

ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

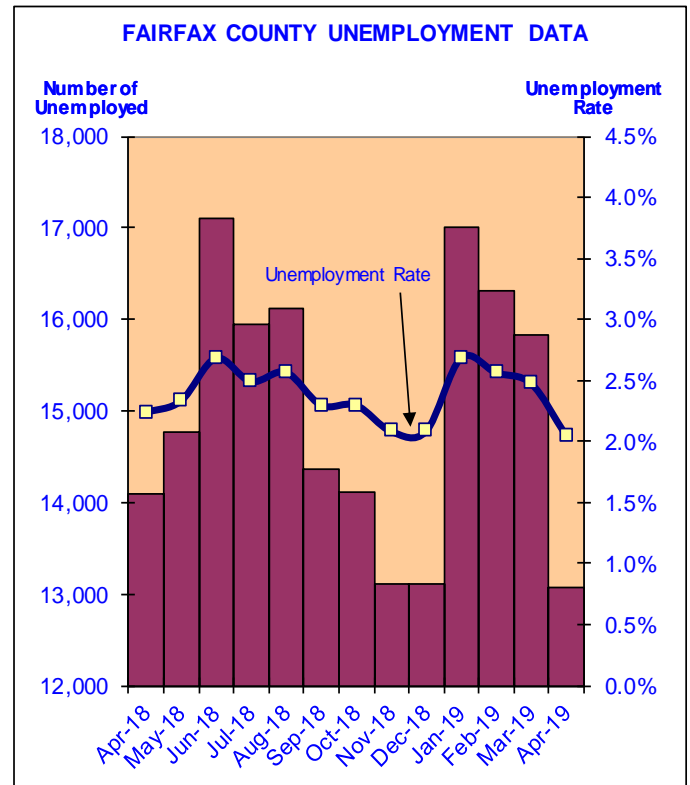
JUNE 2019

IN THIS ISSUE:

- The April unemployment rate in Fairfax County decreased to 2.1 percent. (See page 1)
- Sales tax receipts in June were up 2.6 percent. (See page 2)
- The Consumer Confidence Index increased in May for the second straight month. (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 May decreased 1.6 percent compared to May 2018. (See page 3)
- In May 2019, the average sales price of all homes sold in Fairfax County increased 1.6 percent compared to the average sale price in May 2018. (See page 3)
- The number of active listings of homes for sale in the County decreased 12.4 percent in May 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.

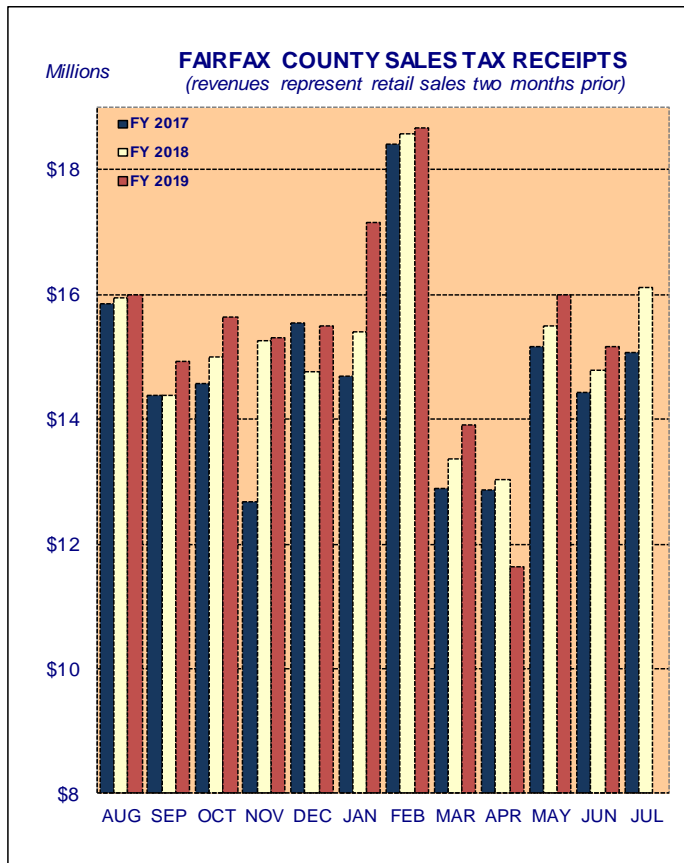
Employment

Compared to March, the unemployment rate in April in Fairfax County decreased 0.4 percentage point to 2.1 percent. The number of unemployed residents decreased over the month from 15,837 to 13,073. The County's unemployment rate was down 0.1 percentage point from April 2018.

