



# ECONOMIC INDICATORS<sup>®</sup>

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

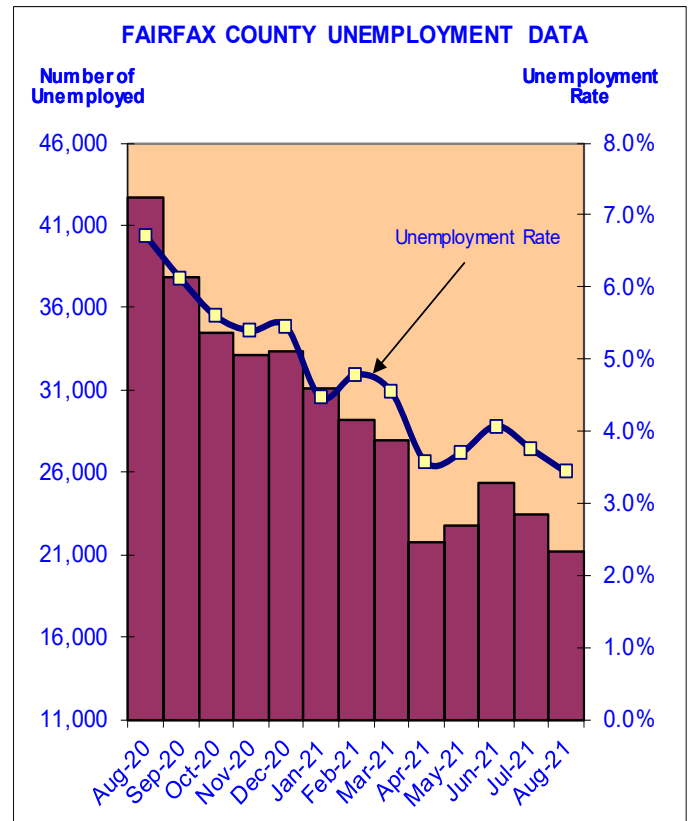
OCTOBER 2021

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- Sales tax receipts in October for purchases made in August increased 9.3 percent compared to last year.  
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- The Consumer Confidence Index increased in October after declining for three months.  
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- The number of homes sold in Fairfax County in September decreased 2.6 percent from a year earlier.  
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- In September 2021, the average sales price of all homes sold in Fairfax County increased 2.4 percent compared to the average sale price in September 2020.  
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- The number of active listings of homes for sale in the County increased 14.9 percent in September from a year ago.  
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- The number of single family and townhouse building permits in the County for the first nine months of 2021 is up 45.9 percent.  
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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.

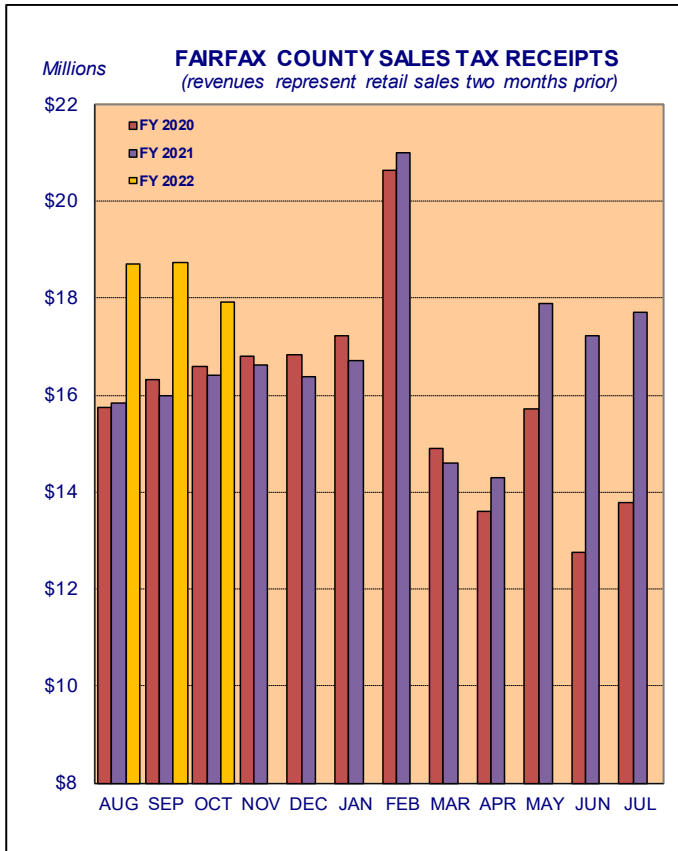
## Employment

Compared to July, the August unemployment rate in Fairfax County decreased 0.3 percentage point to 3.4 percent. The number of unemployed residents decreased from 23,415 to 21,208. The County's unemployment rate was down 3.3 percentage points from August 2020.

