



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

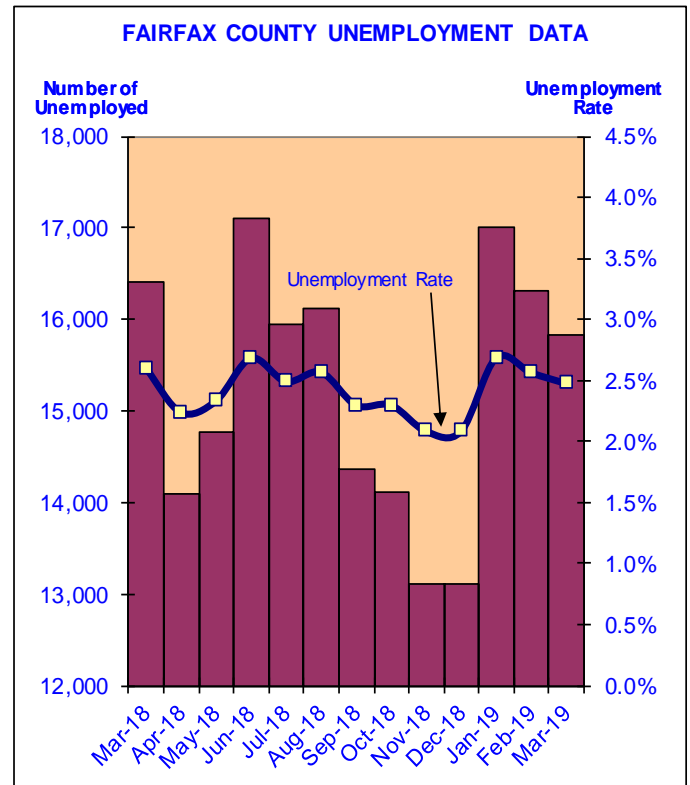
MAY 2019

IN THIS ISSUE:

- The March unemployment rate in Fairfax County decreased to 2.5 percent. (See page 1)
- Sales tax receipts in May were up 3.2 percent. (See page 2)
- The Consumer Confidence Index increased in April after decreasing in March. (See page 2)
- The U.S. economy grew at an annual rate of 3.1 percent in the first quarter of 2019 after growing 2.2 percent in the fourth quarter of 2018. (See page 2)
- The number of homes sold in Fairfax County in April increased 4.2 percent compared to April 2018. (See page 3)
- In April 2019, the average sales price of all homes sold in Fairfax County increased 4.5 percent compared to the average sale price in April 2018. (See page 3)
- The number of active listings of homes for sale in the County decreased 15.8 percent in April from a year ago. (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.

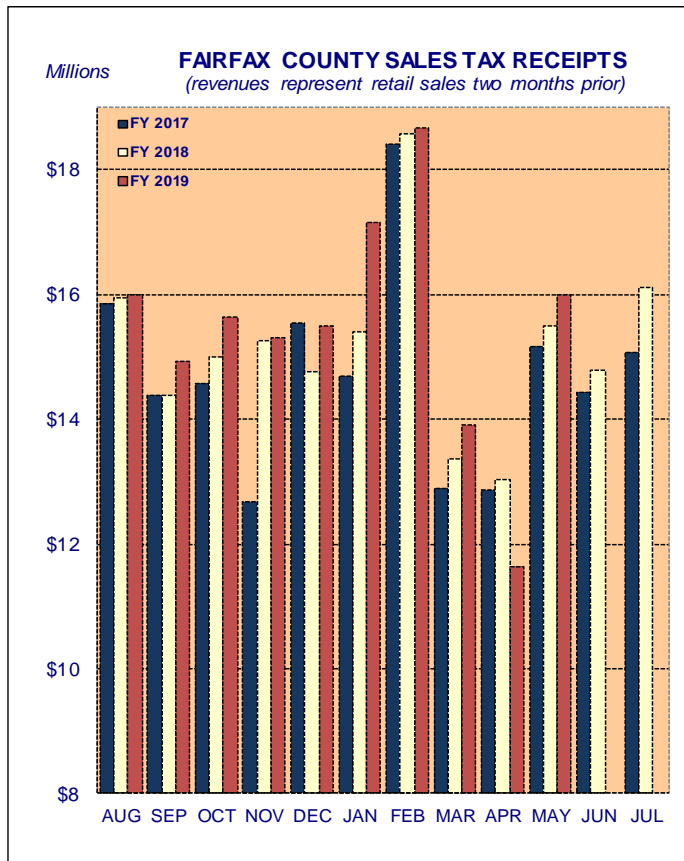
Employment

Compared to February, the unemployment rate in March in Fairfax County decreased 0.1 percentage point to 2.5 percent. The number of unemployed residents decreased over the month from 16,315 to 15,837. The County's unemployment rate was down 0.1 percentage point from March 2018.

