



ECONOMIC INDICATORS®

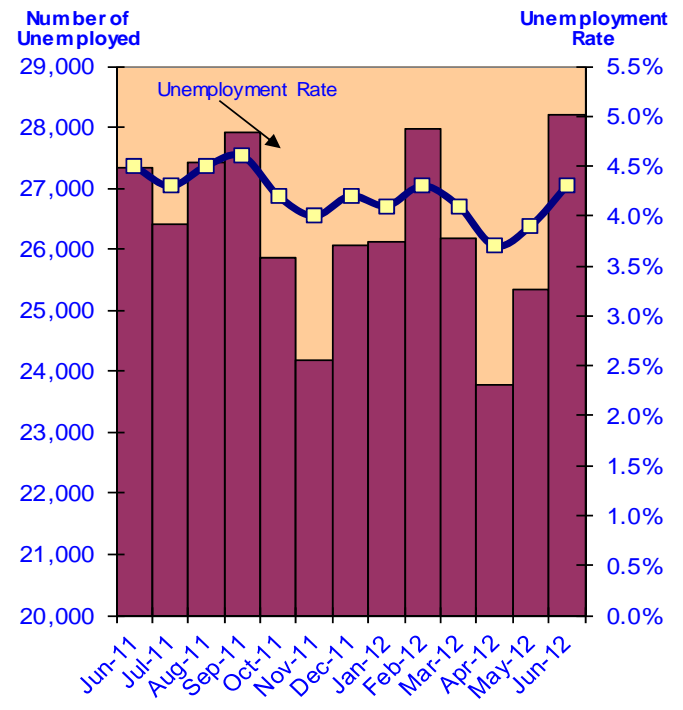
FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

JULY 2012

IN THIS ISSUE:

- The June unemployment rate in Fairfax County increased to 4.3 percent, up from 3.9 percent in May.
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- Sales Tax receipts end FY 2012 at \$162.8 million, up 5.2 percent over FY 2011.
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- The Consumer Confidence Index rose for the first time in five months.
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- The number of net foreclosures in Fairfax County decreased for the eighth consecutive month in June to a new record low since detailed tracking began in April 2008.
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- The median price of existing single family homes sold during the first half of 2012 was the same as the median price in 2011; the median price of existing townhouses sold increased 1.7 percent over the 2011 median.
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- Through June 2012, the volume of sales of existing single family homes increased 15.5 percent, and that of townhomes increased 5.5 percent, compared to the first half of 2011.
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FAIRFAX COUNTY UNEMPLOYMENT DATA



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

Employment

The County and Statewide unemployment rates rose in June primarily due to students entering the labor force.

The June unemployment rate in Fairfax County increased to 4.3 percent, up from 3.9 percent in May. The number of unemployed residents increased over the month from 25,286 to 28,199. The County's unemployment rate is below the 4.5 percent rate recorded last June.

The statewide unemployment rate in Virginia increased 0.5 percentage point in June to 6.0 percent from 5.5 percent in May. The June unemployment rate was lower than a year ago when it was 5.5 percent.

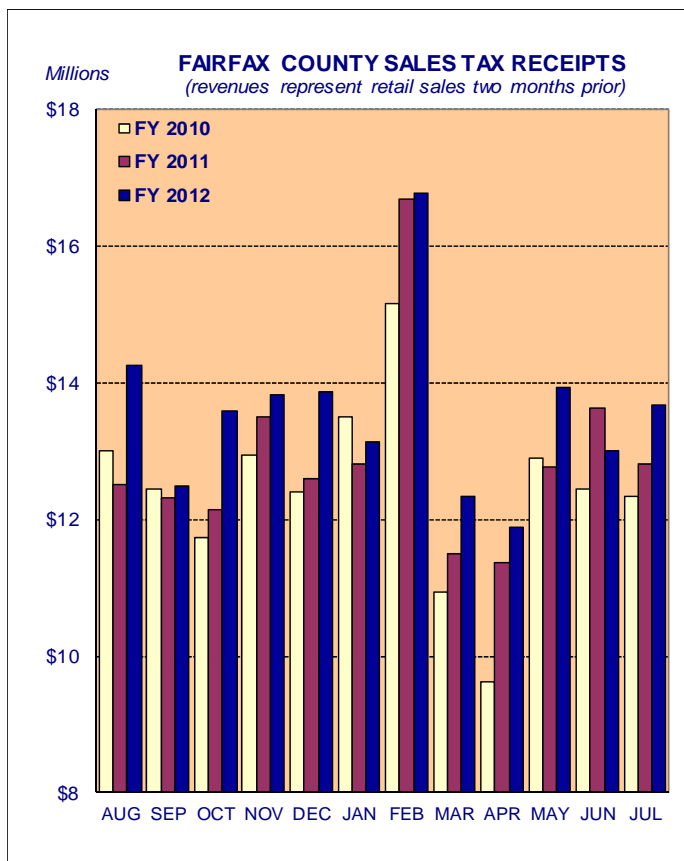
The June U.S. unemployment rate was unchanged from May at 8.2 percent. However, the Labor Department reported that job listings in June were the highest in four years.



