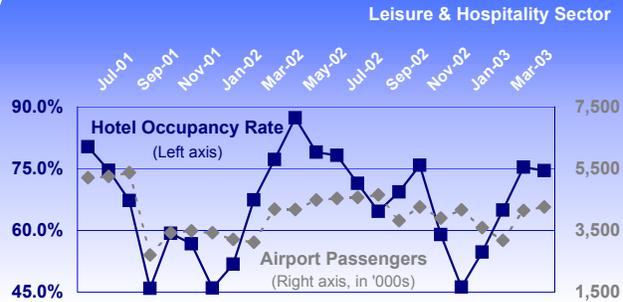


Labor & Industry

- ➡ Jobs in D.C. for Apr. 2003 up 2,700 (0.4%) from 1 year ago
- ➡ District resident employment for Apr. 2003 down 2,300 (-0.8%) from 1 year ago



Labor Market ('000s): April 2003^a

| | D.C. | | Metro area | |
|------------------------------------|-------|-----------|------------|-----------|
| | Level | 1 yr. ch. | Level | 1 yr. ch. |
| Employed residents | 284.6 | -2.3 | 2,749.7 | 38.5 |
| Labor force | 304.5 | 0.2 | 2,845.2 | 34.3 |
| Total wage and salary employment | 666.0 | 2.7 | 2,815.5 | 27.2 |
| Federal government | 190.8 | 0.6 | 339.8 | 3.9 |
| Local government | 37.8 | -0.9 | 294.1 | 8.8 |
| Leisure & hospitality | 49.8 | 1.6 | 231.5 | 4.8 |
| Trade | 21.2 | -0.1 | 330.2 | 7.1 |
| Services | 288.8 | 1.3 | 1,054.9 | 17.6 |
| Other private | 77.6 | 0.2 | 565.0 | -15.0 |
| Unemployed | 19.9 | 2.5 | 95.5 | -4.1 |
| New unempl. claims (state program) | 1.8 | -0.1 | | |

Private Employment ('000s): April 2003

| | 1 yr. change | | |
|--------------------------|--------------|------------|------------|
| | Level | Amt. | % |
| Manufacturing | 2.8 | -0.2 | -6.7 |
| Construction | 11.7 | 0.3 | 2.6 |
| Wholesale trade | 4.3 | 0.0 | 0.0 |
| Retail trade | 16.9 | -0.1 | -0.6 |
| Utilities & transport. | 6.1 | -0.3 | -4.7 |
| Publishing & other info. | 26.0 | 0.2 | 0.8 |
| Finance & insurance | 19.6 | 0.0 | 0.0 |
| Real estate | 11.3 | 0.2 | 1.8 |
| Legal services | 34.8 | -0.1 | -0.3 |
| Other profess. ser. | 59.6 | 0.8 | 1.4 |
| Empl. Serv. (incl. temp) | 12.0 | 0.9 | 8.1 |
| Mgmt. & oth. bus serv. | 34.3 | -0.6 | -1.7 |
| Education | 38.0 | -0.5 | -1.3 |
| Health care | 54.5 | 1.0 | 1.9 |
| Organizations | 49.5 | 0.4 | 0.8 |
| Accommodations | 14.1 | 0.0 | 0.0 |
| Food service | 29.3 | 0.8 | 2.8 |
| Amuse. & recreation | 6.4 | 0.8 | 14.3 |
| Other services | 6.3 | -0.6 | -8.7 |
| Total | 437.4 | 3.0 | 0.7 |

Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES);

^a not seasonally adjusted

D.C. Hotel Industry^b

| Apr. 2003 | Amt. | 1 yr. ch. |
|----------------------|----------|-----------|
| Occupancy Rate | 74.5% | -12.3 |
| Avg. Daily Room Rate | \$155.14 | -\$14.66 |
| # Available Rooms | 25,624 | 466.0 |

Airport Passengers^c

| Apr. 2003 | Amt. ('000) | 1 yr. % ch. |
|--------------|----------------|------------------------|
| Reagan | 1,232.1 | 8.8 |
| Dulles | 1,353.4 | -5.0 |
| BWI | 1,671.8 | 3.5 |
| Total | 4,257.3 | 2.0^d |

^b Source: Smith Travel Research ^c Source: Metropolitan Washington Airports Authority & Maryland

Aviation Administration Authority ^d weighted average

Source: DOES, preliminary; Detail may not add due to rounding.

