



ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

MAY 2017

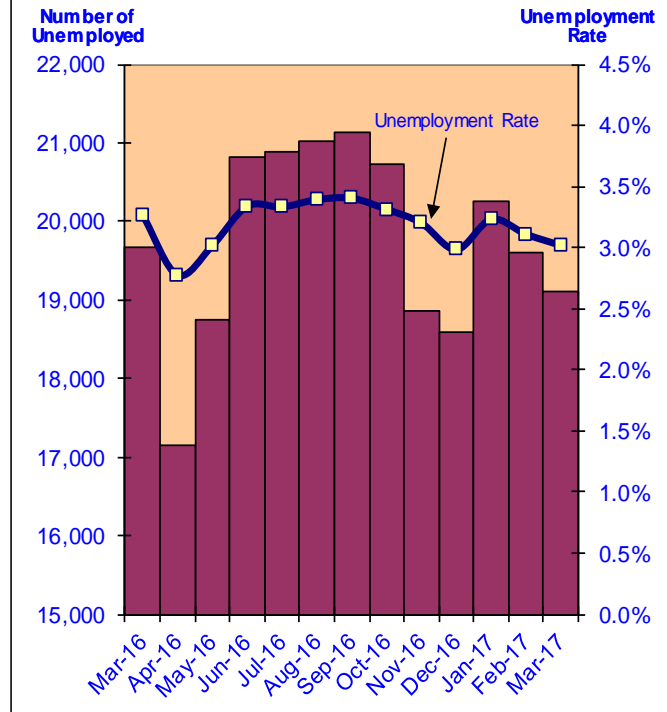
IN THIS ISSUE:

- The March unemployment rate in Fairfax County decreased to 3.0 percent. (See page 1)
- Sales Tax receipts in May were up 1.2 percent. (See page 2)
- The Consumer Confidence Index declined in April after increasing the previous two months. (See page 2)
- The U.S. economy grew at an annual rate of 1.2 percent in the first quarter of 2017 after growing 2.1 percent in the fourth quarter of 2016. (See page 2)
- The number of homes sold in Fairfax County during April 2017 increased 0.2 percent from a year earlier. (See page 3)
- In April 2017, the average sales price of all homes sold in Fairfax County increased 2.6 percent compared to the average sale price in April 2016. (See page 3)
- The number of active listings of homes for sale in the County decreased 22.6 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

FAIRFAX COUNTY UNEMPLOYMENT DATA



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

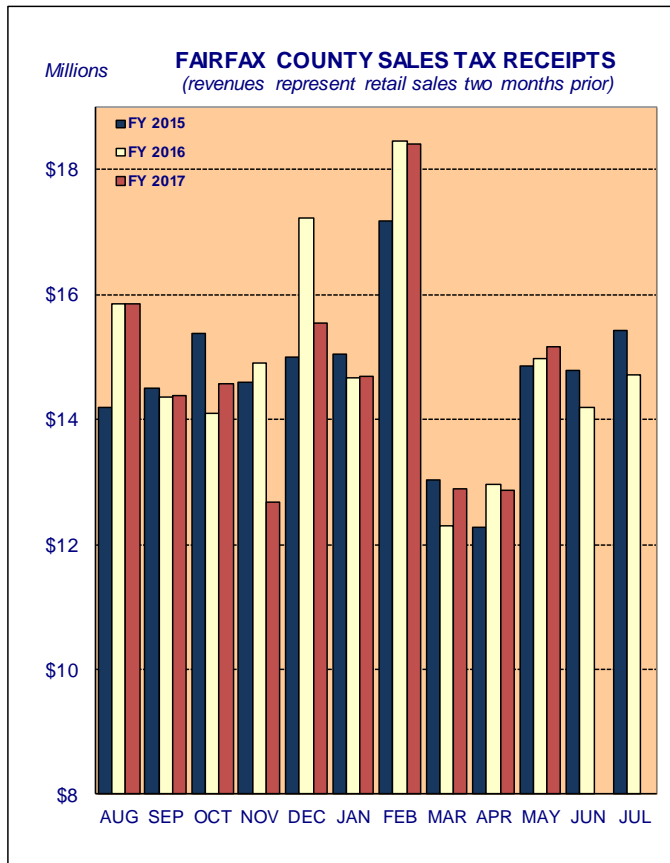
Employment

Compared to February, the March unemployment rate in Fairfax County decreased 0.1 percentage point to 3.0 percent. The number of unemployed residents decreased over the month from 19,611 to 19,109. The County's unemployment rate was down 0.2 percentage point from March 2016.

In March, the seasonally adjusted unemployment rate in Virginia decreased 0.1 percentage point from February to 3.8 percent. The rate was down 0.2 percentage point from March 2016.