In April, the seasonally adjusted unemployment rate in Virginia was unchanged at 2.9 percent. The rate was down 0.2 percentage point from April 2018.

The U.S. seasonally adjusted unemployment rate in April decreased 0.2 percentage point to 3.6 percent, the lowest rate since December 1969. The rate was down 0.3 percentage point from a year ago. Total nonfarm payroll employment increased by 263,000 in April. Over the last three months, job gains have averaged 169,000 per month.

Sales Tax Receipts



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

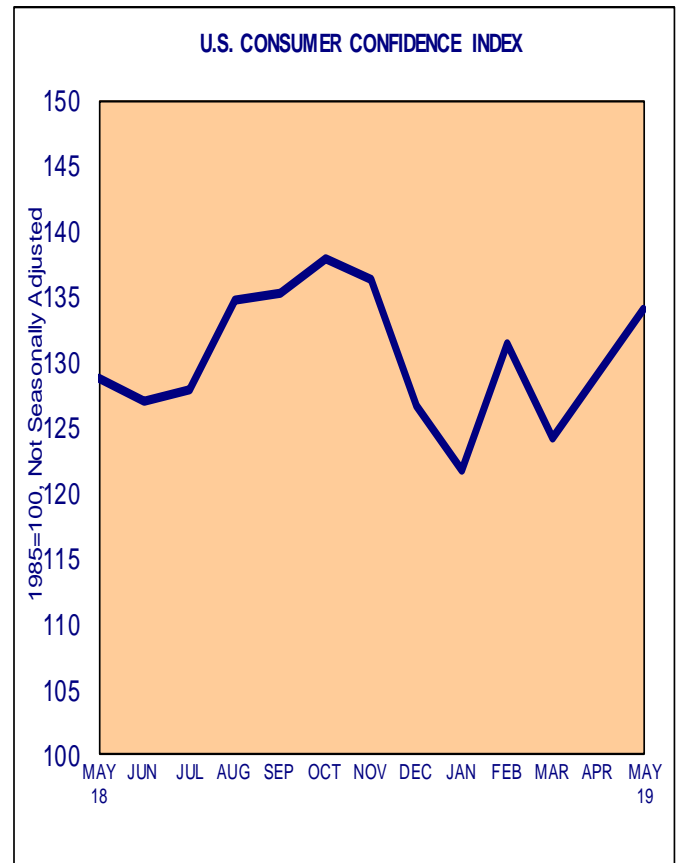
Sales Tax receipts distributed to Fairfax County in June for retail purchases made in April were \$15.2 million, an increase of 2.6 percent over June 2018. During the first eleven months of FY 2019, Sales Tax receipts are up 2.4 percent over FY 2018.

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 2.5 percent for the 12 months ending in April. Home prices in the Washington Metropolitan area posted a 2.6 percent gain during the same period. Philip Murphy, Managing Director and Global Head of Index Governance at S&P Dow Jones Indices, said that, "the national supply of housing is trending upward and suggesting weaker demand. Perhaps the trend for the moment is toward normalization around the real long run average annual price increase."

Consumer Confidence Index



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

The Consumer Confidence Index increased in May for the second straight month. It now stands at 134.1 (1985=100), up from 129.2 a month ago. Both the present situation and the expectations components increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Expectations regarding the short-term outlook for business conditions and employment improved, but consumers' sentiment regarding their income prospects was mixed." She added that, "Consumers expect the economy to continue growing at a solid pace in the short-term, and despite weak retail sales in April, these high levels of confidence suggest no significant pullback in consumer spending in the months ahead."

