

# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

SEPTEMBER 2016

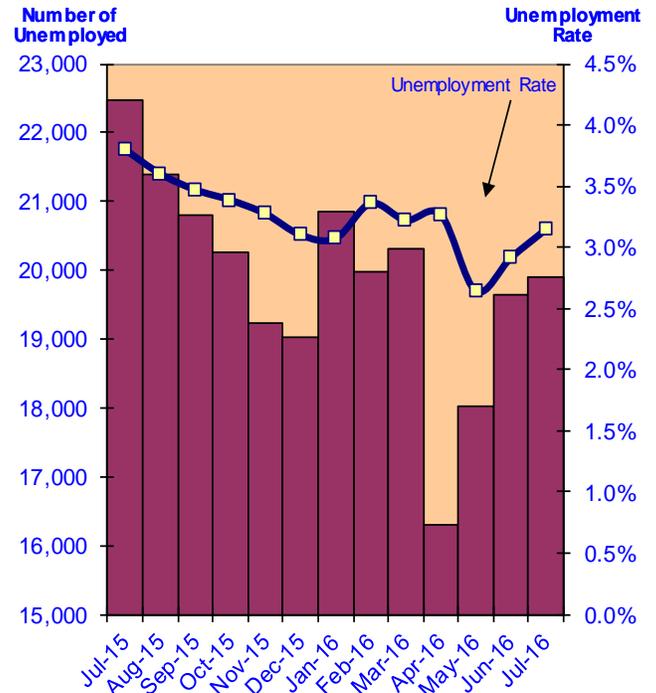
## IN THIS ISSUE:

- The July unemployment rate in Fairfax County increased to 3.2 percent.  
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- For the first two months of the fiscal year, Sales Tax receipts are up 0.1 percent.  
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- The Consumer Confidence Index increased in August.  
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- The number of homes sold in Fairfax County in August increased 15.4 percent from a year earlier.  
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- In August 2016, the average sales price of all homes sold in Fairfax County increased 0.9 percent compared to the average sales price in August 2015.  
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- The number of active listings of homes for sale in the County decreased 21.9 percent in August from a year ago.  
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- Total federal procurement spending in Fairfax County decreased 2.6 percent in federal fiscal year 2015.  
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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)

## FAIRFAX COUNTY UNEMPLOYMENT DATA



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

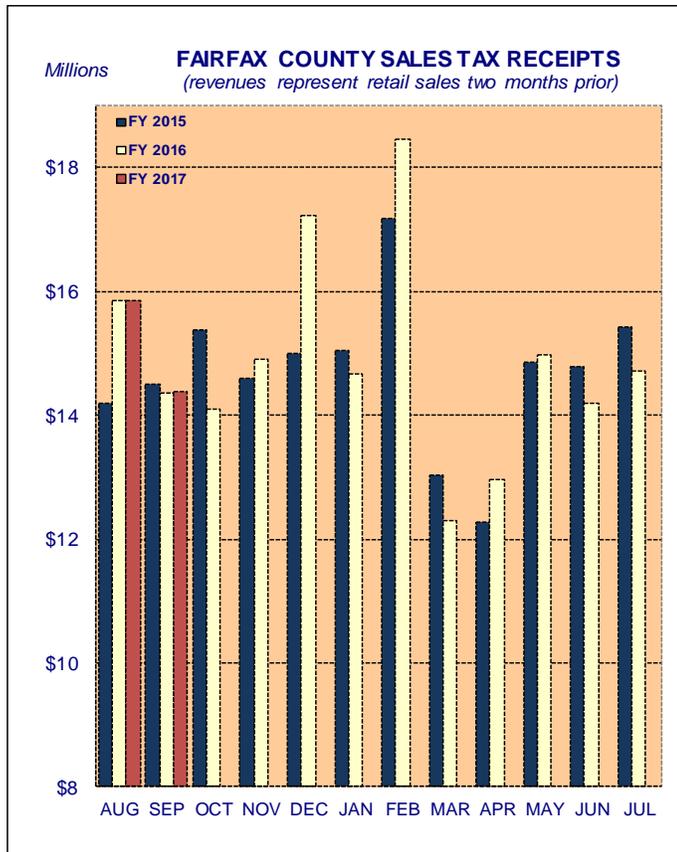
## Employment

The July unemployment rate in Fairfax County was 3.2 percent, an increase of 0.1 percentage point over June. The number of unemployed residents increased over the month from 19,649 to 19,891. The County's unemployment rate was 0.4 percentage point lower than last July.

