



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

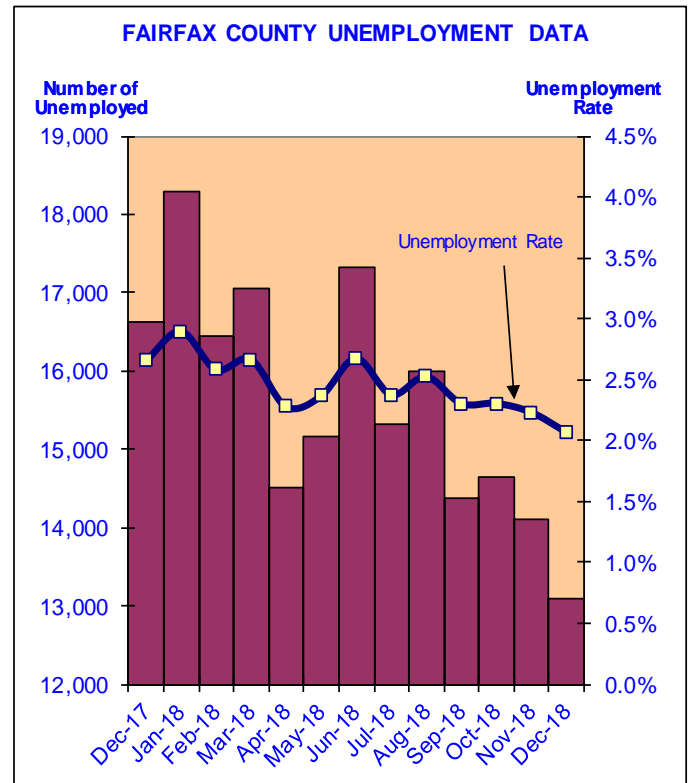
FEBRUARY 2019

IN THIS ISSUE:

- The December unemployment rate in Fairfax County decreased to 2.1 percent. (See page 1)
- For the first seven months of the fiscal year, Sales tax receipts in Fairfax County are up 3.5 percent. (See page 2)
- The Consumer Confidence Index decreased in January for the third straight month. (See page 2)
- The number of homes sold in Fairfax County in January increased 1.7 percent compared to January 2018. (See page 3)
- In January 2019, the average sales price of all homes sold in Fairfax County decreased 1.6 percent compared to the average sale price in January 2018. (See page 3)
- The number of active listings of home for sale in the County decreased 10.6 percent in January from a year ago. (See page 4)
- A 30-year fixed rate mortgage averaged 4.37 percent in February, down from 4.46 percent in the previous month. (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.

