



ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

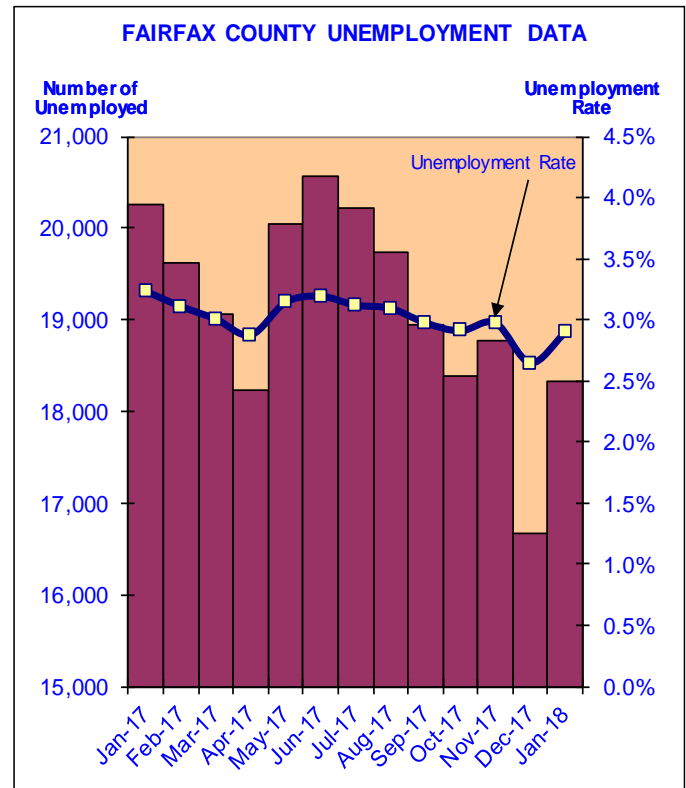
MARCH 2018

IN THIS ISSUE:

- The January unemployment rate in Fairfax County increased to 2.9 percent. (See page 1)
- Through March, Sales Tax receipts in Fairfax County are up 3.1 percent. (See page 2)
- The Consumer Confidence Index increased in February to its highest level since 2000. (See page 2)
- The number of homes sold in Fairfax County in February decreased 9.2 percent compared to February 2017. (See page 3)
- In February 2018, the average sales price of all homes sold in Fairfax County decreased 0.6 percent compared to the average sale price in February 2017. (See page 3)
- The number of active listings of homes for sale in the County decreased 22.9 percent in February from a year ago. (See page 4)

Previous issues of this publication can be accessed at:

<https://www.fairfaxcounty.gov/budget/economic-indicators>



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

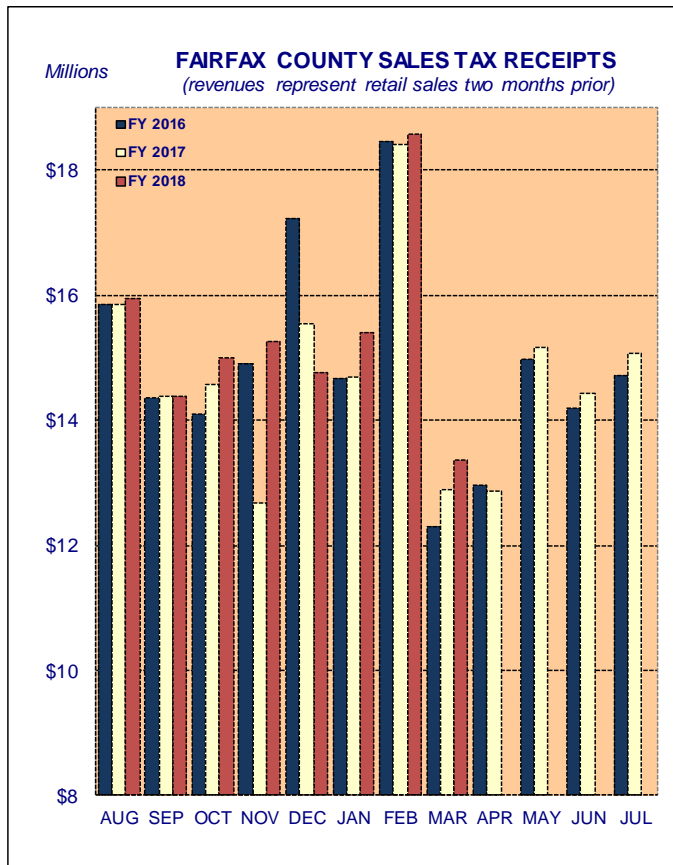
Employment

The January unemployment rate in Fairfax County increased 0.3 percentage point to 2.9 percent. The number of unemployed residents increased over the month from 16,677 to 18,330. The County's unemployment rate was down 0.3 percentage point from January 2017.

