

# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

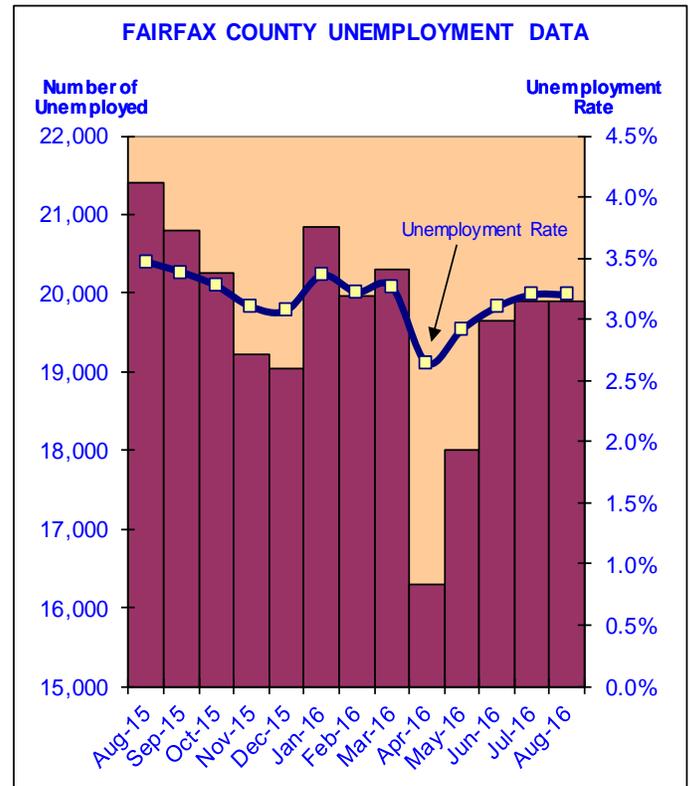
OCTOBER 2016

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- The August unemployment rate in Fairfax County remained unchanged at 3.2 percent. (See page 1)
- For the first three months of the fiscal year, Sales Tax receipts are up 1.1 percent. (See page 2)
- The Consumer Confidence Index increased in September. (See page 2)
- The number of homes sold in Fairfax County in September increased 8.6 percent from a year earlier. (See page 3)
- In September 2016, the average sales price of all homes sold in Fairfax County decreased 1.6 percent compared to the average sales price in September 2015. (See page 3)
- The number of active listings of homes for sale in the County decreased 18.1 percent in September from a year ago. (See page 4)
- The number of single family building permits issued in the County for the first 9 months of 2016 is up 6.6 percent. (See page 4)
- October 2016 Special Report on Northern Virginia Employment. (See page 5-6)

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.

