

# ARLINGTON QUARTERLY INDICATORS

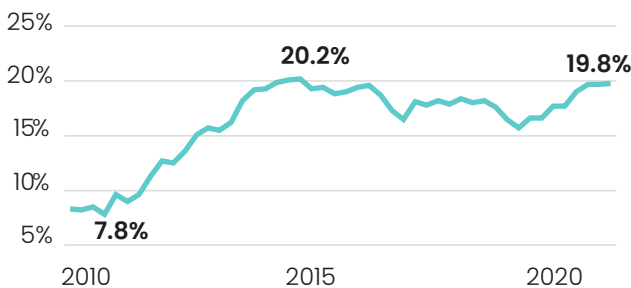
Q4 2021

## Market Snapshot

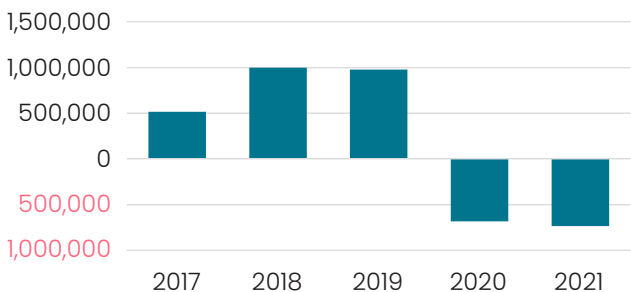
### Office Q4 2021

Rentable Building Area (RBA) 41,273,518

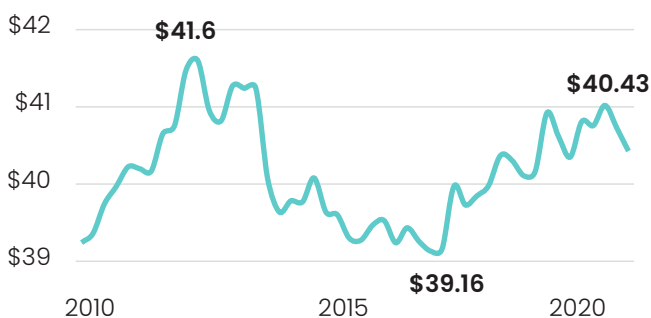
Overall Vacancy Rate (%) 19.8%



Net Absorption (SF) (734,996)



