

# ECONOMIC INDICATORS<sup>®</sup>



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*Fairfax County Department  
of Management and Budget*

***March 2026***

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

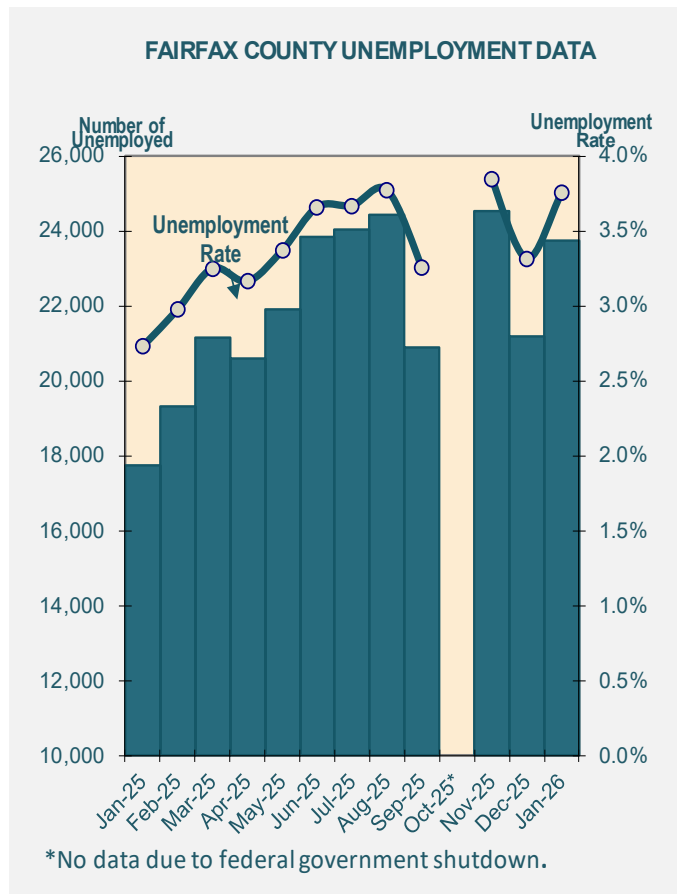
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## **IN THIS ISSUE:**

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- The unemployment rate in Fairfax County increased from 3.3 percent in December to 3.8 percent in January.  
**(See Page 2)**
- Sales tax receipts in March 2026 for purchases made in January 2026 were up 0.5 percent compared to last March.  
**(See page 2)**
- The number of homes sold in Fairfax County in February 2026 was up 6.3 percent from a year ago.  
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- In February 2026, the average sales price of all homes sold in Fairfax County increased 6.2 percent compared to February 2025.  
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- The number of active listings of homes for sale in Fairfax County in February 2026 increased 9.0 percent from a year earlier.  
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- A 30-year fixed mortgage rate in March 2026 averaged 6.18 percent, up from 6.05 percent a month ago.  
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## EMPLOYMENT



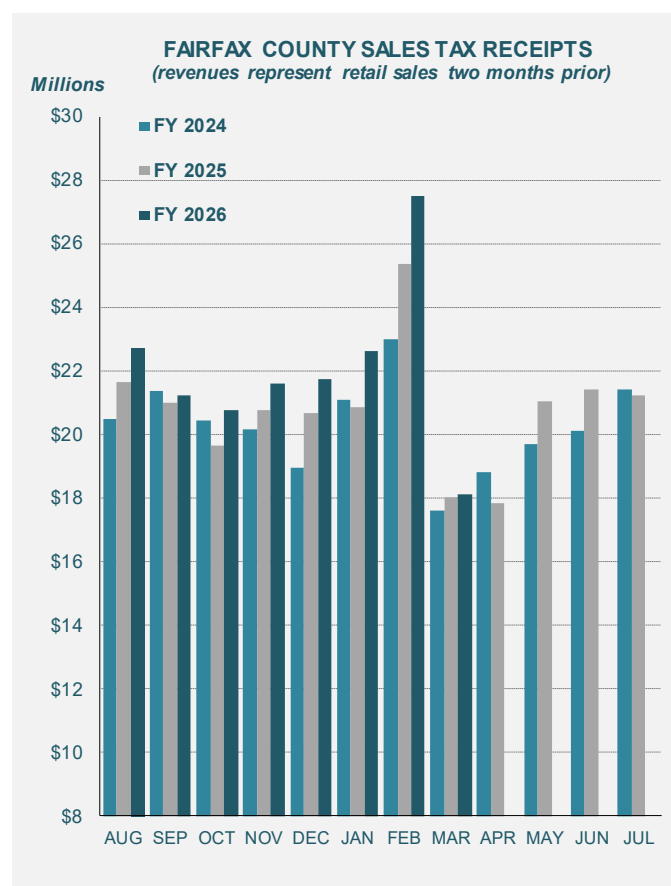
Source: Virginia Employment Commission. Compiled by the Fairfax County Department of Management and Budget.