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

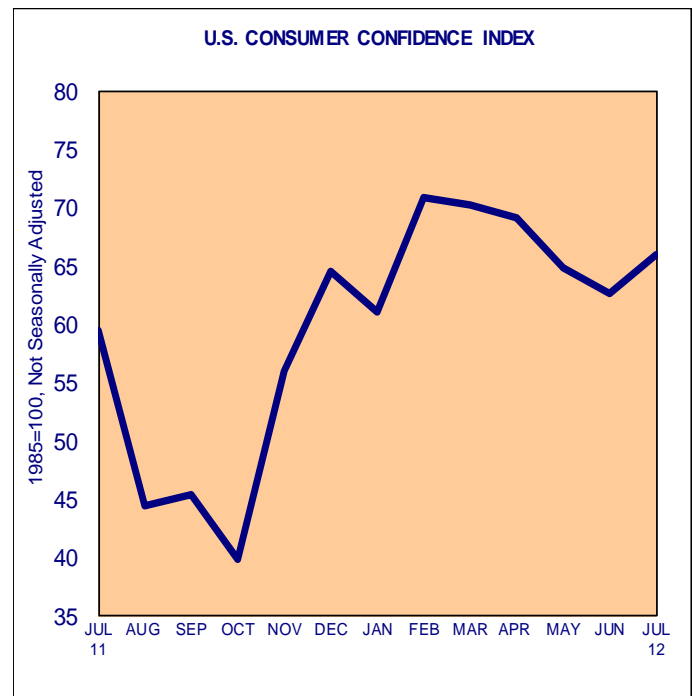


Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

Sales Tax receipts distributed to Fairfax County in July, representing retail purchases made in May, were \$13.7 million, an increase of 6.7 percent from July 2011. Total FY 2012 Sales Tax receipts are \$162.8 million, an increase of 5.2 percent compared to FY 2011. Sales tax receipts had fallen in FY 2009 and FY 2010 and rose a modest 3.5 percent in FY 2011. The FY 2012 level now exceeds the previous peak of \$160.9 million set in FY 2008. FY 2012 receipts are up just 1.2 percent compared to FY 2008.

Consumer Confidence Index

After declining four consecutive months, the Consumer Confidence Index rose in July. The index stands at 65.9 (1985=100), up from 62.7 a month ago. The expectations component improved while the present situation component decreased slightly. Lynn Franco, Director of Economic Indicators at the Conference Board said that, "Despite this month's improvement in confidence, the overall Index remains at historically low levels. Given the current economic environment – in particular the weak labor market—consumer confidence is not likely to gain any significant momentum in the coming months."



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

HOUSING MARKET

Foreclosures in Fairfax County

Based on information from the Department of Tax Administration, the number of net foreclosures in Fairfax County decreased for the eighth consecutive month in June to a new record low since detailed tracking began in April 2008. The number of county-wide net remaining foreclosures in June was 490, down from 519 in May. The net decrease of 29 properties in June reflects 46 new foreclosures, offset with 75 properties that were sold by the lender. Compared to a year ago, net remaining foreclosures were down 190 properties, or 27.9 percent.

