



# ECONOMIC INDICATORS<sup>®</sup>

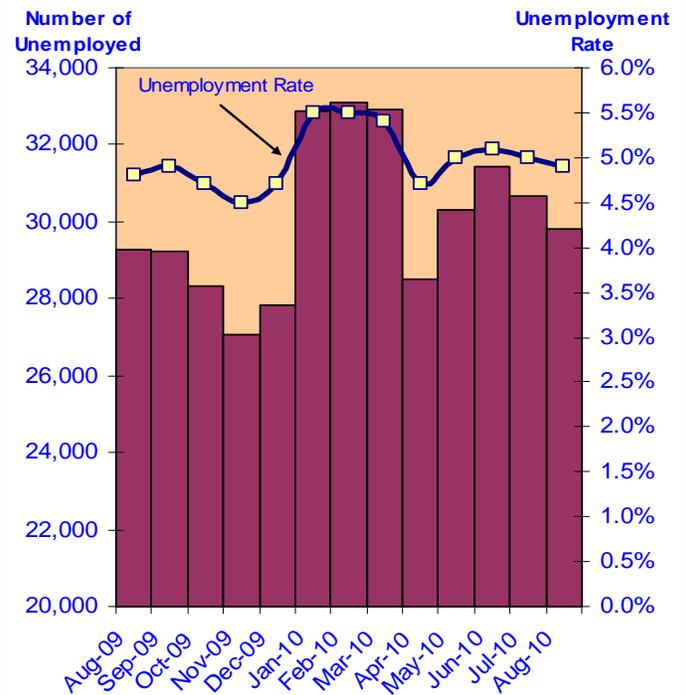
FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

SEPTEMBER 2010

## IN THIS ISSUE:

- The unemployment rate in Fairfax County fell to 4.9 percent in August from the July rate of 5.0 percent rate.  
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- September Tax receipts for Fairfax County representing retail purchases made in July were down 1.0 percent compared to September.  
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- The Consumer Confidence Index, which had improved in August, retreated in September.  
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- 30-year fixed rate mortgages fell to a record low of 4.35 percent in September 2010.  
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- The median price of existing single family homes sold through August 2010 increased 6.5 percent compared to the median price in 2009 while the median price of existing townhomes sold rose 1.5 percent  
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- Through August 2010, the volume of sales of existing single family and townhomes rose 12.2 percent compared to the same period of 2009.  
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- Homes that sold in August were on the market for an average of 52 days.  
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- Second quarter 2010 mortgage delinquency statistics were mixed for Fairfax County. The percentage of loans 90 or more days past due rose but the percentage in foreclosure and the percentage owned by the lender declined.  
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- The number of net remaining foreclosed properties in Fairfax County increased in August over July but was down compared to a year ago.  
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## FAIRFAX COUNTY UNEMPLOYMENT DATA



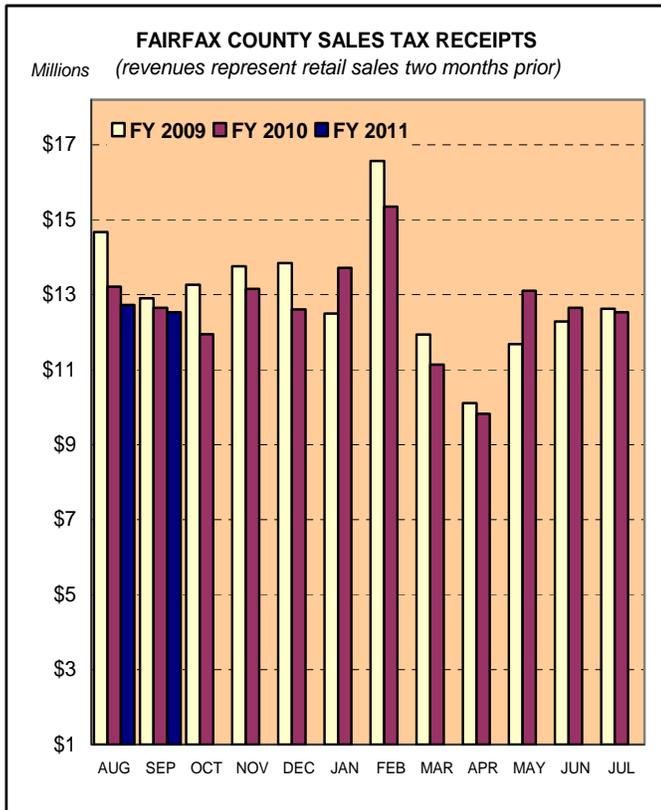
Source: Virginia Employment Commission. Compiled by the Fairfax County Department of Management and Budget.

