



#### Overview

**The purpose of this report is to provide an overview of economic indicators that may impact Henrico County's ability to provide its services.** This report compiles National, State, and Local data that measure current economic conditions from National Financial Markets to Local Car Registrations. Most data will provide complete information for at least the previous fiscal year (FY24) and compare it to the current year (FY25). Data for FY25 is updated monthly as it becomes available. Some data is collected more frequently.

#### OMB Summary

The month of February yielded mixed economic results. The S&P 500 remained relatively flat over January, while the Consumer Confidence Index dropped for a third consecutive month with consumers citing pessimistic expectations for employment and wage growth. Despite this, average hourly wage changes outpaced inflation growth, a positive outcome for consumer buying power. Henrico County's unemployment rate dropped from 2.9% to 2.5%, and sits significantly below the national average of 4.0% during the same time frame; a testament to its robust local economy. The County also experienced its strongest Sales and Use tax collections in two fiscal years, with annual tax collections remaining strong. The housing market remains slow, with January reporting the highest days on market in the recorded dataset. It should be noted that January is a historically slow time of year for home sales and will continue to be closely monitored.

#### Metrics Considered

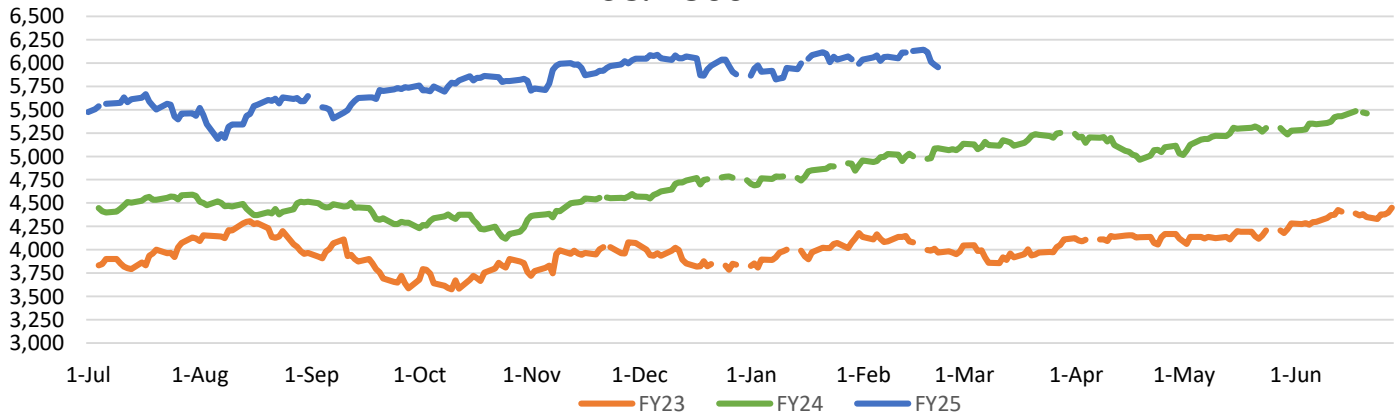
- **National:** S&P 500, Consumer Confidence Index, Real GDP, Wages, Consumer Price Index, Average Hourly Wage Changes against Changes in the Consumer Price Index, 30-Year Fixed Mortgage Rate
- **Virginia:** Unemployment Rate
- **Henrico:** Local Sales & Use Tax, Meals Tax, Real Property Tax, Personal Property Tax, Vehicle Registrations, Occupancy Tax, New Residential Construction, Average Days on the Housing Market & Median Sales Price, Residential Transactions & Foreclosures
- **Area:** Richmond Aviation Activity



## National Metrics

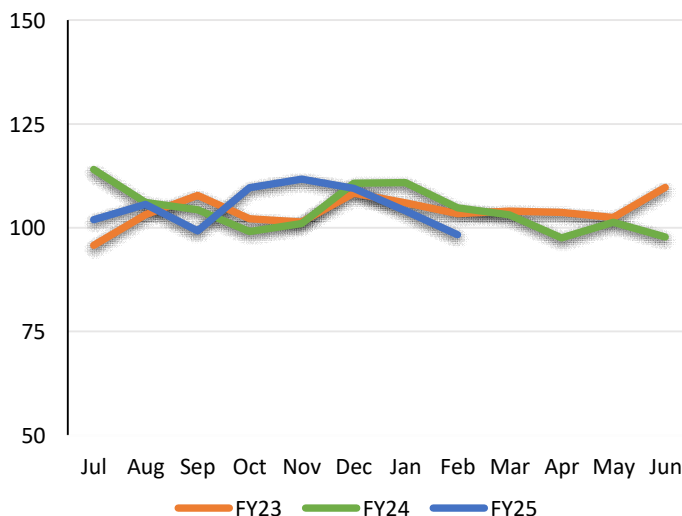
These indicators provide a mix of hard financial data as well as consumer consensus surveys to provide a macroeconomic and microeconomic view of the United States.

### S&P 500



The **S&P 500** is a stock market index measuring the performance of 500 large U.S. companies on stock exchanges and is considered one of the best representations of the U.S. economy. **The S&P 500 experienced volatility over the month of February, with the month's close exceeding its opening by less than one index point <sup>1</sup>.**

### Consumer Confidence Index



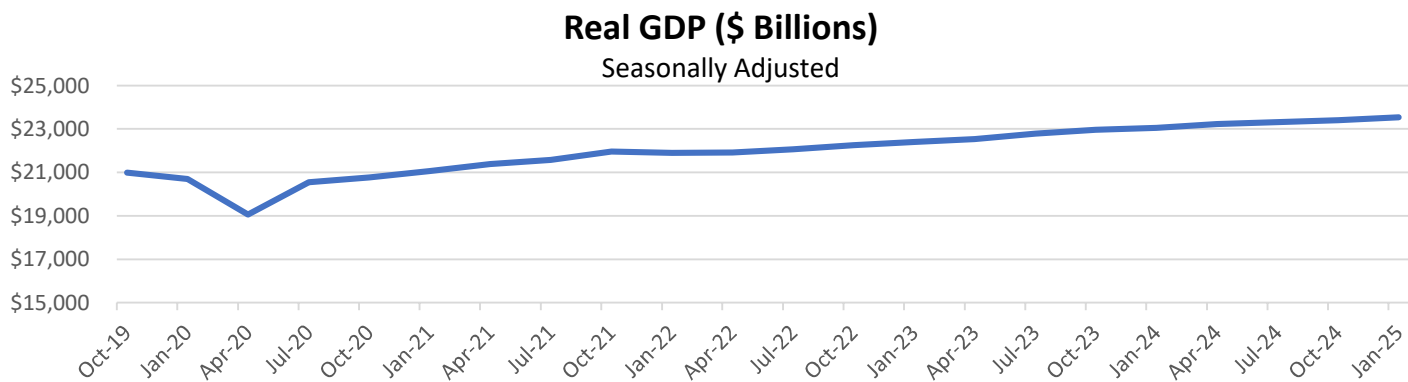
The **Consumer Confidence Index** is a monthly survey given to 5,000 randomly selected households gathering opinions on present situations and future expectations. It is benchmarked to 1985 (100) and best compared by reviewing month-over-month changes. **In February, the index dropped 5.8 points from January, the third consecutive month of decline, with consumers citing pessimistic outlooks in the labor market, business conditions, and income expectations<sup>2</sup>.**

