IN THIS ISSUE:

- The October unemployment rate in Fairfax County increased slightly to 3.4 percent. (See page 1)
- Through December, adjusted Sales Tax receipts are up 1.8 percent over FY 2016. (See page 2)
- The Consumer Confidence Index increased in November after decreasing in October. (See page 2)
- The number of homes sold in Fairfax County in November increased 23.5 percent from a year earlier. (See page 3)
- In November 2016, the average sales price of all homes sold in Fairfax County decreased 2.1 percent compared to the average sales price in November 2015. (See page 3)
- The number of active listings of homes for sale in the County decreased 20.1 percent in November from a year ago. (See page 4)
- The direct office vacancy rate in Fairfax County increased to 16.5 percent as of mid-year 2016, the highest level since 1991. (See page 4)

Previous issues of this publication can be accessed at:
http://www.fairfaxcounty.gov/economic/economic_indicators.htm
Sales Tax Receipts

Sales Tax receipts distributed to Fairfax County in December for retail purchases made in October were $15.6 million, a decrease of 9.8 percent from December 2015. Last December’s receipts included a transfer in of $2.2 million as the result of a state audit. Excluding last year’s transfer in, Sales Tax Receipts increased 3.2 percent in December. During the first five months of FY 2017, Sales Tax receipts are down 4.5 percent from FY 2016. Excluding all adjustments during this fiscal year and last fiscal year, year-to-date Sales Tax collections through December are up 1.8 percent over FY 2016.

NATIONAL INDICATORS

Consumer Price Index

The Consumer Price Index for all Urban Consumers (CPI-U) was 1.7 percent higher in November 2016 compared to November 2015. Among the specific expenditure categories, food decreased by 0.4 percent and energy increased by 1.1 percent, while shelter, the largest single component of the CPI, increased by 3.6 percent. Medical care services were 3.9 percent higher in November 2016 compared to November 2015. The Washington area CPI rose 1.2 percent during the same period.

Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 3.5 percent in the third quarter of 2016, according to the revised estimate by the Bureau of Economic Analysis (BEA). This marks the strongest quarter of growth in two years. In the initial estimate, real GDP was reported to have increased 2.9 percent. During the second quarter of 2016, the economy grew at an annual rate of 1.4 percent.
FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In November, 1,071 homes were sold in Fairfax County, an increase of 23.5 percent over the 867 homes sold in November 2015.

Average Days on the Market

On average, homes that sold in Fairfax County in November were on the market for 57 days. This is 4 days fewer than the 61 day average in November 2015.

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: www.fairfaxcounty.gov/dta/tax_assessment.htm

Average Home Sales Prices

The average sales price of all homes that sold in November 2016 in Fairfax County was $518,452, a decrease of 2.1 percent from the November 2015 average sales price of $529,684. The average November sales price was down 4.7 percent compared to the annual 2015 average home sale price of $544,055.

The average sales price for detached homes that sold in November 2016 was $686,843, a decrease of 2.5 percent from the November 2015 average of $704,535. The average sales price of attached homes decreased 1.2 percent compared to last November.

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<th>NOV 2016</th>
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<tr>
<td>Detached Homes</td>
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### Inventory of Homes for Sale

The number of active listings in the County in November was 2,693, a decrease of 20.1 percent from the 3,369 listings in November 2015. Based on the November 2016 listings and the current sales rate, there is approximately a 2.5 month supply of homes for sale in the County, less than the 3.9 month supply a year ago.

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### Commercial Office Market

According to the Fairfax County Economic Development Authority (FCEDA), the mid-year 2016 direct office vacancy rate rose to 16.5 percent, up from 16.2 percent in 2015. The mid-year 2016 vacancy rate was the highest since 1991 when the rate was 16.8 percent. The overall office vacancy rate, including sublet space vacancies, was 17.4 percent as of mid-year 2016, up from 17.2 percent in 2015.

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