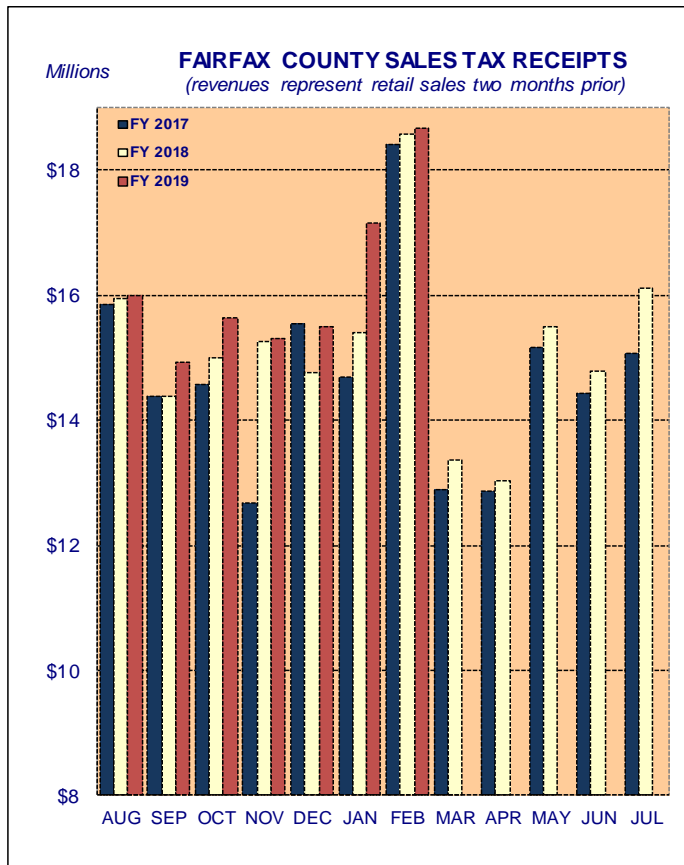
Employment

Compared to November, the unemployment rate in December in Fairfax County decreased 0.1 percentage point to 2.1 percent. The number of unemployed residents decreased over the month from 14,112 to 13,093. The County's unemployment rate was down 0.5 percentage point from December 2017.

The seasonally adjusted December unemployment rate in Virginia was unchanged from November at 2.8 percent. The rate was down 0.6 percentage point from December 2017.

The U.S. seasonally adjusted unemployment rate in December increased 0.2 percentage point to 3.9 percent. The rate was down 0.2 percentage point from a year ago. Total nonfarm payroll employment increased by 312,000 in December. Over the last three months, job gains have averaged 254,000 per month.

Sales Tax Receipts



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

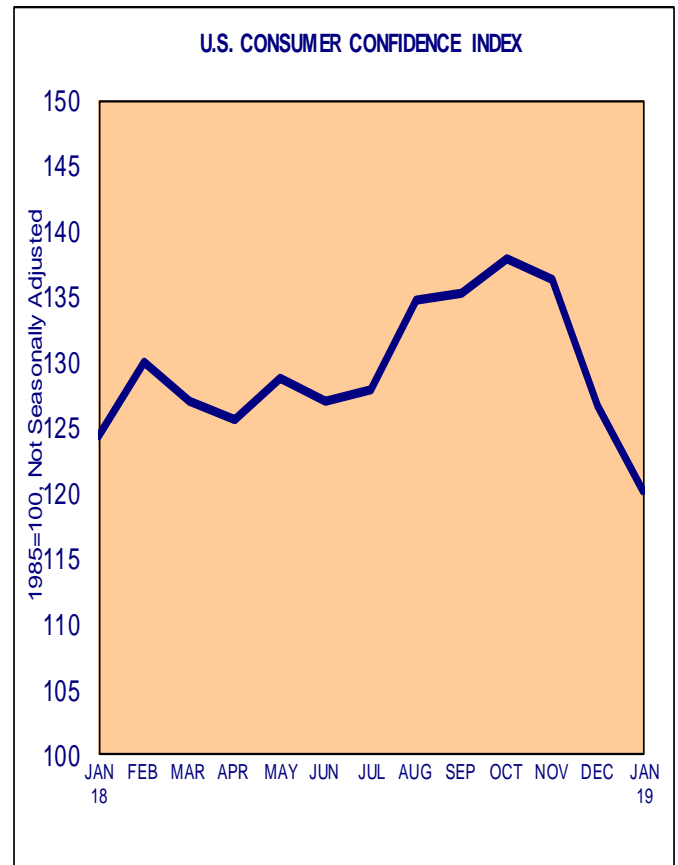
Sales Tax receipts distributed to Fairfax County in February for retail purchases made in December were \$18.7 million, an increase of 0.6 percent over February 2018. During the first six months of FY 2019, Sales Tax receipts are up 3.5 percent over FY 2018.

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 4.2 percent for the 12 months ending in December. Home prices in the Washington Metropolitan area posted a 2.7 percent gain during the same period, the second lowest rate of increase among the metropolitan areas in the index behind only San Diego. David M. Blitzer, Managing Director and Chairman of the Index Committee, said that, "the annual rate of price increases continues to fall." He added that, "A decline in interest rates in the fourth quarter was not enough to offset the impact of rising prices on home sales."

Consumer Confidence Index



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

The Consumer Confidence Index decreased in January for the third straight month. It now stands at 120.2 (1985=100), down from 126.6 a month ago. The present situation index was essentially unchanged, while the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Expectations declined sharply as financial market volatility and the government shutdown appear to have impacted consumers. Shock events such as government shutdowns (i.e 2013) tend to have sharp, but temporary, impacts on consumer confidence." She added that, "Thus, it appears that this month's decline is more the result of a temporary shock than a precursor to a significant slowdown in the coming months."

