



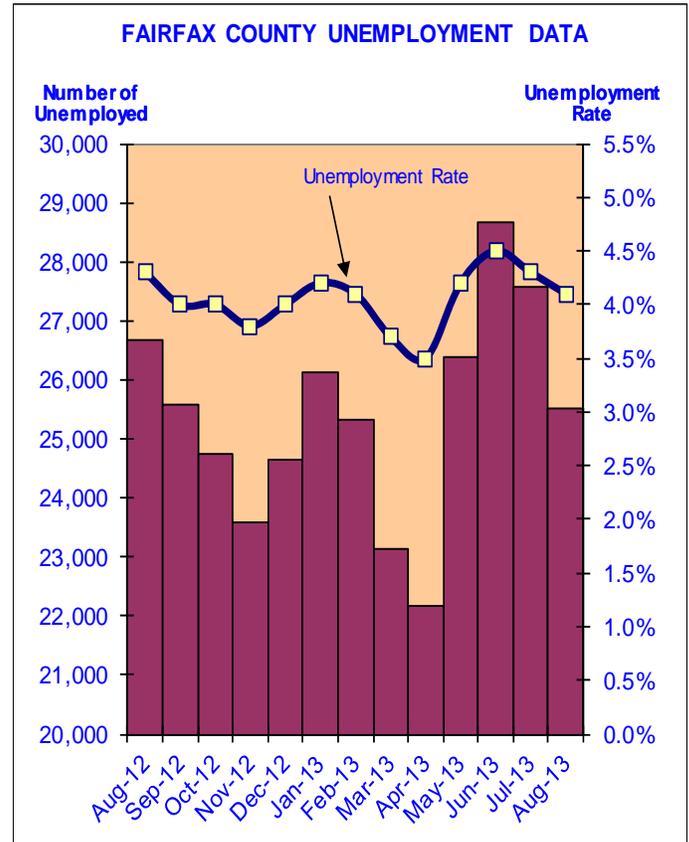
# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

NOVEMBER 2013

## IN THIS ISSUE:

- The release of the September and October unemployment data for Fairfax County has been delayed due to the federal government shutdown and will be published in the December issue of this newsletter. (See page 1)
- November Sales tax receipts in Fairfax County are down 0.5 percent compared to November 2012. (See page 2)
- The Consumer Confidence Index decreased sharply in October likely due to the federal government shutdown and the debt-ceiling crisis. (See page 2)
- Through October 2013, 12,719 homes were sold, an increase of 12.3 percent over last year. (See page 3)
- The average sales price of all homes that sold in October 2013 increased 10.1 percent compared to the average sales price in October 2012. (See page 3)
- The direct office vacancy rate in the County remained unchanged at 14.4 percent as of mid-year 2013, the highest level since 1992. (See page 4)



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

## Employment

Due to the federal government shutdown, the release of the September and October unemployment data for both Fairfax County and Virginia has been delayed and will be published in the December 2013 issue of this newsletter. The latest available data is from August, when the unemployment rate in Fairfax County was 4.1 percent, and 5.8 percent in Virginia.

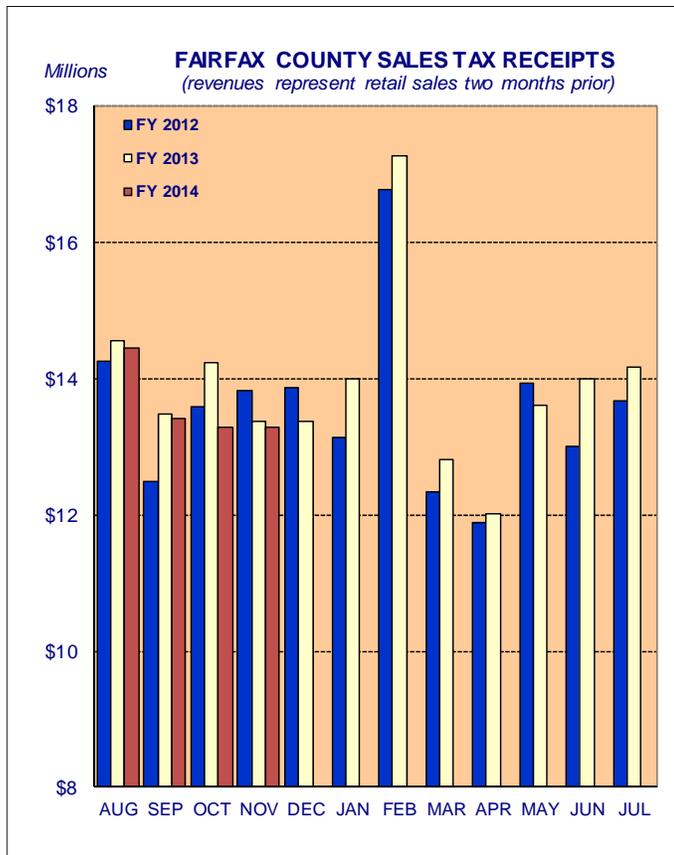
The U.S. seasonally adjusted unemployment rate in September decreased from 7.3 percent to 7.2 percent. The total nonfarm payroll employment increased by 148,000. In the prior 12 months, employment growth averaged 185,000 jobs per month.