In March, the seasonally adjusted unemployment rate in Virginia remained unchanged at 2.9 percent. The rate was down 0.3 percentage point from March 2018.

The U.S. seasonally adjusted unemployment rate in March was unchanged at 3.8 percent. The rate was down 0.2 percentage point from a year ago. Total nonfarm payroll employment increased by 196,000 in March. Over the last three months, job gains have averaged 180,000 per month.

Sales Tax Receipts



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

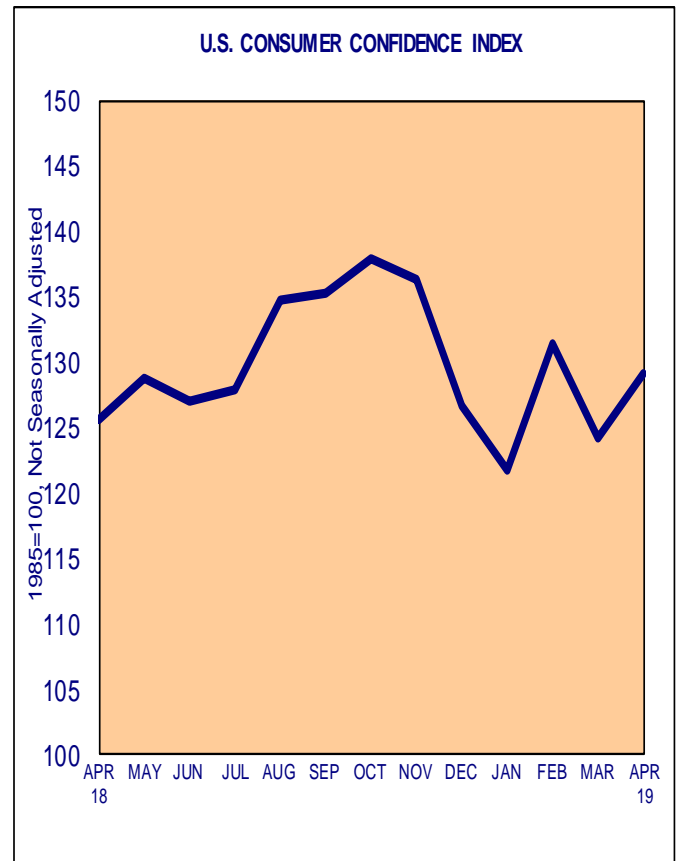
Sales Tax receipts distributed to Fairfax County in May for retail purchases made in March were \$16.0 million, an increase of 3.2 percent over May 2018. During the first ten months of FY 2019, Sales Tax receipts are up 2.3 percent over FY 2018.

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 2.7 percent for the 12 months ending in March. Home prices in the Washington Metropolitan area posted a 2.8 percent gain during the same period. David M. Blitzer, Managing Director and Chairman of the Index Committee, said that, "Given the broader economic picture, housing should be doing better." He added that, "Mortgage rates are at 4 percent for a 30-year fixed rate loan, unemployment is close to a 50-year low, low inflation and moderate increases in real incomes would be expected to support a strong housing market. Measures of household debt service do not reveal any problems and consumer sentiment surveys are upbeat. The difficulty facing housing may be too-high price increases."

Consumer Confidence Index



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

The Consumer Confidence Index increased in April after decreasing in March. It now stands at 129.2 (1985=100), up from 124.2 a month ago. Both the present situation and the expectations components increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Overall, consumers expect the economy to continue growing at a solid pace into the summer months." She added that, "These strong confidence levels should continue to support consumer spending in the near-term."

