

# ARLINGTON QUARTERLY INDICATORS

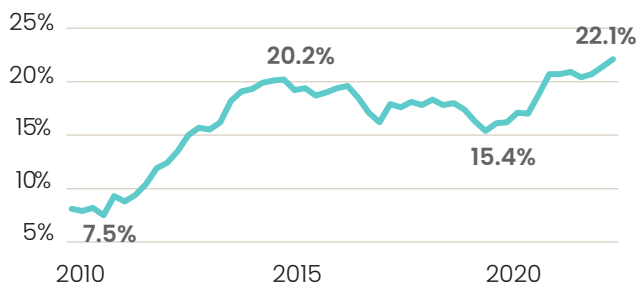
Q4 2022

## Market Snapshot

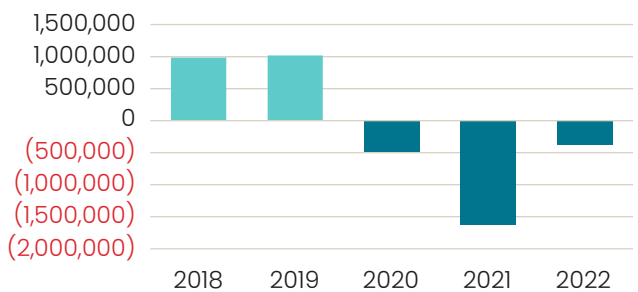
### Office Q4 2022

Rentable Building Area (RBA) 41,908,023

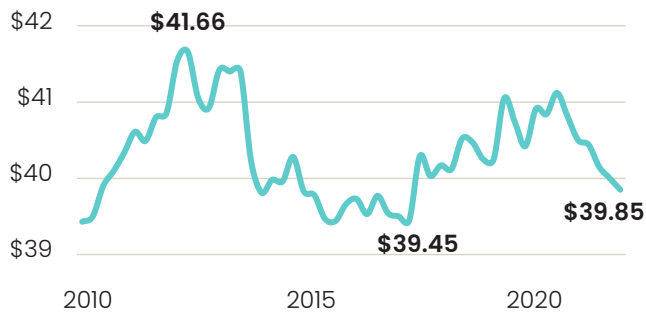
Overall Vacancy Rate (%) 22.1%



Net Absorption (SF) (379,089)



