



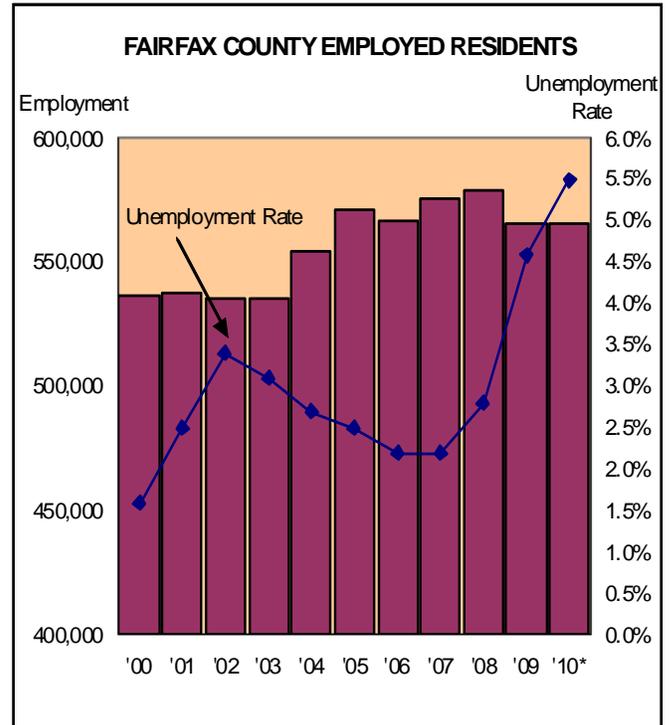
ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

MARCH 2010

IN THIS ISSUE:

- The unemployment rate in Fairfax County held at 5.5 percent in February. (See page 1)
- March Sales Tax receipts for Fairfax County, which represent retail purchases made in January, were down 6.8 percent compared to March 2009. (See page 2)
- The Consumer Confidence Index, which had decreased sharply in February, rebounded in March. (See page 2)
- The median price of existing single family homes sold through February 2010 decreased 0.2 percent compared to the median price in 2009; existing townhomes' median price declined 2.9 percent. (See page 3)
- Through February 2010, the number of existing single family home sales increased 10.9 percent compared to February 2009. The volume of existing townhome sales rose 14.3 percent. (See page 4)
- In February, the homes that sold in Fairfax County stayed on the market for an average of 54 days, a decrease of 59 days compared to the 113-day average in February 2009. (See page 4)



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

Employment

Unemployment across Fairfax County held at 5.5 percent in February, staying at a record high level. Compared to a year ago, the County's current unemployment rate has risen by 1.2 percentage points.

Virginia's unemployment rate increased in February to 7.7 percent, up slightly from 7.6 percent in January. The February 2010 rate was the highest since an 8.1 percent rate in February 1983.

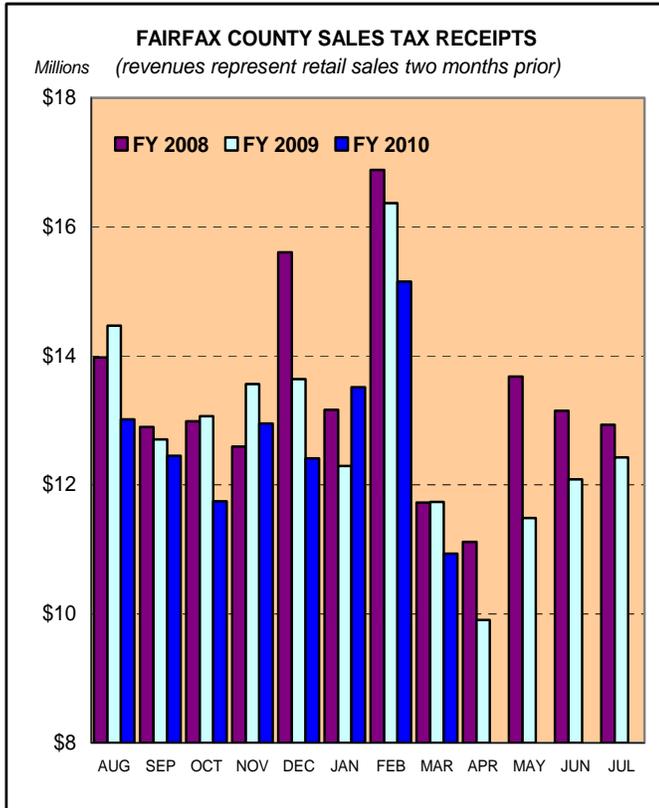
The U.S. unemployment rate held at 9.7 percent in February. Nonfarm payroll employment fell by 36,000 over the month. According to the Bureau of Labor Statistics, there were 14.9 million unemployed persons. Since the start of the recession in December 2007, a net of 8.4 million jobs have been lost.



