



# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

DECEMBER 2020

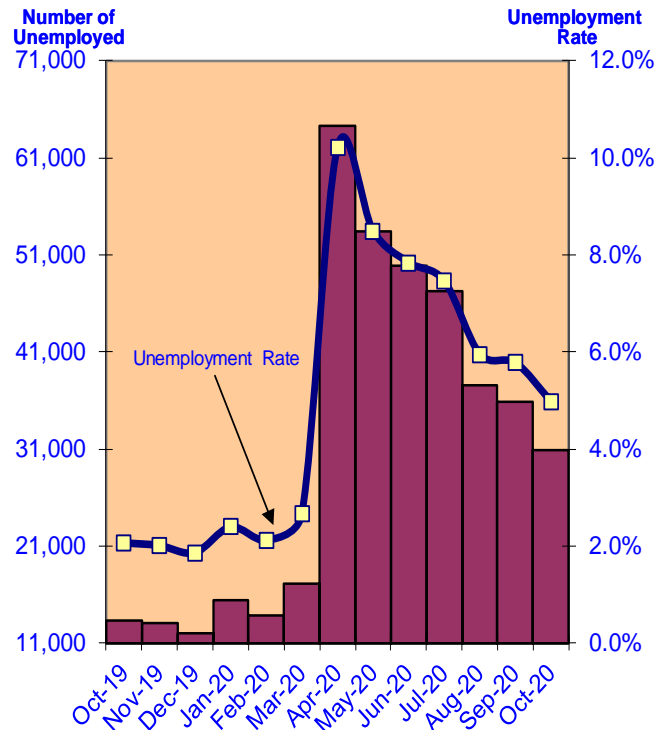
## IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased 0.8 percentage point to 5.0 percent in October.  
**(See page 1)**
- Sales tax receipts decreased 1.2 percent through the first five months of the fiscal year.  
**(See page 2)**
- The Consumer Confidence Index decreased in November.  
**(See page 2)**
- The number of homes sold in Fairfax County in November increased 32.1 percent from a year earlier.  
**(See page 3)**
- In November 2020, the average sales price of all homes sold in Fairfax County increased 7.7 percent compared to the average sale price in November 2019.  
**(See page 3)**
- The number of active listings of homes for sale in the County decreased 6.4 percent in November from a year ago.  
**(See page 4)**
- As of mid-year 2020, the direct office vacancy rate in Fairfax County decreased to 13.8 percent, the lowest level since 2011. It is likely that the full effects of the COVID-19 pandemic are not yet reflected in the vacancy rate.  
**(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.

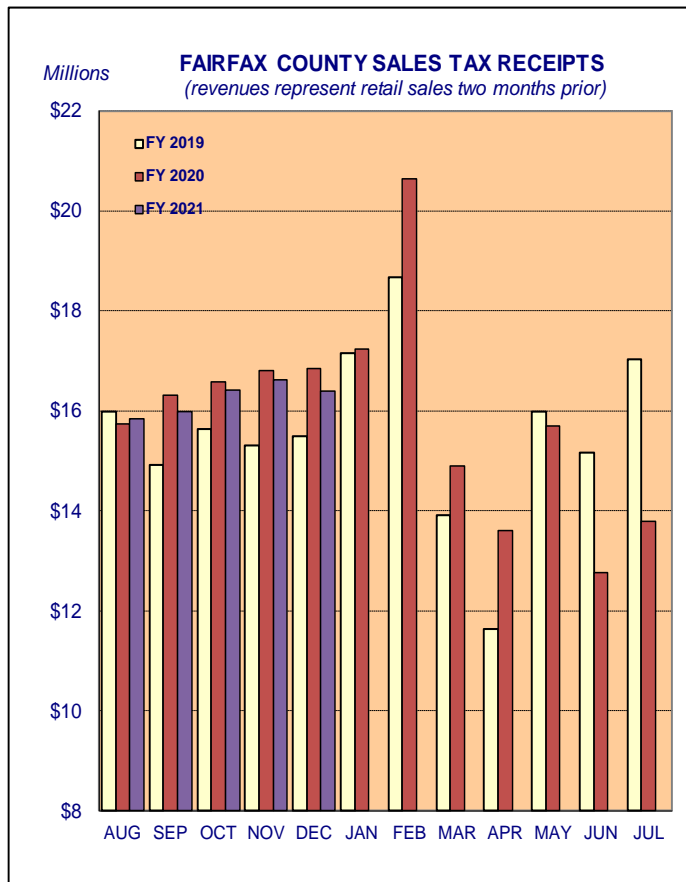
## Employment

Compared to September, the October unemployment rate in Fairfax County decreased 0.8 percentage point to 5.0 percent. The number of unemployed residents decreased over the month from 35,886 to 30,870. The County's unemployment rate was up 2.9 percentage points over October 2019.