The U.S. seasonally adjusted unemployment rate decreased to 4.5 percent in March, down 0.2 percentage point from February. The rate was down 0.5 percentage point from a year ago. Total nonfarm payroll employment increased by 98,000 in March. Over the past three months, job gains have averaged 178,000 per month.

Sales Tax Receipts



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

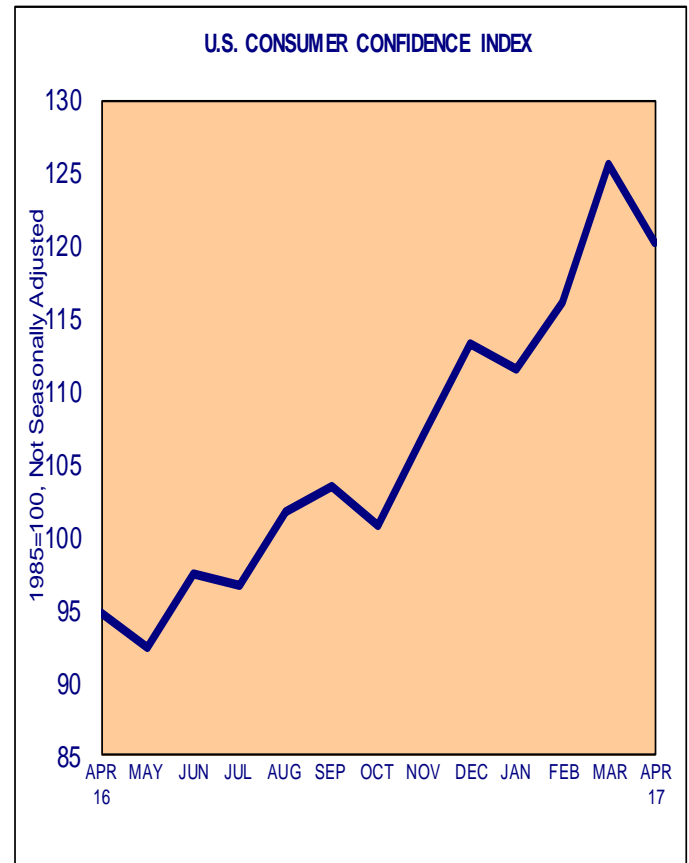
Sales Tax receipts distributed to Fairfax County in May for retail purchases made in March were \$15.2 million, an increase of 1.2 percent over May 2016. Through May, FY 2017 Sales Tax receipts are down 1.9 percent from FY 2016 primarily due to refunds as a result of state audits.

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 5.9 percent for the 12 months ending in March. Home prices in the Washington Metropolitan area posted a 4.2 percent gain during the same period. David M. Blitzer, Managing Director and Chairman of the Index Committee, said that "Over the last year, analysts suggested that one factor pushing prices higher was the unusually low inventory of homes for sale. People are staying longer in their homes rather than selling and trading up." He added that, "If mortgage rates, currently near 4 percent, rise further, this could deter more people from selling and keep pressure on inventory and prices. While prices cannot rise indefinitely, there is no way to tell when rising prices and mortgage rates will force a slowdown in housing."

Consumer Confidence Index



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

The Consumer Confidence Index, which had increased in March, declined in April. The index stands at 120.3 (1985=100), down from 124.9 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, "Looking ahead, consumers were somewhat less optimistic about the short-term outlook for business conditions, employment and income prospects." She added that, "Despite April's decline, consumers remain confident that the economy will continue to expand in the months ahead."

