



District of Columbia Economic and Revenue Trends: August 2021

Muriel Bowser, Mayor
 Fitzroy Lee, Interim Chief Financial Officer

Norton Francis, Interim Deputy CFO
 Betty Deleon, Fiscal Analyst

Highlights

% ch, 3 month avg
 Green = Improving*

DC Jobs (p.2)	3.2 %
DC Wages (p. 6)	1.5 %
Unemployment rate (p.3)	6.7 %
Home prices (p.12)	19.8 %
Office vacancy (p.10)	14.0 %
S&P 500 (p.15)**	42.8 %

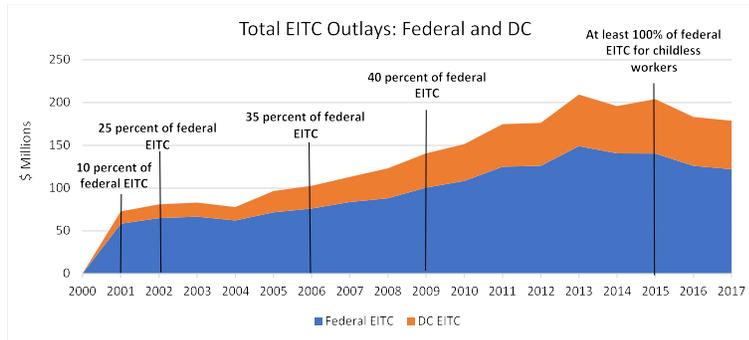
* 3-month moving avg growth better than 12 month
 ** % change annual

Overview of DC Earned Income Tax Credit

The DC Earned Income Tax Credit (DC EITC) was created as an add-on to the federal earned income tax credit to encourage work, reduce poverty, and provide additional tax relief to low-income taxpayers, especially those with dependent children in the District. In TY 2017, 62,513 Washingtonians claimed about \$57 million in DC credits in addition to \$122 million in federal EITC.

ORA recently released a detailed analysis of the DC EITC in our “Review of Income Security and Social Policy Tax Expenditures”. [Review of Income Security and Social Policy Tax Expenditures 2021 | ora-cfo \(dc.gov\)](#) The following is the first of a series of DC EITC blog posts that summarizes the descriptive analysis provided in that report.

Chart 1: Total Federal and DC EITC by Year with DC EITC Effective Amendment Dates



Source: ORA. Note: The data labels refer to the years the DC EITC changes became effective

To claim the EITC, tax filers must meet the eligibility requirements instituted by the federal government. The most recent 2020 federal eligibility requirements were as follows:

(1) Investment income received must be \$3,650 or less for the year, and a federal adjusted gross income of less than:

- \$15,820 (\$21,710 married filing jointly) with zero qualifying children
- \$41,756 (\$467,646 married filing jointly) with one qualifying child
- \$47,440 (\$53,330 married filing jointly) with two qualifying children
- \$50,594 (\$56,844 married filing jointly) with three or more qualifying children

(2) Maximum federal credit amounts:

- \$538 with no qualifying children
- \$3,584 with one qualifying child
- \$5,920 with two qualifying children
- \$6,660 with three or more qualifying children

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Wage and salary employment

Private and public sectors experience growth in June

- In June, DC gained 27,200 jobs compared to a year ago, a 3.8% increase. The increase in the 3-month average was 3.2%, likewise there was suburban growth of 7.6% and growth in the U.S. of 8.5%.
- Federal sector employment grew 1.9 percent as well as the private sector which grew 4.0% in the 3-months ending June. In the 12 months ending June 2021, federal employment increased by 3,933 jobs (2.0%) while the private sector lost 48,592 (-9.2%).
- Seasonally adjusted employment was 3,900 higher in June than May and 12,700 higher than January 2021.

Wage and salary employment located in DC, DC suburbs and US: July 2019 to June 2021

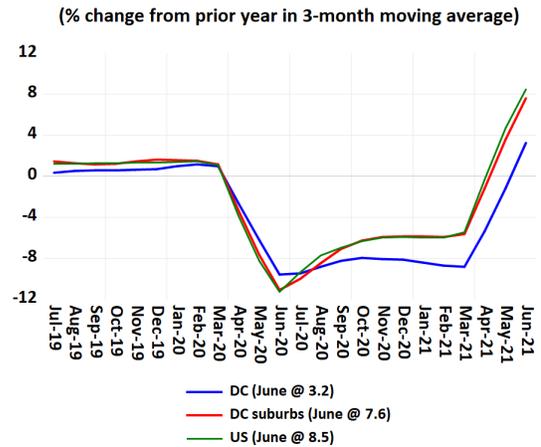


Table1. Wage and Salary Employment in DC, Washington Metro area, and the US: June 2021

Jurisdiction	FY 2018	FY 2019	FY 2020	12-mo avg	3-mo avg	This month
District of Columbia	791,092	795,867	763,550	735,408	742,167	746,600
1 year change	8,508	4,775	-32,317	-44,650	23,300	27,200
% change	1.1	0.6	-4.1	-5.7	3.2	3.8
Washington metro area	3,297,742	3,336,442	3,205,025	3,146,733	3,190,700	3,206,800
1 year change	39,108	38,700	-131,417	-120,117	196,267	168,500
% change	1.2	1.2	-3.9	-3.7	6.6	5.5
Washington suburbs (%ch)	1.2	1.4	-3.9	-3.0	7.6	6.1
US (%ch)	1.6	1.4	-4.0	-2.8	8.5	5.8

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

Source: BLS. June 2021 is preliminary

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

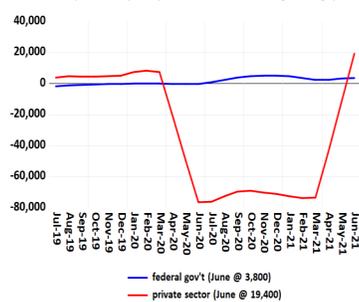


Table 2. Federal government and private sector wage and salary employment in DC: June 2021

Sector	FY 2018	FY 2019	FY 2020	12-mo avg	3-mo avg	This month
Federal government	196,983	195,233	196,225	199,175	198,867	199,500
1 year ch.	-3,225	-1,750	992	3,933	3,800	3,200
% change	-1.6	-0.9	0.5	2.0	1.9	1.6
Private sector	552,375	558,050	524,775	493,525	501,700	506,000
1 year ch.	11,125	5,675	-33,275	-48,592	19,400	24,100
% change	2.1	1.0	-6.0	-9.0	4.0	5.0

Source: BLS. Not seasonally adjusted. June is preliminary

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

Indicator	January	February	March	April	May	June
D.C. Wage and Salary Employment	732,500	731,400	732,000	737,600	741,300	745,200
change from prior month	-1,400	-1,100	600	5,600	3,700	3,900
%change from prior month	-0.2	-0.2	0.1	0.8	0.5	0.5

Source: BLS seasonally adjusted. June is preliminary.

Resident employment and unemployment

Resident employment increased and unemployment claims saw a drop

- In June DC resident employment was up 15,256 (4.2%) from a year earlier (3-mo. moving average). The labor force increased by 4,049 (1.0%)—and the number of unemployed fell 11,207 (29.1%). The unemployment rate in June was 7.2%.
- Initial claims for unemployment insurance continued to decline. The 3-mo. moving average ending June 2021 was 16,317 lower than June 2020.
- Seasonally adjusted resident employment grew in June, adding 1,229 jobs from May.

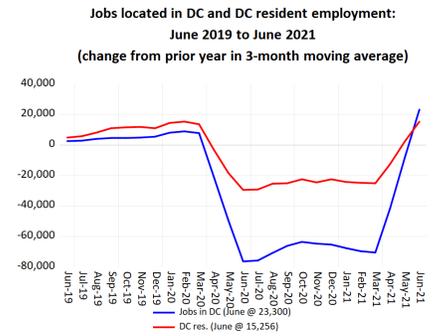


Table 4. Unemployment rates for DC, metro area, and US: June 2021

(percent of labor force)

Jurisdiction	Not seasonally adj.		Seasonally adj.	
	Jun-20	Jun-21	Jun-20	Jun-21
US	11.2	6.1	11.1	5.9
DC	9.2	7.2	8.9	7.0
DC metro area	8.7	5.6	na	na
DC suburbs	8.7	5.4	na	na

Source: BLS; na=data not available.

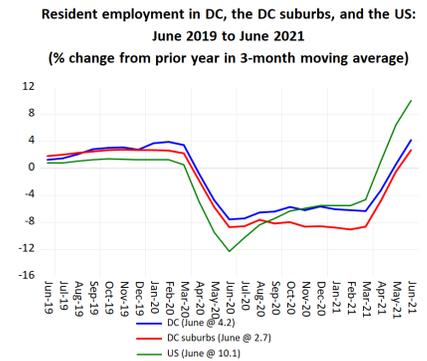


Table 5. Resident employment and unemployment: June 2021

Indicator	FY 2018	FY 2019	FY 2020	12-mo avg	3-mo avg	This month
DC Labor force summary						
Resident Employment	383,596	390,000	382,462	374,350	377,733	381,129
1 year ch.	6,596	6,404	-7,538	-14,402	15,256	17,077
% change	1.7	1.7	-1.9	-3.7	4.2	4.7
Labor Force	407,036	412,824	411,558	406,647	404,990	410,836
1 year ch.	5,084	5,788	-1,266	-7,668	4,049	10,006
% change	1.3	1.4	-0.3	-1.9	1.0	2.5
Unemployed residents	23,440	22,824	29,096	32,297	27,257	29,707
1 year ch.	-1,511	-616	6,272	6,734	-11,207	-7,071
% change	-6.1	-2.6	27.5	26.3	-29.1	-19.2
Unemployment rate	5.8	5.5	7.1	7.9	6.7	7.2
DC Unemployment insurance (state program)						
Initial Claims (mo. avg)	1,611	2,299	12,886	8,236	9,477	9,225
1 year ch.	106	687	10,588	-2,899	-16,317	-4,528
% change	7.1	42.7	460.6	-26.0	-63.3	-32.9
Weeks compensated (mo. avg)	30,429	27,473	139,780	124,349	54,202	59,274
1 year ch.	-926	-2,956	112,307	43,560	-188,789	-241,566
% change	-3.0	-9.7	408.8	53.9	-77.7	-80.3

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

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

Indicator	January	February	March	April	May	June
DC resident employment	374,800	375,159	375,385	375,667	376,136	377,365
change from prior month	1,510	359	226	282	469	1,229
% change from prior month	0.4	0.1	0.1	0.1	0.1	0.3
DC unemployment rate	8.4	8.1	7.7	7.5	7.2	7.0

Source: BLS seasonally adjusted. June is preliminary.

