

# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

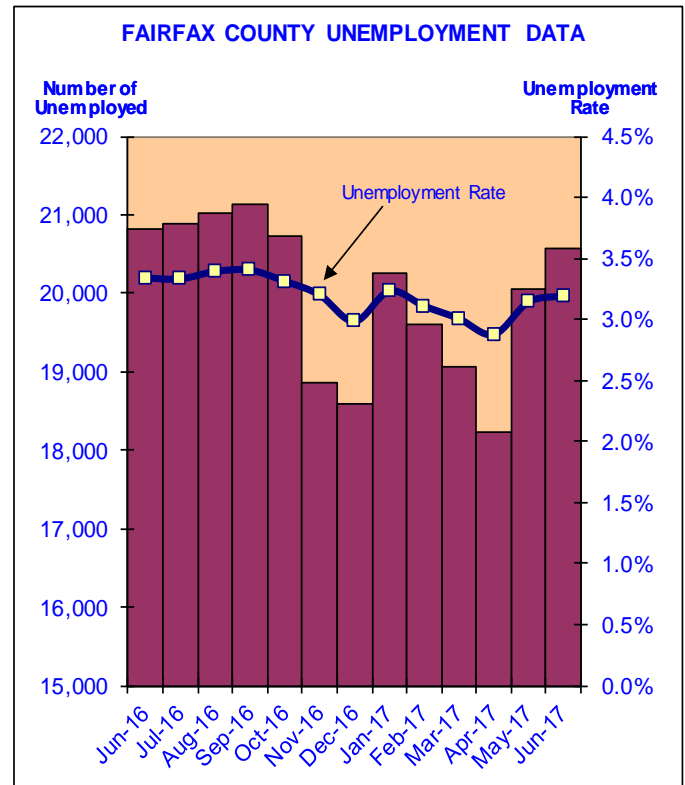
AUGUST 2017

## IN THIS ISSUE:

- The June unemployment rate in Fairfax County increased to 3.2 percent. (See page 1)
- Sales tax receipts in Fairfax County increased slightly compared to last August. (See page 2)
- The Consumer Confidence Index increased in July. (See page 2)
- The number of homes sold in Fairfax County during July 2017 increased 1.6 percent from a year earlier. (See page 3)
- In July 2017, the average sales price of all homes sold in Fairfax County increased 6.4 percent compared to the average sale price in July 2016. (See page 3)
- The number of active listings of homes for sale in the County decreased 13.2 percent in July from a year ago. (See page 4)
- A 30-year fixed rate mortgage averaged 3.97 percent in July. (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.

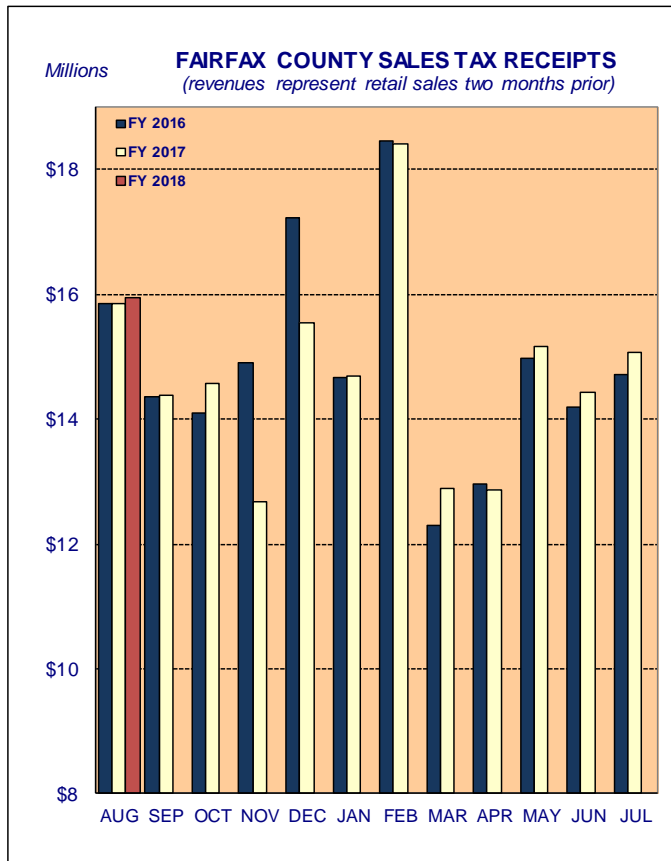
## Employment

Compared to May, the June unemployment rate in Fairfax County increased 0.1 percentage point to 3.2 percent. The number of unemployed residents increased over the month from 20,053 to 20,571. The County's unemployment rate was down 0.1 percentage point from June 2016.

