



ECONOMIC INDICATORS[®]

FAIRFAX COUNTY
DEPARTMENT OF MANAGEMENT AND BUDGET

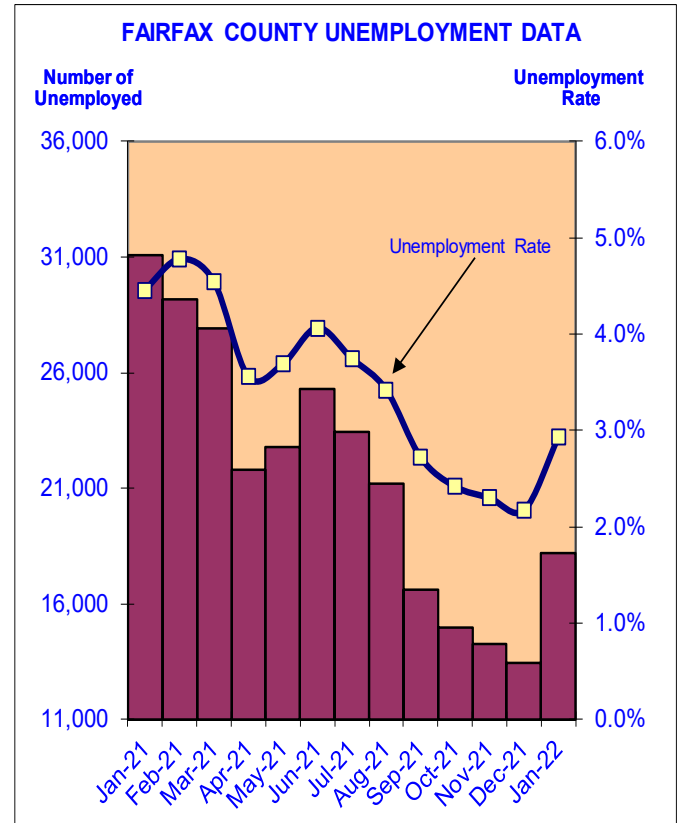
MARCH 2022

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- The unemployment rate in Fairfax County increased 0.6 percentage point to 2.9 percent in January.
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- Sales tax receipts in March for purchases made in January increased 14.6 percent compared to last March.
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- The Consumer Confidence Index increased in March after decreasing in February.
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- The number of homes sold in Fairfax County in February decreased 7.5 percent from a year earlier.
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- In February 2022, the average sales price of all homes sold in Fairfax County increased 8.5 percent compared to the average sale price in February 2021.
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- The number of active listings of homes for sale in the County decreased 44.9 percent from a year earlier.
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- A 30-year fixed rate mortgage averaged 4.17 percent in March, up from 3.76 percent in the previous month.
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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.