The *Fairfax County Economic Indicators* is on the Web and can be accessed at:

http://www.fairfaxcounty.gov/economic/economic_indicators.htm

Sales Tax Receipts



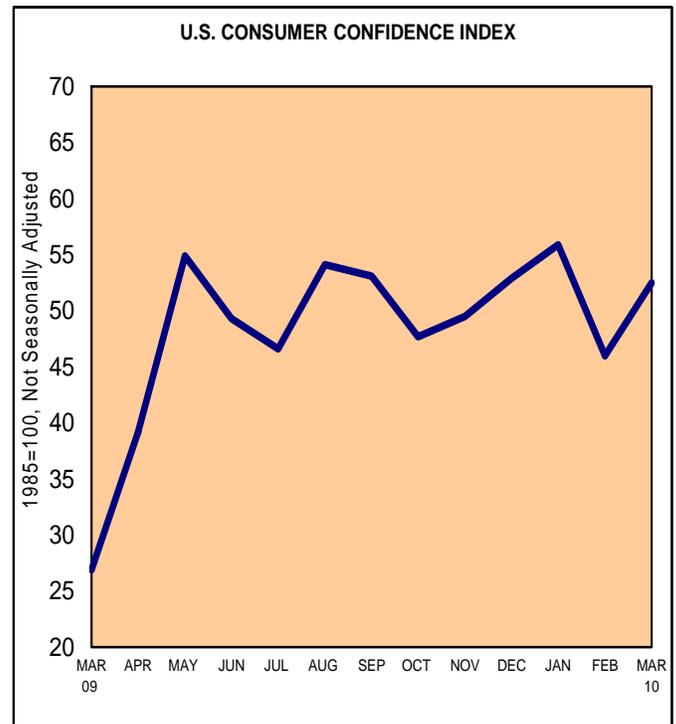
Source: Virginia Department of Taxation. Compiled by the Fairfax County Department of Management and Budget.

Sales Tax receipts distributed to Fairfax County in March, which represent retail purchases made in January, were \$10.9 million, down 6.8 percent from March 2009. Year-to-date in FY 2010, Sales Tax receipts are down 5.2 percent compared to the first eight months of FY 2009.

National Economic Indicators

- After falling steeply in the last several months, pending sales for existing homes rose 8.2 percent in February ahead of the home buyers' tax credit expiration in April. The National Association of Realtors' pending home sales index is a leading indicator of housing activity. A pending sale is one in which a contract was signed, but not yet closed. It usually takes four to six weeks to close a contracted sale.
- Likely due to the snow storms, housing starts in February decreased 5.9 percent, after rising 6.6 percent the month before. Housing permits declined 1.6 percent, following a 4.7 percent drop in January. On an annualized basis, compared to a year ago, housing permits were up 11.3 percent in February.

Consumer Confidence Index



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

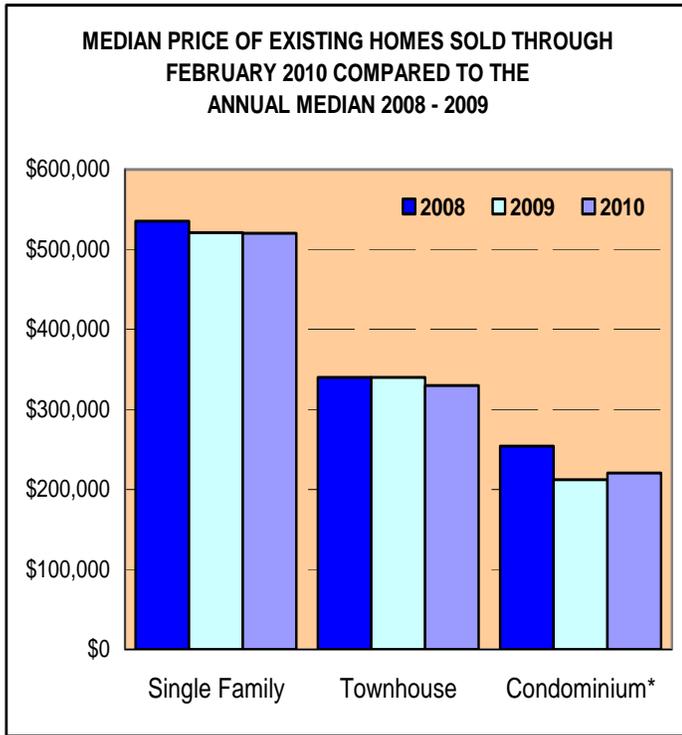
The Consumer Confidence Index, which had decreased sharply in February, rose in March. The Index stands at 52.5 (1985=100), up from 46.4 in February. The Present Situation Index increased to 26.0 in March from 21.7 in February. The Expectations Index rebounded to 70.2 from 62.9 a month ago. Lynn Franco, Director of the Conference Board's Consumer Research Center, said that "consumers continue to express concern about current business and labor market conditions" and that "consumer confidence levels have not changed significantly since last spring."