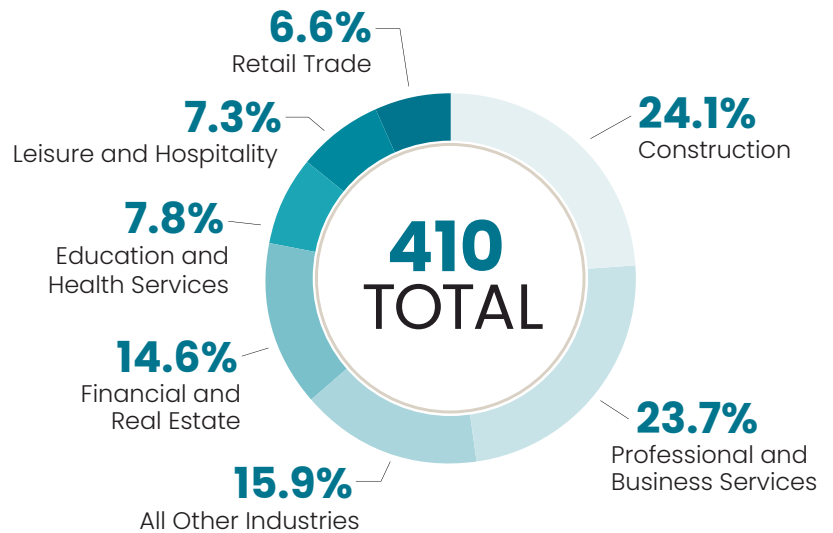
Average Base Rent (\$/SF) \$40.43



Source: CoStar 1/12/22

## Business Licenses

### Commercial Business Licenses Issued Q4 2021



## Certificates of Occupancy

### Notable Certificates of Occupancy Issued Q4 2021

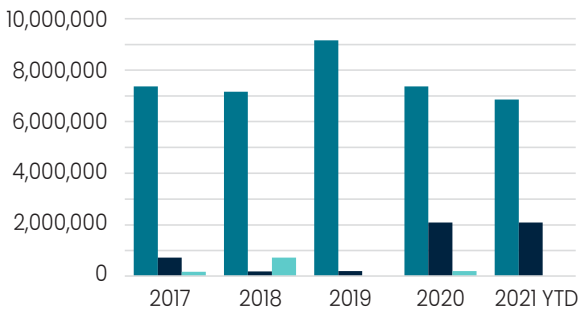
Office	SF	Restaurants	SF
Microsoft	50K+	Design Cuisine	25K-49K
Northeastern University	10-25K	Nighthawk	5-10K
Skyward Federal, LLC	10-25K	Inca Kitchen	5-10K
Assoc. of Unmanned Vehicles	10-25K	Quincy Hall	5-10K
Raytheon	10-25K	Yuraku Japanese	<5K
Enhesa Inc.	5-10K	B Live	<5K
Natl. Assoc. of Chemical Distributors	5-10K	Saigon Noodles & Grill	<5K
Deep Root Analytics	5-10K	Jinya Ramen Bar	<5K
NEC Corporation	5-10K	Hawkers Asian	<5K
Lockheed Martin	5-10K	El Rey	<5K
Studies Project, LLC	5-10K	<b>Retail</b>	<b>SF</b>
AJW, Inc.	5-10K	Casa Furniture	5-10K
		Road Runner	<5K

## Development Summary

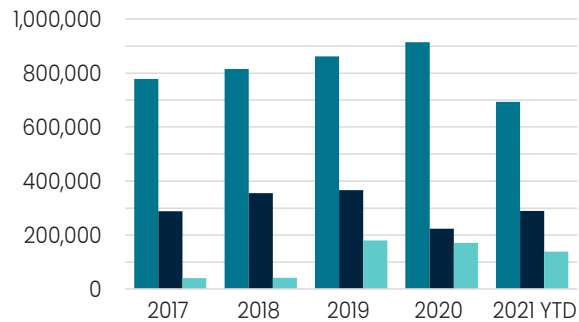
Q4 2021 YTD

	Approved	Under Construction	Completed
<b>Office (SF)</b>	6,871,449	2,082,566	-
<b>Retail (SF)</b>	693,624	289,023	138,651
<b>Residential (Units)</b>	6,430	4,440	1,535
<b>Hotels (Rooms)</b>	1,233	375	-

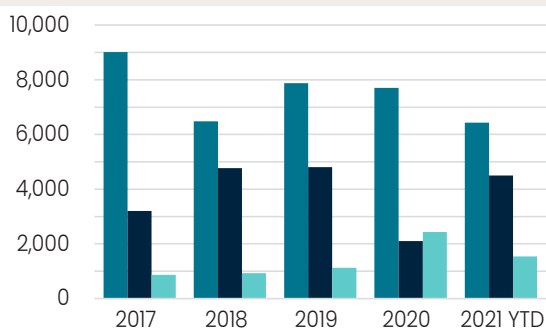
### OFFICE SQUARE FEET



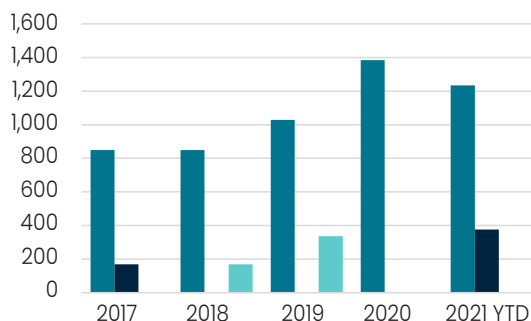
### RETAIL SQUARE FEET



### 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 2021	172,344	170,062	167,634	2.8%
Establishments	2Q 2021	9,401	9,285	9,049	3.9%
Gross Wages (weekly)	2Q 2021	\$2,077	\$2,002	\$2,015	3.1%

