



ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

JUNE 2017

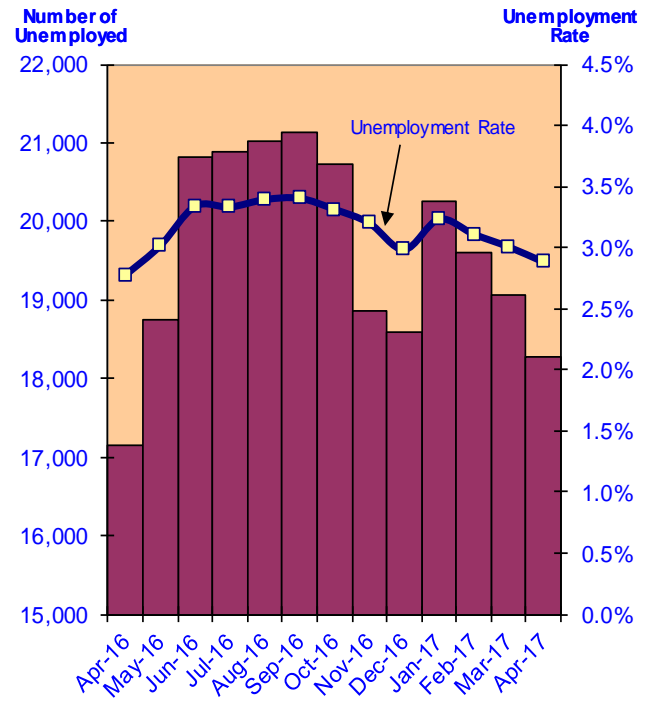
IN THIS ISSUE:

- The April unemployment rate in Fairfax County decreased to 2.9 percent. (See page 1)
- Sales Tax receipts in June were up 1.6 percent. (See page 2)
- The Consumer Confidence Index declined in May for the second consecutive month. (See page 2)
- The U.S. economy grew at an annual rate of 1.4 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 May 2017 increased 8.0 percent from a year earlier. (See page 3)
- In May 2017, the average sales price of all homes sold in Fairfax County increased 4.9 percent compared to the average sale price in May 2016. (See page 3)
- The number of active listings of homes for sale in the County decreased 17.1 percent in May 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.

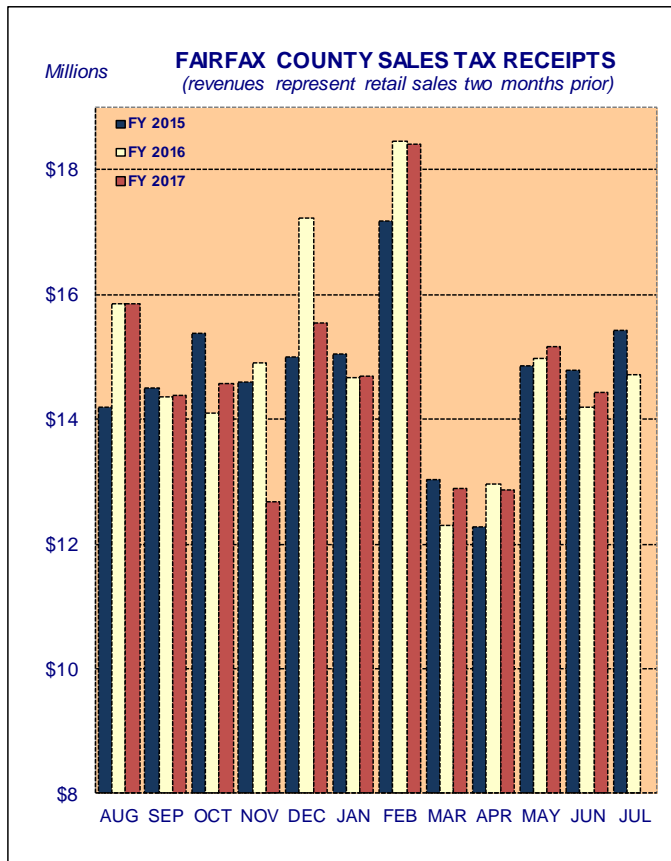
Employment

Compared to March, the April unemployment rate in Fairfax County decreased 0.1 percentage point to 2.9 percent. The number of unemployed residents decreased over the month from 19,053 to 18,276. The County's unemployment rate was up 0.1 percentage point over April 2016.

