

ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

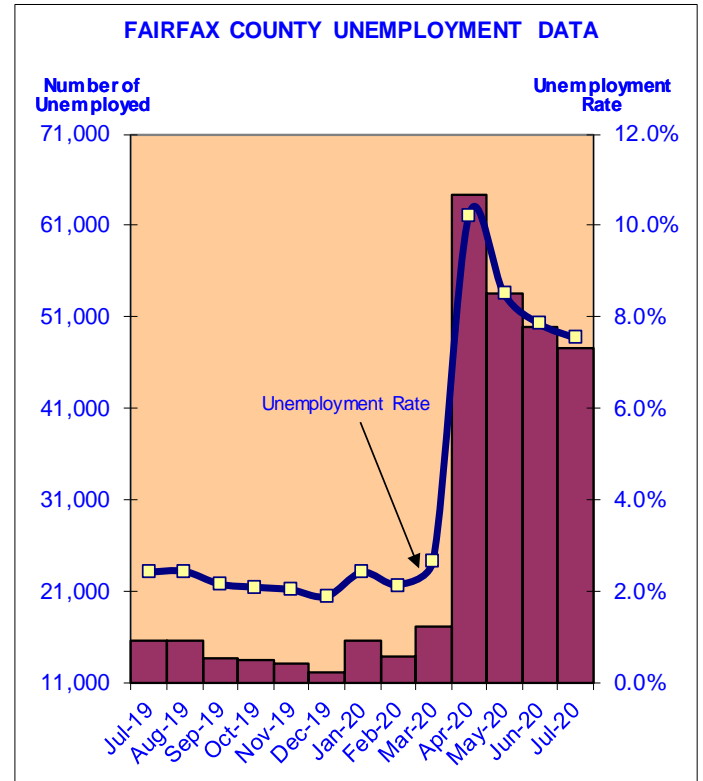
SEPTEMBER 2020

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- The number of homes sold in Fairfax County in August increased 14.6 percent from a year earlier.
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- In August 2020, the average sales price of all homes sold in Fairfax County increased 8.6 percent compared to the average sale price in August 2019.
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- The number of active listings of homes for sale in the County decreased 33.1 percent in August from a year ago.
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- Total federal procurement spending in Fairfax County increased by 5.5 percent in federal Fiscal Year 2019.
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Previous issues of this publication can be accessed at:

<https://www.fairfaxcounty.gov/budget/economic-indicators>



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

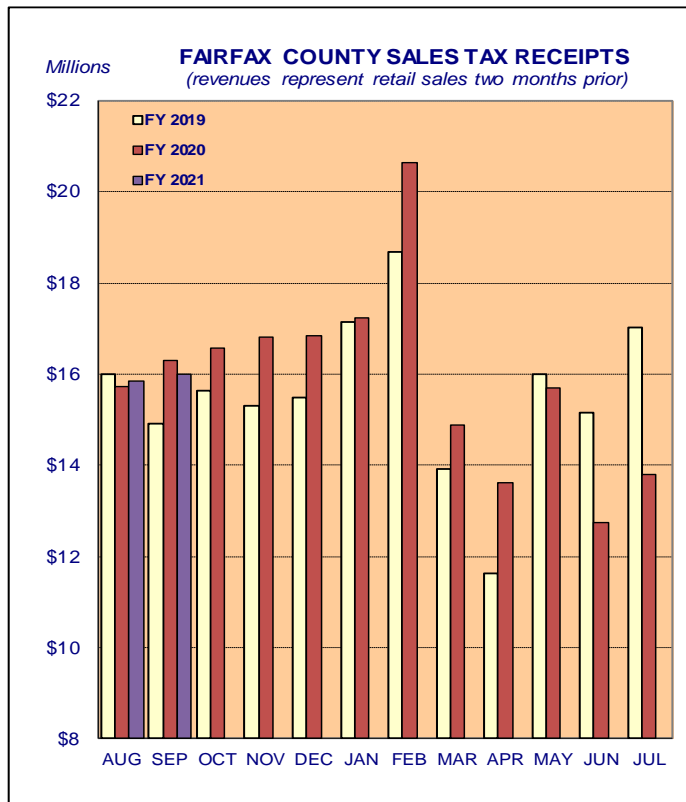
Employment

Compared to June, the July unemployment rate in Fairfax County decreased 0.3 percentage point to 7.5 percent. The number of unemployed residents decreased over the month from 49,838 to 47,501. The County's unemployment rate was up 5.1 percentage points over July 2019.

The seasonally adjusted unemployment rate in Virginia in July decreased 0.2 percentage point to 7.9 percent. The rate was up 5.2 percentage points over July 2019.

