

# ECONOMIC INDICATORS<sup>®</sup>



*Fairfax County Department  
of Management and Budget*

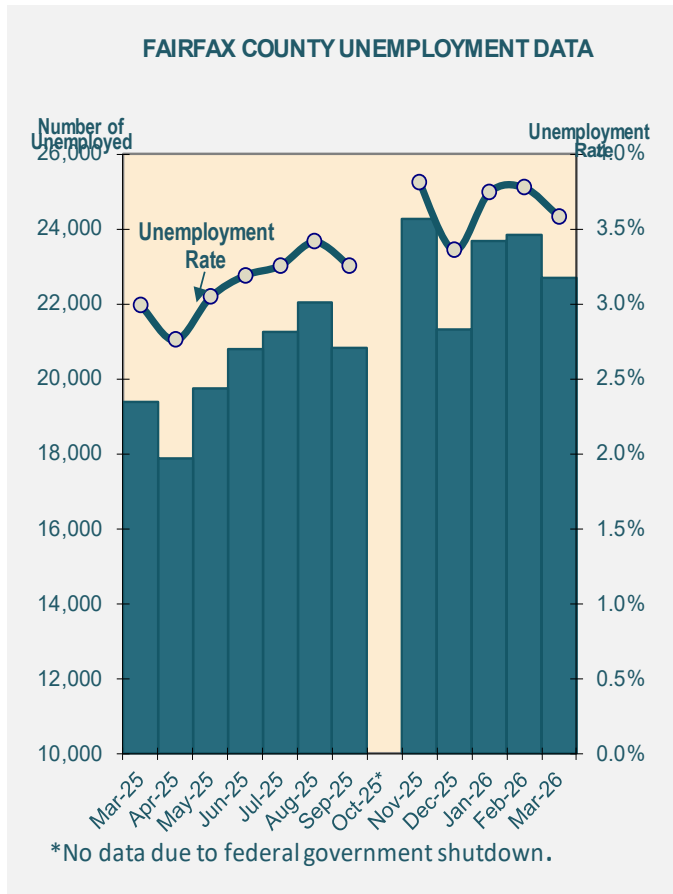
***May 2026***

Previous issues of this publication  
can be accessed at: <http://bit.ly/444nhlp>

## IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased to 3.6 percent in March 2026.  
**(See Page 2)**
- Sales tax receipts in May 2026 for purchases made in March 2026 were up 5.8 percent compared to last May.  
**(See page 2)**
- The number of homes sold in Fairfax County in April 2026 was up 0.6 percent from a year ago.  
**(See page 3)**
- In April 2026, the average sales price of all homes sold in Fairfax County increased 6.3 percent compared to April 2025.  
**(See page 4)**
- The number of active listings of homes for sale in Fairfax County in April 2026 increased 3.3 percent from a year earlier.  
**(See page 4)**
- A 30-year fixed mortgage rate in May 2026 averaged 6.44 percent, up from 6.33 percent a month ago.  
**(See page 5)**

## EMPLOYMENT



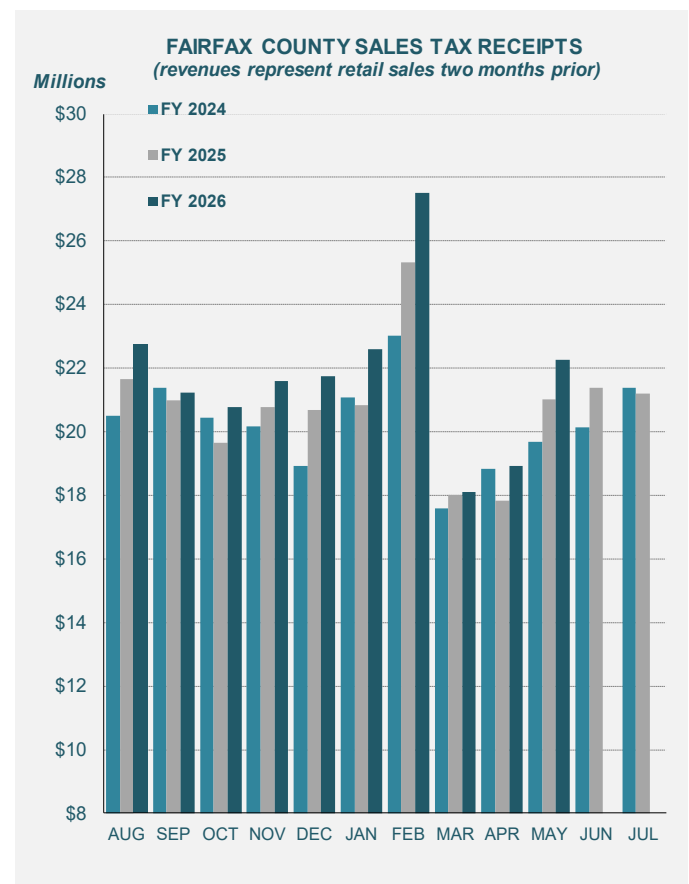
Source: Virginia Employment Commission. Compiled by the Fairfax County Department of Management and Budget.

