

DEMOGRAPHIC REPORTS 2022

County of Fairfax, Virginia

Economic, Demographic and Statistical Research
Department of Management and Budget

Fairfax County Board of Supervisors



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DEMOGRAPHIC REPORTS 2022.®

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FOREWORD

The *Demographic Reports* is a compilation of population, household and housing unit estimates and forecasts; market value estimates; residential development activity estimates; and industrial and commercial gross floor area estimates. Various geographic arrangements are used to present these data, such as supervisor districts, towns, planning districts, human services regions, ZIP Codes, sewersheds, and census tracts. These small area estimates and forecasts are produced on an annual basis. The methodology used to estimate and forecast housing units, households and population is contained in Appendix A. The methodology used to estimate market value, residential development, and gross floor area is contained in its respective sections. All data, except historical data, are as of January 1 of the given year.

The summary-level data for Fairfax County contained in the *Demographic Reports* is produced by the Economic, Demographic and Statistical Research unit (EDSR) within the Fairfax County Department of Management and Budget. The EDSR works on the small area estimates and forecasts, collection, and summarization of state and federal data for Fairfax County and performs special studies and quantitative research. The information produced by EDSR is used by many county departments, boards, authorities, and the Fairfax County Public Schools. It is also used for program and capital improvement planning, decision-making; strategic planning; grant writing; budgeting; and the development of policy initiatives.

Periodically, the EDSR unit provides data to the Metropolitan Washington Council of Governments (MWCOC) along with other jurisdictions for the purpose

of transportation planning, air quality modeling and other programs of regional significance. The unit also provides data and acts as a liaison to the Northern Virginia Regional Commission (NVRC) and the U.S. Census Bureau.

This report along with other reports produced by EDSR is available electronically at:

<https://www.fairfaxcounty.gov/demographics/>

The datasets presented in this report along with other datasets produced by EDSR are available in downloadable formats or accessible via APIs at:

<https://www.fairfaxcounty.gov/maps/open-geospatial-data>

Inquiries concerning the *Demographic Reports* should be directed to:

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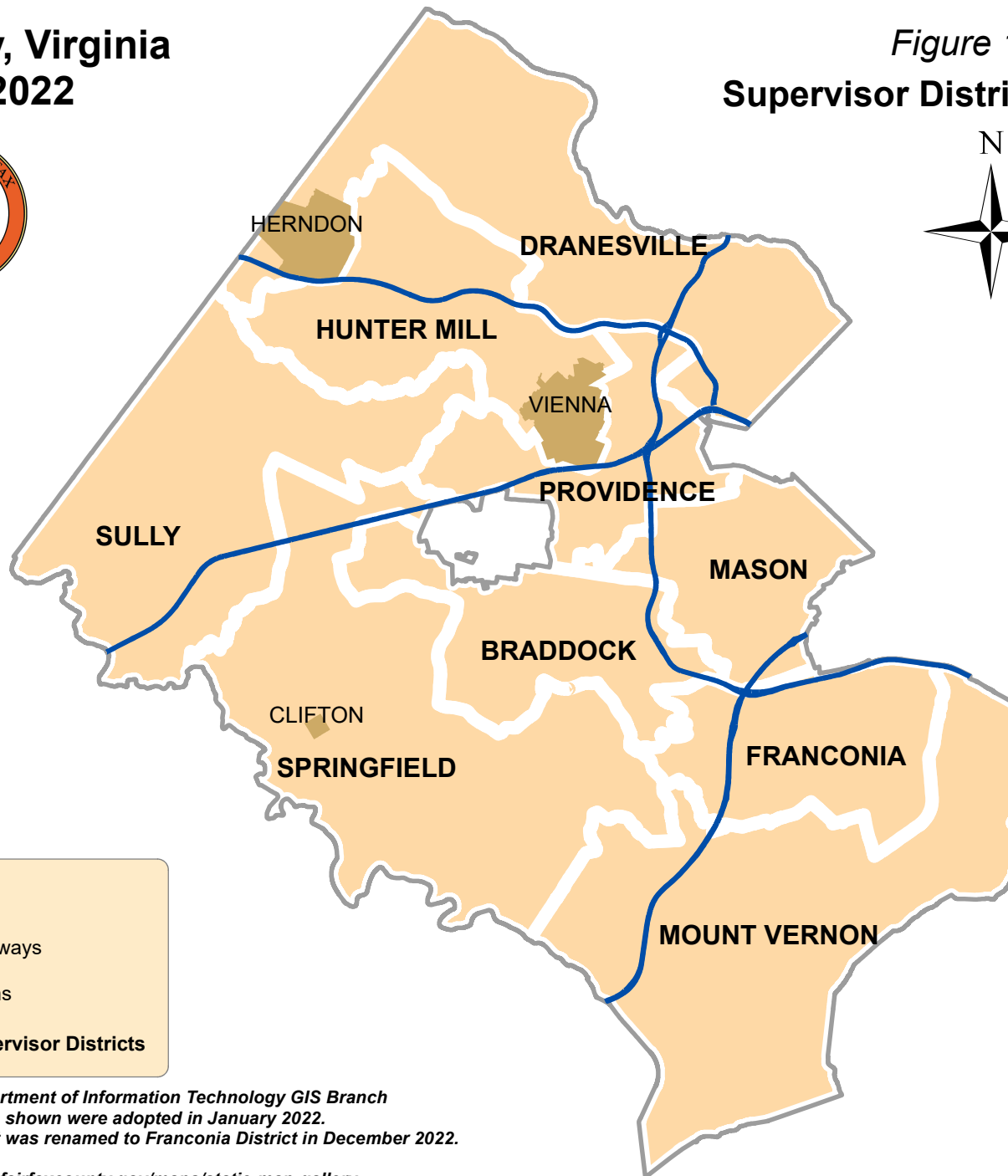
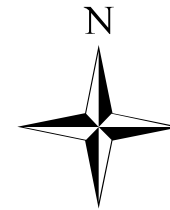
MAP NOTES

The information contained in the *Demographic Reports* is presented in a variety of geographic arrangements -- supervisor districts and towns, planning districts, human services regions, ZIP Codes, sanitary sewersheds, and census tracts. Small scale maps of these geographies, along with sewershed codes, are displayed on the following pages. Detailed views of these geographies can be obtained from the Fairfax County website map gallery at: www.fairfaxcounty.gov/maps/static-map-gallery.

Fairfax County, Virginia January 2022



Figure 1.1
Supervisor Districts and Towns



Legend

— Highways

■ Towns

■ Supervisor Districts

Source: Fairfax County Department of Information Technology GIS Branch

Note: Supervisor boundaries shown were adopted in January 2022.

The former Lee District was renamed to Franconia District in December 2022.

For a detailed map visit www.fairfaxcounty.gov/maps/static-map-gallery

Fairfax County, Virginia January 2022



Figure 1.2
Planning Districts



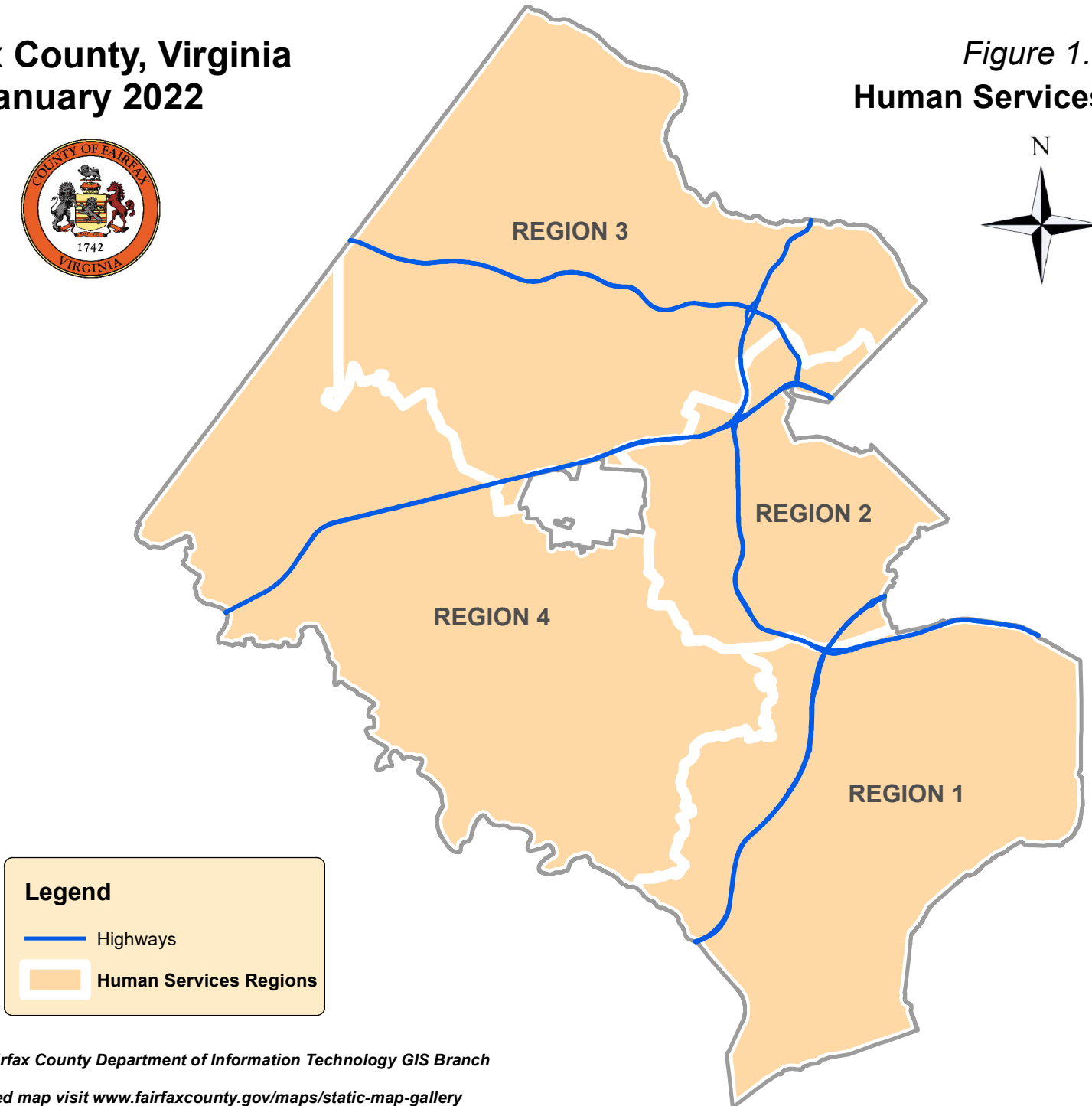
Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit www.fairfaxcounty.gov/maps/static-map-gallery

Fairfax County, Virginia January 2022



Figure 1.3
Human Services Regions



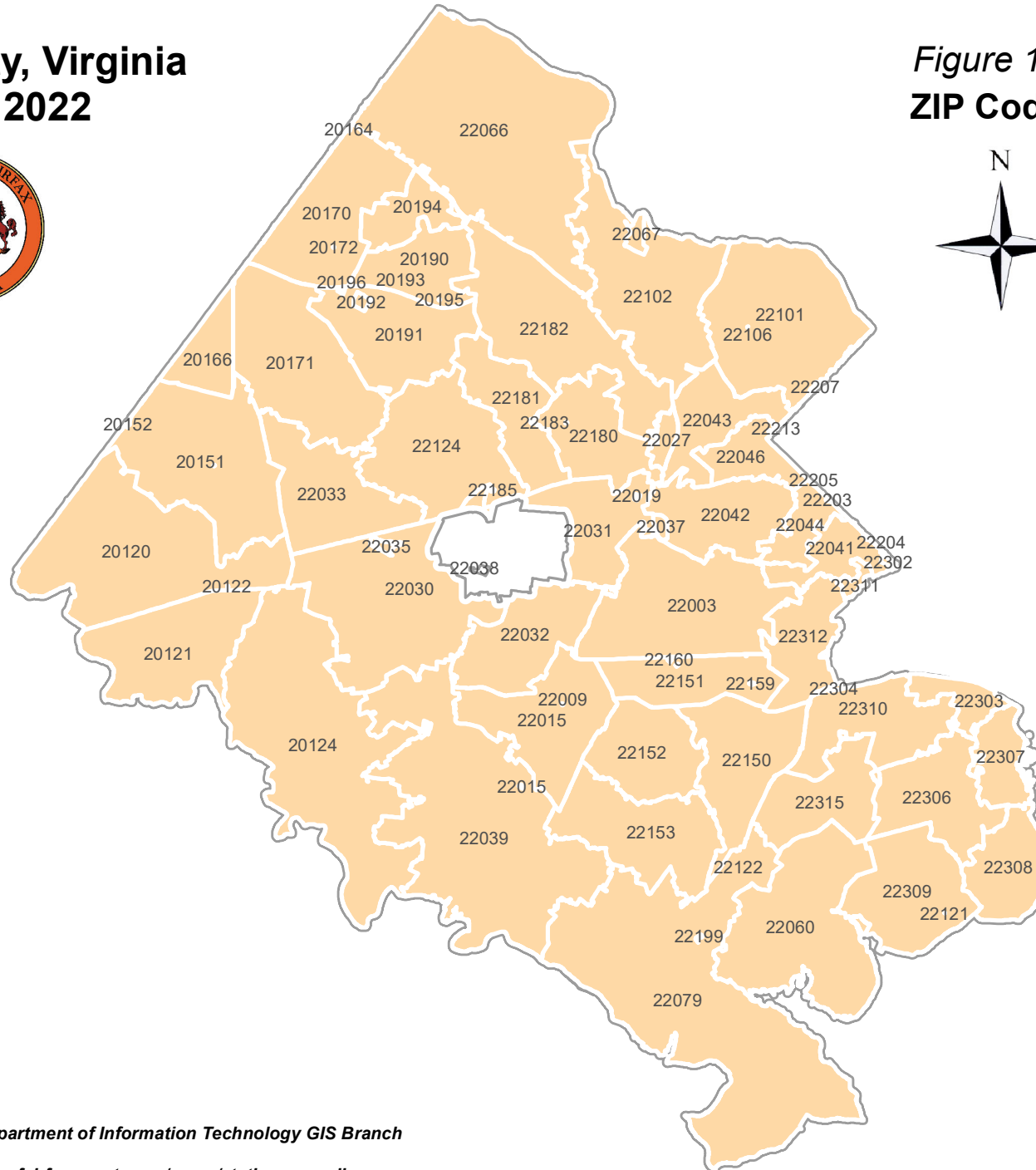
Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit www.fairfaxcounty.gov/maps/static-map-gallery

Fairfax County, Virginia January 2022



Figure 1.4
ZIP Codes



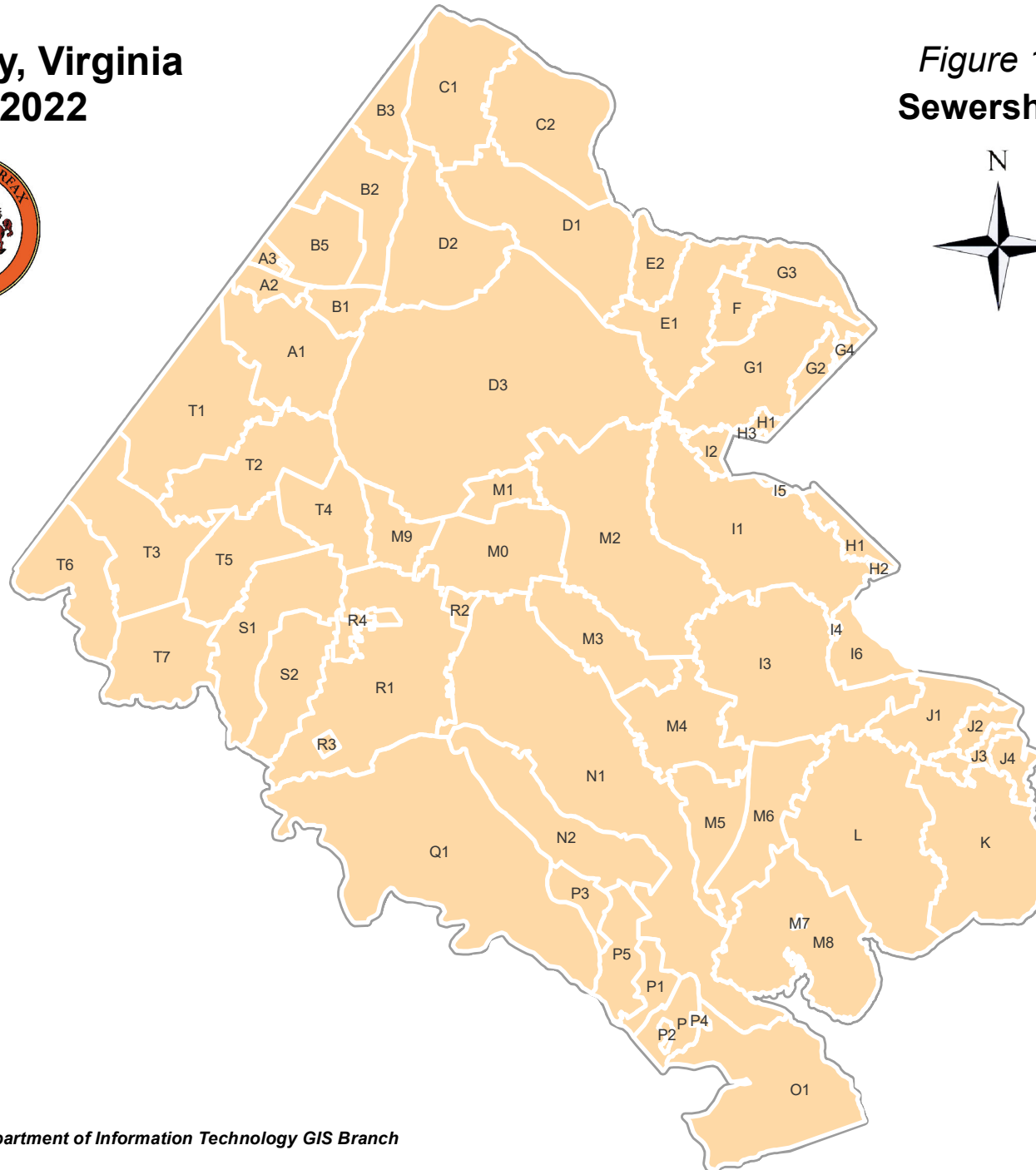
Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit www.fairfaxcounty.gov/maps/static-map-gallery

Fairfax County, Virginia January 2022



Figure 1.5
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit www.fairfaxcounty.gov/maps/static-map-gallery

TABLE 1.1

Fairfax County Sewershed Codes

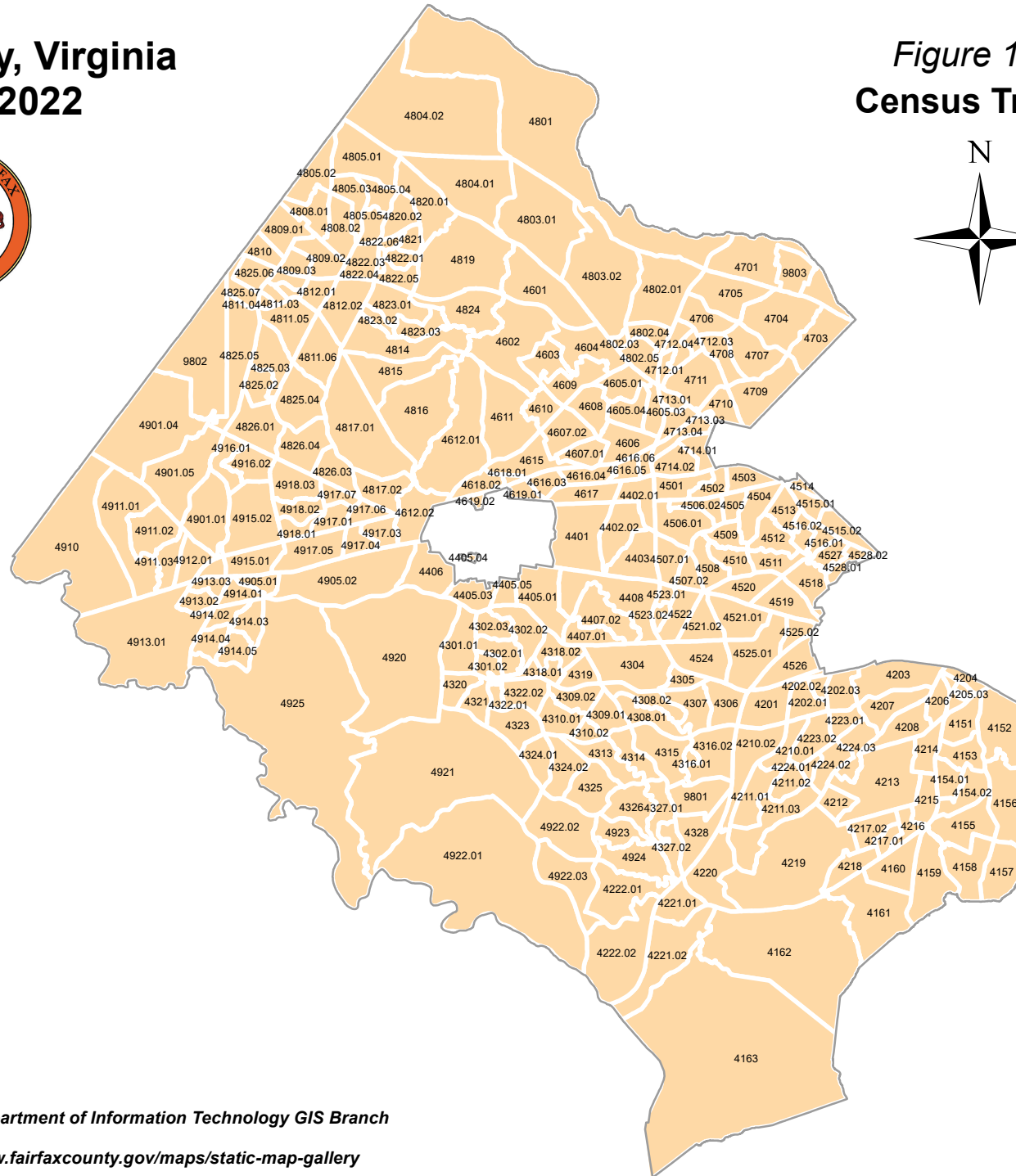
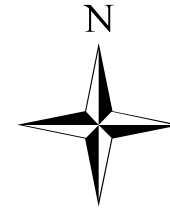
<u>Code</u>	<u>Sewershed</u>	<u>Sewer Treatment Area</u>
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon)	Blue Plains
C1	Nichols Run	Blue Plains
C2	Pond Branch	Blue Plains
D1	Difficult Run	Blue Plains
D2	Colvin Run	Blue Plains
D3	Difficult Run	Blue Plains
E1	Scotts Run	Blue Plains
E2	Bull Neck Run	None
F	Dead Run	Blue Plains
G1	Pimmit	Blue Plains
G2	Little Pimmit	Blue Plains
G3	Turkey Run	Blue Plains
G4	Golf Run	Blue Plains
H1	Four Mile Run	Arlington
H2	Four Mile Run	Arlington
H3	Falls Church	Arlington
I1	Cameron Run	Alexandria
I2	Cameron Run	Alexandria
I3	Cameron Run	Alexandria
I4	Cameron Run	Alexandria
I5	Cameron Run	Alexandria
I6	Cameron Run	Alexandria
J1	Cameron Run	Alexandria
J2	Cameron Run	Alexandria
J3	Cameron Run	Alexandria
J4	Cameron Run	Alexandria
K	Little Hunting Creek	Noman M. Cole
L	Dogue Creek	Noman M. Cole

<u>Code</u>	<u>Sewershed</u>	<u>Sewer Treatment Area</u>
M0	Accotink Creek (City of Fairfax)	Noman M. Cole
M1	Accotink Creek	Noman M. Cole
M2	Accotink Creek	Noman M. Cole
M3	Accotink Creek	Noman M. Cole
M4	Accotink Creek	Noman M. Cole
M5	Accotink Creek	Noman M. Cole
M6	Long Branch	Noman M. Cole
M7	Accotink Village	Noman M. Cole
M8	Fort Belvoir	Noman M. Cole
M9	Accotink Creek	Noman M. Cole
N1	Pohick Creek	Noman M. Cole
N2	Pohick Creek	Noman M. Cole
O1	Kane Branch	None
P	Mill Branch	None
P1	Mill Branch (Lorton South)	Noman M. Cole
P2	Mill Branch (Harbor View)	Harbor View
P3	Mill Branch (Giles Run)	Noman M. Cole
P4	Mill Branch (Gunston-Wiley)	Pump and Haul
P5	Laurel Hill	Noman M. Cole
Q1	Occoquan	None
R1	Popes Head Creek	None
R2	Upper Popes Head Creek	Noman M. Cole
R3	Popes Head Creek (Clifton)	Pump and Haul
R4	Popes Head Creek	Upper Occoquan
S1	Little Rocky Run	Upper Occoquan
S2	Johnny Moore Creek	None
T1	Cub Run	Upper Occoquan
T2	Cub Run	Upper Occoquan
T3	Cub Run	Upper Occoquan
T4	Cub Run	Upper Occoquan
T5	Cub Run	Upper Occoquan
T6	Bull Run	None
T7	Cub Run	Upper Occoquan

Fairfax County, Virginia January 2022



Figure 1.6
Census Tracts



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit www.fairfaxcounty.gov/maps/static-map-gallery

DEMOGRAPHIC TREND NOTES

The following section provides an overview of the information about Fairfax County. This section presents tables and graphics on the following topics:

Population, Housing Units and Households
Population Age Distribution
Racial and Ethnic Distribution
Average Household Size by Race
Measures of Income
Housing Units by Type of Structure
Rental Housing Complex Characteristics
Market Value of Housing Units
Unemployment Rates and Total Employment

Data presented cover historical, current and future time frames.

More detailed information about some of these topics can be found in other sections of the *Demographic Reports*.

TABLE 2.1

**Estimates and Forecasts of
Population, Housing Units and Households
Fairfax County, 1970 through 2050**

Year		Population			Total Housing Units	Households		
		Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	Estimates	454,300 ¹	--	--	130,800	126,500	--	--
1975		537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980		596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985		668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990		818,600	30,100	4.1%	302,500	289,000	10,100	3.9%
1995		879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000		969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2005		1,033,600	12,800	1.3%	385,600	376,700	4,700	1.3%
2010		1,081,700 ²	9,600	0.9%	396,400	386,100	1,900	0.5%
2015		1,125,400	8,700	0.8%	412,200	403,900	3,600	0.9%
2016		1,131,900	6,500	0.6%	413,700	402,400	-1,500	-0.4%
2017		1,142,900	11,000	1.0%	415,700	405,800	3,400	0.8%
2018		1,152,900	10,000	0.9%	418,300	409,600	3,800	0.9%
2019		1,167,000	14,100	1.2%	421,100	415,300	5,700	1.4%
2020		1,171,800	4,800	0.4%	424,100	417,500	2,200	0.5%
2021		1,170,000	-1,800	-0.2%	425,600	418,200	700	0.2%
2022		1,172,600	2,600	0.2%	426,400	418,800	600	0.1%
2025	Forecasts	1,202,400	9,900	0.8%	439,600	431,500	4,200	1.0%
2030		1,247,500	9,000	0.7%	460,000	451,200	3,900	0.9%
2035		1,283,700	7,200	0.6%	476,400	467,000	3,200	0.7%
2040		1,319,000	7,100	0.5%	492,300	482,500	3,100	0.7%
2045		1,353,600	6,900	0.5%	507,900	497,500	3,000	0.6%
2050		1,384,000	6,100	0.4%	521,600	510,800	2,700	0.5%

Sources: U.S. Bureau of the Census, population 1970, 1980, 1990, 2000 and 2010 Decennial Census; housing units and households 1970 and 1980 Decennial Census. Department of Management and Budget, Fairfax County, all other estimates; Integrated Parcel Lifecycle System (IPLS) 2022.