Jobs by sectors of the economy

Most industries experienced growth in June even though many are still below pre pandemic levels.

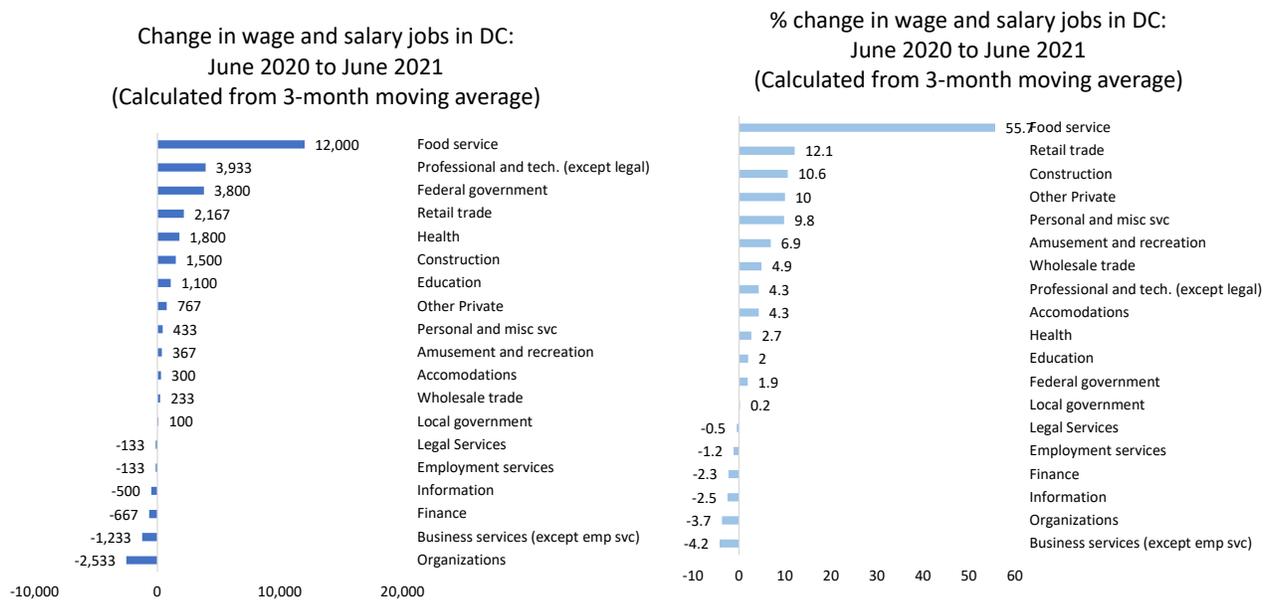
- Government added 3,900 jobs in June over June 2020, mostly in federal government, and the private sector gained 19,400 jobs. (3-month moving avg.)
- In June, professional and technical services (not including legal) gained 3,933 jobs over last year and legal jobs went down 133 or 0.5%. (3-month moving avg.)
- Hospitality (food service, accommodation, and amusement) gained a combined 12,667 jobs or 37.4%. The education sector, mostly private colleges and universities, gained 1,100 (2.0%). Business services (excluding employment services) lost 1,233 (4.2%).
- The federal government accounted for 26.7% of all DC jobs in June. Federal jobs located in DC accounted for 53.5% of metro area federal jobs and 6.9% of US federal jobs.
- Hospitality jobs account for 6.3% of all DC jobs in June. Last year, in June 2020, the hospitality share of DC jobs was 4.7%.

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

Industry sector	3-month moving average						DC share (%) in June 2021 of all sector jobs in:	
	Jun 2020	Jun 2021	1 year change		12 mo. moving avg: %change	Sector % of all DC jobs, June 2021	metro area	US
Federal government	195,067	198,867	3,800	1.9	2.0	26.7	53.5	6.9
Local government	41,500	41,600	100	0.2	0.0	5.5	12.2	0.2
Legal Services	28,633	28,500	-133	-0.5	-2.8	3.9		2.6
Professional and tech. (except legal)	92,000	95,933	3,933	4.3	1.0	12.9	23.1	1.1
Employment services	10,933	10,800	-133	-1.2	-17.8	1.5	22.1	0.3
Business services (except emp svc)	29,467	28,233	-1,233	-4.2	-10.6	3.8	19.6	0.5
Information	19,633	19,133	-500	-2.5	-4.5	2.5	26.2	0.7
Finance	29,033	28,367	-667	-2.3	-4.5	3.8	18.6	0.3
Organizations	67,633	65,100	-2,533	-3.7	-4.4	8.8	36.7	2.2
Education	55,533	56,633	1,100	2.0	-4.6	7.4	52.2	1.7
Health	66,733	68,533	1,800	2.7	-2.9	9.1	21.2	0.3
Food service	21,533	33,533	12,000	55.7	-38.0	4.9	18.7	0.3
Accomodations	7,033	7,333	300	4.3	-52.1	1.0	28.4	0.4
Amusement and recreation	5,300	5,667	367	6.9	-40.6	0.8	15.6	0.3
Retail trade	17,833	20,000	2,167	12.1	-8.8	2.7	7.8	0.1
Wholesale trade	4,800	5,033	233	4.9	-2.6	0.7	7.8	0.1
Construction	14,133	15,633	1,500	10.6	5.1	2.1	9.7	0.2
Personal and misc svc	4,433	4,867	433	9.8	-31.1	0.7		0.2
Other Private	7,633	8,400	767	10.0	-9.4	1.1	5.0	0.0
Total	718,867	742,167	23,300	3.2	-5.7	100.0	23.3	0.5
<i>Public Sector</i>	<i>236,567</i>	<i>240,467</i>	<i>3,900</i>	<i>1.6</i>	<i>1.7</i>	<i>32.2</i>	<i>33.9</i>	<i>1.1</i>
<i>Private Sector</i>	<i>482,300</i>	<i>501,700</i>	<i>19,400</i>	<i>4.0</i>	<i>-9.0</i>	<i>67.8</i>	<i>20.3</i>	<i>0.4</i>

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

Jobs and wages by sector



Over the year ending March, there was negative growth in private sector jobs. The highest growth in wages occurred in the information and financial services sector.

- For the year ending March the federal government accounted for 27.1% of all jobs and 29.7% of all wages and salaries in DC. Over the 4 quarters, federal jobs increased 1.5% while wages grew 4.2%. Note data for employment shown as quarterly to compare to wages.
- Professional and management services jobs decreased 758 in the 4-quarter average ending March 2021 and wages in the sector grew 4.4 percent. This sector account for 24.6% of DC wages and 17.0% of DC jobs.
- Trade and hospitality lost 47,958 jobs (43.7%) and almost \$2.0 billion in wages (41.7%). The sector was 13.8% of DC employment in March 2020 and is now only 8.6%.

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

Sector	4 qtr avg. wage and salary employment in DC ending March 2021			4 qtr avg. wages and salaries earned in DC ending March 2021			Percentage Distribution March 2021	
	Level	Annual change (jobs)	Annual Change (%)	Level (\$b)	Annual change (\$b)	Annual Change (%)	Employment	Wages
Total	729,583	-69,592	-8.7	80.13	0.94	1.2	100.0	100.0
Federal government	198,225	2,975	1.5	24.13	0.96	4.2	27.1	29.7
Local government	42,683	-33	-0.1	3.68	0.06	1.6	5.8	4.5
Professional and Management	124,075	-758	-0.6	19.39	0.82	4.4	17.0	24.6
Business services	40,358	-7,100	-15.0	2.58	-0.09	-3.3	5.5	3.2
Information and financial services	47,908	-2,133	-4.3	7.79	0.57	7.9	6.4	9.8
Education and health services	122,992	-7,342	-5.6	8.11	0.16	2.0	17.1	10.1
Trade and hospitality	61,792	-47,958	-43.7	2.76	-1.98	-41.7	8.6	3.7
Organizations and personal services	71,558	-6,100	-7.9	7.97	0.32	4.2	9.6	9.7
Other private	19,992	-1,142	-5.4	3.73	0.11	3.1	2.8	4.6
<i>Private sector</i>	<i>488,675</i>	<i>-72,533</i>	<i>-12.9</i>	<i>52.32</i>	<i>-0.08</i>	<i>-0.1</i>	<i>67.1</i>	<i>65.7</i>
<i>Government</i>	<i>240,908</i>	<i>2,942</i>	<i>1.2</i>	<i>27.81</i>	<i>1.02</i>	<i>3.8</i>	<i>32.9</i>	<i>34.3</i>

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

Wages and income

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

- Wages and salaries earned in the District of Columbia grew 1.5% in the March quarter compared to the same quarter of 2020.
- In the March quarter, DC Personal Income grew 10.5%, compared to 16.1% for the US average.
- Proprietors' income increased 5.2% and property income decreased by 1.8% in the March quarter over the same quarter in 2020.
- Pensions and other transfers, where federal pandemic relief for individuals is reported, grew 74.4% over last year in the March quarter.