<sup>1</sup> Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/SP500>

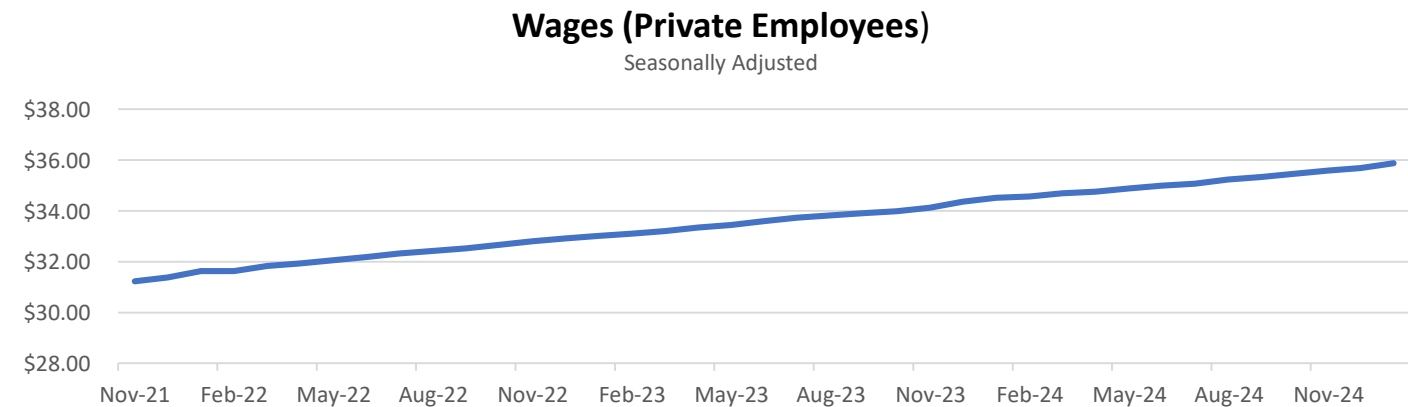
<sup>2</sup> The Conference Board; [US Consumer Confidence \(conference-board.org\)](https://www.conference-board.org/US-Consumer-Confidence)



National Metrics



The **Real Gross Domestic Product (GDP)** is an inflation adjusted standard measure of all goods and services produced by labor and property located in the United States in a given period. Gross domestic product can be calculated on a nominal or real (adjusted for inflation) basis. Since rising prices influence GDP, removing inflation related price changes isolates changes in production quantity. **In Q4 2024, real GDP increased by 0.56%<sup>3</sup> over Q3 2024, continuing the upward trend experienced since Q3 2022.**



The **Average Hourly Earnings of All Private Employees** measures average hourly earnings employers pay that include overtime and shift differentials but excludes benefits, bonuses, retroactive pay, or employer payroll taxes. While earnings data changes capture wage rate adjustments, they can also include changes in the mix of employment. **In January, the average hourly wage increased to \$35.87. This rise of \$0.18 from December represents an increase of 0.5%<sup>4</sup>.**

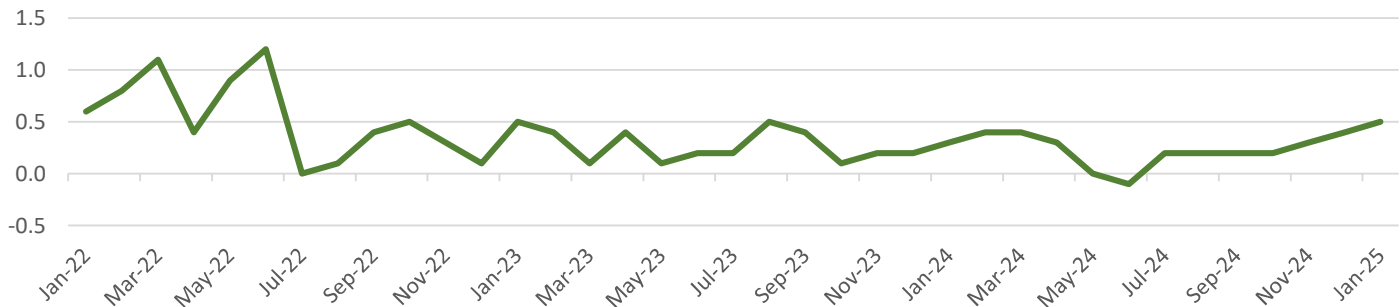
<sup>3</sup> Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/GDP>; GDP data is published quarterly.

