



District of Columbia Economic and Revenue Trends: June 2020

Muriel Bowser, Mayor
Jeffrey S. DeWitt, Chief Financial Officer

Fitzroy Lee, Deputy CFO & Chief Economist
Stephen Swaim, Senior Economist

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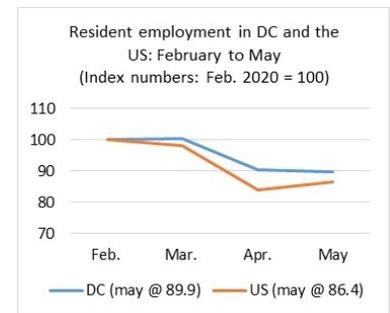
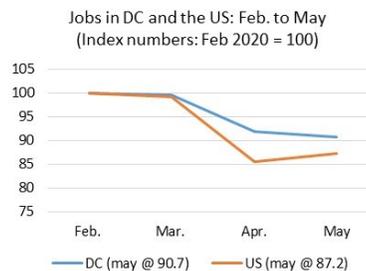
Federal and local government job stability has helped lessen the pandemic’s impact on the DC economy

DC’s percentage drop in private sector jobs has been about the same as the US average, although the industry mix is different

According to the US Bureau of Labor Statistics (BLS), DC lost 74,700 wage and salary jobs and resident employment fell 39,800 in approximately two-months from mid-March (when the covid-19 pandemic began to affect labor markets) to mid-May (when that month’s BLS labor market surveys were conducted). This seasonally adjusted data in the May surveys show some of the impacts the pandemic is having on DC’s labor market and how that compares to what has happened nationally.

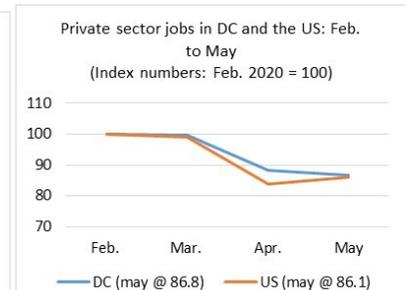
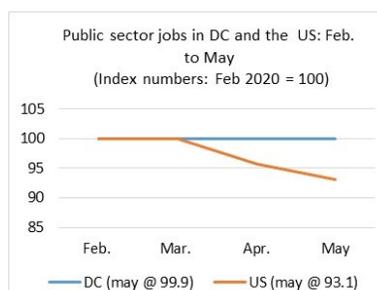
What follows describes changes in total jobs, industry sectors, and unemployment in DC and the US since February, the last month before the effects of the virus began to be felt. It should be noted that the data are preliminary and subject to revision, and that the economy could change quickly. Keeping up with what is happening as the pandemic unfolds will continue to be quite a challenge.

1. Job totals. The pandemic’s hit to DC jobs was severe, but less so than in the US as a whole. DC’s job loss from February to May was 9.3% and in the US it was 12.8%. Resident employment was the same story—10.1% decline in DC and 13.8% in the nation as a whole. In May, however, the US recouped some of its earlier losses while DC job totals continued to decline. (See table on May job losses on p.21.)



2. Job sectors.

Public sector employment explains most of the difference between the rate of job loss in DC and in the US. Public sector jobs stayed at about the same level in DC; in the US they declined. In the private sector, the percentage decline in jobs in DC (13.2%) was almost as great as the US average (13.9%). There were, however, significant differences in how the private sector has been affected.



(Cont’d on p. 21)

Wage and salary employment

DC's percent drop in job growth was less than in the US and slightly less than in the suburbs

- May wage and salary employment in DC was down 41,167 (5.2%) from a year earlier as measured by the 3-month moving average.
- Federal government employment in DC for May was up 1,533 (0.8%). The private sector lost 43,133 (7.7%).
- Total year-over-year DC metropolitan area employment fell 198,067 (5.9%) in May as measured by the 3-month moving average. Of the decrease, 20.8% was in DC.
- Suburban Washington employment in May decreased 6.2% from a year earlier.
- Seasonally adjusted DC jobs decreased 9,100 in May from the prior month, a 1.2% decline.

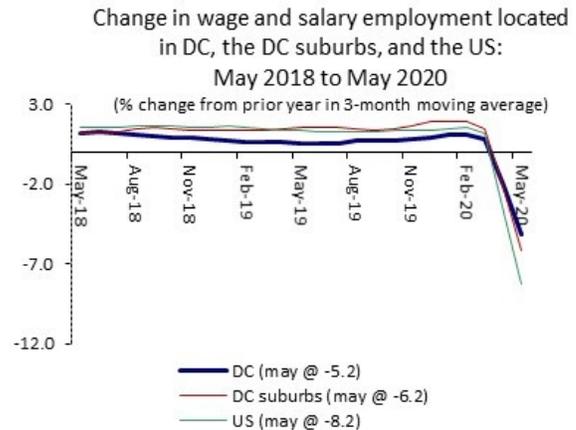


Table 1. Wage and salary employment in DC, the Washington metro area, and the US: May 2020

Jurisdiction	FY 2016	FY 2017	FY 2018	FY 2019	12-mo avg	3-mo average	This month
District of Columbia	775,183	782,583	790,933	796,275	789,408	754,733	726,200
1 year change	15,767	7,400	8,350	5,342	-5,217	-41,167	-67,200
% change	2.1	1.0	1.1	0.7	-0.7	-5.2	-8.5
Washington metro area	3,204,033	3,258,633	3,297,742	3,338,633	3,311,833	3,141,367	3,036,800
1 year change	62,933	54,600	39,108	40,892	-12,950	-198,067	-317,000
% change	2.0	1.7	1.2	1.2	-0.4	-5.9	-9.5
Washington suburbs (% ch)	2.0	1.9	1.2	1.0	-0.3	-6.2	-9.8
US (% ch)	1.8	1.6	1.6	1.6	-1.0	-8.2	-11.8

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

Source: BLS. May is preliminary.

Federal gov. and private sector wage and salary employment in DC: May 2015 to May 2020
 (Ch. from prior year in 3-month moving average)

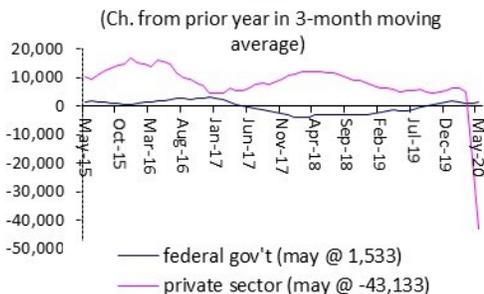


Table 2. Federal government and private sector wage and salary employment in DC: May 2020

Sector	FY 2017	FY 2018	FY 2019	12-mo avg	3-month average	This month
Federal government	200,208	197,025	195,158	196,333	196,367	196,900
1 year ch.	492	-3,183	-1,867	808	1,533	2,500
% change	0.2	-1.6	-0.9	0.4	0.8	1.3
Private sector	541,250	552,183	558,592	550,075	516,167	487,800
1 year ch.	6,125	10,933	6,408	-6,600	-43,133	-69,500
% change	1.1	2.0	1.2	-1.2	-7.7	-12.5

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

Table 3. Seasonally adjusted DC Employment: December 2019 to May 2020

Indicator	December	January	February	March	April	May
D.C. Wage and Salary employment	802,000	802,700	803,900	801,200	738,300	729,200
change from prior month	-1,400	700	1,200	-2,700	-62,900	-9,100
% change from prior month	-0.2	0.1	0.1	-0.3	-7.9	-1.2

Source: BLS seasonally adjusted. May is preliminary.

Resident employment and unemployment

Resident employment fell less sharply in DC than in the suburbs or the US

- In May DC resident employment was down 17,451 (4.5%) from a year earlier (3-mo. moving average). The labor force fell by 4,957 (1.2%)—and unemployment rose 57.7%.
- The seasonally adjusted unemployment rate was 8.9% in May, down from 11.7% in April.
- Seasonally adjusted resident employment in May was down 2,230 from April, a 0.6% drop.
- Initial unemployment insurance claims in May were up 1,804% from last year (3-month moving average).

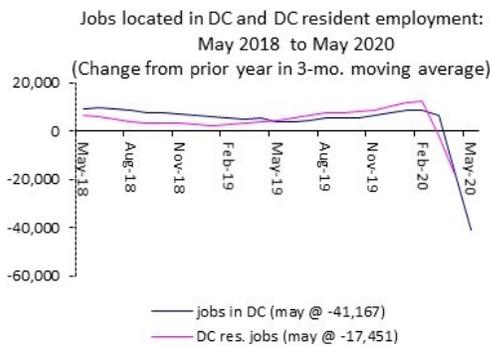
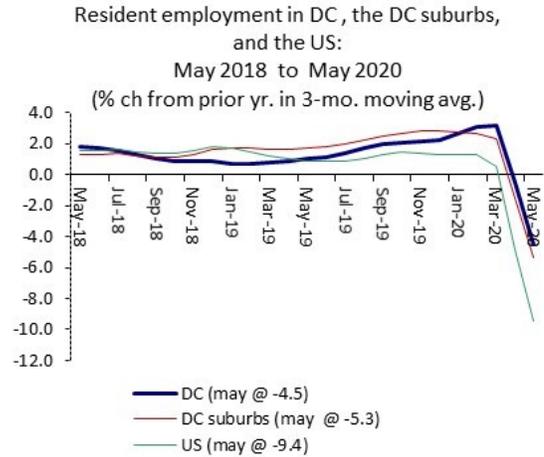


Table 4. Unemployment rates for DC, metro area, and US: May 2020

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	May 2019	May 2020	May 2019	May 2020
US	3.4	13.0	3.6	13.3
DC	5.2	8.5	5.5	8.9
DC metro area	3.0	9.0	na	na
DC suburbs	2.7	9.1	na	na

Source: U.S. BLS. na= data not available

Table 5. Resident employment and unemployment: May 2020

Indicator	FY 2016	FY 2017	FY 2018	FY 2019	12-mo avg	3-mo. avg.	This month
DC Labor force summary							
Resident employment	369,631	375,386	380,897	385,356	385,279	369,844	353,778
1 year change	10,048	6,079	5,511	4,460	2,222	-17,451	-33,181
% change	2.8	1.6	1.5	1.2	0.6	-4.5	-8.6
Labor Force	394,238	399,776	404,151	408,085	410,317	404,007	386,642
1 year change	6,988	5,869	4,375	3,934	4,201	-4,957	-21,618
% change	1.8	1.5	1.1	1.0	1.0	-1.2	-5.3
Unemployed	24,606	24,390	23,254	22,729	25,038	34,163	32,864
1 year change	-3,060	-210	-1,135	-525	1,980	12,494	11,563
% change	-11.1	-0.9	-4.7	-2.3	8.6	57.7	54.3
Unemployment rate	6.2	6.1	5.8	5.6	6.1	8.5	8.5
DC Unemployment insurance (state program)							
Initial claims (monthly avg.)	1,472	1,505	1,611	2,299	10,183	34,268	21,618
1 year change	-123	33	106	687	7,926	32,468	19,661
% change	-7.7	2.2	7.1	42.7	351.2	1804.1	1004.6
Weeks compensated (mo. avg.)	30,261	31,355	30,429	27,473	57,592	153,288	234,250
1 year change	-2,550	1,094	-926	-2,956	29,032	127,464	211,105
% change	-7.8	3.6	-3.0	-9.7	101.6	493.6	912.1

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

Table 6. Seasonally adjusted DC Resident employment and unemployment: Dec. 2019 to May 2020

Indicator	December	January	February	March	April	May
DC Resident employment	390,081	391,465	393,016	395,074	355,455	353,225
change from prior month	-75	1,384	1,551	2,058	-39,619	-2,230
% change from prior month	0.0	0.4	0.4	0.5	-10.0	-0.6
DC Unemployment rate (%)	5.3	5.2	5.1	6.0	11.7	8.9

Source: BLS seasonally adjusted. May is preliminary.

Jobs by sectors of the economy

Professional and technical services added jobs while most private sector industries lost them

● In May professional and technical services (not including legal) added 4,333 jobs over last year despite extensive job losses elsewhere in the economy. (3-month moving avg.)

● No other industry in the private sector added more than 1,000 jobs in May.

● Wholesale trade and professional and technical services were the sectors with the fastest rate of growth over the prior year.

● Private sector industries losing the most jobs were food services, accommodations, and health.

● Local government rose by 433 (1.0%).

● The federal government accounted for 26.0% of all DC jobs in May, a rising share of the total. Over the past year, DC's share of federal employment continued to fall in both the metro area and the US.

● Over the past year DC's share of jobs in the US rose in several sectors including: professional services, legal services, information, organizations, and personal and miscellaneous services.

