



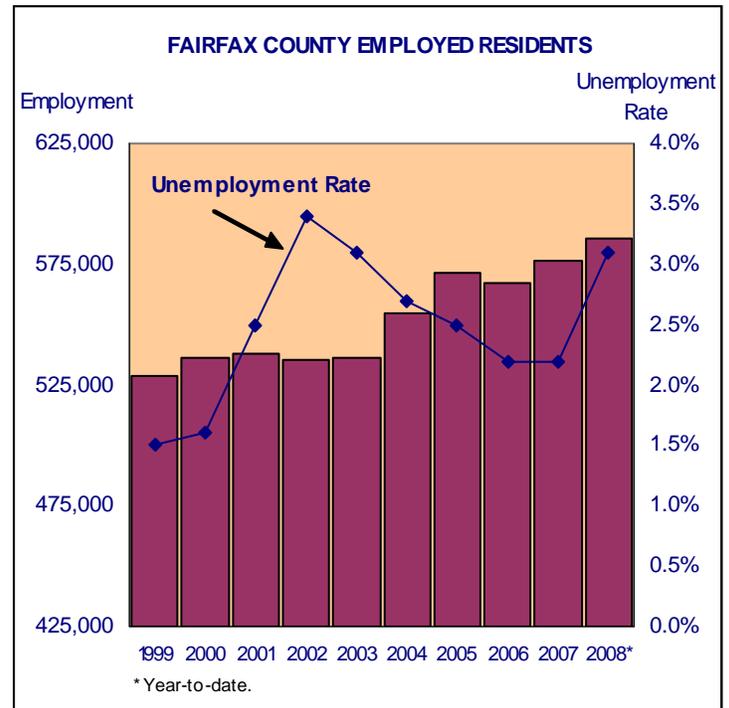
ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

SEPTEMBER 2008

IN THIS ISSUE:

- The July 2008 unemployment rate rose for the second consecutive month and stands at 3.2 percent. **(See page 1)**
- Sales Tax receipts for Fairfax County during the first two months of FY 2009 are up a modest 1.1 percent compared to the same period of FY 2008. **(See page 2)**
- The September Consumer Confidence Index which was compiled prior to the significant stock market drop on September 29th rose slightly. **See page 2)**
- The price of existing single family homes sold during the first seven months of 2008 was \$555,500, down 10.4 percent compared to the median value of all of 2007. **(See pages 3)**
- The price of existing townhomes sold during the first six months of 2008 fell 13.4 percent from the median value of existing townhomes that sold during all of 2007. **(See pages 3)**



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

Employment

Fairfax County's unemployment rate rose to 3.2 percent in July, up from 3.1 percent in June. A year ago, the County's unemployment rate was 2.3 percent.

The unemployment rate for Northern Virginia, as a whole was 3.4 percent in July. Jurisdictions inside the beltway have rates lower than Fairfax County's while the rates of those localities further from Washington, D.C. have somewhat higher rates.

Statewide, the unemployment rate of 4.4 percent in July was the highest in five years. The Virginia Employment Commission attributed this rise to a greater number of summer furloughs at manufacturing plants across Virginia.

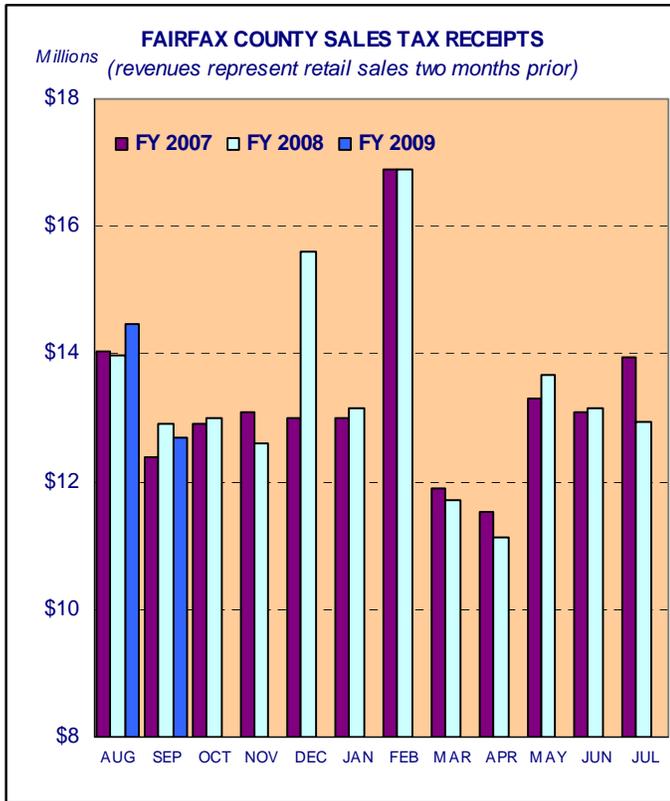
On the national level, the unemployment rate in July was 5.7 percent.



