



# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

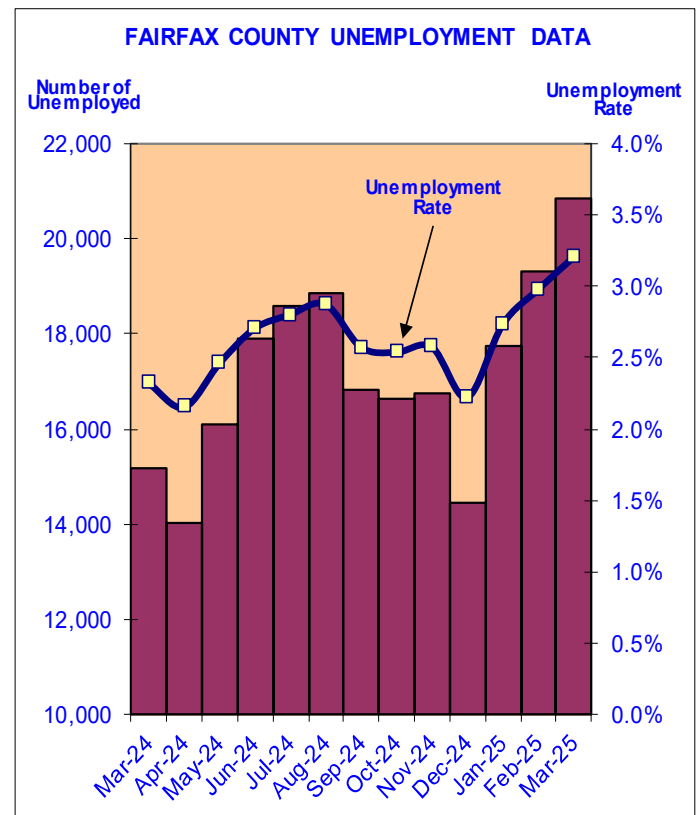
MAY 2025

## IN THIS ISSUE:

- The unemployment rate in Fairfax County increased from 3.0 percent in February to 3.2 percent in March.  
(See page 1)
- Sales tax receipts in May 2025 for purchases made in March 2025 increased 6.8 percent compared to last May.  
(See page 2)
- The Consumer Confidence Index improved in May for the first time in six months.  
(See page 2)
- The number of homes sold in Fairfax County in April 2025 was down 0.9 percent from a year ago.  
(See page 3)
- In April 2025, the average sales price of all homes sold in Fairfax County increased 1.0 percent compared to April 2024.  
(See page 3)
- The number of active listings of homes for sale in Fairfax County in April 2025 increased 62.3 percent from a year earlier.  
(See page 4)
- A 30-year fixed rate mortgage in May 2025 averaged 6.82 percent, up from 6.73 percent a month 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