Change in private sector wage and salary jobs located in DC, the DC suburbs, and the US: May 2018 to May 2020

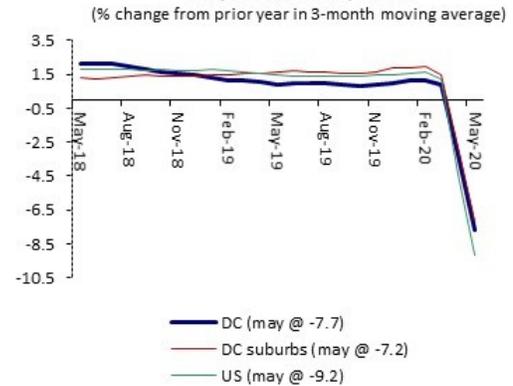


Table 7. Wage and salary employment located in DC: May 2020

Industry sector	3-month moving average				12-mo. moving avg: % change	Sector % of all DC jobs, May 2020	DC share (%) in May 2020 of all sector jobs in:		Change from May 2019 to May 2020 in DC share of sector jobs in:	
	May 2019	May 2020	Amount	%			metro area	US	metro area	US
	1 year change									
Federal government	194,833	196,367	1,533	0.8	0.4	26.0	53.7	6.84	-0.1	-0.09
Local government	41,767	42,200	433	1.0	1.4	5.6	12.4	0.22	0.5	0.01
Legal services	28,633	29,000	367	1.3	1.4	3.8		2.61		0.10
Professional and tech. (except legal)	90,967	95,300	4,333	4.8	3.1	12.6	23.3	1.16	0.6	0.07
Employment services	13,833	12,067	-1,767	-12.8	-1.4	1.6	29.7	0.42	-0.5	0.03
Business services (except employ.)	35,733	32,633	-3,100	-8.7	-0.7	4.3	17.1	0.43	-0.6	-0.02
Information	19,633	19,967	333	1.7	3.9	2.6	26.5	0.74	0.6	0.05
Finance	29,633	29,433	-200	-0.7	0.4	3.9	18.5	0.34	-0.1	0.00
Organizations	68,400	68,500	100	0.1	1.2	9.1	38.3	2.42	1.5	0.14
Education	61,067	58,733	-2,333	-3.8	-2.6	7.8	50.5	1.63	-0.3	0.05
Health	70,833	66,033	-4,800	-6.8	-1.9	8.7	21.9	0.34	0.5	-0.01
Food service	56,367	32,367	-24,000	-42.6	-10.3	4.3	19.7	0.38	-3.5	-0.09
Accommodations	16,367	10,733	-5,633	-34.4	-4.9	1.4	33.3	0.78	-2.0	-0.02
Amusement and recreation	10,200	6,400	-3,800	-37.3	-9.6	0.8	20.7	0.42	-1.2	-0.01
Retail trade	22,800	21,733	-1,067	-4.7	0.5	2.9	8.8	0.15	0.3	0.01
Wholesale trade	5,000	5,300	300	6.0	5.2	0.7	8.6	0.09	0.6	0.01
Construction	14,867	13,867	-1,000	-6.7	-4.7	1.8	8.7	0.20	-0.4	0.00
Personal and miscellaneous ser.	8,600	8,633	33	0.4	0.3	1.1		0.38		0.08
Other private	6,367	5,467	-900	-14.1	-7.0	0.7	4.5	0.03	-0.5	0.00
Total	795,900	754,733	-41,167	-5.2	-0.7	100.0	24.0	0.55	0.2	0.02
Public sector	236,600	238,567	1,967	0.8	0.6	31.6	33.8	1.07	0.6	0.04
Private sector	559,300	516,167	-43,133	-7.7	-1.2	68.4	21.2	0.45	-0.1	0.01

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

Jobs and wages by sector

Over the year ending March, the professional and management services sector was the largest source of job growth in DC and the federal government led the increase in wages and salaries

- For the year ending March the federal government accounted for 24.5% of all jobs and 30.2% of all wages and salaries in DC. Over the past year, federal jobs increased just 3.2%, but the sector accounted for 29.7% of all wage growth.
- Professional and management services accounted for 47.7% of the net gain in employment and 20.8% of the gain in wages paid in DC for the year ending March.
- Information and finance accounted for 18.9% of the increase in jobs and 12.4% of the gain in wages over the past year.
- Education and health services employment fell over the past year and accounted 8.3% of the increase in wages.
- Trade and hospitality accounted for 30.7% of the increase in jobs over the past year and 7.9% of the increase in wages.

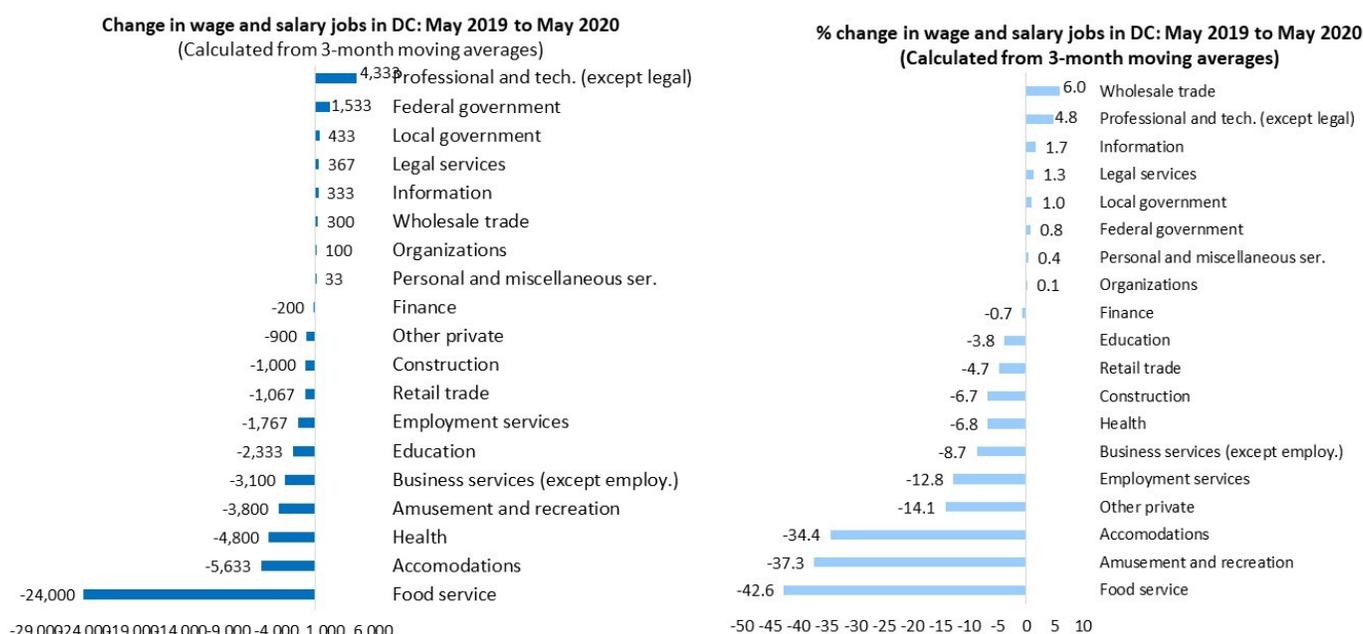


Table 8. Employment and income by sector of the DC economy: 12 mo average ending March 2020 (2020.1)

Sector	12 mo. average wage and salary employment in DC ending March 2020			12 mo avg. wages and salaries earned in DC ending March 2020			Percentage Distributions			
	Level	Change from Mar 2019	% change	Level (\$B)	Ch. from Mar 2019 (\$B)	% change	Employment		Wages	
							Mar 2020	Ch from Mar 2019	Mar 2020	Ch from Mar 2020
Total	799,967	5,908	0.7	79.56	2.39	3.1	100.0	100.0	100.0	100.0
Federal government	196,008	192	0.1	24.05	0.71	3.0	24.5	3.2	30.2	29.7
Local government	42,958	617	1.5	3.62	0.10	2.8	5.4	10.4	4.5	4.1
Professional and management	124,875	2,817	2.3	18.31	0.50	2.8	15.6	47.7	23.0	20.8
Business services	47,350	808	1.7	2.61	0.09	3.7	5.9	13.7	3.3	3.9
Information and financial services	50,167	1,117	2.3	7.20	0.30	4.3	6.3	18.9	9.0	12.4
Education and health services	129,508	-1,508	-1.2	7.90	0.20	2.6	16.2	-25.5	9.9	8.3
Trade and hospitality services	110,083	1,817	1.7	4.71	0.19	4.2	13.8	30.7	5.9	7.9
Organizations and personal services	77,942	1,000	1.3	7.51	0.20	2.8	9.7	16.9	9.4	8.5
Other private	21,075	-950	-4.3	3.66	0.11	3.0	2.6	-16.1	4.6	4.4
<i>Private sector</i>	<i>561,000</i>	<i>5,100</i>	<i>0.9</i>	<i>51.90</i>	<i>1.58</i>	<i>3.1</i>	<i>70.1</i>	<i>86.3</i>	<i>65.2</i>	<i>66.2</i>
<i>Government</i>	<i>238,967</i>	<i>808</i>	<i>0.3</i>	<i>27.66</i>	<i>0.81</i>	<i>3.0</i>	<i>29.9</i>	<i>13.7</i>	<i>34.8</i>	<i>33.8</i>

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

Wages and income

DC's Personal Income and wages were growing about the same as the US averages in the March quarter

- Wages and salaries earned in the District of Columbia were 2.4% higher in the March quarter compared to the same quarter of 2019.
- Wages earned by DC residents grew an estimated 2.4% in the March quarter compared to last year.
- In the March quarter, DC Personal Income grew 3.1%, compared to 3.3% for the US average.
- The growth rate of proprietors' income was 5.3% in the March quarter.
- Pensions and other transfers grew 4.9% over last year in the March quarter; property income grew 2.0%.

Wages earned in DC, wages earned by DC residents, and wages earned in the US: 2017.1 to 2020.1
(% change from the prior year in the 12-month moving average)

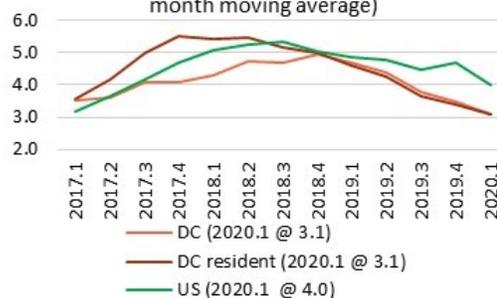


Table 9. DC Wages and Personal Income: March 2020 (2020.1)
(\$ billion at seasonally adjusted annual rates unless otherwise noted)

Indicator	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	4-qr. moving avg.	Latest qtr. (Mar.)
Wages and salaries earned in DC	67.10	69.32	72.14	75.51	78.37	79.56	80.52
1 year change	3.21	2.22	2.82	3.37	2.86	2.39	1.89
% change	5.0	3.3	4.1	4.7	3.8	3.1	2.4
Supplements to wages & salaries	17.54	18.31	19.10	19.99	20.69	21.03	21.31
% change	4.0	4.4	4.3	4.7	3.5	3.0	3.5
Income earned in DC**	82.14	85.48	88.67	92.57	96.01	97.59	98.75
% change	5.8	4.1	3.7	4.4	3.7	3.3	2.8
Net resident adjustment***	-47.45	-49.03	-50.80	-53.05	-55.06	-55.91	-56.59
% change	3.4	3.3	3.6	4.4	3.8	3.1	2.5
Income earned by DC residents**	34.69	36.44	37.87	39.52	40.95	41.68	42.16
% change	9.3	5.1	3.9	4.4	3.6	3.5	3.1
Wages and salaries of DC residents****	24.69	25.60	26.88	28.27	29.30	29.75	30.07
change from one year ago	1.74	0.91	1.28	1.39	1.03	0.89	0.72
% change	7.6	3.7	5.0	5.2	3.7	3.1	2.4
Proprietors' income earned by DC residents*	7.07	7.73	7.69	7.78	8.07	8.30	8.42
% change	17.4	9.3	-0.5	1.1	3.7	5.6	5.3
Property income of DC residents	9.39	9.64	9.95	10.69	11.09	11.16	11.20
% change	7.0	2.6	3.2	7.5	3.7	1.8	2.0
Pensions and other transfers for DC residents	6.05	6.46	6.64	6.78	7.12	7.32	7.44
% change	2.2	6.8	2.7	2.1	5.1	6.2	4.9
DC Personal Income	50.13	52.54	54.46	56.99	59.16	60.16	60.80
1 year change	3.71	2.42	1.92	2.53	2.17	2.04	1.85
% change	8.0	4.8	3.6	4.6	3.8	3.5	3.1
US Personal income (% change from prior year)	5.6	2.7	4.1	5.7	4.6	4.1	3.3
US Wages and salaries (% change from prior year)	5.6	3.1	4.2	5.3	4.5	4.0	2.3
Addendum:							
DC res. wages as % of wages earned in DC	36.8	36.9	37.3	37.4	37.4	37.4	37.3
DC Personal Income as % of US	0.32	0.33	0.33	0.32	0.00	0.00	0.31

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

**does not include social insurance paid by individuals. Wage and salary amounts shown 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.

****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 June 23, 2020

Population, jobs, and per capita income

DC's growth rates for per capita income and wages per job were also close to the national averages in the March quarter.

- At mid-year 2019, population was 4,202 (0.6%) higher than the prior year and wage and salary employment increased by 4,367 (0.6%).
- In 2019 population and jobs grew less than half of their annual average increase over the 5 years 2014 to 2019.
- In the March quarter, DC's per capita income grew at a 2.5% rate compared to 2.8% in the US.
- In the March quarter wages per job in DC grew a bit faster than in the US (1.5% v 1.2%).

