



# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

AUGUST 2015

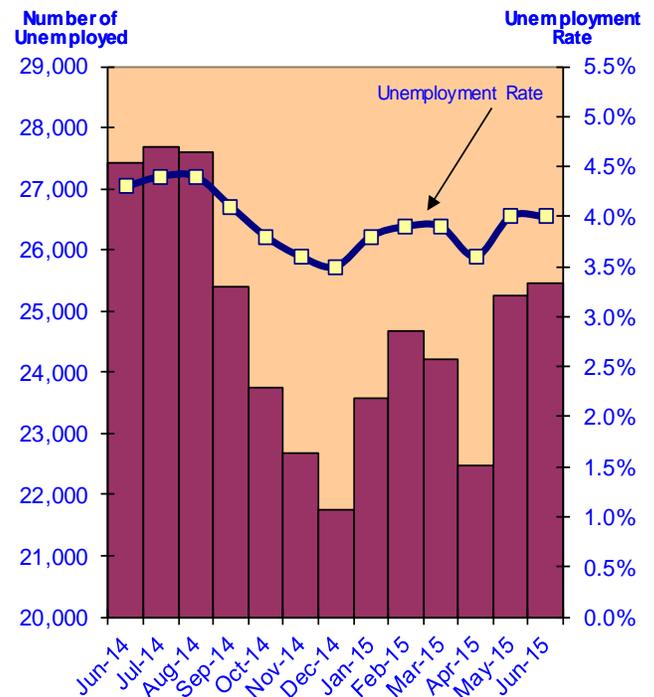
## IN THIS ISSUE:

- The unemployment rate in Fairfax County was unchanged at 4.0 percent in June. (See page 1)
- After adjusting for a refund in last year's receipts, Sales Tax receipts in Fairfax County were up 5.2 percent in August. (See page 2)
- The Consumer Confidence Index fell in July after increasing in June. (See page 2)
- The number of homes sold in Fairfax County in July increased 21.6 percent from a year ago and are up 12.0 percent year-to-date. (See page 3)
- In July 2015, the average sales price of all homes sold in Fairfax County rose 2.6 percent compared to the average sales price in July 2014. (See page 3)
- The number of active listings of homes for sale in the County increased 18.6 percent in July from a year ago. (See page 4)
- A 30-year fixed rate mortgage averaged 4.05 percent in July. (See page 4)

Previous issues of this publication can be accessed at:

