



# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

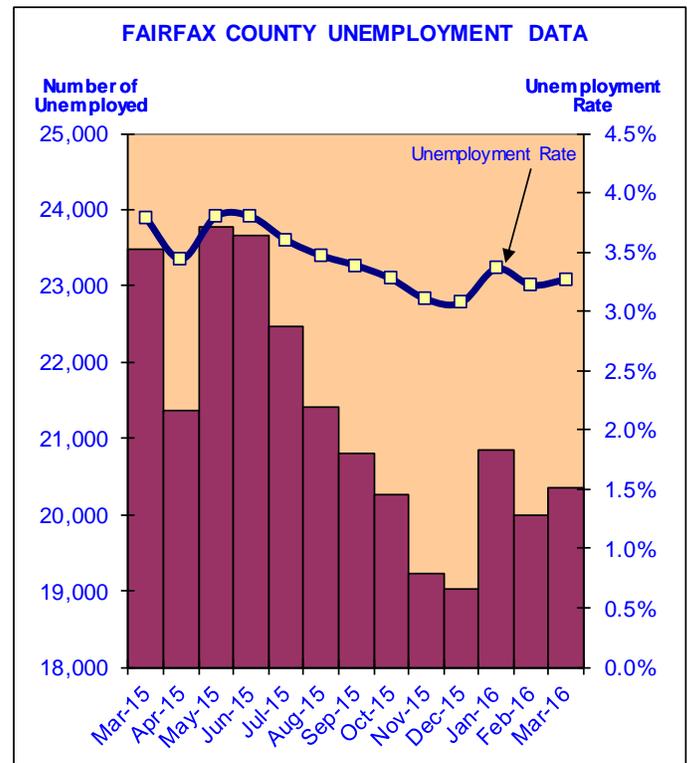
MAY 2016

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- The March unemployment rate in Fairfax County increased to 3.3 percent. (See page 1)
- For the first ten months of the fiscal year, Sales Tax receipts in Fairfax County are up 2.6 percent. (See page 2)
- The Consumer Confidence Index declined in April after increasing the previous month. (See page 2)
- The U.S. economy grew at an annual rate of 0.8 percent in the first quarter of 2016 after growing 1.4 percent in the fourth quarter of 2015. (See page 2)
- The number of homes sold in Fairfax County in April increased 10.7 percent from a year earlier. (See page 3)
- In April 2016, the average sales price of all homes sold in Fairfax County increased 2.4 percent compared to the average sales price in April 2015. (See page 3)
- The number of active listings of homes for sale in the County increased 5.8 percent in April from a year ago. (See page 4)

Previous issues of this publication can be accessed at:

[http://www.fairfaxcounty.gov/economic/economic\\_indicators.htm](http://www.fairfaxcounty.gov/economic/economic_indicators.htm)



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

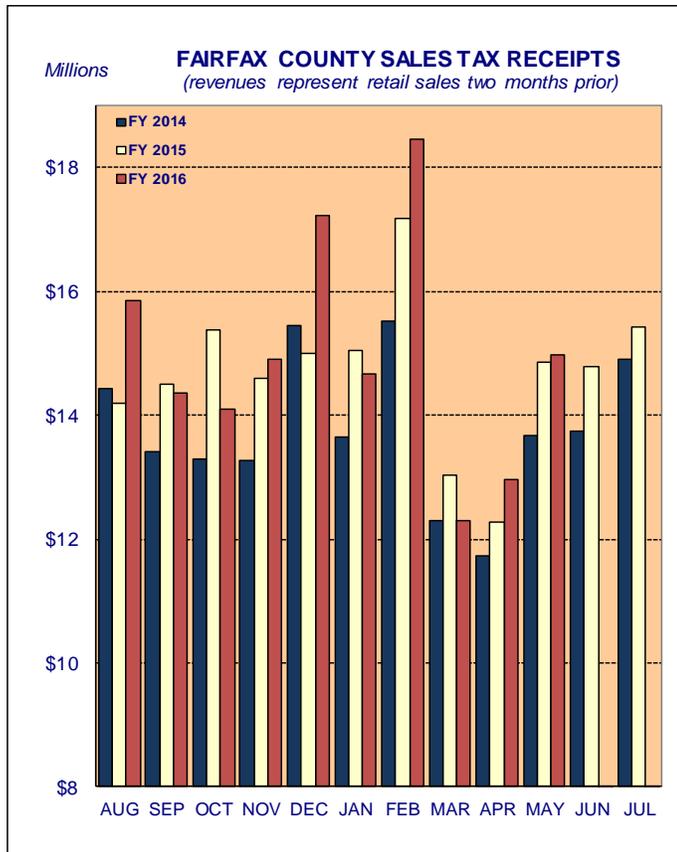
## Employment

The March unemployment rate in Fairfax County was 3.3 percent, an increase of 0.1 percentage point from February. The number of unemployed residents increased over the month from 19,968 to 20,347. The County's unemployment rate was 0.5 percentage point lower than last March.

