

# ECONOMIC INDICATORS<sup>©</sup>



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*Fairfax County Department  
of Management and Budget*

*January 2026*

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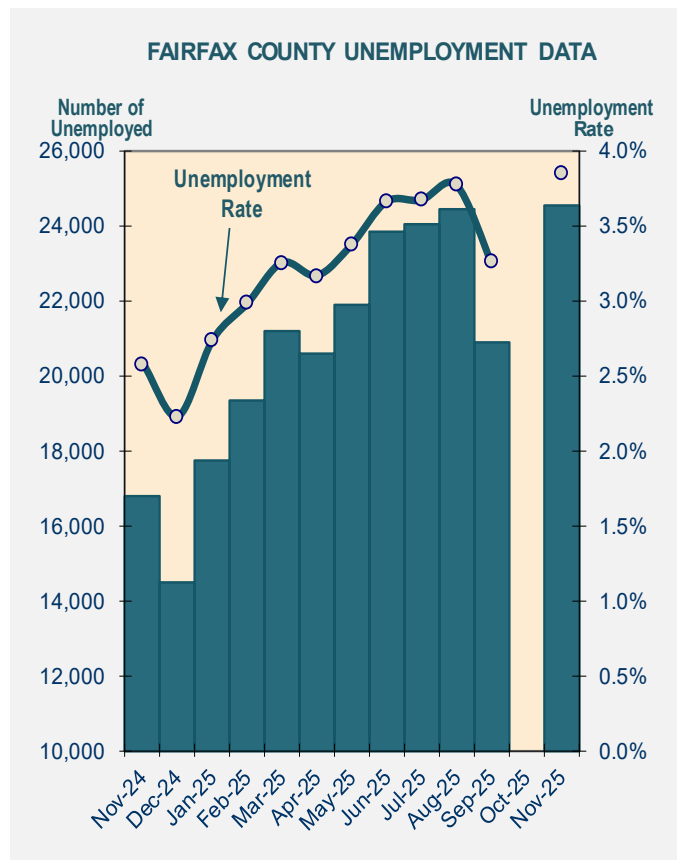
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## IN THIS ISSUE:

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- The U.S. Bureau of Labor Statistics did not release unemployment data and an employment situation update for October 2025 due to the federal government shutdown. Based on the latest available data, the unemployment rate in Fairfax County increased from 3.3 percent in September to 3.8 percent in November.  
**(See Page 2)**
- Sales tax receipts in January 2026 for purchases made in November 2025 increased 8.4 percent compared to last January.  
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- The number of homes sold in Fairfax County in December 2025 was down 1.8 percent from a year ago.  
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- In December 2025, the average sales price of all homes sold in Fairfax County increased 1.9 percent over December 2024.  
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- The number of active listings of homes for sale in Fairfax County in December 2025 increased 32.2 percent from a year earlier.  
**(See page 4)**
- A 30-year fixed mortgage rate in January 2026 averaged 6.10 percent, down from 6.19 percent a month ago.  
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## EMPLOYMENT



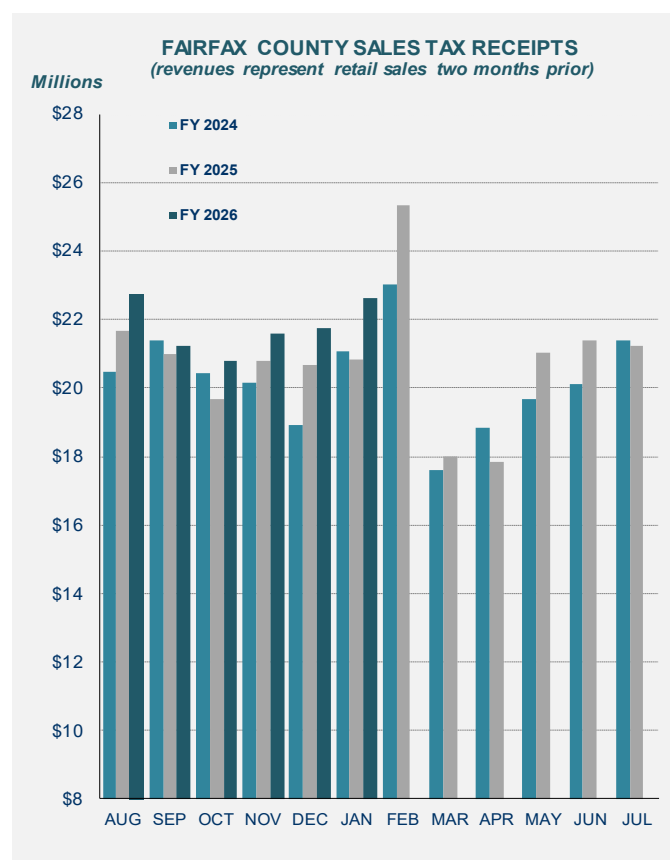
Source: Virginia Employment Commission. Compiled by the Fairfax County Department of Management and Budget.