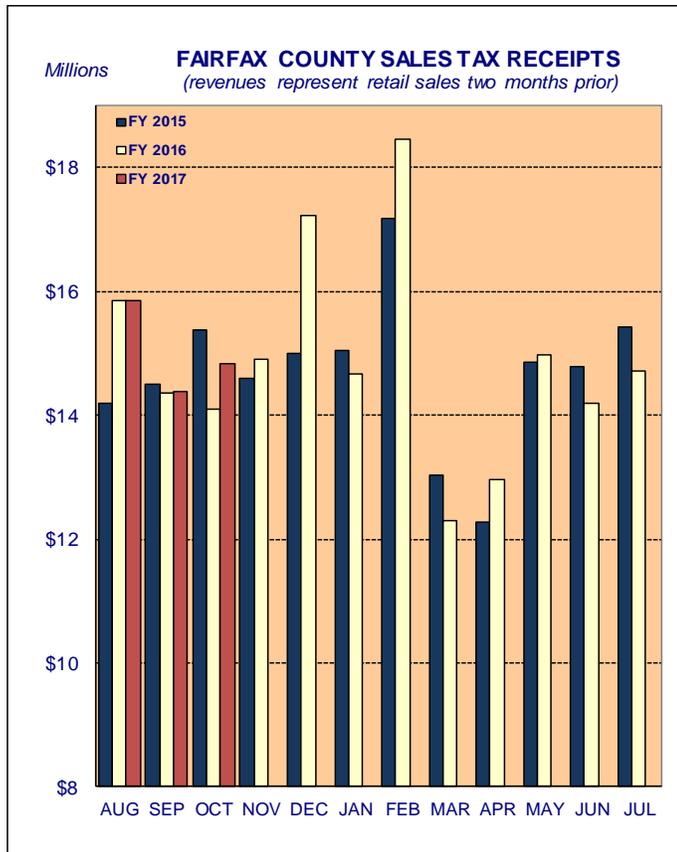
## Employment

The August unemployment rate in Fairfax County remained unchanged at 3.2 percent. The number of unemployed residents increased slightly over the month from 19,839 to 19,895. The County's unemployment rate was down 0.3 percentage point from August 2015.

The seasonally adjusted unemployment rate in Virginia increased 0.2 percentage point in August to 3.9 percent. The rate was down 0.3 percentage point from August 2015.

The U.S. seasonally adjusted unemployment rate remained 4.9 percent in August for the third consecutive month. The rate was down 0.2 percentage point from a year ago. Total nonfarm payroll employment increased by 151,000 in August. On average, 204,000 jobs per month have been added over the last twelve months.

## Sales Tax Receipts



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

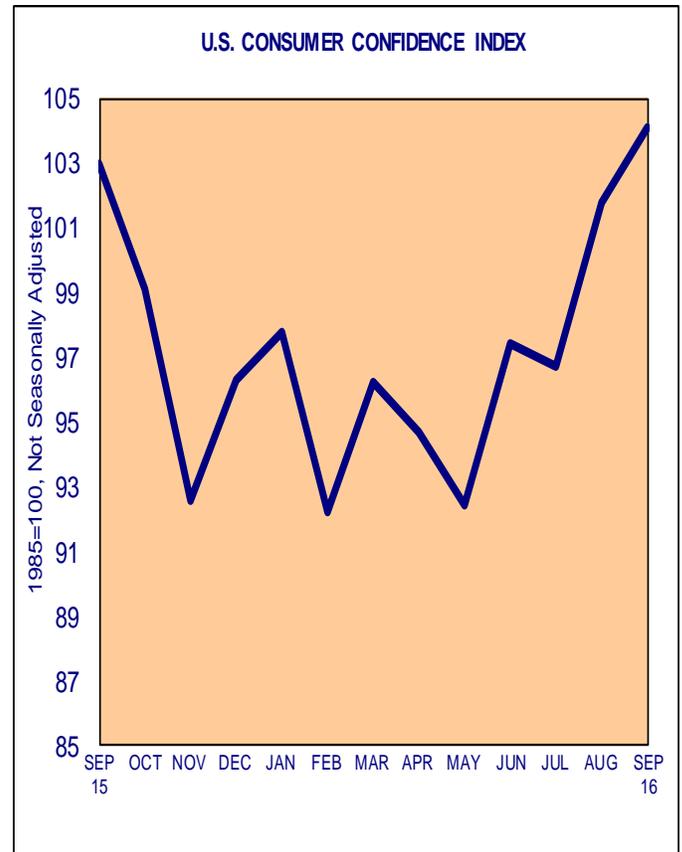
Sales Tax receipts distributed to Fairfax County in October for retail purchases made in August were \$14.6 million, an increase of 3.2 percent over October 2015. During the the first three months of FY 2017, Sales Tax receipts are up 1.1 percent over FY 2016.

## 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 August. Home prices in the Washington Metropolitan area posted a 2.3 percent gain during the same period. David M. Blitzer, Managing Director and Chairman of the Index Committee at S&P Dow Jones Indices, said that "Supported by continued moderate economic growth, home prices extended recent gains." He added that, "Other housing data including sales of existing single family homes, measures of housing affordability, and permits for new construction also point to a reasonably healthy housing market."

## Consumer Confidence Index



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

The Consumer Confidence Index increased in September for the second straight month. The index stands at 104.1 (1985=100), up from 101.8 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 present-day conditions improved, primarily the result of a more positive view of the labor market." She added that, "Overall, consumers continue to rate current conditions favorably and foresee moderate expansion in the months ahead."