The seasonally adjusted unemployment rate in Virginia was unchanged in July at 3.7 percent. The rate was down 0.6 percentage point from July 2015 and remained at its lowest level since April 2008.

The U.S. seasonally adjusted unemployment rate was unchanged in July at 4.9 percent. The rate was down 0.4 percentage point from a year ago. Total nonfarm payroll employment increased by 255,000 in July. On average, 190,000 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.

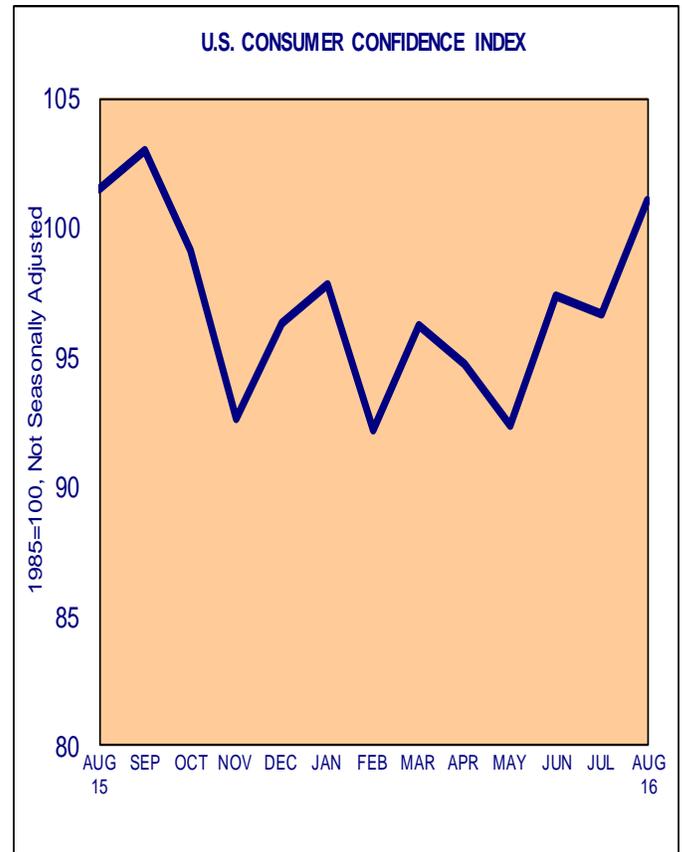
Sales Tax receipts distributed to Fairfax County in September for retail purchases made in July were \$14.4 million, an increase of 0.1 percent over September 2015. During the the first two months of FY 2017, Sales Tax receipts are up 0.1 percent over FY 2016.

## 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 home price index, increased 5.1 percent for the 12 months ending in June. Home prices in the Washington Metropolitan area posted a 2.0 percent gain during the same period. That ties New York for the slowest increase among the twenty cities in the index. David M. Blitzer, Managing Director and Chairman of the Index Committee at S&P Dow Jones Indices, said that "Overall, residential real estate and housing is in good shape. Sales of existing homes are running at about 5.5 million units annually with inventory levels under five months, indicating a fairly tight market."

## Consumer Confidence Index



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

The Consumer Confidence Index increased in August. The index stands at 101.1 (1985=100), up from 96.7 a month ago. Both the present situation component and the expectations component increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' assessment of both current business and labor market conditions was considerably more favorable than last month." She added that, "Short-term expectations regarding business and employment conditions, as well as personal income prospects, also improved, suggesting the possibility of a moderate pick-up in growth in the coming months."

