

ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

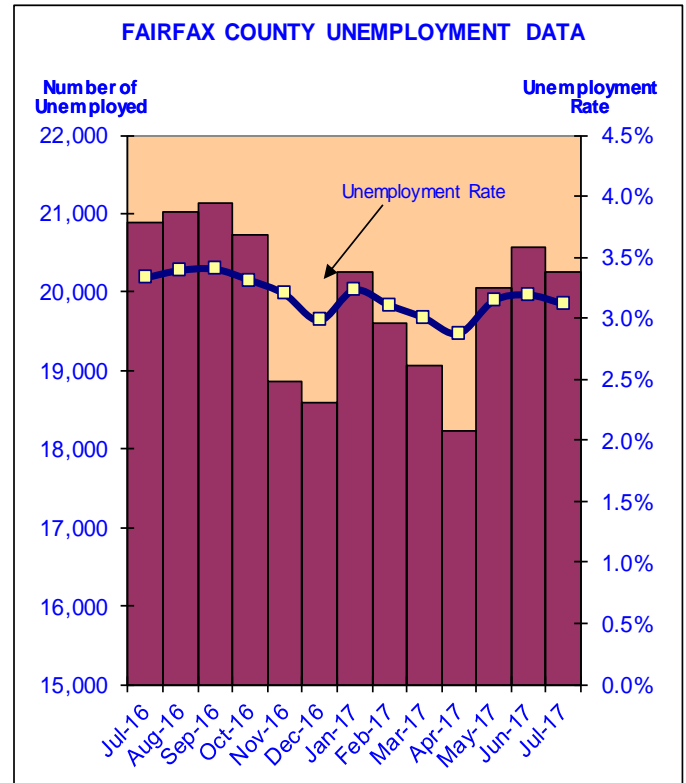
SEPTEMBER 2017

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- The July unemployment rate in Fairfax County decreased to 3.1 percent. (See page 1)
- Sales tax receipts in Fairfax County were unchanged from last September. (See page 2)
- The Consumer Confidence Index increased in August. (See page 2)
- The number of homes sold in Fairfax County during August 2017 decreased 6.5 percent from a year earlier. (See page 3)
- In August 2017, the average sales price of all homes sold in Fairfax County increased 2.9 percent compared to the average sale price in August 2016. (See page 3)
- The number of active listings of homes for sale in the County decreased 9.5 percent in August from a year ago. (See page 4)
- Total federal procurement spending in Fairfax County increased 4.8 percent in federal fiscal year 2016. (See page 4)

Previous issues of this publication can be accessed at:

http://www.fairfaxcounty.gov/economic/economic_indicators.htm



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

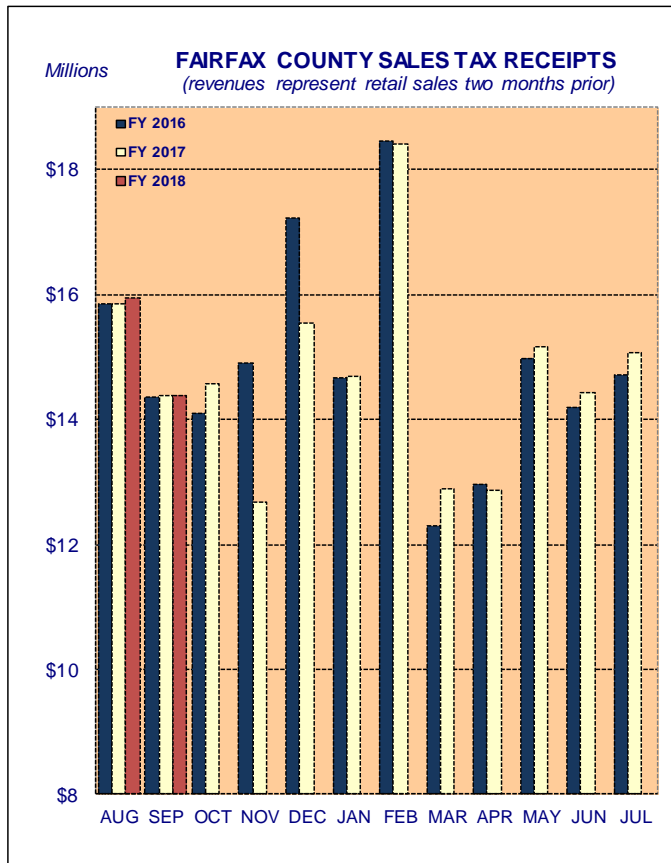
Employment

Compared to June, the July unemployment rate in Fairfax County decreased 0.1 percentage point to 3.1 percent. The number of unemployed residents decreased over the month from 20,571 to 20,263. The County's unemployment rate was down 0.2 percentage point from July 2016.

