



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

FEBRUARY 2012

FEDERAL RESERVE BANK OF RICHMOND

DISTRICT OF COLUMBIA

February Summary

Economic conditions in the District of Columbia were steady in recent months, with some labor market improvement and stabilizing conditions in housing markets and among D.C. households.

Labor Markets: Employment in D.C. grew 0.4 percent (3,100 jobs) in December for the fourth straight month of payroll gain. Almost all of the addition came from the education and health services sector, which added 2,700 jobs in the month. Firms in D.C. added 7,100 jobs (1.0 percent) since December 2010, despite a 3,000-job decline in the government sector in the year. Much of the government payroll decline was driven by a decline in federal government employment. Conditions in the greater Washington, D.C. metro area were also encouraging as the MSA saw 0.1 percent (2,500 jobs) employment growth in December and 0.5 percent (13,900 jobs) over the year.

Household Conditions: The D.C. unemployment rate edged down from 10.6 percent in November to 10.4 percent in December. In the third quarter, real personal income fell 0.3 percent for the first decline since the third quarter of 2009. Nonetheless, D.C. households reported 1.7 percent income growth over the year. Meanwhile, the share of mortgages with payments more than 90 days past due held steady at just under 3 percent. Both prime and subprime 90+ day mortgage delinquency rates declined slightly, but delinquency rates on FHA and VA loans increased.

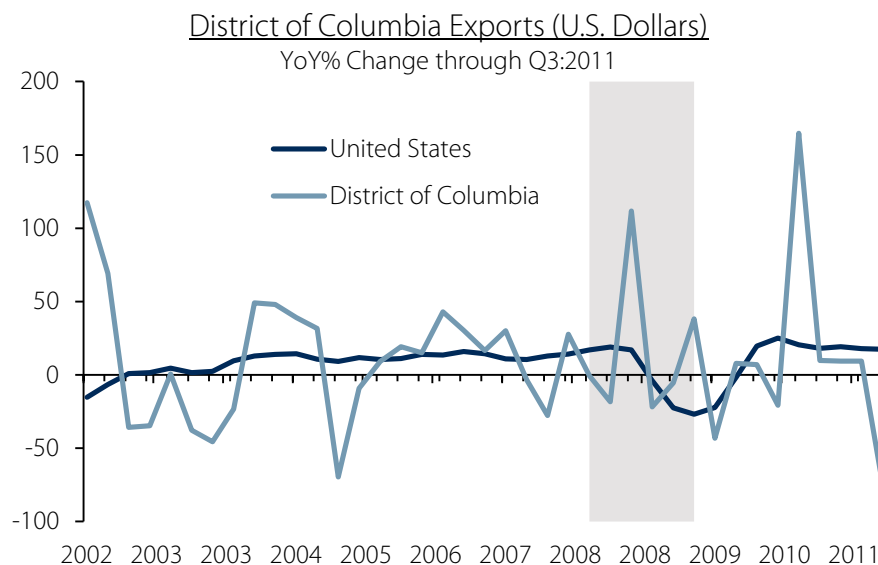
Housing Markets: The District of Columbia issued 427 residential building permits in December, down from a record 866 permits in November, but up from the 83 permits issued in December 2010. Housing starts also declined in December, but were up over the preceding year. Existing home sales data were not as positive, with sales declining 8.7 percent in the third quarter, but increasing on a year-over-year basis (5.0 percent). Also in the third quarter, D.C. house prices declined 0.3 percent from the previous quarter, but rose 0.2 percent over the preceding year, marking the sixth consecutive quarter of year-over-year appreciation. Permit levels in the Washington, D.C. MSA were up in December and over the year while metro area house prices rose 1.4 percent in the third quarter but fell 1.4 percent since the third quarter of 2010.

