	2021q3
Non-defense	4.2	8.8	6.1	6.1	3.1
Compensation of employees	3.0	4.8	4.1	4.1	1.1
Purchases of goods and services	2.9	9.6	7.3	7.3	4.2
Gross investment	8.0	6.7	2.7	2.7	0.3
Defense	7.0	4.6	3.4	3.4	3.1
Compensation of employees	4.3	4.3	4.3	4.3	3.8
Purchases of goods and services	6.9	3.7	2.2	2.2	1.0
Gross investment	7.3	7.9	8.4	8.4	11.0
All federal consumption and investment	5.8	6.3	4.5	4.5	3.1

Note: federal spending does not include social security, medicare, or grants.
*FY 2021 ended 2021q3.
Source: BEA (December 22, 2021); nominal values.

Federal non-defense spending and US GDP: 2016Q3 to 2021q3
(1 yr % change)

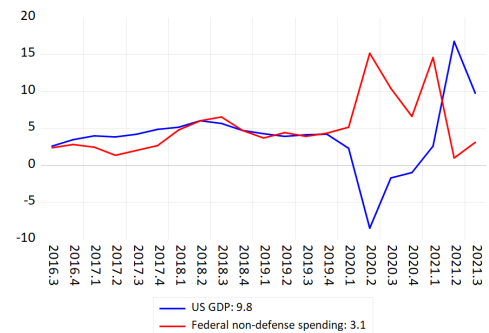


Table 25. US GDP, Income, and Inflation: FY2019 to 2021q3
(percent change from prior year)

Indicator	FY 2019	FY 2020	FY 2021	4q mov avg	2021q3
GDP real	2.2	-2.2	3.6	3.6	4.9
GDP nominal	4.2	-1.0	6.8	6.8	9.8
Personal Income	4.3	6.3	6.8	6.8	5.2
Consumption	3.9	-1.4	8.4	8.4	11.7
Investment	6.4	-5.2	10.0	10.0	10.5
Corporate profits*	2.5	-5.6	33.3	33.3	27.2
S and P stock index	3.3	10.2	29.1	29.1	33.1
US CPI	1.9	1.5	3.3	3.3	5.3

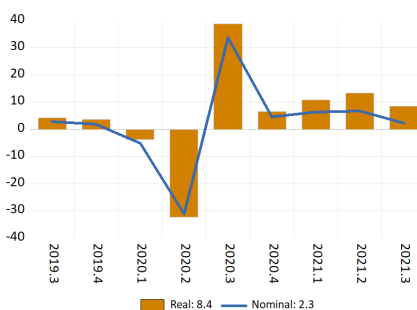
* Before tax, without IVA and CCadj.
Source: BEA December 22, 2021; BLS (cpi); Dow Jones Indices (SP500)

Table 26. Monthly selected indicators: July to November 2021

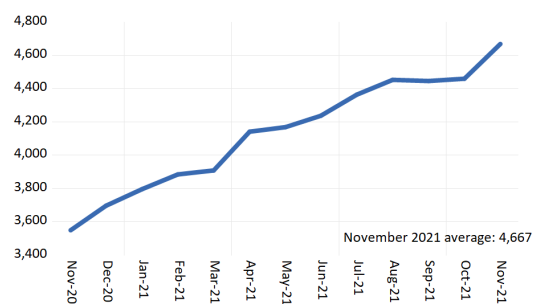
Indicator	July	August	September	October	November
S & P stock market index (level)	4,364	4,454	4,446	4,461	4,667
% change from prior year	36.04	31.33	32.09	30.48	31.51
10 yr Treasury Interest rate (level)	1.0	1.0	1.0	2.0	2.0
CPI % change from prior month (seas. adj.)	0.5	0.3	0.4	0.9	0.8
CPI % change from prior year (seas. adj.)	5.3	5.2	5.4	6.2	6.9
Jobs (seas. adj.) millions	146.99	147.48	147.86	148.5	148.75
change from prior month (thousands)	1,091	483	379	648	249
% change from prior month	0.75	0.33	0.26	0.44	0.17
Resident employment (seas. adj.) millions	152.7	153.17	153.81	154.23	155.32
change from prior month (thousands)	1,092	463	639	428	1,090
% change from prior month	0.72	0.3	0.42	0.28	0.71
Unemployment rate (seas. adj.)	5.4	5.2	4.7	4.6	4.2

Source: BLS; Dow Jones Indices; Federal Reserve

Quarterly change in US real and nominal GDP: 2019Q3 to 2021q3
(% change from previous quarter at annual rate)

