



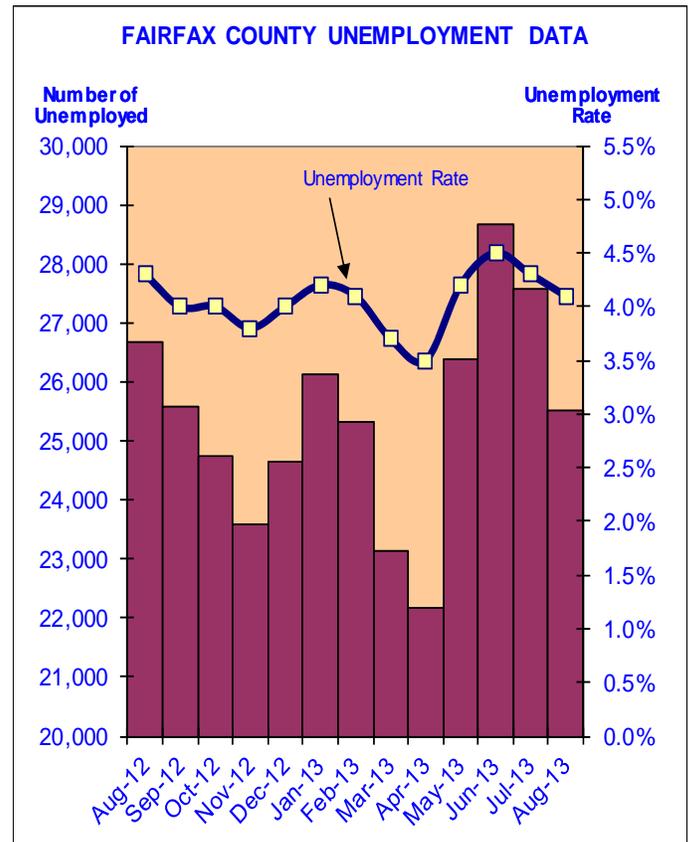
# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

OCTOBER 2013

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- The unemployment rate in Fairfax County decreased to 4.1 percent in August. (See page 1)
- October Sales tax receipts in Fairfax County are down 6.6 percent compared to October 2012. (See page 2)
- The Consumer Confidence Index decreased in September after increasing slightly a month ago. (See page 2)
- Through September 2013, 11,658 homes were sold, an increase of 12.7 percent over last year. (See page 3)
- The average sales price of all homes that sold in September 2013 increased 9.6 percent compared to the average sales price in September 2012. (See page 3)
- Mortgage interest rates increased to 4.49 percent for a 30-year fixed-rate mortgage in September, the highest since July 2011. (See page 4)



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

## Employment

The unemployment rate in Fairfax County decreased to 4.1 percent in August, down from 4.3 percent in July. The number of unemployed residents decreased over the month from 27,472 to 25,523. The County's unemployment rate is below the 4.3 percent rate recorded last August.

The seasonally adjusted August unemployment rate in Virginia increased 0.1 percentage points to 5.8 percent, the fourth consecutive monthly increase. The August unemployment rate was slightly lower than a year ago when it was 5.9 percent.

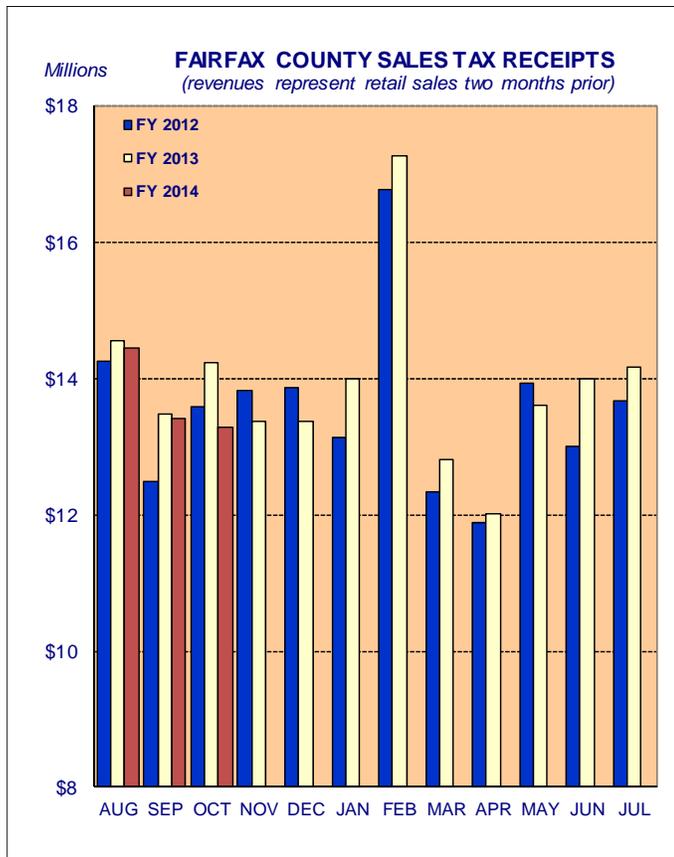
The U.S. seasonally adjusted unemployment rate in August decreased from 7.4 percent to 7.3 percent. The jobless rate is down from 8.1 percent a year ago. The total nonfarm payroll employment increased by 169,000. In the prior 12 months, employment growth averaged 184,000 jobs per month.



