



ECONOMIC INDICATORS®

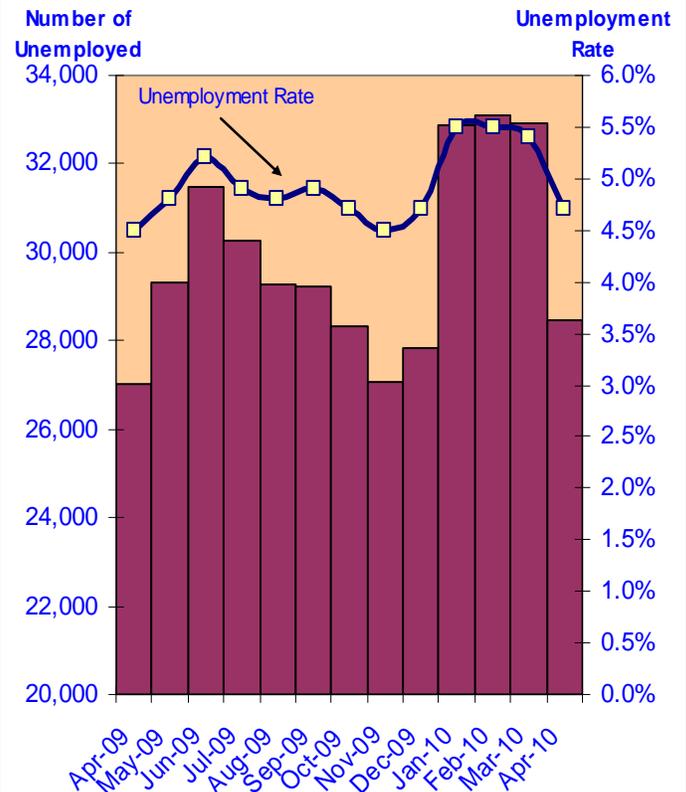
FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

MAY 2010

IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased to 4.7 percent in April, down from 5.4 in March. (See page 1)
- May Sales Tax receipts for Fairfax County, which represent retail purchases made in March, were up 12.4 percent compared to May 2009. (See page 2)
- The Consumer Confidence Index increased for a third consecutive month in May. (See page 2)
- The median price of existing single family homes sold through April 2010 increased 2.7 percent compared to the median price in 2009; existing townhomes' median price declined 0.7 percent. (See page 3)
- Through April 2010, the number of existing single family home sales increased 24.8 percent compared to April 2009. The volume of existing townhome sales rose 33.1 percent. (See page 4)
- In April, the homes that sold in Fairfax County stayed on the market for an average of 42 days, a decrease of 43 days compared to the 85-day average in April 2009. (See page 4)
- The direct office vacancy rate in the County increased to 14.0 percent as of year-end 2009, up from 12.1 percent at year-end 2008. (See page 5)

FAIRFAX COUNTY UNEMPLOYMENT DATA



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

Employment

Unemployment across Fairfax County decreased significantly in April to 4.7 percent, down from 5.4 percent in March. Compared to a year ago, the County's current unemployment rate has risen by 0.2 percentage points.

Virginia's unemployment rate decreased in April to 6.7 percent, down from 7.6 percent in March.