The January seasonally adjusted unemployment rate in Virginia was unchanged from a month ago at 3.6 percent. The rate was down 0.4 percentage point from January 2017.

The U.S. seasonally adjusted unemployment rate of 4.1 percent was unchanged in January. The rate was down 0.7 percentage point from a year ago. Total nonfarm payroll employment increased by 200,000 in January. Over the last three months, job gains have averaged 192,000 per month.

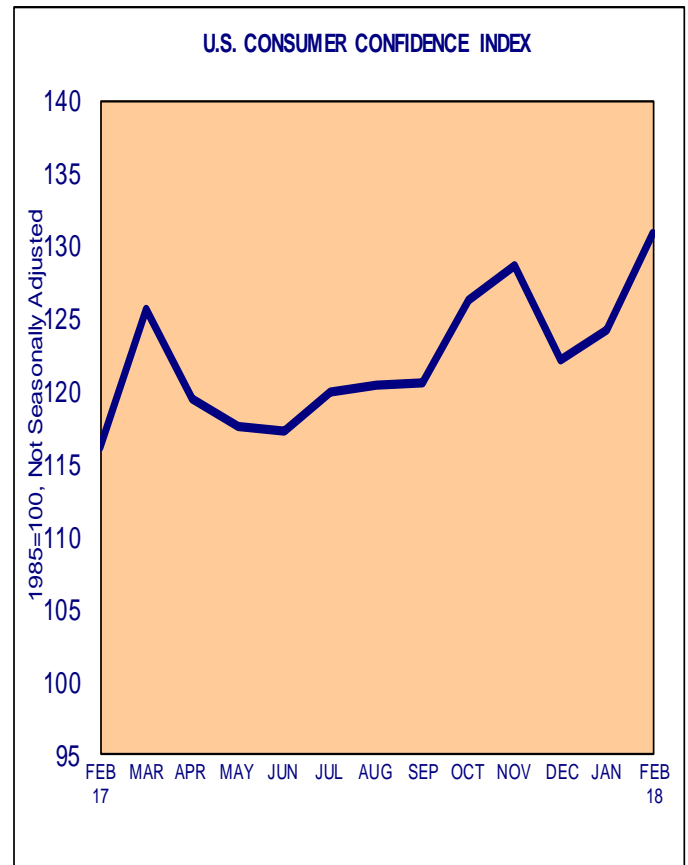
Sales Tax Receipts



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

Sales Tax receipts distributed to Fairfax County in March for retail purchases made in January were \$13.4 million, an increase of 3.7 percent over March 2017. Through the first eight months of FY 2018, Sales Tax receipts are up 3.1 percent over FY 2017.

Consumer Confidence Index



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

The Consumer Confidence Index increased in February for the second straight month and now stands at its highest level since 2000. The index stands at 130.8 (1985=100), up from 124.3 a month ago. Both the present situation and the expectations component increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' assessment of current conditions was more favorable this month, with the labor force the main driver. Despite the recent stock market volatility, consumers expressed greater optimism about short-term prospects for business and labor market conditions, as well as their financial prospects." She added that, "Overall, consumers remain quite confident that the economy will continue expanding at a strong pace in the months ahead."

NATIONAL INDICATORS

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 home price index, increased 6.4 percent for the 12 months ending in January. Home prices in the Washington Metropolitan area posted a 2.4 percent gain during the same period, tied for the lowest rate of increase with Chicago among the metropolitan areas in the index. David M. Blitzer, Managing Director and Chairman of the Index Committee, said that, "Two factors supporting price increases are the low inventory of homes for sale and the low vacancy rate among owner-occupied housing."

