

# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

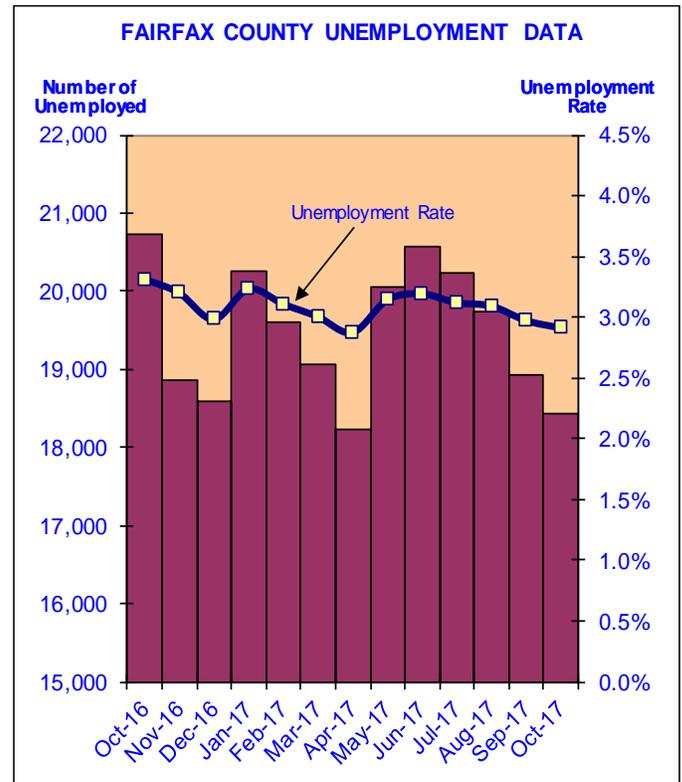
DECEMBER 2017

## IN THIS ISSUE:

- The October unemployment rate in Fairfax County decreased to 2.9 percent. (See page 1)
- Through December, Sales Tax receipts in Fairfax County are up 3.2 percent. (See page 2)
- The Consumer Confidence Index increased in November for the fifth straight month to a 17-year high. (See page 2)
- The number of homes sold in Fairfax County during November 2017 increased 4.0 percent over a year earlier. (See page 3)
- In November 2017, the average sales price of all homes sold in Fairfax County increased 9.6 percent compared to the average sale price in November 2016. (See page 3)
- The number of active listings of homes for sale in the County decreased 16.7 percent in November from a year ago. (See page 4)
- The direct office vacancy rate in Fairfax County decreased to 15.4 percent as of mid-year 2017, the lowest level in four years. (See page 4)

Previous issues of this publication can be accessed at:

[http://www.fairfaxcounty.gov/economic/economic\\_indicators.htm](http://www.fairfaxcounty.gov/economic/economic_indicators.htm)



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

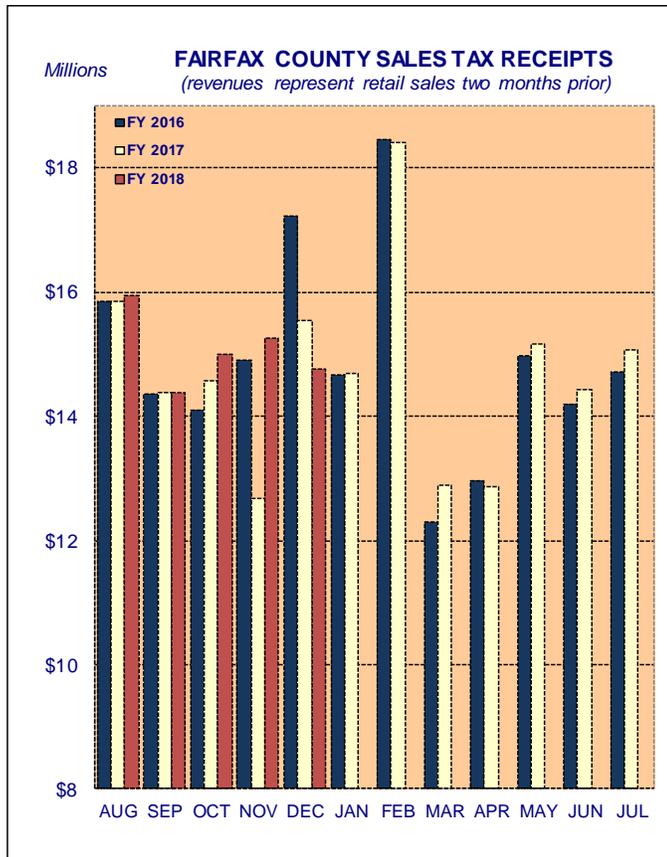
## Employment

The October unemployment rate in Fairfax County decreased 0.1 percentage point to 2.9 percent. The number of unemployed residents decreased over the month from 18,938 to 18,438. The County's unemployment rate was down 0.4 percentage point from October 2016.

