



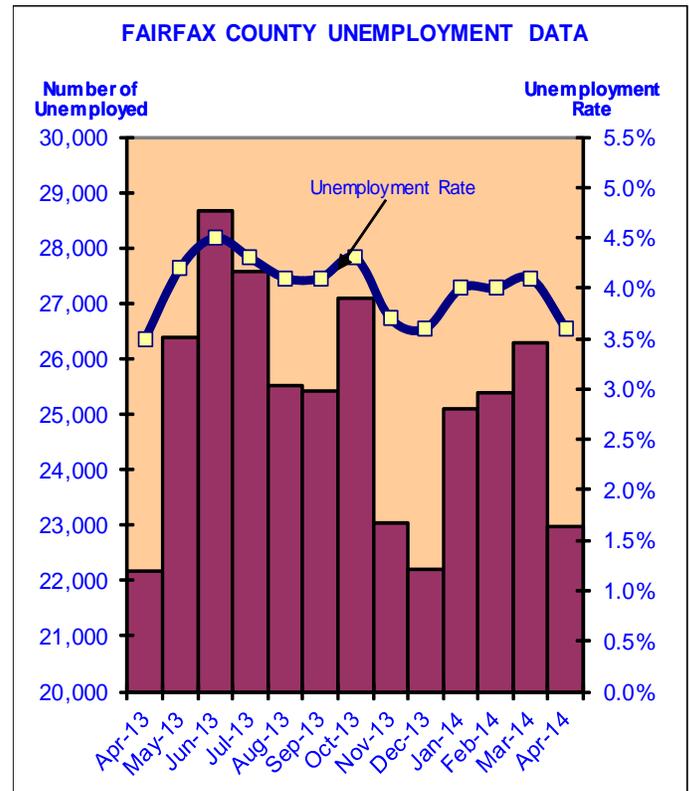
# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

JUNE 2014

## IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased to 3.6 percent in April. (See page 1)
- Sales tax receipts in Fairfax County fell 1.7 percent in June from a year ago. (See page 2)
- The Washington Area consumer price index for all urban consumers increased 2.2 percent for the 12 months ending May 2014. (See page 2)
- The Consumer Confidence Index, which had decreased in April, rose slightly in May. (See page 2)
- In May 2014, the average sales price of all homes that sold in Fairfax County increased 2.2 percent compared to the average sales price in May 2013. (See page 3)
- The number of active listing of homes for sale in the County increased 50.3 percent in May from a year ago. (See page 4)
- The office vacancy rate in Fairfax County was 14.4 percent at year-end 2013, the same as at the close of 2012. (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 from 4.1 percent in March to 3.6 percent in April. The number of unemployed residents decreased over the month from 26,282 to 22,984. The County's unemployment rate was 3.9 percent last April.

The seasonally adjusted April unemployment rate in Virginia remained unchanged from a month ago at 4.9 percent. The state's unemployment rate was 5.6 percent a year ago.

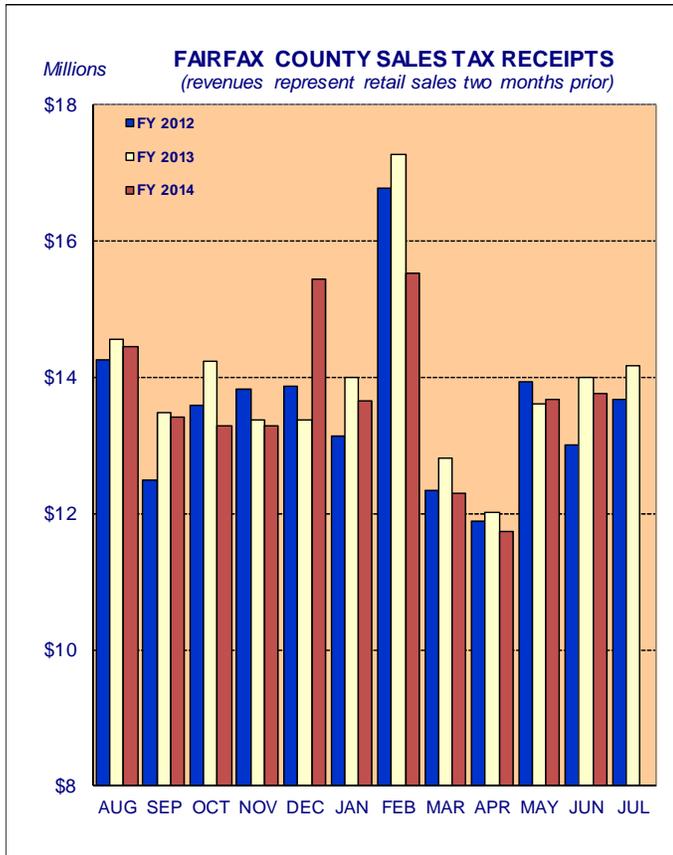
The U.S. seasonally adjusted unemployment rate in April was 6.3 percent, down from 6.7 percent in March. Total nonfarm payroll employment rose by 288,000. Over the prior 12 months, employment growth has averaged 190,000 per month.