Wages earned in DC, by DC residents, and in the US:
2020q1 to 2021q1
(% ch from prior year)

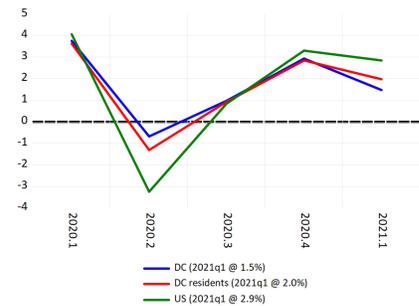


Table 9. DC Wages and Personal Income: 2021q1

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

Indicator	FY 2018	FY 2019	FY 2020	4-qtr. moving avg	Latest qtr. 2021q1
Wages and salaries earned in DC	75.5	78.0	79.3	80.1	82.1
1 yr change	3.4	2.5	1.3	0.9	1.2
% change	4.8	3.3	1.7	1.2	1.5
Supplements to wages and salaries	19.5	20.3	20.7	21.0	21.3
1 yr change	1.1	0.8	0.4	0.4	0.5
% change	5.7	4.1	2.0	2.1	2.6
Income earned in DC*	91.2	94.1	95.8	97.0	99.4
% change	3.7	3.3	1.8	1.4	1.9
Net resident adjustment**	-51.9	-53.4	-54.2	-54.7	-55.9
% change	3.7	2.7	1.5	1.3	1.3
Income earned by DC residents*	39.2	40.8	41.7	42.2	43.5
% change	3.8	4.0	2.1	1.6	2.7
Wages and salaries of DC residents***	29.0	30.3	30.8	31.2	32.1
1 yr change	1.9	1.3	0.5	0.3	0.6
% change	7.0	4.6	1.8	1.1	2.0
Proprietors income earned by DC residents****	6.9	6.8	7.1	7.3	7.6
% change	-10.1	-0.3	4.2	3.5	5.2
Property income of DC residents	10.6	10.6	10.5	10.4	10.5
% change	4.1	0.7	-1.2	-1.8	-1.8
Pensions and other transfers	6.8	7.0	9.3	11.1	12.7
% change	1.8	3.4	33.1	55.7	74.4
DC personal income	56.6	58.4	61.5	63.8	66.6
1 yr change	2.0	1.9	3.1	4.4	6.3
% change	3.6	3.3	5.2	7.5	10.5
US Personal income (% change from prior year)	5.2	4.3	6.3	9.7	16.1
US Wages and Salaries (% change from prior year)	5.4	4.6	1.6	1.0	2.9
Addendum:					
DC res. wages as % of wages earned in DC	38.4	38.9	38.9	39.0	39.1
DC Personal income as % of US	0.32	0.32	0.32	0.31	0.3

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

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

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

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

Source: BEA; data released June 22, 2021

Population, jobs, and per capita income

DC's population growth rate slows and wages grow in the March quarter.

- At mid-year 2020, population was estimated to be 4,563 (0.6%) higher than the prior year and wage and salary employment decreased by 76,467 (9.6%).
- In 2020 population grew at a much slower rate than the average growth rate over the 5 years 2015 to 2020 while wage employment fell significantly in the 2nd quarter of 2020 due to the pandemic.
- In the March quarter, DC's per capita income grew at 10.0%, lower than the US rate of 15.5%.
- In the March quarter, wages per job in DC grew faster than in the US (11.3% v 8.8%).

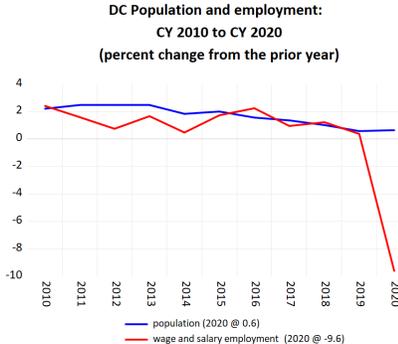
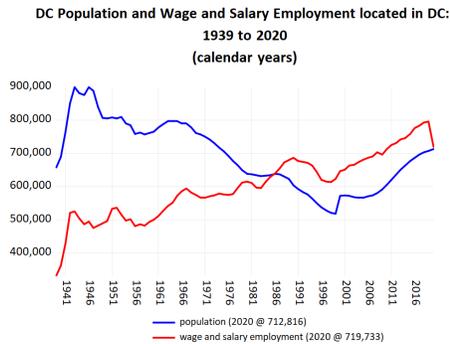


Table 10. DC Population and wage and salary employment located in DC: 2012 to 2020

Calendar Year	Population			Wage and salary employment		
	Number	Change from prior year Number	%	Number	Change from prior year Number	%
2012	635,737	15,447	2.5	730,533	5,367	0.7
2013	651,559	15,822	2.5	742,633	12,100	1.7
2014	663,603	12,044	1.8	746,133	3,500	0.5
2015	677,014	13,411	2.0	759,133	13,000	1.7
2016	687,576	10,562	1.6	776,167	17,033	2.2
2017	697,079	9,503	1.4	783,567	7,400	1.0
2018	704,147	7,068	1.0	793,133	9,567	1.2
2019	708,253	4,106	0.6	796,200	3,067	0.4
2020	712,816	4,563	0.6	719,733	-76,467	-9.6
<i>Ch. from 2015 to 2020</i>		35,802	5.3		-39,400	-5.2
<i>Avg. annual ch.(2015 to 2020)</i>		7,160			(7,880)	

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

Table 11. Per capita income and wages per job in DC and the US: FY 2018 to March 2021

	DC					US				
	FY 2018	FY 2019	FY 2020	4-qtr moving avg (March 2021)	2021q1	FY 2018	FY 2019	FY 2020	4-qtr moving avg (March 2021)	2021q1
Per capita Income	80,522	82,588	86,350	89,367	93,221	53,593	55,654	58,844	61,670	66,062
% ch in per capita income	2.5	2.6	4.6	6.9	10.0	4.6	3.8	5.7	9.2	15.5
% ch in population	1.1	0.7	0.6	0.5	0.4	0.6	0.5	0.5	NA	NA
% ch in personal income	3.6	3.3	5.2	7.5	10.5	5.2	4.3	6.3	9.7	16.1
Wages per job	95,393	97,959	103,995	109,830	112,703	59,469	61,339	64,997	67,922	69,565
% ch in wages per job	3.6	2.7	6.2	10.8	11.3	3.7	3.1	6.0	9.0	8.8
% ch in wage and salary jobs	1.1	0.6	-4.1	-8.7	-8.8	1.6	1.4	-4.0	-7.4	-5.4
% ch in total wages	4.8	3.3	1.7	1.2	1.5	5.4	4.6	1.6	1.0	2.9
	<i>Washington Metro</i>					<i>U.S.</i>				
<i>Consumer price index</i>	2.1	1.3	0.9	1.1	2.1	2.4	1.9	1.5	1.2	1.9

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

Multifamily-unit housing and housing permits

New housing permit issuance down in June 2021 relative to June 2020.

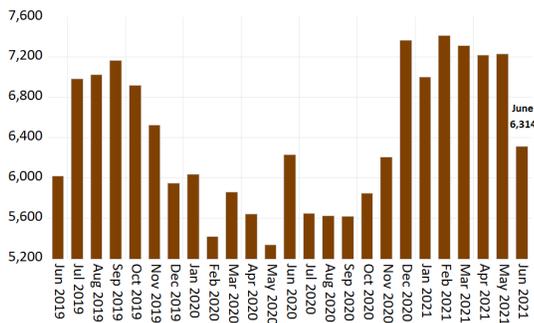
- For the 12-month period ending June, 6,314 housing permits were issued, up 1.4% from the same period last year. The 3-month total (672) was 59.9% lower than the same period last year. Multifamily project permits were issued for 4 projects in June.
- According to CoStar, in the quarter ending June 2021, the inventory of apartments and condominiums increased by 7,460 (3.7%) from a year earlier, an uptick from last quarter.
- Of the increase in inventory of multifamily units in the second quarter, 97.5% were in apartments. Of the housing permits issued over the past 12-months, 94.3% were included in 56 buildings with 5 or more units.
- In the quarter ending June 2021, there were 14,891 multi-family units were under construction in 98 buildings. Of the construction, apartments accounted for 80.6% of the buildings and 95.3% of the units.

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

	FY 2018	FY 2019	FY 2020	12-mo avg	3-mo avg	This month
Total units	4,640	7,168	5,618	6,314	672	110
1 year ch.	592	2,528	-1,550	86	-1,002	-915
% change	14.6	54.5	-21.6	1.4	-59.9	-89.3
Multifamily projects with						
5 or more units						
number	46	63	43	56	10	4
average size	85	122	124	115	55	24
Units in small projects						
with up to 4 units	179	218	254	408	157	14
% of all units	3.9	3.0	4.5	6.5	23.4	12.7

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

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



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

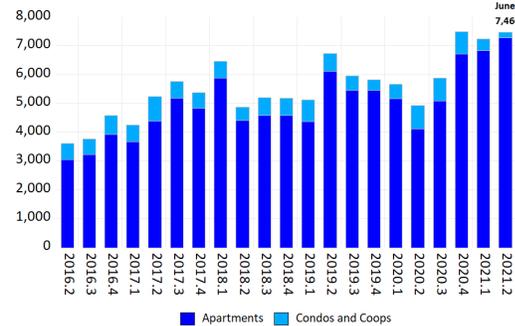


Table 13. Inventory and construction for private sector apartments and condominiums in DC: 2015 to 2021q2

CY	All units			Inventory						Under Construction					
	1 yr Change			Apartments			Condominiums			Apartments			Condominiums		
	Number	Number	%	buildings	units	1 yr ch.	buildings	units	1 yr ch.	buildings	units	units per bldg	buildings	units	units per bldg
2015	175,871	2,907	1.7%	2,954	132,852	2,230	648	34,198	677	59	10,029	169	41	1,054	26
2016	180,442	4,571	2.6%	2,978	136,772	3,920	679	34,845	647	62	10,813	173	35	1,322	38
2017	185,808	5,366	3.0%	3,001	141,594	4,822	695	35,389	544	59	11,181	189	28	1,297	46
2018	190,985	5,177	2.8%	3,027	146,169	4,575	711	35,991	602	69	13,284	192	22	1,144	52
2019	196,804	5,819	3.0%	3,060	151,619	5,450	722	36,360	369	67	13,599	202	22	1,198	54
2020	204,293	7,489	3.8%	3,092	158,335	6,716	731	37,133	773	79	13,011	164	24	805	34
2021q2	207,147	7,460	3.7%	3,113	161,057	7,274	738	37,265	186	79	14,192	180	19	699	37
1 Q Ch.	1,863			13	1,731		-5	-106		-3	232		-5	-106	

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

Apartments

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

- According to CoStar, for the quarter ending June, 2021, occupied apartments increased by 3,201 (2.3%) from the prior year. The overall vacancy rate rose to 10.9% and average rents increased 0.1%.
- In the second quarter 2021, Class A units accounted for 28.8% of all units in the city and 27.3% of occupied units.
- Over the past year effective rent in Class A apartments increased while Class B and Class C declined.
- Vacancy rates at the end of June 2021: Class A 16.1%, Class B 13.1%, and Class C 6.8%. The rate for all classes decreased from last quarter.
- There are 79 buildings under construction, adding 14,192 units to inventory; 82.0% of which is Class A properties that have the highest vacancy rate.

