



ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

NOVEMBER 2014

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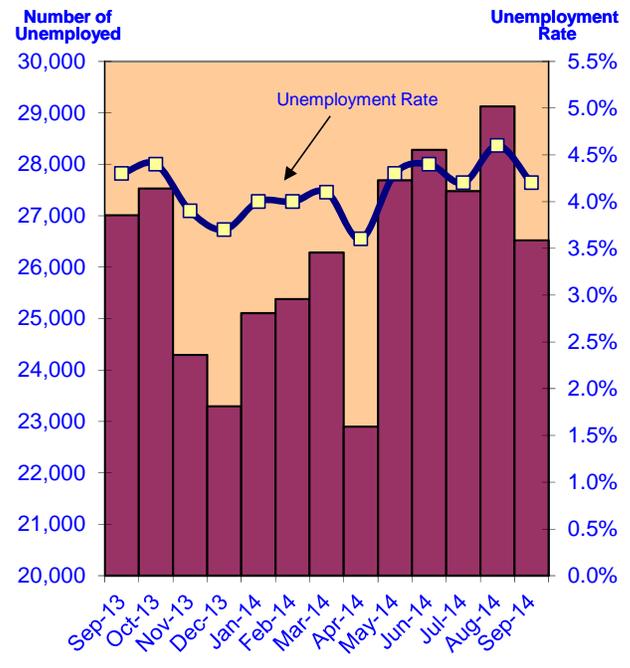
- The unemployment rate in Fairfax County decreased to 4.2 percent in September. (See page 1)
- November Sales tax receipts in Fairfax County increased 10.0 percent from a year ago. (See page 2)
- The U.S. economy grew at an annual rate of 3.5 percent in the third quarter of 2014 after growing 4.6 percent in the second quarter. (See page 2)
- The Consumer Confidence Index improved in October after declining in September. (See page 2)
- The number of homes sold in Fairfax County in October decreased 4.0 percent from a year ago. (See page 3)
- In October 2014, the average sales price of all homes that sold in Fairfax County decreased 1.2 percent compared to the average sales price in October 2013. (See page 3)
- The number of active listings of homes for sale in the County increased 44.8 percent in October from a year ago. (See page 4)

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

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



FAIRFAX COUNTY UNEMPLOYMENT DATA



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

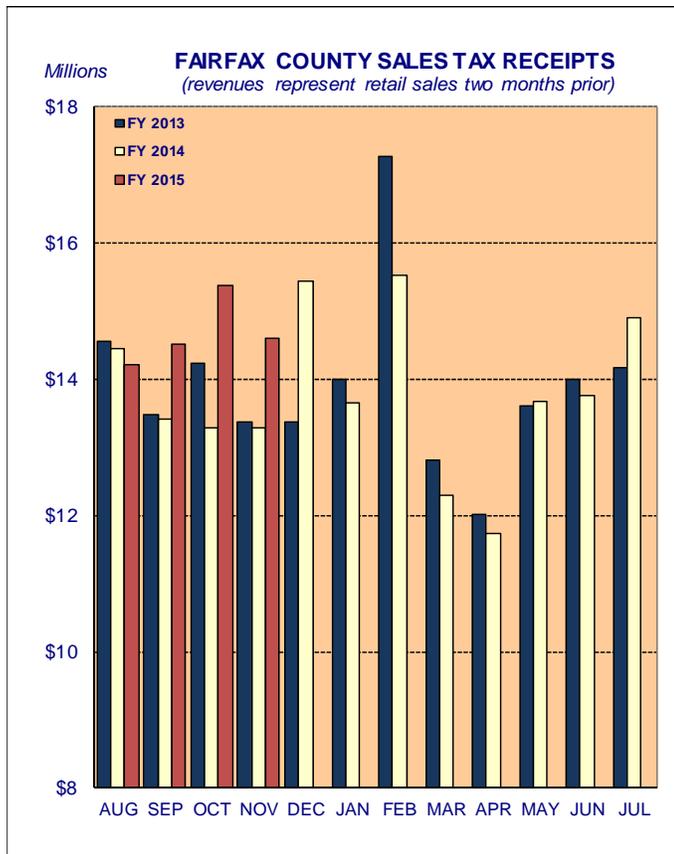
Employment

The unemployment rate in Fairfax County decreased from 4.6 percent in August to 4.2 percent in September. The number of unemployed residents decreased over the month from 29,035 to 26,520. The County's unemployment rate was 0.1 percentage points lower than last September.