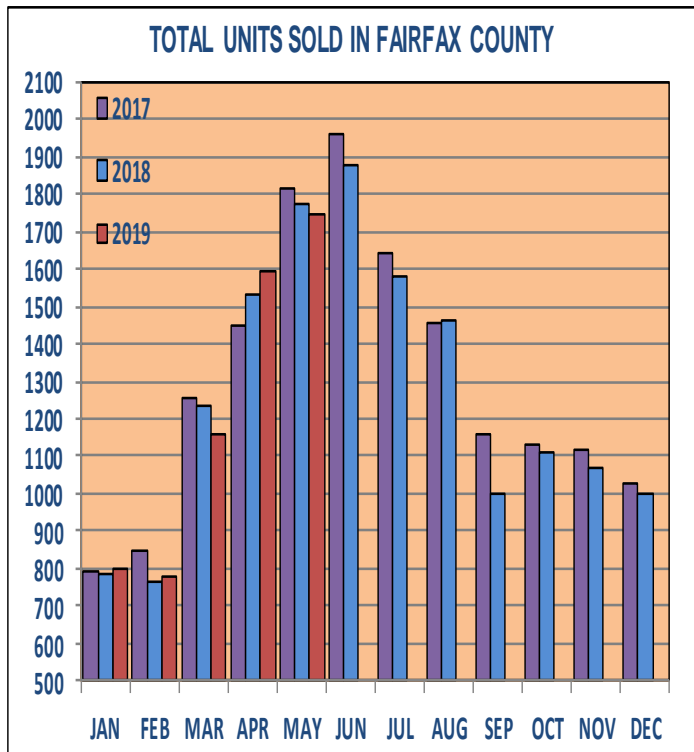
Gross Domestic Product

According to the final 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. This is no change from the previous estimate.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In May, 1,745 homes were sold in Fairfax County, a decrease of 1.6 percent from the 1,774 homes that were sold in May 2018.

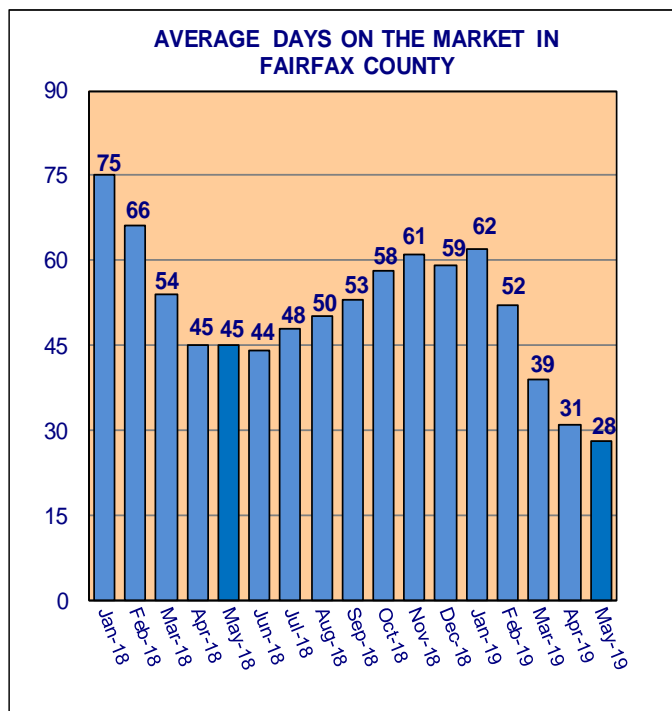


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in May were on the market for 28 days. This is 17 days fewer than the 45 day average in May 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 May 2019 in Fairfax County was \$611,109, an increase of 1.6 percent over the May 2018 average sales price of \$601,674. The average sales price increased 5.6 percent compared to the annual 2018 average home sales price of \$578,723.

The average sales price for detached homes that sold in May 2019 was \$779,442, a decrease of 2.2 percent from the May 2018 average of \$796,931. The average sales price of attached homes increased by 3.3 percent over the same period.

