



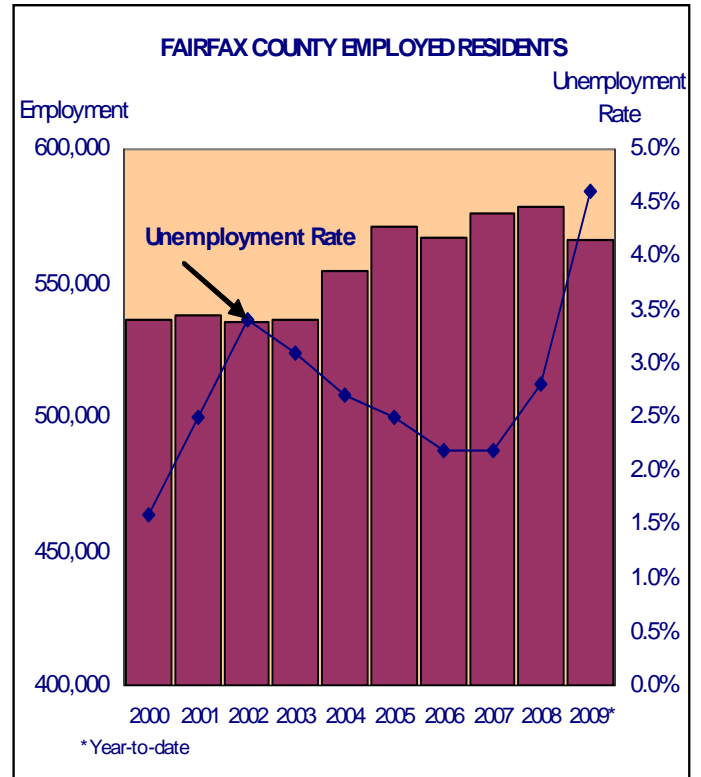
ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

JANUARY 2010

IN THIS ISSUE:

- The unemployment rate in Fairfax County increased to 4.6 percent in December from 4.3 percent in November. (See page 1)
- January Sales Tax receipts for Fairfax County, which represent retail purchases made in November, were down 4.2 percent, after adjusting for the State's Tax Amnesty program, compared to January 2009. (See page 2)
- The Consumers' Confidence Index rose for the third consecutive month, with both the Present Situation Index and the Expectations Index moving up. (See page 2)
- The median price of existing single family homes sold in calendar year 2009 declined 2.6 percent compared to the median price in 2008; existing townhomes' median price was unchanged. (See page 3)
- During 2009, the number of existing single family home sales increased 6.3 percent compared to 2008. The volume of existing townhome sales fell 6.6 percent. (See page 4)



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

Employment

Unemployment across Fairfax County increased to 4.6 percent in December from 4.3 percent in November. Compared to a year ago, the County's current unemployment rate has risen by 1.2 percentage points.

Virginia's unemployment rate, which has been declining since its June peak of 7.3 percent, increased to 6.7 percent in December, up from 6.4 percent in November. As usual, Northern Virginia had the state's lowest metropolitan area jobless rate at 4.9 percent, up from 4.7 percent in November.

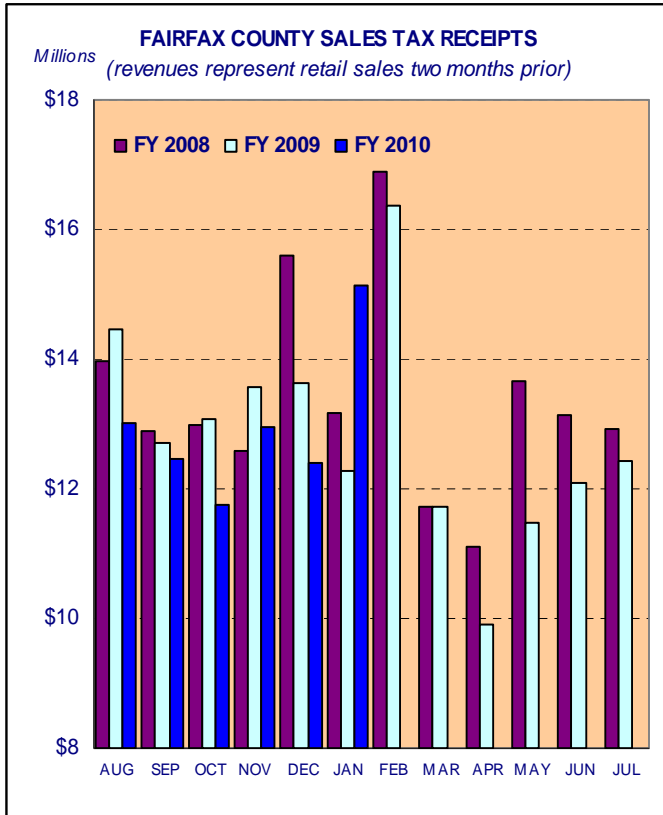
The U.S. unemployment rate was unchanged at 10.0 percent in December. Nonfarm payroll employment in December fell by 85,000 over the month. According to the Bureau of Labor Statistics, there were 15.3 million unemployed persons. At the start of the recession in December 2007, the number of unemployed persons was 7.7 million, and the unemployment rate was 5.0 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