The U.S. seasonally adjusted unemployment rate in July decreased 0.9 percentage point to 10.2 percent, reflecting the continued partial resumption of economic activity after the COVID-19 related disruptions in previous months. The rate was up 6.5 percentage points compared to a year ago. Total nonfarm payroll employment increased by 1.8 million jobs in July.

Sales Tax Receipts



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

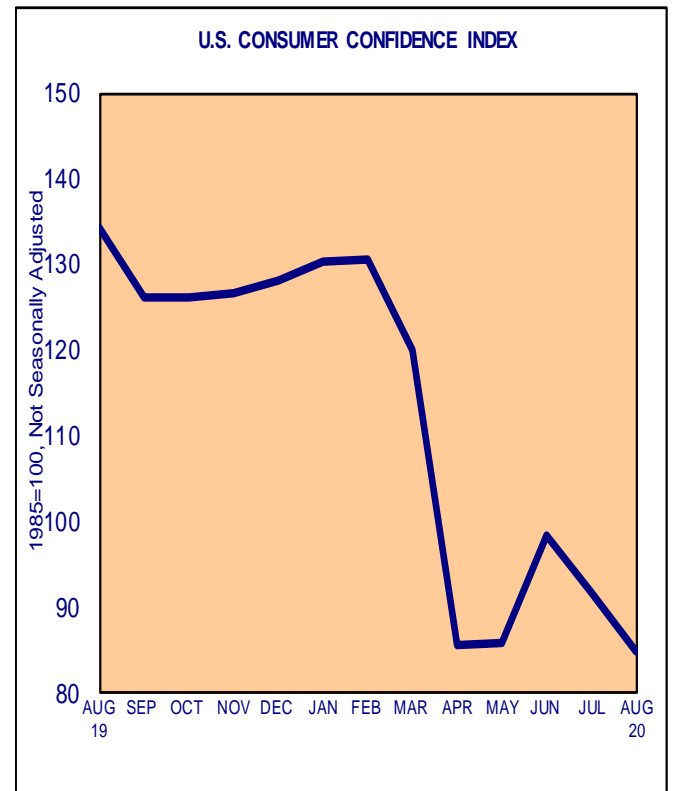
Sales Tax receipts distributed to Fairfax County in September for retail purchases made in July were \$16.0 million, a decrease of 2.0 percent from September 2019. For the first two months of FY 2021, sales tax receipts are down 0.7 percent compared to the previous year.

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 home price index, increased 3.9 percent for the 12 months ending in July. Home prices in the Washington Metropolitan area posted a 4.4 percent gain during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "In previous months, we've noted that a trend of accelerating increases in the National Composite Index began in August 2019. That trend was interrupted in May and June, as prices decelerated modestly, but now may have resumed." He added that, "Obviously more data will be required before we can say with confidence that any COVID-related deceleration is behind us."

Consumer Confidence Index



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

The Consumer Confidence Index decreased in August for the second straight month. The index now stands at 84.8 (1985=100), down from 91.7 a month ago. Both the present situation component and the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumer spending has rebounded in recent months but increasing concerns amongst customers about the economic outlook and their financial well-being will likely cause spending to cool in the months ahead."

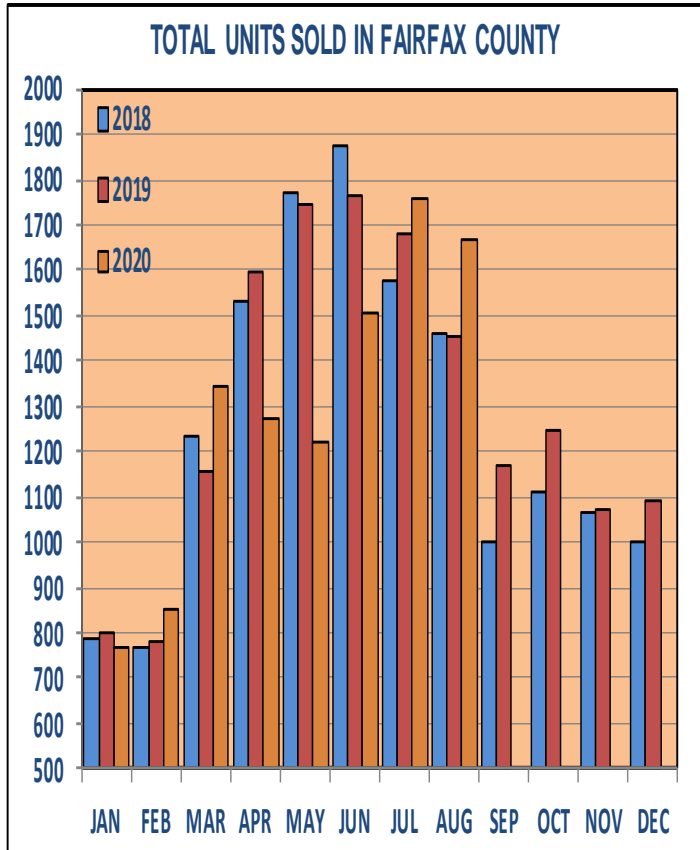
Consumer Price Index

The September Consumer Price Index for All Urban Consumers (CPI-U) increased 1.3 percent compared to last September. Excluding food and energy, core inflation increased 1.7 percent. During the same period, the Washington area CPI-U increased 1.2 percent. The Federal Reserve Board's target annual inflation rate is 2.0 percent.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