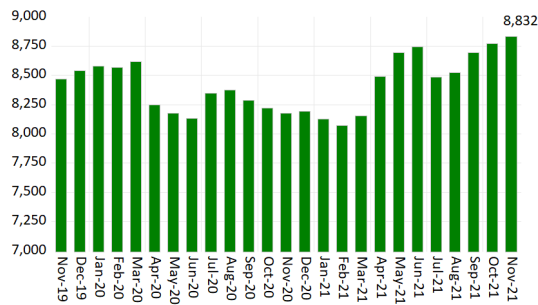


Standard & Poors Stock Market Index (SP500):
2020m11 to 2021m11(Monthly average)



DC tax collections

DC tax collections (before earmarking): November 2019 to November 2021
(\$ million, 12-mo moving total)



DC tax collections (before earmarking): November 2020 to November 2021
(1 yr \$ change 12-mo moving total (\$M))

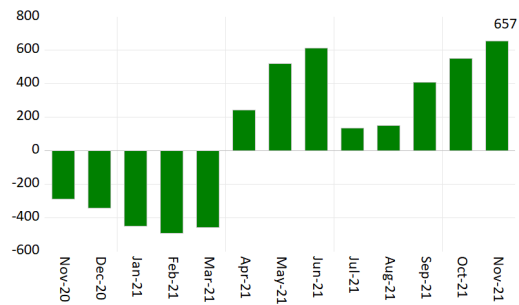


Table 27. Tax Collections (before earmarks): November 2021

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	8,832.4	875.0	2,756.6	397.1
1 yr change	684.0	-218.6	572.4	657.1	137.6	307.5	62.4
% change	8.8	-2.6	6.9	8.0	18.7	12.6	18.7
Real Property	2,710.1	2,836.7	2,914.1	2,821.8	28.3	1,248.5	0.6
1 yr change	155.9	126.7	77.4	22.5	-24.1	24.1	-3.9
% change	6.1	4.7	2.7	0.8	-46.0	2.0	-87.5
General sales	1,597.7	1,222.4	1,202.7	1,246.7	271.0	376.7	126.1
1 yr change	105.2	-375.3	-19.7	63.2	90.3	119.1	42.4
% change	7.0	-23.5	-1.6	5.3	50.0	46.2	50.5
Individual income	2,299.3	2,377.2	2,643.2	2,671.2	367.8	656.4	180.3
1 yr change	232.5	77.9	266.0	279.3	30.0	83.6	15.8
% change	11.2	3.4	11.2	11.7	8.9	14.6	9.6
withholding	1,942.9	2,060.6	2,200.4	2,207.5	373.5	533.8	184.5
1 yr change	124.7	117.7	139.7	127.6	31.5	44.3	12.6
% change	6.9	6.1	6.8	6.1	9.2	9.1	7.3
non-withholding	356.4	316.6	442.8	463.8	-5.8	122.6	-4.2
1 yr change	107.8	-39.8	126.2	151.7	-1.5	39.3	3.2
% change	43.3	-11.2	39.9	48.6	34.4	47.1	-43.4
Corporate franchise	507.9	575.6	670.2	674.6	33.8	159.2	13.7
1 yr change	71.4	67.7	94.6	102.7	1.6	22.9	-4.4
% change	16.4	13.3	16.4	18.0	5.0	16.8	-24.3
Unincorporated bus.	134.7	152.1	192.8	209.0	24.7	55.6	3.9
1 yr change	-3.5	17.3	40.8	52.7	15.6	22.0	-1.2
% change	-2.5	12.8	26.8	33.8	171.9	65.3	-23.1
Deed Taxes[^]	561.1	452.7	553.5	570.4	84.2	140.4	37.3
1 yr change	88.8	-108.4	100.8	129.0	17.0	47.2	6.7
% change	18.8	-19.3	22.3	29.2	25.2	50.7	22.0
Other taxes	644.4	619.9	632.5	638.8	65.2	119.8	35.2
1 yr change	33.7	-24.5	12.7	7.6	7.2	-11.3	7.0
% change	5.5	-3.8	2.0	1.2	12.4	-8.6	25.0

* preliminary estimate (not ACFR); ^ Deed taxes include deed recordation, deed transfer, and tax on transfers of economic interest in real property.

