

ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

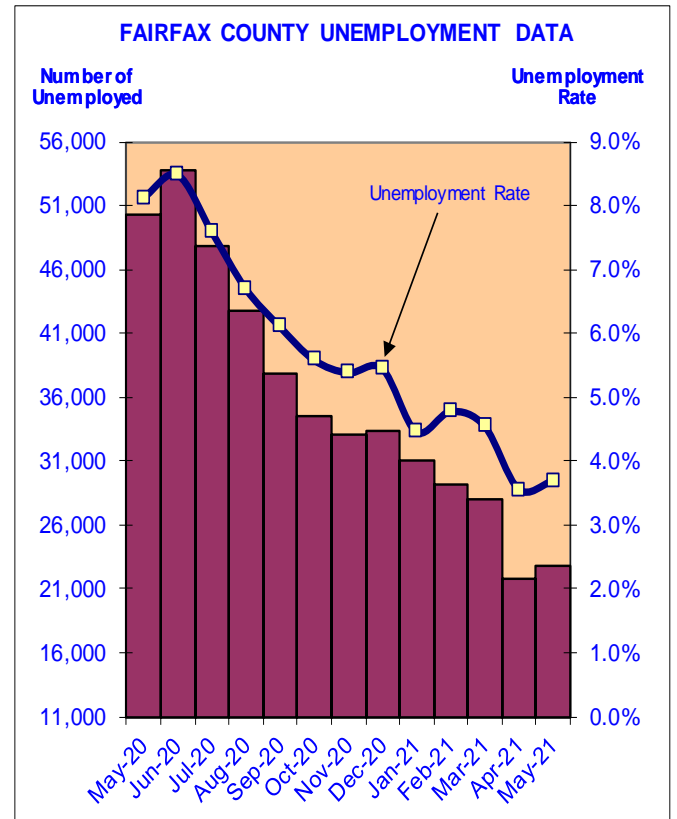
JULY 2021

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- The unemployment rate in Fairfax County increased 0.1 percentage point to 3.7 percent in May.
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- Sales tax receipts in July for purchases made in May increased 28.3 percent compared to last year.
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- The Consumer Confidence Index increased in July for the seventh consecutive month.
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- The number of homes sold in Fairfax County in June increased 48.8 percent from a year earlier.
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- In June 2021, the average sales price of all homes sold in Fairfax County increased 14.9 percent compared to the average sale price in June 2020.
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- The number of active listings of homes for sale in the County increased 14.3 percent in June from a year ago.
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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.

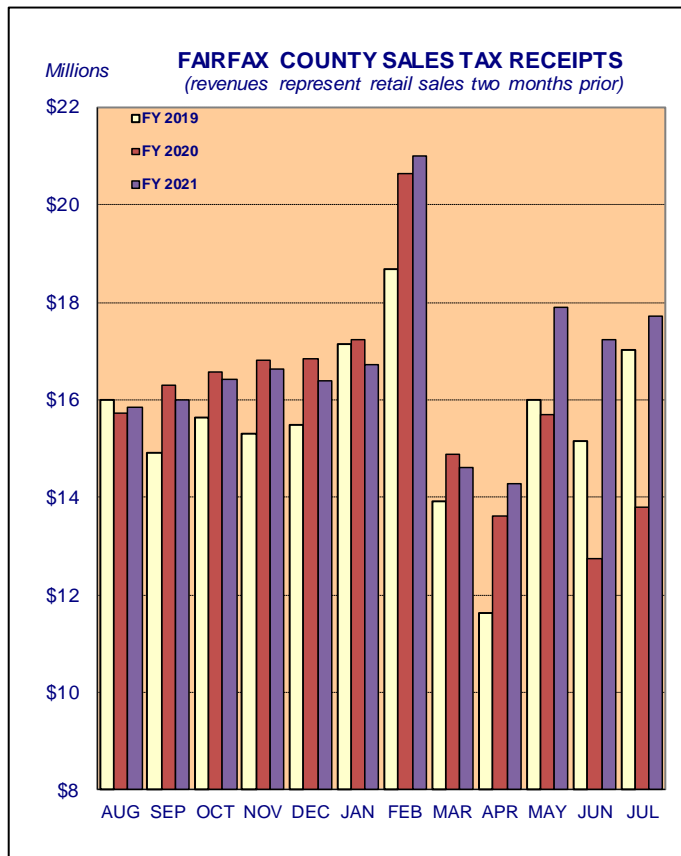
Employment

Compared to April, the May unemployment rate in Fairfax County increased 0.1 percentage point to 3.7 percent. The number of unemployed residents increased from 21,772 to 22,761. The County's unemployment rate was down 4.4 percentage points from May 2020.

The seasonally adjusted unemployment rate in Virginia in May decreased 0.2 percentage point to 4.5 percent. The rate was down 4.0 percentage points from May 2020.

