



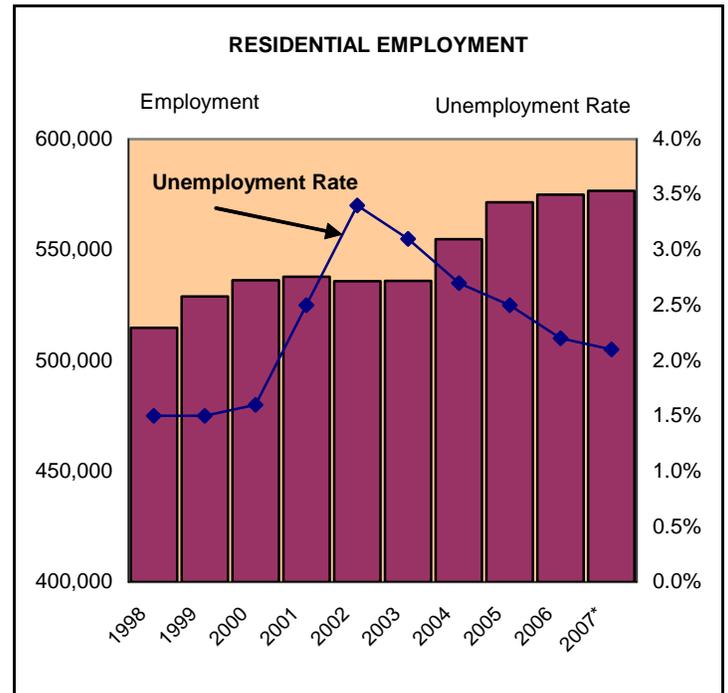
ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

APRIL 2007

IN THIS ISSUE:

- The unemployment rate in Fairfax County fell slightly in February 2007 to 2.1 percent from the February 2006 level of 2.2 percent. (See page 1)
- April 2007 Sales Tax receipts for Fairfax County were \$11.5 million, an increase of 5.3 percent over April 2006. Sales Tax receipts are up 4.4 percent, fiscal year-to-date. (See page 2)
- The number of existing single family homes sold rose 22.3 percent in the first three months of 2007; while the median value of these homes fell 5.6 percent from existing single family homes sold during 2006. (See pages 3 and 4)
- The number of new single family homes sold decreased 10.8 percent during the first quarter of 2007. In addition, the median price of these homes declined 10.5 percent from single family homes sold during 2006. (See pages 3 and 4)
- The April 2007 Consumer Confidence Index decreased for the second month in a row. (See page 5)



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

Employment

As reported by the Virginia Employment Commission (VEC), the number of Fairfax County residents holding jobs in February 2007 increased 1.9 percent, or 10,960 residents, over the February 2006 level to 576,574. During this period, the unemployment rate in Fairfax County improved 0.1 percentage point from 2.2 percent in February 2006 to 2.1 percent in February 2007.

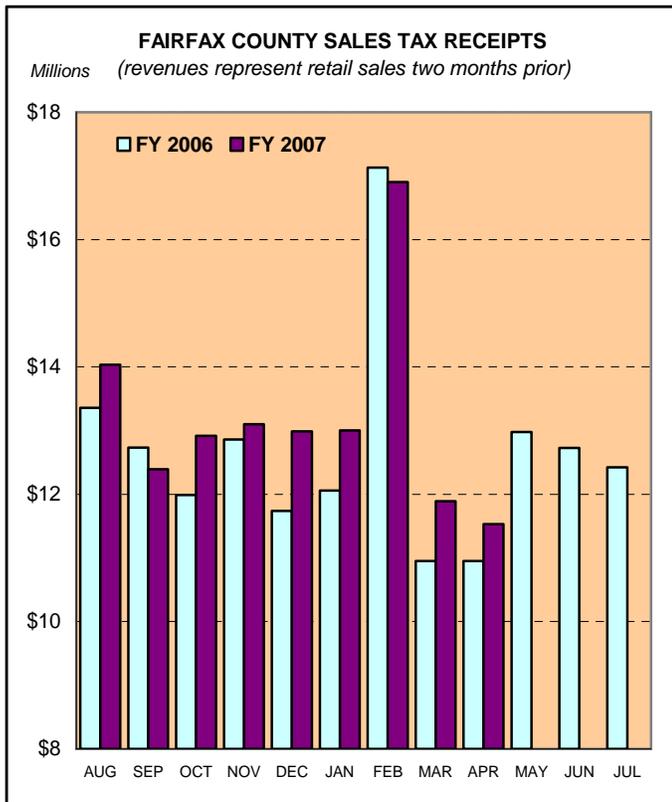
The February 2007 unemployment rate in Virginia was 3.2 percent and represents no change from the February 2006 rate. On the national level, the unemployment rate in February 2007 fell 0.3 percentage points from the prior year to 4.5 percent.



