



Overview

The purpose of this report is to provide an overview of economic indicators for the month of September that may impact Henrico County's ability to provide its services with data received between September 1st and September 30th, 2026. This report compiles National, State, and Local data that measures current economic conditions from National Financial Markets to Local Car Registrations. Most data will provide complete information for at least the previous fiscal year (FY26) and compare it to the current year (FY27). Data for FY27 is updated monthly as it becomes available. Some data is collected more frequently throughout the month.

OMB Summary

The month of September yielded mixed-to-negative economic outcomes. The Consumer Confidence Index continues to decline based on consumers' short-term outlook for income, business, and labor market conditions. The 30-Year Fixed Mortgage Rate increased from 6.7% to 7.0%. The Federal Open Market Committee voted unanimously to increase the federal funds target rate by 25 basis points. Unemployment rates remained stagnant at all levels. Crude Oil Prices experienced more volatility during September. Richmond Airport activity slowed compared to FY26. Residential transactions have declined, while foreclosures have increased so far in FY27. Despite this, the S&P 500 continues to be resilient. Year-to-date tax collections remain strong across all bases.

Metrics Considered

- **National:** S&P 500, Consumer Confidence Index, Real GDP, Wages, 30-Year Fixed Mortgage Rate, Crude Oil Prices
- **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

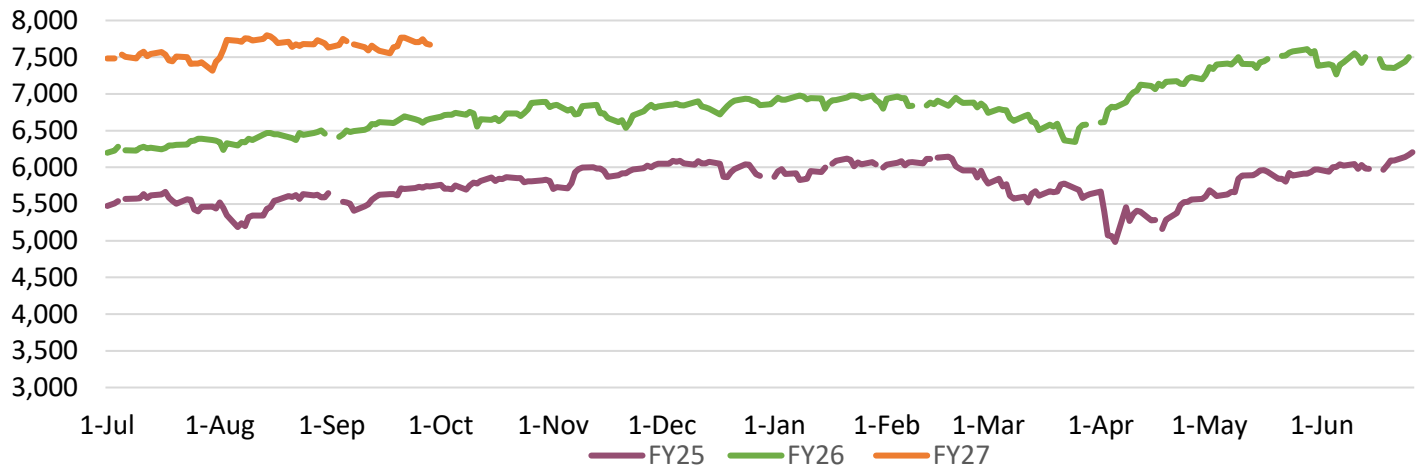
This report is not intended to provide investment advice. Due to the Federal Government Shutdown, Bureau of Labor Statistics data was not collected for October 2025. Some of the statistics were also not collected for November 2025. Consumer Price Index, Hourly Wage Changes against Changes in the Consumer Price Index, and Unemployment numbers are impacted by these omissions.



National Metrics

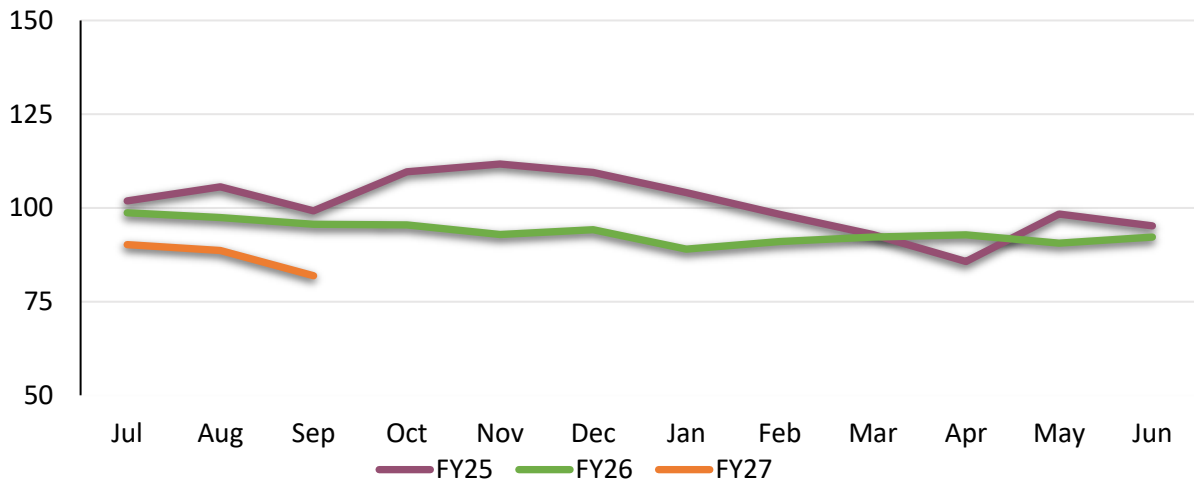
These indicators provide a mix of hard financial data as well as consumer consensus surveys to provide a macroeconomic and microeconomic view of the United States.