Based on the latest available data from the U.S. Bureau of Labor Statistics, the unemployment rate in Fairfax County decreased to 3.6 percent in March, down from 3.8 percent in February. It was up 0.6 percentage point compared to a year ago. The number of unemployed residents decreased to 22,680 in March, down from 23,842 in February.

Compared to February, the seasonally adjusted March unemployment rate in Virginia remained at 3.8 percent. It was up 0.5 percentage point compared to a year ago.

The U.S. seasonally adjusted unemployment rate decreased from 4.4 percent in February to 4.3 percent in March, and was up 0.1 percentage point compared to a year ago. Total nonfarm payroll increased by 178,000 in March, following a decrease of 133,000 in February. Payroll employment has changed little on net over the prior 12 months. In March, the federal government sector was down by 355,000 jobs, or 11.8 percent, from its October 2024 peak.

## SALES TAX RECEIPTS



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

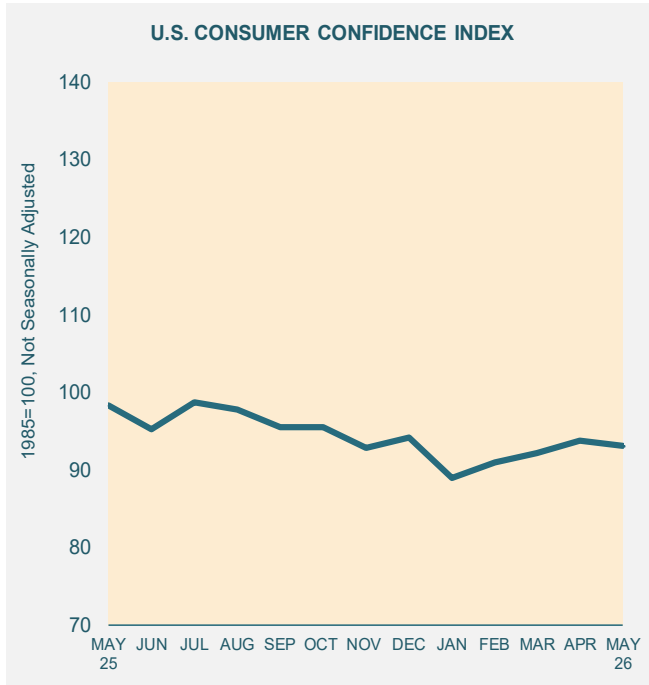
Sales Tax receipts distributed to Fairfax County in May 2026 for retail purchases made in March 2026 were \$22.3 million, an increase of 5.8 percent compared to May 2025. For the first 10 months of FY 2026, Sales Tax receipts are up 5.1 percent compared to the previous year.

## NATIONAL INDICATORS

### Case-Shiller Home Price Index

Based on the latest available data, home prices in 20 U.S. cities, as measured by the S&P Cotality Case-Shiller home price index, increased by 0.8 percent in March 2026 compared to a year ago. Home prices in the Washington Metropolitan area edged down by 0.1 percent during the same period. Nicholas Godec, Head of Fixed Income Tradables & Commodities at S&P, said, "More than half of the 20 major U.S. housing markets recorded year-over-year price declines in March, reflecting a broadening and deepening housing slowdown." He added, "The 30-year fixed rate dipped below 6% in late February but rebounded to roughly 6.4% by the end of March, re-intensifying the affordability squeeze on buyers and potentially further damping home sales and price growth."

## Consumer Confidence Index



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

The Consumer Confidence Index decreased to 93.1 in May, down from 93.8 in April. The present situation component retreated while the expectations component improved. Dana Peterson, Chief Economist at the Conference Board said, “Consumer confidence edged downward in May as the inflationary impacts of the war in the Middle East intensified.” Consumers’ write-in responses on factors affecting the economy continued to skew towards pessimism in May, with references to prices and oil and gas increased in frequency for a second consecutive month, while mentions of war, geopolitics, and conflict remained elevated.