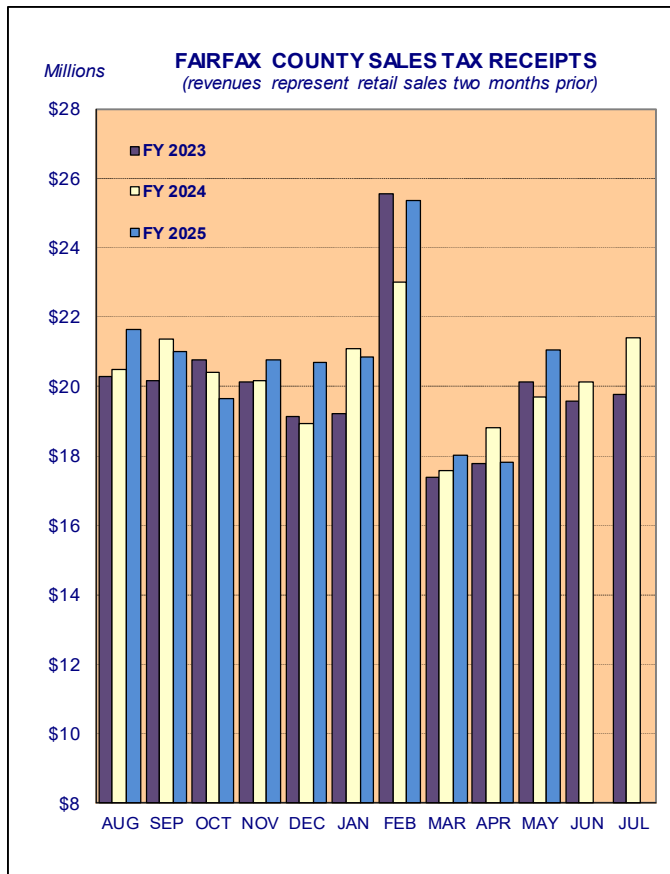
## Employment

The unemployment rate in Fairfax County increased from 3.0 percent in February to 3.2 percent in March. The number of unemployed residents increased from 19,315 to 20,836. The County's unemployment rate increased 0.9 percentage point compared to March 2024.

Compared to February, the seasonally adjusted March unemployment rate in Virginia increased from 3.1 percent to 3.2 percent. It was up 0.5 percentage point compared to a year ago.

The U.S. seasonally adjusted unemployment rate increased from 4.1 percent in February to 4.2 percent in March. The rate was up 0.3 percentage point from a year ago. Total nonfarm payroll employment increased by 228,000 in March, compared to an average monthly gain of 158,000 jobs over the prior 12 months.

## Sales Tax Receipts



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

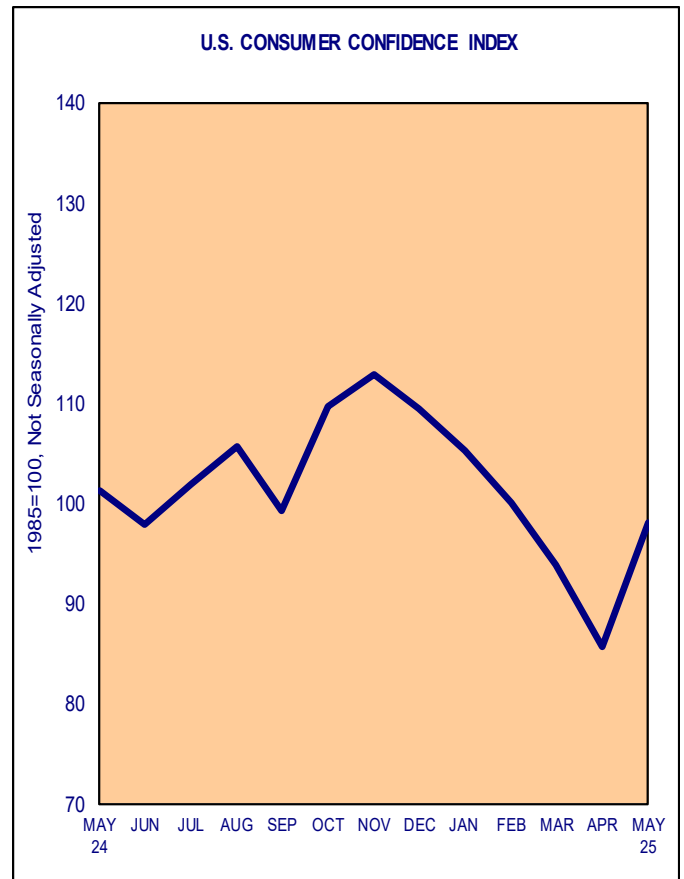
Sales Tax receipts distributed to Fairfax County in May 2025 for retail purchases made in March 2025 were \$21.0 million, an increase of 6.8 percent compared to May 2024. For the first 10 months of FY 2025, Sales Tax receipts are up 2.6 percent compared to the previous year.