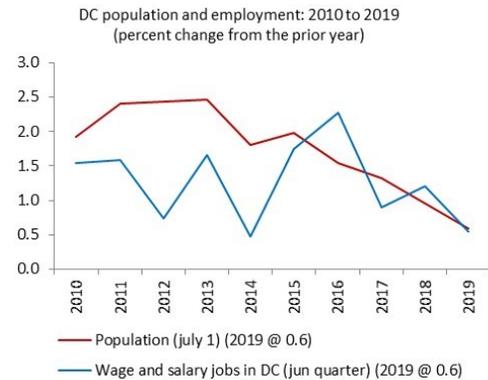


Table 10. DC Population and wage and salary employment located in DC: 2010 to 2019

Year	Population			Wage and salary employment		
	Number	Change from prior yr. Number	%	Number	Change from prior yr. Number	%
2010	605,226	11,426	1.9	713,800	16,900	2.4
2011	619,800	14,574	2.4	725,167	11,367	1.6
2012	634,924	15,124	2.4	730,533	5,367	0.7
2013	650,581	15,657	2.5	742,633	12,100	1.7
2014	662,328	11,747	1.8	746,133	3,500	0.5
2015	675,400	13,072	2.0	759,133	13,000	1.7
2016	685,815	10,415	1.5	776,333	17,200	2.3
2017	694,906	9,091	1.3	783,267	6,933	0.9
2018	701,547	6,641	1.0	792,700	9,433	1.2
2019	705,749	4,202	0.6	797,067	4,367	0.6
Ch. from 2014 to 2019	43,421	6.6		50,933	6.8	
Avg. annual ch.	8,684			10,187		

Source: U.S. Census Bureau (population) as of July 1 for year shown; BLS (jobs) June quarter, seasonally adjusted, for year shown, accessed through Global Insight

Source: U.S. Census Bureau and BLS

Table 11. Per capita income and wages per job in DC and the US: FY 2017 to March 2020

	DC					US				
	FY 2017	FY 2018	FY 2019	12-mo avg (Mar)	2020.1	FY 2017	FY 2018	FY 2019	12-mo avg (Mar)	2020.1
Per capita income	78,625	81,427	83,936	85,096	85,795	51,300	53,932	56,158	57,063	57,557
% ch in per capita income	2.2	3.6	3.1	2.9	2.5	3.4	5.1	4.1	3.6	2.8
% ch in population	1.4	1.0	0.7	0.6	0.6	0.7	0.6	0.5	0.5	0.5
% ch in personal income	3.6	4.6	3.8	3.5	3.1	4.1	5.7	4.6	4.1	3.3
Wages per job	92,165	95,462	98,398	99,434	100,319	57,149	59,287	61,075	61,757	61,987
% ch in wages per job	3.1	3.6	3.1	2.3	1.5	2.9	3.7	3.0	2.7	1.2
% ch in wages and salary jobs	1.0	1.1	0.7	0.8	0.9	1.2	1.5	1.4	1.3	1.2
% ch in total wages	4.1	4.7	3.8	3.1	2.4	4.2	5.3	4.5	4.0	2.3
Consumer price index	1.1	2.1	1.4	1.3	1.0	2.1	2.4	1.9	1.9	2.1

Source: BEA for per capita income, population and Personal Income. BLS for employment totals. Moody's Analytics for CPI in the DC metropolitan area and the US.
Note: % changes are from the same period of the prior year.

Multifamily-unit housing and housing permits

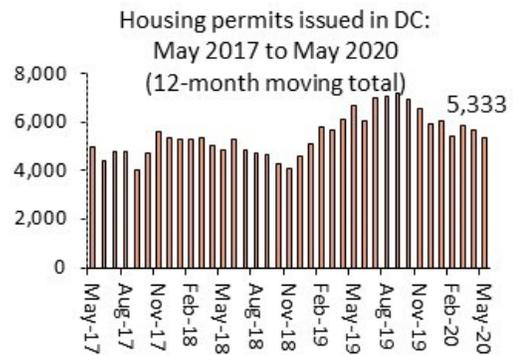
New housing permit issuance has slowed

- According to CoStar, in March the inventory of apartments and condominiums increased by 5,597 (3.0%) from a year earlier.
- For the 12-month period ending May 5,333 housing permits were issued, down 20.2% from last year. The 3-month total (1,336) was 6.0% below the same period last year.
- Of the increase in inventory of multifamily units over the 12-months ending 2020.1, 91.0% were in apartments. Of the housing permits issued over the past year, 96.5% were included in 47 buildings with 5 or more units.
- As of the end of March 15,757 multi-family units were under construction in 94 buildings. Of the construction, apartments accounted for 78.7% of the buildings and 94.7% of the units.

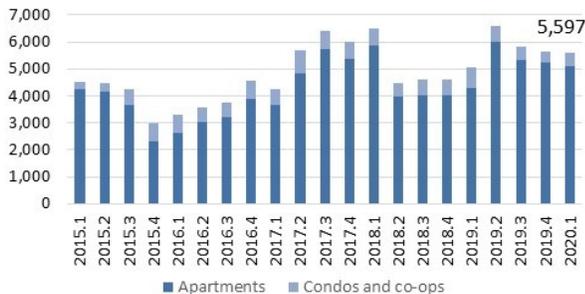
Table 13. Housing unit building permits issued in DC: May 2020

	FY 2017	FY 2018	FY 2019	12-mo. moving total	3-mo. moving total	This month
Total units	4,026	4,640	7,168	5,333	1,336	393
change from 1 yr ago	-1,103	614	2,528	-1,352	-85	-305
% change from 1 year	-21.5	15.3	54.5	-20.2	-6.0	-43.7
Multi-family projects with 5 or more units						
number	38	46	63	49	11	5
average size	106	101	114	109	121	75
Units in small projects with up to 4 units						
	376	179	218	206	41	19
% of all units	9.3	3.9	3.0	3.9	3.1	4.8

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



Inventory of multifamily housing units in DC: net change from prior year, 2015.1 to 2020.1



Vacancy rate and yearly percent change in average rents in all DC apartment units: 2015.1 to 2020.1

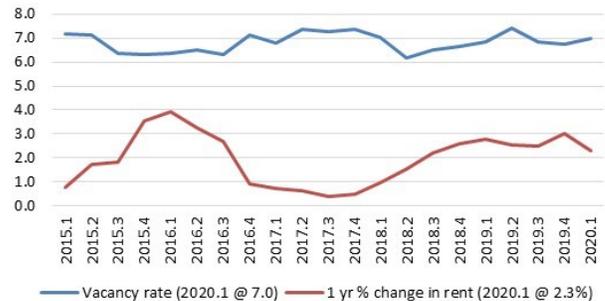


Table 14. Inventory and construction for private sector apartments and condominiums in DC: 2014 to 2020.1

CY	Inventory									Under construction					
	All Units			Apartments			Condominiums			Apartments			Condominiums		
	number	1 year ch. number	%	build-ings	units	1 yr ch	build-ings	units	1 yr ch	build-ings	units	units per bldg.	build-ings	units	units per bldg.
2014	169,227	4,921	3.0	2,515	127,623	4,789	601	32,842	132	40	6,568	164	35	960	27
2015	172,197	2,970	1.8	2,535	129,929	2,306	629	33,506	664	54	10,005	185	42	1,066	25
2016	176,759	4,562	2.6	2,556	133,832	3,903	661	34,165	659	59	10,802	183	36	1,393	39
2017	182,752	5,993	3.4	2,582	139,227	5,395	677	34,739	574	55	10,783	196	29	1,338	46
2018	187,369	4,617	2.5	2,606	143,242	4,015	693	35,341	602	63	12,633	201	22	1,118	51
2019	192,998	5,629	3.0	2,634	148,502	5,260	704	35,710	369	63	12,850	204	19	1,067	56
2020.1	194,308	5,597	3.0	2,639	149,436	5,092	707	36,086	505	74	14,917	202	20	840	42
1 Q ch.	1,310			5	934		3	376		11	2,067		1	-227	

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 May 20, 2020. All units includes cooperative apartments, not shown separately. In 2020.1 there were 121 co-op buildings with 8,786 units with an average building size of 73.

Apartment vacancy rates were stable and rents a little higher in March

• According to CoStar, for the the 12-month period ending March occupied apartments rose by 4,500 (3.3%) from the prior year. The overall vacancy rate was 7.0% and average rents were 2.3% higher.

• In March Class A units accounted for 27.1% of all units in the city and 39.7% of vacant ones. They also accounted for 73.3% of the net additions to apartment inventory over the past year, 86.0% of the increase in occupied units, and 82.2% of the units under construction.

• Over the past year effective rent in all classes of apartments increased: Class A by 2.2%, Class B by 2.5%, and Class C by 2.1%.

• Vacancy rates in March: Class A 10.3%, Class B 6.5%, and Class C 5.2%.

DC Apartment units: (1) 12-month change in inventory and occupancy, (2) number under construction, and (3) vacancy rate : 2017.1 to 2020.1

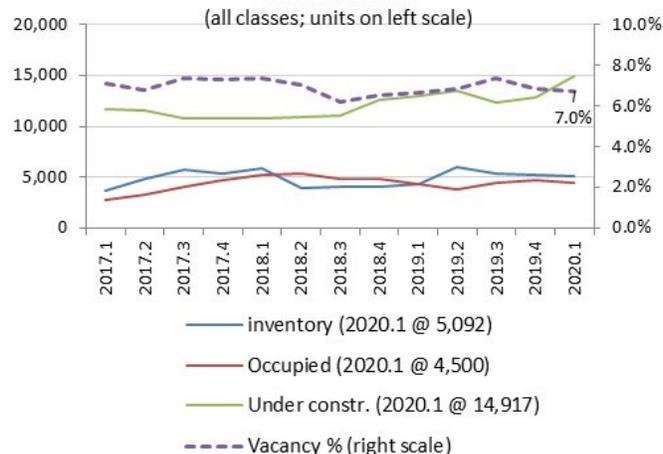


Table 15. Apartment units in DC: 2014 to 2020.1

	Level				Change from prior period						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	1 yr % change	
2014	127,623	118,077	9,546	7.5	4,789	3.9	3,906	3.4	883	10.2	\$1,771	1.0	-213
2015	129,929	121,747	8,182	6.3	2,306	1.8	3,670	3.1	-1364	-14.3	\$1,834	3.6	3,437
2016	133,832	124,288	9,544	7.1	3,903	3.0	2,541	2.1	1362	16.6	\$1,851	0.9	797
2017	139,227	128,968	10,259	7.4	5,395	4.0	4,680	3.8	715	7.5	\$1,860	0.5	-19
2018	143,242	133,737	9,505	6.6	4,015	2.9	4,769	3.7	-754	-7.3	\$1,908	2.6	1,850
2019	148,502	138,482	10,020	6.7	5,260	3.7	4,745	3.5	515	5.4	\$1,966	3.0	217
2020.1	149,436	138,988	10,448	7.0	5,092	3.5	4,500	3.3	592	6.0	\$1,970	2.3	1,933
1 Q ch	934	506	428								\$4		

Source: CoStar, as of May 20, 2020.

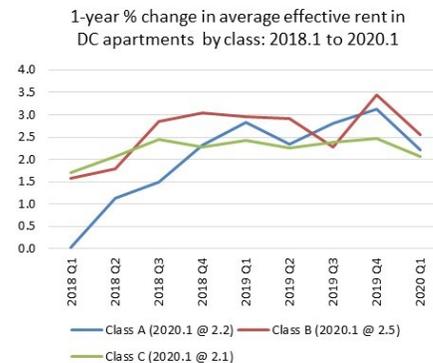
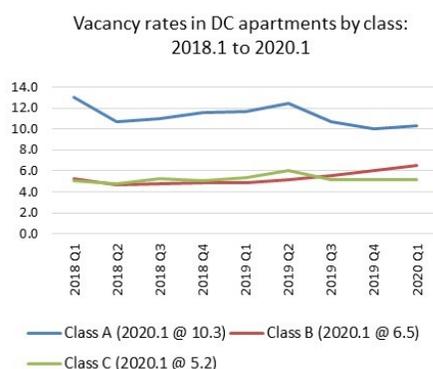
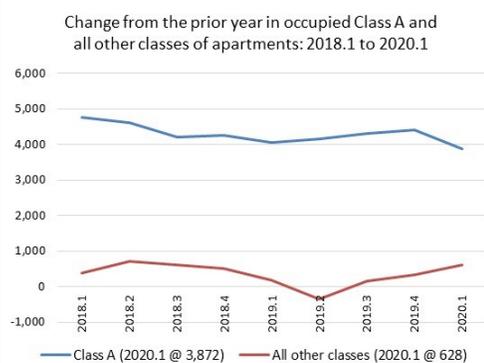


Table 16. Market rate apartment units in DC, Classes A, B, and C: 2020.1

Class	Inventory				Occupied units			Effective monthly rent		Under construction		
	Buildings	Number	1 yr ch	% vacant	Number	1 yr ch	% ch	\$ per month	1 yr % ch	Buildings	Units	Avg. size
Class A	186	40,312	3,733	10.2	36,165	3,872	12.0	\$2,641	2.2	49	12,258	250
Class B	751	51,448	1,850	3.7	48,121	971	2.1	\$1,891	2.5	25	2,659	106
Class C	1,694	57,586	-491	-0.8	54,618	-343	-0.6	\$1,378	2.1	0	0	

Source: CoStar. Includes units in private sector buildings with 5 or more units. Includes affordable units. Vacancy rate is unoccupied units as % of inventory. Data as of May 20, 2020. The total amounts for apartments in table 15 includes a small number of units not shown here.

Commercial office space

In March: occupied space rose slightly, the vacancy rate rose, and construction slowed

• According to CoStar, for the 12-month period ending March occupied office space rose by 0.33 million sq. ft. from the prior year while inventory rose by 2.60 msf. The vacancy rate has edged up to 12.5% (including sublet) and average base rent rose 1.6%.

• The vacancy rate for class A space was 13.7% in March, up from 13.2% a year ago. Class A rent rose 1.2% over the past year.

• Space under construction in March 2020 (2.99 million square feet in 19 buildings) was 2.57 msf (43.9%) less than a year earlier.