## Employment

In August, the unemployment rate in Fairfax County fell from 5.0 percent in July to 4.9 percent. This is the second consecutive monthly decline. The number of unemployed residents also fell from 30,684 to 29,819. Fairfax County's unemployment rate was the third best among localities in Virginia, after Arlington (4.1 percent) and Loudoun County (4.7 percent). Fairfax County's unemployment rate last August was 4.8 percent.

The statewide unemployment rate was 7.0 percent, up 0.1 percentage point from the revised July rate of 6.9 percent. The U.S. unemployment rate was unchanged at 9.6 percent in August. Nonfarm payroll employment declined by a total of 54,000 over the month, reflecting the loss of 114,000 temporary Census 2010 employees partially offset with a private sector gain of 67,000 jobs.

## 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 September, representing retail purchases made in July, were \$12.3 million, down 1.0 percent from September 2009. For the first two months of the County's FY 2011, Sales Tax collections have declined 2.4 percent.

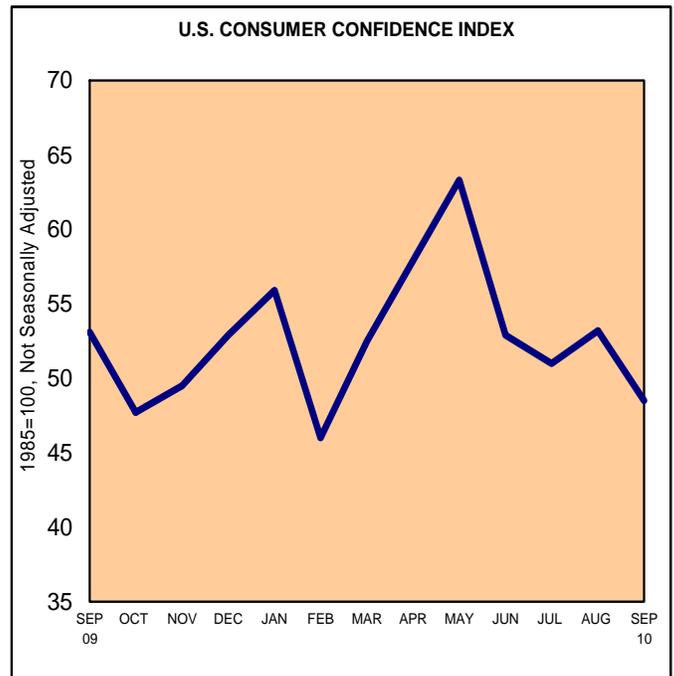
## National Indicators

The Bureau of Economic Analysis reported that Real Gross Domestic Product, a measure of the goods and services produced in the United States, increased at an annual rate of 1.7 percent during the second quarter of 2010. This represents a deceleration from the 3.7 percent growth experienced during the first quarter.

The Consumer Price Index for All Urban Consumers rose to an annual rate of 1.1 percent in August.

## Consumer Confidence Index

After rising moderately in August, the Consumer Confidence Index fell in September. The index stands at 48.5 (1985=100), down from 53.2 in August. Both components of the Index, the present situation and expectations, fell in September. Lynn Franco, Director of the Conference Board's Consumer Research Center, said that, "Overall, consumers' confidence in the state of the economy remains quite grim. And, with so few expecting conditions to improve in the near term, the pace of economic growth is not likely to pick up in the coming months."

