



ECONOMIC INDICATORS®

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

APRIL 2016

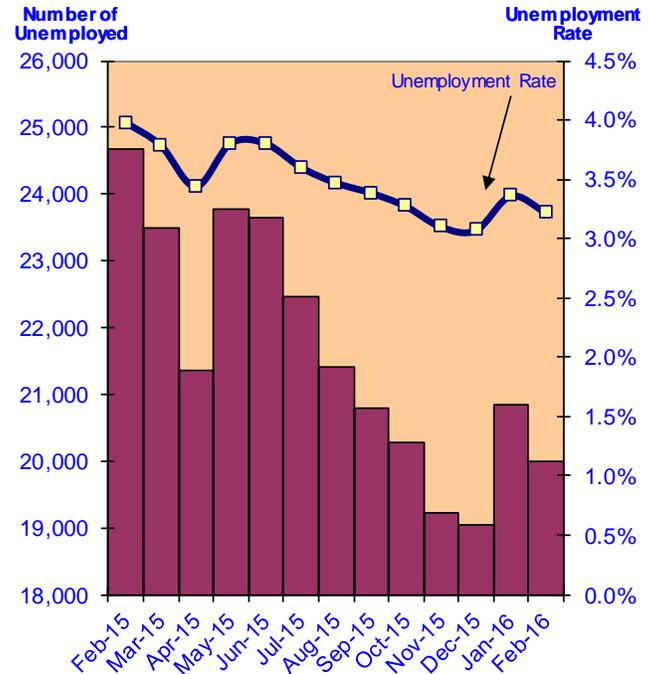
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- The February unemployment rate in Fairfax County decreased to 3.2 percent. (See page 1)
- For the first nine months of the fiscal year, Sales Tax receipts in Fairfax County are up 2.8 percent. (See page 2)
- The Consumer Confidence Index increased in March after declining the previous month. (See page 2)
- The U.S. economy grew at an annual rate of 0.5 percent in the first quarter of 2016 after growing 1.4 percent in the fourth quarter of 2015. (See page 2)
- The number of homes sold in Fairfax County in March decreased 0.7 percent from a year earlier. (See page 3)
- In March 2016, the average sales price of all homes sold in Fairfax County increased just 0.1 percent compared to the average sales price in March 2015. (See page 3)
- The number of active listings of homes for sale in the County increased 15.4 percent in March from a year ago. (See page 4)
- April 2016 Special Report on Northern Virginia Employment (See pages 5-6)

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.

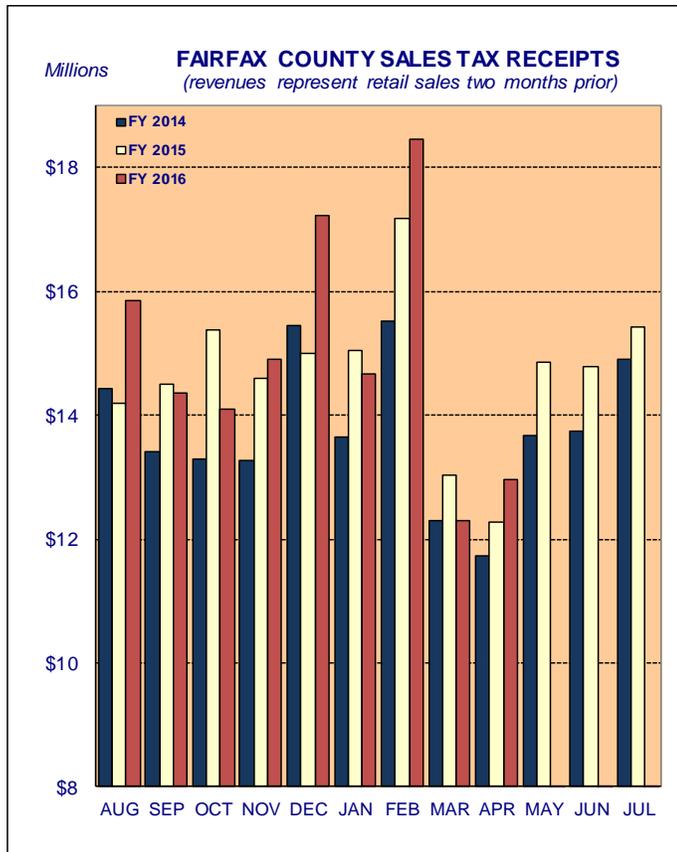
Employment

The February unemployment rate in Fairfax County was 3.2 percent, a decrease of 0.2 percentage point from January. The number of unemployed residents decreased over the month from 20,842 to 19,987. The County's unemployment rate was 0.8 percentage point lower than last February.

