

ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

SEPTEMBER 2015

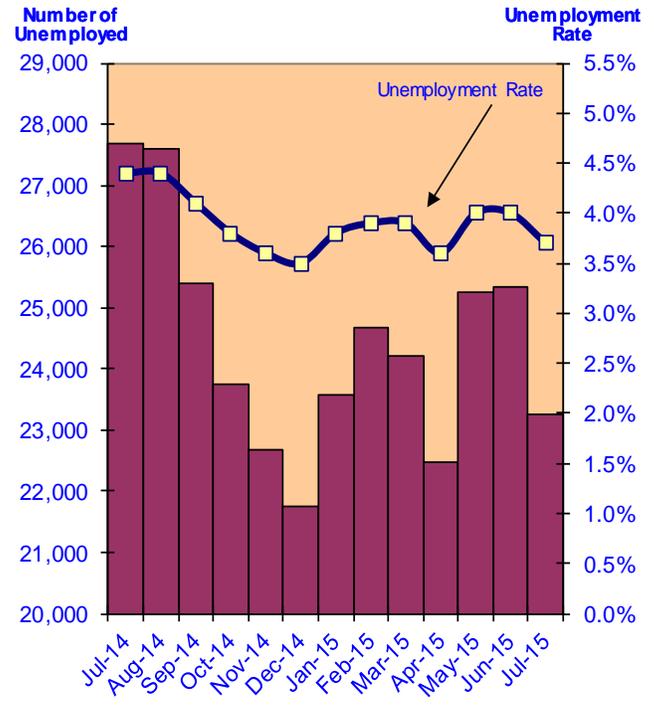
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- The July unemployment rate in Fairfax County was 3.7 percent, down from 4.0 percent in June.
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- For the first two months of the fiscal year, Sales Tax receipts in Fairfax County are up 5.2 percent.
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- The Consumer Confidence Index rebounded in August after declining in July.
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- The number of homes sold in Fairfax County in August increased 2.7 percent from a year ago and is up 10.7 percent year-to-date.
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- In August 2015, the average sales price of all homes sold in Fairfax County decreased 1.4 percent compared to the average sales price in August 2014.
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- The number of active listings of homes for sale in the County increased 15.7 percent in August from a year ago.
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- Total federal procurement spending in Fairfax County increased 2.5 percent in federal fiscal year 2014.
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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.

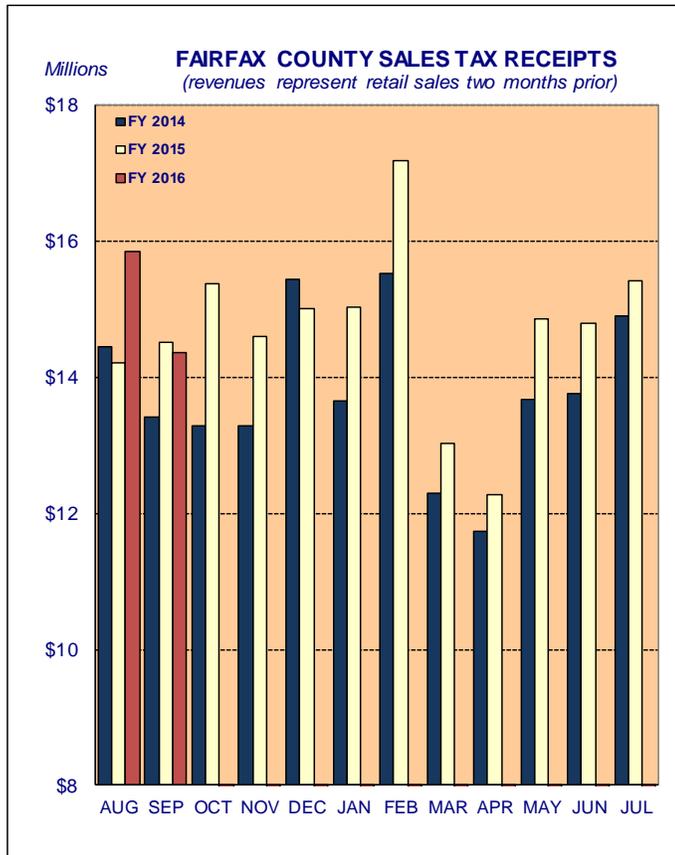
Employment

The July unemployment rate in Fairfax County was 3.7 percent, down from 4.0 percent in June. The number of unemployed residents decreased over the month from 25,347 to 23,247. The County's unemployment rate was 0.7 percentage points lower than last July.

The seasonally adjusted unemployment rate in Virginia decreased from 4.9 percent in June to 4.8 percent in July. The rate was down 0.3 percentage points from July 2014.

