



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

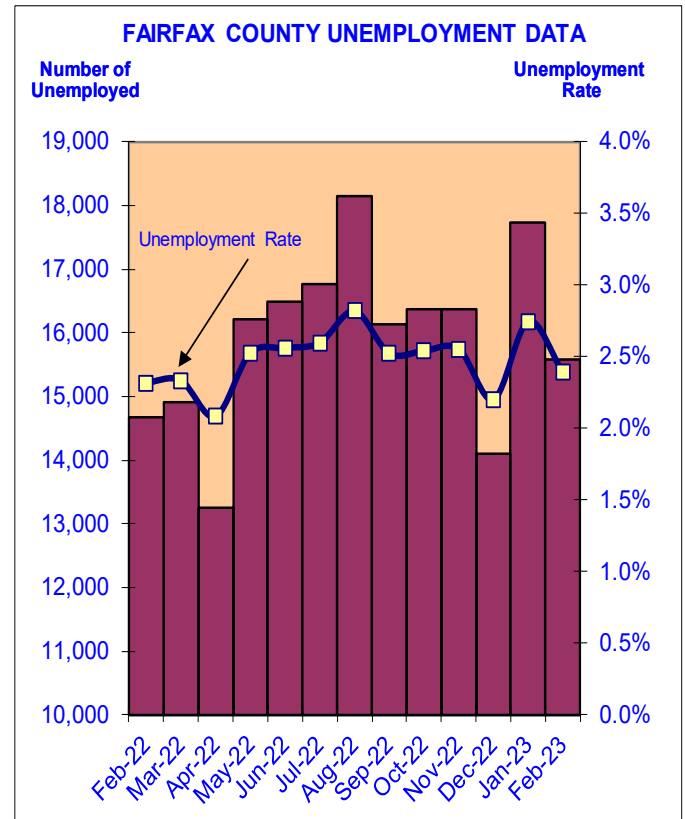
APRIL 2023

IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased 0.3 percentage point to 2.4 percent in February.
(See page 1)
- Sales tax receipts in April for purchases made in February increased 10.7 percent compared to last April.
(See page 2)
- The Consumer Confidence Index decreased in April after increasing in March.
(See page 2)
- The number of homes sold in Fairfax County in March decreased 31.7 percent from a year earlier.
(See page 3)
- In March 2023, the average sales price of all homes sold in Fairfax County decreased 2.3 percent compared to March 2022.
(See page 3)
- The number of active listings of homes for sale in the County increased 22.5 percent from a year earlier.
(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.