The U.S. seasonally adjusted unemployment rate in May decreased 0.3 percentage point to 5.8 percent. The rate was down 7.5 percentage points compared to a year ago. Total nonfarm payroll employment increased by 559,000 jobs in May, following increases of 278,000 in April, and 785,000 in March. In May, the labor participation rate of 61.6 percent was 1.7 percentage points lower than in February 2020.

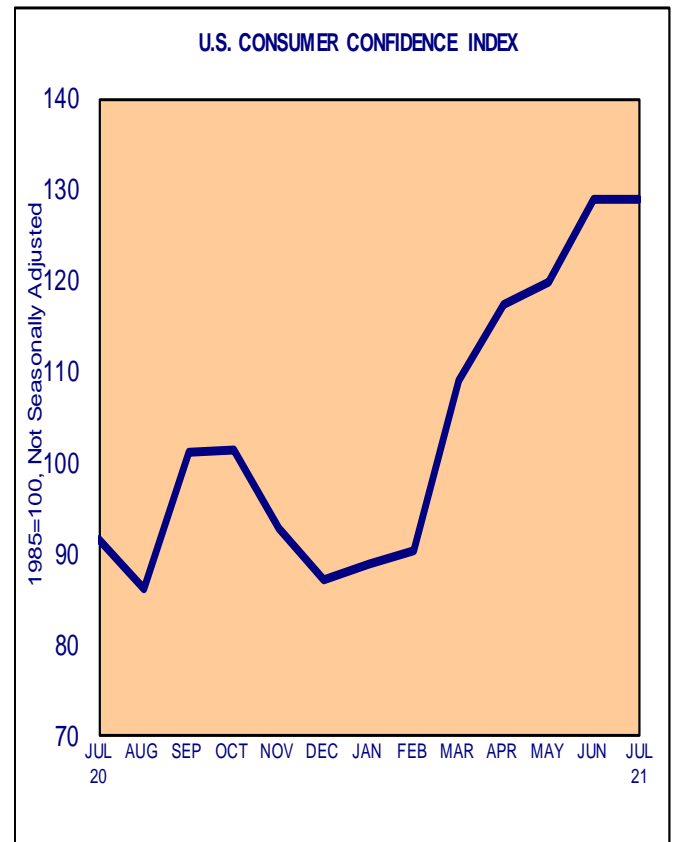
Sales Tax Receipts



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

Sales Tax receipts distributed to Fairfax County in July for retail purchases made in May were \$17.7 million, an increase of 28.3 percent over July 2020. Compared to the pre-pandemic month of July 2019, sales tax receipts were up 4.0 percent. Total FY 2021 Sales tax receipts are \$200.8 million, an increase of 5.1 percent over the total FY 2020 receipts.

Consumer Confidence Index



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

The Consumer Confidence Index increased in July for the seventh straight month and now stands at 129.1 (1985=100), up slightly from 128.9 a month ago. The present situation component increased while the expectations component was virtually flat. Lynn Franco, Director of Economic Indicators at the Conference Board, said that “Short-term inflation expectations eased slightly but remained elevated. Spending intentions picked up in July, with a larger percentage of consumers saying they planned to purchase homes, automobiles, and major appliances in coming months.”

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 17.0 percent for the 12 months ending in May. Home prices in the Washington Metropolitan area gained 14.8 percent during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, “The gain is the highest reading in more than 30 years of S&P CoreLogic Case-Shiller data.”

Gross Domestic Product

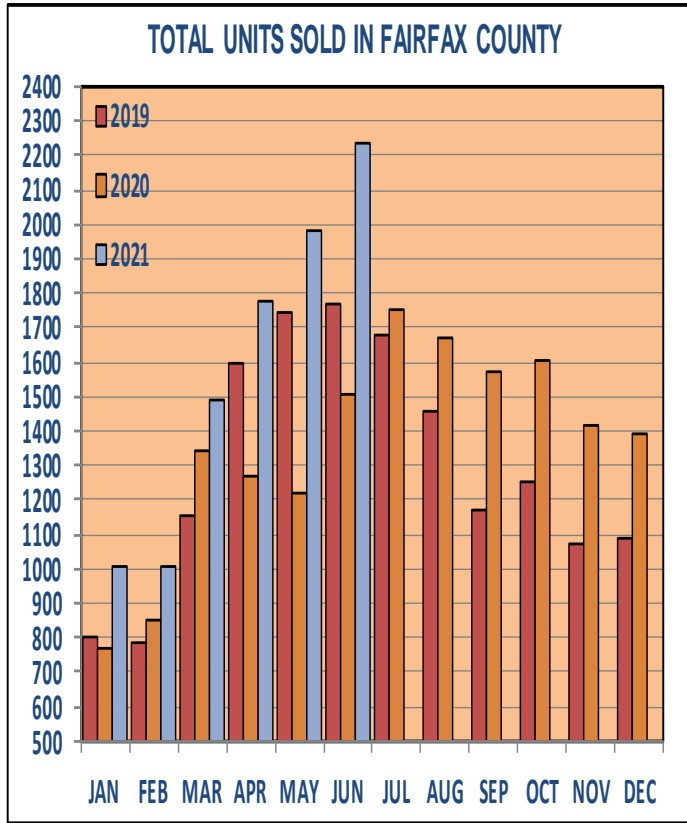
According to the advance estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 6.5 percent in the second quarter of 2021. The increase in real GDP in the second quarter reflected increases in personal consumption expenditures (PCE), nonresidential fixed investment, export, and state and local government spending.

