



# ECONOMIC INDICATORS®

FAIRFAX COUNTY  
DEPARTMENT OF MANAGEMENT AND BUDGET

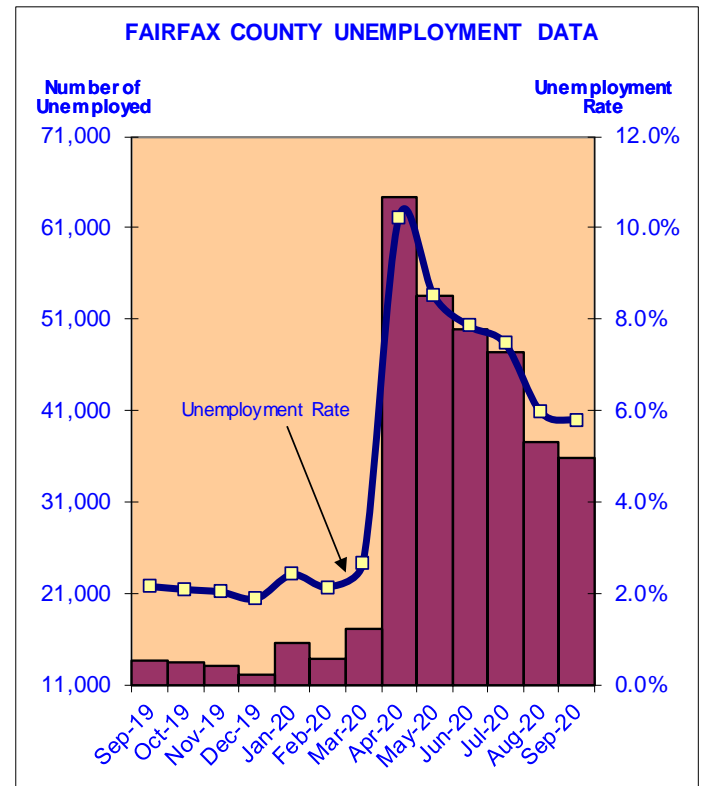
NOVEMBER 2020

## IN THIS ISSUE:

- The unemployment rate in Fairfax County decreased 0.2 percentage point to 5.8 percent in September.  
**(See page 1)**
- Sales tax receipts decreased 0.9 percent through the first four months of the fiscal year.  
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- The Consumer Confidence Index decreased in October.  
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- The number of homes sold in Fairfax County in October increased 28.2 percent from a year earlier.  
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- In October 2020, the average sales price of all homes sold in Fairfax County increased 11.0 percent compared to the average sale price in October 2019.  
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- The number of active listings of homes for sale in the County decreased 11.2 percent in October from a year ago.  
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- A 30-year fixed rate mortgage averaged 2.77 percent in November, the lowest level ever.  
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**Previous issues of this publication can be accessed at:**

