



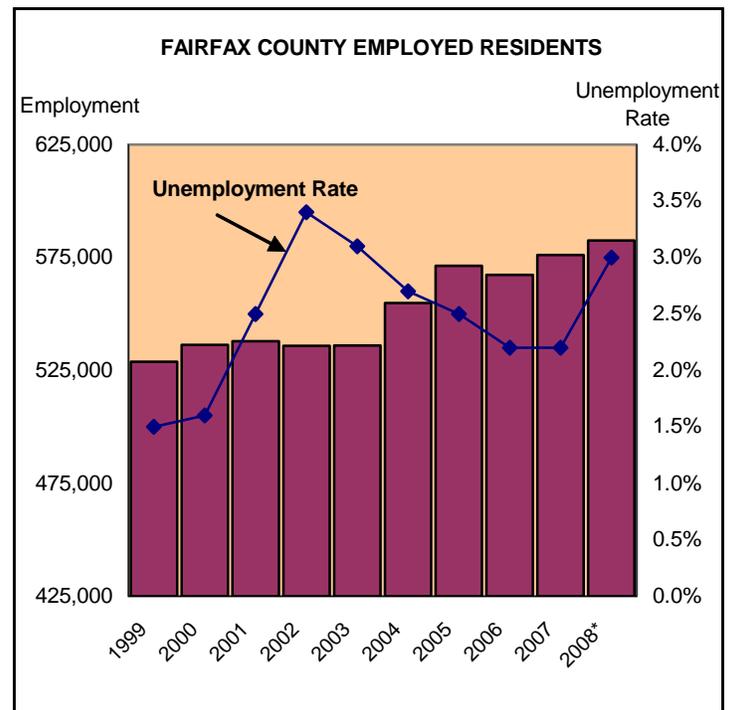
ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

DECEMBER 2008

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- The unemployment rate in Fairfax County was 3.0 percent in October.
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- December Sales Tax receipts for Fairfax County, which represent retail purchases made in October, were down 12.6 percent compared to December 2007.
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- The Consumer Confidence Index fell to a new all-time low in December.
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- The Fairfax County Economic Development Authority reported that the office vacancy rate rose to 11.6 percent as of mid-year 2008.
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- The median price of existing single family homes sold during the first eleven months of 2008 was \$539,000, a decrease of 13.1 percent compared to the median value of all of 2007.
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- The median price of existing townhomes sold from January through November 2008 dropped 16.5 percent from the median value of existing townhomes that sold during all of 2007.
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- Homes that sold in November 2008 were on the market for an average of 95 days compared to 105 days for homes sold in November 2007.
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Source: Virginia Employment Commission. Compiled by the Fairfax County Department of Management and Budget.

Employment

In October, Fairfax County's unemployment rate was 3.0 percent, the same as in September, but up from 2.2 percent in October 2007.

The unemployment rate in most jurisdictions across Virginia showed relatively little change from September to October. The Northern Virginia unemployment rate in October remained at the same level of 3.2 percent as in September. Statewide, the unemployment rate was also unchanged from September's level of 4.2 percent.

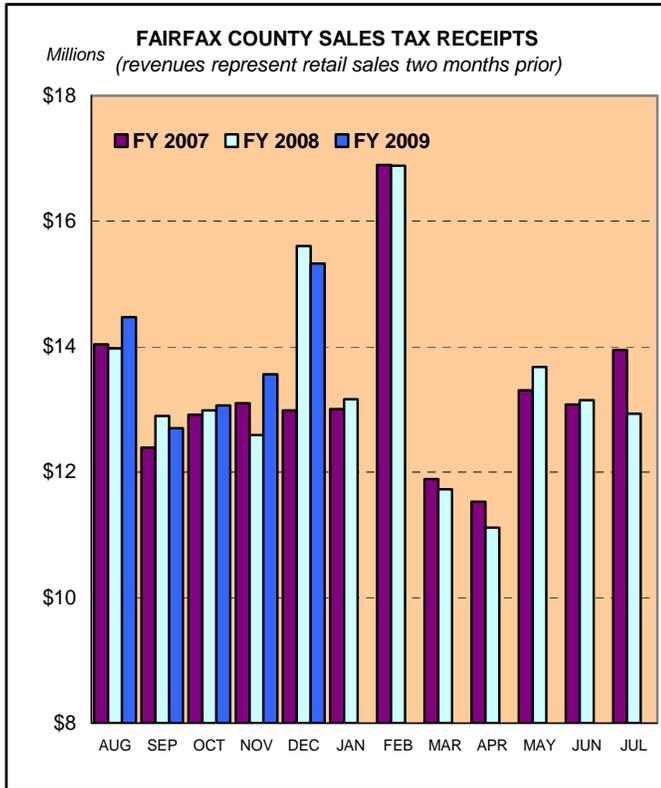
The U.S. unemployment rate in October rose to 6.5 percent, a 17-year high. The number of non-farm payroll jobs lost during the month was estimated to be 320,000 in October.



