



District of Columbia Economic and Revenue Trends: May 2013

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March highlights:

- ◇ Slower job growth.....2
- ◇ More resident jobs.....4
- ◇ Strong housing market....6
- ◇ Tax collections mixed....13

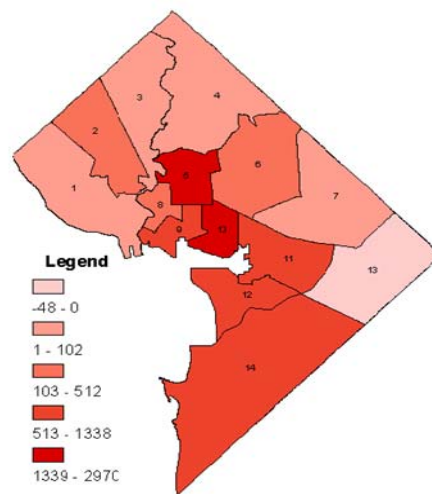
Indicator updates:

- Wage and salary employment.....2
- Sectors of the DC economy3
- Resident employment and unemployment 4
- Wages and income.....5
- Residential real estate.....6
- Commercial office space.....8
- Real estate construction outlook and value of transactions.....9
- Hospitality10
- US economy11
- DC tax collections.....12
- US and DC forecasts.....14
- DC revenue estimate.....16
- ORA reports & documents.....18
- About this report.....18
- ORA contact information.....18

From 2000 to 2010, 80% of the growth in owner-occupied housing occurred in the central parts of the District

Showing a 29,662 (5.2%) growth in DC population from 10 years earlier, the 2010 Census reflects an evolving socioeconomic landscape that has given rise to new patterns of income distribution, commercial activity, and real estate development. The changes that occurred have not been evenly distributed across the city, as this analysis of owner-occupied housing patterns demonstrates.

According to the Census, there were 101,206 owner-occupied housing units in 2000, and 112,055 in 2010 for a net increase of 10,849. A majority of the net increase in owner-occupied housing units were condos.



The accompanying map shows the distribution of the net increase in owner-occupied housing by neighborhood groups. The map divides the District into 14 neighborhood areas: 6 centrally located ones (the “Core”) and 8 others which have borders with Maryland.

The greatest increase in the number of owner-occupied units occurred in two centrally located neighborhoods: Neighborhood # 5 (U Street/Columbia Heights/Mt. Pleasant) which gained 2,970 units, and Neighborhood #10 (Chinatown/Mt. Vernon/Shaw) which gained 2,060 units.

These two areas accounted for 46.4% (27.4% and 19.0%, respectively) of the total change in DC owner-occupied units.

To get a broader sense of the spatial shifts over time, we aggregated the 14 neighborhoods into three broad categories: the Core, Upper NW, and Rest of Non-Core. Of the 10,849 net increase in owner-occupied housing that occurred from 2000 to 2010, 8,726—80.4%—occurred in the Core area. By contrast, upper Northwest experienced a gain of 576 units (5.3% of the total) and the rest of the non-Core area gained 1,547 units (14.3% of the total). The percentage gain in homeownership in the Core—28.2%—also out-paced the other two areas (2.4% in upper NW and 3.4% in the rest of the non-core area). However, in 2010 the ownership percentage in the Core area (33.3%) was still below the other areas (49.0% in upper NW and 37.4% in the other non-core area). (cont'd on p. 17)

ID	Neighborhood	2000		2010		Change		% of Total Change	
		OwnOcc	TotalHous	OwnOcc	TotalHous	OwnOcc	TotalHous	OwnOcc	TotalHous
	SUBTOTAL - UPPER NW	24,413	48,776	24,989	50,950	576	2,174	5.3%	9.9%
	SUBTOTAL - REST OF NON-CORE	45,799	122,428	47,346	126,474	1,547	4,046	14.3%	18.5%
	SUBTOTAL - CORE	30,994	103,592	39,720	119,287	8,726	15,695	80.4%	71.6%
	TOTAL	101,206	274,796	112,055	296,711	10,849	21,915	100%	100%

Wage and salary employment

The percentage increase in jobs in DC is now about 1/4 that in the US and DC's suburbs

● March wage and salary employment in DC was up by 3,200 (0.4%) from a year earlier as measured by the 3-month moving average.

● Federal government employment for March was down by 3,367 (-1.6%); the private sector gained 7,167 (1.5%).

● Total year-over-year DC metropolitan area employment increased by 39,367 (1.3%) in March as measured by the 3-month moving average.

● There was an increase of 1.6% in suburban Washington employment in March from a year earlier.

● Seasonally adjusted wage and salary employment in DC fell by 500 (0.1%) in March from the prior month. Seasonally adjusted employment was about 1,000 less than it was six months earlier in September.

Change in wage and salary employment located in DC, the DC suburbs, and the US: March 2011 to March 2013

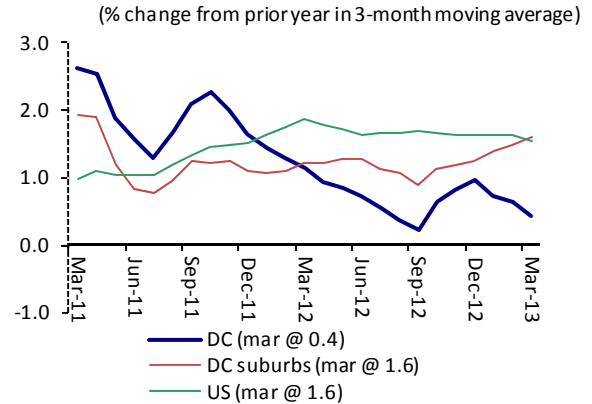


Table 1. Wage and salary employment in DC, Washington Metro area, and the US: March 2013

Jurisdiction	FY 2010	FY 2011	FY 2012	12-mo avg	3-mo average	This month
District of Columbia	709,075	723,233	730,033	732,583	728,833	731,900
1 year change	7,442	14,158	6,800	4,317	3,200	2,000
% change	1.1	2.0	0.9	0.6	0.4	0.3
Washington metro area	2,956,233	2,998,442	3,030,808	3,049,642	3,037,233	3,056,300
1 year change	-8,083	42,208	32,367	33,058	39,367	36,100
% change	-0.3	1.4	1.1	1.1	1.3	1.2
Washington suburbs (% ch)	-0.7	1.2	1.1	1.3	1.6	1.5
US (% ch)	-1.9	1.2	1.7	1.7	1.6	1.6

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

Source: BLS. March data is preliminary.

Table 2. Federal government and private sector wage and salary employment in DC: March 2013

Sector	FY 2010	FY 2011	FY 2012	12-mo avg	3-month average	This month
Federal government	208,233	213,258	208,600	207,108	204,700	204,300
1 year change	10,183	5,025	-4,658	-4,008	-3,367	-3,700
% change	5.1	2.4	-2.2	-1.9	-1.6	-1.8
Private sector	464,100	474,833	486,708	491,058	490,933	494,200
1 year change	1,158	10,733	11,875	8,675	7,167	6,200
% change	0.3	2.3	2.5	1.8	1.5	1.3

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

Table 3. Seasonally adjusted DC Employment: September 2012 to March 2013

Indicator	Sep	Oct	Nov	Dec	Jan	Feb	Mar
D.C. Wage and Salary employment	734,100	736,400	733,400	733,000	734,700	733,600	733,100
change from prior month	5,600	2,300	-3,000	-400	1,700	-1,100	-500
% change from prior month	0.8	0.3	-0.4	-0.1	0.2	-0.1	-0.1

Source: BLS seasonally adjusted. March is preliminary

Education and professional services (other than legal) are leading private sector job growth

- In March education gained 3,767 jobs over last year and professional services (other than legal) gained 2,033 jobs, together accounting for about 80% of all private sector job growth. (3-month moving averages.)
- The other private industry showing a gain of at least 1,000 over the year was organizations (1,033).
- Private sector industries losing jobs included information, legal, employment services, and retail.
- Local government fell by 600.
- Over the past year, DC's share of federal employment fell slightly in both the DC metro area and the US.