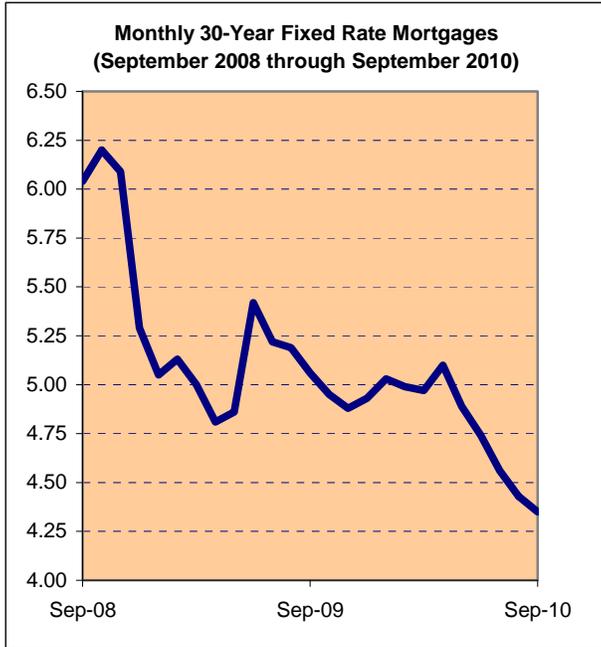


Source: The Conference Board. Compiled by the Fairfax County Department of Management and Budget.

# HOUSING MARKET

## Mortgage Interest Rates

30-year fixed rate mortgages averaged 4.35 percent in September 2010, a record low. A year ago, a 30-year fixed rate mortgage averaged 5.06 percent.

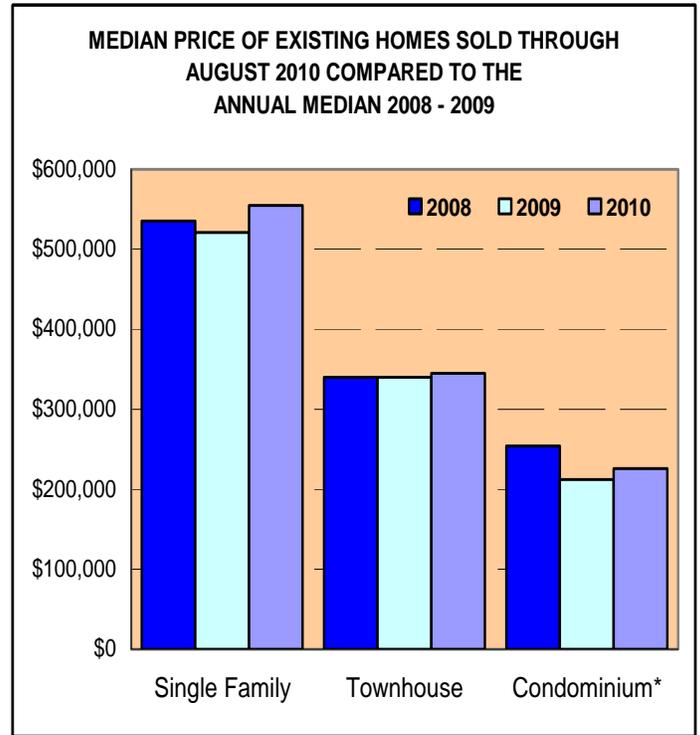


Source: Freddie Mac. Compiled by the Fairfax County Department of Management and Budget.

## Existing Home Sales Prices

Existing (previously owned) single family homes that sold from January through August 2010 had a median sales price of \$555,000, a 6.5 percent increase over the 2009 median sales price of \$521,050. The median sales price for existing townhouses sold through August was \$345,000, a 1.5 percent increase over the 2009 median of \$340,000.

The median sales price of all condominiums, existing and new, that sold through August rose 6.6 percent to \$226,000 over the 2009 median of \$212,000.