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

[http://www.fairfaxcounty.gov/economic/economic\\_indicators.htm](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.

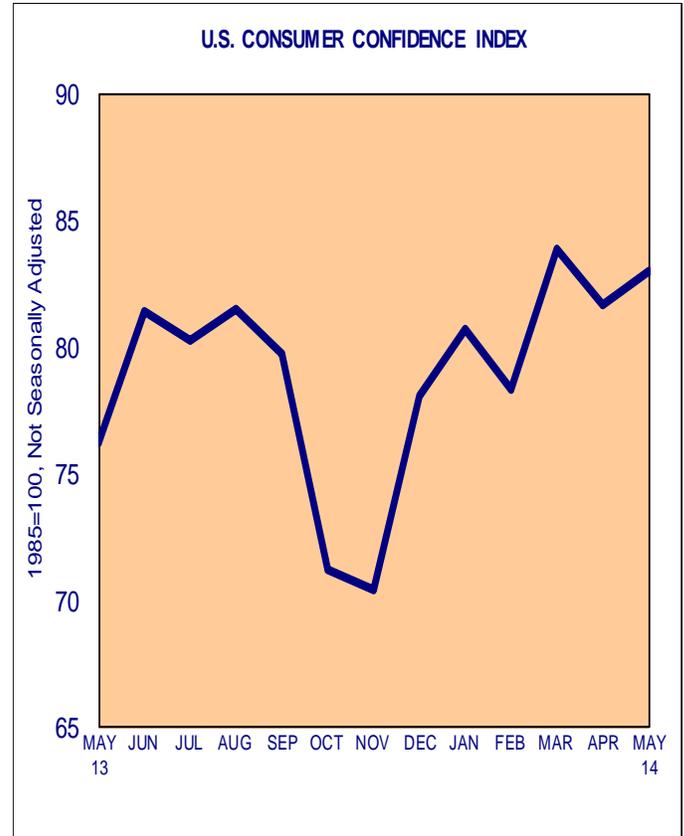
Sales Tax receipts distributed to Fairfax County in June for retail purchases made in April, were \$13.8 million, a decrease of 1.7 percent from June 2013. During the first eleven months of FY 2014, Sales Tax receipts are down 1.4 percent from the same period of FY 2013.

## NATIONAL INDICATORS

### Consumer Price Index

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.4 percent in May after increasing 0.3 percent in April, mostly due to higher food and energy costs. This was the largest increase since February 2013. The index has increased 2.1 percent over the last 12 months. The Washington Area CPI-U increased 2.2 percent in May from a year ago.

## Consumer Confidence Index



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

The Consumer Confidence Index, which had decreased in April, rose slightly in May. The index stands at 83.0 (1985=100), up from 81.7 a month ago. Both the present situation component and the expectations component increased over the month. Lynn Franco, Director of Economic Indicators at the Conference Board, said that consumers appear to be more upbeat, particularly about the labor market, and that the percentage of consumers expecting their incomes to grow over the next 6 months is the highest since December 2007.

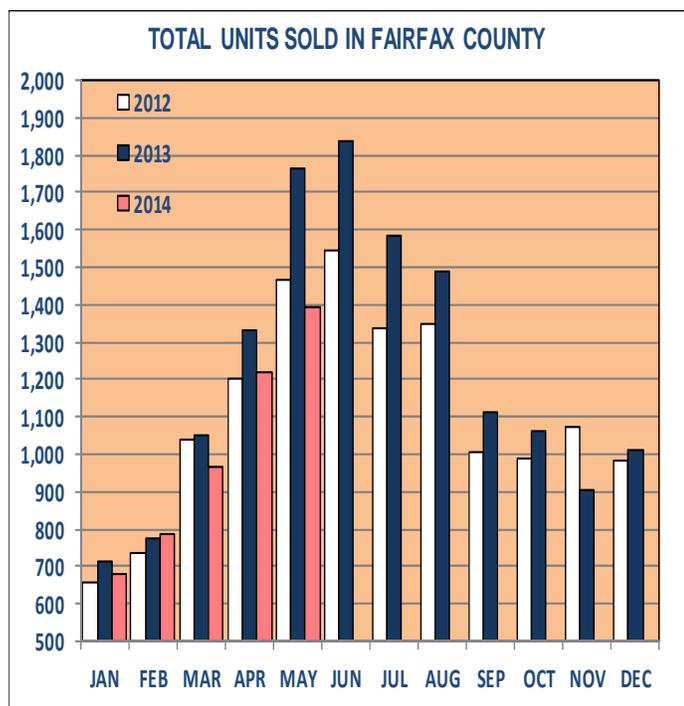
### Gross Domestic Product

Real gross domestic product (GDP) decreased at an annual rate of 2.9 percent in the first quarter of 2014, according to the final estimate by the Bureau of Economic Analysis (BEA). The rate may have been impacted by severe winter weather during the period. In the fourth quarter of 2013, real GDP increased 2.6 percent.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