## 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 4.1 percent in March compared to a year ago. Home prices in the Washington Metropolitan area increased by 4.5 percent during the same period. Nicholas Godec, Head of Fixed Income Tradables & Commodities, said, "Home price growth continued to decelerate on an annual basis in March, even as the market experienced its strongest monthly gains so far in 2025." He added that, "Mortgage rates hovered in the mid-6% range throughout March, keeping monthly payment burdens near multi-decade highs relative to incomes. This continued to weigh on buyer demand, but persistent supply shortages helped counteract the headwinds."

## Consumer Confidence Index



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

In May, the Consumer Confidence Index partially rebounded, up to 98.0 from 85.7 in April. Both the expectations and present situation components increased. Notably, the expectations component increased 17.4 points to 72.8, but it is still below the threshold of 80, a reading that usually signals a recession ahead. Stephanie Guichard, Senior Economist in Global Indicators at the Conference Board said, "Consumer confidence improved in May after five consecutive months of decline." She added, "The monthly improvement was largely driven by the consumer expectations as all three components of the Expectations Index – business conditions, employment prospects, and future income – rose from their April lows."

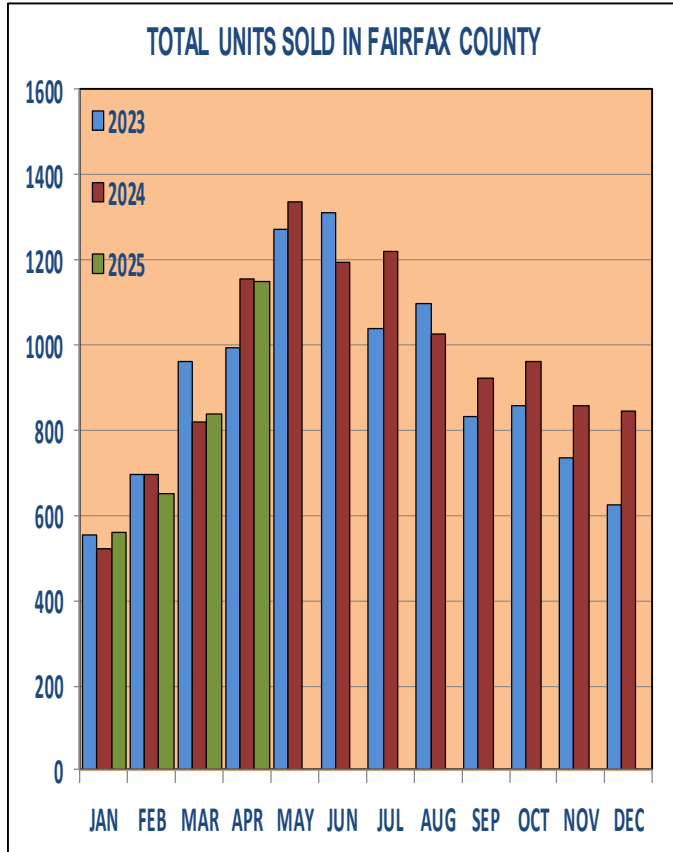
## Consumer Price Index

Compared to a year ago, the April Consumer Price Index for All Urban Consumers (CPI-U) increased 2.3 percent before seasonal adjustments. The cost of food increased 2.8 percent, and the cost of shelter increased 4.0 percent. The cost of energy decreased 3.7 percent, while the used cars index increased 1.5 percent compared to a year ago. The core inflation rate excluding food and energy increased by 2.8 percent. The Federal Reserve Board's target annual inflation rate is 2.0 percent.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