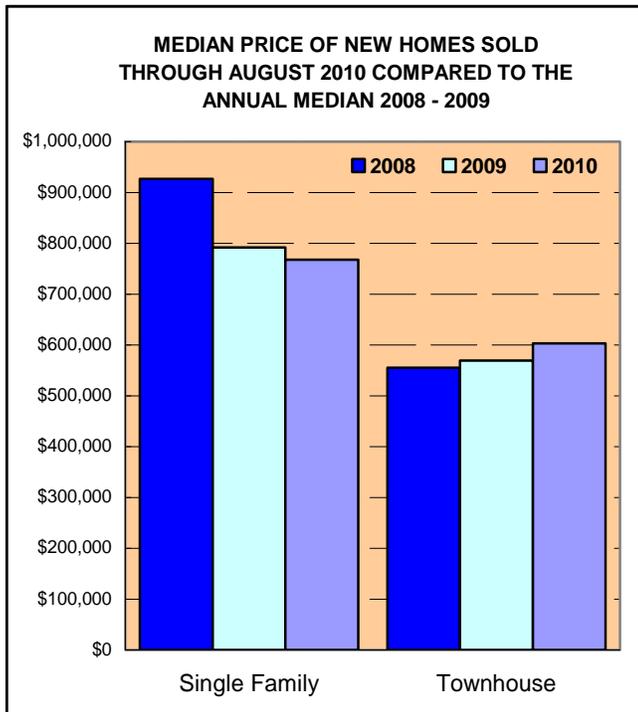


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. \*Condominium data include sales of existing and new units.

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](http://www.fairfaxcounty.gov/dta/tax_assessment.htm)

## New Home Sales Prices

Through August 2010, new single-family homes sold for a median price of \$767,981, a decline of 3.0 percent compared to the 2009 median of \$791,984. The median sales price for new townhouses sold through August rose to \$603,188, a 5.9 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.

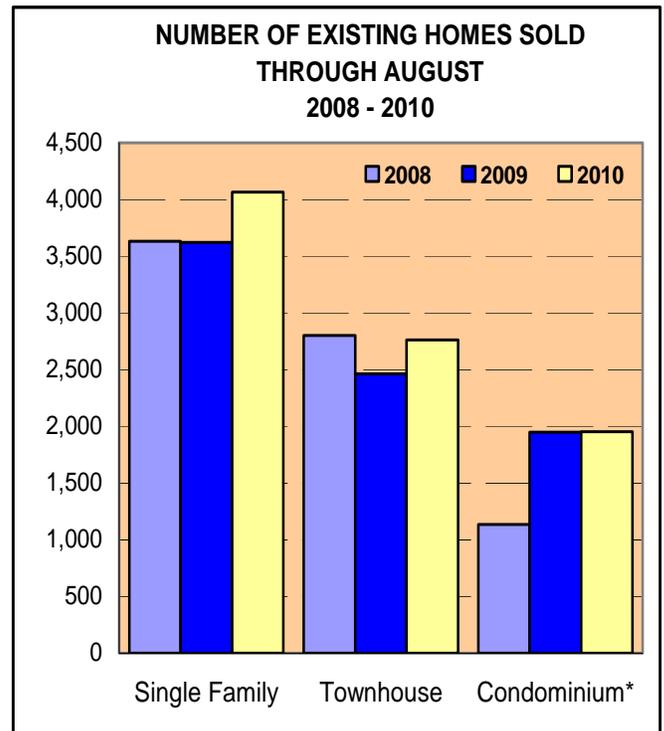
### PERCENTAGE CHANGE IN MEDIAN PRICE OF HOMES SOLD THROUGH AUGUST 2010 COMPARED TO SALES IN 2009

	Existing Sales	New Sales
Single Family	6.5	(3.0)
Townhouse	1.5	5.9
Condominium*	6.6	

\*Condominium data include sales of existing and new units.

## Existing Home Sales Volume

The number of existing single family homes sold during the first eight months of 2010 in Fairfax County rose 12.2 percent to 4,063 from the 3,622 homes sold during the same period last year. The number of townhouses sold during this period also increased 12.2 percent, from 2,462 to 2,762. The total number of existing and new condominiums sold through August was essentially even with 2009. In 2010 1,953 units sold compared to 1,950 units last year.

