

ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

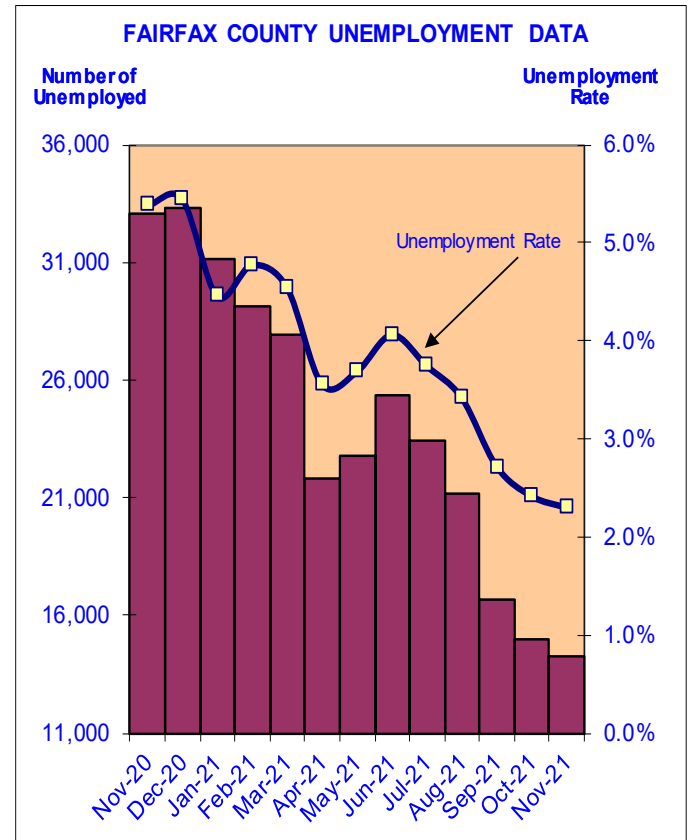
JANUARY 2022

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- The unemployment rate in Fairfax County decreased 0.1 percentage point to 2.3 percent in November. (See page 1)
- Sales tax receipts in January for purchases made in November increased 17.5 percent compared to last November. (See page 2)
- The Consumer Confidence Index decreased in January after increasing in December. (See page 2)
- The number of homes sold in Fairfax County during 2021 increased 15.9 percent compared to 2020. (See page 3)
- In 2021, the average sales price of all homes sold in Fairfax County increased 8.7 percent compared to the average sale price in 2020. (See page 3)
- In 2021, on average, it took 17 days to sell a home in Fairfax County, a decrease of 2 days compared to 2020. (See page 4)
- The number of new single family and townhouse building permits issued in the County for 2021 increased 31.7 percent compared to 2020. (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.

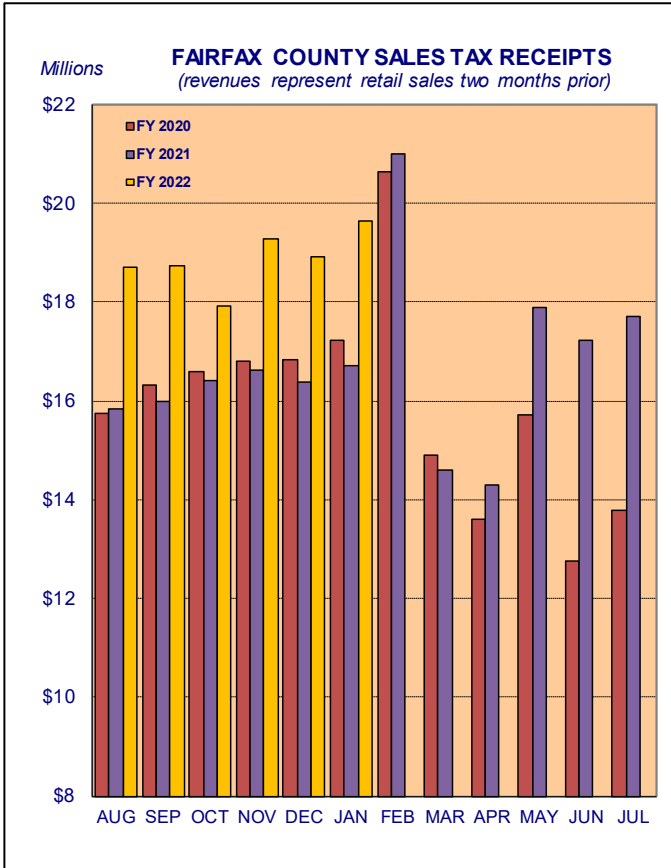
Employment

Compared to October, the November unemployment rate in Fairfax County decreased 0.1 percentage point to 2.3 percent. The number of unemployed residents decreased from 14,980 to 14,271. The County's unemployment rate was down 3.1 percentage points from November 2020.