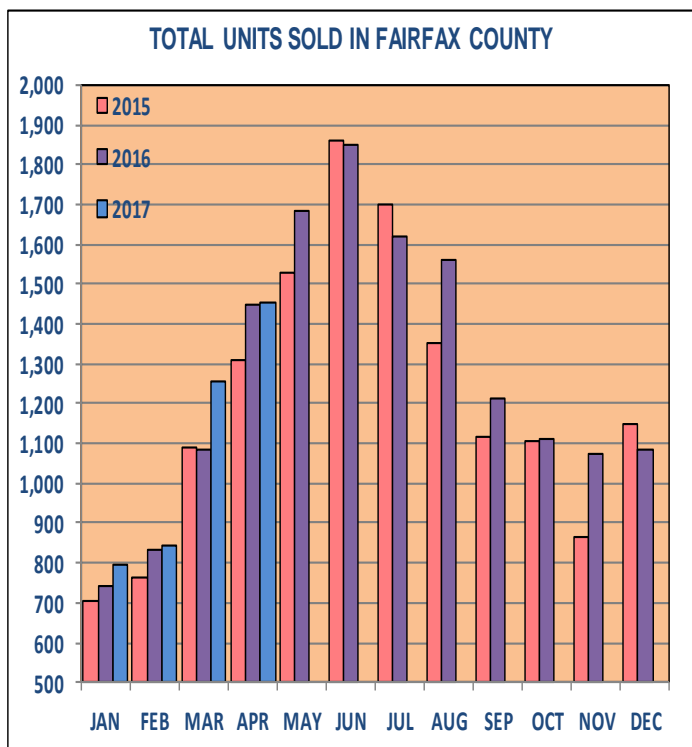
Gross Domestic Product

According to the revised estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 1.2 percent in the first quarter of 2017 after growing 2.1 percent in the fourth quarter of 2016. In the initial estimate, real GDP was reported to have increased 0.7 percent. Consumer spending, which makes up more than two-thirds of economic activity, grew by just 0.4 percent in the first quarter, compared to 2.4 percent in the fourth quarter. Federal, and state and local government expenditures decreased modestly during the first quarter. 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, 1,451 homes were sold in Fairfax County, an increase of 0.2 percent over the 1,448 homes sold in April 2016.

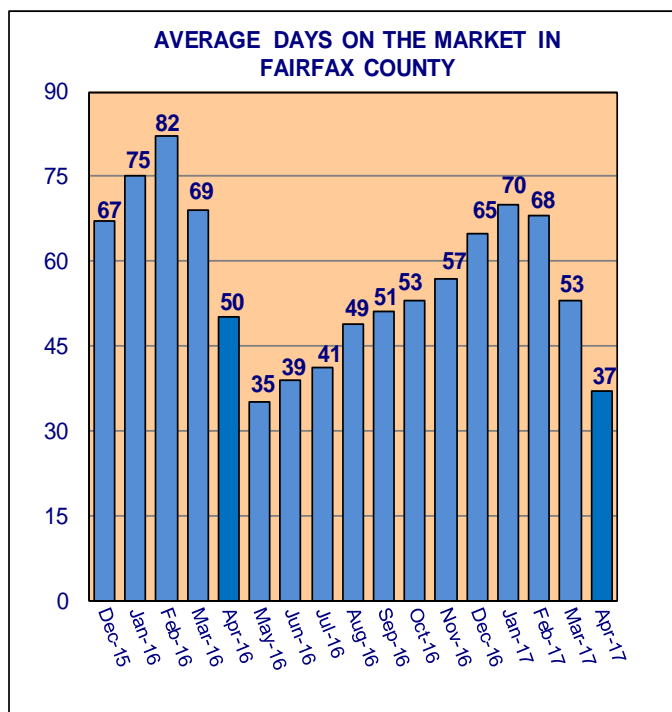


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in April were on the market for 37 days. This is 13 days fewer than the 50 day average in April 2016.

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



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 2017 in Fairfax County was \$560,067, an increase of 2.7 percent over the April 2016 average sales price of \$545,625. The average April price was up 2.9 percent compared to the annual 2016 average home sales price of \$544,416.

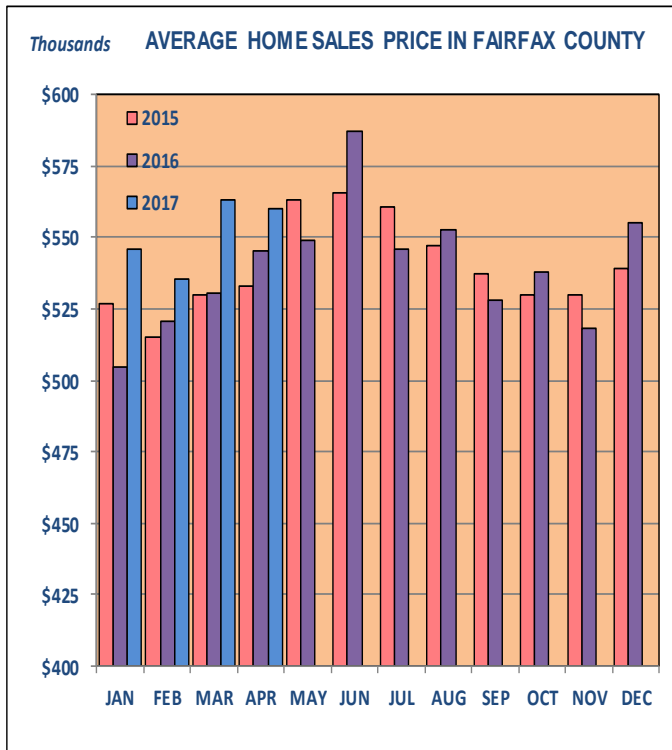
The average sales price for detached homes that sold in April 2017 was \$728,655, an increase of 1.7 percent over the April 2016 average of \$716,356. The average sales price of attached homes increased 2.3 percent over the same period.