<https://www.fairfaxcounty.gov/budget/economic-indicators>



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

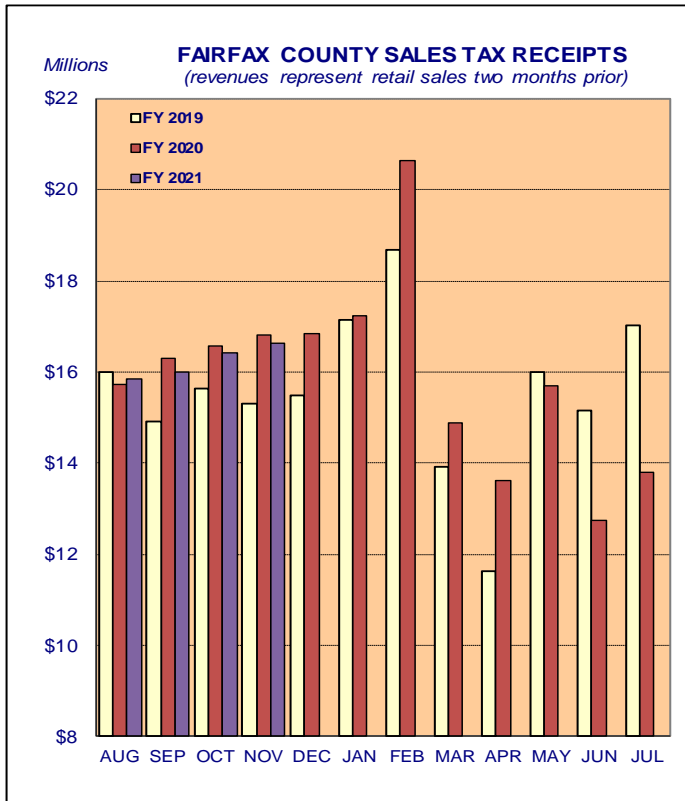
## Employment

Compared to August, the September unemployment rate in Fairfax County decreased 0.2 percentage point to 5.8 percent. The number of unemployed residents decreased over the month from 37,616 to 35,886. The County's unemployment rate was up 3.7 percentage points over September 2019.

The seasonally adjusted unemployment rate in Virginia in September increased 0.1 percentage point to 6.2 percent. The rate was up 3.5 percentage points over September 2019.

The U.S. seasonally adjusted unemployment rate in September decreased 0.5 percentage point to 7.9 percent, reflecting the continued partial resumption of economic activity after the COVID-19 related disruptions in previous months. The rate was up 4.4 percentage points compared to a year ago. Total nonfarm payroll employment increased by 661,000 jobs in September.

## Sales Tax Receipts



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

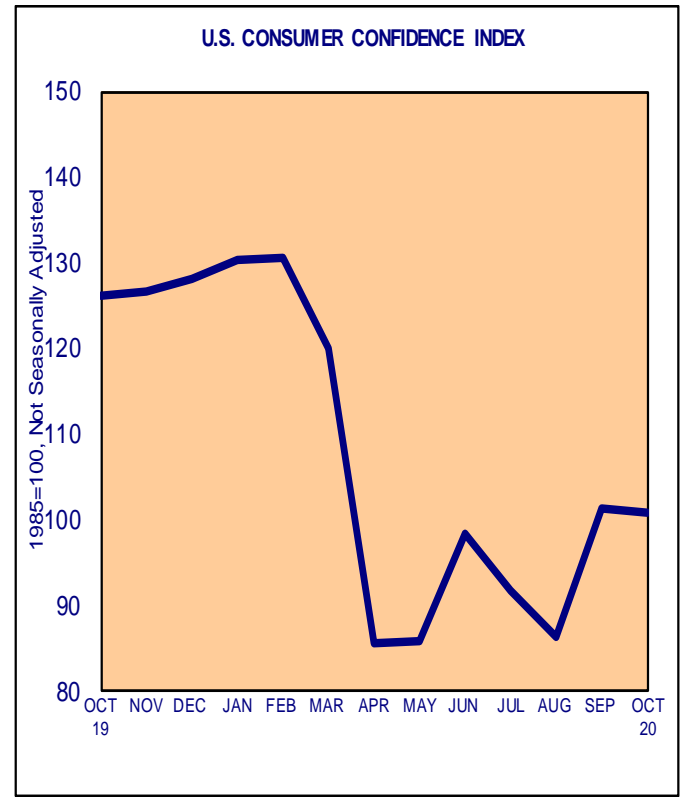
Sales Tax receipts distributed to Fairfax County in November for retail purchases made in September were \$16.6 million, a decrease of 1.1 percent from November 2019. For the first four months of FY 2021, sales tax receipts are down 0.9 percent compared to the previous year.

## 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 home price index, increased 6.6 percent for the 12 months ending in September. Home prices in the Washington Metropolitan area posted a 7.0 percent gain during the same period. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "This month's increase may reflect a catch-up of COVID-depressed demand from earlier this year; it might also presage future strength, as COVID encourages potential buyers to move from urban apartments to suburban homes."

