

Virginia

ECONOMIC & HOUSING MARKET OUTLOOK

ECONOMIC OUTLOOK



TOTAL JOBS

2021: +1.6%
2022: +2.0%

YEAR-OVER-YEAR
JOB CHANGE

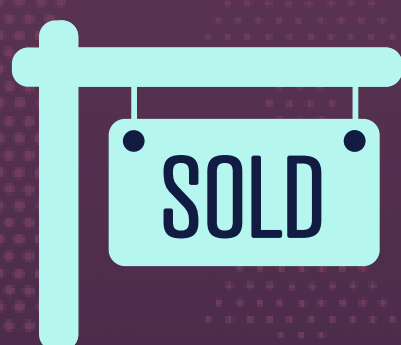


UNEMPLOYMENT RATE (Q4)

2021: 3.5%
2022: 3.0%

After a decline of more than 450,000 jobs and a spike in the unemployment rate to more than 11% in 2020, the employment picture improved significantly in 2021. While the pace of job growth will accelerate in 2021 and 2022, total employment is expected to remain below pre-pandemic levels until the end of 2022.

HOUSING MARKET OUTLOOK



HOME SALES

2021: +6.2%
2022: -0.1%
ANNUAL CHANGE



MEDIAN HOME PRICE

2021: +9.2%
2022: +4.1%
ANNUAL CHANGE



NEW HOUSING PERMITS

2021: +10.3%
2022: +0.5%
ANNUAL CHANGE



30-YR MORTGAGE RATE (DEC AVG)

2021: 3.1%
2022: 4.0%

After a surprisingly busy 2020, the housing market remains strong in 2021. Both home sales and prices will be up significantly for the year. Home sales activity will slow somewhat in 2022, but prices will continue to rise. New housing construction is anticipated to expand in 2021 in response to strong demand, but there likely will be a slowdown in 2022. Following record lows, mortgage rates are expected to increase modestly at the end of 2021 and into 2022.