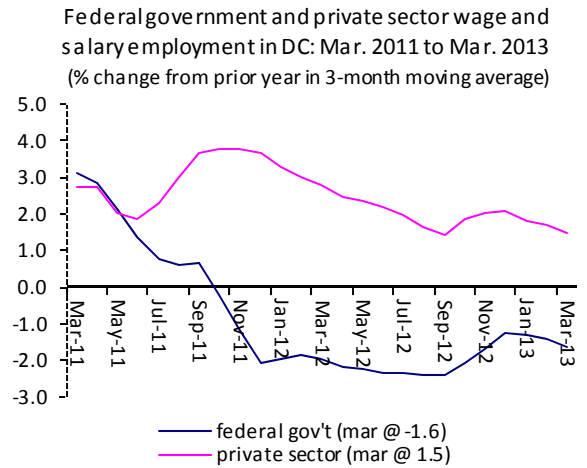


Table 4. Wage and salary employment located in DC: March 2013

Industry sector	3-month moving average				12-mo. moving avg: % change	Sector % of all DC jobs, Mar 2013	DC share (%) in Mar 2013 of all sector jobs in:		Change from Mar 2012 to Mar 2013 in DC share of sector jobs in:	
	Mar 2012	Mar 2013	Amount	%			1 year change	metro area	US	metro area
Federal government	208,067	204,700	-3,367	-1.6	-1.9	28.1	54.8	7.39	-0.4	-0.01
Local government	33,800	33,200	-600	-1.8	-1.0	4.6	10.3	0.17	-0.6	0.00
Legal services	29,767	29,467	-300	-1.0	-1.1	4.0	na	2.64	na	-0.04
Other Professional and technical	75,033	77,067	2,033	2.7	3.7	10.6	22.4	1.12	0.5	0.00
Employment services	13,700	13,133	-567	-4.1	-2.8	1.8	35.1	0.46	-0.9	-0.06
Other Business services	33,133	33,900	767	2.3	1.2	4.7	18.0	0.47	-0.3	0.01
Information	17,600	16,733	-867	-4.9	-5.9	2.3	21.9	0.63	-1.1	-0.04
Finance	28,133	28,367	233	0.8	1.2	3.9	19.1	0.37	-0.1	0.00
Organizations	60,000	61,033	1,033	1.7	1.7	8.4	37.0	2.09	0.7	0.03
Education	51,633	55,400	3,767	7.3	3.5	7.6	52.2	1.61	0.3	0.08
Health	63,467	64,167	700	1.1	1.4	8.8	22.9	0.37	-0.2	0.00
Food service	41,267	42,033	767	1.9	4.7	5.8	21.0	0.42	-0.5	-0.01
Accommodations	14,933	15,100	167	1.1	0.6	2.1	37.0	0.87	0.6	0.01
Amusement and recreation	6,333	6,300	-33	-0.5	4.5	0.9	18.3	0.36	-1.3	0.00
Retail trade	18,533	18,067	-467	-2.5	-0.4	2.5	6.9	0.12	-0.2	-0.01
Wholesale trade	4,867	5,000	133	2.7	5.8	0.7	8.0	0.09	0.3	0.00
Construction	12,767	13,433	667	5.2	9.1	1.8	9.6	0.25	0.5	0.01
Personal and miscellaneous ser.	7,533	6,867	-667	-8.8	-1.2	0.9	na	0.28	na	-0.03
Other private	5,067	4,867	-200	-3.9	-2.9	0.7	4.5	0.03	0.0	0.00
Total	725,633	728,833	3,200	0.4	0.6	100.0	24.0	0.54	-0.2	-0.01
Public sector	241,867	237,900	-3,967	-1.6	-1.8	32.6	34.3	1.08	-1.0	-0.01
Private sector	483,767	490,933	7,167	1.5	1.8	67.4	20.9	0.44	0.1	0.00
Professional and all business	197,367	198,667	1,300	0.7	0.8	27.3	21.5	0.85	0.0	-0.01
Education, health, and orgs.	175,100	180,600	5,500	3.1	2.1	24.8	31.6	0.58	0.4	0.01
Hospitality and trade	85,933	86,500	567	0.7	2.9	11.9	14.4	0.25	-0.1	0.00
Other private sector	25,367	25,167	-200	-0.8	3.6	3.5	10.2	0.10	0.1	0.00

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

Resident employment

DC resident employment continues to grow faster than employment in the US and DC's suburbs

- In March DC resident employment rose 19,864 (6.2%) from a year earlier (3-mo. moving average).
- In March the unemployment rate (seasonally adjusted) fell to 8.5%.
- March initial unemployment insurance claims were up 10.2% (3-month moving average).

Resident employment in DC, the DC's suburbs, and the US: March 2011 to March 2013
(% change from prior year in 3-month moving average)

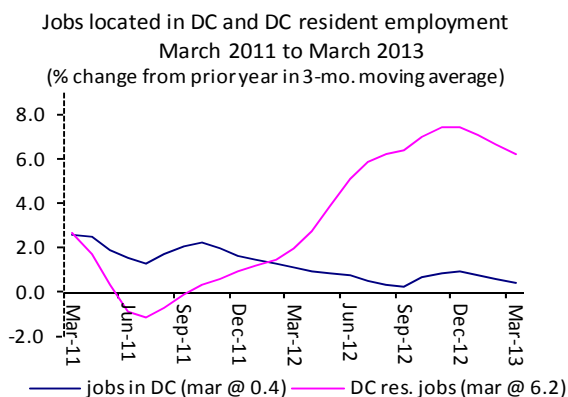
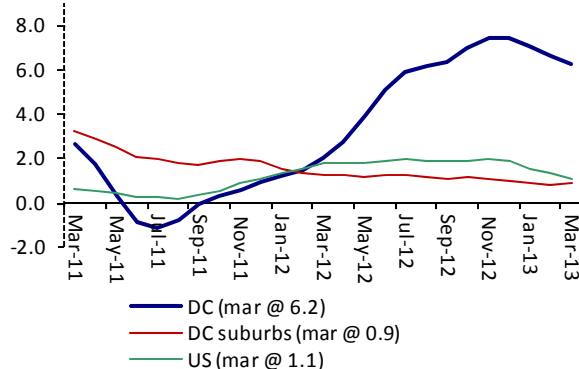


Table 5. Unemployment rates for DC, metro area, and US:

March 2013

(percent of labor force)

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	Mar. 2012	Mar. 2013	Mar. 2012	Mar. 2013
US	8.4	7.6	8.2	7.6
DC metro area	5.6	5.2	na	na
DC	9.5	8.3	9.2	8.5
DC suburbs	5.2	4.8	na	na

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

Table 6. Resident employment and unemployment: March 2013

Indicator	FY 2010	FY 2011	FY 2012	12-mo avg	3-month average	
					This month	This month
DC Labor force summary						
Resident employment	308,513	312,148	323,412	334,236	338,466	339,801
1 year change	4,332	3,635	11,264	19,809	19,864	18,634
% change	1.4	1.2	3.6	6.3	6.2	5.8
Labor Force	343,475	347,470	356,439	366,242	370,956	370,686
1 year change	9,339	3,995	8,969	16,947	18,529	15,926
% change	2.8	1.2	2.6	4.9	5.3	4.5
Unemployed	34,962	35,322	33,027	32,006	32,489	30,885
1 year change	5,007	360	-2,295	-2,862	-1,336	-2,708
% change	16.7	1.0	-6.5	-8.2	-3.9	-8.1
Unemployment rate	10.2	10.2	9.3	8.7	8.8	8.3
DC Unemployment insurance (state program)						
Initial claims (monthly avg.)	1,799	2,101	1,784	1,826	1,865	1,611
1 year change	-404	302	-317	-49	172	90
% change	-18.3	16.8	-15.1	-2.6	10.2	5.9
Weeks compensated (mo. avg.)	53,592	46,423	45,170	43,173	44,221	38,574
1 year change	-881	-7,169	-1,253	-3,276	-3,889	-4,702
% change	-1.6	-13.4	-2.7	-7.1	-8.1	-10.9

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

Table 7. Seasonally adjusted DC Resident employment and unemployment: September 2012 to March 2013

Indicator	Sep	Oct	Nov	Dec	Jan	Feb	Mar
DC Resident employment	333,841	336,010	337,835	339,422	340,227	340,941	341,170
change from prior month	2,380	2,169	1,825	1,587	805	714	229
% change from prior month	0.7	0.6	0.5	0.5	0.2	0.2	0.1
DC Unemployment rate (%)	8.8	8.6	8.5	8.4	8.6	8.6	8.5

Source: BLS seasonally adjusted. March is preliminary

Wage gains slowed in the December quarter

● Wages earned in the District of Columbia were 1.3% higher in the December quarter compared to the same quarter of 2012. The last 2 quarters have been the slowest year-over-year increases in over 3 years.

● Wages earned in DC have now grown at a slower rate than the US average for 8 quarters.

● In the December quarter, estimated wages of DC residents grew 2.3%, and DC Personal Income grew 4.2%.

● In the December quarter, the private sector accounted for over 100% of the \$0.81 billion increase in wages earned in DC.

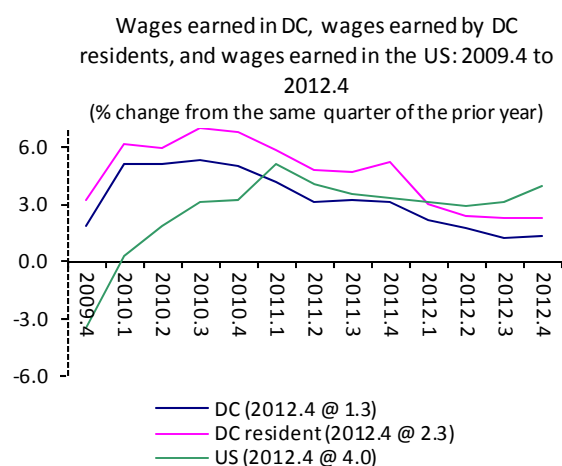


Table 8. DC Wages and Personal Income: December 2012

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

Indicator	FY 2009	FY 2010	FY 2011	FY 2012	4-quarter moving average	Latest quarter (Dec.)
Wages and salaries earned in DC	55.41	57.81	60.05	61.29	61.49	61.85
1 year change	1.14	2.40	2.24	1.24	0.98	0.81
% change	2.1	4.3	3.9	2.1	1.6	1.3
Supplements to wages & salaries	16.31	17.17	17.90	18.20	18.22	18.30
% change	6.3	5.3	4.2	1.7	0.9	0.5
Proprietors' income earned by DC residents*	5.38	5.63	5.96	6.24	6.35	6.47
% change	-6.0	4.6	6.0	4.6	6.8	7.8
Wages and salaries of DC residents***	21.40	22.59	23.84	24.60	24.74	24.96
change from one year ago	0.76	1.19	1.25	0.76	0.60	0.55
% change	3.7	5.6	5.5	3.2	2.5	2.3
Income earned by DC residents	30.1	31.8	33.9	35.1	35.4	35.8
% change	2.4	5.5	6.6	3.8	3.2	3.1
Property income of DC residents	5.78	5.18	5.47	5.70	5.87	6.23
% change	-14.1	-10.4	5.6	4.3	5.9	11.8
Pensions and other transfer of DC residents	4.62	5.22	5.70	5.91	5.97	6.02
% change	9.1	13.0	9.1	3.8	3.9	3.8
DC Personal Income**	40.52	42.18	45.03	46.75	47.24	48.03
1 year change	0.16	1.66	2.85	1.73	1.64	1.94
% change	0.4	4.1	6.8	3.8	3.6	4.2
US Personal income (% change from prior year)	-3.5	1.4	5.6	3.3	3.5	4.9
US Wages and salaries(% change from prior year)	-3.6	0.4	4.0	3.1	3.3	4.0
<i>Addendum: Change from prior year in wages earned in DC by sector</i>						
Private sector (1 yr ch, \$B)	-0.15	0.57	1.62	1.35	1.11	0.89
Federal government (1 yr ch, \$B)	1.08	1.79	0.75	-0.15	-0.08	0.13
DC res. wages as % of wages earned in DC	38.6	39.1	39.7	40.1	40.2	40.4