The seasonally adjusted unemployment rate in Virginia remained at 4.1 percent in February. The rate was down 0.7 percentage point from February 2015.

In February, the U.S. seasonally adjusted unemployment rate was unchanged from January at 4.9 percent. The rate was down 0.6 percentage point from a year ago. Total nonfarm payroll employment increased by 242,000 in February. On average, 228,000 jobs per month were added during the past 3 months.

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 April for retail purchases made in February were \$13.0 million, an increase of 5.7 percent over April 2015. Combined, Sales Tax receipts are up 2.8 percent for the first nine months of the fiscal year.

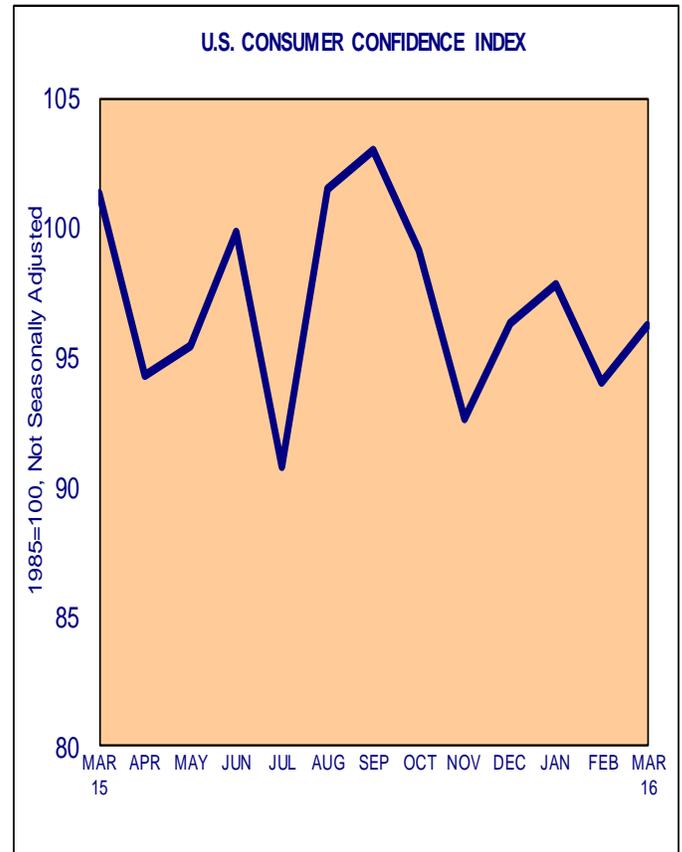
NATIONAL INDICATORS

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 Index, increased 5.4 percent for the 12 months ending in February 2016. David M. Blitzer, Managing Director and Chairman of the Index Committee at S&P Dow Jones Indices, said that “Home prices continue to rise twice as fast as inflation, but the pace is easing off in the most recent numbers.” He added that, “While financing is not an issue for home buyers, rising prices are a concern in many parts of the country.”

During the same period, the Washington DC Metro area posted a 1.4 percent gain, the smallest increase among the 20 metropolitan areas included in the 20-City Composite Index.

Consumer Confidence Index



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

The Consumer Confidence Index increased in March after decreasing the previous month. The index stands at 96.2 (1985=100), an increase from 94.0 a month ago. The present situation component declined moderately, while the expectations component increased compared to last month. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, “Consumers’ assessment of current conditions posted a moderate decline, while expectations regarding the short-term turned more favorable as last month’s turmoil in the markets appears to have abated.” She added that, “On balance, consumers do not foresee the economy gaining any significant momentum in the near-term, nor do they see it worsening.”