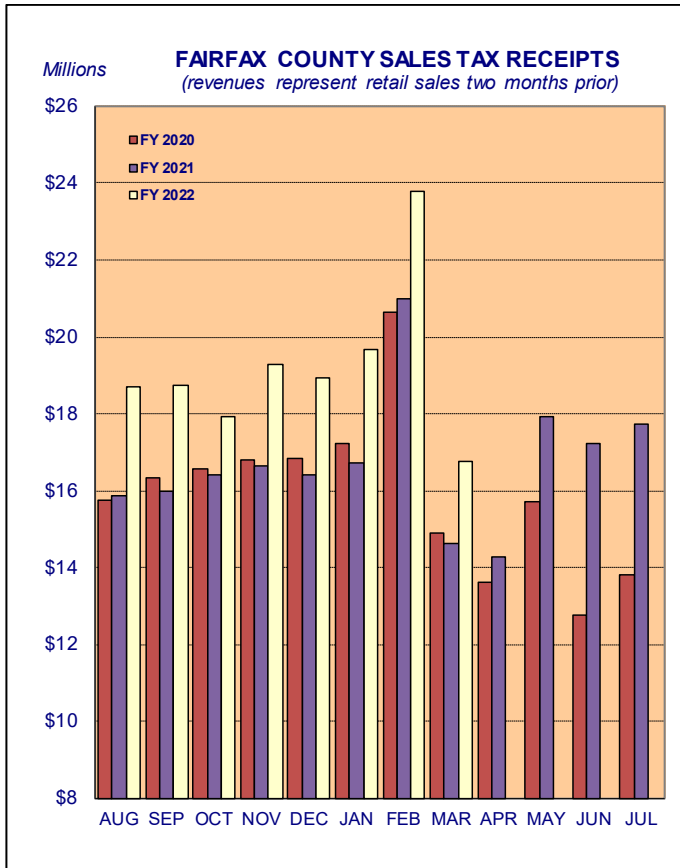
Employment

Compared to December, the January unemployment rate in Fairfax County increased 0.6 percentage point to 2.9 percent. The number of unemployed residents increased from 13,916 to 18,190. The County's unemployment rate was down 1.6 percentage points from January 2021.

The seasonally adjusted unemployment rate in Virginia in January remained unchanged at 3.3 percent. The rate was down 1.5 percentage points from January 2021.

The U.S. seasonally adjusted unemployment rate in January increased 0.1 percentage point to 4.0 percent. The rate was down 2.4 percentage points compared to a year ago. Total nonfarm employment increased by 467,000 in January, compared with an average monthly gain of 555,000 in 2021.

Sales Tax Receipts



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

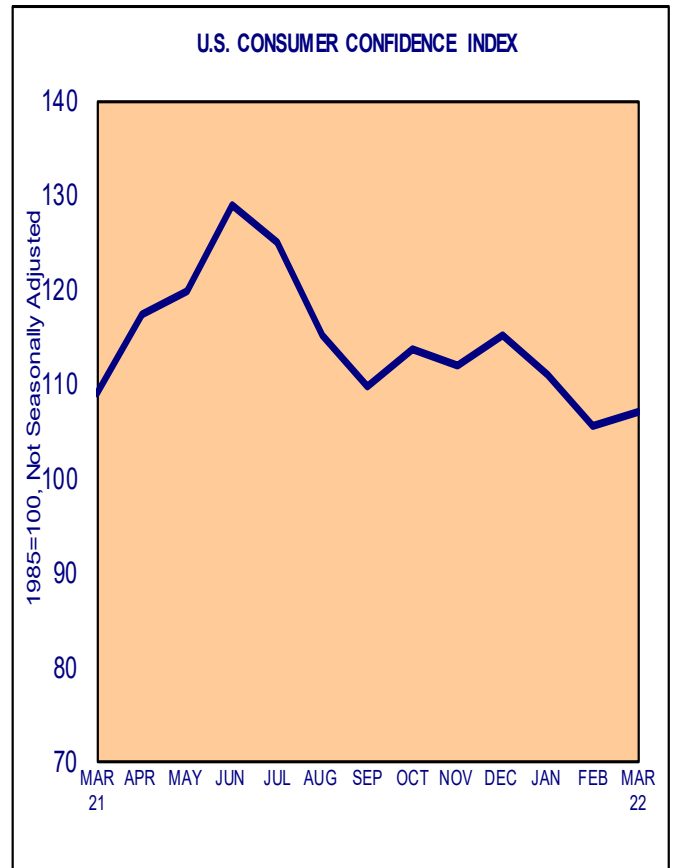
Sales Tax receipts distributed to Fairfax County in March for retail purchases made in January were \$16.7 million, an increase of 14.6 percent over March 2021. For the first eight months of FY 2022, sales tax receipts are up 15.1 percent compared to the previous year.

NATIONAL INDICATORS

Case-Shiller Index

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 19.1 percent for the 12 months ending in January. Home prices in the Washington Metropolitan area gained 11.2 percent during the same period, the lowest annual rate of increase among the 20 cities in the index. Craig J. Lazzara, Managing Director and Global Head of Index Investment Strategy, said that, "The macroeconomic environment is evolving rapidly. Declining COVID cases and a resumption of general economic activity has stoked inflation, and the Federal Reserve has begun to increase interest rates in response." He added that, "We may soon see the impact of increasing mortgage rates on home prices."