The seasonally adjusted unemployment rate in Virginia in November decreased 0.2 percentage point to 3.4 percent. The rate was down 2.4 percentage points from November 2020.

The U.S. seasonally adjusted unemployment rate in November decreased 0.4 percentage point to 4.2 percent. The rate was down 2.5 percentage points compared to a year ago. Total nonfarm payroll employment increased by 210,000 jobs in November. Thus far this year, monthly job growth has averaged 555,000.

Sales Tax Receipts



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

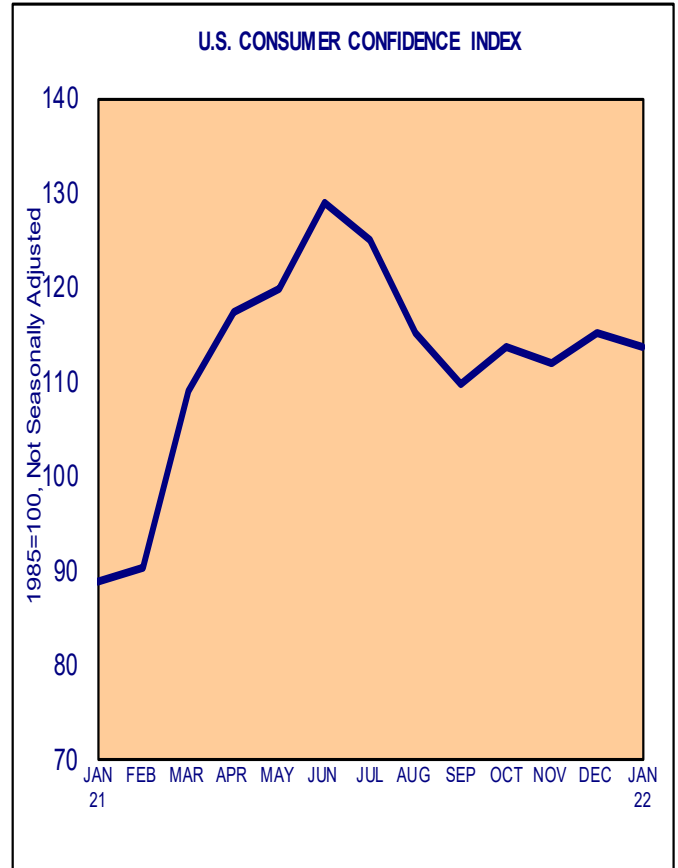
Sales Tax receipts distributed to Fairfax County in January for retail purchases made in November were \$19.7 million, an increase of 17.5 percent over January 2021. For the first six months of FY 2022, sales tax receipts are up 15.5 percent compared to the previous year.

NATIONAL INDICATORS

Case-Shiller Index

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 18.8 percent for the 12 months ending in November. Home prices in the Washington Metropolitan area gained 11.1 percent during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "For the past several months, home prices have been rising at a very high, but decelerating rate. That trend continued in November 2021." He added that, "In the short term, meanwhile, we should soon begin to see the impact of increasing mortgage rates on home prices."

Consumer Confidence Index



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

The Consumer Confidence Index decreased in January. The index now stands at 113.8 (1985=100), down from 115.2 a month ago. The present situation component increased while the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Concerns about inflation declined for the second straight month, but remain elevated after hitting a 13-year high in November 2021." She added that, "Looking ahead, both confidence and consumer spending may continue to be challenged by rising prices and the ongoing pandemic."

Consumer Price Index

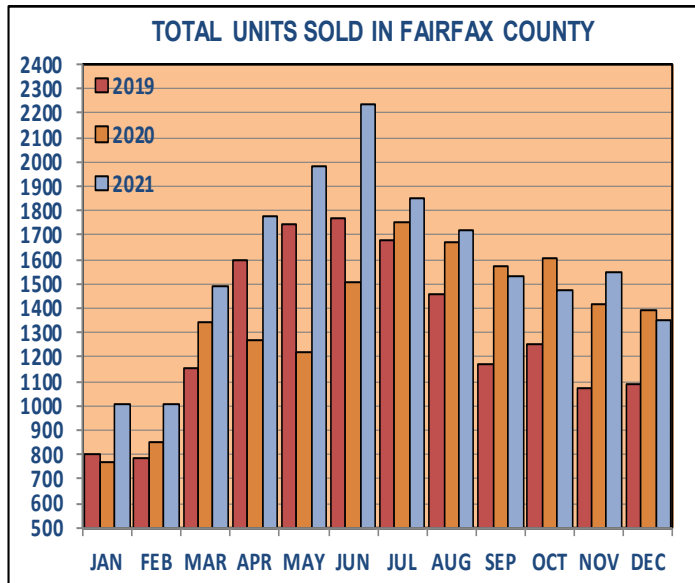
The Consumer Price Index for All Urban Consumers (CPI-U) increased 7.0 percent in December over the last 12 months before seasonal adjustment. This was the largest 12-month increase since the period ending June 1982. The core inflation rate excluding food and energy increased 5.5 percent. The increases were led by a 49.6 percent increase in gasoline costs, a 37.3 percent increase in the cost of used cars and trucks, and an increase of 27.6 percent in shelter away from home including hotels and motels.