In June, the seasonally adjusted unemployment rate in Virginia was 3.7 percent, down 0.1 percentage point from May. The rate was down 0.3 percentage point from June 2016 and is at its lowest level since April 2008.

The U.S. seasonally adjusted unemployment rate increased to 4.4 percent in June, up 0.1 percentage point from May. The rate was down 0.5 percentage point from a year ago. Total nonfarm payroll employment increased by 222,000 in June. Over the past three months, job gains have averaged 194,000 per month.

## Sales Tax Receipts



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

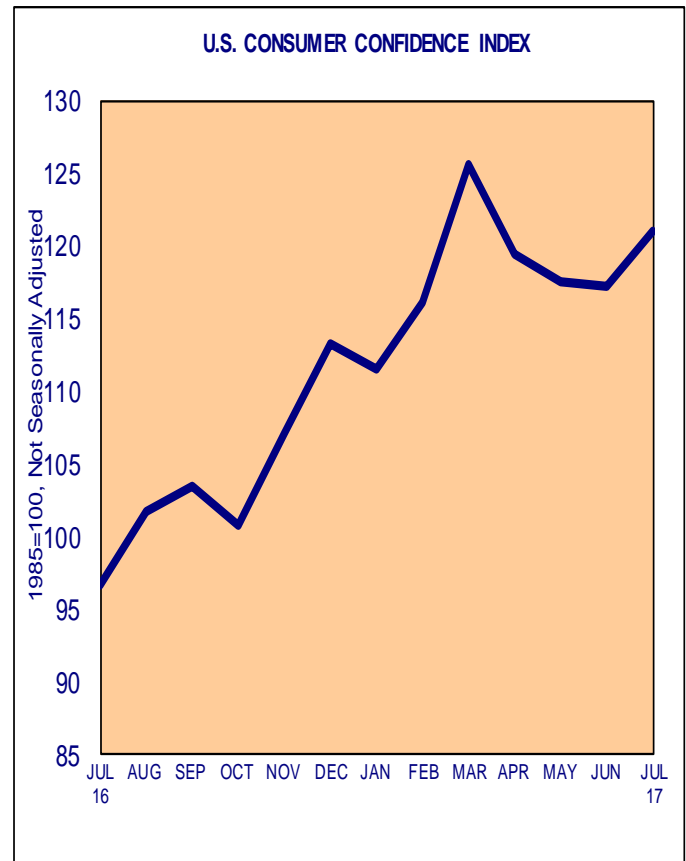
Sales Tax receipts distributed to Fairfax County in August for retail purchases made in June were \$15.9 million, a modest increase of 0.6 percent over August 2016. August represents the first month of Fairfax County's FY 2018 Sales Tax receipts.

## NATIONAL INDICATORS

### Gross Domestic Product

According to the second estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 3.0 percent in the second quarter of 2017 after growing 1.2 percent in the first quarter. In the advance estimate, the increase in real GDP was 2.6 percent. Consumer spending, which makes up more than two-thirds of economic activity, grew 3.3 percent in the second quarter, compared with an increase of 1.9 percent in the first quarter. The estimate of GDP will be revised once more based on more complete data before it is considered final.

## Consumer Confidence Index



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

The Consumer Confidence Index increased in July after declining marginally in June. The index stands at 121.1 (1985=100), up from 117.3 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 current conditions remained at a 16-year high, and their expectations for the short-term outlook improved somewhat after cooling last month." She added that, "Overall, consumers foresee the current economic expansion continuing well into the second half of this year."