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

**Reflects deduction of social insurance paid by individuals. Wage and salary amounts shown are before this deduction.

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

Source: BEA; data for December were released March 27, 2013

Single family and condominium home sales

Sales and prices were again strong in April

●The April 3-month moving total of single family home sales was up 9.5% from a year earlier, and the average selling price was 8.3% higher.

●April condominium sales were 18.4% above a year earlier as measured by the 3-month moving total; the average selling price was 3.7% higher.

●The total value of all home sales in April was 20.1% more than a year earlier as measured by the 3-month moving total.

●April year-to-date median prices were up 11.9% for single family units, and up 6.7% for condominiums.

●The April ratios of inventory to sales were 1.5 and 1.4, respectively for single family units and condominiums (3-mo. moving average).

Total value of sales of single family and condo units: April 2011 to April 2013
(% change from prior year in 3-mo. and 12-mo. moving totals)

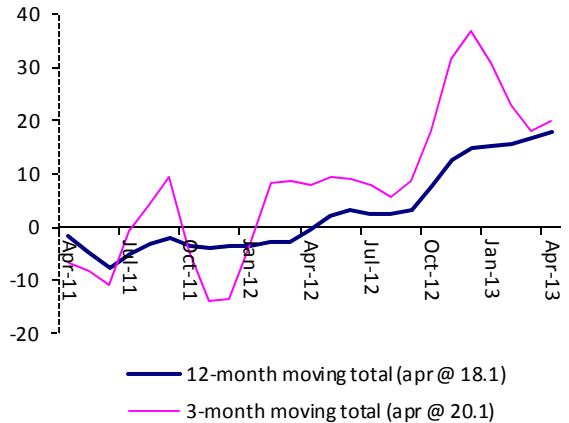


Table 9. D.C. Residential Real Estate Indicators: April 2013

Indicator	FY 2009	FY 2010	FY 2011	FY 2012	12-mo moving	3-mo moving	This month
					total or average	total or average	
Number of sales (settled contracts)							
Single family	3,259	4,084	3,800	3,563	3,778	918	335
1 year change	237	825	-284	-237	162	80	26
% change	7.8	25.3	-7.0	-6.2	4.5	9.5	8.4
Condo	2,590	2,884	2,469	2,784	3,133	791	314
1 year change	-206	294	-415	315	552	123	52
% change	-7.4	11.4	-14.4	12.8	21.4	18.4	19.8
Total	5,849	6,968	6,269	6,347	6,911	1,709	649
1 year change	31	1,119	-699	78	714	203	78
% change	0.5	19.1	-10.0	1.2	11.5	13.5	13.7
Average prices of units that sold							
Single family (\$)	597,269	538,395	601,026	630,109	665,544	650,283	637,666
1 year change	-70,098	-58,874	62,631	29,083	56,780	49,828	47,484
% change	-10.5	-9.9	11.6	4.8	9.3	8.3	8.0
Condo (\$)	359,952	414,030	423,365	429,611	438,049	441,466	455,232
1 year change	-52,283	54,078	9,336	6,245	15,370	15,703	21,518
% change	-12.7	15.0	2.3	1.5	3.6	3.7	5.0
Total value of all sales (\$ million)							
	2,878.8	3,392.9	3,329.2	3,441.1	3,886.8	946.2	356.6
1 year change	-290.6	514.1	-63.7	111.9	594.6	158.6	60.6
% change	-9.2	17.9	-1.9	3.4	18.1	20.1	20.5
Ratio: active inventory to sales							
Single family	5.2	3.4	3.3	2.3	1.7	1.5	1.4
Condo	5.7	4.6	4.9	2.9	2.1	1.4	1.3

Median contract prices, CY to date in April 2013: single family \$528,275 (11.9% 1 yr ch); condo \$399,999 (6.7% 1 yr ch)

Note: Data are closed contracts settled during each month or other period shown. Because average price depends on the mix of units sold, this measure can be volatile on a month-to-month basis, and it is not intended to measure changes in the value of all residential property.

Monthly average price for all single family units is calculated by ORA based on reported average prices and number of sales for different types of units.

Source: Metropolitan Regional Information Systems (MRIS); median contract price and inventory ratio data accessed through the Greater Capital Area Assn. of Realtors (GCAAR).

Apartments and single family home transactions

Occupied market rate apartment units up by 2,000 from the prior year

- Sales of single family units at prices above \$1 million were up 24.3% in April from a year ago as measured by the 3-month moving total; they accounted for 13.9% of sales.
- In March the quarterly Federal Housing Finance Agency house price index for DC was 11.0% higher over a year ago. For the US, there was a 6.4% rise.
- In the March quarter, occupied apartment units rose 2,085 (2.5%) and rents rose 2.5% from a year earlier.

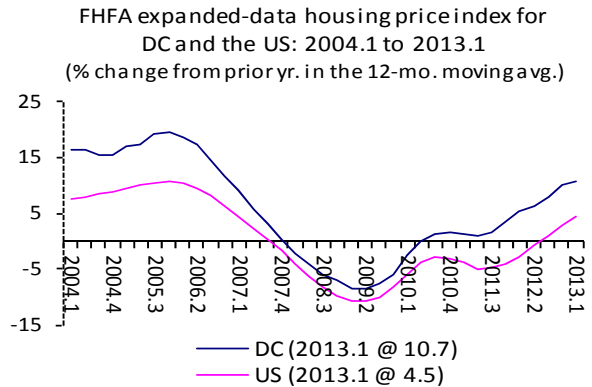


Table 10. D.C. Single family and condominium home sales at prices of \$1 million or more: April 2013

Category	Fiscal year average				12-mo	3-mo	This month
	FY 2009	FY 2010	FY 2011	FY 2012	moving total	moving total	
Single family homes	333	418	489	458	550	128	43
1 year change	-102	85	71	-31	101	25	6
% change	-23.4	25.5	17.0	-6.3	22.5	24.3	16.2
percent of all single family sales	10.2	10.2	12.9	12.9	14.6	13.9	12.8
Condominiums	62	89	87	72	101	29	13
1 year change	-15	27	-2	-15	27	15	7
% change	-19.5	43.5	-2.2	-17.2	36.5	107.1	116.7
percent of all condominium sales	2.4	3.1	3.5	2.6	3.2	3.7	4.1

Source: Metropolitan Regional Information Systems (MRIS). Sales are ones closed (settled) during period shown.

Table 11. Federal Housing Finance Agency Price Index for single family property in DC and US: March 2013

Indicator	Fiscal year average				Quarter				
	FY 2009	FY 2010	FY 2011	FY 2012	2012.1	2012.2	2012.3	2012.4	2013.1
% change from prior year in value of index									
DC	-7.5	1.4	1.6	8.0	8.1	7.0	10.1	14.9	11.0
US	-10.2	-2.8	-4.8	0.9	-0.2	2.9	3.4	5.3	6.4

Addendum: % change from prior year in the average price of settled sales contracts for single family homes

Average DC sales price	-10.5	-9.9	11.6	4.8	14.3	5.4	7.1	18.5	5.8
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Source: (1) Federal Housing Finance Agency "Expanded-data HPI Index" (sales plus refinancings). This index is a broad measure of the movement of single-family house prices. It measures average price changes in repeat sales or refinancings on the same properties. This information is obtained from transactions whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975. It is augmented by data on mortgages endorsed by FHA and country recorder data licensed from DataQuick Information Systems. (2) Average DC sales price is the average price of houses that sold during the period (settled contracts): see Table 9. Not seas. adj.

Table 12. Market-rate units in larger DC apartment buildings: March 31, 2013

Indicator	Fiscal year average				Latest Q (March 31, 2013)		
	Sep. 30 2009	Sep. 30 2010	Sep. 30 2011	Sep. 30 2012	amount	1 Q ch	% ch
Inventory	87,090	87,970	88,710	89,464	90,805	372	0.4
1 year change	1,663	880	740	754	1,988		
% change	1.9	1.0	0.8	0.8	2.2		
Occupied units	81,964	82,965	84,125	85,620	86,991	491	0.6
1 year change	443	1,001	1,160	1,495	2,085		
% change	0.5	1.2	1.4	1.8	2.5		
Vacant units	5,126	5,005	4,585	3,844	3,814	-119	-3.0
1 year change	1,220	-121	-420	-741	-97		
% change	31.2	-2.4	-8.4	-16.2	-2.5		
% of inventory	5.9	5.7	5.2	4.3	4.2		
Average effective monthly rent	\$1,342	\$1,380	\$1,422	\$1,481	\$1,490	\$0	0.6
% change from 1 year	0.1	2.8	3.0	4.1	2.5		

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

Commercial office space

Occupied office space hit new high in March

●For the quarter ending March, the vacancy rate for DC commercial office space rose to 9.6% from the previous quarter.

