



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

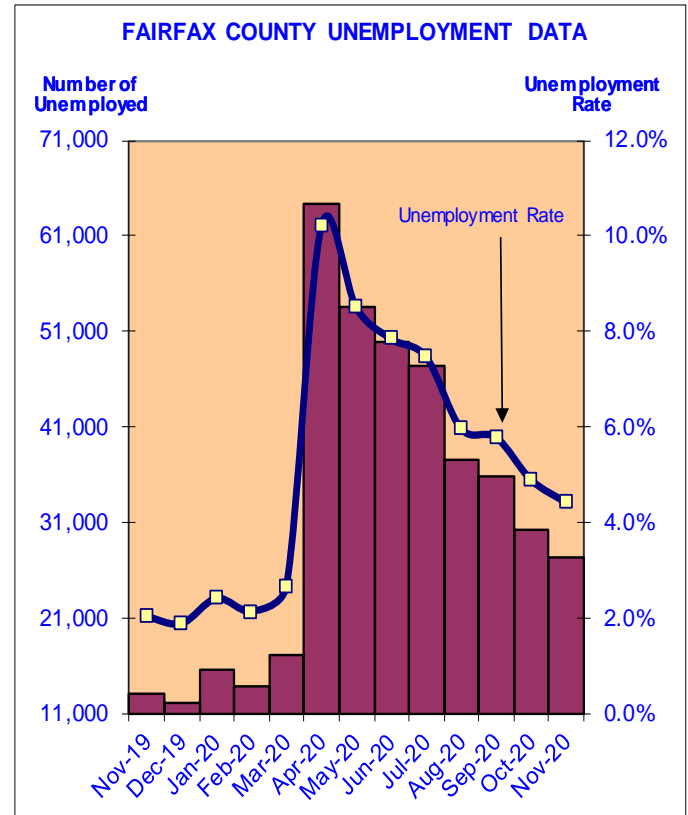
JANUARY 2021

IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased 0.5 percentage point to 4.4 percent in November. (See page 1)
- Sales tax receipts decreased 1.5 percent through the first six months of the fiscal year. (See page 2)
- The Consumer Confidence Index decreased in December for the second consecutive month. (See page 2)
- The number of homes sold in Fairfax County during 2020 increased 3.7 percent from a year earlier. (See page 3)
- In 2020, the average sales price of all homes sold in Fairfax County increased 8.4 percent compared to the average sale price in 2019. (See page 3)
- In 2020, on average, it took 19 days to sell a home in Fairfax County, a decrease of 5 days compared to 2019. (See page 4)
- The number of new single family and townhouse building permits issued in the County for 2020 increased 4.6 percent compared to 2019. (See page 4)

Previous issues of this publication can be accessed at:

<https://www.fairfaxcounty.gov/budget/economic-indicators>



Source: Virginia Employment Commission. Compiled by the Fairfax County Department of Management and Budget.

