



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

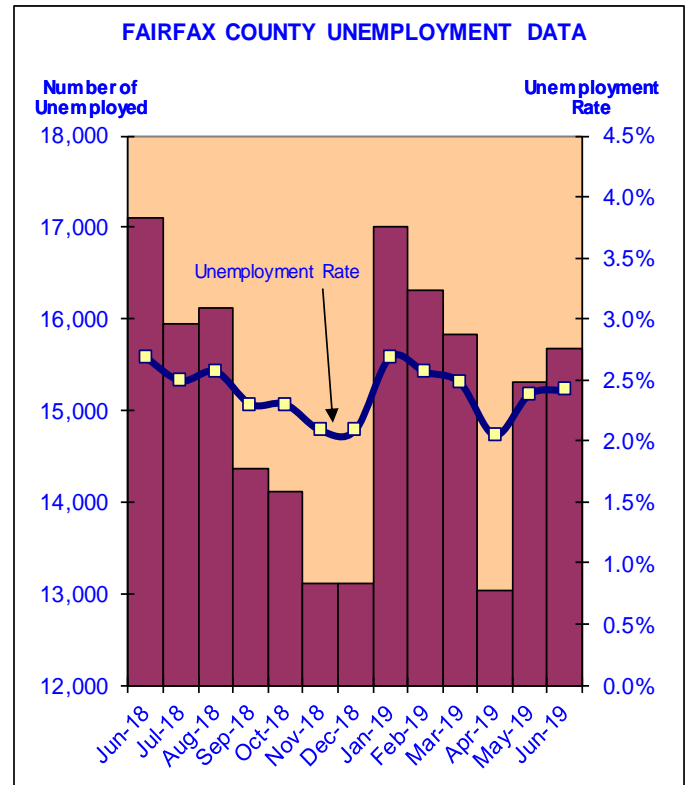
AUGUST 2019

IN THIS ISSUE:

- The June unemployment rate in Fairfax County remained unchanged at 2.4 percent. (See page 1)
- Sales tax receipts in Fairfax County decreased by 1.6 percent compared to last August. (See page 2)
- The Consumer Confidence Index increased in July after decreasing in June. (See page 2)
- The number of homes sold in Fairfax County during July 2019 increased 6.5 percent over a year earlier. (See page 3)
- In July 2019, the average sales price of all homes sold in Fairfax County increased 1.4 percent compared to the average sale price in July 2018. (See page 3)
- The number of active listings of homes for sale in the County decreased 23.1 percent in July from a year ago. (See page 4)
- A 30-year fixed mortgage interest rate averaged 3.77 percent in July. (See page 4)

Previous issues of this publication can be accessed at:

<https://www.fairfaxcounty.gov/budget/economic-indicators>



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

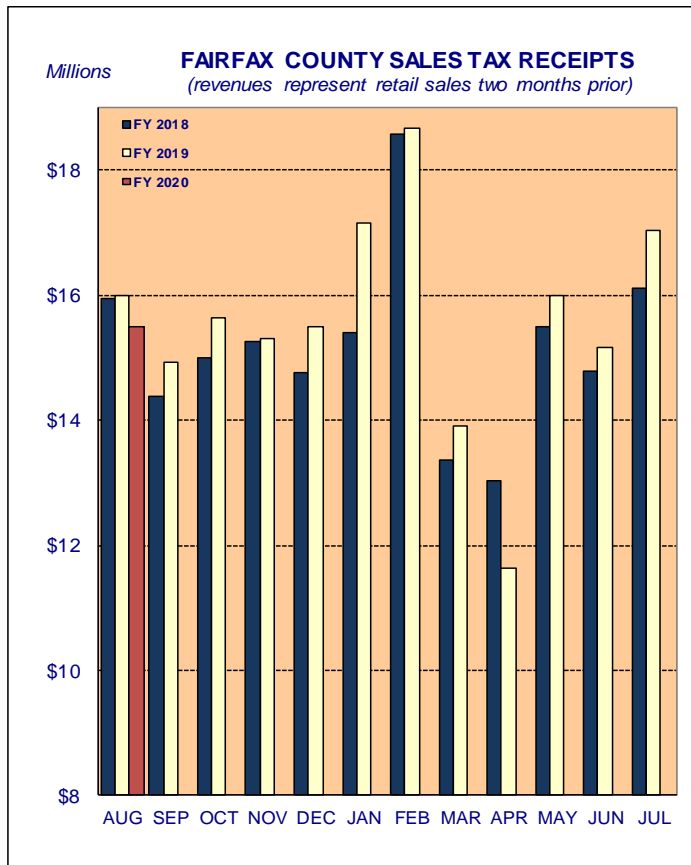
Employment

Compared to May, the June unemployment rate in Fairfax County remained unchanged at 2.4 percent. The number of unemployed residents increased slightly over the month from 15,313 to 15,667. The County's unemployment rate was down 0.3 percentage point from June 2018.