The U.S. seasonally adjusted unemployment rate in July was unchanged at 5.3 percent. Over the year, the unemployment rate is down 0.9 percentage points. Total nonfarm payroll employment increased by 215,000 in July. Over the prior 12 months, employment growth averaged 246,000 jobs per month.

Sales Tax Receipts



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

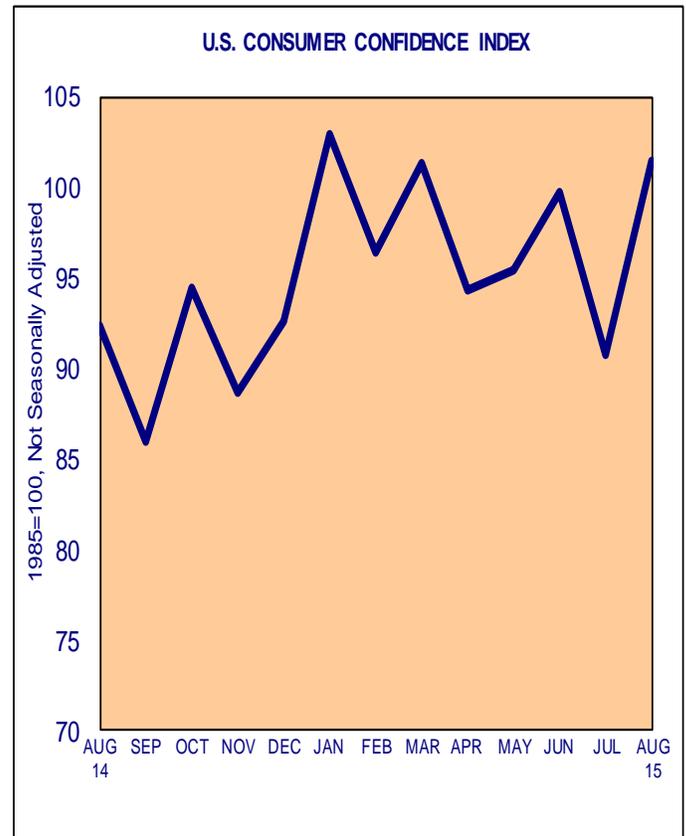
Sales Tax receipts distributed to Fairfax County in September for retail purchases made in July were \$14.4 million, a decrease of 1.0 percent from September 2014. After adjusting last year's receipts in September for transfers between Fairfax County and other local jurisdictions to rectify incorrect filings by retailers, September 2015 receipts would have increased 1.1 percent. During the first two months of FY 2016, Sales Tax receipts are up 5.2 percent over FY 2015.

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 5.0 percent for the 12 months ending in July. Home prices in the Washington Metropolitan area posted a 1.7 percent gain during the same period. David M. Blitzer, Managing Director and Chairman of the Index Committee at S&P Dow Jones Indices, said that "Prices of existing homes and housing overall are seeing strong growth and contributing to recent solid growth for the economy." He added that, "An interest rate increase by the Federal Reserve, now expected in December by many analysts, is not likely to derail the strong housing performance."

Consumer Confidence Index



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

After declining sharply in July, the Consumer Confidence Index rebounded in August. The index stands at 101.5 (1985=100), up from 91.0 a month ago. Both the present situation component and the expectations component increased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' assessment of current conditions was considerably more upbeat, primarily due to a more favorable appraisal of the labor market." She added that "consumers are once again feeling optimistic about the near future."

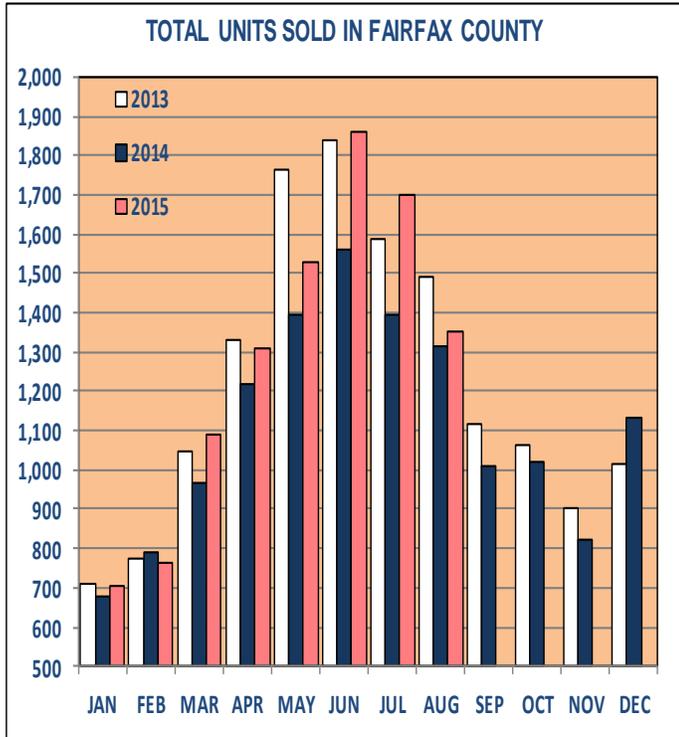
Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 3.9 percent in the second quarter of 2015, according to the final estimate by the Bureau of Economic Analysis (BEA). In the previous estimate, real GDP was reported to have increased 3.7 percent. This is a significant acceleration in growth over the first quarter of 2015, when the economy expanded just 0.6 percent.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In August, 1,353 homes were sold in Fairfax County, an increase of 2.7 percent over the 1,317 homes sold in August 2014. During the first eight months of 2015, 10,306 homes have sold in the County, an increase of 10.7 percent.