## Consumer Confidence Index



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

The Consumer Confidence Index decreased slightly in October after increasing in September. The index now stands at 100.9 (1985=100), down from 101.3 a month ago. The present situation component increased while the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "Consumers' assessment of current conditions improved while expectations declined, driven primarily by a softening in the short-term outlook for jobs." She added that, "There is little to suggest that consumers foresee the economy gaining momentum in the final months of 2020, especially with COVID-19 cases on the rise and unemployment still high."

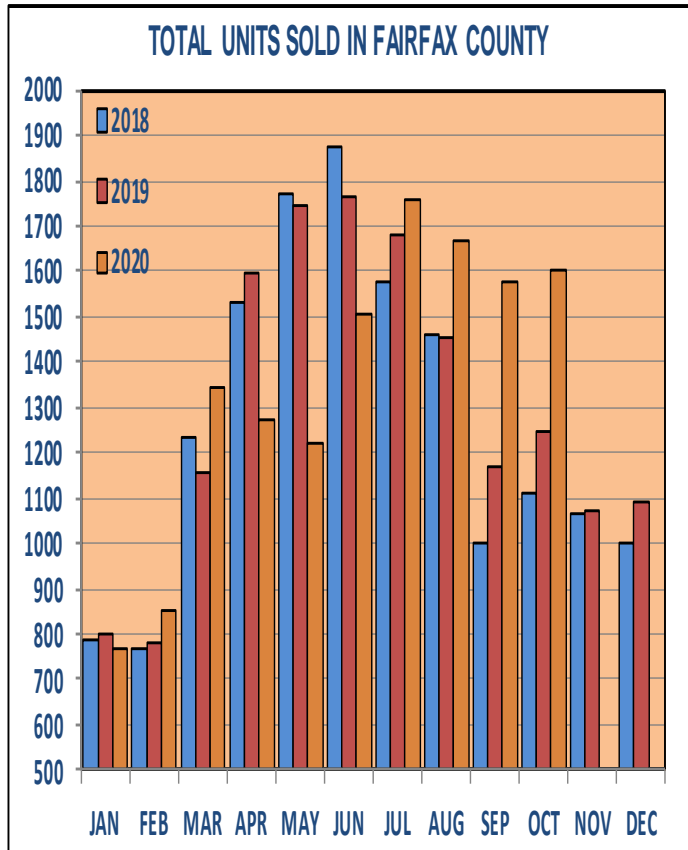
## Gross Domestic Product

Real gross domestic product (GDP) increased at an annual rate of 33.1 percent in the third quarter of 2020, according to a revised estimate by the Bureau of Economic Analysis (BEA). The initial estimate of growth was also 33.1 percent. Upward revisions to non-residential fixed investment, residential fixed investment, and exports were offset by downward revisions to state and local government spending, private inventory investment, and Personal Consumption Expenditures. During the second quarter of 2020, the real GDP decreased at an annual rate of 31.4 percent.