The seasonally adjusted unemployment rate in Virginia in August decreased 0.2 percentage point to 4.0 percent. The rate was down 3.0 percentage points from August 2020.

The U.S. seasonally adjusted unemployment rate in August decreased 0.2 percentage point to 5.2 percent. The rate was down 3.2 percentage points compared to a year ago. Total nonfarm payroll employment increased by 235,000 jobs in August. In August, nonfarm payroll employment was up by 17.0 million since April 2020 but is down by 5.3 million, or 3.5 percent, from its pre-pandemic level in February 2020.

## Sales Tax Receipts



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

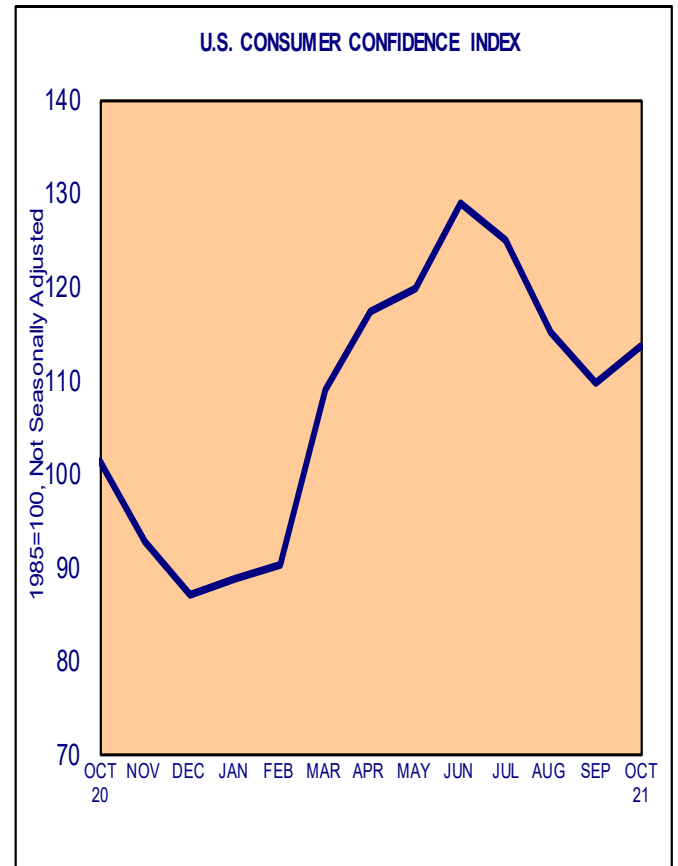
Sales Tax receipts distributed to Fairfax County in October for retail purchases made in August were \$17.9 million, an increase of 9.3 percent over October 2020. Compared to the pre-pandemic month of October 2019, sales tax receipts were up 8.2 percent. For the first three months of FY 2022, sales tax receipts are up 14.8 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 19.7 percent for the 12 months ending in August. Home prices in the Washington Metropolitan area gained 15.1 percent during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "The U.S. housing market showed continuing strength in August 2021." He added that, "Every one of our city and composite indices stands at an all-time high, and year-over-year price growth continues to be very strong, although moderating somewhat from last month's levels."

## Consumer Confidence Index



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

The Consumer Confidence Index increased in October, following declines in the previous three months. The index now stands at 113.8 (1985=100), up from 109.8 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, "While short-term inflation concerns rose to a 13-year high, the impact on confidence was muted." She added that, "The proportion of consumers planning to purchase homes, automobiles, and major appliances all increased in October – a sign that consumer spending will continue to support economic growth through the final months of 2021."