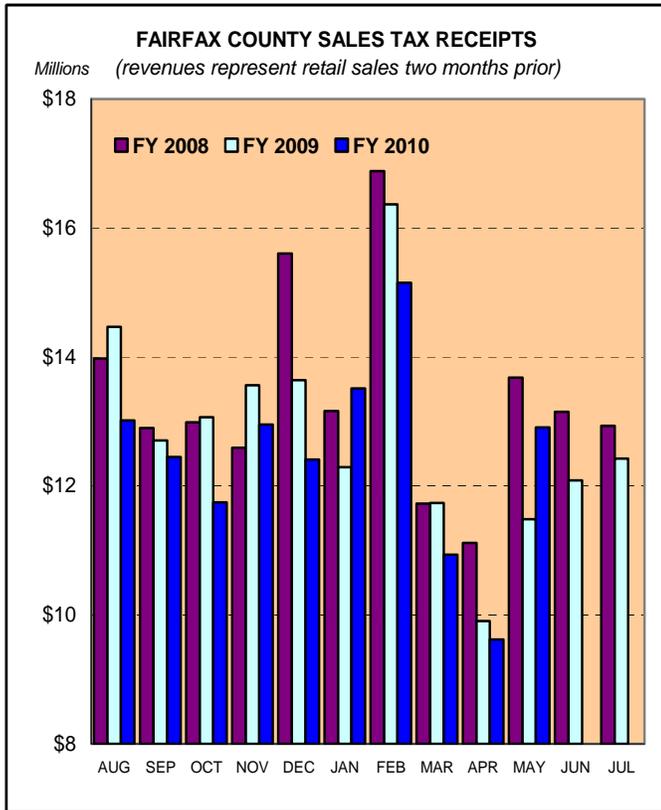
The U.S. unemployment rate increased slightly to 9.9 percent in April, up from 9.7 percent in March. Nonfarm payroll employment increased by 290,000 over the month. Some of the employment gain is due to continued hiring of temporary workers for Census 2010. According to the Bureau of Labor Statistics, there were 15.3 million unemployed persons in April.



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

http://www.fairfaxcounty.gov/economic/economic_indicators.htm

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, which represent retail purchases made in March, were \$12.9 million, up 12.4 percent from May 2009. This increase is due in part to a substantial decrease in receipts received last May. Year-to-date in FY 2010, Sales Tax receipts are down 3.5 percent compared to the first ten months of FY 2009.

National Economic Indicators

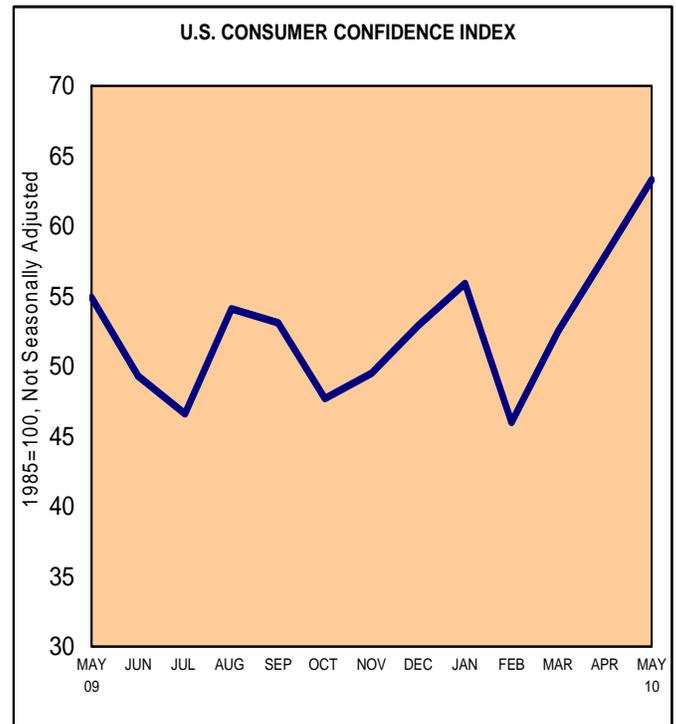
- Housing starts in April rose 5.8 percent, following a 5.0 percent increase in March. On a month-over-the-year basis, the April annualized pace was up 40.9 percent. Given the expiration of the homebuyers' tax credit in April, homebuilders scaled back, with building permits posting an 11.5 percent decline in April, following a 2.1 percent rise in March. The April pace for permits on an annualized basis is up 15.9 percent from a year ago.
- The U.S. Consumer Price Index for All Urban Consumers (CPI-U) dipped 0.1 percent in April, following a 0.1 percent increase in March. The index has increased 2.2 percent over the last 12 months.