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 remained very steady for the duration of September, closing at 7,670.**

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. **During September the index decreased by 6.7 points from a revised 88.6 in August. Consumers cited negative expectations for income, business, and labor market conditions.**¹

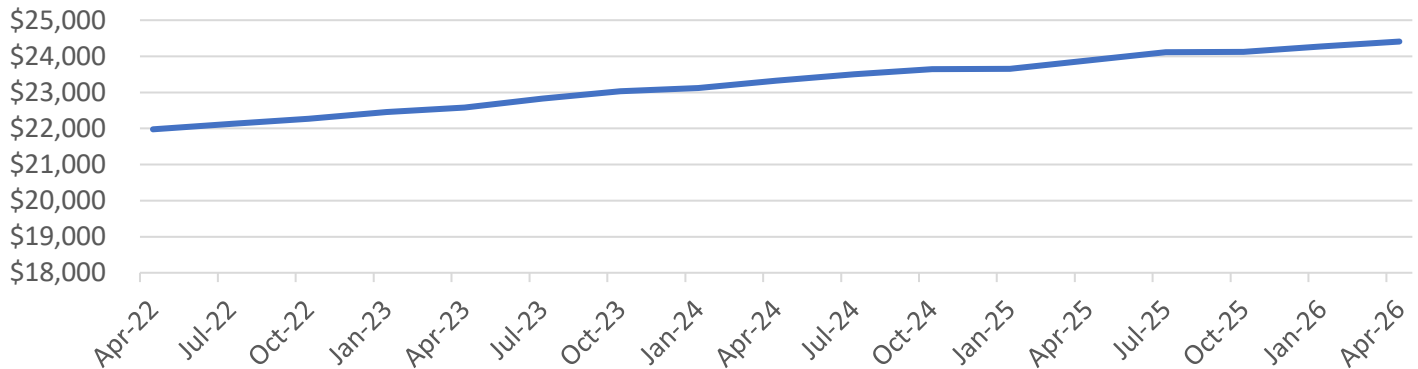
¹The Conference Board; [US Consumer Confidence \(conference-board.org\)](https://www.conference-board.org/consumer-confidence)



National Metrics

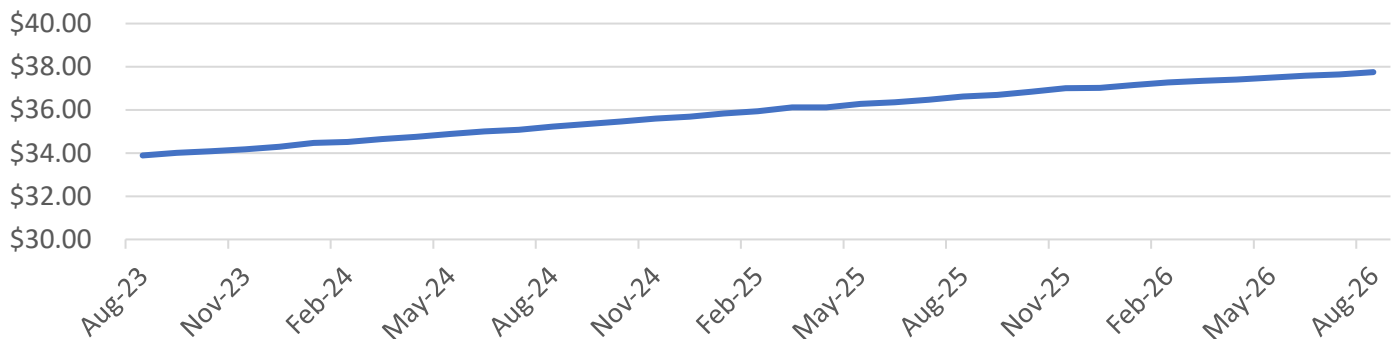
Real GDP (\$ Billions)

Seasonally Adjusted



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 products 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 Q2 2026, real GDP increased by 0.55%² over a revised Q1 2025, continuing a consistent increase over the past five years.**

Wages (Private Employees)



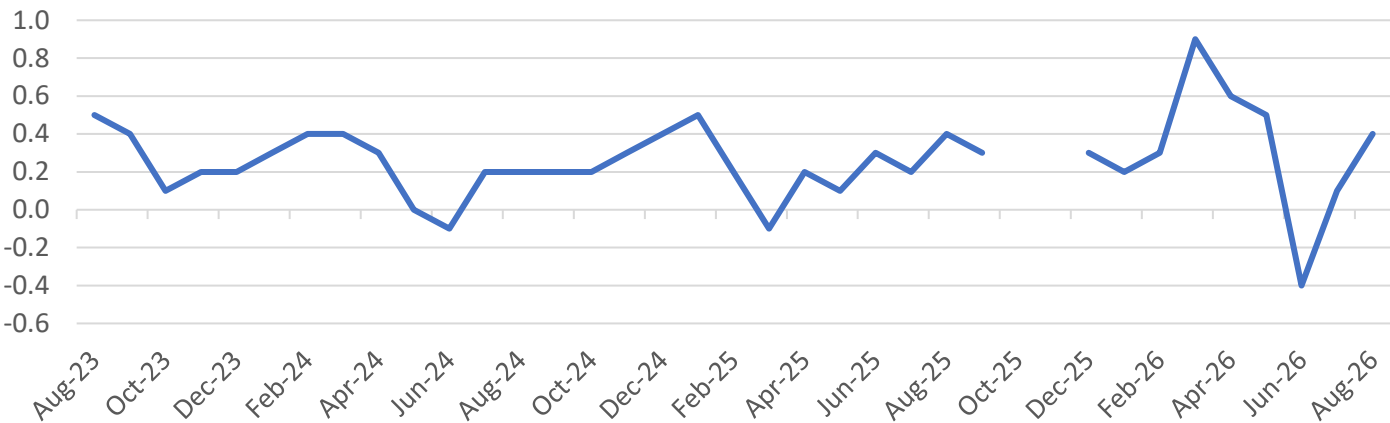
The **Average Hourly Earnings of All Private Employees** measures average hourly earnings employers pay that include overtime and shift differentials but excludes benefits, bonuses, retroactive pay, or employer payroll taxes. While earnings data changes capture wage rate adjustments, they can also include changes in the mix of employment. **In August the average hourly wage increased to \$37.75 from a revised \$37.65 in July. This rise of \$0.10 represents an increase of 0.3%.**

² Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/GDP>; GDP data is published quarterly.