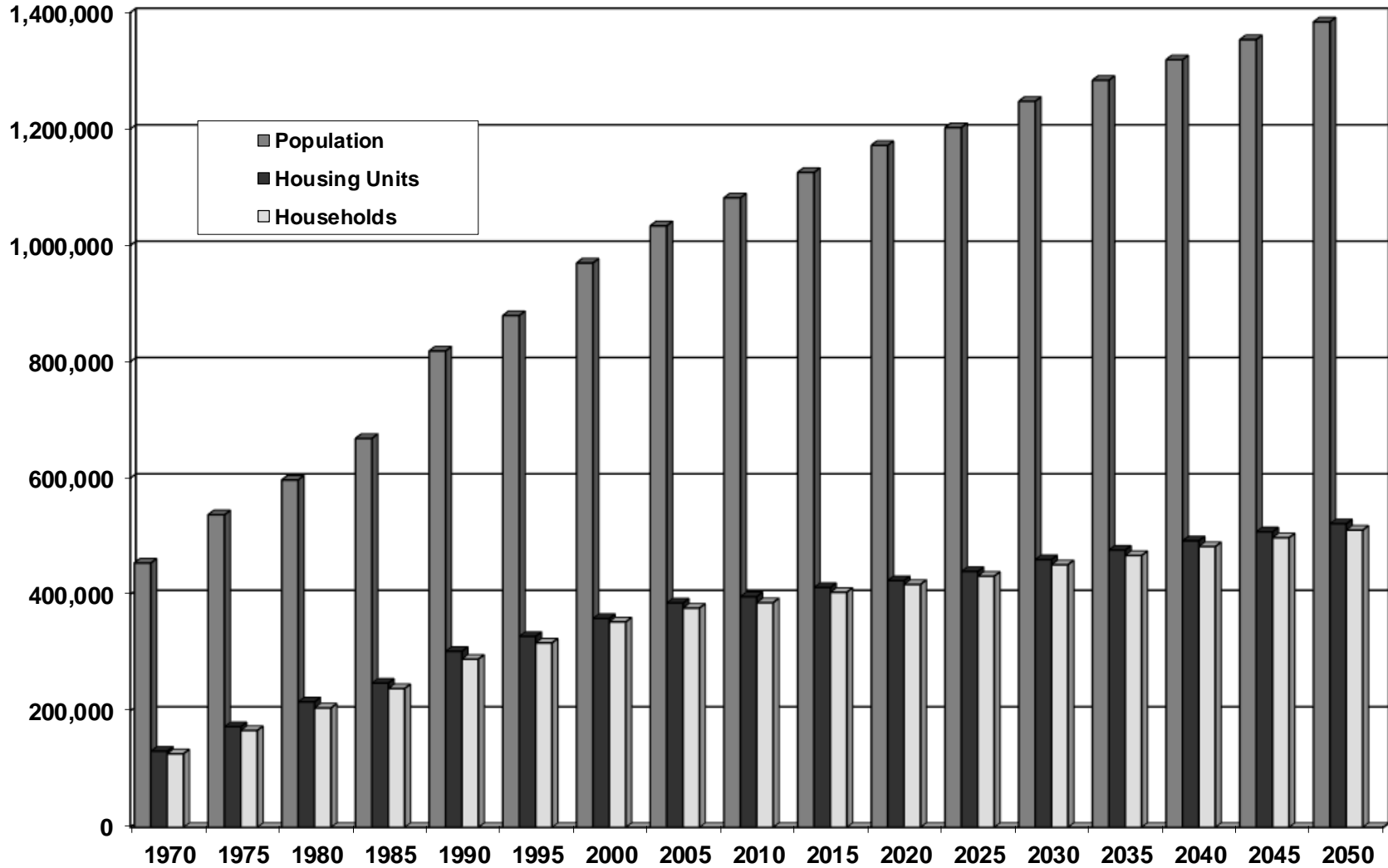
Note: All numbers are rounded to the nearest hundred. Households are occupied housing units. Estimates from 1970 to 2022 and forecasts from 2025 to 2050 are shown at five-year intervals.

¹ Datum is 1970 Census total population after 1975 revision.

² Datum is 2010 Census total population after 2013 revision.

FIGURE 2.1

**Estimated and Forecasted
Population, Housing Units and Households
Fairfax County, 1970 through 2050**



Sources: U.S. Bureau of the Census, population 1970, 1980, 1990, 2000 (figures as of April 1) and 2010 (revised figure as of 2013) Decennial Census; housing units and households 1970 and 1980 Decennial Census.

Fairfax County Department of Management and Budget, all other estimates and forecasts; Integrated Parcel Lifecycle System (IPLS) 2022.

TABLE 2.2

**Population Age Distribution
Fairfax County, 1970 through 2010**

Age Group	1970 ¹		1980		1990		2000		2010	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	40,726	9.0%	38,326	6.4%	57,892	7.1%	67,781	7.0%	72,960	6.7%
5 to 9	52,113	11.5%	45,307	7.6%	55,698	6.8%	70,076	7.2%	72,670	6.7%
10 to 14	56,178	12.3%	54,936	9.2%	53,112	6.5%	68,544	7.1%	72,332	6.7%
15 to 19	42,934	9.4%	54,754	9.2%	54,207	6.6%	59,762	6.2%	67,443	6.2%
20 to 24	34,269	7.5%	47,646	8.0%	59,425	7.3%	52,425	5.4%	60,139	5.6%
25 to 34	64,926	14.3%	112,191	18.8%	158,602	19.4%	150,257	15.5%	158,642	14.7%
35 to 44	67,648	14.9%	98,037	16.4%	158,119	19.3%	178,871	18.4%	164,990	15.3%
45 to 54	59,141	13.0%	70,151	11.8%	107,709	13.2%	157,350	16.2%	174,767	16.2%
55 to 64	23,412	5.1%	48,564	8.1%	60,276	7.4%	87,865	9.1%	131,493	12.2%
65 and Over	13,674	3.0%	26,989	4.5%	53,544	6.5%	76,818	7.9%	106,290	9.8%
Total	455,021	100.0%	596,901	100.0%	818,584	100.0%	969,749	100.0%	1,081,726	100.0%
Median Age	25.2 Years		30.1 Years		33.1 Years		35.9 Years		37.3 Years	

Source: U.S. Bureau of the Census, Decennial Census 1970 through 2010.

Note: Percentages may not sum to total due to rounding.

¹ The 1970 Fairfax County population total was revised to 454,275 in September 1975 by the Census Bureau. However, population age distributions were not made available based on this revised total.

TABLE 2.3

**Estimated and Projected Population Age Distribution
Fairfax County, 2020 through 2050**

Age Group	2020		2025		2030		2040		2050	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	69,382	5.9%	70,881	5.9%	76,462	6.1%	82,840	6.3%	81,997	5.9%
5 to 9	72,430	6.2%	74,481	6.2%	76,905	6.2%	87,469	6.6%	88,218	6.4%
10 to 14	81,186	6.9%	69,745	5.8%	72,491	5.8%	79,837	6.1%	87,114	6.3%
15 to 19	76,033	6.5%	80,336	6.7%	69,749	5.6%	74,017	5.6%	84,785	6.1%
20 to 24	68,961	5.9%	76,439	6.4%	81,623	6.5%	72,870	5.5%	80,812	5.8%
25 to 34	152,579	13.0%	161,510	13.4%	182,288	14.6%	190,526	14.4%	185,979	13.4%
35 to 44	170,750	14.6%	169,366	14.1%	168,035	13.5%	200,942	15.2%	210,694	15.2%
45 to 54	161,720	13.8%	159,402	13.3%	164,360	13.2%	161,532	12.2%	194,663	14.1%
55 to 64	148,570	12.7%	141,843	11.8%	135,255	10.8%	137,410	10.4%	136,017	9.8%
65 and Over	170,237	14.5%	198,422	16.5%	220,304	17.7%	231,533	17.6%	233,692	16.9%
Total	1,171,848	100.0%	1,202,424	100.0%	1,247,472	100.0%	1,318,975	100.0%	1,383,972	100.0%

Source: Fairfax County Department of Management and Budget, 2022.

Note: Percentages may not sum to total due to rounding.

TABLE 2.4

**Population of Towns
Fairfax County, 1990 through 2022**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1990	176	16,143	14,852	31,171
1995	222	16,737	14,838	31,798
1996	218	17,836	15,099	33,153
1997	218	18,085	15,122	33,425
1998	223	18,419	15,654	34,296
1999	223	18,522	15,672	34,471
2000	185	21,655	14,453	36,293
2001	253	18,818	15,543	34,614
2002	273	19,141	15,669	35,083
2003	280	19,721	15,649	35,650
2004	276	19,742	15,660	35,678
2005	261	22,251	15,045	37,557
2006	257	22,596	14,961	37,814
2007	260	22,591	14,930	37,781
2008	260	22,552	14,963	37,775
2009	260	22,680	15,005	37,945
2010	282	23,292	15,687	39,261
2011	276	21,278	16,330	37,884
2012	279	21,670	16,720	38,669
2013	282	21,444	16,676	38,402
2014	279	21,448	16,590	38,317
2015	275	23,607	16,650	40,532
2016	279	21,893	16,630	38,802
2017	284	21,935	16,689	38,908
2018	281	22,050	16,618	38,949
2019	283	22,210	16,934	39,427
2020	287	22,367	17,004	39,658
2021	290	22,342	16,966	39,598
2022	293	22,308	17,088	39,689

Sources: U.S. Bureau of the Census, 1990, 2000 and 2010 Decennial Census;

Fairfax County Department of Management and Budget,

1991 through 1999, 2001 through 2009, 2011 through 2022.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 2000, 2010 and 2020**

Race	2000		2010		2020	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	569,013	49.5%
Black	83,098	8.6%	99,218	9.2%	110,889	9.6%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	235,923	20.5%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	6,500	0.6%
Other	79,457	8.2%	110,109	10.2%	227,984	19.8%
Hispanic*	106,958	11.0%	168,482	15.6%	199,234	17.3%
Fairfax County Total Population	969,749	100.0%	1,081,726	100.0%	1,150,309	100.0%

Source: U.S. Bureau of the Census, 2000, 2010 and 2020 Decennial Census.

Note: Percentages may not sum to total due to rounding.

*Hispanic persons may be of any race.

TABLE 2.6

**Average Household Size by Race
Fairfax County, 1990, 2000 and 2010**

Racial or Ethnic Origin Group	Average Household Size		
	1990	2000	2010
White	2.65	2.57	2.55
Black	2.86	2.74	2.68
Asian	3.69	3.33	3.17
Hispanic*	3.66	4.06	3.87
Fairfax County	2.75	2.74	2.74

Source: U.S. Bureau of the Census, 1990, 2000 and 2010 Decennial Census.

*Hispanic persons may be of any race.

Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.

Income Level	Percent of Households	Percent of Families
Under \$25,000	7.1%	5.5%
\$25,000 - \$49,999	8.4%	6.3%
\$50,000 - \$74,999	9.9%	7.4%
\$75,000 - \$99,999	9.9%	7.7%
\$100,000 - \$149,999	19.9%	19.6%
\$150,000 - \$199,999	15.5%	16.8%
\$200,000 or More	29.4%	36.7%
Total	100%	100%

Source: U.S. Bureau of the Census, 2021 American Community Survey (1-Year).

Note: Percentages may not sum to total due to rounding.

Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc.

Family Income is derived by including only those households containing two or more persons related by blood, marriage or adoption.

Year	Median Household Income	Median Family Income
1991	\$61,000	\$70,000
1995	\$70,000	\$78,000
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612
2003	\$80,753	\$93,978
2004	\$88,133	\$90,194
2005	\$94,610	\$110,107
2006	\$100,318	\$119,812
2007	\$105,241	\$122,027
2008	\$107,448	\$126,910
2009	\$102,499	\$122,651
2010	\$103,010	\$122,189
2011	\$105,797	\$119,634
2012	\$107,096	\$124,831
2013	\$111,079	\$128,066
2014	\$110,674	\$130,071
2015	\$113,208	\$129,538
2016	\$115,717	\$135,595
2017	\$118,279	\$136,602
2018	\$122,227	\$142,961
2019	\$128,374	\$151,028
2021*	\$134,115	\$159,645

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey (1-Year), 2002 - 2021; and Fairfax County Department of Management and Budget, all other years.

*The 2020 ACS 1-Year data is not available due to COVID-19 introduced nonresponse bias.

Table 2.9

Estimated and Forecasted Housing Units by Type of Structure
Fairfax County, 1950 through 2050

Year	Single Family Detached		Single Family Attached		Multifamily		Total Housing Units	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1950	19,979	75.2%	1,997	7.5%	4,582	17.3%	26,558	100.0%
1960	59,261	85.7%	3,526	5.1%	6,394	9.2%	69,181	100.0%
1970*	91,134	69.7%	7,747	5.9%	31,887	24.4%	130,768	100.0%
1980*	125,717	58.3%	31,882	14.8%	58,072	26.9%	215,671	100.0%
1990	163,029	53.9%	67,306	22.3%	72,129	23.8%	302,464	100.0%
2000	181,591	50.6%	87,171	24.3%	90,198	25.1%	358,960	100.0%
2010	191,873	48.4%	98,972	25.0%	105,541	26.6%	396,386	100.0%
2020	196,238	46.3%	101,893	24.0%	125,956	29.7%	424,087	100.0%
2022	196,663	46.1%	103,369	24.2%	126,380	29.6%	426,412	100.0%
2025	198,651	45.2%	104,323	23.7%	136,657	31.1%	439,631	100.0%
2030	200,468	43.6%	106,173	23.1%	153,409	33.3%	460,049	100.0%
2035	202,516	42.5%	106,466	22.3%	167,434	35.1%	476,417	100.0%
2040	204,562	41.5%	106,648	21.7%	181,132	36.8%	492,342	100.0%
2045	206,528	40.7%	106,917	21.0%	194,501	38.3%	507,947	100.0%
2050	208,387	39.9%	107,067	20.5%	206,170	39.5%	521,625	100.0%

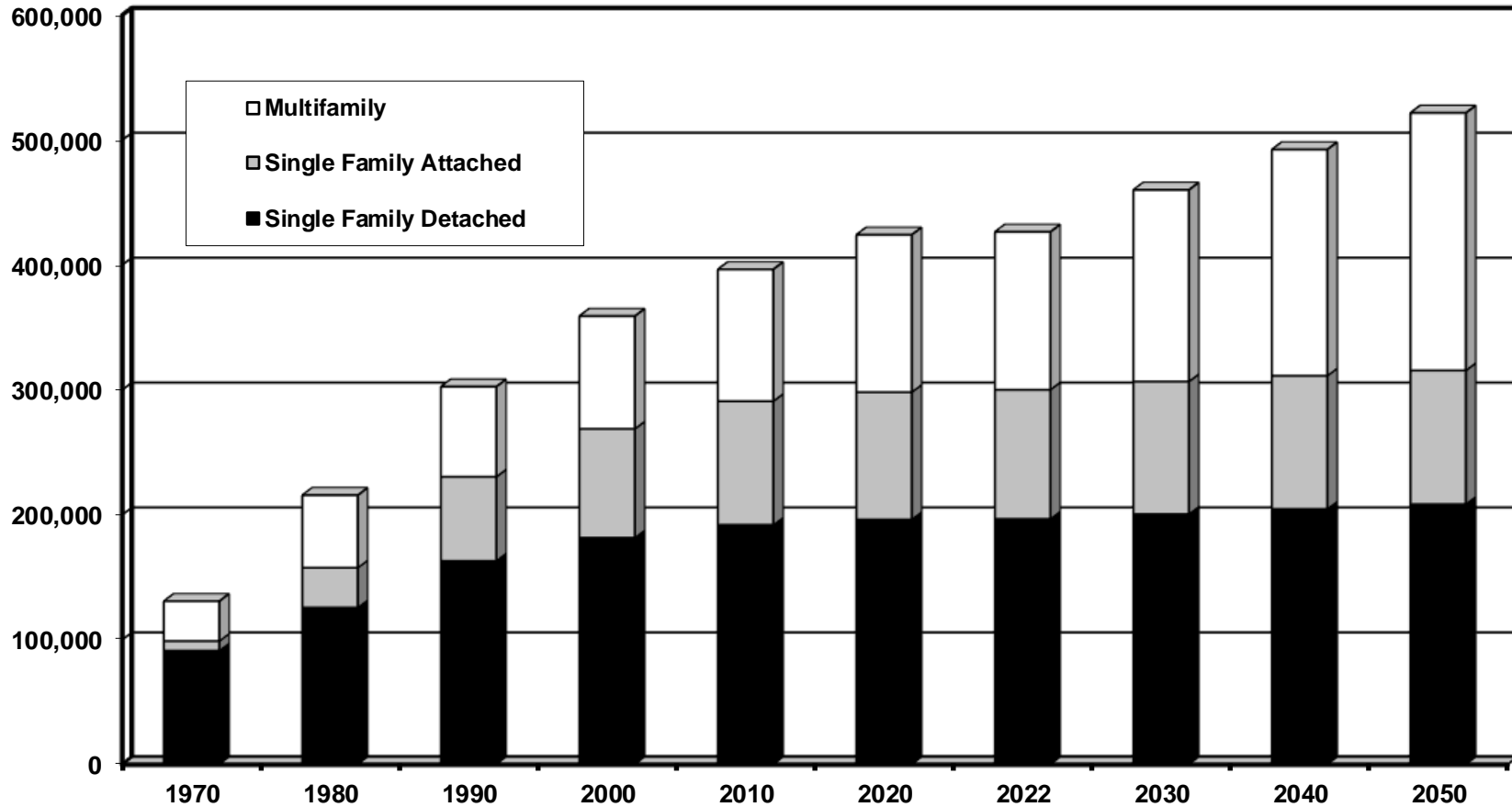
Sources: U.S. Bureau of the Census, Decennial Census 1950 through 1980; Fairfax County Department of Management and Budget, 1990 through 2050, Integrated Parcel Lifecycle System (IPLS) 2022.

Note: 1950 through 2022 are estimates and 2025 through 2050 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units. 1990, 2000 and 2010 estimates do not include housing units located in Fort Belvoir.

*Data are estimates based on a sample and therefore may not agree with similar published information.

FIGURE 2.2

**Estimated and Forecasted Housing Units
by Type of Structure
Fairfax County, 1970 through 2050**



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Management and Budget, 1990 through 2050, 2022 Integrated Parcel Lifecycle System (IPLS).

Note: Single family detached category includes single family detached units and mobile homes; single family attached category includes townhouses, duplex and multiplex units; multifamily category includes garden (low-rise), mid-rise and high-rise units.

Year	Total Units	Vacancy Rate	Average Monthly Rent
1989	45,578	7.4%	\$705
1990	48,567	6.6%	\$734
1991	49,253	7.6%	\$747
1992	50,148	6.2%	\$739
1993	49,811	5.2%	\$753
1994	50,184	4.7%	\$767
1995	50,111	4.9%	\$792
1996	51,186	5.4%	\$800
1997	52,024	5.0%	\$809
1998	54,243	5.5%	\$849
2000	57,226	1.6%	\$989
2001	59,128	2.5%	\$1,129
2002	60,175	5.5%	\$1,157
2003	61,297	5.6%	\$1,168
2004	62,934	5.6%	\$1,157
2005	63,269	6.8%	\$1,202
2006	62,156	6.0%	\$1,247
2007	62,182	5.9%	\$1,311
2008	64,316	6.8%	\$1,341
2009	65,571	8.2%	\$1,375
2010	66,327	6.2%	\$1,383
2011	67,485	5.0%	\$1,433
2012	68,396	5.5%	\$1,546
2013	69,547	5.6%	\$1,590
2014	71,670	7.6%	\$1,640
2015	74,091	7.6%	\$1,687
2016	77,403	8.1%	\$1,750
2017	79,473*	5.3%	\$1,788
2018	79,521	5.8%	\$1,798
2019	81,501	6.0%	\$1,877
2020	83,077	5.5%	\$1,787
2021	84,274	7.1%	\$1,913

Source: Fairfax County Department of Management and Budget, 2022.

*The 2017 total rental housing units were adjusted to address some leased properties.

Note: Vacancy rate and average monthly rent figures are calculated based on information provided by those rental housing complexes in major rental housing projects having five or more units.

The 1999 rental housing data is not available.

Year	Median Market Value	Percent Change
1990	\$194,700	8.5%
1991	\$190,100	-2.4%
1992	\$183,700	-3.4%
1993	\$183,500	-0.1%
1994	\$184,400	0.5%
1995	\$186,800	1.3%
1996	\$186,300	-0.3%
1997	\$185,700	-0.3%
1998	\$185,600	-0.1%
1999	\$192,100	3.5%
2000	\$226,800	18.1%
2001	\$229,200	1.1%
2002	\$265,600	15.9%
2003	\$307,600	15.8%
2004	\$349,000	13.5%
2005	\$431,705	23.7%
2006	\$538,940	24.8%
2007	\$536,162	-0.5%
2008	\$502,205	-6.3%
2009	\$441,679	-12.1%
2010	\$418,440	-5.3%
2011	\$429,155	2.6%
2012	\$430,855	0.4%
2013	\$442,370	2.7%
2014	\$447,541	1.2%
2015	\$492,126	10.0%
2016	\$498,341	1.3%
2017	\$505,722	1.5%
2018	\$519,560	2.7%
2019	\$536,183	3.2%
2020	\$553,970	3.3%
2021	\$584,304	5.5%
2022	\$648,270	10.9%

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2022.

TABLE 2.12

**2020 and 2021 Population, Median Household Income and Median Family Income
by Selected Jurisdictions in the Washington DC Metropolitan Area, State of Virginia and the United States**

Jurisdiction	2020			2021		
	Population	Median Household Income*	Median Family Income*	Population	Median Household Income	Median Family Income
Fairfax County, VA	1,150,309	128,374	151,028	1,139,720	134,115	159,645
Arlington County, VA	238,643	119,755	160,454	232,965	125,651	172,122
Fauquier County, VA	72,972	104,809	121,366	73,815	108,497	125,664
Loudoun County, VA	420,959	151,800	169,887	427,592	153,506	168,681
Prince William County, VA	482,204	106,861	115,167	484,472	118,117	130,212
Spotsylvania County, VA	140,032	91,073	104,679	143,676	101,289	103,276
Stafford County, VA	156,927	110,446	120,298	160,877	117,251	129,327
Alexandria City, VA	159,467	103,284	138,441	154,706	101,162	139,944
Anne Arundel County, MD	588,261	101,147	116,535	590,336	107,823	125,459
Calvert County, MD	92,783	112,380	124,633	93,928	122,266	140,970
Charles County, MD	166,617	103,932	114,652	168,698	105,493	121,376
Frederick County, MD	271,717	103,516	116,728	279,835	104,780	125,767
Howard County, MD	332,317	121,618	148,680	334,529	133,267	152,247
Montgomery County, MD	1,062,061	110,389	135,141	1,054,827	112,854	139,174
Prince George's County, MD	967,201	86,290	100,654	955,306	90,182	104,899
District of Columbia	689,545	92,266	130,291	670,050	90,088	136,184
Berkeley County, WV	122,076	62,370	64,770	126,069	71,733	80,461
Washington DC-MD-VA-WV MSA	6,385,162	105,659	126,378	6,358,652	110,355	134,091
State of Virginia	8,631,393	76,456	93,497	8,642,274	80,963	100,763
United States	331,449,281	65,712	80,944	331,893,745	69,717	85,806

Sources: U.S. Bureau of the Census, 2020 population from 2020 Decennial Census; 2020 median household and median family income from 2019 one-year American Community Survey; 2021 population, median household, and median family income from 2021 one-year American Community Survey.

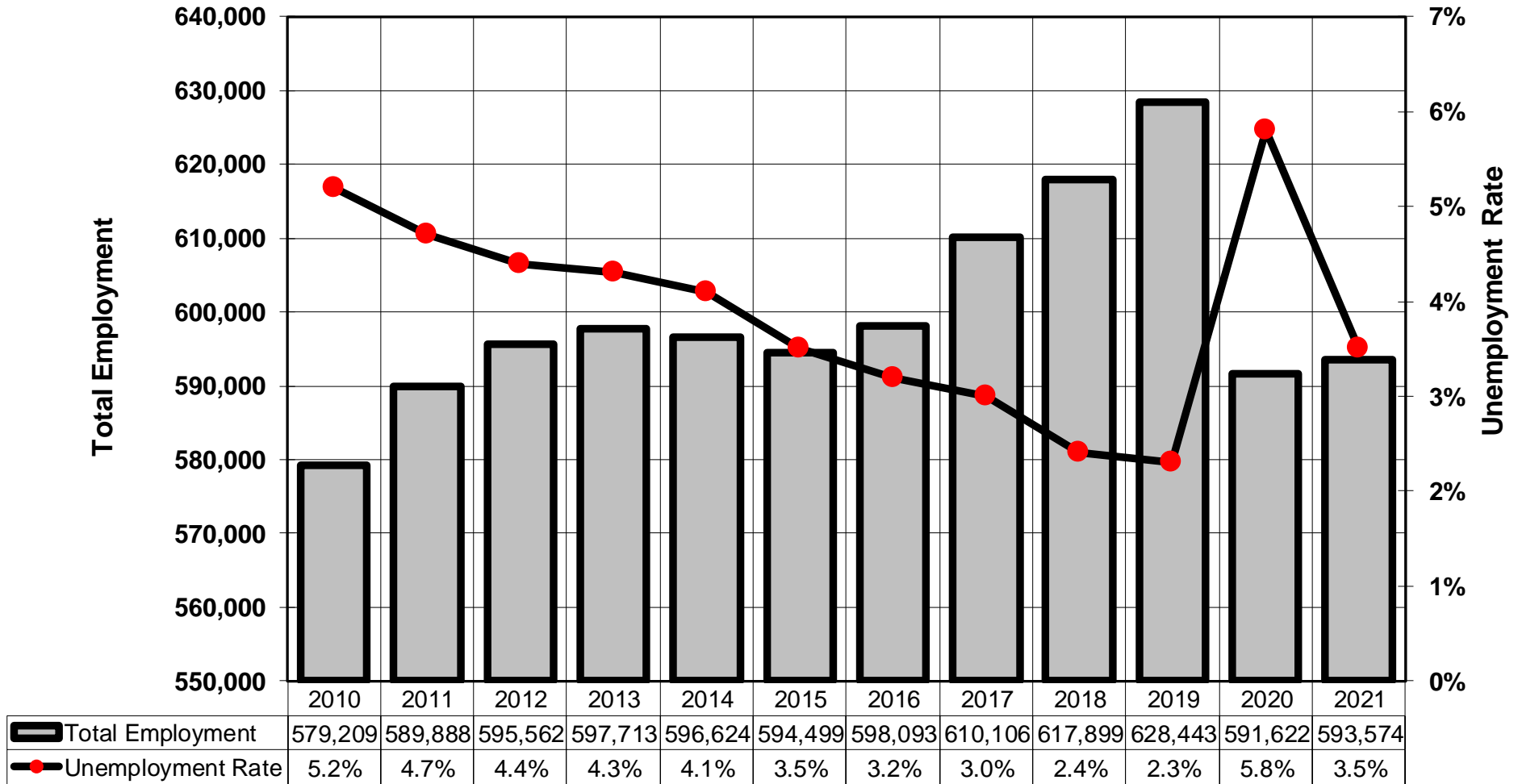
*The 2020 one-year American Community Survey income data is not available due to COVID-19 introduced nonresponse bias.

Note: Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business income, retirement, SSI, alimony, child support, interest, etc. Family Income is derived by including only those households containing two or more persons related by birth, marriage or adoption.

Fairfax County population estimates differ from the American Community Survey population estimates due to a difference in methodologies.

FIGURE 2.3

**Average Annual Unemployment Rate and
Average Annual Total Employment
Fairfax County, 2010 through 2021**



Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of December 30, 2022.

Note: Total Employment refers to the number of employed Fairfax County residents, regardless of their place of employment.

CURRENT POPULATION, HOUSING UNITS AND HOUSEHOLDS

The population, housing unit and household estimates are as of January 1 of the respective year on the table. Housing units are obtained from the real estate tax assessment files for the same time period. Households are occupied housing units. Total population is a combination of household population (persons living in housing units) and group quarters population (persons living in facilities such as detention centers, nursing homes, military quarters, dormitories, etc.). The current estimates are summarized by supervisor district and town, planning district, human services region, ZIP Code, sewershed, and census tract.

Population density is based on the total land and water area in the county.

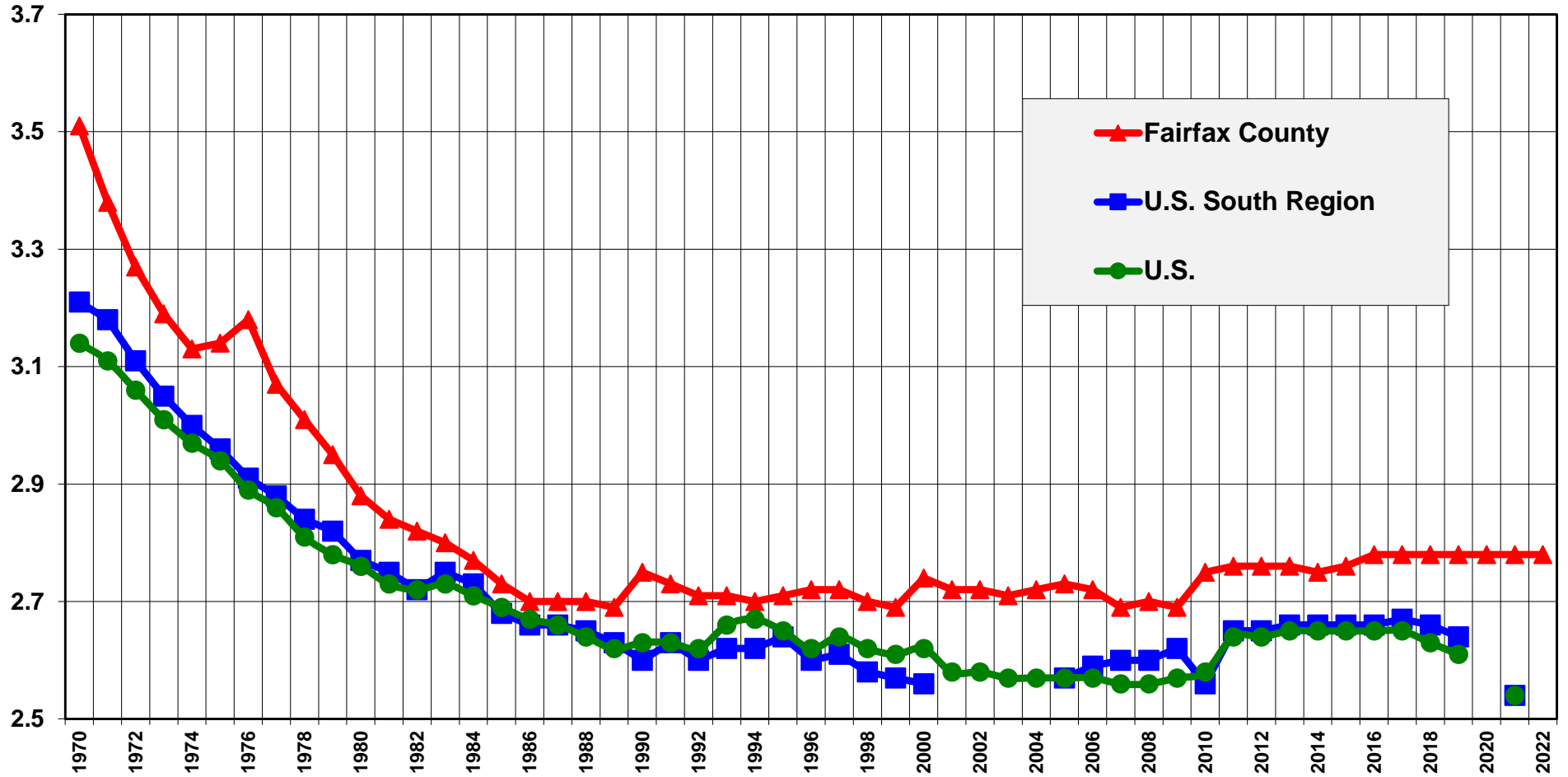
For detailed methodology, please refer to Appendix A.