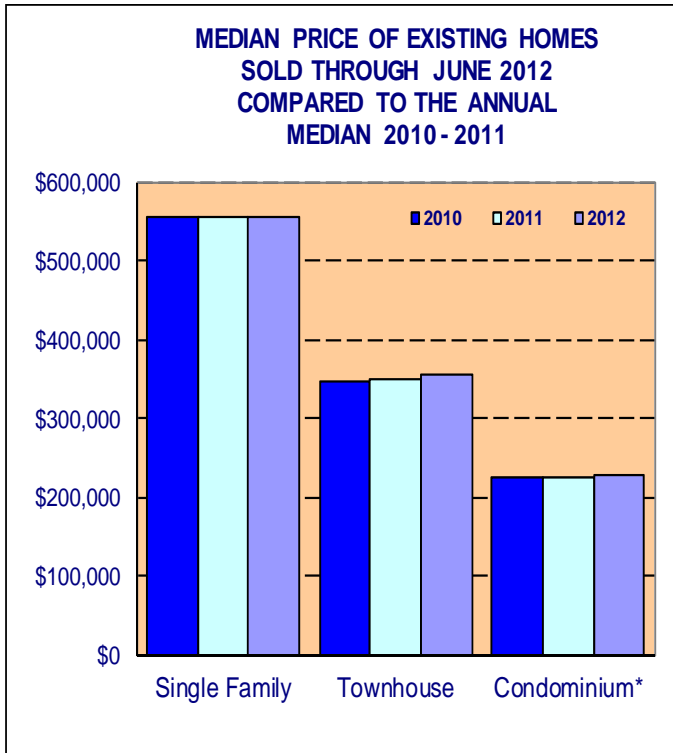
Mortgage Delinquencies

Mortgage delinquency statistics for Fairfax County for the first quarter of 2012 have improved compared to a year ago. Based on data recently released by the Federal Reserve Bank of Richmond, the percentage of prime mortgage loans in the County that were seriously delinquent (90 or more days past due) fell from 1.5 percent in the first quarter of 2011 to 1.1 percent in the first quarter of 2012. During this period, subprime loans that were seriously delinquent dropped from 9.6 percent to 6.1 percent. The share of subprime loans has also declined over the past year. As of the first quarter of 2012, subprime loans comprise an estimated 2.7 percent of all loans in Fairfax County compared to 5.7 percent in the first quarter of 2011.

Existing Home Sales Prices

Through June, the median sales price of an existing (previously owned) single family home was \$555,000, the same as the 2011 median sales price. The median sales price for existing townhouses sold through June was \$356,000, an increase of 1.7 percent over the 2011 median of \$350,000.

The median sales price of all condominiums, existing and new, that sold in the first six months of 2012 was \$227,000, a 0.9 percent increase over the 2011 median of \$225,000.



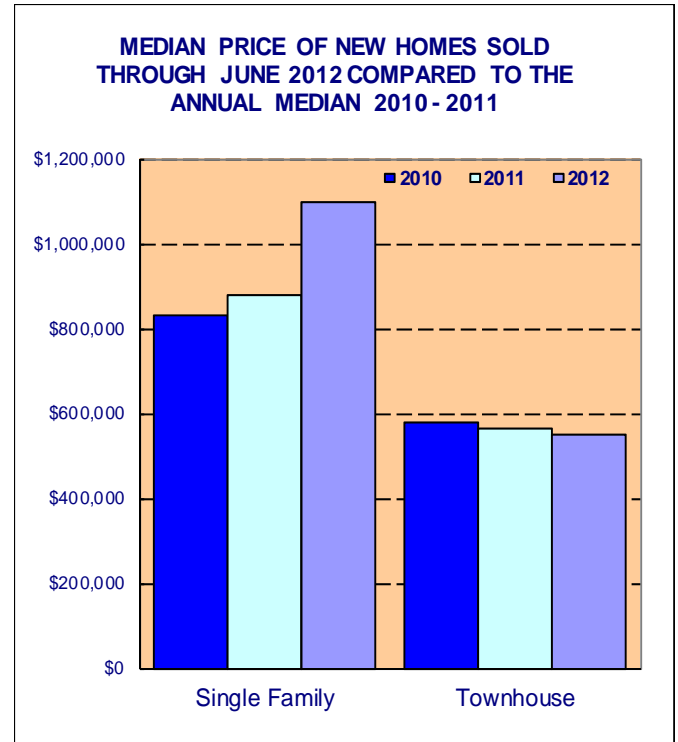
Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

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 through June was \$1,100,000, an increase of 25.2 percent compared to the 2011 median of \$878,338. The median sales price for new townhouses sold through June decreased to \$549,990, a 2.7 percent decline compared to the 2011 median of \$565,471. 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.