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

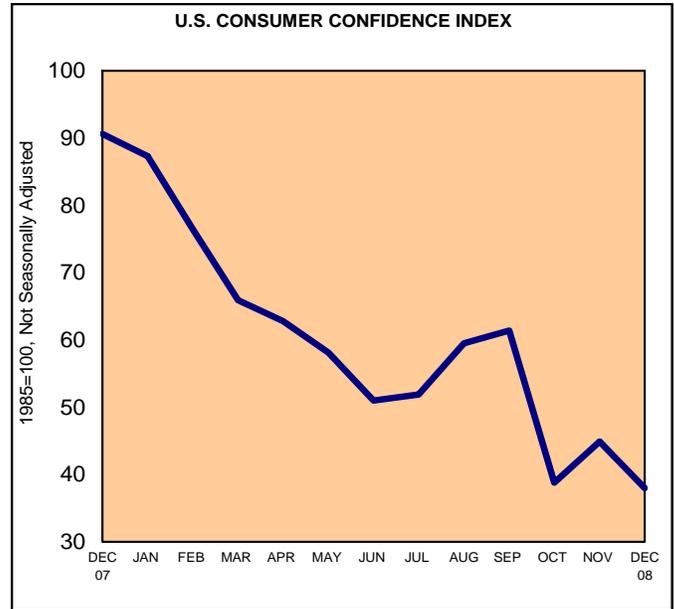


Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

Sales Tax receipts in Fairfax County for December, representing retail purchases made in October, were \$13.6 million, down 12.6 percent over December 2007. For the first five months of FY 2009, Sales Tax receipts are down 0.9 percent from the same period last year.

Consumer Confidence Index

The Consumer Confidence Index, which had increased moderately in November, fell to a new all time low in December. The Index now stands at 38.0 (1985=100), down from 44.7 in November. The Present Situation Index plummeted to 29.4 from 42.3 last month and is now close to levels last seen during the 1990-91 recession. The Expectations Index continues to stay around historical lows, decreasing moderately to 43.8 from 46.2 in November. Lynn Franco, Director of the Conference Board's Consumer Research Center, said that "...the overall economic outlook remains quite dismal for the first half of 2009, and only a modest recovery is expected in the second half."

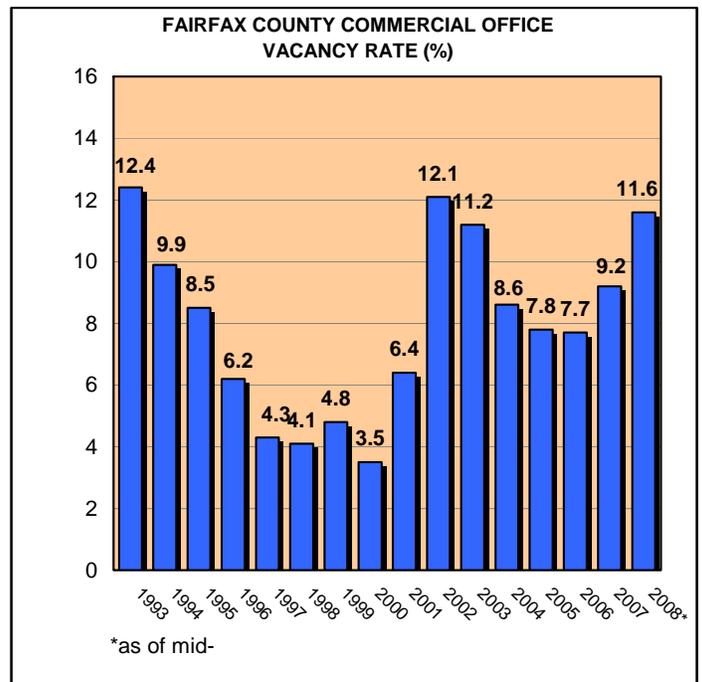


Source: The Conference Board. Compiled by the Fairfax County Department of Management and Budget.

