



ECONOMIC INDICATORS®

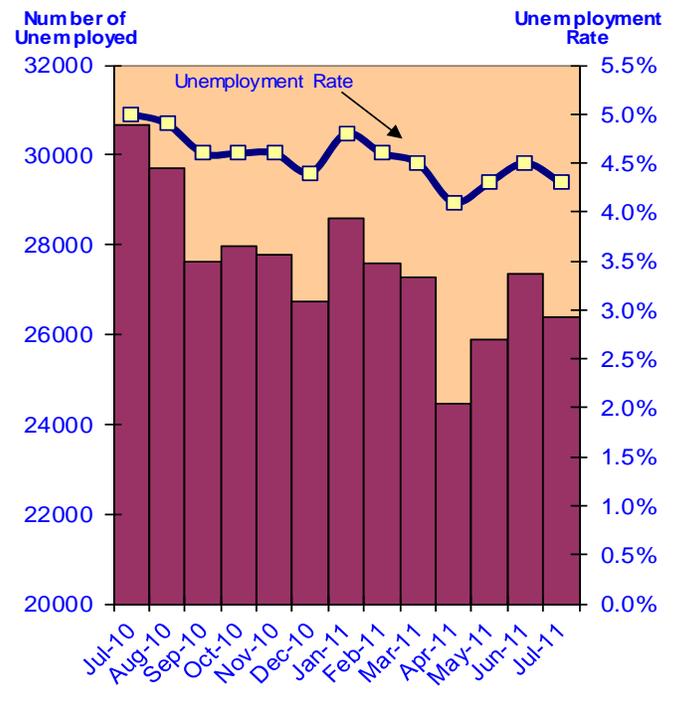
FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

AUGUST 2011

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- The July unemployment rate in Fairfax County decreased to 4.3 percent, down from 4.5 percent in June. (See page 1)
- In August, the Consumer Confidence Index decreased to the lowest level since April 2009. (See page 2)
- After decreasing in the previous seven months, the number of net foreclosures in Fairfax County increased in June and July. (See page 2)
- The median price of existing single family homes sold through July 2011 increased 0.1 percent compared to the median price in 2010; the median price of existing townhomes increased 1.4 percent. (See page 3)
- Through July 2011, the volume of sales of existing single family declined 3.1 percent, while that of townhomes dropped 16.3 percent, compared to the same period of 2010. (See page 4)

FAIRFAX COUNTY UNEMPLOYMENT DATA



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

Employment

The July unemployment rate in Fairfax County decreased to 4.3 percent, down from 4.5 percent in June. The number of unemployed residents decreased from 27,433 to 26,404. Statewide, only Arlington County at 3.7 percent, and Loudoun County at 4.1 percent have lower unemployment rates than Fairfax County. Last July, Fairfax County's unemployment rate was 4.9 percent.

The unemployment rate across Virginia decreased slightly from 6.3 percent in June to 6.2 percent in July and was 0.7 percentage points below the July 2010 level of 6.9 percent.

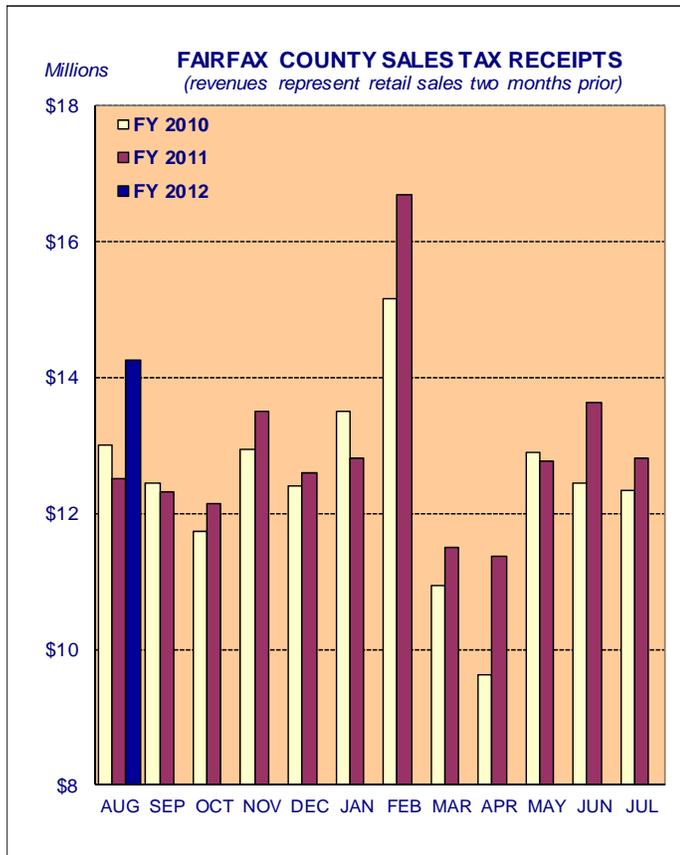
The U.S. unemployment rate decreased slightly to 9.1 percent in July, down from 9.2 percent in June. There were 13.9 million unemployed persons in July. Total nonfarm payroll employment increased by 117,000 following little growth in the prior two months.