Revenue

- ➡ FY 2003 (thru May) sales & use tax collections up 2.8% from 1 year ago
- ➡ FY 2003 (thru May) total tax collections up 1.3% from 1 year ago

year-to-date % change from same month of preceeding year



^a Adjusted to exclude large one-time events and for changes in processing flows between FYs that distort current underlying economic trends. This does not, therefore, report actual year-over-year revenue growth for the budget.

^b Includes sales taxes allocated to the Convention Ctr.

Note: Growth rates in some taxes reflect legislated changes in tax rates.

Adjusted General Fund Revenue Collections^a

| | year-to-date % change | |
|------------------------------|----------------------------|----------------------------|
| | FY 2003 (Oct 02-May 03) | FY 2002 (Oct 01-May 02) |
| Property Taxes | 21.7 | 9.8 |
| General Sales ^b | 2.8 | -6.5 |
| Individual Income | -6.0 | -13.2 |
| Business Income | 7.1 | -24.6 |
| Utilities | 22.4 | 4.9 |
| Deed Transfer | 45.8 | 9.8 |
| All Other Taxes | -26.8 | 54.9 |
| Total Tax Collections | 1.3 | -1.7 |

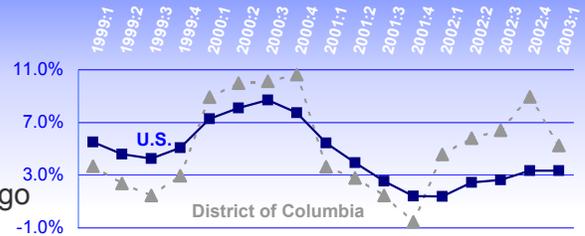
Addenda:

| | | |
|--|-----|------|
| Indiv. Inc. tax withholding for D.C. residents | 2.0 | -3.6 |
| Sales tax on hotels and restaurants allocated to Convention Center | 4.1 | -8.7 |

Source: D.C. Office of Tax and Revenue and Office of Research and Analysis

People & Economy

DC & US Personal Income
% chg from same qtr of
preceeding year



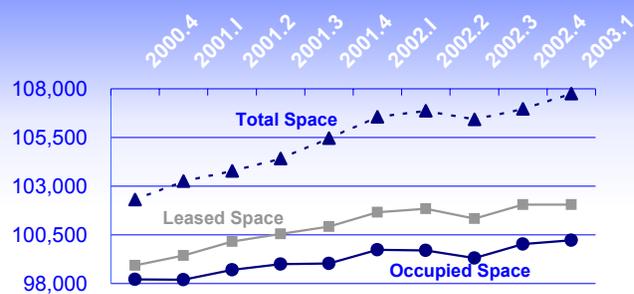
- ➔ D.C. unemployment rate for May: 6.4%, down from 7.3% last month, down from 6.5% 1 year ago
- ➔ Home mortgage interest rate for May: 5.5%, down from 5.8% last month, down from 6.8% 1 year ago