Table 3.1
Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2022

Planning District	Average Household Size (Persons per Occupied Unit)				Overall Average Household Size	Vacancy Rate		Overall Vacancy Rate
	Single Family Detached	Single Family Attached	Multi- Family	Mobile Home		Owner	Renter	
Annandale	3.03	3.15	2.56		2.94	1.45	1.54	1.47
Baileys	2.84	3.01	2.43		2.59	1.62	2.58	2.23
Bull Run	3.32	3.10	2.25	2.64	3.00	0.79	2.29	1.11
Fairfax	3.13	2.74	2.20	3.33	2.64	1.14	2.17	1.59
Jefferson	2.93	2.70	2.31		2.59	2.08	3.47	2.79
Lincolnia	2.75	2.79	2.85		2.80	1.99	2.48	2.19
Lower Potomac	3.46	3.30	2.31		3.14	1.73	2.50	1.91
McLean	2.93	2.59	1.86		2.51	2.09	5.98	3.55
Mount Vernon	2.87	2.93	2.13	2.78	2.58	1.85	1.68	1.78
Pohick	3.14	3.03	1.82		3.06	0.89	0.59	0.88
Rose Hill	2.86	2.73	1.90		2.61	1.57	2.26	1.72
Springfield	3.22	2.94	2.06		2.88	1.38	2.00	1.51
Upper Potomac	3.17	2.83	1.96		2.69	0.88	4.12	1.95
Vienna	3.02	3.04	2.30		2.90	1.19	2.24	1.37
Fairfax County	3.08	2.94	2.16	2.79	2.78	1.27	3.02	1.79

Source: Fairfax County Department of Management and Budget, 2022.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1970 through 2022



Sources: U.S. Bureau of the Census; Fairfax County Department of Management and Budget, 2022.

Note: U.S. Bureau of the Census did not compute U.S. South Region's average household size for the years 2001 through 2004, or 2020.

TABLE 3.2	
Special Institutional (Group Quarters) Population Fairfax County, January 2022	
Type	Total
Fort Belvoir Barracks	404
George Mason University	3,020
Correctional Institutions	619
Other*	5,406
Total	9,449

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Management and Budget, 2022.

*Includes nursing homes, assistant living units (without full kitchen), shelters, boarding schools, and half-way houses.

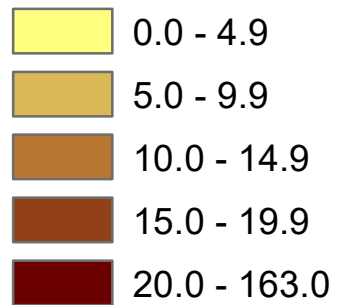
Fairfax County, Virginia January 2022



Figure 3.2
**Population Density
by Census Block Group**



Persons Per Acre



Note: Population of City of Fairfax is not included.
Source: Population Density from Fairfax County Integrated Parcel Lifecycle System.

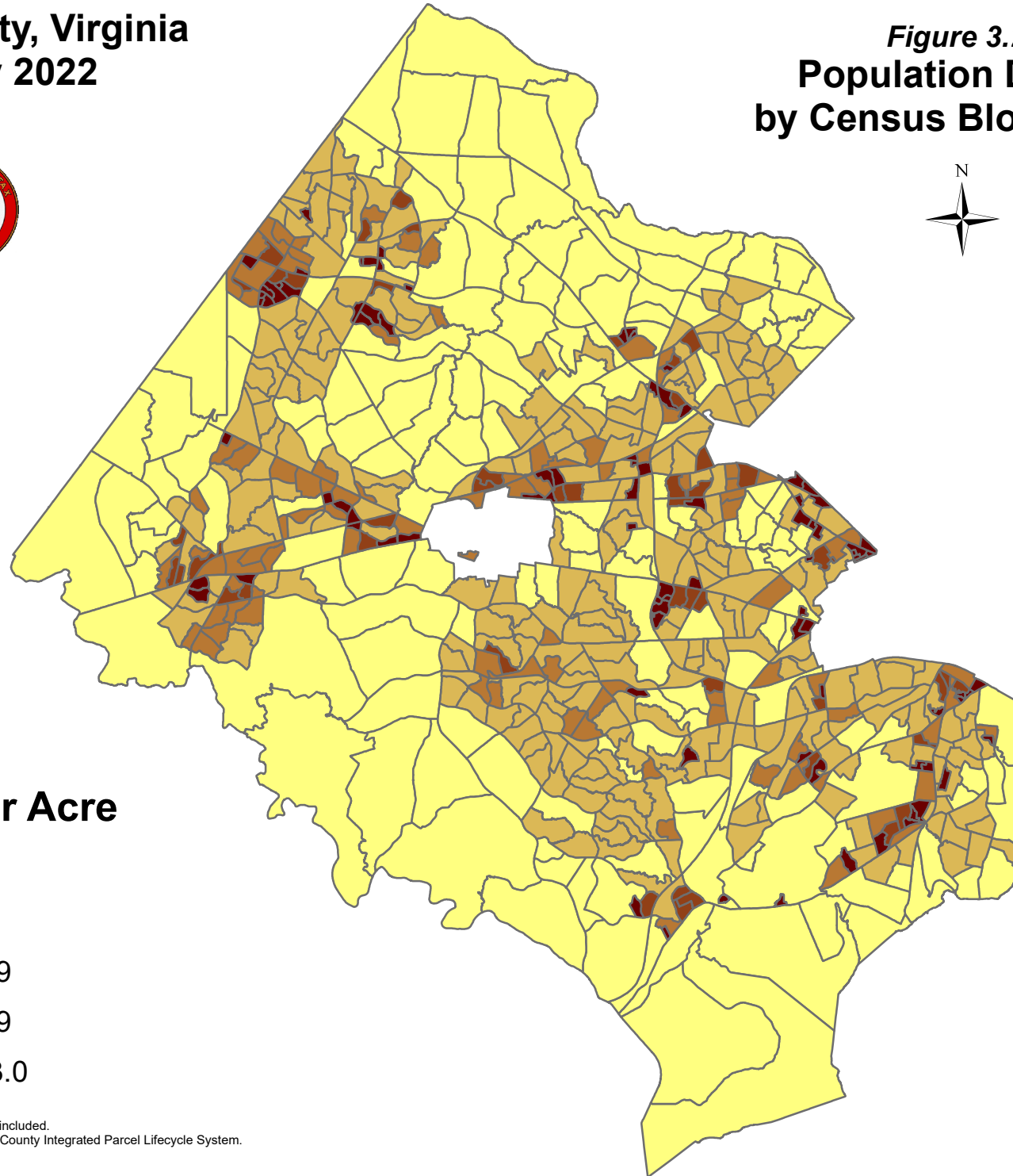


Table 3.3

**Population, Housing Units and Households by Supervisor District
Fairfax County, January 2022**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	124,700	42,951	42,414	18,004	6.9	28.13	4,433
Dranesville 1/	128,270	45,241	44,393	40,733	3.1	63.64	2,016
Hunter Mill 2/	136,518	54,471	53,405	24,001	5.7	37.50	3,640
Franconia*	129,761	46,937	46,190	17,900	7.2	27.97	4,639
Mason	122,661	45,176	44,250	14,950	8.2	23.36	5,251
Mount Vernon	127,457	47,609	46,729	46,580	2.7	72.78	1,751
Providence	133,718	53,796	52,124	15,101	8.9	23.60	5,666
Springfield 3/	130,712	45,355	44,864	47,164	2.8	73.69	1,774
Sully	138,848	44,876	44,399	35,897	3.9	56.09	2,475
Fairfax County	1,172,646	426,412	418,769	260,329	4.5	406.76	2,883

Table 3.4

**Population, Housing Units and Households by Town
Fairfax County, January 2022**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	293	91	91	159	1.8	0.25	1,172
Town of Herndon	22,308	8,031	7,907	2,739	8.1	4.28	5,212
Town of Vienna	17,088	5,688	5,649	2,816	6.1	4.40	3,884
Towns Total	39,689	13,810	13,647	5,715	6.9	8.93	4,444

Source: Fairfax County Department of Management and Budget, 2022.

Note: Households are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 3.5
Population, Housing Units and Households by Planning District
Fairfax County, January 2022

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	75,973	25,981	25,598	11,947	6.4	18.67	4,069
Baileys	45,852	17,988	17,587	4,049	11.3	6.33	7,244
Bull Run	136,584	45,792	45,285	32,002	4.3	50.00	2,732
Fairfax	75,466	27,509	27,073	12,977	8.4	20.28	3,721
Jefferson	60,857	24,187	23,511	6,337	9.6	9.90	6,147
Lincolnia	19,394	7,050	6,896	2,055	9.4	3.21	6,042
Lower Potomac	41,222	13,131	12,881	29,271	1.4	45.74	901
McLean	80,605	33,040	31,868	19,335	4.2	30.21	2,668
Mount Vernon	101,013	39,624	38,919	14,401	7.0	22.50	4,489
Pohick 1/	142,847	46,971	46,556	48,947	2.9	76.48	1,868
Rose Hill	53,951	21,036	20,675	9,121	5.9	14.25	3,786
Springfield	57,342	20,099	19,796	10,433	5.5	16.30	3,518
Upper Potomac 2/	207,911	78,403	76,876	47,487	4.4	74.20	2,802
Vienna 3/	73,632	25,601	25,249	11,982	6.1	18.72	3,933
Fairfax County	1,172,646	426,412	418,769	260,342	4.5	406.78	2,883

Source: Fairfax County Department of Management and Budget, 2022.

Note: Households are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 3.6

**Population, Housing Units and Households by Human Services Region
Fairfax County, January 2022**

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	261,029	95,614	93,972	64,101	4.1	100.16	2,606
Region 2	252,579	93,315	91,318	31,091	8.1	48.58	5,199
Region 3 1/	342,790	131,583	128,672	78,834	4.3	123.18	2,783
Region 4 2/	316,247	105,900	104,807	86,354	3.7	134.93	2,344
Fairfax County	1,172,646	426,412	418,769	260,379	4.5	406.84	2,882

Source: Fairfax County Department of Management and Budget, 2022.

Note: Households are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 3.7
Population, Housing Units and Households by ZIP Code
Fairfax County, January 2022

ZIP Code	Population	Housing Units	Households
20120	44,164	14,605	14,462
20121	30,619	10,275	10,170
20124	16,087	4,968	4,938
20151	25,053	7,482	7,402
20152	3	1	1
20164	4	1	1
20170	40,396	13,960	13,754
20171	55,640	20,287	19,867
20190	21,552	11,476	10,995
20191	32,712	13,378	13,142
20194	14,484	5,859	5,787
22003	57,281	19,756	19,456
22015	44,005	14,845	14,721
22027	2,343	736	726
22030	39,635	13,618	13,380
22031	34,296	12,776	12,406
22032	29,127	9,578	9,500
22033	41,046	16,220	15,978
22035	569	270	266
22039	19,312	6,128	6,090
22041	27,939	10,864	10,620
22042	33,129	12,509	12,160
22043	25,681	9,627	9,488
22044	11,207	4,654	4,567
22046	5,331	2,091	2,054
22060	11,092	3,165	3,110

Table 3.7
Population, Housing Units and Households by ZIP Code
Fairfax County, January 2022

ZIP Code	Population	Housing Units	Households
22066	19,380	5,823	5,790
22067	170		
22079	36,771	12,275	12,054
22101	30,687	11,481	11,206
22102	29,378	14,179	13,442
22124	18,684	6,584	6,511
22150	28,386	9,287	9,123
22151	17,539	5,820	5,741
22152	28,668	10,352	10,215
22153	33,107	10,869	10,741
22180	28,036	10,138	9,972
22181	15,857	5,536	5,472
22182	29,490	10,262	10,131
22203	322	150	146
22204	46	14	14
22206	7	2	2
22207	140	50	49
22213	16	6	6
22302	1,524	650	615
22303	16,146	8,311	8,090
22304	349	148	144
22306	32,317	12,380	12,206
22307	10,902	4,710	4,628
22308	13,688	4,873	4,802
22309	34,347	11,691	11,496
22310	29,492	11,043	10,851
22311	1,657	615	602

(Continued)

Table 3.7
Population, Housing Units and Households by ZIP Code
Fairfax County, January 2022

ZIP Code	Population	Housing Units	Households
22312	23,904	8,548	8,368
22315	28,931	11,486	11,313
Fairfax County	1,172,646	426,412	418,769

Source: Fairfax County Department of Management and Budget, 2022.

Note: Density and total area are not shown because ZIP Codes cross jurisdictional boundaries. Only Fairfax County population, households and housing units are included. Households are occupied housing units. ZIP Codes without data are not displayed. Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 3.8

**Population, Housing Units and Households by Sewershed
Fairfax County, January 2022**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	35,257	12,001	11,816	4,870	7.2	7.61	4,633
A2	11,942	5,079	4,931	813	14.7	1.27	9,403
A3	4,355	1,696	1,668	310	14.1	0.48	9,073
B1	8,197	2,944	2,862	1,138	7.2	1.78	4,605
B2	24,787	9,840	9,490	3,579	6.9	5.59	4,434
B3	3,044	866	865	1,702	1.8	2.66	1,145
B5	22,305	8,030	7,906	2,770	8.1	4.33	5,151
C1	3,772	1,115	1,114	4,932	0.8	7.71	489
C2	3,970	1,287	1,286	5,434	0.7	8.49	468
D1	10,347	3,135	3,095	6,746	1.5	10.54	982
D2	28,973	13,664	13,355	5,328	5.4	8.33	3,478
D3	84,625	31,425	30,947	22,942	3.7	35.85	2,361
E1	21,520	10,811	10,206	4,172	5.2	6.52	3,301
E2	2,147	654	647	1,511	1.4	2.36	910
F	8,141	3,228	3,149	1,289	6.3	2.01	4,050
G1	37,163	13,879	13,608	5,564	6.7	8.69	4,277
G2	3,404	1,303	1,282	747	4.6	1.17	2,909
G3	2,253	757	739	2,159	1.0	3.37	669
G4	983	347	340	185	5.3	0.29	3,389
H1	15,551	6,271	6,081	1,195	14.8	1.50	8,316
H2	6,921	3,533	3,510	105	65.8	0.16	43,254
H3	951	349	343	89	10.7	0.14	6,794
I1	76,101	28,301	27,601	9,109	8.4	14.23	5,348
I2	3,602	1,309	1,288	614	5.9	0.96	3,752
I3	63,869	21,778	21,379	9,274	6.9	14.49	4,408
I4	240	79	78	59	4.0	0.09	2,666

Table 3.8

**Population, Housing Units and Households by Sewershed
Fairfax County, January 2022**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I5	983	327	318	97	10.1	0.15	6,554
I6	6	2	2	1,656	0.0	2.59	2
J1	22,485	9,539	9,324	2,558	8.8	4.00	5,621
J2	7,989	3,870	3,766	747	10.7	1.17	6,828
J3	6,154	2,291	2,259	716	8.6	1.12	5,495
J4	3,968	2,129	2,098	838	4.7	1.31	3,029
K	48,496	17,840	17,572	6,870	7.1	10.73	4,520
L	53,812	20,335	19,999	9,832	5.5	15.36	3,503
M0	6,694	1,944	1,925	4,530	1.5	7.08	945
M1	13,099	5,136	5,070	1,174	11.2	1.84	7,119
M2	84,373	30,084	29,462	10,326	8.2	16.13	5,231
M3	19,682	6,472	6,397	3,411	5.8	5.33	3,693
M4	22,133	7,946	7,829	4,013	5.5	6.27	3,530
M5	11,940	4,522	4,473	2,744	4.4	4.29	2,783
M6	20,104	7,299	7,164	3,709	5.4	5.79	3,472
M7	1,030	386	383	36	28.7	0.06	17,159
M8	9,163	2,577	2,528	7,288	1.3	11.39	805
M9	18,048	8,251	8,074	1,708	10.6	2.67	6,760
N1	126,968	41,110	40,692	17,237	7.4	26.93	4,715
N2	19,014	6,228	6,159	4,967	3.8	7.76	2,450
O1	1,431	507	482	7,586	0.2	11.85	121
P	184	59	57	1,295	0.1	2.02	91
P1	2,649	879	868	1,065	2.5	1.66	1,596
P2	511	181	172	119	4.3	0.19	2,688
P3	3,903	1,171	1,162	1,063	3.7	1.66	2,351
P4	220	78	74	96	2.3	0.15	1,467

(Continued)

Table 3.8

**Population, Housing Units and Households by Sewershed
Fairfax County, January 2022**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P5	1,304	416	396	2,065	0.6	3.23	404
Q1	7,961	2,618	2,609	16,528	0.5	25.83	308
R1	9,233	2,893	2,868	9,979	0.9	15.59	592
R2	773	244	241	392	2.0	0.61	1,268
R3	293	91	91	159	1.8	0.25	1,172
R4	1,046	329	326	621	1.7	0.97	1,079
S1	35,162	11,408	11,316	4,997	7.0	7.81	4,502
S2	1,298	403	403	3,284	0.4	5.13	253
T1	7,786	2,738	2,692	6,438	1.2	10.06	774
T2	30,681	9,377	9,265	4,740	6.5	7.41	4,140
T3	19,274	5,868	5,827	5,264	3.7	8.22	2,345
T4	28,642	11,733	11,549	2,844	10.1	4.44	6,451
T5	30,221	10,614	10,490	3,557	8.5	5.56	5,435
T6	965	267	266	3,707	0.3	5.79	167
T7	8,553	2,569	2,533	3,789	2.3	5.92	1,445
Fairfax County	1,172,646	426,412	418,769	260,681	4.5	407.31	2,879

Source: Fairfax County Department of Management and Budget 2022.

Note: Households are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,698	1,303	1,282	583	6.3	0.91	4,057
4152	3,350	1,946	1,920	1,245	2.7	1.95	1,722
4153	4,124	1,482	1,451	528	7.8	0.83	4,994
4154.01	4,862	2,141	2,107	396	12.3	0.62	7,861
4154.02	2,682	1,138	1,112	591	4.5	0.92	2,906
4155	6,436	2,318	2,270	960	6.7	1.50	4,293
4156	2,752	1,078	1,054	1,129	2.4	1.76	1,560
4157	4,102	1,372	1,356	856	4.8	1.34	3,066
4158	4,839	1,740	1,724	939	5.2	1.47	3,299
4159	3,257	1,211	1,194	1,203	2.7	1.88	1,732
4160	5,778	1,947	1,913	846	6.8	1.32	4,373
4161	3,868	1,504	1,481	1,827	2.1	2.85	1,355
4162	6,190	1,519	1,480	5,663	1.1	8.85	700
4163	2,331	826	785	12,938	0.2	20.21	115
4201	3,994	1,169	1,150	916	4.4	1.43	2,791
4202.01	3,723	1,305	1,283	472	7.9	0.74	5,044
4202.02	2,157	1,066	1,045	162	13.3	0.25	8,533
4202.03	2,792	971	957	497	5.6	0.78	3,597
4203	6,228	2,167	2,129	1,138	5.5	1.78	3,503
4204	3,811	2,452	2,396	237	16.1	0.37	10,285
4205.01	1,586	1,004	1,004	21	75.0	0.03	47,994
4205.02	1,770	1,041	1,019	81	21.9	0.13	14,034
4205.03	3,443	1,689	1,587	183	18.8	0.29	12,036
4206	4,929	2,017	1,972	342	14.4	0.53	9,223
4207	4,232	1,460	1,429	709	6.0	1.11	3,820
4208	3,786	1,202	1,176	677	5.6	1.06	3,578
4210.01	3,039	1,029	1,011	434	7.0	0.68	4,480

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4210.02	4,959	1,990	1,919	1,101	4.5	1.72	2,883
4211.01	6,157	2,204	2,186	712	8.6	1.11	5,533
4211.02	3,747	1,529	1,486	388	9.7	0.61	6,180
4211.03	6,028	2,299	2,281	1,225	4.9	1.91	3,148
4212	1,923	689	683	351	5.5	0.55	3,505
4213	3,811	1,458	1,436	2,036	1.9	3.18	1,198
4214	7,734	2,995	2,974	476	16.3	0.74	10,406
4215	7,077	2,411	2,384	454	15.6	0.71	9,987
4216	6,104	1,978	1,945	287	21.3	0.45	13,633
4217.01	4,770	1,422	1,390	209	22.8	0.33	14,587
4217.02	4,643	1,266	1,251	494	9.4	0.77	6,010
4218	5,944	2,370	2,330	502	11.8	0.78	7,577
4219	3,336	1,002	991	3,676	0.9	5.74	581
4220	4,015	1,375	1,357	1,095	3.7	1.71	2,346
4221.01	7,329	2,587	2,554	608	12.1	0.95	7,717
4221.02	6,817	2,151	2,114	1,675	4.1	2.62	2,605
4222.01	4,752	1,483	1,439	1,287	3.7	2.01	2,363
4222.02	6,705	2,256	2,228	2,146	3.1	3.35	1,999
4223.01	3,078	1,344	1,333	319	9.6	0.50	6,176
4223.02	5,785	2,545	2,502	609	9.5	0.95	6,080
4224.01	2,107	1,126	1,089	138	15.2	0.22	9,747
4224.02	5,448	2,111	2,082	468	11.6	0.73	7,455
4224.03	2,578	1,021	1,011	548	4.7	0.86	3,011
4301.01	4,700	1,547	1,539	830	5.7	1.30	3,624
4301.02	2,866	1,051	1,045	259	11.1	0.40	7,088
4302.01	4,658	1,426	1,417	494	9.4	0.77	6,028
4302.02	5,148	1,641	1,632	716	7.2	1.12	4,601

(Continued)

Table 3.9**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4302.03	2,706	902	891	387	7.0	0.60	4,481
4304	7,303	2,323	2,296	1,486	4.9	2.32	3,145
4305	1,658	571	567	284	5.8	0.44	3,734
4306	7,618	1,809	1,786	651	11.7	1.02	7,490
4307	2,837	929	914	646	4.4	1.01	2,812
4308.01	4,262	1,513	1,494	606	7.0	0.95	4,501
4308.02	3,859	1,812	1,776	499	7.7	0.78	4,954
4309.01	4,281	1,415	1,393	484	8.8	0.76	5,656
4309.02	3,503	1,090	1,086	484	7.2	0.76	4,634
4310.01	4,720	1,586	1,572	570	8.3	0.89	5,299
4310.02	2,133	752	742	209	10.2	0.33	6,535
4313	4,209	1,416	1,402	674	6.2	1.05	3,995
4314	4,639	1,462	1,448	553	8.4	0.86	5,364
4315	5,399	2,029	2,006	957	5.6	1.50	3,610
4316.01	2,671	1,395	1,391	91	29.2	0.14	18,712
4316.02	6,307	1,995	1,963	974	6.5	1.52	4,145
4318.01	4,290	1,442	1,421	370	11.6	0.58	7,411
4318.02	3,416	1,042	1,033	474	7.2	0.74	4,610
4319	3,314	1,055	1,050	393	8.4	0.61	5,404
4320	3,338	1,127	1,112	443	7.5	0.69	4,823
4321	3,683	1,448	1,435	412	8.9	0.64	5,723
4322.01	1,823	851	844	146	12.5	0.23	7,976
4322.02	4,731	1,622	1,610	615	7.7	0.96	4,924
4323	5,482	1,747	1,733	743	7.4	1.16	4,724
4324.01	3,624	1,178	1,172	495	7.3	0.77	4,690
4324.02	5,257	1,658	1,648	716	7.3	1.12	4,702
4325	5,861	1,890	1,870	825	7.1	1.29	4,544

(Continued)

Table 3.9**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4326	5,233	1,589	1,576	763	6.9	1.19	4,389
4327.01	3,252	1,096	1,081	502	6.5	0.78	4,144
4327.02	4,312	1,507	1,486	418	10.3	0.65	6,602
4328	2,238	773	761	843	2.7	1.32	1,698
4401	7,947	2,591	2,549	1,529	5.2	2.39	3,326
4402.01	4,962	2,197	2,051	549	9.0	0.86	5,788
4402.02	6,147	2,203	2,164	809	7.6	1.26	4,864
4403	2,780	959	947	818	3.4	1.28	2,176
4405.01	5,072	1,652	1,634	1,104	4.6	1.73	2,939
4405.03	3,415	133	131	520	6.6	0.81	4,200
4405.04	614			50	12.4	0.08	7,915
4405.05	1,484	455	452	257	5.8	0.40	3,698
4406	3,272	957	949	870	3.8	1.36	2,408
4407.01	2,781	979	965	464	6.0	0.72	3,838
4407.02	5,319	1,807	1,791	865	6.1	1.35	3,934
4408	6,396	2,161	2,130	1,589	4.0	2.48	2,577
4501	5,289	2,258	2,200	523	10.1	0.82	6,477
4502	4,143	1,337	1,292	325	12.8	0.51	8,169
4503	5,746	2,107	2,042	431	13.3	0.67	8,524
4504	2,740	949	929	614	4.5	0.96	2,854
4505	2,854	884	864	258	11.0	0.40	7,071
4506.01	3,765	1,407	1,383	817	4.6	1.28	2,948
4506.02	4,345	1,853	1,815	333	13.0	0.52	8,352
4507.01	3,144	979	966	506	6.2	0.79	3,976
4507.02	4,354	1,471	1,444	306	14.2	0.48	9,095
4508	3,450	1,205	1,187	500	6.9	0.78	4,412
4509	1,734	605	594	357	4.9	0.56	3,109

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4510	2,676	898	886	432	6.2	0.67	3,969
4511	2,213	829	815	457	4.8	0.71	3,099
4512	1,669	651	641	527	3.2	0.82	2,027
4513	2,266	925	917	441	5.1	0.69	3,289
4514	2,716	1,249	1,221	121	22.4	0.19	14,320
4515.01	5,623	2,250	2,202	316	17.8	0.49	11,380
4515.02	5,779	2,237	2,132	446	13.0	0.70	8,291
4516.01	5,336	1,581	1,498	235	22.7	0.37	14,555
4516.02	2,860	1,138	1,133	272	10.5	0.42	6,742
4518	3,425	1,127	1,108	588	5.8	0.92	3,731
4519	6,622	2,356	2,283	694	9.5	1.08	6,105
4520	2,893	1,127	1,113	582	5.0	0.91	3,179
4521.01	5,291	1,699	1,661	828	6.4	1.29	4,088
4521.02	3,165	1,050	1,030	577	5.5	0.90	3,513
4522	6,315	2,160	2,134	573	11.0	0.90	7,051
4523.01	3,589	1,485	1,472	136	26.4	0.21	16,914
4523.02	5,209	1,773	1,729	149	34.9	0.23	22,318
4524	6,947	2,384	2,348	897	7.7	1.40	4,958
4525.01	3,753	1,316	1,290	1,204	3.1	1.88	1,994
4525.02	5,437	1,603	1,575	299	18.2	0.47	11,652
4526	6,286	2,725	2,679	752	8.4	1.17	5,352
4527	5,870	1,979	1,931	320	18.3	0.50	11,741
4528.01	4,854	2,530	2,510	284	17.1	0.44	10,948
4528.02	3,237	1,492	1,480	31	104.8	0.05	67,072
4601	4,619	1,473	1,459	1,618	2.9	2.53	1,827
4602	4,191	1,344	1,335	2,022	2.1	3.16	1,327
4603	2,919	964	963	548	5.3	0.86	3,413

(Continued)

Table 3.9**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4604	5,129	2,028	2,014	1,000	5.1	1.56	3,282
4605.01	2,679	876	871	552	4.9	0.86	3,108
4605.03	4,499	1,469	1,450	362	12.4	0.57	7,946
4605.04	4,039	1,332	1,302	501	8.1	0.78	5,161
4606	4,060	1,348	1,329	700	5.8	1.09	3,709
4607.01	3,696	1,154	1,149	430	8.6	0.67	5,495
4607.02	4,708	1,589	1,571	699	6.7	1.09	4,310
4608	3,525	1,175	1,167	598	5.9	0.93	3,774
4609	2,586	877	873	683	3.8	1.07	2,423
4610	2,573	893	889	412	6.2	0.64	3,999
4611	7,451	2,520	2,491	1,607	4.6	2.51	2,967
4612.01	4,874	1,558	1,535	2,507	1.9	3.92	1,244
4612.02	6,322	2,809	2,701	817	7.7	1.28	4,953
4615	7,131	2,575	2,542	790	9.0	1.23	5,779
4616.03	5,757	2,380	2,284	308	18.7	0.48	11,964
4616.04	2,726	888	868	389	7.0	0.61	4,483
4616.05	5,261	2,526	2,363	240	21.9	0.38	14,030
4616.06	2,963	1,357	1,344	158	18.7	0.25	11,964
4617	7,094	2,583	2,539	568	12.5	0.89	7,990
4618.01	1,083	542	536	77	14.1	0.12	8,992
4618.02	5,619	2,407	2,373	399	14.1	0.62	9,019
4619.01	4,227	1,414	1,410	229	18.5	0.36	11,836
4619.02	1,726	594	586	116	14.9	0.18	9,508
4701	2,916	978	955	1,873	1.6	2.93	996
4703	3,317	1,170	1,147	869	3.8	1.36	2,443
4704	4,523	1,735	1,680	1,423	3.2	2.22	2,034
4705	5,802	2,343	2,288	1,036	5.6	1.62	3,583