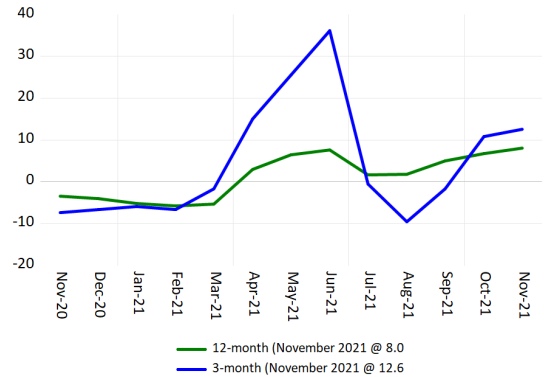
Note: (1) Revenues for fiscal years 2018 through 2020 are based on the ACFR (Annual Comprehensive Financial Report); (2) tax collections subject to accounting adjustments at year end; (3) The table and charts on this page may include adjustments to the timing and consistency of collection reporting intended to make comparisons with the prior year more meaningful. The data may differ from other published OCFO reports

Source: OCFO/ORA

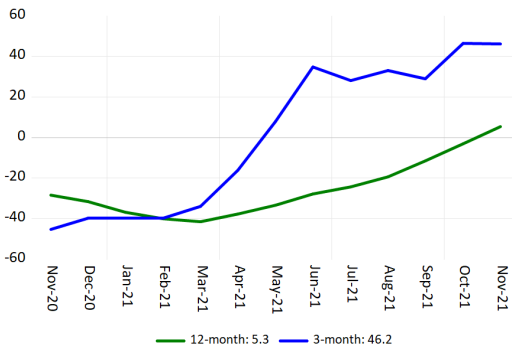
FY 2021 total tax collections increase over FY 2020

- For the 12 month period ending November total tax collections (before earmarking) were \$657.1 million (8.0%) higher than in the prior year. For the last 3 months they were up 12.6% from last year.
- Individual income tax collections were 11.7% above last year for the 12-months ending November because of 6.1% growth in withholding and strong estimated payments. For the past 3 months, total individual income tax collections were up \$83,6 million while withholding was up \$44.3 million (9.1%).
- General sales tax collections were 5.3% above last year for the 12-months ending November. For the past 3 months, they were up 46.2% from last year.
- Deed tax collections for the 12-months ending November were up 29.2% from last year; for the past 3 months they were up 50.7% .
- Corporate income taxes for the 12 months ending November were up 18.0% while unincorporated business income taxes were up 33.8% over last year.

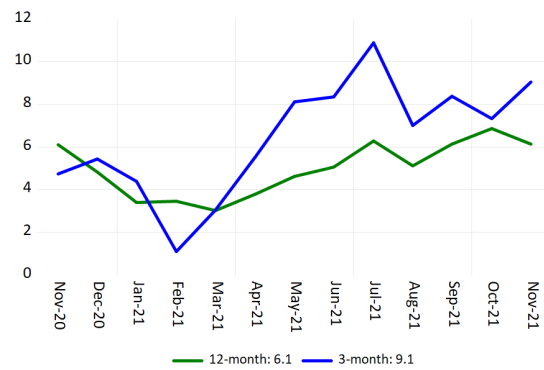
**Tax collections (before earmarking):
November 2020 to November 2021
(% change 12- and 3-month totals)**



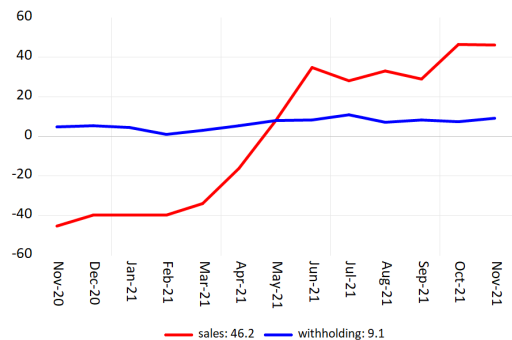
**General sales tax collections (before earmarking):
November 2020 to November 2021
(% change 12- and 3-month totals)**



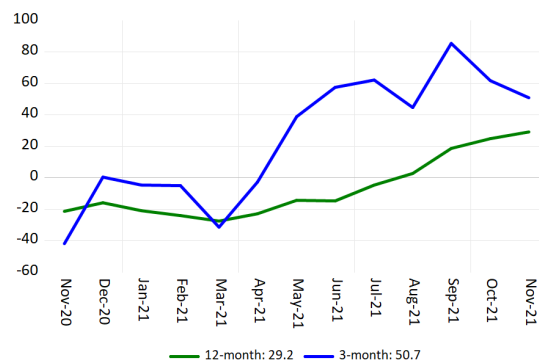
**Withholding for individual income tax collections:
November 2020 to November 2021
(% change 12- and 3-month totals)**