The seasonally adjusted unemployment rate in Virginia decreased 0.1 percentage point to 3.6 percent in October. The rate was down 0.5 percentage point from October 2016.

The U.S. seasonally adjusted unemployment rate decreased 0.1 percentage point to 4.1 percent in October. The rate was down 0.7 percentage point from a year ago. Total nonfarm payroll employment increased by 261,000 in October. Over the past three months, job gains have averaged 162,000 per month.

## Sales Tax Receipts



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

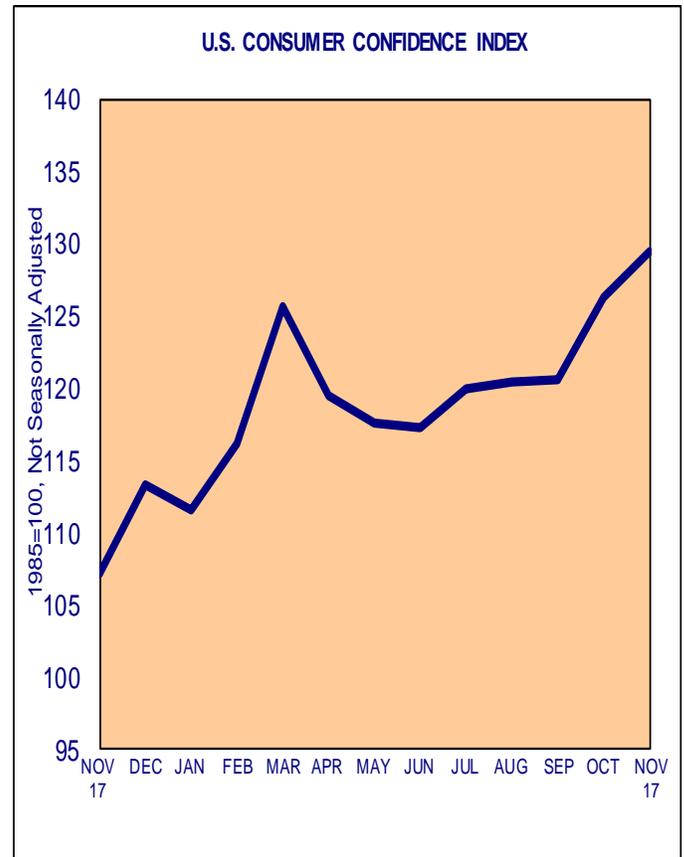
Sales Tax receipts distributed to Fairfax County in December for retail purchases made in October were \$14.8 million, a decrease of 5.0 percent from December 2016. Through the first five months of FY 2018, Sales Tax receipts are up 3.2 percent over FY 2017.

## NATIONAL INDICATORS

### The Consumer Price Index

The Consumer Price Index for all Urban Consumers (CPI-U) was 2.2 percent higher in November 2017 compared to November 2016. Among the specific categories, food increased by 1.4 percent and energy increased by 9.4 percent, while shelter, the single largest component of CPI, increased 3.2 percent. Medical care services were 1.6 percent higher in November 2017 compared to November 2016. The Washington area CPI rose 1.6 percent over the same period.

## Consumer Confidence Index



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

The Consumer Confidence Index increased for the fifth straight month in November. The index stands at 129.5 (1985=100), up from 126.2 a month ago. This is the highest level in 17 years. Both the present situation component and the expectations component increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' assessment of current conditions improved moderately, while their expectations regarding the short-term outlook improved more so, driven primarily by optimism of further improvements in the labor market." She added, "Consumers are entering the holiday season in very high spirits and foresee the economy expanding at a healthy pace into the early months of 2018."