➤ Pending sales for existing homes rose 5.3 percent in March, likely boosted by the home buyers' tax credit expiration in April. On a month-over-the-year basis, pending sales were up 21.1 percent. The report by the National Association of Realtors notes that home sales are likely to fall after the latest round of stimulus expires.

Gross Domestic Product

According to the revised estimate released by the Bureau of Economic Analysis, the national economy grew at an annual rate of 3.0 percent in the first quarter of 2010. In the initial estimate from last month, the increase in real gross domestic product (GDP) was 3.2 percent.

Consumer Confidence Index

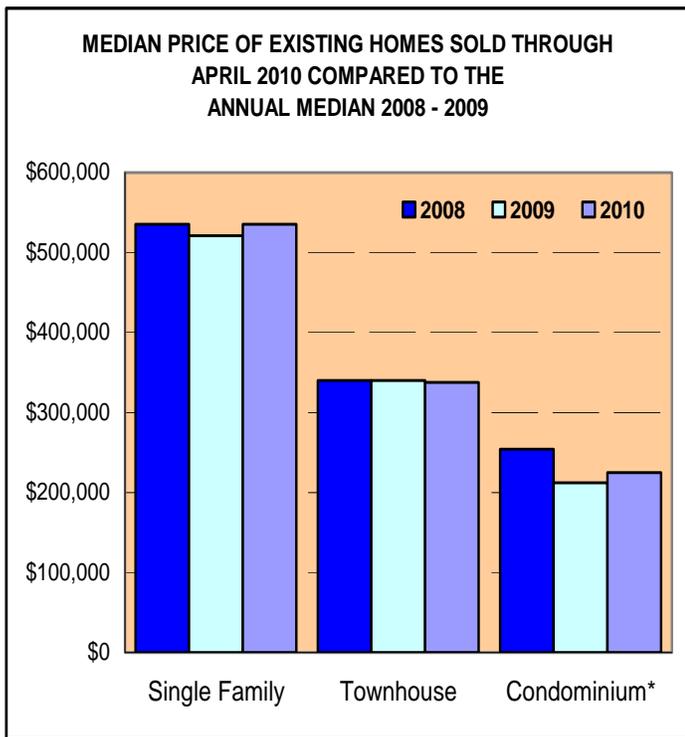


Source: The Conference Board. Compiled by the Fairfax County Department of Management and Budget.

The Consumer Confidence Index increased for a third consecutive month in May. The index stands at 63.3 (1985=100), up from 57.7 in April. The Present Situation Index increased to 30.2 in May from 28.2 in April. The Expectations Index rose to 85.3 from 77.4 a month ago. Lynn Franco, Director of the Conference Board's Consumer Research Center, said that "The improvement has been fueled primarily by growing optimism about business and labor market conditions." She added that, "Income expectations, however, remain downbeat."

HOUSING MARKET

Existing Home Sales Prices



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.

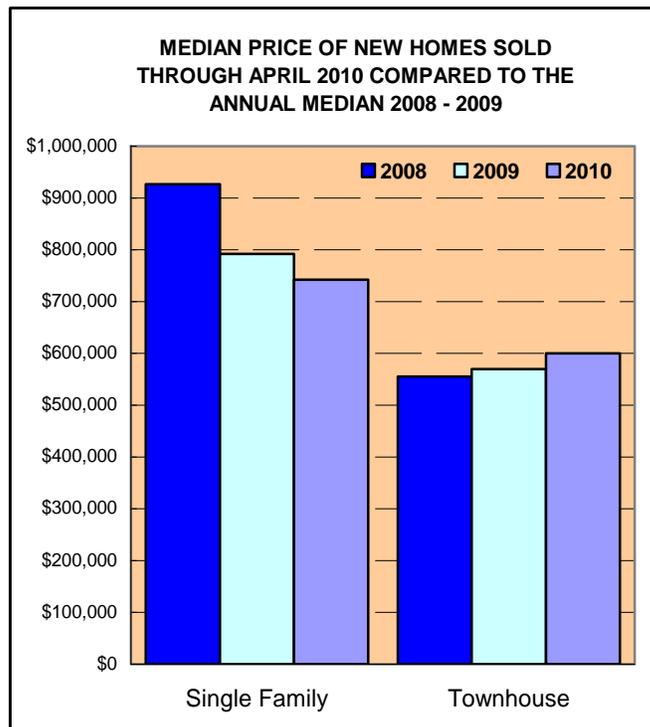
Through April, the median sales price of existing (previously owned) single family homes was \$535,000, a 2.7 percent increase over the 2009 median sales price of \$521,050. The median sales price for existing townhouses sold through April fell 0.7 percent to \$337,750 from the 2009 median of \$340,000.