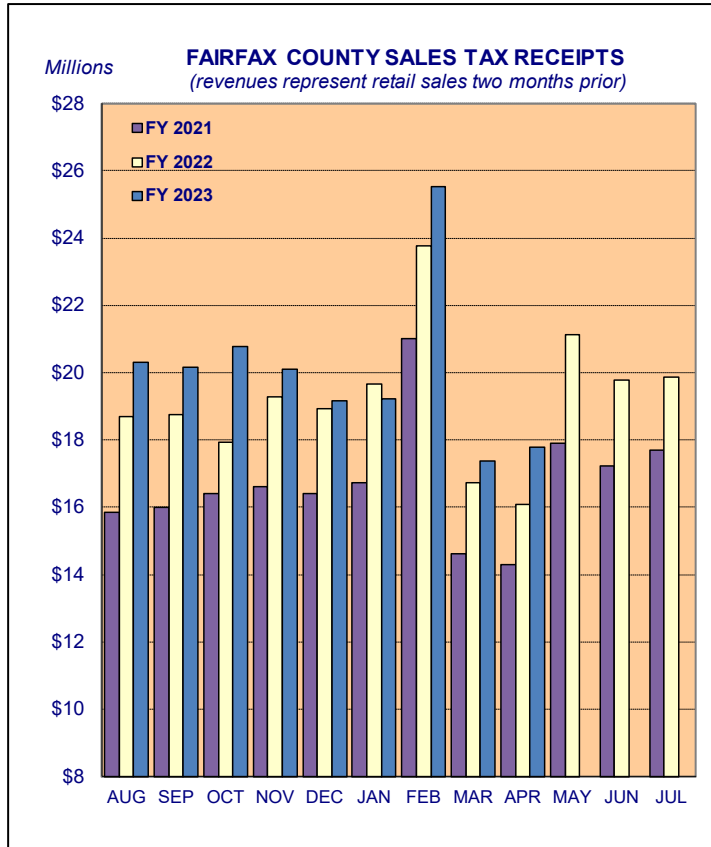
Employment

Compared to January, the February unemployment rate in Fairfax County decreased 0.3 percentage point to 2.4 percent. The number of unemployed residents decreased from 17,736 to 15,577. The County's unemployment rate was up 0.1 percentage point compared to February 2022.

The seasonally adjusted unemployment rate in Virginia in February was unchanged at 3.2 percent. The rate was up 0.3 percentage point compared to February 2022.

The U.S. seasonally adjusted unemployment rate in February increased 0.2 percentage point to 3.6 percent. The rate was down 0.2 percentage point compared to a year ago. Total nonfarm payroll employment increased by 311,000 jobs, compared with an average monthly gain of 343,000 over the prior six months.

Sales Tax Receipts



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

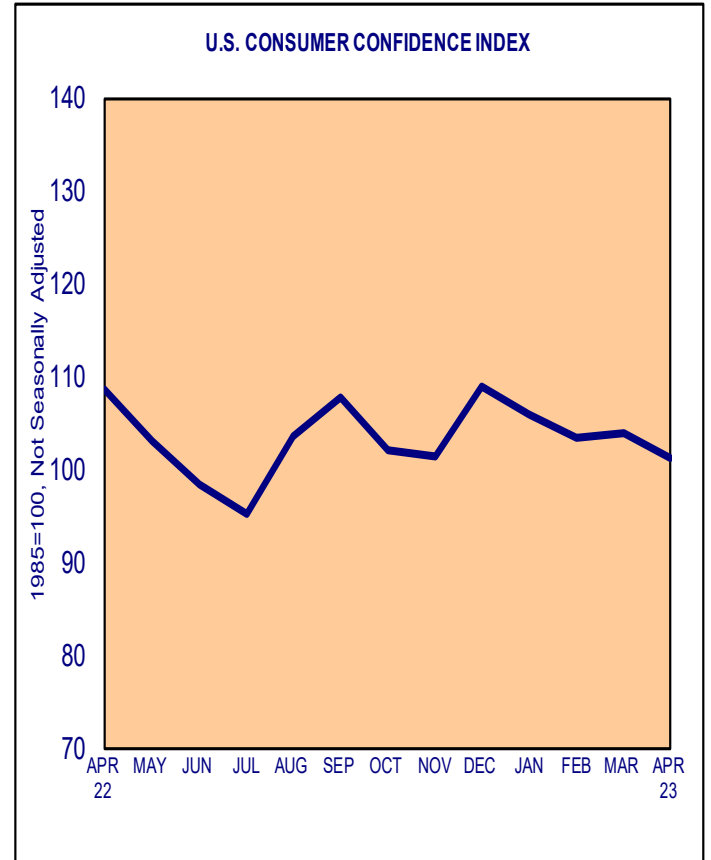
Sales Tax receipts distributed to Fairfax County in April for retail purchases made in February were \$17.8 million, an increase of 10.7 percent over April 2022. For the first nine months of FY 2023, sales tax receipts are up 6.0 percent compared to the previous year.

NATIONAL INDICATORS

Case-Shiller Home Prices 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 0.4 percent for the 12 months ending in February. Home prices in the Washington Metropolitan area gained 1.1 percent during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "Although forecasts are mixed, so far the Federal Reserve seems focused on its inflation-reduction targets, which suggests that interest rates may remain elevated, at least in the near-term." He added that, "Mortgage financing and the prospect of economic weakness are therefore likely to remain a headwind for housing prices for at least the next several months."

