



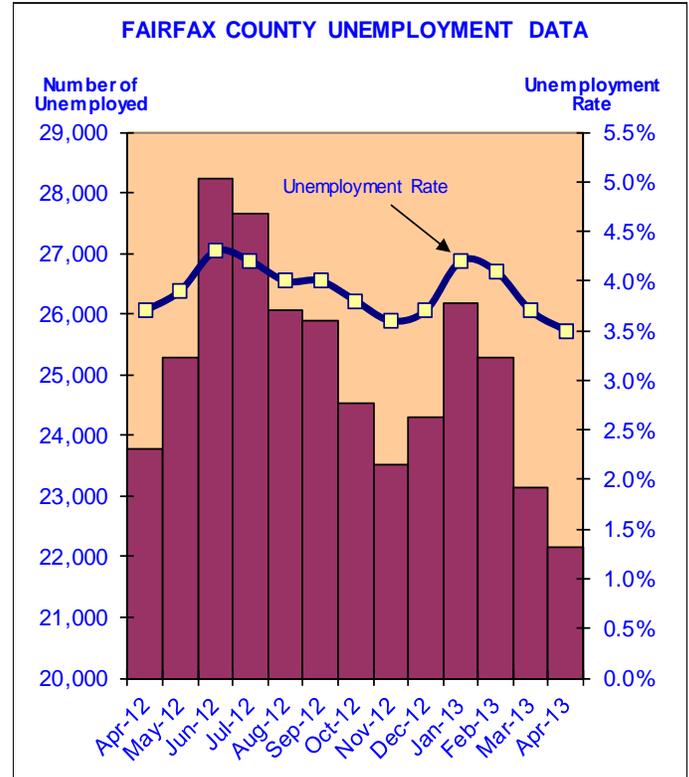
ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

JUNE 2013

IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased to 3.5 percent in April. (See page 1)
- Sales Tax receipts in Fairfax County for the first eleven months of FY 2013 are up 2.4 percent compared to a year ago. (See page 2)
- The Consumer Confidence Index improved further in May and now stands at a five-year high. (See page 2)
- Based on current home listings, there is just a 1.3 month supply of homes for sale in Fairfax County. (See page 3)
- The average sales price of all homes that sold in May 2013 increased 9.8 percent compared to the average sales price in May 2012. (See page 3)
- In May 2013, the volume of home sales increased 20.3 percent compared to the same period last year. (See page 4)
- Mortgage interest rates surged in the last week of June to an average of 4.46 percent for a 30-year fixed-rate mortgage, compared to 3.45 percent a month ago. (See page 4)



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

Employment

The unemployment rate in Fairfax County decreased to 3.5 percent in April, down from 3.7 percent in March. The number of unemployed residents decreased over the month from 23,126 to 22,166. The County's unemployment rate is below the 3.9 percent rate recorded last April.

The April unemployment rate in Virginia decreased to 5.2 percent, down from 5.3 percent in March and 5.9 percent a year earlier.