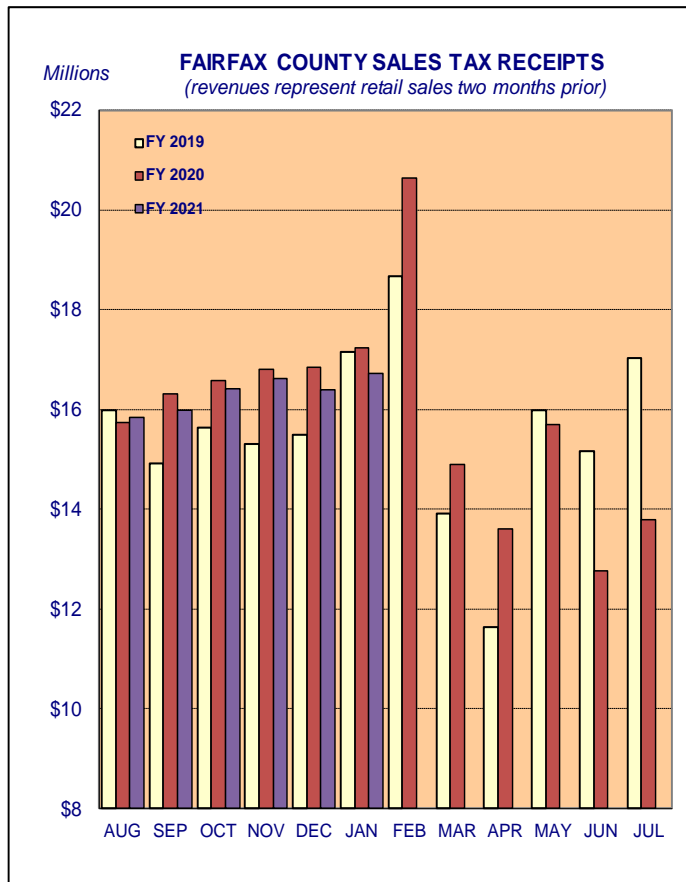
Employment

Compared to October, the November unemployment rate in Fairfax County decreased 0.5 percentage point to 4.4 percent. The number of unemployed residents decreased over the month from 30,221 to 27,327. The County's unemployment rate was up 2.4 percentage points over November 2019.

The seasonally adjusted unemployment rate in Virginia in November decreased 0.4 percentage point to 4.8 percent. The rate was up 2.1 percentage points over November 2019.

The U.S. seasonally adjusted unemployment rate in November decreased 0.2 percentage point to 6.7 percent, reflecting the slow resumption of economic activity after the COVID-19 related disruptions in previous months. The rate was up 3.2 percentage points compared to a year ago. Total nonfarm payroll employment increased by 245,000 jobs in November, following gains of larger magnitude in the prior six months.

Sales Tax Receipts



Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

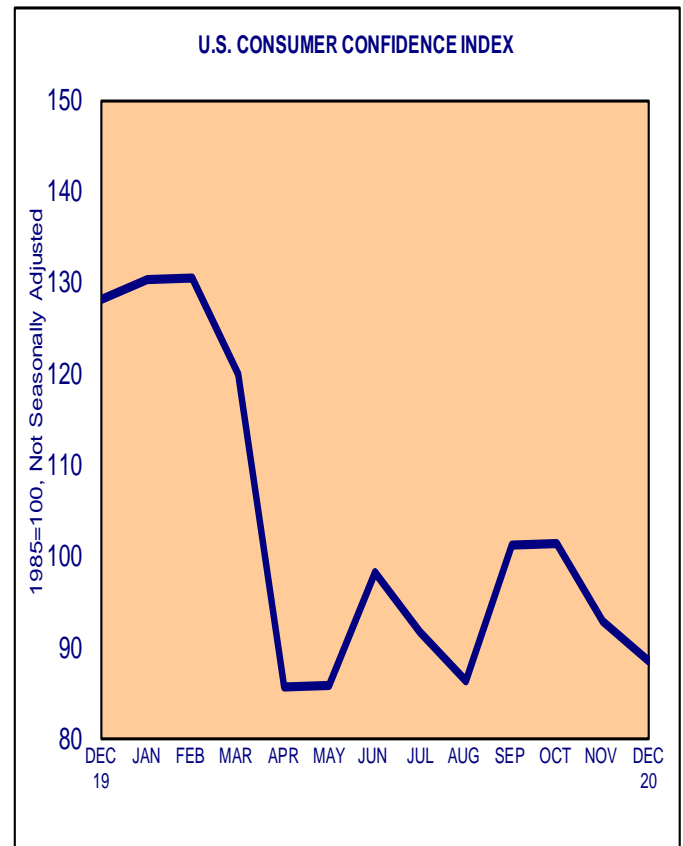
Sales Tax receipts distributed to Fairfax County in January for retail purchases made in November were \$16.7 million, a decrease of 3.0 percent from January 2019. For the first six months of FY 2021, sales tax receipts are down 1.5 percent compared to the previous year.

