



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

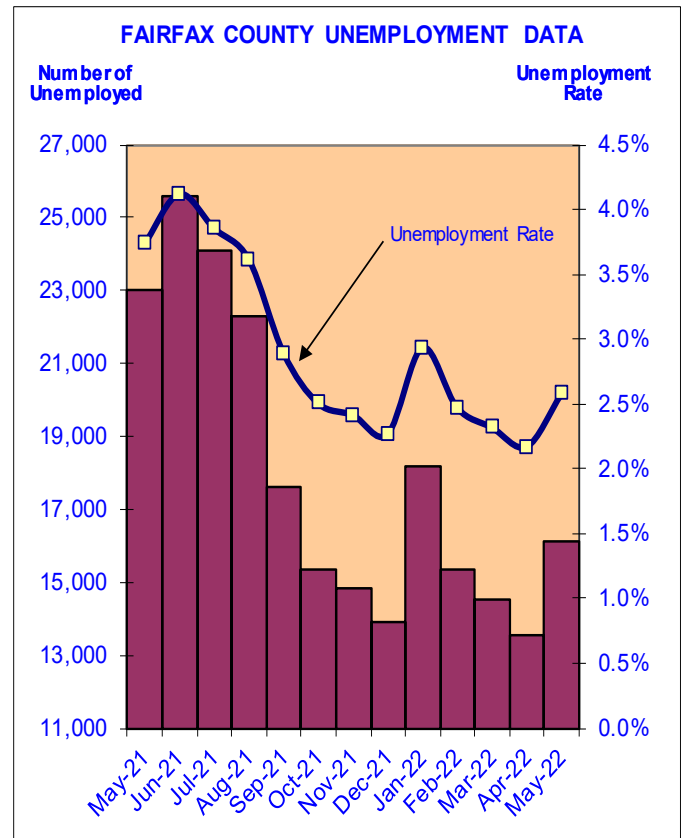
JULY 2022

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- The unemployment rate in Fairfax County increased 0.4 percentage point to 2.6 percent in May.
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- Sales tax receipts in July for purchases made in May increased 12.1 percent compared to last July.
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- The Consumer Confidence Index decreased in July for the third consecutive month.
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- The number of homes sold in Fairfax County in June decreased 28.7 percent from a year earlier.
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- In June 2022, the average sales price of all homes sold in Fairfax County increased 7.9 percent compared to the average sale price in June 2021.
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- The number of active listings of homes for sale in the County decreased 1.7 percent from a year earlier.
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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.