# FAIRFAX COUNTY HOUSING MARKET

## Total Home Sales Volume

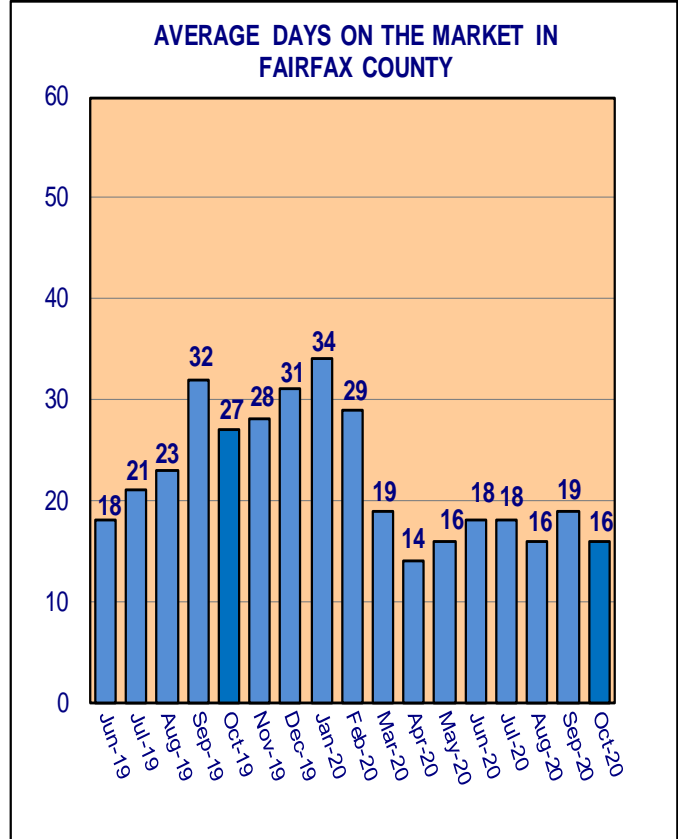
In October, 1,603 homes were sold in Fairfax County, an increase of 28.2 percent over the 1,250 homes that were sold in October 2019.



Source: Bright MLS. 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 16 days. This is 11 days fewer than the 27-day average in October 2019.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

## Average Home Sales Prices

The average sales price of all homes that sold in October 2020 in Fairfax County was \$659,283, an increase of 11.0 percent over the October 2019 average sales price of \$594,188. The average sales price was up 9.6 percent compared to the annual 2019 average home sales price of \$601,506.

The average sales price for detached homes that sold in October 2020 was \$874,277, an increase of 13.4 percent over the October 2019 average of \$770,910. The average sales price of attached homes increased 6.2 percent over the same period.

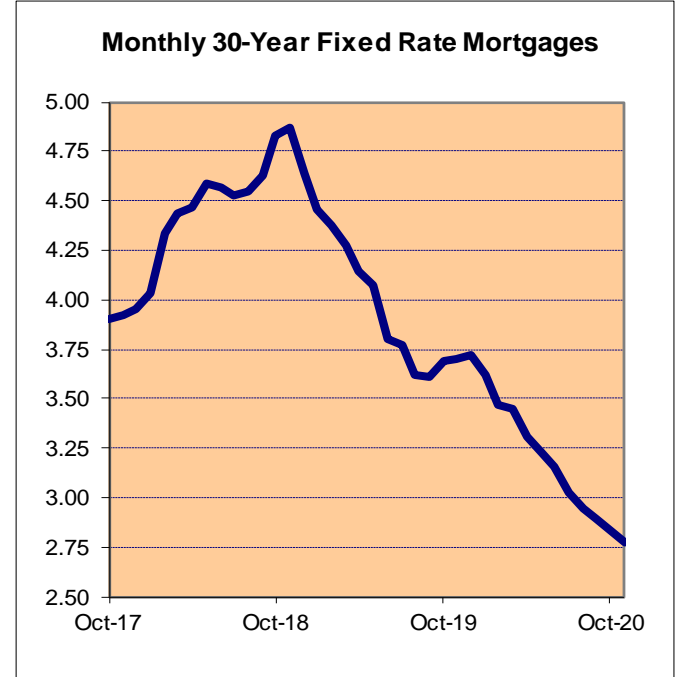
### FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN OCT 2020 COMPARED TO SALES IN OCT 2019

|                | OCT 2020  | OCT 2019  | % Change |
|----------------|-----------|-----------|----------|
| All Homes      | \$659,283 | \$594,188 | 11.0%    |
| Detached Homes | \$874,277 | \$770,910 | 13.4%    |
| Attached Homes | \$442,942 | \$416,898 | 6.2%     |

