A Monthly Update of the Fifth District Economy

District of Columbia

June Summary

Economic activity in the District of Columbia weakened in April. Payroll employment fell, and the unemployment rate increased. Housing market indicators were mixed in recent months.

Labor Markets: Total payroll employment in the District of Columbia fell by 66,900 jobs (8.3 percent), on net, in April. More than two thirds of this job loss occurred in leisure and hospitality, which lost 44,000 jobs (a 56.0 percent decline), but jobs were lost in every sector on a month-over-month basis. Other notable losses were in education and health services (8,100 jobs); trade, transportation, and utilities (6,400 jobs); and professional and business services (5,000 jobs). While leisure and hospitality saw the largest percentage drop, employment fell by 18.6 percent in trade, transportation, and utilities; 7.7 percent in manufacturing, and 6.3 percent in education and health services. On a year-over-year basis, the D.C. economy contracted by 62,100 jobs (7.8 percent), on net. Jobs were lost over the year in most sectors but increased in government, information, and “other” services, with the most jobs added in government (1,400 jobs) and the largest percentage increase in information (3.6 percent). The most jobs were lost over the year in leisure and hospitality (47,000 jobs) and education and health services (10,800 jobs). Leisure and hospitality also registered the largest year-over-year percentage decrease of 57.6 percent, followed by trade, transportation, and utilities (15.4 percent) and manufacturing (14.3 percent).

Household Conditions: The unemployment rate in the D.C. rose 5.1 percentage points to 11.1 percent in April, 5.5 percentage points above its reading from April 2019. Looking back further, in the first quarter of 2020, the share of mortgages in D.C. with payments 90 or more days past due held steady at 0.7 percent. The delinquency rate for fixed-rate conventional loans remained at 0.5 percent, and the delinquency rate for adjustable-rate loans was unchanged at 1.3 percent. Real personal income in D.C. increased 0.4 percent in the fourth quarter of 2019, and was up 2.1 percent since the fourth quarter of 2018.

Housing Markets: D.C. issued 256 new residential permits in April, down from 687 the previous month and down from the 473 permits issued in April 2019. In the greater Washington, D.C., metro area, 1,500 permits were issued in the month, a decrease of 27.1 percent from March and a decrease of 42.8 percent since last April. Meanwhile, housing starts in D.C. totaled 2,500 at an annual rate in April, down from 7,500 starts in March and down from 5,200 starts last April. According to CoreLogic Information Solutions, home values in D.C. appreciated 0.6 percent in March and appreciated 3.4 percent, year-over-year. In the greater Washington, D.C. metro area, home values appreciated 1.2 percent in March and appreciated 5.1 percent on a year-over-year basis.

A Closer Look at... Labor Force Participation


Labor Force Participation Rate: 69.5 percent
Year-over-Year Change: -2.0 percentage points

Civilian Labor Force: 403,129 people
Difference from One Year Ago: -5,569 people
Year-over-Year Percent Change: -1.4 percent

Civilian Noninstitutional Population: 580,000 people
Difference from One Year Ago: 3,000 people
Year-over-Year Percent Change: 0.5 percent

District of Columbia Labor Force Participation Rate
Percent of Civilian Noninstitutional Population, through April 2020
### District of Columbia Payroll Employment Performance

#### Year-over-Year Percent Change in April 2020

- **District of Columbia - Total**: -7.8%
- **Logging, Mining, and Construction**: -8.8%
- **Manufacturing (NSA)**: -14.3%
- **Trade, Transportation, and Utilities**: -15.4%
- **Information**: 3.6%
- **Financial Activities**: -1.7%
- **Professional and Business Services**: -0.3%
- **Education and Health Services**: -8.3%
- **Leisure and Hospitality**: -57.6%
- **Other Services**: 1.6%
- **Government**: 0.6%

#### District of Columbia Total Employment Performance

- **Washington, D.C. MSA**: -9.0%
- **District of Columbia**: -7.8%
- **Fifth District**: -11.3%
- **United States**: -12.9%
- **District of Columbia - Total**: -7.8%
**DISTRICT OF COLUMBIA**

**Labor Market Conditions**

<table>
<thead>
<tr>
<th>Unemployment Rate (SA)</th>
<th>April 20</th>
<th>March 20</th>
<th>April 19</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>14.7</td>
<td>4.4</td>
<td>3.6</td>
</tr>
<tr>
<td>Fifth District</td>
<td>11.4</td>
<td>3.8</td>
<td>3.6</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>11.1</td>
<td>6.0</td>
<td>5.6</td>
</tr>
<tr>
<td>Washington, D.C. MSA</td>
<td>0.0</td>
<td>3.3</td>
<td>3.2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Civilian Labor Force (SA)</th>
<th>Period</th>
<th>Level (000s)</th>
<th>MoM % Change</th>
<th>YoY % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>April</td>
<td>156,481</td>
<td>-3.95</td>
<td>-3.73</td>
</tr>
<tr>
<td>Fifth District</td>
<td>April</td>
<td>15,600</td>
<td>-4.55</td>
<td>-4.12</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>April</td>
<td>403</td>
<td>-4.13</td>
<td>-1.36</td>
</tr>
<tr>
<td>Washington, D.C. MSA</td>
<td>April</td>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Initial Unemployment Claims (NSA)</th>
<th>Period</th>
<th>Level</th>
<th>MoM % Change</th>
<th>YoY % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>April</td>
<td>#N/A</td>
<td>#N/A</td>
<td>#N/A</td>
</tr>
<tr>
<td>Fifth District</td>
<td>April</td>
<td>#N/A</td>
<td>#N/A</td>
<td>#N/A</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>April</td>
<td>#N/A</td>
<td>#N/A</td>
<td>#N/A</td>
</tr>
</tbody>
</table>
District of Columbia Real Personal Income
Year-over-Year Percent Change through Q4:19