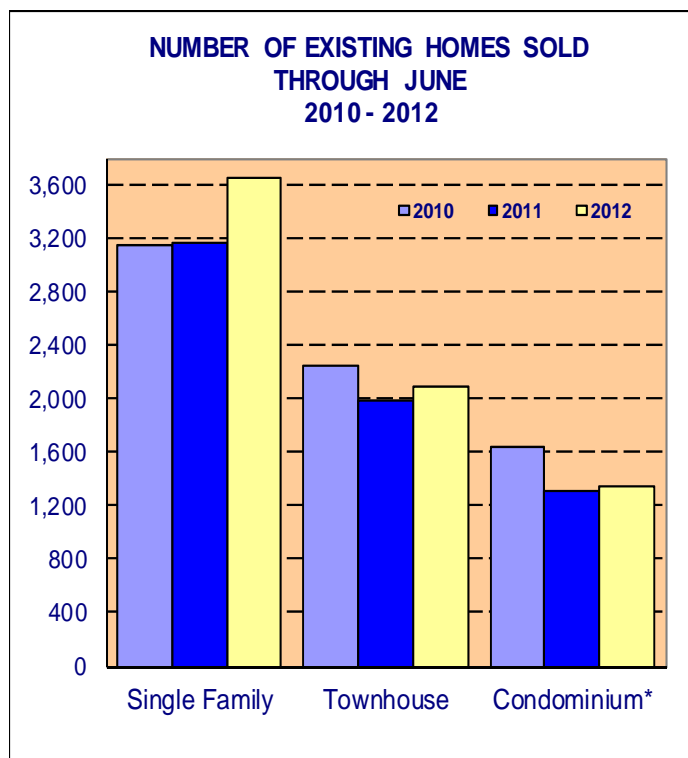
PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD THROUGH JUNE 2012 COMPARED TO THE PREVIOUS YEAR

	Existing Sales	New Sales
Single Family	0.0	25.2
Townhouse	1.7	(2.7)
Condominium*	0.9	

*Condominium data include sales of existing and new units.

Existing Home Sales Volume

Through the first half of 2012, the number of existing single family homes sold in Fairfax County increased 15.5 percent to 3,646 from the 3,158 homes sold during the same period last year. Compared to last year, the number of townhouses sold in the first six months of 2012 increased 5.5 percent, from 1,988 to 2,097. The total number of existing and new condominiums sold through June increased 2.4 percent to 1,343 from the 1,312 sold in the first half of 2011.

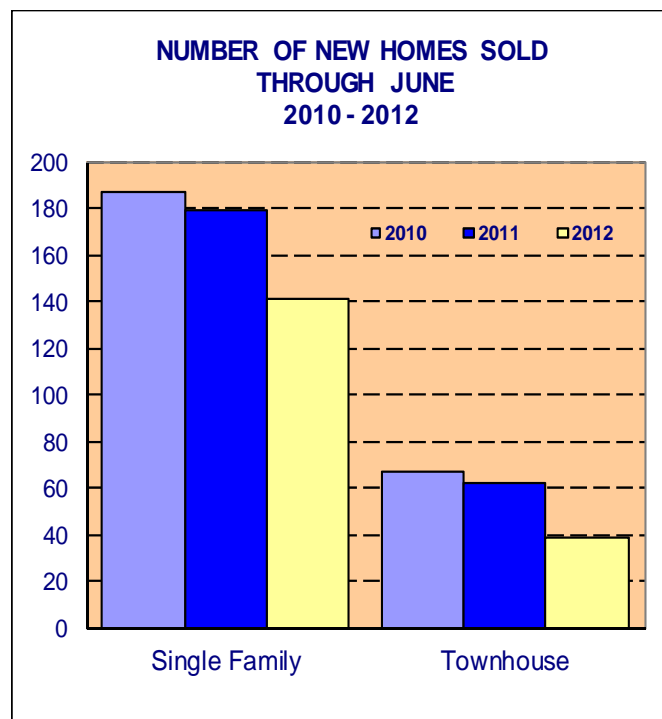


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

New Home Sales Volume

The number of new single family homes sold through June in Fairfax County decreased 21.2 percent to 141 from the 179 new homes sold during the same period last year. Through the first half of 2012, the volume of new townhome sales decreased to 39, down 37.1 percent from the 62 units sold in the first six months of last year.

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.

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