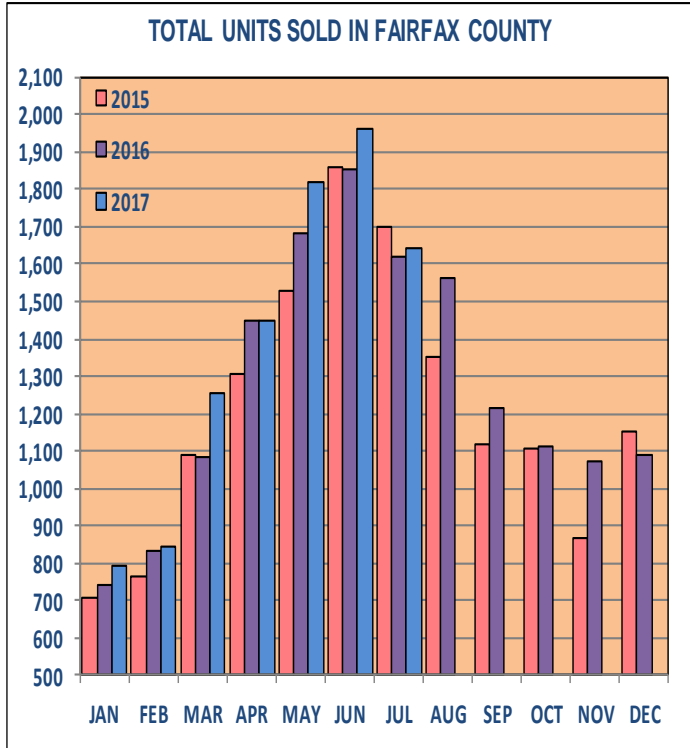
### Housing Starts

According to data from the U.S. Census Bureau, July housing starts decreased 4.8 percent from June and 5.6 percent from last July to a seasonally adjusted annual rate of 1,155,000. Single family housing starts decreased 0.5 percent to 856,000 from June's estimate of 860,000.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

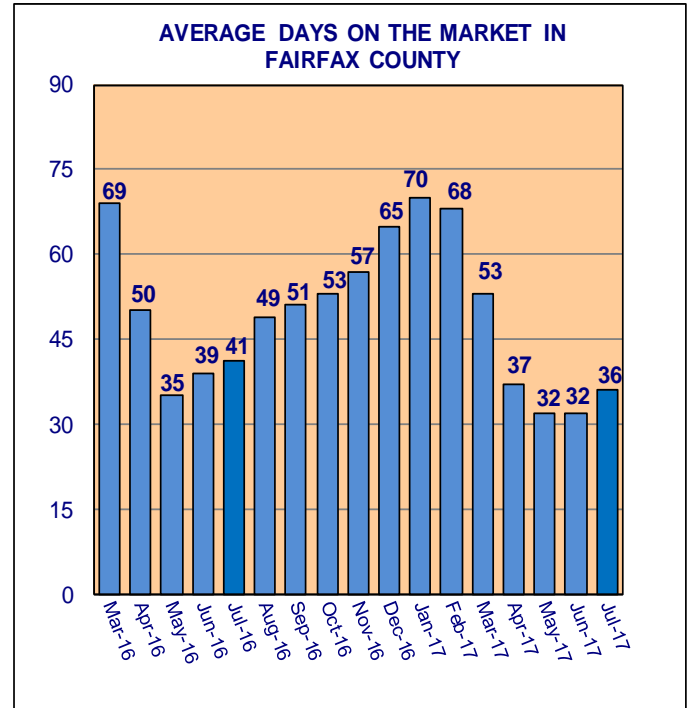
In July, 1,642 homes were sold in Fairfax County, an increase of 1.6 percent over the 1,617 homes sold in July 2016.



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 July were on the market for 36 days. This is 5 days fewer than the 41 day average in July 2016.



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

## Average Home Sales Prices

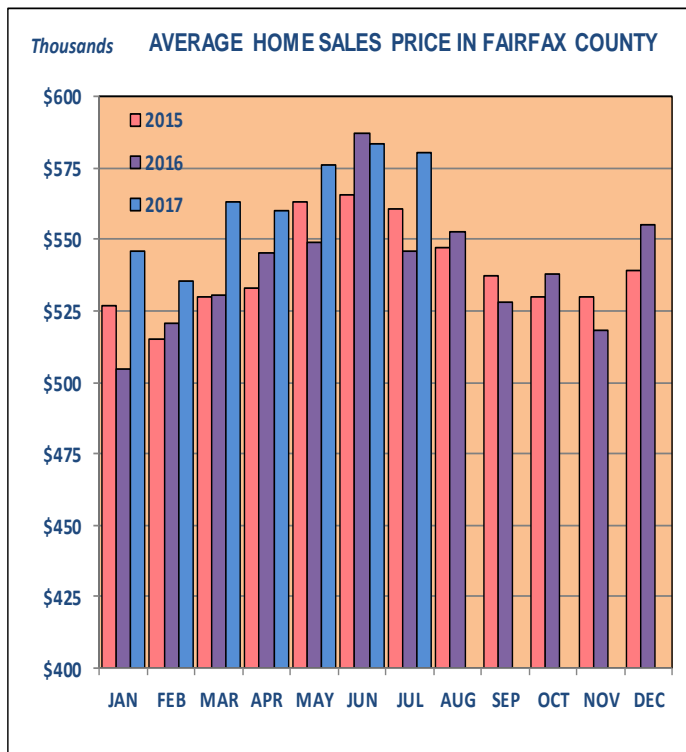
The average sales price of all homes that sold in July 2017 in Fairfax County was \$580,381, an increase of 6.4 percent over the July 2016 average sales price of \$545,668. The average July price was up 6.6 percent compared to the annual 2016 average home sales price of \$544,416.