●DC's vacancy rate in March was below the 13.5% rate for the metropolitan area.

●Occupied space in the March quarter rose by 0.86 million square feet (0.7%) from the prior year, reaching a new high.

●Space under construction in March (2.56 million square feet) was down from the last quarter and last year.

●In the December quarter, average effective rents for class A office space leases were down 1.5% from a year earlier.

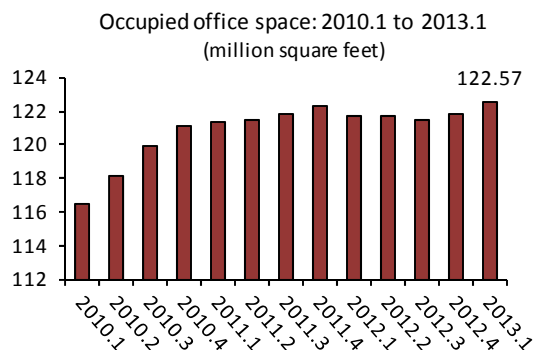


Table 13. Commercial office space in DC: March 31, 2013

(In millions of square feet, unless noted otherwise)

Indicator	Sep. 30	Sep. 30	Sep. 30	Sep. 30	last quarter (March 2013)		
	2009	2010	2011	2012	Level	1 Q ch	% ch
Inventory	127.45	131.95	133.50	133.99	135.58	1.22	0.9
1 year change	3.86	4.49	1.56	0.48	1.98		
% change	3.1	3.5	1.2	0.4	1.5		
Occupied space	114.45	119.94	121.89	121.52	122.57	0.70	0.6
1 year change	-0.99	5.49	1.95	-0.36	0.86		
% change	-0.9	4.8	1.6	-0.3	0.7		
Leased space	116.25	121.35	123.06	122.82	123.63	0.95	0.8
Under construction	5.75	2.14	2.42	2.74	2.56	-0.07	-2.8
1 year change	-4.85	-3.60	0.27	0.33	-0.39		
% change	-45.8	-62.7	12.7	13.5	-13.3		
% of inventory	4.5	1.6	1.8	2.0	1.89		
Vacant (no sublet)	11.20	10.60	10.44	11.17	11.95	0.28	2.4
% of inventory	8.8	8.0	7.8	8.3	8.8		
Vacant (w sublet)	13.00	12.01	11.61	12.46	13.02	0.52	4.2
1 year change	4.84	-0.99	-0.39	0.85	1.13		
% ch from one year	59.4	-7.6	-3.3	7.3	9.5		
DC area vacancy rates (with sublet)							
District of Columbia	10.2	9.1	8.7	9.3	9.6	0.3	
Northern Virginia	13.5	13.4	13.5	15.2	15.7	0.0	
Suburban Maryland	14.6	14.5	14.2	14.5	14.8	0.1	
DC Metropolitan area	12.6	12.2	12.1	13.1	13.5	0.1	

Source: Delta Associates. Includes single tenant and privately owned space as well as multi-tenant buildings.

Table 14. Average effective office rent for Class A commercial office leases in Down to wn DC by year: 2009 to 2012

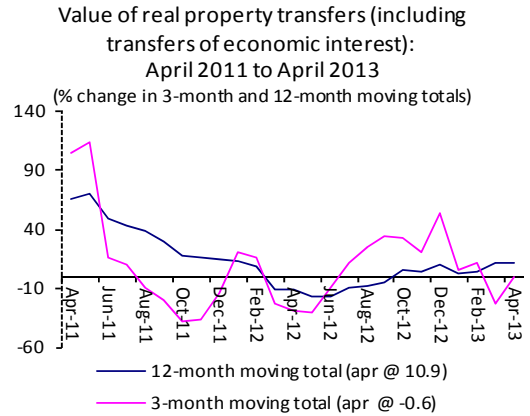
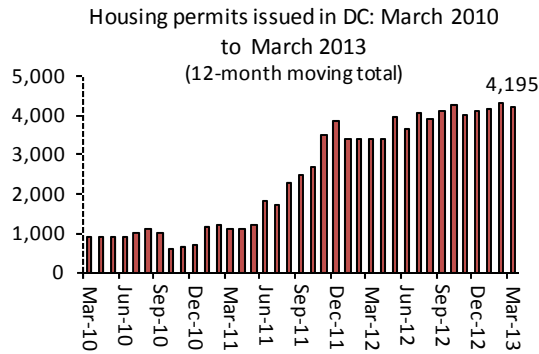
Indicator	\$ per square foot of gross floor space ending on date shown:			
	2009	2010	2011	2012
Average effective rent	50.80	48.65	48.54	47.80
% ch from prior year		-4.2	-0.2	-1.5
Average value of improvements for tenants				80.00

Source: Delta Associates. Rent is for full service (including operating expenses and taxes), less concessions (free rent, etc.). Class A is defined as buildings greater than 50,000 square feet and built after 1997.

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

Housing permits continued above the 4,000 per year rate in March

- For the 12-month period ending March, 4,195 housing unit building permits were issued, a 23.4% increase over the prior 12-month period.
- Delta Associates expects DC's office vacancy rate (including sublet) to fall to 9.0% over the next two years.



- Reis expects 7,305 new apartment units to be added to inventory in CY 2013 and CY 2014, and occupancy to grow by 7,082.
- The value of April property transfers was down by 0.6% from last year as measured by the 3-month moving total. The 12-month moving total (\$10.19 billion) was 10.9% higher than last year.

Table 15. Housing unit building permits issued in DC: March 2013

	FY 2009	FY 2010	FY 2011	FY 2012	12-month moving total	3-month moving total	This month
Total units	499	986	2,459	4,091	4,195	335	44
change from 1 year ago	-191	487	1,473	1,632	796	75	-121
% change from 1 year	-27.7	97.6	149.4	66.4	23.4	28.8	-73.3

Source: Census Bureau (permits issued during period).

Table 16. Delta Associates outlook for commercial office space in DC and the surrounding metro area: Mar. 2013 to Mar. 2015

Indicator	DC	No VA	SubMD	Total	DC% of total
Inventory March 2013					
Inventory (msf)	135.6	188.9	93.8	418.3	32.4
vacancy rate (%)	9.6	15.7	14.8	13.5	
Estimated net activity to March 2015					
new supply (msf)	3.0	4.0	1.3	8.2	36.6
new demand (msf)	3.5	5.2	1.6	10.3	34.0
Estimated Inventory March 2015					
vacancy rate (%)	9.0	14.7	14.2	12.8	

Source: Delta Associates msf= million square feet

Table 17 DC market rate apartment units: 2008 to 2017

CY	Inventory	1 yr ch	% vacant	Occupied	1 yr ch
2008	86,583	1,965	4.8	82,465	1,181
2009	87,788	1,205	6.1	82,415	-50
2010	88,360	572	5.5	83,477	1,062
2011	88,817	457	4.7	84,632	1,155
2012	90,433	1,616	4.3	86,500	1,868
2013 est	92,995	2,562	3.7	89,514	3,014
2014 est	97,738	4,743	4.3	93,582	4,068
2015 est	99,312	1,574	4.3	95,087	1,505
2016 est	100,674	1,362	4.3	96,374	1,287
2017 est	102,107	1,433	4.4	97,649	1,275

Source: Reis, March 2013. (see note in table 12)

Table 18. Market Value of Real Property transfers subject to the Deed Transfer or Economic Interest tax: April 2013

	FY 2009	FY 2010	FY 2011	FY 2012	12-month moving total	3-month moving total	This month
All property transfers (\$ million)	5,591.2	7,789.1	10,059.5	9,494.3	10,185.1	1,945.2	726.0
change from one year ago (\$M)	-5,936.1	2,197.9	2,270.4	-565.3	1,004.7	-566.7	84.8
% change from 1 year ago	-51.5	39.3	29.1	-5.6	10.9	-0.6	13.2

Note: represents value of property or economic interest transferred as of date deed noted by the Recorder of Deeds.

Source: OCFO/Recorder of Deeds and OCFO/ORR (calculated from tax collections and deposits adjusted for tax rate changes).

Hospitality

Hotel stays and revenue higher than last year

● In March the 3-month moving total for hotel room-days sold was 4.3% more than a year earlier. The average room rate rose 6.3%, leading to an 10.8% gain in room revenue. (These measures are affected by the January 2013 Inauguration.)

● Employment in food services was 1.9% more in March than a year earlier as measured by the 3-month moving average. Hotel employment rose 1.1%, and retail lost 2.5%.

● March airline traffic into the DC area was up 1.2% from a year earlier as measured by the 3-month moving total. Reagan National Airport gained 10.7%.