In April, the seasonally adjusted unemployment rate in Virginia remained unchanged at 3.8 percent. The rate was down 0.2 percentage point from April 2016.

The U.S. seasonally adjusted unemployment rate decreased to 4.4 percent in April, down 0.1 percentage point from March. The rate was down 0.6 percentage point from a year ago. Total nonfarm payroll employment increased by 211,000 in April. Over the past three months, job gains have averaged 174,000 per month.

Sales Tax Receipts



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

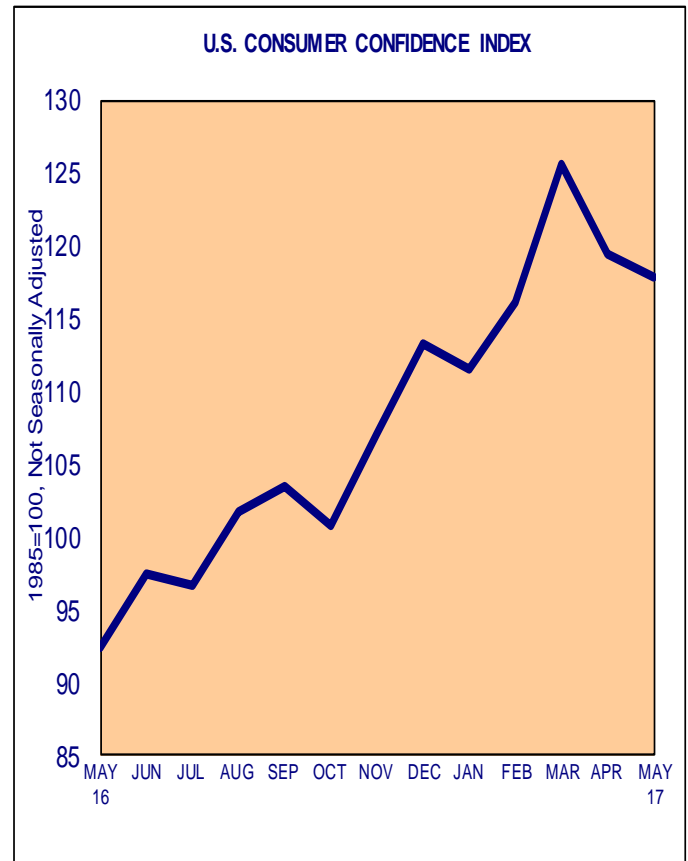
Sales Tax receipts distributed to Fairfax County in June for retail purchases made in April were \$14.4 million, an increase of 1.6 percent over June 2016. Through June, FY 2017 Sales Tax receipts are down 1.6 percent from FY 2016 primarily due to refunds as a result of state audits.

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 5.7 percent for the 12 months ending in April. Home prices in the Washington Metropolitan area posted a 3.6 percent gain during the same period. David M. Blitzer, Managing Director and Chairman of the Index Committee, said that, "Since demand is exceeding supply and financing is available, there is nothing right now to keep prices from going up." He added that, "Adding to price pressures, mortgage rates remain close to 4% and affordability is not a significant issue."

Consumer Confidence Index



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

The Consumer Confidence Index declined in May for the second straight month. The index stands at 117.9 (1985=100), down from 119.4 a month ago. The present situation component increased slightly, while the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' assessment of present-day conditions held steady, suggesting little change in economic conditions." She added that, "Looking ahead, consumers were somewhat less upbeat than in April, but overall remain optimistic that the economy will continue expanding into the summer months."