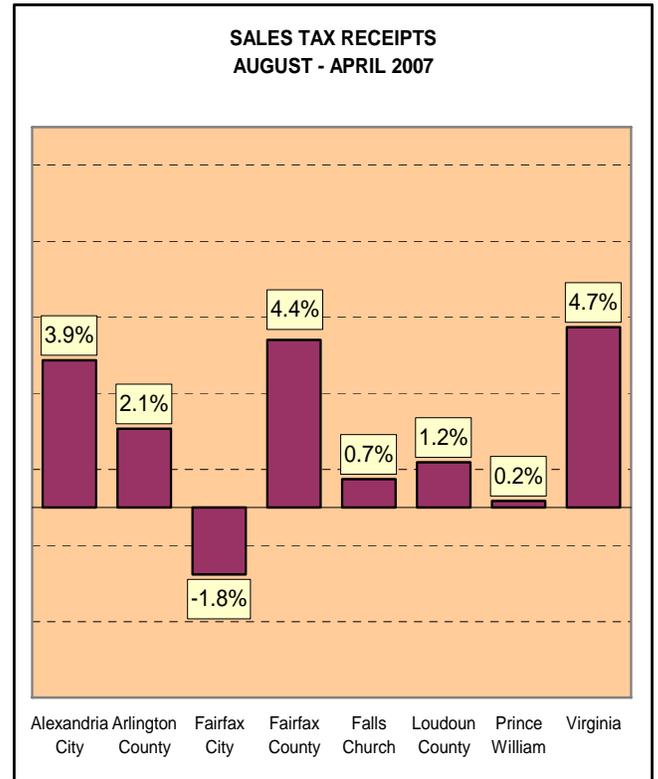
The Fairfax County Economic Indicators is on the Web and can be accessed at:

<http://www.fairfaxcounty.gov/comm/economic/economic.htm>

Retail Sales



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



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

Fairfax County Sales Tax Receipts

April Sales Tax receipts for Fairfax County, representing retail purchases made in February, were \$11.5 million, an increase of 5.3 percent over April 2006. Sales Tax receipts have exceeded the same month value of the previous year for seven out of the last nine months. Through the first three quarters of FY 2007, Sales Tax receipts are up 4.4 percent over the same period in FY 2006.