Consumer Confidence Index



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

The Consumer Confidence Index decreased in April. The index now stands at 101.3 (1985=100), down from 104.0 in March. The present situation component increased while the expectations component decreased. For 13 of the last 14 months – since March 2022 – the Expectations Index has been below 80, the level which often signals a recession within the next year. Ataman Ozyildirim, Senior Director of Economics at the Conference Board, said that, "April's results show consumer inflation expectations over the next 12 months remain essentially unchanged from March at 6.2 percent – although that level is down substantially from the peak of 7.9 percent reached last year, it is still elevated." He added that, "Overall purchasing plans for autos, appliances, and vacations all pulled back in April, a signal that consumers may be economizing amid growing pessimism."

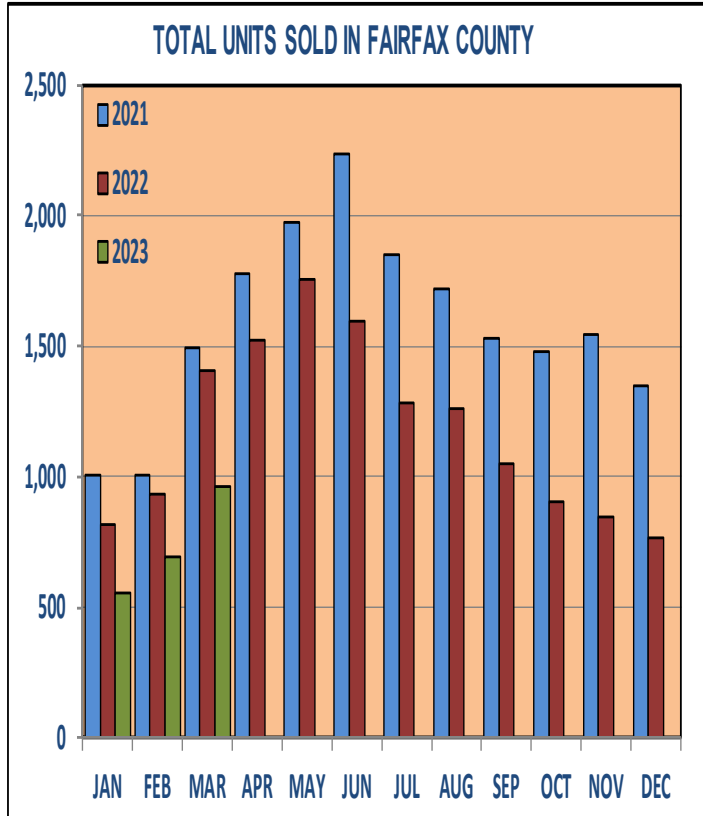
Gross Domestic Product (GDP)

According to the advance estimate released by the Bureau of Economic Analysis (BEA), real gross domestic product increased at an annual rate of 1.1 percent in the first quarter of 2023 after growing at an annual rate of 2.6 percent in the fourth quarter of 2022. Expenditures on goods increased by 6.5 percent, while expenditures on services increased by 2.3 percent.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