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 August, representing retail purchases made in June, were \$14.3 million, an increase of 13.9 percent over August 2010. August represents the first month of the County's FY 2012 Sales Tax collections. The rate of increase is likely overstated as the Commonwealth of Virginia indicated that the August distribution included a filing error that will be corrected in the September distribution.

NATIONAL INDICATORS

Consumer Price Index

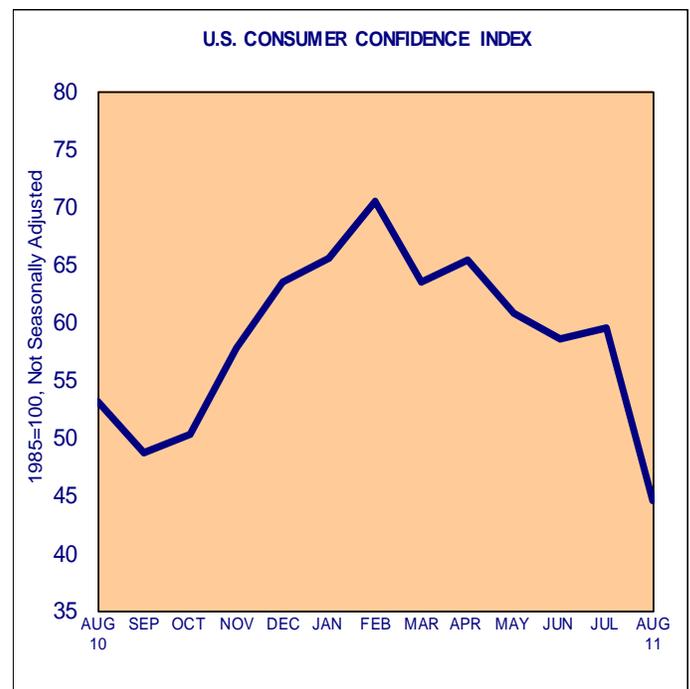
The U.S. Consumer Price Index for All Urban Consumers (CPI-U) jumped 0.5 percent in July due to higher gasoline and food costs. Excluding food and energy, the CPI increased 0.2 percent. The index has increased 3.6 percent over the last 12 months. In July, the Washington Area CPI-U increased 4.1 percent from the same period last year.

Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 1.0 percent in the second quarter of 2011, according to the revised estimate released by the Bureau of Economic Analysis. During the first quarter of 2011, the economy grew modestly at an annual rate of just 0.4 percent.

Consumer Confidence Index

In August, the Consumer Confidence Index fell sharply to 44.5 (1985=100), down from 59.2 in July. The number was the lowest level since April 2009, when the reading was 40.8. A level above 90 indicates the economy is on solid footing and above 100 signals strong growth. A number of factors contributed to the index's decline. In August, S&P downgraded the U.S. federal debt and concerns about the state of the economy fueled stock market fluctuations not seen since the financial meltdown of 2008. In addition, the nation's unemployment rate has remained around 9 percent due to the weak job market, home values have continued to be frail, and consumers have faced rising costs for food and clothing in recent months. Both the present situation component and the expectations component decreased. Lynn Franco, Director of the Conference Board's Consumer Research Center, said that, "Consumer confidence deteriorated sharply in August, as consumers grew significantly more pessimistic about the short-term outlook."



