



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

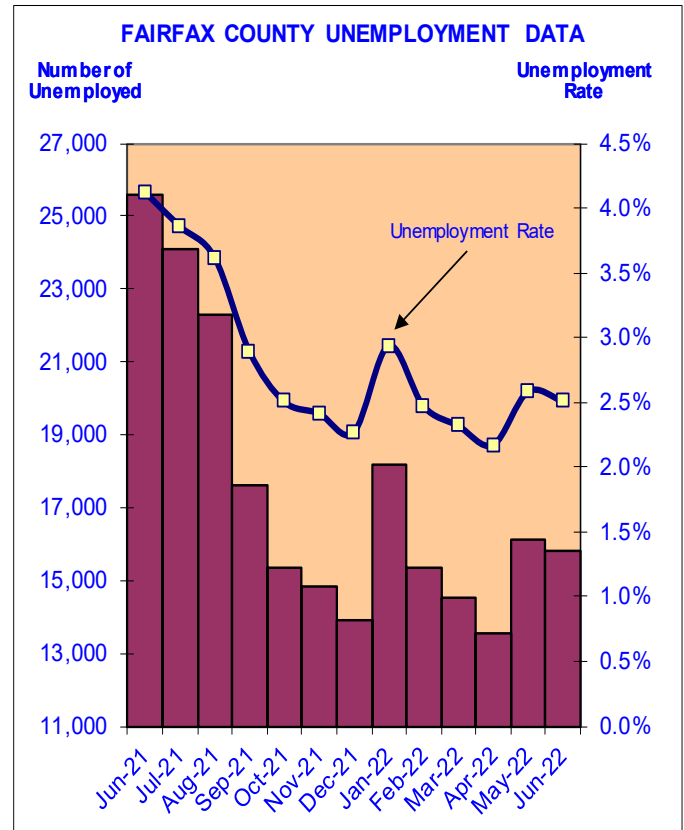
AUGUST 2022

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- The unemployment rate in Fairfax County decreased 0.1 percentage point to 2.5 percent in June.
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- Sales tax receipts in August for purchases made in June increased 8.6 percent compared to last August.
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- The Consumer Confidence Index increased in August following three consecutive months of decline.
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- The number of homes sold in Fairfax County in July decreased 30.6 percent from a year earlier.
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- In July 2022, the average sales price of all homes sold in Fairfax County increased 8.1 percent compared to the average sale price in July 2021.
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- The number of active listings of homes for sale in the County increased 2.0 percent from a year earlier.
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- A 30-year fixed rate mortgage interest rate averaged 5.41 percent in July.
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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.

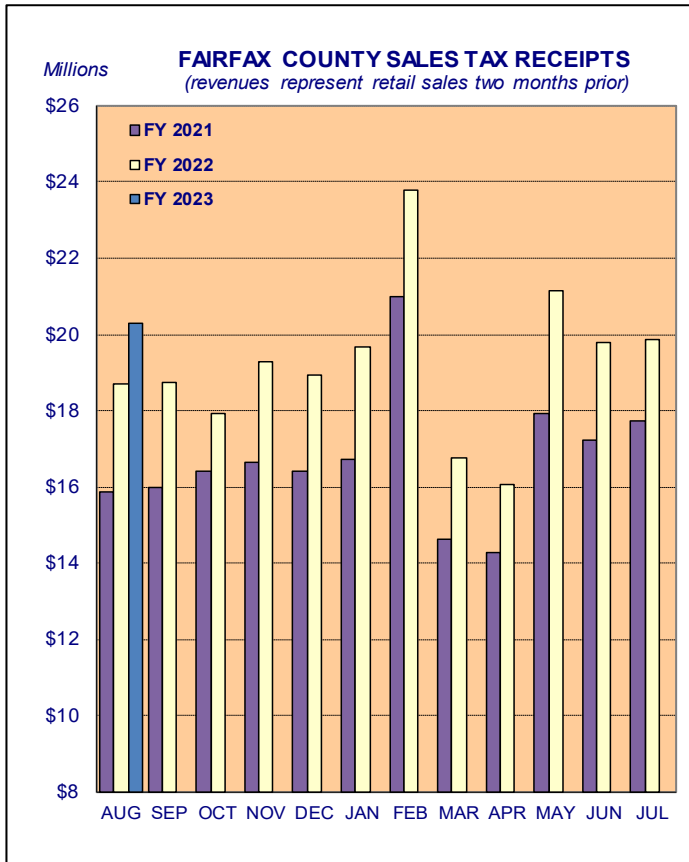
Employment

Compared to May, the June unemployment rate in Fairfax County decreased 0.1 percentage point to 2.5 percent. The number of unemployed residents decreased from 16,129 to 15,787. The County's unemployment rate was down 1.6 percentage points from June 2021.