The seasonally adjusted unemployment rate in Virginia in October decreased 1.0 percentage point to 5.2 percent. The rate was up 2.5 percentage points over October 2019.

The U.S. seasonally adjusted unemployment rate in October decreased 1.0 percentage point to 6.9 percent, reflecting the continued resumption of economic activity after the COVID-19 related disruptions in previous months. The rate was up 3.3 percentage points compared to a year ago. Total nonfarm payroll employment increased by 638,000 jobs in October.

## Sales Tax Receipts



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

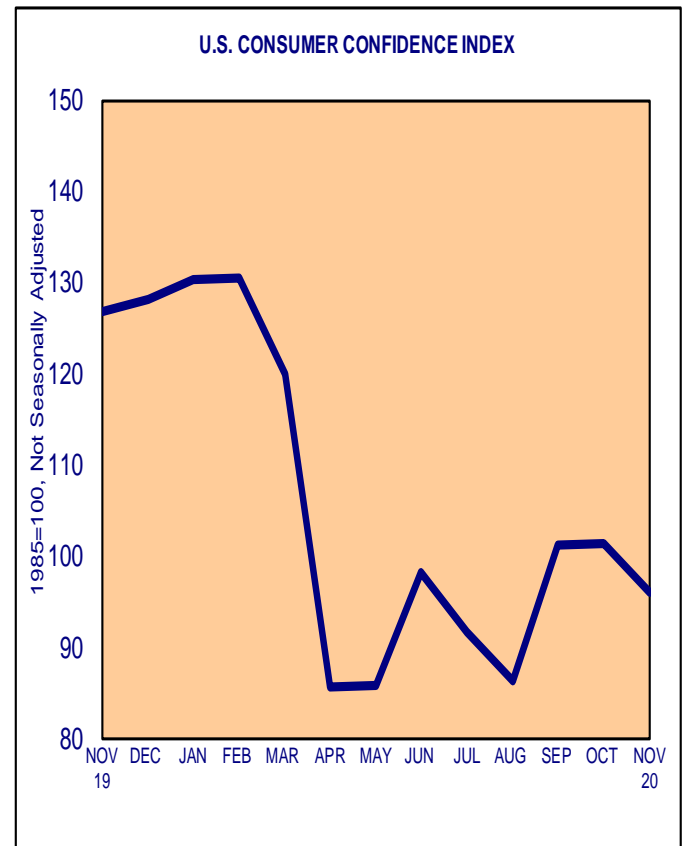
Sales Tax receipts distributed to Fairfax County in December for retail purchases made in October were \$16.4 million, a decrease of 2.7 percent from December 2019. For the first five months of FY 2021, sales tax receipts are down 1.2 percent compared to the previous year.

## NATIONAL INDICATORS

### The Consumer Price Index

The Consumer Price Index for all Urban Consumers (CPI-U) was 1.2 percent higher in November 2020 compared to November 2019. Among the specific categories, food increased 3.7 percent, while energy decreased 9.4 percent. The core rate, which excludes food and energy, increased 1.6 percent. The Washington area CPI rose 1.4 percent over the same period.

## Consumer Confidence Index



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

The Consumer Confidence Index decreased in November after increasing slightly in October. The index now stands at 96.1 (1985=100), down from 101.4 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, "Consumers' assessment of current conditions held steady, though consumers noted a moderation in business conditions, suggesting growth had slowed in Q4." She added that, "Heading into 2021, consumers do not foresee the economy, nor the labor market, gaining strength. In addition, the resurgence of COVID-19 is further increasing uncertainty and exacerbating concerns about the outlook."