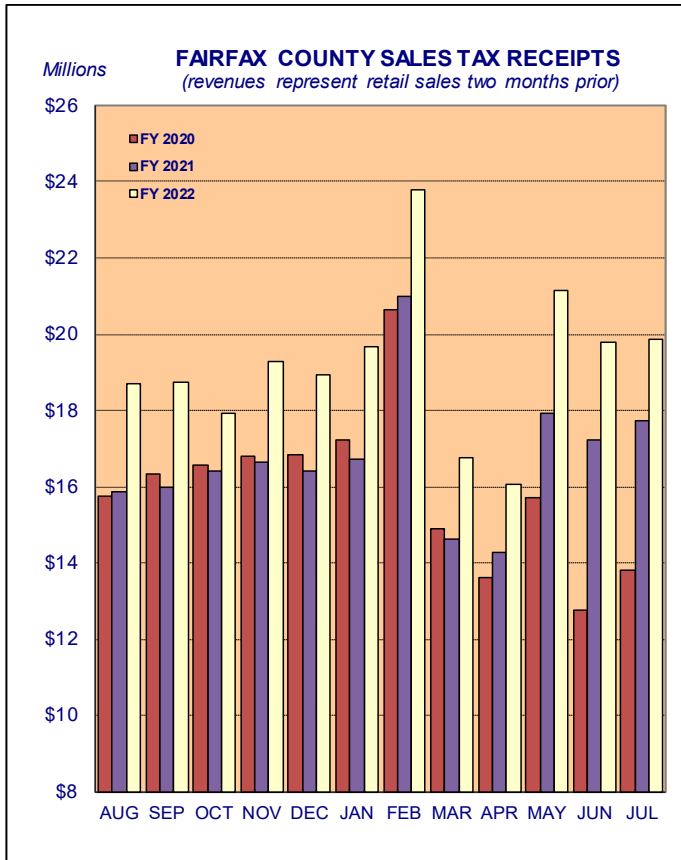
Employment

Compared to April, the May unemployment rate in Fairfax County increased 0.4 percentage point to 2.6 percent. The number of unemployed residents increased from 13,522 to 16,122. The County's unemployment rate was down 1.1 percentage points from May 2021.

The seasonally adjusted unemployment rate in Virginia in May was unchanged at 3.0 percent. The rate was down 1.1 percentage points from May 2021.

The U.S. seasonally adjusted unemployment rate in May was also unchanged at 3.6 percent. The rate was down 2.2 percentage points compared to a year ago. Total nonfarm employment increased by 390,000 in May. It remains down by 822,000, or 0.5 percent, from its pre-pandemic level in February 2020.

Sales Tax Receipts



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

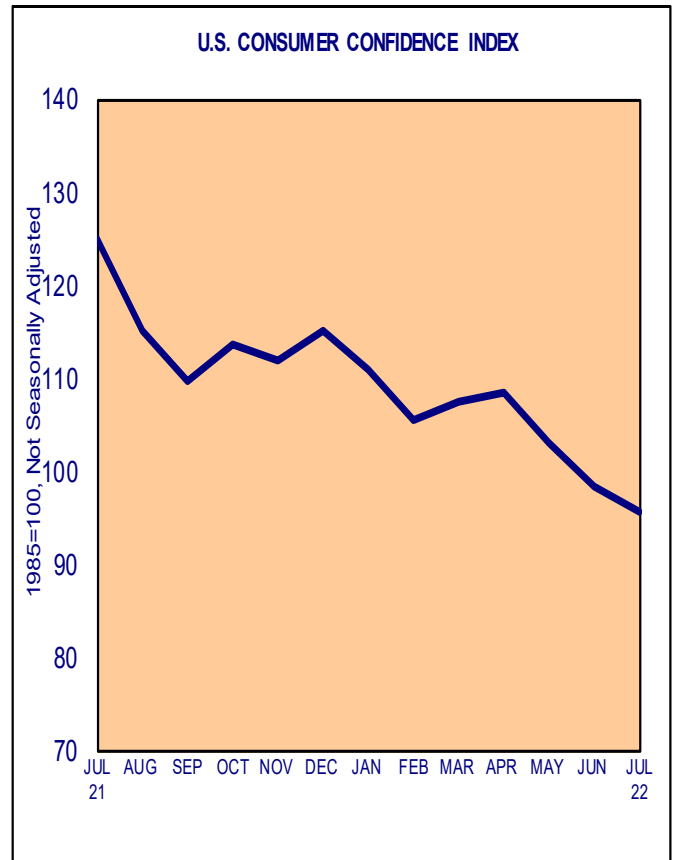
Sales Tax receipts distributed to Fairfax County in July for retail purchases made in May were \$19.9 million, an increase of 12.1 percent over July 2021. Total FY 2022 Sales Tax receipts are \$230.6 million, an increase of 14.9 percent over the total FY 2021 receipts.

NATIONAL INDICATORS

Case-Shiller Home Prices 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 20.5 percent for the 12 months ending in May. Home prices in the Washington Metropolitan area gained 12.2 percent during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "We've noted previously that mortgage financing has become more expensive as the Federal Reserve ratchets up interest rates, a process that was ongoing as our May data was gathered." He added that, "Accordingly, a more-challenging macroeconomic environment may not support extraordinary home price growth for much longer."