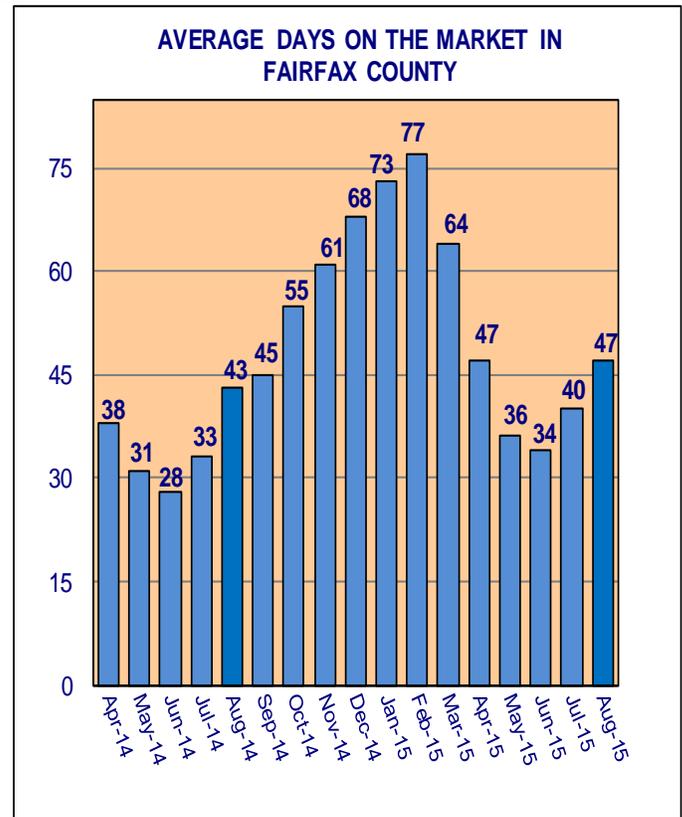


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in August were on the market for 47 days. This is 4 days longer than the 43-day average in August 2014.

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.

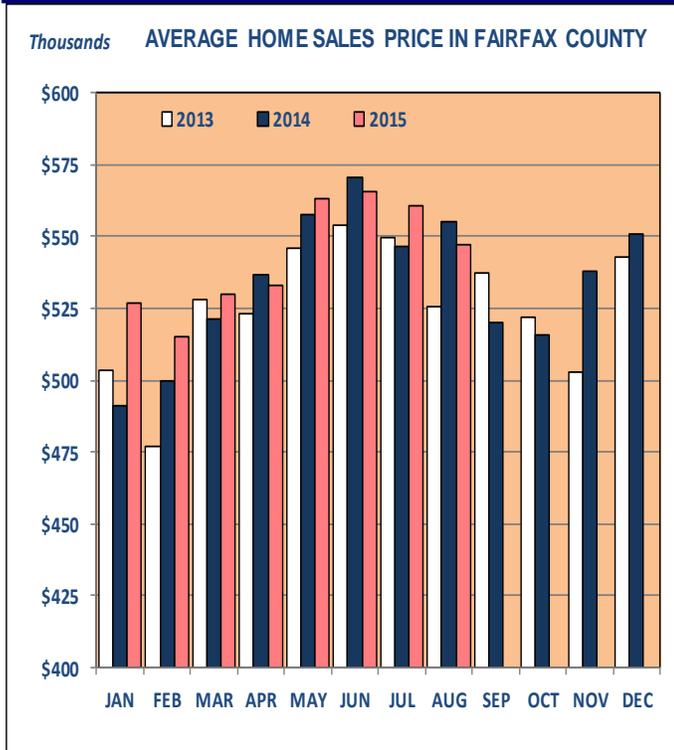
Average Home Sales Prices

The average sales price of all homes that sold in August 2015 in Fairfax County was \$547,454, a decrease of 1.4 percent from the August 2014 average sales price of \$555,273. The average August price was up 1.7 percent compared to the 2014 average home sales price of \$538,280.