• For Class B and Class C properties, inventory and occupancy declined over the past year. Rents for Class B and C properties increased at a faster rate than for Class A ones.

DC commercial office space: (1) 1 yr change in inventory and occupied space, (2) under construction, and (3) vacancy rate: 2018.1 to 2020.1 (million square feet)

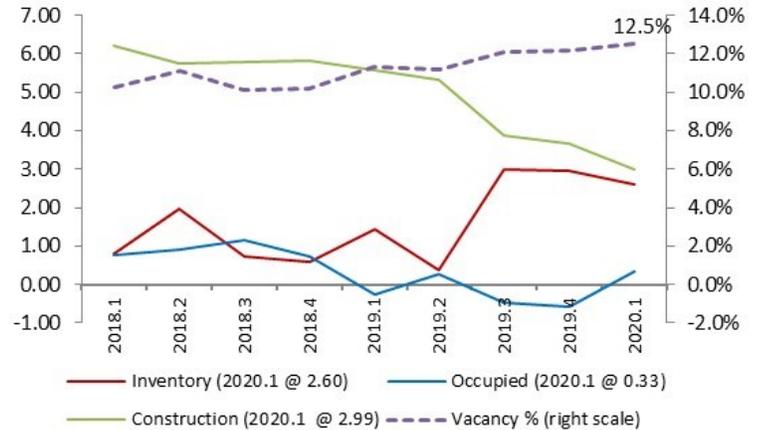


Table 17. DC commercial office space: 2014 to 2020.1

CY (year end)	Buildings	Inventory			Occupied space			Vacant space			Base rent (direct)		Under constr.		
		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 per bldg
2014	2,397	155.83	0.49	0.3	141.48	0.60	0.4	14.3	8.7	9.2	\$47.61	1.5	14	2.42	172,598
2015	2,390	156.62	0.79	0.5	140.74	-0.75	-0.5	15.9	9.7	10.1	\$48.33	1.5	16	2.86	178,931
2016	2,387	156.87	0.25	0.2	139.89	-0.84	-0.6	17.0	10.2	10.8	\$50.12	3.7	22	5.34	242,812
2017	2,379	156.69	-0.18	-0.1	140.49	0.59	0.4	16.2	9.7	10.3	\$51.21	2.2	24	6.74	280,793
2018	2,377	157.28	0.60	0.4	141.21	0.72	0.5	16.1	9.5	10.2	\$52.19	1.9	24	5.81	242,277
2019	2,387	160.23	2.95	1.9	140.61	-0.59	-0.4	19.6	11.2	12.2	\$53.38	2.3	22	3.67	166,835
2020.1	2,386	161.24	2.60	1.6	141.04	0.33	0.2	20.2	11.1	12.5	\$53.68	1.6	19	2.99	157,152
1 Q ch	-3	1.01			0.43				-0.4	0.3	\$0.30		-3	-0.68	

Source: CoStar, all classes and sizes. Data as of May 20, 2020.

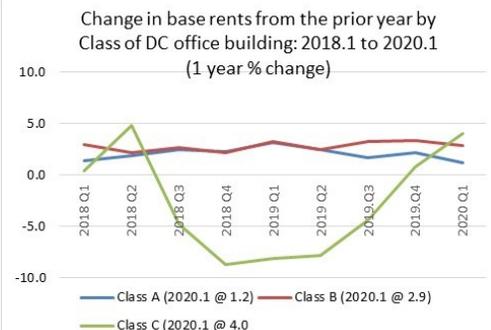
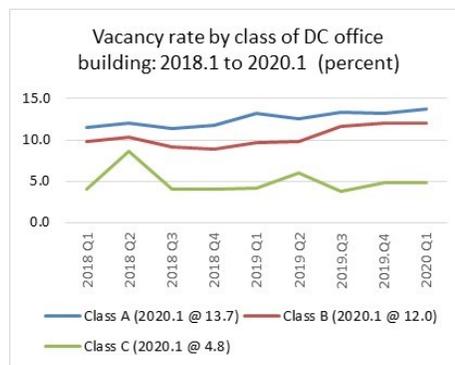
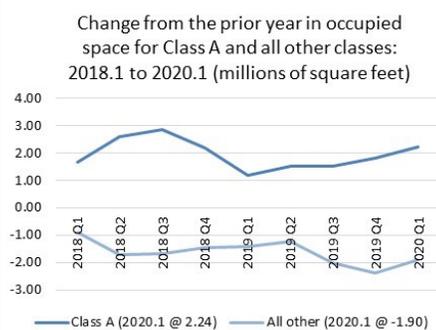


Table 18. DC Class A, B, and C commercial office space: 2020.1

Class	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 %	Total %	\$ per sq ft.	1 yr % ch	Buildings	msf
Class A	332	92.87	3.12	3.5	80.17	2.24	2.9	12.7	12.5	13.7	\$57.26	1.2	15	2.88
Class B	921	58.20	-0.29	-0.5	51.19	-1.62	-3.1	7.0	11.3	12.0	\$50.08	2.9	4	0.10
Class C	1,131	10.16	-0.23	-2.2	9.67	-0.28	-2.8	0.5	3.8	4.8	\$35.27	4.0	0	

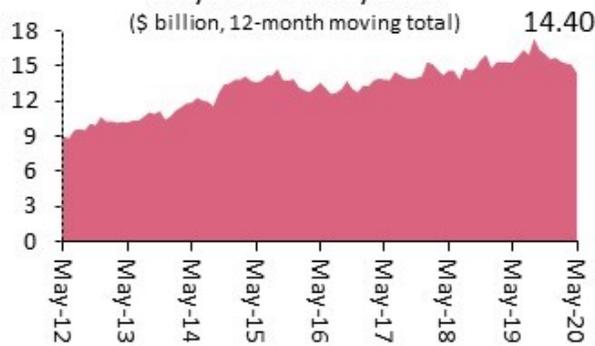
Source: CoStar. Data as of May 20, 2020

Property transfers and deed taxes

In the May the value of sales fell for all property transactions, but the biggest decrease was for transactions other than brokered home sales

- The value of property transfers in May, \$14.40 billion, was 6.0% below a year ago as measured by the 12-month moving total. The 3-month moving total, \$2.21 billion, was 31.0% below last year.
- Over the 12-month period ending May the estimated value of brokered home sales was 1.6% above last year while the value of all other real property transfers was 11.0% below last year. For the last 3 months, the value of non-home transfers was 48.9% below last year, and home transfers were 16.5% lower.

**Value of all real property subject to deed transfer or economic interest taxes:
May 2012 to May 2020**



**Value of real property transfers (including transfers of economic interest):
May 2019 to May 2020**



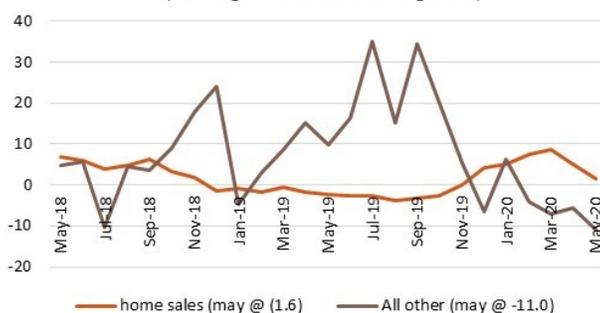
**Table 19. Market Value of Real Property transfers subject to the Deed Transfer or Economic Interest tax:
May 2020**

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	12-mo moving total	3-month moving total	This month
All property transfers (\$ million)	14,766.3	13,035.9	13,998.6	14,646.3	17,355.2	14,396.4	2,208.8	623.0
change from one year ago (\$M)	3,196.5	-1,730.3	962.6	647.8	2,708.8	-926.3	-991.0	-727.5
% change from 1 year ago	27.6	-11.7	7.4	4.6	18.5	-6.0	-31.0	-53.9

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).

Estimated value of homes sold through brokers and all other DC real property transfers: May 2018 to May 2020
(% change in 12-month moving totals)



**Table 19A. Value of (1) brokered home sales and (2) all other real property subject to the Deed Transfer and Economic Interest taxes:
FY 2017 to May 2020**

	FY 2017	FY 2018	FY 2019	12-mo moving total	3-mo moving total
Brokered home sales (\$M)	5,823.3	6,184.2	5,985.6	6,127.1	1,478.0
All other property transfers (\$M)	8,175.3	8,462.1	11,369.5	8,269.3	730.9
% change from 1 year ago					
Brokered home sales	6.6	6.2	-3.2	1.6	-16.5
All other property transfers	8.0	3.5	34.4	-11.0	-48.9

Sources: Brokered sales of single family homes and condominium units are from MarketStats by ShowingTime (see Table 20); Other property transfers equals the difference between the value of all real property transfers calculated from deed tax collections reported by the OCFO (see table 19) and the value of brokered home sales.

Single family and condominium housing

Sales volume was down sharply in May but average sale prices were higher

- Single family home sales for May were down 1.9% from a year earlier (12-month average), while the average selling price was 3.0% higher. For the past three months, sales volume was down 21.0% and the average selling price was 4.9% higher.
- May condominium sales were down 1.4% from last year (12-month average) and the average selling price was 4.1% higher. For the past three months, sales volume was down 18.4% and prices were up 3.6%.
- The total value of all home sales in May was down 34.6% from last year. The 3-month moving total was 16.5% lower and the 12-month total was 1.6% higher.

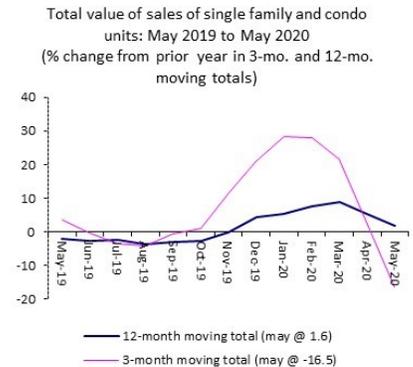
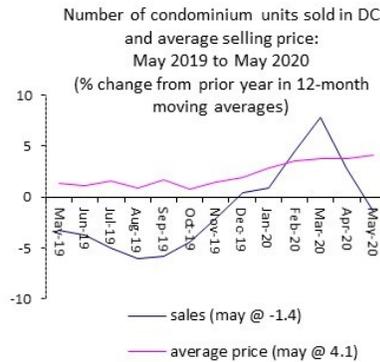
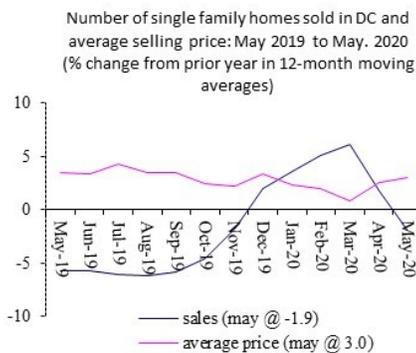


Table 20. D.C. Residential Real Estate Indicators: May 2020

Indicator	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	12-mo moving	3-mo moving	This month
							total or average	total or average	
Number of sales (settled contracts)									
Single family	4,024	4,097	4,385	4,552	4,717	4,439	4,410	1,009	308
1 year change	45	73	288	167	165	-278	-85	-269	-172
% change	1.1	1.8	8.7	3.8	3.6	-5.9	-1.9	-21.0	-35.8
Condo	3,592	3,832	3,955	4,046	4,240	3,995	4,014	976	258
1 year change	105	240	123	91	194	-245	-57	-220	-188
% change	3.0	6.7	5.6	2.3	4.8	-5.8	-1.4	-18.4	-42.2
Total	7,616	7,929	8,340	8,598	8,957	8,434	8,424	1,985	566
1 year change	150	313	411	258	359	-523	-142	-489	-360
% change	2.0	4.1	7.2	3.1	4.2	-5.8	-1.7	-19.8	-38.9
Average prices of units sold									
Single family (\$)	736,362	767,870	794,668	824,857	835,130	863,640	884,537	911,229	961,762
1 year change	23,563	31,508	26,798	30,189	10,273	28,511	25,498	42,820	61,454
% change	3.3	4.3	5.8	3.8	1.2	3.4	3.0	4.9	6.8
Condo (\$)	472,419	499,650	500,824	511,247	529,463	538,660	554,634	572,254	571,512
1 year change	24,592	27,232	1,173	10,423	18,215	9,197	21,740	19,823	18,875
% change	5.5	5.8	2.2	2.1	3.6	1.7	4.1	3.6	3.4
Total value of all sales (\$ million)	4,660.0	5,060.6	5,465.4	5,823.3	6,184.2	5,985.6	6,127.1	1,478.0	443.7
1 year change	262.2	400.6	404.8	357.9	361.0	-198.6	96.3	-292.6	-235.0
% change	6.0	8.6	12.4	6.5	6.2	-3.2	1.6	-16.5	-34.6

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

Source: MarketStats by ShowingTime, accessed by Bright MLS.

Single family and condominium housing

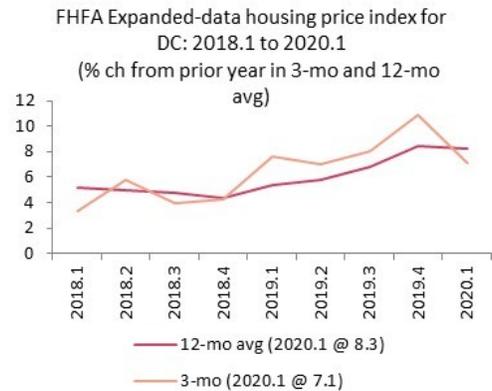
The FHFA house price index for DC was rising faster than the national average in March

- The percentage change from the prior year in DC home prices was 7.1% higher in the March quarter, according to the Federal Housing Finance Agency Index of single-family same-property transactions. The US index was up 5.8%, and the Washington metropolitan area gain was 4.9%.
- 28.2% of all single family sales in May were for properties greater than \$1 million. For the past 3 months, the percentage was 29.3%, and for the past 12 months the average was 28.2%.
- In the December quarter, sales of new condominiums over the past 12 months were 15.5% higher than a year earlier.