The median sales price of all condominiums, existing and new, that sold through April increased 6.1 percent to \$225,000 over the 2009 median of \$212,000.

Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Median 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: www.fairfaxcounty.gov/dta/tax_assessment.htm

New Home Sales Prices

The median sales price of new single-family homes that sold through April decreased 6.3 percent to \$742,361 from the 2009 median of \$791,984. The median sales price for new townhouses sold through April rose to \$599,793, a 5.3 percent increase compared to the 2009 median of \$569,775. For data regarding all condominium sales prices, 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.

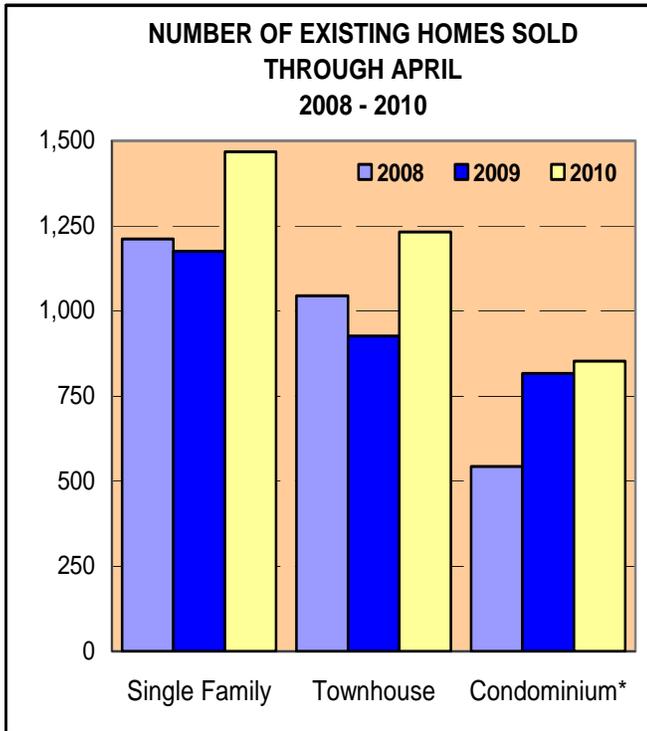
PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD THROUGH APRIL 2010 COMPARED TO SALES IN 2009

	Existing Sales	New Sales
Single Family	2.7	(6.3)
Townhouse	(0.7)	5.3
Condominium*	6.1	

*Condominium data include sales of existing and new units.

Existing Home Sales Volume

Through April, the volume of existing single family home sales rose 24.8 percent to 1,468 from the 1,176 homes sold during the same period last year. Compared to April 2009, the number of townhouses sold through the fourth month of 2010 increased from 926 to 1,232, or 33.1 percent. The total number of existing and new condominiums sold through April rose to 853 from the 817 units sold in the first four months of 2009, a 4.4 percent increase.