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

FAIRFAX COUNTY UNEMPLOYMENT DATA



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

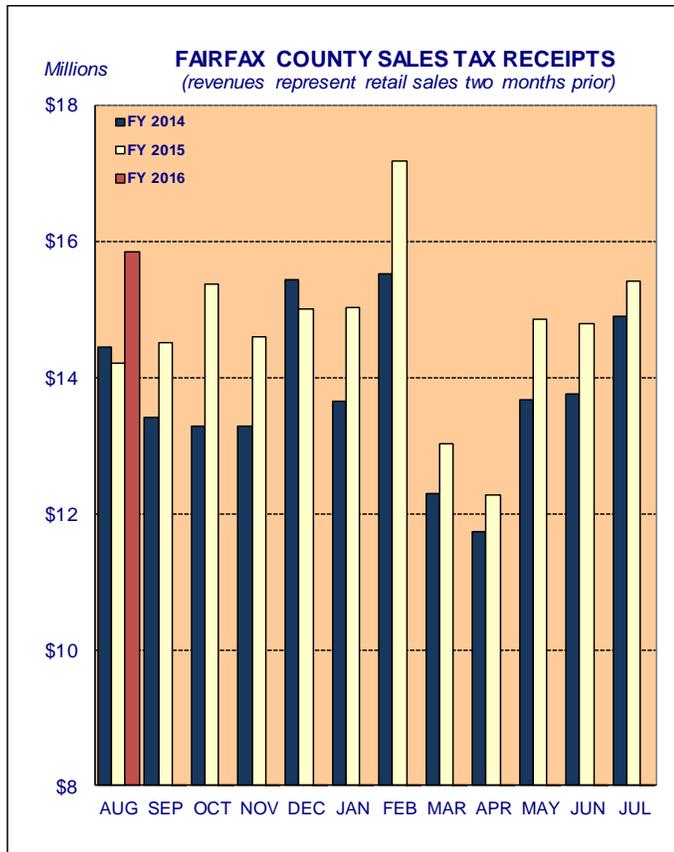
## Employment

The June unemployment rate in Fairfax County was 4.0 percent, unchanged from May. The number of unemployed residents increased slightly over the month from 25,247 to 25,464. The County's unemployment rate was 0.3 percentage points lower than last June.

The June seasonally adjusted unemployment rate in Virginia remained at 4.9 percent. The rate was down 0.3 percentage points from June 2014.

The U.S. seasonally adjusted unemployment rate declined from 5.5 percent in May to 5.3 percent in June. Total nonfarm payroll employment increased by 223,000 in June. Over the prior 12 months, employment growth has averaged 250,000 jobs per month.

## Sales Tax Receipts



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

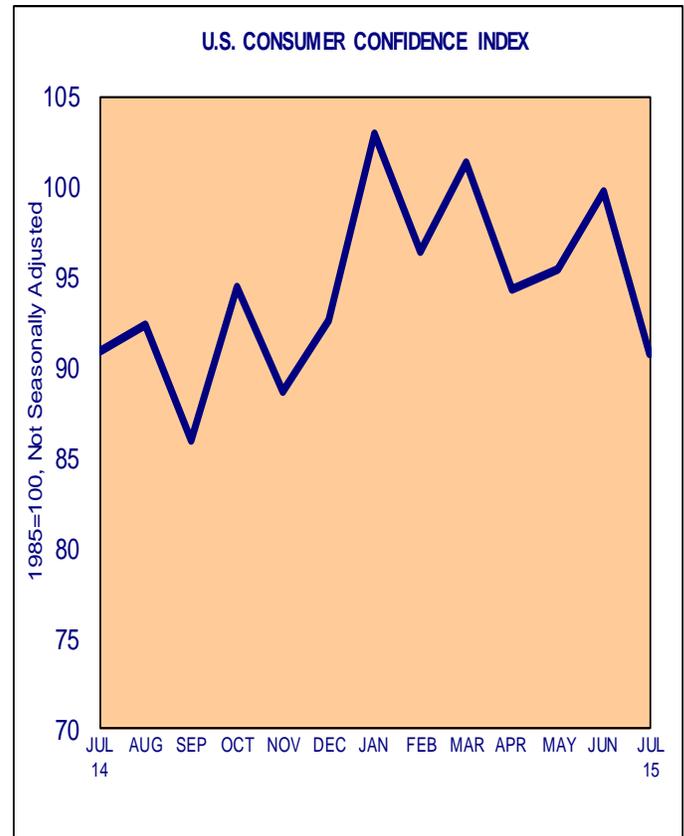
Sales Tax receipts distributed to Fairfax County in August for retail purchases made in June were \$15.9 million, an increase of 11.6 percent over August 2014. However, August 2014 receipts were artificially low due to a large refund during the month. Absent the refund, Sales Tax receipts in August 2015 would have been up a more moderate 5.2 percent. August represents the first month of Fairfax County's FY 2016 Sales Tax receipts.

## NATIONAL INDICATORS

### Gross National Product

According to the second estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 3.7 percent in the second quarter of 2015 after growing just 0.6 percent in the first quarter due to harsh winter weather. Consumer spending, which makes up more than two-thirds of economic activity, grew 3.1 percent in the second quarter, compared with an increase of 1.8 percent in the first quarter. In addition, exports rose 5.2 percent compared to a decline of 6.0 percent in the first quarter. Federal Government spending, however, experienced no growth in the second quarter. The estimate of GDP will be revised once more based on more complete data before it is considered final.