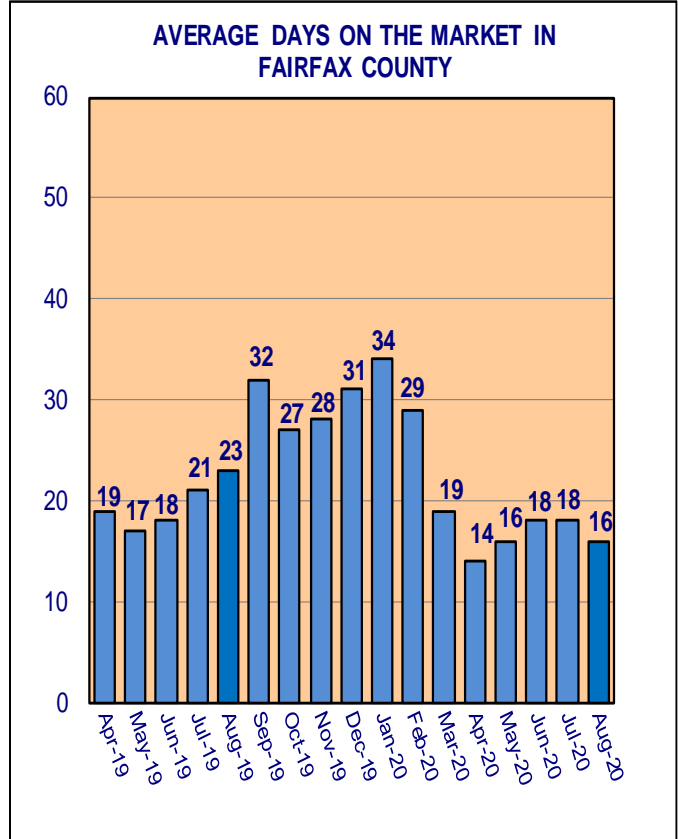
In August, 1,669 homes were sold in Fairfax County, an increase of 14.6 percent over the 1,457 homes that were sold in August 2019.



Source: Bright MLS. 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 16 days. This is 7 days fewer than the 23-day average in August 2019.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Average Home Sales Prices

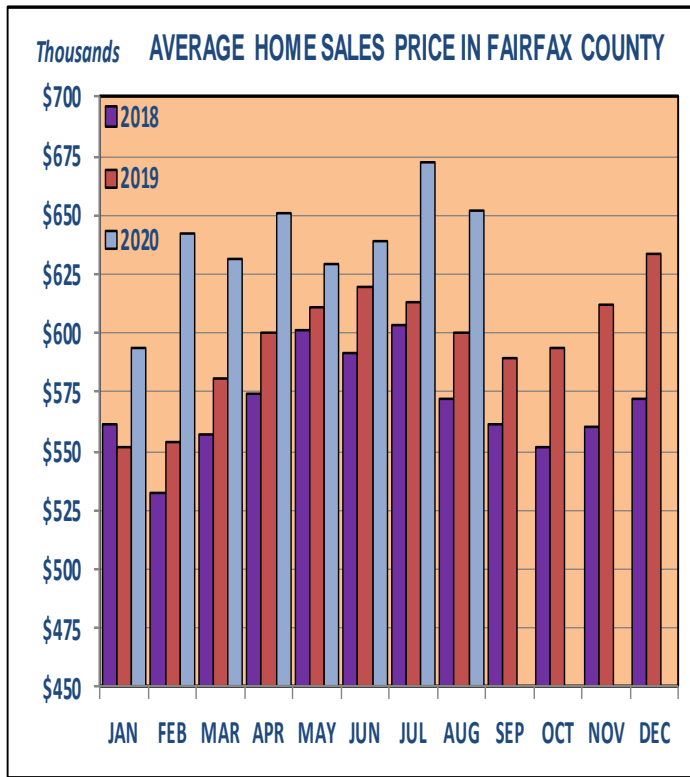
The average sales price of all homes that sold in August 2020 in Fairfax County was \$651,539, an increase of 8.6 percent over the August 2019 average sales price of \$599,872. The average sales price was up 8.3 percent compared to the annual 2019 average home sales price of \$601,506.