\*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	Nov-21	150,766	150,192	148,560	1.5%
Northern Virginia	Nov-21	1,630,498	1,628,439	1,610,579	1.2%

### Unemployment Rate

Arlington County	Nov-21	2.0%	1.9%	4.6%	-2.6 pp
Northern Virginia	Nov-21	2.3%	2.5%	5.2%	-2.9 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	Dec-21	174	4,600	3,925	17.2%
New Pendings	Dec-21	191	3,556	2,839	25.3%
Closed Sales	Dec-21	291	3,546	2,790	27.1%

Source: Real Estate Business Intelligence

### AVERAGE HOUSING PRICES

	Reporting Period	Current	Last Period	Last Year	Annual Change
Single Family Detached	Dec-21	\$1,258,648	\$1,154,256	\$1,075,647	17.0%
Single Family Attached	Dec-21	\$744,715	\$768,598	\$808,428	-7.9%
Condominium	Dec-21	\$544,231	\$537,597	\$477,668	13.9%

continued

# TECHCONNECT: A RECORD-SETTING YEAR FOR ARLINGTON VENTURE CAPITAL

By: Adam Henry

In 2021, Arlington companies were involved in 21 venture capital deals totaling over \$367.8 million. The most notable raise of the year was Interos' July 2021 \$100 million Series C raise, enabling the company to join an elite group of only 4% of 'unicorn' startups not only nationally valued at more than \$1 billion but also led by a female founder-CEO. Some other notable raises among Arlington-based companies last year include:

- [SCYTHE](#), a local cybersecurity startup, raised \$10 million in Series A funding;
- [Shift5](#), a cybersecurity startup, announced it raised \$20 million in Series A funding;
- [Hungry Marketplace](#), a local food tech startup, announced it raised \$21 million in Series C financing from multiple high-profile investors;
- [Rize](#), a fintech startup, announced it raised \$11.4 million of Series A venture funding;
- [Fraym](#), a geospatial data and analytics company, announced \$7 million Series B financing to further scale their AI/ML software;
- [WireWheel](#), a data privacy technology company, announced \$20 million in Series B financing to speed up its go-to-market plans and establish its leadership position in SaaS; and
- [Stacklet](#) announced it raised \$18 million in Series A funding for its cloud governance platform.

Despite another turbulent year for many businesses, Arlington-based companies continue to shine in venture activity. This plays a role in establishing Arlington as a major innovation and entrepreneurial hub nationally. As we continue to see companies launching in and relocating to Arlington, AED is excited about 2022 prospects for startups raising capital, scaling and growing into established companies that will contribute to our ever-expanding tech ecosystem.

[CLICK HERE TO READ THE FULL ARTICLE AT ARLINGTONECONOMICDEVELOPMENT.COM](#)

## Economic Indicators (continued)

### TOURISM

	Reporting Period	Current	Year To Date	Last Year To Date	Annual Change
Hotel Occupancy	Dec-21	42.7%	41.8%	30.3%	38.0%
RevPAR	Dec-21	\$51.23	\$51.69	\$39.60	30.5%
Average Daily Room Rate	Dec-21	\$119.87	\$123.66	\$130.63	-5.3%

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-22	286.7	284.2	270.5	6.0%

### RETAIL SALES (TAXABLE)

	Reporting Period	Current	Last Period	Last Year	Annual Change
Arlington	4th Q 2021	\$735,617,998	\$708,967,404	\$567,150,677	29.7%

### AIR TRANSPORTATION

Washington National Airport	Reporting Period	Current	Last Period	Last Year	Annual Change
Total Aircraft Operations	Dec-21	23,773	23,449	6,316	276.4%
Total Passengers	Dec-21	1,845,779	1,808,849	392,082	370.8%

Source: Metropolitan Washington Airports Authority

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