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.

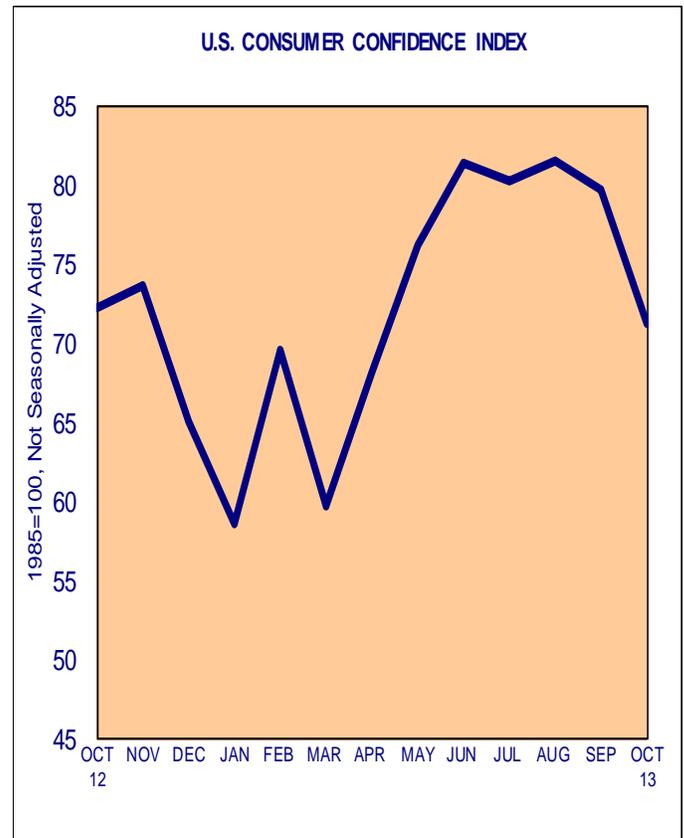
Sales Tax receipts distributed to Fairfax County in November for retail purchases made in September, were \$13.3 million, a decrease of 0.5 percent from November 2012. This is the fourth consecutive month in which Sales Taxes were down, after the 0.7 percent decline in August, 0.5 percent in September, and 6.6 percent in October. Combined, Sales Tax receipts are down 2.1 percent for the first four months of FY 2014.

## NATIONAL INDICATORS

### Consumer Price Index

The U.S. Consumer Price Index for All Urban Consumers (CPI-U) rose a modest 0.2 percent in September due primarily to increased energy costs. The index has increased 1.2 percent over the last 12 months. The Washington area's inflation in September was in line with the national level at 1.2 percent over September 2012.

## Consumer Confidence Index



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

The Consumer Confidence Index, which had decreased slightly in September, dropped further in October. The index stands at 71.2 (1985=100), down from 80.2 a month ago. Both the present situation component and the expectations component declined. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumer confidence deteriorated considerably as the federal government shutdown and debt-ceiling crisis took a particularly large toll on consumers' expectations. Similar declines in confidence were experienced during the payroll tax hike earlier this year, the fiscal cliff discussions in late 2012, and the government shutdown in 1995/1996. However, given the temporary nature of the current resolution, confidence is likely to remain volatile for the next several months."