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 in February. The index now stands at 107.2 (1985=100) up from 105.7 in February. The present situation component increased while the expectations component decreased. Lynn Franco, Director of Economic Indicators at the Conference Board, said that, "purchasing intentions for big-ticket items like automobiles have softened somewhat over the past few months as expectations for interest rates have risen."

Consumer Price Index

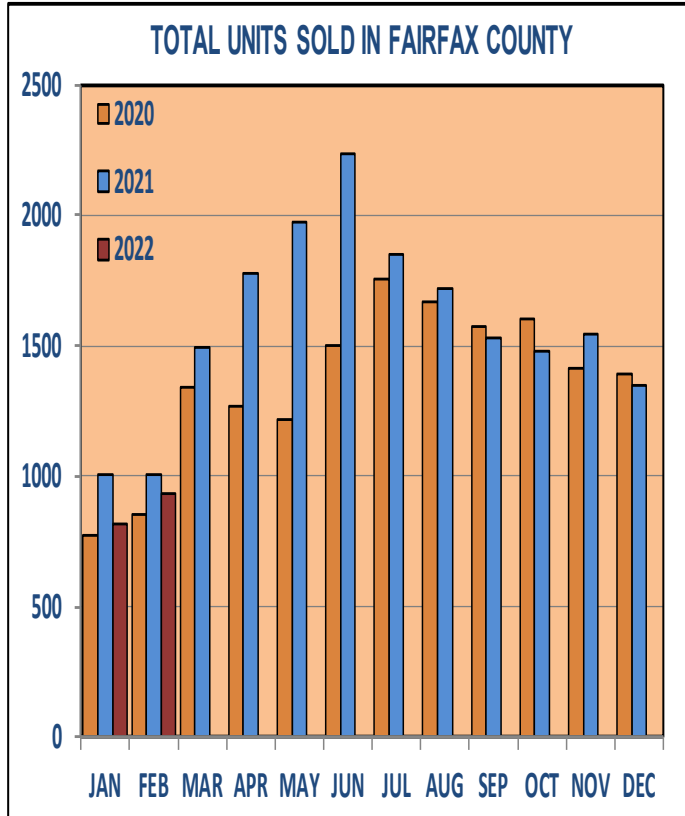
The Consumer Price Index for All Urban Consumers (CPI-U) increased 7.9 percent in February over the last 12 months before seasonal adjustment. This was the largest 12-month increase since the period ending January 1982. The core inflation rate excluding food and energy increased 6.4 percent. The increases were led by a 38.0 percent increase in gasoline costs, a 41.2 percent increase in the cost of used cars and trucks, and an increase of 7.9 percent in food costs. The cost of rental housing which makes up nearly a quarter of the index, increased 4.3 percent.

The Federal Reserve Board's target annual inflation rate is 2.0 percent.

