



D.C. Office of Revenue Analysis Briefing Document Number: 2011-1 Date: April 2011

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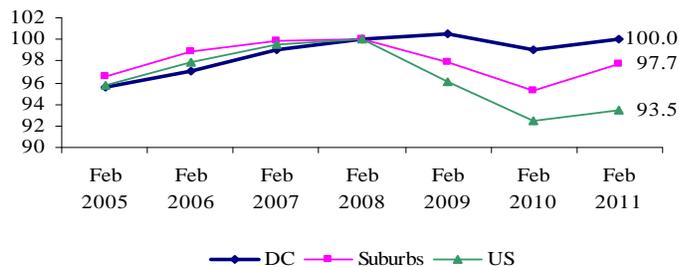
DC's private sector employment at pre-recession level

Gains in health, education, and food services over past 3 years offset declines in other sectors

Private sector employment in DC was growing at about the same pace as the DC suburbs and the US as a whole before the recession began in Dec. 2007. Private sector employment then fell immediately in the suburbs and the US, but not until a year later in DC. DC's private sector employment is now virtually the same as the pre-recession peak, but the suburbs and the US are still down 2.3% and 6.5%, respectively. (Private sector employment is measured here by the February 3-month average; the recession began in the February 2008 period.)

Over the six years from 2005 to 2011, a period chosen to include the 3 years prior to the recession and the 3 years after the recession began, DC's private sector showed a net gain of 20,300 jobs—about equal to the entire net gain in the suburbs. Meanwhile, the US as a whole lost 2.6 million net jobs. In the most recent year, from 2010 to 2011, a year when the national economic recovery began to gain strength, private sector growth in both the suburbs and the US outpaced DC. (continued on p. 2)

Employment in DC, the DC area suburbs, and the US in the 3-month period ending February: 2005 to 2011
(Index number: 2008 = 100)



Change in private sector employment in DC, DC suburbs, and the US: selected periods February 2005 to February 2011

Jurisdiction	Feb. 2008 to Feb. 2011		Feb. 2005 to Feb. 2011		Feb. 2010 to Feb. 2011	
	change	%	change	%	change	%
DC	-100	0.0	20,300	4.6	4,367	1.0
DC suburbs	-43,489	-2.3	20,611	1.1	46,011	2.6
US	-7,434,667	-6.5	-2,623,000	-2.4	1,263,667	1.2

Source: BLS. Data are 3-month averages for the period ending February for total private sector wage and salary employment.

This briefing document was prepared by Stephen Swaim, DC Office of Revenue Analysis.

This brief first appeared in the April 2011 DC Economic and Revenue Trends. District of Columbia briefing documents are prepared by the Office of Revenue Analysis, which is part of the Office of the Chief Financial Officer of the District of Columbia government. The purpose of these documents is to make information available that is not of a policy nature. See also District of Columbia Economic and Revenue Trends and Economic Indicators issued monthly by the D.C. Office of the Chief Financial Officer (www.cfo.dc.gov/EconomyandRevenue).

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DC private sector jobs, continued from p.1

the index for the US as a whole rose by 5.5%, about half of DC's 12.0 rate of increase in that year.

The FHFA data do not explain why the DC price index has recovered from the recession so much more rapidly than the US as a whole. However, the growth in the District's population, employment, and income over the past five years since the recession began, together with the relatively limited supply of housing that exists within the boundaries of the city, are certainly major contributors to the rise in prices.

—Stephen Swaim, DC Office of Revenue Analysis

Jurisdiction	Period	
	2007.1 to 2009.1	2009.1 to 2012.4
DC	-16.0	21.4
US	-18.2	-3.5

Source: see table below

FHFA Housing Price Index for DC and the US: 2007.1 to 2012.4

Year and quarter	Housing price index				Index numbers: 2007.1 = 100	
	DC		US		DC	US
	number	% change from same q of prior yr	number	% change from same q of prior yr		
2007.1	313.20		222.14		100.0	100.0
2007.2	304.11		219.27		97.1	98.7
2007.3	302.96		215.28		96.7	96.9
2007.4	296.94		210.04		94.8	94.6
2008.1	296.83	-5.2	204.78	-7.8	94.8	92.2
2008.2	283.94	-6.6	198.90	-9.3	90.7	89.5
2008.3	278.22	-8.2	193.38	-10.2	88.8	87.1
2008.4	274.07	-7.7	185.75	-11.6	87.5	83.6
2009.1	263.01	-11.4	181.64	-11.3	84.0	81.8
2009.2	264.20	-7.0	179.14	-9.9	84.4	80.6
2009.3	267.20	-4.0	179.00	-7.4	85.3	80.6
2009.4	270.42	-1.3	179.27	-3.5	86.3	80.7
2010.1	269.20	2.4	177.36	-2.4	86.0	79.8
2010.2	273.50	3.5	176.74	-1.3	87.3	79.6
2010.3	271.01	1.4	171.82	-4.0	86.5	77.3
2010.4	267.56	-1.1	170.52	-4.9	85.4	76.8
2011.1	272.25	1.1	168.02	-5.3	86.9	75.6
2011.2	279.89	2.3	166.12	-6.0	89.4	74.8
2011.3	280.66	3.6	166.96	-2.8	89.6	75.2
2011.4	285.11	6.6	166.17	-2.6	91.0	74.8
2012.1	293.73	7.9	167.74	-0.2	93.8	75.5
2012.2	298.50	6.6	170.78	2.8	95.3	76.9
2012.3	307.50	9.6	172.57	3.4	98.2	77.7
2012.4	319.22	12.0	175.28	5.5	101.9	78.9

Source: Federal Housing Financy 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 change 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 by county recorder data licensed from DataQuick Information systems.