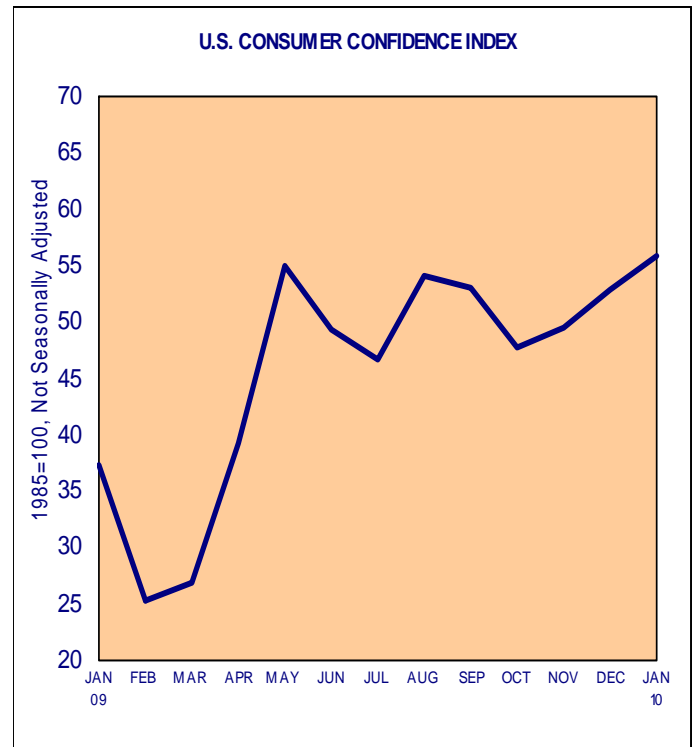
Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

Sales Tax receipts distributed to Fairfax County in January, which represent retail purchases made in November, were \$13.5 million, up 9.9 percent over January 2009. This distribution includes \$1.7 million as a result of the State's tax amnesty program. Absent this additional transfer, January receipts would have been down 4.2 percent. Year-to-date in FY 2010, Sales Tax receipts are down 4.6 percent compared to the first six months of FY 2009.

Gross Domestic Product

- According to the "advance" estimate released by the Bureau of Economic Analysis, the national economy grew at an annual rate of 5.7 percent in the fourth quarter of 2009, the quickest growth rate in more than six years. In the third quarter, real gross domestic product (GDP) increased 2.2 percent.

Consumer Confidence Index



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

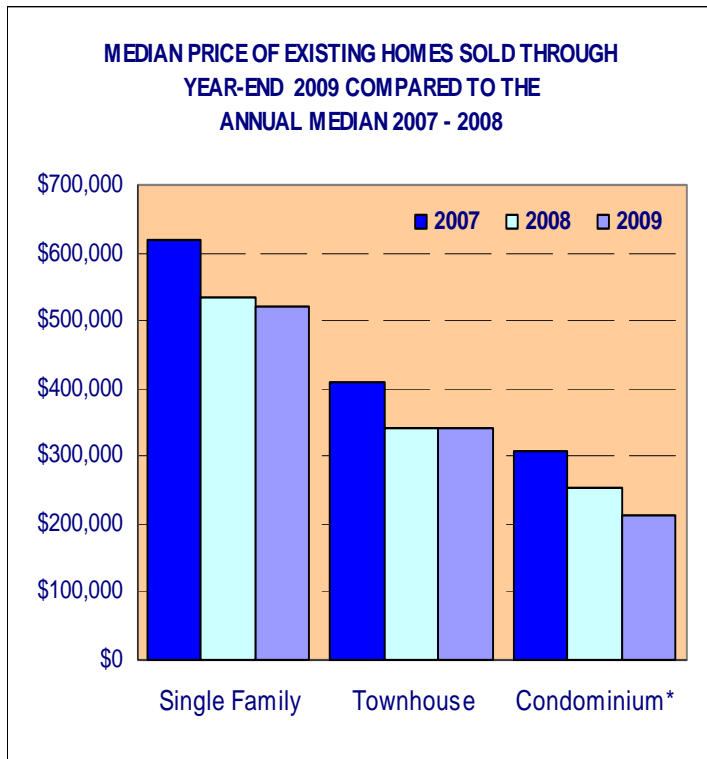
The Consumer Confidence Index has been improving gradually each month since October. The Index stands at 55.9 (1985=100), up from 53.6 in December. The Present Situation Index increased to 25.0 from 20.2 in December, and the Expectations Index increased to 76.5 from 75.9 in December. Lynn Franco, Director of the Conference Board's Consumer Research Center, said that despite consumers being "less dire about their income prospects than in December, the number of pessimists continues to outnumber the optimists," suggesting there will not be any significant pickup in activity in the coming months.