<sup>4</sup> Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/CES0500000003>



## National Metrics

### Consumer Price Index



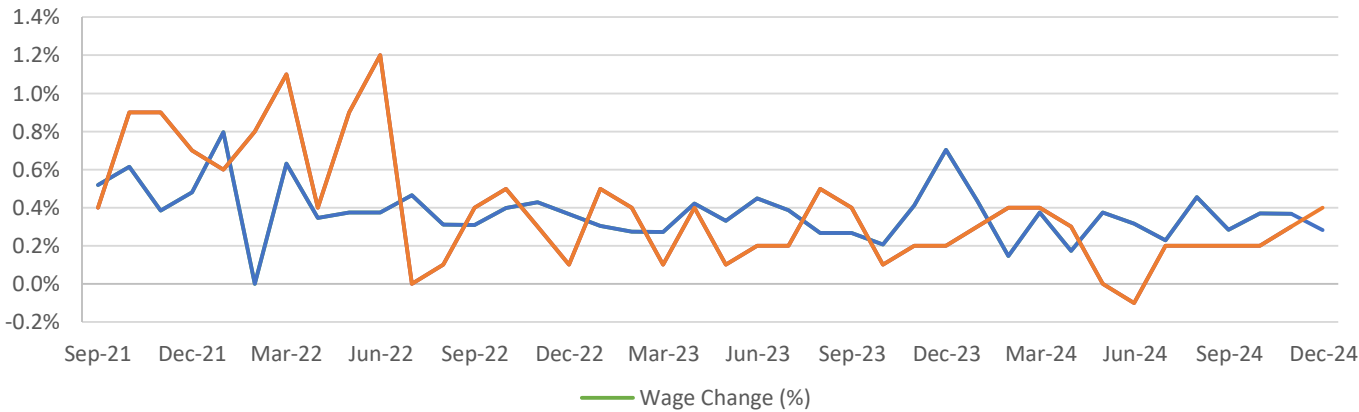
The **Consumer Price Index** (CPI) is a weighted average of the prices of an identified basket of consumer goods and services used to help monitor inflation. The index measures the average change in price that consumers pay overtime. The data is presented as a 1-month percent change, which means that anything shown greater than zero is indicative of inflation (prices increasing) while anything below zero is indicative of deflation (prices decreasing). **During the month of January, the consumer price index rose by 0.5%<sup>5</sup>.** The current 12-month CPI growth is 3.35% (unadjusted) as reported by the Bureau of Labor Statistics. This is 0.103% less than the trailing 12-month average of 3.45%, indicating continued inflation less than that of last year.

<sup>5</sup> U.S. Bureau of Labor Statistics; [Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)



National Metrics

Average Hourly Wage Changes against Changes in CPI

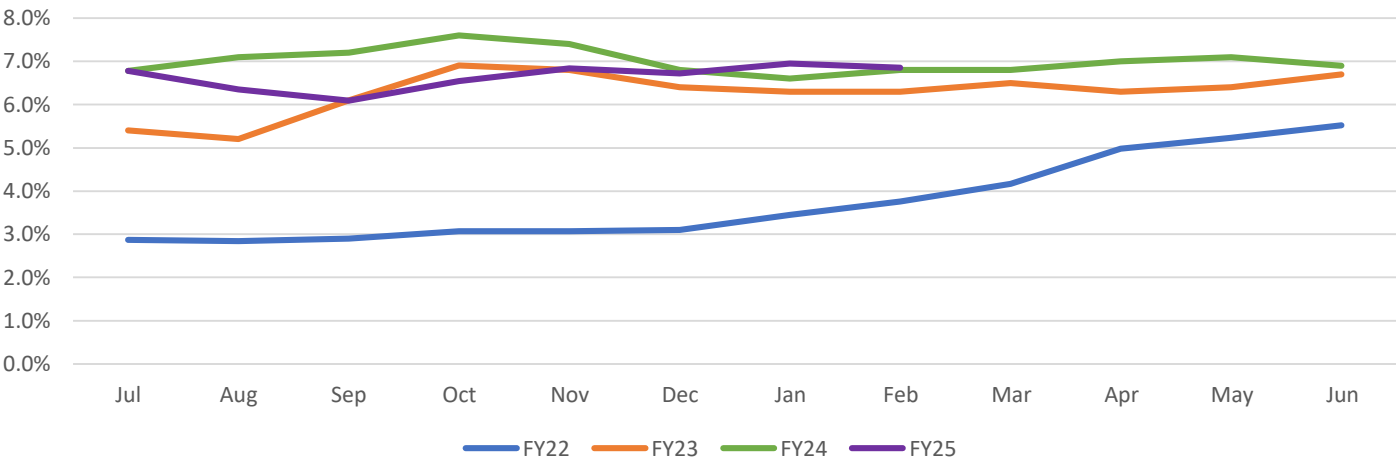


**Average Hourly Wage Changes against Changes in the Consumer Price Index** analyzes the relationship between national wages and consumer pricing, and more loosely, its affiliate inflation. It should be noted that this graph encompasses month over month changes, with both metrics demonstrating continuous upward growth over the past 2 years of recorded data. **January had a monthly wage growth of 0.3% while the CPI increased 0.5%, a positive outcome for consumer buying power.**



National Metrics

30-Year Fixed Mortgage Rates



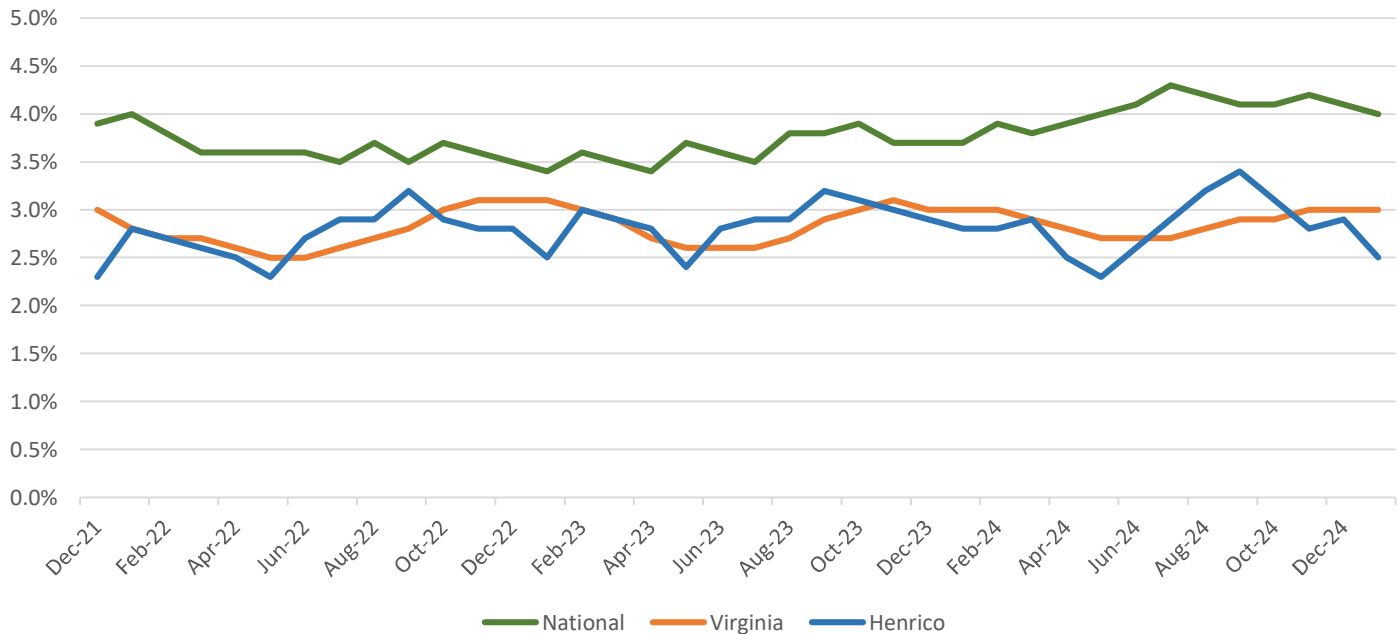
The **30-Year Fixed Mortgage Rate** is the most common financing mechanism used by residential home buyers. The interest rate represents the amount a qualified borrower will be charged by a lender over the loan term. **In February, the 30-year fixed mortgage interest rate decreased from 7.0% to 6.9%<sup>6</sup>. This decrease follows three rate cuts from the Federal Reserve in 2024, an effort to ease pressure on the economy from elevated interest rates and may have implications for residential real estate transactions and average days on the market in the months to follow.**