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4706	3,212	1,194	1,163	600	5.4	0.94	3,426
4707	5,298	1,888	1,841	877	6.0	1.37	3,866
4708	3,070	1,177	1,151	488	6.3	0.76	4,025
4709	7,650	2,845	2,794	1,085	7.1	1.69	4,514
4710	2,182	871	861	428	5.1	0.67	3,263
4711	7,089	2,447	2,385	960	7.4	1.50	4,723
4712.01	2,546	1,685	1,346	178	14.3	0.28	9,161
4712.03	2,529	1,225	1,190	129	19.6	0.20	12,536
4712.04	2,887	1,503	1,481	369	7.8	0.58	5,011
4713.01	4,202	1,634	1,614	177	23.8	0.28	15,218
4713.03	3,916	1,742	1,736	339	11.5	0.53	7,388
4713.04	2,064	709	703	362	5.7	0.57	3,652
4714.01	3,375	1,390	1,365	341	9.9	0.53	6,332
4714.02	3,497	1,232	1,217	496	7.1	0.77	4,514
4801	4,790	1,551	1,549	8,753	0.5	13.68	350
4802.01	4,600	1,564	1,548	1,655	2.8	2.59	1,778
4802.03	3,351	1,570	1,489	93	36.1	0.15	23,088
4802.04	4,199	2,517	2,424	373	11.3	0.58	7,212
4802.05	4,569	2,809	2,658	490	9.3	0.77	5,964
4803.01	3,339	1,054	1,041	2,609	1.3	4.08	819
4803.02	5,387	1,815	1,777	2,694	2.0	4.21	1,280
4804.01	5,104	1,469	1,450	2,183	2.3	3.41	1,496
4804.02	7,237	2,052	2,052	5,234	1.4	8.18	885
4805.01	3,832	1,139	1,130	1,259	3.0	1.97	1,948
4805.02	6,381	1,953	1,919	744	8.6	1.16	5,486
4805.03	3,533	1,152	1,142	528	6.7	0.83	4,281
4805.04	2,020	840	837	366	5.5	0.57	3,530

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4805.05	3,824	1,622	1,578	335	11.4	0.52	7,309
4808.01	4,708	1,627	1,622	575	8.2	0.90	5,240
4808.02	3,613	1,386	1,382	644	5.6	1.01	3,592
4809.01	6,347	1,970	1,962	677	9.4	1.06	5,997
4809.02	3,769	1,519	1,476	590	6.4	0.92	4,090
4809.03	3,871	1,529	1,464	290	13.4	0.45	8,550
4810	5,073	1,927	1,896	352	14.4	0.55	9,234
4811.01	3,916	2,087	1,979	211	18.6	0.33	11,895
4811.02	3,259	1,493	1,464	108	30.2	0.17	19,311
4811.03	3,354	1,242	1,227	148	22.7	0.23	14,509
4811.04	2,620	1,222	1,191	83	31.5	0.13	20,151
4811.05	5,499	1,698	1,688	837	6.6	1.31	4,207
4811.06	5,818	1,761	1,747	910	6.4	1.42	4,090
4812.01	1,506	392	387	351	4.3	0.55	2,744
4812.02	7,417	2,405	2,364	939	7.9	1.47	5,053
4814	6,644	2,824	2,789	1,399	4.8	2.19	3,041
4815	2,359	822	813	1,225	1.9	1.91	1,233
4816	3,687	1,160	1,155	2,175	1.7	3.40	1,085
4817.01	6,381	2,042	2,025	2,588	2.5	4.04	1,578
4817.02	4,245	1,991	1,969	690	6.1	1.08	3,936
4819	6,483	2,525	2,465	2,635	2.5	4.12	1,575
4820.01	5,494	1,776	1,766	1,026	5.4	1.60	3,427
4820.02	3,830	1,842	1,827	478	8.0	0.75	5,133
4821	2,920	1,532	1,516	229	12.7	0.36	8,146
4822.01	2,098	1,010	989	234	9.0	0.37	5,744
4822.03	5,507	3,232	2,981	490	11.2	0.77	7,194
4822.04	2,041	1,333	1,311	62	33.0	0.10	21,138

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4822.05	2,509	1,671	1,573	392	6.4	0.61	4,095
4822.06	718	415	395	109	6.6	0.17	4,230
4823.01	6,751	3,422	3,340	738	9.1	1.15	5,855
4823.02	4,626	1,820	1,787	189	24.5	0.30	15,666
4823.03	3,388	1,703	1,671	430	7.9	0.67	5,043
4824	2,293	782	777	1,072	2.1	1.68	1,369
4825.02	3,086	1,032	1,024	393	7.8	0.61	5,023
4825.03	5,103	1,546	1,532	734	7.0	1.15	4,450
4825.04	5,617	1,679	1,668	1,034	5.4	1.62	3,475
4825.05	4,244	1,436	1,400	1,318	3.2	2.06	2,061
4825.06	6,287	2,555	2,501	407	15.4	0.64	9,880
4825.07	4,019	1,629	1,546	343	11.7	0.54	7,496
4826.01	7,505	2,391	2,379	970	7.7	1.51	4,954
4826.03	4,155	1,338	1,305	551	7.5	0.86	4,826
4826.04	4,104	1,269	1,257	889	4.6	1.39	2,955
4901.01	5,245	1,928	1,901	1,213	4.3	1.90	2,766
4901.04	3,119	1,047	1,032	3,039	1.0	4.75	657
4901.05	5,682	1,518	1,490	1,670	3.4	2.61	2,178
4905.01	3,392	1,330	1,315	281	12.1	0.44	7,738
4905.02	7,087	2,223	2,206	2,422	2.9	3.79	1,872
4910	2,647	727	726	4,429	0.6	6.92	382
4911.01	3,948	1,182	1,175	1,937	2.0	3.03	1,305
4911.02	3,741	1,130	1,121	836	4.5	1.31	2,864
4911.03	6,824	2,132	2,114	471	14.5	0.74	9,268
4912.01	6,479	2,323	2,299	520	12.5	0.81	7,973
4912.02	2,531	1,195	1,161	193	13.1	0.30	8,414
4913.01	7,272	2,151	2,118	4,027	1.8	6.29	1,156

(Continued)

Table 3.9**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4913.02	3,912	1,440	1,432	300	13.0	0.47	8,341
4913.03	4,898	1,531	1,516	251	19.5	0.39	12,500
4914.01	4,762	1,884	1,858	329	14.5	0.51	9,257
4914.02	4,290	1,415	1,404	300	14.3	0.47	9,153
4914.03	4,033	1,154	1,150	428	9.4	0.67	6,036
4914.04	4,097	1,334	1,324	386	10.6	0.60	6,790
4914.05	3,122	836	831	423	7.4	0.66	4,724
4915.01	7,200	2,396	2,384	629	11.4	0.98	7,325
4915.02	7,482	2,143	2,138	1,439	5.2	2.25	3,327
4916.01	5,243	1,607	1,579	459	11.4	0.72	7,310
4916.02	5,405	1,586	1,577	551	9.8	0.86	6,275
4917.01	3,779	1,933	1,884	360	10.5	0.56	6,714
4917.03	5,541	2,640	2,597	380	14.6	0.59	9,323
4917.04	5,488	2,372	2,339	328	16.7	0.51	10,709
4917.05	3,732	969	962	922	4.0	1.44	2,590
4917.06	3,355	1,557	1,528	298	11.3	0.47	7,202
4917.07	4,355	1,805	1,778	263	16.6	0.41	10,604
4918.01	2,399	1,085	1,053	284	8.4	0.44	5,405
4918.02	3,140	1,161	1,152	417	7.5	0.65	4,816
4918.03	6,759	2,625	2,605	707	9.6	1.10	6,122
4920	6,964	2,210	2,186	5,868	1.2	9.17	759
4921	6,816	2,243	2,227	7,630	0.9	11.92	572
4922.01	3,142	1,050	1,050	7,902	0.4	12.35	254
4922.02	7,246	2,213	2,203	1,461	5.0	2.28	3,174
4922.03	4,316	1,295	1,285	1,214	3.6	1.90	2,276
4923	3,540	1,103	1,088	524	6.8	0.82	4,327
4924	4,730	1,801	1,764	915	5.2	1.43	3,309

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2022**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4925	4,645	1,442	1,442	11,169	0.4	17.45	266
9801				779		1.22	
9802				2,468		3.86	
9803				574		0.90	
Fairfax County	1,172,646	426,412	418,769	260,132	4.5	406.46	2,885

Source: Fairfax County Department of Management and Budget, 2022.

Note: Households are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

POPULATION FORECASTS

The population forecasts reflect projections as of January 1 of the respective year on the table. The population forecasts include both household population (persons living in housing units) and group quarters population (persons living in facilities such as detention centers, nursing homes, military quarters, dormitories, etc.). The population forecasts are summarized by supervisor district and town, planning district, human services region, ZIP Code, sewershed, and census tract.

Population density is based on the total land and water area in the county.

For detailed methodology, please refer to Appendix A.

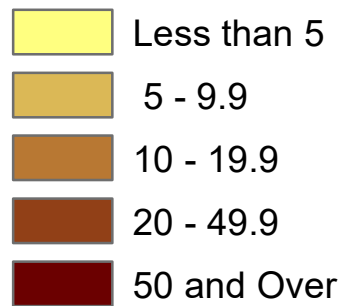
Fairfax County, Virginia January 2022



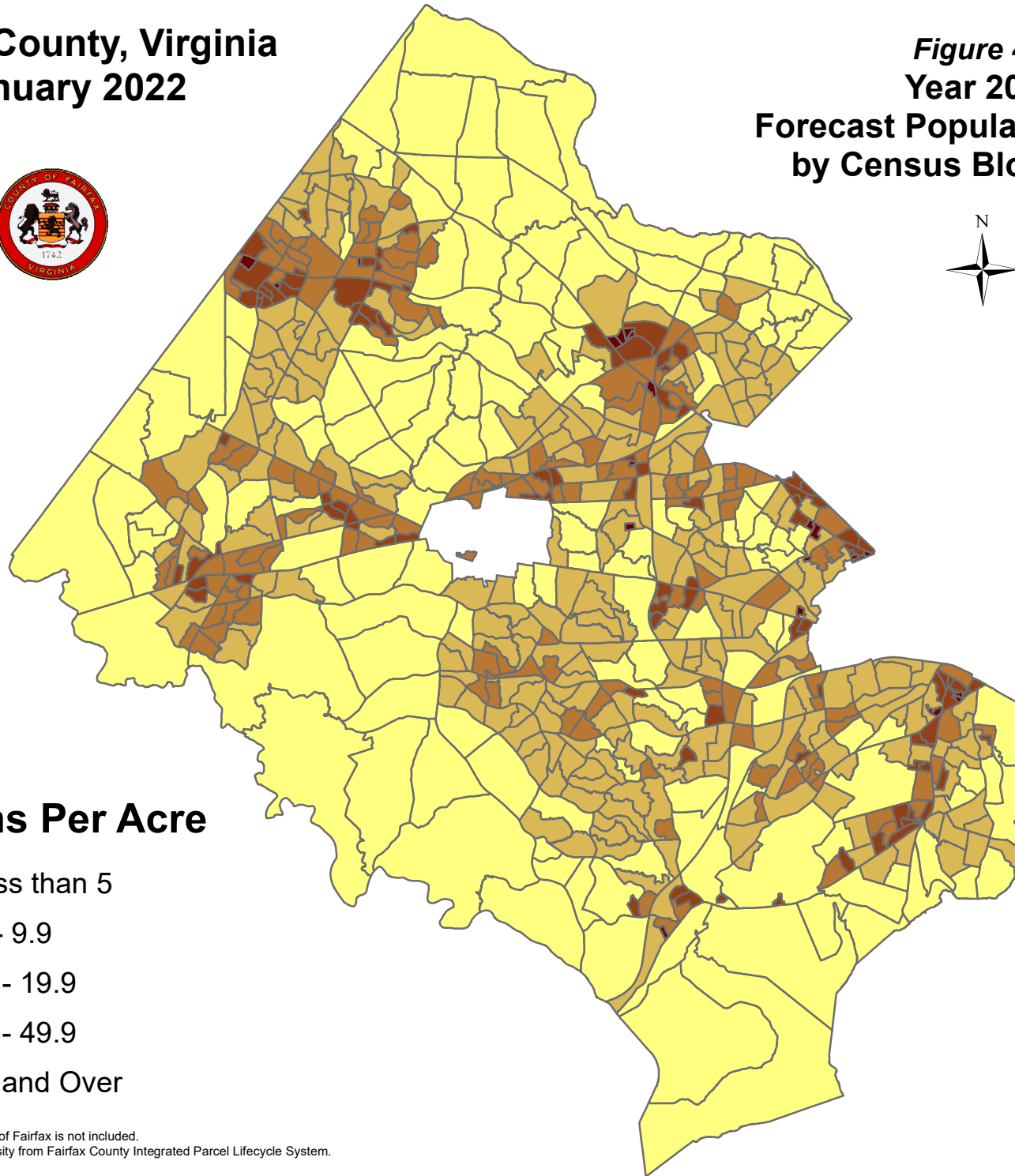
Figure 4.1
Year 2050
Forecast Population Density
by Census Block Group



Persons Per Acre



Note: Population of City of Fairfax is not included.
Source: Population Density from Fairfax County Integrated Parcel Lifecycle System.








Fairfax County, Virginia January 2022



Figure 4.2
2022 - 2050
Forecast Population Growth
by Census Block Group



Population Growth

-  Negative or No Growth
-  1 - 100 Persons
-  101 - 250 Persons
-  251 - 500 Persons
-  Greater than 500 Persons

Note: Population of City of Fairfax is not included.
Source: Fairfax County Integrated Parcel Lifecycle System.

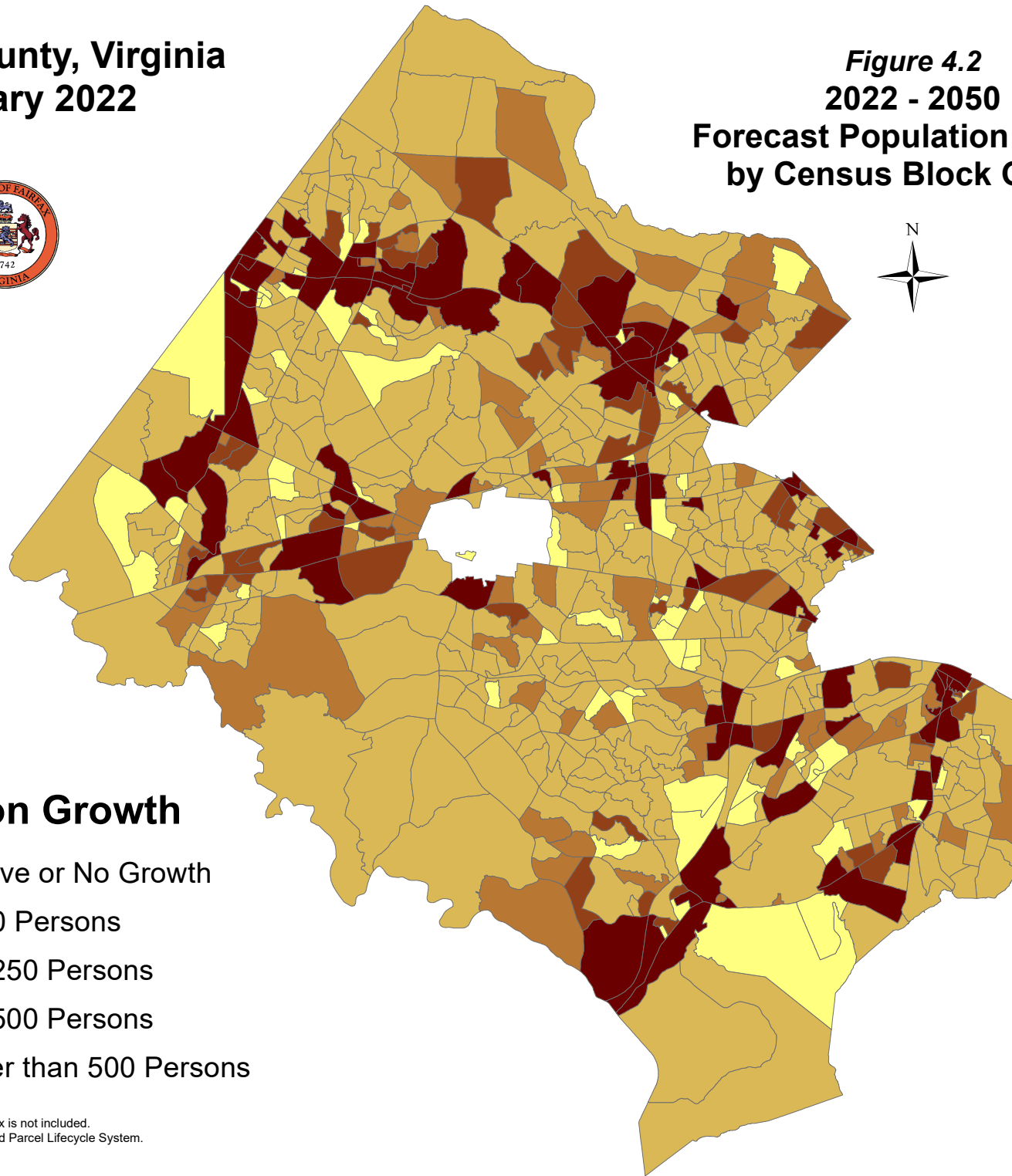


Table 4.1
Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2022

Supervisor District	2022	2025	2030	2035	2040	2045	2050
Braddock	124,700	125,735	126,863	127,589	128,200	128,807	129,312
Dranesville 1/	128,270	134,711	145,213	149,795	153,099	156,456	159,610
Hunter Mill 2/	136,518	141,127	150,072	158,501	166,991	175,291	182,526
Franconia*	129,761	131,821	135,122	139,413	143,958	148,411	152,204
Mason	122,661	123,722	125,419	128,408	131,620	134,825	137,593
Mount Vernon	127,457	130,025	132,760	135,632	138,712	141,741	144,422
Providence	133,718	140,115	151,606	159,474	166,789	173,878	180,126
Springfield 3/	130,712	132,087	133,669	134,813	135,946	137,027	138,071
Sully	138,848	143,080	146,748	150,095	153,660	157,132	160,107
Fairfax County	1,172,646	1,202,424	1,247,472	1,283,719	1,318,975	1,353,568	1,383,972

Table 4.2
Estimated and Forecasted Population by Town
Fairfax County, January 2022

Town	2022	2025	2030	2035	2040	2045	2050
Town of Clifton	293	293	293	293	293	293	293
Town of Herndon	22,308	23,772	26,433	27,159	27,525	27,943	28,385
Town of Vienna	17,088	17,269	17,326	17,326	17,326	17,326	17,326
Towns Total	39,689	41,333	44,052	44,778	45,144	45,563	46,004

Sources: Fairfax County Department of Management and Budget 2022 through 2050.

Note: Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 4.3
Estimated and Forecasted Population by Planning District
Fairfax County, January 2022

Planning District	1990	2000	2010	2020	2022	2025	2030	2035	2040	2045	2050
Annandale	66,329	70,152	74,386	78,155	75,973	76,381	76,897	77,549	78,200	78,833	79,410
Baileys	38,392	43,989	45,851	47,135	45,852	46,308	47,247	49,215	51,350	53,479	55,306
Bull Run	66,234	107,798	124,691	129,769	136,584	140,400	143,881	147,180	150,726	154,175	157,119
Fairfax	45,244	56,024	70,566	76,496	75,466	76,731	78,375	79,421	80,366	81,238	82,030
Jefferson	42,859	48,092	53,819	60,514	60,857	61,501	62,389	63,606	64,894	66,150	67,254
Lincolnia	14,010	16,819	18,483	18,431	19,394	19,554	19,784	20,104	20,472	20,847	21,159
Lower Potomac	24,371	23,769	34,335	38,310	41,222	41,412	41,995	42,832	43,745	44,650	45,424
McLean	58,747	63,278	69,607	78,626	80,605	86,990	97,537	103,821	109,344	114,802	119,622
Mount Vernon	82,483	86,944	95,581	101,258	101,013	104,510	107,430	111,148	115,005	118,828	122,224
Pohick 1/	127,040	137,166	137,045	140,092	142,847	143,212	143,927	144,452	144,910	145,394	145,910
Rose Hill	34,520	45,646	50,589	53,622	53,951	54,692	56,094	57,083	58,011	58,917	59,634
Springfield	39,919	48,736	55,708	57,893	57,342	57,415	58,414	59,981	61,787	63,539	65,021
Upper Potomac 2/	125,169	162,010	185,094	199,232	207,911	218,445	236,603	246,577	255,177	263,629	271,170
Vienna 3/	53,267	59,326	65,971	70,776	73,632	74,874	76,899	80,750	84,988	89,086	92,689
Fairfax County	818,584	969,749	1,081,726	1,150,309	1,172,646	1,202,424	1,247,472	1,283,719	1,318,975	1,353,568	1,383,972

Source: U.S. Bureau of the Census, 1990, 2000, 2010 and 2020 Decennial Census; Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 4.4
Estimated and Forecasted Population by Human Services Region
Fairfax County, January 2022

Human Services Region	2022	2025	2030	2035	2040	2045	2050
Region 1	261,029	265,573	271,542	278,676	286,266	293,707	300,135
Region 2	252,579	254,807	258,200	263,043	268,129	273,125	277,515
Region 3 1/	342,790	360,020	390,077	409,586	427,273	444,616	460,000
Region 4 2/	316,247	322,024	327,654	332,414	337,308	342,120	346,322
Fairfax County	1,172,646	1,202,424	1,247,472	1,283,719	1,318,975	1,353,568	1,383,972

Source: Fairfax County Department of Management and Budget 2022 through 2050.

Note: Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2022

ZIP Code	2022	2025	2030	2035	2040	2045	2050
20120	44,164	44,260	44,541	45,001	45,518	46,026	46,468
20121	30,619	30,689	30,912	31,296	31,740	32,201	32,580
20124	16,087	16,129	16,178	16,181	16,183	16,185	16,178
20151	25,053	27,977	30,234	32,518	34,960	37,332	39,366
20152	3	3	3	3	3	3	3
20164	4	4	4	4	4	4	4
20170	40,396	41,945	44,766	45,924	46,643	47,419	48,260
20171	55,640	60,323	67,353	69,927	71,749	73,511	75,066
20190	21,552	23,349	25,608	28,283	31,126	33,911	36,322
20191	32,712	34,392	39,504	42,251	44,635	46,953	48,982
20194	14,484	14,494	14,543	14,637	14,739	14,841	14,928
20196		21	67	172	289	403	502
22003	57,281	57,674	58,187	58,825	59,456	60,071	60,632
22015	44,005	44,021	44,102	44,184	44,212	44,258	44,295
22027	2,343	2,357	2,415	2,517	2,626	2,729	2,827
22030	39,635	40,757	42,248	42,904	43,455	43,953	44,390
22031	34,296	34,837	35,542	36,322	37,121	37,878	38,574
22032	29,127	29,261	29,524	29,769	29,950	30,153	30,305
22033	41,046	42,312	43,553	44,389	45,270	46,091	46,800
22035	569	569	569	570	571	573	573
22037		32	102	264	444	620	773
22039	19,312	19,341	19,455	19,558	19,663	19,783	19,966
22041	27,939	28,201	28,733	29,857	31,068	32,297	33,332

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2022

ZIP Code	2022	2025	2030	2035	2040	2045	2050
22042	33,129	33,481	33,858	34,279	34,700	35,112	35,475
22043	25,681	25,836	26,239	26,540	26,801	27,057	27,286
22044	11,207	11,390	11,779	12,597	13,498	14,377	15,149
22046	5,331	5,385	5,426	5,471	5,518	5,564	5,607
22060	11,092	11,109	11,153	11,241	11,346	11,452	11,541
22066	19,380	19,724	20,093	20,300	20,462	20,622	20,772
22067	170	174	176	176	176	176	176
22079	36,771	37,115	37,844	38,625	39,480	40,326	41,043
22101	30,687	31,150	31,651	32,208	32,713	33,302	33,805
22102	29,378	34,661	42,434	46,345	49,694	52,960	55,831
22106				1	1	2	2
22124	18,684	18,754	18,854	18,918	18,959	18,996	19,039
22150	28,386	28,688	29,523	30,968	32,572	34,128	35,473
22151	17,539	17,548	17,560	17,576	17,590	17,603	17,615
22152	28,668	28,707	28,772	28,824	28,874	28,919	28,963
22153	33,107	32,870	32,982	33,034	33,156	33,254	33,369
22180	28,036	28,273	28,431	28,640	28,868	29,090	29,284
22181	15,857	15,913	16,016	16,137	16,248	16,378	16,484
22182	29,490	30,483	33,656	38,443	43,517	48,406	52,721
22203	322	322	322	322	322	322	322
22204	46	46	47	47	47	47	47
22205		2	6	15	26	36	45
22206	7	7	7	7	7	7	7

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2022

ZIP Code	2022	2025	2030	2035	2040	2045	2050
22207	140	140	141	145	147	151	153
22213	16	17	18	18	19	20	22
22302	1,524	1,525	1,526	1,528	1,530	1,532	1,534
22303	16,146	17,602	18,744	19,855	21,003	22,149	23,123
22304	349	348	349	349	349	349	349
22306	32,317	33,997	35,255	36,797	38,451	40,084	41,519
22307	10,902	10,932	10,994	11,102	11,209	11,313	11,408
22308	13,688	13,757	13,822	13,875	13,905	13,952	14,014
22309	34,347	34,614	35,041	35,980	36,939	37,884	38,755
22310	29,492	29,863	30,343	30,940	31,539	32,134	32,652
22311	1,657	1,660	1,665	1,672	1,679	1,686	1,692
22312	23,904	24,069	24,301	24,617	24,977	25,342	25,647
22315	28,931	29,317	30,303	30,773	31,224	31,641	31,923
Fairfax County	1,172,646	1,202,424	1,247,472	1,283,719	1,318,975	1,353,568	1,383,972

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Only Fairfax County population is included. ZIP Codes without data are not displayed. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2022

Sewershed	2022	2025	2030	2035	2040	2045	2050
A1	35,257	36,058	39,144	40,070	40,561	41,035	41,467
A2	11,942	15,594	19,311	20,657	21,671	22,650	23,498
A3	4,355	4,416	4,552	4,857	5,202	5,541	5,834
B1	8,197	9,958	14,873	17,263	19,244	21,175	22,868
B2	24,787	25,262	26,003	27,398	28,795	30,178	31,459
B3	3,044	3,058	3,076	3,096	3,110	3,126	3,142
B5	22,305	23,769	26,430	27,156	27,522	27,941	28,382
C1	3,772	3,796	3,825	3,845	3,853	3,860	3,867
C2	3,970	4,033	4,081	4,101	4,111	4,121	4,131
D1	10,347	10,639	10,929	11,079	11,207	11,334	11,453
D2	28,973	30,417	32,217	34,173	36,234	38,251	40,006
D3	84,625	86,918	91,543	97,334	103,389	109,224	114,370
E1	21,520	25,694	32,300	35,413	37,982	40,493	42,699
E2	2,147	2,190	2,216	2,231	2,243	2,268	2,301
F	8,141	8,288	8,442	8,686	8,940	9,198	9,425
G1	37,163	37,529	38,204	38,845	39,441	40,044	40,582
G2	3,404	3,463	3,514	3,559	3,587	3,629	3,657
G3	2,253	2,282	2,314	2,331	2,347	2,390	2,408
G4	983	987	999	1,030	1,051	1,083	1,103
H1	15,551	15,866	16,553	18,034	19,655	21,235	22,626
H2	6,921	6,921	6,921	6,921	6,921	6,976	6,976
H3	951	970	984	1,005	1,031	1,056	1,076
I1	76,101	76,701	77,569	78,942	80,388	81,792	83,041

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2022

Sewershed	2022	2025	2030	2035	2040	2045	2050
I2	3,602	3,638	3,671	3,707	3,740	3,773	3,803
I3	63,869	64,557	65,634	67,399	69,336	71,239	72,881
I4	240	247	262	296	334	370	402
I5	983	994	1,002	1,020	1,038	1,056	1,072
I6	6	6	6	6	6	6	6
J1	22,485	23,295	24,184	25,091	25,972	26,866	27,649
J2	7,989	9,539	10,402	11,413	12,531	13,634	14,578
J3	6,154	6,217	6,351	6,619	6,918	7,202	7,463
J4	3,968	3,969	3,972	3,975	3,976	3,978	3,979
K	48,496	49,427	50,211	51,174	52,086	53,023	53,885
L	53,812	54,407	55,710	56,905	58,096	59,246	60,200
M0	6,694	6,714	6,756	6,824	6,890	6,951	7,006
M1	13,099	13,134	13,669	13,846	13,919	13,977	14,044
M2	84,373	85,323	86,447	87,586	88,718	89,805	90,785
M3	19,682	19,705	19,733	19,749	19,762	19,772	19,783
M4	22,133	22,169	22,402	22,552	22,675	22,783	22,881
M5	11,940	11,665	11,722	11,737	11,781	11,836	11,864
M6	20,104	20,243	20,645	21,375	22,259	23,124	23,845
M7	1,030	1,036	1,050	1,082	1,117	1,152	1,182
M8	9,163	9,203	9,259	9,332	9,418	9,507	9,579
M9	18,048	18,387	18,747	19,286	19,890	20,462	20,967
N1	126,968	127,269	127,953	128,801	129,593	130,402	131,079
N2	19,014	19,045	19,180	19,243	19,385	19,515	19,714
O1	1,431	1,443	1,447	1,447	1,447	1,447	1,447