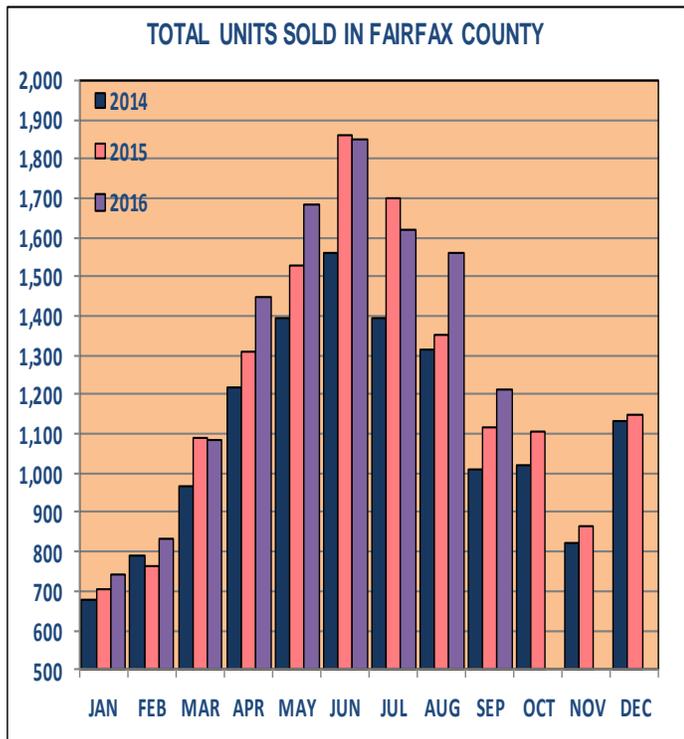
## Consumer Price Index

The Consumer Price Index for All Urban Consumers (CPI-U) increased 1.5 percent in September compared to last September. Excluding food and energy, core inflation increased 2.2 percent. Through September, the Washington area CPI-U increased 0.8 percent compared to a year ago.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

In September, 1,214 homes were sold in Fairfax County, an increase of 8.6 percent over the 1,118 homes sold in September 2015.

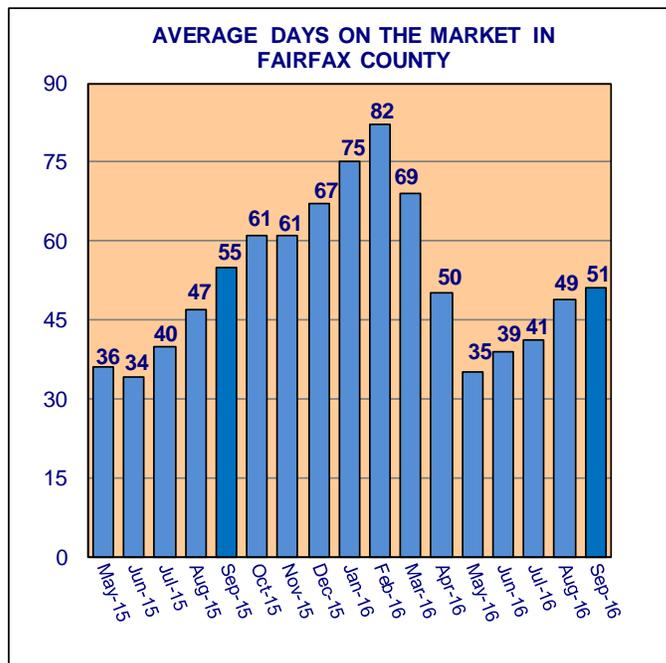


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in September were on the market for 51 days. This is 4 days fewer than the 55 day average in September 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 September 2016 in Fairfax County was \$528,349, a decrease of 1.6 percent from the September 2015 average sales price of \$537,126. The average September sales price was down 2.9 percent compared to the annual 2015 average home sale price of \$544,055.