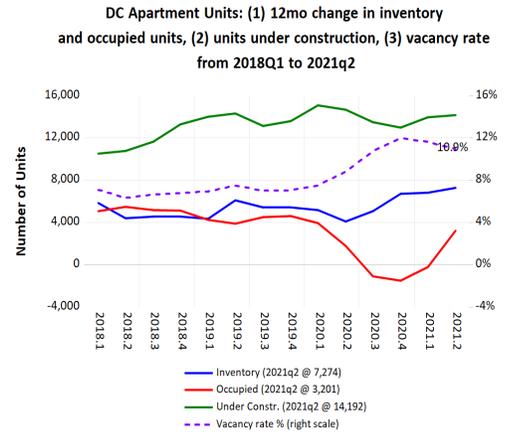


Table 14. Apartment Units in DC: 2015 to 2021q2

FY	Level				Change from prior year						Average Rent		1 yr ch in units under constr.	
	Inventory	Occupied	Vacant	% vacant	inventory units	%ch	Occupied units	%ch	Vacant units	%ch	Effective rent per unit	1yr %ch	units under	constr.
2015	132,295	122,608	8,593	6.5	3,401	2.6	3,565	3.0	-164	-1.9	\$1,850	1.9	2,641	
2016	135,505	125,771	8,640	6.4	3,210	2.4	3,163	2.6	47	0.5	\$1,900	2.7	1,246	
2017	140,672	129,348	10,230	7.3	5,167	3.8	3,577	2.8	1,590	18.4	\$1,909	0.5	178	
2018	145,236	134,513	9,629	6.6	4,564	3.2	5,165	4.0	-601	-5.9	\$1,954	2.4	272	
2019	150,675	139,023	10,507	7.0	5,439	3.7	4,510	3.4	878	9.1	\$2,000	2.4	1,490	
2020	155,754	137,930	16,679	10.7	5,079	3.4	-1,093	-0.8	6,172	58.7	\$1,881	-6.0	355	
2021q2	161,057	142,298	17,614	10.9	7,274	4.7	3,201	2.3	4,073	30.1	\$1,960	0.1	-481	
1 Q ch	1,731	2,604	-873								\$97			

Source: CoStar, as of July 8, 2021

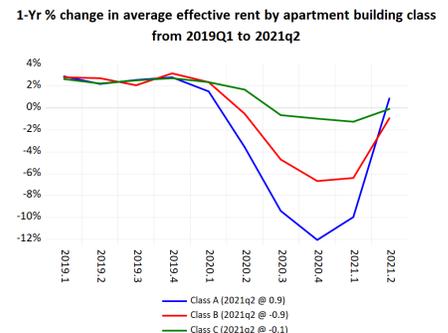
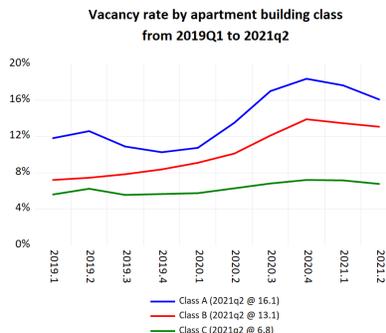
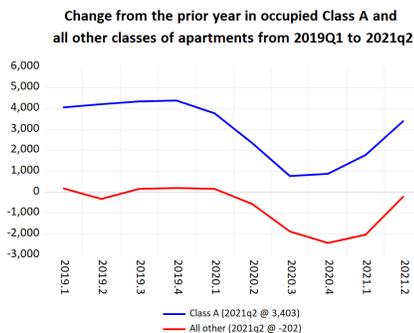


Table 15. Market rate apartment units in DC, Classes A, B, and C: 2021q2

Class	inventory					Occupied			Effective monthly rent		Under construction		
	Buildings	Number	1 yr ch	% ch	% vacant	Number	1 yr ch	% ch	\$ per month	1 yr % ch	Buildings	Units	Avg. size
Class A	208	46,315	5,318	13.0	16.1	38,862	3,403	9.6	2,570	0.9	45	11,645	259
Class B	909	55,716	1,956	3.6	13.1	48,416	108	0.2	1,863	-0.9	34	2,547	75
Class C	1,969	58,865	0	0.0	6.8	54,866	-310	-0.6	1,389	-0.1	0	0	0

Source: CoStar; includes units in privately-owned buildings with 5 or more units, including affordable units. Vacancy rate is occupied units divided by inventor. Sum of class A, B, and C may not equal total. Data is as of July 8, 2021.

Commercial office space

Office vacancy rate rose to 14.0%, led by premium space (Class A)

- According to CoStar, for the quarter ending June occupied office space declined by 3.85 million sq. ft.(msf) from last year and inventory decreased by 0.60 msf. The vacancy rate has risen to 14.0% (including sublet) and average base rent declined 0.5%.
- The vacancy rate for class A space was 14.5% in June, up from 13.1% a year ago . The vacancy rate for Class B office was slightly higher than Class A.
- Space under construction in June 2021 (2.7 million square feet in 16 buildings).
- Occupancy declined over the past year for all classes and rents only grew in Class A properties.

DC Office Space (millions sq ft): (1) 12mo change in inventory and occupied units, (2) units under construction, (3) vacancy rate from 2018Q1 to 2021q2

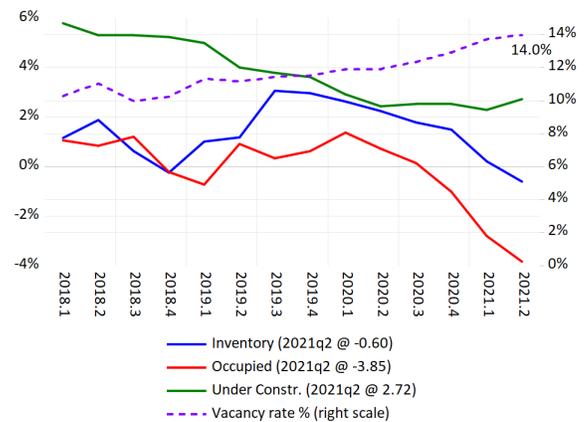
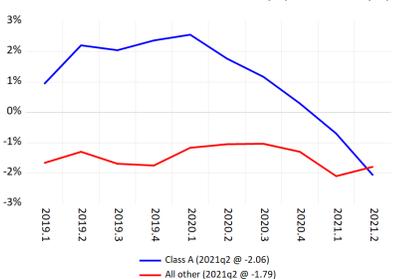


Table 16. DC Commercial office space: 2016 to 2021q2

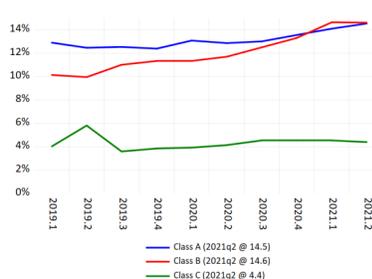
CY (year end)	Inventory				Occupied space			Vacant space			Base rent (direct)		Under constr.		
	Buildings	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	% ch	Level (msf)	Direct only %	Total %	\$ per sq ft	1 yr % ch	Buildings	msf	Avg, sf / bldg
2016	2,399	158.48	0.88	0.6	141.50	-0.42	-0.3	17.0	10.2	10.8	\$50.13	3.7	20	5.24	261,827
2017	2,391	159.08	0.60	0.4	142.83	1.32	0.9	16.3	9.6	10.3	\$51.22	2.2	22	5.90	268,045
2018	2,388	158.84	-0.24	-0.2	142.60	-0.22	-0.2	16.2	9.5	10.2	\$52.19	1.9	21	5.24	249,471
2019	2,398	161.81	2.97	1.9	143.23	0.62	0.4	18.6	10.8	11.7	\$53.35	2.2	22	3.62	164,324
2020	2,402	163.32	1.50	0.9	142.22	-1.01	-0.7	21.1	12.0	13.0	\$53.51	0.3	17	2.53	148,752
2021q2	2,401	162.73	-0.60	-0.4	140.03	-3.85	-2.7	22.7	12.8	14.0	\$53.30	-0.5	16	2.72	169,845
1 Q ch	0	-0.32			-0.64	0.00			0.1	0.2	-\$0.24		1	0.42	

Source: CoStar, as of July 8, 2021; msf = million square feet; base rent excludes concessions.

Change from the prior year in occupied Class A and all other classes from 2019Q1 to 2021Q2 (millions of sq ft)



Vacancy rate by office building class from 2019Q1 to 2021Q2



1-Yr % change in average effective rent by office building class from 2019Q1 to 2021Q2

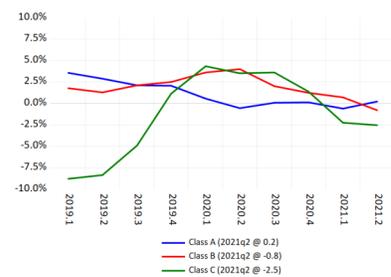


Table 17. DC Class A, B, and C commercial office space: 2021q2

Class	Inventory				Occupied space			Vacant space			Base rent (direct)		Under const.	
	Buildings	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	1 yr ch (msf)	1 yr % ch	Level (msf)	Direct %	Total %	\$	1 yr %ch	buildings	msf
Class A	338	93.57	-0.57	-0.6	79.97	-2.06	-2.5	13.60	13.1	14.5	\$57.02	0.2	13	2.64
Class B	943	59.23	0.03	0.0	50.56	-1.71	-3.3	8.67	13.6	14.6	\$49.67	-0.8	3	0.08
Class C	1,116	9.93	-0.06	-0.6	9.49	-0.08	-0.8	0.44	4.4	4.4	\$34.17	-2.5	0	0.00

Source: CoStar, as of July 8, 2021

Property transfers and deed taxes

Property sales for June up over last year.