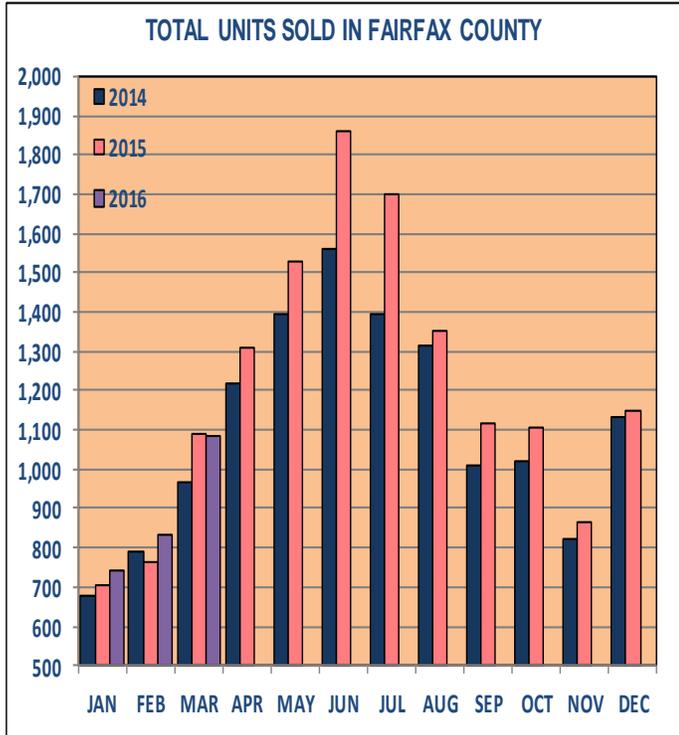
Gross Domestic Product

According to the advance estimate by the Bureau of Economic Analysis, real gross domestic product (GDP) increased at an annual rate of 0.5 percent in the first quarter of 2016 after growing 1.4 percent in the fourth quarter. Consumer spending, which makes up more than two-thirds of economic activity, grew 1.9 percent in the first quarter, compared to 2.4 percent in the fourth quarter. Overall government expenditures increased 1.2 percent, though federal expenditures decreased 1.6 percent. The advance estimate will be revised twice based on more complete data before it is considered final.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

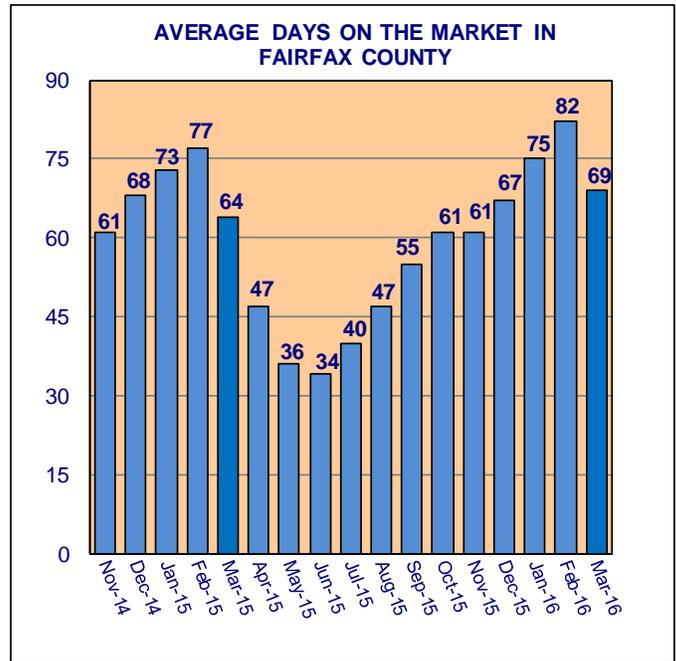
In March, 1,083 homes were sold in Fairfax County, a decrease of 0.7 percent from the 1,091 homes sold in March 2015.



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 March were on the market for 69 days. This is 5 days longer than the 64-day average in March 2015.