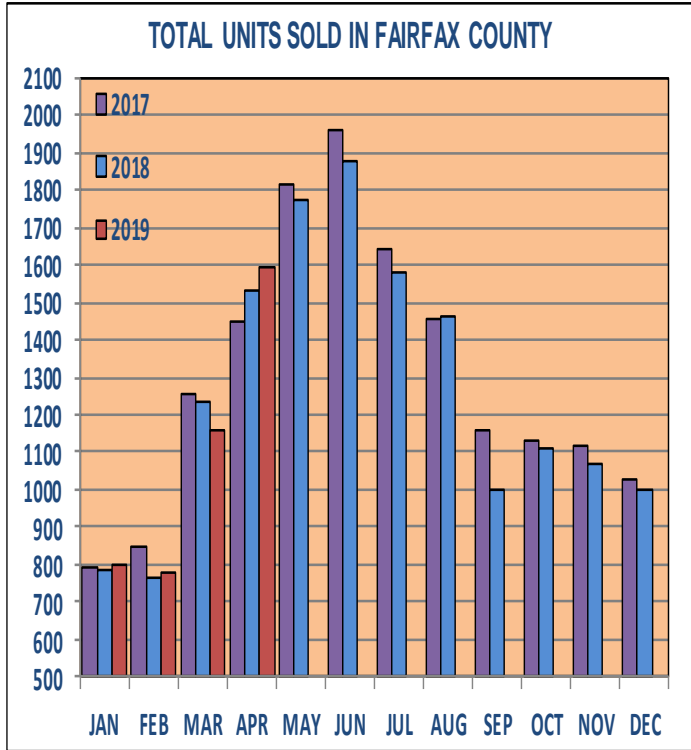
Gross Domestic Product

According to the revised estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 3.1 percent in the first quarter of 2019, after growing 2.2 percent in the fourth quarter of 2018. In the initial estimate, the real GDP was reported to have increased 3.2 percent. The estimate will be revised once more based on more complete data before it is considered final.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In April, 1,596 homes were sold in Fairfax County, an increase of 4.2 percent over the 1,531 homes that were sold in April 2018.

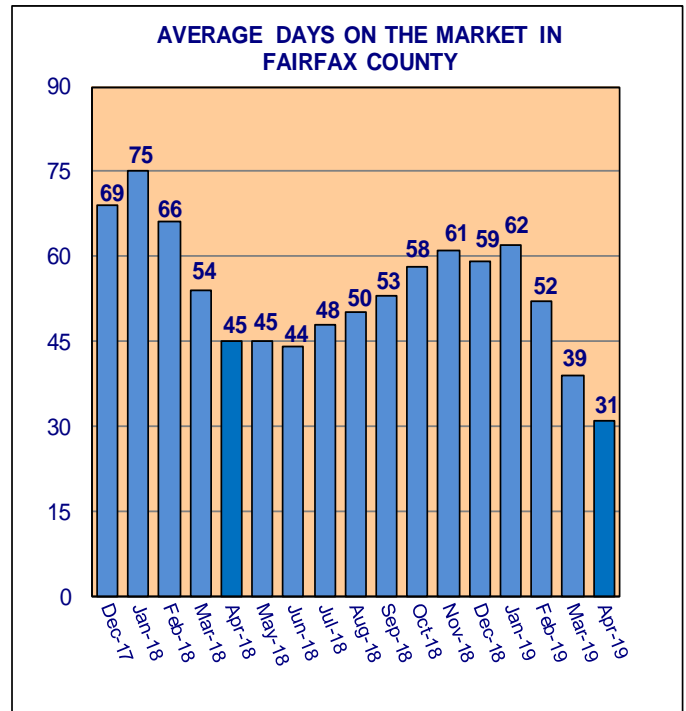


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in April were on the market for 31 days. This is 14 days fewer than the 45 day average in April 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

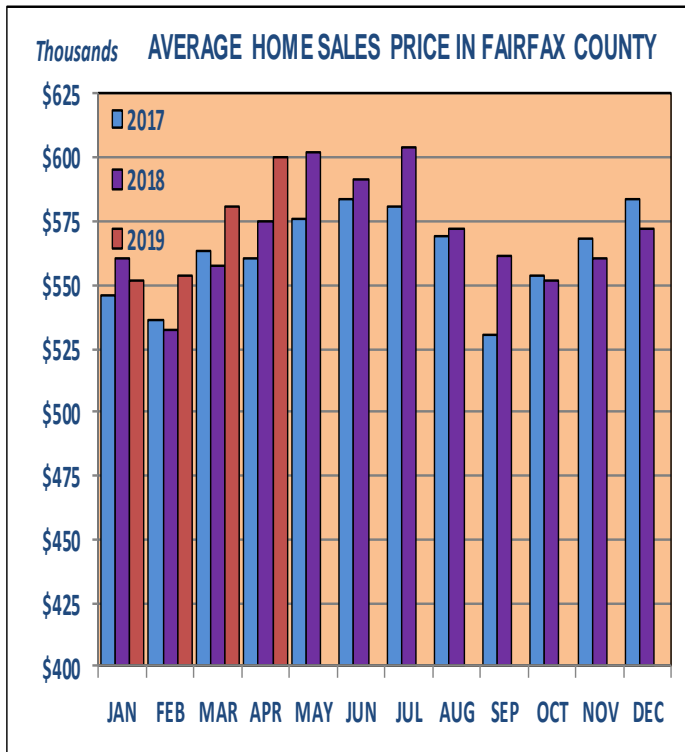
Average Home Sales Prices

The average sales price of all homes that sold in April 2019 in Fairfax County was \$600,467, an increase of 4.5 percent over the April 2018 average sales price of \$574,522. The average sales price increased 3.8 percent compared to the annual 2018 average home sales price of \$578,723.