The seasonally adjusted unemployment rate in Virginia in June decreased 0.2 percentage point to 2.8 percent. The rate was down 1.2 percentage points from June 2021.

The U.S. seasonally adjusted unemployment rate in June was unchanged at 3.6 percent. The rate was down 2.3 percentage points compared to a year ago. Over the three months ending in June, the average monthly gain in employment was 375,000.

Sales Tax Receipts



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

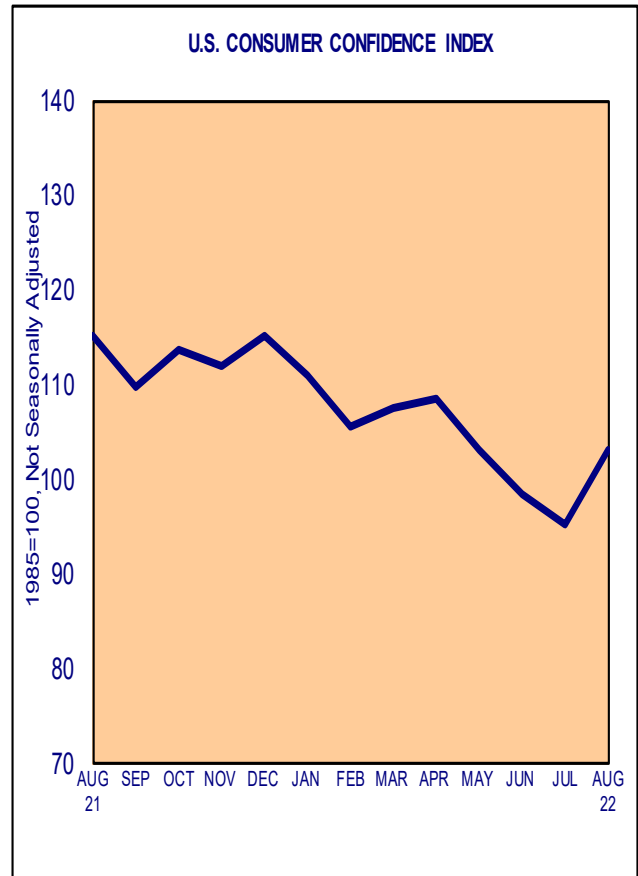
Sales Tax receipts distributed to Fairfax County in August for retail purchases made in June were \$20.3 million, an increase of 8.6 percent over August 2021. August represents the first month of Fairfax County's FY 2023 Sales Tax receipts.

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 Case-Shiller home price index, increased 18.6 percent for the 12 months ending in June. Home prices in the Washington Metropolitan area gained 10.8 percent during the same period, the second smallest rate of annual increase only ahead of Minneapolis. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "We've noted previously that mortgage financing has become more expensive as the Federal Reserve ratchets up interest rates, a process that was ongoing as our June data was gathered." He added that, "As the macroeconomic environment continues to be challenging, home prices may well continue to decelerate."

Consumer Confidence Index



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

The Consumer Confidence Index increased in August following three consecutive months of decline. The index now stands at 103.2 (1985=100), up from 95.3 in July. Both the present situation and the expectations component increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Purchasing intentions increased after a July pullback, and vacation intentions reached an 8-month high." She added that, "Looking ahead, August's improvement in confidence may help support spending, but inflation and additional rate hikes still pose risks to economic growth in the short term."

Consumer Price Index

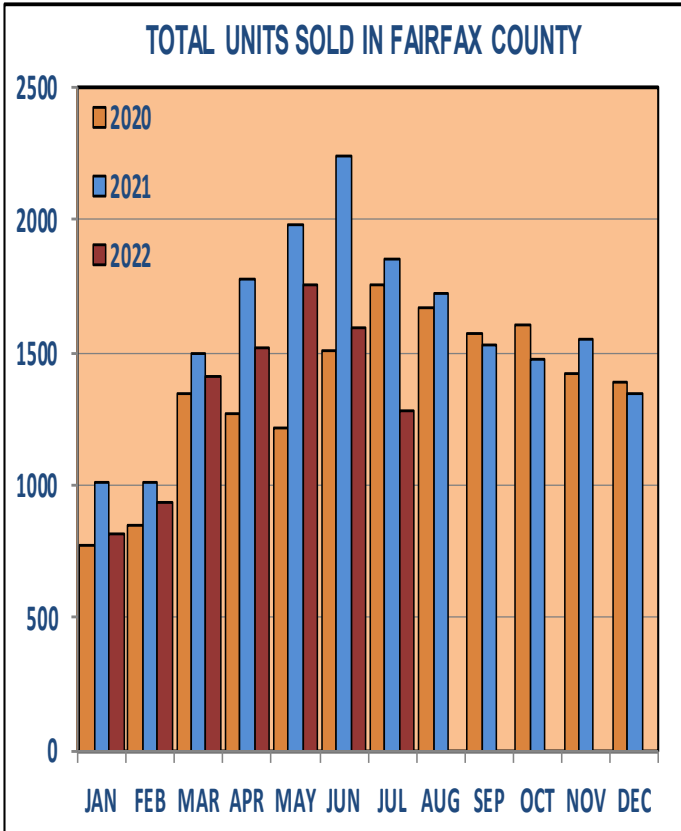
The Consumer Price Index for All Urban Consumers (CPI-U) increased 8.5 percent in July before seasonal adjustment. The increase was led by a year-over-year increase of 10.9 percent in the cost of food and an increase of 32.9 percent in the cost of energy. However, in some key areas such as energy, the month-over-month numbers fell. The cost of shelter, which makes up almost a third of the index, increased 5.7 percent compared to the previous year. The core Consumer Price Index, which excludes food and energy, increased 5.9 percent over the last 12 months.