The September seasonally adjusted unemployment rate in Virginia was unchanged from the revised August unemployment rate of 5.5 percent. The September rate was the same as it was a year ago.

The U.S. seasonally adjusted unemployment rate in September declined to 5.9 percent from 6.1 percent in August. Total nonfarm payroll employment increased by 248,000 in September, compared with an average monthly gain of 213,000 over the prior 12 months.

Sales Tax Receipts



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

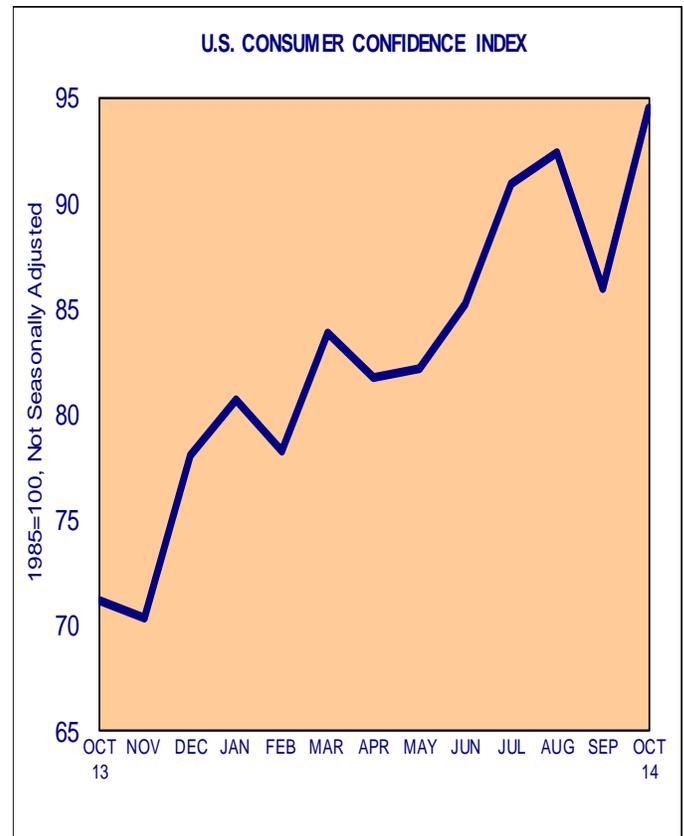
Sales Tax receipts distributed to Fairfax County in November for retail purchases made in September were \$14.6 million, an increase of 10.0 percent over November 2013. Combined, Sales Tax receipts are up 7.9 percent for the first four months of the fiscal year. Last year, filings from several major retailers were held by the state until errors were resolved and their sales tax receipts were not remitted to the County until December. As a result, current growth in sales tax revenue might be artificially high when compared to last year.

NATIONAL INDICATORS

Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 3.5 percent in the third quarter of 2014, according to the advanced estimate by the Bureau of Economic Analysis (BEA). The third quarter estimate will be revised twice before it is considered final. During the second quarter of 2014, the economy grew at an annual rate of 4.6 percent.

Consumer Confidence Index



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

The Consumer Confidence Index increased in October after declining in September. The index stands at 94.5 (1985=100), up from 89.0 a month ago. The present situation component increased slightly, while the expectations component increased sharply. Lynn Franco, Director of Economic Indicators at the Conference Board, said, "A more favorable assessment of the current job market and business conditions contributed to the improvement in consumers' view of the present situation." She added that, "With the holiday season around the corner, this boost in confidence should be a welcome sign for retailers."