National Metrics

Consumer Price Index



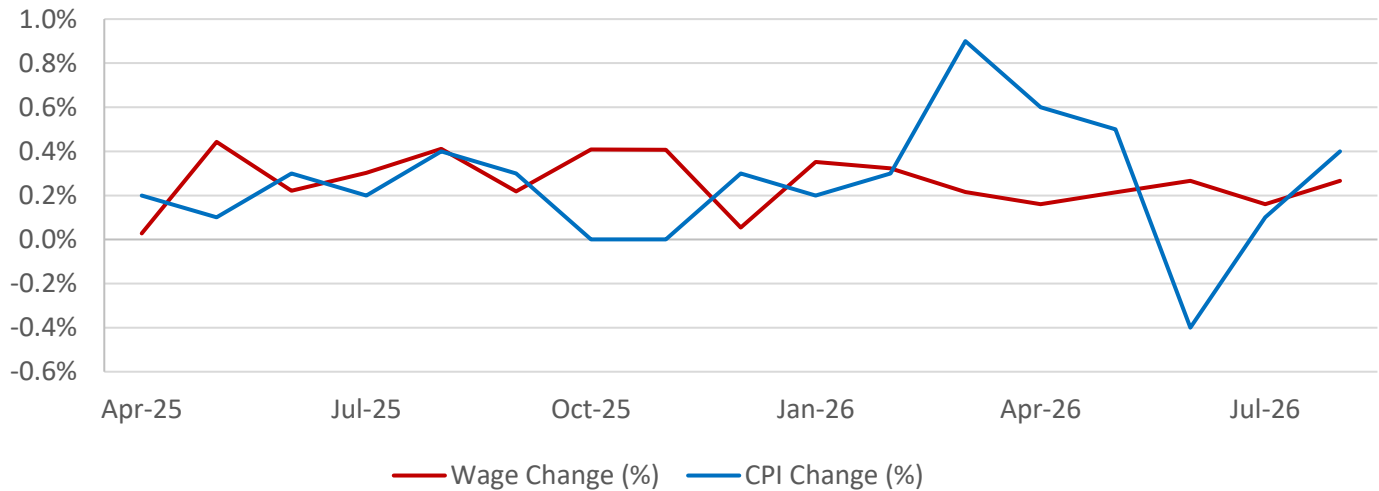
The **Consumer Price Index** (CPI) is a weighted average of the prices of an identified basket of consumer goods and services used to help monitor inflation. The index measures the average change in price that consumers pay over time. The data is presented as a 1-month percent change, which means that anything shown greater than zero is indicative of inflation (prices increasing) while anything below zero is indicative of deflation (prices decreasing). Due to the 2025 Federal Government Shutdown, Consumer Price Index data is unavailable for October and November 2025. For the trailing 12-month inflation calculation October and November 2025 are treated as 0.0%. **During the month of August, the Consumer Price Index increased by 0.4%³.** The current 12-month CPI growth is 4.28% (unadjusted) as reported by the Bureau of Labor Statistics. This is 1.34% greater than the trailing 12-month average of 2.94%, indicating increased inflation compared to that of last year.

³ U.S. Bureau of Labor Statistics; [Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)

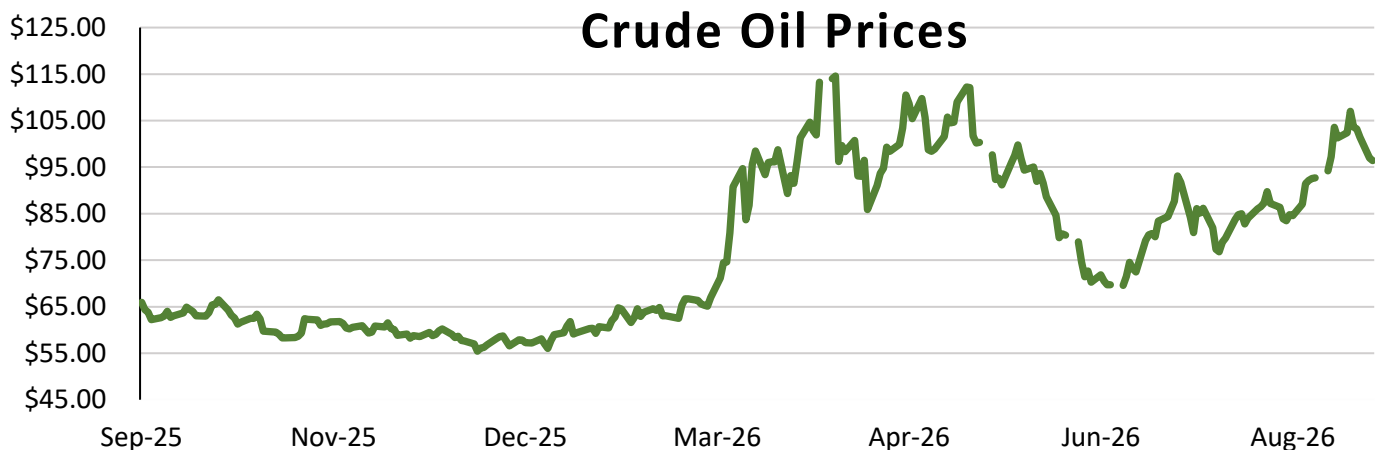


National Metrics

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. **August had a monthly wage growth of 0.3% while the CPI increased by 0.4%, a neutral outcome for consumer buying power.**



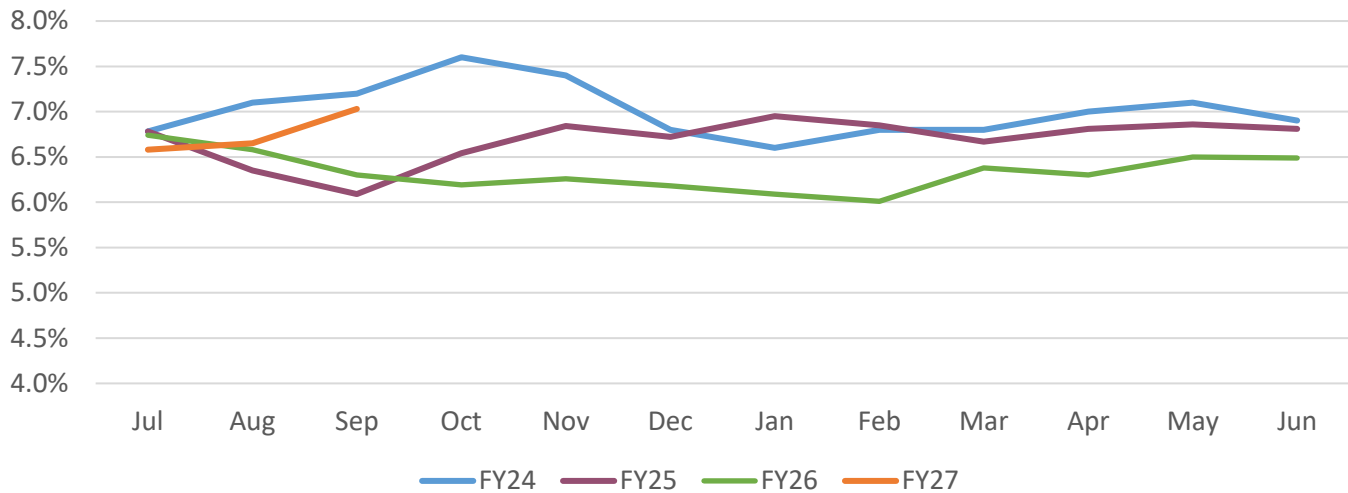
Crude Oil Prices are the daily rate received for a barrel of unrefined oil produced in Texas and Southern Oklahoma --- among the easiest to refine oils in the world and therefore a standard for oil prices worldwide. Directly influencing transportation costs, Crude Oil Prices not only influence the price at the pump but are also a major factor in the prices of goods across the greater economy. **Crude Oil Prices increased to \$96.41 a barrel in the month of September, a \$9.93, or 10.30% increase.⁴**