Consumer Confidence Index



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

The Consumer Confidence Index decreased in July for the third straight month. The index now stands at 95.7 (1985=100), down from 98.4 in June. Both the present situation and the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "As the Fed raises interest rates to rein in inflation, purchasing intentions for cars, homes, and major appliances all pulled back further in July." She added that, "Looking ahead, inflation and additional rate hikes are likely to continue posing strong headwinds for consumer spending and economic growth over the next six months."

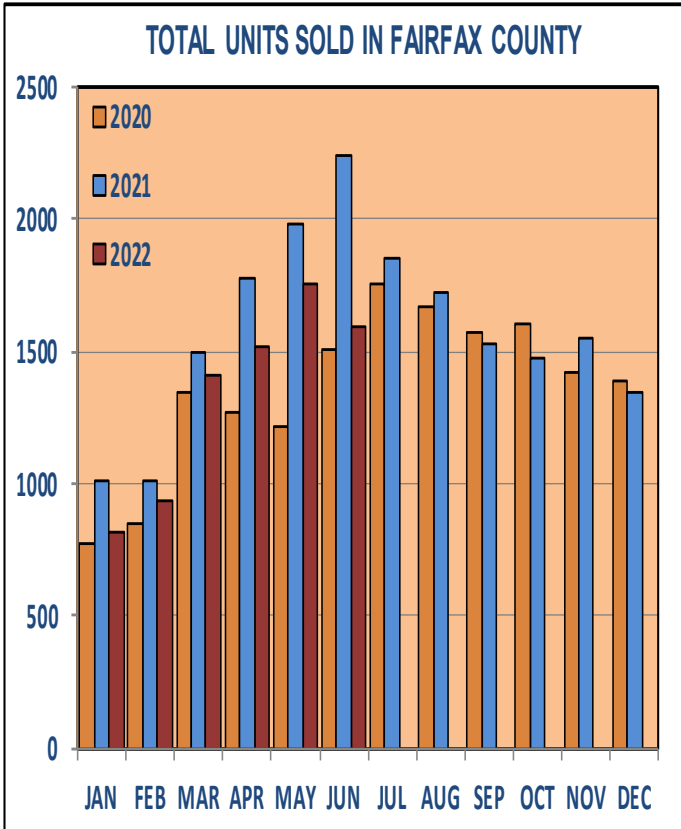
Gross Domestic Product

According to the advance estimate by the Bureau of Economic Analysis, the real gross domestic product (GDP) decreased at an annual rate of 0.9 percent in the second quarter of 2022, following a decrease of 1.6 percent in the first quarter. The decrease in real GDP reflected decreases in private inventory investment, residential fixed investment, and federal, state and local government spending. Partially offsetting the decreases was a 1.0 percent increase in Personal Consumption Expenditures (PCE), which make up approximately 70 percent of GDP. While Goods expenditures decreased by 4.4 percent, Services expenditures increased by 4.1 percent, reflecting a shift from spending on goods to spending on services.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In June 2022, 1,596 homes were sold in Fairfax County, a decrease of 28.7 percent from the 2,237 homes that were sold in June 2021.

