



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

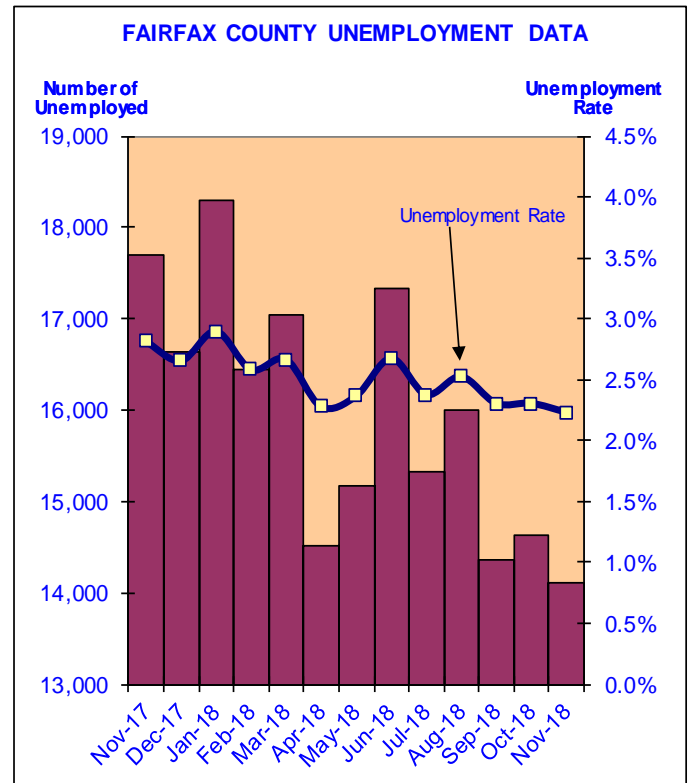
JANUARY 2019

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- The November unemployment rate in Fairfax County decreased to 2.2 percent. (See page 1)
- For the first six months of the fiscal year, Sales tax receipts in Fairfax County are up 4.2 percent. (See page 2)
- The Consumer Confidence Index decreased in December. (See page 2)
- The number of homes sold in Fairfax County during 2018 decreased 2.6 percent from a year earlier. (See page 3)
- In 2018, the average sales price of all homes sold in Fairfax County increased 1.9 percent compared to the average sale price in 2017. (See page 3)
- In 2018, on average, it took 52 days to sell a home in Fairfax County, a decrease of 9 days compared to 2017. (See page 4)
- The number of new single family building permits issued in the County for 2018 increased 6.1 percent compared to 2017. (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.

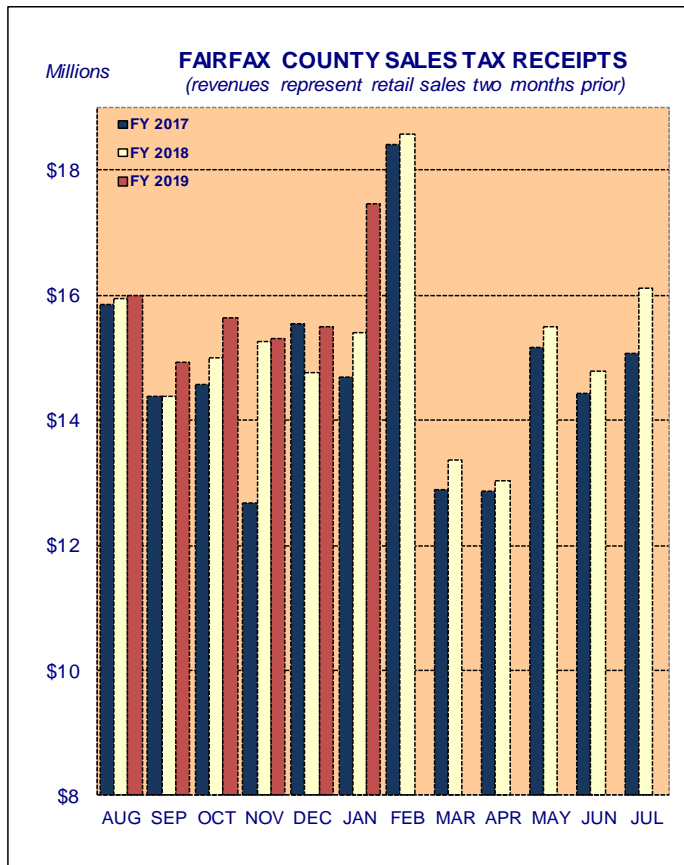
Employment

Compared to October, the November unemployment rate in Fairfax County decreased 0.1 percentage point to 2.2 percent. The number of unemployed residents decreased over the month from 14,634 to 14,112. The County's unemployment rate was down 0.6 percentage point from November 2017.