In July, the seasonally adjusted unemployment rate in Virginia was 3.8 percent, up 0.1 percentage point over June. The rate was down 0.3 percentage point from July 2016.

The U.S. seasonally adjusted unemployment rate decreased to 4.3 percent in July, down 0.1 percentage point from June. The rate was down 0.6 percentage point from a year ago. Total nonfarm payroll employment increased by 209,000 in July. Over the past three months, job gains have averaged 195,000 per month.

Sales Tax Receipts



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

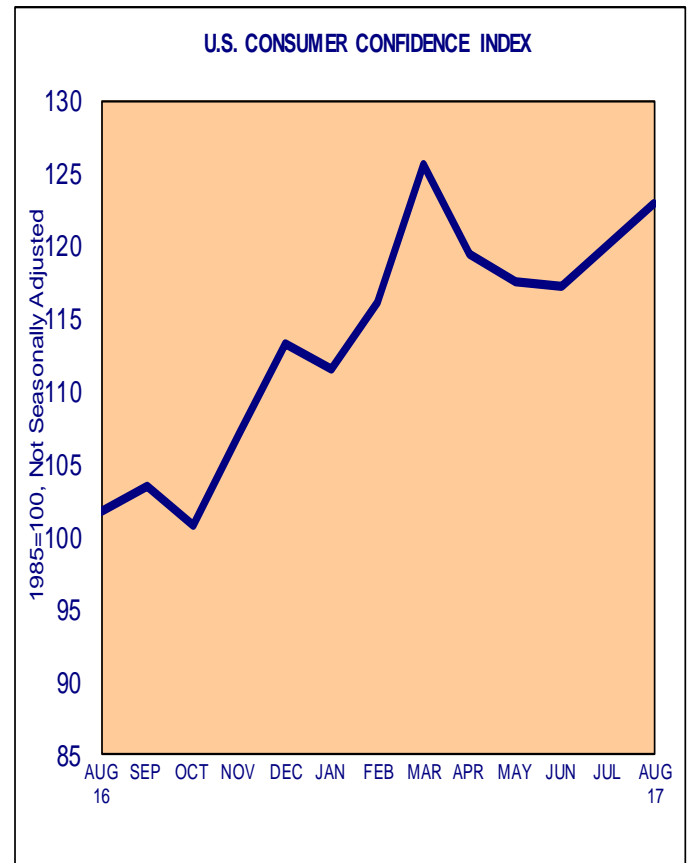
Sales Tax receipts distributed to Fairfax County in September for retail purchases made in July were \$14.4 million, unchanged from a year ago. During the first two months of FY 2018, Sales Tax receipts are up 0.3 percent over FY 2017.

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 5.8 percent for the 12 months ending in July. Home prices in the Washington Metropolitan area posted a 3.3 percent gain during the same period. That ties Chicago for the smallest increase among the twenty cities in the index. David M. Blitzer, Managing Director and Chairman of the Index Committee at S&P Dow Jones Indices, said that, "While home prices continue to rise, other housing indicators may be leveling off. Sales of both new and existing homes have slipped since last March. The Builders Sentiment Index published by the National Association of Home Builders also leveled off after March."

Consumer Confidence Index



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

The Consumer Confidence Index increased in August for the second straight month. The index stands at 122.9 (1985=100), up from 120.0 a month ago. Both the present situation component and the expectations component increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' more buoyant assessment of present day conditions was the primary driver of the boost in confidence, with the Present Situation Index continuing to hover at a 16-year high." She added that, "Consumers' short-term expectations were relatively flat, though still optimistic, suggesting that they do not anticipate an acceleration in the pace of economic activity in the months ahead."