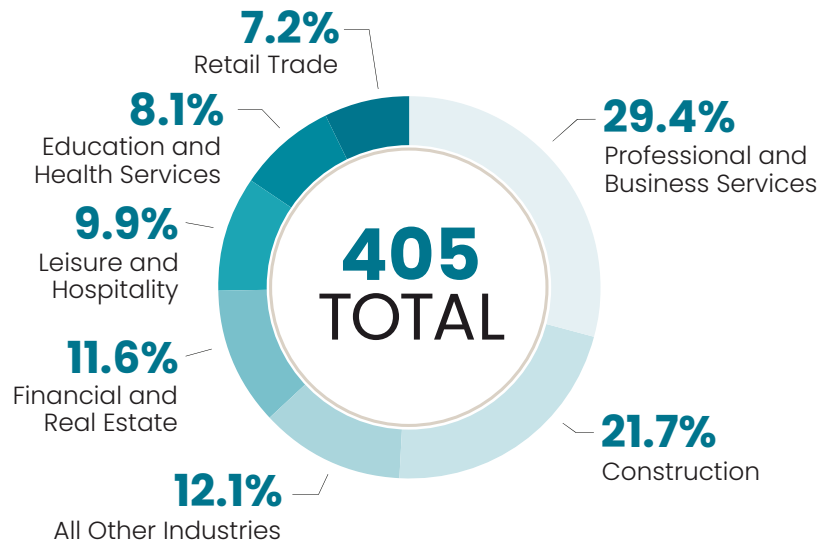
Average Base Rent (\$/SF) \$39.85



Source: CoStar 1/24/23

## Business Licenses

### Commercial Business Licenses Issued Q4 2022



## Certificates of Occupancy

### Notable Certificates of Occupancy Issued Q4 2022

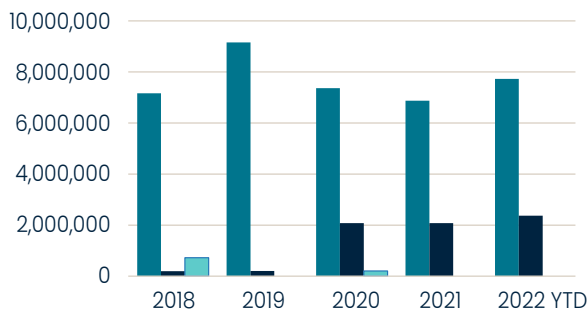
Office	SF	Restaurants	SF
Northeastern University	10-25K	Rosa Mexicano	5-10K
MarginEdge	10-25K	Foxtrot	<5K
Close Up Foundation	10-25K	Flirt Lounge	<5K
ECS Federal LLC	10-25K	Chop't Creative Salad Co.	<5K
Burns & McDonnell	10-25K	Jeni's Splendid Ice Creams	<5K
DFS Construction	10-25K		
DRT Strategies, Inc.	5-10K	Retail	SF
Radiance Technologies	5-10K	LA Fitness	25-50K
America President Lines	5-10K	Sola Salon Studios	5-10K
Richard Berman & Comp.	5-10K	District Dogs	5-10K
Altarium Institute	5-10K	Market 365	<5K
Blue Origin	<5K		
Trivista USA	<5K		

## Development Summary

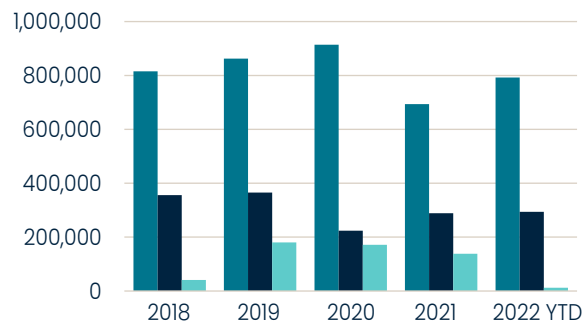
Q4 2022 YTD

	Approved	Under Construction	Completed
<b>Office</b> (SF)	7,726,981	2,367,847	-
<b>Retail</b> (SF)	792,697	293,661	12,514
<b>Residential</b> (Units)	7,947	3,749	655
<b>Hotels</b> (Rooms)	933	375	-

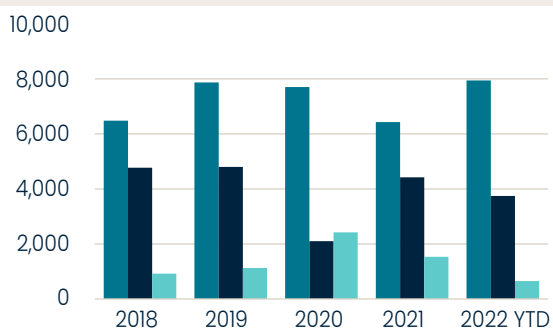
### OFFICE SQUARE FEET



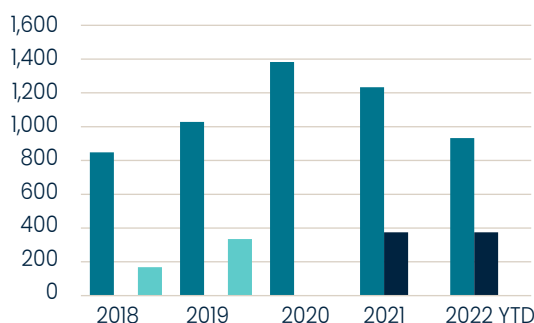
### RETAIL SQUARE FEET



### RESIDENTIAL UNITS



### HOTEL ROOMS



KEY: ■ Approved ■ Under Construction ■ Completed

## Economic Indicators

### AT-PLACE EMPLOYMENT\*

	Reporting Period	Current	Last Period	Last Year	Annual Change
Employees	2Q 2022	172,728	171,162	172,442	0.2%
Establishments	2Q 2022	10,044	9,816	9,325	7.7%
Gross Wages (weekly)	2Q 2022	\$2,093	\$2,207	\$1,998	4.8%