<sup>6</sup> Freddie Mac; [30-Year Fixed-Rate Mortgages Since 1971 - Freddie Mac](#)



## Combined Metrics

### Unemployment Rates



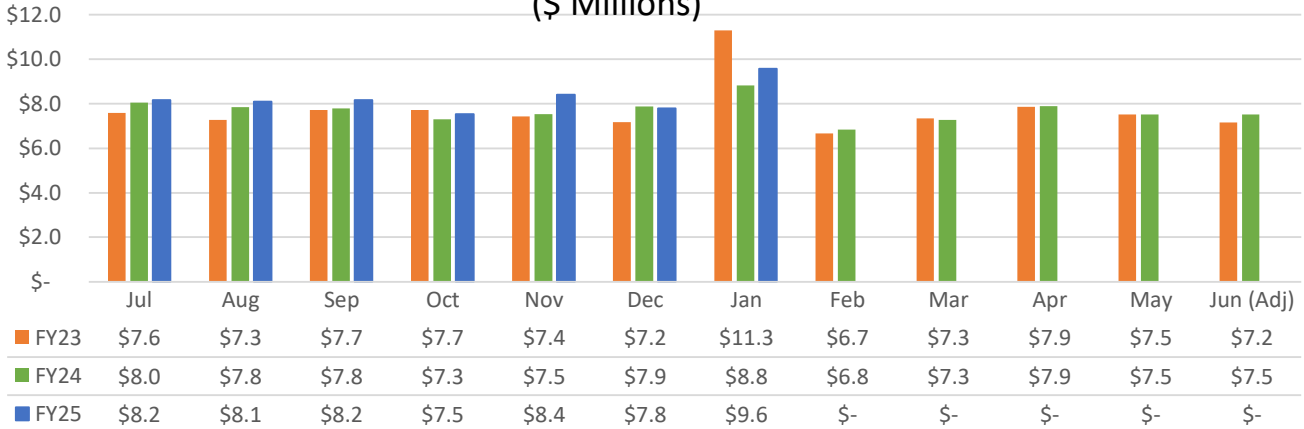
The **Unemployment Rate** shows the number of unemployed people as a percentage of the workforce. Known as the U-3 unemployment rate, an individual must be actively seeking work or laid off to be included. State unemployment data lags roughly six weeks while local unemployment data lags nine weeks. **In the month of January, the unemployment rate remained stable at 4.1% and 3.0% at the National and State levels respectively. In December, Henrico County's unemployment rate decreased sizably from 2.9% to 2.5%<sup>7</sup>.** Historically, Henrico unemployment rates have trended closely with the National and State levels.

<sup>7</sup> US Bureau of Labor Statistics; <https://data.bls.gov/lausmap/showMap.jsp>



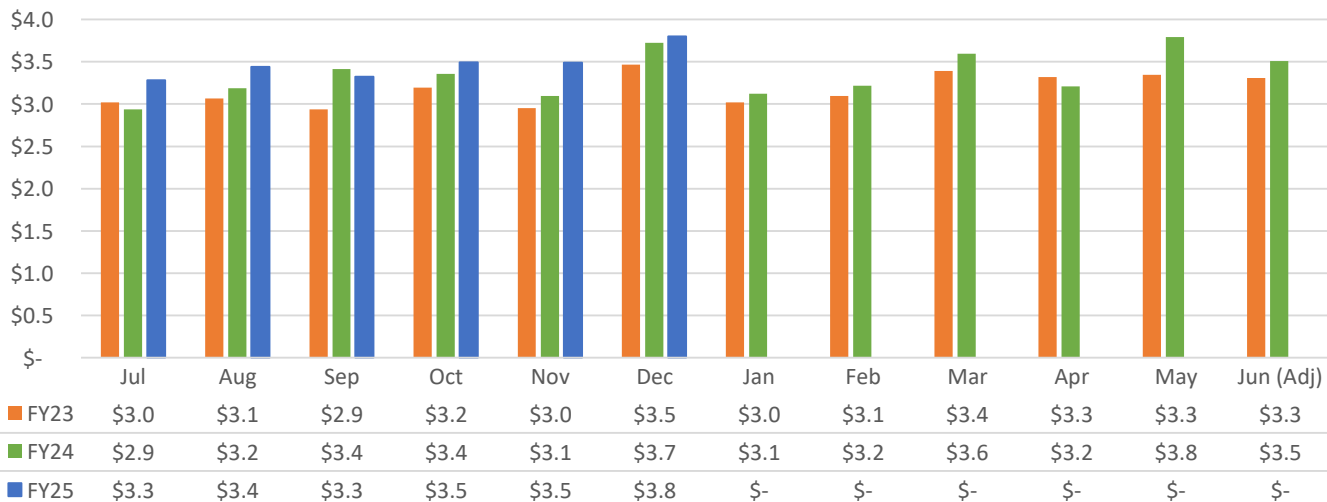
## Henrico Metrics

### Local Sales & Use Tax (\$ Millions)



Henrico County **Sales & Use Tax** amounts to 6% on each purchase collected by the Commonwealth. By law, 1% is then remitted back to the County from the State. **January FY25 recorded collections of \$9.6 million, \$0.7 million higher than January FY24 collections, and the strongest month for collections since January FY23, which included a one-time correction adjustment.**