NATIONAL INDICATORS

Case-Shiller Home Price Indices

Based on the latest available data, home prices in 20 U.S. cities, as measured by the S&P Case-Shiller home price index, increased 9.1 percent for the 12 months ending in November. Home prices in the Washington Metropolitan area also posted a 9.1 percent gain during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "The trend of accelerating home prices that began in June 2020 has now reached its sixth month with November's emphatic report." He added that, "Recent data are consistent with the view that COVID has encouraged potential buyers to move from urban apartments to suburban homes. This may represent a true secular shift in housing demand or may simply represent an acceleration of moves that would have taken place over the next several years anyway."

Consumer Confidence Index



Source: The Conference Board. Compiled by the Fairfax County Department of Management and Budget.

The Consumer Confidence Index decreased for the second consecutive month in December. The index now stands at 88.6 (1985=100), down from 92.9 a month ago. The present situation component decreased sharply while the expectations component increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' assessment of current conditions deteriorated sharply in December, as the resurgence of COVID-19 remains a drag on confidence." She added that, "Overall, it appears that growth has weakened further in Q4, and consumers do not foresee the economy gaining any significant momentum in early 2021."

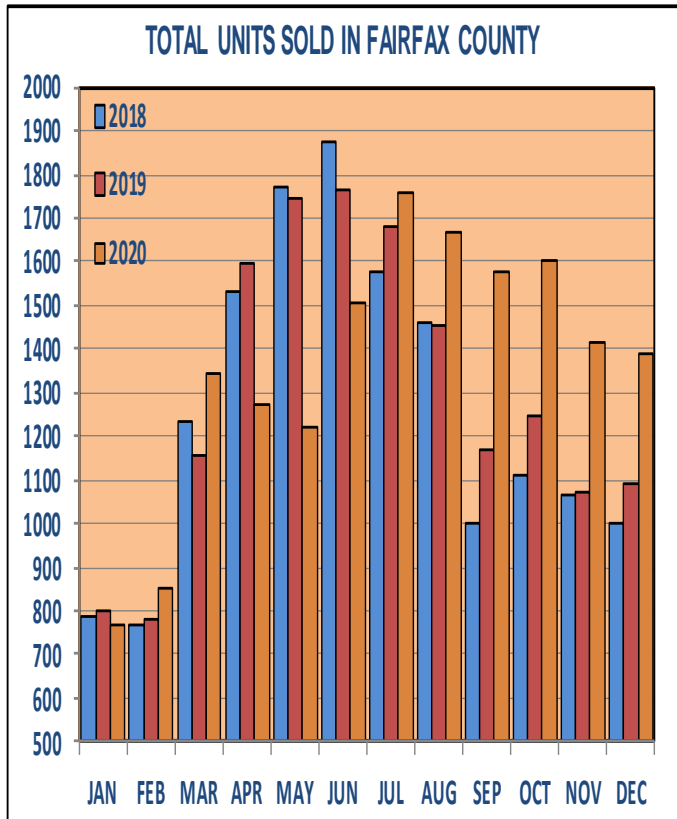
Retail Sales

According to the U.S. Census Bureau, seasonally adjusted national retail sales decreased 0.7 percent in December from the previous month. Overall, December retail sales increased 2.9 percent from a year ago. Nonstore retailers were up 19.2 percent from December 2019, while food service and drinking places were down 21.2 percent. Total retail sales for the 12 months of 2020 were up 0.6 percent compared to 2019.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