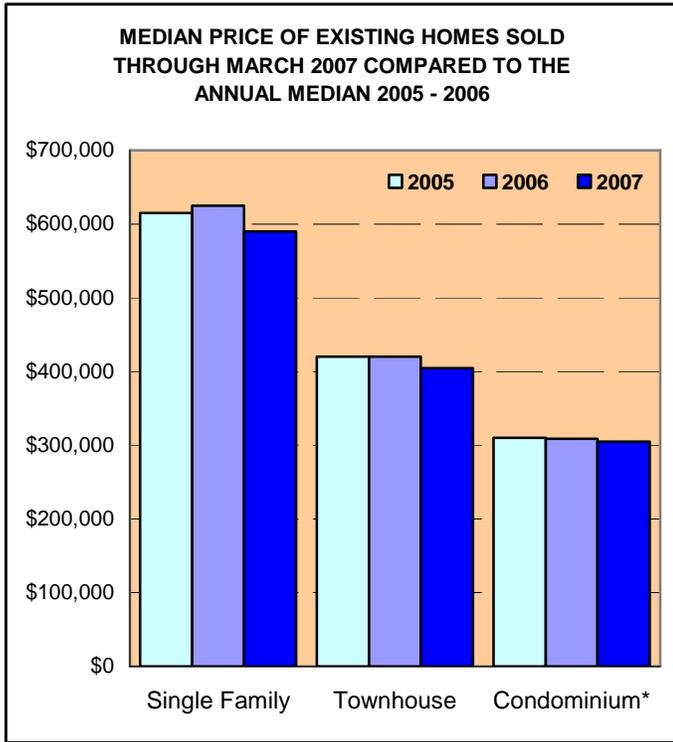
Neighboring Jurisdictions

Based on information provided by the Virginia Department of Taxation, changes in Sales Tax receipts in Northern Virginia localities were mixed during the first three quarters of FY 2007. Sales Tax receipts increased 4.4 percent in Fairfax County, 3.9 percent in Alexandria; 2.1 percent in Arlington County; and 1.2 percent in Loudoun County. Sales Tax receipts were relatively flat during the first nine months of FY 2007 in both Falls Church and Prince William County, which experienced slight gains of 0.7 percent and 0.2 percent, respectively. Conversely, during the same period, Fairfax City Sales Tax receipts declined 1.8 percent. For the period August 2006 through April 2007, statewide Sales Tax receipts grew 4.7 percent over the same period a year ago.

National Retail Sales

According to the Commerce Department, seasonally adjusted preliminary March 2007 retail sales for the U.S. grew 3.8 percent over March 2006. Compared to last year, food services and drinking place sales increased 5.3 percent; gasoline station sales were up 5.2 percent; and automobile and other motor vehicle dealer sales grew 3.4 percent.

Housing Market

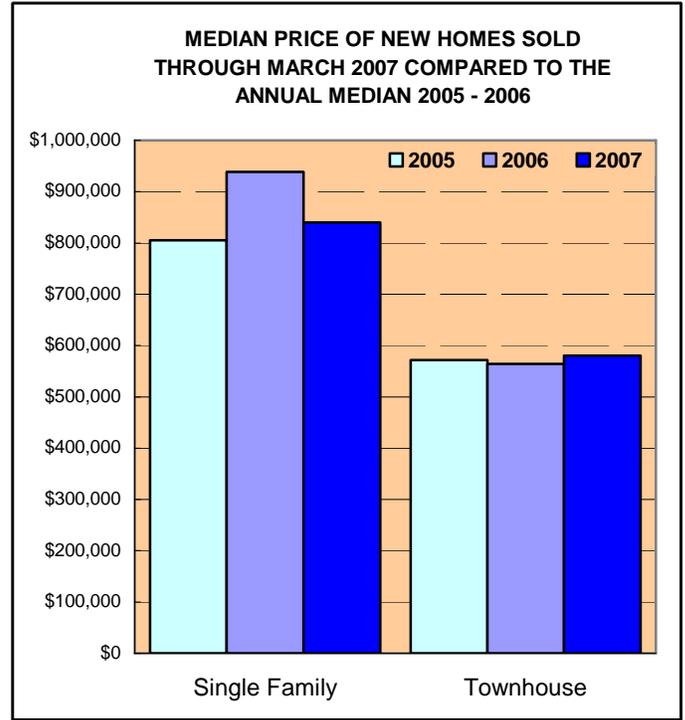


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

Existing Home Sales Prices

The median sales price of both existing (previously owned) single family homes and townhouses in Fairfax County declined during the first quarter of calendar year 2007 compared to the 2006 median price. The median sales price of existing single family homes sold through March 2007 fell 5.6 percent to \$589,900 from the 2006 median price of \$625,000. The median sales price of existing townhouses sold in the first three months of 2007 was \$404,500, a 3.7 percent decrease from the 2006 median price of \$420,000.

The median sales price of all condominiums sold, existing and new, through March 2007 dropped to \$305,000, a 1.3 percent decline from the 2006 median of \$309,000.