The PCE price index increased 6.4 percent, compared with an increase of 3.8 percent in the first quarter of 2021.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

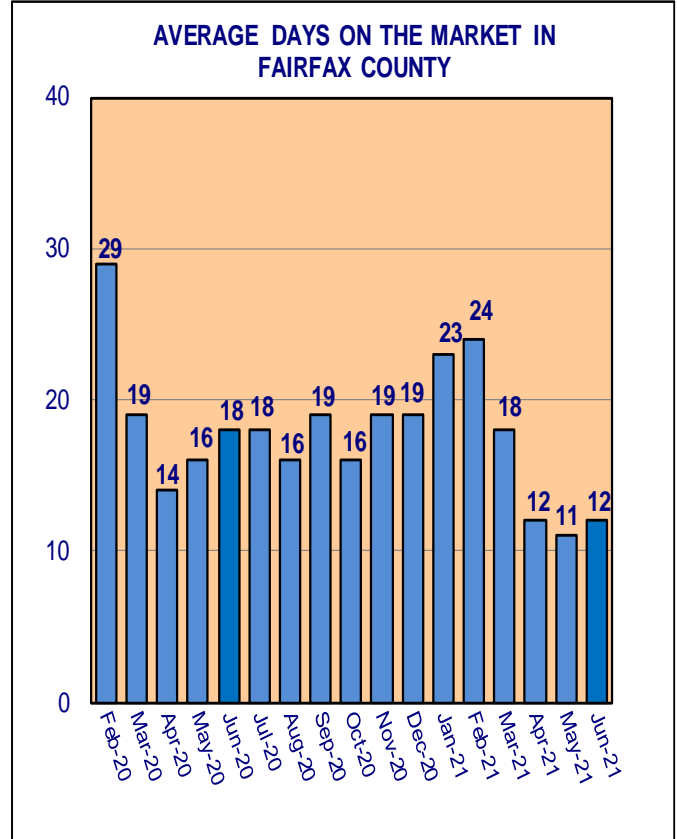
In June 2021, 2,237 homes were sold in Fairfax County, an increase of 48.8 percent over the 1,503 homes that were sold in June 2020.



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 June were on the market for 12 days. This is 6 days fewer than the 18-day average in June 2020.



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 June 2021 in Fairfax County was \$734,915, an increase of 14.9 percent over the June 2020 average sales price of \$639,395. The June average sales price was up 12.7 percent compared to the 2020 annual average home sales price of \$652,320.

The average sales price for detached homes that sold in June 2021 was \$980,173, an increase of 20.4 percent over the June 2020 average of \$814,103. The average sales price of attached homes increased 10.5 percent over the same period.

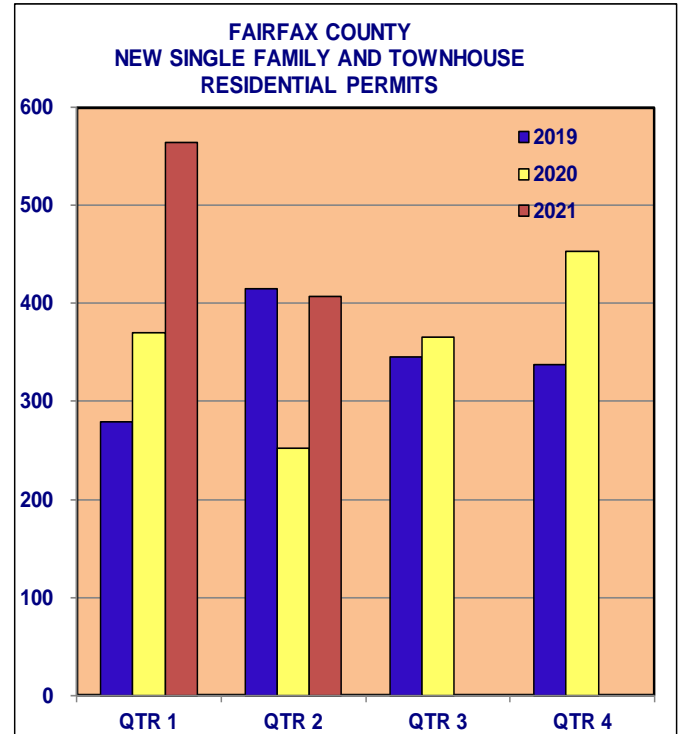
FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN JUNE 2021 COMPARED TO SALES IN JUNE 2020