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

| | APR 2017 | APR 2016 | % Change |
|----------------|-----------|-----------|----------|
| All Homes | \$560,067 | \$545,625 | 2.6% |
| Detached Homes | \$728,655 | \$716,356 | 1.7% |
| Attached Homes | \$382,656 | \$373,948 | 2.3% |

Commercial Office Market

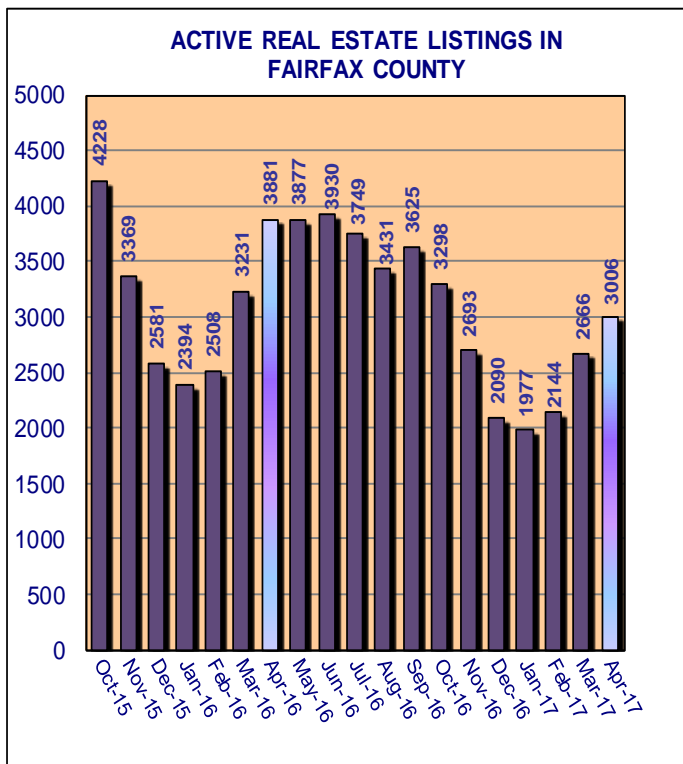
According to the Fairfax County Economic Development Authority (FCEDA), the direct office vacancy rate was 15.8 percent at year-end 2016, down from 16.2 percent at year-end 2015. The overall vacancy rate, which includes sublet space, was 16.8 percent, down from 17.2 percent at year-end 2015. Gross office leasing totaled 10.7 million square feet, up for the second year in a row, and slightly under the 10.9 million square-foot average for the past 10 years. New office construction continues throughout Fairfax County. At year's end, nine office buildings totaling more than 3.1 million square feet were underway. More than 58 percent of the space being built is leased or will be occupied by owners. Fairfax County ranks as the 15th most active office construction market nationally.



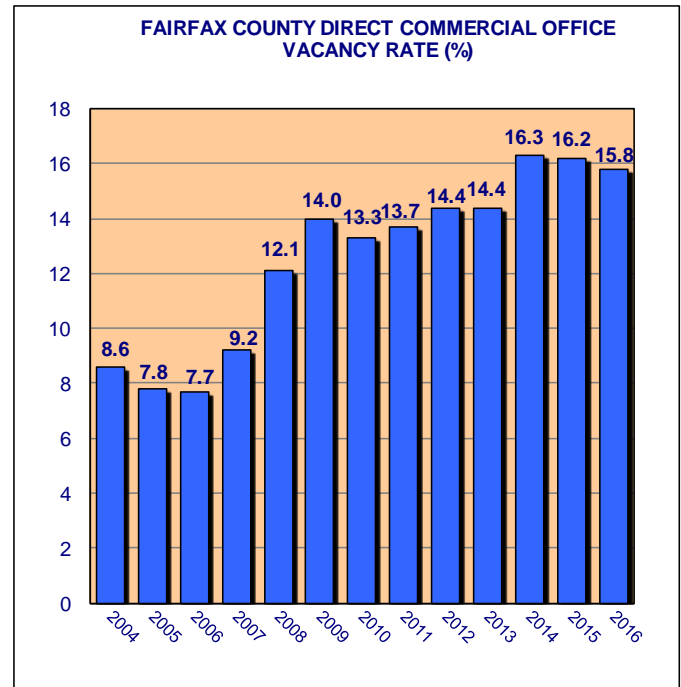
Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Inventory of Homes for Sale

The number of active listings in the County in April was 3,006, a decrease of 22.6 percent from the 3,881 listings in April 2016. Based on the April 2017 listings and the current sales rate, there is approximately a 2.1 month supply of homes for sale in the County, less than the 2.7 month supply a year ago.



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



Source: Fairfax County Economic Development Authority. Compiled by the Fairfax County Department of Management and Budget.

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