The U.S. Bureau of Labor Statistics did not release unemployment data or an employment situation update for October 2025 due to the federal government shutdown. Based on the latest available data, the unemployment rate in Fairfax County increased from 3.3 percent in September to 3.8 percent in November. It was up 1.2 percentage point compared to a year ago. The number of unemployed residents increased from 20,897 in September to 24,515 in November.

Compared to September, the seasonally adjusted November unemployment rate in Virginia remained unchanged at 3.5 percent. It was up 0.6 percentage point compared to a year ago.

The U.S. seasonally adjusted unemployment rate increased from 4.4 percent in September to 4.6 percent in November, and was up 0.4 percentage point compared to a year ago. Total nonfarm payroll edged up by only 64,000 jobs in November. The federal government sector showed a sharp decline from September to November and was down by 271,000 from its January peak.

## SALES TAX RECEIPTS



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

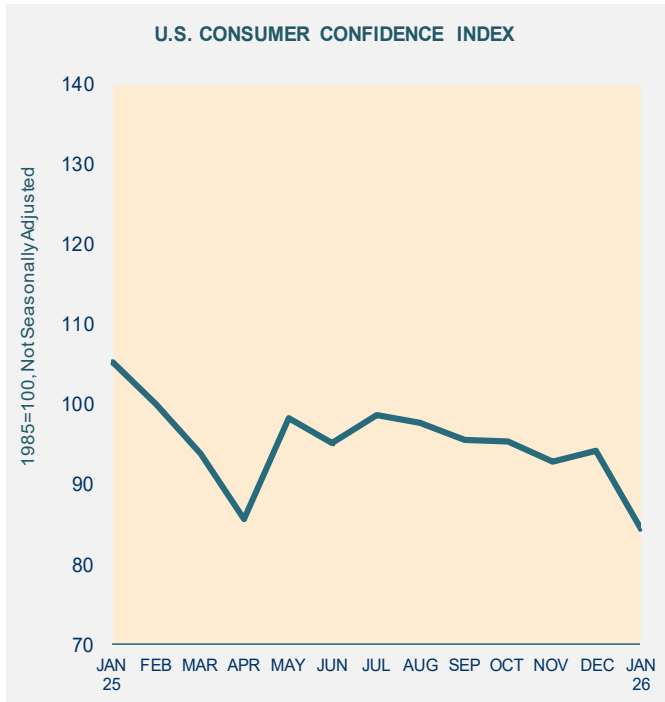
Sales Tax receipts distributed to Fairfax County in January 2026 for retail purchases made in November 2025 were \$22.6 million, an increase of 8.4 percent compared to January 2025. For the first 6 months of FY 2026, Sales Tax receipts are up 4.9 percent compared to the previous year.

## 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 by 1.4 percent in November compared to a year ago. Home prices in the Washington Metropolitan area increased by just 0.3 percent during the same period. Nicholas Godec, Head of Fixed Income Tradables & Commodities at S&P, said, "Thirty-year loan rates hovered in the mid-6% range during November, weighing on affordability even as they eased slightly from recent peaks." He added, "This elevated financing cost continues to cap home price growth. Inflation has eased most nominal gains, leaving home values essentially flat in real terms."

## Consumer Confidence Index



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

In January, the Consumer Confidence Index declined again to 84.5, down from 94.2 in December. Both the present situation component and the expectations component fell. Expectations have remained below 80 for a whole year, a threshold that usually indicates a recession ahead. Dana Peterson, Chief Economist at the Conference Board said, "All five components of the Index deteriorated, driving the overall Index to its lowest level since May 2014 (82.2) – surpassing its COVID-19 pandemic depths." She added, "Consumers' write-in responses on factors affecting the economy continued to skew towards pessimism. Refererences to prices and inflation, oil and gas prices, and food and grocery prices remained elevated. Mentions of tariffs and trade, politics, and the labor market also rose in January, and references to health/insurance and war edged higher."