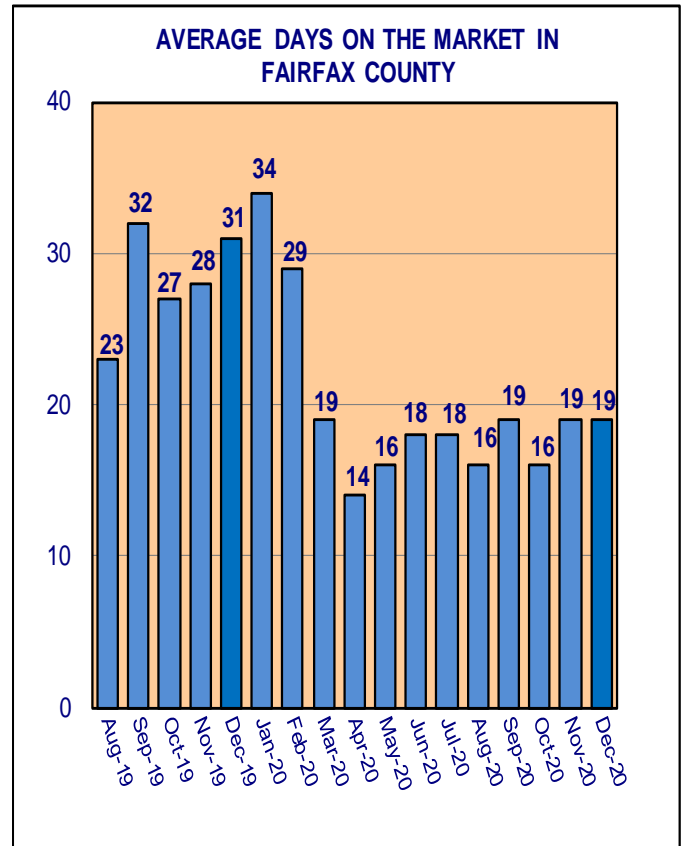
In December, 1,389 homes were sold in Fairfax County, an increase of 27.2 percent over the 1,092 homes that were sold in December 2019. For all of 2020, the number of home sales increased 3.7 percent to 16,739 in 2020 from 16,144 in 2019.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in December were on the market for 19 days. This is 12 days fewer than the 31-day average in December 2019. During all of 2020, homes were on the market 19 days on average before they were sold, down from 24 days in 2019.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Average Home Sales Prices

The average sales price of all homes that sold in December 2020 in Fairfax County was \$657,217, an increase of 3.8 percent over the December 2019 average sales price of \$633,188. For all of 2020, the average home sales price increased 8.4 percent to \$652,320 compared to 2019.

The average sales price for detached homes that sold in December 2020 was \$879,423, an increase of 6.1 percent over the December 2019 average of \$829,001. The average sales price of attached homes increased 3.3 percent over the same period. In 2020, detached homes' average sales price increased 8.5 percent over 2019, while attached homes increased 8.2 percent over the same time period.

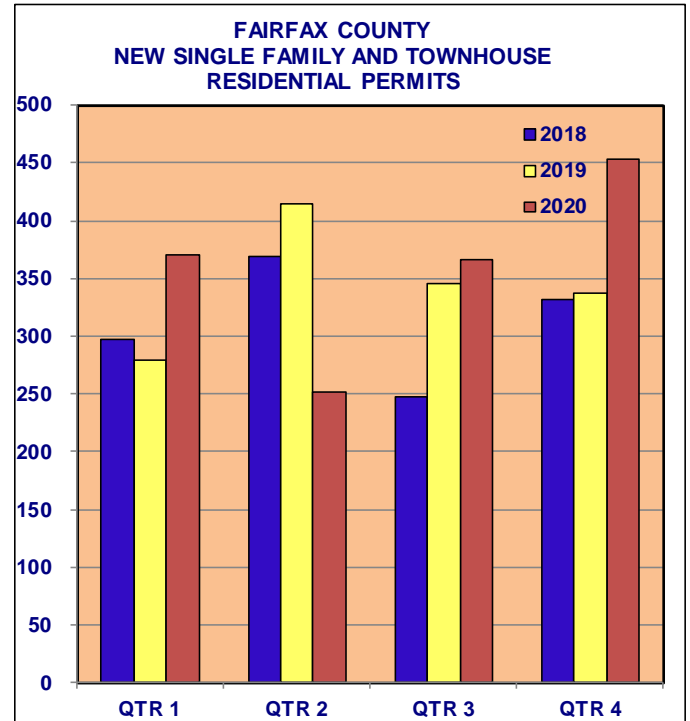
FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN DEC 2020 COMPARED TO SALES IN DEC 2019

	DEC 2020	DEC 2019	% Change
All Homes	\$657,217	\$633,188	3.8%
Detached Homes	\$879,423	\$829,001	6.1%
Attached Homes	\$445,934	\$431,896	3.3%