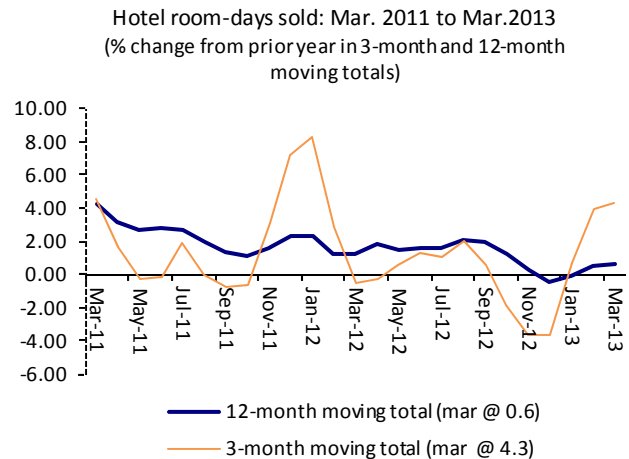


Table 19. Hospitality Industry: March 2013

Indicator	Units	date	FY 2010	FY 2011	FY 2012	3-month		
						12-mo total or average*	moving total or average*	This month
Hotel stays								
Hotel room-days sold	('M)	mar	7.370	7.465	7.614	7.621	1.750	0.724
	1 yr ch		0.248	0.095	0.149	0.044	0.072	0.011
	1 yr % ch		3.5	1.3	2.0	0.6	4.3	1.6
Average room rate	\$	mar	199.12	206.60	203.74	206.38	213.55	221.66
	1 yr ch		-4.05	7.49	-2.86	1.16	12.57	-7.12
	1 yr % ch		-2.0	3.8	-1.4	0.6	6.3	-3.1
Occupancy rate (average)	%	mar	73.8	74.2	75.4	75.6	70.3	84.1
	1 yr ch		0.7	0.5	1.2	0.7	3.0	1.2
	1 yr % ch		0.9	0.6	1.6	0.9	4.5	1.4
Room revenue	(\$M)	mar	1,467.5	1,542.3	1,551.3	1572.9	373.7	160.5
	1 yr ch		20.5	74.8	9.0	17.9	36.4	-2.5
	1 yr % ch		1.4	5.1	0.6	1.2	10.8	-1.6
Airline passengers								
DCA	1 yr % ch	mar	0.5	6.2	2.8	6.3	10.7	8.3
IAD	1 yr % ch	mar	1.2	0.6	-2.9	-4.2	-5.3	-5.3
BWI	1 yr % ch	mar	4.6	4.2	1.0	0.6	-0.3	0.7
Total	1 yr % ch	mar	2.1	3.4	0.1	0.5	1.2	0.9
Convention Center Transfer								
	\$ M	mar	94.4	98.0	93.5	93.6	25.3	8.7
	1 yr ch		2.8	3.6	-4.5	-8.2	2.3	2.3
	1 yr % ch		3.1	3.9	-4.6	-8.1	10.0	36.7
Employment								
Accommodations	level ('000)	mar	15.3	15.3	15.5	15.5	15.1	15.2
	1 yr ch		0.3	0.0	0.2	0.1	0.2	-0.1
	1 yr % ch		2.0	0.1	1.1	0.6	1.1	-0.7
Food and bev	level ('000)	mar	37.0	39.3	42.7	43.1	42.0	43.2
	1 yr ch		1.2	2.3	3.3	1.9	0.8	0.9
	1 yr % ch		3.3	6.2	8.5	4.7	1.9	2.1
Arts and entertain.	level ('000)	mar	7.0	6.8	6.9	7.0	6.3	6.5
	1 yr ch		-0.1	-0.2	0.1	0.3	0.0	-0.3
	1 yr % ch		-1.5	-2.5	1.5	4.5	-0.5	-4.4
Retail	level ('000)	mar	18.3	18.6	18.8	18.6	18.1	18.2
	1 yr ch		0.5	0.2	0.3	-0.1	-0.5	-0.3
	1 yr % ch		3.0	1.3	1.4	-0.4	-2.5	-1.6

* Total for hotel rooms sold, room revenue, and Convention Center transfer

Source: Smith Travel Research (hotel data); BLS (employment); Airport authorities (airline passengers); OCFO/OTR (Convention Center Transfer).

Economic growth picked up in the March quarter

● March was the 15th consecutive quarter of real GDP growth. The 2.5% annual rate of growth was about typical for the post-recession recovery.

● US employment (seas. adj.) increased by 165,000 in April.

● The US unemployment rate (seasonally adj.) fell to 7.5% in April.

● In April the S & P 500 index rose 1.3% from March, and was 13.3% above last year.

● Inflation fell in April. The April CPI was 1.1% above a year earlier (sa).

Quarterly change in US Real and Nominal GDP: 2010.1 to 2013.1
(% change from the previous quarter at annual rates)

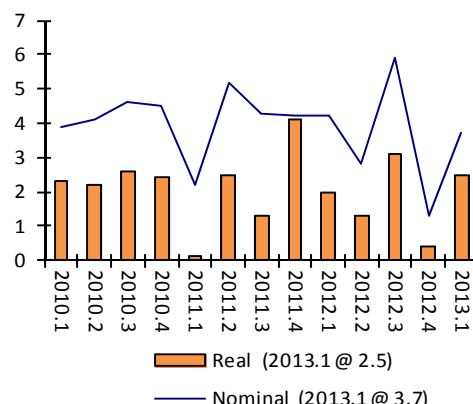


Table 20. US GDP, income, corporate profits, and inflation: 2013.1 and April 2013

(percent change from same period of prior year unless noted)

Indicator	Date of latest indicator		FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	12-mo avg	2013.1	Apr 2013
US GDP real	2013.1	1 yr % ch	1.1	-3.9	1.8	1.9	2.3	2.1	1.8	
US GDP nominal	2013.1	1 yr % ch	3.4	-2.6	2.8	4.0	4.2	3.8	3.4	
US Personal income	2013.1	1 yr % ch	5.6	-3.4	1.5	5.4	3.3	3.5	2.5	
US wages	2013.1	1 yr % ch	3.4	-3.5	0.4	4.0	3.1	3.2	2.7	
Corporate profits	2013.1	1 yr % ch	-11.2	-12.2	35.9	9.1	8.4	na	na	
S and P stock index	apr	1 yr % ch	-5.7	-34.3	23.7	13.8	5.4	11.8	12.2	13.3
US CPI	apr	1 yr % ch	4.4	-0.3	1.7	2.7	2.4	1.7	1.7	1.1
Balt//Wash. area CPI	mar	1 yr % ch	5.0	0.3	1.7	3.0	2.4	1.9	na	1.4

Source: BEA (data revised as of April 26, 2013), BLS, and Yahoo finance. na = not available

Personal income and wage data may differ from amounts shown in table 8 due to differences in BEA source tables.

Table 21. Quarter to quarter change in US GDP and income: 2011.3 to 2013.1

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

Indicator	units	calendar year quarter						
		2011.3	2011.4	2012.1	2012.2	2012.3	2012.4	2013.1
US GDP real	% ch from prior Q at saar	1.3	4.1	2.0	1.3	3.1	0.4	2.5
US GDP nominal	% ch from prior Q at saar	4.3	4.2	4.2	2.8	5.9	1.3	3.7
W ages and salaries	% ch from prior Q at saar	1.3	0.9	8.0	1.4	2.3	4.1	3.1
Personal income	% ch from prior Q at saar	1.2	1.3	6.4	3.0	2.4	7.8	-3.2

Note: GDP=Gross Domestic Product saar=seasonally adjusted at annual rate Source: BEA, updated on April 26, 2013

Table 22. Monthly selected US Indicators: October 2012 to April 2013

Indicator	Oct	Nov	Dec	Jan	Feb	Mar	Apr
S and P stock index (level)	1438	1395	1422	1480	1512	1551	1571
% change from prior month	-0.4	-3.0	2.0	4.1	2.2	2.5	1.3
% change from 1 year ago	19.1	13.7	14.4	13.8	11.8	11.6	13.3
10 yr. Treasury Interest rate (level)	1.72	1.64	1.71	1.89	1.97	1.95	1.73
CPI % ch from prior month (seasonally adjusted)	0.17	-0.24	0.03	0.03	0.68	-0.18	-0.37
CPI % ch from prior year (seasonally adjusted)	2.16	1.77	1.76	1.76	1.98	1.48	1.11
Jobs (seasonally adjusted level, in millions)	134.23	134.47	134.69	134.84	135.17	135.31	135.47
change from prior month (thousands)	160	247	219	148	332	138	165
% change from prior month	0.12	0.18	0.16	0.11	0.25	0.10	0.12
Resident employment (season. adj. level, in mil.)	143.33	143.28	143.31	143.32	143.49	143.29	143.58
change from prior month (thousands)	354	-51	28	17	170	87	293
% change from prior month	0.25	-0.04	0.02	0.01	0.12	0.06	0.20
Unemployment rate (seasonally adj.)	7.9	7.8	7.8	7.9	7.7	7.6	7.5

Source: BLS and Yahoo! Finance.