The seasonally adjusted unemployment rate in Virginia decreased from 4.1 percent in February to 4.0 percent in March. The rate was down 0.7 percentage point from March 2015 and stands at its lowest level since June 2008.

The U.S. seasonally adjusted unemployment rate increased slightly from 4.9 percent in February to 5.0 percent in March. The rate was down 0.5 percentage point from a year ago. Total nonfarm payroll employment increased by 215,000 in March. On average, 209,000 jobs per month were added during the past 3 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 May for retail purchases made in March were \$15.0 million, an increase of 0.8 percent over May 2015. Combined, Sales Tax receipts are up 2.6 percent for the first ten months of the fiscal year.

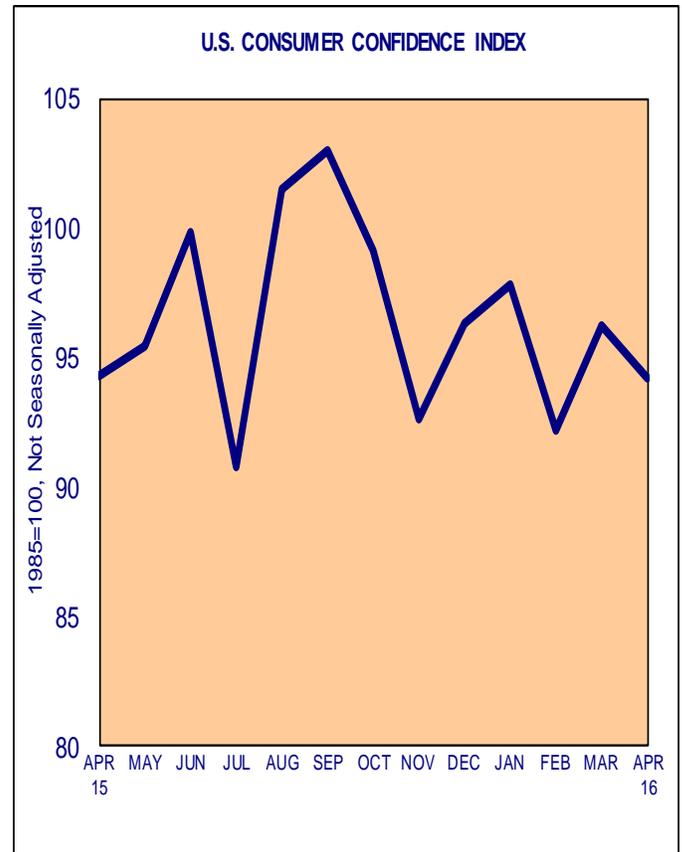
## NATIONAL INDICATORS

### 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 Index, increased 5.4 percent for the 12 months ending in March 2016. David M. Blitzer, Managing Director and Chairman of the Index Committee at S&P Dow Jones Indices, said that "The economy is supporting the price increases with improving labor markets, falling unemployment rates, and extremely low mortgage rates." He added that, "Another factor behind rising home prices is the limited supply of homes on the market. The number of homes currently on the market is less than two percent of the number of households in the U.S., the lowest percentage seen since the mid-1980's."

During the same period, the Washington DC Metro area posted a 1.5 percent gain, the smallest increase among the 20 cities included in the S&P Case-Shiller Index.

## Consumer Confidence Index



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

The Consumer Confidence Index decreased in April after increasing the previous month. The index stands at 94.2 (1985=100), down from 96.1 a month ago. The present situation component increased moderately, while the expectations component decreased compared to last month. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' assessment of current conditions improved, suggesting no slowing in economic growth." She added that, "Their expectations regarding the short-term have moderated, suggesting they do not foresee any pickup in momentum."