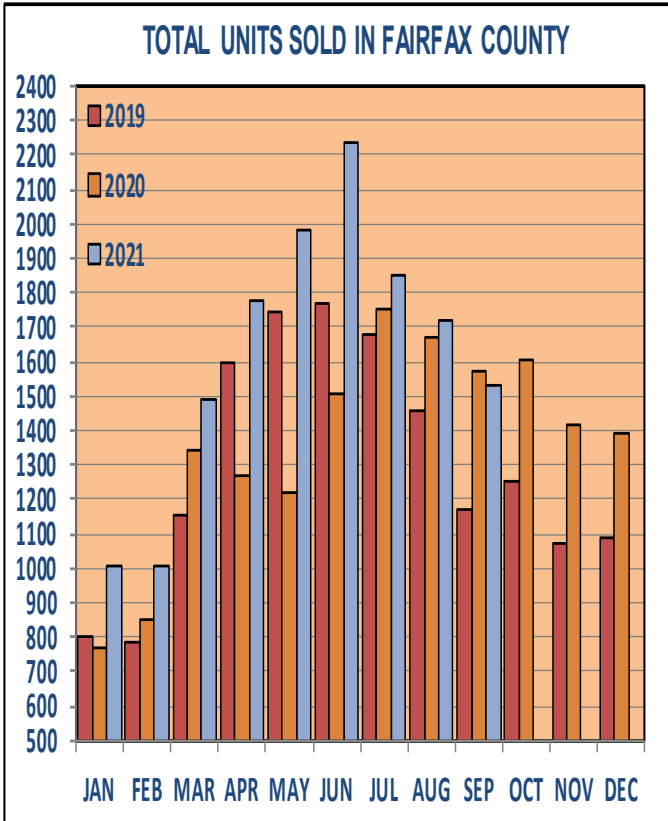
### Consumer Price Index

The Consumer Price Index for All Urban Consumers (CPI-U) increased 5.4 percent in September over the last 12 months before seasonal adjustment. The core inflation rate excluding food and energy increased 4.0 percent. The increases were led by a 42.1 percent increase in gasoline costs, and a 24.4 percent increase in the cost of used cars and trucks. The cost of food increased by 4.6 percent, while rent increased by 2.9 percent. The Federal Reserve Board's target annual inflation rate is 2.0 percent.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

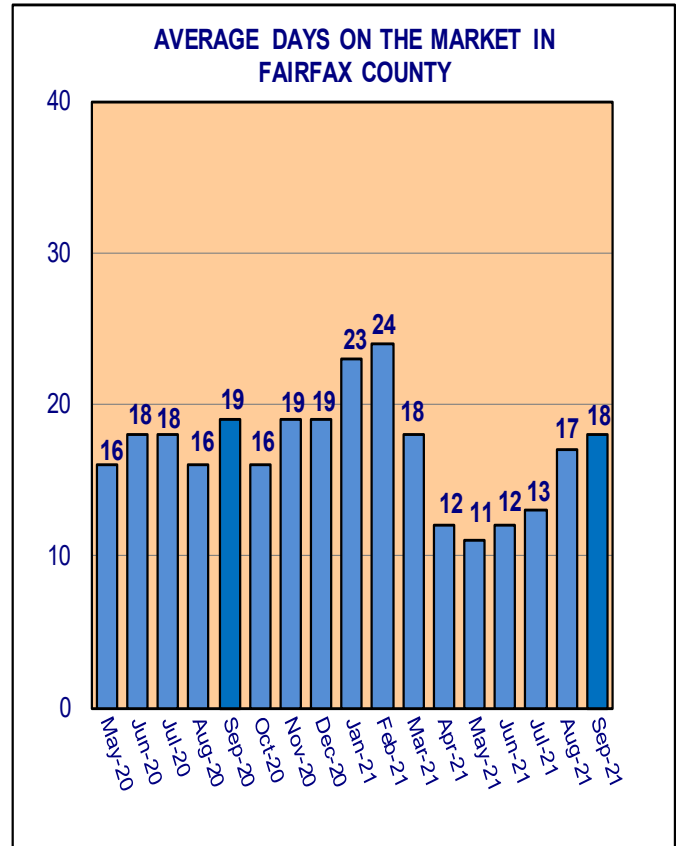
In September 2021, 1,533 homes were sold in Fairfax County, a decrease of 2.6 percent from the 1,574 homes that were sold in September 2020.



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 September were on the market for 18 days. This is 1 day fewer than the 19-day average in September 2020.



