



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

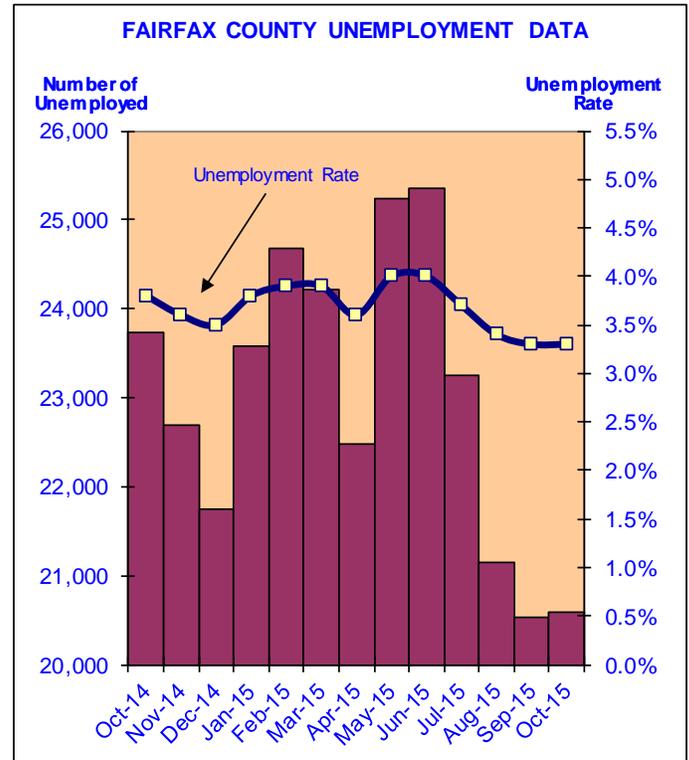
DECEMBER 2015

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- The October unemployment rate in Fairfax County was 3.3 percent, unchanged from the September rate.
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- For the first five months of the fiscal year, Sales Tax receipts in Fairfax County are up 3.8 percent.
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- The Consumer Confidence Index decreased in November for the second month in a row.
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- The number of homes sold in Fairfax County in November increased 5.6 percent from a year ago and is up 10.2 percent year-to-date.
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- In November 2015, the average sales price of all homes sold in Fairfax County decreased 1.5 percent compared to the average sales price in November 2014.
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- The number of active listings of homes for sale in the County increased 11.3 percent in November from a year ago.
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- The direct office vacancy rate in Fairfax County increased to 16.5 percent as of mid-year 2015, the highest level since 1991.
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Previous issues of this publication can be accessed at:

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



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

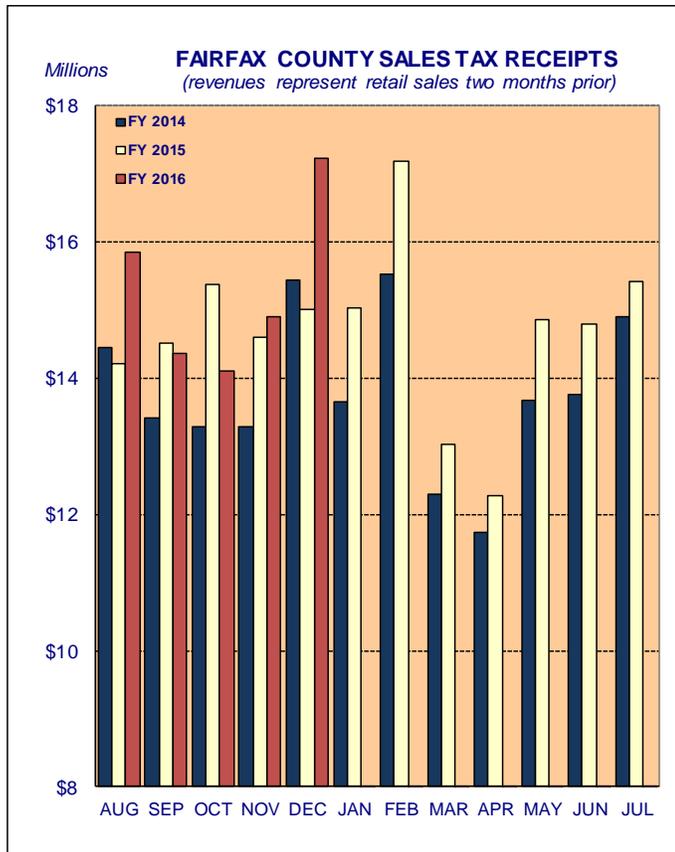
Employment

The October unemployment rate in Fairfax County was 3.3 percent, unchanged from September. The number of unemployed residents increased over the month from 20,525 to 20,581. The County's unemployment rate was 0.5 percentage point lower than last October.