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

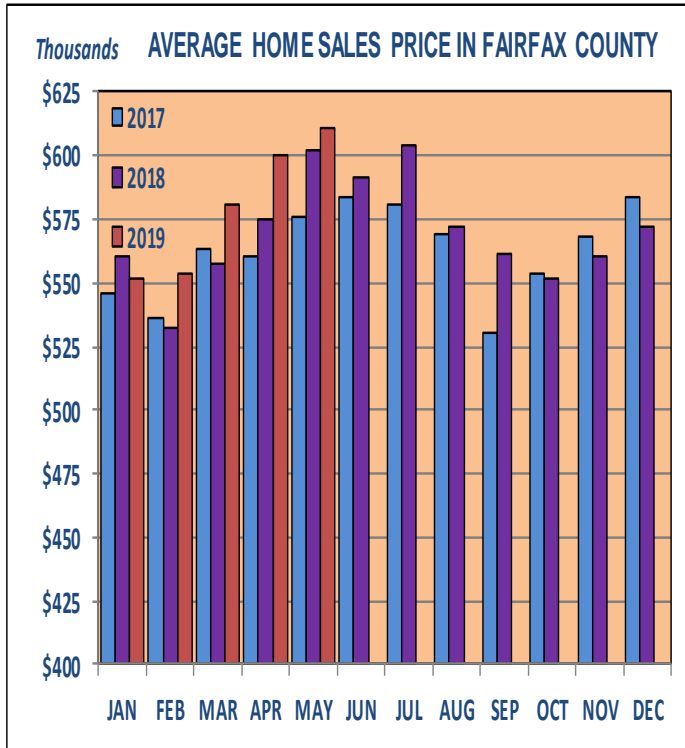
	MAY 2019	MAY 2018	% Change
All Homes	\$611,109	\$601,674	1.6%
Detached Homes	\$779,442	\$796,931	-2.2%
Attached Homes	\$415,848	\$402,414	3.3%

30-Year Fixed Rate Mortgage

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate decreased for the sixth straight month to 3.80 percent in June, down from 4.07 percent in May. A year ago, the rate was 4.57 percent. The current rate is the lowest level since February 2016.



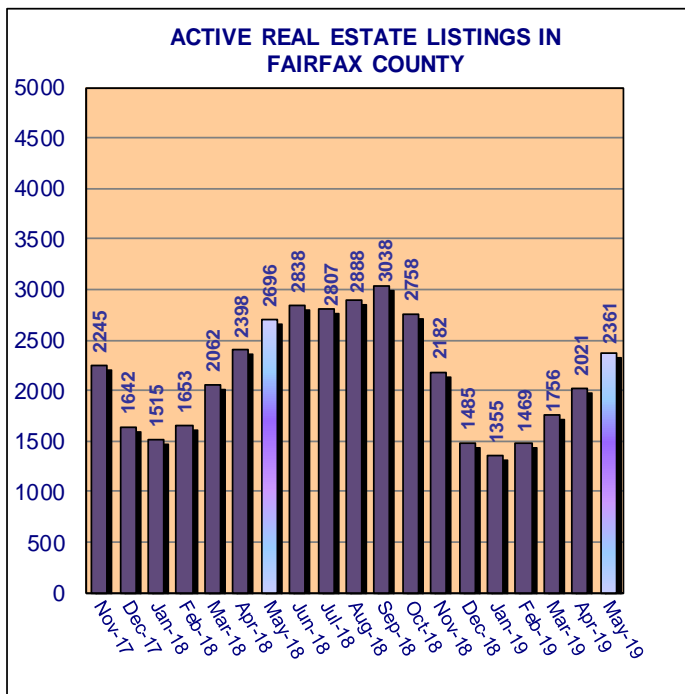
Source: Freddie Mac. Compiled by the Fairfax County Department of Management and Budget.



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 May was 2,361, a decrease of 12.4 percent from the 2,696 listings in May 2018. Based on the May 2019 listings and the current sales rate, there is approximately a 1.4 month supply of homes for sale in the County, less than the 1.5 month supply a year ago.



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

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