The Federal Reserve's target annual inflation rate is 2.0 percent.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In July 2022, 1,285 homes were sold in Fairfax County, a decrease of 30.6 percent from the 1,852 homes that were sold in July 2021.

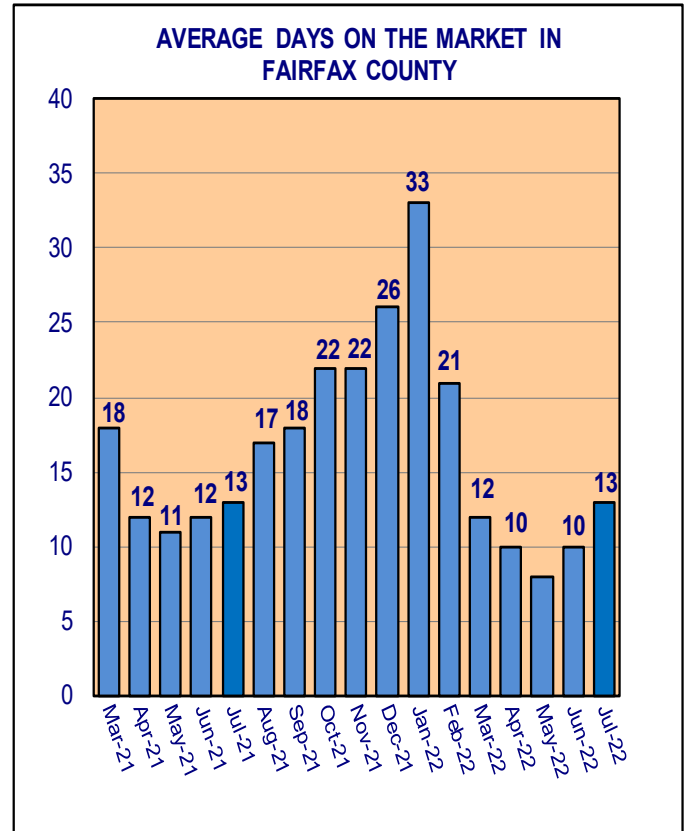


Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in July 2022 were on the market for 13 days. This is unchanged from July 2021.

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.

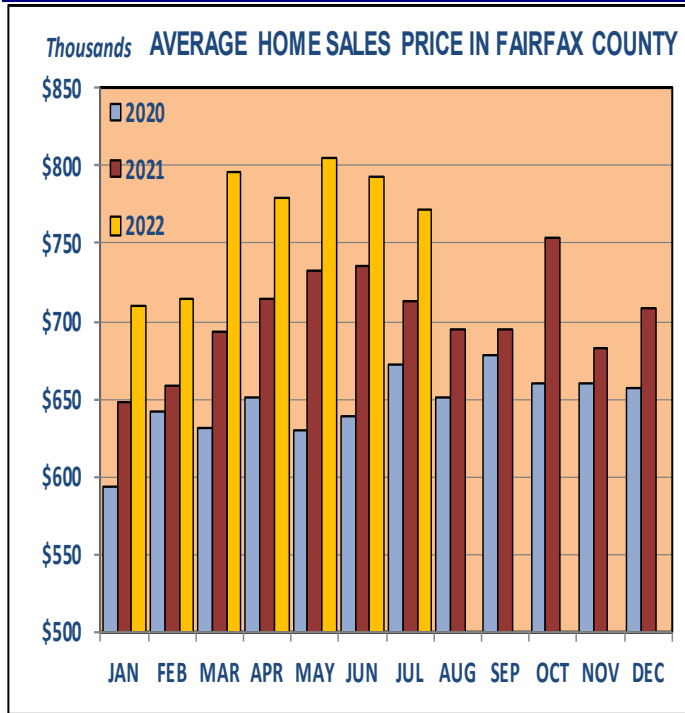
Average Home Sales Prices

The average sales price of all homes that sold in July 2022 in Fairfax County was \$771,198, an increase of 8.1 percent over the July 2021 average sales price of \$713,255. The average sales price was up 8.8 percent compared to the 2021 annual average home sales price of \$709,136.