Commercial Office Market

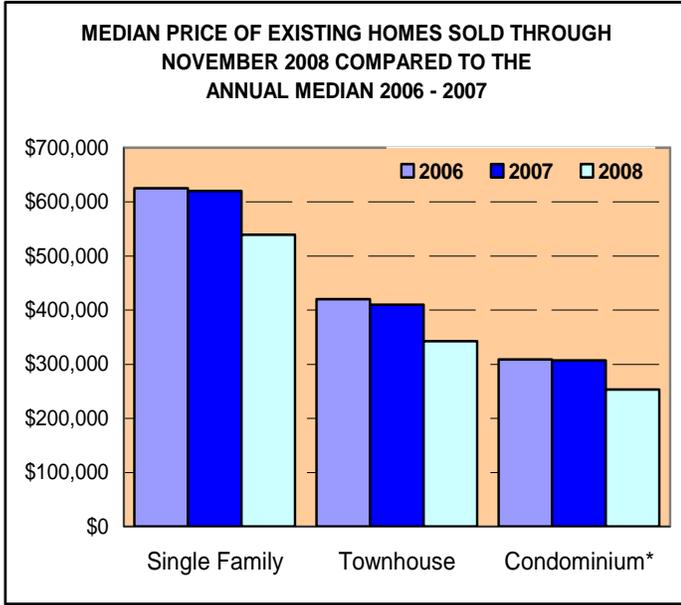
The Fairfax County Economic Development Authority (FCEDA) reports that 3.6 million square feet of net new office space were added in the County during the first half of 2008. The total office inventory now stands at 110.8 million square feet.

The direct office vacancy rate in the County was 11.6 percent as of mid-year 2008, up from 9.2 percent at year-end 2007. The overall vacancy rate, including sublet vacancies, was 13.6 percent, up from 10.9 percent at year-end 2007.

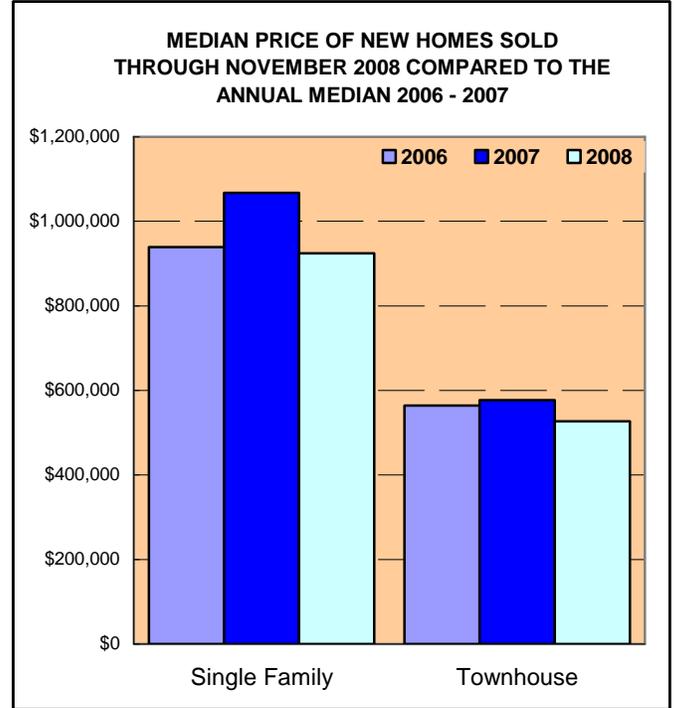


Source: Fairfax County Economic Development Authority. Compiled by the Fairfax County Department of Management and Budget.

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.