A Closer Look at... Exports

Total District of Columbia Exports in 2010: \$1,500,732,000

Top Importers of District of Columbia Goods and Services in 2010:

- United Arab Emirates:** \$428,767,000 (28.6 percent)
- Pakistan:** \$276,217,000 (18.4 percent)
- United Kingdom:** \$239,492,000 (16.0 percent)
- Bahrain:** \$177,716,000 (11.8 percent)
- China:** \$62,538,000 (4.2 percent)
- Switzerland:** \$56,094,000 (3.7 percent)
- India:** \$17,949,000 (1.2 percent)
- Brazil:** \$17,678,000 (1.2 percent)
- Columbia:** \$17,283,000 (1.2 percent)
- Morocco:** \$16,234,000 (1.1 percent)



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

FEBRUARY 2012

FEDERAL RESERVE BANK OF RICHMOND

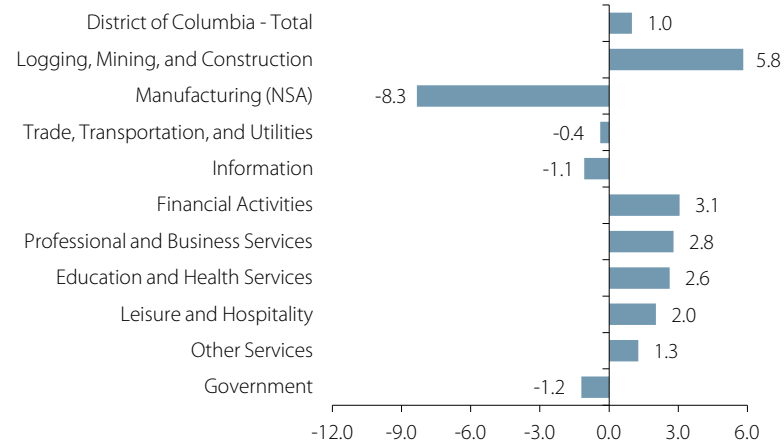
DISTRICT OF COLUMBIA

Labor Market Conditions

Payroll Employment (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States - Total	December	131,900.0	0.15	1.26
Fifth District - Total	December	13,386.1	0.07	0.89
District of Columbia - Total	December	721.2	0.43	0.99
Logging, Mining, and Construction	December	10.9	-1.80	5.83
Manufacturing (NSA)	December	1.1	0.00	-8.33
Trade, Transportation, and Utilities	December	26.5	0.00	-0.38
Information	December	18.5	0.00	-1.07
Financial Activities	December	26.9	-0.74	3.07
Professional and Business Services	December	154.1	0.33	2.80
Education and Health Services	December	113.3	2.44	2.63
Leisure and Hospitality	December	60.4	0.00	2.03
Other Services	December	64.1	0.47	1.26
Government	December	245.4	0.00	-1.21
Washington, D.C. MSA - Total	December	2,992.4	0.08	0.47