DC tax collections

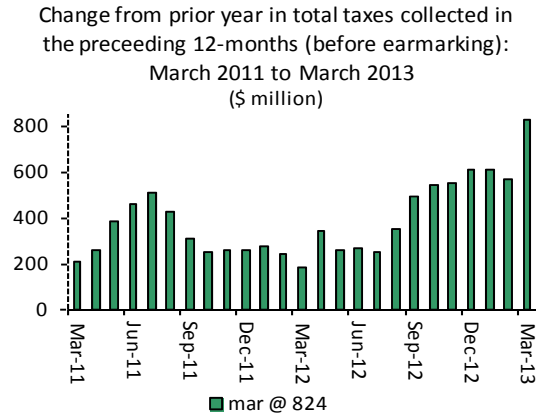
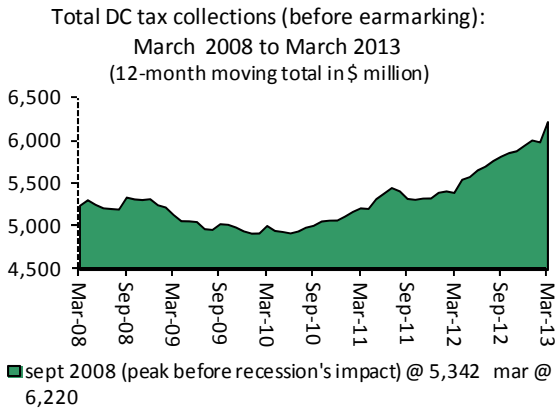


Table 23. Tax Collections (before earmarking): March 2013 (Preliminary)

(\$ million)

Tax	FY 2009	FY 2010	FY 2011	FY 2012	12-month moving total	3-month moving total	This month
Total taxes	5,032.8	5,015.4	5,326.3	5,806.1	6,220.5	1,666.8	985.6
1 year change	-309.5	-17.4	311.0	479.8	824.3	275.7	236.1
% change	-5.8	-0.3	6.2	9.0	15.3	19.8	31.5
Real property	1,818.8	1,834.8	1,707.0	1,816.4	2,062.1	678.7	677.8
1 year change	134.0	15.9	-127.8	109.5	467.2	241.1	236.4
% change	8.0	0.9	-7.0	6.4	29.3	55.1	53.6
General sales	963.5	965.3	1,017.0	1,084.6	1,102.9	259.1	76.9
1 year change	-48.1	1.8	51.7	67.6	44.1	-20.7	-12.9
% change	-4.8	0.2	5.4	6.6	4.2	-7.4	-14.4
Individual income	1,127.2	1,107.1	1,297.0	1,479.0	1,606.0	378.7	72.1
1 year change	-226.0	-20.1	189.9	182.0	249.1	49.8	14.3
% change	-16.7	-1.8	17.2	14.0	18.4	15.1	24.7
withholding	1,021.2	1,070.6	1,189.9	1,311.9	1,386.0	383.8	122.2
1 year change	17.0	49.4	119.3	122.0	150.5	17.2	23.4
% change	1.7	4.8	11.1	10.3	12.2	4.7	23.6
non-withholding	106.0	36.5	107.1	167.1	220.0	-5.2	-50.2
1 year change	-243.0	-69.5	70.6	60.0	98.6	32.6	-9.1
% change	-69.6	-65.6	193.3	56.0	81.3	nm	nm
Corporate income	220.7	207.9	225.8	311.2	333.7	99.5	81.8
1 year change	-69.2	-12.8	17.9	85.4	74.6	7.6	12.4
% change	-23.9	-5.8	8.6	37.8	28.8	8.3	17.9
Unincorporated Bus.	122.4	120.7	141.5	159.3	160.9	17.2	8.9
1 year change	-6.5	-1.7	20.9	17.7	7.0	-2.2	3.3
% change	-5.0	-1.4	17.3	12.5	4.5	-11.1	58.8
Deed taxes*	187.4	225.6	314.1	312.5	319.8	87.3	12.8
1 year change	-135.8	38.2	88.5	-1.6	-16.9	6.5	-7.0
% change	-42.0	20.4	39.2	-0.5	-5.0	8.0	-35.5
Other taxes	592.8	554.0	623.9	643.2	635.1	146.3	55.4
1 year change	42.1	-38.8	70.0	19.2	-0.9	-6.5	-10.4
% change	7.6	-6.5	12.6	3.1	-0.1	-4.2	-15.8

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

Note: (1) Includes public space rental (in other taxes). (2) Deed tax collections will vary from payments to Recorder of Deeds (graphed on the next page) due to processing and timing effects.

(3) Data subject to accounting adjustments.

(4) This table and the graphs on the next page include adjustments to the timing and consistency of collection reporting which make comparisons with prior year periods more accurate; accordingly, the data may vary from other OCFO reports.

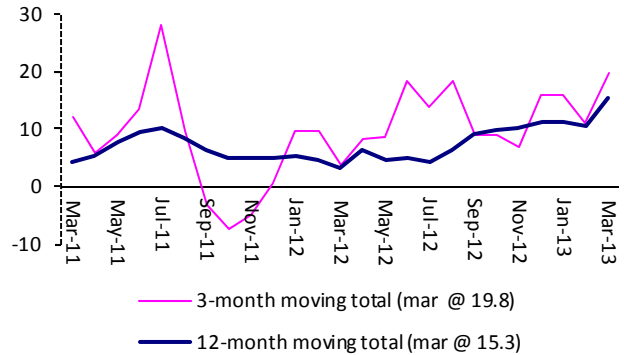
Source: OCFO/ORR

nm = not meaningful due to small amount of activity or negative numbers

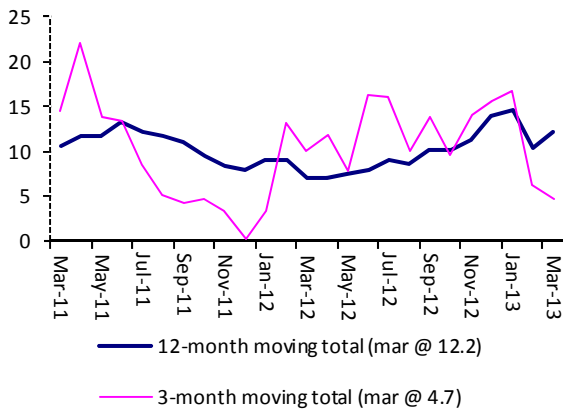
March revenue increases were dominated by faster real property collections

- For the 12-month period ending March tax collections (before earmarking) were \$824.3 million (15.3%) more than a year earlier. The biggest increase is attributable to faster collections of real property taxes.
- Sales and withholding gains slowed from prior months. In March the 3-month moving total for sales taxes was down 7.4% from last year, and withholding was up 4.7%.
- The biggest gain in the 3-month total was in the real property tax (\$241.1 million—55.1%).
- Deed tax payments to the DC Recorder of Deeds for transfers, recordation, and economic interest were down 13.1% from the prior year for the 3 months ending March. For the last 12-month period, the payments were up 16.1%.

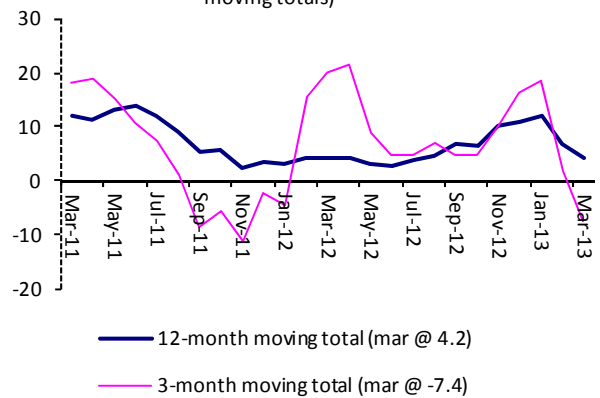
DC Tax Collections (before earmarking):
March 2011 to March 2013
(% change in 3-month and 12-month moving totals)



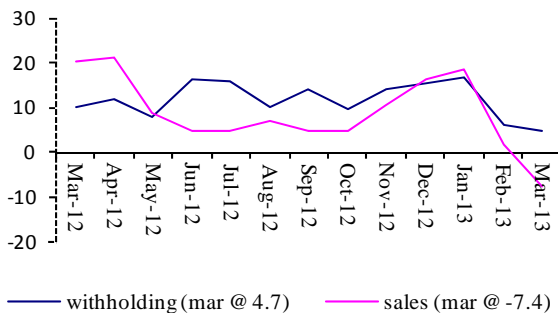
Withholding collections: Mar. 2011 to Mar 2013
(% change from prior year in 3-month and 12-month moving totals)



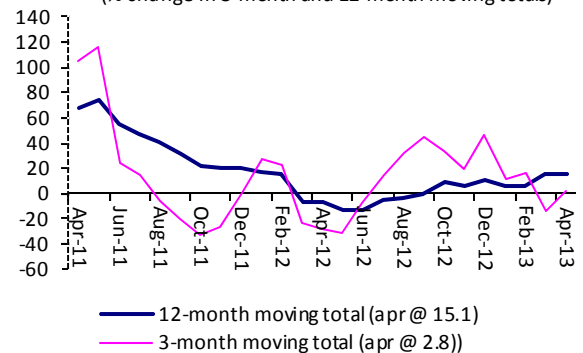
Sales tax collections: Mar. 2011 to Mar. 2013
(% change from prior year in 3-month and 12-month moving totals)



Collections for the General Sales tax and Individual Income tax withholding: Jan. 2012 to Jan. 2013
(% change in 3-month moving totals)



Payments to DC Recorder of Deeds for recordation, transfer, and economic interest taxes: April 2011 to April 2013
(% change in 3-month and 12-month moving totals)



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

US economic forecasts

The May Blue Chip Indicators was slightly less optimistic for FY 2013

- The May Blue Chip Indicators lowered its FY 2013 forecast for real GDP to 1.8%, slower than FY 2012's actual (2.3%). FY 2014 is forecast to grow at a 2.5% rate. Since FY 2000, GDP growth has exceeded 2.5% in only 3 years: FY 2004, 2005, and 2006.
- The May Blue Chip Indicators lowered its inflation forecasts for FY 2013 and FY 2014 to 1.6% and 1.8%, respectively.
- S and P 500: The April forecasts for the last quarter of 2013 are higher than they were in March. The range of estimates: -3.0 to 12.8% for the last quarter of 2013.