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



National Metrics

30-Year Fixed Mortgage Rates



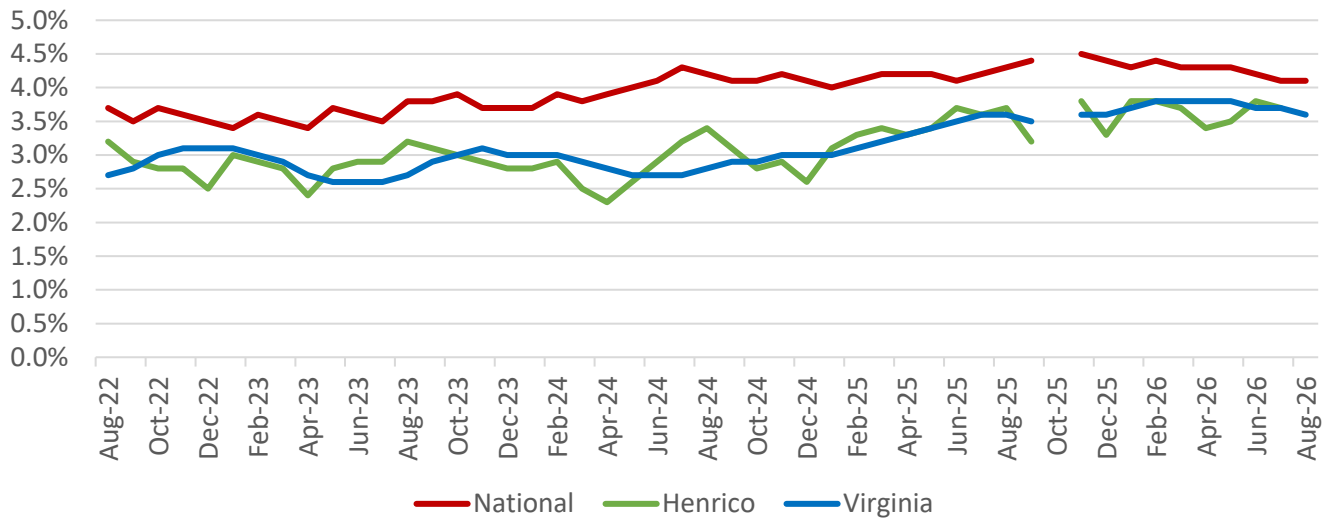
The **30-Year Fixed Mortgage Rate** is the most common financing mechanism used by residential home buyers. The interest rate represents the amount a qualified borrower will be charged by a lender over the loan term. In September, the 30-year fixed mortgage interest rate increased by 0.3% to 7.0%⁵. On September 16th, the Federal Open Market Committee voted unanimously to increase the federal funds target rate by 25 basis points to a range of 3.75% to 4.00%, the first rate hike since July 2023. This trend will continue to be monitored closely.

⁵ Freddie Mac; [30-Year Fixed-Rate Mortgages Since 1971 - Freddie Mac](#)



Combined Metrics

Unemployment Rates



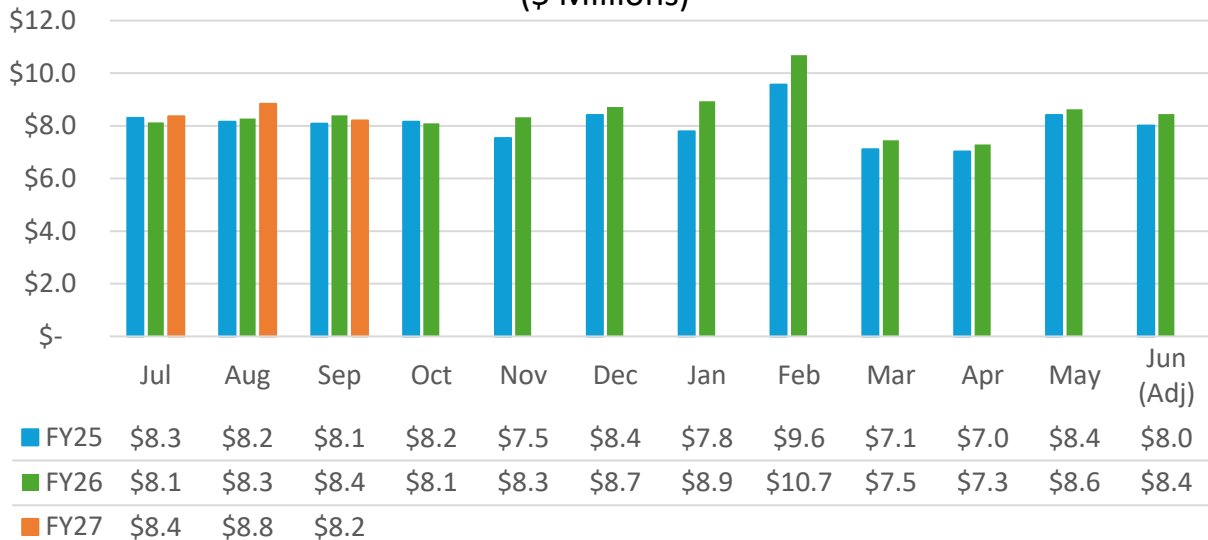
The **Unemployment Rate** shows the number of unemployed people as a percentage of the workforce. Known as the U-3 unemployment rate, an individual must be actively seeking work or laid off to be included. State unemployment data lags roughly six weeks while local unemployment data lags nine weeks. **In the month of August, unemployment rates at the National level remained steady at 4.1%, while the State level decreased 0.1%, to 3.6%. In July, the Henrico level decreased by 0.1%, to 3.7%.⁶** Historically, Henrico unemployment rates have trended closely with the National and State levels.