HOUSING MARKET

Foreclosures in Fairfax County

The number of net foreclosures in Fairfax County fell in ten out of 12 months in 2009. Based on data from the Department of Tax Administration, the number of county-wide net remaining foreclosures was 796 in December, down from 835 in November, reflecting 166 properties coming out of foreclosure, partially offset by 127 additional properties added to the foreclosure list. On a month-over-the-year basis, net remaining foreclosures were down 60.4 percent. On average through December, properties that have been re-sold were in active foreclosure status for 4.5 months.

Existing Home Sales Prices



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.

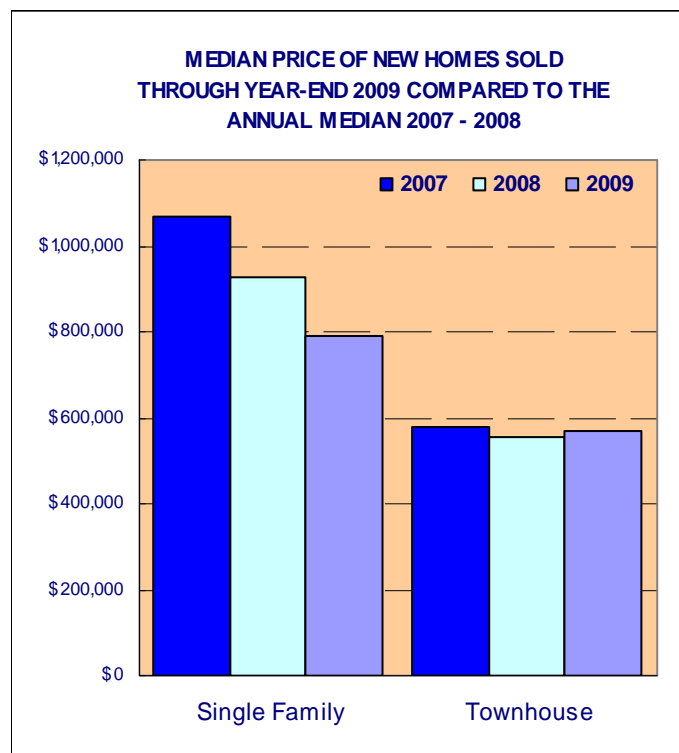
During calendar year 2009, the median sales price of existing (previously owned) single family homes was \$521,050, a 2.6 percent decline from the 2008 median sales price of \$535,000. The median sales price for existing townhouses sold during the year was unchanged from the 2008 median of \$340,000.

The median sales price of all condominiums, existing and new, that sold from January through December 2009 fell 16.5 percent to \$212,000 from the 2008 median of \$254,000.

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. To read more about Fairfax County tax assessments, please visit: www.fairfaxcounty.gov/dta/tax_assessment.htm

New Home Sales Prices

The median sales price of new single-family homes that sold in calendar year 2009 decreased 14.5 percent to \$791,984 from the 2008 median of \$926,498. The median sales price for new townhouses during 2009 increased 2.6 percent to \$569,775 compared to the 2008 median of \$555,288. For data regarding all condominium sales prices, 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.