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

Average Home Sales Prices

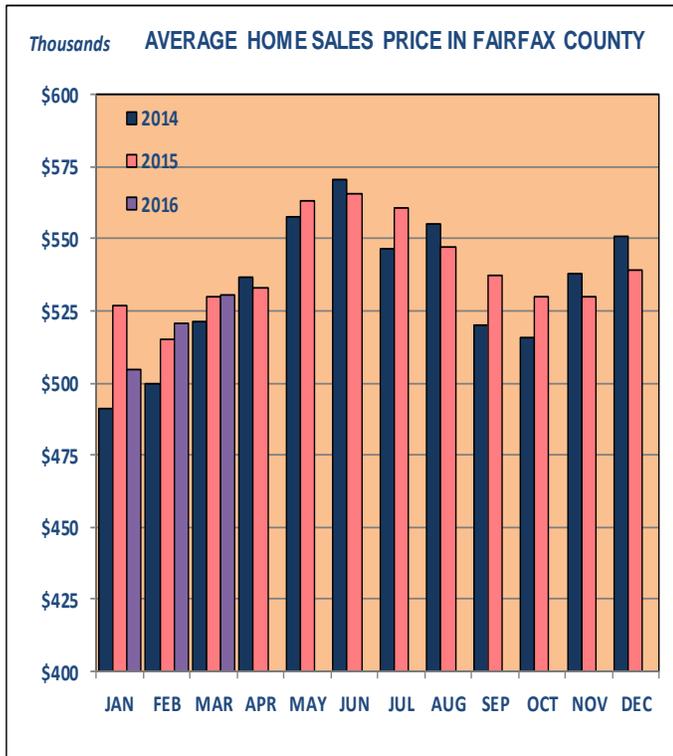
The average sales price of all homes that sold in March 2016 in Fairfax County was \$530,553, essentially level with the March 2015 average sales price of \$530,158. The average March sales price was down 2.5 percent compared to the 2015 average home sale price of \$544,055.

The average sales price for detached homes that sold in March 2016 was \$706,846, an increase of 1.8 percent over the March 2015 average of \$694,257. The average sales price of attached homes decreased 0.7 percent over the same period.

FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN MAR 2016 COMPARED TO SALES IN MAR 2015

	MAR 2016	MAR 2015	% Change
All Homes	\$530,553	\$530,158	0.1%
Detached Homes	\$706,846	\$694,257	1.8%
Attached Homes	\$373,643	\$376,260	-0.7%

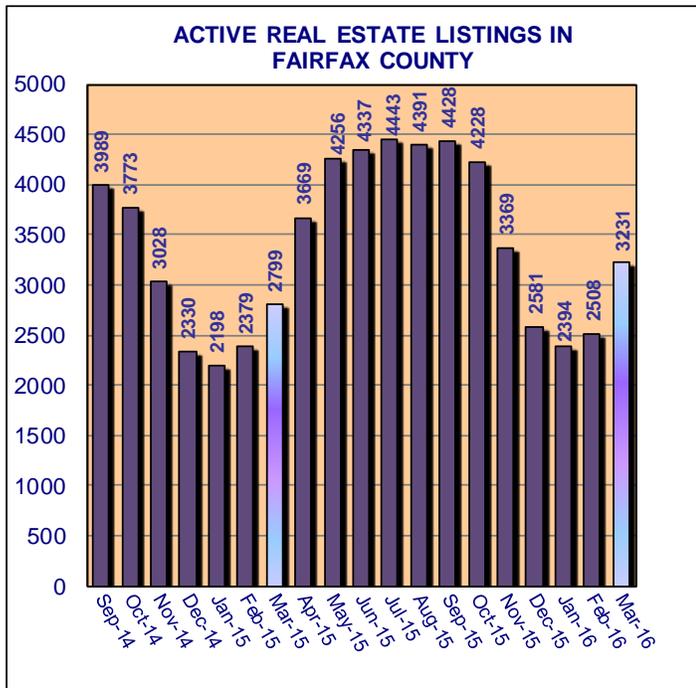
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read 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.