⁶ US Bureau of Labor Statistics; <https://data.bls.gov/lausmap/showMap.jsp>



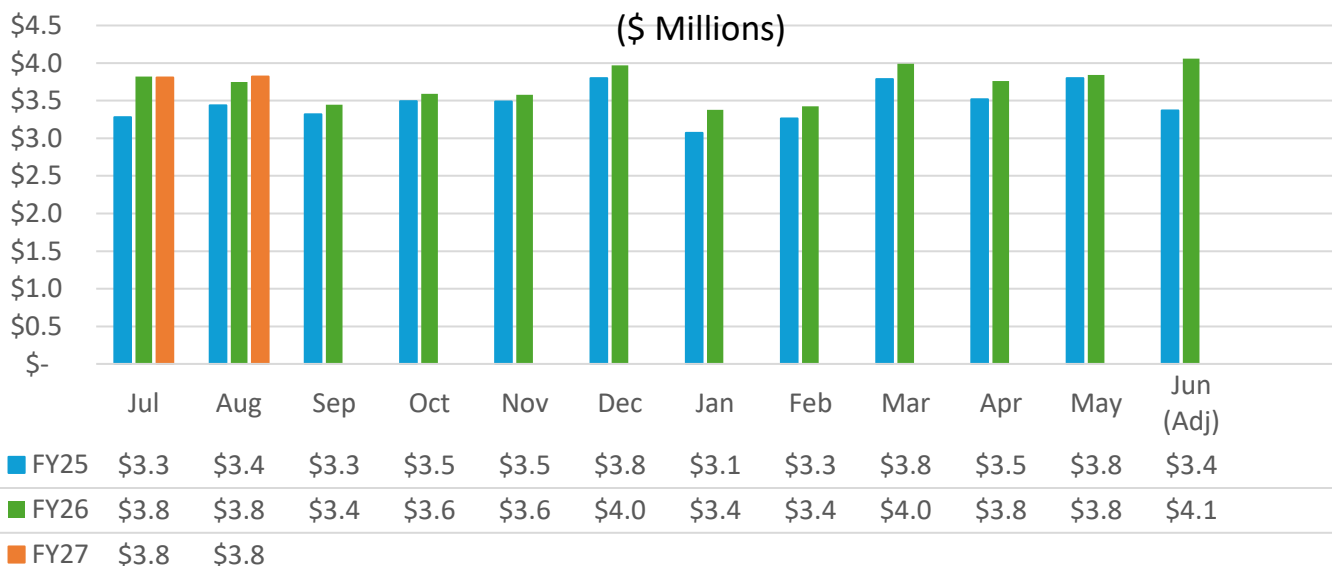
Henrico Metrics

Local Sales & Use Tax (\$ Millions)



Henrico County **Sales & Use Tax** amounts to 6% of each purchase collected by the Commonwealth. By law, 1% is then remitted back to the County from the State. **September FY27 recorded collections of \$8.2 million, \$0.2 million lower than September FY26 collections. Year-to-date collections in Q1 FY27 is \$0.6 million, or 2.3%, higher than Q1 FY26.**

Meals Tax (\$ Millions)

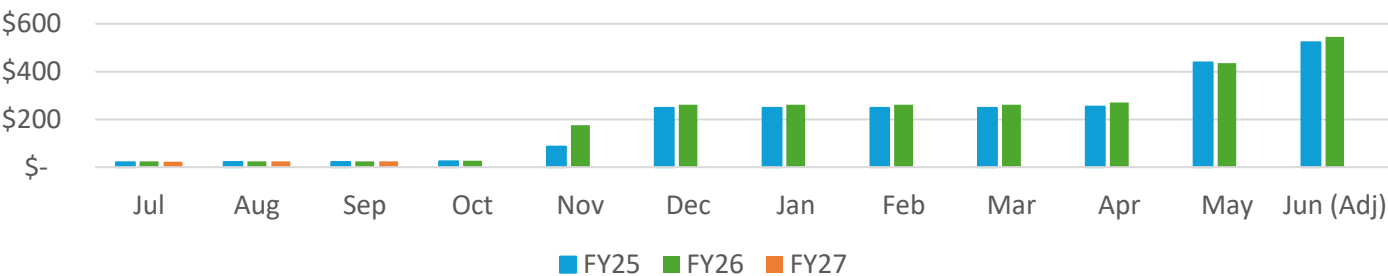


Henrico's **Meals Tax** establishes a 4% tax on prepared food and beverages. Revenue generated by the Meals Tax is dedicated to the operational and capital project needs of Henrico's Public Schools. Collections lag by two months and are compared as year-over-year monthly collections. **August FY27 collections totaled \$3.8 million.**



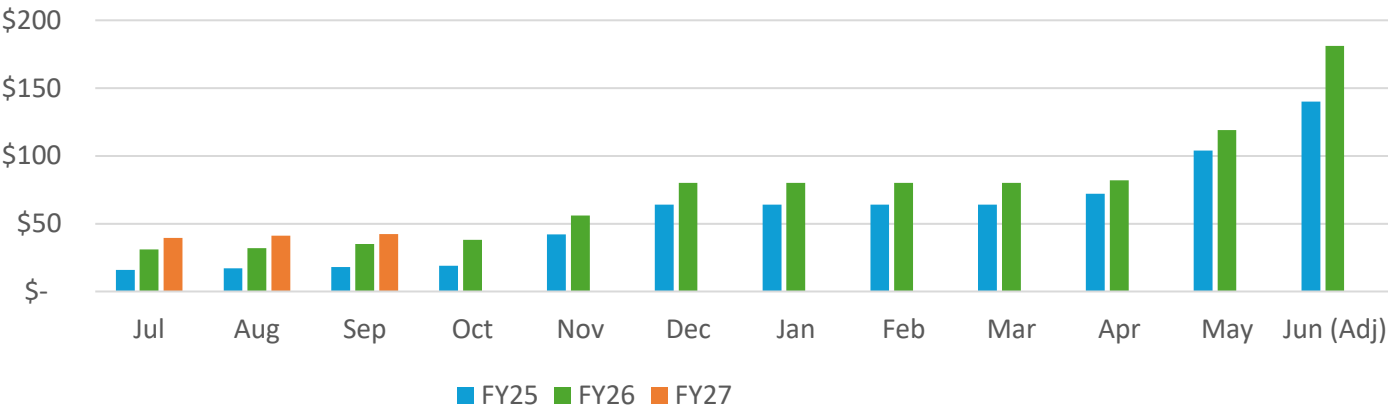
Henrico Metrics

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 September FY27 totaled \$24 million, on par with September FY26.** The graph above represents cumulative collections throughout each fiscal year.