The average sales price for detached homes that sold in August 2020 was \$874,401, an increase of 9.6 percent over the August 2019 average of \$797,975. The average sales price of attached homes increased 8.5 percent over the same period.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN AUGUST 2020 COMPARED TO SALES IN AUGUST 2019

	AUG 2020	AUG 2019	% Change
All Homes	\$651,539	\$599,872	8.6%
Detached Homes	\$874,401	\$797,975	9.6%
Attached Homes	\$439,885	\$405,420	8.5%

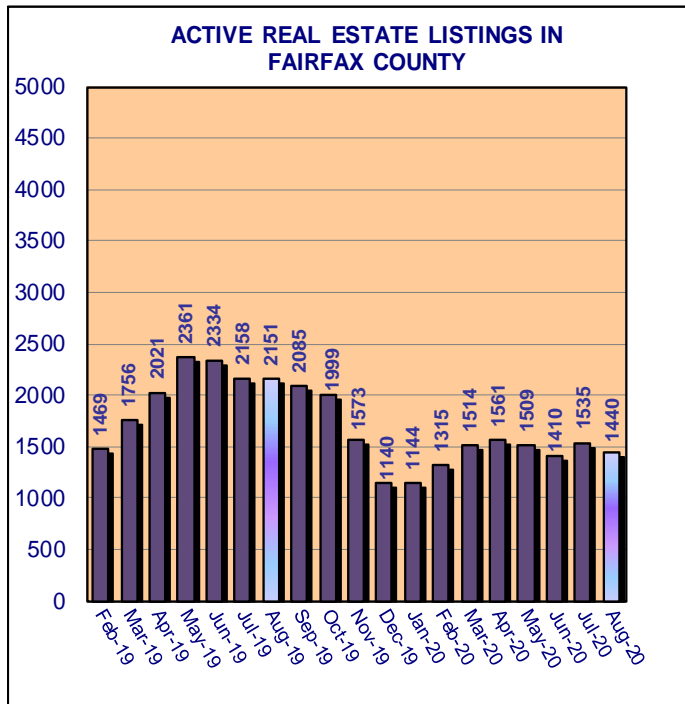
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read more about Fairfax County tax assessments, please visit: <https://www.fairfaxcounty.gov/taxes/real-estate>



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

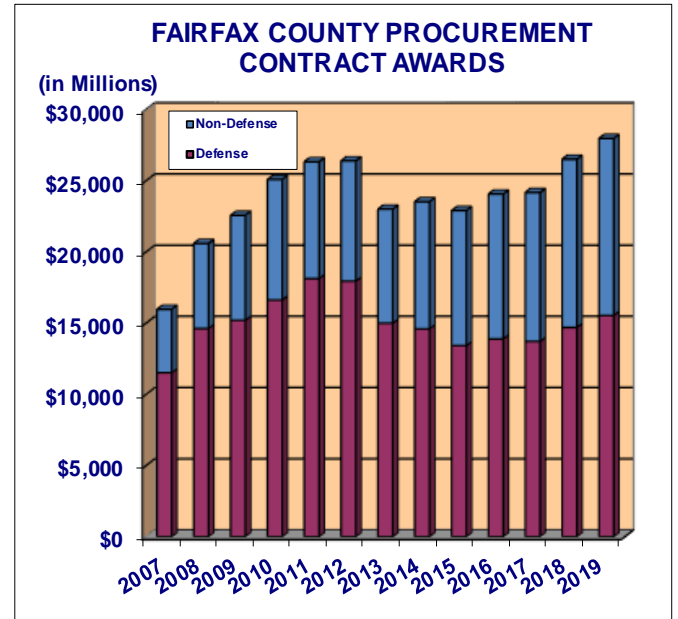
Inventory of Homes for Sale

The number of active listings in the County in August was 1,440, a decrease of 33.1 percent from the 2,151 listings in August 2019. Based on the August 2020 listings and the current sales rate, there is approximately a 0.9-month supply of homes for sale in the County, less than the 1.5-month supply a year ago.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

Federal Procurement



Source: Federal Procurement Database 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) 2019, the most recent data available, total federal procurement spending in Fairfax County increased from \$26.5 billion to \$28.0 billion, an increase of 5.5 percent over FY 2018. Defense procurement contract awards in the County increased 5.8 percent from \$14.7 billion to \$15.5 billion, while non-defense contracts increased 5.2 percent from \$11.8 billion to \$12.4 billion.

Federal procurement spending in the County grew annually an average of 13.3 percent from FY 2007 to FY 2011. Primarily due to significant reductions as a result of federal sequestration, procurement spending decreased at an average annual rate of 3.4 percent per year from FY 2011 to FY 2015. Since FY 2015, procurement spending has increased at an average annual growth rate of 5.1 percent.

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