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

## Average Home Sales Prices

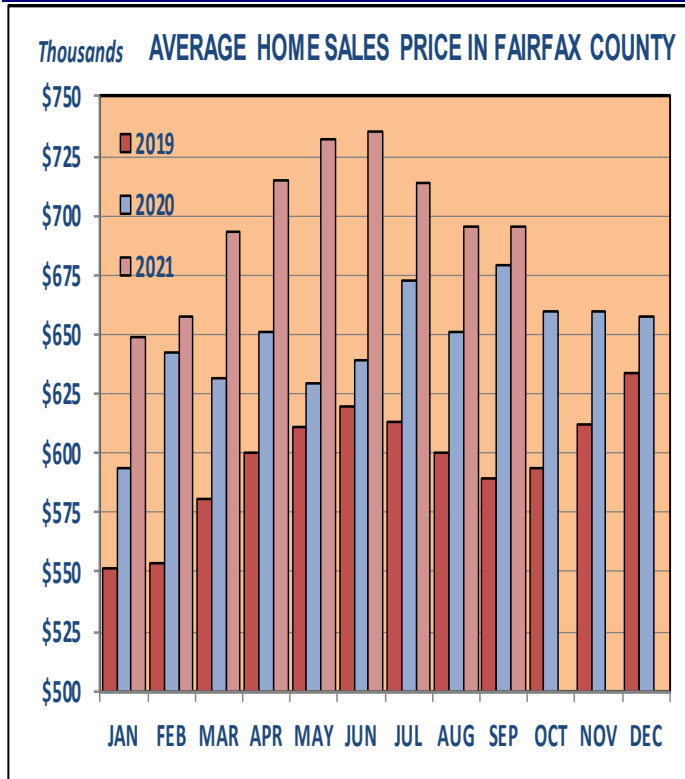
The average sales price of all homes that sold in September 2021 in Fairfax County was \$695,154, an increase of 2.4 percent over the September 2020 average sales price of \$678,757. The September average sales price was up 6.6 percent compared to the 2020 annual average home sales price of \$652,320.

The average sales price for detached homes that sold in September 2021 was \$943,008, an increase of 2.9 percent over the September 2020 average of \$915,992. The average sales price of attached homes increased 4.0 percent over the same period.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN SEPT 2021 COMPARED TO SALES IN SEPT 2020

	SEPT 2021	SEPT 2020	% Change
All Homes	\$695,154	\$678,757	2.4%
Detached Homes	\$943,008	\$915,992	2.9%
Attached Homes	\$466,892	\$448,944	4.0%

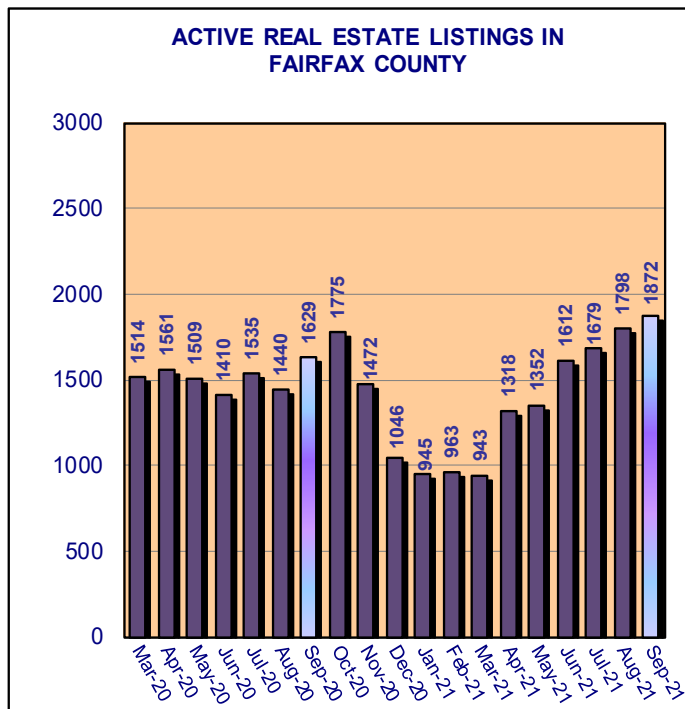
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read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