\*data excludes enlisted military personnel

Source: Virginia Employment Commission, Quarterly Census of Employment and Wages (QCEW)

### CIVILIAN LABOR FORCE\*

	Reporting Period	Current	Last Period	Last Year	Annual Change
Arlington County	Dec-22	153,073	152,442	150,569	1.7%
Northern Virginia	Dec-22	1,646,145	1,640,871	1,621,719	1.5%

### Unemployment Rate

Arlington County	Dec-22	1.8%	2.1%	1.9%	-0.1 pp
Northern Virginia	Dec-22	2.2%	2.6%	2.3%	-0.1 pp

\*readjusted monthly  
pp=percentage points

Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS)

### HOUSING

	Reporting Period	Current	Year To Date	Last Year To Date	Annual Change
New Listings	Jan-23	198	198	237	-16.5%
New Pendings	Jan-23	167	167	206	-18.9%
Closed Sales	Jan-23	105	105	177	-40.7%

Source: Real Estate Business Intelligence

### AVERAGE HOUSING PRICES

	Reporting Period	Current	Last Period	Last Year	Annual Change
Single Family Detached	Jan-23	\$1,286,970	\$1,231,623	\$1,294,642	-0.6%
Single Family Attached	Jan-23	\$867,894	\$639,970	\$815,060	6.5%
Condominium	Jan-23	\$480,664	\$474,514	\$477,635	0.6%

continued

## LOOKING AHEAD TO 2023 AFTER A STRONG YEAR FOR VENTURE CAPITAL

In 2022, there were several challenges facing tech companies and the venture capital community – inflation, a decrease in tech exits and IPOs, rising interest rates, and over 150,000 layoffs in the tech sector.

While all of these factors affected deal size and valuations for tech companies, Arlington's tech ecosystem saw some exciting deal flow among its businesses.

Arlington-headquartered companies were involved in 31 deals totaling more than \$1.5 billion from venture capital raises, mergers and acquisitions, strategic corporate investments and other activity. Some of the notable venture capital raises in 2022 included:

- Arlington-based Federated Wireless, a provider of shared spectrum and CBRS technology, raised \$58 million in Series D funding to help scale the company's platform and support further investments in its capabilities and partnerships.
- Shift5, an operational technology cybersecurity company, raised \$50 million in Series B funding to protect against increasing cyber-physical threats targeting planes, trains, and weapon systems.
- MarginEdge, a restaurant management and bill payment platform startup, raised \$45 million in Series C to continue scaling the team and broadening the functionality of core product offerings to deepen its impact on the operators.
- Arlington-based Second Front Systems raised \$32 million in Series A funding to be used to grow 2F's technical talent base and scale up sales and marketing.

[CONTINUE READING](#)

## Economic Indicators (continued)

### TOURISM

	Reporting Period	Current	Year To Date	Last Year To Date	Annual Change
Hotel Occupancy	Dec-22	52.2%	65.2%	41.8%	56.0%
RevPAR	Dec-22	\$74.25	\$109.14	\$51.63	111.4%
Average Daily Room Rate	Dec-22	\$142.18	\$167.45	\$123.64	35.4%

Source: Smith Travel Research

### CONSUMER PRICE INDEX (CPI-U)

	Reporting Period	Current	Last Period	Last Year	Annual Change
Washington • Arlington • Alexandria (DC, MD, VA, WV)	Jan-23	299.1	300.1	286.7	4.4%

### RETAIL SALES (TAXABLE)

	Reporting Period	Current	Last Period	Last Year	Annual Change
Arlington	3rd Q 2022	\$850,439,374	\$847,623,989	\$708,967,404	20.0%

### AIR TRANSPORTATION

Washington National Airport	Reporting Period	Current	Last Period	Last Year	Annual Change
Total Aircraft Operations	Nov-22	24,756	25,940	23,449	5.6%
Total Passengers	Nov-22	2,101,973	2,271,546	1,808,849	16.2%

Source: Metropolitan Washington Airports Authority

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