The average sales price for detached homes that sold in April 2019 was \$787,379, an increase of 5.4 percent over the April 2018 average of \$746,782. The average sales price of attached homes increased by 3.5 percent over the same period.

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

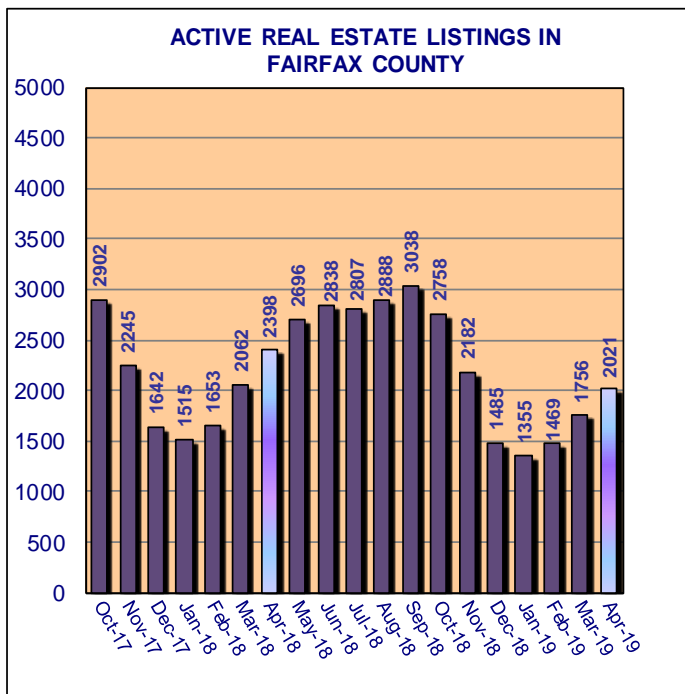
	APR 2019	APR 2018	% Change
All Homes	\$600,467	\$574,522	4.5%
Detached Homes	\$787,379	\$746,782	5.4%
Attached Homes	\$405,663	\$391,829	3.5%



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

Inventory of Homes for Sale

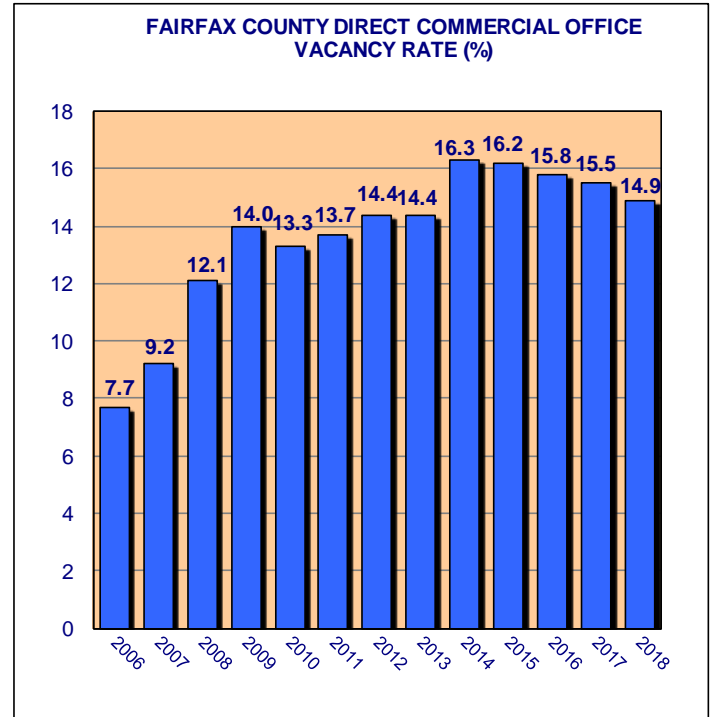
The number of active listings in the County in April was 2,021, a decrease of 15.8 percent from the 2,398 listings in April 2018. Based on the April 2019 listings and the current sales rate, there is approximately a 1.3 month supply of homes for sale in the County, less than the 1.6 month supply a year 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 direct office vacancy rate was 14.9 percent at year-end 2018, down from 15.5 percent at year-end 2017. Gross office leasing totaled 9.7 million square feet. New office construction continues throughout Fairfax County. At year's end, 1.6 million square feet were underway. Only 8 percent of the office space under construction is currently set to deliver vacant.



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 TTY 711 (Virginia Relay Center)

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