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

HOUSING MARKET

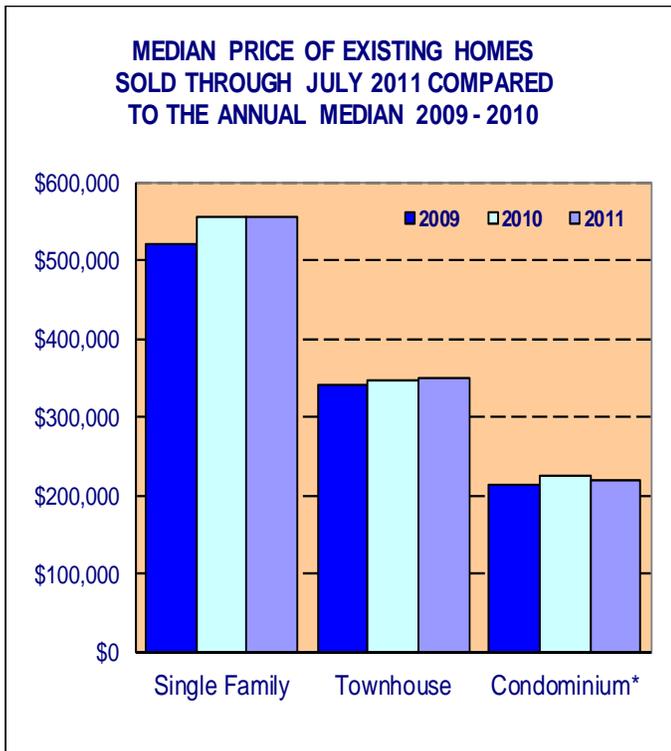
Foreclosures in Fairfax County

After decreasing in the previous seven months, the number of net foreclosures in Fairfax County increased in June and July. Based on data from the Department of Tax Administration, the number of county-wide net remaining foreclosures was 707 in July and 680 in June, up from 670 in May. Compared to a year ago, net remaining foreclosures were down 76 properties, or 9.7 percent.

Existing Home Sales Prices

Through July, the median sales price of existing (previously owned) single family homes was \$554,000, a 0.1 percent increase over the 2010 median sales price of \$553,700. The median sales price for existing townhouses sold through July was \$350,000, a 1.4 percent increase over the 2010 median sales price of \$345,000.

The median sales price of all condominiums, existing and new, that sold in the first seven months of 2011 was \$220,000, a 2.2 percent decrease from the 2010 median sales price of 225,000.

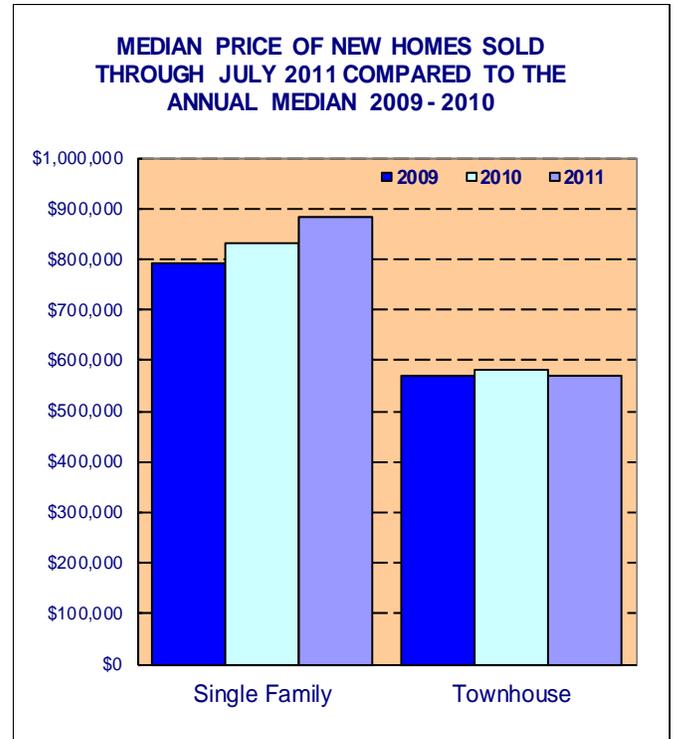


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

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 July was \$882,499, an increase of 6.2 percent compared to the 2010 median of \$831,000. The median sales price for new townhouses sold through July decreased to \$568,731, a 1.9 percent decline compared to the 2010 median of \$579,632. 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.

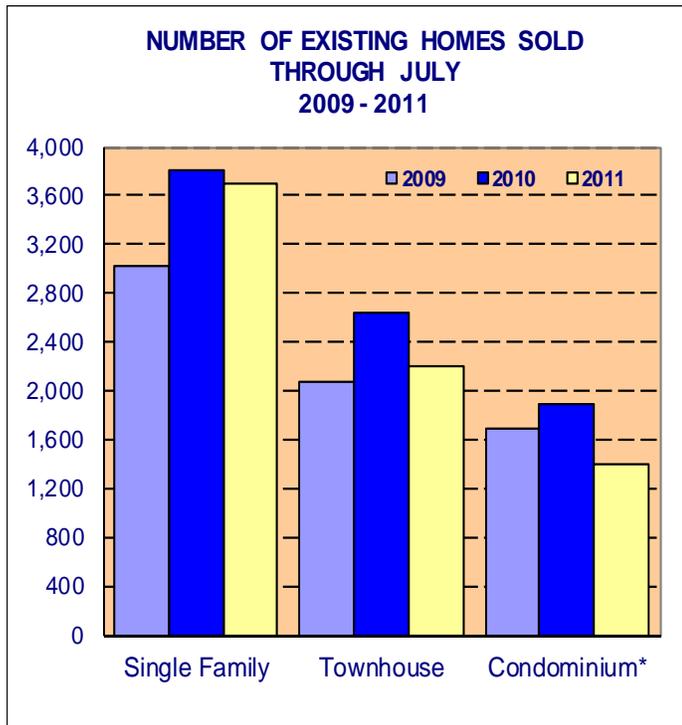
PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD THROUGH JULY 2011 COMPARED TO SALES IN 2010

	Existing Sales	New Sales
Single Family	0.1	6.2
Townhouse	1.4	(1.9)
Condominium*	(2.2)	

*Condominium data include sales of existing and new units.