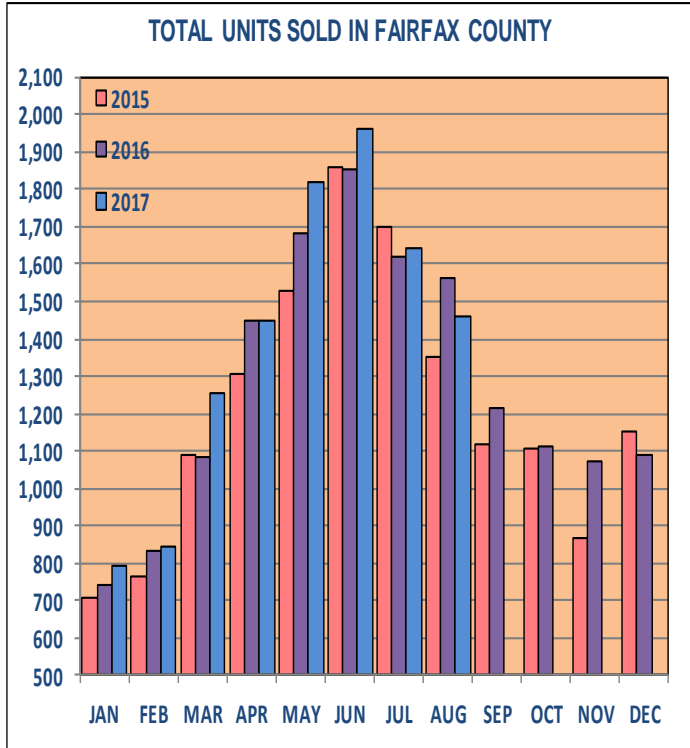
Consumer Price Index

The Consumer Price Index for All Urban Consumers (CPI-U) increased 1.9 percent compared to last August. Excluding food and energy, core inflation increased 1.7 percent. Through July, the most recent data available, the Washington area CPI-U increased 0.7 percent compared to a year ago. The Federal Reserve Board's target annual inflation rate is 2.0 percent.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In August, 1,459 homes were sold in Fairfax County, a decrease of 6.5 percent from the 1,561 homes sold in August 2016.

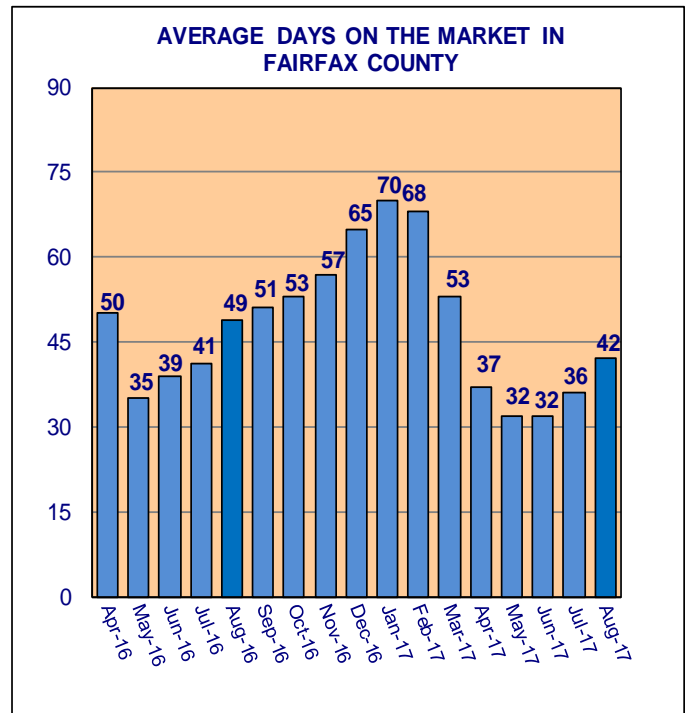


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in August were on the market for 42 days. This is 7 days fewer than the 49 day average in August 2016.

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: www.fairfaxcounty.gov/dta/tax_assessment.htm



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

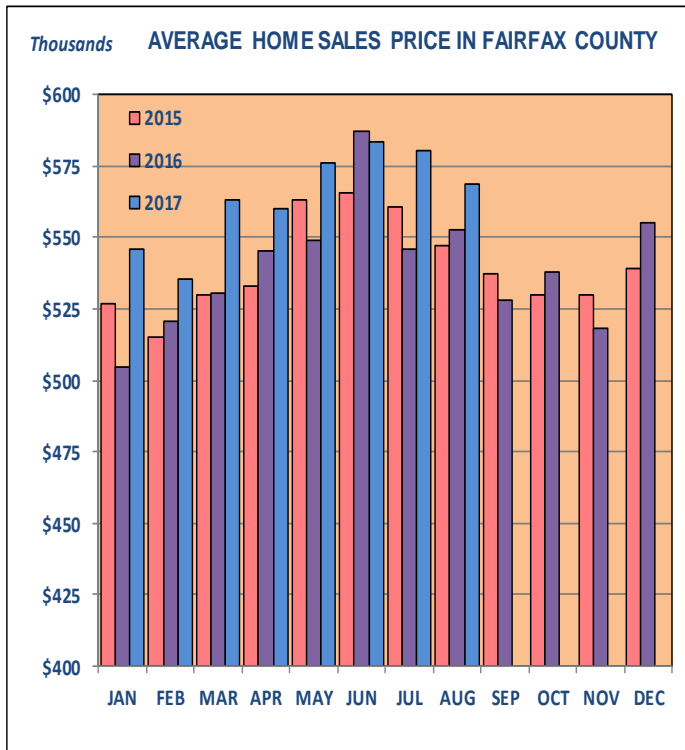
Average Home Sales Prices

The average sales price of all homes that sold in August 2017 in Fairfax County was \$568,769, an increase of 2.9 percent over the August 2016 average sales price of \$552,478. The average August price was up 4.5 percent compared to the annual 2016 average home sales price of \$544,416.