FAIRFAX COUNTY HOUSING MARKET

Total Home Sales Volume

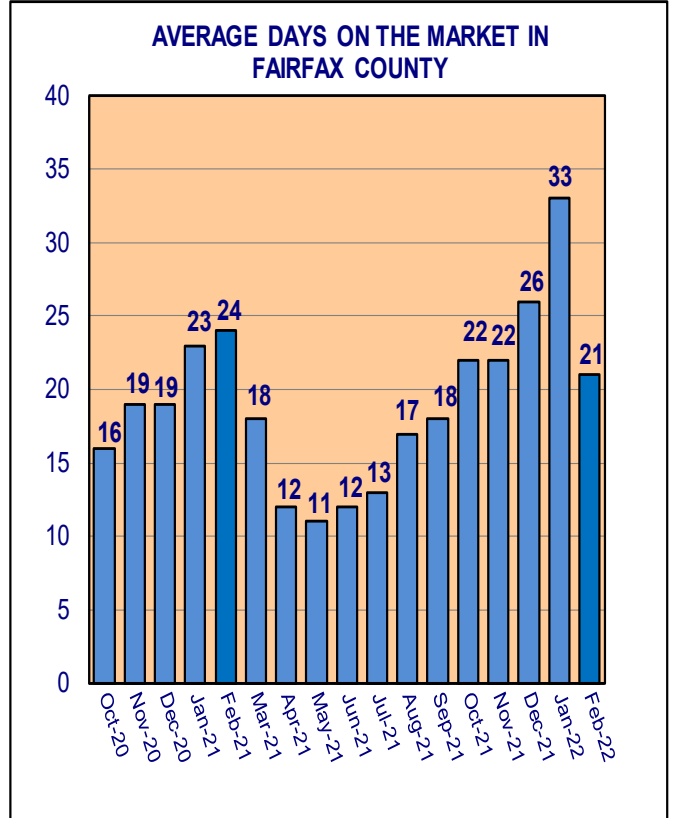
In February 2022, 933 homes were sold in Fairfax County, a decrease of 7.5 percent from the 1,009 homes that were sold in February 2021.



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 February 2022 were on the market for 21 days. This is 3 days shorter than the 24-day average in February 2021.



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 February 2022 in Fairfax County was \$713,873, an increase of 8.5 percent over the February 2021 average sales price of \$657,717. The average sales price was up 0.7 percent compared to the 2021 annual average home sales price of \$709,136.

The average sales price for detached homes that sold in February 2022 was \$1,029,954, an increase of 10.8 percent over the February 2021 average of \$929,980. The average sales price of attached homes increased 6.5 percent over the same period.

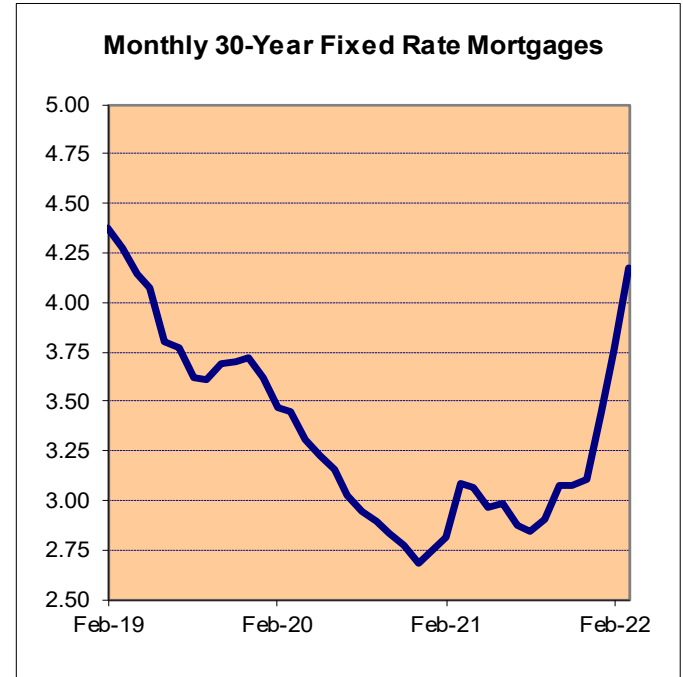
FAIRFAX COUNTY AVERAGE SALES PRICE OF HOMES SOLD IN FEB 2022 COMPARED TO SALES IN FEB 2021

	FEB 2022	FEB 2021	% Change
All Homes	\$713,873	\$657,717	8.5%
Detached Homes	\$1,029,954	\$929,980	10.8%
Attached Homes	\$458,435	\$430,501	6.5%