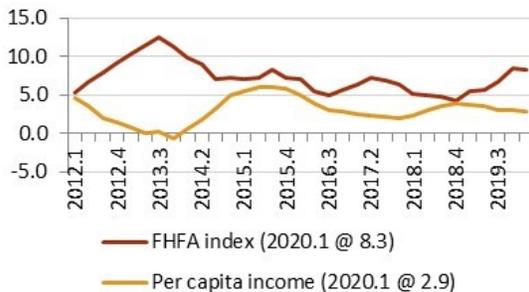
Table 21. Federal Housing Finance Agency Price Index for single family property in DC, DC metro area, and US: March 2020 (2020.1)

Indicator	Fiscal year average				Last 2 Q's	
	FY 2016	FY 2017	FY 2018	FY 2019	2019.4	2020.1
% change from prior year in value of index						
DC	5.0	6.9	4.7	6.8	10.9	7.1
DC metro area	2.6	4.2	4.3	4.8	5.2	4.9
US	5.5	6.2	6.7	5.9	5.6	5.8

Source: Federal Housing Finance Agency "Expanded-data HPI Index" (sales plus refinancings) (nsa). This quarterly index is a broad measure of the movement of single-family house price, measuring the average price changes in repeat sales or refinancings of the same properties. This information is estimated using Enterprise, FHA, and Real Property County Recorder data licensed from DataQuick. Data is collected quarterly.



DC Per capita income and FHFA Housing index: 2012.1 to 2020.1
(% change from prior year in 12-month moving average)



FHFA expanded-data housing price index for DC, the Washington Metropolitan area, and the US: 2017.1 to 2020.1
(% change from prior yr. in the 12-mo. moving avg.)

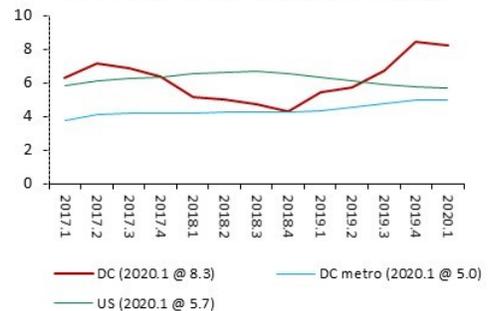


Table 22. D.C. Single family and condominium home sales at prices of \$1 million or more: May 2020

Category	FY 2017	FY 2018	FY 2019	12-mo	3-mo	This month
				moving total	moving total	
Single family homes	1,057	1,192	1,232	1,244	296	87
1 year change	121	135	40	16	-62	-58
% change	12.9	12.8	3.4	1.3	-17.3	-40.0
percent of all single family sales	23.2	25.3	27.8	28.2	29.3	28.2
Condominiums	189	222	213	234	58	13
1 year change	22	33	-9	18	-16	-17
% change	13.2	17.5	-4.1	8.3	-21.6	-56.7
percent of all condominium sales	4.7	5.2	5.3	5.8	5.9	5.0

Source: MarketStats by ShowingTime, accessed by Bright MLS. Sales are ones closed (settled) during period shown.

Table 23. Single family housing permits and sales of new condo. units in DC: FY 2015 to 2019.4

FY	Permits	Condo. Sales
FY 2015	293	483
FY 2016	283	680
FY 2017	367	482
FY 2018	133	525
FY 2019	138	478
12-mo. ending:		
2019.4	158	543
1 yr ch	46	73
% ch.	41.1	15.5

Source: Census Bur. (permits), and Delta Associates (condo sales)

Hospitality

Hotel stays in May were 89.7% below last year

● In May the number of room-days sold was 89.7% less than a year ago, the average room rate was down 49.9%, and hotel room sales were 94.8% lower. The 3-month moving total for room days sold was down 81.7% and revenues were down 85.5%; the 12-month moving totals were down 20.7% and 23.4%, respectively.

● Employment in food services was 58.2% less in May than a year earlier and hotel employment was down 65.7%. As measured by the 3-month moving averages, the declines were 42.6% and 34.4%, respectively.

● April airline traffic into the DC area was 95.8% below compared to a year earlier. National was down 96.7%. For the past 12-months, total traffic into the DC area was 10.3% less than the prior year, with National experiencing the largest percentage decline (11.1%).

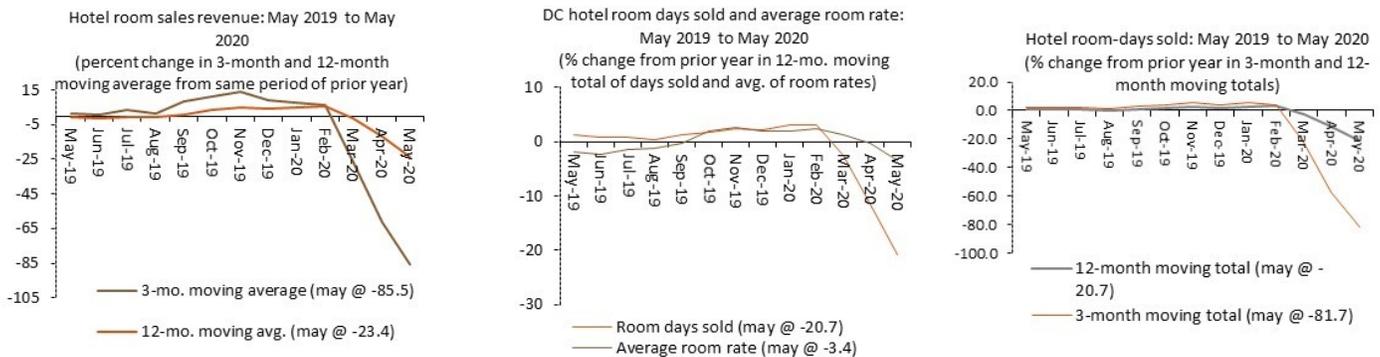


Table 27. Hospitality Industry: May 2020

Indicator	Units	date	FY 2016	FY 2017	FY 2018	FY 2019	12-month moving total or average*	3-month moving total or average*	This month
Hotel stays									
Hotel room-days sold	('M)	may	8.332	8.740	9.018	9.125	7.172	0.470	0.090
	1 yr ch		0.135	0.408	0.278	0.107	-1.872	-2.099	-0.785
	1 yr % ch		1.3	4.9	3.2	1.2	-20.7	-81.7	-89.7
Average room rate	\$	may	221.19	233.03	223.98	223.17	213.70	205.53	131.06
	1 yr ch		7.18	11.84	-9.05	-0.81	-7.49	-53.21	-130.75
	1 yr % ch		3.3	5.4	-3.9	-0.4	-3.4	-20.6	-49.9
Occupancy rate	%	may	78.0	78.5	78.0	76.8	63.9	21.5	15.0
(average)	1 yr ch		0.5	0.5	-0.5	-1.3	-13.2	-64.8	-70.3
	1 yr % ch		0.7	0.6	-0.6	-1.6	-17.1	-75.0	-82.4
Room revenue	(\$M)	may	1,843.0	2,036.7	2,019.9	2,036.6	1,532.7	96.5	11.8
	1 yr ch		83.2	193.7	-16.8	16.6	-467.7	-568.1	-217.3
	1 yr % ch		4.7	10.5	-0.8	0.8	-23.4	-85.5	-94.8
Airline passengers									
DCA	1 yr % ch	apr	2.8	3.2	-1.2	0.7	-11.1	-53.1	-96.7
IAD	1 yr % ch	apr	-0.1	5.0	4.1	4.4	-9.2	-52.6	-94.7
BWI	1 yr % ch	apr	6.0	5.6	4.5	-1.4	-10.8	-52.1	-96.0
Total	1 yr % ch	apr	3.0	4.6	2.5	1.1	-10.3	-52.6	-95.8
Employment									
Accommodations	level ('000)	may	14.9	15.0	14.8	15.4	15.0	10.7	5.7
	1 yr ch		-0.3	0.1	-0.2	-0.1	-0.8	-5.6	-10.9
	1 yr % ch		-1.9	0.6	-1.3	-0.9	-4.9	-34.4	-65.7
Food and bev	level ('000)	may	51.5	52.0	54.3	55.8	49.5	32.4	23.8
	1 yr ch		1.7	0.6	2.2	1.3	-5.7	-24.0	-33.1
	1 yr % ch		3.5	1.1	4.3	2.3	-10.3	-42.6	-58.2

* Total for hotel rooms sold and room revenue.

Source: STR (hotel data); BLS (employment); Airport authorities (airline passengers).

Federal non-defense spending increased faster than nominal GDP over the past 3 quarters

- Compared to the same quarter a year ago, in the March quarter Nominal GDP growth was 2.1% and real growth was 0.3%
- During the March quarter, quarterly GDP growth was -5.0% (real) and -3.4% (nominal) (*annualized growth rates*).
- Federal government non-defense spending for consumption and investment increased 5.6% in the 2020.1 quarter from a year earlier. Defense spending grew 4.1%.

Federal non-defense spending and US GDP: 2016.1 to 2020.1 (1 year % change)

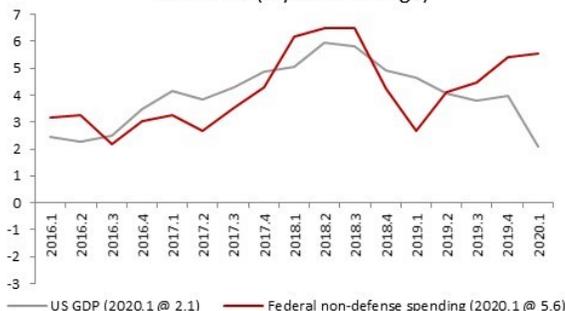


Table 29. Federal government consumption and investment, US GDP accounts: FY 2016 to 2020.1

(percent change from same period of prior year)

Indicator	FY 2016	FY 2017	FY 2018	FY 2019	12-mo avg	2020.1
Non-defense	3.2	3.1	5.9	3.9	4.9	5.6
Compensation of employees	4.5	3.8	3.6	3.5	3.7	3.9
Purchases of goods and services	3.8	0.5	12.6	3.9	7.5	11.1
Gross investment	1.8	3.9	3.2	4.3	4.7	3.8
Defense	-0.3	1.5	5.5	6.9	5.6	4.1
Compensation of employees	1.3	1.4	4.2	4.6	4.2	4.3
Purchases of goods and services	-0.5	3.0	7.8	11.2	8.5	5.5
Gross investment	-1.0	1.2	6.9	8.0	6.4	3.3
All federal consumption and invest.	1.1	2.2	5.7	5.7	5.3	4.7

Source: BEA (June 25, 2020). Nominal values.

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

Table 30. Qtr. to Qtr. ch. in US GDP: 2019.1 to 2020.1

(% ch. from previous quarter at seasonally adj. annual rates)

Indicator	2019.1	2019.2	2019.3	2019.4	2020.1
US GDP real	3.1	2.0	2.1	2.1	-5.0
US GDP nominal	3.9	4.7	3.8	3.5	-3.4
Wages and salaries	9.9	2.7	1.6	4.8	0.0
Personal income	6.0	4.4	2.6	3.6	2.1

Note: GDP=Gross Domestic Product Source: BEA, updated June 25, 2020.

Quarterly change in US Real and Nominal GDP: 2018.1 to 2020.1

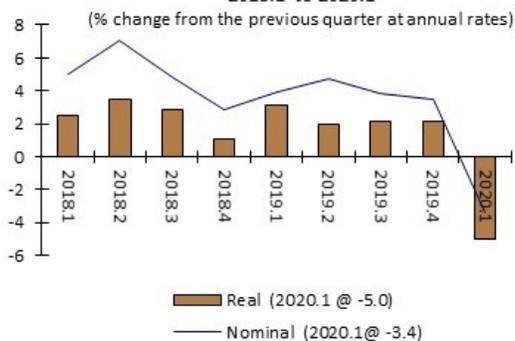


Table 28. US GDP, income, and inflation: FY 2016 to 2020.1
(percent change from same period of prior year)

Indicator	FY 2016	FY 2017	FY 2018	FY 2019	12-mo avg	2020.1
GDP real	1.6	2.2	3.0	2.4	1.7	0.3
GDP nominal	2.5	3.9	5.4	4.3	3.5	2.1
Personal Income	2.7	4.1	5.7	4.7	4.1	3.2
Consumption	3.5	4.3	5.2	4.2	3.6	2.2
Investment	-1.5	4.9	7.3	5.3	0.5	-4.1
Corporate profits*	3.2	0.7	2.2	0.5	-1.1	-2.3
S and P stock index	0.4	13.8	16.2	3.3	9.2	11.9
US CPI	0.9	2.1	2.4	1.9	1.9	2.1

Source: BEA (June 25, 2020), BLS, Fred.