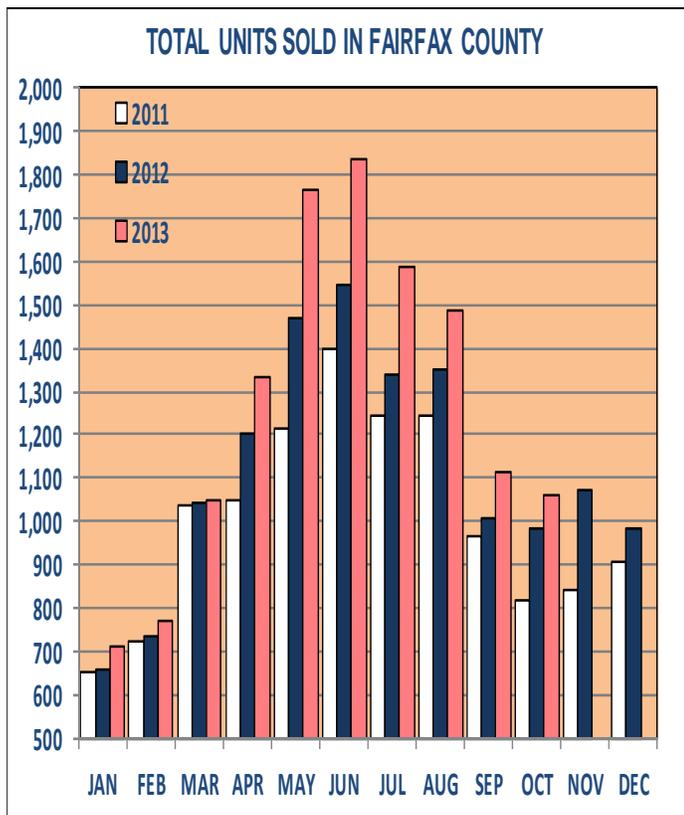
### Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 2.8 percent in the third quarter of 2013, according to the advance estimate by the Bureau of Economic Analysis (BEA). In the second quarter, real GDP increased 2.5 percent.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

In October, 1,061 homes were sold in Fairfax County, an increase of 7.6 percent over the 986 homes sold in October 2012. During the first ten months of 2013, 12,719 homes have sold, an increase of 12.3 percent over last year.

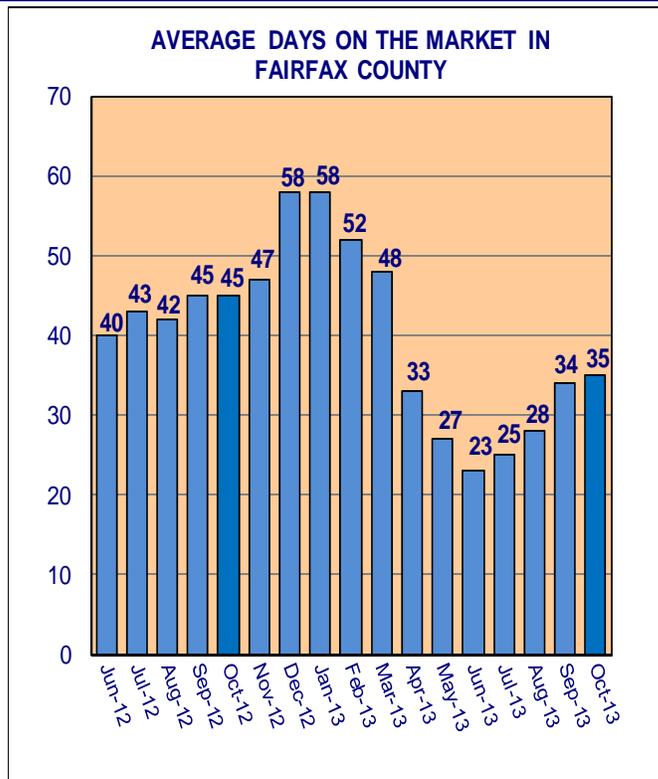


Source: Metropolitan Regional Information Systems, Inc. Compiled by the Fairfax County Department of Management and Budget.

## Average Days on the Market

On average, homes that sold in Fairfax County in October were on the market for 35 days, a drop of 10 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.