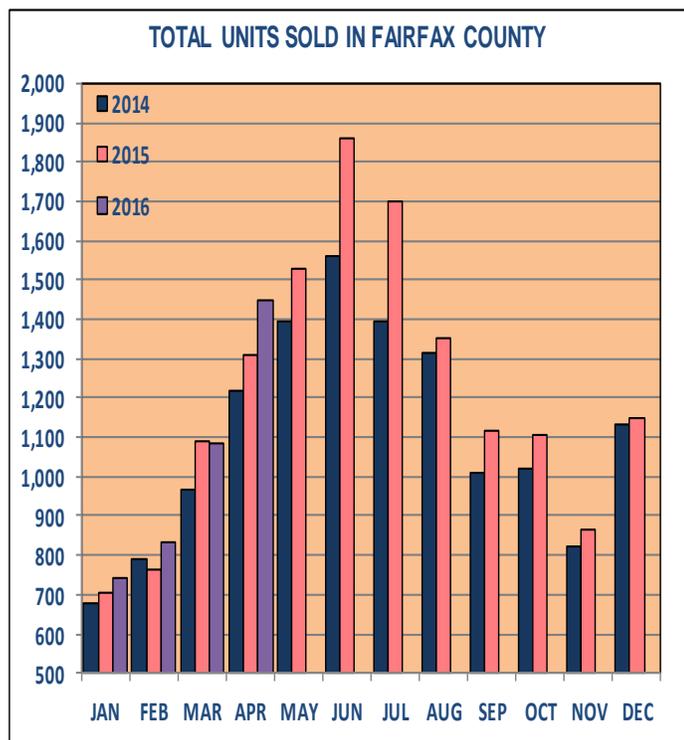
### Gross Domestic Product

According to the revised estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 0.8 percent in the first quarter of 2016 after growing 1.4 percent in the fourth quarter. Consumer spending, which makes up more than two-thirds of economic activity, grew 1.9 percent in the first quarter, compared to 2.4 percent in the fourth quarter. Overall government expenditures increased 1.2 percent, though federal expenditures decreased 1.6 percent. This estimate will be revised once more based on more complete data before it is considered final.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

In April, 1,448 homes were sold in Fairfax County, an increase of 10.7 percent over the 1,308 homes sold in April 2015.

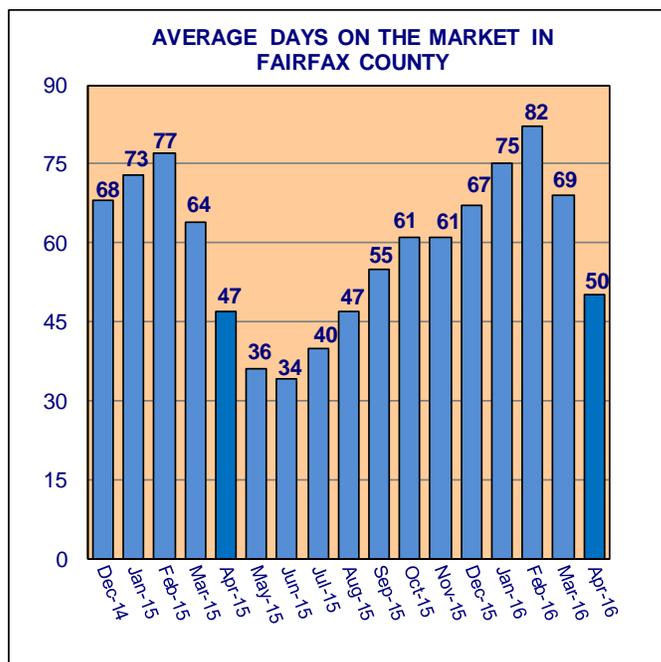


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in April were on the market for 50 days. This is 3 days longer than the 47 day average in April 2015.

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](http://www.fairfaxcounty.gov/dta/tax_assessment.htm)



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

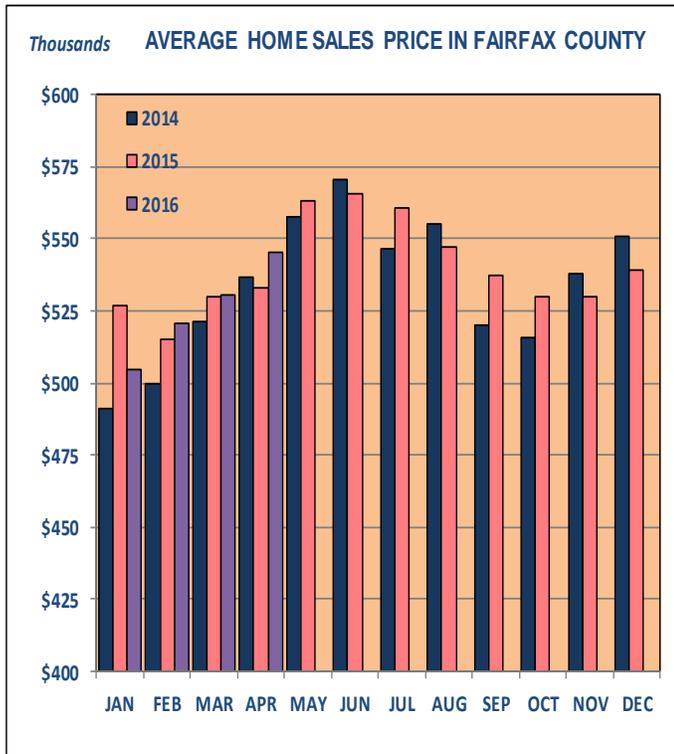
## Average Home Sales Prices

The average sales price of all homes that sold in April 2016 in Fairfax County was \$545,625, an increase of 2.4 percent compared with the April 2015 average sales price of \$532,800. The average April sales price increased 0.3 percent compared to the annual 2015 average home sale price of \$544,055.