The *Fairfax County Economic Indicators* is on the Web and can be accessed at:

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

Sales Tax Receipts

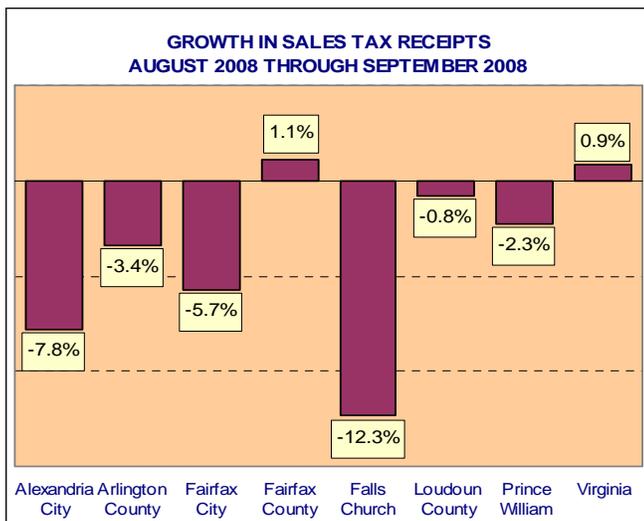


Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

Fairfax County Sales Tax Receipts

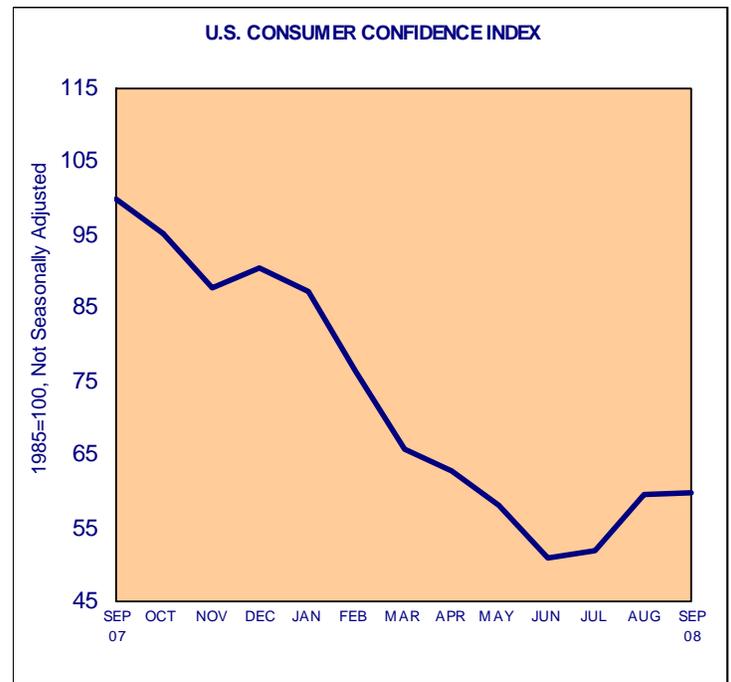
September 2008 Sales Tax receipts in Fairfax County, representing retail purchases made in July were \$12.7 million, down 1.5 percent from September 2007. For the first two months of FY 2009, Sales Tax receipts have grown just 1.1 percent over the same period of FY 2008.

During the past two months, Sales Tax receipts in surrounding jurisdictions have fallen compared to the same period last year. Statewide, receipts have increased less than 1 percent.