In June, the seasonally adjusted unemployment rate in Virginia decreased 0.1 percentage point to 2.9 percent. The rate was down 0.1 percentage point compared to June 2018.

The U.S. seasonally adjusted unemployment rate in June increased 0.1 percentage point to 3.7 percent. The rate was down 0.3 percentage point from a year ago. Total nonfarm payroll employment increased by 224,000 in June. Over the last three months, job gains have averaged 171,000 per month.

Sales Tax Receipts



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

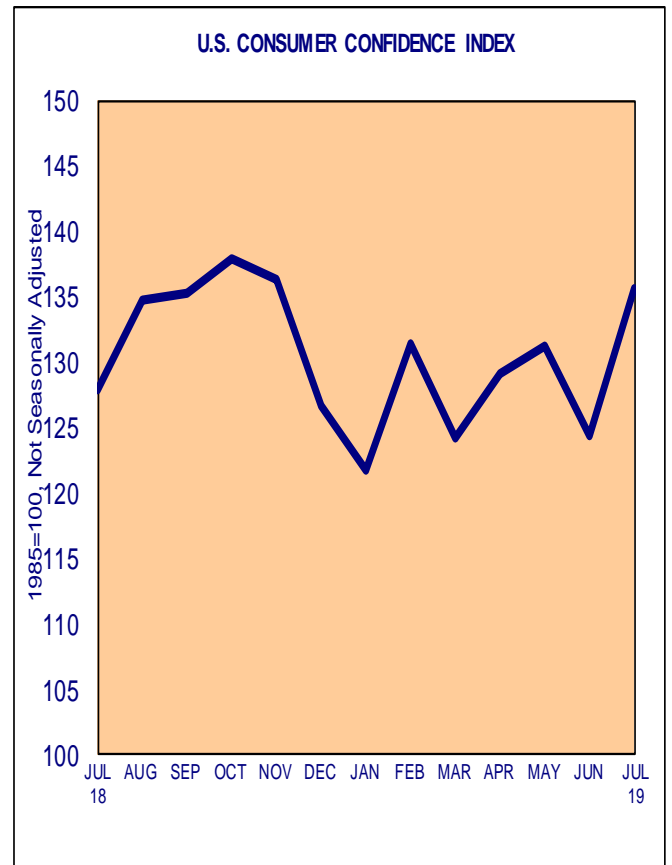
Sales Tax receipts distributed to Fairfax County in August for retail purchases made in June were \$15.7 million, a decrease of 1.6 percent from August 2018. August represents the first month of Fairfax County's FY 2020 Sales Tax receipts.

NATIONAL INDICATORS

Case-Shiller Home Price Indices

Based on the latest available data, home prices in 20 U.S. cities, as measured by the S&P Case-Shiller home price index, increased 2.1 percent for the 12 months ending in June. This is the smallest increase since 2012. Home prices in the Washington Metropolitan area posted a 2.9 percent gain during the same period. Philip Murphy, Managing Director and Global Head of Index Governance at S&P Dow Jones Indices, said that, "Home price gains continue to trend down, but may be leveling off to a sustainable level." He added that, "While housing has clearly cooled off from 2018, home price gains in most cities remain positive in low single digits. Therefore, it is likely that current rates of change will generally be sustained barring an economic downturn."

Consumer Confidence Index



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

The Consumer Confidence Index increased in July, following a decrease in June. It now stands at 135.7 (1985=100), up from 124.3 a month ago. Both the present situation and the expectations components increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers are once again optimistic about current and prospective business and labor market conditions. In addition, their expectations regarding their financial situation outlook also improved." She added, "These high levels of confidence should continue to support robust spending in the near-term despite slower growth in GDP."