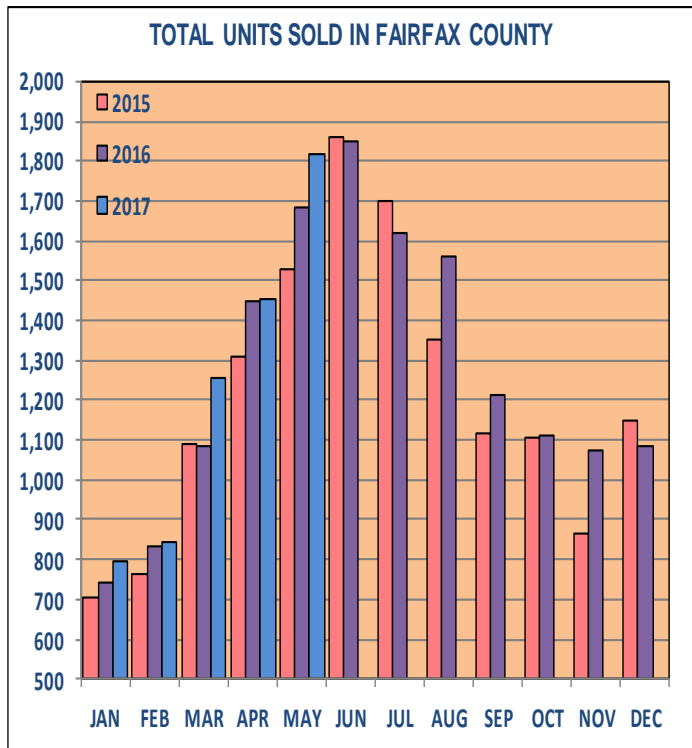
Gross Domestic Product

According to the final estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 1.4 percent in the first quarter of 2017 after growing 2.1 percent in the fourth quarter of 2016. In the previous estimate, real GDP was reported to have increased 1.2 percent. Consumer spending, which makes up more than two-thirds of economic activity, grew by 1.1 percent in the first quarter, more than previously estimated. Federal expenditures decreased by 2.0 percent, while state and local government expenditures decreased by 0.2 percent.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

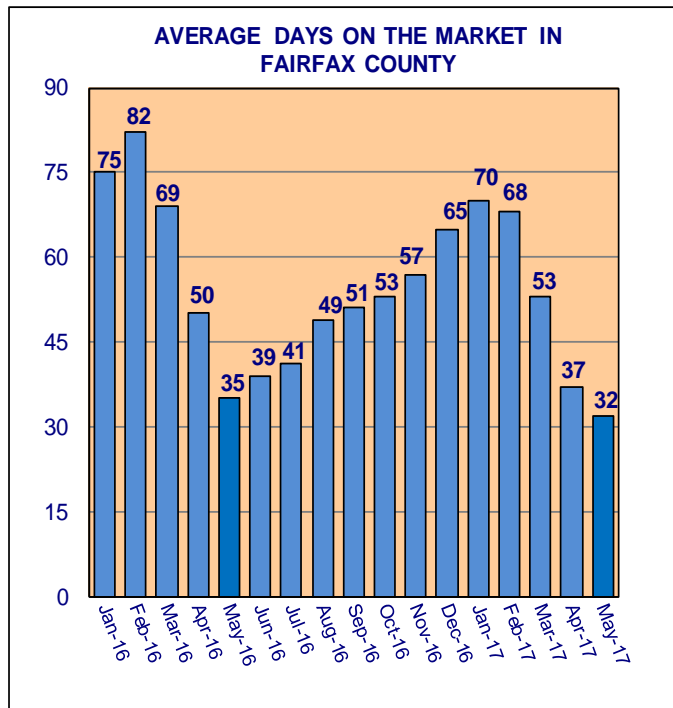
In May, 1,817 homes were sold in Fairfax County, an increase of 8.0 percent over the 1,683 homes sold in May 2016.



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 May were on the market for 32 days. This is 3 days fewer than the 35 day average in May 2016.