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2022

Sewershed	2022	2025	2030	2035	2040	2045	2050
P	184	193	212	245	279	312	341
P1	2,649	2,677	2,855	2,998	3,130	3,256	3,369
P2	511	511	511	511	511	511	511
P3	3,903	3,971	4,059	4,117	4,169	4,226	4,312
P4	220	220	220	220	220	220	220
P5	1,304	1,295	1,308	1,308	1,308	1,308	1,308
Q1	7,961	8,055	8,149	8,183	8,208	8,234	8,248
R1	9,233	9,261	9,320	9,342	9,357	9,371	9,384
R2	773	1,394	1,843	1,977	2,073	2,160	2,236
R3	293	293	293	293	293	293	293
R4	1,046	1,061	1,065	1,065	1,065	1,066	1,066
S1	35,162	35,553	36,033	36,333	36,696	37,034	37,314
S2	1,298	1,328	1,357	1,368	1,369	1,370	1,371
T1	7,786	7,905	8,171	8,765	9,438	10,095	10,663
T2	30,681	33,496	35,514	37,243	39,062	40,819	42,326
T3	19,274	19,265	19,287	19,291	19,293	19,294	19,295
T4	28,642	29,621	30,624	31,076	31,528	31,941	32,295
T5	30,221	30,323	30,632	31,222	31,874	32,545	33,107
T6	965	990	998	998	998	998	998
T7	8,553	8,574	8,607	8,671	8,729	8,793	8,849
Fairfax County	1,172,646	1,202,424	1,247,472	1,283,719	1,318,975	1,353,568	1,383,972

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4151	3,698	4,475	4,857	5,205	5,583	5,952	6,280
4152	3,350	3,352	3,355	3,360	3,362	3,364	3,366
4153	4,124	4,133	4,155	4,177	4,206	4,224	4,250
4154.01	4,862	5,529	5,859	5,917	5,957	5,991	6,020
4154.02	2,682	2,694	2,715	2,741	2,769	2,800	2,829
4155	6,436	6,453	6,491	6,556	6,588	6,631	6,685
4156	2,752	2,787	2,825	2,860	2,882	2,916	2,960
4157	4,102	4,111	4,115	4,118	4,120	4,122	4,125
4158	4,839	4,857	4,874	4,882	4,885	4,890	4,896
4159	3,257	3,267	3,276	3,285	3,292	3,298	3,306
4160	5,778	5,833	5,940	6,150	6,380	6,597	6,794
4161	3,868	3,928	4,023	4,194	4,367	4,538	4,696
4162	6,190	6,190	6,190	6,190	6,190	6,190	6,190
4163	2,331	2,348	2,361	2,376	2,388	2,400	2,410
4201	3,994	3,998	4,008	4,021	4,037	4,051	4,063
4202.01	3,723	3,719	3,739	3,765	3,795	3,824	3,835
4202.02	2,157	2,158	2,162	2,172	2,182	2,193	2,201
4202.03	2,792	3,072	3,360	3,632	3,915	4,183	4,419
4203	6,228	6,242	6,297	6,387	6,485	6,587	6,678
4204	3,811	4,053	4,276	4,496	4,723	4,950	5,144
4205.01	1,586	1,602	1,618	1,681	1,744	1,824	1,872
4205.02	1,770	1,890	2,013	2,101	2,185	2,263	2,335
4205.03	3,443	3,820	4,226	4,583	4,952	5,303	5,606
4206	4,929	5,597	5,868	6,030	6,184	6,344	6,483

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4207	4,232	4,241	4,248	4,258	4,265	4,274	4,280
4208	3,786	3,829	3,891	3,960	4,004	4,065	4,125
4210.01	3,039	3,066	3,129	3,243	3,362	3,478	3,582
4210.02	4,959	5,065	5,321	5,849	6,471	7,077	7,595
4211.01	6,157	6,148	6,170	6,146	6,160	6,174	6,170
4211.02	3,747	3,770	3,775	3,810	3,866	3,918	3,949
4211.03	6,028	6,355	6,616	6,885	7,183	7,467	7,701
4212	1,923	1,923	1,923	1,923	1,923	1,923	1,923
4213	3,811	3,810	3,815	3,814	3,816	3,821	3,822
4214	7,734	7,903	8,286	9,129	10,070	10,995	11,795
4215	7,077	7,170	7,386	7,861	8,384	8,905	9,350
4216	6,104	6,168	6,244	6,482	6,685	6,886	7,087
4217.01	4,770	4,775	4,785	4,808	4,834	4,858	4,880
4217.02	4,643	4,647	4,649	4,651	4,652	4,653	4,653
4218	5,944	6,015	6,141	6,428	6,749	7,072	7,358
4219	3,336	3,342	3,356	3,388	3,424	3,458	3,488
4220	4,015	4,039	4,123	4,278	4,449	4,633	4,783
4221.01	7,329	7,339	7,417	7,519	7,644	7,777	7,888
4221.02	6,817	6,899	7,063	7,382	7,717	8,024	8,307
4222.01	4,752	4,748	4,786	4,809	4,859	4,891	4,924
4222.02	6,705	6,761	6,953	7,144	7,328	7,532	7,687
4223.01	3,078	3,131	3,872	4,096	4,201	4,287	4,345
4223.02	5,785	5,807	5,831	5,896	5,971	6,046	6,103
4224.01	2,107	2,103	2,082	2,043	2,001	1,963	1,924

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4224.02	5,448	5,446	5,419	5,358	5,302	5,254	5,196
4224.03	2,578	2,590	2,612	2,666	2,729	2,789	2,837
4301.01	4,700	4,700	4,711	4,723	4,744	4,765	4,776
4301.02	2,866	2,865	2,887	2,896	2,905	2,914	2,920
4302.01	4,658	4,657	4,672	4,709	4,737	4,777	4,803
4302.02	5,148	5,180	5,278	5,381	5,437	5,504	5,557
4302.03	2,706	2,705	2,720	2,742	2,755	2,772	2,784
4304	7,303	7,307	7,310	7,310	7,310	7,310	7,310
4305	1,658	1,658	1,659	1,659	1,659	1,660	1,660
4306	7,618	7,771	8,098	8,840	9,666	10,472	11,175
4307	2,837	2,843	2,855	2,883	2,913	2,943	2,968
4308.01	4,262	4,261	4,264	4,264	4,264	4,264	4,264
4308.02	3,859	3,859	3,859	3,859	3,859	3,859	3,859
4309.01	4,281	4,327	4,360	4,393	4,439	4,480	4,513
4309.02	3,503	3,504	3,511	3,516	3,519	3,523	3,527
4310.01	4,720	4,740	4,773	4,825	4,840	4,852	4,872
4310.02	2,133	2,129	2,133	2,134	2,134	2,134	2,135
4313	4,209	4,211	4,215	4,217	4,218	4,219	4,221
4314	4,639	4,636	4,640	4,648	4,648	4,647	4,654
4315	5,399	5,396	5,408	5,412	5,415	5,418	5,421
4316.01	2,671	2,671	2,671	2,671	2,671	2,671	2,671
4316.02	6,307	6,340	6,570	6,704	6,815	6,915	7,002
4318.01	4,290	4,290	4,303	4,316	4,328	4,339	4,349
4318.02	3,416	3,406	3,394	3,364	3,319	3,298	3,263

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4319	3,314	3,316	3,317	3,319	3,319	3,320	3,320
4320	3,338	3,336	3,339	3,341	3,342	3,344	3,345
4321	3,683	3,682	3,684	3,684	3,684	3,684	3,684
4322.01	1,823	1,820	1,823	1,823	1,823	1,823	1,823
4322.02	4,731	4,733	4,753	4,790	4,831	4,870	4,905
4323	5,482	5,487	5,495	5,504	5,512	5,521	5,528
4324.01	3,624	3,628	3,629	3,631	3,631	3,632	3,633
4324.02	5,257	5,257	5,265	5,271	5,274	5,276	5,278
4325	5,861	5,867	5,886	5,892	5,895	5,899	5,902
4326	5,233	5,236	5,259	5,272	5,277	5,280	5,285
4327.01	3,252	3,256	3,259	3,261	3,262	3,263	3,265
4327.02	4,312	4,315	4,322	4,330	4,333	4,336	4,339
4328	2,238	1,964	1,984	1,977	1,993	2,008	2,013
4401	7,947	7,997	8,038	8,071	8,096	8,114	8,139
4402.01	4,962	5,145	5,453	5,831	6,244	6,648	6,998
4402.02	6,147	6,159	6,178	6,184	6,179	6,177	6,180
4403	2,780	2,784	2,789	2,794	2,796	2,799	2,803
4405.01	5,072	5,091	5,120	5,150	5,178	5,204	5,229
4405.03	3,415	4,034	4,483	4,617	4,714	4,802	4,878
4405.04	614	614	614	614	614	614	614
4405.05	1,484	1,558	1,624	1,648	1,665	1,679	1,691
4406	3,272	3,280	3,287	3,298	3,308	3,317	3,326
4407.01	2,781	2,783	2,785	2,788	2,789	2,790	2,791
4407.02	5,319	5,322	5,326	5,328	5,330	5,332	5,335

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4408	6,396	6,429	6,466	6,509	6,539	6,570	6,603
4501	5,289	5,317	5,374	5,499	5,637	5,773	5,891
4502	4,143	4,149	4,154	4,161	4,164	4,168	4,172
4503	5,746	5,763	5,778	5,806	5,834	5,861	5,886
4504	2,740	2,754	2,767	2,782	2,796	2,808	2,819
4505	2,854	2,862	2,864	2,864	2,864	2,864	2,864
4506.01	3,765	3,772	3,780	3,789	3,790	3,793	3,797
4506.02	4,345	4,583	4,779	4,858	4,916	4,973	5,021
4507.01	3,144	3,150	3,158	3,163	3,166	3,172	3,180
4507.02	4,354	4,397	4,477	4,648	4,838	5,025	5,189
4508	3,450	3,493	3,576	3,742	3,923	4,099	4,253
4509	1,734	1,737	1,739	1,740	1,741	1,741	1,741
4510	2,676	2,677	2,679	2,680	2,681	2,682	2,683
4511	2,213	2,218	2,222	2,224	2,225	2,227	2,229
4512	1,669	1,696	1,718	1,724	1,726	1,728	1,730
4513	2,266	2,295	2,355	2,487	2,630	2,769	2,893
4514	2,716	2,776	2,931	3,276	3,662	4,037	4,364
4515.01	5,623	5,704	5,874	6,233	6,622	7,001	7,335
4515.02	5,779	5,894	6,148	6,692	7,278	7,847	8,347
4516.01	5,336	5,412	5,560	5,881	6,232	6,573	6,874
4516.02	2,860	2,865	2,871	2,879	2,882	2,884	2,887
4518	3,425	3,434	3,440	3,446	3,448	3,450	3,453
4519	6,622	6,668	6,781	7,008	7,256	7,510	7,728
4520	2,893	2,916	2,959	3,047	3,140	3,232	3,315

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4521.01	5,291	5,300	5,315	5,328	5,337	5,350	5,366
4521.02	3,165	3,173	3,180	3,189	3,197	3,206	3,214
4522	6,315	6,333	6,372	6,461	6,558	6,654	6,738
4523.01	3,589	3,605	3,627	3,647	3,662	3,666	3,673
4523.02	5,209	5,398	5,556	5,577	5,579	5,579	5,579
4524	6,947	6,948	6,949	6,951	6,951	6,952	6,952
4525.01	3,753	3,762	3,771	3,786	3,799	3,812	3,823
4525.02	5,437	5,455	5,494	5,580	5,675	5,767	5,848
4526	6,286	6,377	6,453	6,459	6,484	6,513	6,525
4527	5,870	5,910	5,995	6,182	6,392	6,596	6,774
4528.01	4,854	4,867	4,894	4,952	5,014	5,095	5,148
4528.02	3,237	3,238	3,238	3,238	3,238	3,272	3,272
4601	4,619	4,685	4,815	5,148	5,477	5,771	6,066
4602	4,191	4,194	4,196	4,197	4,198	4,199	4,201
4603	2,919	2,963	3,006	3,132	3,257	3,382	3,476
4604	5,129	5,569	6,494	8,609	10,981	13,271	15,278
4605.01	2,679	2,830	3,174	3,938	4,799	5,631	6,359
4605.03	4,499	4,547	4,683	4,967	5,279	5,583	5,852
4605.04	4,039	4,059	4,105	4,163	4,234	4,294	4,355
4606	4,060	4,082	4,116	4,173	4,234	4,290	4,343
4607.01	3,696	3,739	3,752	3,752	3,752	3,752	3,752
4607.02	4,708	4,741	4,752	4,752	4,752	4,752	4,752
4608	3,525	3,569	3,583	3,583	3,583	3,583	3,583
4609	2,586	2,598	2,601	2,601	2,601	2,601	2,601

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4610	2,573	2,622	2,638	2,638	2,638	2,638	2,638
4611	7,451	7,500	7,546	7,605	7,650	7,700	7,750
4612.01	4,874	4,883	4,887	4,888	4,889	4,890	4,891
4612.02	6,322	6,381	6,458	6,543	6,644	6,729	6,810
4615	7,131	7,134	7,196	7,267	7,339	7,423	7,485
4616.03	5,757	5,992	6,252	6,524	6,805	7,073	7,311
4616.04	2,726	2,727	2,749	2,772	2,804	2,825	2,857
4616.05	5,261	5,327	5,471	5,802	6,172	6,531	6,845
4616.06	2,963	2,996	3,077	3,257	3,458	3,654	3,825
4617	7,094	7,140	7,193	7,216	7,226	7,234	7,244
4618.01	1,083	1,082	1,084	1,084	1,084	1,085	1,085
4618.02	5,619	5,648	6,155	6,307	6,362	6,403	6,444
4619.01	4,227	4,235	4,250	4,268	4,275	4,282	4,289
4619.02	1,726	1,733	1,744	1,757	1,762	1,767	1,772
4701	2,916	2,946	2,986	3,009	3,033	3,090	3,114
4703	3,317	3,368	3,435	3,534	3,598	3,693	3,756
4704	4,523	4,589	4,640	4,686	4,722	4,766	4,816
4705	5,802	5,921	6,054	6,294	6,540	6,792	7,022
4706	3,212	3,264	3,312	3,360	3,403	3,453	3,501
4707	5,298	5,385	5,515	5,612	5,703	5,794	5,876
4708	3,070	3,102	3,115	3,116	3,117	3,120	3,125
4709	7,650	7,699	7,727	7,739	7,747	7,759	7,774
4710	2,182	2,234	2,319	2,504	2,714	2,919	3,096
4711	7,089	7,180	7,457	7,534	7,556	7,573	7,590

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4712.01	2,546	3,222	3,650	4,060	4,498	4,922	5,292
4712.03	2,529	2,534	2,541	2,546	2,548	2,550	2,553
4712.04	2,887	4,434	5,574	6,304	7,031	7,740	8,337
4713.01	4,202	4,199	4,201	4,201	4,201	4,201	4,201
4713.03	3,916	3,926	3,949	3,992	4,037	4,081	4,121
4713.04	2,064	2,068	2,073	2,078	2,082	2,088	2,093
4714.01	3,375	3,402	3,419	3,424	3,426	3,427	3,429
4714.02	3,497	3,501	3,509	3,521	3,531	3,540	3,549
4801	4,790	4,872	4,941	4,974	4,988	5,003	5,018
4802.01	4,600	4,651	4,698	4,776	4,860	4,945	5,040
4802.03	3,351	3,429	3,599	3,992	4,429	4,856	5,228
4802.04	4,199	5,576	9,763	10,953	11,574	12,184	12,737
4802.05	4,569	6,086	7,950	9,280	10,572	11,824	12,911
4803.01	3,339	3,368	3,391	3,411	3,427	3,443	3,448
4803.02	5,387	5,808	7,491	8,475	9,318	10,147	10,880
4804.01	5,104	5,145	5,224	5,337	5,450	5,561	5,673
4804.02	7,237	7,283	7,329	7,359	7,375	7,393	7,412
4805.01	3,832	3,834	3,835	3,859	3,859	3,870	3,883
4805.02	6,381	6,380	6,380	6,445	6,445	6,445	6,509
4805.03	3,533	3,553	3,571	3,601	3,605	3,609	3,636
4805.04	2,020	2,020	2,020	2,024	2,024	2,027	2,027
4805.05	3,824	3,836	3,867	3,935	4,010	4,084	4,148
4808.01	4,708	4,721	4,735	4,750	4,758	4,767	4,778
4808.02	3,613	3,627	3,836	3,889	3,902	3,914	3,927

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4809.01	6,347	6,855	7,186	7,314	7,372	7,464	7,596
4809.02	3,769	4,689	6,783	7,298	7,572	7,852	8,105
4809.03	3,871	3,879	3,893	3,908	3,921	3,946	3,980
4810	5,073	5,135	5,271	5,576	5,921	6,259	6,552
4811.01	3,916	4,294	4,511	4,580	4,636	4,692	4,739
4811.02	3,259	3,257	3,259	3,259	3,259	3,259	3,259
4811.03	3,354	3,351	3,355	3,355	3,349	3,356	3,357
4811.04	2,620	2,619	2,620	2,620	2,620	2,620	2,620
4811.05	5,499	5,502	5,516	5,538	5,562	5,584	5,604
4811.06	5,818	5,834	5,847	5,849	5,850	5,851	5,852
4812.01	1,506	1,721	2,112	2,908	3,789	4,646	5,395
4812.02	7,417	8,801	13,222	14,775	15,840	16,877	17,792
4814	6,644	6,677	6,810	6,856	6,893	6,926	6,952
4815	2,359	2,358	2,358	2,358	2,358	2,358	2,358
4816	3,687	3,699	3,703	3,704	3,705	3,706	3,707
4817.01	6,381	6,395	6,406	6,415	6,420	6,426	6,434
4817.02	4,245	4,250	4,259	4,271	4,290	4,305	4,319
4819	6,483	7,198	7,705	8,062	8,433	8,800	9,113
4820.01	5,494	5,499	5,513	5,530	5,543	5,556	5,568
4820.02	3,830	3,838	3,863	3,914	3,972	4,028	4,076
4821	2,920	2,947	3,014	3,161	3,325	3,485	3,625
4822.01	2,098	2,110	2,138	2,202	2,273	2,343	2,403
4822.03	5,507	5,949	6,639	7,845	9,161	10,452	11,565
4822.04	2,041	2,047	2,060	2,091	2,126	2,159	2,189

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4822.05	2,509	2,840	3,702	4,534	5,375	6,196	6,913
4822.06	718	972	1,051	1,056	1,061	1,067	1,071
4823.01	6,751	6,837	7,050	7,511	8,029	8,537	8,978
4823.02	4,626	4,624	4,626	4,626	4,626	4,626	4,626
4823.03	3,388	3,393	3,417	3,458	3,506	3,551	3,592
4824	2,293	2,335	2,425	2,627	2,851	3,069	3,260
4825.02	3,086	3,085	3,086	3,086	3,086	3,086	3,086
4825.03	5,103	5,111	5,127	5,148	5,170	5,190	5,208
4825.04	5,617	5,646	5,673	5,690	5,701	5,705	5,716
4825.05	4,244	4,889	5,401	5,687	5,966	6,224	6,454
4825.06	6,287	9,720	13,310	14,605	15,572	16,506	17,315
4825.07	4,019	4,177	6,772	7,565	7,963	8,355	8,710
4826.01	7,505	7,525	7,596	7,724	7,880	8,031	8,159
4826.03	4,155	4,690	5,156	5,243	5,303	5,359	5,399
4826.04	4,104	4,111	4,124	4,145	4,175	4,200	4,223
4901.01	5,245	5,667	6,095	6,339	6,567	6,782	6,970
4901.04	3,119	3,121	3,126	3,130	3,131	3,132	3,134
4901.05	5,682	8,078	9,666	11,174	12,786	14,355	15,718
4905.01	3,392	3,405	3,436	3,499	3,570	3,640	3,702
4905.02	7,087	7,388	7,693	7,774	7,832	7,890	7,940
4910	2,647	2,672	2,680	2,680	2,680	2,680	2,680
4911.01	3,948	3,948	3,948	3,948	3,948	3,948	3,948
4911.02	3,741	3,744	3,745	3,745	3,745	3,745	3,745
4911.03	6,824	6,812	6,828	6,828	6,829	6,829	6,829

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4912.01	6,479	6,530	6,663	6,982	7,268	7,586	7,856
4912.02	2,531	2,531	2,532	2,533	2,533	2,534	2,535
4913.01	7,272	7,293	7,318	7,369	7,415	7,469	7,513
4913.02	3,912	3,935	4,003	4,104	4,241	4,390	4,495
4913.03	4,898	4,924	4,983	5,097	5,240	5,385	5,504
4914.01	4,762	4,762	4,786	4,833	4,875	4,916	4,962
4914.02	4,290	4,284	4,295	4,300	4,305	4,309	4,313
4914.03	4,033	4,033	4,033	4,033	4,036	4,036	4,036
4914.04	4,097	4,092	4,101	4,104	4,106	4,107	4,108
4914.05	3,122	3,122	3,122	3,132	3,143	3,154	3,154
4915.01	7,200	7,232	7,337	7,470	7,662	7,842	7,993
4915.02	7,482	7,485	7,498	7,509	7,547	7,558	7,581
4916.01	5,243	5,265	5,318	5,437	5,586	5,729	5,834
4916.02	5,405	5,423	5,462	5,560	5,653	5,748	5,825
4917.01	3,779	4,031	4,266	4,444	4,639	4,800	4,950
4917.03	5,541	5,561	5,609	5,712	5,834	5,950	6,050
4917.04	5,488	5,512	5,575	5,593	5,613	5,633	5,651
4917.05	3,732	3,803	3,904	3,976	4,073	4,162	4,234
4917.06	3,355	3,663	3,952	4,353	4,791	5,219	5,590
4917.07	4,355	4,509	4,725	4,843	4,956	5,066	5,164
4918.01	2,399	2,401	2,404	2,410	2,418	2,425	2,431
4918.02	3,140	3,142	3,144	3,146	3,148	3,149	3,151
4918.03	6,759	6,763	6,766	6,773	6,787	6,801	6,807
4920	6,964	6,986	6,993	6,994	6,995	6,995	6,995

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2022**

Census Tract	2022	2025	2030	2035	2040	2045	2050
4921	6,816	6,840	6,870	6,884	6,905	6,936	6,955
4922.01	3,142	3,216	3,302	3,334	3,359	3,383	3,396
4922.02	7,246	7,242	7,307	7,352	7,395	7,445	7,569
4922.03	4,316	4,384	4,475	4,536	4,591	4,650	4,741
4923	3,540	3,560	3,589	3,644	3,734	3,804	3,874
4924	4,730	4,741	4,757	4,707	4,697	4,679	4,665
4925	4,645	4,692	4,736	4,753	4,757	4,760	4,763
9801							
9802							
9803							
Fairfax County	1,172,646	1,202,424	1,247,472	1,283,719	1,318,975	1,353,568	1,383,972

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

(Continued)

HOUSEHOLD FORECASTS

Households are occupied housing units. The household forecasts reflect projections as of January 1 of the respective year on the table. The household forecasts are summarized by supervisor district and town, planning district, human services region, ZIP Code, and census tract.

For detailed methodology, please refer to Appendix A.

Table 5.1
Estimated and Forecasted Number of Households by Supervisor District
Fairfax County, January 2022

Supervisor District	2022	2025	2030	2035	2040	2045	2050
Braddock	42,414	42,795	43,195	43,450	43,669	43,883	44,063
Dranesville 1/	44,393	47,129	51,740	53,782	55,290	56,811	58,220
Hunter Mill 2/	53,405	55,511	59,419	63,673	68,077	72,377	76,123
Franconia*	46,190	47,031	48,267	49,795	51,402	52,981	54,316
Mason	44,250	44,670	45,348	46,559	47,868	49,178	50,302
Mount Vernon	46,729	47,902	49,077	50,279	51,551	52,805	53,905
Providence	52,124	55,497	61,475	65,299	68,791	72,177	75,151
Springfield 3/	44,864	45,385	45,977	46,430	46,896	47,334	47,751
Sully	44,399	45,592	46,727	47,783	48,909	50,002	50,943
Fairfax County	418,769	431,512	451,227	467,049	482,453	497,547	510,774

Table 5.2
Estimated and Forecasted Number of Households by Town
Fairfax County, January 2022

Town	2022	2025	2030	2035	2040	2045	2050
Town of Clifton	91	91	91	91	91	91	91
Town of Herndon	7,907	8,623	9,934	10,287	10,463	10,659	10,863
Town of Vienna	5,649	5,710	5,729	5,729	5,729	5,729	5,729
Towns Total	13,647	14,424	15,754	16,108	16,284	16,479	16,683

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Households are occupied housing units. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 5.3
Estimated and Forecasted Number of Households by Planning District
Fairfax County, January 2022

Planning District	2022	2025	2030	2035	2040	2045	2050
Annandale	25,598	25,731	25,915	26,188	26,469	26,741	26,987
Baileys	17,587	17,767	18,142	18,935	19,799	20,665	21,404
Bull Run	45,285	46,339	47,417	48,463	49,595	50,684	51,623
Fairfax	27,073	27,587	28,306	28,762	29,171	29,550	29,890
Jefferson	23,511	23,769	24,137	24,656	25,209	25,748	26,221
Lincolnia	6,896	6,959	7,048	7,168	7,307	7,449	7,566
Lower Potomac	12,881	12,949	13,138	13,400	13,685	13,968	14,209
McLean	31,868	35,173	40,667	43,839	46,615	49,350	51,753
Mount Vernon	38,919	40,498	41,806	43,394	45,031	46,656	48,087
Pohick 1/	46,556	46,671	46,896	47,053	47,197	47,347	47,505
Rose Hill	20,675	20,971	21,502	21,815	22,096	22,372	22,579
Springfield	19,796	19,826	20,166	20,717	21,352	21,969	22,491
Upper Potomac 2/	76,876	81,455	89,312	94,009	98,206	102,319	105,967
Vienna 3/	25,249	25,816	26,775	28,650	30,721	32,730	34,492
Fairfax County	418,769	431,512	451,227	467,049	482,453	497,547	510,774

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Households are occupied housing units. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

- 1/ Includes the Town of Clifton.*
- 2/ Includes the Town of Herndon.*
- 3/ Includes the Town of Vienna.*

Table 5.4

**Estimated and Forecasted Number of Households by Human Services Region
Fairfax County, January 2022**

Human Services Region	2022	2025	2030	2035	2040	2045	2050
Region 1	93,972	95,961	98,351	101,070	103,937	106,754	109,175
Region 2	91,318	92,198	93,557	95,594	97,758	99,886	101,747
Region 3 1/	128,672	136,732	150,818	160,288	169,008	177,546	185,079
Region 4 2/	104,807	106,621	108,501	110,097	111,749	113,360	114,773
Fairfax County	418,769	431,512	451,227	467,049	482,453	497,547	510,774

Source: Fairfax County Department of Management and Budget 2022 through 2050.