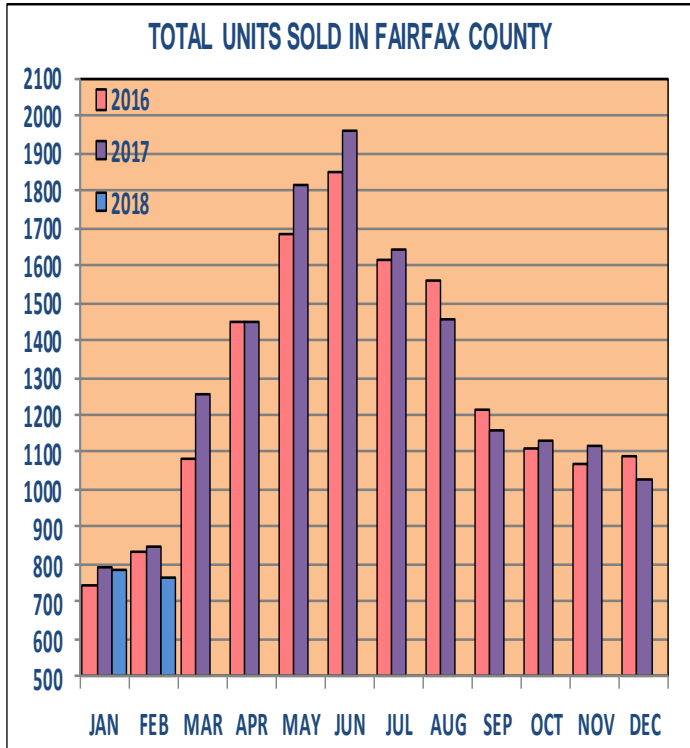
Gross Domestic Product

According to the final estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 2.9 percent in the fourth quarter of 2017, after growing 3.2 percent in the third quarter. In the previous estimate, real GDP was reported to have increased 2.5 percent. The U.S. economy is estimated to have grown 2.3 percent in 2017 compared to an increase of 1.5 percent in 2016.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

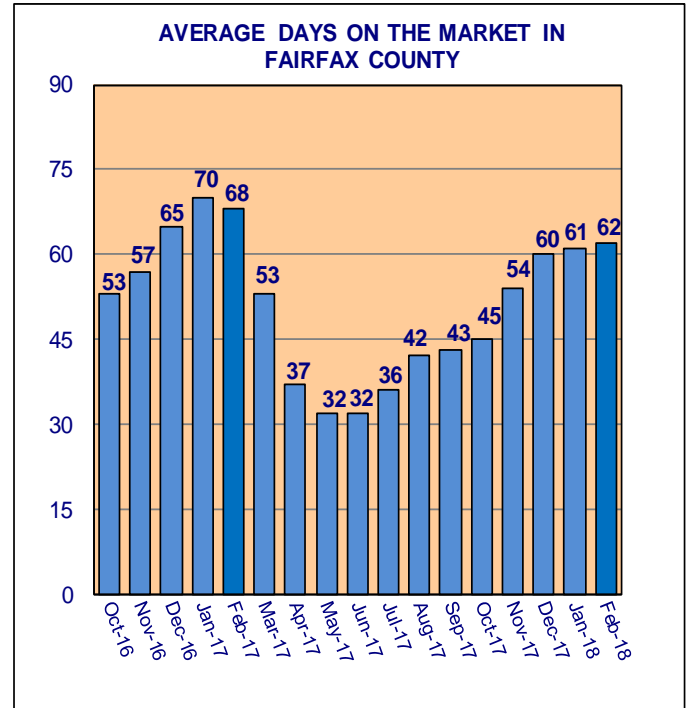
In February, 768 homes were sold in Fairfax County, a decrease of 9.2 percent from the 846 homes sold in February 2017.



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 February were on the market for 62 days. This is 6 days fewer than the 68 day average in February 2017.



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

Average Home Sales Prices

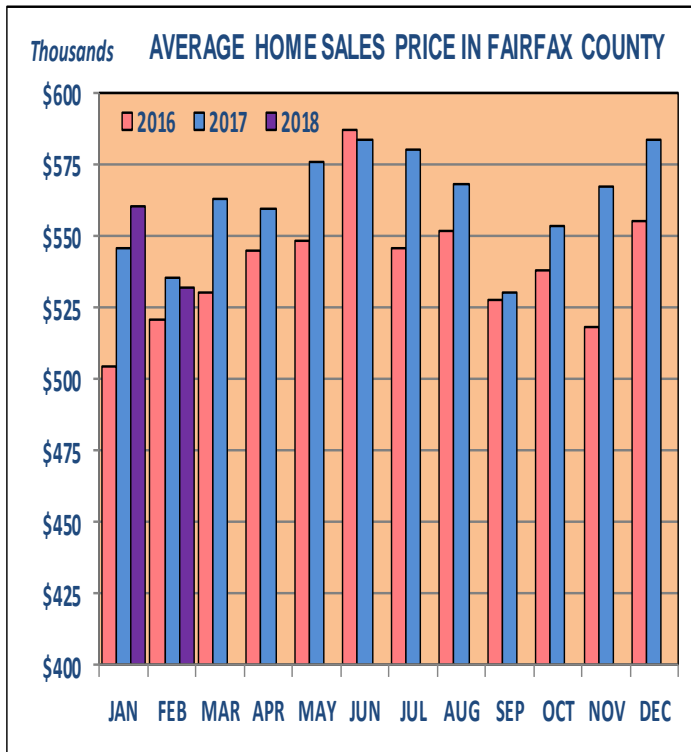
The average sales price of all homes that sold in February 2018 in Fairfax County was \$532,616, a decrease of 0.6 percent from the February 2017 average sales price of \$535,760. The average February price was down 6.2 percent compared to the annual 2017 average home sales price of \$567,829.