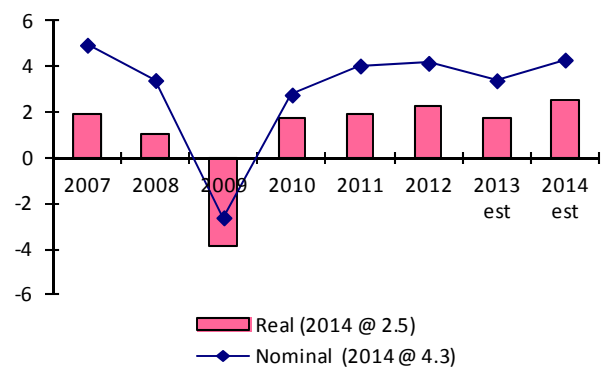
Table 24. Forecasts for US nominal and real GDP:

FY 2012 through FY 2014 (% change from prior fiscal year)

Forecast and date	real			nominal		
	2012	2013	2014	2012	2013	2014
Congressional Budget Office						
January 2012	2.1	1.2		3.7	2.6	
August	2.0	0.4		3.9	2.0	
February 2013	2.3	1.5	2.1	4.2	3.1	3.8
Blue Chip						
February	2.3	1.6	2.6	4.2	3.3	4.6
March	2.3	1.7	2.5	4.2	3.4	4.5
April	2.3	1.9	2.5	4.2	3.6	4.5
May	2.3	1.8	2.5	4.2	3.4	4.3

Sources: Blue Chip Indicators and the Congressional Budget Office.

Blue Chip Indicators estimate of US Nominal and Real GDP: FY 2007 to FY 2014 (% change from the prior year; May 2013 estimate)



S and P 500 stock index actual and alternative forecasts: 2006.1 to 2014.4 (April forecasts; value of index)

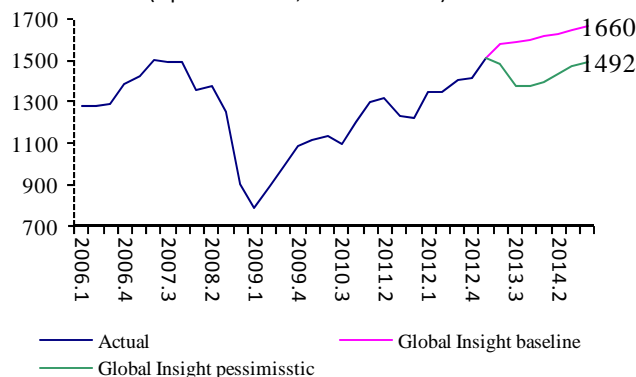


Table 25. Forecasts for S and P 500: 2012.4 to 2014.4

(% change from prior fiscal year)

Forecast date	% change from prior year			% change from prior year		
	2012.4	2013.4	2014.4	2012.4	2013.4	2014.4
Global Insight: baseline						
January	15.7	3.4	4.6	15.7	-14.2	5.3
February	15.7	5.8	4.0	15.7	-8.3	7.8
March	15.7	9.1	3.9	15.7	-6.2	8.6
April	15.7	12.8	3.7	15.7	-3.0	8.5
Economy.com baseline						
January	15.7	7.2	4.2	15.7	-6.8	9.9
February	15.7	10.8	1.8	15.7	0.0	2.2
March	15.7	10.8	1.8	15.7	3.6	-0.1
April	15.7	11.4	2.2	15.7	4.2	0.3

Source: IHS Global Insight and Moody's Economy.com.

Table 26. Blue Chip forecasts for CPI and 10 year Treasury interest rate: FY 2012 to FY 2014

(% change from prior fiscal year)

Forecast date	CPI			10 yr Treasury rate		
	2012	2013	2014	2012	2013	2014
Feb	2.5	1.8	2.1	1.9	1.9	2.5
Mar	2.5	1.8	2.0	1.9	1.9	2.5
Apr	2.5	1.9	2.1	1.9	2.0	2.5
May	1.9	1.6	1.8	1.9	1.9	2.4

Source: Blue Chip Indicators

April forecasts for DC income are mixed

●**Employment:** Global Insight raised its FY 2013 forecast and Economy.com lowered theirs, bringing them closer together. The range of job changes for FY 2013 is 3,566 to 5,211; and for FY 2014: -509 to 8,683.

●**Unemployment:** Unemployment rate forecasts did not change much. The unemployment rate forecast range for FY 2013 is from 8.5% to 8.7%.

●**Wages earned in DC:** Global Insight reduced its FY 2013 wage growth for DC, while Economy.com raised its estimate. Growth of less than 2.3% is expected in FY 2013, and 2.9% or higher in FY 2014. The range: 0.7% to 2.3% in FY 2013; 2.9% to 5.6% in FY 2014.

●**Wages earned by DC residents:** Global Insight anticipates negative growth in FY 2013. The range: -2.1% to 1.8% in FY 2013, and 0.4% to 4.4% in FY 2014. The forecasts for the growth in resident wages are below those for growth in wages earned in DC, a sharp reversal of recent trends.

Table 27. Jobs in DC: forecasts for FY 2012 to FY 2014

(amount of change from prior year)

Date of estimate	Global Insight: baseline			Global Insight: pessimistic			Economy.com: baseline			Economy.com: pessimistic		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
Jan	12,467	1,888	7,989	12,467	386	4,074	12,467	256	6,421	12,467	-7,355	-6,440
Feb	12,467	3,204	9,399	12,467	1,805	5,058	12,467	919	5,272	12,467	-76	-380
Mar	12,467	3,141	9,523	12,467	1,936	5,146	6,658	5,139	5,393	6,658	4,160	-151
Apr	6,659	5,211	8,683	6,658	4,443	5,137	6,658	4,530	5,105	6,658	3,566	-509

Source: IHS Global Insight and Moody's Economy.com.

Table 28. Unemployment rate in DC FY 2012 to FY 2014

Date of estimate	Global Insight: baseline			Global Insight: pessimistic			Economy.com: baseline			Economy.com: pessimistic		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
Jan	9.5	8.4	8.4	9.5	8.6	9.0	9.5	8.4	8.2	9.5	9.2	10.8
Feb	9.5	8.5	8.4	9.5	8.6	9.1	9.5	8.4	8.0	9.5	8.7	9.5
Mar	9.3	8.6	8.5	9.3	8.7	9.2	9.3	8.5	8.4	9.3	8.8	9.9
Apr	9.3	8.6	8.5	9.3	8.7	9.0	9.3	8.5	8.3	9.3	8.7	9.8

Source: IHS Global Insight and Moody's Economy.com.

Table 29. Wages earned in DC FY 2012 to FY 2014

(percent change from prior year)

Date of estimate	Global Insight: baseline			Global Insight: pessimistic			Economy.com: baseline			Economy.com: pessimistic		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
Jan	1.8	2.2	3.8	1.8	1.5	2.4	1.8	1.2	5.5	1.8	0.0	2.8
Feb	1.8	2.2	4.2	1.8	1.8	2.7	1.8	1.7	5.6	1.8	1.4	3.9
Mar	1.8	1.4	4.5	1.8	1.0	2.9	1.8	2.2	5.6	1.8	1.9	4.0
Apr	2.1	1.0	4.4	2.1	0.7	2.9	2.1	2.3	5.6	2.1	2.0	3.9

Source: IHS Global Insight and Moody's Economy.com.

Table 30. DC resident wages FY 2012 to FY 2014

(percent change from prior year)

Date of estimate	Global Insight: baseline			Global Insight: pessimistic			Economy.com: baseline			Economy.com: pessimistic		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
Jan	2.9	1.7	3.5	2.9	0.4	-0.2	2.9	0.6	4.3	2.9	-0.3	2.3
Feb	2.9	1.2	3.5	2.9	0.3	-0.2	2.9	1.1	4.3	2.9	0.9	3.2
Mar	2.9	-0.6	4.3	2.9	-1.4	0.3	2.9	1.8	4.4	2.9	1.6	3.2
Apr	3.2	-1.6	3.9	3.2	-2.1	0.4	3.2	1.8	4.4	3.2	1.6	3.2

Note: Estimated by ORA; assumes wage and salary supplements are the same % for DC resident wages as for wages earned in DC.

Source: IHS Global Insight and Moody's Economy.com.

DC revenue estimate

The February revenue estimate anticipates continued revenue growth in FY 2013 and FY 2014

- Tax revenue growth of \$109 million in FY 2013 and \$139 million in FY 2014 (gains of 1.9% and 2.3%, respectively) are significantly lower than that which occurred in FY 2012 (\$537 and 10.1%). This reflects one-time increases in FY 2012, slowing employment growth in DC, and allowances for the impact of a sequester or other cutbacks in federal spending.
- Sales and income taxes are major sources of growth in FY 2013; real property accounts for more than half of the growth in FY 2014.
- In FY 2013 and FY 2014 taxes represent a slightly lower share of Personal Income than in FY 2012 which was the highest percentage in 4 years.