Based on the latest available data from the U.S. Bureau of Labor Statistics, the unemployment rate in Fairfax County increased from 3.3 percent in December to 3.8 percent in January. It was up 1.1 percentage point compared to a year ago. The number of unemployed residents increased from 21,181 in December to 23,749 in January.

Compared to December, the seasonally adjusted January unemployment rate in Virginia increased from 3.6 percent to 3.7 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 December to 4.3 percent in January, and was up 0.3 percentage point compared to a year ago. Total nonfarm payroll edged up by 130,000 in January. The federal government sector was down by 327,000, or 10.9 percent, from its October 2024 peak.

## SALES TAX RECEIPTS



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

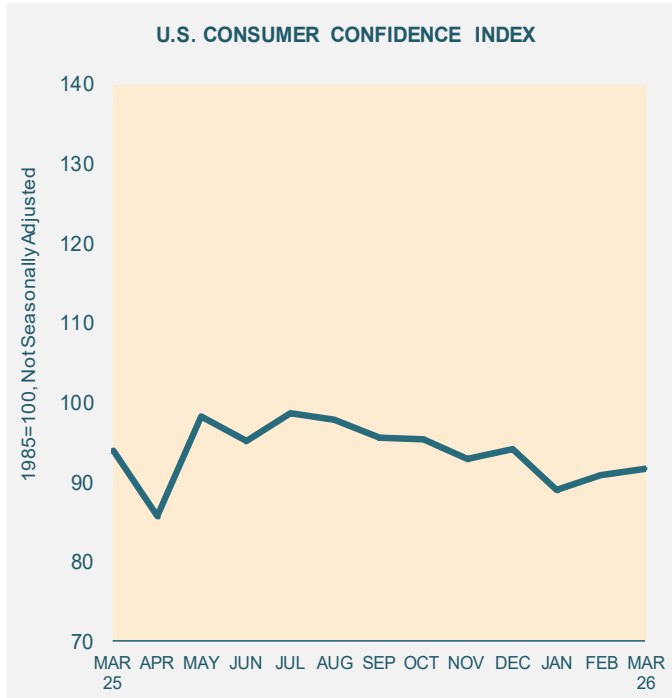
Sales Tax receipts distributed to Fairfax County in March 2026 for retail purchases made in January 2026 were \$18.1 million, an increase of 0.5 percent compared to March 2025. For the first 8 months of FY 2026, Sales Tax receipts are up 5.0 percent compared to the previous year.

## 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 Cotality Case-Shiller home price index, increased by 1.2 percent in January 2026 compared to a year ago. Home prices in the Washington Metropolitan area increased by just 0.2 percent during the same period. Nicholas Godec, Head of Fixed Income Tradables & Commodities at S&P, said, "In real terms, home values have declined modestly over the past year." He noted that the market is neither recovering nor correcting sharply and added, "With 30-year mortgage rates still near 6%, affordability constraints show no sign of easing. Nominal prices are barely rising; in real terms, they are edging lower."

## Consumer Confidence Index



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

In March, the Consumer Confidence Index slightly improved to 91.8, up from 91.0 in February. The present situation component edged up while the expectations component declined. Dana Peterson, Chief Economist at the Conference Board said, "Consumers' write-in responses on factors affecting the economy continued to skew towards pessimism. Comments about prices and the cost of goods suggest that the cost of living remained at the top of consumers' minds". She added, "As the war in Iran overlapped significantly with the survey sample period, comments about oil/gas and war/conflict spiked, while specific mentions of trade and tariffs decreased notably."