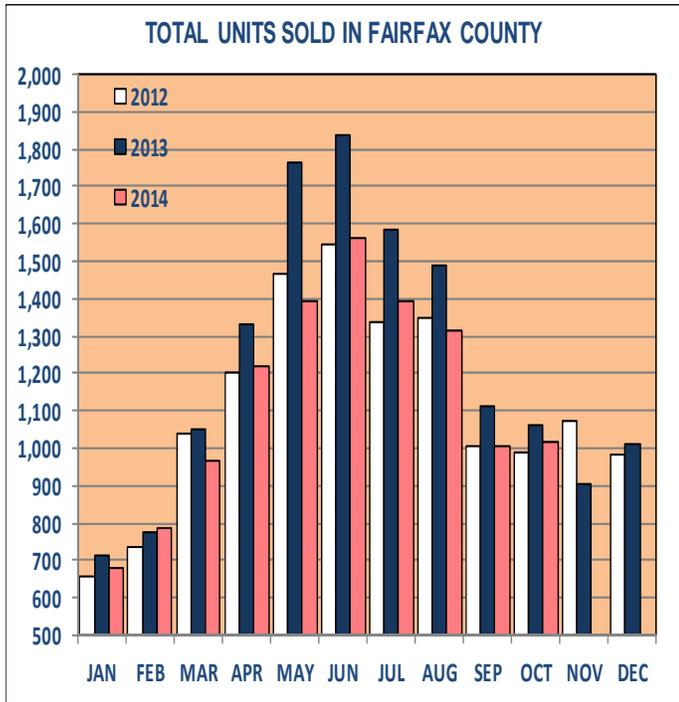
Case-Shiller Home Price Indices

Based on the latest available data, home prices in 20 U.S. cities, as measured by the S&P Case-Shiller Index, increased 5.6 percent for the 12 months ending in August 2014, which continues the deceleration in home price gains. The Washington Metropolitan area posted a 3.1 percent gain during the same period. According to David M. Blitzer, Chairman of the Index Committee at S&P Dow Jones Indices, "Despite the weaker year-over-year numbers, home prices are still showing an overall increase." He added that, "Continued labor market gains, low interest rates and slower increases in home prices should support further improvements in housing."

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In October, 1,019 homes were sold in Fairfax County, a decrease of 4.0 percent from the 1,061 homes sold in October 2013. During the first ten months of 2014, the number of home sales is down 10.8 percent from 12,719 in 2013 to 11,340 in 2014.

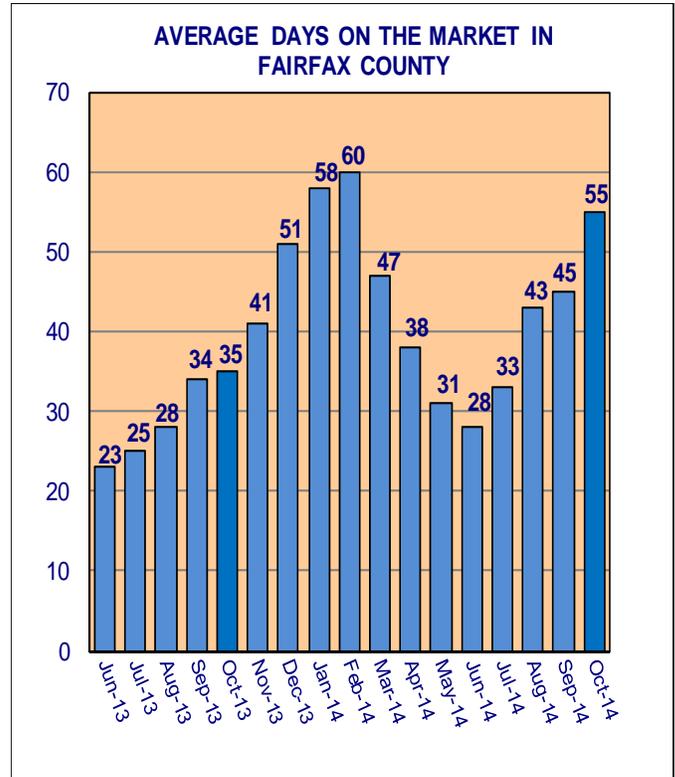


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in October were on the market for 55 days. This is 20 days longer than the 35-day average in October 2013.

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: www.fairfaxcounty.gov/dta/tax_assessment.htm



