

# ECONOMIC INDICATORS<sup>®</sup>

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

JANUARY 2020

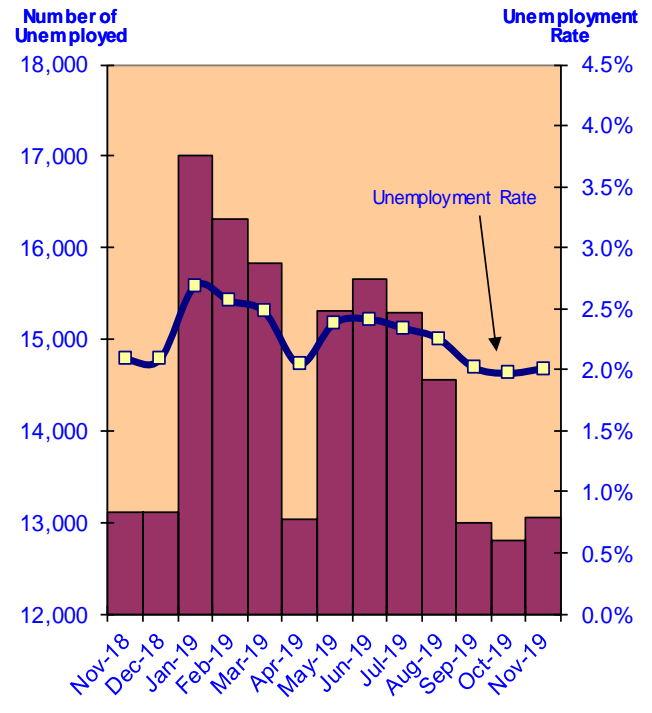
## IN THIS ISSUE:

- The unemployment rate in Fairfax County was unchanged at 2.0 percent in November. (See page 1)
- Sales tax receipts in Fairfax County are up 5.3 percent through the first six months of the fiscal year. (See page 2)
- The Consumer Confidence Index decreased slightly in December. (See page 2)
- The number of homes sold in Fairfax County during 2019 increased 2.9 percent from a year earlier. (See page 3)
- In 2019, the average sales price of all homes sold in Fairfax County increased 3.9 percent compared to the average sale price in 2018. (See page 3)
- In 2019, on average, it took 24 days to sell a home in Fairfax County, a decrease of 28 days compared to 2018. (See page 4)
- The number of new single family and townhouse building permits issued in the County for 2019 increased 8.5 percent compared to 2018. (See page 4)

**Previous issues of this publication can be accessed at:**

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

## FAIRFAX COUNTY UNEMPLOYMENT DATA



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

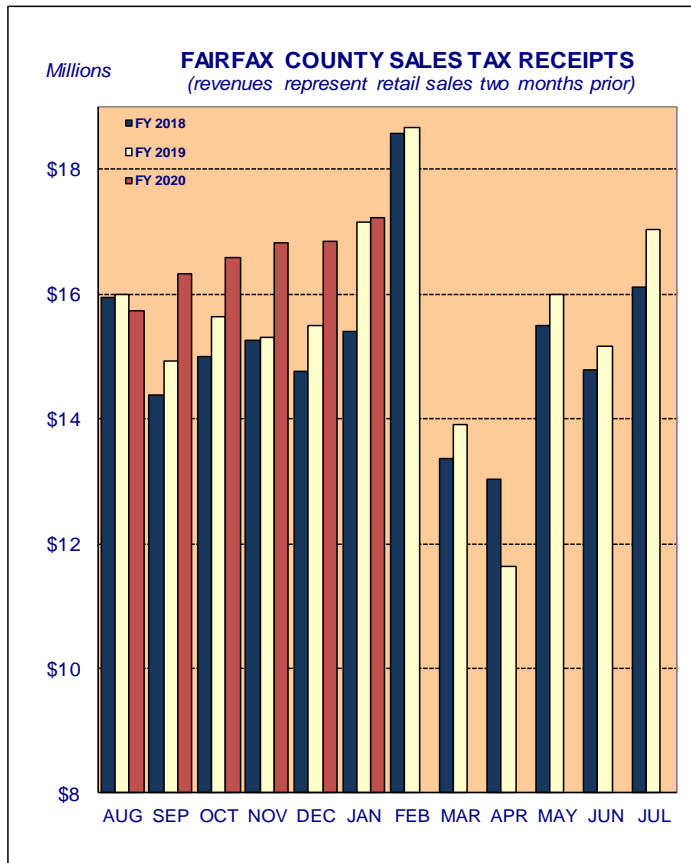
## Employment

Compared to October, the November unemployment rate in Fairfax County remained unchanged at 2.0 percent. The number of unemployed residents increased slightly over the month from 12,799 to 13,051. The County's unemployment rate was down 0.1 percentage point from November 2018.