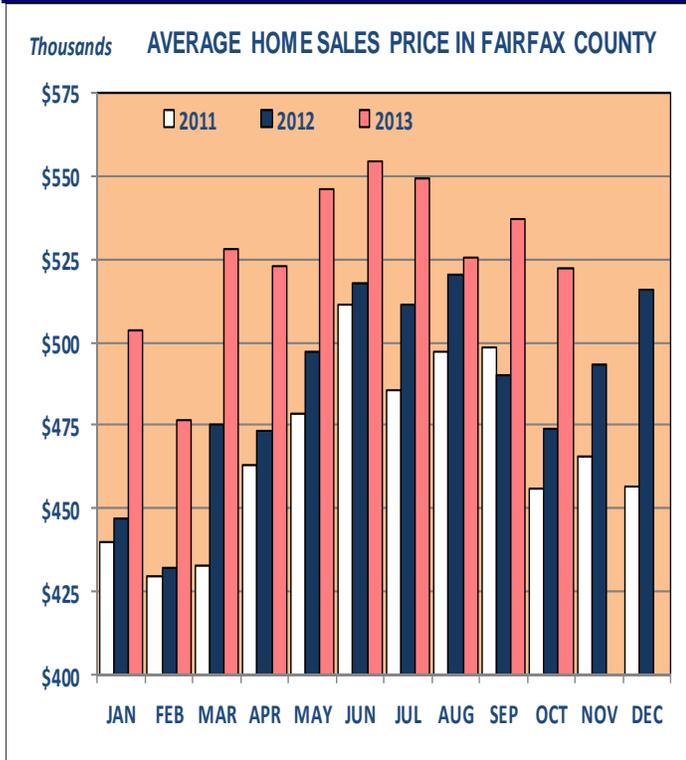
## Average Home Sales Prices

The average home sales price of all homes that sold in October 2013 in Fairfax County was \$522,213, an increase of 10.1 percent over the October 2012 average sales price of \$474,185. Compared to the annual 2012 average home sales price of \$492,480, the September price increased 6.0 percent.

The average sales price for detached homes that sold in October 2013 was \$685,212, an increase of 10.1 percent over the October 2012 average of \$622,147. The average sales price of attached homes increased 7.7 percent in the same time period.

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

	Oct 2013	Oct 2012	% Change
All Homes	\$522,213	\$474,185	10.1%
Detached Homes	\$685,212	\$622,147	10.1%
Attached Homes	\$370,772	\$344,260	7.7%



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

### Inventory of Homes for Sale

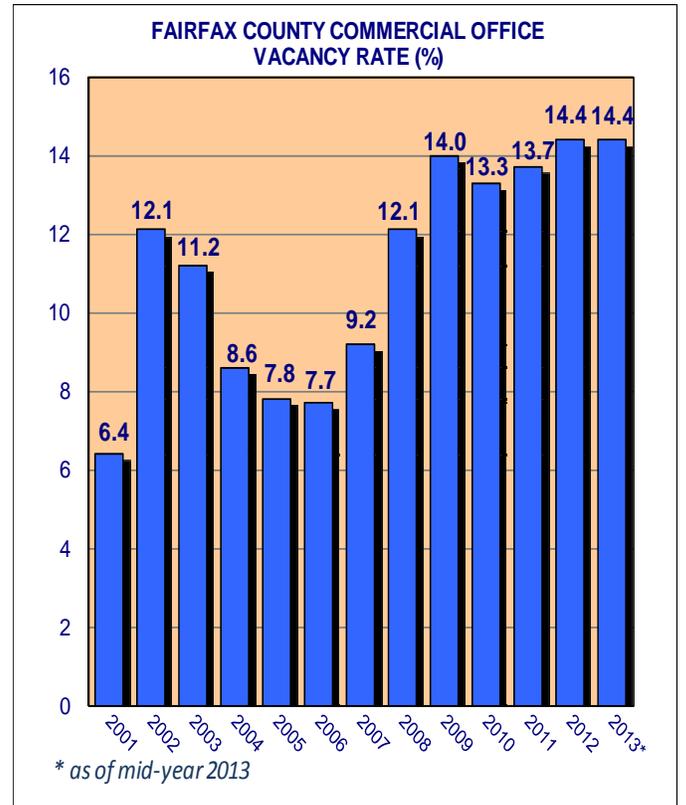
In October, the number of active listings in the County was 2,607, an increase of 15.7 percent over the 2,254 listed in October 2012. Based on the October 2013 listings and the current sales rate, there is a 2.5 month supply of homes for sale in the County, up from the 2.3 month supply a year ago.



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

### Commercial Office Market

According to the Fairfax County Economic Development Authority (FCEDA), the commercial office market remained sluggish in the first 6 months of 2013. This is attributed to federal budget issues and the uncertainty of the national economy, which continue to weigh down the local market. The direct office vacancy rate in the County remained the same at 14.4 percent as of mid-year 2013, the highest level since 1992. The overall vacancy rate, including sublet space vacancies, was 16.9 percent, up from 16.7 percent at year-end 2012.



Source: Fairfax County Economic Development Authority. Compiled by the Fairfax County Department of Management and Budget.

Inquiries regarding this publication should be directed to:

**The Department of Management and Budget**  
**12000 Government Center Parkway**  
**Suite 561**  
**Fairfax, Virginia 22035-0074**  
**(703) 324-2391 or 1-800-828-1120 (TDD)**

Staff: Susan Datta, CFO; Marcia Wilds, Revenue and Economic Analysis Coordinator; Albena Assenova, Budget Analyst.