Retail Sales

According to the U.S. Census Bureau, national retail sales increased 0.7 percent in July over the previous month, after increasing 0.3 percent in June. Overall, July retail sales increased 3.4 percent over a year earlier.

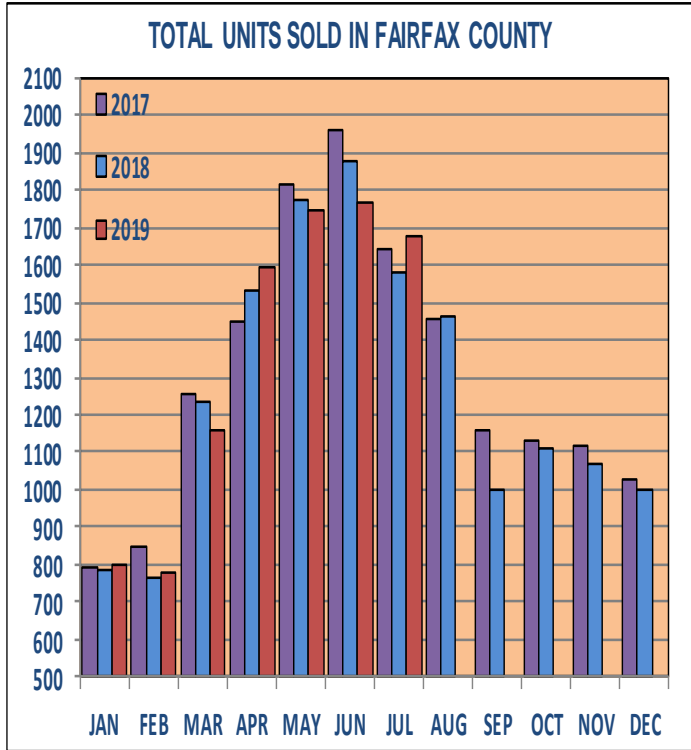
Housing Starts

According to data from the U.S. Census Bureau, housing starts in July decreased 4.0 percent below the previous month, but were 0.6 percent above the rate from a year ago.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

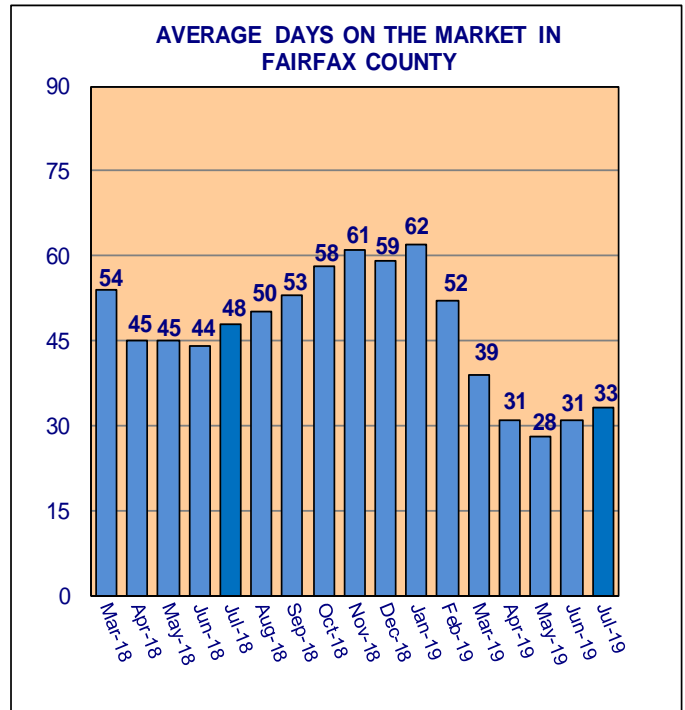
In July, 1,680 homes were sold in Fairfax County, an increase of 6.5 percent over the 1,577 homes that were sold in July 2018.



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 July were on the market for 33 days. This is 15 days fewer than the 48 day average in July 2018.