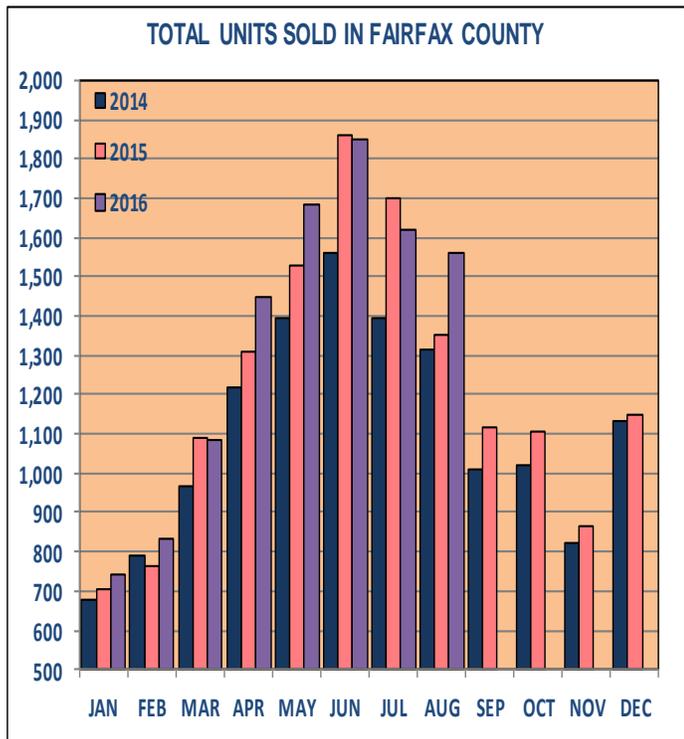
### Consumer Price Index

The Consumer Price Index for All Urban Consumers (CPI-U) increased 1.1 percent compared to last August. Excluding food and energy, core inflation increased 2.3 percent. Through July, the most recent data available, the Washington area CPI-U increased 1.4 percent compared to a year ago. One of the Federal Reserve Board's mandates is price stability, and increasing inflation may influence the Fed's decision on when to increase interest rates.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

In August, 1,561 homes were sold in Fairfax County, an increase of 15.4 percent over the 1,353 homes sold in August 2015.

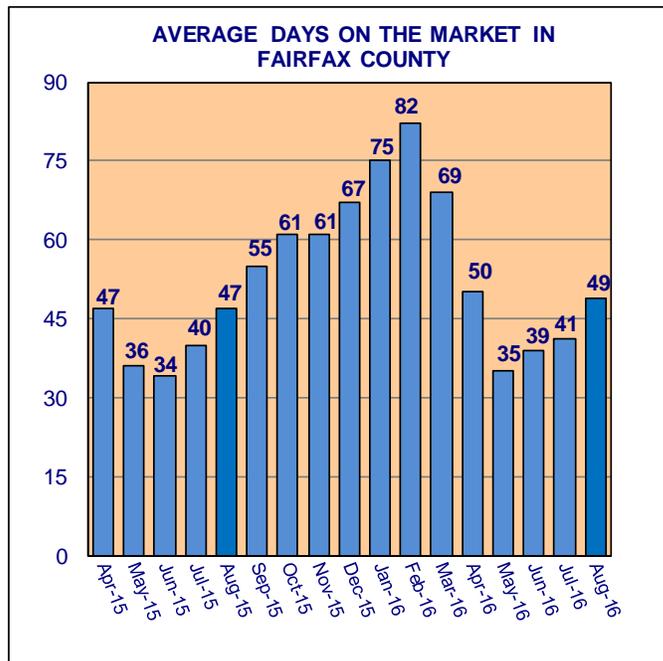


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in August were on the market for 49 days. This is 2 days longer than the 47 day average in August 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.