The seasonally adjusted unemployment rate in Virginia in November remained unchanged at 2.6 percent. The rate was down 0.2 percentage point from November 2018.

The U.S. seasonally adjusted unemployment rate in November decreased 0.1 percentage point to 3.5 percent. The rate was down 0.2 percentage point from a year ago. Total nonfarm payroll employment increased by 266,000 in November. Over the last three months, job gains have averaged 205,000 per month.

## Sales Tax Receipts



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

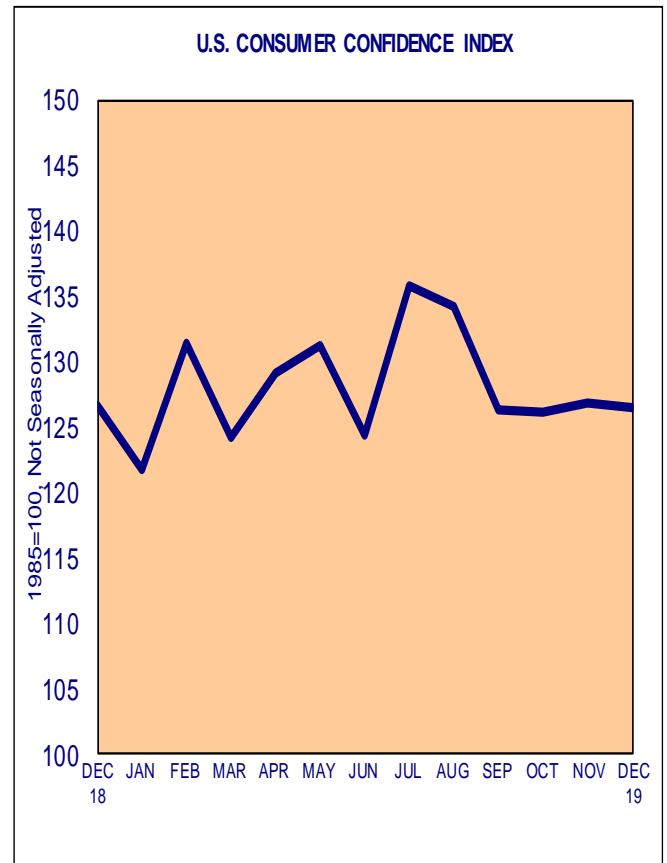
Sales Tax receipts distributed to Fairfax County in January for retail purchases made in November were \$17.2 million, an increase of 0.5 percent over January 2019. During the first six months of FY 2020, Sales Tax receipts are up 5.3 percent over FY 2019. It is likely that a significant part of the increase is due to a new law passed by the Virginia General Assembly and signed by the Governor requiring the collection of state and local sales taxes from remote internet sellers. The law went into effect on July 1.

## 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 2.6 percent for the 12 months ending in November. Home prices in the Washington Metropolitan area posted a 3.2 percent gain during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "As was the case last month, after a long period of decelerating price increases, the National, 10-city, and 20-city Composites all rose at a modestly faster rate in November than they had done in October." He added that, "It is, of course, still too soon to say whether this marks an end to the deceleration or is merely a pause in the longer-term trend."

## Consumer Confidence Index



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

The Consumer Confidence Index declined marginally in December following a slight increase in November. It now stands at 126.5 (1985=100), down from 126.8 a month ago. The present situation component increased, while the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "While consumers' assessment of current conditions improved, their expectations declined, driven primarily by a softening in their short-term outlook regarding jobs and financial prospects." She added that, "While the economy hasn't shown signs of further weakening, there is little to suggest that growth, and in particular consumer spending, will gain momentum in early 2020."