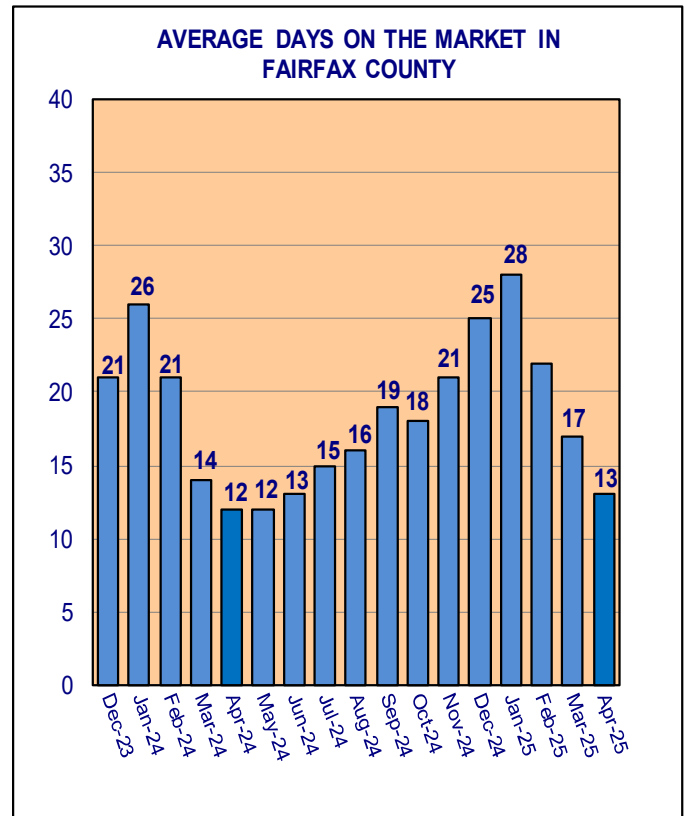
In April 2025, 1,148 homes were sold in Fairfax County, a decrease of 0.9 percent from the 1,158 homes that were sold in April 2024.



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 April 2025 were on the market for 13 days. This is one day longer than last April.



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

## Average Home Sales Prices

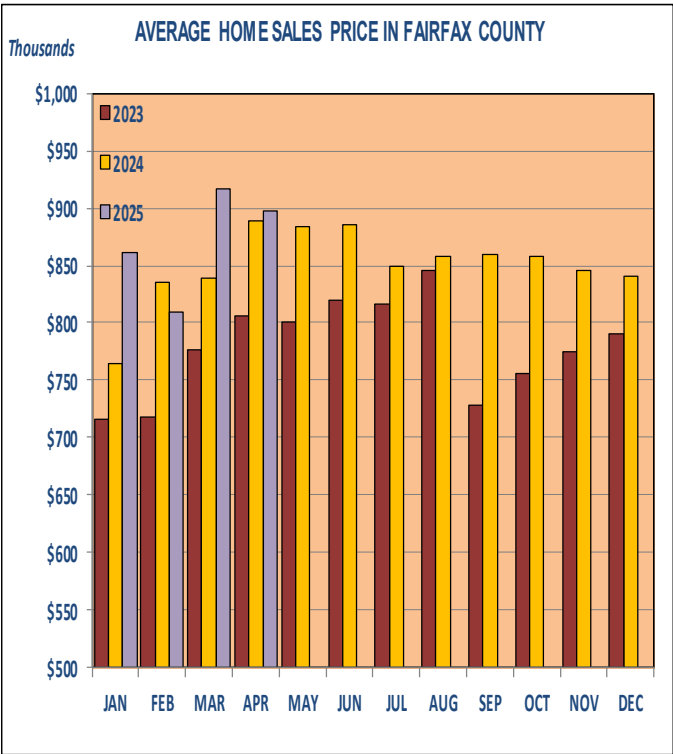
The average sales price of all homes that sold in April 2025 in Fairfax County was \$897,175, an increase of 1.0 percent over the April 2024 average sales price of \$888,181. The average sales price was 4.6 percent up compared to the 2024 annual average home sales price of \$858,057.