United States Q4:19 17,062,538 0.42 2.66
Fifth District Q4:19 1,633,851 0.46 2.49
District of Columbia Q4:19 54,714 0.40 2.09

Median Family Income

Period Level (000s) QoQ % Change YoY % Change
Washington, D.C. MSA Q1:20 110.8 -3.40 -8.20

Non-Business Bankruptcies

Period Level QoQ % Change YoY % Change
United States Q1:20 175,146 0.08 -5.90
Fifth District Q1:20 15,136 0.21 -5.24
District of Columbia Q1:20 165 -14.51 -16.24

Mortgage Delinquencies (% 90+ Days Delinquent)

Q1:20 Q4:19 Q1:19
District of Columbia All Mortgages 0.73 0.73 0.91
Conventional - Fixed Rate 0.48 0.46 0.66
Conventional - Adjustable Rate 1.32 1.32 1.68

United States All Mortgages 0.94 0.98 1.04
Conventional - Fixed Rate 0.62 0.65 0.76
Conventional - Adjustable Rate 1.48 1.52 1.73
# DISTRICT OF COLUMBIA

## Real Estate Conditions

### Permits: New Private Housing Units (NSA)

<table>
<thead>
<tr>
<th></th>
<th>Period</th>
<th>Level</th>
<th>MoM % Change</th>
<th>YoY % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>April</td>
<td>95,951</td>
<td>-17.22</td>
<td>-19.17</td>
</tr>
<tr>
<td>Fifth District</td>
<td>April</td>
<td>11,947</td>
<td>-22.30</td>
<td>-16.99</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>April</td>
<td>256</td>
<td>-62.74</td>
<td>-45.88</td>
</tr>
<tr>
<td>Washington, D.C. MSA</td>
<td>April</td>
<td>1,500</td>
<td>-27.08</td>
<td>-42.79</td>
</tr>
</tbody>
</table>

### Total Private Housing Starts (SAAR)

<table>
<thead>
<tr>
<th></th>
<th>Period</th>
<th>Level (000s)</th>
<th>MoM % Change</th>
<th>YoY % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>United States</td>
<td>April</td>
<td>891</td>
<td>-30.17</td>
<td>-29.68</td>
</tr>
<tr>
<td>Fifth District</td>
<td>April</td>
<td>116</td>
<td>-33.18</td>
<td>-26.28</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>April</td>
<td>2.5</td>
<td>-68.04</td>
<td>-52.02</td>
</tr>
</tbody>
</table>

---

**Washington, D.C. MSA New Housing Units**

Year-over-Year Percent Change through April 2020

**District of Columbia Housing Starts**

Thousands of Units (SAAR) April 2020
Real Estate Conditions

<table>
<thead>
<tr>
<th>Real Estate Conditions</th>
<th>Period</th>
<th>Level</th>
<th>MoM % Change</th>
<th>YoY % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>House Price Index (2000=100)</td>
<td>March</td>
<td>215</td>
<td>1.29</td>
<td>4.51</td>
</tr>
<tr>
<td>United States</td>
<td>March</td>
<td>214</td>
<td>0.53</td>
<td>4.09</td>
</tr>
<tr>
<td>Fifth District</td>
<td>March</td>
<td>334</td>
<td>0.59</td>
<td>3.35</td>
</tr>
<tr>
<td>District of Columbia</td>
<td>March</td>
<td>252</td>
<td>1.24</td>
<td>5.08</td>
</tr>
<tr>
<td>Washington, D.C. MSA</td>
<td>March</td>
<td>334</td>
<td>0.59</td>
<td>3.35</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Median Home Sales Price - NAR (NSA)</th>
<th>Period</th>
<th>Level ($000s)</th>
<th>QoQ % Change</th>
<th>YoY % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington, D.C. MSA</td>
<td>Q1:20</td>
<td>439</td>
<td>0.62</td>
<td>4.50</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Median Home Sales Price - NAHB</th>
<th>Period</th>
<th>Level ($000s)</th>
<th>QoQ % Change</th>
<th>YoY % Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington, D.C. MSA</td>
<td>Q1:20</td>
<td>380</td>
<td>-4.04</td>
<td>5.56</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Housing Opportunity Index (%)</th>
<th>Period</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington, D.C. MSA</td>
<td>Q1:20</td>
<td>71.8</td>
</tr>
<tr>
<td>Q4:19</td>
<td>70.1</td>
<td></td>
</tr>
<tr>
<td>Q1:19</td>
<td>74.7</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial Vacancy Rates (%)</th>
<th>Period</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Vacancies</td>
<td>Q2:18</td>
<td>15.0</td>
</tr>
<tr>
<td>Q1:18</td>
<td>15.3</td>
<td></td>
</tr>
<tr>
<td>Q2:17</td>
<td>15.6</td>
<td></td>
</tr>
<tr>
<td>Industrial Vacancies</td>
<td>Washington, D.C. MSA</td>
<td>9.3</td>
</tr>
<tr>
<td>Q2:18</td>
<td>9.7</td>
<td></td>
</tr>
<tr>
<td>Q1:18</td>
<td>10.4</td>
<td></td>
</tr>
<tr>
<td>Retail Vacancies</td>
<td>Washington, D.C. MSA</td>
<td>5.5</td>
</tr>
<tr>
<td>Q2:18</td>
<td>5.6</td>
<td></td>
</tr>
<tr>
<td>Q1:18</td>
<td>5.3</td>
<td></td>
</tr>
</tbody>
</table>