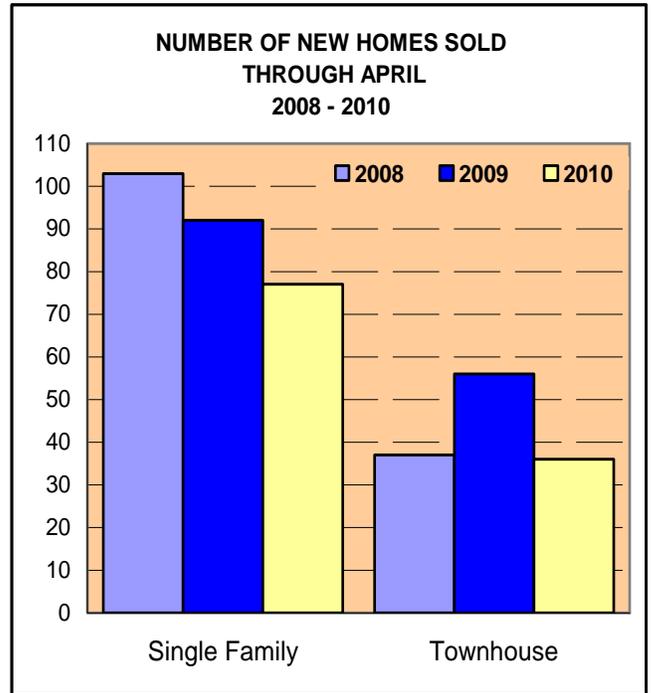


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

New Home Sales Volume

Through April 2010, 77 new single family homes sold compared to the 92 homes sold during the first four months of last year, a decline of 16.3 percent. Through April, the volume of new townhome sales decreased 35.7 percent to 36 from the 56 homes sold in Fairfax County in the same period last year.

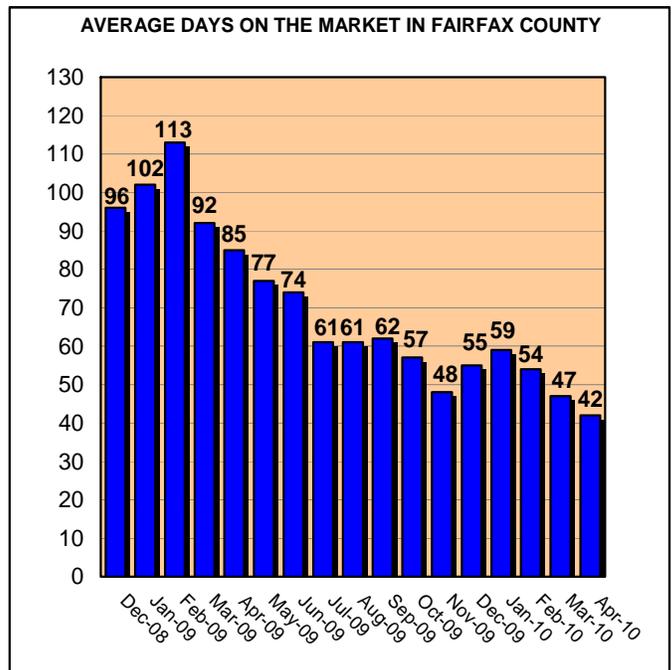
For data regarding all condominium sales volume, refer to the "Existing Home Sales Volume" section.