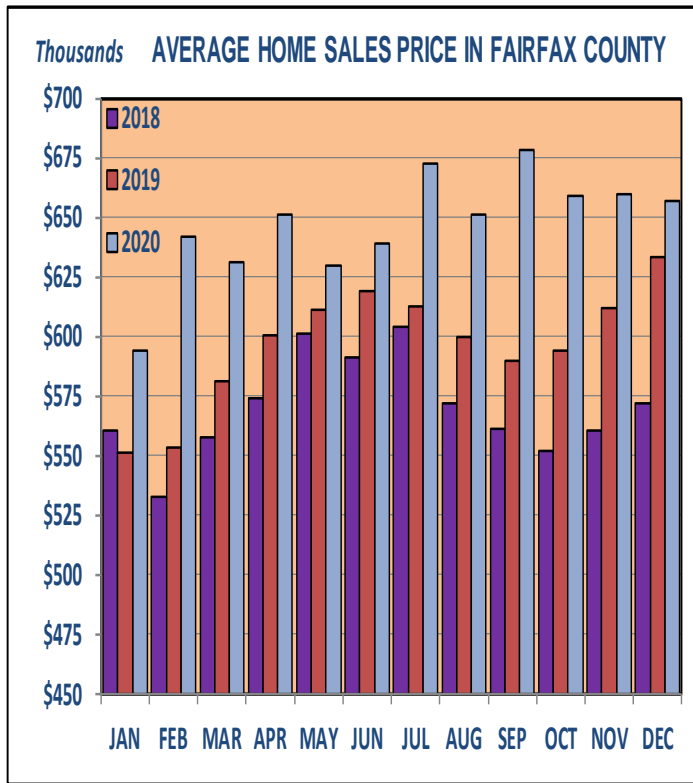
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read more about Fairfax County tax assessments, please visit: <https://www.fairfaxcounty.gov/taxes/real-estate>

Single Family and Townhouse Building Permits

During the fourth quarter of 2020, 453 new single family and townhouse permits were issued in Fairfax County. This represents a 34.0 percent increase over the 338 permits issued during the same period in 2019. The number of new single family and townhouse building permits issued for all of 2020 was 1,441, up 4.6 percent compared to the 1,039 issued in 2019.



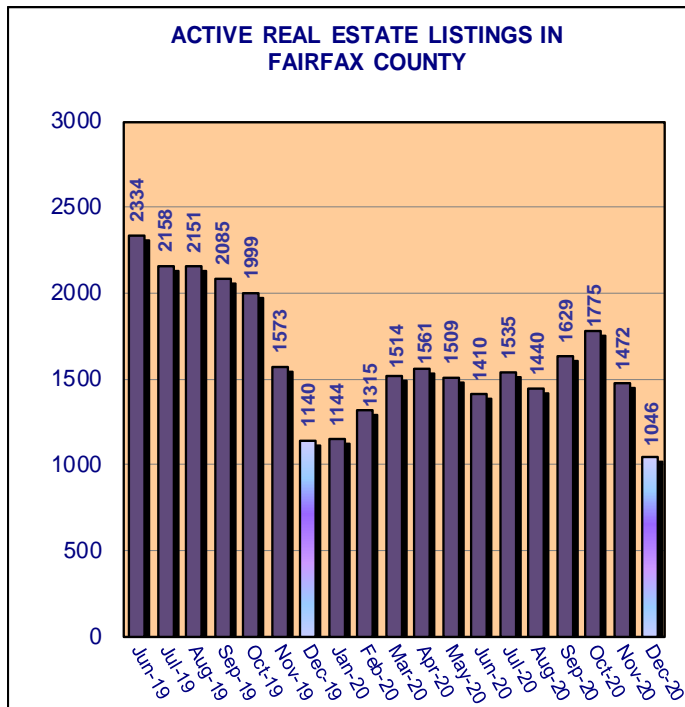
Source: Fairfax County Land Development Services. Compiled by the Fairfax County Department of Management and Budget.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Inventory of Homes for Sale

The number of active listings in the County in December was 1,046, a decrease of 8.2 percent from the 1,140 listings in December 2019. Based on the December 2020 listings and the current sales rate, there is approximately a 0.8-month supply of homes for sale in the County, less than the 1.0-month supply a year ago.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

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