### Meals Tax (\$ Millions)



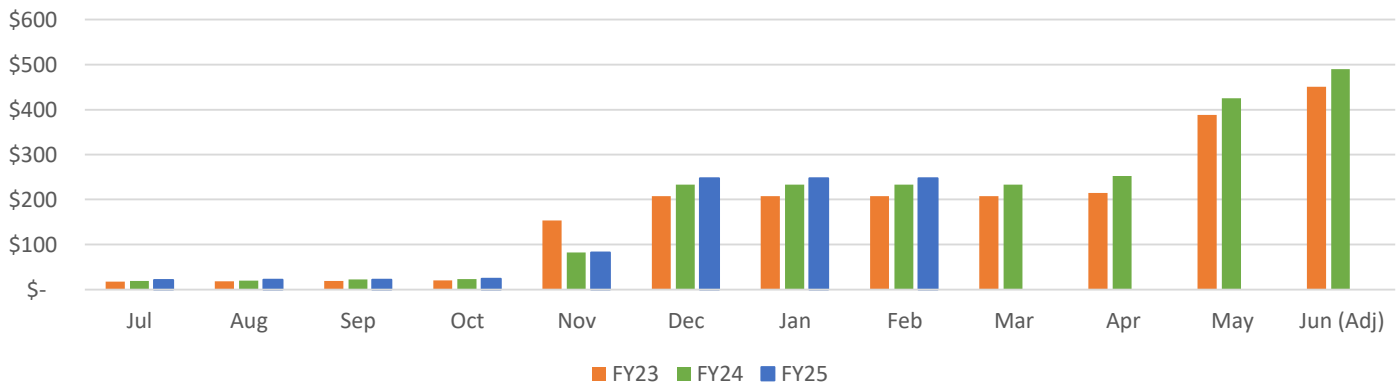
Henrico's **Meals Tax** establishes a 4% tax on prepared food and beverages. Revenue generated by the Meals Tax is dedicated to the operational and capital project needs of Henrico's Public Schools. Collections lag by two months and are compared as year-over-year monthly collections. **December FY25 collections totaled \$3.8 million, with year-to-date collections exceeding FY24 by \$1.1 million.**





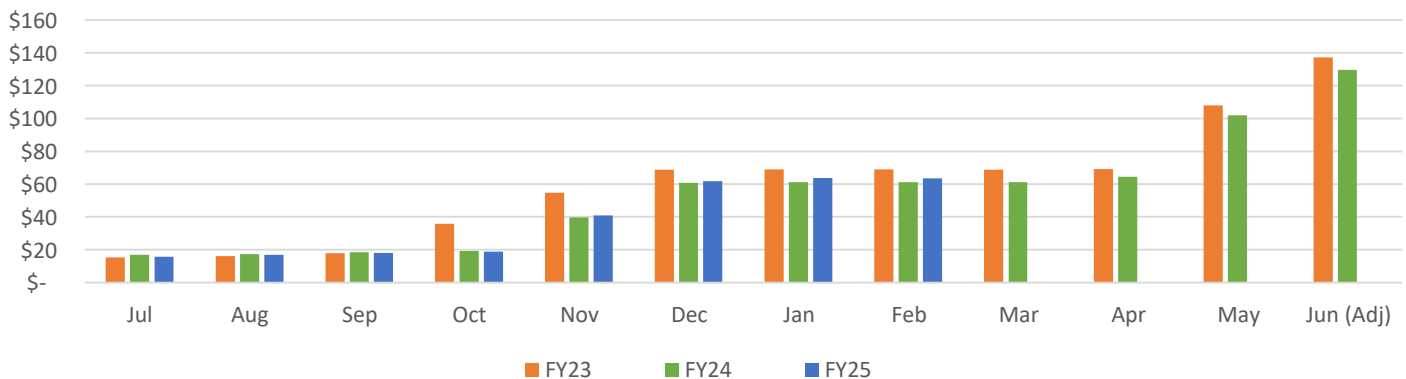
## Henrico Metrics

**Real Property Taxes**  
(\$ Millions, Cumulative)



**Real Property Taxes** are collected on property used for residential and nonresidential purposes. The Code of Virginia provides for assessment of real property at 100% of fair market value, which is the probable amount a property would sell for today if exposed to the market for a reasonable period. Collections are due twice a year in December and June. At the time of publication, **Real Property Tax Collections through February FY25 are \$247.6 million.** The graph above represents cumulative collections through each fiscal year.

**Personal Property Taxes**  
(\$ Millions, Cumulative)

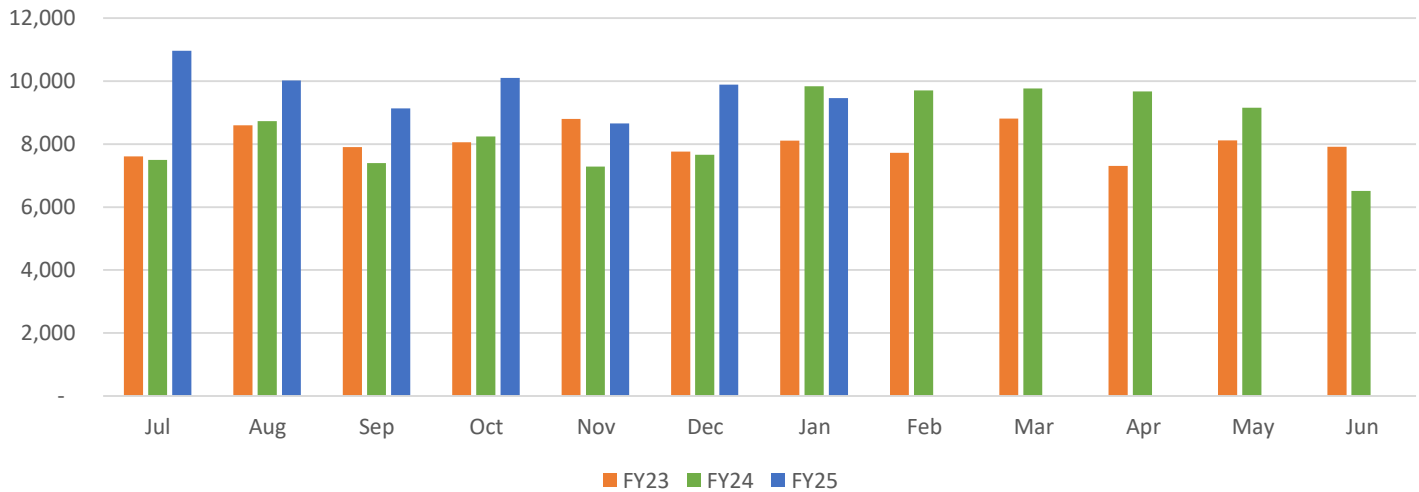


**Personal Property Taxes** are collected on all vehicles including cars, trucks, trailers, motorcycles, motor homes, aircraft, and watercraft. Personal property is collected in the locality where it is normally garaged, docked, or parked. Henrico County uses the J.D. Power Official Used Car Guide as of January 1<sup>st</sup> of each year to establish valuations. Collections are due twice a year in December and June. **Personal Property Tax Collections through February FY25 recorded \$63.7 million. The Personal Property Tax rate was lowered to \$3.40 in FY24, impacting collection totals compared to FY23.**