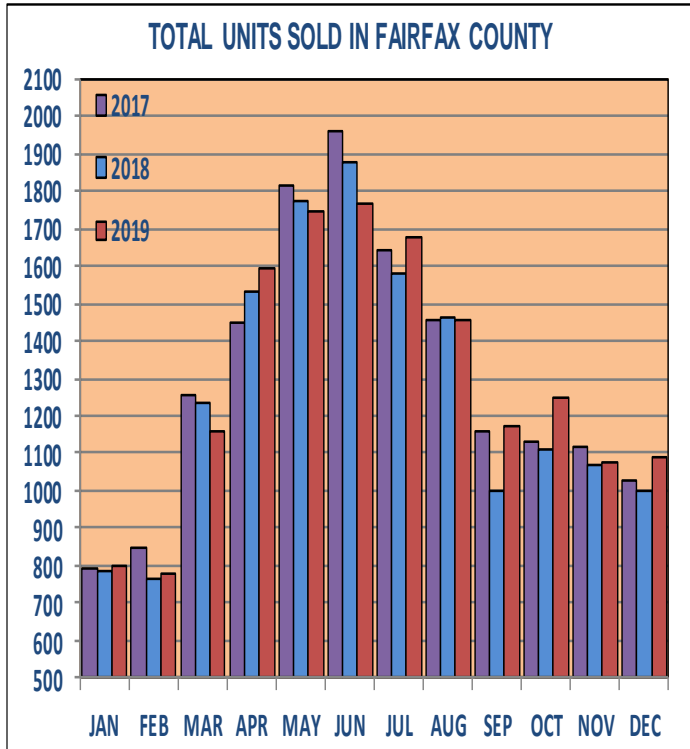
### Retail Sales

According to the U.S. Census Bureau, national retail sales increased 0.3 percent in December, after increasing 0.3 percent in November. Overall, December sales increased 5.8 percent from a year earlier.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

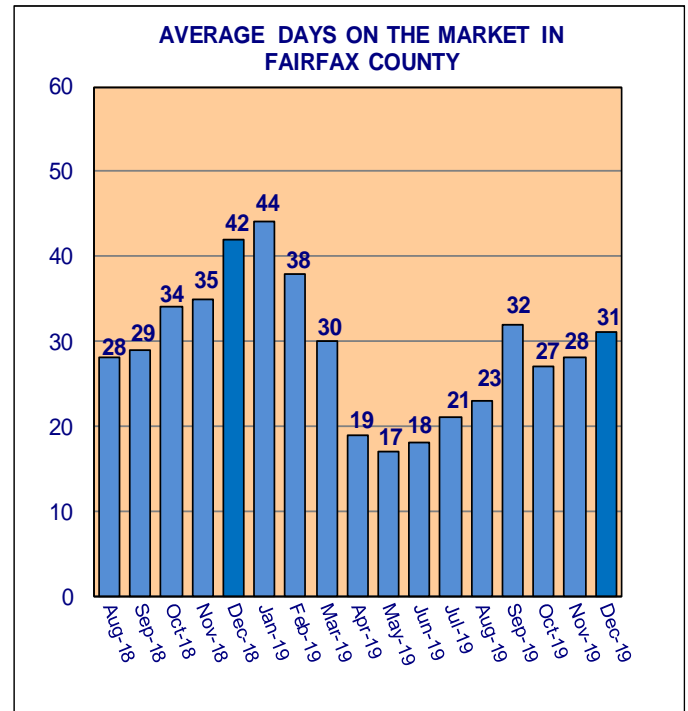
In December, 1,092 homes were sold in Fairfax County, an increase of 9.0 percent over the 1,002 homes that were sold in December 2018. During all of 2019, the number of home sales increased 2.9 percent from 15,683 in 2018 to 16,144 in 2019.



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 December were on the market for 31 days. This is 11 days fewer than the 42-day average in December 2018. During all of 2019, homes were on the market 24 days on average before they were sold, down from 52 days in 2018.



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

## Average Home Sales Prices

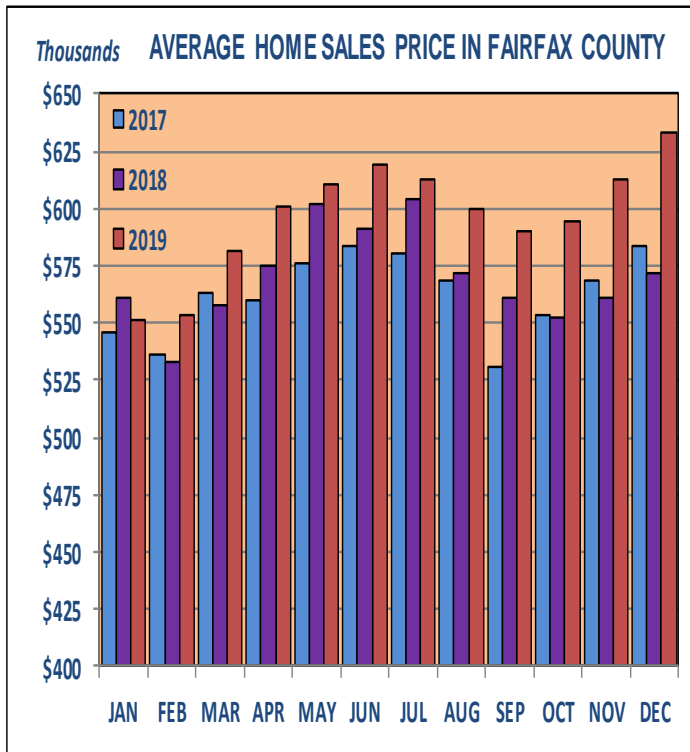
The average sales price of all homes that sold in December 2019 in Fairfax County was \$633,188, an increase of 10.7 percent over the December 2018 average sales price of \$572,052. During all of 2019, the average home price increased 3.9 percent to \$601,506 compared to 2018.