Table 31. DC Tax Revenue (before earmarks) for FY 2012 through FY 2014: February 2013 revenue estimate

Tax	FY level (\$ million)			Change from prior year (\$ M)			% change from prior year		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
Real property	1,822.0	1,840.2	1,910.0	106.9	18.1	69.8	6.2	1.0	3.8
Deed taxes	312.5	295.8	305.9	1.3	-16.8	10.1	0.4	-5.4	3.4
General sales	1,111.0	1,172.9	1,200.3	96.1	61.8	27.4	9.5	5.6	2.3
Individual income	1,490.7	1,579.9	1,599.3	194.1	89.2	19.5	15.0	6.0	1.2
Withholding	1,321.6	1,409.9	1,412.5	129.5	88.2	2.7	10.9	6.7	0.2
non-withholding	169.1	170.0	186.8	64.6	0.9	16.8	61.9	0.5	9.9
Business income	465.9	469.7	476.6	106.2	3.8	6.8	29.5	0.8	1.5
Other	659.6	612.3	617.4	31.8	-47.3	5.0	5.1	-7.2	0.8
Total	5,861.8	5,970.7	6,109.4	536.5	108.9	138.7	10.1	1.9	2.3

Source: ORA. February 22, 2013 revenue estimate under existing legislation. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues. FY 2012 is from the FY 2012 CAFR

Table 32. DC labor market assumptions: FY 2012 to FY 2014

item	2012	2013	2014
Wage and salary employment	735,783	731,107	724,598
1 year change	12,467	-4,677	-6,508
% change	1.7	-0.6	-0.9
DC resident employment	316,473	324,799	324,539
1 year change	7,429	8,326	-260
% change	2.4	2.6	-0.1
Unemployment rate	9.5	9.2	10.3

Source: ORA February 2013 revenue estimate

Table 33. DC Income and stock market assumptions: FY 2012 to FY 2014 (change from prior year)

item	2012	2013	2014
Wages and salaries earned in DC	1.8	0.8	0.7
Wages and salaries earned by DC residents	2.9	4.1	1.5
DC Personal income	3.7	3.7	2.2
S and P 500 stock index	15.7	1.2	1.2

Source: ORA February 2013 revenue estimate. Stock index, on a calendar year basis, represents the % change from the December quarter of the prior year.

Table 34. DC tax revenue (before earmarks) and DC Personal Income: FY 2006 to FY 2015

item	2006	2007	2008	2009	2010	2011	2012	2013 est	2014 est	2015 est
Tax revenue (\$ million)										
Level	4,516	5,155	5,325	5,052	5,005	5,325	5,862	5,971	6,109	6,252
Change from prior year	267	638	170	-273	-47	320	537	109	139	142
Percent change from prior year										
Tax revenue	6.3	14.1	3.3	-5.1	-0.9	6.4	10.1	1.9	2.3	2.3
Personal Income	8.2	8.1	9.6	0.4	4.1	6.8	3.7	3.7	2.2	3.7
Tax revenue as percent of Personal Income										
	13.3	14.0	13.2	12.5	11.9	11.8	12.6	12.3	12.4	12.2

Source: ORA. February 2013 revenue estimate under existing legislation. The table includes tax revenue only, before all earmarks, and excludes all non-tax revenues, lottery, and "O-type" earmarked revenues.

Owner occupied housing, continued from p.1

The tables below provide more details on each of the 14 neighborhood areas and the 3 summary areas. Neighborhoods within a summary areas are by no means all alike. Some highlights:

- Five of the six neighborhoods that experienced a net increase of more than 900 owner-occupied units were in the Core. The exception was Anacostia/Congress Heights/Bellevue, which added 977 owner-occupied units.
- With one exception, the neighborhoods that added more than 900 owner-occupied units still had owner-occupied rates below the city average in 2010. The exception was Capitol Hill.
- Except for Dupont/Adams Morgan, the owner-occupied rate rose in each Core area neighborhoods. The owner-occupied rate fell in all non-core neighborhoods except for Tenleytown and Anacostia/Congress Heights/Bellevue.

In the period since the 2010 Census the composition and distribution of owner-occupied housing in DC has continued to change due to the impact of foreclosures and additions to the housing stock. —Marvin Ward, ORA

Shifts in DC Housing: Owner-Occupied and Total Units (2000-

ID	Neighborhood	2000		2010		Change		% of Total Change	
		OwnOcc	TotalHous	OwnOcc	TotalHous	OwnOcc	TotalHous	OwnOcc	TotalHous
2	Tenleytown	9,418	17,290	9,837	18,016	419	726	3.9%	3.3%
1	Foxhall	9,051	17,486	9,153	18,001	102	515	0.9%	2.3%
3	Chevy Chase/Forest Hills	5,944	14,000	5,999	14,933	55	933	0.5%	4.3%
	SUBTOTAL - UPPER NW	24,413	48,776	24,989	50,950	576	2,174	5.3%	9.9%
14	Anacostia/Congress Heights/Bellevue	7,413	35,430	8,390	36,480	977	1,050	9.0%	4.8%
6	Ledroit Park/Brookland/Eckington	8,308	18,456	8,820	20,114	512	1,658	4.7%	7.6%
7	Trinidad/Ft. Lincoln/Kenilworth	5,001	14,635	5,060	14,892	59	257	0.5%	1.2%
4	Petworth/Brightwood	15,979	29,243	16,026	30,317	47	1,074	0.4%	4.9%
13	Deanwood/Ft. Dupont/Capitol View	9,098	24,664	9,050	24,671	(48)	7	-0.4%	0.0%
	SUBTOTAL - REST OF NON-CORE	45,799	122,428	47,346	126,474	1,547	4,046	14.3%	18.5%
5	U Street/Columbia Heights/Mt. Pleasant	7,592	30,680	10,562	34,503	2,970	3,823	27.4%	17.4%
10	Chinatown/Mt. Vernon/Shaw	1,692	9,483	3,752	14,158	2,060	4,675	19.0%	21.3%
9	Downtown/Golden Triangle/Foggy Bottom	3,198	15,110	4,538	18,058	1,340	2,948	12.4%	13.5%
12	SW/SE Waterfront	3,211	10,731	4,204	12,828	993	2,097	9.2%	9.6%
11	Capitol Hill	10,029	22,191	10,939	22,845	910	654	8.4%	3.0%
8	Dupont/Adams Morgan	5,272	15,397	5,725	16,895	453	1,498	4.2%	6.8%
	SUBTOTAL - CORE	30,994	103,592	39,720	119,287	8,726	15,695	80.4%	71.6%
	TOTAL	101,206	274,796	112,055	296,711	10,849	21,915	100%	100%

Shifts in homeownership rate and percent change in owner-occupied units (2000-2010)

ID	Neighborhood	Homeownership Rate			Owner-Occupied Stock
		2000	2010	Change	% Change
2	Tenleytown	54.5%	54.6%	0.1%	4.4%
1	Foxhall	51.8%	50.8%	-0.9%	1.1%
3	Chevy Chase/Forest Hills	42.5%	40.2%	-2.3%	0.9%
	SUBTOTAL - UPPER NW	50.1%	49.0%	-1.0%	2.4%
14	Anacostia/Congress Heights/Bellevue	20.9%	23.0%	2.1%	13.2%
6	Ledroit Park/Brookland/Eckington	45.0%	43.9%	-1.2%	6.2%
7	Trinidad/Ft. Lincoln/Kenilworth	34.2%	34.0%	-0.2%	1.2%
4	Petworth/Brightwood	54.6%	52.9%	-1.8%	0.3%
13	Deanwood/Ft. Dupont/Capitol View	36.9%	36.7%	-0.2%	-0.5%
	SUBTOTAL - REST OF NON-CORE	37.4%	37.4%	0.0%	3.4%
5	U Street/Columbia Heights/Mt. Pleasant	24.7%	30.6%	5.9%	39.1%
10	Chinatown/Mt. Vernon/Shaw	17.8%	26.5%	8.7%	121.7%
9	Downtown/Golden Triangle/Foggy Bottom	21.2%	25.1%	4.0%	41.9%
12	SW/SE Waterfront	29.9%	32.8%	2.8%	30.9%
11	Capitol Hill	45.2%	47.9%	2.7%	9.1%
8	Dupont/Adams Morgan	34.2%	33.9%	-0.4%	8.6%
	SUBTOTAL - CORE	29.9%	33.3%	3.4%	28.2%
	TOTAL	36.8%	37.8%	0.9%	10.7%

Source for tables: US Bureau of the Census. Numbers differ slightly from published summaries.

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."

Recent ORA reports:

Revised Revenue estimates for FY 2013 to FY 2017, February 22, 2013. Quarterly revenue estimate shows differences from the prior estimate, describes economic assumptions and changes in each tax, and contains details of each tax and of key economic variables.

Briefing documents. A new series with information related to DC's economy and taxes.

DC Tax Facts, 2012. Details on all DC taxes.

Tax Rates and Tax Burdens 2011 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 2011 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 about the third week every month. Employment and most other DC information reported on a monthly basis is from one or two months prior to the *Trends* date (the May report has mostly March and April data). Lags can be greater with quarterly data such as Personal Income and commercial real estate. Data in the tables are believed to be reliable, but original sources are definitive. All data are subject to revision by the information source. The *Trends* report is available at the DC Chief Financial Officer web-site: www.cfo.dc.gov (click on *Budget and Revenue/Economy/ Economic and Revenue Trends*).

Table 35. Information sources

Indicator	Source	Period covered in this report	Next release
D.C. Jobs and Labor Force information	BLS	February	April 29
D.C. Personal Income	BEA	2012.4	June 28
D.C. Tax Collections	OTR/ORA	March	May 15
D.C. Housing Sales	MRIS*	March	c May 10
D.C. Commercial Office Building data	Delta Associates	2013.1	c July
DC Apartment data	Reis, inc	2012.4	c April 31
D.C. Hotel stay information	Smith Travel Research	February	c. April 30
Consumer Price Index	BLS	March	May 16
U.S. Jobs and Labor Force	BLS	January and February	May 3
U.S. GDP and Personal Income	BEA	2012.4	April 26
S and P 500 Stock Index	Financial press	March	May 1
Interest rate on 10-Year Treasury Securities	Financial press	March	May 1
IHS Global Insight D.C. forecast	Global Insight	March	c. April 24
Moody's Economy.com D.C. forecast	Economy.com	March	c. April 24
Blue Chip Economic Indicators for the U.S.	Aspen Publishers	April	May 10

*Metropolitan Regional Information Systems; listings and contract data accessed through the Greater Capital Area Association of Realtors.

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

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

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