Inventory of Homes for Sale

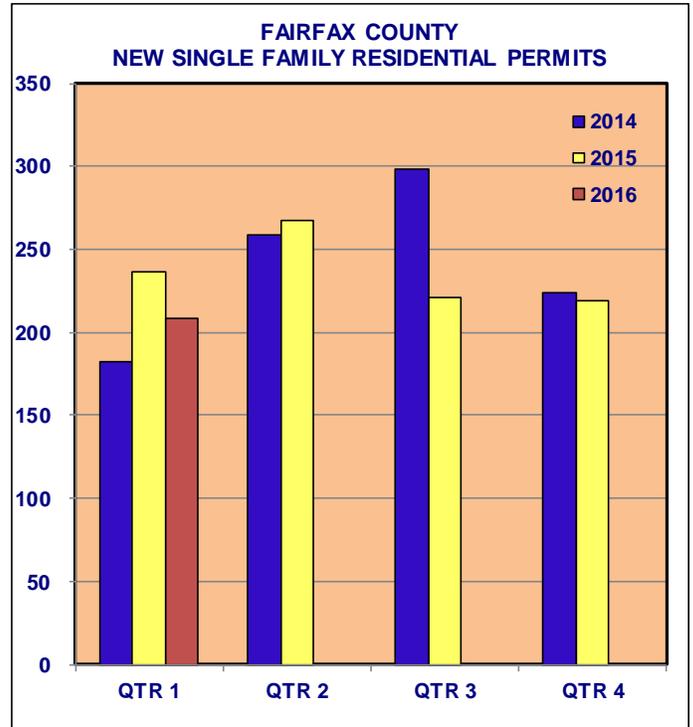
The number of active listings in the County in March was 3,231, an increase of 15.4 percent over the 2,799 listings in March 2015. Based on the March 2016 listings and the current sales rate, there is approximately a 3.0 month supply of homes for sale in the County, more than the 2.6 month supply a year ago.



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

Single Family Building Permits

During the first quarter of 2016, 208 new single family permits were issued in Fairfax County. This represents an 11.9 percent decrease from the 236 permits issued during the same period in 2015.



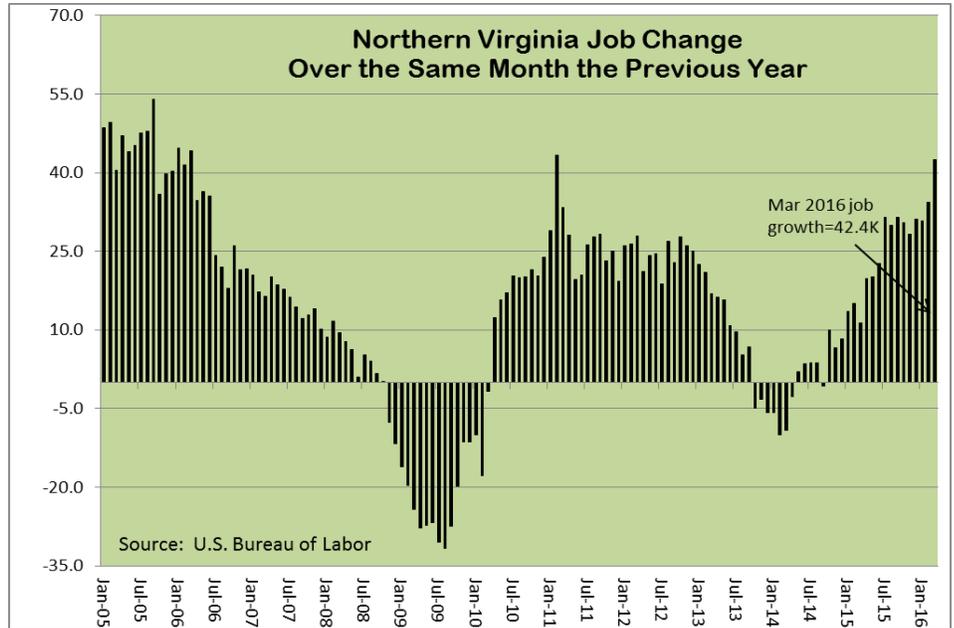
Inquiries regarding this publication should be directed to:

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: Albena Assenova, Senior Budget Analyst;
 Eric Eisinger, Budget Analyst

Special Report – Northern Virginia Employment April 2016

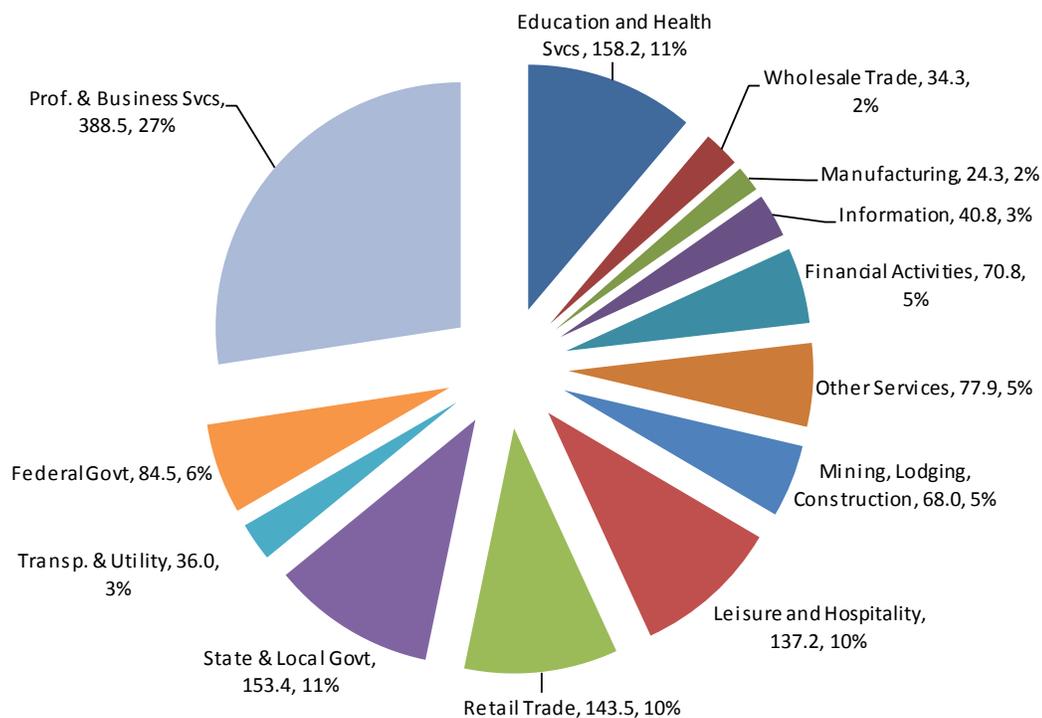
Based on data from the U.S. Bureau of Labor Statistics, the Northern Virginia region experienced job growth at an annual rate of 3.1 percent in March 2016. Prior to the recession, annual job growth from 2003 through 2007 rose at a rate of 2.9 percent. Growth stagnated in 2008, rising just 0.2 percent. The area lost 22,800 jobs in 2009, a drop of 1.7 percent. Employment growth from 2011 through the end of 2015 has averaged 1.1 percent per year. However, job growth strengthened slightly during 2015, increasing 1.7 percent.



As of March 2016, total nonfarm employment in Northern Virginia was 1,417,400, a gain of 42,400 jobs since March 2015, the largest year-over-year gain since early 2011.

Jobs by Sector in Northern Virginia

Employment in the Professional and Business Services sector was 388,500 in March, 27 percent of the total jobs in Northern Virginia.