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)

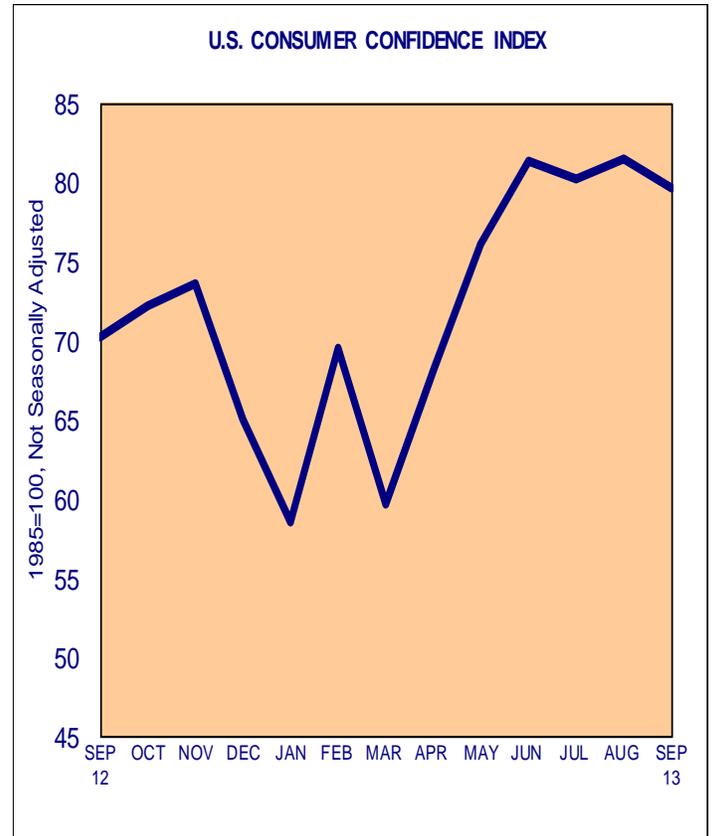
## Sales Tax Receipts



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

Sales Tax receipts distributed to Fairfax County in October for retail purchases made in August, were \$13.3 million, a decrease of 6.6 percent from October 2012. This is the third consecutive month in which Sales Taxes were down, after the 0.7 percent decline in August and 0.5 percent in September. Combined, Sales Tax receipts are down 2.6 percent for the first three months of FY 2014.

## Consumer Confidence Index



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

The Consumer Confidence Index, which had increased in August, decreased in September. The index stands at 79.7 (1985=100), down from 81.8 a month ago. While the present situation component rose, the expectations component declined. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "While overall economic conditions appear to have moderately improved, consumers are uncertain that the momentum can be sustained in the months ahead."

## NATIONAL INDICATORS

### Pending Home Sales

Pending sales of existing homes declined for a fourth straight month according to the National Association of Realtors (NAR). The Pending Home Sales Index, an indicator based on contract signings, declined 5.6 percent in September. Concerns over the government shutdown likely played a role in the reduced contract activity. Lawrence Yun, NAR chief economist, said that, "government and contract workers were on the sidelines with growing insecurity over lawmakers' inability to agree on a budget."