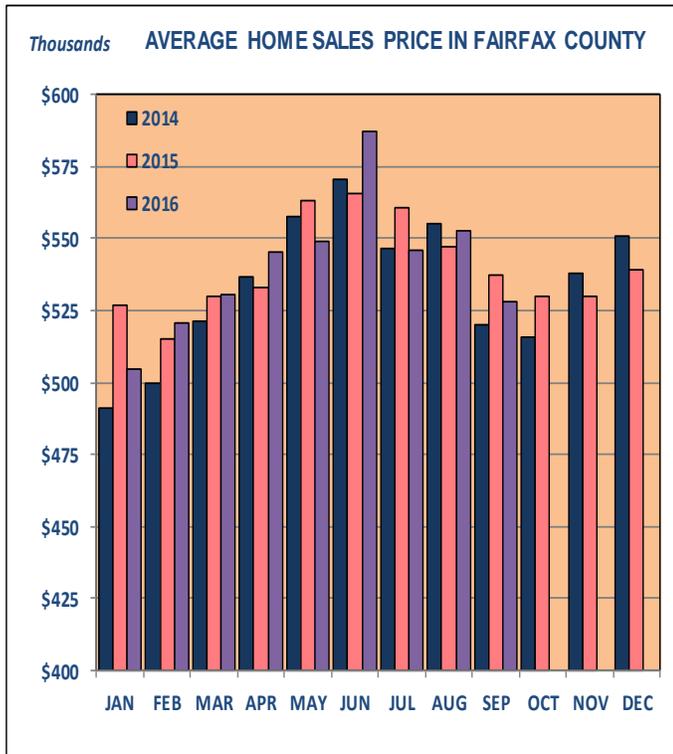
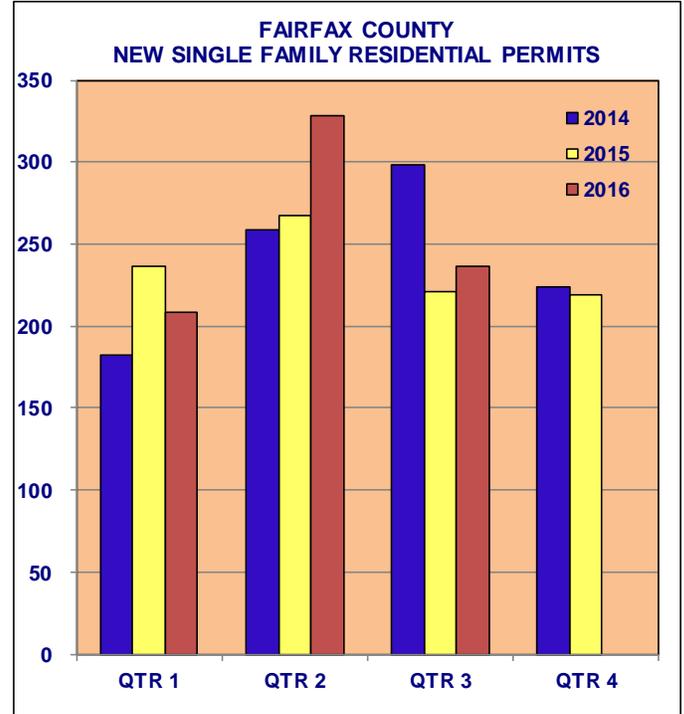
The average sales price for detached homes that sold in September 2016 was \$698,186, a decrease of 0.8 percent from the September 2015 average of \$703,509. The average sales price of attached homes increased 2.3 percent over last September.

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

	SEP 2016	SEP 2015	% Change
All Homes	\$528,349	\$537,126	-1.6%
Detached Homes	\$698,186	\$703,509	-0.8%
Attached Homes	\$375,016	\$366,523	2.3%

## Single Family Building Permits

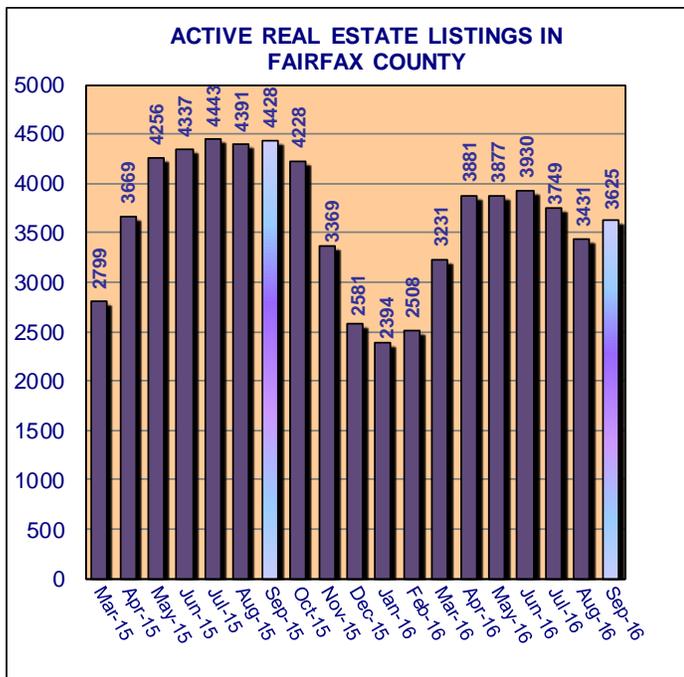
During the third quarter of 2016, 236 new single family building permits were issued in Fairfax County. This represents a 6.8 percent increase over the 221 permits issued during the same period in 2015. Combined, the number of new single family building permits is up 6.6 percent for the first three quarters of 2016.