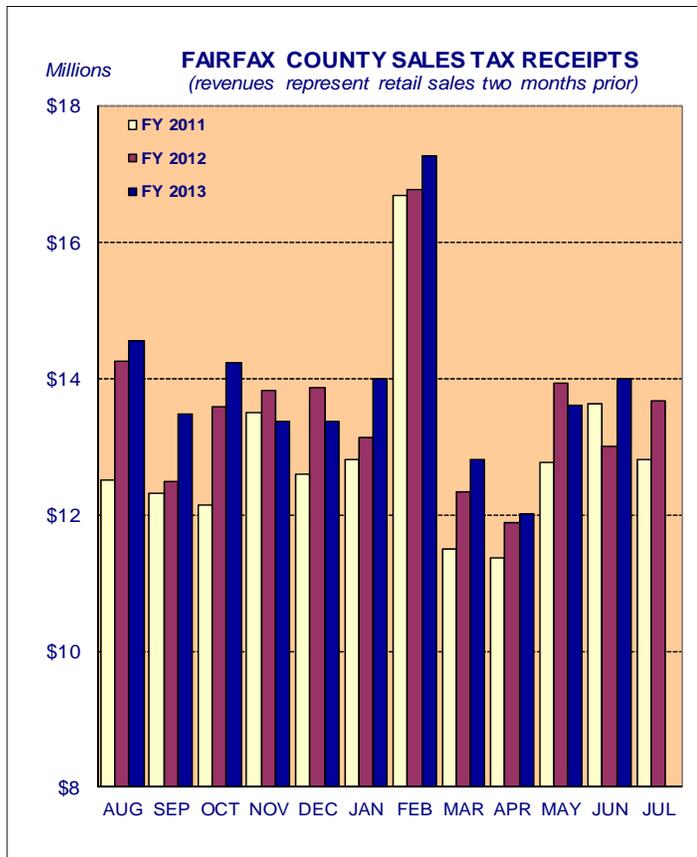
The U.S. unemployment rate in April decreased slightly to 7.5 percent, down from 7.6 percent in March. The total nonfarm payroll employment increased by 165,000. In the prior 12 months, employment growth averaged 169,000 jobs per month.



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

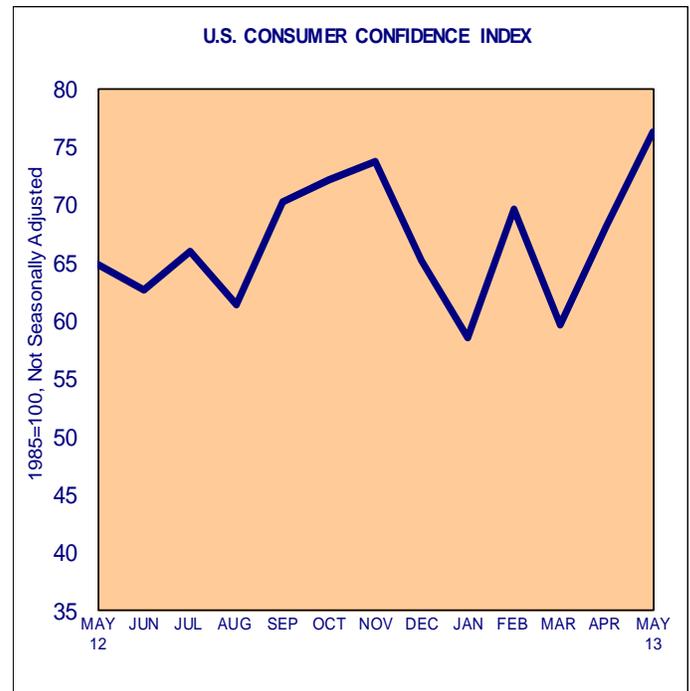


Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

Sales Tax receipts distributed to Fairfax County in June for retail purchases made in April, were \$14.0 million, an increase of 7.6 percent over June 2012. For the first eleven months of FY 2013, the County's Sales Tax collections are up 2.4 percent.

Consumer Confidence Index

The Consumer Confidence Index, which increased in April, improved further in May and is now at a five-year high. The index stands at 76.2 (1985=100), up from 69.0 a month ago. Both the present situation component and the expectations component improved. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Back-to-back monthly gains suggest that consumer confidence is on the mend and may be regaining the traction it lost due to the fiscal cliff, payroll-tax hike, and sequester."



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

Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 1.8 percent in the first quarter of 2013, according to the revised estimate by the Bureau of Economic Analysis (BEA). In the previous estimate, real GDP increased 2.4 percent. In the fourth quarter of 2012, real GDP increased 0.4 percent.