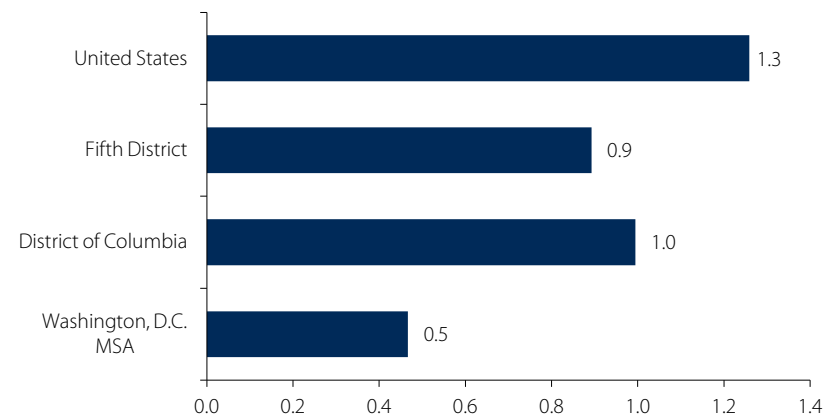
D.C. Payroll Employment Performance

Year-over-Year Percent Change through December 2011



D.C. Total Employment Performance

Year-over-Year Percent Change through December 2011



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

FEBRUARY 2012

FEDERAL RESERVE BANK OF RICHMOND

DISTRICT OF COLUMBIA

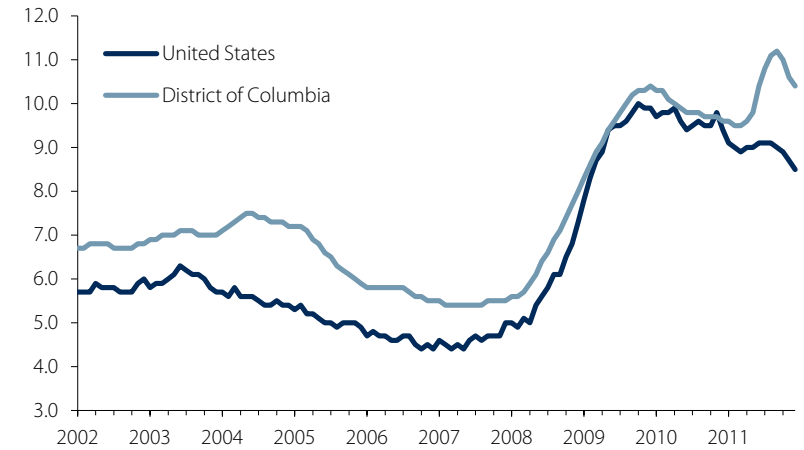
Labor Market Conditions

Unemployment Rate (SA)	December 11	November 11	December 10
United States	8.5	8.7	9.4
Fifth District	8.1	8.2	8.6
District of Columbia	10.4	10.6	9.6
Washington, D.C. MSA	5.8	5.9	6.1

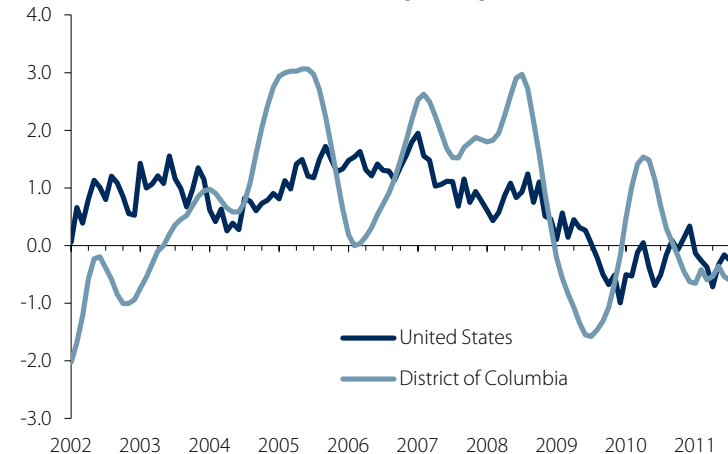
Civilian Labor Force (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	December	153,887	-0.03	0.18
Fifth District	December	15,045	0.10	0.99
District of Columbia	December	336	0.42	1.30
Washington, D.C. MSA	December	3,107	0.26	1.54

Initial Unemployment Claims (NSA)	Period	Level	MoM % Change	YoY % Change
United States	December	2,065,313	12.38	-13.23
Fifth District	December	176,560	9.90	-14.80
District of Columbia	December	1,734	9.26	-3.56

D.C. Unemployment Rate
Through December 2011



D.C. Labor Force
Year-over-Year Percent Change through December 2011



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

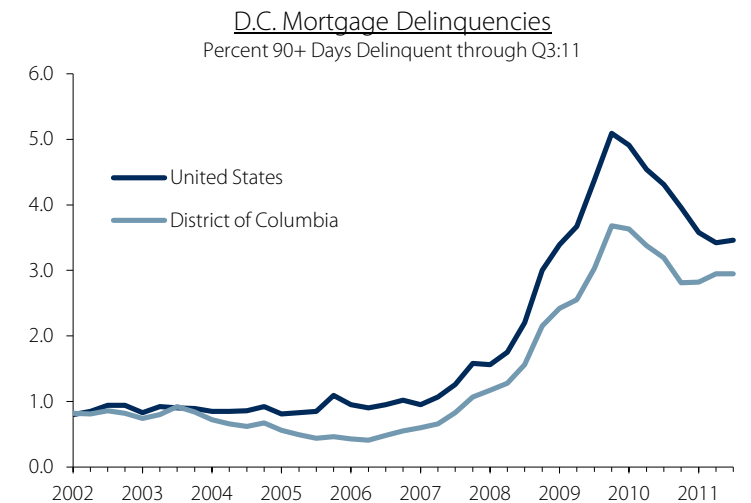
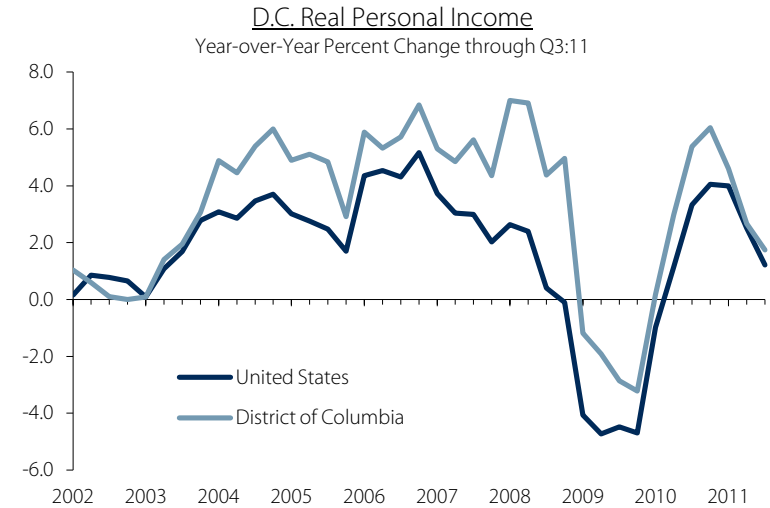
FEBRUARY 2012