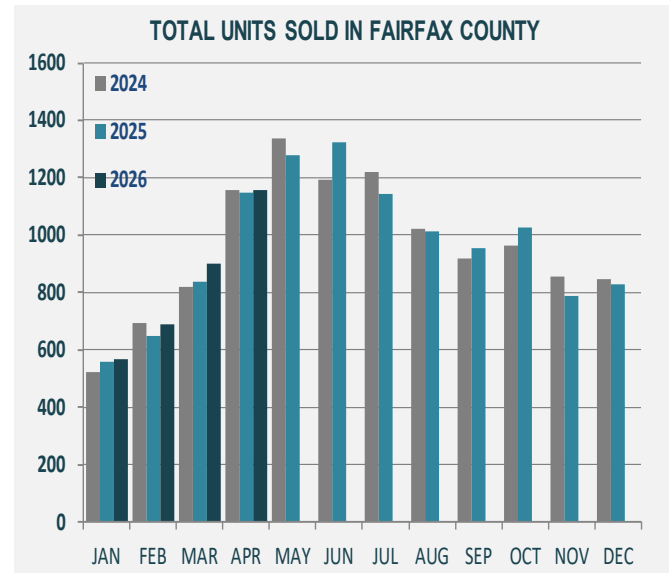
## Consumer Price Index

Compared to a year ago, the April Consumer Price Index for All Urban Consumers (CPI-U) increased 3.8 percent before seasonal adjustments. The cost of food increased 3.2 percent, and the cost of shelter increased 3.3 percent. Notably, the cost of energy increased 17.9 percent compared to a year ago, reflecting the geopolitical energy shock from the U.S.-Iran conflict. The used cars index decreased 2.7 percent. 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

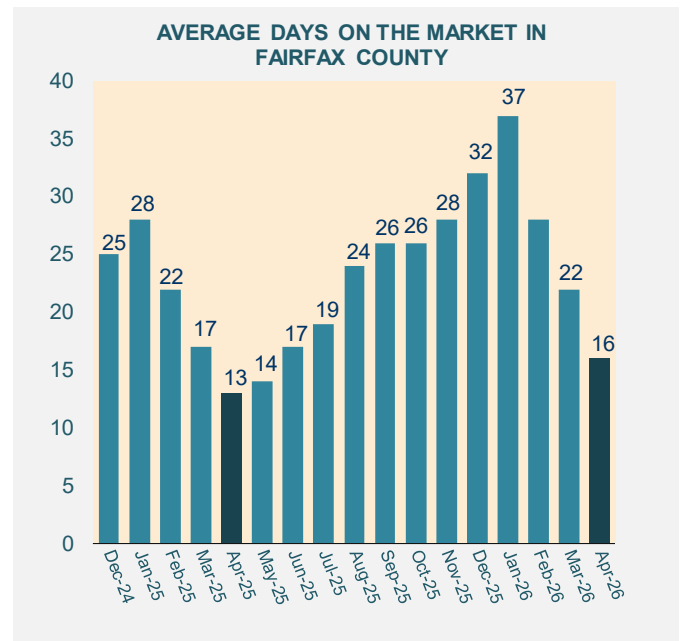
In April 2026, 1,155 homes were sold in Fairfax County, an increase of 0.6 percent over the 1,148 homes that were sold in April 2025.



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 April 2026 were on the market for 16 days. This is 3 days longer than last April.



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

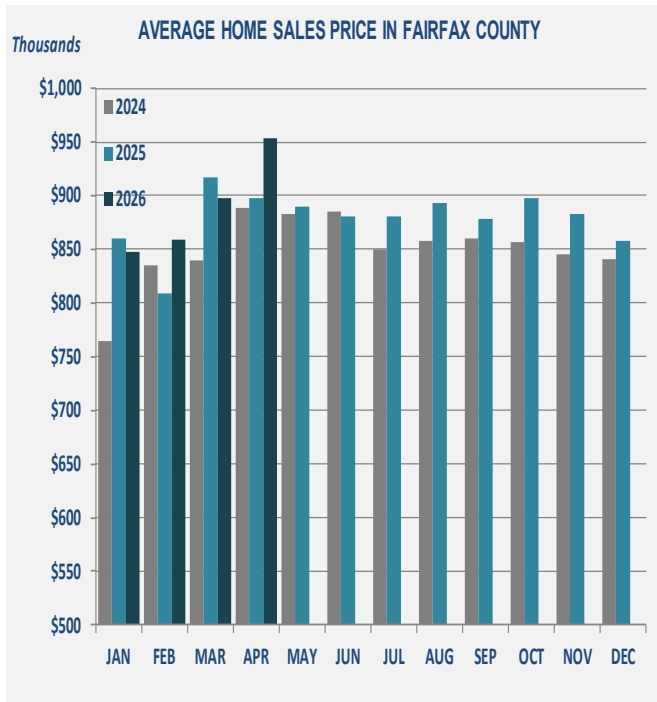
## Average Home Sales Prices

The average sales price of all homes that sold in April 2026 was \$953,289, an increase of 6.3 percent over the April 2025 average sales price of \$897,175. The average sales price was 7.9 percent up compared to the 2025 annual home sales price of \$883,520.