**General sales tax collections and withholding:
November 2020 to November 2021
(% change 3-month totals)**



**Deed tax collections (before earmarking):
November 2020 to November 2021
(% 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 (November 2021)				Moody's Analytics (November 2021)			
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2021	FY 2022	FY 2023	FY 2024
Real GDP (% ch from prior yr)	3.6	4.7	2.8	2.5	3.6	5.0	3.1	2.7
Nominal GDP (% ch from prior year)	6.8	9.6	5.1	4.9	6.7	9.1	5.6	4.8
Personal income (%ch from prior yr)	6.8	1.9	4.6	5.0	6.4	0.2	4.8	5.1
Unemployment (%)	6.0	3.9	3.6	3.8	6.0	4.0	3.5	3.6
CPI (% ch from prior year)	3.3	5.3	2.3	2.1	3.3	4.6	2.3	2.3
10 Year Treasury (%)	1.3	1.6	2.3	2.6	1.3	2.0	2.6	3.2
S&P 500 (level)*	4,421	4,807	4,671	4,633	4,421	4,159	4,038	4,143

* SP500 shown is average for last quarter of fiscal year

DC economic forecasts

Table 29. Forecasts for Select DC indicators

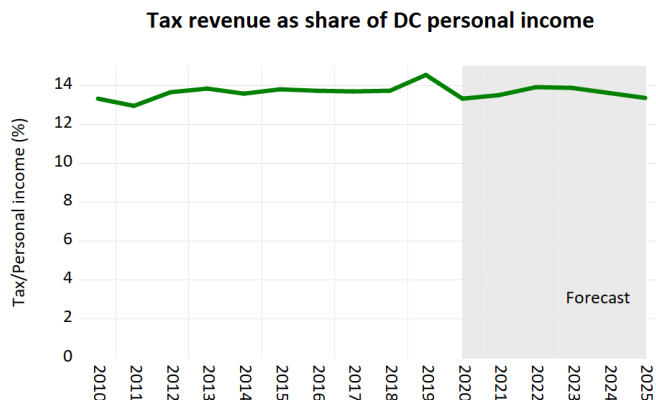
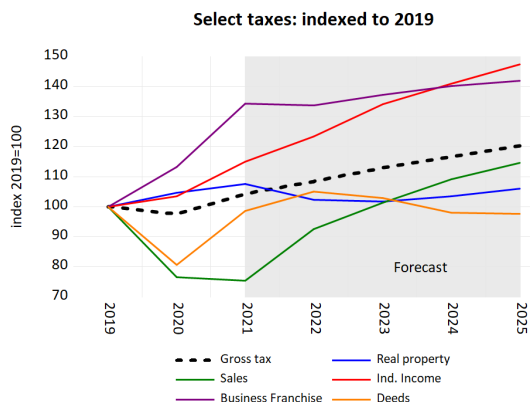
Indicator	IHS Markit (November 2021)				Moody's Analytics (November 2021)				ORA (December 2021)			
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2021	FY 2022	FY 2023	FY 2024	FY 2021	FY 2022	FY 2023	FY 2024
Real GDP-DC (% ch from year ago)	2.0	3.9	2.3	2.4	1.9	4.3	3.0	2.8	1.8	3.5	2.9	2.3
Personal income (% ch from year ago)	6.4	0.8	3.9	5.1	6.3	3.2	4.7	4.6	5.4	0.9	4.5	5.4
Wages in DC (% ch from year ago)	5.3	6.7	6.4	5.8	5.0	5.1	4.4	5.1	4.7	5.9	5.8	5.3
Jobs in DC (% ch from year ago)	-3.1	4.0	2.6	1.4	-3.1	3.5	1.2	0.6	-3.1	3.6	2.6	1.5
Unemployment rate (%)	7.7	5.5	4.8	5.3	7.7	5.3	4.7	4.7	7.7	5.3	4.7	4.7
Population (% ch from year ago)	-2.3	-2.2	-0.4	0.3	0.6	0.7	0.8	0.6	0.4	0.4	0.5	0.5
Households (% ch from year ago)	-1.5	-1.6	0.1	0.9	0.8	1.2	1.3	1.1	0.7	0.5	0.5	0.5