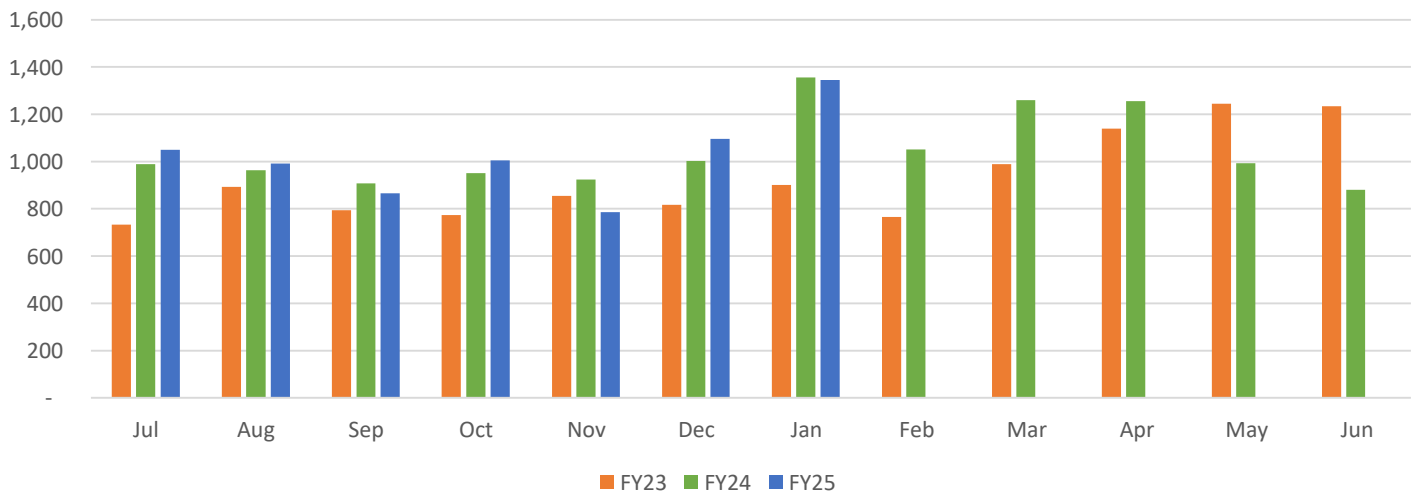


## Henrico Metrics

### Used Car Registration



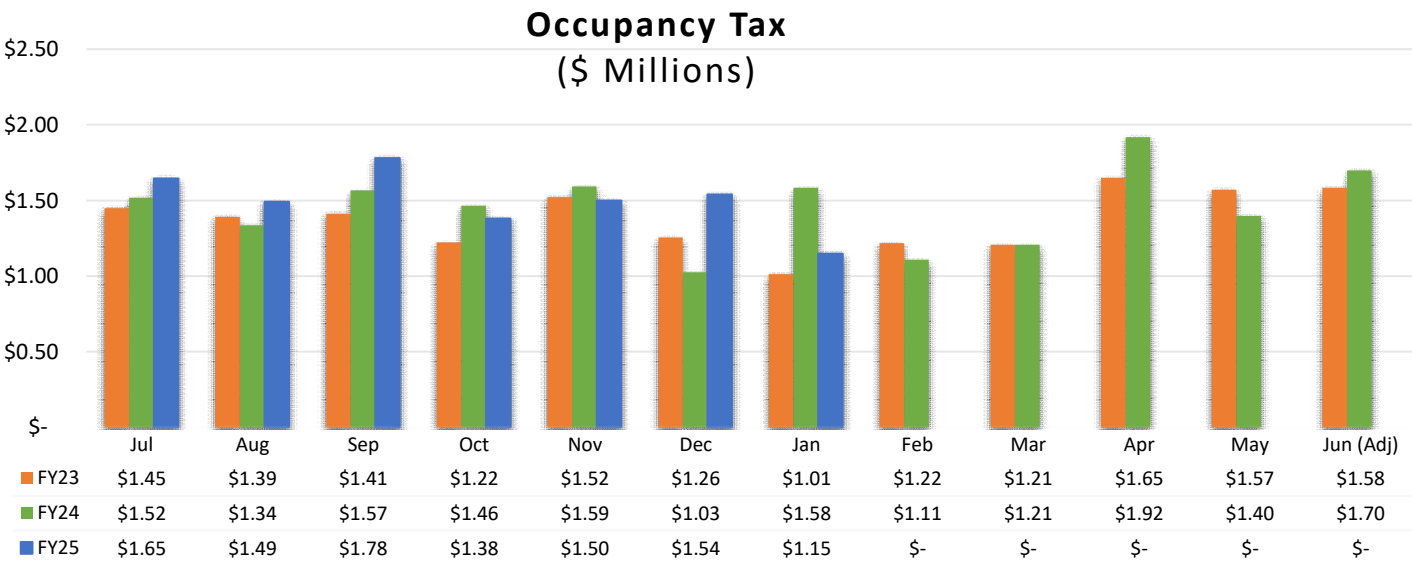
### New Car Registration



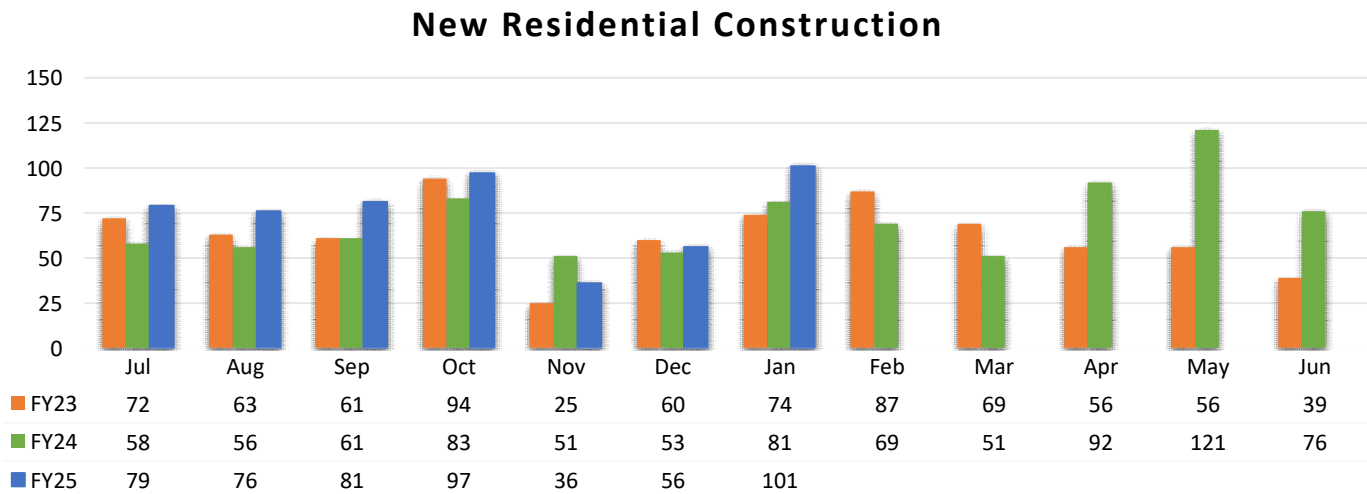
**Vehicle Registration** data is acquired from the Virginia Department of Transportation and is comprised of both new and used vehicles; the metric strongly correlates to vehicle sales. **Used Car Registrations in January recorded 9,464. New Car Registrations in December recorded 1,344. Used Car Registrations in FY25 strongly exceed FY24 values, signaling a growing and resilient local economy. New Car Registrations in FY25 have remained close to FY24 levels; both Used and New Car Registrations in January slightly lagged January FY24 registrations, but remain strong.**



Henrico Metrics