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

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

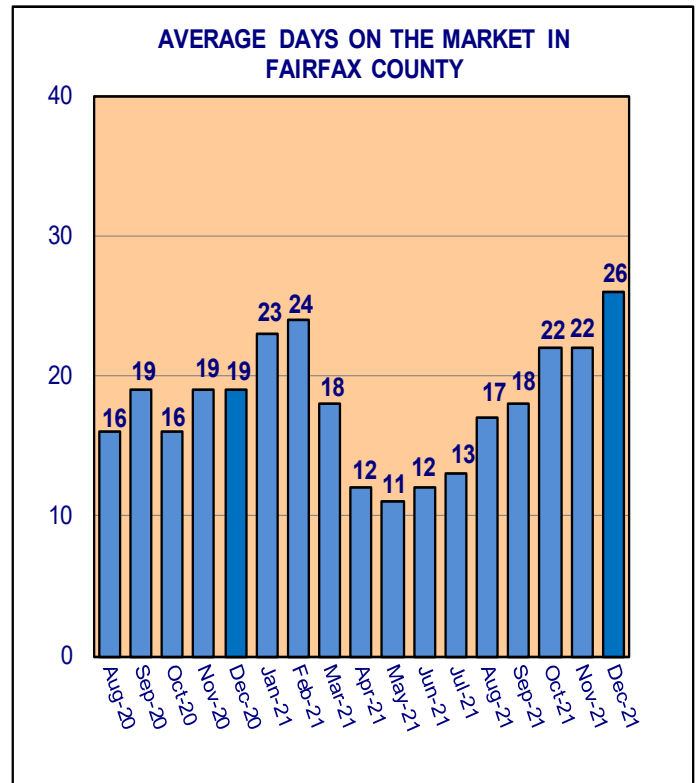
In December, 1,348 homes were sold in Fairfax County, a decrease of 3.0 percent from the 1,389 homes that were sold in December 2020. For all of 2021, the number of home sales increased 15.9 percent to 19,407 in 2021 from 16,739 in 2020.



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 December were on the market for 26 days. This is 7 days longer than the 19-day average in December 2020. During all of 2021, homes were on the market 17 days on average before they were sold, down from 19 days in 2020.



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 December 2021 in Fairfax County was \$708,455, an increase of 7.8 percent over the December 2020 average sales price of \$657,217. For all of 2021, the average home sales price increased 8.7 percent to \$709,136 compared to 2020.

The average sales price for detached homes that sold in December 2021 was \$1,001,445, an increase of 13.9 percent over the December 2020 average of \$879,423. The average sales price of attached homes increased 5.3 percent over the same period. In 2021, detached homes' average sales price increased 12.8 percent over 2020, while attached homes increased 5.6 percent over the same time period.

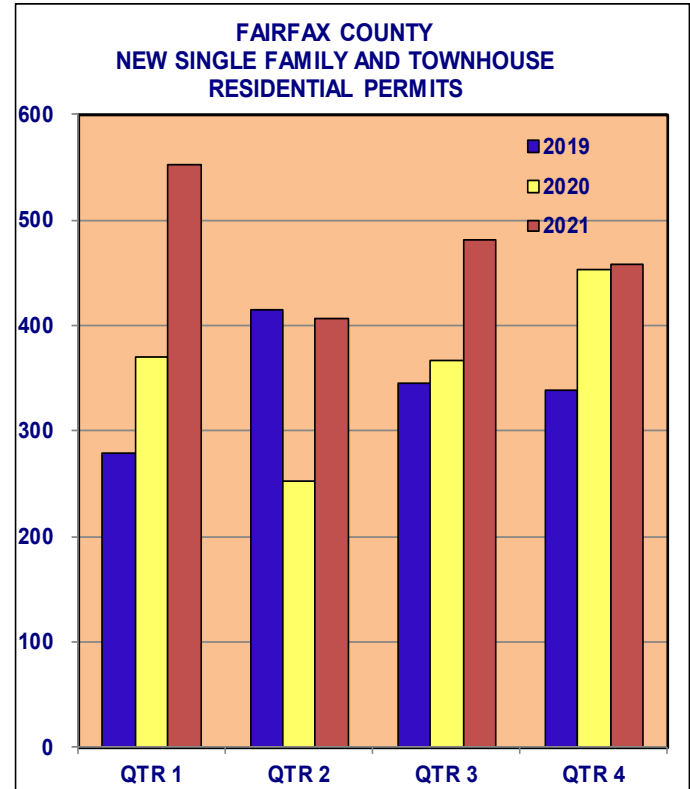
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read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