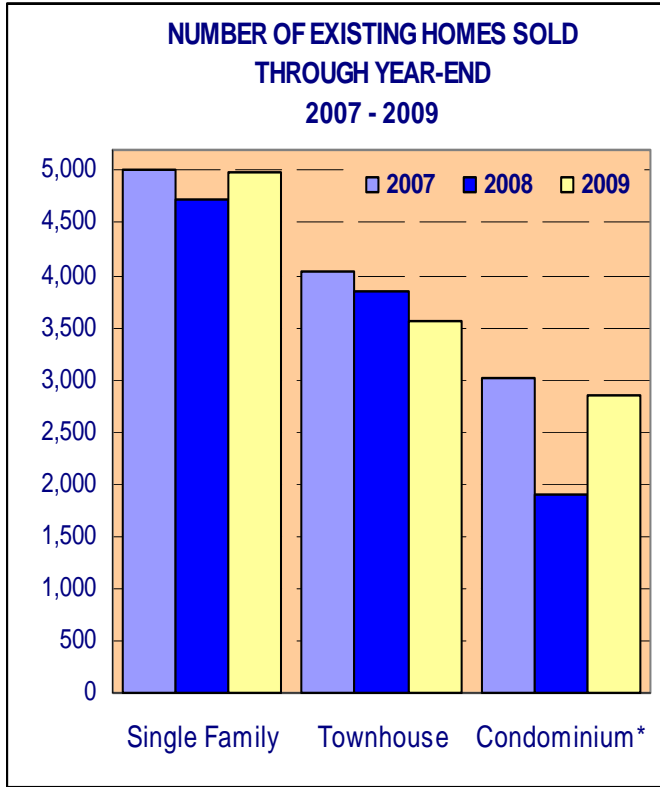
PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD DURING 2009 COMPARED TO SALES IN 2008

	Existing Sales	New Sales
Single Family	(2.6)	(14.5)
Townhouse	0.0	2.6
Condominium*	(16.5)	

*Condominium data include sales of existing and new units.

Existing Home Sales Volume

During calendar year 2009, the sales volume of existing single family homes increased 6.3 percent to 5,335 from the 5,017 homes sold during 2008. Compared to 2008, the number of townhouses sold in 2009 decreased from 4,153 to 3,879, or 6.6 percent. In addition, the total number of existing and new condominiums sold from January to December 2009 increased to 3,105 from the 2,110 units sold during 2008, a 47.2 percent increase.

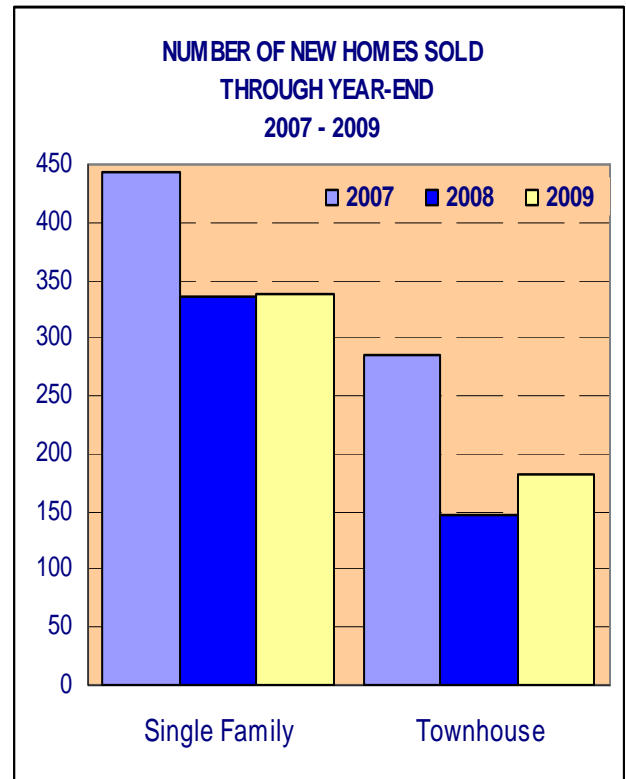


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

New Home Sales Volume

During calendar year 2009, the number of new single family homes sold was 372, slightly less than the 383 homes that sold during 2008. From January to December 2009, the volume of new townhome sales increased 17.1 percent to 199 from the 170 homes sold in Fairfax County in 2008.

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.

PERCENTAGE CHANGE IN NUMBER OF HOME SALES DURING 2009 COMPARED TO SALES IN 2008

	Existing Sales	New Sales
Single Family	6.3	(2.9)
Townhouse	(6.6)	17.1
Condominium*	47.2	

*Condominium data include sales of existing and new units.

Inquiries regarding this publication should be directed to:

The Department of Management and Budget
 12000 Government Center Parkway
 Suite 561
 Fairfax, Virginia 22035-0074
 (703) 324-2391 or 1-800-828-1120 (TDD)

Staff: Susan Datta, Director; Marcia Wilds, Revenue and Economic Analysis Coordinator, Albena Assenova, Budget Analyst.