- The value of property transfers in June, \$12.5 billion, was 7.3% below a year ago as measured by the 12-month moving total. The 3-month moving total, \$3.9 billion, was 68.9% higher than last year.
- Over the 12-month period ending June the estimated value of brokered home sales was 42.8% above last year while the value of all other real property transfers was 48.6% below last year. For the last 3 months, the value of brokered home transfers was 81.6% higher than last year and non-home transfers grew 45.6%.

Table 18. Market value of real property transfers subject to the deed transfer or economic interest tax: FY 2018 to June 2021

	FY 2018	FY 2019	FY 2020	12mo moving total	3mo moving total	This month
All property transfers (\$M)	14,646.3	17,355.2	10,587.9	12,542.1	3,856.8	1,329.8
change from one year ago (\$M)	647.8	2,708.8	-6,767.3	-985.3	1,573.8	254.5
% change from one year ago	4.6	18.5	-39.0	-7.3	68.9	23.7

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

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

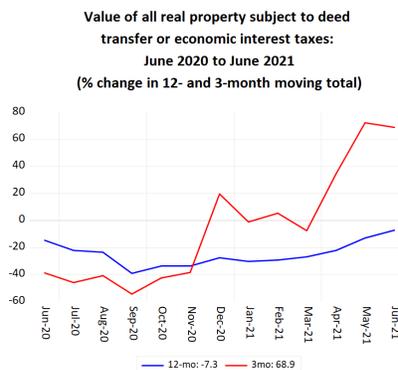
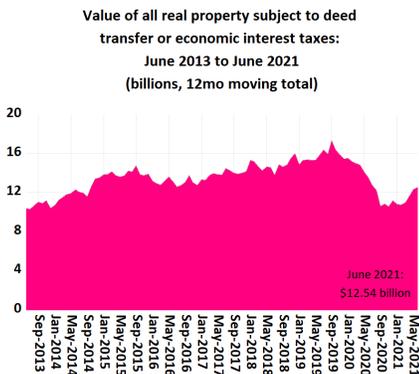


Table 19. Value of (1) brokered home sales and (2) all other real property subject to the deed transfer and economic interest taxes: FY 2018 to June 2021

	FY 2018	FY 2019	FY 2020	12mo moving total	3mo moving total
Brokered home sales (\$m)	6,184	5,986	6,692	8,729	2,687
All other property (\$m)	8,462	11,370	3,896	3,813	1,170
% Change from 1 year ago					
Brokered home sales	6.2	-3.2	11.8	42.8	81.6
All other property	3.5	34.4	-65.7	-48.6	45.6

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

Single family and condominium housing

Sales volume and average sale prices were higher in June

- Single family home sales for June were up 22.2% from a year earlier (12-month average), while the average selling price was 15.3% higher. For the past three months, sales volume was up 44.5% and the average selling price was 19.8% higher.
- Condominium sales were up 41.5% from last year (12-month average ending June) and the average selling price was 1.1% higher. For the past three months, sales volume was up 86.8% but prices were up 5.5%.
- All home sales for the 12-month period ending June rose 31.4% from last year. The 3-month moving total was 64.3% higher.

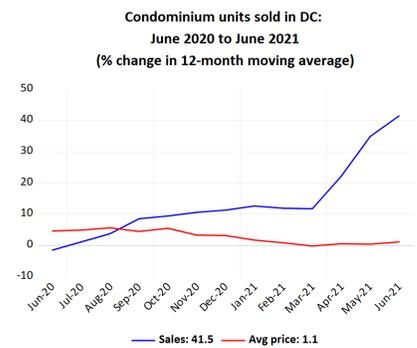
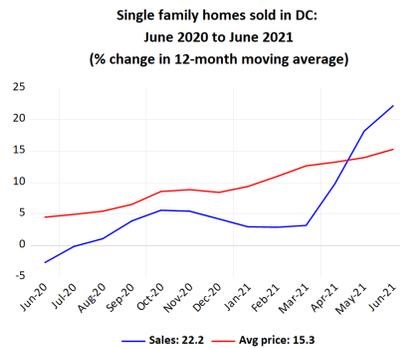
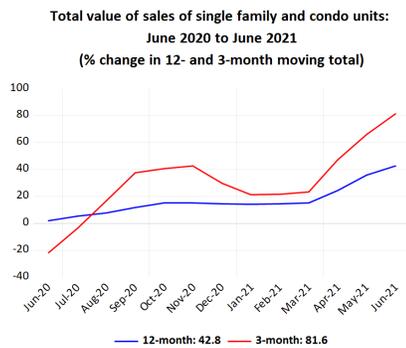


Table 20. Residential real estate indicators: June 2021

	FY 2018	FY 2019	FY 2020	12mo moving total	3mo moving total	This month
Number of single family sales (settled contracts)						
Single family homes	4,717	4,439	4,614	5,330	1,497	537
1 year change	165	-278	175	968	461	118
% change	3.6	-5.9	3.9	22.2	44.5	28.2
Condominium	4,240	3,995	4,338	5,639	1,702	584
1 year change	194	-245	343	1,653	791	222
% change	4.8	-5.8	8.6	41.5	86.8	61.3
Total	8,957	8,434	8,952	10,969	3,199	1,121
1 year change	359	-523	518	2,621	1,252	340
% change	4.2	-5.8	6.1	31.4	64.3	43.5
Average prices of units sold						
Single family homes	\$828,741	\$861,921	\$918,292	\$1,029,293	\$1,131,136	\$1,220,915
1 year change	8,816	33,180	56,371	136,460	187,161	256,864
% change	1.1	4.0	6.5	15.3	19.8	26.6
Condominium	\$528,229	\$537,663	\$561,991	\$561,969	\$580,283	\$583,181
1 year change	17,620	9,433	24,328	6,097	30,257	46,149
% change	3.5	1.8	4.5	1.1	5.5	8.6
Total Value of All Sales (\$M)	\$6,184	\$5,986	\$6,692	\$8,729	\$2,687	\$996
1 year change	361	-199	706	2,616	1,207	398
% change	6.2	-3.2	11.8	42.8	81.6	66.5

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

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

Single family and condominium housing

The FHFA house price index for DC slowed relative to the national average in the 1st Quarter

- The percentage change from the prior year in DC home prices was 7.3% higher in the March quarter, according to the Federal Housing Finance Agency (FHFA) Index of single-family same-property transactions. The US index was 12.3% higher and the Washington metropolitan area was up 10.8%.
- 66.1% of all single family sales in June were for properties greater than \$1 million and sales of these properties grew 66.2% for the 12-month period ending June 2021. Sales of condominiums greater than \$1 million accounted for 12.4% of condominium sales in June and sales of these condominiums were 42.1% higher in the 12-month period ending June relative to the same period last year.

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

Indicator	Fiscal year average			Last 2 Q's	
	FY 2018	FY 2019	FY 2020	2020q4	2021q1
%change from prior year in value of index					
DC	4.3	6.1	9.8	4.9	7.3
DC metro area	4.0	4.4	6.3	9.9	10.8
US	6.5	5.6	6.5	10.5	12.3

Source: Federal Housing Finance Agency

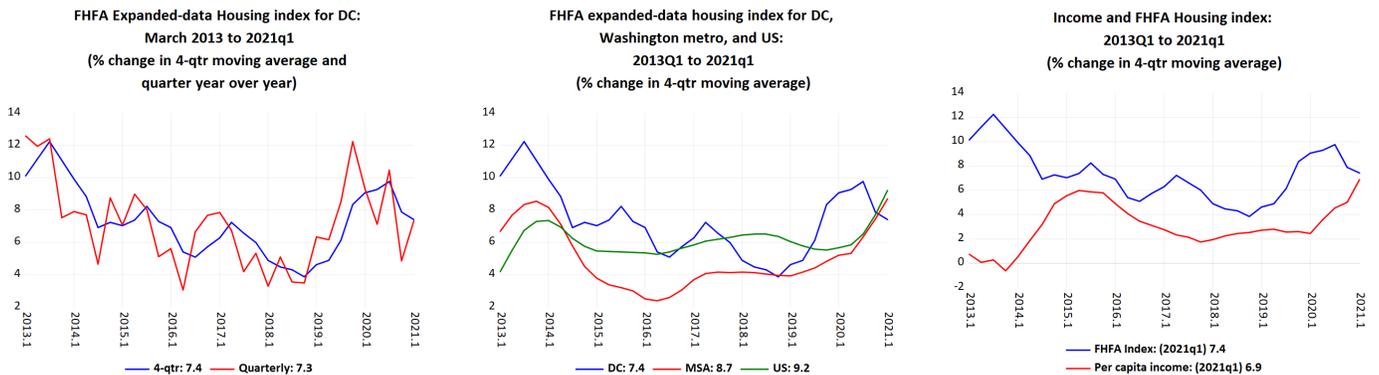


Table 22. D.C. Single family and condominium home sales at prices of \$1 million or more: June 2021

	FY 2018	FY 2019	FY 2020	12mo moving	3mo moving	This month
				total	total	
Single family homes	1,192	1,232	1,403	2,047	692	277
1 year change	135	40	171	815	386	155
% change	12.8	3.4	13.9	66.2	126.1	127.0
% all single family sales	26.2	26.1	31.6	46.9	66.8	66.1
Condominium	222	213	252	324	119	45
1 year change	33	-9	39	96	79	33
% change	17.5	-4.1	18.3	42.1	197.5	275.0
% all condominium sales	5.5	5.0	6.3	8.1	13.1	12.4

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

Hospitality

Hotel stays in June were significantly higher than last year

- In June, there were 179.4% more hotel-room-days sold than a year ago. The average room rate was up 16.1% and hotel room sales revenue was 224.5% higher.
- Occupancy, which is historically around 86%, was 36.1% in June and was higher than May.
- Air passengers through the regional airports were up 561.8% in May from last year. Passengers through Washington National (DCA) were up 748.4% from May 2020.
- Hotel employment was 4.3% higher in the three-month average ending June than a year earlier and food service employment was up 55.7%.