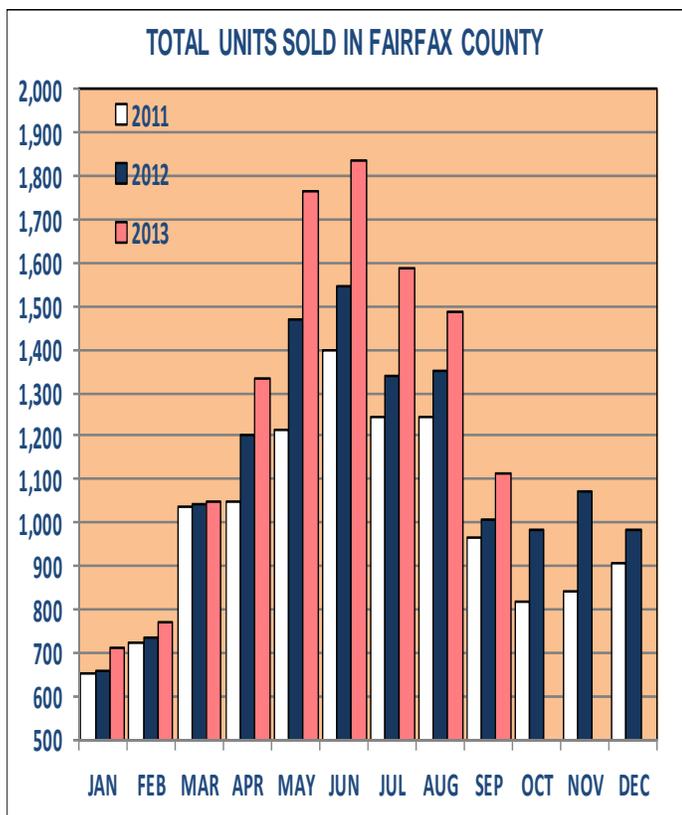
### Case-Shiller Home Price Indices

Nationally, home price growth continues to accelerate on a year-over-year basis, as prices showed their highest annual increases since February 2006. Home prices in 20 U.S. cities, as measured by the S&P Case-Shiller Index, increased 12.8 percent in August from a year earlier. While the index has hit a seven-year high, on a month-to-month basis price appreciation has decelerated, rising 1.3 percent from July to August. This trend might continue as mortgage rates are elevated relative to recent levels. Through August 2013, home prices in the Washington metro area increased 6.3 percent over the year.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

In September, 1,115 homes were sold in Fairfax County, an increase of 10.7 percent over the 1,007 homes sold in September 2012. During the first nine months of 2013, 11,658 homes have sold, an increase of 12.7 percent over last year.

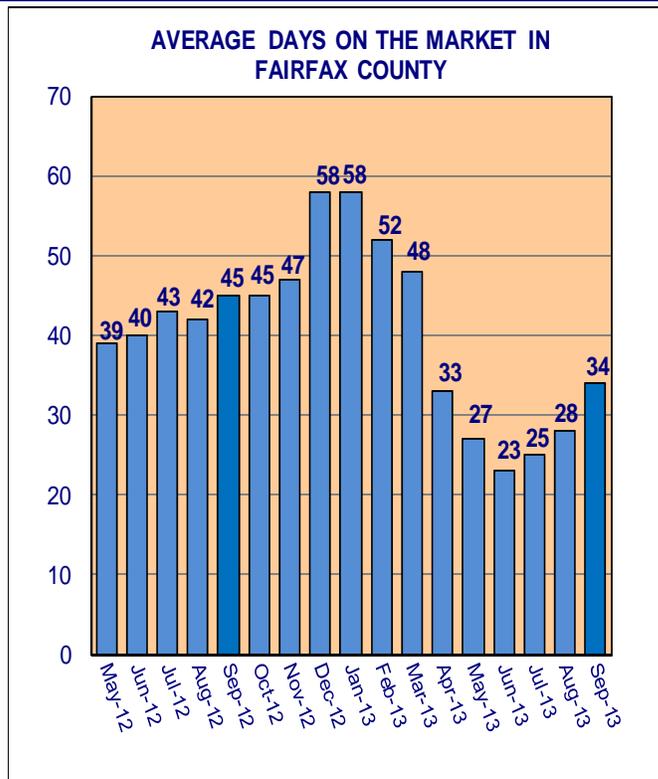


Source: Metropolitan Regional Information Systems, Inc. Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in September were on the market for 34 days, a drop of 11 days compared to the prior year.