## Consumer Confidence Index



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

After improving in June, the Consumer Confidence Index fell in July. The index stands at 90.9 (1985=100), down from 99.8 a month ago. Both the present situation component and the expectations component declined. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "A less optimistic outlook for the labor market and perhaps the uncertainty and volatility in financial markets prompted by the situation in Greece and China, appears to have shaken consumers' confidence. Overall, the Index remains at levels associated with an expanding economy and a relatively confident consumer."

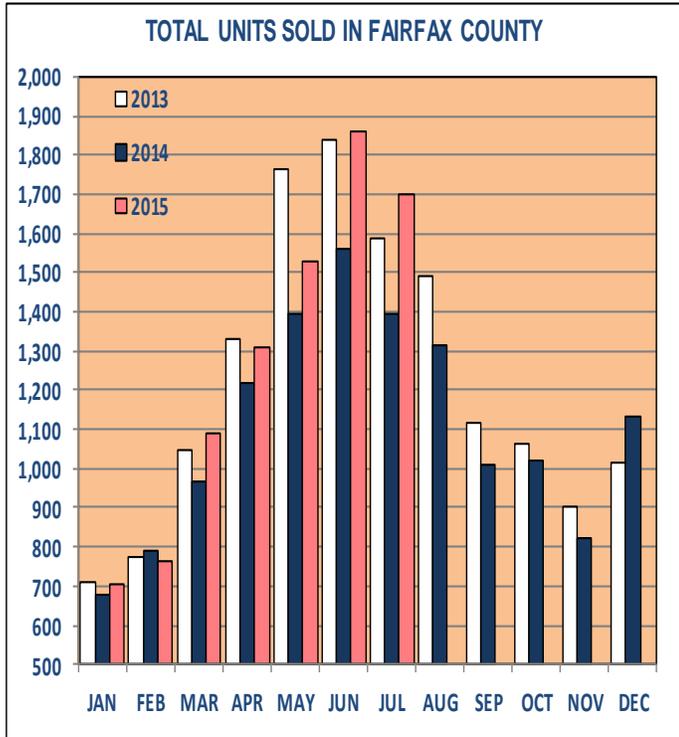
### Housing Starts

According to data from the U.S. Census Bureau, housing starts in July were at their highest level in nearly eight years. Residential housing starts increased 0.2 percent over June to 1.21 million in July. This level represents an increase of 10.1 percent over July 2014.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

In July, 1,697 homes were sold in Fairfax County, an increase of 21.6 percent over the 1,395 homes sold in July 2014. During the first seven months of 2015, 8,953 homes have sold in the County, an increase of 12.0 percent.