| U.S. GDP | | | CPI | | D.C. Population | | | |
|--|-------------------------|------------------------|--------------------------------------|-------------------------|-----------------|--|-----------|-----------|
| Source: BEA | % change for yr. ending | | Source: BLS | % change for yr. ending | | Source: Census | Level | 1 yr. ch. |
| | 1 st Q 2003 | 4 th Q 2002 | | May 2003 | Mar. 2003 | | | |
| Nominal | 3.6 [†] | 4.3 | U.S. | 2.1 | 3.0 | Estimate for: | | |
| Real | 2.0 [†] | 2.9 | D.C./Balt. metro area | 2.6 | 3.6 | July 1, 2000 | 571,646 | 1,433 |
| Personal Income^a | | | Unemployment Rate^c | | | July 1, 2001 | 573,822 | 2,176 |
| Source: BEA | % change for yr. ending | | Source: BLS | May 2003 | | July 1, 2002 | 570,898 | -2,924 |
| Total Personal Income | 1 st Q 2003 | 4 th Q 2002 | U.S. | 6.1 | 6.0 | Components of Change from July 1, 2002 | | |
| U.S. | 3.4 | 3.4 [†] | D.C. | 6.4 | 7.3 | Natural Births | +8,263 | Total |
| D.C. | 5.2 | 9.0 [†] | Interest Rates | | | Deaths | -5,773 | +2,490 |
| Wage & Salary Portion of Personal Income | | | National Average | | | Net Migr. | Net Int'l | +4,517 |
| U.S. | 2.2 | 1.4 [†] | Source: Federal Reserve | May 2003 | Apr. 2003 | Net Dom. | -10,059 | -5,542 |
| Earned in D.C. | 6.2 | 6.2 [†] | 1-yr. Treasury | 1.2 | 1.3 | Net Change ^d | | -2,924 |
| Earned by D.C. res ^d | 6.4 | 11.0 [†] | Conv. Home Mortgage | 5.5 | 5.8 | | | |

^a Nominal ^b estimated ^c seasonally adjusted ^d Includes federal resident employee movement (military/civilian) and the statistical residual

Housing & Office Space

Commercial Office Space
(in 000s of sq ft)



- ➔ Single family homes sales for 1st Q 2003 increased 8.5% from 1 year ago
- ➔ Leased office space available for sublet decreased 9.9% from 4th Q 2002

| Housing Sales | | | D.C. Housing Permits Issued | | | D.C. Commercial Office Space | | |
|---------------------------|-------------------------|-------------|---|------------------------|-----------|---|------------------------|------------|
| Source: MRIS ^a | 4 Qs ending 1 yr. % ch. | | Source: U.S. Census Bureau | 4 Qs ending 1 yr. ch. | | Source: Delta Associates | | |
| Completed contracts | 1 st Q 2003 | | | 1 st Q 2003 | | Vacancy Rate (%) | 1 st Q 2003 | 1 qtr. ch. |
| Single family | 5,585 | 8.5 | Total housing units | 2,156 | 1,411 | Excl. sublet space | 5.3 | 0.7 |
| Condo/Co-op | 3,277 | 15.5 | Single family | 375 | 215 | Incl. sublet space | 7.0 | 0.5 |
| Prices (\$000) | 1 st Q 2003 | 1 yr. % ch. | Multifamily (units) | 1,781 | 1,196 | Class A Market Rate Apt. Rentals^d | | |
| Single family | | | Class A Market Rate Apt. Rentals^d | | | Inventory Status ^e | 1 st Q 2003 | 1 qtr. ch. |
| Median ^b | \$260.0 | 6.1 | Source: Delta Associates | 1 st Q 2003 | 1 yr. ch. | Total Inventory | 107.8 | 0.8 |
| Average ^c | \$357.9 | -2.1 | Apartment units currently | | | Leased space ^f | 102.0 | -0.0 |
| Condo/Co-op | | | under construction | 4,722 | 2,243 | Occupied space ^g | 100.2 | 0.2 |
| Median ^b | \$248.0 | 18.1 | Add'l planned units likely | | | Under construction | | |
| Average ^c | \$282.5 | 24.5 | within next 36 months | 1,639 | -574 | or renovation | 5.8 | 0.2 |

^a Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors ^b Median for Mar. ^c 1st quarter average

^d Investment grade units, as defined by Delta ^e In million square feet ^f Calculated from vac. rate excl. sublet ^g Calculated from vac. rate incl. sublet