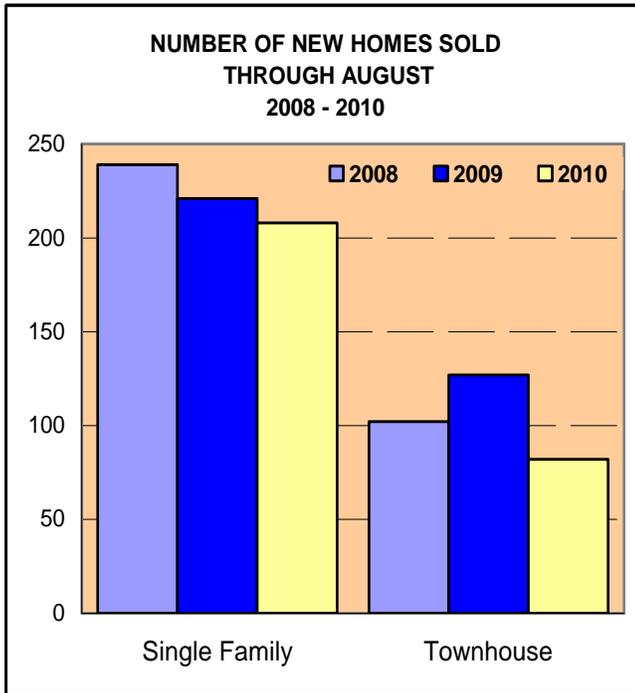


Source: Fairfax County Department of Tax Administration. Compiled by the Fairfax County Department of Management and Budget. \*Condominium data include sales of existing and new units.

## New Home Sales Volume

The number of new single family homes sold in Fairfax County through August 2010 fell 5.9 percent from 221 in 2009 to 208 in 2010. Through August, the volume of new townhome sales decreased 35.4 percent from 127 in 2009 to 82 in 2010.

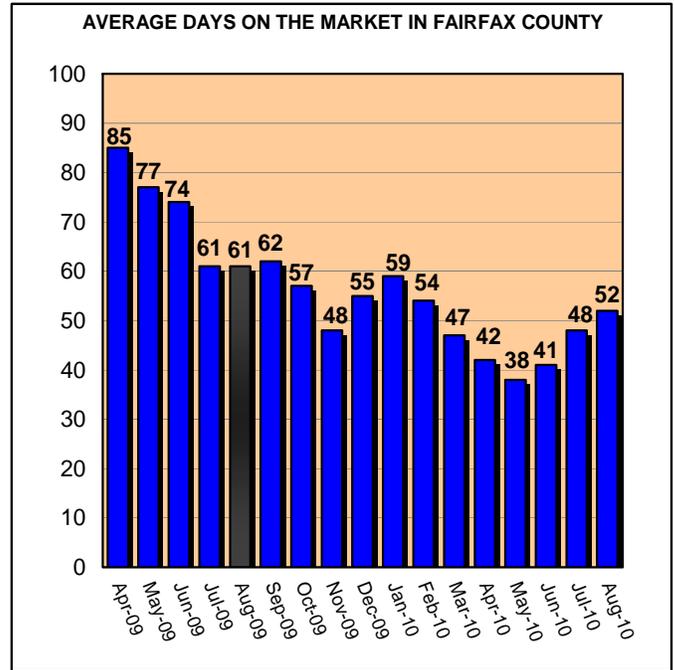
For data regarding all condominium sales volume, refer to the "Existing Home Sales Volume" section.



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

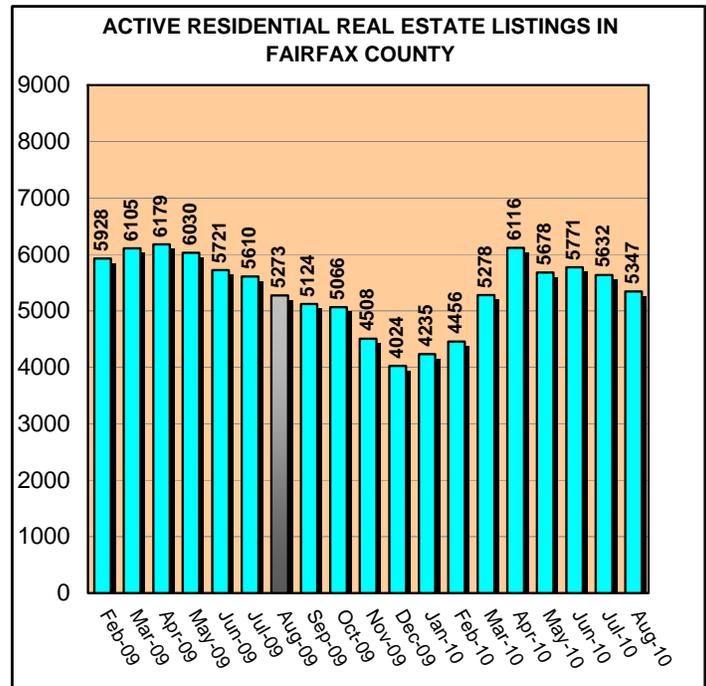
Fairfax County homes that sold in August had been on the market for an average of 52 days, a decrease of 9 days compared to the 61-day average in August 2009.