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

### Inventory of Homes for Sale

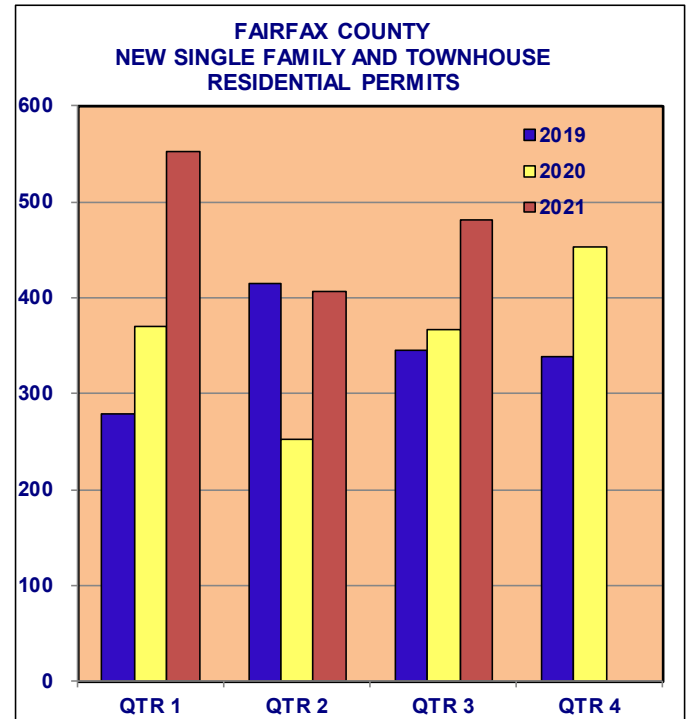
The number of active listings in the County in September 2021 was 1,872, an increase of 14.9 percent over the 1,629 listings in September 2020. Based on the September 2021 listings and the current sales rate, there is approximately a 1.2-month supply of homes for sale in the County, an increase over the 1.0-month supply a year ago.



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

### Single Family and Townhouse Permits

During the third quarter of 2021, 481 new single family and townhouse permits were issued in Fairfax County. This represents a 31.4 percent increase over the number of permits issued during the same period in 2020. Combined, the number of permits is up 45.9 percent for the first three quarters of 2021.

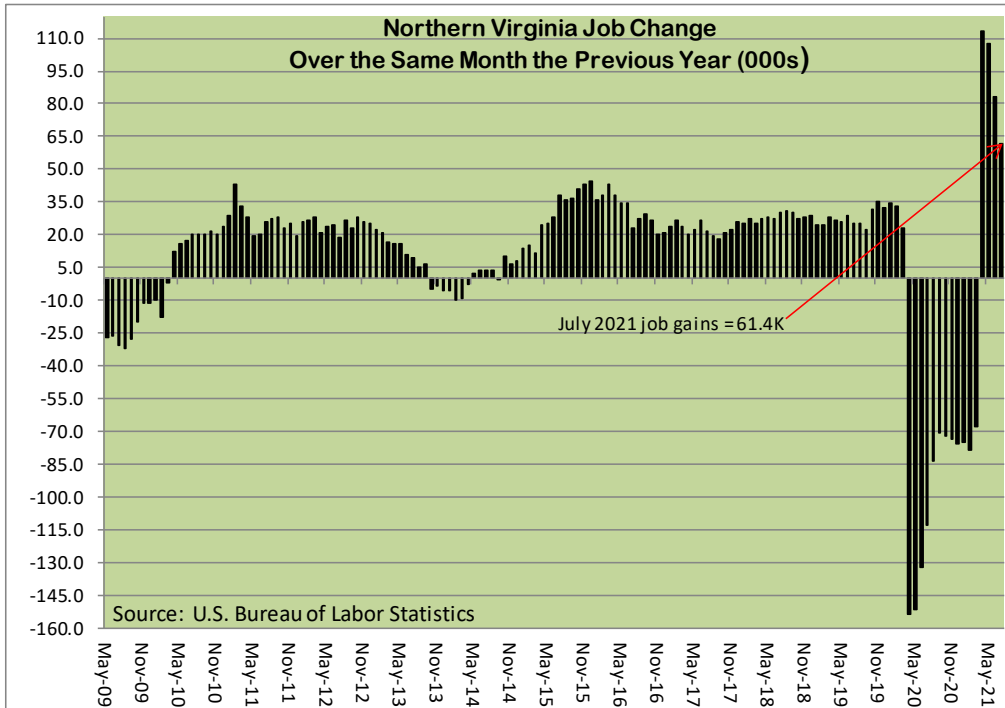


Source: Fairfax County Land Development Services. Compiled by the Fairfax County Department of Management and Budget.