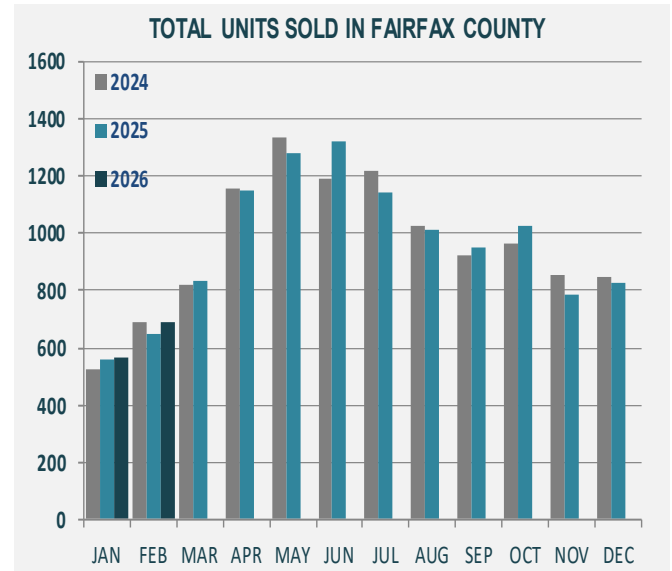
## Consumer Price Index

Compared to a year ago, the February Consumer Price Index for All Urban Consumers (CPI-U) increased 2.4 percent before seasonal adjustments. The cost of food increased 3.1 percent, and the cost of shelter increased 3.0 percent. The cost of energy increased 0.5 percent, and the used cars index decreased 3.2 percent compared to a year ago. The core inflation rate excluding food and energy increased by 2.5 percent. The Federal Reserve Board's target annual inflation rate is 2.0 percent.

## FAIRFAX COUNTY HOUSING MARKET

### Total Home Sales Volume

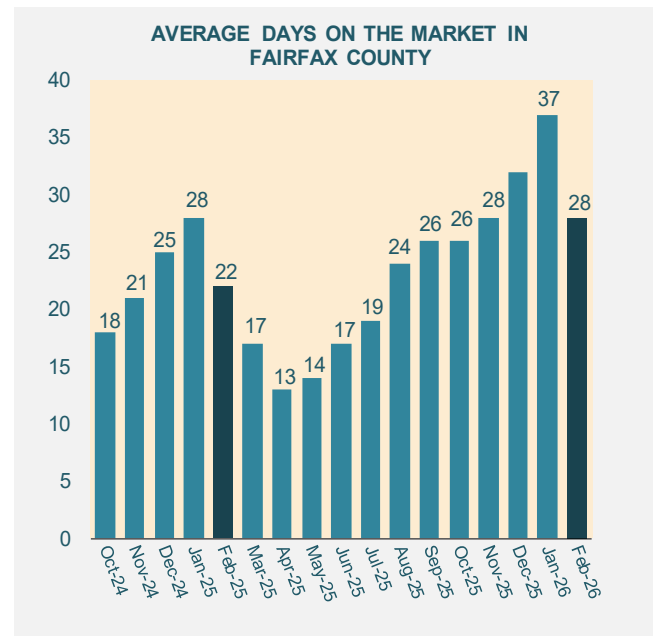
In February 2026, 691 homes were sold in Fairfax County, an increase of 6.3 percent over the 650 homes that were sold in February 2025.



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 February 2026 were on the market for 28 days. This is 6 days longer than last February.



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

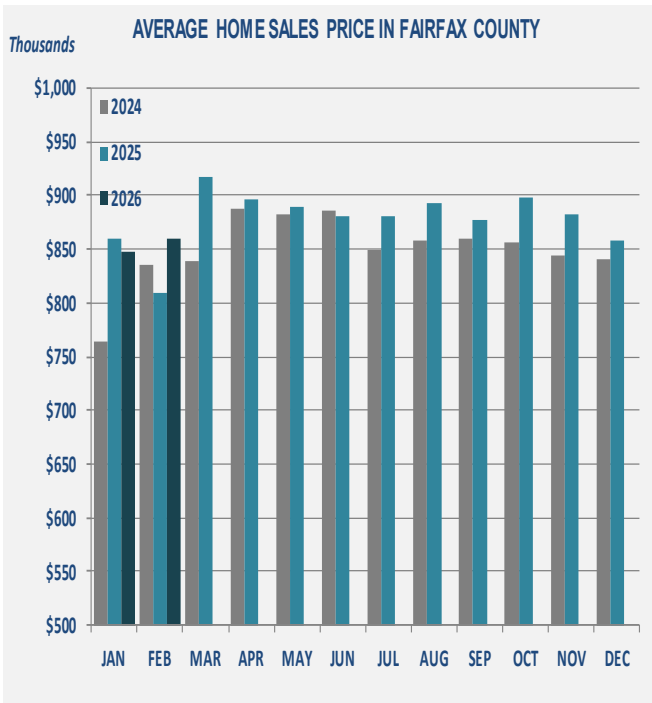
## Average Home Sales Prices

The average sales price of all homes that sold in February 2026 in Fairfax County was \$859,078, an increase of 6.2 over the February 2025 average sales price of \$808,624. The average sales price was 2.8 percent down compared to the 2025 annual home sales price of \$883,520.