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 September was 3,625, a decrease of 18.1 percent from the 4,428 listings in September 2015. Based on the September 2016 listings and the current sales rate, there is approximately a 3.0 month supply of homes for sale in the County, less than the 4.0 month supply a year ago.



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

Inquiries regarding this publication should be directed to:

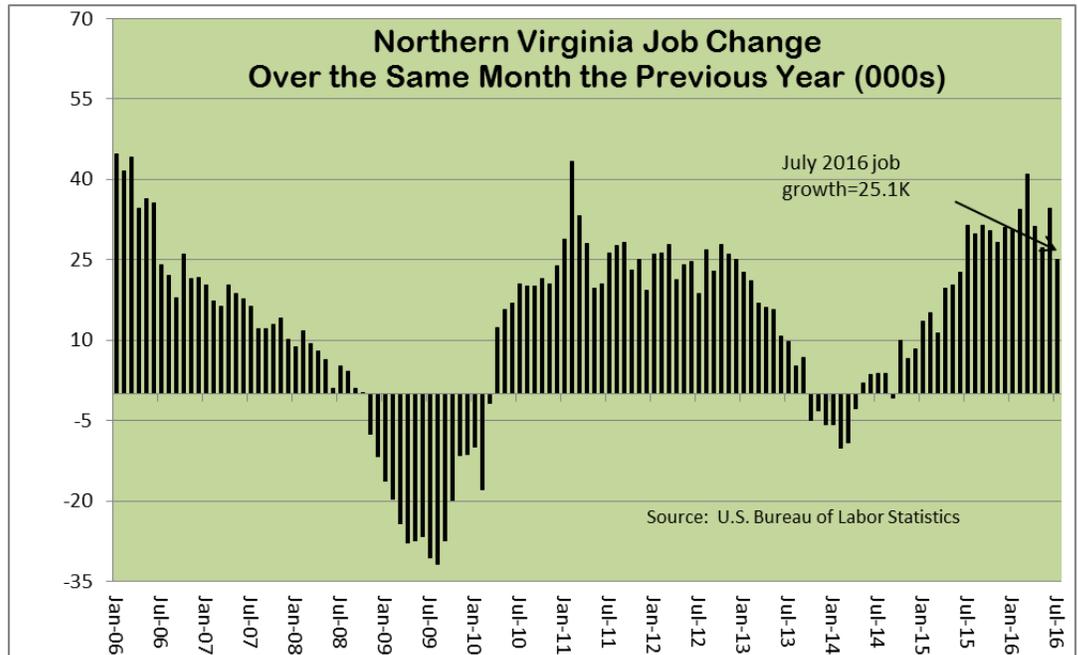
**The Department of Management and Budget**  
**12000 Government Center Parkway**  
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**Fairfax, Virginia 22035-0074**  
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## Special Report – Northern Virginia Employment October 2016