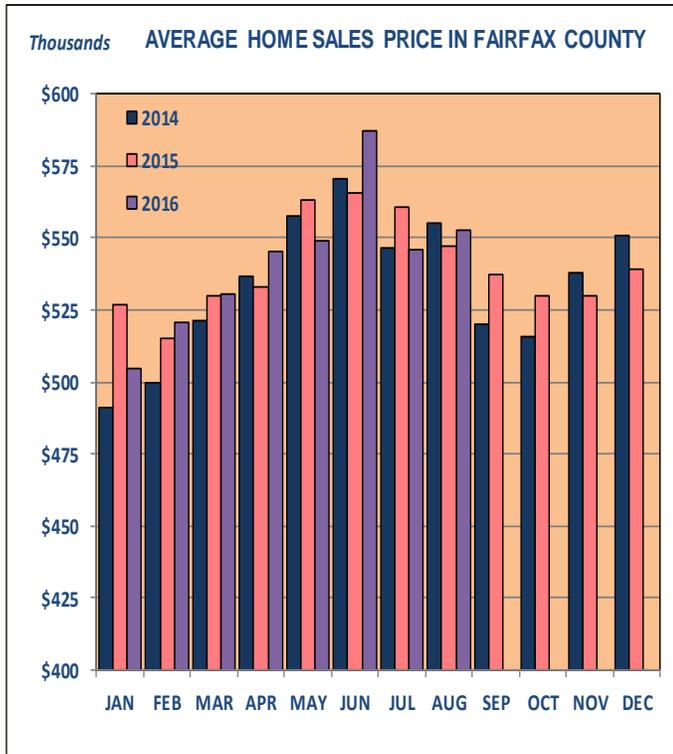
## Average Home Sales Prices

The average sales price of all homes that sold in August 2016 in Fairfax County was \$552,478, an increase of 0.9 percent over the August 2015 average sales price of \$547,454. The average August sales price was up 1.5 percent compared to the annual 2015 average home sale price of \$544,055.

The average sales price for detached homes that sold in August 2016 was \$721,948, an increase of 2.6 percent over the August 2015 average of \$703,693. The average sales price of attached homes decreased 1.3 percent from last August.

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

	AUGUST 2016	AUGUST 2015	% Change
All Homes	\$552,478	\$547,454	0.9%
Detached Homes	\$721,948	\$703,693	2.6%
Attached Homes	\$378,386	\$383,404	-1.3%



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

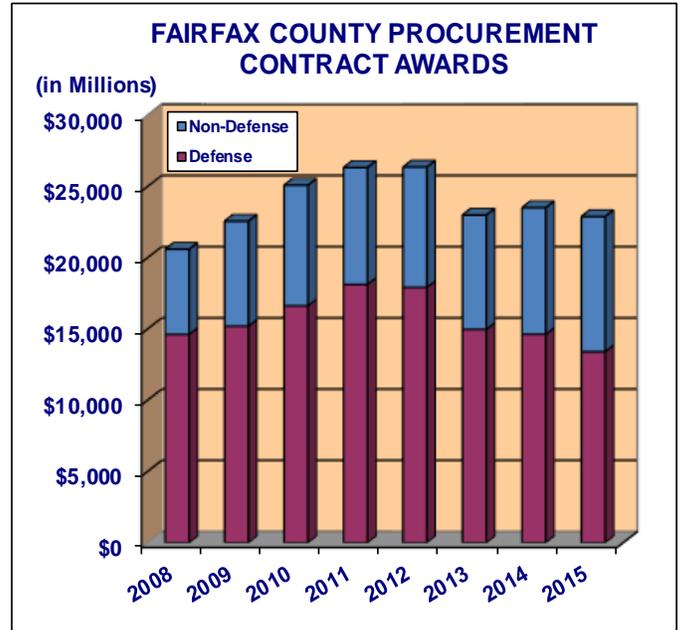
### Inventory of Homes for Sale

The number of active listings in the County in August was 3,431, a decrease of 21.9 percent from the 4,391 listings in August 2016. Based on the August 2016 listings and the current sales rate, there is approximately a 2.2 month supply of homes for sale in the County, less than the 3.2 month supply a year ago.



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

### Federal Procurement



Source: Federal Procurement Data System. Compiled by the Fairfax County Department of Management and Budget.

Based on information from the Federal Procurement Data System, in the federal fiscal year (FY) 2015 – the most recent data available – total federal procurement spending in Fairfax County decreased from \$23.52 billion to \$22.90 billion, a decrease of 2.6 percent from FY 2014. Defense procurement contract awards in the County fell 8.4 percent from \$14.63 billion to \$13.41 billion, while non-defense contracts increased 6.8 percent from \$8.88 billion in FY 2014 to \$9.49 billion in FY 2015.

FY 2015 marks the second of the last three fiscal years in which federal procurement spending has decreased. After growing on average 13.3 percent per year from FY 2007 to FY 2011, and remaining stable in FY 2012, procurement spending is now 13.1 percent below its level in FY 2011. Spending in FY 2015 on defense procurement contract awards was 26.0 percent below peak level in FY 2011, while non-defense procurement contract awards have increased 15.6 percent since FY 2011.

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