*Before tax, with IVA and CCAAdj. na = not available

Defense and non-defense federal spending: 2016.1 to 2020.1 (1 Year % change)

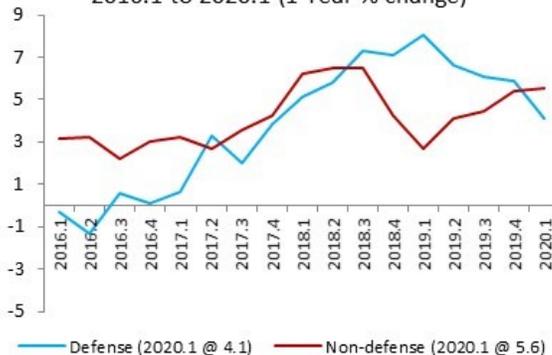


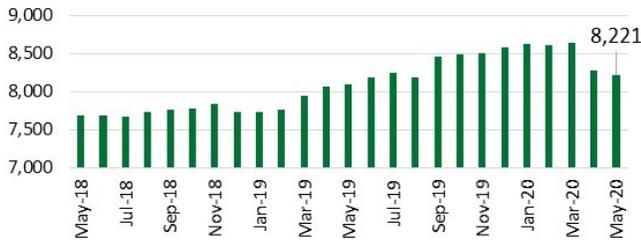
Table 31. Monthly selected US Indicators: January 2020 to May 2020

Indicator	January	February	March	April	May
S and P stock index (level)	3278	3277	2585	2762	2920
% change from prior month	3.19	-0.03	-21.14	6.86	5.70
% change from 1 year ago	25.73	18.96	-7.82	-4.88	2.30
10 yr. Treasury Interest rate (level)	1.76	1.50	0.98	0.66	0.67
CPI % ch from prior month (seasonally adjusted)	0.15	0.09	-0.42	-0.80	-0.05
CPI % ch from prior year (seasonally adjusted)	2.48	2.32	1.52	0.38	0.24
Jobs (seasonally adjusted level, in millions)	152.21	152.46	151.09	130.40	132.91
change from prior month (thousands)	214	251	-1373	-20,687	2,509
% change from prior month	0.1	0.2	-0.9	-13.7	1.9
Resident employment (season. adj. level, in mil.)	158.71	158.76	155.77	133.40	137.24
change from prior month (thousands)	-89	45	-2,987	-22,369	3,839
% change from prior month	-0.1	0.0	-1.9	-14.4	2.9
Unemployment rate (seasonally adj.)	3.6	3.5	4.4	14.7	13.3

Source: BLS and Fred (Federal Reserve data base)

DC tax collections

DC tax collections (before earmarking):
May 2018 to May 2020
(\$ million; 12 mo. moving total)



One year change in 12-mo. moving total DC
tax collections: May 2019 to May 2020 (\$M)

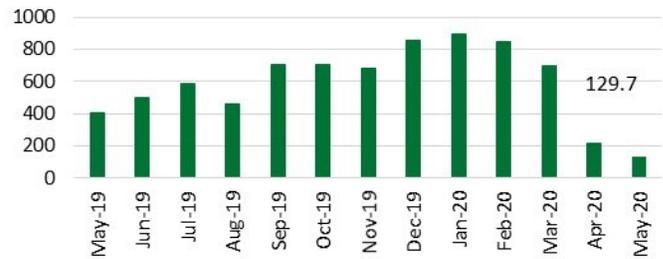


Table 32. Tax Collections (before earmarking): May 2020 (Preliminary)

Tax	Revenue (from CAFR)				Tax collections			
	FY 2016	FY 2017	FY 2018	FY 2019	12-month moving total	FY 2020 to date	3-month moving total	This month
Total taxes	7,241.0	7,472.9	7,771.3	8,455.4	8,221.3	4,796.3	2,444.9	392.9
1 year change	324.2	239.3	298.5	684.1	129.7	-233.0	-394.3	-62.3
% change	4.7	3.3	4.0	8.8	1.6	-4.6	-13.9	-13.7
Real property	2,357.5	2,473.3	2,554.2	2,710.1	2,718.7	1,369.4	1,344.1	84.0
1 year change	163.0	115.9	80.9	155.9	123.2	-12.8	-4.6	64.8
% change	7.4	4.9	3.3	6.1	4.7	-0.9	-0.3	338.0
General sales	1,343.1	1,419.2	1,492.6	1,597.7	1,509.8	972.2	261.3	66.7
1 year change	27.8	76.1	73.4	105.1	-16.5	-63.9	-125.7	-71.7
% change	2.1	5.7	5.2	7.0	-1.1	-6.2	-32.5	-51.8
Individual income	1,907.9	1,958.3	2,066.8	2,299.3	2,185.9	1,390.6	423.7	132.0
1 year change	39.8	50.4	108.6	232.5	-54.3	-107.5	-145.0	-12.5
% change	2.1	2.6	5.5	11.2	-2.4	-7.2	-25.5	-8.6
withholding	1,627.6	1,766.6	1,818.2	1,942.9	2,037.9	1,417.6	528.8	151.9
1 year change	74.4	139.0	51.6	124.7	135.5	101.4	18.2	3.3
% change	4.8	8.5	2.9	6.9	7.1	7.7	3.6	2.2
non-withholding	280.3	191.7	248.7	356.9	148.0	-27.0	-105.1	-19.9
1 year change	-34.5	-88.6	56.9	108.3	-189.8	-208.9	-163.1	-15.8
% change	-11.0	-31.6	29.7	43.5	-56.2	nm	nm	nm
Corporate income	387.1	389.2	436.5	507.9	486.6	297.6	128.7	5.1
1 year change	79.1	2.1	47.3	71.4	5.2	-23.5	-54.0	-26.1
% change	25.7	0.6	12.2	16.4	1.1	-7.3	-29.5	-83.8
Unincorporated Bus.	169.4	165.0	138.2	134.7	117.9	78.0	33.2	3.2
1 year change	29.6	-4.4	-26.8	-3.5	-11.4	-12.9	-28.9	2.0
% change	21.2	-2.6	-16.2	-2.5	-8.8	-14.2	-46.6	158.0
Deed taxes*	445.2	460.9	472.3	561.1	554.9	332.6	104.8	26.0
1 year change	-35.4	16.7	11.4	88.8	66.5	5.5	-10.4	-16.5
% change	-7.4	3.8	2.5	18.8	13.6	1.7	-9.0	-38.9
Other taxes	630.9	606.9	610.7	644.6	647.4	356.0	149.1	76.0
1 year change	20.3	-17.6	3.7	33.9	16.9	-17.9	-25.8	-2.3
% change	3.3	-2.8	0.6	5.6	2.7	-4.8	-14.7	-2.9

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

Note: (1) Revenues for the fiscal years 2015 through 2019 are based on the CAFR for those years.

(2) Tax collections data subject to accounting adjustments.

(3) This table and the graphs on the next page may include adjustments to the timing and consistency of collection reporting intended to make comparisons with prior year periods more meaningful. The data may therefore vary from other OCFO reports.

Source: OCFO/ORA nm = not meaningful

Tax collections fall—sales, non-withholding, and business income taxes are well below last year

• For the 12 month period ending May total tax collections (before earmarking) were \$129.7 million (1.6%) more than in the prior year. For the last 3 months they were down 13.9% from last year.

• Individual income tax collections were 2.4% below last year for the 12-months ending May although withholding was 7.1% higher. For the past 3 months, total income tax collections were down 25.5% while withholding was up 3.6%.

• General sales tax collections were 1.1% below last year for the 12-months ending May. For the past 3 months, they were down 32.5% from last year, and for the past month they were down 51.8%

• Deed tax collections for the 12-months ending May were up 13.6% from last year; for the past 3 months they were down 9.0%.

• Corporate income taxes for the 12 months ending May were up 1.1% while unincorporated business income taxes were 8.8% below last year. For the past 3-months the collections

**Total tax collections (before earmarks):
May 2019 to May 2020**
(% change from prior year: 3-month and 12-month moving totals)



**General Sales tax collections (before earmarks):
May 2019 to May 2020**
(% change from prior year: 3-months and 12-month moving totals)



**Withholding for the Individual Income tax:
May 2019 to May 2020**
(% change from prior year: 3-month and 12-month moving totals)



**General Sales tax and Withholding for the Individual Income tax:
May 2019 to May 2020**
(% change from prior year in the 12-month moving total)



**Deed tax collections (before earmarks):
May 2019 to May 2020**
(% change from prior year: 3-month and 12-month moving totals)



US economic forecasts

Forecasts are for negative real GDP growth in FY 2020 and weak growth or continued decrease in FY 2021

- The June Blue Chip Indicators estimates real GDP growth for FY 2020 at -3.9%, and FY 2021 at 1.1%, a more pessimistic real outlook than in May. Nominal growth falls 2.7% in FY 2020, and increases 2.4% in FY 2021.
- CBO's May 2020 economic outlook: real GDP declines 4.0% in FY 2020 and gains 1.8% in FY 2021.
- The Blue Chip Indicators' June forecast for inflation (CPI): inflation slows to 1.3% in FY 2020 and 1.2% in FY 2021.
- IHS Markit and Moody's Analytics June forecasts for US nominal Personal Income growth show negative growth for FY 2020 (down 2% to 4.4%), with slow growth or additional small decline in FY 2021. Faster growth picks up in FY 2022.
- S&P 500 June baseline forecasts: IHS Markit says the stock market in the last quarter of 2020 will be 3.6% lower than a year earlier, followed by a 3.2% gain the next year. Moody's expects a 19.8% decline by the end of this year, with a 20.6% rebound in 2021. Both forecasts end up about the same place at the end of 2021—not quite back to the 2019.4 level.

Table 33. Forecasts for US nominal and real GDP: FY 2016 through FY 2021
(% change from prior fiscal year)

Fiscal year and date of forecast	real			nominal		
	Moody's			Moody's		
	Blue Chip	Analytics	IHS Markit	Blue Chip	Analytics	IHS Markit
FY 2016 Actual	1.6	1.6	1.6	2.5	2.5	2.5
FY 2017 Actual	2.2	2.2	2.2	3.9	3.9	3.9
FY 2018 Actual	3.0	3.0	3.0	5.4	5.4	5.4
FY 2019 Actual	2.4	2.4	2.4	4.3	4.3	4.3
FY 2020						
March		-1.0	-3.0		0.4	-1.6
April	-2.4	-3.6	-3.1	-1.0	-1.3	-1.6
May	-3.5	-3.4	-4.6	-2.3	-2.1	-3.4
June	-3.9	-3.4	-5.6	-2.7	-2.0	-4.4
FY 2021						
March		1.0	1.9		2.0	3.4
April	1.6	-0.7	1.9	3.1	0.0	3.4
May	1.1	-1.5	0.9	2.4	-0.7	1.5
June	1.1	-1.3	-0.2	2.4	-0.7	0.2

Table 34. CBO estimates of US economic indicators: FY 2018 to FY 2022

Indicator	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Real GDP (% ch from prior yr.)	3.0	2.4	-4.0	1.8	3.0
Nominal GDP (% ch from prior yr.)	5.4	4.3	-3.0	2.4	4.7
CPI (% ch from prior yr.)	2.4	1.9	1.4	1.1	1.8
10 yr. Treasury bond rate	2.7	2.5	1.1	1.0	1.2
Unemployment rate	4.0	3.7	9.6	10.0	8.3

Source: Congressional Budget Office, May 2020 Interim Forecast

Table 36. Forecasts for S and P 500: 2019.4 to 2021.4

Forecast date	% change from prior year			% change from prior year		
	2019.4	2020.4	2021.4	2019.4	2020.4	2021.4
	IHS Markit			Moody's Analytics		
March	14.7	-7.7	24.6	14.7	-21.9	24.5
April	14.7	-7.7	24.6	14.7	-22.8	24.5
May	14.7	-11.2	-5.5	14.7	-19.7	20.4
June	14.7	-3.6	3.2	14.7	-19.8	20.6

Source: IHS Markit, Moody's Analytics. Baseline forecasts

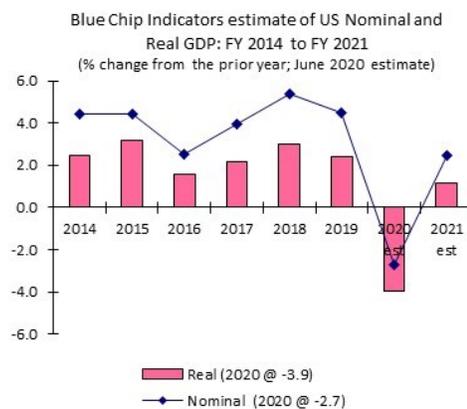


Table 34A. Alternate forecasts of nominal US GDP: FY 2018 to FY 2023 (% change from prior FY)

	2018	2019	2020	2021	2022	2023
IHS Markit	5.4	4.3	-4.4	0.2	6.9	5.1
Moody's Analytics	5.4	4.3	-2.0	-0.7	8.1	7.6
CBO	5.4	4.3	-3.0	2.4	4.7	4.2

Source: IHS Markit (June); Moody's Analytics (June); CBO (May)

Table 35. Forecasts for US Personal Income: FY 2019 to FY 2022

Forecast date	% change from prior fiscal yr				% change from prior fiscal yr			
	2019	2020	2021	2022	2019	2020	2021	2022
	IHS Markit				Moody's Analytics			
Mar	4.6	2.8	1.3	5.4	4.6	2.3	1.9	4.7
Apr	4.6	2.8	1.3	5.4	4.6	1.6	0.9	4.9
May	4.6	1.8	0.3	3.9	4.6	1.0	0.2	4.8
Jun	4.6	2.7	-0.6	4.5	4.6	4.8	-2.8	4.4

Source: IHS Markit, Moody's Analytics. Baseline forecasts

Table 37. Blue Chip forecasts for CPI and 10 year Treasury interest rate: FY 2019 to FY 2021

Forecast date	% change from prior fiscal year			% change from prior fiscal year		
	CPI			10 yr Treasury rate		
	2019	2020	2021	2019	2020	2021
Feb	1.9	2.1	2.0	2.5	1.8	2.0
Apr	1.9	1.4	1.3	2.4	1.2	1.1
May	1.9	1.3	1.2	2.4	1.2	1.0
Jun	1.9	1.3	1.2	2.4	1.2	1.0

Source: Blue Chip Indicators

IHS Markit and Moody's differ on how much the recession's impact will carry over to FY 2021

●**Jobs:** IHS Markit and Moody's both forecast similar job losses for FY 2020 (18,500 and 16,700, respectively). For FY 2021, however, IHS Markit anticipates growth of 12,000 while Moody's says they will decline by 6,000 more.