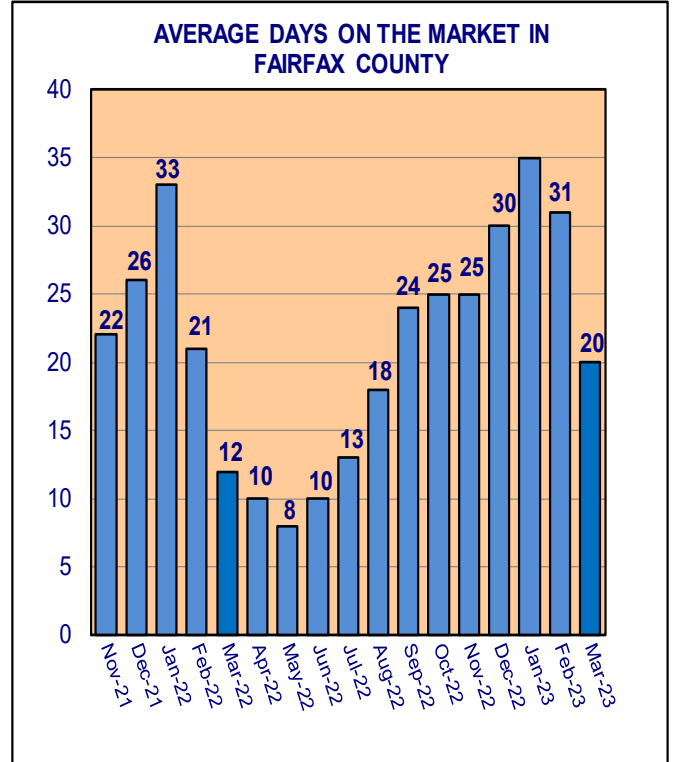
In March 2023, 960 homes were sold in Fairfax County, a decrease of 31.7 percent from the 1,405 homes that were sold in March 2022.



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 March 2023 were on the market for 20 days. This is eight days more than the 12-day average in March 2022.



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 March 2023 in Fairfax County was \$776,792, a decrease of 2.34 percent from the March 2022 average sales price of \$795,440. The average sales price was up 2.0 percent compared to the 2022 annual average home sales price of \$761,799.

The average sales price for detached homes that sold in March 2023 was \$1,077,212, a decrease of 3.8 percent from the March 2022 average of \$1,119,228. The average sales price of attached homes decreased 0.4 percent over the same period.

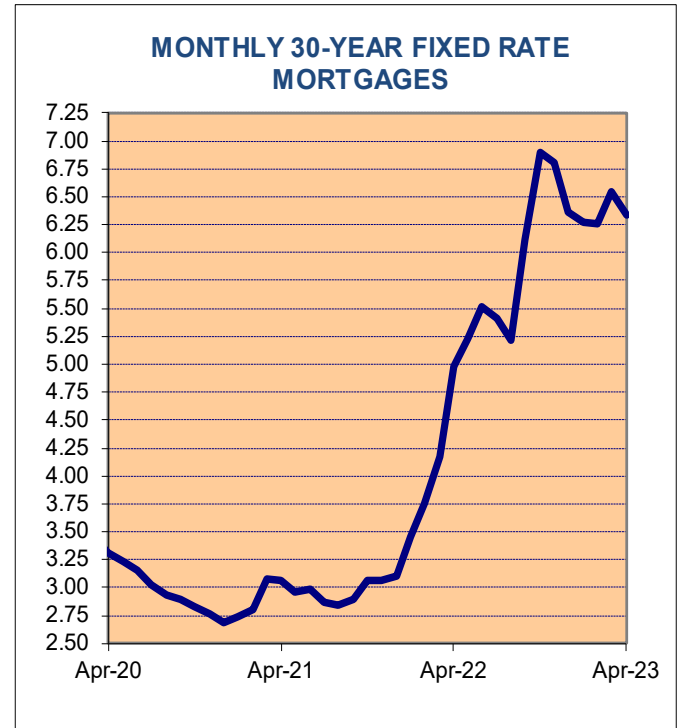
FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN MAR 2023 COMPARED TO SALES IN MAR 2022

	MAR 2023	MAR 2022	% Change
All Homes	\$776,792	\$795,440	-2.3%
Detached Homes	\$1,077,212	\$1,119,228	-3.8%
Attached Homes	\$501,557	\$503,637	-0.4%