In November, the seasonally adjusted unemployment rate in Virginia decreased 0.1 percentage point to 2.8 percent. The rate was down 0.8 percentage point from November 2017.

The U.S. seasonally adjusted unemployment rate in November was unchanged at 3.7 percent. The rate was down 0.4 percentage point from a year ago. Total nonfarm payroll employment increased by 155,000 in November. Over the last three months, job gains have averaged 170,000 per month.

Sales Tax Receipts



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

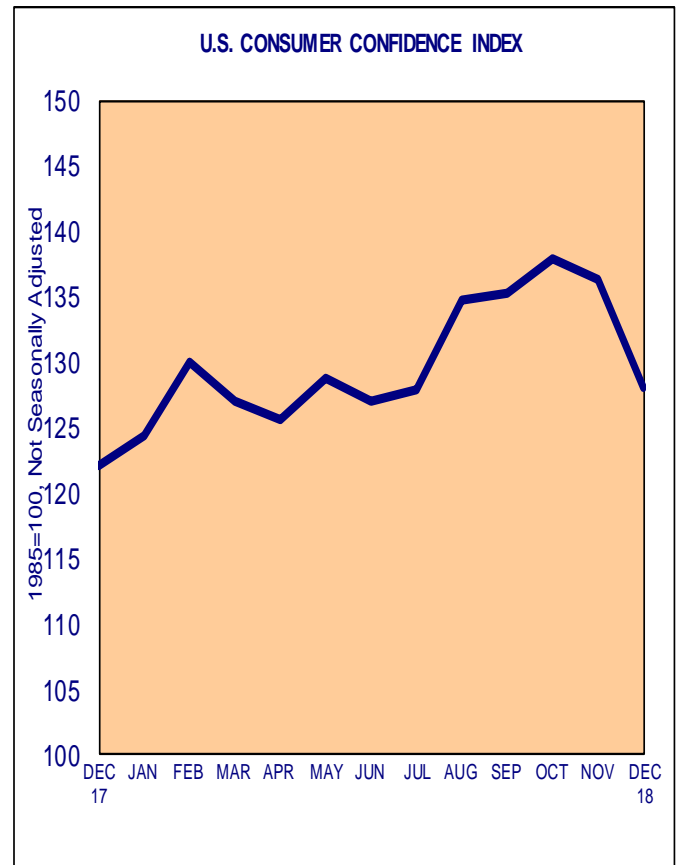
Sales Tax receipts distributed to Fairfax County in January for retail purchases made in November were \$17.2 million, an increase of 11.4 percent over January 2018. The increase in January was partially due to a transfer of \$0.7 million as a result of a state audit. Without the transfer, growth would have been 6.7 percent. During the first six months of FY 2019, Sales Tax receipts are up 4.2 percent over FY 2018.

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 4.7 percent for the 12 months ending in November. Home prices in the Washington Metropolitan area posted a 2.7 percent gain during the same period, the lowest rate of increase among the metropolitan areas in the index. David M. Blitzer, Managing Director and Chairman of the Index Committee, said that, "price increases are being dampened by declining sales of existing homes and weaker affordability." He added that, "Current low inventories of homes for sale – about a four-month supply – are supporting home prices. New home construction trends, like sales of existing homes, peaked in late 2017 and are flat to down since then."

Consumer Confidence Index



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

The Consumer Confidence Index decreased in December following a moderate decline in November. It now stands at 128.1 (1985=100), down from 136.4 a month ago. The present situation and expectations components both decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Expectations regarding job prospects and business conditions weakened but still suggest that the economy will continue expanding at a solid pace in the short term." She added that, "While consumers are ending 2018 on a strong note, back-to-back declines in Expectations are reflective of an increasing concern that the pace of economic growth will begin moderating in the first half of 2019."

Retail Sales

According to the U.S. Census Bureau, national retail sales increased 0.2 percent in November, after increasing 1.1 percent in October. Overall, November sales increased 4.2 percent from a year earlier.