Existing Home Sales Volume

Through July, the number of existing single family homes sold in Fairfax County decreased 3.1 percent to 3,695 from the 3,814 homes sold during the same period last year. Compared to 2010, the number of townhouses sold through the first seven months of 2011 decreased 16.3 percent, from 2,639 to 2,210. The total number of existing and new condominiums sold through July fell 26.1 percent to 1,399 from 1,894 in 2010.



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

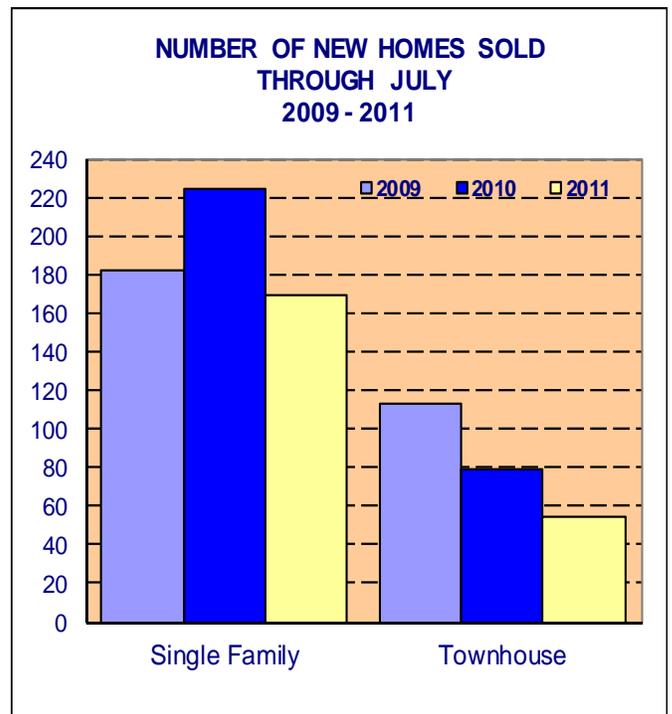
The number of new single family homes sold through July in Fairfax County dropped to 169 from the 224 new homes sold in the first seven months of last year, a 24.6 percent decline. Through July 2011, there were 55 new townhome sales, a drop of 30.4 percent from the 79 sold in the first seven months of last year.

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

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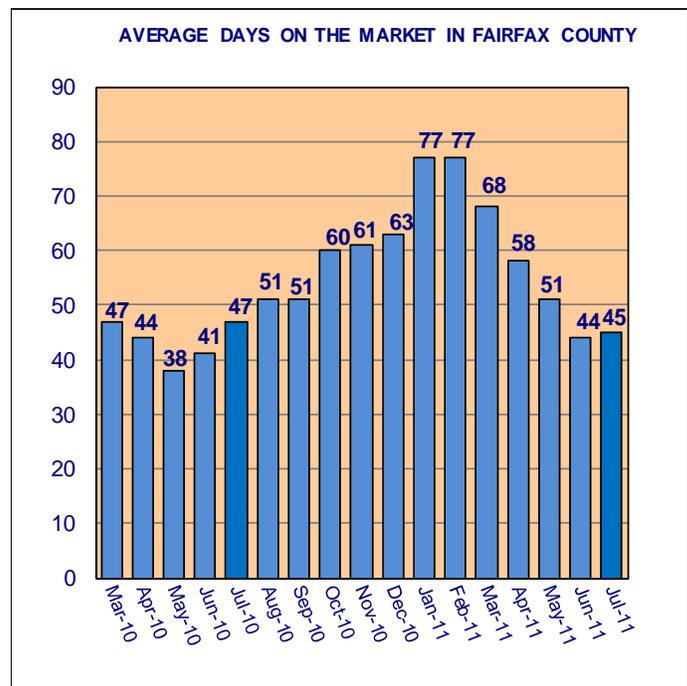
Staff: Susan Datta, CFO; Marcia Wilds, Revenue and Economic Analysis Coordinator; Albena Assenova, Budget Analyst.



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

It took almost the same time to sell a home in July 2011 compared to July 2010. Fairfax County homes that sold in July had been on the market for an average of 45 days, down slightly from the 47-day average in July 2010.



Source: Metropolitan Regional Information Systems, Inc.