The seasonally adjusted unemployment rate in Virginia decreased from 4.3 percent in September to 4.2 percent in October and stands at its lowest level since October 2008. The rate was down 0.7 percentage point from October 2014.

The U.S. seasonally adjusted unemployment rate in October decreased to 5.0 percent from 5.1 percent a month ago. Over the year, the unemployment rate is down 0.7 percentage point. Total nonfarm payroll employment increased by 271,000 in October. Over the prior twelve months, employment growth had averaged 230,000 per month.

Sales Tax Receipts



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

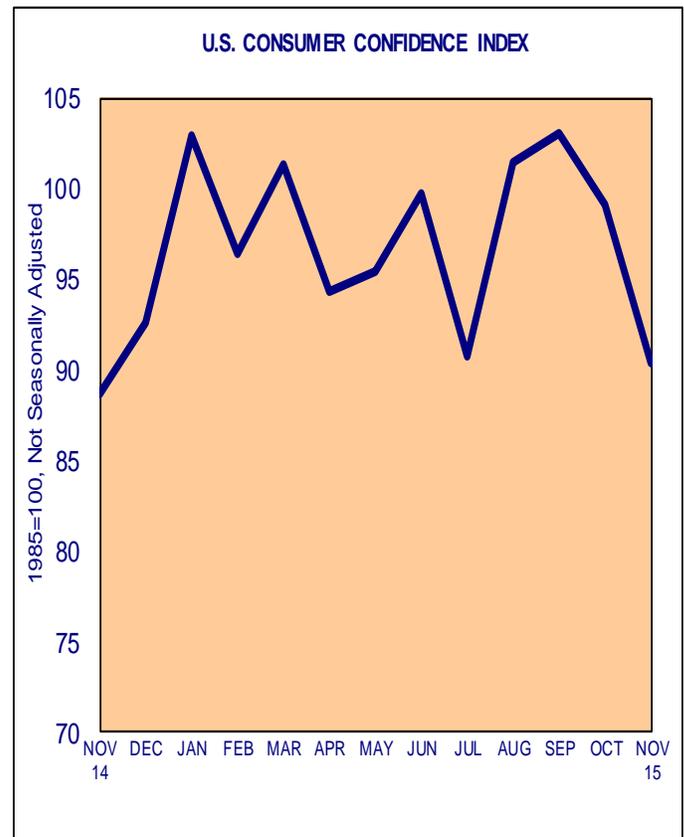
Sales Tax receipts distributed to Fairfax County in December for retail purchases made in October were \$17.2 million, an increase of 14.9 percent over December 2014. The increase in December was primarily due to a transfer of \$2.2 million as the result of a state audit. Without the transfer, Sales Tax collections were flat compared to last year. Year-to-date Sales Tax receipts are up 3.8 percent over FY 2015.

NATIONAL INDICATORS

Consumer Price Index

The Consumer Price Index for all Urban Consumers (CPI-U) was 0.5 percent higher in November 2015 compared to November 2014. The core CPI-U, which excludes the volatile food and energy sectors, was up by 2.0 percent over November 2014. Among the specific expenditure categories, food increased by 1.3 percent, energy decreased by 14.7 percent, while shelter, the largest single component of the CPI, increased by 3.2 percent. Medical care services were 3.1 percent higher in November 2015 compared to November 2014. The Washington area CPI rose 0.6 percent during the same time period.

Consumer Confidence Index



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

The Consumer Confidence Index declined in November for the second month in a row. The index stands at 90.4 (1985=100), down from 99.1 a month ago. Both the present situation component and the expectations component declined from last month. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "The decline was mainly due to a less favorable view of the job market." She added that, "Heading into 2016, consumers are cautious about the labor market and expect little change in business conditions."