FEDERAL RESERVE BANK OF RICHMOND

DISTRICT OF COLUMBIA

Household Conditions

Real Personal Income (SA)	Period	Level (\$mil)	QoQ % Change	YoY % Change
United States	Q3:11	11,331,149	-0.43	1.22
Fifth District	Q3:11	1,118,907	-0.46	0.86
District of Columbia	Q3:11	39,019	-0.27	1.75
Median Family Income	Period	Level (000s)	QoQ % Change	YoY % Change
Washington, D.C. MSA	2011	104.3	---	2.56
Non-Business Bankruptcies	Period	Level	QoQ % Change	YoY % Change
United States	Q3:11	336,930	-8.31	-15.43
Fifth District	Q3:11	22,697	-7.78	-16.89
District of Columbia	Q3:11	229	-3.78	-24.67
Mortgage Delinquencies (% 90+ Days Delinquent)	Q3:11	Q2:11	Q3:10	
United States				
All Mortgages	3.46	3.42	4.31	
Prime	2.17	2.21	2.97	
Subprime	10.85	11.26	13.92	
District of Columbia				
All Mortgages	2.95	2.95	3.19	
Prime	1.97	2.05	2.24	
Subprime	12.80	13.08	13.52	



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

FEBRUARY 2012

FEDERAL RESERVE BANK OF RICHMOND

DISTRICT OF COLUMBIA

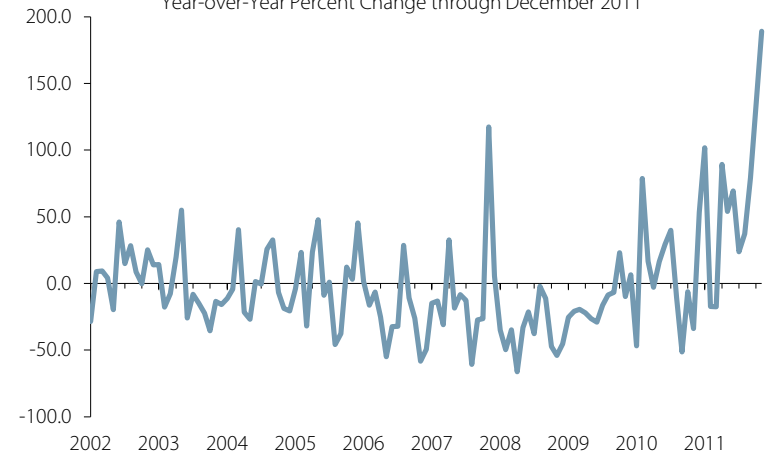
Real Estate Conditions

Total Private Building Permits (NSA)	Period	Level	MoM % Change	YoY % Change
United States	December	49,939	-0.77	6.93
Fifth District	December	7,672	5.50	67.51
District of Columbia	December	427	-50.69	414.46
Washington, D.C. MSA	December	1,859	17.73	189.11