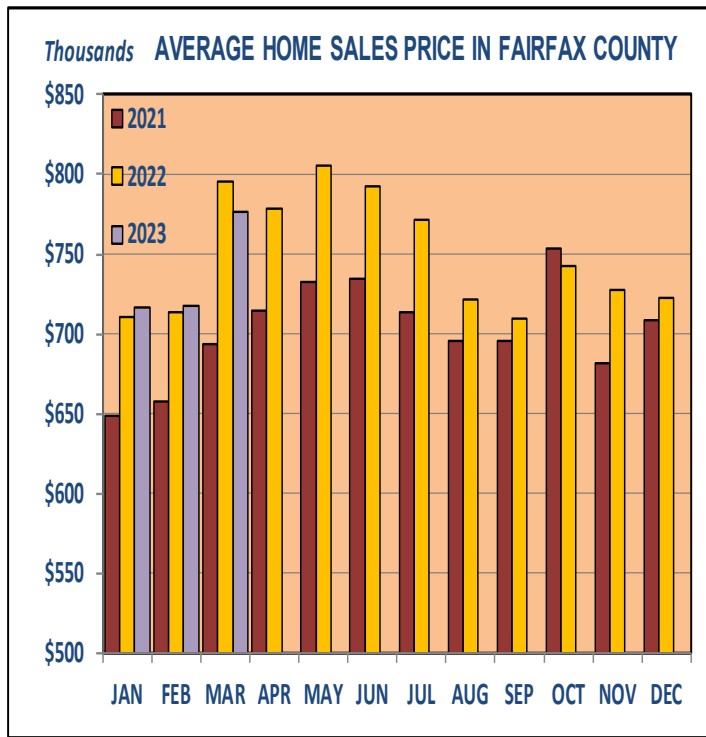
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read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

30-Year Fixed Rate Mortgages

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate decreased to 6.34 percent in April, down from 6.54 percent a month ago. A year ago, the average 30-year mortgage rate was 4.98 percent.



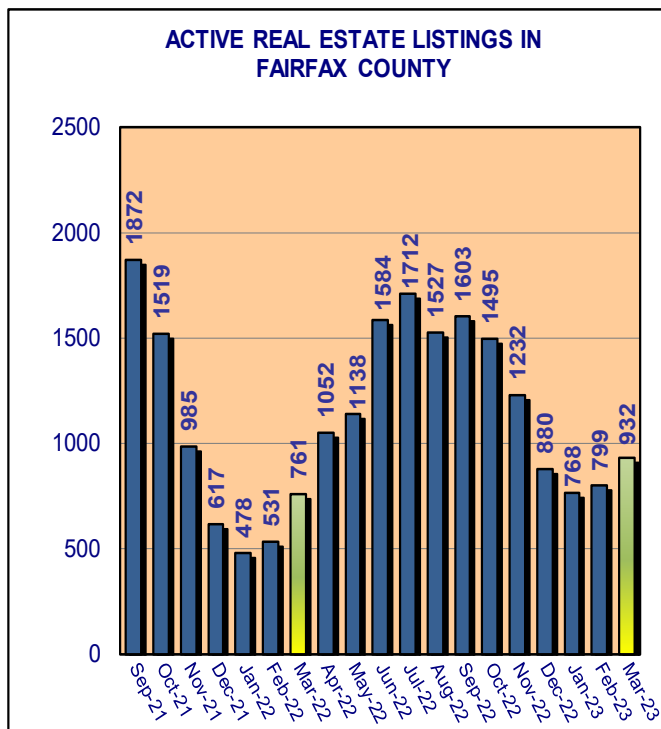
Source: Freddie Mac. Compiled by the Fairfax County Department of Management and Budget.



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

Inventory of Homes for Sale

The number of active listings for sale in the County in March 2023 was 932, an increase of 22.5 percent over the 761 listings in March 2022. Based on the March 2023 listings and the current sales rate, there is approximately a 1.0-month supply of homes for sale in the County, more than the 0.5-month supply a year ago.



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

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