HOUSING MARKET

Foreclosures in Fairfax County

The number of net foreclosures in Fairfax County continued to decline. Based on data from the Department of Tax Administration, the number of county-wide net remaining foreclosures was 715 in February, down from 725 in January, reflecting 115 properties coming out of foreclosure, partially offset by 105 additional properties added to the foreclosure list. Compared to a year ago, net remaining foreclosures were down 58.5 percent. On average through February, properties that have been re-sold were in active foreclosure status for 4.5 months.

Existing Home Sales Prices



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

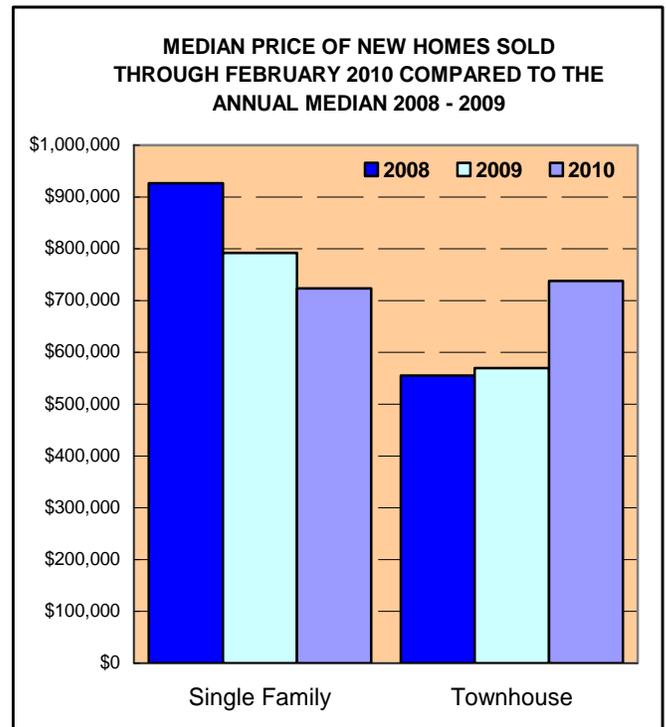
Through February, the median sales price of existing (previously owned) single family homes was \$520,000, a 0.2 percent decrease from the 2009 median sales price of \$521,050. The median sales price for existing townhouses sold through February fell 2.9 percent to \$330,000 from the 2009 median of \$340,000.

The median sales price of all condominiums, existing and new, that sold through February increased 4.0 percent to \$220,500 over the 2009 median of \$212,000.

Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Median 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

New Home Sales Prices

The median sales price of new single-family homes that sold through February decreased 8.7 percent to \$723,367 from the 2009 median of \$791,984. The median sales price for new townhouses sold through February rose to \$738,073, a 29.5 percent increase compared to the 2009 median of \$569,775. For data regarding all condominium sales prices, refer to the "Existing Home Sales Volume" section.



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget.

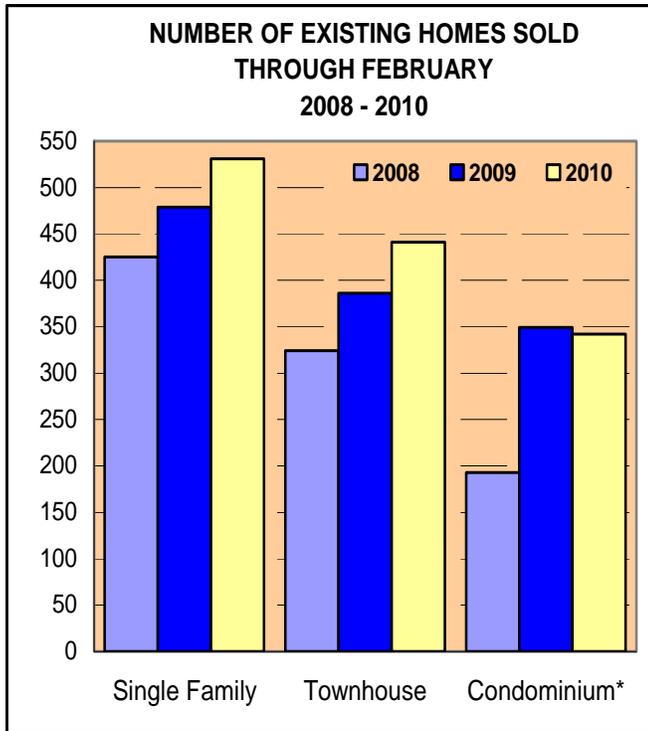
PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD THROUGH FEBRUARY 2010 COMPARED TO SALES IN 2009