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

Existing Home Sales Prices

During the eleven months of calendar year 2008, the median sales price of existing (previously owned) single family homes was \$539,000, a 13.1 percent decline from the 2007 median sales price of \$620,000. The median sales price for existing townhouses sold during this period fell 16.5 percent to \$342,500 from the 2007 median of \$410,000.

The median sales price of all condominiums, existing and new that sold from January through November 2008 fell 17.6 percent to \$253,000 from the 2007 median of \$307,000.

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

	Existing Sales	New Sales
Single Family	(13.1)	(13.4)
Townhouse	(16.5)	(8.6)
Condominium*	(17.6)	

*Condominium data include sales of existing and new units.

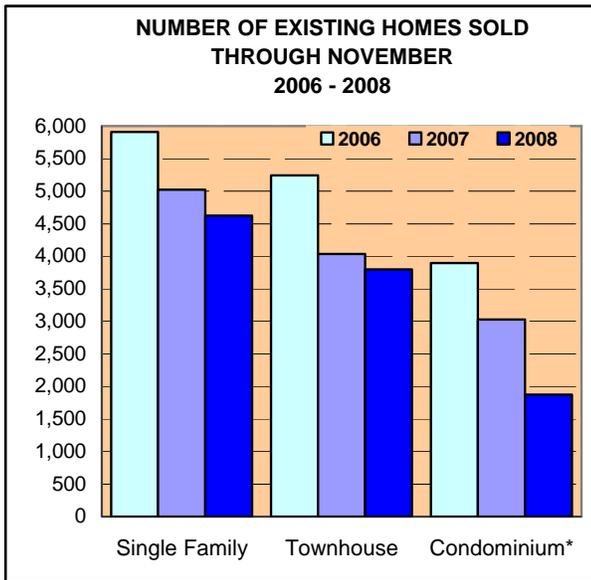
New Home Sales Prices

The median sales price of new single-family homes that sold through November 2008 dropped 13.4 percent to \$923,943 from the 2007 median of \$1,067,000. The median sales price for new townhouses during this period has fallen to \$527,226, an 8.6 percent decline 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

Existing Home Sales Volume



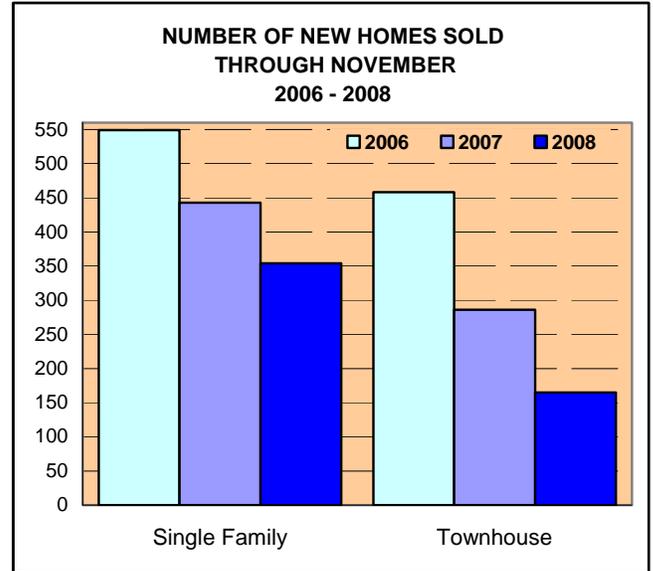
Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

Through November, the volume of existing single family home sales has fallen 7.9 percent to 4,623 from the 5,021 homes sold during this period of 2007. The number of townhouses sold during the first eleven months of 2008 has dropped 5.9 percent from 4,034 to 3,798. In addition, the total number of existing and new condominiums sold from January through November declined 38.0 percent to 1,875 from the 3,025 units sold during the same period of 2007.

New Home Sales Volume

During the first eleven months of 2008, 354 new single family homes have sold, a decline of 20.0 percent from the 443 sold during the same period of 2007. From January to November 2008, the volume of new townhome sales has fallen 42.3 percent to 165 from the 286 homes sold in Fairfax County during the same period in 2007.