The average sales price for detached homes that sold in April 2025 was \$1,197,289, a decrease of 0.9 percent from the April 2024 average of \$1,207,801. The average sales price of attached homes increased 3.0 percent in the same period.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN APR 2025 COMPARED TO SALES IN APR 2024

	APR 2025	APR 2024	% Change
All Homes	\$897,175	\$888,181	1.0%
Detached Homes	\$1,197,289	\$1,207,801	-0.9%
Attached Homes	\$564,512	\$548,333	3.0%

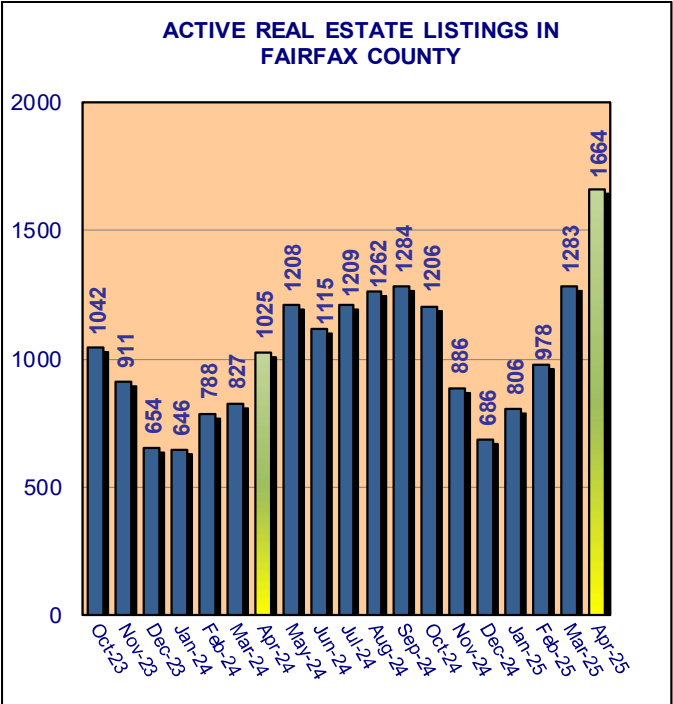
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read 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

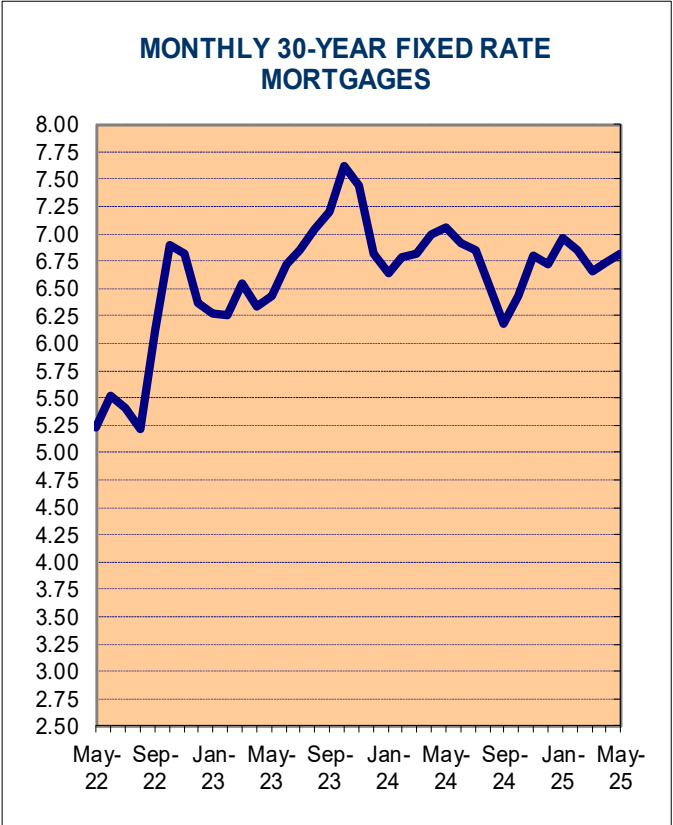
The number of active listings for sale in the County in April 2025 was 1,664, an increase of 62.3 percent over the 1,025 listings in April 2024. Based on the April 2025 listings and the current sales rate, there is approximately a 1.4-month supply of homes for sale in the County, compared to the 0.9-month supply a year ago.



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

30-Year Fixed Rate Mortgages

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate in May increased to 6.82 percent, up from 6.73 percent a month ago. The average May mortgage rate was about 25 basis points lower than the rate a year ago.



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

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