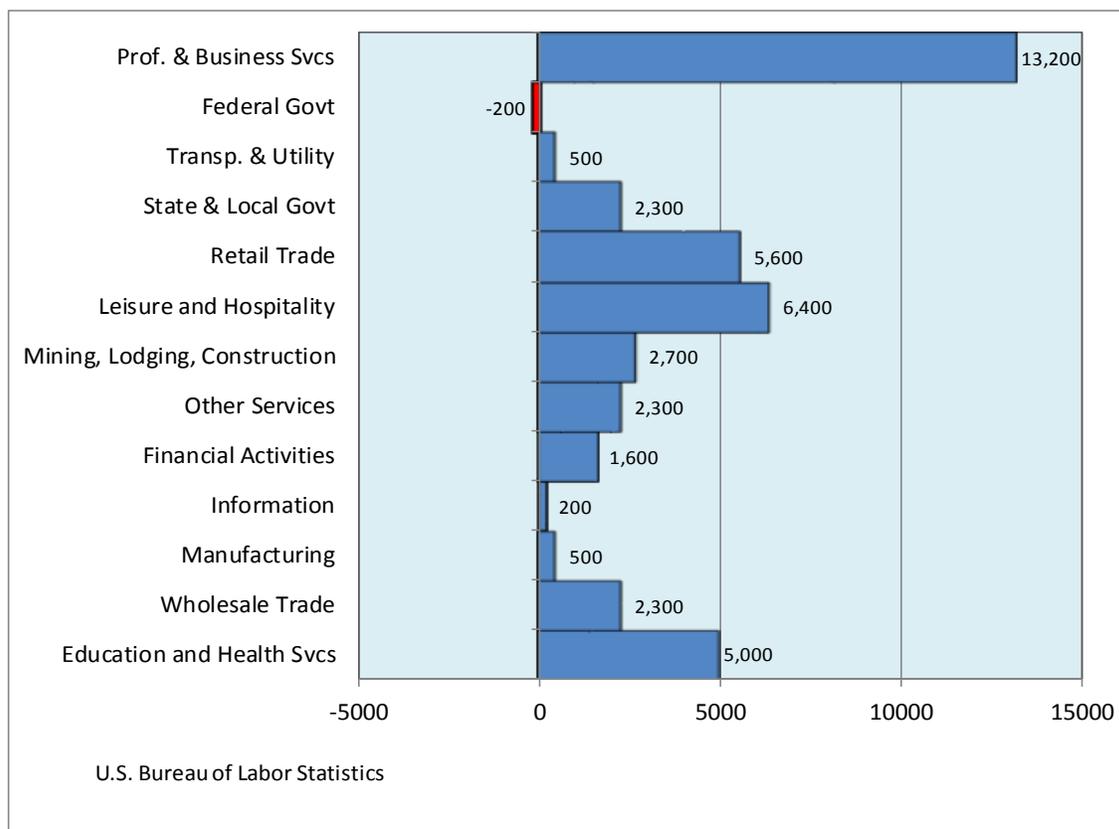
Note: Total employment in March 2016 was 1,417,400. Employment figures in the graph above are in thousands.

The Professional and Business Services sector includes such jobs as attorneys, federal contractors, and businesses that provide services to other businesses such as printing and computer services. The Education and Health Services sector and State and Local government sectors each make up approximately 11 percent of the total employment in Northern Virginia. The Retail trade and the Leisure and Hospitality sectors each make up approximately 10 percent. Federal government jobs represent 6 percent of total employment in the area.

Change by Sector

Of the 42,400 net new jobs created over the year ending March 2016, nearly a third, or 13,200 jobs, were in the Professional and Business Services sector which increased by 3.5 percent over March 2015. There were also significant increases in the number of jobs in the Leisure and Hospitality sector, which increased by 6,400 jobs or 4.9 percent, Retail Trade, which increased by 5,600 jobs or 4.1 percent, and Education and Health Services, which experienced an increase of 5,000 jobs or 3.3 percent. The only sector to decline was the Federal Government, which decreased by 200 jobs or 0.2 percent. Changes in employment for all sectors are shown in the chart below.

**Northern Virginia
Employment Change by Sector
March 2015 to March 2016**



Employment in Fairfax County

Fairfax County specific employment data are reported on a delayed basis and are currently available only through the third quarter of 2015. In September 2015, total non-farm employment in the County was 589,354, an increase of 1.6 percent compared to last September. Employment fell 0.6 percent in 2013 and another 1.2 percent in 2014, an indication that federal sequestration continued to impact the local economy.