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



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

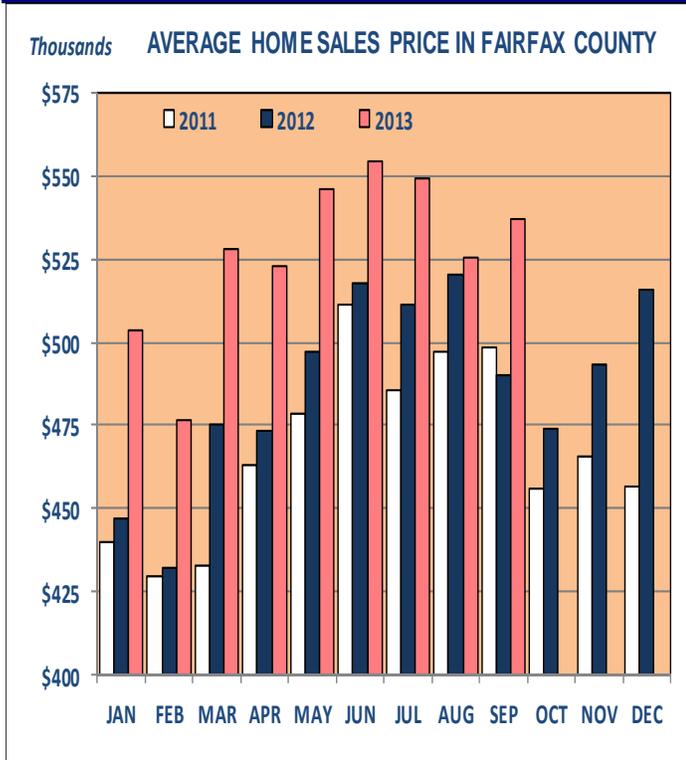
## Average Home Sales Prices

The average home sales price of all homes that sold in September 2013 in Fairfax County was \$537,233, an increase of 9.6 percent over the September 2012 average sales price of \$490,264. Compared to the annual 2012 average home sales price of \$492,480, the September price increased 9.1 percent.

The average sales price for detached homes that sold in September 2013 was \$720,498, an increase of 11.0 percent over the September 2012 average of \$648,848. The average sales price of attached homes increased 5.4 percent in the same time period. Note that the significant increase in the average sales price of attached homes is at least partially attributable to the sale of several homes in the \$2.5 million and above price range.

### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN SEPT 2013 COMPARED TO SALES IN SEPT 2012

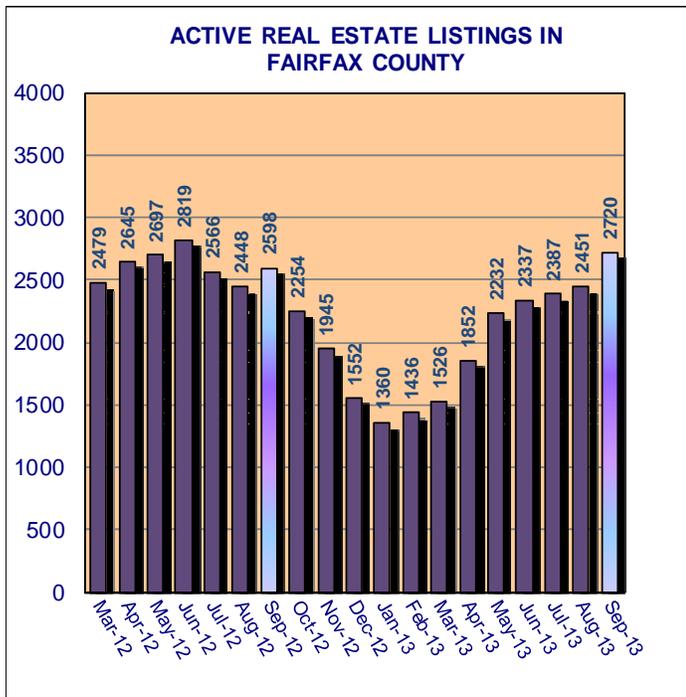
	Sept 2013	Sept 2012	% Change
All Homes	\$537,233	\$490,264	9.6%
Detached Homes	\$720,498	\$648,848	11.0%
Attached Homes	\$362,006	\$343,507	5.4%



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

### Inventory of Homes for Sale

In September, the number of active listings in the County was 2,720, an increase of 4.7 percent over the 2,598 listed in September 2012. Based on the September 2013 listings and the current sales rate, there is a 2.4 month supply of homes for sale in the County, just slightly down from the 2.6 month supply a year ago.



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

### 30-Year Fixed-Rate Mortgage

According to Freddie Mac, mortgage interest rates continued to climb slightly to 4.49 percent for a 30-year fixed-rate mortgage in September, up from 4.46 percent a month ago. This is the highest level since July 2011. The rate was 3.47 percent last September.



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

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