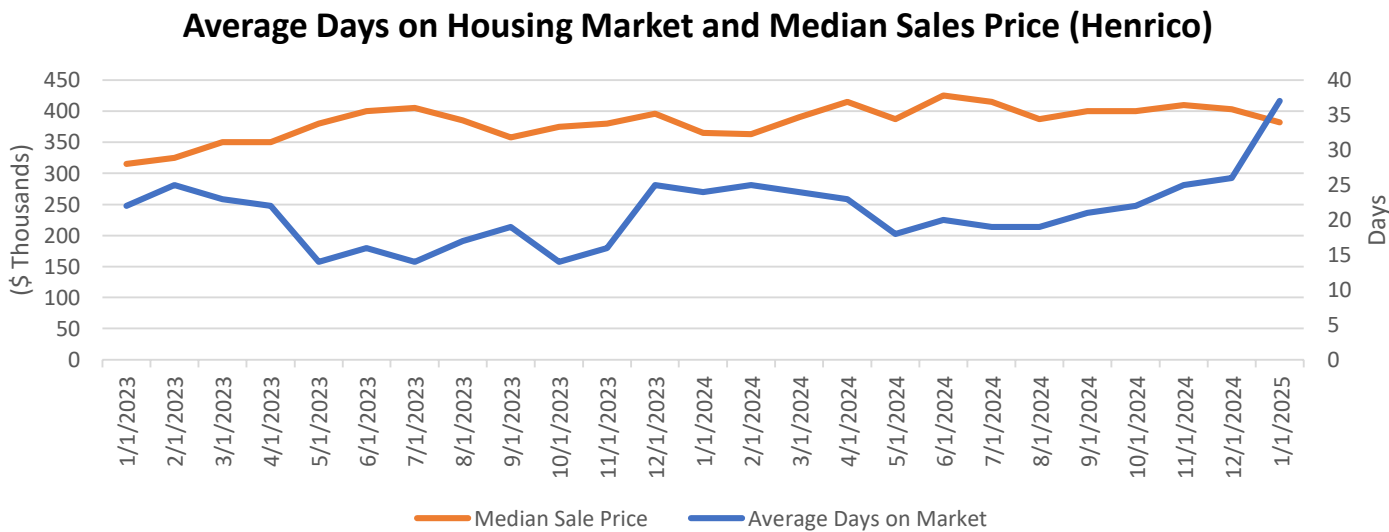
Henrico’s **Occupancy Tax** is collected on lodging for overnight stays. **Occupancy Tax collections in January FY25 totaled \$1.15 million, \$0.44 million lower than January FY24.**



**New Residential Construction** is comprised of new single-family houses that were issued building permits. A slowdown may indicate worsening economic conditions, increased competition from neighboring localities, or a lack of expansion capabilities. **January FY25 construction totaled 101 permits, 20 more than January FY24 and the strongest to date this fiscal year.**