Personal Property Taxes
(\$ Millions, Cumulative)

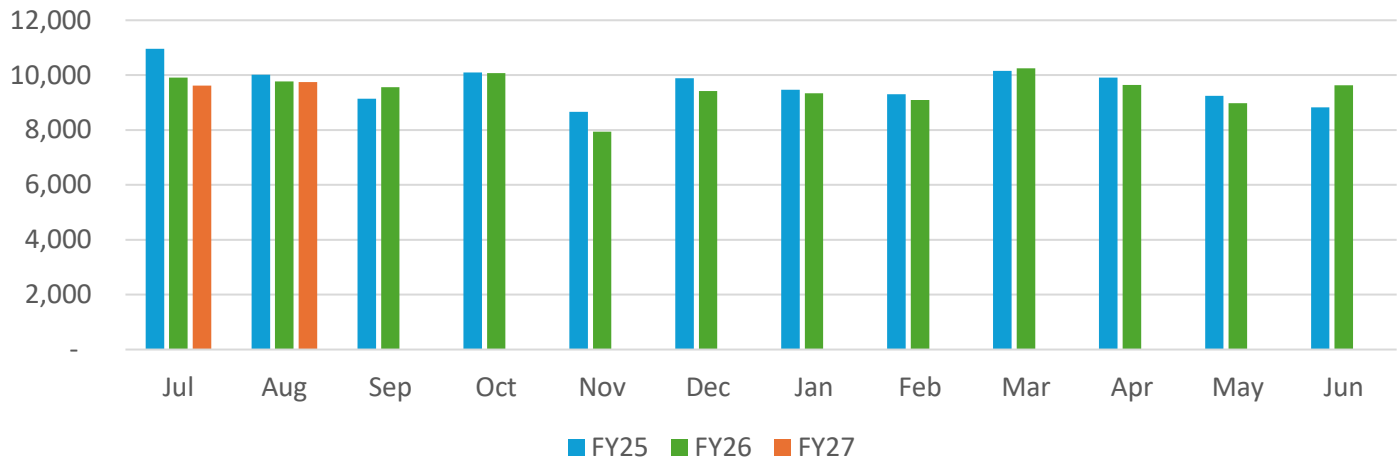


Personal Property Taxes are collected on all vehicles including cars, trucks, trailers, motorcycles, motor homes, aircraft, and watercraft. Personal property is collected in the locality where it is normally garaged, docked, or parked. Henrico County uses the J.D. Power Official Used Car Guide as of January 1st of each year to establish valuations. Collections are due twice a year in December and June. **Personal Property Tax Collections through September FY27 totaled \$42 million, an increase of \$1 million compared to August, and \$7 million greater than year-to-date collections through September FY26.**