In May, 1,392 homes were sold in Fairfax County, a decrease of 21.2 percent from the 1,766 homes sold in May 2013. For the first five months of 2014, the number of home sales is down 10.4% from 5,630 in 2013 to 5,042 in 2014.

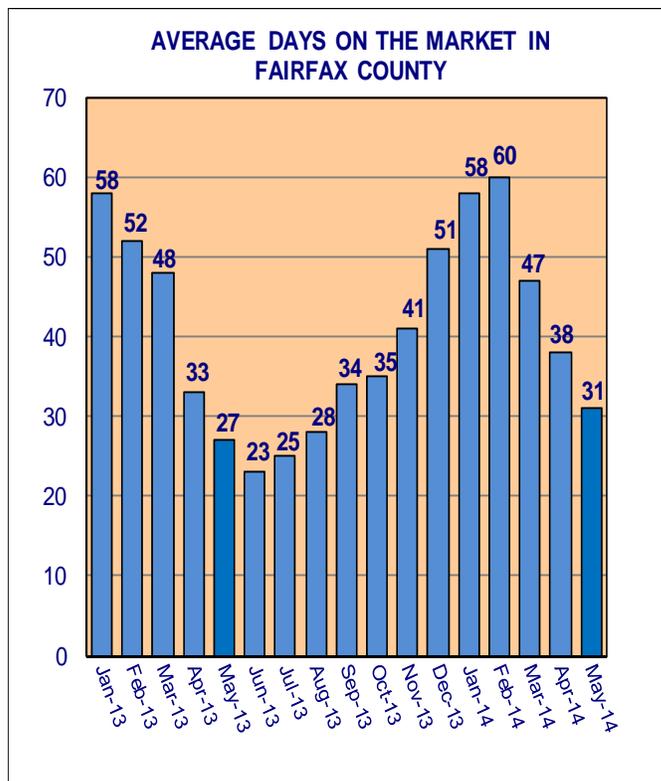


Source: Metropolitan Regional Information Systems, Inc.  
Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in May were on the market for 31 days, slightly longer than the 27-day average in May 2013.

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](http://www.fairfaxcounty.gov/dta/tax_assessment.htm)



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

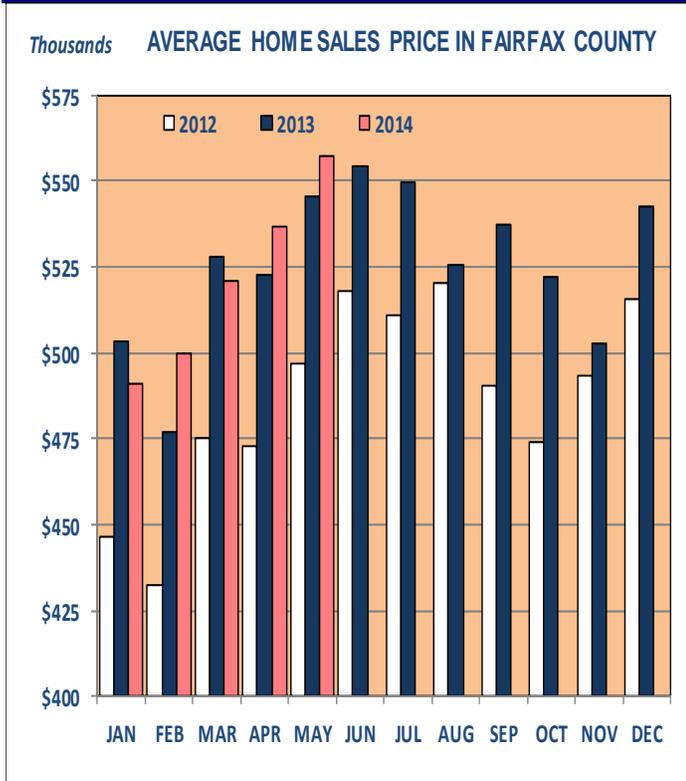
## Average Home Sales Prices

The average sales price of all homes that sold in May 2014 in Fairfax County was \$557,484, an increase of 2.2 percent over the May 2013 average sales price of \$545,698. Compared to the annual 2013 average home sales price of \$531,136, the May price increased 5.0 percent.