The average sales price for detached homes that sold in August 2017 was \$742,000, an increase of 2.8 percent over the August 2016 average of \$721,948. The average sales price of attached homes increased 0.8 percent over the same period.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN AUGUST 2017 COMPARED TO SALES IN AUGUST 2016

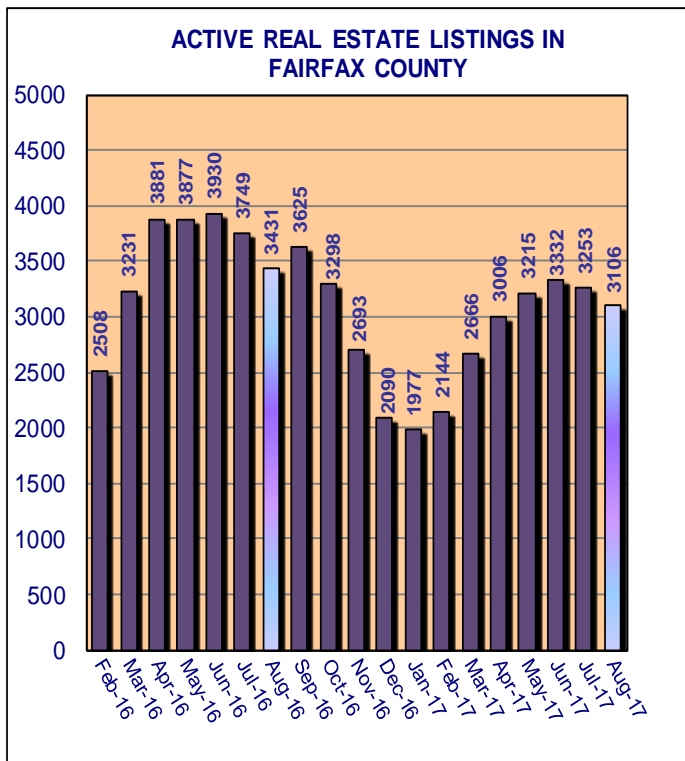
	AUG 2017	AUG 2016	% Change
All Homes	\$568,769	\$552,478	2.9%
Detached Homes	\$742,000	\$721,948	2.8%
Attached Homes	\$381,452	\$378,386	0.8%



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

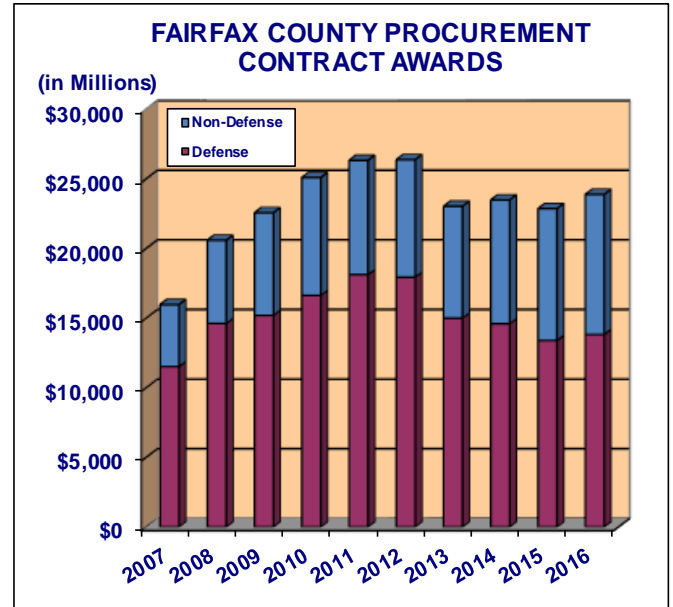
Inventory of Homes for Sale

The number of active listings in the County in August was 3,106, a decrease of 9.5 percent from the 3,431 listings in August 2016. Based on the August 2017 listings and the current sales rate, there is approximately a 2.1 month supply of homes for sale in the County, slightly less than the 2.2 month supply a year ago.



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

Federal Procurement



Source: Federal Procurement Data System. Compiled by the Fairfax County Department of Management and Budget.

Based on information from the Federal Procurement Data System, in the federal fiscal year (FY) 2016 – the most recent data available – total federal procurement spending increased from \$22.9 billion to \$24.0 billion, an increase of 4.8 percent over FY 2015. Defense procurement contract awards in the County increased 3.3 percent from \$13.4 billion to \$13.9 billion, while non-defense contracts increased 6.9 percent from \$9.5 billion in FY 2015 to \$10.2 billion in FY 2016.

After growing an average of 13.3 percent per year from FY 2007 to FY 2011, and remaining stable in FY 2012, procurement spending is now 9.0 percent below its level in FY 2012. Spending in FY 2016 on defense procurement contract awards was 23.4 percent below peak level in FY 2011, while non-defense procurement contract awards have increased 23.7 percent since FY 2011.

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