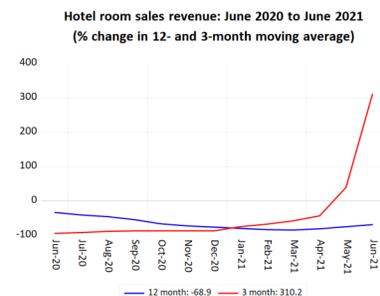
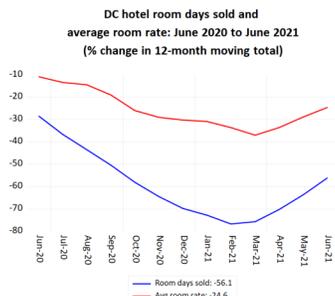


Table 23. Hospitality Industry: June 2021

Indicator	Units	FY 2018	FY 2019	FY 2020	12-mo moving average/sum*	3-mo moving average/sum*	This Month
Hotel Stays (updated June)							
Hotel room-days sold	(M)	9.019	9.128	4.525	2.844	0.980	0.344
	1 yr ch	0.272	0.109	-4.603	-3.631	0.707	0.221
	1 yr % ch	3.1	1.2	-50.4	-56.1	259.4	179.4
Average room rate	\$	\$219.91	\$216.37	\$175.46	\$144.27	\$155.93	\$163.88
	1 yr ch	-\$11.63	-\$3.54	-\$40.91	-\$46.94	\$19.42	\$22.78
	1 yr % ch	-5.0	-1.6	-18.9	-24.6	14.2	16.1
Room revenue	(\$M)	\$2,020.2	\$2,038.7	\$920.5	\$416.9	\$153.1	\$56.4
	1 yr ch	-\$18.3	\$18.5	-\$1,118.2	-\$924.2	\$115.8	\$39.0
	1 yr % ch	-0.9	0.9	-54.9	-68.9	310.2	224.5
Occupancy rate	%	78.0	76.3	42.0	30.0	35.9	36.1
Number of hotels in survey		136	140	125	124	132	135
Airline passengers (updated May)							
DCA	1 yr %ch	-1.2	0.7	-47.9	-67.0	136.0	748.4
IAD	1 yr %ch	4.1	4.3	-45.1	-63.3	22.1	472.5
BWI	1 yr %ch	4.5	-1.4	-42.1	-44.1	220.6	534.7
Total	1 yr %ch	2.5	1.1	-44.9	-57.7	107.2	561.8
Employment (updated June)							
Accommodations	level (000s)	15.6	16.2	11.5	6.7	7.3	7.7
	1 yr ch	0.5	0.6	-4.7	-7.3	0.3	0.9
	1 yr % ch	3.1	3.7	-29.1	-52.1	4.3	13.2
Food and beverage	level (000s)	54.6	55.2	39.2	28.7	33.5	36.6
	1 yr ch	2.5	0.6	-16.0	-17.6	12.0	12.5
	1 yr % ch	4.7	1.0	-29.0	-38.0	55.7	51.9

* Total for hotel rooms and room revenue.

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

Federal non-defense spending increased faster than nominal GDP over the past 4 quarters

- Federal government non-defense spending for consumption and investment which included spending on COVID relief, increased 1.0% in the June 2021 quarter from a year earlier. Defense spending grew 3.6%.
- Compared to the same quarter a year ago, in the June quarter nominal GDP grew 16.7% and real (inflation adjusted) GDP grew 12.2%.
- The US employment rate (seas. adj.) was 5.9% in June, 0.1% higher than May.
- In June the average S&P 500 index was 36.5% above a year earlier.

Defense and non-defense spending: 2016Q1 to 2021q2 (1 yr % change)

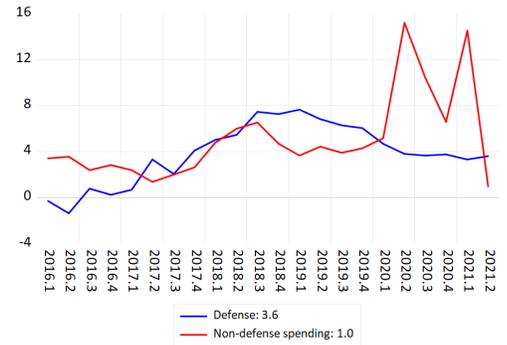


Table 24. Federal government consumption and investment, US GDP accounts: FY2018 to 2021q2

(percent change from prior year)

Indicator	FY 2018	FY 2019	FY 2020	4q mov	
				avg*	2021q2
Non-defense	5.0	4.2	8.8	7.9	1.0
Compensation of employees	3.7	3.0	4.8	5.9	4.5
Purchases of goods and services	5.7	2.9	9.6	9.0	0.4
Gross investment	2.9	8.0	6.7	4.9	3.0
Defense	5.5	7.0	4.6	3.6	3.6
Compensation of employees	4.0	4.3	4.3	4.6	4.2
Purchases of goods and services	4.8	6.9	3.7	2.6	2.7
Gross investment	8.6	7.3	7.9	7.5	7.3
All federal consumption and invest	5.3	5.8	6.3	5.4	2.5

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

*FY 2020 ended 2020q3.

Source: BEA (August 26, 2021); nominal values.

Federal non-defense spending and US GDP: 2016Q1 to 2021q2 (1 yr % change)

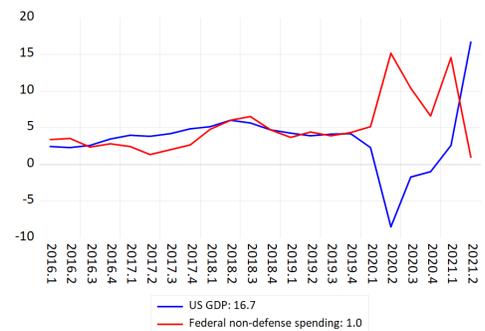


Table 25. US GDP, Income, and Inflation: FY2018 to 2021q2

(percent change from prior year)

Indicator	FY 2018	FY 2019	FY 2020	4q mov	
				avg	2021q2
GDP real	3.0	2.2	-2.2	1.6	12.2
GDP nominal	5.4	4.2	-1.0	3.8	16.7
Personal Income	5.2	4.3	6.3	7.1	1.1
Consumption	5.1	3.9	-1.4	5.0	20.7
Investment	7.3	6.4	-5.2	6.2	23.9
Corporate profits*	-0.6	2.5	-5.6	28.6	66.9
S and P stock index	16.2	3.3	10.2	23.9	42.8
US CPI	2.4	1.9	1.5	2.3	4.8

* Before tax, without IVA and CCadj.

Source: BEA August 26, 2021; BLS (cpi); Dow Jones Indices (SP500)

Table 26. Monthly selected indicators: February to June 2021

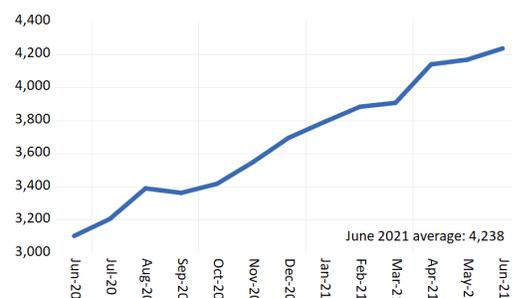
Indicator	February	March	April	May	June
S & P stock market index (level)	3,883	3,908	4,141	4,168	4,238
% change from prior year	18.49	47.33	49.94	42.75	36.52
10 yr Treasury interest rate (level)	1.0	2.0	2.0	2.0	2.0
CPI % change from prior month (seas. adj.)	0.4	0.6	0.8	0.6	0.9
CPI % change from prior year (seas. adj.)	1.7	2.6	4.2	4.9	5.3
Jobs (seas. adj.) millions	143.27	144.06	144.33	144.94	145.88
change from prior month (thousands)	536	785	269	614	938
% change from prior month	0.38	0.55	0.19	0.43	0.65
Resident employment (seas. adj.) millions	150.24	150.85	151.18	151.62	151.6
change from prior month (thousands)	208	609	328	444	-18
% change from prior month	0.14	0.41	0.22	0.29	-0.01
Unemployment rate (seas. adj.)	6.2	6	6.1	5.8	5.9

Source: BLS; Dow Jones Indices; Federal Reserve

Quarterly change in US real and nominal GDP: 2019Q1 to 2021q2 (% change from previous quarter at annual rate)

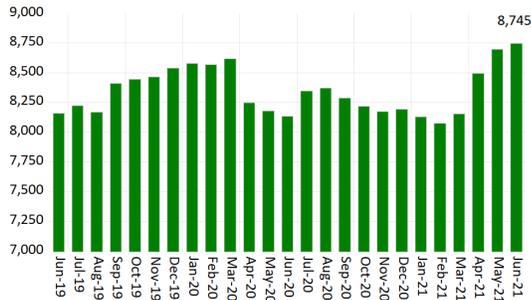


Standard & Poors Stock Market Index (SP500): 2020m6 to 2021m6 (Monthly average)