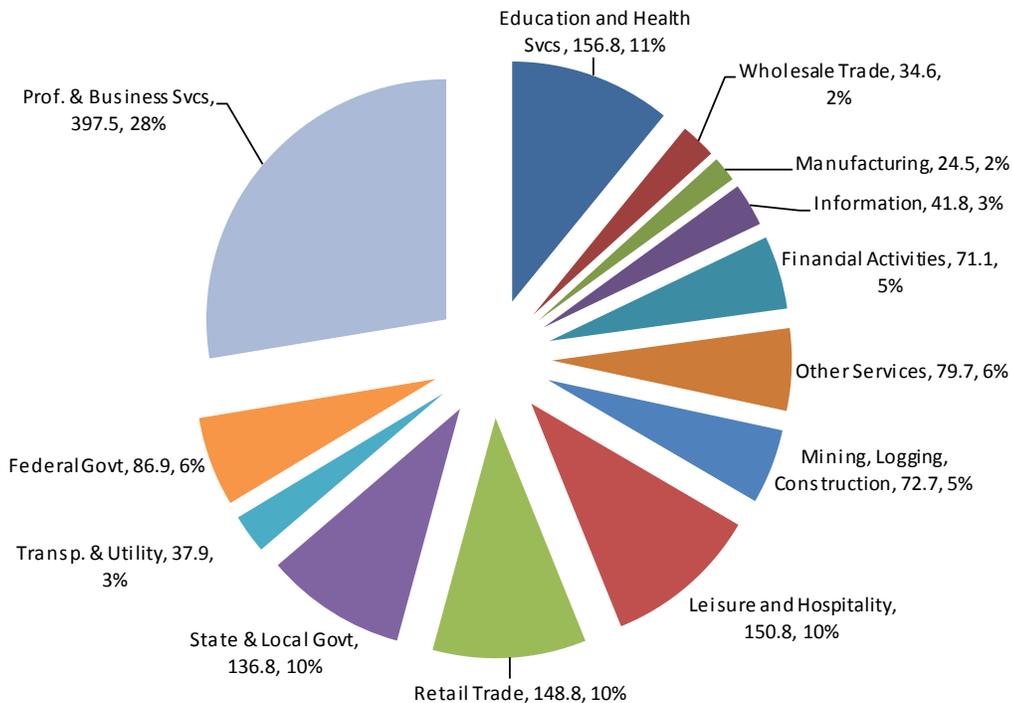
Based on data from the U.S. Bureau of Labor Statistics, the Northern Virginia region experienced job growth at an annual rate of 1.8 percent in July 2016. Prior to the recession, annual job growth from 2003 through 2007 rose at a rate of 2.9 percent. Growth stagnated in 2008, rising just 0.2 percent. The area lost 22,900 jobs in 2009, a drop of 1.7 percent. Employment growth from 2010 through the end of 2014 averaged 1.1 percent per year. However, job growth strengthened slightly during 2015, increasing 1.7 percent. As of July 2016, total nonfarm employment in Northern Virginia was 1,439,900, a gain of 25,100 jobs since July 2015.



Employment growth from 2010 through the end of 2014 averaged 1.1 percent per year. However, job growth strengthened slightly during 2015, increasing 1.7 percent. As of July 2016, total nonfarm employment in Northern Virginia was 1,439,900, a gain of 25,100 jobs since July 2015.

### Jobs by Sector in Northern Virginia

Employment in the Professional and Business Services sector was 397,500 in July, 28 percent of the total jobs in Northern Virginia.