The average sales price for detached homes that sold in April 2016 was \$716,356, an increase of 4.1 percent over the April 2015 average of \$687,839. The average sales price of attached homes was essentially flat with last April.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN APR 2016 COMPARED TO SALES IN APR 2015

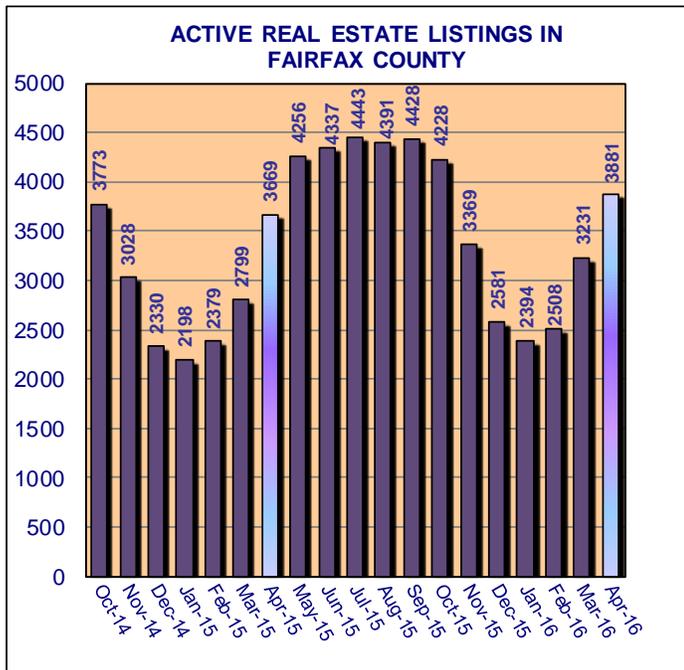
	APR 2016	APR 2015	% Change
All Homes	\$545,625	\$532,800	2.4%
Detached Homes	\$716,356	\$687,839	4.1%
Attached Homes	\$373,948	\$373,921	0.0%



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

### Inventory of Homes for Sale

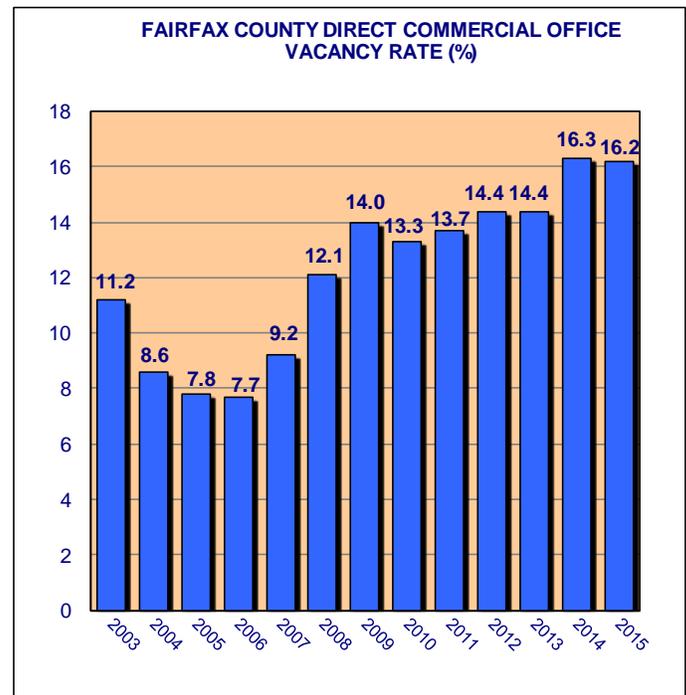
The number of active listings in the County in April was 3,881, an increase of 5.8 percent over the 3,669 listings in April 2015. Based on the April 2016 listings and the current sales rate, there is approximately a 2.7 month supply of homes for sale in the County, less than the 2.8 month supply a year ago.



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

### Commercial Office Market

According to the Fairfax County Economic Development Authority (FCEDA), the direct office vacancy rate was 16.2 percent at year-end 2015, down slightly from 16.3 percent at year-end 2014. The overall office vacancy rate, which includes sublet space, was 17.2 percent, down from 17.7 percent at year-end 2014. Demand for office space rebounded during 2015. Gross office leasing totaled 10.3 million square feet, up nearly 5 percent over the previous year. However, overall demand fell short of the 10-year average of 10.8 million square feet. Demand for newer space and space near Metro rail stations remained strong, while many older properties experienced increased vacancy. According to FCEDA, vacancy rates are not expected to experience major adjustments over the next 12 months.



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