The average sales price for detached homes that sold in April 2026 was \$1,280,940, an increase of 7.0 percent over the April 2025 average of \$1,197,289. The average sales price of attached homes increased 0.3 percent in 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:

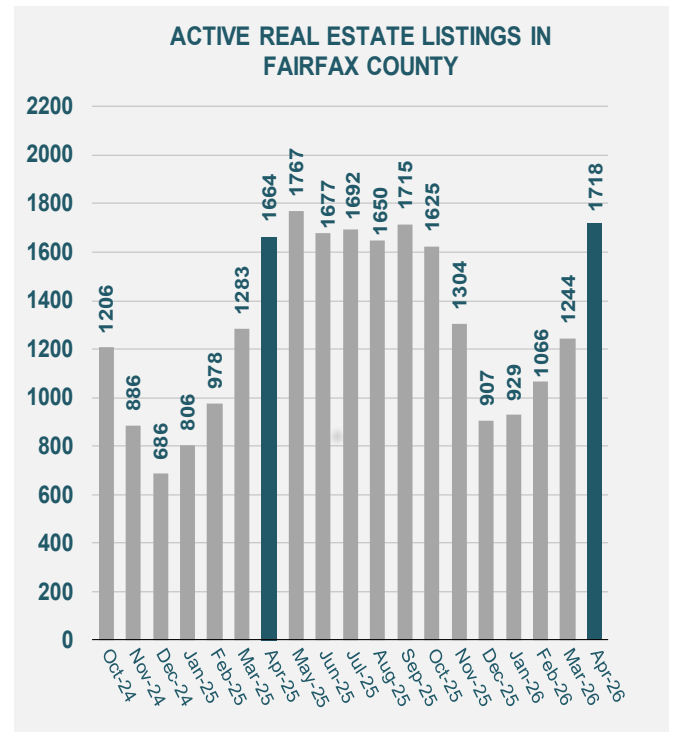
<https://www.fairfaxcounty.gov/taxes/real-estate>



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 April 2026 was 1,718, an increase of 3.3 percent over the 1,664 listings in April 2025. Based on the April 2026 listings and the current sales rate, there is approximately a 1.5-month supply of homes for sale in the County, compared to a 1.4-month supply a year ago.

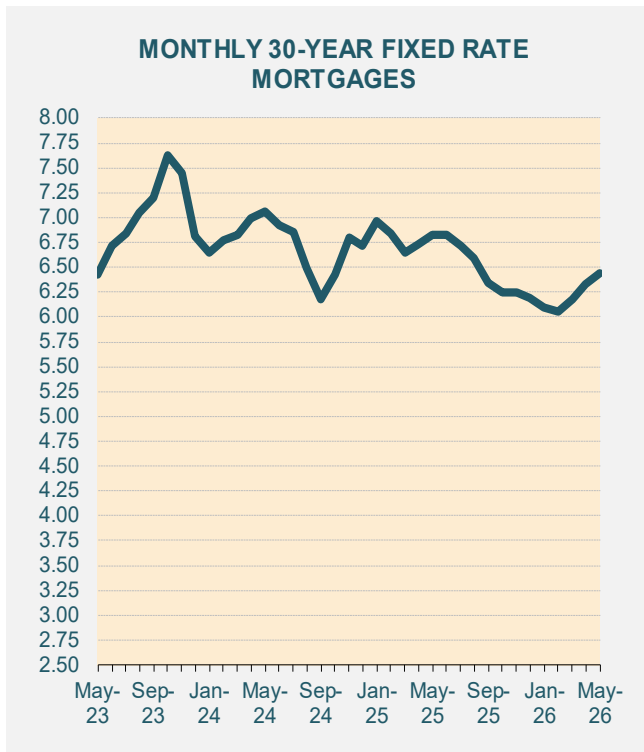


Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

FAIRFAX COUNTY			
AVERAGE SALES PRICE OF HOMES SOLD IN			
APR 2026 COMPARED TO SALES IN APR 2025			
	Apr 2026	Apr 2025	% Change
<b>All Homes</b>	<b>\$953,289</b>	<b>\$897,175</b>	<b>6.3%</b>
<b>Detached Homes</b>	<b>\$1,280,940</b>	<b>\$1,197,289</b>	<b>7.0%</b>
<b>Attached Homes</b>	<b>\$566,178</b>	<b>\$564,512</b>	<b>0.3%</b>

### 30-Year Fixed Rate Mortgages

According to Freddie Mac, the average 30-year fixed mortgage interest rate in May 2026 averaged 6.44 percent, up from 6.33 percent a month ago. The average monthly mortgage rate was 6.82 percent a year ago. In April, the Federal Reserve held its interest rate unchanged at the 3.5-3.75 percent target range amid elevated inflation, the impact from conflicts in the Middle East, and a leadership transition at the central bank. The timing and direction of the next Fed rate adjustment are increasingly uncertain.



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

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