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN DEC 2021 COMPARED TO SALES IN DEC 2020

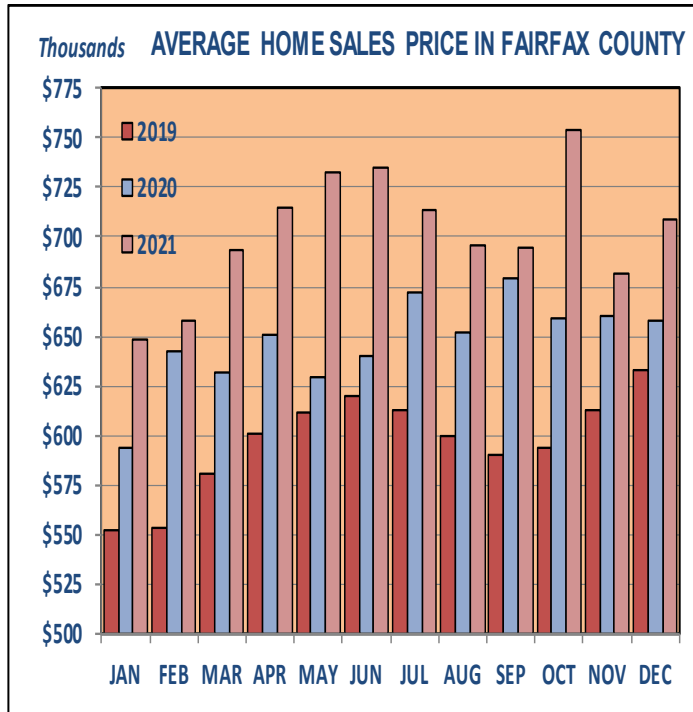
	DEC 2021	DEC 2020	% Change
All Homes	\$708,455	\$657,217	7.8%
Detached Homes	\$1,001,445	\$879,423	13.9%
Attached Homes	\$469,562	\$445,934	5.3%

Single Family and Townhouse Building Permits

During the fourth quarter of 2021, 457 new single family and townhouse permits were issued in Fairfax County. This represents a 0.9 percent increase over the 453 permits issued during the same period in 2020. The number of new single family and townhouse building permits issued for all of 2021 was 1,898, up 31.7 percent compared to the 1,441 permits issued in 2020.



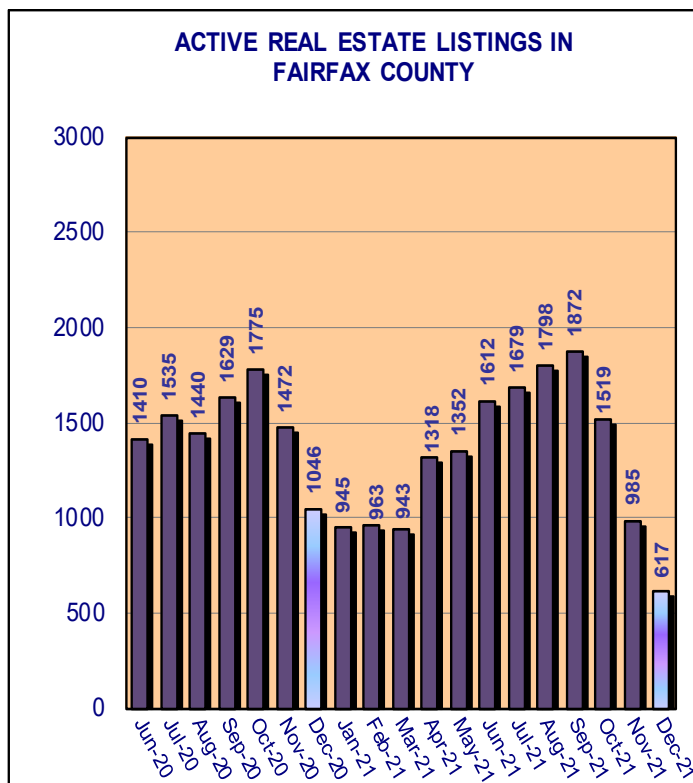
Source: Fairfax County Land Development Services. Compiled by the Fairfax County Department of Management and Budget.



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

Inventory of Homes for Sale

The number of active listings in the County in December 2021 was 617, a decrease of 41.0 percent from the 1,046 listings in December 2020. Based on the December 2021 listings and the current sales rate, there is approximately a 0.5-month supply of homes for sale in the County, a decrease from the 0.8-month supply a year ago.



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

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