The average sales price for detached homes that sold in July 2022 was \$1,043,666, an increase of 11.5 percent over the July 2021 average of \$935,766. The average sales price of attached homes increased 5.6 percent over the same period.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN JULY 2022 COMPARED TO SALES IN JULY 2021

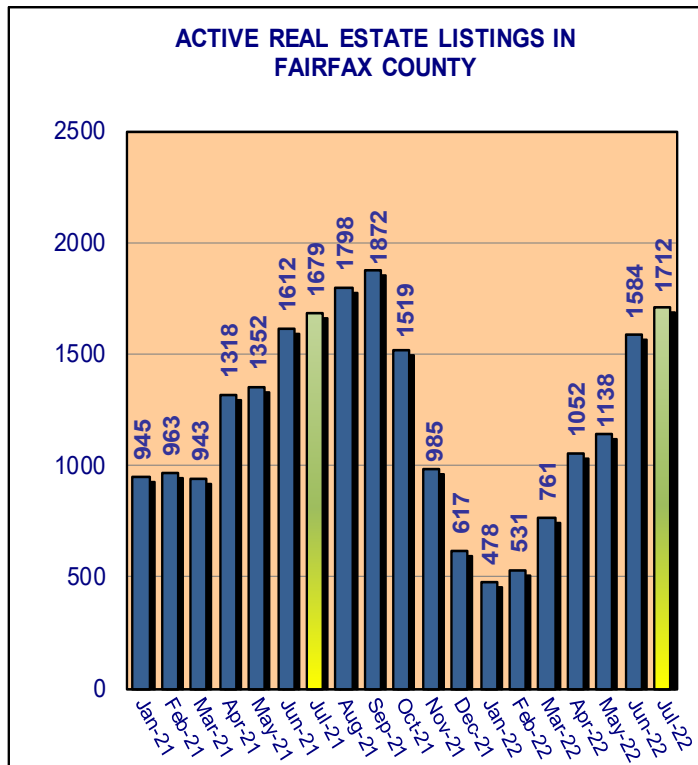
	JULY 2022	JULY 2021	% Change
All Homes	\$771,198	\$713,255	8.1%
Detached Homes	\$1,043,666	\$935,766	11.5%
Attached Homes	\$499,156	\$472,472	5.6%



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

Inventory of Homes for Sale

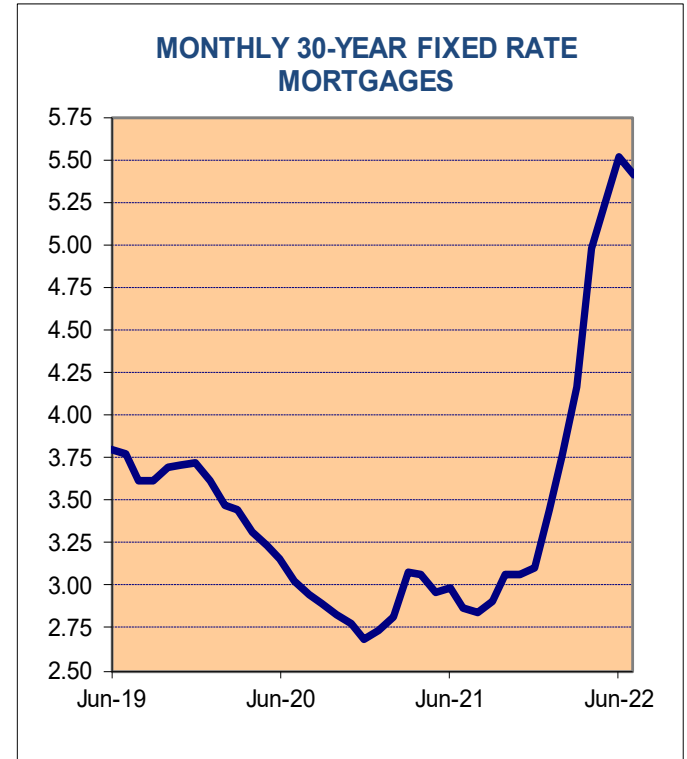
The number of active listings for sale in the County in July 2022 was 1,712, an increase of 2.0 percent over the 1,679 listings in July 2021. Based on the July 2022 listings and the current sales rate, there is approximately a 1.3-month supply of homes for sale in the County, more than the 0.9-month supply a year ago.



Source: Bright MLS. 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 was 5.41 percent in July, down from 5.52 percent a month ago. A year ago, the average 30-year interest rate was 2.87 percent.



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

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