	Existing Sales	New Sales
Single Family	(0.2)	(8.7)
Townhouse	(2.9)	29.5
Condominium*	4.0	

*Condominium data include sales of existing and new units.

Existing Home Sales Volume

Through February, the volume of existing single family home sales rose 10.9 percent to 531 from the 479 homes sold during the same period last year. Compared to February 2009, the number of townhouses sold through the second month of 2010 increased from 386 to 441, or 14.3 percent. However, the total number of existing and new condominiums sold through February decreased to 342 from the 349 units sold through February 2009, a 2.0 percent decrease.

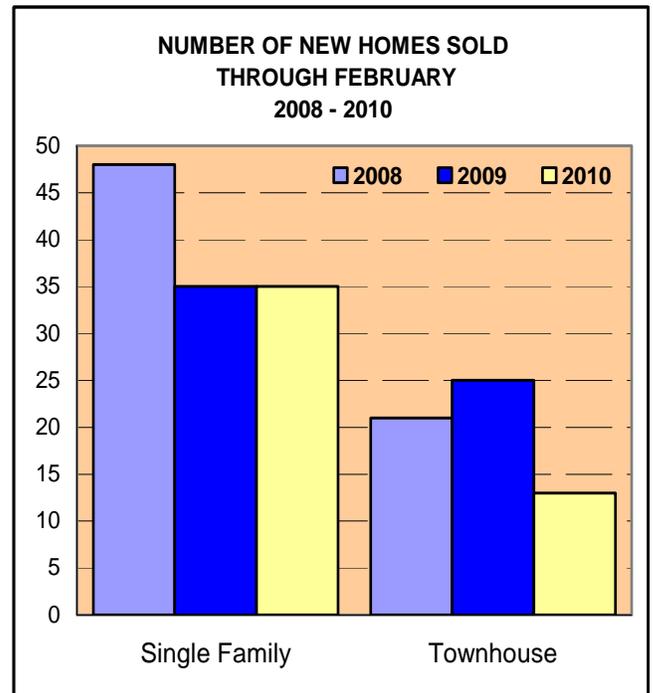


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. *Condominium data include sales of existing and new units.

New Home Sales Volume

Through February 2010, 35 new single family homes sold, the same number as during the first two months of last year. Through February, the volume of new townhome sales decreased 48.0 percent to 13 from the 25 homes sold in Fairfax County in the same period last year.

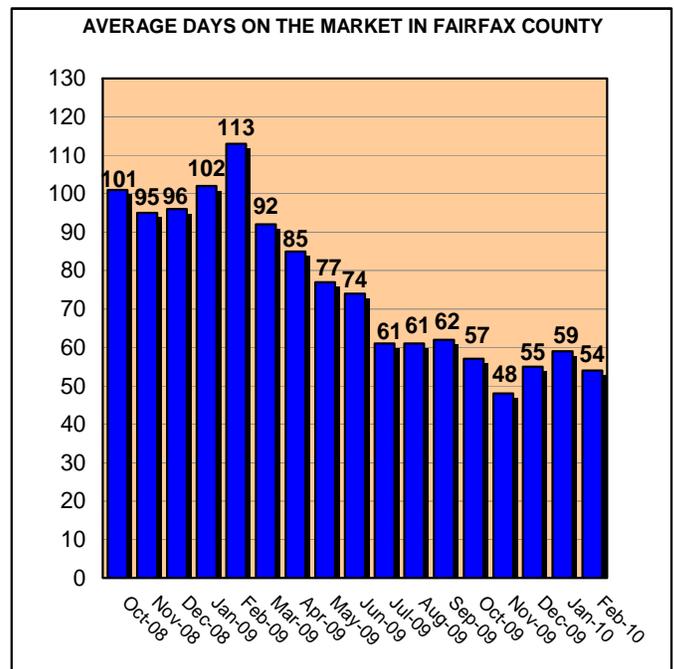
For data regarding all condominium sales volume, refer to the "Existing Home Sales Volume" section.



Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market in Fairfax County

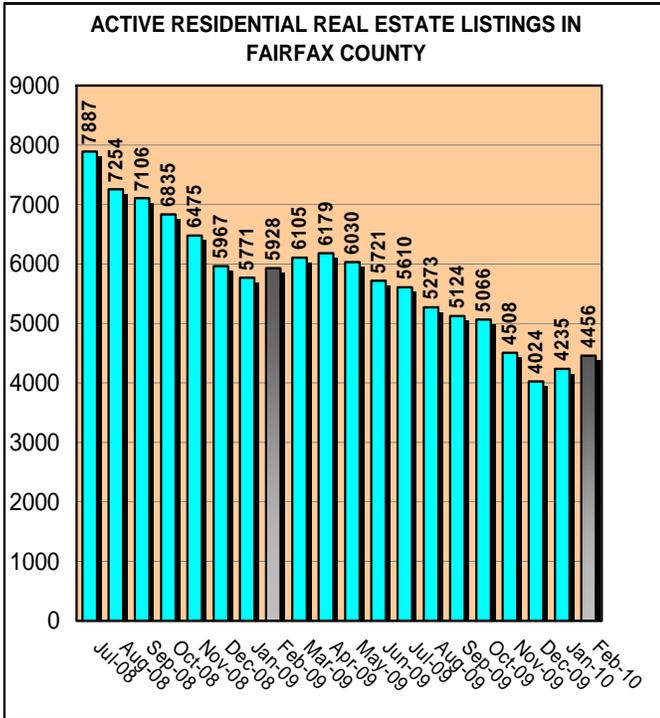
In February, the homes that sold in Fairfax County stayed on the market for an average of 54 days, a decrease of 59 days compared to the 113-day average in February 2009.



Source: Metropolitan Regional Information Systems, Inc.

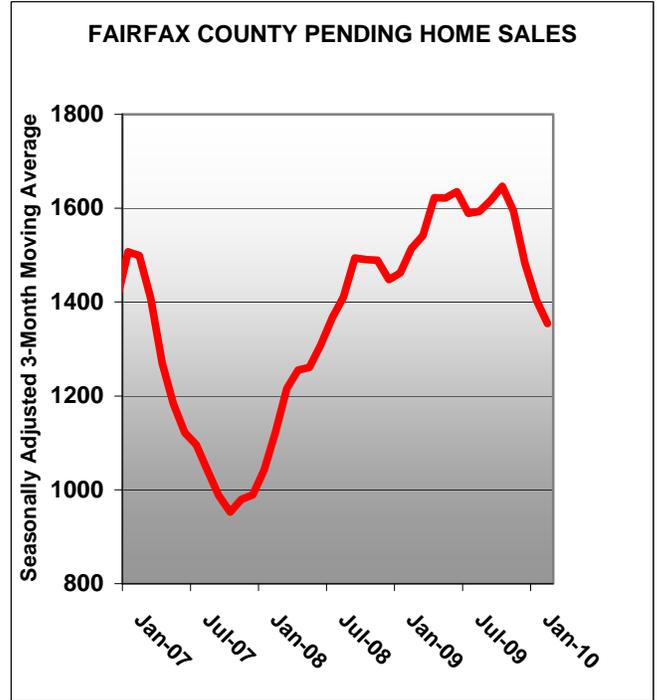
Inventory of Homes for Sale in Fairfax County

In February 2010, the number of active listings in the County was 4,456, a drop of 24.8 percent from the 5,928 listed in February 2009. This indicator has been steadily improving since the high of 8,530 active listings reached in May 2008. Based on the February 2010 listings and the current sales rate, there is a 6.0 month supply of homes for sale in the County.



Source: Metropolitan Regional Information Systems, Inc.

Pending Home Sales in Fairfax County



Source: Metropolitan Regional Information Systems, Inc. Compiled by the Department of Management and Budget.

The smoothed seasonally adjusted number of pending home sales in Fairfax County fell in February, continuing the downward trend from the last several months. According to the Metropolitan Regional Information Systems, there were 1354 properties that were marked as pending sale, down 3.6 percent from January. On a month-over-the-year basis, pending home sales in Fairfax County were down 10.6 percent. A portion of this decline is likely due to the significant snow storms in February 2010.

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