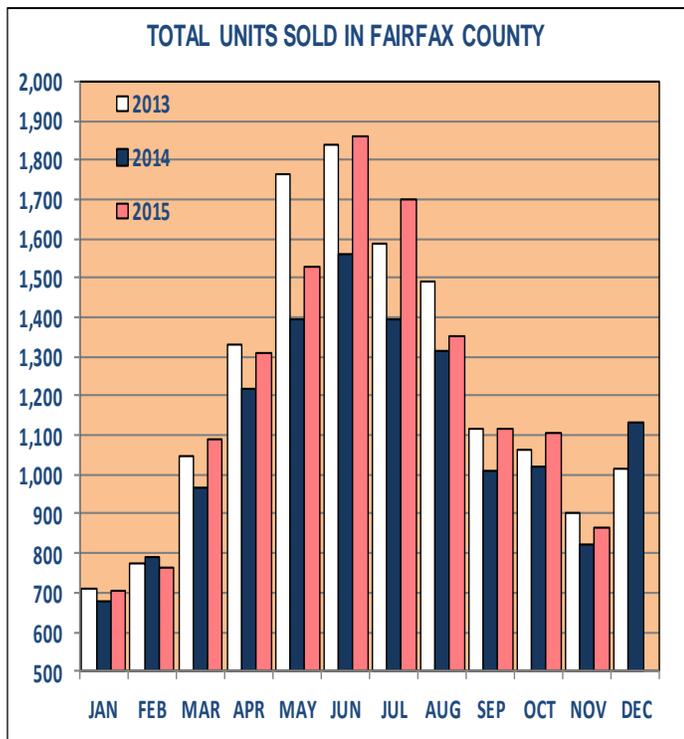
Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 2.0 percent in the third quarter of 2015, according to the revised estimate by the Bureau of Economic Analysis (BEA). In the initial estimate, real GDP was reported to have increased 1.5 percent. During the second quarter of 2015, the economy grew at an annual rate of 3.9 percent.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

In November, 867 homes were sold in Fairfax County, an increase of 5.6 percent over the 821 homes sold in November 2014. During the first eleven months of 2015, 13,397 homes have sold in the County, an increase of 10.2 percent.

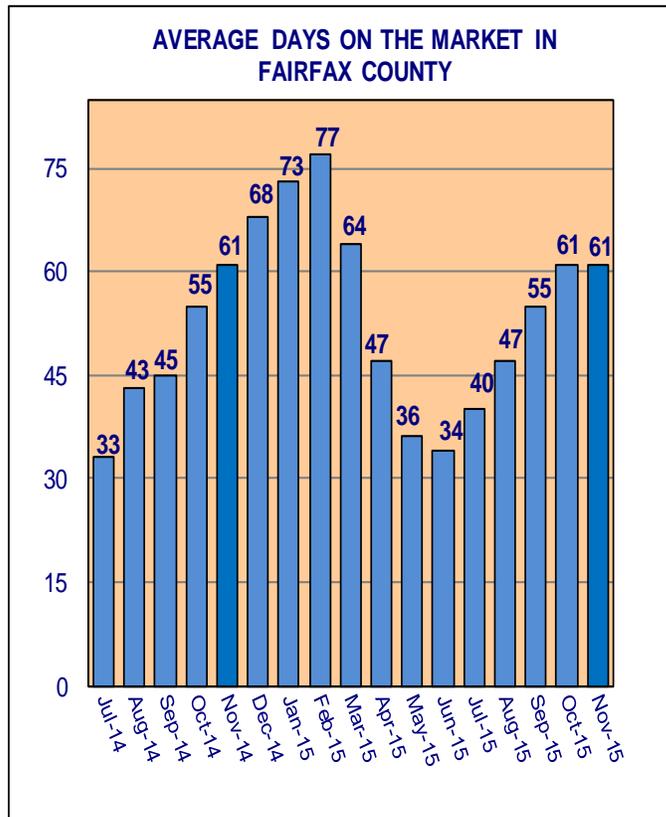


Source: Real Estate Business Intelligence. Compiled by the Fairfax County Department of Management and Budget.

Average Days on the Market

On average, homes that sold in Fairfax County in November were on the market for 61 days. This is unchanged from the average in November 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.