The average sales price for detached homes that sold in February 2018 was \$702,146, a decrease of 5.2 percent from the February 2017 average of \$740,783. The average sales price of attached homes increased 1.7 percent over the same period.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN FEB 2018 COMPARED TO SALES IN FEB 2017

	FEB 2018	FEB 2017	% Change
All Homes	\$532,616	\$535,760	-0.6%
Detached Homes	\$702,146	\$740,783	-5.2%
Attached Homes	\$373,360	\$366,969	1.7%

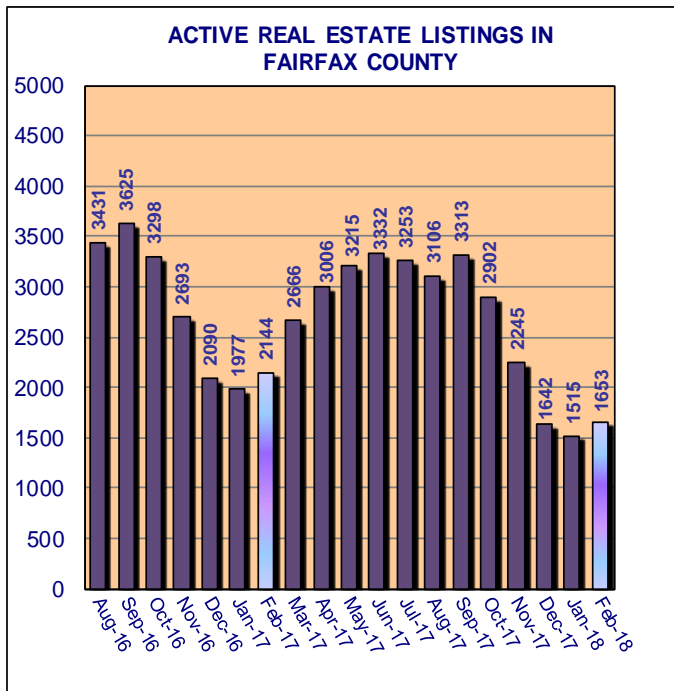
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read more about Fairfax County tax assessments, please visit: <https://www.fairfaxcounty.gov/taxes/real-estate>



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

Inventory of Homes for Sale

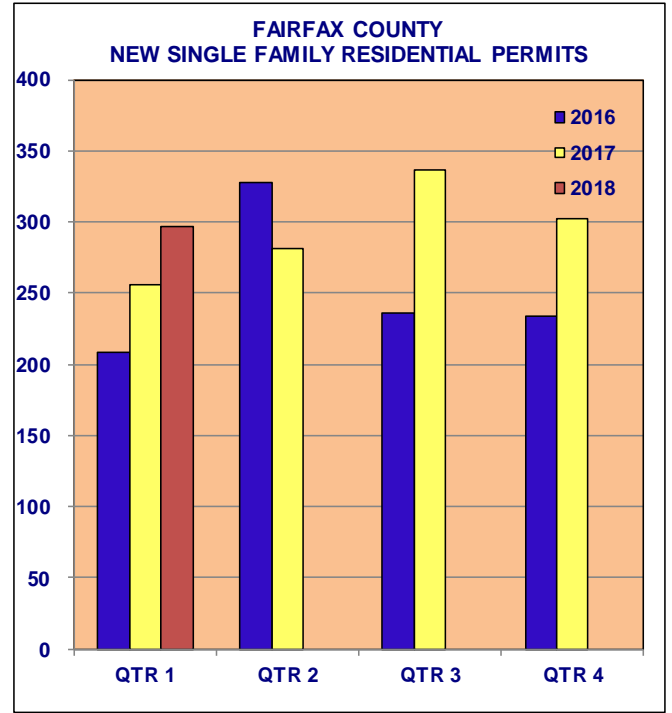
The number of active listings in the County in February was 1,653, a decrease of 22.9 percent from the 2,144 listings in February 2017. Based on the February 2018 listings and the current sales rate, there is approximately a 2.2 month supply of homes for sale in the County, less than the 2.5 month supply a year ago.



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

Single Family Building Permits

During the first quarter of 2018, 297 new single family building permits were issued in Fairfax County. This represents a 16.0 percent increase over the 256 permits issued during the same period in 2017.



Source: Fairfax County Land Development Services. Compiled by the Fairfax County Department of Management and Budget

The Department of Management and Budget
 12000 Government Center Parkway
 Suite 561
 Fairfax, Virginia 22035-0074
 (703) 324-2391 or TTY 711 (Virginia Relay Center)

Staff: Albena Assenova, Revenue and Economic Analysis Coordinator; Eric Eisinger, Budget Analyst