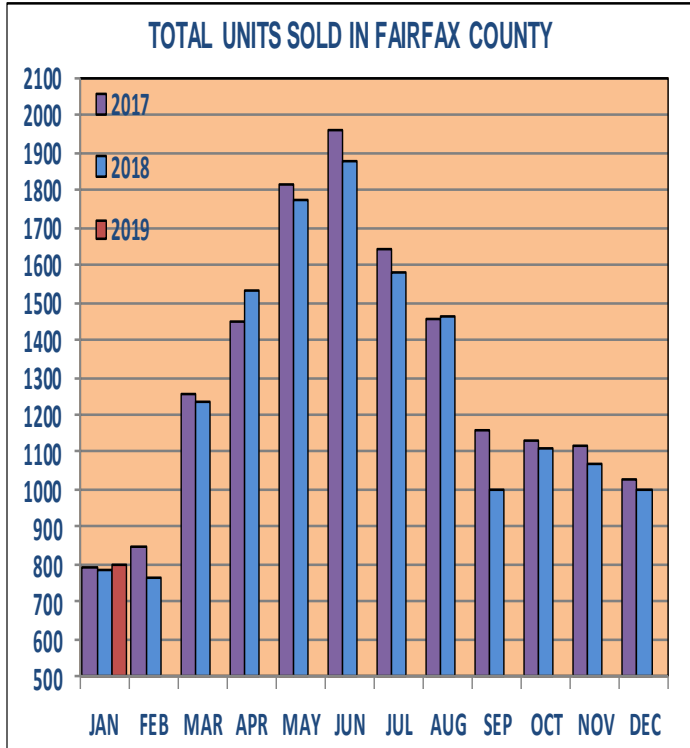
Gross Domestic Product

According to the first estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 2.6 percent in the fourth quarter of 2018, after growing 3.4 percent in the third quarter. For all of 2018, the U.S. economy is estimated to have grown 3.1 percent, compared to an increase of 2.5 percent during 2017.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In January, 799 homes were sold in Fairfax County, an increase of 1.7 percent over the 786 homes that were sold in January 2018.

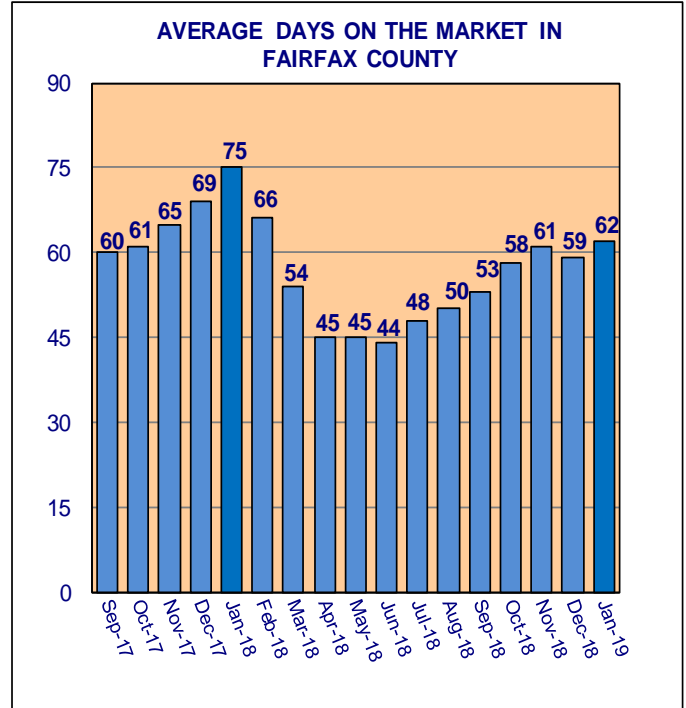


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in January were on the market for 62 days. This is 13 days fewer than the 75-day average in January 2018.