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

Average Days on the Market in Fairfax County

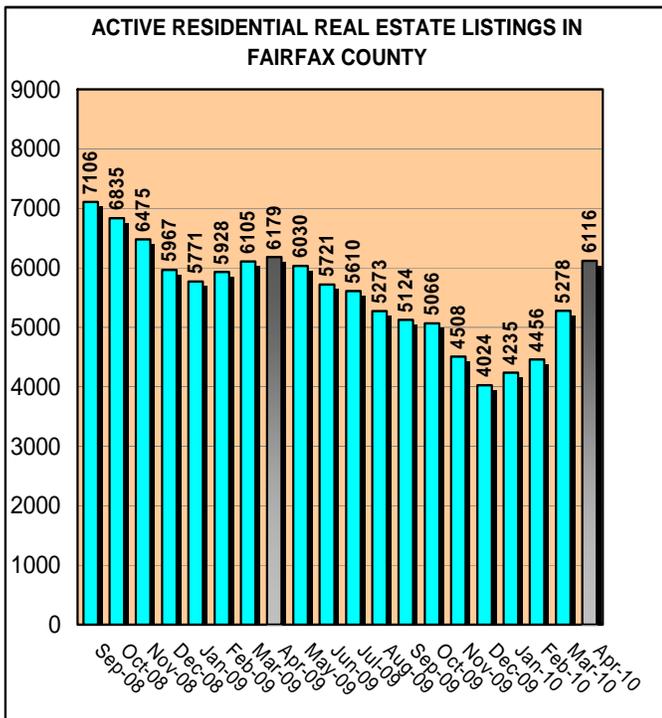
In April, the homes that sold in Fairfax County stayed on the market for an average of 42 days, a decrease of 43 days compared to the 85-day average in April 2009.



Source: Metropolitan Regional Information Systems, Inc.

Inventory of Homes for Sale in Fairfax County

In April 2010, the number of active listings in the County was 6,116, a drop of 1.0 percent from the 6,179 listed in April 2009. However, over the month, the inventory of homes available for sale jumped 15.9 percent. Based on the April 2010 listings and the current sales rate, there is a 4.6 month supply of homes for sale in the County.



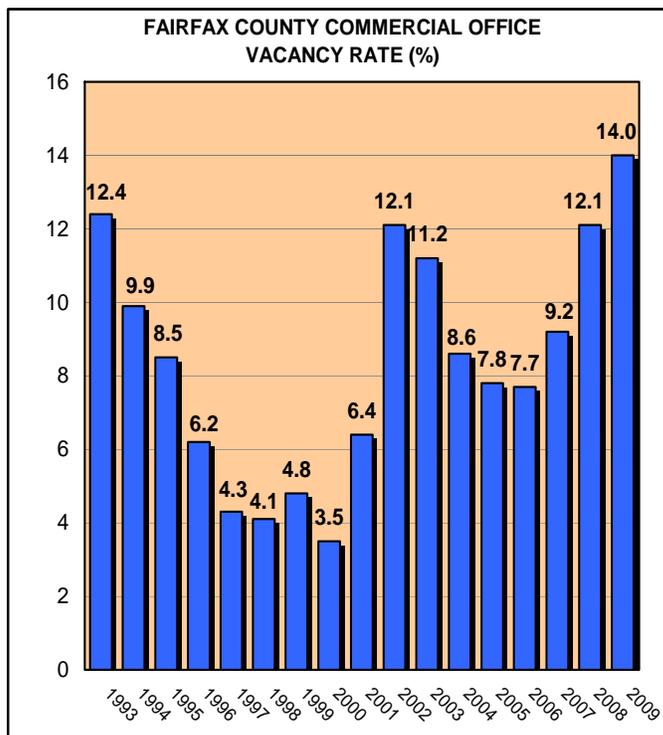
Source: Metropolitan Regional Information Systems, Inc.

Commercial Office Market

The Fairfax County Economic Development Authority (FCEDA) reports that about 1.4 million square feet of new office space were delivered in the County during 2009. The total office inventory now stands at 112.6 million square feet. No new speculative developments broke ground during the last half of 2009.

The direct office vacancy rate in the County increased to 14.0 percent as of year-end 2009, up from 12.1 percent at year-end 2008, and now stands at the highest level in more than 16 years. The overall vacancy rate, including sublet space vacancies, was 16.4 percent, up from 14.5 percent at year-end 2008, and is the second highest on record since 2003.

In 2010, the vacancy rate is expected to rise at least through mid-year 2010, albeit at a much slower rate.



Source: Fairfax County Economic Development Authority. Compiled by the Fairfax County Department of Management and Budget.

GO GREEN!

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