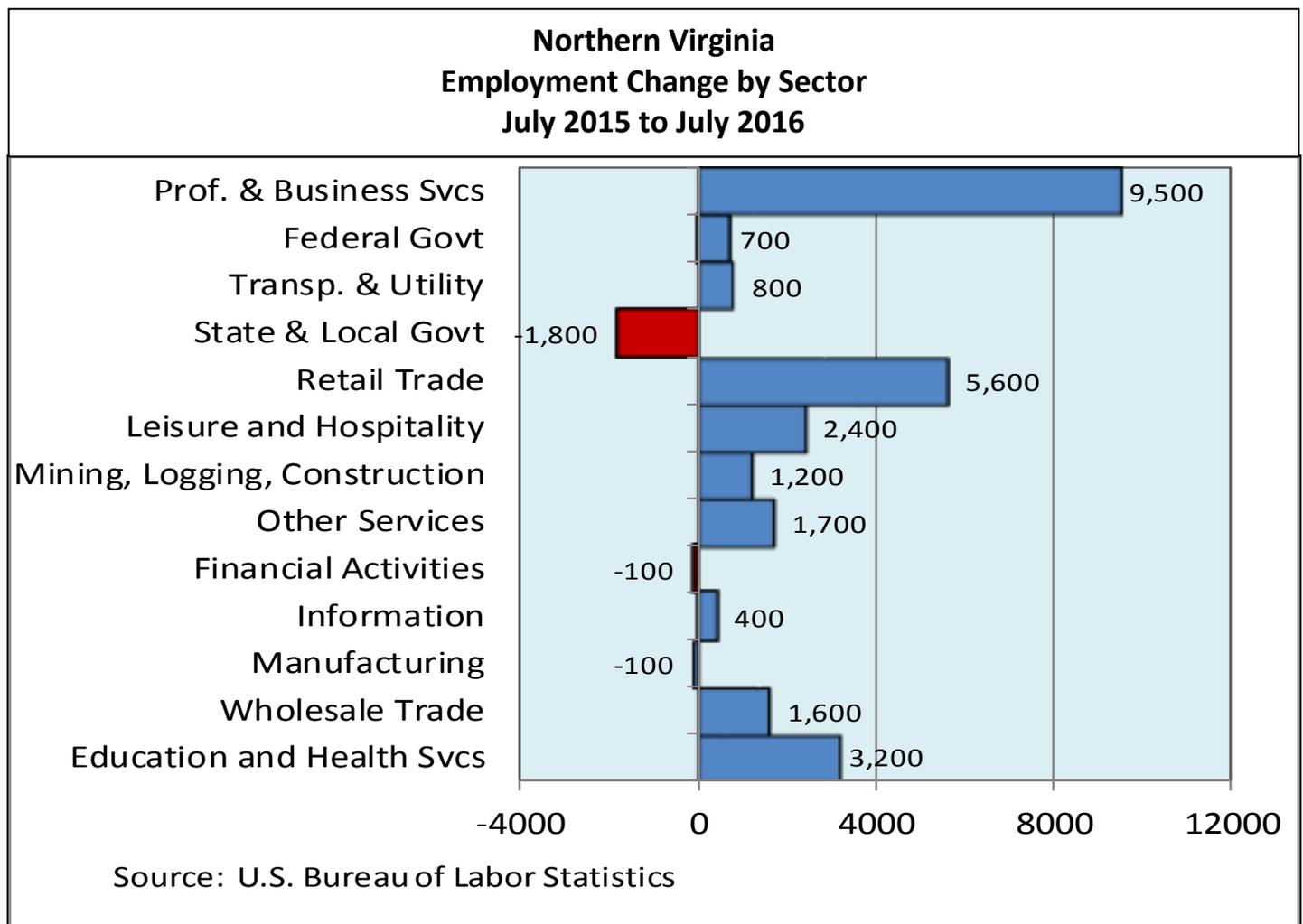


Note: Total employment in July 2016 was 1,439,900. Employment figures in the graph above are in thousands.

The Professional and Business Services sector includes such jobs as attorneys, federal contractors, and businesses that provide services to other businesses such as printing and computer services. The Education and Health Services sector makes up approximately 11 percent of the total employment in Northern Virginia. The Retail Trade, Leisure and Hospitality, and State and Local Government sectors each make up approximately 10 percent. Federal government jobs represent 6 percent of total employment in the area.

### Change by Sector

Of the 25,100 net new jobs created over the year ending July 2016, approximately 38 percent, or 9,500 jobs, were in the Professional and Business Services sector which increased by 2.4 percent over July 2015. There were also increases in the number of jobs in the Retail Trade sector, which increased by 5,600 jobs or 3.9 percent, and Education and Health Services, which increased by 3,200 jobs or 2.1 percent. The only sector to decline significantly was State and Local Government, which decreased by 1,800 jobs or 1.3 percent. Changes in employment for all sectors are shown in the chart below.



### Employment in Fairfax County

Fairfax County specific employment data are reported on a delayed basis and are currently available only through the first quarter of 2016. In March, total non-farm employment in the County was 587,563, an increase of 2.1 percent compared to last March. Employment rose 1.2 percent in 2015 after falling 0.6 percent in 2013 and another 1.2 percent in 2014. However, employment in the Professional and Businesses sector at the end of 2015 was flat compared to a year ago, an indication that federal sequestration continued to impact the County's economy.