The average sales price for detached homes that sold in December 2019 was \$829,001, an increase of 10.5 percent over the December 2018 average of \$750,088. The average sales price of attached homes increased by 8.5 percent over the same period. In 2019, detached homes' average sales price increased 3.0 percent over 2018, while attached homes increased 3.9 percent over the same time period.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN DEC 2019 COMPARED TO SALES IN DEC 2018

	DEC 2019	DEC 2018	% Change
All Homes	\$633,188	\$572,052	10.7%
Detached Homes	\$829,001	\$750,088	10.5%
Attached Homes	\$431,896	\$398,229	8.5%

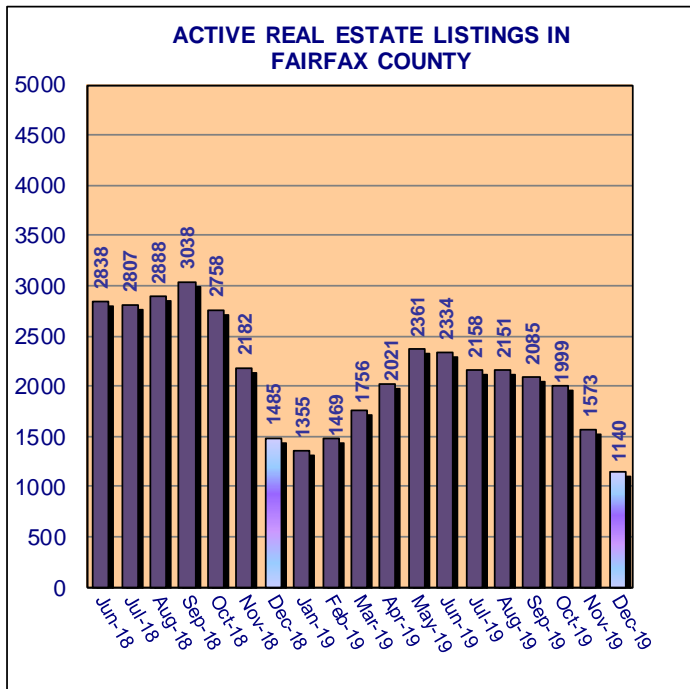
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read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

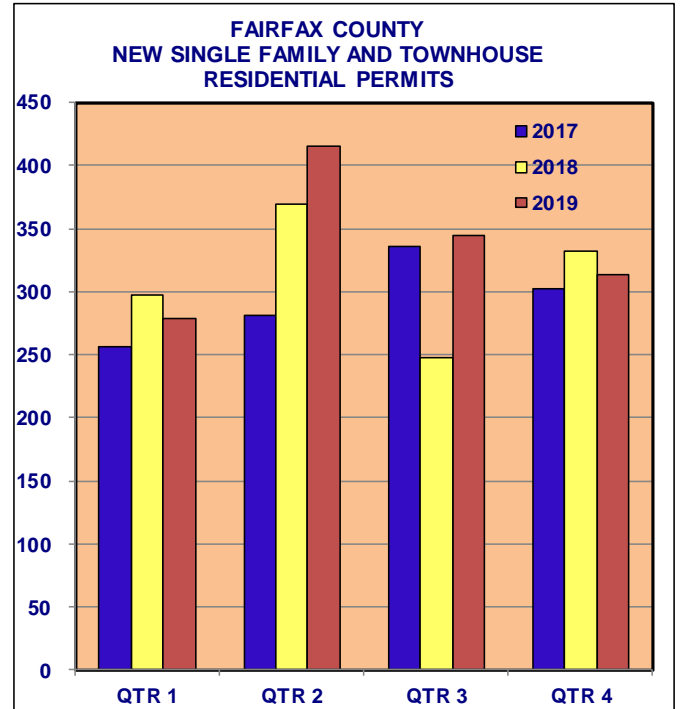
The number of active listings in the County in December was 1,140, a decrease of 23.2 percent from the 1,485 listings in December 2018. Based on the December 2019 listings and the current sales rate, there is approximately a 1.0-month supply of homes for sale in the County, less than the 1.5-month supply a year ago.



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

### Single Family and Townhouse Building Permits

During the fourth quarter of 2019, 313 new single family and townhouse permits were issued in Fairfax County. This represents a 5.7 percent decrease from the 332 permits issued during the same period in 2018. The number of new single family and townhouse building permits issued for all of 2019 was 1,352, up 8.5 percent compared to the 1,246 issued in 2018.



Source: Fairfax County Land Development Services. Compiled by the Fairfax County Department of Management and Budget.

**The Department of Management and Budget**  
**12000 Government Center Parkway**  
**Suite 561**  
**Fairfax, Virginia 22035-0074**  
**(703) 324-2391 or TTY 711 (Virginia Relay Center)**

---

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