●**Population:** IHS Markit anticipates DC population growth will continue to slow each year, essentially ruling out any net in-migration. Moody's expects the amount of growth to edge up each year reflecting some net in-migration.

●**Income:** Both IHS Markit and Moody's raised their estimates for Personal Income growth in FY 2020 to 3.0% and 4.8%, respectively. Moody's then has negative growth of 2.3% in FY 2021, while IHS Markit expects a modest 1.5% increase.

●**Apartments and office space.** Delta Associates anticipates that the supply of new Class A apartment space will outpace demand over the next 3 years, and the supply of new office space is also a little higher than demand for the next 2 years.

Table 38. Forecasts of DC jobs and population to FY 2023

	FY	IHS Markit			Moody's Analytics		
		Level	1 yr ch	%ch	Level	1 yr ch	%ch
Jobs	2018	790,967	8,283	1.1	790,975	8,300	1.1
	2019	796,475	5,508	0.7	796,475	5,500	0.7
	2020	777,942	-18,533	-2.3	779,750	-16,725	-2.1
	2021	789,998	12,057	1.5	773,625	-6,125	-0.8
	2022	806,568	16,570	2.1	789,775	16,150	2.1
	2023	821,089	14,521	1.8	806,675	16,900	2.1
Population	2018	700,564	6,948	1.0	700,750	7,000	1.0
	2019	705,220	4,656	0.7	705,325	4,575	0.7
	2020	709,031	3,811	0.5	710,025	4,700	0.7
	2021	712,108	3,077	0.4	715,700	5,675	0.8
	2022	715,553	3,445	0.5	721,725	6,025	0.8
	2023	718,997	3,444	0.5	727,400	5,675	0.8

Source: June baseline forecasts from IHS Markit and Moody's Analytics

Table 39. DC resident jobs, households, and housing starts to FY 2023

	FY	Moody's Analytics	
		IHS Markit	Analytics
Resident jobs (1 year change)			
	2018	5,604	5,575
	2019	4,415	4,425
	2020	-7,790	-9,375
	2021	4,403	-3,075
	2022	8,716	6,125
	2023	7,384	7,950
Households (1 year change)			
	2018	4,692	7,850
	2019	3,045	3,550
	2020	2,141	3,450
	2021	925	1,125
	2022	2,463	2,450
	2023	2,643	3,775
Housing starts			
	2018	6,490	4,203
	2019	4,674	5,934
	2020	2,712	5,155
	2021	2,119	4,641
	2022	1,992	4,713
	2023	1,927	4,305

Source: June baseline forecasts

Table 40. Forecasts of DC Personal Income to FY 2023

Date of est.	IHS Markit						Moody's Analytics					
	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Mar	4.6	3.8	-0.1	-1.2	3.7	3.2	4.6	3.8	2.9	1.5	5.0	6.7
Apr	4.6	3.8	-0.2	1.6	9.2	2.1	4.6	3.8	2.6	0.6	5.3	7.3
May	4.6	3.8	-1.4	-0.1	5.5	3.3	4.6	3.8	2.3	-0.3	5.2	7.5
Jun	4.6	3.8	3.0	1.5	5.0	2.8	4.6	3.8	4.8	-2.3	4.8	7.3

Source: Baseline forecasts from IHS Markit and Moody's Analytics

Table 41. June forecasts for employment and Personal Income for DC, the metro area, and the US: FY 2019 to FY 2022

(percent change from prior year)

Indicator	IHS Markit				Moody's Analytics			
	2019	2020	2021	2022	2019	2020	2021	2022
Wage and salary jobs								
DC	0.7	-2.3	1.5	2.1	0.7	-2.1	-0.8	2.1
Metro area					1.2	-3.2	-1.6	2.9
US	1.4	-9.0	-4.1	8.1	1.4	-4.0	-2.1	3.0
Personal Income								
DC	3.8	3.0	1.5	5.0	3.8	4.8	-2.3	4.8
Metro area					4.2	2.7	-2.7	4.7
US	4.6	2.7	-0.6	4.5	4.6	4.8	-2.8	4.4

Source: IHS Markit and Moody's Analytics. Baseline forecasts

Table 42. June DC forecasts for wages and unemployment: FY 2019 to FY 2022 (% change from prior year)

	IHS Markit				Moody's Analytics			
	2019	2020	2021	2022	2019	2020	2021	2022
Wages and salaries earned in DC								
	3.8	1.7	5.2	4.6	3.8	0.7	-2.1	4.0
DC resident wages and salaries								
	3.6	2.0	7.0	4.7	3.6	0.1	-2.6	4.7
DC Unemployment rate (level)								
	5.6	8.2	8.0	6.7	5.6	8.5	9.9	8.3

Source: IHS Markit and Moody's Analytics. Baseline forecasts.

Table 43. Delta Associates outlook for Class A apartments in DC and the surrounding metro area: December 2019 to December 2022

Indicator	DC	No VA	Sub MD	Total	DC % of total
Inventory December 2019					
Inventory (msf)	31,907	70,880	41,711	144,498	22.1
Estimated net activity to December 2022					
new supply (msf)	16,918	13,528	7,973	38,419	44.0
new demand (msf)	10,355	10,355	6,540	27,250	38.0

Source: Delta Associates

Table 44. Delta Associates outlook for Class A commercial office space in DC and the surrounding metro area: Dec. 2019 to Dec. 2021

Indicator	DC	No VA	Sub MD	Total	DC % of total
Inventory December 2019					
Inventory (msf)	148.0	185.5	86.3	419.8	35.3
Estimated net activity to December 2021					
new supply (msf)	4.1	3.7	3.0	10.8	38.0
new demand (msf)	3.5	4.1	2.4	10.0	35.0

Source: Delta Associates msf = million square feet

DC revenue estimate

April revenue estimate: FY 2020 tax revenue falls \$503.5 million (6.0%) below the FY 2019 level. Growth resumes in FY 2021, but it takes until FY 2022 for the level rise above what it was in FY 2019

- Revenue growth in FY 2021 is estimated at \$226.7 million (2.9%) followed by another \$439.7 million (5.4%) in FY 2022.
- The real property tax grows \$72.5 million (2.7%) in FY 2020 helping to buffer the fall in other revenue sources, but growth slows after that (1.4% in FY 2021 and -0.4% in FY 2022).
- Individual income tax revenue, which rose 11.2% in FY 2019, is expected to grow just 0.5% in FY 2020 and fall 1.7% in FY 2021. FY 2022 growth rebounds to 8.3%.
- The General sales tax, which grew 7.0% in FY 2019, is expected to experience a 21.4% decline in FY 2020. Growth picks up again in FY 2021 (10.7%) and in FY 2022 (8.6%).
- Deed taxes grew 18.8% FY 2019, but are expected to fall 17.2% in FY 2020. Growth comparable to FY 2019 returns in FY 2021 and FY 2022.
- As a % of DC Personal Income, tax revenue rose to 14.3% in FY 2019 but is expected to fall back to 13.4% in FY 2020.

Table 45. DC Tax Revenue (before earmarks) for FY 2019 through FY 2022: April 2020 revenue estimate

Tax	FY level (\$ million)				Change from prior year (\$ M)				% change from prior year			
	2019	2020	2021	2022	2019	2020	2021	2022	2019	2020	2021	2022
Real property	2,710.1	2,782.6	2,821.5	2,810.4	155.9	72.5	38.8	-11.0	6.1	2.7	1.4	-0.4
Deed taxes	561.1	464.5	552.2	626.7	88.8	-96.6	87.8	74.5	18.8	-17.2	18.9	13.5
General sales	1,597.7	1,255.9	1,390.7	1,510.8	105.2	-341.8	134.8	120.1	7.0	-21.4	10.7	8.6
Individual income	2,299.3	2,311.5	2,271.6	2,461.3	232.5	12.2	-39.8	189.7	11.2	0.5	-1.7	8.3
Withholding	1,942.9	1,988.6	1,992.1	2,114.1	124.7	45.7	3.5	122.0	6.9	2.4	0.2	6.1
non-withholding	356.4	322.9	279.5	347.2	107.8	-33.6	-43.3	67.7	43.3	-9.4	-13.4	24.2
Business income	642.7	590.8	552.7	598.1	67.9	-51.8	-38.1	45.4	11.8	-8.1	-6.5	8.2
Other	644.6	546.6	589.9	611.0	33.9	-98.0	43.3	21.1	5.5	-15.2	7.9	3.6
Total	8,455.4	7,951.9	8,178.6	8,618.3	684.1	-503.5	226.7	439.7	8.8	-6.0	2.9	5.4

Source: ORA. Apr. 24, 2020 revenue estimate. Deed taxes include economic interest. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues. FY 2019 is from the CAFR.

Table 46. DC population and employment: FY 2019 to FY 2022

item	2019	2020	2021	2022
Wage and salary employment	796,475	755,901	759,455	781,173
1 year change	5,508	-40,574	3,554	21,718
% change	0.7	-5.1	0.5	2.9
DC population	705,220	709,666	714,251	718,958
1 year change	4,656	4,446	4,586	4,707
% change	0.7	0.6	0.6	0.7
Unemployment rate	5.5	11.6	11.8	9.6

Source: ORA April 2020 revenue estimate.

Table 47. DC Income and stock market assumption FY 2019 to FY 2022 (% change from prior year)

item	2019	2020	2021	2022
Wages and salaries earned in DC	3.9	-1.0	0.6	5.5
Wages and salaries earned by DC residents	3.5	-1.6	0.7	5.9
DC Personal income	3.8	0.2	-0.5	5.2
S and P 500 stock index	14.7	-15.0	26.0	7.2

Source: ORA April 2020 revenue estimate. Stock index, on a CY basis, represents the % ch. from the December quarter of the prior yr.

Table 48. DC tax revenue (before earmarks) and DC Personal Income: FY 2013 to FY 2022

item	2013	2014	2015	2016	2017	2018	2019	2020 est	2021 est	2022 est	
Tax revenue (\$ million)											
Level		6,100	6,290	6,917	7,234	7,473	7,771	8,455	7,952	8,179	8,618
Change from prior year		247	189	627	317	239	298	684	-504	227	440
Percent change from prior year											
Tax revenue		4.2	3.1	10.0	4.6	3.3	4.0	8.8	-6.0	2.9	5.4
Personal Income		2.7	5.3	8.0	4.8	3.6	4.6	3.8	0.2	-0.5	5.2
Tax revenue as percent of Personal Income											
		13.8	13.5	13.8	13.8	13.7	13.6	14.3	13.4	13.9	13.9

Source: ORA. April 2020 revenue estimate. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues.

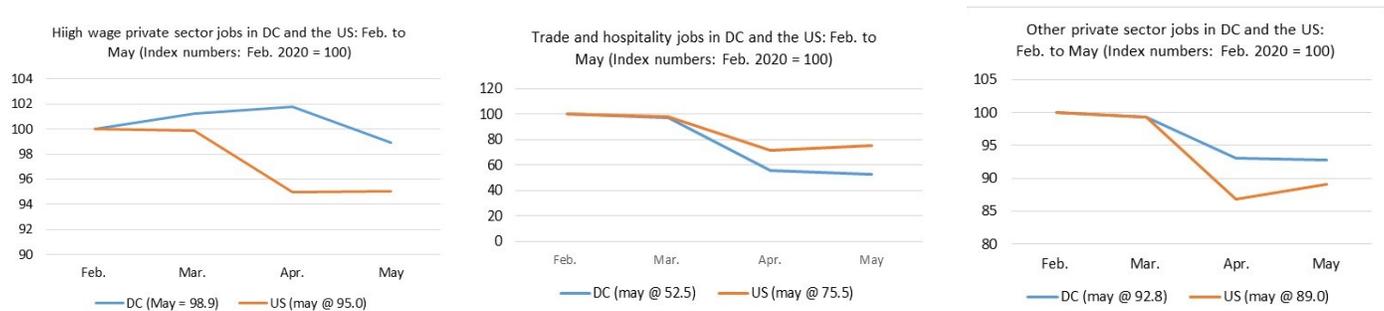
Wage and salary jobs in DC and the US by sector: Feb. to May 2020

	DC		US		Percent change in DC and US jobs by sector from April to May		
	% of all DC jobs in Feb.	% change in DC jobs Feb. to May	% of all US jobs in Feb.	% change in US jobs Feb. to May		DC	US
Public sector					Public sector		
Federal government	24.5	0.3	1.9	0.2	Federal government	0.3	-0.5
State and local government	5.4	-1.4	13.0	-7.9	State and local gov.	-1.2	-3.0
Private sector					Private sector		
High wage sectors	22.0	-1.1	15.7	-5.0	High wage sectors	-2.8	0.7
Trade and hospitality	13.8	-47.5	25.2	-24.5	Trade and hospitality	-5.7	5.9
All other private	34.4	-7.2	44.2	-11.0	All other private	-0.3	2.2
Total	100	-9.3	100	-12.8	Total	-1.2	1.9
<i>Addendum:</i>					<i>Addendum:</i>		
Public sector	29.9	0.0	14.9	-6.9	Public sector	0.0	-2.7
Private sector	70.2	-13.2	85.1	-13.9	Private sector	-1.8	2.8
Federal plus high wage private	46.5	-0.4	17.6	-4.4	Federal plus high wage	-1.2	0.5

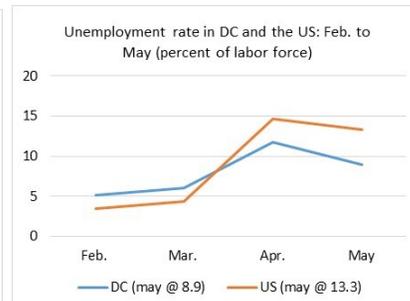
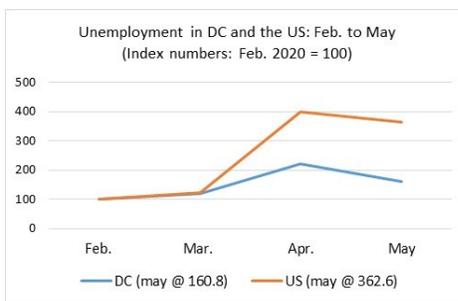
Note: high wage sector includes professional and technical, management, information, and finance.
 Source: For employment: BLS, data for February 2020 to May 2020, seasonally adjusted, preliminary.
 Detail may not add due to rounding.