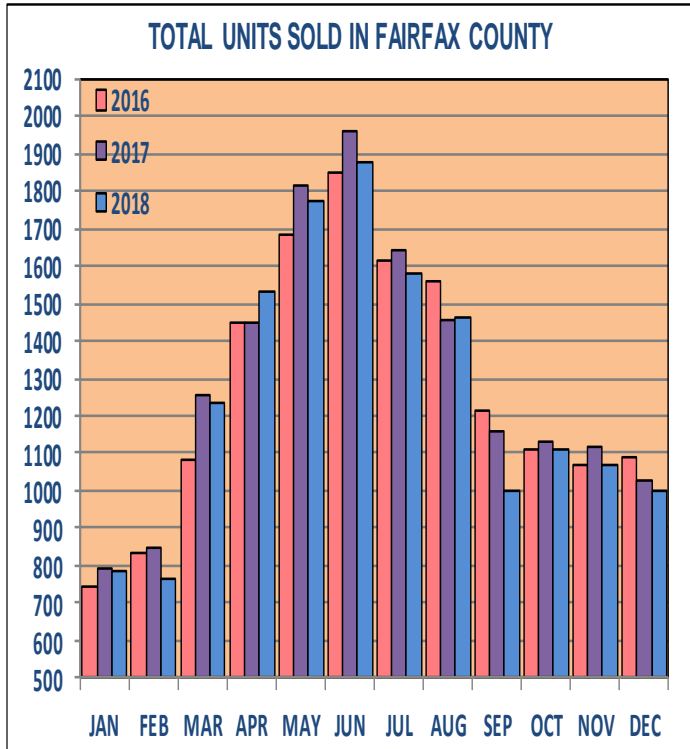
Housing Starts Sales

According to data from the U.S. Census Bureau, housing starts in November increased 3.2 percent compared to the previous month, but were 3.6 percent below the rate from a year ago.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In December, 1,002 homes were sold in Fairfax County, a decrease of 2.1 percent from the 1,024 homes that were sold in December 2017. During all of 2018, the number of home sales decreased 2.6 percent from 16,109 in 2017 to 15,683 in 2018.

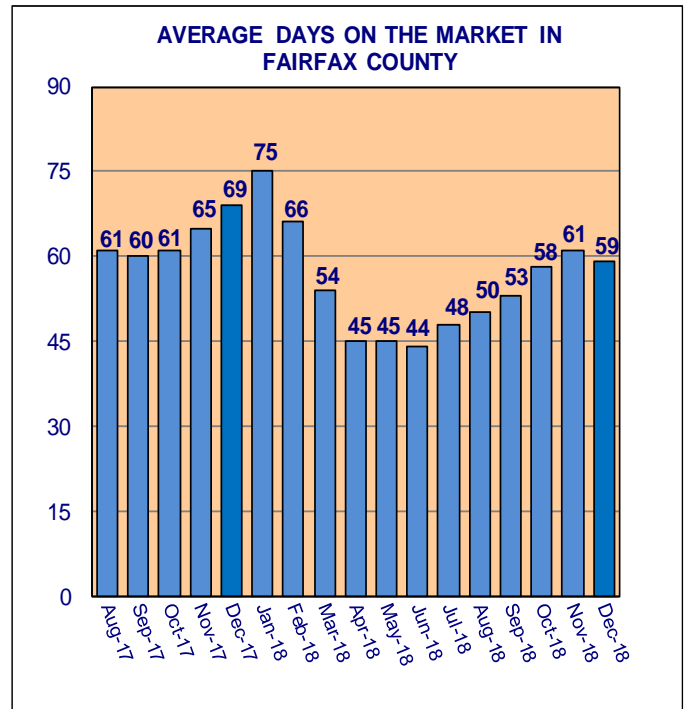


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in December were on the market for 59 days. This is 10 days fewer than the 69 day average in December 2017. During 2018, homes were on the market 52 days before they were sold, down from 61 days in 2017.

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>



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget

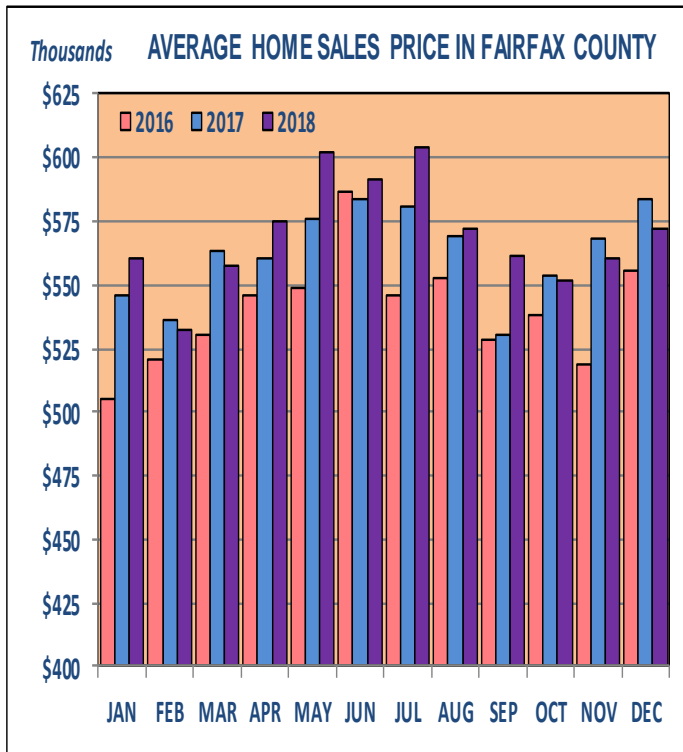
Average Home Sales Prices

The average sales price of all homes that sold in December 2018 in Fairfax County was \$572,052, a decrease of 2.0 percent from the December 2017 average sales price of \$583,935. During 2018, the average home price increased 1.9 percent to \$578,723 compared to 2017.