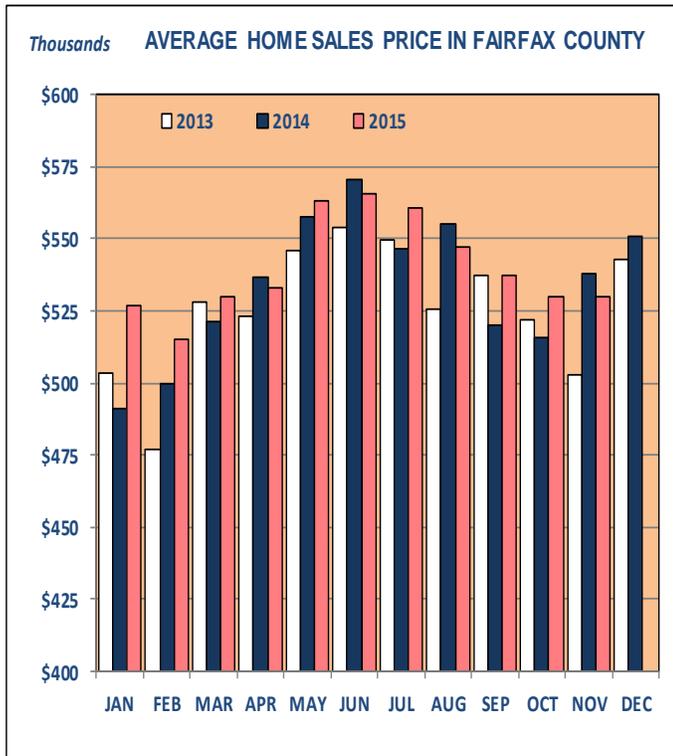
Average Home Sales Prices

The average sales price of all homes that sold in November 2015 in Fairfax County was \$529,684, a decrease of 1.5 percent from the November 2014 average sales price of \$537,818. The average November price was down 1.6 percent compared to the 2014 average home sales price of \$538,280.

The average sales price for detached homes that sold in November 2015 was \$704,535, an increase of 1.7 percent over the November 2014 average of \$692,818. The average sales price of attached homes increased 3.1 percent during the same time period.

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

	NOV 2015	NOV 2014	% Change
All Homes	\$529,684	\$537,818	-1.5%
Detached Homes	\$704,535	\$692,818	1.7%
Attached Homes	\$366,150	\$355,271	3.1%



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

Inventory of Homes for Sale

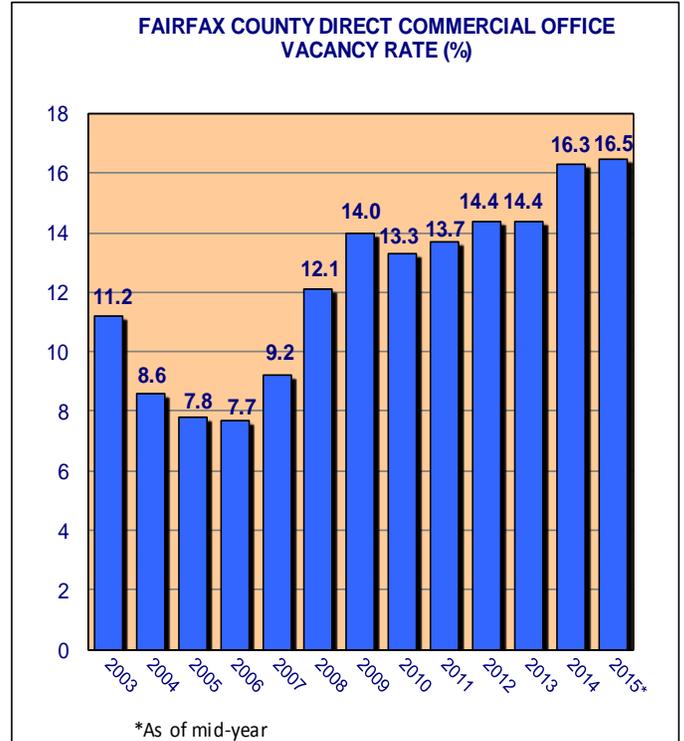
The number of active listings in the County in November was 3,369, an increase of 11.3 percent over the 3,028 listed in November 2014. Based on the November 2015 listings and the current sales rate, there is approximately a 3.9 month supply of homes for sale in the County, slightly higher than the 3.7 month supply a year ago.



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

Commercial Office Market

According to the Fairfax County Economic Development Authority (FCEDA), the mid-year 2015 direct office vacancy rate rose modestly to 16.5 percent, up from 16.3 percent in 2014. The mid-year 2015 vacancy rate was the highest since 1991 when the rate was 16.9 percent. However, the commercial office market showed signs of rebounding as office leasing topped 5 million square feet during the first six months of 2015, an increase of more than 10.0 percent compared to the last six months of 2014. The overall vacancy rate, including sublet space vacancies, was 17.5 percent, slightly down from 17.7 percent at the end of 2014.



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

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