DC revenue estimate

Table 30. DC Tax Revenue (before earmarks) for December 2021 estimate

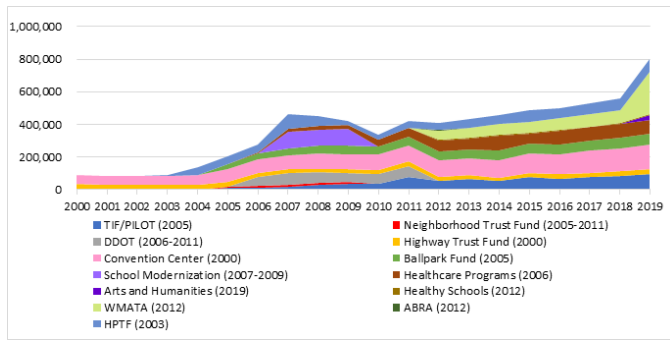
Tax	FY Level (\$m)				Change from prior FY (\$m)				%change from prior FY			
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023
Real Property	2,836.7	2,914.1	2,770.6	2,757.9	126.7	77.4	-143.5	-12.7	4.7%	2.7%	-4.9%	-0.5%
Deed taxes	452.7	553.5	589.6	577.0	-108.2	100.8	36.0	-12.6	-19.3%	22.3%	6.5%	-2.1%
General Sales	1,222.4	1,202.7	1,478.4	1,619.5	-375.3	-19.7	275.7	141.1	-23.5%	-1.6%	22.9%	9.5%
Individual Income	2,377.2	2,643.2	2,836.9	3,082.7	77.9	266.0	193.6	245.8	3.4%	11.2%	7.3%	8.7%
withholding	2,060.6	2,200.4	2,369.9	2,562.1	117.7	139.7	169.6	192.2	6.1%	6.8%	7.7%	8.1%
non-withholding	316.6	442.8	466.9	520.6	-39.8	126.2	24.1	53.7	-11.2%	39.9%	5.4%	11.5%
Business Income	727.7	863.1	859.6	882.3	85.0	135.4	-3.5	22.7	13.2%	18.6%	-0.4%	2.6%
Other	1,347.6	1,496.1	1,487.5	1,506.1	60.3	148.5	-8.6	18.6	4.7%	11.0%	-0.6%	1.3%
Total	8,236.7	8,809.6	9,162.9	9,543.2	-218.6	572.9	353.3	380.3	-2.6%	7.0%	4.0%	4.2%

Source: ORA, December 2021 revenue estimate. Table includes tax revenue before earmarked dedications and excludes nontax revenue, lottery, and special purpose revenue.



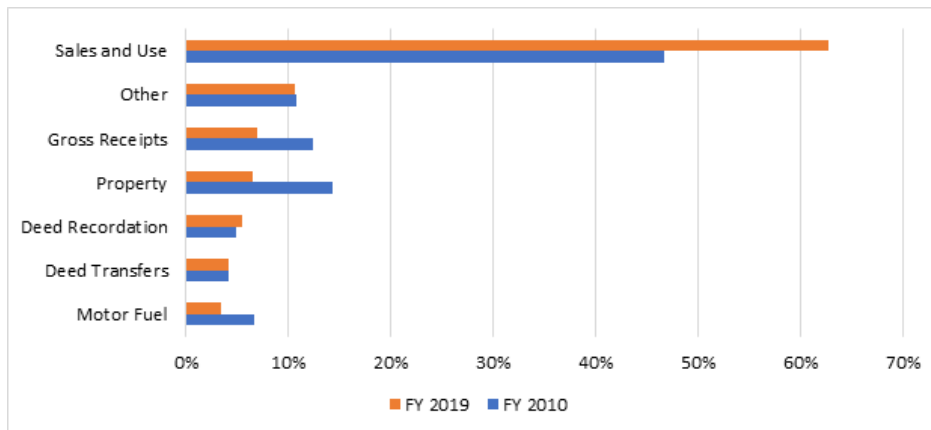
Continued from front page

Chart 2: Aggregated dedications FY 2000 – FY 2019



Sales and use tax provided much of the revenue earmarked for dedications in FY 2010 and FY 2019, whereas the percentage of motor fuel, gross receipts, and property tax revenue as a total of dedicated taxes was reduced in FY 2019, compared to FY 2010 (Chart 3). The percentage increase in the proportion of dedications from sales and use tax revenue is due to 1) the number of new dedications (for example, a new dedication of \$178.5 million for WMATA capital improvement projects representing most of the increase in FY 2019), and 2) changes in rates for some taxable items listed in Tables 1 and 2.