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

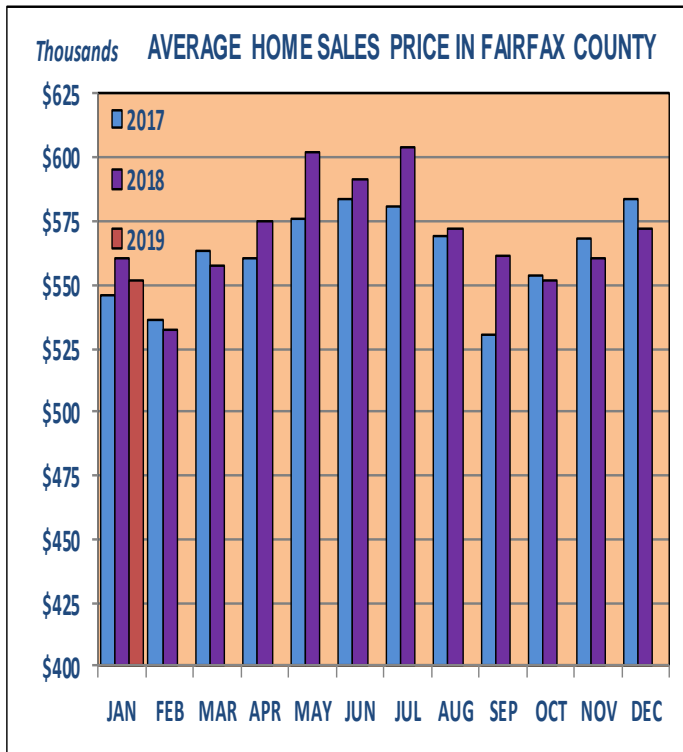
Average Home Sales Prices

The average sales price of all homes that sold in January 2019 in Fairfax County was \$551,694, a decrease of 1.6 percent from the January 2018 average sales price of \$560,919. The average sales price was down 4.7 percent compared to the annual 2018 average home sales price of \$578,723.

The average sales price for detached homes that sold in January 2019 was \$729,209, a decrease of 8.8 percent from the January 2018 average of \$799,662. The average sales price of attached homes increased 4.0 percent over the same period.

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

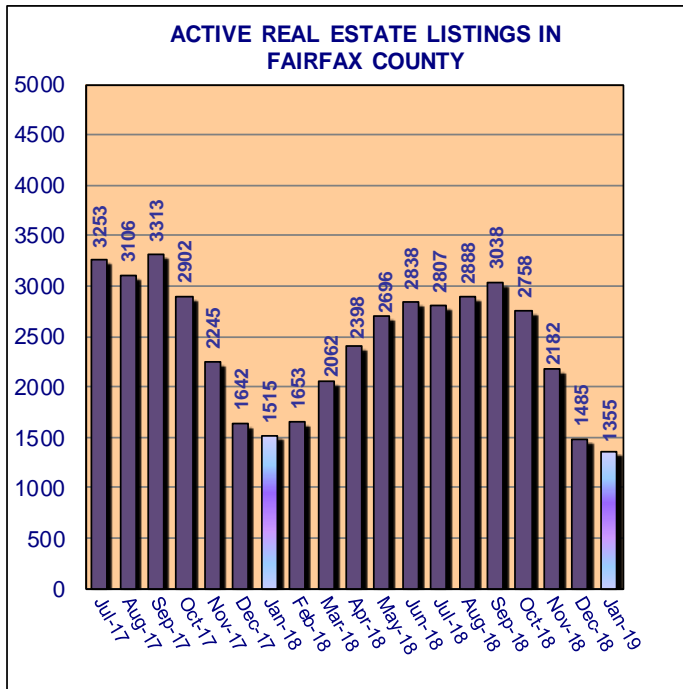
	JAN 2019	JAN 2018	% Change
All Homes	\$551,694	\$560,919	-1.6%
Detached Homes	\$729,209	\$799,662	-8.8%
Attached Homes	\$378,718	\$364,275	4.0%



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 January was 1,355, a decrease of 10.6 percent from the 1,515 listings in January 2018. Based on the January 2019 listings and the current sales rate, there is approximately a 1.7 month supply of homes for sale in the County, less than the 1.9 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 rate mortgage interest rate decreased to 4.37 percent in February, down from 4.46 percent a month ago. A year ago, the average 30-year mortgage interest rate was 4.33 percent.



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

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