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget.

New Home Sales Prices

The change in sales price of new homes that sold in Fairfax County through March 2007 differed by type of home. The median sales price of new single-family homes that sold in the first three months of 2007 decreased to \$840,000 from the 2006 median of \$938,768, a drop of 10.5 percent. In contrast, the median sales price for new townhouses sold in the first quarter of 2007 increased to 580,242, a 2.8 percent gain over the 2006 median of \$564,440. For data regarding all condominium sales prices, refer to the "Existing Home Sales Volume" section.

PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD DURING 2006 COMPARED TO SALES THROUGH MARCH 2007

	Existing Sales	New Sales
Single Family	(5.6)	(10.5)
Townhouse	(3.7)	2.8
Condominium*	(1.3)	

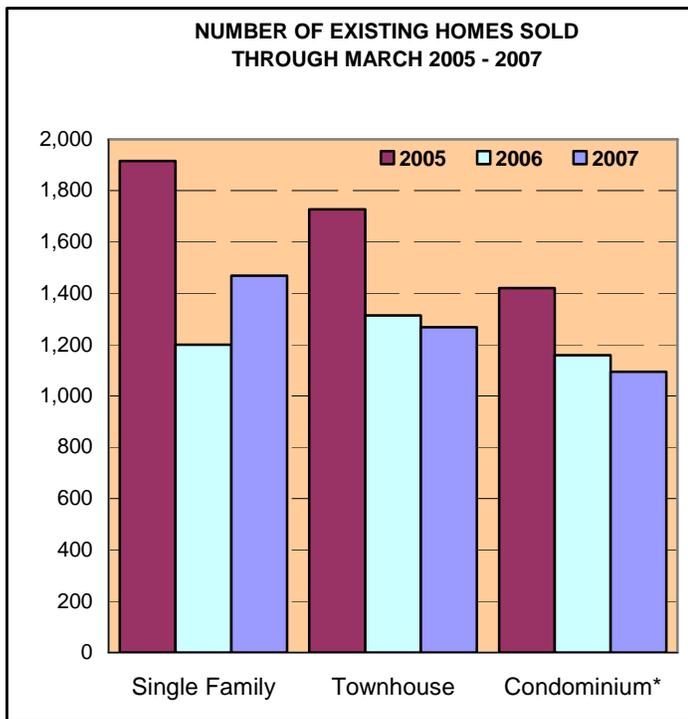
*Condominium data include sales of existing and new units.

Changes in selling prices, coupled with the volume of sales, are generally considered reasonable indicators of the County's real estate market. Median selling price increases do not translate directly into assessment adjustments, however, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. Changes in median selling prices are comparisons to the prices of homes sold during the prior year, and the type of homes sold (i.e., model, size, age, location, etc.) varies from one year to the next. The key factor in real estate assessments is not the change in the median sale price, but the relationship of assessments to selling prices within neighborhoods. To read more about Fairfax County tax assessments, please visit:

www.fairfaxcounty.gov/dta/tax_assessment.htm

New Home Sales Volume

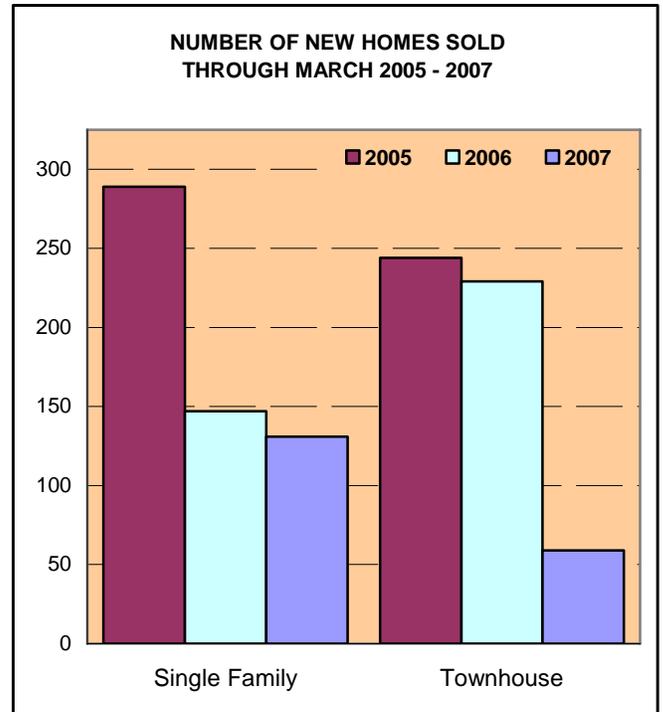
Both the number of new single family homes and townhouses sold declined during the first three months of 2007. New single family homes sold through March totaled 131, a 10.9 percent drop from the 147 sold during the same period of 2006. The sales volume of new townhouses registered a substantial decrease during the first quarter of 2007, falling 74.2 percent from 229 to 59 units. For data regarding condominium sales volume, refer to the "Existing Home Sales Volume" section.