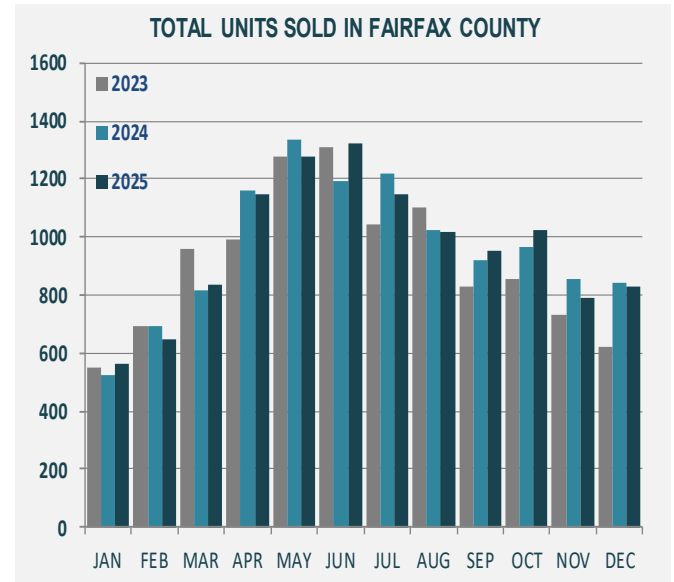
## Consumer Price Index

It should be noted that detailed October and November inflation survey data is not available due to the federal government shutdown. Compared to a year ago, the December Consumer Price Index for All Urban Consumers (CPI-U) increased 2.7 percent before seasonal adjustments. The cost of food increased 3.1 percent, and the cost of shelter increased 3.2 percent. The cost of energy increased 2.3 percent, and the used cars index increased 1.6 percent compared to a year ago. The core inflation rate excluding food and energy increased by 2.6 percent. The Federal Reserve Board's target annual inflation rate is 2.0 percent.

## FAIRFAX COUNTY HOUSING MARKET

### Total Home Sales Volume

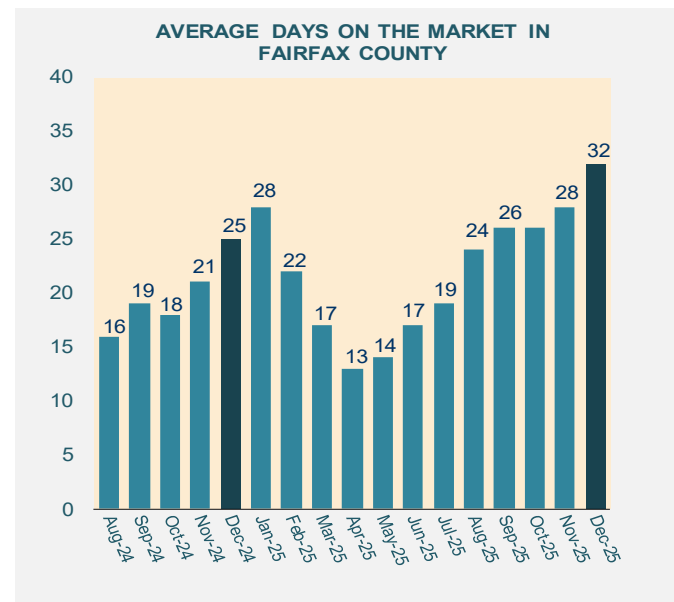
In December 2025, 830 homes were sold in Fairfax County, a decrease of 1.8 percent from the 845 homes that were sold in December 2024. For all of 2025, the number of home sales decreased just slightly from 11,787 in 2024 to 11,780 in 2025.



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 December 2025 were on the market for 32 days. This is 7 days longer than last December. For all of 2025, homes were on the market for 21 days on average before they were sold, 4 days more compared to 2024.