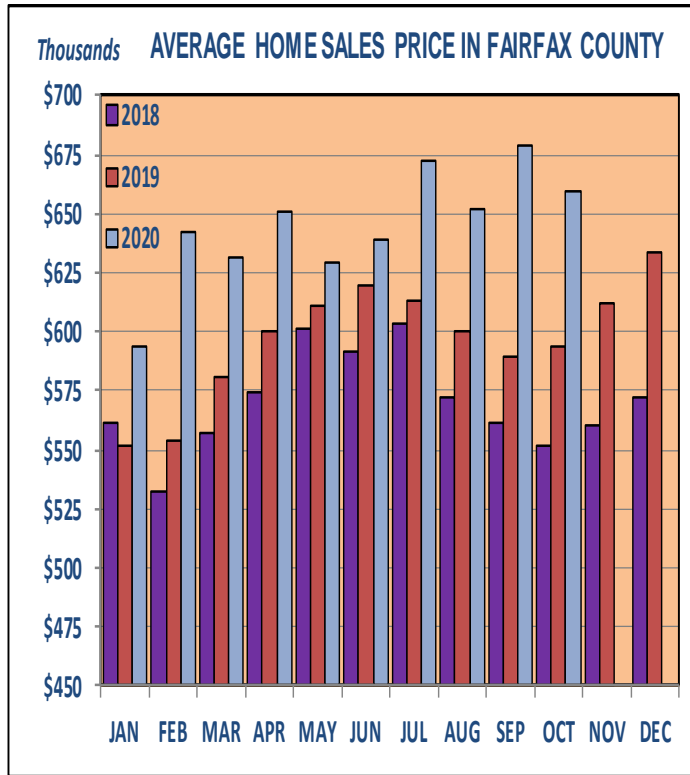
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read more about Fairfax County tax assessments, please visit: <https://www.fairfaxcounty.gov/taxes/real-estate>

## 30-Year Fixed Rate Mortgage

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate in November decreased to 2.77 percent from 2.83 percent a month ago. Mortgage interest rates have decreased for 11 consecutive months and are now at the lowest level ever.



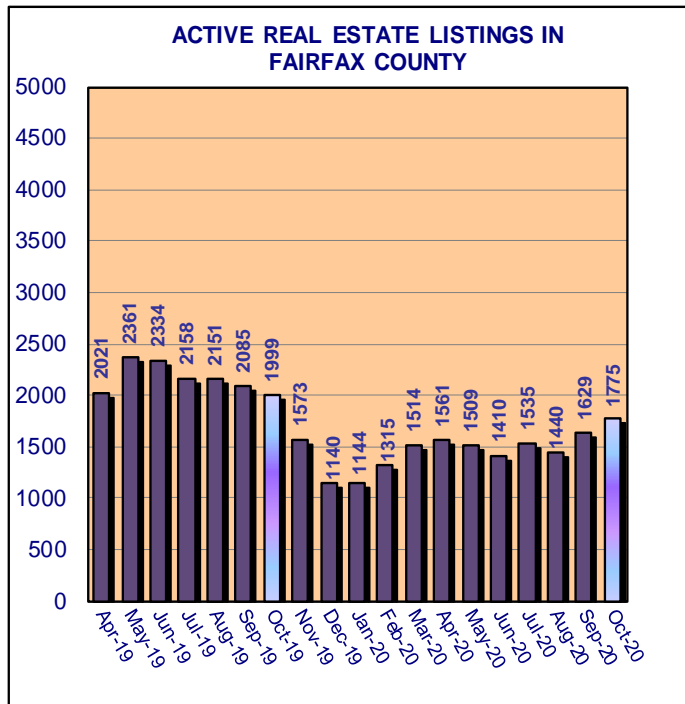
Source: Freddie Mac. Compiled by the Fairfax County Department of Management and Budget.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

## Inventory of Homes for Sale

The number of active listings in the County in October was 1,775, a decrease of 11.2 percent from the 1,999 listings in October 2019. Based on the October 2020 listings and the current sales rate, there is approximately a 1.1-month supply of homes for sale in the County, less than the 1.6-month supply a year ago.



Source: Bright MLS. Compiled by the Fairfax County Department of Management and Budget.

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