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

Average Home Sales Prices

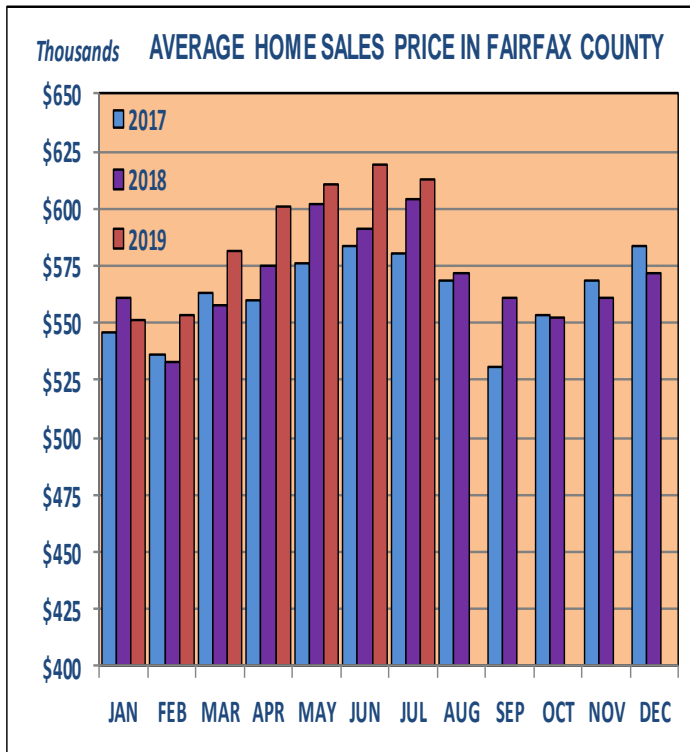
The average sales price of all homes that sold in July 2019 in Fairfax County was \$612,668, an increase of 1.4 percent over the July 2018 average sales price of \$603,920. The average sales price increased 5.9 percent compared to the annual 2018 average home sales price of \$578,723.

The average sales price for detached homes that sold in July 2019 was \$797,753, an increase of 1.5 percent over the July 2018 average of \$785,887. The average sales price of attached homes increased by 2.2 percent over the same period.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN JULY 2019 COMPARED TO SALES IN JULY 2018

	JULY 2019	JULY 2018	% Change
All Homes	\$612,668	\$603,920	1.4%
Detached Homes	\$797,753	\$785,887	1.5%
Attached Homes	\$414,293	\$405,302	2.2%

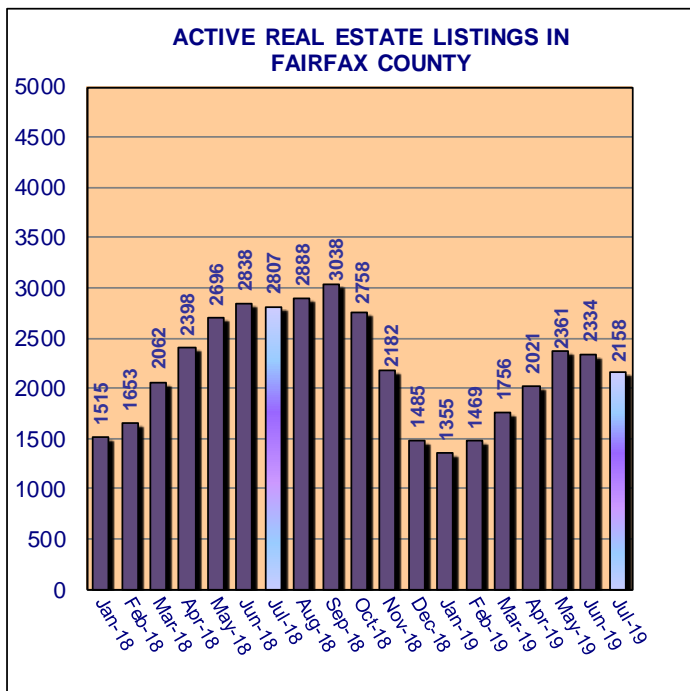
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read more about Fairfax County tax assessments, please visit: <https://www.fairfaxcounty.gov/taxes/real-estate>



Source: 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 July was 2,158, a decrease of 23.1 percent from the 2,807 listings in July 2018. Based on the July 2019 listings and the current sales rate, there is approximately a 1.3 month supply of homes for sale in the County, less than the 1.8 month supply a year ago.



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

30-Year Fixed Rate Mortgage

According to Freddie Mac, the average 30-year fixed mortgage interest rate in July decreased to 3.77 percent from 3.80 percent a month ago. A year ago, the average 30-year interest rate was 4.53 percent.



Source: Fairfax County Land Development Services. Compiled by the Fairfax County Department of Management and Budget.

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