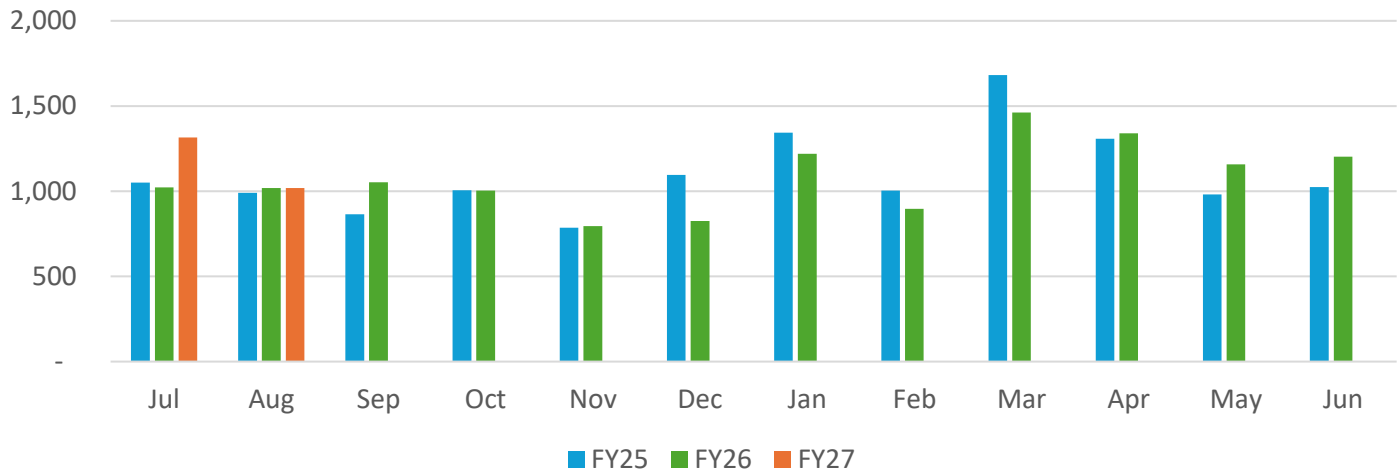


Henrico Metrics

Used Car Registration



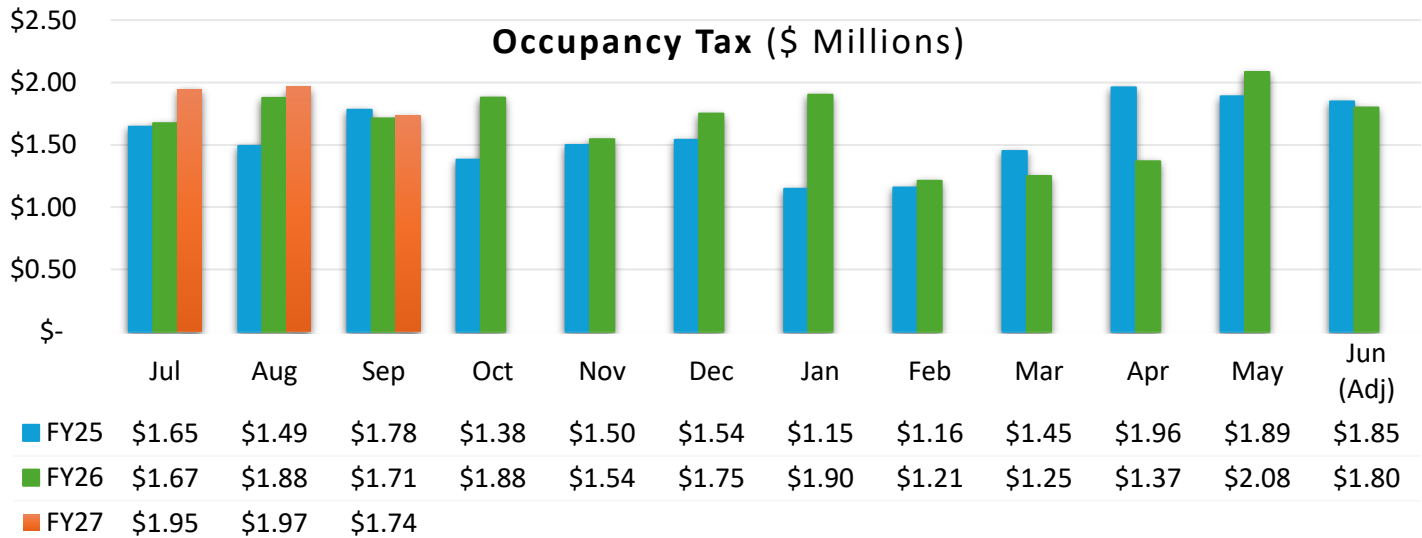
New Car Registration



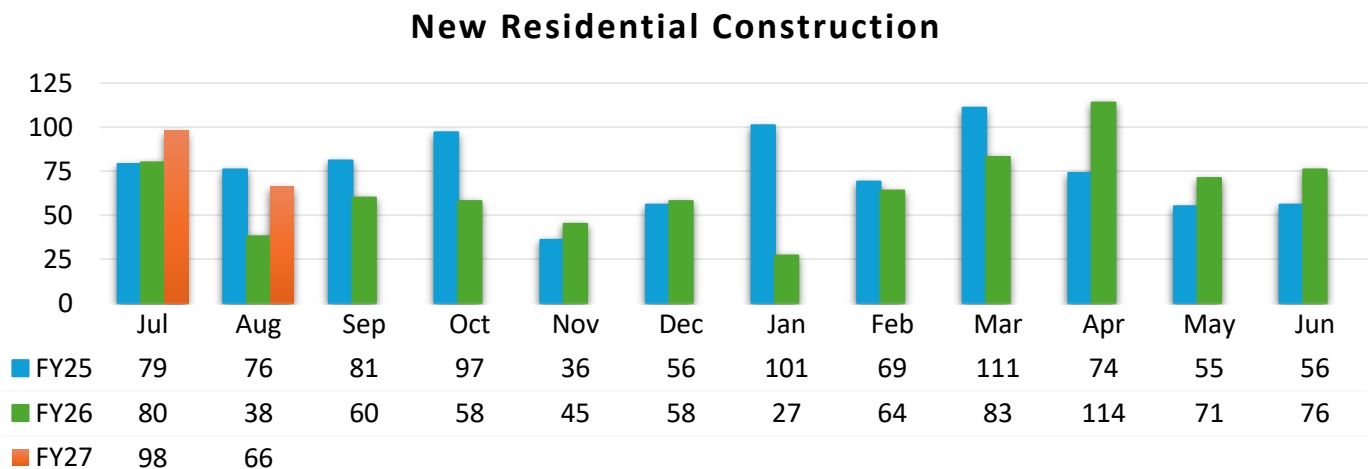
Vehicle Registration data is acquired from the Virginia Department of Transportation and is comprised of both new and used vehicles, the metric strongly correlates to vehicle sales. **Used Car Registrations in August FY27 recorded 9,751, or 0.24% lower than August FY26. New Car Registrations recorded 1,019 or 0.1% higher than August FY26.**



Henrico Metrics



Henrico's **Occupancy Tax** is collected at an 8% rate on lodging for overnight stays. **Occupancy Tax collections in September FY27 totaled \$1.74 million, \$0.03 million greater than September FY26. Year-to-date collections in Q1 FY27 is \$0.39 million, or 6.8%, higher than Q1 FY26.**

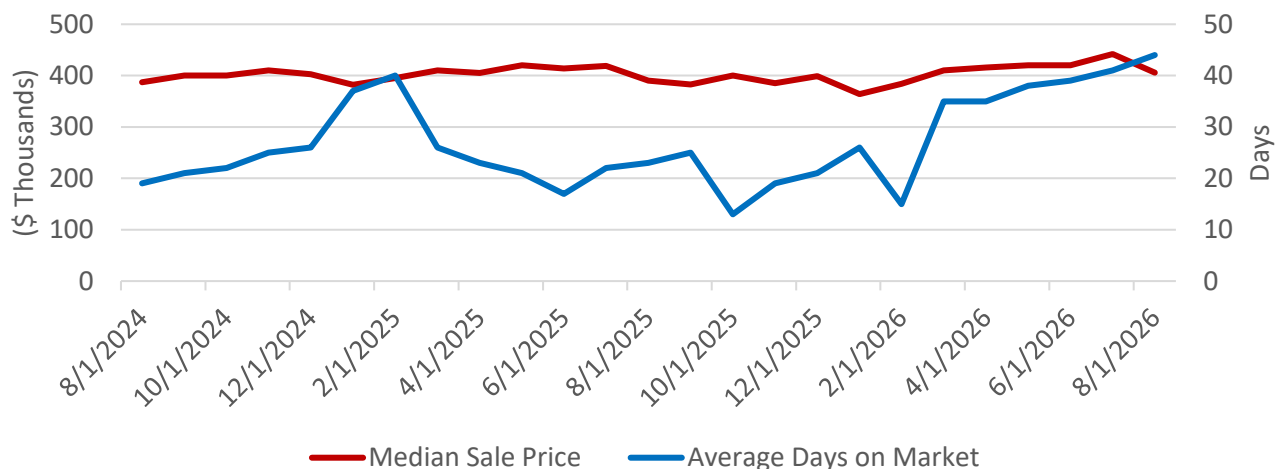


New Residential Construction is comprised of new single-family houses that were issued building permits. A slowdown may indicate worsening economic conditions, increased competition from neighboring localities, or a lack of expansion capabilities. **August FY27 construction activity totaled 66 permits, 28 more than the 38 permits issued in August FY26.**