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## Special Report – October 2021 Northern Virginia Employment

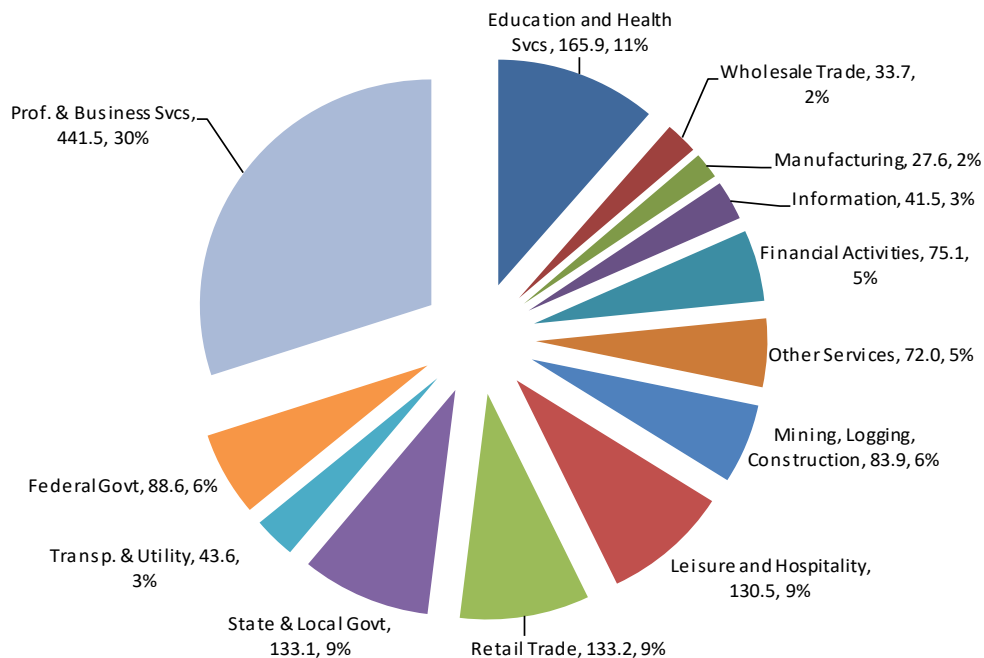


Based on data from the U.S. Bureau of Labor Statistics (BLS), the Northern Virginia region experienced job growth at an annual rate of 4.4 percent in July 2021 as the local economy recovers from the effects of the pandemic related closures. Previously, the region experienced job losses in late 2013 and 2014, primarily in the Professional and Business Services sector due to federal sequestration and reductions in procurement spending. The job growth over those two years

averaged 0.4 percent. From 2015 to 2019, job growth accelerated to an average of 1.9 percent annually. Employment dropped 4.6 percent in 2020 due to the COVID-19 pandemic. As of July 2021, total nonfarm employment in Northern Virginia was 1,470,200, a gain of 61,400 jobs compared to July 2020.

### Jobs by Sector in Northern Virginia

Employment in the Professional and Business Services sector was 441,500 in July 2021, 30.0 percent of the total jobs in Northern Virginia.