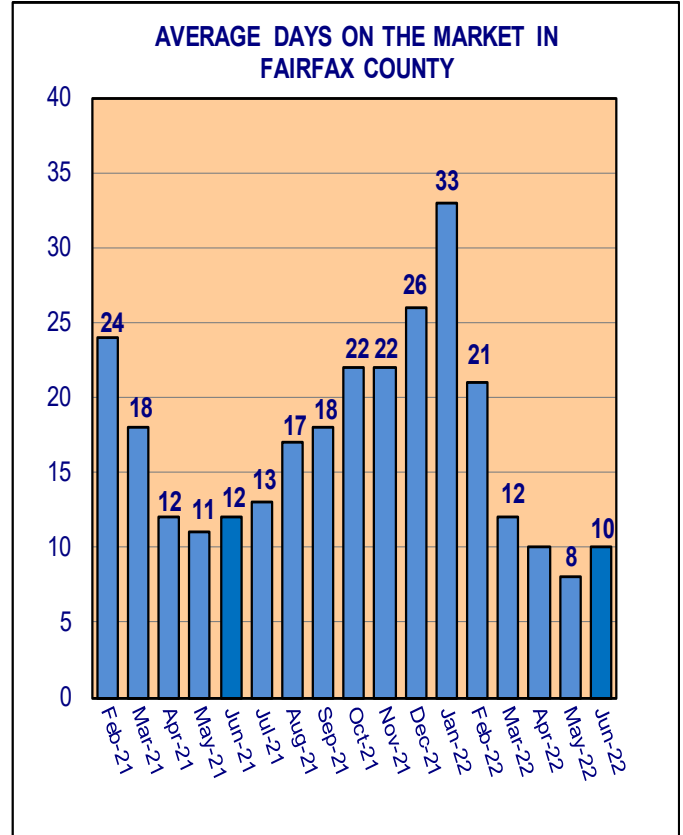


Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in June 2022 were on the market for 10 days. This is 2 days shorter than the 12-day average in June 2021.

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: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Average Home Sales Prices

The average sales price of all homes that sold in June 2022 in Fairfax County was \$792,686, an increase of 7.9 percent over the June 2021 average sales price of \$734,915. The average sales price was up 11.8 percent compared to the 2021 annual average home sales price of \$709,136.

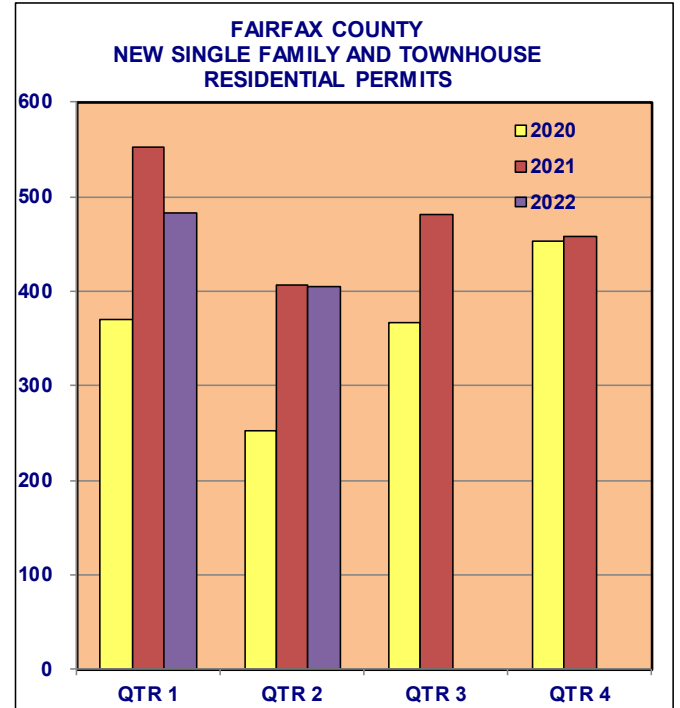
The average sales price for detached homes that sold in June 2022 was \$1,071,899, an increase of 9.4 percent over the June 2021 average of \$980,173. The average sales price of attached homes increased 3.9 percent over the same period.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN JUNE 2022 COMPARED TO SALES IN JUNE 2021