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

Average Home Sales Prices

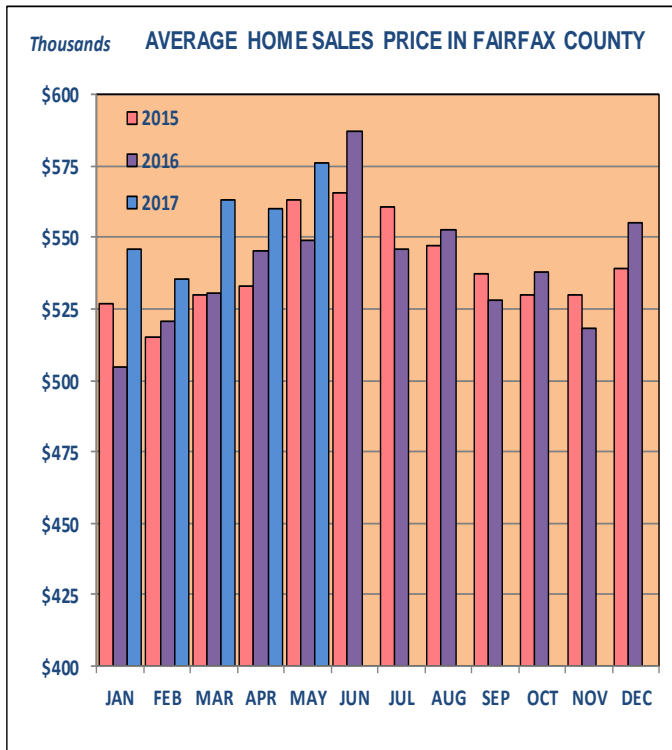
The average sales price of all homes that sold in May 2017 in Fairfax County was \$575,862, an increase of 4.9 percent over the May 2016 average sales price of \$548,909. The average May price was up 5.8 percent compared to the annual 2016 average home sales price of \$544,416.

The average sales price for detached homes that sold in May 2017 was \$735,368, an increase of 5.8 percent over the May 2016 average of \$695,365. The average sales price of attached homes decreased 0.8 percent over the same period.

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

	MAY 2017	MAY 2016	% Change
All Homes	\$575,862	\$548,909	4.9%
Detached Homes	\$735,368	\$695,365	5.8%
Attached Homes	\$380,629	\$383,753	-0.8%

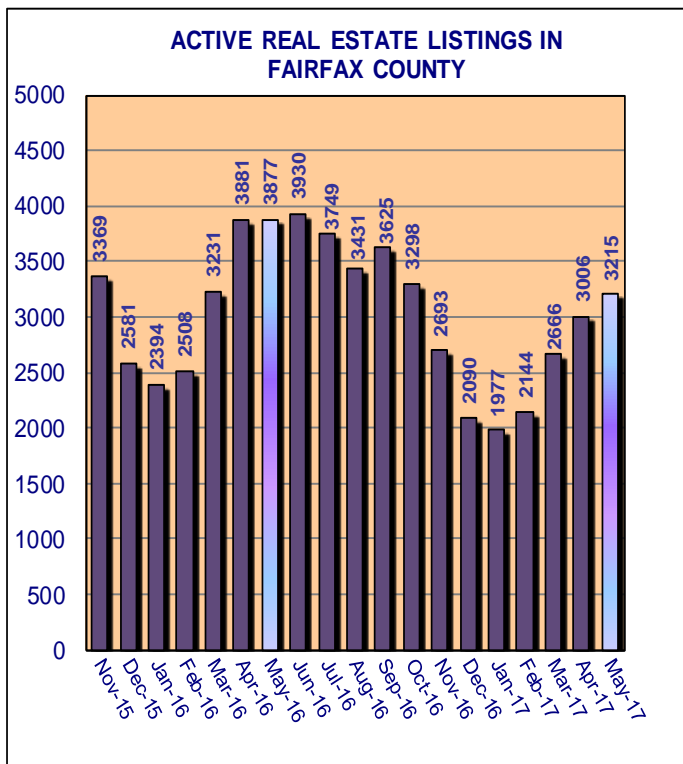
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read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

Inventory of Homes for Sale

The number of active listings in the County in May was 3,215, a decrease of 17.1 percent from the 3,877 listings in May 2016. Based on the May 2017 listings and the current sales rate, there is approximately a 1.8 month supply of homes for sale in the County, less than the 2.3 month supply a year ago.



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

30-Year Fixed Rate Mortgage

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate decreased for the second consecutive month to 4.01 percent in May, down from 4.05 percent a month ago. A year ago, the rate was 3.6 percent.



Source: Freddie Mac. Compiled by the Fairfax County Department of Management and Budget.

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