Henrico Metrics

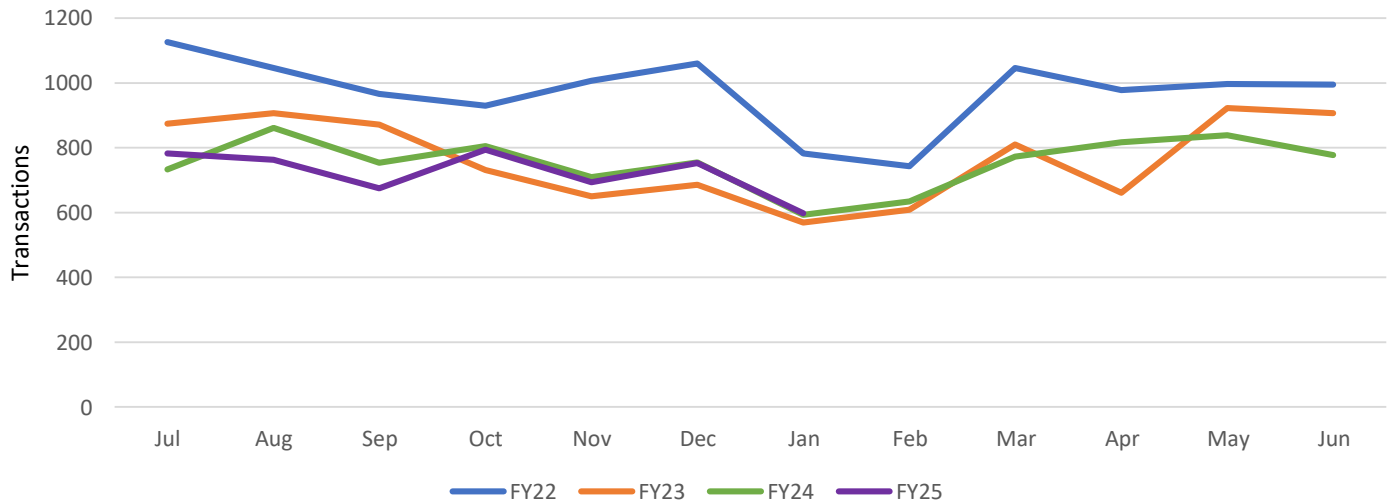


**Average Days on the Housing Market and Median Sale Price** provides a benchmark of the state of the housing market in Henrico. An increase in the time spent on market may indicate a slowing of the housing market, while a decrease may indicate acceleration. Median Sales Price tracks the middle value of homes sold in the County that month and can provide insight into the general direction of the market. **The Median Sales Price for the month of January totaled \$382,000, a \$21,000 decrease from December. Average Days on the Housing Market increased from 26 in December to 37, the highest in the recorded data set. It should be noted that January is a historically slow time of year for home sales, and may see this number corrected in the March economic report.**



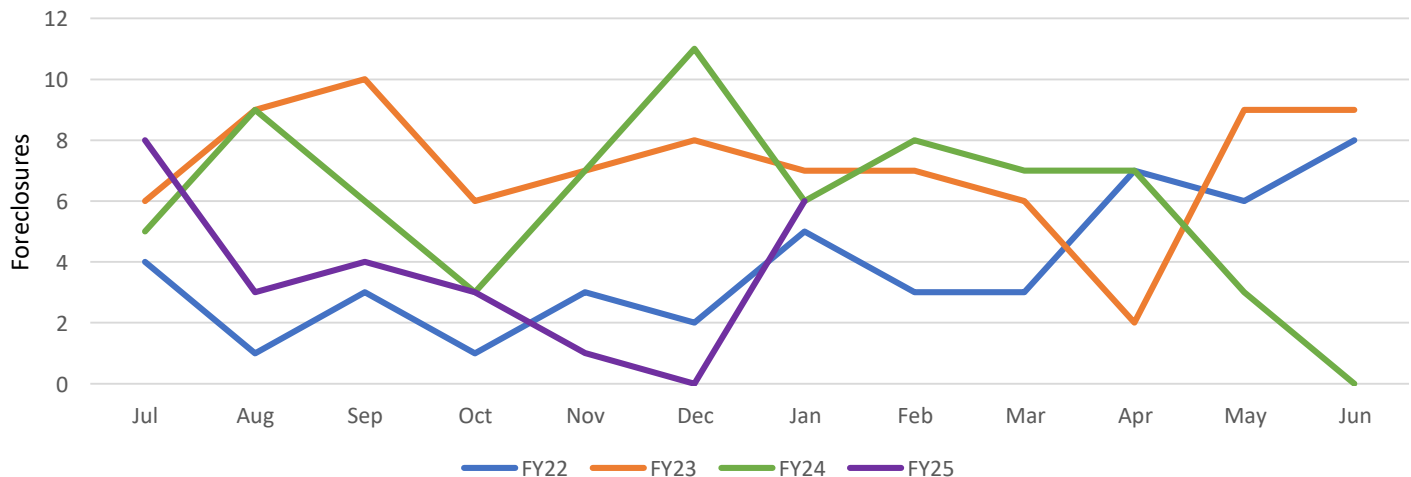
## Henrico Metrics

### Residential Transactions



**Foreclosures & Transactions** data represents Henrico's completed residential sales and reports residential foreclosures. These provide a snapshot of Henrico's housing market. Consistence in transactions represents a healthy and growing market. **A total of 598 residential transactions were recorded in January FY25, 5 greater than the previous fiscal year and in line with seasonal trends.**

### Residential Foreclosures

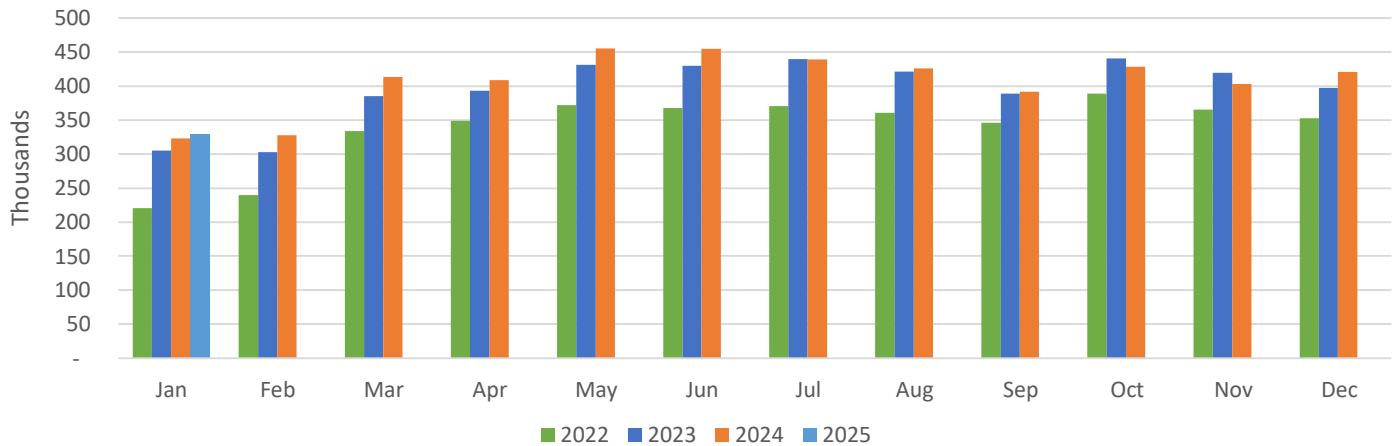


**There were 6 foreclosures reported in January FY25.**



## Area Metric

### Richmond Aviation Activity



**Richmond Aviation Activity** represents passenger activity in and out of Richmond International Airport. The value is the combination of enplaned (departing) and deplaned (arriving) passengers. This provides traffic activity as it relates to flights around Henrico. Air travel can provide a benchmark for imported economic activity and is correlated with Occupancy and Meals Tax collections. **January 2025 saw a total passenger count of 329,098, a 1.83% increase from January 2024<sup>8</sup>.**

<sup>8</sup> Richmond International Airport; <https://flyrichmond.com/airport-information/>