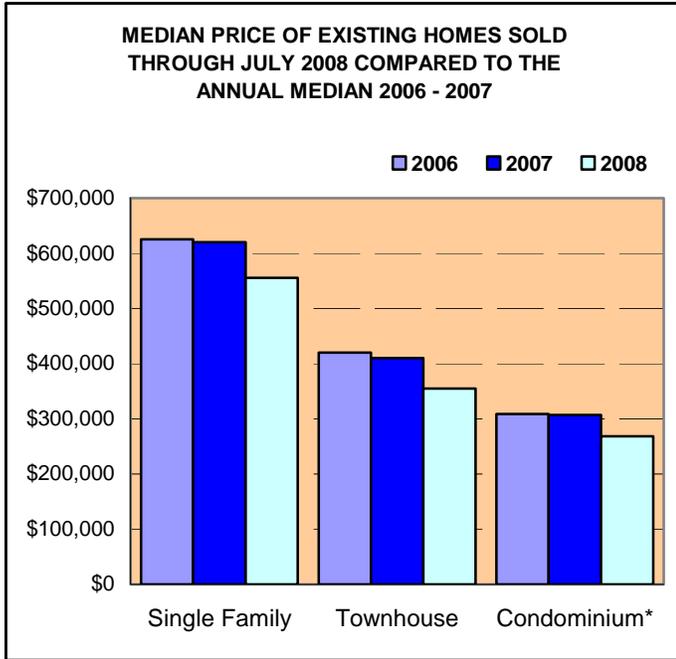
Consumer Confidence Index

The Consumer Confidence Index experienced a slight gain in September and now stands at 59.8 (1985=100), up from 58.5 in August. The Consumer Confidence Index is composed of two separate indices: the Present Situation Index which remained weak in September and the Expectations Index which increased. However, as Lynn Franco, Director of the Conference Board's Consumer Research Center noted "these results did not capture all of the tumultuous events in the financial sector this month, and until the dust settles a bit more; we will not know the full impact on consumers' expectations."



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

Housing Market



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

Existing Home Sales Prices

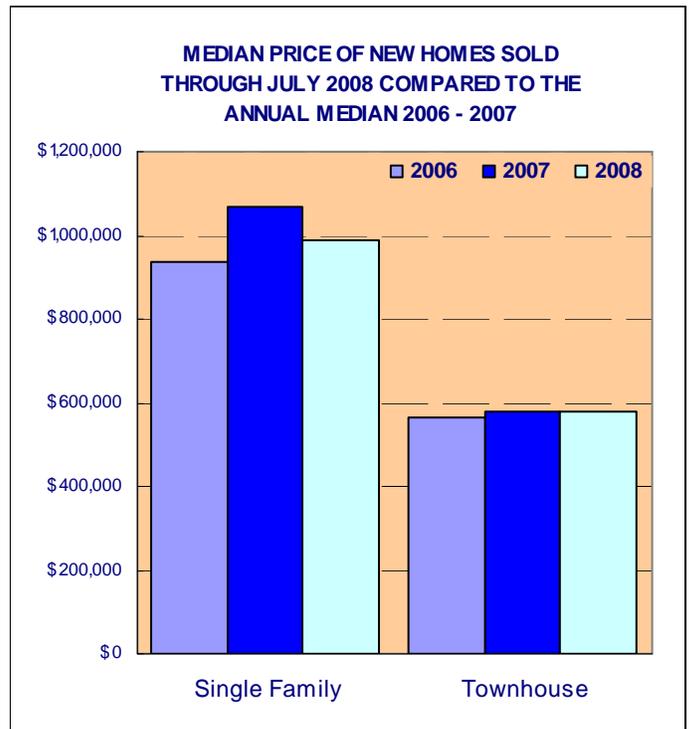
During the first seven months of calendar year 2008, the median sales price of existing (previously owned) single family homes was \$555,500, a 10.4 percent decline from the 2007 median sales price of \$620,000. The median sales price for existing townhouses sold during this period fell 13.4 percent to \$355,000 from the 2007 median of \$410,000.

The median sales price of all condominiums, existing and new, that sold from January through July 2008 decreased 12.5 percent to \$268,700 from the 2007 median of \$307,000.

PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD DURING 2007 COMPARED TO SALES THROUGH JUNE 2008

	Existing Sales	New Sales
Single Family	(10.4)	(7.2)
Townhouse	(13.4)	0.1
Condominium*	(12.5)	

*Condominium data include sales of existing and new units.



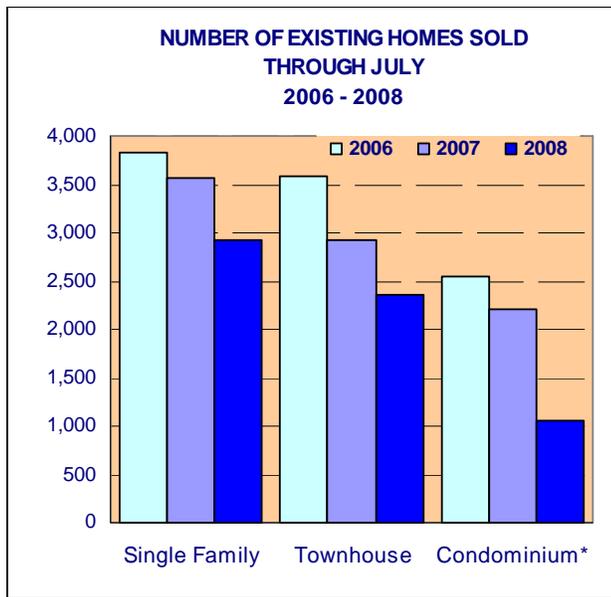
Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget.

New Home Sales Prices

The median sales price of new single-family homes that sold during the first seven months of 2008 was \$990,058, a decline of 7.2 percent from the 2007 median of \$1,067,000. The median sales price for new townhouses during this period has remained fairly flat. Through July 2008, the median sales price for townhouses was \$577,600, an increase of 0.1 percent compared to the 2007 median of \$577,044. For data regarding all condominium sales prices, refer to the "Existing Home Sales Volume" section.

Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Median 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. The key factor in real estate assessments is not the change in the median sale price, but the relationship of assessments to selling prices within neighborhoods. To read more about Fairfax County tax assessments, please visit:

www.fairfaxcounty.gov/dta/tax_assessment.htm



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

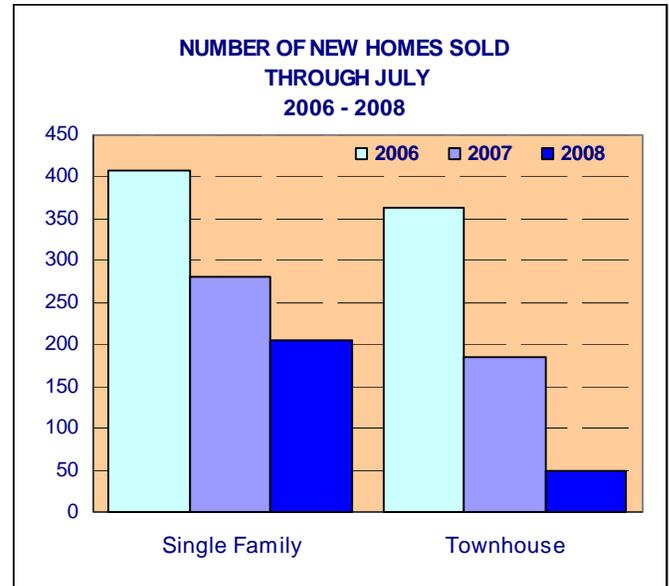
Existing Home Sales Volume

Sales of existing single family homes during the first seven months of 2008 have fallen 17.8 percent to 2,931, a decrease of 633 homes. During the same period, sales of existing townhouses decreased 19.3 percent to 2,365 from the 2,926 homes sold during the first seven months of 2007. In addition, the total number of existing and new condominiums sold from January through July declined 52.1 percent to 1,057 from the 2,205 units sold during the same period of 2007.

New Home Sales Volume

During the first seven months of 2008, 205 new single family homes have sold; a decline of 26.8 percent from the 280 sold during the same period of 2007. Sales of new townhouses have declined significantly. Only 50 new townhomes were sold in Fairfax County during the first seven months of 2008, compared to 184 townhomes sold during the same period in 2007.

For data regarding all condominium sales volume, refer to the "Existing Home Sales Volume" section.



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget.

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