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

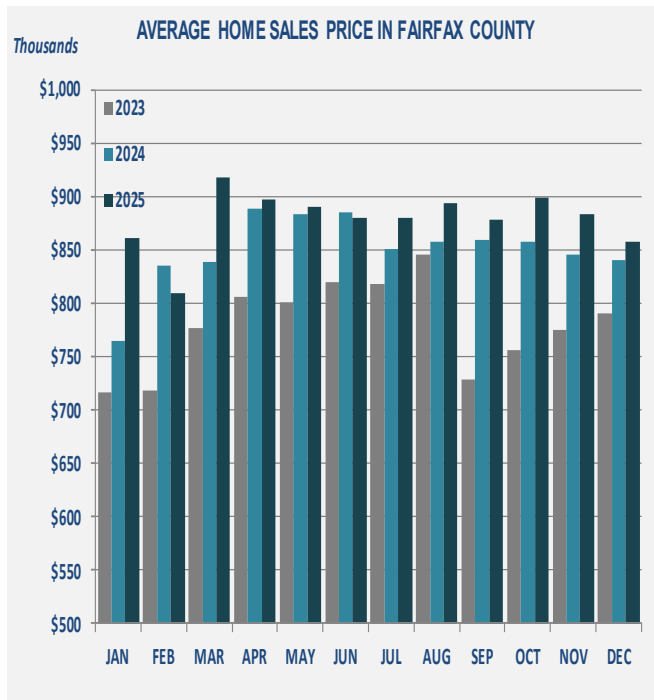
## Average Home Sales Prices

The average sales price of all homes that sold in December 2025 in Fairfax County was \$857,343, an increase of 1.9 percent over the December 2024 average sales price of \$841,093. For all of 2025, the average home sales price increased 3.0 percent to \$883,520, compared to the 2024 average of \$858,057.

The average sales price for detached homes that sold in December 2025 was \$1,155,349, a decrease of 4.2 percent from the December 2024 average of \$1,205,816. The average sales price of attached homes increased 3.3 percent in the same period. For all of 2025, detached homes' average sales price increased 1.1 percent over 2024, while attached homes increased 3.1 percent over the same period.

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:

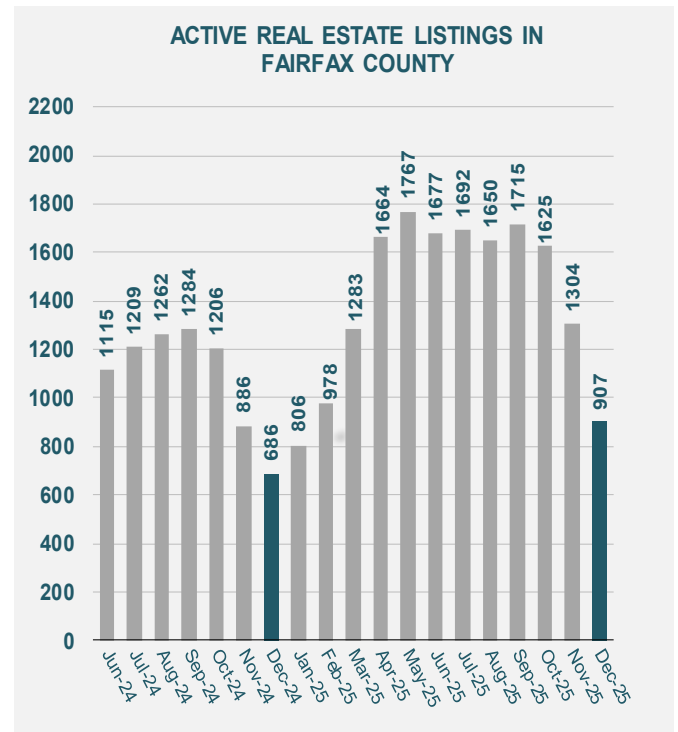
<https://www.fairfaxcounty.gov/taxes/real-estate>



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

## Inventory of Homes for Sale

The number of active listings for sale in Fairfax County in December 2025 was 907, an increase of 32.2 percent over the 686 listings in December 2024. Based on the December 2025 listings and the current sales rate, there is approximately a 1.1-month supply of homes for sale in the County, compared to the 0.8-month supply a year ago.



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

FAIRFAX COUNTY			
AVERAGE SALES PRICE OF HOMES SOLD IN			
DEC 2025 COMPARED TO SALES IN DEC 2024			
	DEC 2025	DEC 2024	% Change
<b>All Homes</b>	<b>\$857,343</b>	<b>\$841,093</b>	<b>1.9%</b>
<b>Detached Homes</b>	<b>\$1,155,349</b>	<b>\$1,205,816</b>	<b>-4.2%</b>
<b>Attached Homes</b>	<b>\$572,721</b>	<b>\$554,250</b>	<b>3.3%</b>

### 30-Year Fixed Rate Mortgages

According to Freddie Mac, the average 30-year fixed mortgage interest rate in January 2026 continued to decline to 6.10 percent, down from 6.19 percent a month ago. Last January, the average mortgage rate was 6.96 percent. The Federal Reserve held its rate unchanged keeping it at the 3.5–3.75 percent target range. In the January meeting, Fed Chairman Powell described the economy as coming into 2026 “on a firm footing” and highlighted the economy’s resilience despite the federal government shutdown in the last quarter of 2025, which likely weighed on economic growth. The market is predicting the current target rate to remain in place until at least June 2026.



MONTHLY 30-YEAR FIXED RATE MORTGAGES



#### Fairfax County Department of Management and Budget

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

# ECONOMIC INDICATORS