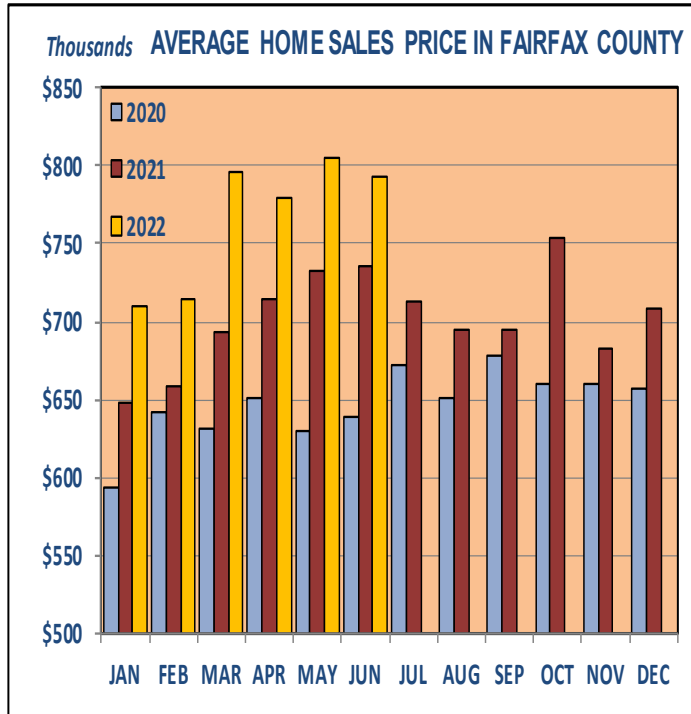
	JUN 2022	JUN 2021	% Change
All Homes	\$792,686	\$734,915	7.9%
Detached Homes	\$1,071,899	\$980,173	9.4%
Attached Homes	\$498,000	\$479,131	3.9%

Single Family and Townhouse Building Permits

During the second quarter of 2022, 404 new single family and townhouse building permits were issued in Fairfax County. This represents a 0.7 percent decrease compared to the same period in 2021. Combined, for the first two quarters of 2022, the number of permits is down 7.6 percent compared to last year.



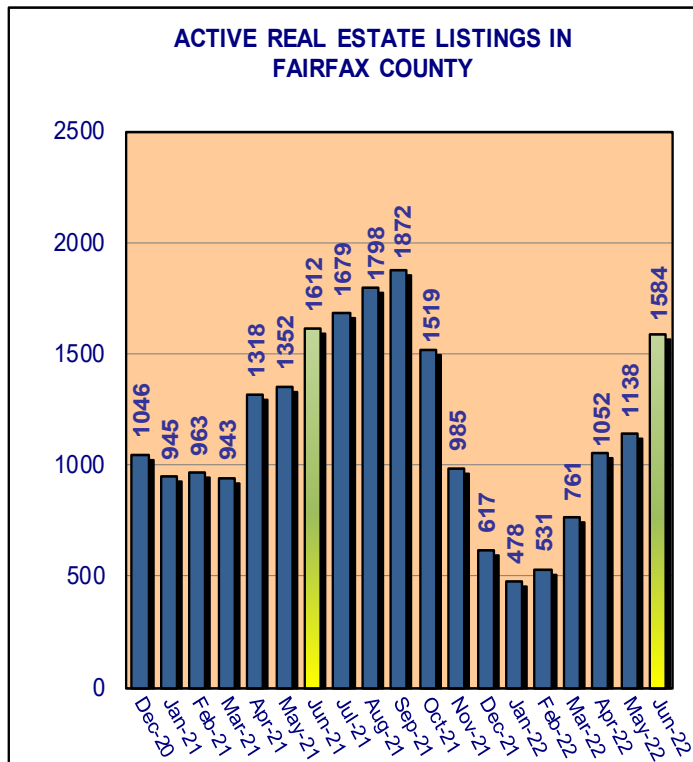
Source: Fairfax County Land Development Services. Compiled by the Fairfax County Department of Management and Budget.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Inventory of Homes for Sale

The number of active listings for sale in the County in June 2022 was 1,584, a decrease of 1.7 percent from the 1,612 listings in June 2021. Based on the June 2022 listings and the current sales rate, there is approximately a 1.0-month supply of homes for sale in the County, more than the 0.7-month supply a year ago.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

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