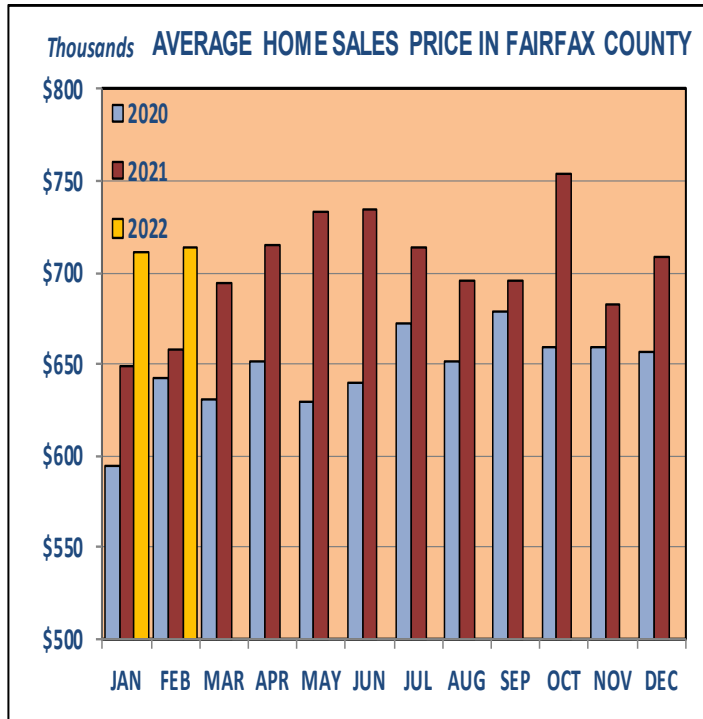
Changes in selling prices and the volume of sales are presented as indicators of the County's real estate market. Average selling price changes do not translate directly into assessment adjustments, since the mix of homes sold is not necessarily reflective of the County's entire housing stock. To read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

30-Year Fixed Rate Mortgages

According to Freddie Mac, the average 30-year fixed rate mortgage interest rate increased to 4.17 percent in March, up from 3.76 percent a month ago. A year ago, the average 30-year mortgage rate was 3.08 percent.



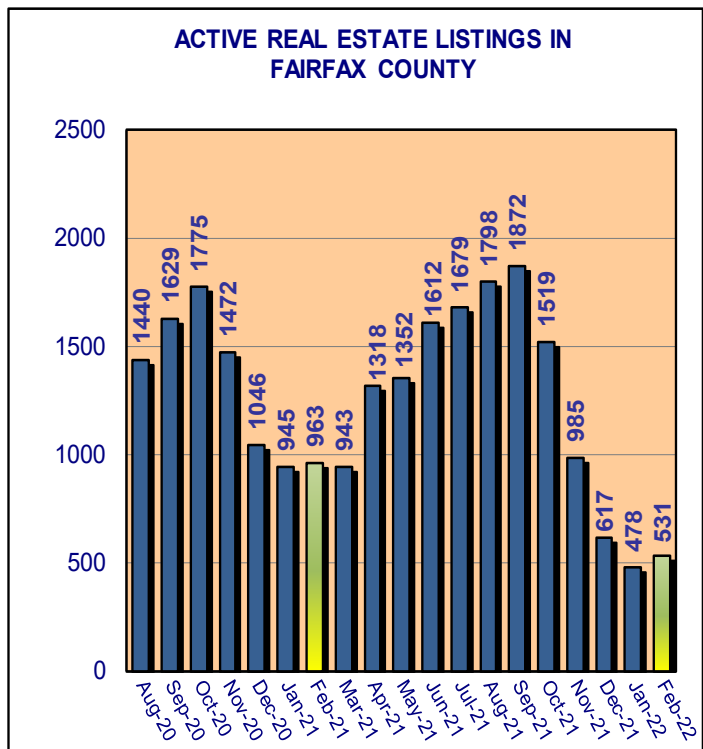
Source: Freddie Mac. Compiled by the Fairfax County Department of Management and Budget.



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

Inventory of Homes for Sale

The number of active listings for sale in the County in February 2022 was 531, a decrease of 44.9 percent from the 963 listings in February 2021. Based on the February 2022 listings and the current sales rate, there is approximately a 0.6-month supply of homes for sale in the County, a decrease from the 1.0-month supply a year ago.



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

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