DC tax collections

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



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



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

Tax	Annual Revenue (From CAFR)			Tax Collections			
	FY 2018	FY 2019	FY 2020	12-mo mov total	FY 2021 to date	3-mo mov total	This month
Total taxes	7,771.3	8,455.3	8,236.7	8,745.0	5,785.9	2,226.2	580.9
1 yr change	298.7	684.0	-218.6	612.8	460.6	590.3	48.6
% change	4.0	8.8	-2.6	7.5	8.6	36.1	9.1
Real Property	2,554.2	2,710.1	2,836.7	2,822.6	1,469.5	417.3	4.2
1 yr change	80.9	155.9	126.7	51.9	48.2	-23.8	-47.8
% change	3.3	6.1	4.7	1.9	3.4	-5.4	-91.9
General sales	1,492.6	1,597.7	1,222.4	1,079.7	815.7	299.7	107.5
1 yr change	73.4	105.2	-375.3	-419.0	-226.4	77.2	37.0
% change	5.2	7.0	-23.5	-28.0	-21.7	34.7	0.5
Individual income	2,066.8	2,299.3	2,377.2	2,773.2	2,005.1	827.5	232.0
1 yr change	108.6	232.5	77.9	613.5	405.3	309.8	22.8
% change	5.5	11.2	3.4	28.4	25.3	59.8	10.9
withholding	1,818.2	1,942.9	2,060.6	2,135.7	1,654.6	542.6	160.1
1 yr change	51.6	124.7	117.7	102.6	85.6	41.7	6.7
% change	2.9	6.9	6.1	5.0	5.5	8.3	4.4
non-withholding	248.7	356.4	316.6	637.4	350.5	284.9	71.8
1 yr change	56.9	107.8	-39.8	510.9	319.7	268.1	16.1
% change	29.7	43.3	-11.2	403.7	1039.7	1593.1	28.9
Corporate franchise	436.5	507.9	575.6	726.0	522.7	269.2	91.4
1 yr change	47.3	71.4	67.7	242.2	155.4	122.0	21.6
% change	12.2	16.4	13.3	50.1	42.3	82.9	31.0
Unincorporated bus.	138.2	134.7	152.1	211.0	157.4	86.8	28.2
1 yr change	-26.8	-3.5	17.3	69.8	55.4	42.5	4.3
% change	-16.2	-2.5	12.8	49.4	54.3	95.9	17.8
Deed Taxes [^]	472.3	561.1	452.7	478.0	390.0	153.6	47.8
1 yr change	11.4	88.8	-108.4	-83.3	11.7	56.0	2.7
% change	2.5	18.8	-19.3	-14.8	3.1	0.6	6.0
Other taxes	610.7	644.4	619.9	654.5	425.5	172.2	69.8
1 yr change	3.9	33.7	-24.5	137.7	11.0	6.7	7.9
% change	0.6	5.5	-3.8	26.6	2.7	4.1	12.8

[^] Deed taxes include deed recordation, deed transfer, and tax on transfers of economic interest in real property.

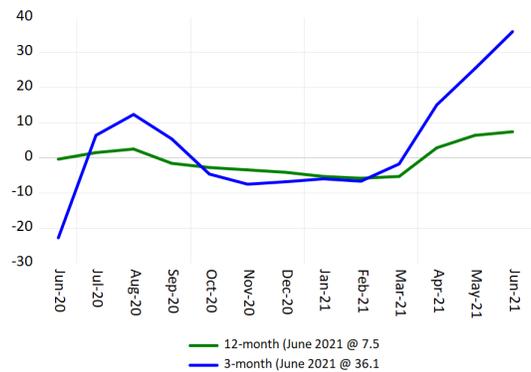
Note: (1) Revenues for fiscal years 2018 through 2020 are based on the CAFR; (2) tax collections subject to accounting adjustments at year end; (3) The table and charts on this page may include adjustments to the timing and consistency of collection reporting intended to make comparisons with the prior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

Source: OCFO/ORA

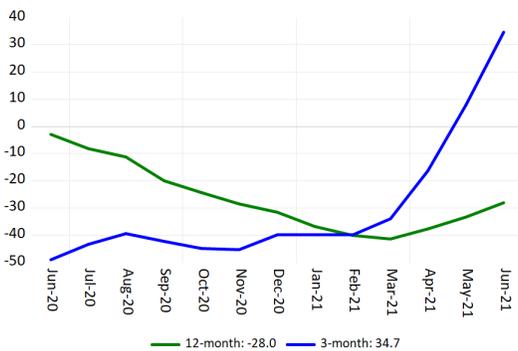
Total Tax collections year to date (Oct.—June.) up

- For the 12 month period ending June total tax collections (before earmarking) were \$613 million (7.5%) higher than in the prior year. For the last 3 months they were up 36.1% from last year.
- Individual income tax collections were 28.4% above last year for the 12-months ending June because of 5.0% growth in withholding and strong estimated payments. For the past 3 months, total individual income tax collections were up \$310 million while withholding was up \$41.7 million (8.3%).
- General sales tax collections were 28.0% below last year for the 12-months ending June. For the past 3 months, they were up 34.7% from last year.
- Deed tax collections for the 12-months ending June were down 14.8% from last year; for the past 3 months they were up 0.6% .
- Corporate income taxes for the 12 months ending June were up 50.1% while unincorporated business income taxes were up 49.4% over last year.

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



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



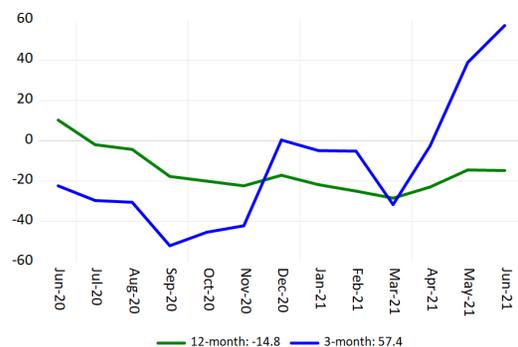
Withholding for individual income tax collections:
June 2020 to June 2021
(% change 12- and 3-month totals)



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



Deed tax collections (before earmarking):
June 2020 to June 2021
(% change 12- and 3-month totals)



US economic forecasts

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

Indicator	IHS Markit (July 2021)				Moody's Analytics (July 2021)			
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023
Real GDP (% ch from prior yr)	-2.2	3.9	5.2	2.4	-2.2	4.0	5.6	2.5
Nominal GDP (% ch from prior year)	-1.0	6.9	8.5	4.3	-1.0	6.9	8.9	4.8
Personal income (%ch from prior yr)	6.3	6.2	0.8	4.2	6.3	6.1	-0.6	4.6
Unemployment (%)	7.3	6.0	4.2	3.6	7.3	6.0	4.0	3.5
CPI (% ch from prior year)	1.5	3.3	3.3	1.6	1.5	3.1	3.6	2.3
10 Year Treasury (%)	1.1	1.3	1.7	2.0	1.1	1.3	2.1	2.6
S&P 500 (level)*	3,322	4,411	4,484	4,563	3,322	4,257	3,899	3,835

* SP500 shown is average for last quarter of fiscal year

DC economic forecasts

Table 29. Forecasts for Select DC indicators

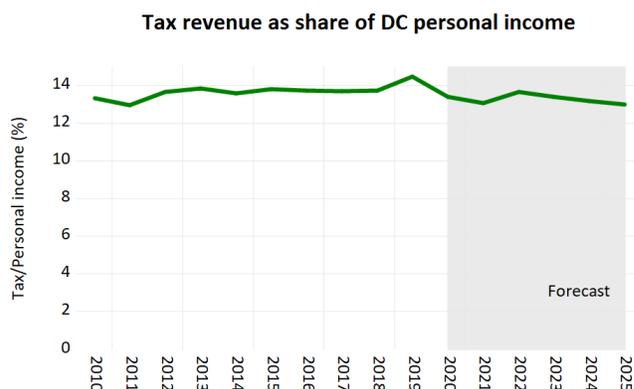
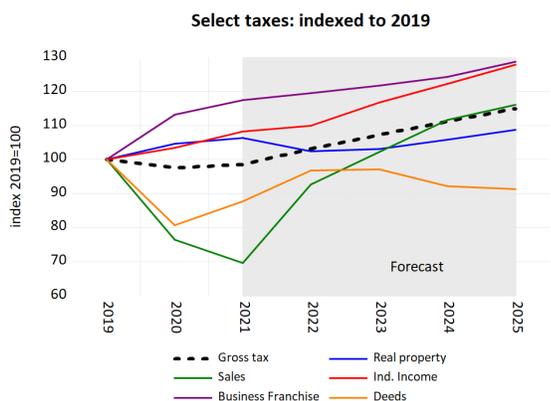
Indicator	IHS Markit (July 2021)				Moody's Analytics (July 2021)				ORA (May 2021)			
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023
Real GDP-DC (% ch from year ago)	-0.7	2.4	5.1	2.3	-0.7	2.4	4.9	2.7	-0.8	2.2	3.3	2.0
Personal income (% ch from year ago)	5.2	4.8	2.2	5.2	5.2	4.6	0.0	4.2	5.2	3.9	1.3	4.8
Wages in DC (% ch from year ago)	1.7	5.2	8.1	5.8	1.7	4.8	3.6	4.4	1.8	2.6	5.2	4.5
Jobs in DC (% ch from year ago)	-4.1	-2.9	6.2	2.8	-4.1	-3.2	2.8	1.3	-4.1	-2.8	4.6	2.4
Unemployment rate (%)	7.1	7.6	5.4	4.7	7.1	7.7	5.5	4.8	7.1	8.0	5.8	5.1
Population (% ch from year ago)	0.2	0.0	0.1	0.3	0.5	0.6	0.8	0.9	0.7	0.4	0.7	0.7
Households (% ch from year ago)	0.0	0.8	0.8	0.9	0.5	1.1	1.3	1.4	1.1	0.8	1.1	1.0