The average sales price for detached homes that sold in February 2026 was \$1,194,616, an increase of 7.1 percent over the February 2025 average of \$1,115,380. The average sales price of attached homes increased 4.6 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:

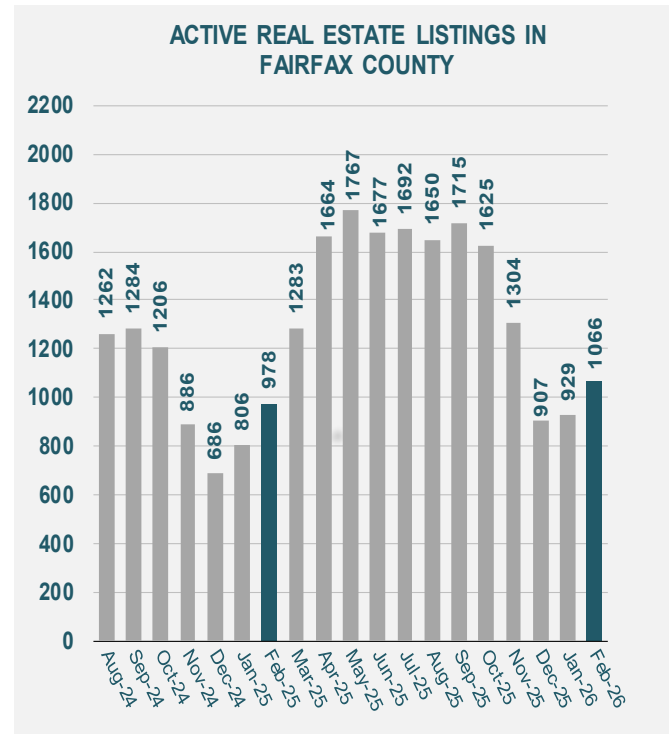
<https://www.fairfaxcounty.gov/taxes/real-estate>



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 February 2026 was 1,066, an increase of 9.0 percent over the 978 listings in February 2025. Based on the February 2026 listings and the current sales rate, there is approximately a 1.5-month supply of homes for sale in the County, the same as a year ago.



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

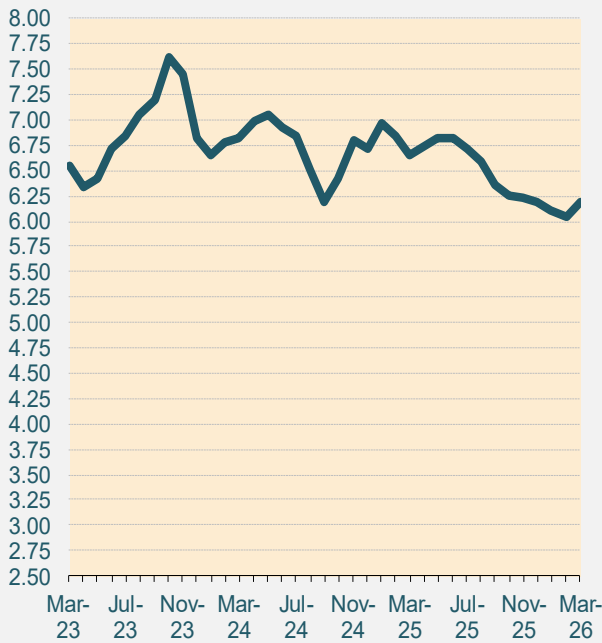
FAIRFAX COUNTY			
AVERAGE SALES PRICE OF HOMES SOLD IN			
FEB 2026 COMPARED TO SALES IN FEB 2025			
	Feb 2026	Feb 2025	% Change
<b>All Homes</b>	<b>\$859,078</b>	<b>\$808,624</b>	<b>6.2%</b>
<b>Detached Homes</b>	<b>\$1,194,616</b>	<b>\$1,115,380</b>	<b>7.1%</b>
<b>Attached Homes</b>	<b>\$559,392</b>	<b>\$534,957</b>	<b>4.6%</b>

### 30-Year Fixed Rate Mortgages

According to Freddie Mac, the average 30-year fixed mortgage interest rate in March 2026 landed at 6.18 percent, up from 6.05 percent a month ago. The average monthly mortgage rate was 6.65 percent a year ago. In March, the Federal Reserve held its rate unchanged keeping it at the 3.5–3.75 percent target range. The market is predicting the current target rate to remain in place until at least June 2026.



**MONTHLY 30-YEAR FIXED RATE MORTGAGES**



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

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# ECONOMIC INDICATORS