The average sales price for detached homes that sold in May 2014 was \$714,630, an increase of 2.6 percent over the May 2013 average of \$696,469. The average sales price of attached homes increased 2.8 percent in the same time period.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN MAY 2014 COMPARED TO SALES IN MAY 2013

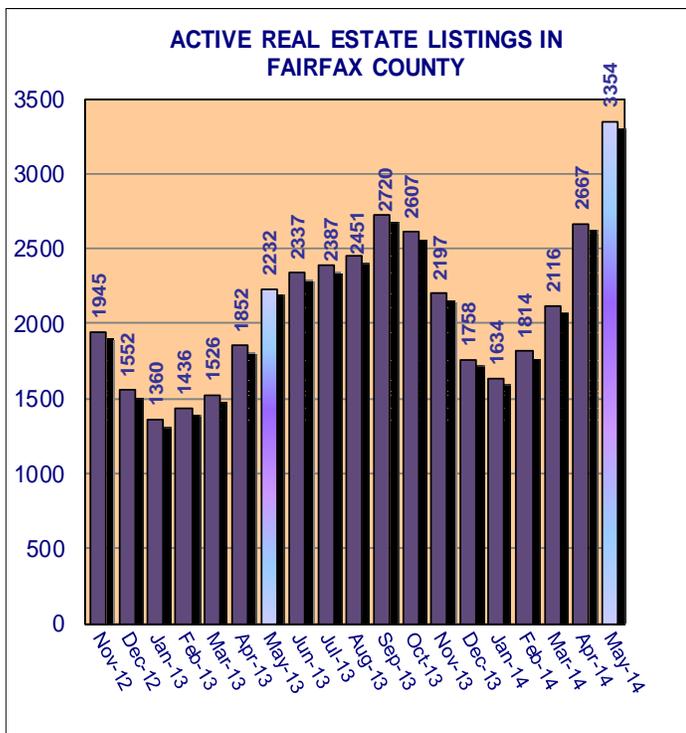
	May 2014	May 2013	% Change
All Homes	\$557,484	\$545,698	2.2%
Detached Homes	\$714,630	\$696,469	2.6%
Attached Homes	\$376,012	\$365,710	2.8%



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

### Inventory of Homes for Sale

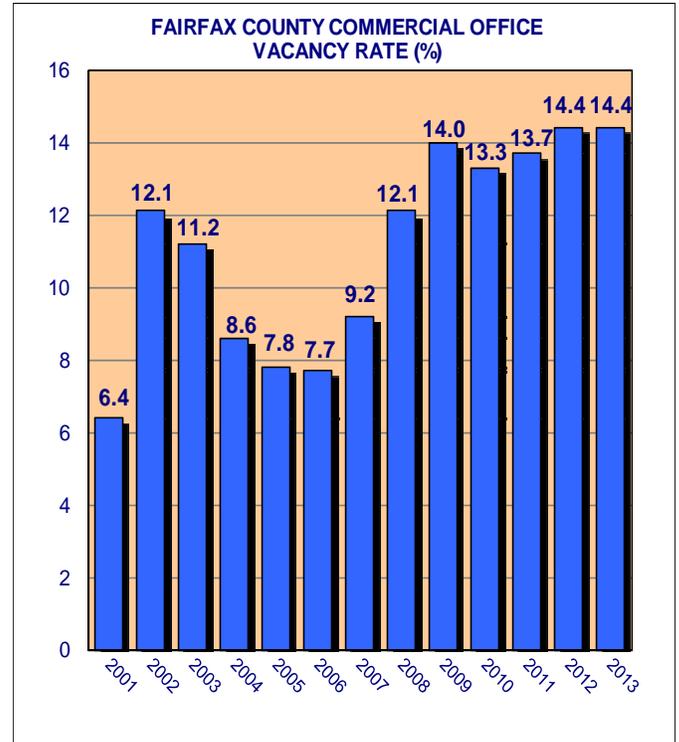
In May, the number of active listings in the County was 3,354, an increase of 50.3 percent over the 2,232 listed in May 2013. Based on the May 2014 listings and the current sales rate, there is a 2.4 month supply of homes for sale in the County, up from the 1.3 month supply a year ago.



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

### Commercial Office Market

According to the Fairfax County Economic Development Authority (FCEDA), the commercial office market remained sluggish during 2013. The direct office vacancy rate was a revised 14.4 percent at year-end 2013, the same as at the close of 2012. The overall office vacancy rate, which includes sublet space, was a revised 16.7 percent, unchanged from year-end 2012. Total leasing activity in 2013 rose to a three year high. Many tenants are taking advantage of favorable rates and others are looking to capitalize on market conditions by consolidating operations in newer space near Metro.



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

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