DC revenue estimate

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

Tax	FY Level (\$m)				Change from prior FY (\$m)				%change from prior FY			
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023	FY 2020	FY 2021	FY 2022	FY 2023
Real Property	2,836.7	2,884.0	2,774.3	2,793.7	126.7	47.2	-109.7	19.4	4.7%	1.7%	-3.8%	0.7%
Deed taxes	452.7	492.1	542.9	544.6	-108.2	39.4	50.8	1.6	-19.3%	8.7%	10.3%	0.3%
General Sales	1,222.4	1,113.1	1,481.8	1,633.0	-375.3	-109.3	368.7	151.1	-23.5%	-8.9%	33.1%	10.2%
Individual Income	2,377.2	2,487.0	2,527.6	2,684.3	77.9	109.7	40.7	156.7	3.4%	4.6%	1.6%	6.2%
withholding	2,060.6	2,134.2	2,230.7	2,332.2	117.7	73.6	96.5	101.5	6.1%	3.6%	4.5%	4.5%
non-withholding	316.6	352.8	296.9	352.1	-39.8	36.2	-55.9	55.2	-11.2%	11.4%	-15.8%	18.6%
Business Income	727.7	755.3	768.3	781.8	85.0	27.6	12.9	13.6	13.2%	3.8%	1.7%	1.8%
Other	1,347.6	1,354.9	1,398.6	1,407.4	60.3	7.4	43.7	8.8	4.7%	0.5%	3.2%	0.6%
Total	8,236.7	8,331.1	8,725.3	9,063.0	-218.6	94.4	394.2	337.7	-2.6%	1.1%	4.7%	3.9%

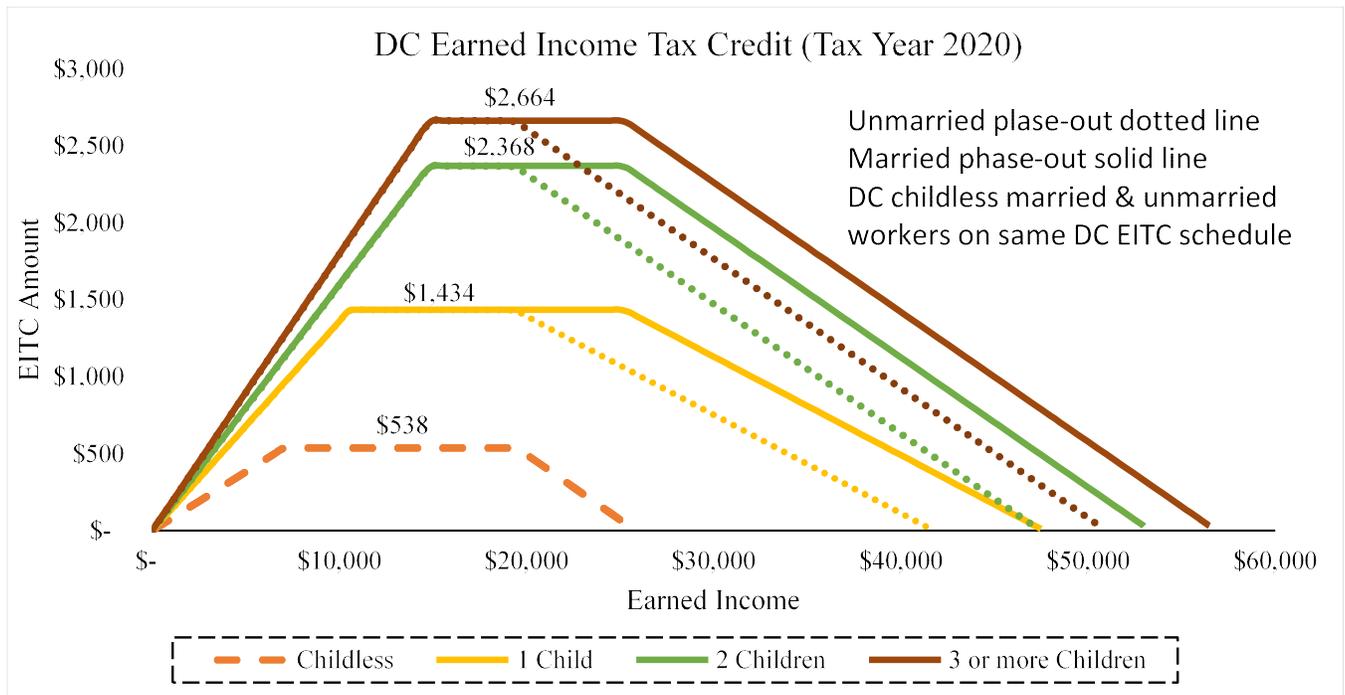
Source: ORA, May 2021 revenue estimate. Table includes tax revenue before earmarked dedications and excludes nontax revenue, lottery, and special purpose revenue.



Continued from front page

If qualified, the tax filer can claim 40 percent of the federal credit for families with qualifying children. In 2014, DC expanded the EITC childless workers to be at least 100 percent of the federal credit and a wider earned income range (chart 2). The expansion allows more tax filers to receive more of the credit. For example, in tax year 2020, the federal EITC began its phasing out for single childless workers with income at about \$8,800 (\$14,700 for married filing jointly) and ran out at income over \$15,820 (\$21,710 for married filing jointly). However, the DC EITC allows filers to claim the full federal credit (not just 40%) and extends the income to get the maximum credit from \$8,800 for single childless workers (\$14,700 for married filing jointly) to \$19,489 for both groups and phases out until it runs out when income reaches \$25,833 for both married and unmarried tax filers (dashed line in chart 2).

Chart 2: DC EITC Schedule, 2020



Based on our review of administrative tax data, between 2010 and 2017, on average 60,141 filers claimed \$952 in benefits each year, with the majority earning incomes between \$10,000 to \$25,000 per year, shown in Table 1. This illustrates the broad impact of the program despite strict eligibility limits that target low-income families.

Table 1: Total EITC Filers and Credits Claimed by Year, 2010-2017

<i>Year</i>	<i>Number of DC EITC Filers</i>	<i>Amount of Claims</i>	<i>Average Credit</i>	<i>Median Credit</i>
		\$	\$	\$
2010	52,961	\$48,439,582	\$915	\$915
2011	56,036	\$53,459,777	\$954	\$992
2012	57,917	\$56,927,156	\$983	\$1,019
2013	60,199	\$60,313,836	\$1,002	\$1,028
2014	56,562	\$55,347,331	\$979	\$962
2015	68,010	\$64,033,805	\$942	\$683
2016	66,929	\$62,425,111	\$933	\$647
2017	62,513	\$56,823,764	\$909	\$614
Average	60,141	57,221,295	952	858

Source: OCFO/OTR

By design, the DC EITC has helped reduce poverty in the District and in 2017 about 10 percent of households with children and an estimated 3.9 percent of childless workers claiming the credit were elevated out of poverty: 1,874 households (with 3,386 children) and 489 childless adults. Our Review shows the DC EITC is meeting the goal set by the DC Council of reducing tax burdens for low-income workers when the legislation was enacted and has lowered the average tax and effective tax rates for its claimants compared to tax filers with the same income and reference income level not claiming the credit.

Our analysis also highlights some areas where the credit could be improved. To obtain better results and improve accountability, ORA finds that the DC EITC could be amended in a variety of ways including addressing the marriage penalty that exists for childless workers, going after tax preparers for fraudulent returns, providing more resources for outreach and supporting OTR efforts to reduce fraud. Please see our complete analysis for further detail.

What is this data?

This study used DC individual income and federal individual income administrative tax data from 2001 to 2017. This data is geocoded and provides information on DC EITC claimants including amount claimed, and number of qualified dependents.

-Charlotte Otabor, Fiscal Analyst

ORA reports and documents. From time to time the Office of Revenue Analysis prepares revenue estimates, fiscal impact statements on pending legislation, reports, and other documents on subjects related to DC 's economy and taxes. These documents are posted on the OCFO web site (www.cfo.dc.gov) under subcategories of "Reports and Publications" and "Budget and Revenue."

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

Recent ORA reports:

Review of Income Security and Social Policy Tax Expenditures, August 2021

May 2021 revenue estimate. May 14, 2021.

DC Corporate Tax Burden Study, May 2021

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

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

Tax Rates and Tax Burdens 2019 Nationwide. This annual publication compares DC tax rates and estimated DC tax burdens for households of different income levels with the rates and burdens of state and local taxes in the principal cities in all 50 states. *(Released April 2021)*

Tax Rates and Tax Burdens 2019 Washington Metropolitan Area. This annual publication compares DC tax rates and estimated DC tax burdens for households of different income levels with the rates and burdens of the surrounding jurisdictions in the DC metropolitan area. *(Released April 2021)*

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

About this report. *District of Columbia Economic and Revenue Trends* is generally issued toward the end of every month. Employment and most other DC information reported on a monthly basis is from one to two months prior to the *Trends* date. Lags can be greater with quarterly data such as Personal Income and commercial real estate. Data in the tables are believed to be reliable, but original sources are definitive. All data are subject to revision by the information source. The *Trends* report is available at the DC Chief Financial Officer web-site: www.cfo.dc.gov (click on *Budget and Revenue/Economy/ Economic and Revenue Trends*).

Information sources			
Indicator	Source	Period covered in this report	Next release
D.C. Jobs and Labor Force information	BLS	June	August 20, 2021
D.C. Personal Income	BEA	2021.1	September 23, 2021
D.C. Tax Collections	OTR/ORA	June	August 15, 2021
D.C. Housing Sales	MarketStats by ShowingTime*	June	c. August 2021
D.C. Commercial Office Building data	CoStar and Delta	2021.2	c. August 2021
DC Apartment data	CoStar and Delta	2021.2	c. August 2021
D.C. Hotel stay information	STR	June	c. August 2021
U.S. Jobs and Labor Force	BLS	June	August 2021
U.S. GDP and Personal Income	BEA	2021.2	September 30, 2021
S and P 500 Stock Index	FRED (St. Louis Fed Reserve)	July	August 24, 2021
Interest rate on 10-Year Treasury Securities	FRED (St. Louis Fed Reserve)	July	August 24, 2021
IHS Markit D.C. forecast	IHS Markit	July	c. August 2021
Moody's Analytics D.C. forecast	Moody's Analytics	July	c. August 2021

*Accessed through GCAAR.

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

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

For further information or to comment on this report, contact: Betty Deleon (202-727-9789) Betty.Deleon@dc.gov See also the *Economic Indicators* issued monthly by the D.C. Office of the Chief Financial Officer (www.cfo.dc.gov).