



# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

NOVEMBER 2019

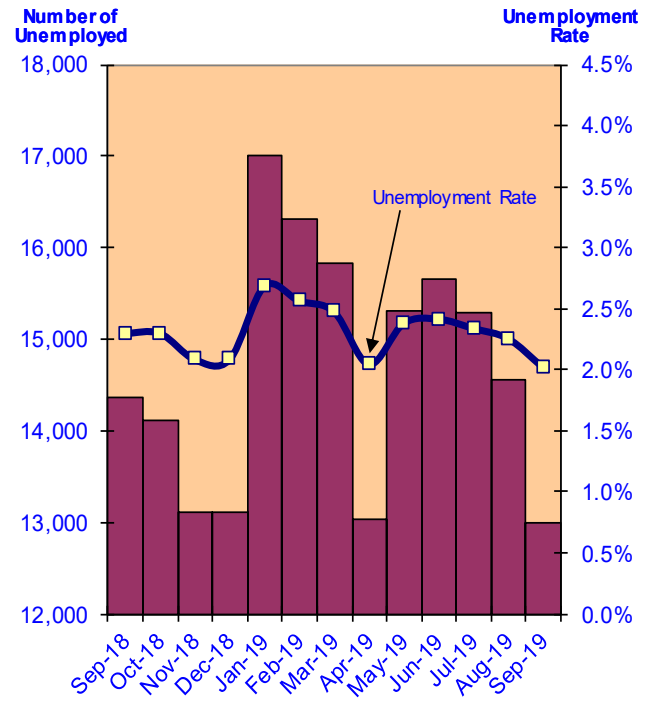
## IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased to 2.0 percent in September. (See page 1)
- Sales tax receipts in Fairfax County increased 5.8 percent through the first four months of the fiscal year. (See page 2)
- The Consumer Confidence Index decreased in October for the third straight month. (See page 2)
- The number of homes sold in Fairfax County during October 2019 increased 12.7 percent from a year earlier. (See page 3)
- In October 2019, the average sales price of all homes sold in Fairfax County increased 7.6 percent compared to the average sale price in October 2018. (See page 3)
- The number of active listings of homes for sale in the County decreased 27.5 percent in October from a year ago. (See page 4)
- A 30-year fixed rate mortgage averaged 3.7 percent in November. (See page 4)

**Previous issues of this publication can be accessed at:**

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

## FAIRFAX COUNTY UNEMPLOYMENT DATA



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

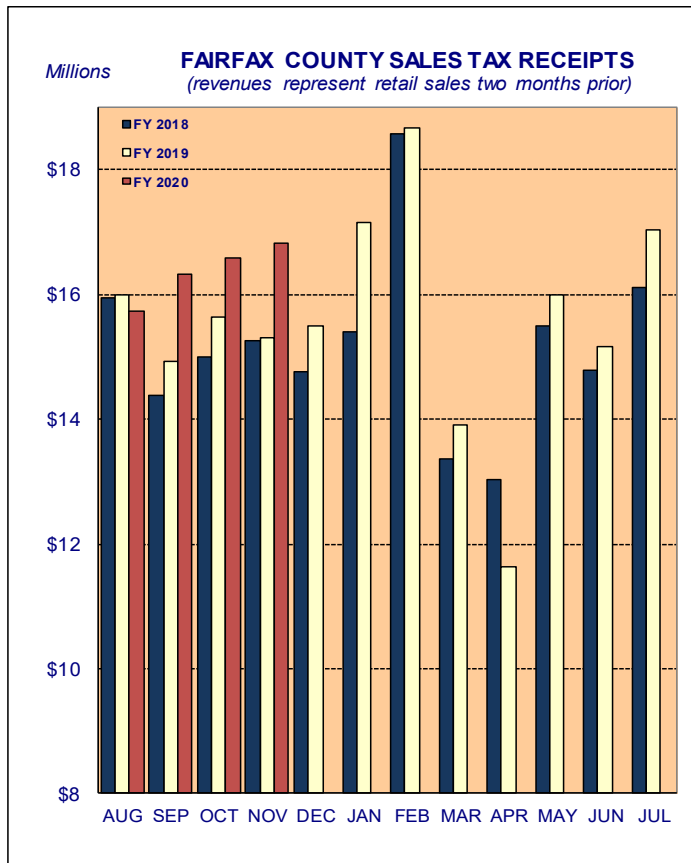
## Employment

Compared to August, the September unemployment rate in Fairfax County decreased 0.3 percentage point to 2.0 percent. The number of unemployed residents decreased over the month from 14,559 to 13,002. The County's unemployment rate was down 0.3 percentage point from September 2018.