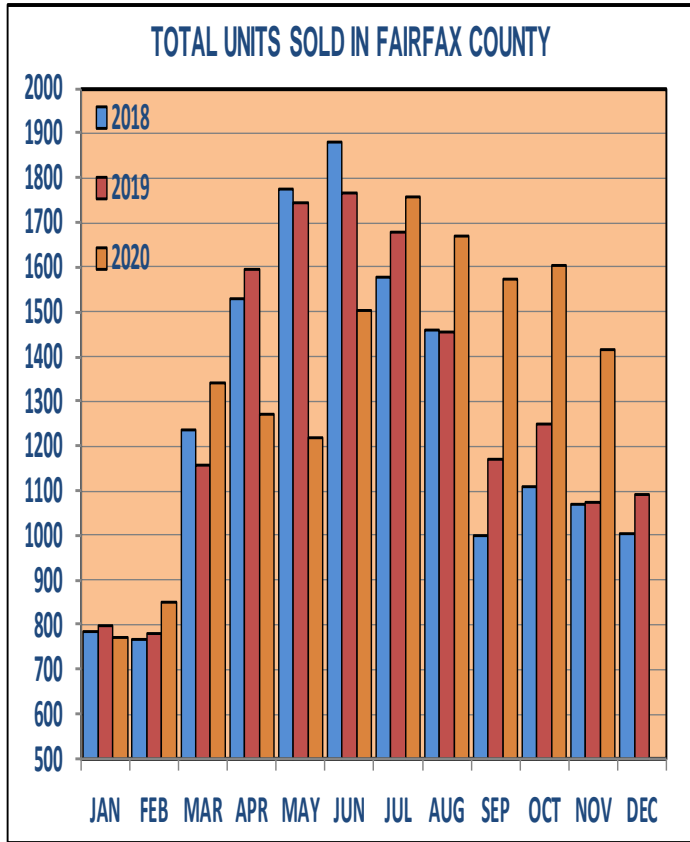
### Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 33.4 percent in the third quarter of 2020, according to the "third" estimate released by the Bureau of Economic Analysis (BEA). The initial estimate of growth was 33.1 percent. The upward revision primarily reflected larger increases in personal consumption expenditures (PCE) and nonresidential fixed investment. During the second quarter of 2020, the real GDP decreased at an annual rate of 31.4 percent.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

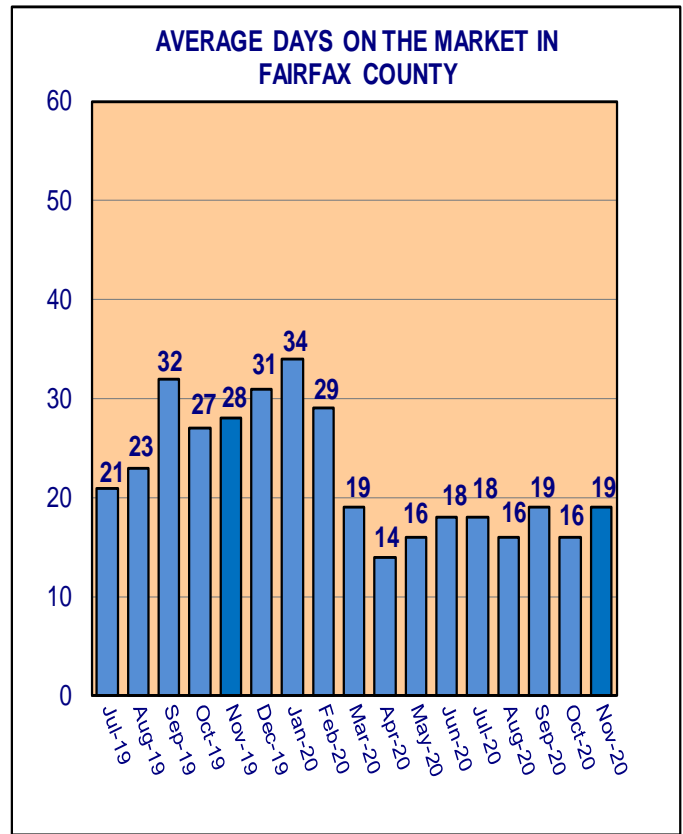
In November, 1,417 homes were sold in Fairfax County, an increase of 32.1 percent over the 1,073 homes that were sold in November 2019.



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 November were on the market for 19 days. This is 9 days fewer than the 28-day average in November 2019.