	JUNE 2021	JUNE 2020	% Change
All Homes	\$734,915	\$639,395	14.9%
Detached Homes	\$980,173	\$814,103	20.4%
Attached Homes	\$479,131	\$433,621	10.5%

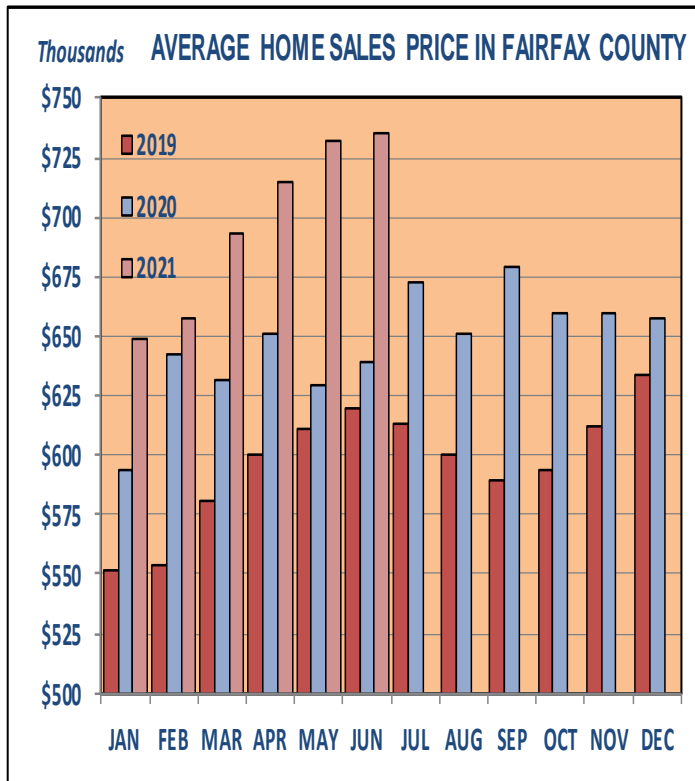
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read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

Single Family and Townhouse Building Permits

During the second quarter of 2021, 407 new single family and townhouse building permits were issued in Fairfax County. This represents a 61.5 percent increase compared to the same period in 2020. Combined, for the first two quarters of 2021, the number of new permits is up 56.1 percent compared to last year.



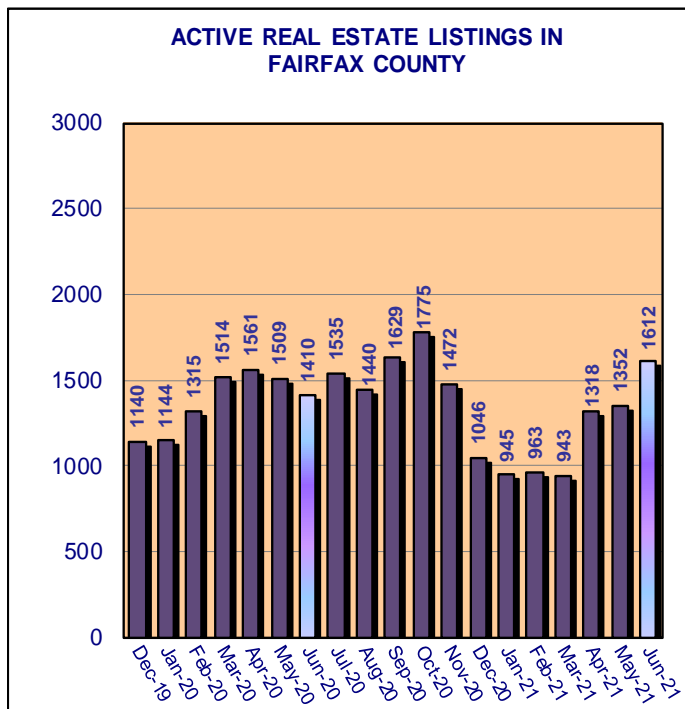
Source: Fairfax County Land Development Services. Compiled by the Fairfax County Department of Management and Budget.



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 June 2021 was 1,612, an increase of 14.3 percent over the 1,410 listings in June 2020. Based on the June 2021 listings and the current sales rate, there is approximately a 0.7-month supply of homes for sale in the County, less than the 0.9-month supply a year ago.



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

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