The seasonally adjusted unemployment rate in Virginia in September decreased 0.1 percentage point to 2.7 percent. The rate was down 0.1 percentage point from September 2018.

The U.S. seasonally adjusted unemployment rate in September decreased 0.2 percentage point to 3.5 percent. The rate was down 0.2 percentage point from a year ago. Total nonfarm payroll employment increased by 136,000 in September. Over the last three months, job gains have averaged 157,000 per month.

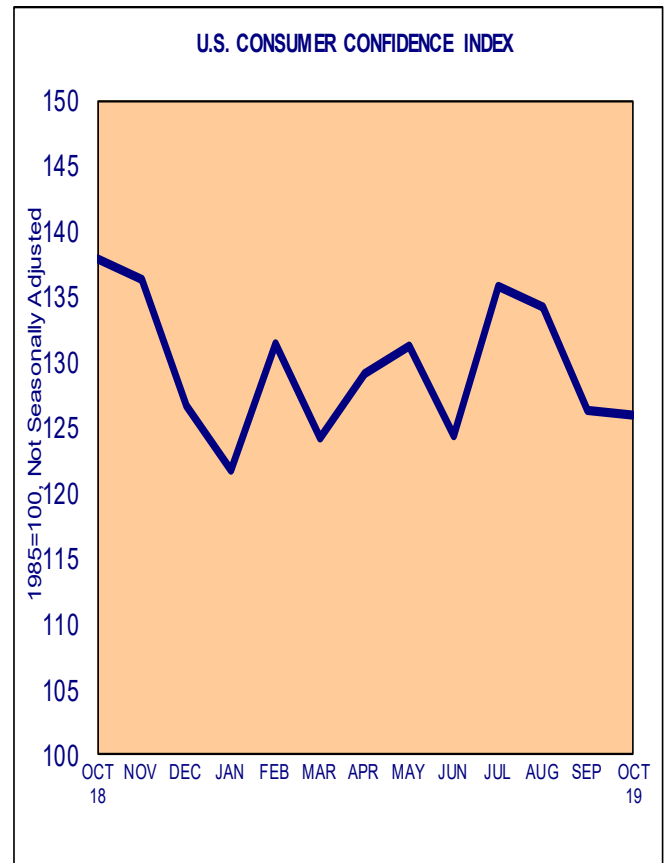
## Sales Tax Receipts



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

Sales Tax receipts distributed to Fairfax County in November for retail purchases made in September were \$16.8 million, an increase of 9.8 percent over November 2018. During the first four months of FY 2020, Sales Tax receipts are up 5.8 percent over FY 2019. It is likely that a significant part of the increase is due to a new law passed by the Virginia General Assembly and signed by the Governor requiring the collection of state and local sales taxes from remote sellers. The law went into effect on July 1.

## Consumer Confidence Index



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

The Consumer Confidence Index declined in October for the third straight month. It now stands at 125.9 (1985=100), down from 126.3 a month ago. The present situation component increased while the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Expectations weakened slightly as consumers expressed some concerns about business conditions and job prospects. However, confidence levels remain high and there are no indications that consumers will curtail their holiday spending."

## 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 2.1 percent for the 12 months ending in September. Home prices in the Washington Metropolitan area posted a 2.7 percent gain during the same period. The increase was tied for the 15<sup>th</sup> largest of the 20 cities included in the index.

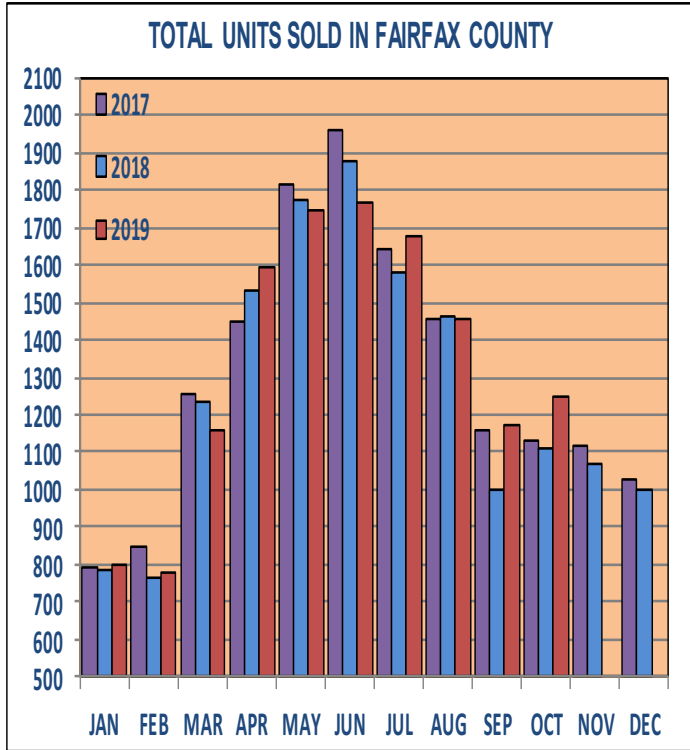
### Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 2.1 percent in the third quarter of 2019, according to a revised estimate by the Bureau of Economic Analysis (BEA). The initial estimate of GDP growth was 1.9 percent. Upward revisions to private inventory investment, non-residential fixed investment, and personal consumption expenditures (PCE) were partially offset by a downward revision to state and local government spending. During the second quarter of 2019, the economy grew at an annual rate of 2.0 percent.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