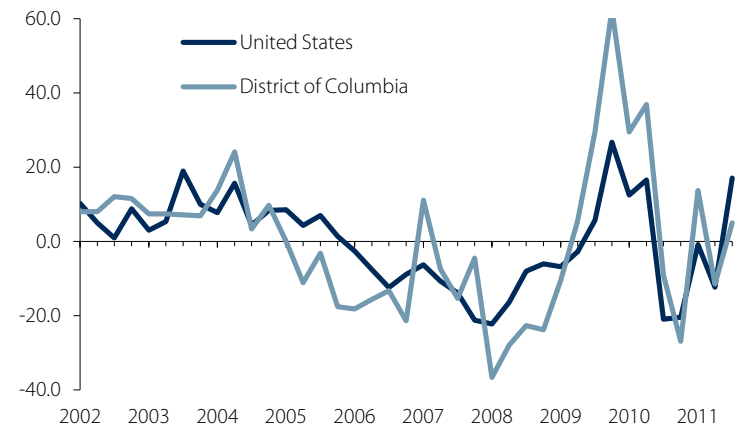
Total Private Housing Starts (SAAR)	Period	Level (000s)	MoM % Change	YoY % Change
United States	December	657.0	-4.09	24.90
Fifth District	December	95.0	-3.46	50.55
District of Columbia	December	5.3	364.04	-54.86

Total Existing Home Sales (SAAR)	Period	Level (000s)	QoQ % Change	YoY % Change
United States	Q3:11	4,880.0	-0.06	17.03
Fifth District	Q3:11	410.8	-2.19	12.00
District of Columbia	Q3:11	8.4	-8.70	5.00

Washington, D.C. MSA Building Permits
Year-over-Year Percent Change through December 2011



D.C. Existing Home Sales
Year-over-Year Percent Change through Q3:11



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

FEBRUARY 2012

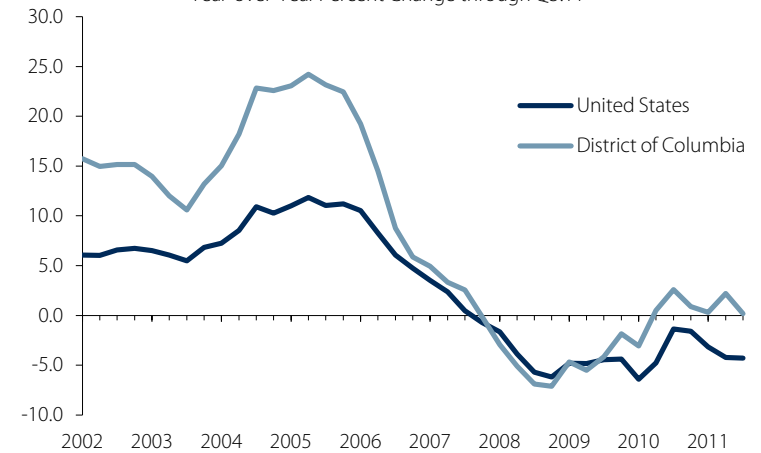
FEDERAL RESERVE BANK OF RICHMOND

DISTRICT OF COLUMBIA

Real Estate Conditions

House Price Index (1980=100, NSA)	Period	Level	QoQ % Change	YoY % Change
United States	Q3:11	319	0.94	-4.28
Fifth District	Q3:11	363	0.84	-3.83
District of Columbia	Q3:11	571	-0.32	0.19
Washington, D.C. MSA (1995=100)	Q3:11	218	1.37	-1.38
Median Home Sales Price - NAR (NSA)	Period	Level (\$000s)	QoQ % Change	YoY % Change
Washington, D.C. MSA	Q3:11	341	0.00	0.68
Median Home Sales Price - NAHB	Period	Level (\$000s)	QoQ % Change	YoY % Change
Washington, D.C. MSA	Q3:11	319	10.00	4.25
Housing Opportunity Index (%)	Period	Level (%)	Q2:11	Q3:10
Washington, D.C. MSA	Q3:11	70.2	73.2	73.3
Commercial Vacancy Rates (%)	Period	Level (%)	Q2:11	Q3:10
Office Vacancies	Q3:11	10.2	10.0	10.3

D.C. House Price Index (FHFA)
Year-over-Year Percent Change through Q3:11



Washington, D.C. MSA Office Vacancy Rate
Through Q3:11