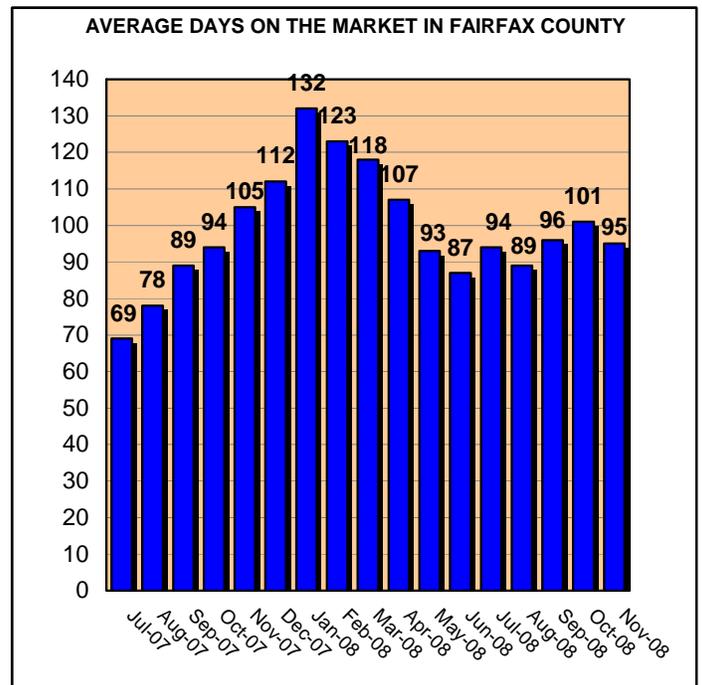
For data regarding all condominium sales volume, refer to the "Existing Home Sales Volume" section.



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

Average Days on the Market in Fairfax County

In November, the homes that sold in Fairfax County stayed on the market for an average of 95 days, a decrease of 10 days compared to the 105-day average in November 2007. This marks the first month that this indicator has improved after 41 consecutive months in which it took longer to sell a home compared to the corresponding month the prior year.



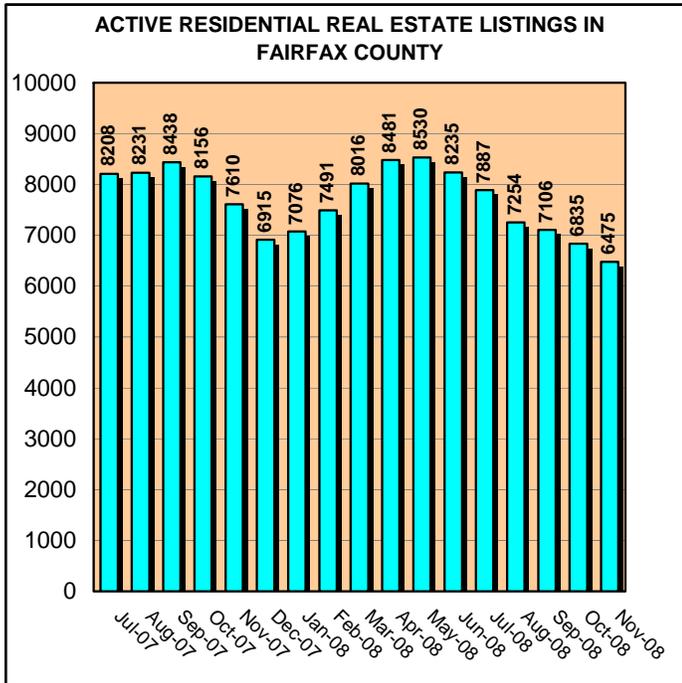
Source: Metropolitan Regional Information Systems, Inc.

Inventory of Homes for Sale in Fairfax County

The inventory of homes for sale has declined now each month since April. The 6,475 listings in November represent a decrease of 14.9 percent from November 2007, when there were 7,610 homes for sale. Based on the current rate of home sales in November, there is a 7.4 month supply of existing homes available. This statistic has improved slightly since the beginning of the year, when there was an 8 to 10 month supply of homes on the market.

GO GREEN!

To receive this publication electronically each month, send your e-mail address to: Lynda.pham@fairfaxcounty.gov or call 703-324-2391



Source: Metropolitan Regional Information Systems, Inc.

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