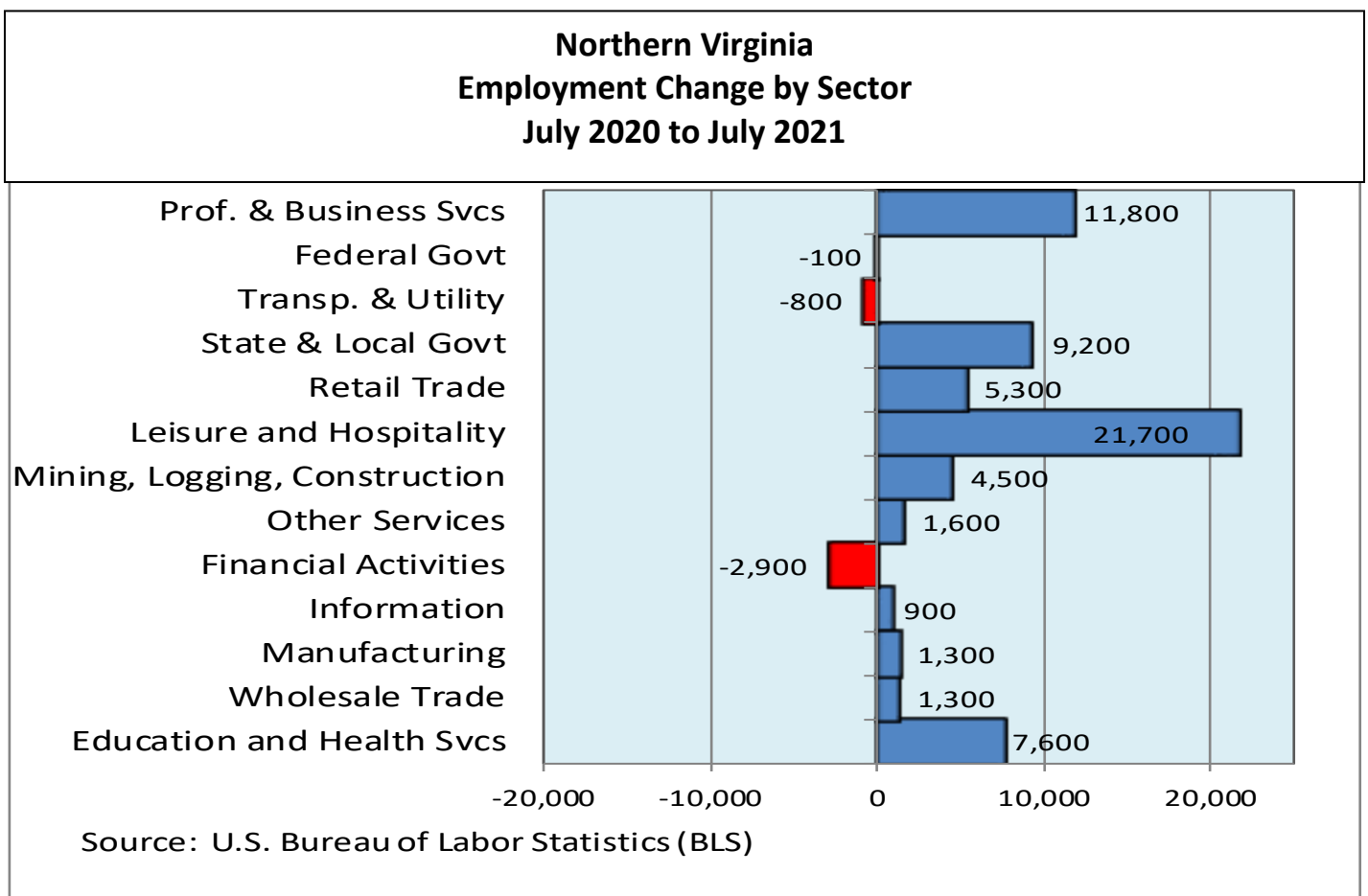


Note: Total employment in July 2021 was 1,470,200. Employment figures in the graph above are in thousands.

The Professional and Business Services sector includes such jobs as attorneys, federal contractors, and businesses that provide services to other businesses such as printing and computer services. The Education and Health Services sector makes up 11.3 percent of total employment in Northern Virginia, while State and Local Government and Retail Trade sectors each make up 9.1 percent. Federal government jobs represent 6.0 percent of total employment in the area.

### Change by Sector

Of the 61,400 net jobs gained over the year ending July 2021, 21,700 jobs were in the Leisure and Hospitality sector, which increased by 19.9 percent over July 2020. There was also a significant increase in the number of jobs in Professional and Business Services which increased by 11,800 jobs or 2.7 percent, and across most other major categories. The Financial Activities category and the Transportation & Utility category sectors lost employees.



### Employment in Fairfax County

Fairfax County specific employment data by sector are reported on a delayed basis and are currently available through the first quarter of 2021. In March, total non-farm employment in Fairfax County was 594,453, a decrease of 23,504 jobs or 3.8 percent compared to the previous March. The sector with the largest employment decline was Leisure and Hospitality, which decreased by 12,807 jobs or 25.1 percent. The Professional and Business Services sector decreased by 2,251 employees or 1.0 percent. During the pre-pandemic years of 2016 through 2019, annual job growth in Fairfax County averaged 1.5 percent.