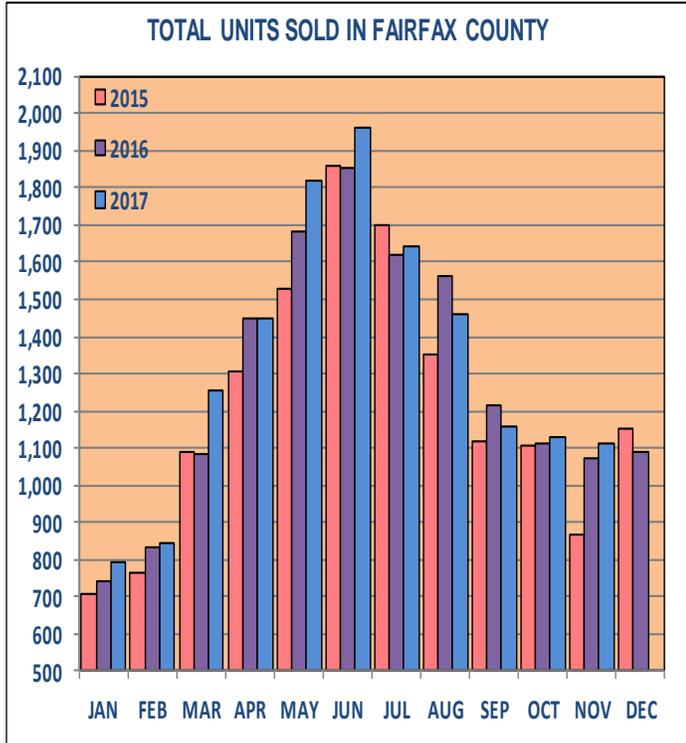
### Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 3.2 percent in the third quarter of 2017, according to a revised estimate by the Bureau of Economic Analysis (BEA). In the previous estimate, real GDP was reported to have increased 3.3 percent. During the second quarter of 2017, the economy grew at an annual rate of 3.1 percent.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

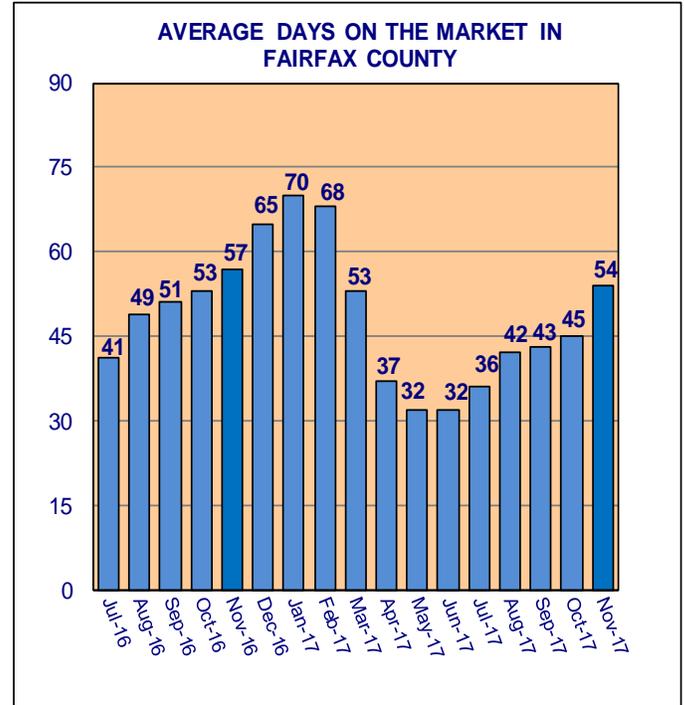
In November, 1,114 homes were sold in Fairfax County, an increase of 4.0 percent over the 1,071 homes sold in November 2016.



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in November were on the market for 54 days. This is 3 days fewer than the 57 day average in November 2016.