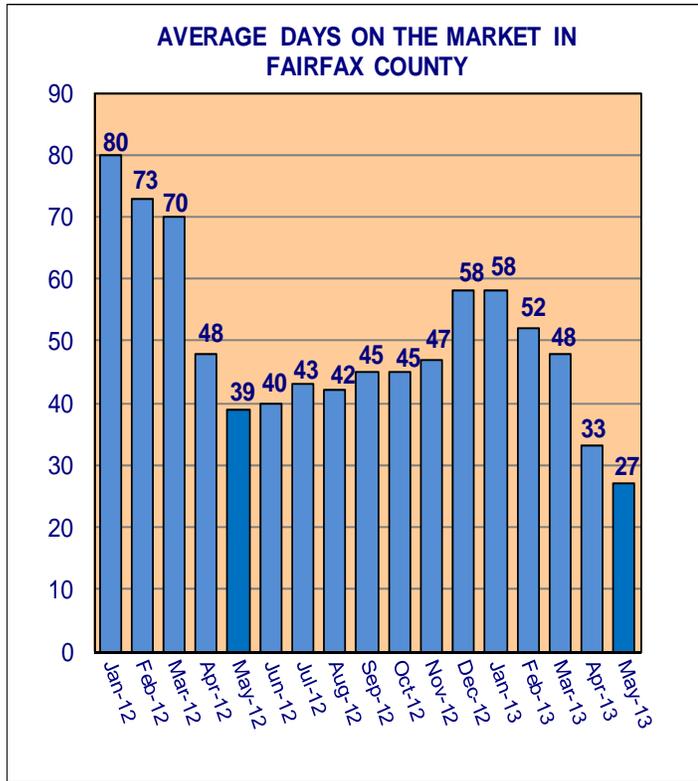
HOUSING MARKET

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 Index, increased 12.1 percent in April from a year earlier. All 20 cities showed positive year-over-year returns for at least the fourth consecutive month. With the indices showing the largest annual gains in seven years, David Blitzer, chairman of the Index Committee said that, "The recovery is definitely broad based." He added that, "Recent economic data on home sales and inventories confirm the housing recovery's strength." Through April 2013, home prices in the Washington metro area increased 7.2 percent over the year.

Average Days on the Market in Fairfax County

The average days on the market in May dropped compared to the same month the prior year. Fairfax County homes that sold in May had been on the market for an average of 27 days, down from the 39-day average in May 2012.

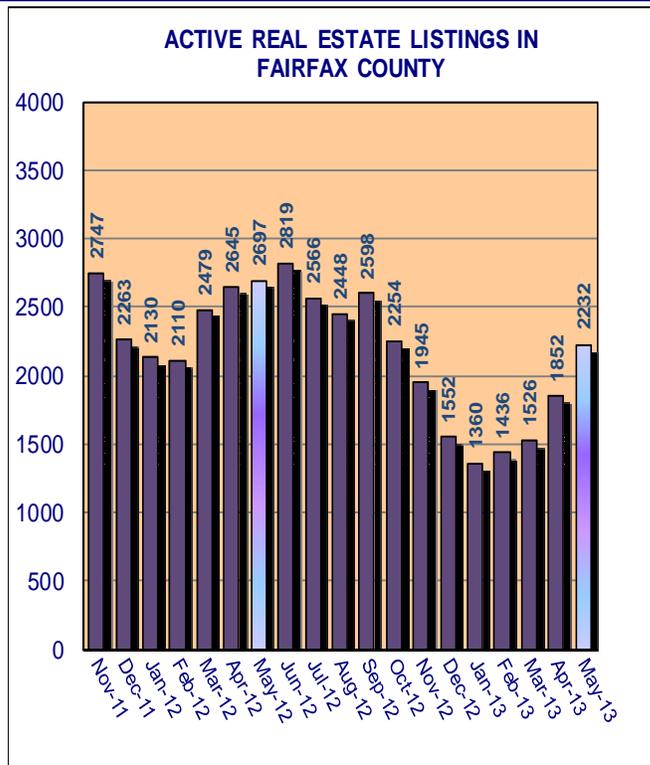


Source: Metropolitan Regional Information Systems, Inc. Compiled by the Fairfax County Department of Management and Budget.