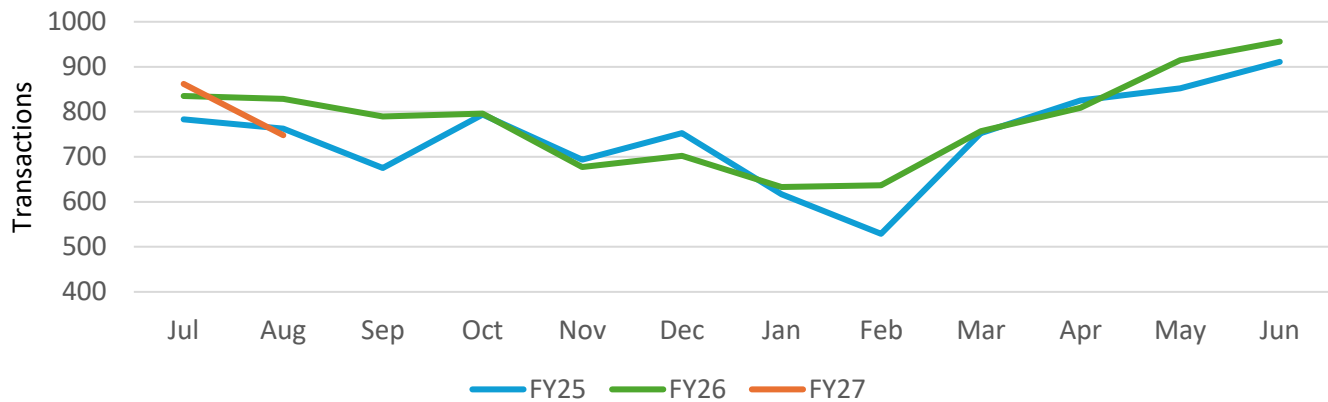
Henrico Metrics

Average Days on Housing Market and Median Sales Price (Henrico)



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 September decreased to a total of \$401,000, down from \$405,800. Average Days on the Housing Market decreased from 44 to 42 in September.**

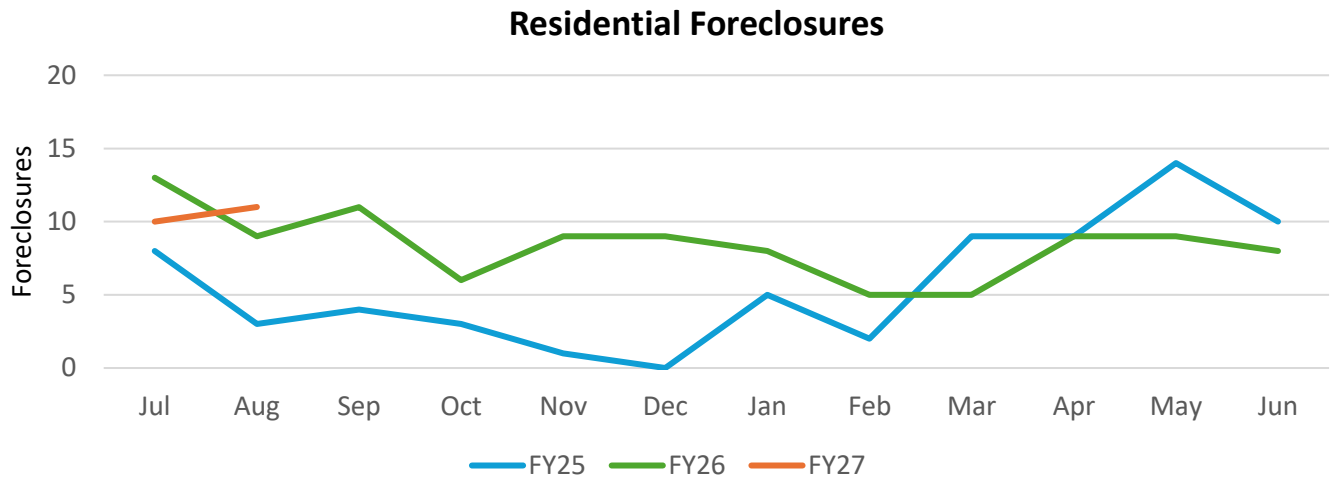
Residential Transactions



Transactions & Foreclosures data represents Henrico’s completed residential sales and reports residential foreclosures. These provide a snapshot of Henrico’s housing market. Consistency in transactions represents a healthy and growing market. **A total of 748 residential transactions were recorded in August FY27, 81 less than August FY26.**



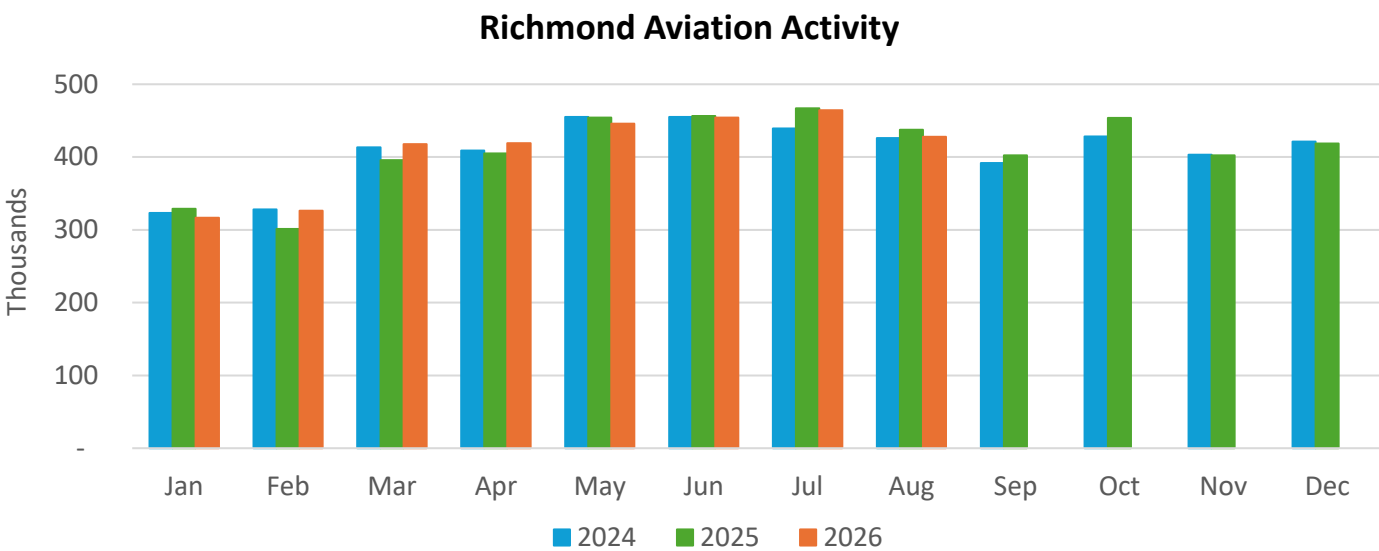
Henrico Metrics



Eleven foreclosures were reported in August FY27, which is consistent with recent periods.



Area Metric



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. **August 2026 recorded a total passenger count of 427,911, a 2.2% decrease compared to August 2025.**