Chart 3: Dedicated tax by tax type as a percentage of total dedicated taxes



Note: Other includes dedications from health-related taxes and the Baseball Project.

Table 1: Changes in rates from sales and use tax, 2019 compared to 2010

Sales and Use Tax	
Taxable item	Tax rate increase
Medical marijuana *	0% to 6%
Soda 1/ *	0% to 8%
Liquor	9.0% to 10.25%
Rental vehicles	10.0% to 10.25%
Parking	12.0% to 18.0%
Hotel	14.5% to 14.95%

* New taxable item
 1/ Sales tax on snack foods was eliminated in 2001. The exemption was repealed in 2012, and the rate increased from 6% to 8% in 2020.

Table 2: New tax dedications by tax type, 2019 compared to 2010

Transfer to ABRA (Sales)
 Transfer to Arts and Humanities (Sales)
 Transfer to Destination D.C. (Sales)
 Transfer to Healthy DC (Sales)
 Transfer to Healthy Schools (Sales)
 Transfer to PILOT (Real property)
 Transfer to St. Elizabeth's (Real property)
 Transfer to WMATA (capital) (Sales)
 Transfer to WMATA (parking tax) (Sales)

Source: Annual Comprehensive Financial Report 2010 and 2019

The District's dedicated taxes are directed towards economic development, transportation, health, housing, and general services. In FY 2019, economic development projects and transportation accounted for 75 percent of dedicated taxes, shown in Table 3.

Table 3: Dedicated tax use categories, FY 2019

Purpose	in \$ '000s	Dedicated %
Economic Development *	317,109	39.4%
Transportation	286,217	35.6%
Health	85,995	10.7%
Housing	82,150	10.2%
General Services**	<u>33,376</u>	<u>4.1%</u>
	804,847	100.0%

* Economic Development includes WCSA, TIFs, PILOTs, & Baseball Project
 ** General Services includes Department of General Services, Alcoholic Beverage Regulation Administration, Arts and Humanities

A summary of dedicated taxes is reported in the Annual Comprehensive Financial Report (ACFR), as is information on the District's debt. In addition to the ACFR, the CFO's Office of Revenue Analysis prepares a report on dedicated taxes every two years. In addition, dedicated tax revenue is estimated as part of the official quarterly revenue estimate and details about fund balance, revenue, and use are included in the revenue chapter of the annual budget summary. However, these reports focus on reporting the data and do not evaluate the effectiveness or the continuing need for dedications.

Charlotte Otabor, Fiscal Analyst

Sharain Ward, Fiscal Analyst

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) 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). You can sign up at the blog page to receive updates as new articles are posted.

Recent ORA reports:

Review of Health and Education Tax Expenditures, January 2022

December 2021 revenue estimate. December 30, 2021.

DC Corporate Tax Burden Study, May 2021

DC Tax Facts, 2019. Details on all DC taxes. *(Released September 2020)*

DC Tax Facts Visual Guide Report. A visual guide to DC's tax system. *(Released December 2019)*

Tax Rates and Tax Burdens 2019 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 2021)*

Tax Rates and Tax Burdens 2019 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 2021)*

Tax Expenditure Report. A compendium of tax expenditures for 2020. *(Released December 2020)*

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 (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	November	January 25, 2022
D.C. Personal Income	BEA	2021.3	March 23, 2022
D.C. Tax Collections	OTR/ORA	November	January 15, 2022
D.C. Housing Sales	MarketStats by ShowingTime*	November	c. January 2022
D.C. Commercial Office Building data	CoStar and Delta	2021.3	c. January 2022
DC Apartment data	CoStar and Delta	2021.3	c. January 2022
D.C. Hotel stay information	STR	November	c. January 2022
U.S. Jobs and Labor Force	BLS	November	February 2022
U.S. GDP and Personal Income	BEA	2021.3	January 28, 2022
S and P 500 Stock Index	FRED (St. Louis Fed Reserve)	November	January 21, 2022
Interest rate on 10-Year Treasury Securities	FRED (St. Louis Fed Reserve)	November	January 21, 2022
IHS Markit D.C. forecast	IHS Markit	November	c. January 2022
Moody's Analytics D.C. forecast	Moody's Analytics	November	c. January 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: Betty Deleon (202-727-9789) Betty.Deleon@dc.gov See also the *Economic Indicators* issued monthly by the D.C. Office of the Chief Financial Officer (www.cfo.dc.gov).