Note: Households are occupied housing units. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2022

ZIP Code	2022	2025	2030	2035	2040	2045	2050
20120	14,462	14,493	14,585	14,737	14,907	15,073	15,220
20121	10,170	10,209	10,319	10,532	10,774	11,016	11,223
20124	4,938	4,951	4,967	4,967	4,968	4,968	4,966
20151	7,402	8,117	8,723	9,338	9,997	10,636	11,182
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,754	14,513	15,909	16,470	16,843	17,234	17,636
20171	19,867	21,780	24,761	25,871	26,662	27,426	28,101
20190	10,995	11,982	13,276	14,833	16,486	18,104	19,506
20191	13,142	13,751	15,590	16,743	17,800	18,826	19,723
20194	5,787	5,794	5,818	5,869	5,924	5,978	6,025
20196		9	28	72	121	168	210
22003	19,456	19,584	19,766	20,032	20,304	20,568	20,806
22015	14,721	14,720	14,741	14,758	14,762	14,771	14,778
22027	726	731	750	784	820	854	886
22030	13,380	13,800	14,408	14,660	14,861	15,042	15,199
22031	12,406	12,648	12,962	13,319	13,688	14,038	14,358
22032	9,500	9,543	9,627	9,705	9,763	9,828	9,876
22033	15,978	16,506	17,030	17,402	17,799	18,167	18,488
22035	266	266	266	267	267	268	268
22037		13	42	107	181	252	315
22039	6,090	6,098	6,134	6,166	6,198	6,235	6,291
22041	10,620	10,713	10,906	11,318	11,762	12,220	12,600

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2022

ZIP Code	2022	2025	2030	2035	2040	2045	2050
22042	12,160	12,298	12,452	12,632	12,815	12,994	13,150
22043	9,488	9,549	9,704	9,855	9,998	10,138	10,263
22044	4,567	4,649	4,824	5,196	5,606	6,006	6,357
22046	2,054	2,074	2,088	2,103	2,120	2,136	2,150
22060	3,110	3,118	3,137	3,178	3,226	3,273	3,314
22066	5,790	5,897	6,011	6,074	6,124	6,171	6,216
22067		1	2	2	2	2	2
22079	12,054	12,170	12,404	12,636	12,892	13,144	13,356
22101	11,206	11,383	11,590	11,853	12,100	12,378	12,614
22102	13,442	16,322	20,681	22,794	24,572	26,303	27,821
22106					1	1	1
22124	6,511	6,537	6,579	6,606	6,623	6,637	6,654
22150	9,123	9,229	9,514	10,030	10,603	11,159	11,640
22151	5,741	5,745	5,750	5,757	5,765	5,772	5,778
22152	10,215	10,228	10,250	10,266	10,282	10,297	10,311
22153	10,741	10,665	10,703	10,720	10,763	10,796	10,835
22180	9,972	10,056	10,117	10,204	10,301	10,394	10,477
22181	5,472	5,488	5,521	5,559	5,596	5,641	5,677
22182	10,131	10,598	12,047	14,328	16,765	19,122	21,195
22203	146	146	146	146	146	146	146
22204	14	14	14	14	14	14	14
22205		1	3	7	12	16	21
22206	2	2	2	2	2	2	2

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2022

ZIP Code	2022	2025	2030	2035	2040	2045	2050
22207	49	49	49	51	52	53	54
22213	6	6	6	7	7	7	8
22302	615	615	615	616	617	618	619
22303	8,090	8,850	9,455	10,031	10,622	11,211	11,710
22304	144	144	144	144	144	144	144
22306	12,206	12,882	13,379	13,983	14,631	15,271	15,832
22307	4,628	4,640	4,663	4,702	4,741	4,778	4,812
22308	4,802	4,827	4,851	4,871	4,882	4,900	4,923
22309	11,496	11,602	11,773	12,135	12,497	12,854	13,182
22310	10,851	10,973	11,127	11,310	11,492	11,674	11,830
22311	602	603	605	608	610	612	615
22312	8,368	8,433	8,522	8,641	8,778	8,916	9,031
22315	11,313	11,490	11,886	12,035	12,167	12,289	12,361
Fairfax County	418,769	431,512	451,227	467,049	482,453	497,547	510,774

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Households are occupied housing units. Only Fairfax County households are included. ZIP Codes without data are not displayed. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4151	1,282	1,571	1,711	1,835	1,971	2,103	2,220
4152	1,920	1,921	1,923	1,925	1,926	1,927	1,928
4153	1,451	1,454	1,461	1,469	1,478	1,485	1,493
4154.01	2,107	2,401	2,539	2,562	2,577	2,590	2,601
4154.02	1,112	1,120	1,134	1,157	1,182	1,208	1,232
4155	2,270	2,276	2,290	2,314	2,326	2,341	2,361
4156	1,054	1,068	1,082	1,096	1,104	1,117	1,134
4157	1,356	1,358	1,360	1,361	1,361	1,362	1,363
4158	1,724	1,731	1,737	1,740	1,741	1,742	1,745
4159	1,194	1,198	1,201	1,204	1,207	1,209	1,212
4160	1,913	1,930	1,962	2,025	2,094	2,158	2,217
4161	1,481	1,502	1,535	1,594	1,652	1,710	1,764
4162	1,480	1,480	1,480	1,480	1,480	1,480	1,480
4163	785	791	795	800	804	808	812
4201	1,150	1,151	1,154	1,158	1,163	1,167	1,170
4202.01	1,283	1,281	1,288	1,298	1,308	1,319	1,322
4202.02	1,045	1,046	1,048	1,053	1,058	1,063	1,067
4202.03	957	1,050	1,142	1,220	1,301	1,377	1,444
4203	2,129	2,135	2,153	2,185	2,219	2,254	2,285
4204	2,396	2,546	2,691	2,837	2,987	3,137	3,265
4205.01	1,004	1,014	1,024	1,064	1,104	1,155	1,185
4205.02	1,019	1,088	1,159	1,209	1,258	1,302	1,343
4205.03	1,587	1,800	2,023	2,218	2,417	2,607	2,771

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4206	1,972	2,279	2,400	2,467	2,532	2,599	2,657
4207	1,429	1,432	1,434	1,438	1,440	1,443	1,445
4208	1,176	1,189	1,208	1,229	1,243	1,262	1,281
4210.01	1,011	1,018	1,035	1,065	1,096	1,126	1,153
4210.02	1,919	1,975	2,108	2,393	2,722	3,042	3,318
4211.01	2,186	2,183	2,191	2,183	2,188	2,193	2,192
4211.02	1,486	1,492	1,489	1,491	1,499	1,506	1,507
4211.03	2,281	2,439	2,542	2,632	2,732	2,827	2,904
4212	683	683	683	683	683	683	683
4213	1,436	1,436	1,438	1,437	1,438	1,440	1,440
4214	2,974	3,041	3,192	3,524	3,896	4,261	4,577
4215	2,384	2,418	2,498	2,673	2,865	3,057	3,220
4216	1,945	1,970	2,003	2,088	2,157	2,226	2,294
4217.01	1,390	1,392	1,395	1,402	1,410	1,418	1,425
4217.02	1,251	1,252	1,253	1,253	1,253	1,253	1,254
4218	2,330	2,366	2,432	2,575	2,731	2,886	3,024
4219	991	993	998	1,010	1,023	1,035	1,046
4220	1,357	1,366	1,397	1,455	1,519	1,587	1,643
4221.01	2,554	2,555	2,574	2,594	2,620	2,648	2,672
4221.02	2,114	2,146	2,201	2,296	2,395	2,484	2,567
4222.01	1,439	1,438	1,449	1,456	1,471	1,480	1,489
4222.02	2,228	2,248	2,312	2,378	2,442	2,513	2,567
4223.01	1,333	1,355	1,665	1,758	1,802	1,837	1,861
4223.02	2,502	2,510	2,517	2,538	2,562	2,586	2,604

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4224.01	1,089	1,086	1,074	1,050	1,023	999	975
4224.02	2,082	2,081	2,070	2,045	2,022	2,001	1,977
4224.03	1,011	1,016	1,025	1,047	1,072	1,097	1,116
4301.01	1,539	1,539	1,543	1,547	1,554	1,560	1,564
4301.02	1,045	1,044	1,052	1,056	1,059	1,063	1,065
4302.01	1,417	1,417	1,422	1,433	1,442	1,454	1,462
4302.02	1,632	1,643	1,674	1,707	1,725	1,746	1,763
4302.03	891	891	896	903	907	913	917
4304	2,296	2,296	2,297	2,297	2,297	2,297	2,297
4305	567	567	567	567	567	568	568
4306	1,786	1,820	1,891	2,053	2,232	2,408	2,561
4307	914	916	920	929	938	948	956
4308.01	1,494	1,495	1,496	1,496	1,496	1,496	1,496
4308.02	1,776	1,776	1,776	1,776	1,776	1,776	1,776
4309.01	1,393	1,408	1,418	1,429	1,444	1,457	1,467
4309.02	1,086	1,086	1,088	1,090	1,091	1,092	1,093
4310.01	1,572	1,575	1,581	1,591	1,593	1,595	1,599
4310.02	742	741	743	743	743	743	743
4313	1,402	1,402	1,404	1,404	1,405	1,405	1,406
4314	1,448	1,448	1,449	1,451	1,451	1,451	1,453
4315	2,006	2,004	2,009	2,010	2,011	2,012	2,014
4316.01	1,391	1,391	1,391	1,391	1,391	1,391	1,391
4316.02	1,963	1,976	2,051	2,107	2,158	2,205	2,245
4318.01	1,421	1,420	1,425	1,429	1,433	1,437	1,440

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4318.02	1,033	1,030	1,026	1,017	1,004	998	987
4319	1,050	1,050	1,050	1,051	1,051	1,051	1,052
4320	1,112	1,111	1,112	1,112	1,113	1,113	1,114
4321	1,434	1,435	1,435	1,435	1,435	1,435	1,435
4322.01	844	843	844	844	844	844	844
4322.02	1,610	1,610	1,615	1,624	1,633	1,642	1,650
4323	1,733	1,735	1,737	1,740	1,742	1,745	1,747
4324.01	1,172	1,173	1,174	1,174	1,174	1,175	1,175
4324.02	1,648	1,648	1,651	1,653	1,654	1,654	1,655
4325	1,870	1,873	1,879	1,881	1,882	1,883	1,885
4326	1,576	1,577	1,584	1,588	1,589	1,591	1,592
4327.01	1,081	1,083	1,084	1,085	1,085	1,085	1,086
4327.02	1,486	1,488	1,490	1,493	1,494	1,495	1,496
4328	761	671	679	678	685	692	695
4401	2,549	2,565	2,579	2,592	2,601	2,607	2,615
4402.01	2,051	2,125	2,250	2,403	2,571	2,734	2,876
4402.02	2,164	2,169	2,177	2,182	2,183	2,186	2,190
4403	947	948	950	951	952	953	955
4405.01	1,634	1,640	1,650	1,659	1,668	1,677	1,685
4405.03	131	390	578	633	674	710	742
4405.04							
4405.05	452	474	495	502	507	511	515
4406	949	952	953	956	958	960	962
4407.01	965	966	967	968	968	968	969

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4407.02	1,791	1,792	1,793	1,794	1,795	1,796	1,797
4408	2,130	2,140	2,152	2,165	2,175	2,185	2,195
4501	2,200	2,212	2,238	2,297	2,363	2,426	2,482
4502	1,292	1,294	1,296	1,298	1,299	1,300	1,301
4503	2,042	2,048	2,053	2,062	2,071	2,079	2,088
4504	929	934	938	943	948	952	956
4505	864	866	867	867	867	867	867
4506.01	1,383	1,386	1,389	1,392	1,393	1,395	1,396
4506.02	1,815	1,909	1,989	2,022	2,048	2,073	2,094
4507.01	966	968	971	972	973	975	978
4507.02	1,444	1,458	1,485	1,542	1,606	1,669	1,724
4508	1,187	1,207	1,244	1,323	1,408	1,492	1,564
4509	594	595	596	596	596	596	596
4510	886	887	887	888	888	888	889
4511	815	817	818	819	819	820	821
4512	641	652	660	662	663	664	664
4513	917	932	966	1,040	1,121	1,200	1,269
4514	1,221	1,249	1,320	1,477	1,653	1,823	1,972
4515.01	2,202	2,235	2,304	2,453	2,614	2,770	2,909
4515.02	2,132	2,179	2,281	2,505	2,749	2,985	3,192
4516.01	1,498	1,518	1,558	1,645	1,741	1,833	1,915
4516.02	1,133	1,135	1,138	1,141	1,142	1,143	1,145
4518	1,108	1,110	1,112	1,114	1,115	1,116	1,116
4519	2,283	2,302	2,348	2,442	2,545	2,650	2,740

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4520	1,113	1,126	1,153	1,209	1,271	1,331	1,385
4521.01	1,661	1,664	1,669	1,673	1,676	1,680	1,685
4521.02	1,030	1,033	1,036	1,039	1,041	1,044	1,047
4522	2,134	2,141	2,156	2,190	2,227	2,263	2,294
4523.01	1,472	1,478	1,487	1,495	1,501	1,503	1,505
4523.02	1,729	1,776	1,815	1,821	1,821	1,821	1,821
4524	2,348	2,349	2,349	2,350	2,350	2,350	2,350
4525.01	1,290	1,294	1,298	1,305	1,312	1,319	1,325
4525.02	1,575	1,581	1,591	1,614	1,639	1,664	1,685
4526	2,679	2,717	2,748	2,751	2,762	2,774	2,779
4527	1,931	1,944	1,973	2,036	2,107	2,177	2,237
4528.01	2,510	2,516	2,530	2,561	2,595	2,639	2,668
4528.02	1,480	1,480	1,480	1,480	1,480	1,496	1,496
4601	1,459	1,479	1,521	1,626	1,730	1,822	1,916
4602	1,335	1,337	1,338	1,338	1,338	1,339	1,339
4603	963	977	992	1,033	1,075	1,116	1,147
4604	2,014	2,257	2,778	3,969	5,303	6,596	7,727
4605.01	871	933	1,073	1,387	1,741	2,083	2,382
4605.03	1,450	1,465	1,509	1,600	1,700	1,797	1,884
4605.04	1,302	1,309	1,324	1,343	1,366	1,386	1,406
4606	1,329	1,337	1,348	1,367	1,388	1,407	1,425
4607.01	1,149	1,163	1,167	1,167	1,167	1,167	1,167
4607.02	1,571	1,583	1,586	1,586	1,586	1,586	1,586
4608	1,167	1,180	1,185	1,185	1,185	1,185	1,185

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4609	873	877	878	878	878	878	878
4610	889	907	912	912	912	912	912
4611	2,491	2,504	2,516	2,532	2,545	2,560	2,577
4612.01	1,535	1,537	1,538	1,539	1,539	1,539	1,540
4612.02	2,701	2,722	2,751	2,780	2,816	2,847	2,876
4615	2,542	2,543	2,565	2,591	2,616	2,647	2,669
4616.03	2,284	2,408	2,545	2,687	2,833	2,975	3,100
4616.04	868	869	876	883	893	900	910
4616.05	2,363	2,392	2,457	2,605	2,771	2,932	3,074
4616.06	1,344	1,358	1,395	1,475	1,565	1,653	1,729
4617	2,539	2,556	2,573	2,580	2,584	2,586	2,589
4618.01	536	536	536	537	537	537	537
4618.02	2,373	2,388	2,646	2,721	2,747	2,766	2,783
4619.01	1,410	1,412	1,418	1,423	1,426	1,428	1,430
4619.02	586	588	592	596	598	600	602
4701	955	965	978	986	994	1,013	1,020
4703	1,147	1,165	1,188	1,223	1,245	1,279	1,300
4704	1,680	1,704	1,723	1,741	1,754	1,771	1,790
4705	2,288	2,341	2,412	2,554	2,702	2,853	2,986
4706	1,163	1,181	1,198	1,215	1,231	1,250	1,268
4707	1,841	1,873	1,927	1,969	2,008	2,048	2,083
4708	1,151	1,163	1,167	1,168	1,168	1,169	1,171
4709	2,794	2,813	2,823	2,827	2,830	2,834	2,839
4710	861	888	938	1,049	1,174	1,295	1,401

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4711	2,385	2,414	2,503	2,528	2,535	2,540	2,546
4712.01	1,346	1,700	1,925	2,139	2,369	2,591	2,785
4712.03	1,190	1,192	1,195	1,198	1,199	1,200	1,202
4712.04	1,481	2,263	2,837	3,217	3,597	3,967	4,279
4713.01	1,614	1,613	1,614	1,614	1,614	1,614	1,614
4713.03	1,736	1,740	1,749	1,765	1,783	1,800	1,815
4713.04	703	704	705	707	709	710	712
4714.01	1,365	1,375	1,381	1,383	1,384	1,384	1,385
4714.02	1,217	1,218	1,221	1,225	1,229	1,232	1,235
4801	1,549	1,577	1,600	1,611	1,616	1,621	1,626
4802.01	1,548	1,566	1,582	1,609	1,638	1,667	1,700
4802.03	1,489	1,523	1,599	1,773	1,968	2,157	2,322
4802.04	2,424	3,219	5,636	6,323	6,682	7,035	7,353
4802.05	2,658	3,556	4,659	5,430	6,176	6,900	7,528
4803.01	1,041	1,050	1,057	1,064	1,068	1,073	1,075
4803.02	1,777	1,929	2,612	3,019	3,369	3,713	4,017
4804.01	1,450	1,462	1,485	1,518	1,551	1,582	1,615
4804.02	2,052	2,065	2,079	2,089	2,094	2,101	2,107
4805.01	1,130	1,131	1,131	1,138	1,138	1,141	1,145
4805.02	1,919	1,920	1,920	1,937	1,937	1,937	1,956
4805.03	1,142	1,148	1,154	1,164	1,165	1,166	1,175
4805.04	837	837	837	838	838	840	840
4805.05	1,578	1,583	1,597	1,627	1,660	1,693	1,721
4808.01	1,622	1,627	1,633	1,639	1,642	1,645	1,650

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4808.02	1,382	1,389	1,508	1,537	1,543	1,550	1,556
4809.01	1,962	2,203	2,337	2,393	2,417	2,455	2,512
4809.02	1,476	1,936	2,985	3,243	3,381	3,521	3,648
4809.03	1,464	1,467	1,471	1,476	1,480	1,488	1,498
4810	1,896	1,929	2,006	2,178	2,372	2,561	2,726
4811.01	1,979	2,137	2,233	2,272	2,305	2,339	2,367
4811.02	1,464	1,464	1,464	1,464	1,464	1,464	1,464
4811.03	1,227	1,226	1,227	1,227	1,225	1,228	1,228
4811.04	1,191	1,190	1,191	1,191	1,191	1,191	1,191
4811.05	1,688	1,689	1,693	1,700	1,707	1,714	1,720
4811.06	1,747	1,751	1,755	1,756	1,756	1,756	1,757
4812.01	387	472	632	965	1,334	1,694	2,008
4812.02	2,364	2,820	4,277	4,788	5,139	5,481	5,782
4814	2,789	2,812	2,910	2,948	2,979	3,007	3,030
4815	813	813	813	813	813	813	813
4816	1,155	1,159	1,160	1,161	1,161	1,161	1,162
4817.01	2,025	2,030	2,033	2,036	2,038	2,040	2,042
4817.02	1,969	1,970	1,974	1,980	1,988	1,995	2,001
4819	2,465	2,798	3,030	3,216	3,412	3,605	3,770
4820.01	1,766	1,767	1,772	1,777	1,781	1,786	1,790
4820.02	1,827	1,833	1,849	1,881	1,917	1,953	1,984
4821	1,516	1,531	1,567	1,648	1,738	1,826	1,902
4822.01	989	996	1,009	1,041	1,076	1,111	1,141
4822.03	2,981	3,233	3,625	4,312	5,061	5,795	6,429

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4822.04	1,311	1,314	1,323	1,343	1,365	1,387	1,405
4822.05	1,573	1,786	2,339	2,874	3,414	3,941	4,401
4822.06	395	558	609	611	614	617	619
4823.01	3,340	3,397	3,534	3,836	4,175	4,506	4,794
4823.02	1,787	1,785	1,786	1,786	1,786	1,786	1,786
4823.03	1,671	1,675	1,692	1,723	1,759	1,793	1,824
4824	777	794	832	916	1,010	1,101	1,181
4825.02	1,024	1,024	1,024	1,024	1,024	1,024	1,024
4825.03	1,532	1,534	1,539	1,546	1,552	1,558	1,564
4825.04	1,668	1,678	1,686	1,690	1,694	1,695	1,698
4825.05	1,400	1,617	1,794	1,904	2,013	2,114	2,204
4825.06	2,501	3,952	5,507	6,093	6,539	6,968	7,341
4825.07	1,546	1,612	2,725	3,055	3,214	3,370	3,512
4826.01	2,379	2,387	2,410	2,451	2,501	2,551	2,592
4826.03	1,305	1,512	1,691	1,726	1,749	1,772	1,789
4826.04	1,257	1,258	1,262	1,269	1,278	1,285	1,292
4901.01	1,901	2,065	2,247	2,370	2,490	2,604	2,704
4901.04	1,032	1,033	1,034	1,035	1,036	1,036	1,037
4901.05	1,490	2,002	2,345	2,656	2,988	3,309	3,589
4905.01	1,315	1,320	1,333	1,358	1,388	1,416	1,442
4905.02	2,206	2,298	2,390	2,412	2,426	2,439	2,451
4910	726	732	735	735	735	735	735
4911.01	1,175	1,175	1,175	1,175	1,175	1,175	1,175
4911.02	1,121	1,122	1,122	1,122	1,122	1,122	1,122

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4911.03	2,114	2,111	2,116	2,116	2,117	2,117	2,117
4912.01	2,299	2,315	2,360	2,465	2,558	2,661	2,749
4912.02	1,161	1,161	1,161	1,161	1,162	1,162	1,162
4913.01	2,118	2,124	2,131	2,146	2,160	2,175	2,188
4913.02	1,432	1,439	1,462	1,495	1,540	1,588	1,623
4913.03	1,516	1,538	1,591	1,704	1,836	1,964	2,076
4914.01	1,858	1,859	1,870	1,893	1,914	1,934	1,956
4914.02	1,404	1,402	1,405	1,407	1,409	1,410	1,411
4914.03	1,150	1,149	1,149	1,150	1,150	1,150	1,150
4914.04	1,324	1,322	1,324	1,326	1,326	1,327	1,327
4914.05	831	831	831	834	837	840	840
4915.01	2,384	2,395	2,429	2,474	2,540	2,601	2,652
4915.02	2,138	2,139	2,143	2,146	2,157	2,160	2,167
4916.01	1,579	1,586	1,601	1,635	1,678	1,719	1,749
4916.02	1,577	1,582	1,593	1,621	1,648	1,676	1,698
4917.01	1,884	1,995	2,099	2,185	2,283	2,362	2,437
4917.03	2,597	2,607	2,629	2,678	2,735	2,789	2,836
4917.04	2,339	2,348	2,371	2,377	2,385	2,392	2,399
4917.05	962	980	1,007	1,026	1,051	1,075	1,093
4917.06	1,528	1,662	1,793	1,977	2,179	2,375	2,545
4917.07	1,778	1,848	1,946	1,996	2,043	2,089	2,130
4918.01	1,053	1,054	1,054	1,057	1,059	1,062	1,064
4918.02	1,152	1,152	1,153	1,154	1,154	1,155	1,155
4918.03	2,605	2,606	2,607	2,609	2,614	2,619	2,620

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4920	2,186	2,193	2,195	2,195	2,195	2,196	2,196
4921	2,227	2,235	2,245	2,249	2,256	2,267	2,273
4922.01	1,050	1,075	1,104	1,114	1,122	1,131	1,135
4922.02	2,203	2,201	2,221	2,234	2,248	2,263	2,302
4922.03	1,285	1,305	1,333	1,353	1,371	1,391	1,420
4923	1,088	1,094	1,104	1,121	1,149	1,171	1,193
4924	1,764	1,768	1,775	1,758	1,757	1,750	1,745
4925	1,442	1,457	1,470	1,476	1,477	1,478	1,479
9801							
9802							
9803							
Fairfax County	418,769	431,512	451,227	467,049	482,453	497,547	510,774

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Households are occupied housing units. Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

(Continued)

HOUSING UNIT INVENTORY

Housing units are summarized from the real estate tax assessment files as of January 1 of the current year. Building permit data, utility hook-up information, and pictometry three-dimensional aerial images are used to determine whether structures are habitable housing units. Housing unit type is determined based on the existing land use code. Specific codes are assigned to each type of housing unit (i.e., single-family detached, duplex, townhouse, multifamily, etc.). The housing unit estimates include both rental and owned units and housing units in Fort Belvoir but not George Mason University. The housing unit estimates also include continuing care and assisted living units but do not include nursing homes. Most of the housing unit information is available by supervisor district, town, planning district, human services region, ZIP Code, sewershed, and census tract. The age of housing unit data is available by supervisor district, town, and planning district.

Total Housing Units Fairfax County, 1985 through 2022			
Year	Housing Units	Average Annual Change	
		Number	Percent
1985	247,777	N/A	N/A
1990	302,464	10,937	4.07%
1995	328,151	5,137	1.64%
2000	358,960	6,162	1.81%
2005	385,634	5,335	1.85%
2010	396,386	1,830	0.46%
2015*	412,198	3,162	0.79%
2016	413,746	1,548	0.38%
2017	415,690	1,944	0.47%
2018	418,250	2,560	0.62%
2019	421,102	2,852	0.68%
2020	424,087	2,985	0.71%
2021	425,585	1,498	0.35%
2022**	426,412	827	0.19%

Source: Fairfax County Department of Management and Budget, 2022.

*Growth in housing units is over-represented from 2010 to 2015 due to methodology changes. Since 2011 continuing care units are included in the housing unit inventory. Since 2012 units in Fort Belvoir are included in the housing unit inventory.

**Growth in housing units is under-represented in 2022 due to several assisted living facilities being excluded from the housing unit inventory.

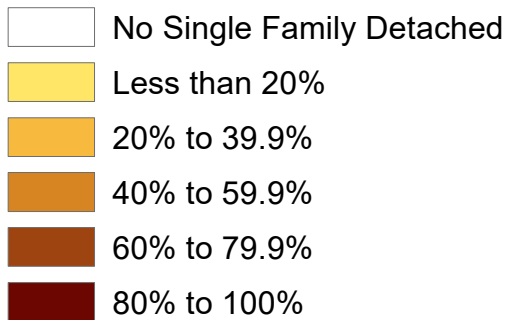
Fairfax County, Virginia January 2022



Figure 6.1
**Percent Single Family Detached
Housing Units
by Census Block Group**



Percent Single Family Detached

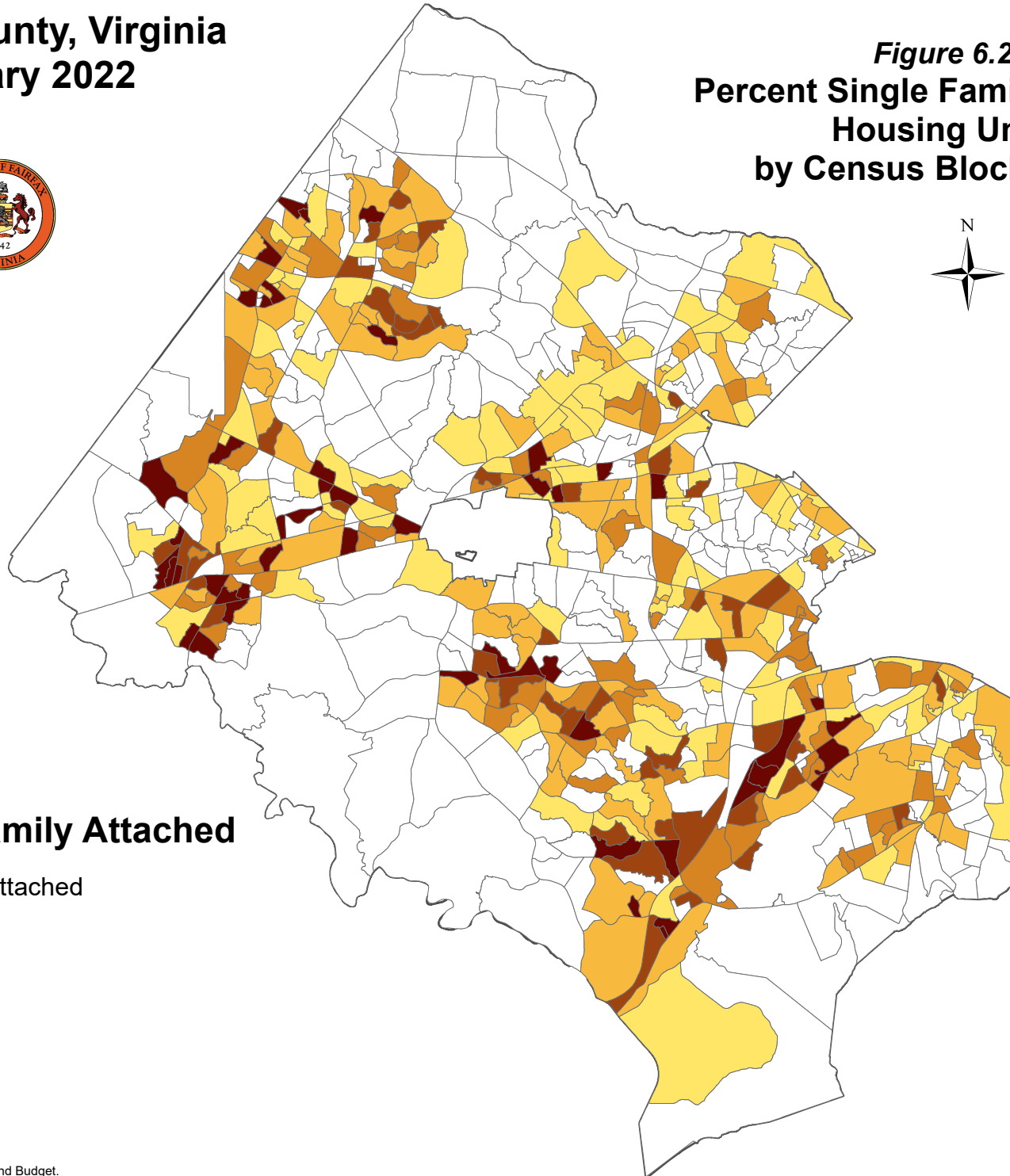


Note: City of Fairfax is not included.
Source: Fairfax County Department of Management and Budget.







