Demographics and Economy

Demographics

0.2%	36.1%	3.0%	Net Migration in District of Columbia
population growth (2022)	share of renters (2022)	renter household formation (2022)	5,460 (2023)
U.S.: 0.4%	*U.S.: 34.8%*	*U.S.: 2.4%*	-390 (2022)

Economy

7.0%	46,000	1.4%	4.3%
GDP growth (2022)	12-month job creation (December 2023)	1-year job growth (December 2023)	1-year wage growth (December 2023)
U.S.: 9.1%		*U.S.: 1.7%*	*U.S.: 3.8%*

$74,740	2.6%	25.4%	International Migration in District of Columbia
Average wage per year (December 2023)	unemployment rate (November 2023)	share of workers teleworking (2022)	6,969 (2023)
U.S.: $61,120	*U.S.: 3.7%*	*U.S.: 17.9%*	4,527 (2022)

Commercial Real Estate by Sector

1. Office

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. Despite strong conditions, rent prices rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2023 Q4	-801,368	-2,896,420	-0.3%	$39	16.4%
2022 Q4	1,270,728	-784,817	-0.1%	$39	15.7%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2023 Q4	524,548,757	68,722	1,060,358	$721.88M	8.5%
2022 Q4	523,488,399	1,112,028	4,364,574	$461.87M	8.0%

2. Multifamily

Demand for multifamily space is **stronger than nationwide** as this area has a faster absorption of multifamily space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2023 Q4	3,594	13,283	3.0%	$2,112	$2,092	7.0%
2022 Q4	-436	8,524	2.7%	$2,051	$2,029	7.1%

	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate
2023 Q4	563,665	4,109	13,630	5.4%
2022 Q4	550,035	3,245	12,515	4.9%

3. Retail

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. As a result, rents rose slower than nationwide and vacancy rate is higher in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2023 Q4	124,404	972,080	3.2%	$32	4.3%
2022 Q4	821,960	1,989,659	3.9%	$31	4.5%

	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF
2023 Q4	267,438,184	6.1%	$380.40M	$188
2022 Q4	266,955,394	6.1%	$596.03M	$276

4. Industrial

Demand for industrial space is **stronger than nationwide** as this area has a faster absorption of industrial space. As a result, rent prices rose faster than nationwide abd vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2023 Q4	1,137,486	3,072,551	7.8%	$16	4.7%
2022 Q4	1,576,969	7,571,419	10.3%	$15	3.8%

	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2023 Q4	294,609,387	2,343,459	5,983,141	6.8%	$252.77M
2022 Q4	288,626,246	1,419,940	6,243,028	6.5%	$598.64M

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