The average sales price for detached homes that sold in August 2015 was \$703,693, a decrease of 2.3 percent from the August 2014 average of \$720,343. The average sales price of attached homes increased 2.9 percent during the same time period.

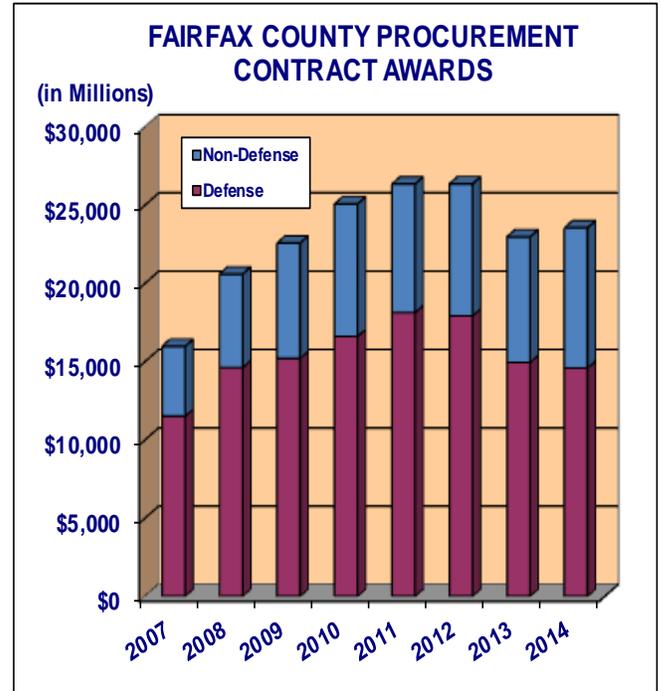
FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN AUG 2015 COMPARED TO SALES IN AUG 2014

	AUG 2015	AUG 2014	% Change
All Homes	\$547,454	\$555,273	-1.4%
Detached Homes	\$703,693	\$720,343	-2.3%
Attached Homes	\$383,404	\$372,508	2.9%



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

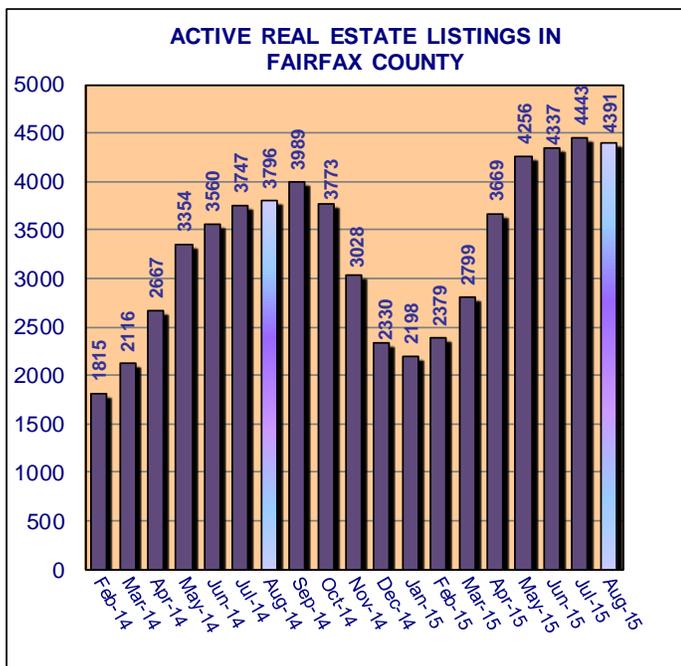
Federal Procurement



Source: Federal Procurement Data System. Compiled by the Fairfax County Department of Management and Budget.

Inventory of Homes for Sale

The number of active listings in the County in August was 4,391, an increase of 15.7 percent over the 3,796 listed in August 2014. Based on the August 2015 listings and the current sales rate, there is approximately a 3.2 month supply of homes for sale in the County, slightly higher than the 2.9 month supply available a year ago.



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

Based on information from the Federal Procurement Data System, in federal fiscal year (FY) 2014 – the most recent data available – total federal procurement spending in Fairfax County increased from \$22.97 billion to \$23.55 billion, an increase of 2.5 percent over FY 2013. Defense procurement contract awards in the County fell 2.4 percent from \$14.95 billion to \$14.59 billion, while non-defense contracts increased 11.7 percent from \$8.02 billion in FY 2013 to \$8.95 billion in FY 2014.

FY 2014 marks the first increase in total federal procurement spending in Fairfax County in three years. After growing on average 16.2 percent per year from FY 2007 through 2010, growth moderated to 5.1 percent in FY 2011 but was level in FY 2012 and declined 12.9 percent in FY 2013.

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