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

## Average Home Sales Prices

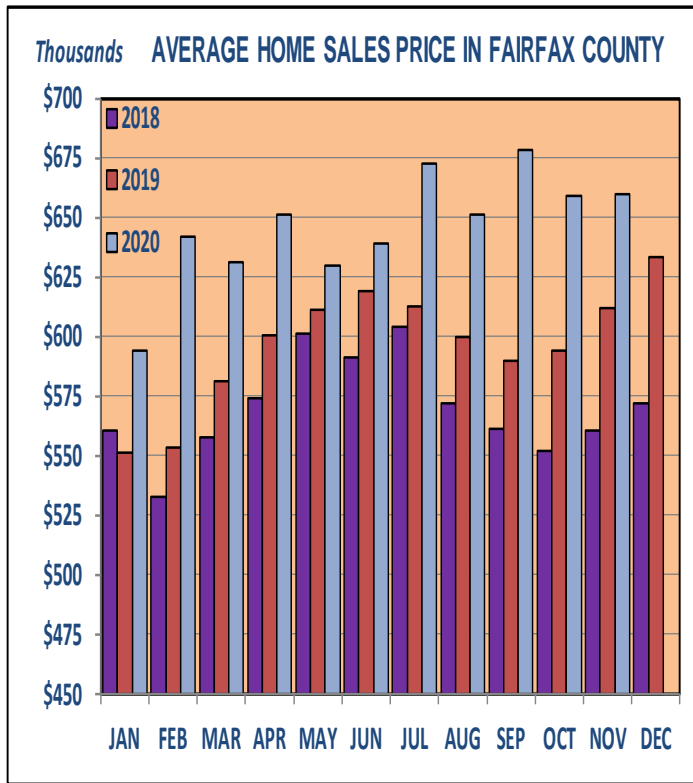
The average sales price of all homes that sold in November 2020 in Fairfax County was \$659,755, an increase of 7.7 percent over the November 2019 average sales price of \$612,363. The average sales price was up 9.7 percent compared to the annual 2019 average home sales price of \$601,506.

The average sales price for detached homes that sold in November 2020 was \$882,612, an increase of 10.1 percent over the November 2019 average of \$801,992. The average sales price of attached homes increased 7.4 percent over the same period.

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>

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

	NOV 2020	NOV 2019	% Change
All Homes	\$659,755	\$612,363	7.7%
Detached Homes	\$882,612	\$801,992	10.1%
Attached Homes	\$444,957	\$414,395	7.4%



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

### Inventory of Homes for Sale

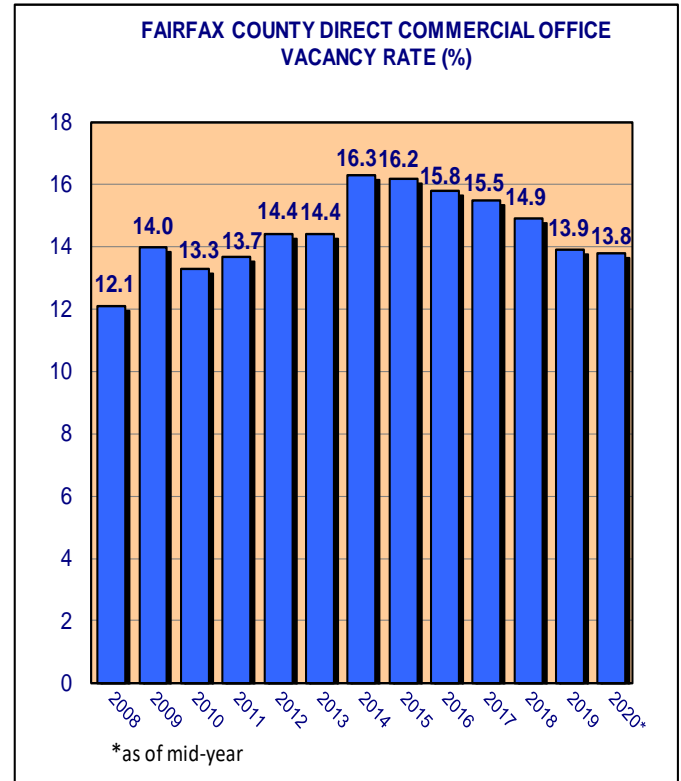
The number of active listings in the County in November was 1,472, a decrease of 6.4 percent from the 1,573 listings in November 2019. Based on the November 2020 listings and the current sales rate, there is approximately a 1.0-month supply of homes for sale in the County, less than the 1.5-month supply a year ago.



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

### Commercial Office Market

According to the Fairfax County Economic Development Authority (FCEDA), the mid-year 2020 direct office vacancy rate declined slightly to 13.8 percent compared to the year-end 2019 vacancy rate of 13.9 percent. The vacancy rate fell for the sixth consecutive period and is at its lowest level since 2011. It is likely that the full effects of the COVID-19 pandemic are not yet reflected in the vacancy rate. As of mid-year 2020, there was approximately 2.7 million square feet of office space under construction.



Source: Fairfax County Economic Development Authority. 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