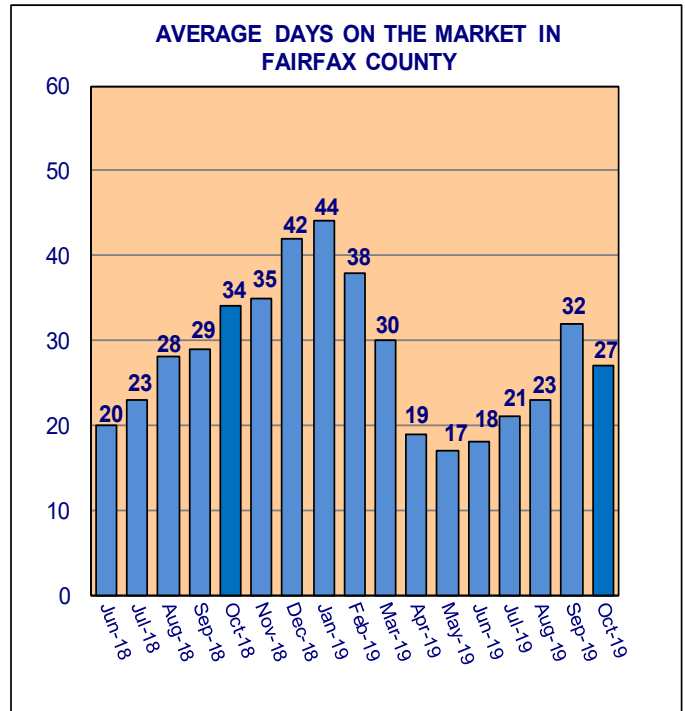
In October, 1,250 homes were sold in Fairfax County, an increase of 12.7 percent over the 1,109 homes that were sold in October 2018.



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 October were on the market for 27 days. This is 7 days fewer than the 34-day average in October 2018.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget. As of September, MarketStats by Showing Time changed the way Days on Market is measured, and recalculated historical data to provide apples-to-apples comparisons. As a result, the numbers included above are lower than the previously shown numbers.

## Average Home Sales Prices

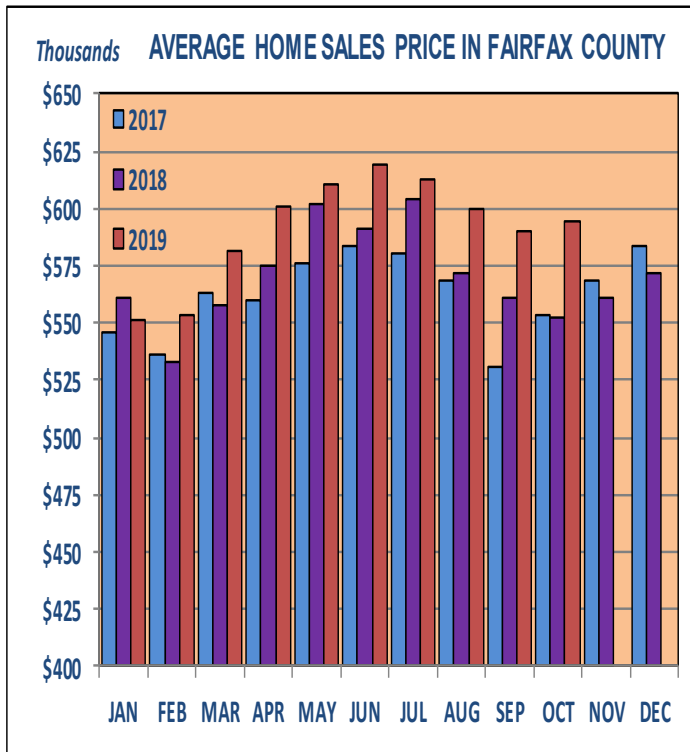
The average sales price of all homes that sold in October 2019 in Fairfax County was \$594,188, an increase of 7.6 percent over the October 2018 average sales price of \$552,034. The average sales price increased 2.7 percent compared to the annual 2018 average home sales price of \$578,723.