Fairfax County, Virginia January 2022



Figure 6.2
Percent Single Family Attached
Housing Units
by Census Block Group



Percent Single Family Attached

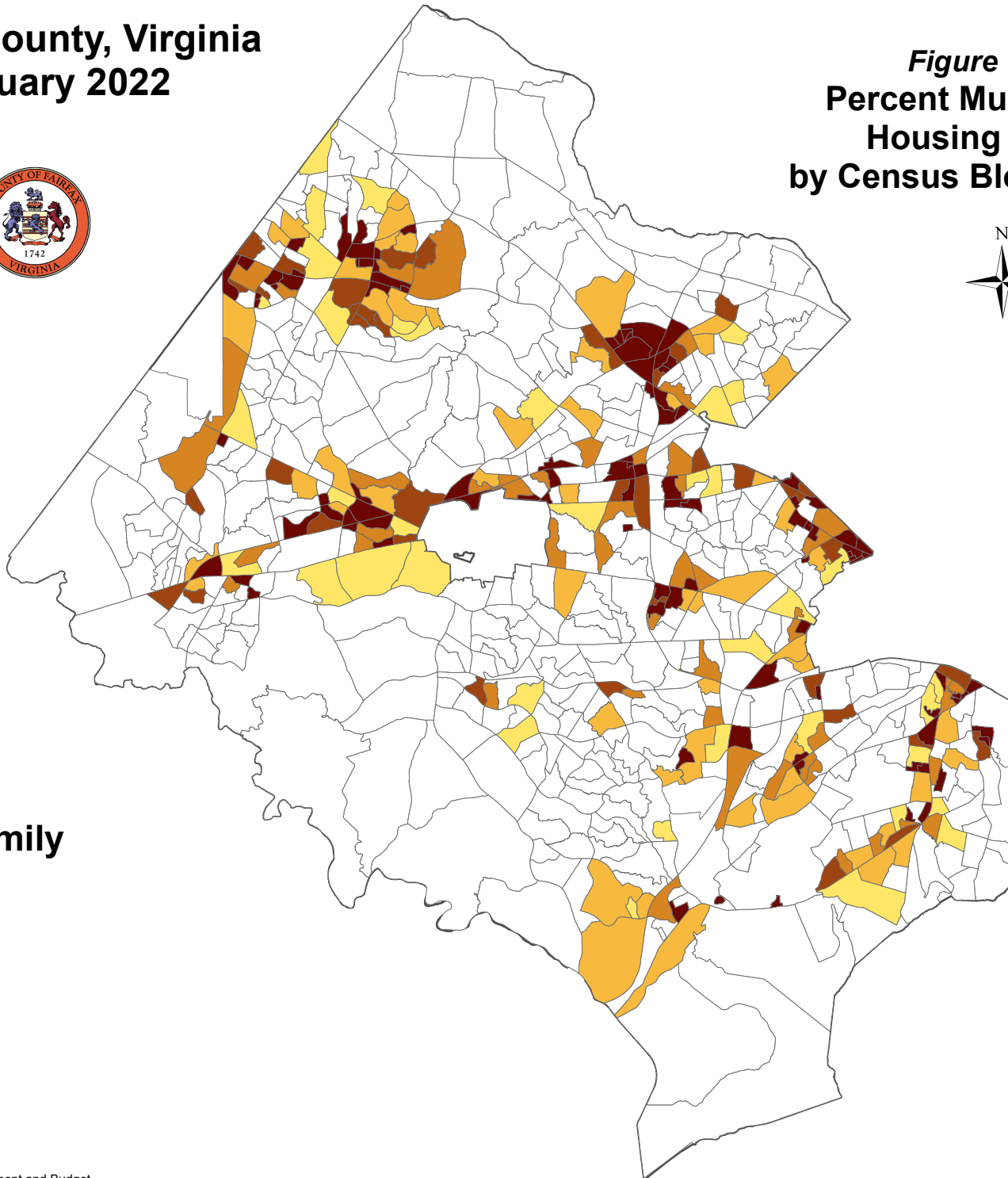
-  No Single Family Attached
-  Less than 20%
-  20% to 39.9%
-  40% to 59.9%
-  60% to 79.9%
-  80% to 100%

Note: City of Fairfax is not included.
Source: Fairfax County Department of Management and Budget.

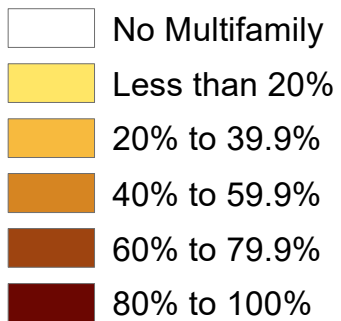
Fairfax County, Virginia January 2022



Figure 6.3
Percent Multifamily
Housing Units
by Census Block Group



Percent Multifamily



Note: City of Fairfax is not included.
Source: Fairfax County Department of Management and Budget.

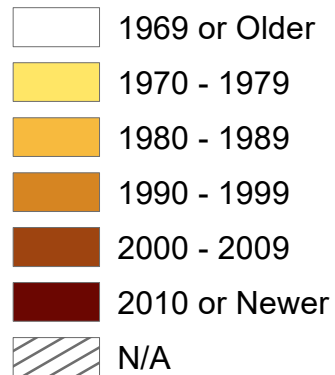
Fairfax County, Virginia January 2022



Figure 6.4
Median Year Built
of All Housing Units
by Census Block Group



Median Year Built



Note: City of Fairfax is not included.
N/A applies to the block groups that have no housing unit, only mobile homes, or in Fort Belvoir.
Source: Fairfax County Department of Management and Budget.

Table 6.1

**Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2022**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	23,209	366	10,148	304	8,282	490		152	42,951
Dranesville 1/	29,688	80	6,233	479	6,601	1,654	506		45,241
Hunter Mill 2/	21,712	38	11,424	1,870	12,840	3,370	3,217		54,471
Franconia*	17,361	597	12,791	1,933	11,779	1,685		791	46,937
Mason	19,067	33	5,868	960	11,517	1,784	5,947		45,176
Mount Vernon	22,391	1,145	8,940	1,391	8,837	643	3,937	325	47,609
Providence	14,083	1	10,157	1,131	16,143	4,075	8,206		53,796
Springfield 3/	26,068	70	9,921	1,250	7,688	358			45,355
Sully	21,326		14,441	1,798	5,822	999		490	44,876
Fairfax County	194,905	2,330	89,923	11,116	89,509	15,058	21,813	1,758	426,412

Table 6.2

**Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2022**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	91					91
Town of Herndon	3,068	62	2,331	69	2,501	8,031
Town of Vienna	4,628		477	53	530	5,688
Towns Total	7,787	62	2,808	122	3,031	13,810

Source: Fairfax County Department of Management and Budget, 2022.

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 6.3
Housing Unit Inventory by Unit Type by Planning District
Fairfax County, January 2022

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,183	14	3,433	255	5,080	545	471		25,981
Baileys	5,262	13	945	293	4,776	1,223	5,476		17,988
Bull Run	18,262	70	14,983	2,282	9,034	671		490	45,792
Fairfax	9,314		5,313	711	11,728	291		152	27,509
Jefferson	8,723	5	2,899	289	7,505	2,949	1,817		24,187
Lincolnia	1,662	2	2,106	412	2,724	144			7,050
Lower Potomac	5,944	8	3,238	853	2,805	283			13,131
McLean	17,795	18	2,205	619	4,272	1,782	6,349		33,040
Mount Vernon	15,645	1,652	3,507	1,884	11,233	650	3,937	1,116	39,624
Pohick 1/	30,490	412	14,341	364	1,364				46,971
Rose Hill	9,131	28	7,000	296	4,581				21,036
Springfield	8,792	8	6,794	291	2,819	1,395			20,099
Upper Potomac 2/	32,982	84	17,311	2,112	18,052	4,645	3,217		78,403
Vienna 3/	14,720	16	5,848	455	3,536	480	546		25,601
Fairfax County	194,905	2,330	89,923	11,116	89,509	15,058	21,813	1,758	426,412

Source: Fairfax County Department of Management and Budget, 2022.

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Table 6.4

**Housing Unit Inventory by Unit Type by Human Services Region
Fairfax County, January 2022**

Human Services Region	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Region 1	40,357	1,734	22,353	3,164	20,625	2,328	3,937	1,116	95,614
Region 2	40,925	36	13,371	1,733	23,172	5,768	8,310		93,315
Region 3 1/	59,603	116	23,629	3,029	29,549	6,091	9,566		131,583
Region 4 2/	54,020	444	30,570	3,190	16,163	871		642	105,900
Fairfax County	194,905	2,330	89,923	11,116	89,509	15,058	21,813	1,758	426,412

Source: Fairfax County Department of Management and Budget, 2022.

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 6.5

**Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2022**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,384		5,744		2,477				14,605
20121	1,781		5,236	826	2,432				10,275
20124	4,102		618		248				4,968
20151	4,329		1,104	680	566	313		490	7,482
20152	1								1
20164	1								1
20170	7,149	62	3,399	83	3,267				13,960
20171	8,234		3,708	653	5,968	1,724			20,287
20190	545		2,305	186	4,406	1,191	2,843		11,476
20191	3,695	22	4,301	647	2,809	1,530	374		13,378
20194	1,900		2,062	501	1,396				5,859
22003	10,728	14	2,771	255	4,972	545	471		19,756
22015	7,558	364	5,638	265	1,020				14,845
22027	634		102						736
22030	4,545	8	2,541	404	5,777	191		152	13,618
22031	3,100		3,172	288	3,597	1,746	873		12,776
22032	7,366	2	2,000		210				9,578
22033	4,666	62	4,254	828	5,852	558			16,220
22035					270				270
22039	6,128								6,128
22041	2,043	10	660	293	2,884	449	4,525		10,864
22042	6,719	5	1,343	181	3,820	441			12,509
22043	4,302		1,752	188	1,814	340	1,231		9,627
22044	1,633	3	255		1,502	310	951		4,654
22046	1,425	2			664				2,091
22060	2,304		108		470	283			3,165

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2022

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,823								5,823
22079	4,930	8	4,149	853	2,335				12,275
22101	9,216	14	1,037	13	244	451	506		11,481
22102	3,378	2	566	418	3,779	991	5,045		14,179
22124	4,197		1,317	128	942				6,584
22150	4,968		1,219		1,705	1,395			9,287
22151	4,755		653		412				5,820
22152	4,854		4,082	259	1,157				10,352
22153	6,405	54	4,310		100				10,869
22180	6,065		1,027	169	1,550	1,068	259		10,138
22181	3,303		1,165	275	793				5,536
22182	6,860	16	1,464		850	274	798		10,262
22203					100	50			150
22204	14								14
22206	2								2
22207	50								50
22213	6								6
22302	22		30		184	414			650
22303	1,113	1,122	529	24	1,647	360	3,426	90	8,311
22304			148						148
22306	3,612	6	1,857	265	5,444	290		906	12,380
22307	2,389	522	225		1,063		511		4,710
22308	4,872	1							4,873
22309	5,185	1	1,711	1,595	3,079			120	11,691
22310	5,678	2	2,900	172	2,291				11,043
22311	509				106				615

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2022

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22312	2,898	2	2,276	412	2,816	144			8,548
22315	2,529	26	6,185	255	2,491				11,486
Fairfax County	194,905	2,330	89,923	11,116	89,509	15,058	21,813	1,758	426,412

Source: Fairfax County Department of Management and Budget, 2022.

Note: Only Fairfax County housing units are included. ZIP Codes without data are not displayed. Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2022**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,604		2,569	132	2,696				12,001
A2	87		1,148	229	2,752	863			5,079
A3	197		799	14	686				1,696
B1	1,006	12	370	58	770	728			2,944
B2	4,363		1,493	272	2,163		1,549		9,840
B3	866								866
B5	3,067	62	2,331	69	2,501				8,030
C1	1,115								1,115
C2	1,287								1,287
D1	3,133	2							3,135
D2	2,688		3,202	415	3,773	2,142	1,444		13,664
D3	18,871	26	4,959	703	3,100	500	3,266		31,425
E1	2,334		491	415	3,779	991	2,801		10,811
E2	654								654
F	1,918		508	13	162	121	506		3,228
G1	7,980	14	2,121	100	2,024	409	1,231		13,879
G2	1,042					261			1,303
G3	722		35						757
G4	347								347
H1	1,179	2	502		2,333	823	1,432		6,271
H2					256		3,277		3,533
H3	261			88					349
I1	14,040	18	2,550	582	8,176	1,909	1,026		28,301
I2	1,234		75						1,309
I3	10,239	16	5,571	839	4,504	390	219		21,778
I4	79								79

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2022**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
I5	284		35		8				327
I6	2								2
J1	3,926	1,121	779	24	1,894	360	1,435		9,539
J2	835	1	188		765		1,991	90	3,870
J3	1,215	125	155		506	290			2,291
J4	662	2	20		934		511		2,129
K	8,625	402	1,689	1,196	5,022			906	17,840
L	7,446	27	6,151	788	5,803			120	20,335
M0	866		186		740			152	1,944
M1	939		1,614	128	2,455				5,136
M2	11,670	2	5,864	571	8,807	2,045	1,125		30,084
M3	6,169		303						6,472
M4	4,998		1,785		1,163				7,946
M5	1,479	8	1,389	160	91	1,395			4,522
M6	1,808		4,181	131	1,179				7,299
M7	15				88	283			386
M8	2,087		108		382				2,577
M9	461		2,222	90	5,287	191			8,251
N1	21,260	366	14,943	1,217	3,324				41,110
N2	4,303	46	1,879						6,228
O1	505	2							507
P	59								59
P1	482	6	196		195				879
P2	181								181
P3	1,171								1,171
P4	78								78

(Continued)

Table 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2022

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
P5	151		85		180				416
Q1	2,618								2,618
R1	2,893								2,893
R2	244								244
R3	91								91
R4	329								329
S1	4,841	8	4,803		1,756				11,408
S2	403								403
T1	1,087		235	234	206	486		490	2,738
T2	4,921		2,637	680	826	313			9,377
T3	3,710		2,158						5,868
T4	2,548	62	2,923	1,142	4,500	558			11,733
T5	2,898		3,595	810	3,311				10,614
T6	267								267
T7	1,065		1,076	16	412				2,569
Fairfax County	194,905	2,330	89,923	11,116	89,509	15,058	21,813	1,758	426,412

Source: Fairfax County Department of Management and Budget, 2022.

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,037		74		102			90	1,303
4152	348	2	151		934		511		1,946
4153	809	520	24		129				1,482
4154.01	315		156		1,555			115	2,141
4154.02	850		228		60				1,138
4155	1,544		435		339				2,318
4156	1,077	1							1,078
4157	1,372								1,372
4158	1,740								1,740
4159	1,211								1,211
4160	1,065	1	202	149	410			120	1,947
4161	1,459				45				1,504
4162	1,519								1,519
4163	824	2							826
4201	1,014		155						1,169
4202.01	608		697						1,305
4202.02	6		42	172	846				1,066
4202.03	634		337						971
4203	1,607		560						2,167
4204	7	272	133	24	434	360	1,222		2,452
4205.01		1			2		1,001		1,004
4205.02	5	256	104		42		634		1,041
4205.03	249	38	84		749		569		1,689

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4206	419	555	181		862				2,017
4207	1,416		44						1,460
4208	1,131		71						1,202
4210.01	205		824						1,029
4210.02	569		443		978				1,990
4211.01	238		1,634	131	201				2,204
4211.02	257		726		546				1,529
4211.03	919		1,012	124	244				2,299
4212	689								689
4213	955		503						1,458
4214	495	6	95	138	1,971	290			2,995
4215	280		238	127	975			791	2,411
4216	171		140	931	736				1,978
4217.01	224		391	150	657				1,422
4217.02	866		400						1,266
4218	196		578	365	1,231				2,370
4219	631				88	283			1,002
4220	470		523		382				1,375
4221.01	662		653	112	1,160				2,587
4221.02	440		1,166	280	265				2,151
4222.01	820		318		345				1,483
4222.02	646	6	578	461	565				2,256
4223.01	202		587		555				1,344
4223.02	452	28	857		1,208				2,545

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4224.01	10		358		758				1,126
4224.02	99		1,588		424				2,111
4224.03	704		317						1,021
4301.01	1,547								1,547
4301.02	399		652						1,051
4302.01	810		616						1,426
4302.02	1,103	2	536						1,641
4302.03	632		270						902
4304	1,997		326						2,323
4305	571								571
4306	1,317		106		386				1,809
4307	929								929
4308.01	966		547						1,513
4308.02	384		606		822				1,812
4309.01	440		731		244				1,415
4309.02	606		484						1,090
4310.01	769		738	79					1,586
4310.02	2		750						752
4313	1,114		302						1,416
4314	893		470	99					1,462
4315	1,094	8	676	160	91				2,029
4316.01						1,395			1,395
4316.02	1,139		515		341				1,995
4318.01	110	53	1,279						1,442

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4318.02	760		282						1,042
4319	1,055								1,055
4320	502		625						1,127
4321	505	128	181	186	448				1,448
4322.01			491		360				851
4322.02	578	183	749		112				1,622
4323	1,152		495		100				1,747
4324.01	1,178								1,178
4324.02	1,166		492						1,658
4325	1,458		432						1,890
4326	1,196		393						1,589
4327.01	803		293						1,096
4327.02	244		1,163		100				1,507
4328	291		482						773
4401	1,792		150	161	388	100			2,591
4402.01			287	56	580	1,274			2,197
4402.02	529		579	8	1,087				2,203
4403	959								959
4405.01	1,619		33						1,652
4405.03	86		47						133
4405.04									
4405.05	455								455
4406	784		9		12			152	957
4407.01	979								979

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4407.02	1,670		137						1,807
4408	1,951				210				2,161
4501	648	1	288	117	1,204				2,258
4502	800		512		25				1,337
4503	1,046		167		723	171			2,107
4504	853	2	94						949
4505	884								884
4506.01	1,372		35						1,407
4506.02	520	2	81		1,250				1,853
4507.01	534		445						979
4507.02	330	2			887		252		1,471
4508	1,001		20		184				1,205
4509	605								605
4510	898								898
4511	829								829
4512	651								651
4513	757	3	57		108				925
4514			139		933	50	127		1,249
4515.01	377		97	81	561	310	824		2,250
4515.02	303		259		731	463	481		2,237
4516.01	249		36		1,296				1,581
4516.02	319					400	419		1,138
4518	1,079		48						1,127
4519	516	2	1,103	210	525				2,356

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4520	555		326			246			1,127
4521.01	938	2	504	255					1,699
4521.02	497	2	332				219		1,050
4522	937	6	336		881				2,160
4523.01			137		1,049	299			1,485
4523.02	15		393		1,365				1,773
4524	1,645		327		412				2,384
4525.01	1,062	2	160		92				1,316
4525.02	299		281		1,023				1,603
4526	491		712	202	1,176	144			2,725
4527	299	10	309	212	801		348		1,979
4528.01	399				346		1,785		2,530
4528.02							1,492		1,492
4601	1,465		8						1,473
4602	1,344								1,344
4603	964								964
4604	950	16	417		371	274			2,028
4605.01	806		70						876
4605.03	470		520		479				1,469
4605.04	781		551						1,332
4606	1,348								1,348
4607.01	854				300				1,154
4607.02	1,345		244						1,589
4608	911		20	53	191				1,175

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4609	793		84						877
4610	725		129		39				893
4611	1,813		132	275	300				2,520
4612.01	1,519		39						1,558
4612.02	173		960	72	1,413	191			2,809
4615	998		1,084		493				2,575
4616.03	72		808	127	1,167	206			2,380
4616.04	515		373						888
4616.05					436	1,504	586		2,526
4616.06			221	116	1,020				1,357
4617	367		1,474		196		546		2,583
4618.01	2		300		240				542
4618.02	91		927	128	1,261				2,407
4619.01	236		249		929				1,414
4619.02	2				592				594
4701	943		35						978
4703	1,170								1,170
4704	1,508		227						1,735
4705	1,358		358			121	506		2,343
4706	851		168	13	162				1,194
4707	1,812		7			69			1,888
4708	849	14	232		82				1,177
4709	1,920	2	565		97	261			2,845
4710	509		22	188	152				871

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4711	2,090		17			340			2,447
4712.01			77	132	833	111	532		1,685
4712.03	112		270	200	218		425		1,225
4712.04			18	83	1,083		319		1,503
4713.01			420		1,214				1,634
4713.03	343		168				1,231		1,742
4713.04	614		95						709
4714.01	751				639				1,390
4714.02	287		531		414				1,232
4801	1,551								1,551
4802.01	1,564								1,564
4802.03				3			1,567		1,570
4802.04					1,002	880	635		2,517
4802.05			201		643		1,965		2,809
4803.01	1,054								1,054
4803.02	1,413	2					400		1,815
4804.01	1,469								1,469
4804.02	2,052								2,052
4805.01	1,139								1,139
4805.02	1,873				80				1,953
4805.03	895		257						1,152
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	673		841	5	108				1,627

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4808.02	702		234		450				1,386
4809.01	1,051	2	612		305				1,970
4809.02	371	2	452	64	630				1,519
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01	1		91	148	1,178	669			2,087
4811.02	82		407		1,004				1,493
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,744		17						1,761
4812.01	392								392
4812.02	785	12	561		694	353			2,405
4814	1,112		1,042	133	222	91	224		2,824
4815	822								822
4816	1,160								1,160
4817.01	2,042								2,042
4817.02	392		527		1,072				1,991
4819	894		398	36	923	274			2,525
4820.01	1,052		724						1,776
4820.02	414		529	333	566				1,842
4821	91		560	46	727	48	60		1,532
4822.01	73		327		610				1,010
4822.03			326	104	1,253		1,549		3,232

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4822.04					556		777		1,333
4822.05	12		148		185	869	457		1,671
4822.06	37		226		152				415
4823.01	272		1,374	100	575	951	150		3,422
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	782								782
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,679								1,679
4825.05	209		392	250	99	486			1,436
4825.06	1		497	139	1,349	569			2,555
4825.07	3		526		1,100				1,629
4826.01	1,491		694		206				2,391
4826.03	534		562	42		200			1,338
4826.04	989		280						1,269
4901.01	1,018		444		466				1,928
4901.04	557							490	1,047
4901.05	498		607	100		313			1,518
4905.01	260		322		748				1,330
4905.02	1,910		119		194				2,223
4910	727								727
4911.01	1,182								1,182
4911.02	1,053		77						1,130

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4911.03	149		1,983						2,132
4912.01	376		1,695		252				2,323
4912.02					1,195				1,195
4913.01	958		781		412				2,151
4913.02	177		577		686				1,440
4913.03	70		333	810	318				1,531
4914.01			1,368		516				1,884
4914.02	163		1,252						1,415
4914.03	977		177						1,154
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	579		1,253		564				2,396
4915.02	2,105		38						2,143
4916.01	446		221	580	360				1,607
4916.02	1,131		455						1,586
4917.01	40		491	266	778	358			1,933
4917.03			403		2,237				2,640
4917.04	58		942	332	1,040				2,372
4917.05	715	8	246						969
4917.06			90	10	1,457				1,557
4917.07			881	72	852				1,805
4918.01			389		696				1,085
4918.02	509	62	152	438					1,161
4918.03	1,431		197		997				2,625

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2022

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4920	2,210								2,210
4921	2,243								2,243
4922.01	1,050								1,050
4922.02	2,090		123						2,213
4922.03	1,295								1,295
4923	636	46	421						1,103
4924	428		1,373						1,801
4925	1,442								1,442
9801									
9802									
9803									
Fairfax County	194,905	2,330	89,923	11,116	89,509	15,058	21,813	1,758	426,412

Source: Fairfax County Department of Management and Budget, 2022.

Note: Figures exclude group quarters (i.e. some nursing homes, dormitories and other institutions). Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 6.8

**Housing Unit Inventory by Year Built and Supervisor District
Fairfax County, January 2022**

Year Built	Braddock		Dranesville 1/		Hunter Mill 2/		Franconia*		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	14,595	34.1	10,145	22.4	7,280	13.4	15,719	34.1	26,215	58.1	18,611	39.4	14,158	26.3	3,607	8.0	2,035	4.6	112,365	26.5
1970 to 1979	12,438	29.1	10,255	22.7	14,720	27.0	6,425	13.9	7,459	16.5	6,700	14.2	11,131	20.7	10,106	22.3	3,514	7.9	82,748	19.5
1980 to 1989	8,525	19.9	7,477	16.5	10,494	19.3	9,202	19.9	5,924	13.1	8,511	18.0	8,072	15.0	17,060	37.6	18,806	42.4	94,071	22.2
1990 to 1999	2,096	4.9	5,344	11.8	9,276	17.0	8,849	19.2	1,719	3.8	3,951	8.4	5,281	9.8	8,939	19.7	11,373	25.6	56,828	13.4
2000 to 2009	3,827	8.9	7,238	16.0	6,099	11.2	4,503	9.8	1,963	4.3	7,010	14.8	5,801	10.8	4,252	9.4	5,400	12.2	46,093	10.9
2010 to 2019	1,205	2.8	4,014	8.9	4,410	8.1	1,266	2.7	1,690	3.7	2,161	4.6	8,385	15.6	1,070	2.4	2,333	5.3	26,534	6.3
2020 to 2022	101	0.2	727	1.6	2,173	4.0	164	0.4	175	0.4	316	0.7	949	1.8	285	0.6	910	2.1	5,800	1.4
Total Units	42,787	100.0	45,200	100.0	54,452	100.0	46,128	100.0	45,145	100.0	47,260	100.0	53,777	100.0	45,319	100.0	44,371	100.0	424,439	100.0

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2022**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	54	60.7	894	11.1	3,245	57.1	4,193	30.4
1970 to 1979	1	1.1	3,261	40.6	585	10.3	3,847	27.9
1980 to 1989	5	5.6	1,448	18.0	285	5.0	1,738	12.6
1990 to 1999	6	6.7	1,482	18.5	267	4.7	1,755	12.7
2000 to 2009	19	21.3	687	8.6	302	5.3	1,008	7.3
2010 to 2019	4	4.5	256	3.2	809	14.2	1,069	7.7
2020 to 2022			2		192	3.4	194	1.4
Total Units	89	100.0	8,030	100.0	5,685	100.0	13,804	100.0

Source: Fairfax County Department of Management and Budget, 2022.

Note: Figures exclude group quarters, housing units collocated with houses of worship, housing units on government owned recreational facilities, mobile homes and dilapidated structures. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 6.10

**Housing Unit Inventory by Year Built and Planning District
Fairfax County, January 2022**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	15,989	61.6	10,356	57.6	3,175	7.0	5,308	19.4	12,590	52.1	3,629	51.5	2,169	16.5	9,759	29.6
1970 to 1979	6,769	26.1	3,265	18.2	3,061	6.8	5,004	18.3	2,522	10.4	225	3.2	1,280	9.8	5,542	16.8
1980 to 1989	1,335	5.1	2,614	14.5	17,313	38.2	6,399	23.4	2,418	10.0	1,574	22.3	1,838	14.0	4,551	13.8
1990 to 1999	856	3.3	632	3.5	14,102	31.1	3,399	12.4	764	3.2	389	5.5	1,853	14.1	3,036	9.2
2000 to 2009	522	2.0	459	2.6	5,675	12.5	5,484	20.1	1,950	8.1	967	13.7	4,776	36.4	2,765	8.4
2010 to 2019	386	1.5	601	3.3	1,148	2.5	1,565	5.7	3,831	15.8	206	2.9	1,057	8.1	6,244	18.9
2020 to 2022	112	0.4	52	0.3	812	1.8	186	0.7	104	0.4	53	0.8	148	1.1	1,119	3.4
Total Units	25,969	100.0	17,979	100.0	45,286	100.0	27,345	100.0	24,179	100.0	7,043	100.0	13,121	100.0	33,016	100.0

Year Built	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	21,522	55.9	3,190	6.8	5,311	25.3	8,306	41.3	4,122	5.3	6,939	27.1	112,365	26.5
1970 to 1979	7,170	18.6	18,180	38.7	1,808	8.6	2,364	11.8	19,494	24.9	6,064	23.7	82,748	19.5
1980 to 1989	4,143	10.8	18,961	40.4	6,213	29.6	3,520	17.5	19,781	25.2	3,411	13.3	94,071	22.2
1990 to 1999	1,543	4.0	4,358	9.3	5,429	25.8	3,320	16.5	13,628	17.4	3,519	13.8	56,828	13.4
2000 to 2009	2,340	6.1	1,630	3.5	1,685	8.0	2,334	11.6	12,205	15.6	3,301	12.9	46,093	10.9
2010 to 2019	1,622	4.2	528	1.1	463	2.2	212	1.1	6,815	8.7	1,856	7.3	26,534	6.3
2020 to 2022	155	0.4	86	0.2	115	0.5	37	0.2	2,328	3.0	493	1.9	5,800	1.4
Total Units	38,495	100.0	46,933	100.0	21,024	100.0	20,093	100.0	78,373	100.0	25,583	100.0	424,439	100.0

Source: Fairfax County Department of Management and Budget, 2022.

Note: Figures exclude group quarters, housing units located with houses of worship, housing units on government owned recreational facilities, mobile homes and dilapidated structures. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

HOUSING UNIT FORECASTS

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the process of being developed (in the “development pipeline”). Both short-term and long-term forecasts are produced, each with different methods. All housing unit forecasts reflect projections as of January 1 of the report year. The housing unit forecasts are summarized by supervisor district and town, planning district, human services region, ZIP Code, and census tract.

For detailed methodology, please refer to Appendix A.

TABLE 7.1

**Forecast Housing Unit Change
by Supervisor District
Fairfax County, 2022 through 2050**

Supervisor District	Difference 2022 to 2050	Percent of Total Change
Braddock	1,663	1.7%
Dranesville 1/	14,236	15.0%
Hunter Mill 2/	23,531	24.7%
Franconia*	8,270	8.7%
Mason	6,237	6.6%
Mount Vernon	7,334	7.7%
Providence	24,272	25.5%
Springfield 3/	2,929	3.1%
Sully	6,741	7.1%
Fairfax County	95,213	100.0%

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Figures may not sum to total due to rounding.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon. 2/ Includes the Town of Vienna. 3/ Includes the Town of Clifton.