Source: BLS, seasonally adjusted, preliminary.

- Federal jobs were stable nationally as well as in DC, but they account for a much larger portion of DC’s employment base—about a quarter of all jobs in DC compared to less than 2% nationally, which is the principal reason total jobs declined more slowly in DC than in the US. Federal employment has not increased during the pandemic like it did in the Great Recession, but it still pays to be the nation’s capital.
- State and local governments are the source of the national decline in public sector jobs. State and local employment remained fairly stable in DC, falling only 1.4%, but nationally the decrease was five times greater—7.9%. State and local jobs are also a larger share of total employment in the US (13.0%) than in DC (5.4%).
- While the percent decline in private sector jobs in DC was close to the US average, DC’s losses were more concentrated in trade and hospitality. This sector has 13.8% % of all DC jobs (compared to 25.2% in the US), but accounted for 70.8% of all DC job losses from February to May. (It was 48.2% in the US; see appendix table 1.) From April to May the sector continued to decline (5.7%) in DC while the US saw some increase (5.9%), likely reflecting DC’s later start than many states in reopening its economy.
- The high wage sector has a relatively larger portion of total jobs in DC (22.2%) than in the US (15.7%) and it was less hurt by the pandemic in DC than in the US. The decrease was 1.1% in DC and 5.0% in the US. However, the sector declined in DC from April to May (2.8%), while the US experienced a modest increase (0.7%).
- Taken together, the federal government plus the high wage service sector accounted for 46.5% of all jobs and 62.2% of all wages earned in DC’s economy before the pandemic arrived. Thus far, this core part of DC’s economy has seen little damage—a 0.4% three-month decline resulting in just 1.8% of all job losses in the city.



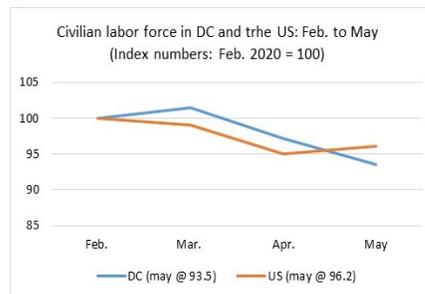
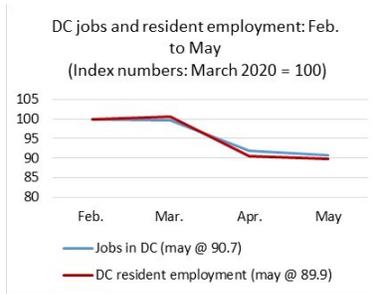
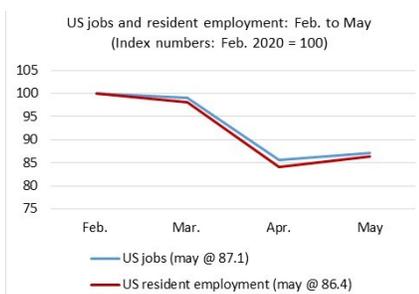
3. Unemployment. DC unemployment increased 161% from February to May—a stunning jump but one less than half the US average (362%). Over those 3 months DC's unemployment rate also went from 1.6 percentage points above the US rate (5.2% in DC, 3.5% in the US) to 4.4 percentage points below (8.9% in DC, 13.3% in the US). While these unemployment statistics for DC are better than those for the US as a whole, caution is in order in trying to draw conclusions about how the severity of the pandemic's impact on DC residents compares to experience nationally.



- As noted above, for example, the rate of decline in DC's resident employment was 10.1% compared to 13.8% in the US. This tumble of DC resident employment at a rate 75% as much as the national one suggests the pandemic's impact on DC residents is likely much harsher than that which might be assumed from DC's rise in unemployment at just half the rate of the US.
- In May 2,300 fewer DC residents were working than in April. The level of unemployment in DC also went **down** by 12,300 from April to May, and the unemployment rate fell from 11.7% to 8.9%. This simultaneous decline in both employed residents and unemployment occurred because DC's labor force also declined by 14,900, and is a perfect illustration of why it is important to be cautious in drawing conclusions based solely on unemployment statistics. (A person can be counted as unemployed only if the individual not working is looking for a job—i.e. is still in the labor force). The BLS data does not say why the labor force went down so much. Did discouraged workers stop looking for work? Are parents staying home with children? Are people leaving town? Are more people retiring or going back to school? Are workers deciding to live on employment insurance benefits for awhile and worry about work later? Are there serious data collection issues in measuring labor force participation in a time of pandemic? These questions are especially relevant for the District's labor market because the civilian labor force has declined more rapidly in DC than in the nation as a whole.

One other point about DC resident job loss. From February to May DC resident employment declined at about the same pace as jobs located in DC, a pattern also found in the national data. This suggests that job losses in DC did not have a disproportionately negative impact on DC residents—jobs seem to have gone down for commuters and for DC resident (some residents work in the suburbs) in similar proportions.

—Stephen Swaim, DC Office of Revenue Analysis



Resident employment and unemployment in DC and the US for the months of February, April, and May 2020

Indicator	DC Level ('000)			3-month change: Feb to May			1-month change: April to May		
	Feb. 2020	April 2020	May 2020	Ch in DC)		US %	Ch in DC)		US %
				Amount ('000)	%		Amount ('000)	%	
Civilian Labor Force	414.4	402.5	387.5	-26.8	-6.5	-3.9	-14.9	-3.7	1.1
Employment	393.0	355.5	353.2	-39.8	-10.1	-13.8	-2.3	-0.6	2.9
Unemployment	21.3	47.0	34.3	13.0	60.8	212.9	-12.7	-27.0	-9.1
Unemployment Rate	5.1	11.7	8.9	3.8	74.5	222.7	-2.8	-23.9	-9.5

Source: BLS. Seasonally adjusted. Preliminary

Appendix Wage and salary jobs in DC and the US by sector: February 2020 to May 2020

Table 1

	DC				US			
	% of all DC jobs in Feb.	% of all wages earned in DC in Dec.	% change in DC jobs Feb. to May	% of all DC job loss: Feb. to May	% of all US jobs in Feb.	% of all wages earned in US in Dec.	% change in US jobs Feb. to May	% of all US job loss: Feb. to May
Public sector								
Federal government	24.5	30.2	0.3	-0.7	1.9	2.7	0.2	0.0
State and local government	5.4	4.6	-1.4	0.8	13.0	11.7	-7.9	8.0
Private sector								
High wage sectors	22.0	32.0	-1.1	2.5	15.7	27.0	-5.0	6.1
Trade and hospitality	13.8	7.1	-47.5	70.8	25.2	16.1	-24.5	48.2
All other private	34.4	26.3	-7.2	26.5	44.2	42.6	-11.0	37.7
Total	100	100	-9.3	100	100	100	-12.8	100
<i>Addendum:</i>								
Public sector	29.9	34.8	0.0	0.1	14.9	14.4	-6.9	8.0
Private sector	70.2	65.4	-13.2	99.8	85.1	85.7	-13.9	92.0
Federal plus high wage private	46.5	62.2	-0.4	1.8	17.6	29.7	-4.4	6.1

Note: the high wage sector includes professional, technical, management, information, and financial services.

Table 2 Source: For employment: BLS, data for February 2020 to May 2020, seasonally adjusted, preliminary. Detail may not add due to rounding. For additional detail see Appendix table 1. For wages: Bureau of Economic Analysis Personal Income data for the December quarter of 2019, seasonally adjusted at annual rates.

Wage and salary employment in DC and the US by sector for the months of February, April, and May 2020

	DC Level ('000)			3-month change: Feb to May Ch in DC)			1-month change: April to May Ch in DC)		
	Feb. 2020	April 2020	May 2020	Amount ('000)	%	US %	Amount ('000)	%	US %
9 sectors									
Federal government	196.6	196.5	197.1	0.5	0.3	0.2	0.6	0.3	-0.5
Local government	43.1	43	42.5	-0.6	-1.4	-7.9	-0.5	-1.2	-3.0
Professional and management	125.9	129.9	126.5	0.6	0.5	-5.1	-3.4	-2.6	0.2
Business services	47.5	40.1	38.4	-9.1	-19.2	-16.3	-1.7	-4.2	1.4
Information and financial service:	50.7	49.8	48.2	-2.5	-4.9	-4.8	-1.6	-3.2	0.0
Education and health	129.2	120.8	122.3	-6.9	-5.3	-9.5	1.5	1.2	1.9
Hospitality and Trade	111.3	61.9	58.4	-52.9	-47.5	-24.5	-3.5	-5.7	5.9
Orgs and miscall ser	78.6	77.5	77.3	-1.3	-1.7	-18.4	-0.2	-0.3	5.9
other (no miscellaneous)	21	18.8	18.5	-2.5	-11.9	-8.8	-0.3	-1.6	2.7
Total, establishment	803.9	738.3	729.2	-74.7	-9.3	-12.8	-9.1	-1.2	1.9
Government	239.7	239.5	239.6	-0.1	0.0	-6.9	0.1	0.0	-2.7
Private	564.2	498.8	489.6	-74.6	-13.2	-13.9	-9.2	-1.8	2.8
5 sectors									
Federal government	196.6	196.5	197.1	0.5	0.3	0.2	0.6	0.3	-0.5
High wage	176.6	179.7	174.7	-1.9	-1.1	-5.0	-5.0	-2.8	0.1
Trade and hospitality	111.3	61.9	58.4	-52.9	-47.5	-24.5	-3.5	-5.7	5.9
Other private	276.3	257.2	256.5	-19.8	-7.2	-11.0	-0.7	-0.3	2.5
State and local	43.1	43	42.5	-0.6	-1.4	-7.9	-0.5	-1.2	-3.0
Total	803.9	738.3	729.2	-74.7	-9.3	-12.8	-9.1	-1.2	1.9

Source: BLS. Seasonally adjusted. Preliminary

About the data. The data cited here for February, March, April, and May of 2020 are from the Bureau of Labor Statistics (BLS) of the US Department of Labor. Wage and salary employment, resident employment, labor force, and unemployment data are preliminary seasonally-adjusted estimates for DC and the US contained in the May 2020 BLS estimates.

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:

April revenue estimate. April 24, 2020.

DC Tax Facts, 2019. Details on all DC taxes.

DC Tax Facts Visual Guide Report. A visual guide to DC's tax system.

Tax Rates and Tax Burdens 2018 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.

Tax Rates and Tax Burdens 2018 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.

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*).

Table 49. Information sources			
Indicator	Source	Period covered in this report	Next release
D.C. Jobs and Labor Force information	BLS	May	July 17
D.C. Personal Income	BEA	2020.1	September 24
D.C. Tax Collections	OTR/ORA	May	c. July 15
D.C. Housing Sales	MarketStats by ShowingTime*	May	c. July 10
D.C. Commercial Office Building data	CoStar and Delta	2021.1	c. July 10
DC Apartment data	CoStar and Delta	2020.1	c. July 10
D.C. Hotel stay information	STR	May	c. July 20
Consumer Price Index	BLS	May	July 14
U.S. Jobs and Labor Force	BLS	May	July 2
U.S. GDP and Personal Income	BEA	2020.1	July 30
S and P 500 Stock Index	FRED (St. Louis Fed Reserve)	May	July 1
Interest rate on 10-Year Treasury Securities	FRED (St. Louis Fed Reserve)	May	July 1
IHS Markit D.C. forecast	IHS Markit	June	c. July 20
Moody's Analytics D.C. forecast	Moody's Analytics	June	c. July 20
Blue Chip Economic Indicators for the U.S.	Wolters Kluwer	June	c. July 10

*Accessed through Bright MLS.

For further information or to comment on this report, contact: Stephen Swaim (202-727-7775) or stephen.swaim@dc.gov See also the *Economic Indicators* issued monthly by the D.C. Office of the Chief Financial Officer (www.cfo.dc.gov).

District of Columbia Economic and Revenue Trends is prepared by the Office of Revenue Analysis, which is part of the Office of the Chief Financial Officer of the District of Columbia government.

*Fitzroy Lee, Deputy Chief Financial Officer and Chief Economist
Office of Revenue Analysis
1101 4th St., SW, Suite W770
Washington D.C. 20024
202-727-7775*