Inventory of Homes for Sale in Fairfax County

In May 2013, the number of active listings in the County was 2,232, a drop of 17.2 percent from the 2,697 listed in May 2012. Based on the May 2013 listings and the current sales rate, there is just a 1.3 month supply of homes for sale in the County, down from the 1.8 month supply a year ago.

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: Metropolitan Regional Information Systems, Inc. Compiled by the Fairfax County Department of Management and Budget.

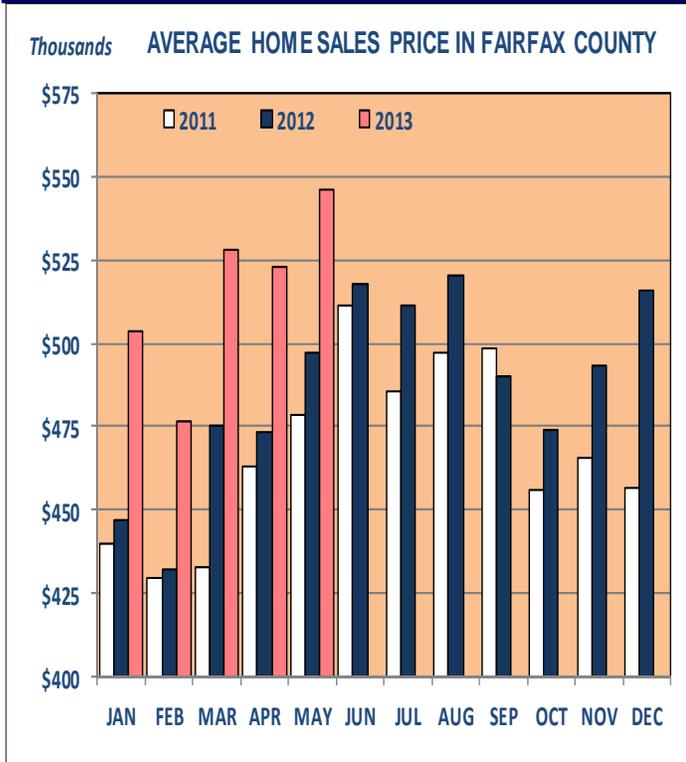
Average Home Sales Prices

The average home sales price of all homes that sold in May 2013 was \$545,698, an increase of 9.8 percent over the May 2012 average sales price of \$496,950. Compared to the annual 2012 average home sales price of \$492,480, the May price increased 10.8 percent.

The average sales price for detached homes that sold in May 2013 was \$696,469, an increase of 10.5 percent over the May 2012 average of \$630,454. The average sales price of attached homes increased 8.5 percent in the same time period.