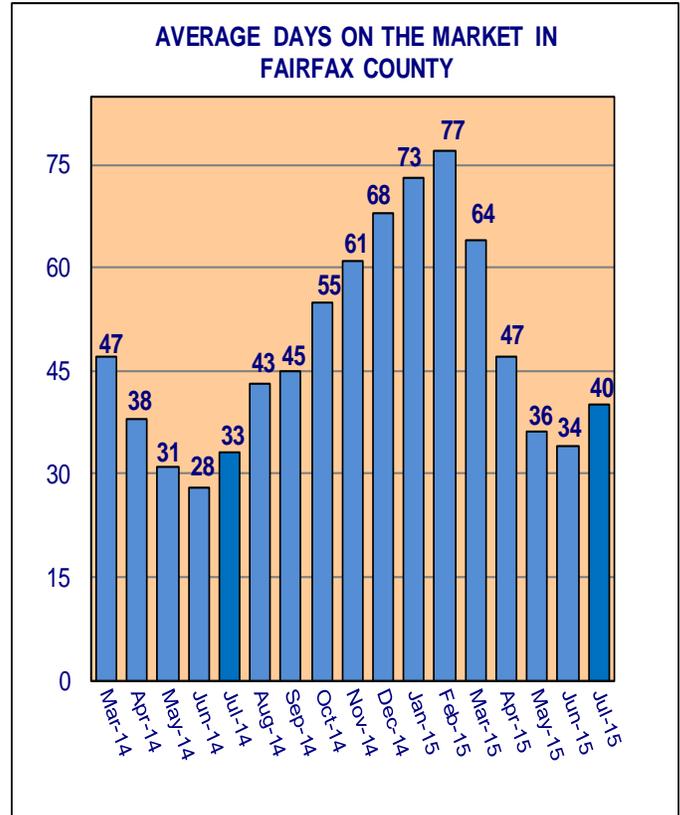


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in July were on the market for 40 days. This is 7 days longer than the 33-day average in July 2014.

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: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

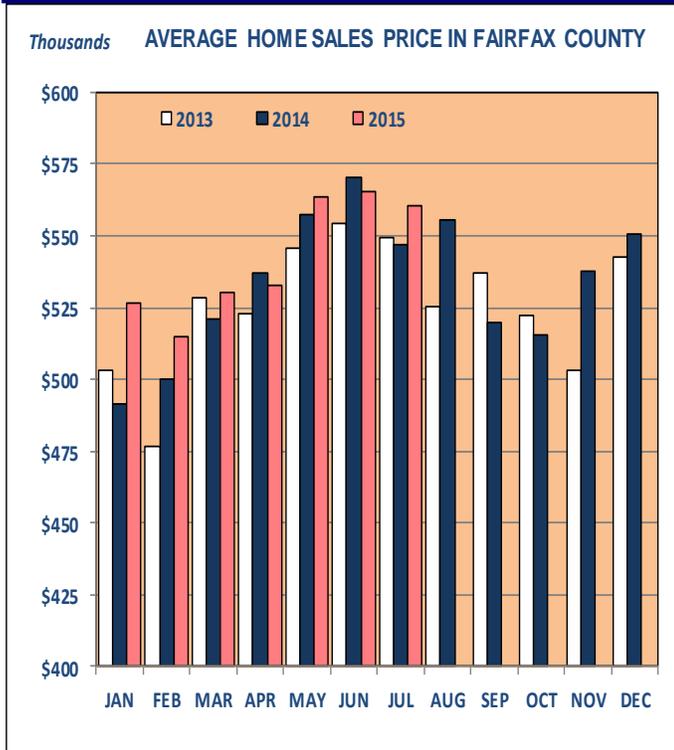
## Average Home Sales Prices

The average sales price of all homes that sold in July 2015 in Fairfax County was \$560,631, an increase of 2.6 percent over the July 2014 average sales price of \$546,576. The average July price was up 4.2 percent compared to the 2014 average home sales price of \$538,280.

The average sales price for detached homes that sold in July 2015 was \$720,830, an increase of 1.0 percent over the July 2014 average of \$713,531. The average sales price of attached homes increased 1.2 percent during the same time period.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN JULY 2015 COMPARED TO SALES IN JULY 2014

|                | JULY 2015 | JULY 2014 | % Change |
|----------------|-----------|-----------|----------|
| All Homes      | \$560,631 | \$546,576 | 2.6%     |
| Detached Homes | \$720,830 | \$713,531 | 1.0%     |
| Attached Homes | \$381,008 | \$376,481 | 1.2%     |



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

### 30-Year Fixed-Rate Mortgage

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate rose to 4.05 percent in July, up from 3.98 percent a month ago. In July 2014, the average 30-year mortgage interest rate was 4.13 percent. Freddie Mac projects that the 30-year mortgage interest rate will continue to rise but will remain under 5.0 percent through the second quarter of 2016.



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

### Inventory of Homes for Sale

The number of active listings in the County in July was 4,443, an increase of 18.6 percent over the 3,747 listed in July 2014. Based on the July 2015 listings and the current sales rate, there is approximately a 2.6 month supply of homes for sale in the County, a similar 2.7 month supply was available a year ago.



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

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