The average sales price for detached homes that sold in July 2017 was \$764,893, an increase of 8.3 percent over the July 2016 average of \$706,414. The average sales price of attached homes increased 3.2 percent over the same period.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN JULY 2017 COMPARED TO SALES IN JULY 2016

	JULY 2017	JULY 2016	% Change
All Homes	\$580,381	\$545,668	6.4%
Detached Homes	\$764,893	\$706,414	8.3%
Attached Homes	\$390,858	\$378,637	3.2%

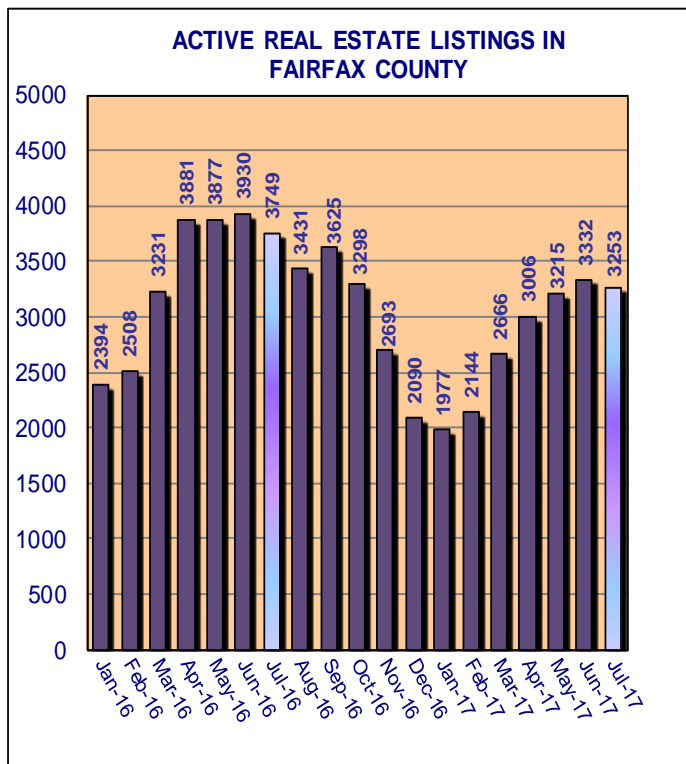
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read 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.

### Inventory of Homes for Sale

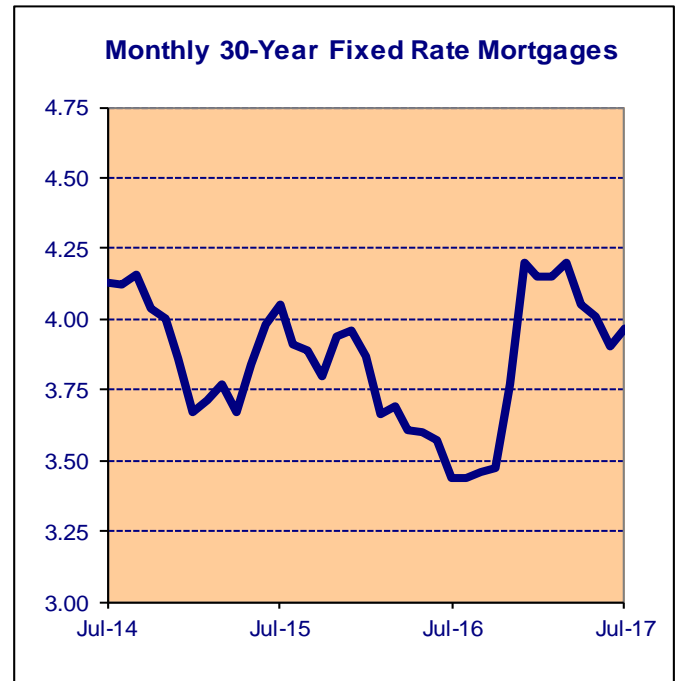
The number of active listings in the County in July was 3,253, a decrease of 13.2 percent from the 3,749 listings in July 2016. Based on the July 2017 listings and the current sales rate, there is approximately a 2.0 month supply of homes for sale in the County, less than the 2.3 month supply a year 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 in July increased to 3.97 percent from 3.90 percent a month ago. In July 2016, the average 30-year mortgage interest rate was 3.44 percent. Rates moved sharply higher at the end of 2016 but have been trending gradually downward since then.



Source: Freddie Mac. 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  
 Suite 561  
 Fairfax, Virginia 22035-0074  
 (703) 324-2391 or 1-800-828-1120 (TDD)

Staff: Albena Assenova, Revenue and Economic Analysis Coordinator; Eric Eisinger, Budget Analyst