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

## Average Home Sales Prices

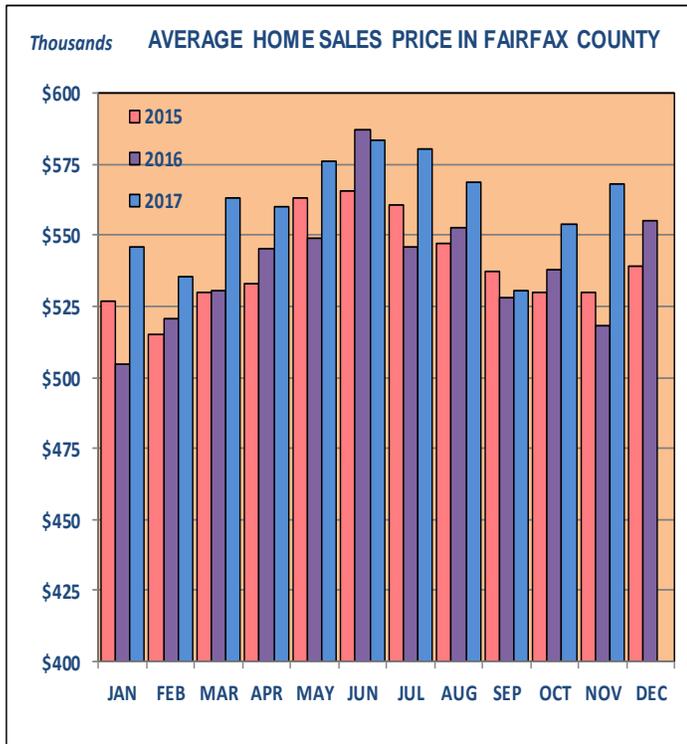
The average sales price of all homes that sold in November 2017 in Fairfax County was \$568,027, an increase of 9.6 percent over the November 2016 average sales price of \$518,452. The average November price was up 4.3 percent compared to the annual 2016 average home sales price of \$544,416.

The average sales price for detached homes that sold in November 2017 was \$756,498, an increase of 10.1 percent over the November 2016 average of \$686,843. The average sales price of attached homes increased 3.0 percent over the same period.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN NOV 2017 COMPARED TO SALES IN NOV 2016

	NOV 2017	NOV 2016	% Change
All Homes	\$568,027	\$518,452	9.6%
Detached Homes	\$756,498	\$686,843	10.1%
Attached Homes	\$372,664	\$361,894	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: [www.fairfaxcounty.gov/dta/tax\\_assessment.htm](http://www.fairfaxcounty.gov/dta/tax_assessment.htm)



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

### Inventory of Homes for Sale

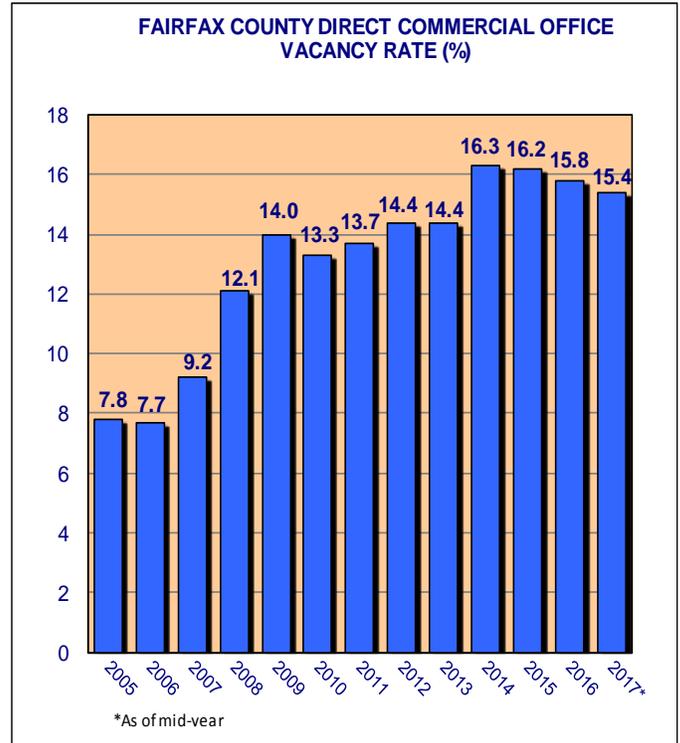
The number of active listings in the County in November was 2,245, a decrease of 16.7 percent from the 2,693 listings in November 2016. Based on the November 2017 listings and the current sales rate, there is approximately a 2.0 month supply of homes for sale in the County, less than the 2.5 month supply a year ago.



Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

### Commercial Office Market

According to the Fairfax County Economic Development Authority (FCEDA), the mid-year 2017 direct office vacancy rate decreased to 15.4 percent, down from 15.8 percent at year-end 2016. The vacancy rate has been gradually declining for three straight years and is at its lowest level since 2013. The overall vacancy rate, including sublet space vacancies, was 16.2 percent, down from 16.8 percent at year-end 2016.



Source: Fairfax County Economic Development Authority. Compiled by the Fairfax County Department of Management and Budget.

**The Department of Management and Budget**  
**12000 Government Center Parkway**  
**Suite 561**  
**Fairfax, Virginia 22035-0074**  
**(703) 324-2391 or 1-800-828-1120 (TDD)**

---

Staff: Albena Assenova, Revenue and Economic Analysis Coordinator; Eric Eisinger, Budget Analyst