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

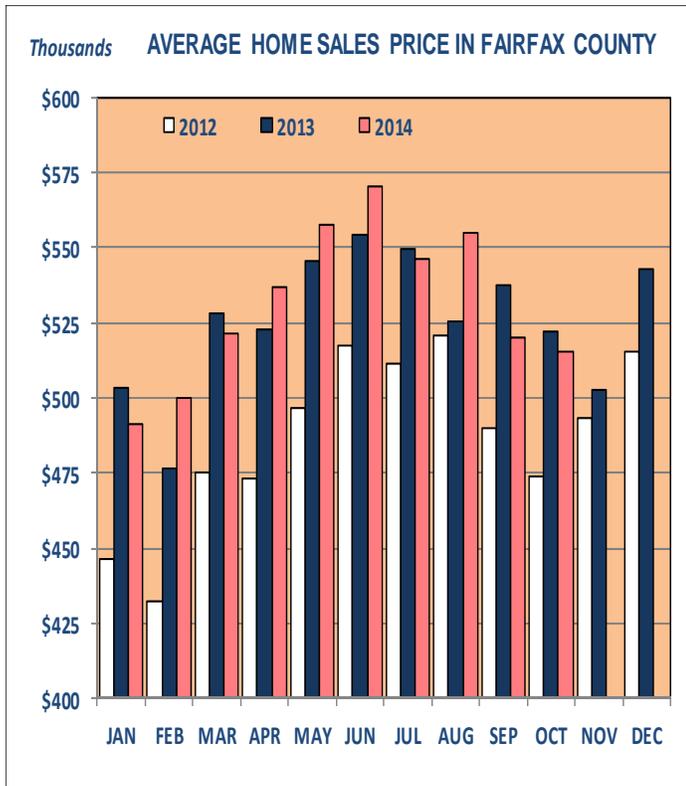
Average Home Sales Prices

The average sales price of all homes that sold in October 2014 in Fairfax County was \$515,725, a decrease of 1.2 percent from the October 2013 average sales price of \$522,213. The average October price was down 2.9 percent compared to the 2013 average home sales price of \$531,136.

The average sales price for detached homes that sold in October 2014 was \$672,182, a decrease of 1.9 percent from the October 2013 average of \$685,212. The average sales price of attached homes was essentially unchanged.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN OCT 2014 COMPARED TO SALES IN OCT 2013

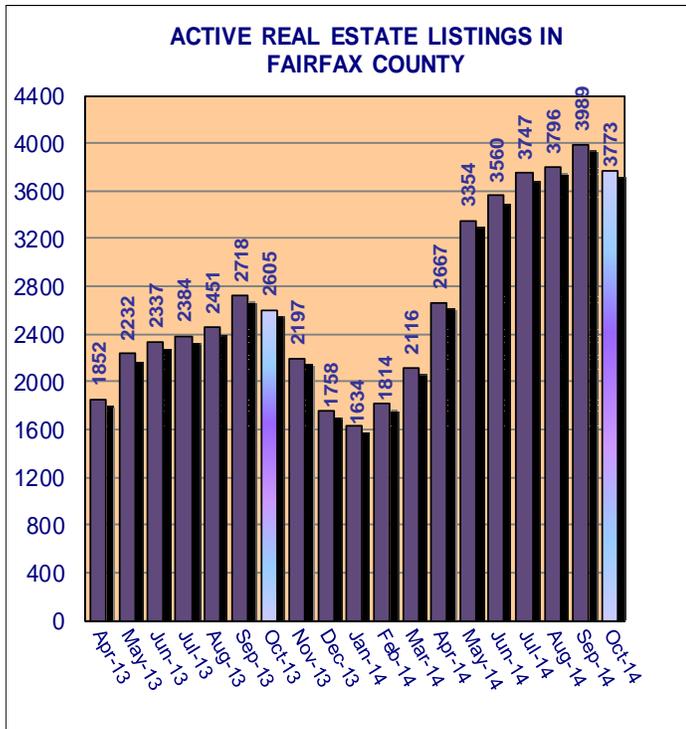
	Oct 2014	Oct 2013	% Change
All Homes	\$515,725	\$522,213	-1.2%
Detached Homes	\$672,182	\$685,212	-1.9%
Attached Homes	\$370,802	\$370,772	0.0%



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

Inventory of Homes for Sale

In October, the number of active listings in the County was 3,773, an increase of 44.8 percent over the 2,605 listed in October 2013. Based on the October 2014 listings and the current sales rate, there is approximately a 3.7 month supply of homes for sale in the County, up from the 2.5 month supply a year ago.



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

30-Year Fixed-Rate Mortgage

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate decreased to 4.04 percent in October, down from 4.16 percent a month ago. This was the lowest level since June 2013. Mortgage rates have declined despite expectations that they would start rising once the Federal Reserve started scaling back its economic stimulus. The Fed has reduced its program of buying Treasury bonds and mortgage-backed securities, which was expected to cause long-term rates to rise. Due to recent volatility in the stock market and economic weakness in Europe, mortgage rates defied expectations and have fallen.



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

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