AVERAGE SALES PRICE OF HOMES SOLD IN MAY 2013 COMPARED TO SALES IN MAY 2012

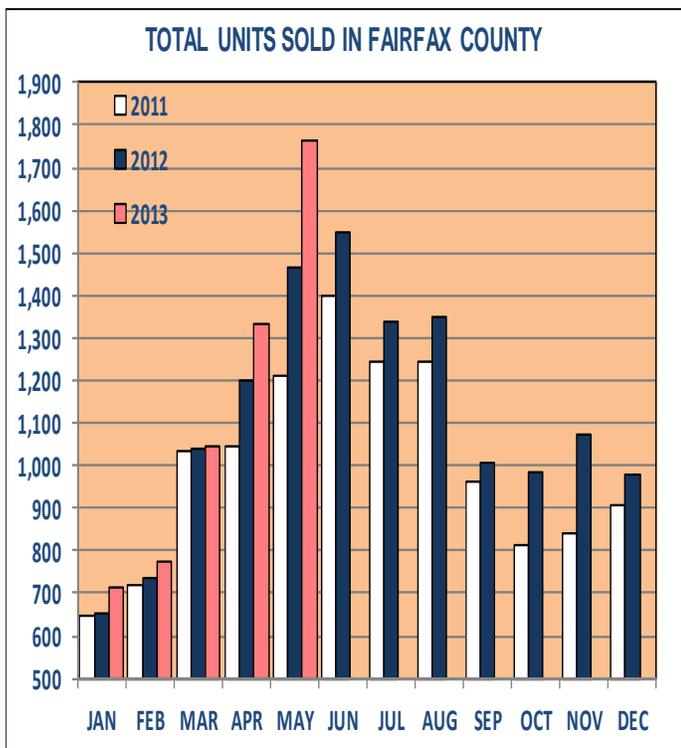
	May 2013	May 2012	% Change
All Homes	\$545,698	\$496,950	9.8%
Detached Homes	\$696,469	\$630,454	10.5%
Attached Homes	\$365,710	\$337,066	8.5%



Source: Metropolitan Regional Information Systems, Inc. Compiled by the Fairfax County Department of Management and Budget.

Total Home Sales Volume

In May, the number of homes sold in Fairfax County increased 20.3 percent to 1,766 from the 1,468 homes sold in the same month last year. For the first five months of 2013, the number of homes sold in the County is up 10.3 percent.

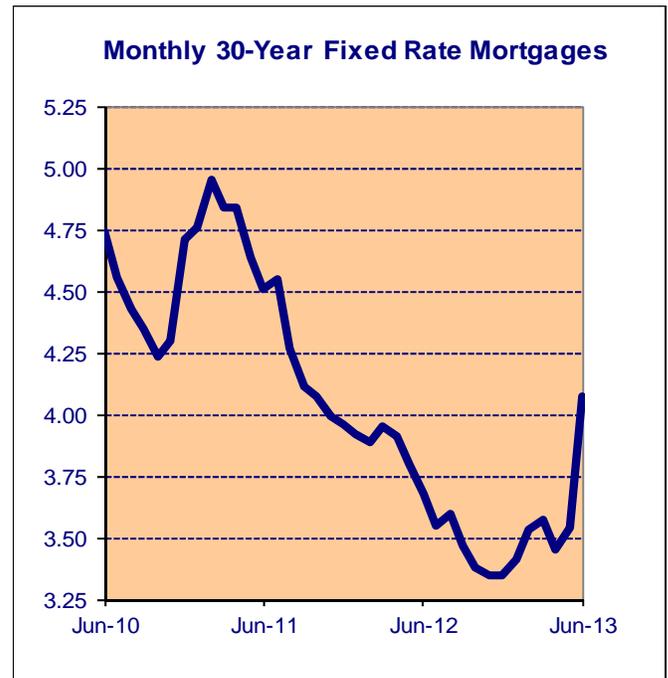


Source: Metropolitan Regional Information Systems, Inc. Compiled by the Fairfax County Department of Management and Budget.

30-Year Fixed-Rate Mortgage

According to Freddie Mac, mortgage interest rates surged in the last week of June to an average of 4.46 percent for a 30-year fixed-rate mortgage, compared to 3.45 percent a month ago. The current rates reflect fears that the Federal Reserve would reduce its \$85 billion a month in purchases of Treasury and mortgage-backed securities, a stimulus program designed to keep long-term rates low.

As mortgage rates reached a two-year high, mortgage applications declined 11.7 percent in the last week of June from the previous week, according to the Mortgage Bankers Association (MBA). Refinances decreased 16 percent, while purchase applications declined 4 percent. Michael Fratantoni, MBA's vice president of Research and Economics said that, "At these rates, many fewer homeowners have an incentive to refinance." However, for borrowers who want to purchase homes, "affordability remains strong", he added.



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

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