The average sales price for detached homes that sold in December 2018 was \$750,088, a decrease of 2.4 percent from the December 2017 average of \$768,833. The average sales price of attached homes increased 3.9 percent over the same period. In 2018, detached homes' average sale price increased 2.1 percent over 2017, while attached homes increased 4.1 percent over the same time period.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN DEC 2018 COMPARED TO SALES IN DEC 2017

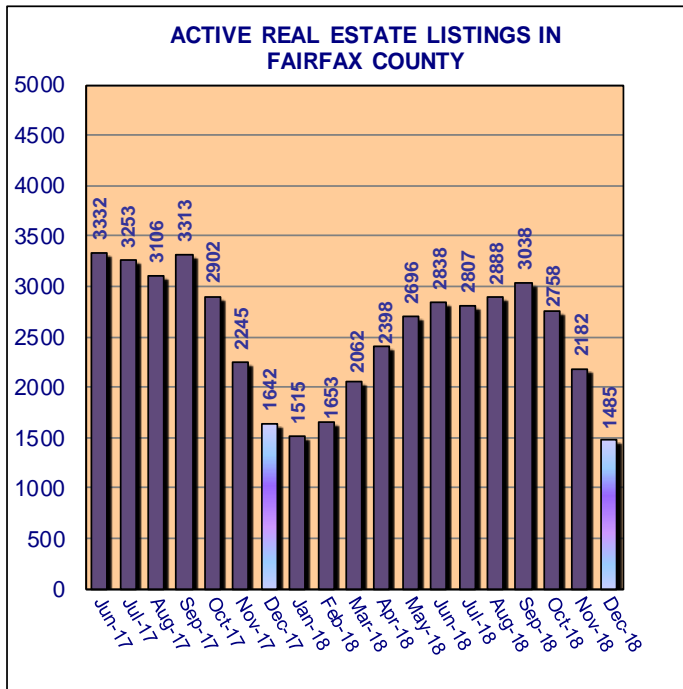
	DEC 2018	DEC 2017	% Change
All Homes	\$572,052	\$583,935	-2.0%
Detached Homes	\$750,088	\$768,833	-2.4%
Attached Homes	\$398,229	\$383,222	3.9%



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Inventory of Homes for Sale

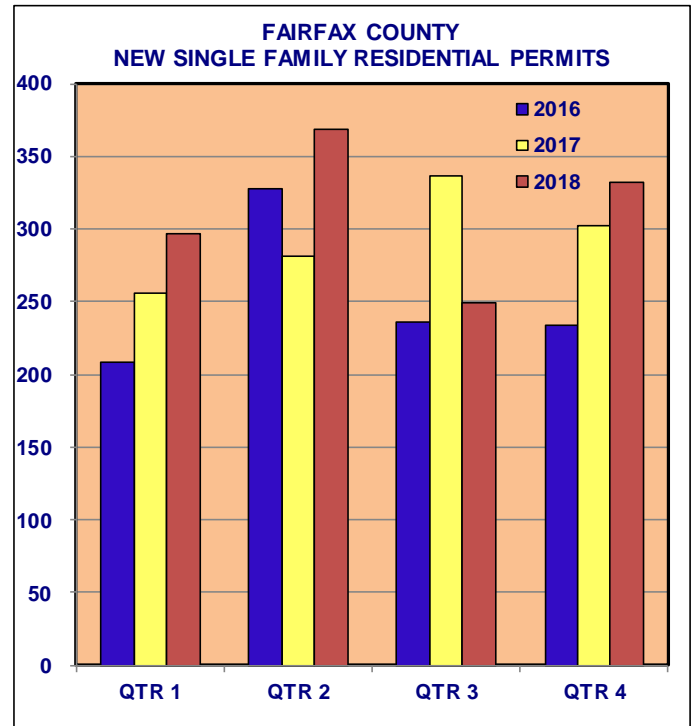
The number of active listings in the County in December was 1,485, a decrease of 9.6 percent from the 1,642 listings in December 2017. Based on the December 2018 listings and the current sales rate, there is approximately a 1.5 month supply of homes for sale in the County, less than the 1.6 month supply a year ago.



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Single Family Building Permits

During the fourth quarter of 2018, 332 new single family permits were issued in Fairfax County. This represents a 9.9 percent increase over the 302 permits issued during the same period in 2017. The number of new single family permits issued for all of 2018 was 1,247, up 6.1 percent compared to the 1,175 issued in 2017.



Source: Fairfax County Economic Development Authority. Compiled by the Fairfax County Department of Management and Budget.

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