The average sales price for detached homes that sold in October 2019 was \$770,910, an increase of 1.0 percent over the October 2018 average of \$763,476. The average sales price of attached homes increased by 8.7 percent over the same period.

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>

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN OCT 2019 COMPARED TO SALES IN OCT 2018

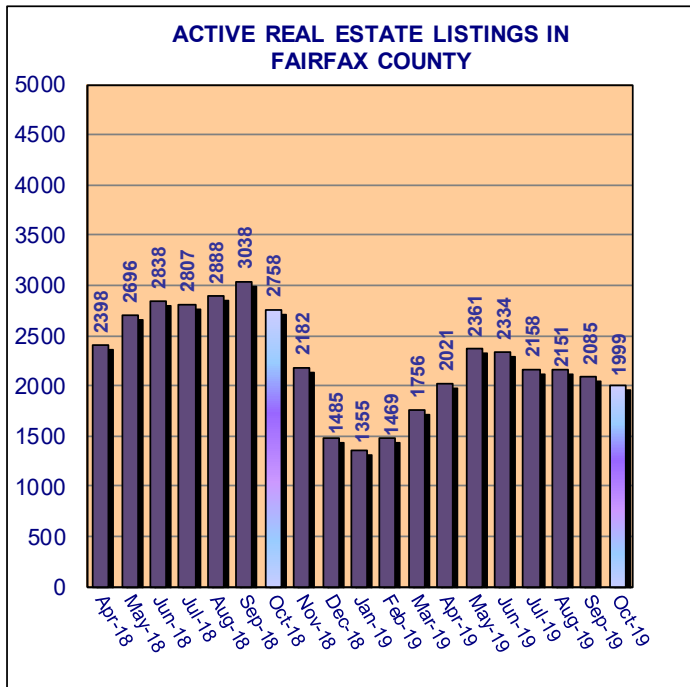
	OCT 2019	OCT 2018	% Change
All Homes	\$594,188	\$552,034	7.6%
Detached Homes	\$770,910	\$763,476	1.0%
Attached Homes	\$416,898	\$383,523	8.7%



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

### Inventory of Homes for Sale

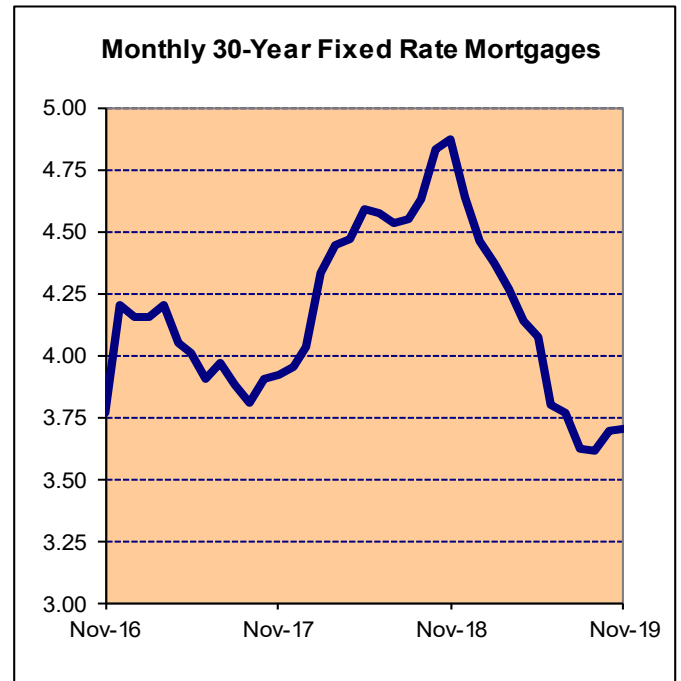
The number of active listings in the County in October was 1,999, a decrease of 27.5 percent from the 2,758 listings in October 2018. Based on the October 2019 listings and the current sales rate, there is approximately a 1.6-month supply of homes for sale in the County, less than the 2.5-month supply a year ago.



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

### 30-Year Fixed Rate Mortgage

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate in November increased to 3.70 percent, up from 3.69 percent a month ago. A year ago, the rate was 4.87 percent.



Source: Freddie Mac. Compiled by the Fairfax County Department of Management and Budget.

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