Source: Metropolitan Regional Information Systems, Inc.

## Inventory of Homes for Sale in Fairfax County

The number of active home listing in the County in August was 5,347, a decrease of 5.1 percent from the 5,632 listed last month. When compared to a year ago, the inventory of homes available for sale has fallen 1.4 percent. Based on the August 2010 listings and the current sales rate; there is a 4.6 month supply of homes for sale in the County.



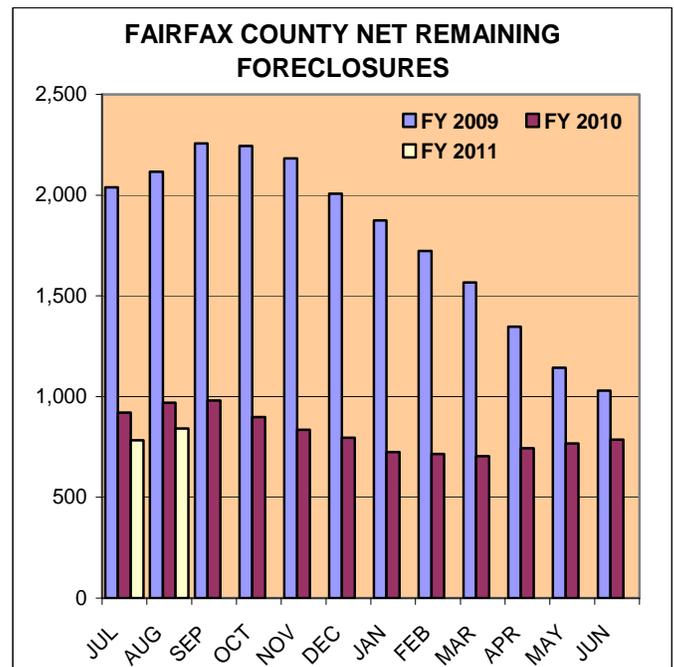
Source: Metropolitan Regional Information Systems, Inc.

## Mortgage Delinquencies

Mortgage delinquency statistics for Fairfax County for the second quarter of 2010 were mixed. Based on data released in September by the Federal Reserve Bank of Richmond, the percentage of mortgage loans in the County that were 90 or more days past due increased from 1.9 percent to 2.4 percent for prime mortgages and from 16.7 percent to 19.4 percent for subprime loans. Subprime loans comprise just 5.5 percent of all loans in Northern Virginia. However, the percentage of mortgage loans in foreclosure and homes owned by the lender, referred to as Real Estate Owned (REO), fell for both types of loans. The percentage of prime loans in foreclosure in Fairfax County dropped from 1.4 percent in the second quarter of 2009 to 1.3 percent in 2010. The percentage of subprime loans in foreclosure decreased from 7.9 percent to 7.2 percent. Likewise, the percent of REO mortgages at the end of the second quarter was 0.5 percent for prime loans and 3.4 percent for subprime loans, down from 0.6 percent and 5.4 percent, respectively.

## Foreclosures in Fairfax County

Based on data from the Department of Tax Administration, the number of county-wide net remaining foreclosed properties was 841 in August, up from 783 in July. This figure represents the number of properties owned by a mortgage lender. The net increase of 58 properties in August reflects an additional 182 properties added to the foreclosure list and 124 properties that were sold by the lender. Compared to a year ago, net remaining foreclosures were down 128 properties, or 13.2 percent. Properties that have been re-sold were generally in active foreclosure status (i.e., deed in the name of the lender) for about 4.6 months.



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

Inquiries regarding this publication should be directed to:

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

[http://www.fairfaxcounty.gov/economic/economic\\_indicators.htm](http://www.fairfaxcounty.gov/economic/economic_indicators.htm)