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

Existing Home Sales Volume

Sales of existing single family homes through March 2007 were 1,468, representing an increase of 22.3 percent, or 268 homes, over the same period of 2006. During the first quarter of 2007, the number of sales of existing townhouses fell 3.5 percent to 1,268 from the 1,314 units sold during the first three months of 2006. In addition, the total number of existing and new condominiums sold during the first three months of 2007 fell 5.6 percent, or 65 units, to 1,094 from the 1,159 sold during the corresponding period of 2006.

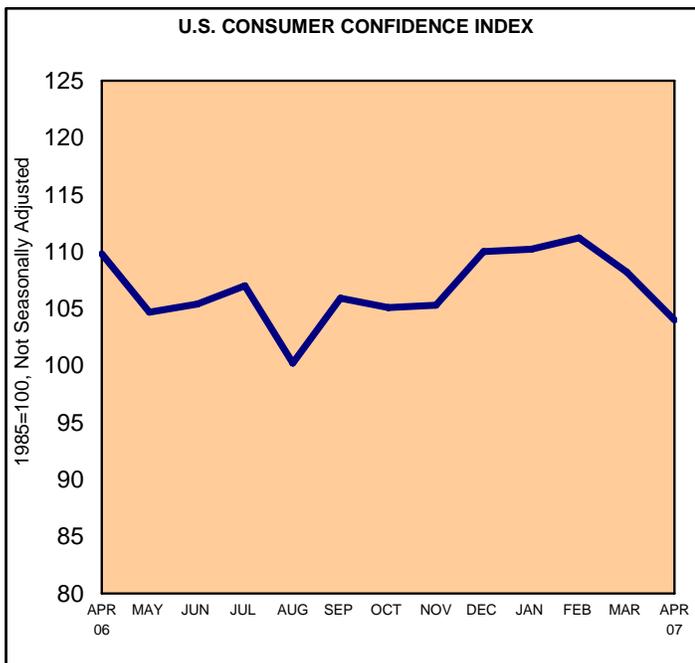


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget.

Consumer Confidence Index

The Conference Board reports that the Consumer Confidence Index posted a second consecutive monthly loss in April 2007. The Index currently stands at 104.0, down from 108.2 in March. According to Lynn Franco, Director of the Conference Board's Consumer Research Center, "Unlike the decline in March, which was solely the result of apprehension about the short-term outlook, this month's decline was a combination of weakening expectations and a less favorable assessment of present-day conditions. Rising prices at the gas pump continue to play a key role in dampening consumers' short-term expectations."

The Consumer Confidence Index is composed of two separate indices: the Present Situation Index and the Expectations Index. In April 2007, the Present Situation Index fell 7.2 points from the previous month to 131.3. This was the first decline in six months. In addition, in April the Expectations Index dropped to 85.8 from the March 2007 level of 87.9.



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

Inquiries should be directed to:

The Department of Management and Budget
12000 Government Center Parkway, Suite 561
Fairfax, Virginia 22035-0074
(703) 324-2391 or 1-800-828-1120 (TDD)

Staff: Susan Datta, Director; Marcia Wilds and John Garneski, analysts.