TABLE 7.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2022 through 2050**

Planning District	Difference 2022 to 2050	Percent of Total Change
Annandale	1,402	1.5%
Baileys	3,953	4.2%
Bull Run	6,492	6.8%
Fairfax	2,854	3.0%
Jefferson	2,841	3.0%
Lincolnia	706	0.7%
Lower Potomac	1,348	1.4%
McLean	20,972	22.0%
Mount Vernon	9,342	9.8%
Pohick 1/	954	1.0%
Rose Hill	1,914	2.0%
Springfield	2,792	2.9%
Upper Potomac 2/	30,306	31.8%
Vienna 3/	9,338	9.8%
Fairfax County	95,213	100.0%

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Figures may not sum to total due to rounding.

1/ Includes the Town of Clifton. 2/ Includes the Town of Herndon. 3/ Includes the Town of Vienna.

Table 7.3**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2022**

Supervisor District	2022	2025	2030	2035	2040	2045	2050
Braddock	42,951	43,333	43,736	43,994	44,215	44,432	44,614
Dranesville 1/	45,241	48,053	52,836	54,934	56,479	58,036	59,477
Hunter Mill 2/	54,471	56,668	60,718	65,120	69,677	74,126	78,002
Franconia*	46,937	47,793	49,048	50,602	52,239	53,844	55,207
Mason	45,176	45,603	46,299	47,549	48,901	50,252	51,413
Mount Vernon	47,609	48,807	50,009	51,239	52,537	53,819	54,943
Providence	53,796	57,379	63,636	67,662	71,350	74,926	78,068
Springfield 3/	45,355	45,883	46,483	46,943	47,416	47,861	48,284
Sully	44,876	46,112	47,285	48,372	49,528	50,651	51,617
Fairfax County	426,412	439,631	460,049	476,417	492,342	507,947	521,625

Table 7.4**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2022**

Town	2022	2025	2030	2035	2040	2045	2050
Town of Clifton	91	91	91	91	91	91	91
Town of Herndon	8,031	8,780	10,137	10,499	10,678	10,878	11,085
Town of Vienna	5,688	5,749	5,768	5,768	5,768	5,768	5,768
Towns Total	13,810	14,619	15,996	16,358	16,537	16,737	16,944

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 7.5
Estimated and Forecasted Housing Units by Planning District
Fairfax County, January 2022

Planning District	1990	2000	2010	2020	2022	2025	2030	2035	2040	2045	2050
Annandale	24,901	25,614	25,767	26,070	25,981	26,114	26,300	26,576	26,859	27,134	27,383
Baileys	16,573	17,367	17,976	17,984	17,988	18,174	18,562	19,383	20,279	21,176	21,941
Bull Run	24,559	38,745	44,307	45,065	45,792	46,873	47,974	49,047	50,206	51,323	52,284
Fairfax	17,181	20,992	25,647	27,559	27,509	28,028	28,755	29,218	29,634	30,018	30,363
Jefferson	17,365	18,862	20,409	24,157	24,187	24,453	24,838	25,383	25,964	26,531	27,028
Lincolnia	5,464	5,908	6,800	7,001	7,050	7,116	7,208	7,335	7,483	7,632	7,756
Lower Potomac	3,936	5,898	9,609	13,130	13,131	13,202	13,393	13,659	13,947	14,234	14,479
McLean	23,601	26,269	28,213	33,175	33,040	36,542	42,293	45,637	48,576	51,468	54,012
Mount Vernon	35,338	37,000	37,425	39,614	39,624	41,236	42,574	44,191	45,857	47,509	48,966
Pohick 1/	41,032	45,153	46,667	46,900	46,971	47,086	47,311	47,470	47,614	47,765	47,925
Rose Hill	13,524	19,102	20,401	20,920	21,036	21,334	21,869	22,184	22,464	22,740	22,950
Springfield	14,590	17,151	18,803	20,171	20,099	20,132	20,481	21,053	21,711	22,349	22,891
Upper Potomac 2/	44,898	58,989	69,977	76,938	78,403	83,165	91,342	96,240	100,616	104,907	108,709
Vienna 3/	19,502	21,910	24,385	25,403	25,601	26,176	27,148	29,042	31,132	33,160	34,939
Fairfax County	302,464	358,960	396,386	424,087	426,412	439,631	460,049	476,417	492,342	507,947	521,625

Source: Fairfax County Department of Management and Budget, 1990 through 2050.

Note: Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Table 7.6
Estimated and Forecasted Housing Units by Human Services Region
Fairfax County, January 2022

Human Services Region	2022	2025	2030	2035	2040	2045	2050
Region 1	95,614	97,643	100,078	102,853	105,774	108,646	111,117
Region 2	93,315	94,220	95,627	97,740	99,984	102,192	104,121
Region 3 1/	131,583	140,007	154,661	164,508	173,581	182,460	190,294
Region 4 2/	105,900	107,761	109,684	111,316	113,003	114,649	116,092
Fairfax County	426,412	439,631	460,049	476,417	492,342	507,947	521,625

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 7.7**Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2022**

ZIP Code	2022	2025	2030	2035	2040	2045	2050
20120	14,605	14,636	14,728	14,880	15,051	15,219	15,366
20121	10,275	10,314	10,425	10,640	10,885	11,130	11,339
20124	4,968	4,981	4,997	4,997	4,998	4,998	4,996
20151	7,482	8,219	8,845	9,483	10,166	10,829	11,395
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,960	14,752	16,195	16,771	17,151	17,551	17,959
20171	20,287	22,248	25,349	26,500	27,314	28,101	28,796
20190	11,476	12,534	13,916	15,582	17,351	19,082	20,582
20191	13,378	14,002	15,887	17,067	18,150	19,200	20,119
20194	5,859	5,866	5,891	5,943	5,999	6,055	6,103
20196		9	28	72	121	168	210
22003	19,756	19,883	20,068	20,336	20,610	20,877	21,118
22015	14,845	14,846	14,866	14,884	14,887	14,897	14,904
22027	736	741	760	794	831	865	898
22030	13,618	14,039	14,652	14,907	15,110	15,292	15,452
22031	12,776	13,033	13,366	13,746	14,139	14,513	14,853
22032	9,578	9,621	9,705	9,784	9,843	9,908	9,957
22033	16,220	16,772	17,317	17,701	18,106	18,482	18,811
22035	270	270	270	271	271	272	272
22037		14	45	116	195	272	340
22039	6,128	6,137	6,173	6,205	6,238	6,275	6,331
22041	10,864	10,963	11,165	11,597	12,065	12,545	12,944
22042	12,509	12,647	12,805	12,991	13,180	13,365	13,528

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2022

ZIP Code	2022	2025	2030	2035	2040	2045	2050
22043	9,627	9,690	9,847	9,999	10,143	10,283	10,408
22044	4,654	4,738	4,916	5,295	5,713	6,120	6,478
22046	2,091	2,111	2,126	2,141	2,158	2,174	2,189
22060	3,165	3,173	3,193	3,234	3,282	3,330	3,370
22066	5,823	5,931	6,046	6,110	6,159	6,208	6,253
22067		2	2	2	2	2	2
22079	12,275	12,394	12,630	12,866	13,124	13,380	13,595
22101	11,481	11,661	11,873	12,141	12,394	12,676	12,919
22102	14,179	17,246	21,823	24,074	25,982	27,840	29,468
22106					1	1	1
22124	6,584	6,611	6,653	6,681	6,698	6,712	6,729
22150	9,287	9,397	9,692	10,227	10,823	11,400	11,900
22151	5,820	5,824	5,829	5,836	5,844	5,851	5,857
22152	10,352	10,364	10,386	10,403	10,420	10,434	10,448
22153	10,869	10,790	10,827	10,846	10,889	10,923	10,962
22180	10,138	10,221	10,283	10,373	10,471	10,566	10,650
22181	5,536	5,553	5,585	5,624	5,661	5,706	5,743
22182	10,262	10,735	12,218	14,535	17,008	19,400	21,505
22203	150	150	150	150	150	150	150
22204	14	14	14	14	14	14	14
22205		1	3	7	12	17	21
22206	2	2	2	2	2	2	2
22207	50	50	50	52	53	54	55
22213	6	6	6	7	7	7	8

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2022

ZIP Code	2022	2025	2030	2035	2040	2045	2050
22302	650	650	651	652	653	654	654
22303	8,311	9,099	9,728	10,323	10,933	11,541	12,056
22304	148	148	148	148	148	148	148
22306	12,380	13,062	13,564	14,172	14,825	15,470	16,036
22307	4,710	4,722	4,744	4,784	4,823	4,861	4,895
22308	4,873	4,899	4,923	4,943	4,955	4,973	4,997
22309	11,691	11,797	11,970	12,335	12,701	13,063	13,394
22310	11,043	11,166	11,322	11,507	11,690	11,872	12,030
22311	615	616	618	621	623	626	628
22312	8,548	8,616	8,708	8,834	8,979	9,125	9,246
22315	11,486	11,664	12,062	12,211	12,342	12,463	12,536
Fairfax County	426,412	439,631	460,049	476,417	492,342	507,947	521,625

Sources: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Only Fairfax County housing units are included. ZIP Codes without data are not displayed. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4151	1,303	1,591	1,731	1,857	1,992	2,125	2,242
4152	1,946	1,947	1,949	1,951	1,952	1,953	1,954
4153	1,482	1,485	1,493	1,500	1,510	1,517	1,526
4154.01	2,141	2,439	2,581	2,604	2,619	2,632	2,644
4154.02	1,138	1,146	1,160	1,183	1,208	1,235	1,259
4155	2,318	2,324	2,338	2,362	2,374	2,390	2,410
4156	1,078	1,092	1,107	1,121	1,129	1,143	1,160
4157	1,372	1,375	1,376	1,377	1,378	1,379	1,380
4158	1,740	1,746	1,753	1,755	1,757	1,758	1,760
4159	1,211	1,215	1,218	1,221	1,224	1,227	1,229
4160	1,947	1,964	1,998	2,062	2,132	2,198	2,258
4161	1,504	1,526	1,559	1,618	1,677	1,735	1,789
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	826	832	837	842	847	851	854
4201	1,169	1,170	1,173	1,177	1,182	1,186	1,189
4202.01	1,305	1,304	1,311	1,320	1,331	1,341	1,345
4202.02	1,066	1,067	1,069	1,074	1,079	1,084	1,088
4202.03	971	1,065	1,158	1,236	1,317	1,393	1,460
4203	2,167	2,172	2,191	2,223	2,257	2,293	2,325
4204	2,452	2,606	2,753	2,903	3,057	3,209	3,340
4205.01	1,004	1,014	1,024	1,064	1,104	1,155	1,185
4205.02	1,041	1,111	1,182	1,233	1,283	1,328	1,370
4205.03	1,689	1,917	2,155	2,363	2,575	2,778	2,954

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4206	2,017	2,333	2,457	2,526	2,593	2,661	2,721
4207	1,460	1,463	1,465	1,469	1,471	1,474	1,477
4208	1,202	1,215	1,235	1,257	1,271	1,290	1,310
4210.01	1,029	1,036	1,054	1,084	1,115	1,145	1,172
4210.02	1,990	2,050	2,190	2,493	2,841	3,180	3,472
4211.01	2,204	2,201	2,209	2,201	2,206	2,212	2,210
4211.02	1,529	1,535	1,532	1,533	1,541	1,548	1,549
4211.03	2,299	2,458	2,562	2,652	2,753	2,850	2,928
4212	689	689	689	689	689	689	689
4213	1,458	1,458	1,459	1,459	1,460	1,462	1,462
4214	2,995	3,062	3,213	3,548	3,921	4,288	4,605
4215	2,411	2,446	2,526	2,703	2,897	3,091	3,256
4216	1,978	2,003	2,034	2,120	2,190	2,259	2,328
4217.01	1,422	1,424	1,427	1,434	1,443	1,451	1,458
4217.02	1,266	1,267	1,268	1,268	1,269	1,269	1,269
4218	2,370	2,406	2,473	2,618	2,775	2,932	3,071
4219	1,002	1,004	1,009	1,021	1,034	1,046	1,057
4220	1,375	1,385	1,415	1,474	1,539	1,608	1,665
4221.01	2,587	2,588	2,607	2,627	2,653	2,681	2,705
4221.02	2,151	2,184	2,240	2,336	2,436	2,528	2,612
4222.01	1,483	1,482	1,493	1,500	1,514	1,523	1,533
4222.02	2,256	2,276	2,340	2,408	2,473	2,546	2,601
4223.01	1,344	1,366	1,679	1,772	1,816	1,852	1,876

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4223.02	2,545	2,553	2,561	2,582	2,606	2,631	2,650
4224.01	1,126	1,123	1,110	1,085	1,057	1,031	1,006
4224.02	2,111	2,110	2,098	2,073	2,048	2,027	2,002
4224.03	1,021	1,026	1,035	1,057	1,083	1,107	1,127
4301.01	1,547	1,547	1,551	1,555	1,562	1,568	1,572
4301.02	1,051	1,051	1,059	1,062	1,066	1,069	1,071
4302.01	1,426	1,426	1,430	1,442	1,451	1,463	1,471
4302.02	1,641	1,651	1,683	1,716	1,734	1,755	1,772
4302.03	902	902	907	914	918	924	928
4304	2,323	2,324	2,325	2,325	2,325	2,325	2,325
4305	571	571	571	571	571	572	572
4306	1,809	1,843	1,915	2,078	2,259	2,437	2,592
4307	929	931	935	944	954	963	971
4308.01	1,513	1,513	1,514	1,514	1,514	1,514	1,514
4308.02	1,812	1,812	1,812	1,812	1,812	1,812	1,812
4309.01	1,415	1,430	1,441	1,451	1,467	1,480	1,490
4309.02	1,090	1,090	1,092	1,094	1,095	1,096	1,097
4310.01	1,586	1,589	1,595	1,605	1,607	1,609	1,613
4310.02	752	751	752	753	753	753	753
4313	1,416	1,417	1,418	1,419	1,419	1,419	1,420
4314	1,462	1,461	1,462	1,465	1,465	1,465	1,467
4315	2,029	2,028	2,032	2,034	2,035	2,036	2,037
4316.01	1,395	1,395	1,395	1,395	1,395	1,395	1,395

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4316.02	1,995	2,008	2,084	2,141	2,193	2,240	2,282
4318.01	1,442	1,442	1,447	1,451	1,455	1,459	1,462
4318.02	1,042	1,039	1,035	1,027	1,013	1,007	996
4319	1,055	1,055	1,056	1,056	1,056	1,057	1,057
4320	1,127	1,126	1,127	1,128	1,128	1,129	1,129
4321	1,448	1,448	1,448	1,448	1,448	1,448	1,448
4322.01	851	850	851	851	851	851	851
4322.02	1,622	1,622	1,627	1,636	1,646	1,655	1,663
4323	1,747	1,749	1,751	1,754	1,757	1,759	1,761
4324.01	1,178	1,179	1,179	1,180	1,180	1,180	1,181
4324.02	1,658	1,658	1,661	1,663	1,664	1,664	1,665
4325	1,890	1,892	1,898	1,901	1,902	1,903	1,904
4326	1,589	1,590	1,597	1,601	1,602	1,603	1,605
4327.01	1,096	1,097	1,098	1,099	1,099	1,100	1,100
4327.02	1,507	1,508	1,511	1,513	1,514	1,515	1,516
4328	773	681	689	688	695	702	705
4401	2,591	2,608	2,622	2,635	2,644	2,650	2,659
4402.01	2,197	2,277	2,412	2,578	2,759	2,936	3,090
4402.02	2,203	2,208	2,215	2,221	2,223	2,226	2,230
4403	959	961	962	964	965	966	967
4405.01	1,652	1,659	1,668	1,678	1,687	1,695	1,703
4405.03	133	392	580	635	676	712	744
4405.04							

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4405.05	455	478	498	505	511	515	519
4406	957	959	961	964	966	968	970
4407.01	979	980	980	981	982	982	983
4407.02	1,807	1,808	1,810	1,810	1,811	1,812	1,813
4408	2,161	2,171	2,184	2,197	2,207	2,217	2,228
4501	2,258	2,271	2,298	2,358	2,425	2,490	2,547
4502	1,337	1,339	1,341	1,343	1,344	1,345	1,346
4503	2,107	2,111	2,116	2,125	2,134	2,143	2,151
4504	949	954	958	964	968	972	977
4505	884	886	887	887	887	887	887
4506.01	1,407	1,410	1,413	1,417	1,417	1,419	1,421
4506.02	1,853	1,949	2,029	2,063	2,089	2,115	2,137
4507.01	979	981	983	985	986	988	991
4507.02	1,471	1,486	1,513	1,571	1,636	1,700	1,757
4508	1,205	1,224	1,262	1,340	1,426	1,509	1,582
4509	605	606	607	607	607	607	607
4510	898	898	899	899	900	900	900
4511	829	831	832	833	833	834	835
4512	651	662	670	673	673	674	675
4513	925	941	974	1,048	1,129	1,208	1,277
4514	1,249	1,278	1,351	1,512	1,691	1,866	2,019
4515.01	2,250	2,283	2,355	2,507	2,671	2,832	2,973
4515.02	2,237	2,286	2,395	2,632	2,890	3,141	3,361

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4516.01	1,581	1,603	1,646	1,738	1,839	1,938	2,025
4516.02	1,138	1,140	1,143	1,146	1,148	1,149	1,150
4518	1,127	1,130	1,132	1,134	1,134	1,135	1,136
4519	2,356	2,376	2,425	2,526	2,637	2,749	2,846
4520	1,127	1,140	1,167	1,224	1,286	1,347	1,401
4521.01	1,699	1,702	1,707	1,711	1,714	1,718	1,723
4521.02	1,050	1,053	1,055	1,058	1,061	1,064	1,067
4522	2,160	2,167	2,182	2,216	2,253	2,289	2,322
4523.01	1,485	1,490	1,499	1,507	1,513	1,515	1,517
4523.02	1,773	1,821	1,861	1,867	1,867	1,867	1,867
4524	2,384	2,384	2,385	2,385	2,385	2,386	2,386
4525.01	1,316	1,320	1,324	1,331	1,338	1,345	1,351
4525.02	1,603	1,608	1,619	1,642	1,668	1,693	1,715
4526	2,725	2,764	2,796	2,799	2,809	2,822	2,827
4527	1,979	1,993	2,022	2,088	2,161	2,232	2,294
4528.01	2,530	2,537	2,551	2,582	2,616	2,660	2,690
4528.02	1,492	1,492	1,492	1,492	1,492	1,508	1,508
4601	1,473	1,494	1,535	1,642	1,746	1,840	1,934
4602	1,344	1,345	1,346	1,346	1,346	1,347	1,347
4603	964	978	992	1,034	1,076	1,117	1,148
4604	2,028	2,272	2,796	3,994	5,336	6,636	7,773
4605.01	876	938	1,079	1,393	1,747	2,089	2,388
4605.03	1,469	1,485	1,529	1,621	1,722	1,821	1,909

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4605.04	1,332	1,339	1,354	1,374	1,397	1,418	1,438
4606	1,348	1,356	1,367	1,387	1,408	1,427	1,445
4607.01	1,154	1,168	1,172	1,172	1,172	1,172	1,172
4607.02	1,589	1,600	1,604	1,604	1,604	1,604	1,604
4608	1,175	1,189	1,193	1,193	1,193	1,193	1,193
4609	877	881	882	882	882	882	882
4610	893	911	917	917	917	917	917
4611	2,520	2,534	2,545	2,561	2,575	2,590	2,607
4612.01	1,558	1,561	1,562	1,562	1,563	1,563	1,563
4612.02	2,809	2,831	2,859	2,889	2,926	2,957	2,987
4615	2,575	2,576	2,598	2,624	2,650	2,681	2,704
4616.03	2,380	2,512	2,657	2,808	2,964	3,114	3,248
4616.04	888	889	896	903	914	921	931
4616.05	2,526	2,557	2,627	2,786	2,963	3,135	3,286
4616.06	1,357	1,372	1,408	1,489	1,579	1,667	1,744
4617	2,583	2,599	2,617	2,624	2,628	2,630	2,634
4618.01	542	542	542	543	543	543	543
4618.02	2,407	2,423	2,684	2,761	2,787	2,806	2,824
4619.01	1,414	1,417	1,422	1,428	1,430	1,432	1,435
4619.02	594	596	600	605	607	608	610
4701	978	988	1,001	1,010	1,018	1,036	1,045
4703	1,170	1,188	1,212	1,247	1,270	1,304	1,326
4704	1,735	1,760	1,780	1,798	1,812	1,829	1,849

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4705	2,343	2,397	2,470	2,615	2,767	2,921	3,057
4706	1,194	1,212	1,229	1,247	1,264	1,283	1,301
4707	1,888	1,921	1,975	2,017	2,057	2,096	2,131
4708	1,177	1,189	1,193	1,194	1,194	1,196	1,197
4709	2,845	2,863	2,873	2,878	2,880	2,885	2,890
4710	871	898	949	1,059	1,184	1,306	1,412
4711	2,447	2,478	2,569	2,595	2,602	2,608	2,613
4712.01	1,685	2,141	2,429	2,705	3,001	3,286	3,536
4712.03	1,225	1,227	1,231	1,233	1,235	1,236	1,237
4712.04	1,503	2,297	2,879	3,265	3,651	4,026	4,344
4713.01	1,634	1,633	1,634	1,634	1,634	1,634	1,634
4713.03	1,742	1,746	1,755	1,772	1,789	1,807	1,822
4713.04	709	710	712	714	715	717	719
4714.01	1,390	1,400	1,407	1,408	1,409	1,410	1,410
4714.02	1,232	1,233	1,236	1,240	1,244	1,247	1,250
4801	1,551	1,578	1,602	1,613	1,617	1,622	1,628
4802.01	1,564	1,582	1,598	1,625	1,655	1,684	1,717
4802.03	1,570	1,606	1,686	1,870	2,075	2,275	2,450
4802.04	2,517	3,342	5,852	6,565	6,937	7,303	7,634
4802.05	2,809	3,750	4,906	5,722	6,514	7,281	7,947
4803.01	1,054	1,063	1,070	1,077	1,082	1,087	1,089
4803.02	1,815	1,971	2,680	3,104	3,469	3,827	4,143
4804.01	1,469	1,481	1,504	1,537	1,570	1,603	1,636

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4804.02	2,052	2,065	2,079	2,089	2,094	2,101	2,107
4805.01	1,139	1,140	1,140	1,147	1,147	1,150	1,154
4805.02	1,953	1,953	1,953	1,972	1,972	1,972	1,991
4805.03	1,152	1,159	1,165	1,174	1,176	1,177	1,186
4805.04	840	840	840	841	841	843	843
4805.05	1,622	1,628	1,642	1,673	1,709	1,743	1,773
4808.01	1,627	1,632	1,637	1,644	1,647	1,650	1,654
4808.02	1,386	1,393	1,513	1,542	1,549	1,555	1,562
4809.01	1,970	2,236	2,398	2,457	2,482	2,522	2,580
4809.02	1,519	1,987	3,053	3,315	3,456	3,598	3,727
4809.03	1,529	1,532	1,536	1,541	1,545	1,552	1,563
4810	1,927	1,962	2,040	2,216	2,414	2,608	2,776
4811.01	2,087	2,250	2,350	2,391	2,427	2,463	2,493
4811.02	1,493	1,492	1,493	1,493	1,493	1,493	1,493
4811.03	1,242	1,241	1,242	1,242	1,240	1,243	1,243
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,699	1,703	1,710	1,718	1,725	1,731
4811.06	1,761	1,765	1,769	1,770	1,770	1,771	1,771
4812.01	392	478	638	971	1,340	1,699	2,013
4812.02	2,405	2,873	4,368	4,893	5,253	5,604	5,913
4814	2,824	2,847	2,946	2,985	3,017	3,045	3,067
4815	822	822	822	822	822	822	822
4816	1,160	1,164	1,165	1,165	1,166	1,166	1,166

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4817.01	2,042	2,046	2,050	2,053	2,054	2,056	2,059
4817.02	1,991	1,993	1,997	2,003	2,011	2,018	2,024
4819	2,525	2,868	3,109	3,302	3,505	3,706	3,877
4820.01	1,776	1,778	1,782	1,788	1,792	1,797	1,800
4820.02	1,842	1,847	1,863	1,896	1,933	1,969	2,000
4821	1,532	1,547	1,584	1,665	1,756	1,845	1,922
4822.01	1,010	1,016	1,031	1,063	1,099	1,134	1,165
4822.03	3,232	3,507	3,937	4,688	5,508	6,312	7,006
4822.04	1,333	1,337	1,346	1,366	1,388	1,410	1,430
4822.05	1,671	1,897	2,486	3,054	3,628	4,189	4,678
4822.06	415	600	657	659	662	665	667
4823.01	3,422	3,482	3,625	3,939	4,292	4,637	4,937
4823.02	1,820	1,819	1,820	1,820	1,820	1,820	1,820
4823.03	1,703	1,707	1,725	1,757	1,795	1,830	1,862
4824	782	799	836	921	1,015	1,106	1,185
4825.02	1,032	1,032	1,032	1,032	1,032	1,032	1,032
4825.03	1,546	1,548	1,553	1,560	1,567	1,572	1,578
4825.04	1,679	1,688	1,696	1,701	1,704	1,706	1,709
4825.05	1,436	1,657	1,839	1,953	2,066	2,171	2,264
4825.06	2,555	4,040	5,634	6,235	6,693	7,133	7,516
4825.07	1,629	1,699	2,888	3,239	3,407	3,572	3,722
4826.01	2,391	2,398	2,421	2,462	2,513	2,563	2,604
4826.03	1,338	1,563	1,757	1,795	1,821	1,846	1,865

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4826.04	1,269	1,271	1,275	1,281	1,291	1,298	1,305
4901.01	1,928	2,096	2,282	2,409	2,533	2,653	2,757
4901.04	1,047	1,048	1,049	1,050	1,051	1,051	1,051
4901.05	1,518	2,049	2,404	2,727	3,072	3,407	3,698
4905.01	1,330	1,335	1,348	1,374	1,404	1,432	1,458
4905.02	2,223	2,315	2,408	2,430	2,444	2,458	2,470
4910	727	734	736	736	736	736	736
4911.01	1,182	1,182	1,182	1,182	1,182	1,182	1,182
4911.02	1,130	1,131	1,131	1,131	1,131	1,131	1,131
4911.03	2,132	2,128	2,133	2,134	2,134	2,134	2,134
4912.01	2,323	2,339	2,384	2,489	2,583	2,687	2,776
4912.02	1,195	1,195	1,195	1,196	1,196	1,196	1,197
4913.01	2,151	2,157	2,164	2,179	2,193	2,208	2,221
4913.02	1,440	1,447	1,470	1,503	1,548	1,597	1,632
4913.03	1,531	1,554	1,607	1,722	1,855	1,984	2,097
4914.01	1,884	1,885	1,897	1,920	1,941	1,962	1,985
4914.02	1,415	1,413	1,417	1,418	1,420	1,421	1,423
4914.03	1,154	1,154	1,154	1,154	1,155	1,155	1,155
4914.04	1,334	1,332	1,335	1,336	1,337	1,337	1,338
4914.05	836	836	836	839	842	845	845
4915.01	2,396	2,407	2,442	2,487	2,553	2,614	2,666
4915.02	2,143	2,144	2,147	2,150	2,161	2,165	2,171
4916.01	1,607	1,614	1,630	1,667	1,712	1,756	1,788

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2022

Census Tract	2022	2025	2030	2035	2040	2045	2050
4916.02	1,586	1,591	1,603	1,631	1,658	1,686	1,708
4917.01	1,933	2,045	2,152	2,240	2,340	2,421	2,498
4917.03	2,640	2,650	2,672	2,722	2,780	2,835	2,883
4917.04	2,372	2,381	2,403	2,410	2,418	2,425	2,432
4917.05	969	988	1,014	1,033	1,059	1,083	1,101
4917.06	1,557	1,694	1,828	2,015	2,220	2,420	2,593
4917.07	1,805	1,877	1,976	2,027	2,075	2,122	2,163
4918.01	1,085	1,085	1,086	1,089	1,091	1,094	1,096
4918.02	1,161	1,162	1,162	1,163	1,164	1,164	1,165
4918.03	2,625	2,626	2,628	2,630	2,635	2,639	2,641
4920	2,210	2,217	2,219	2,220	2,220	2,220	2,220
4921	2,243	2,251	2,261	2,265	2,272	2,282	2,289
4922.01	1,050	1,075	1,104	1,114	1,122	1,131	1,135
4922.02	2,213	2,212	2,231	2,245	2,259	2,274	2,313
4922.03	1,295	1,316	1,344	1,364	1,382	1,401	1,430
4923	1,103	1,109	1,119	1,136	1,165	1,187	1,210
4924	1,801	1,805	1,812	1,795	1,793	1,787	1,783
4925	1,442	1,457	1,470	1,476	1,477	1,478	1,479
9801							
9802							
9803							
Fairfax County	426,412	439,631	460,049	476,417	492,342	507,947	521,625

Source: Fairfax County Department of Management and Budget, 2022 through 2050.

Note: Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

MARKET VALUE

Market value refers to the estimated market value of owned housing units as of January 1 of the respective year on the table. Estimated market value for each dwelling unit represents a previous year sales price or is derived from the latest tax assessment value. For housing units without a previous year sales price, market value is derived by comparing the spread between current sales prices and assessments of properties that were sold during the previous year.

Median market value is a statistic calculated from individual market value information for a particular geography. The estimated median market value of individually owned housing units indicates that half of all owned housing units in the county had market values exceeding this value and half had values below this level.

Average market value is also a statistic calculated from individual market value information for a particular geography. Often called the mean, the average is a measure of central tendency. The estimated average market value of individually owned housing units is calculated by summing the individual market values of all owned housing units and dividing by the number of owned housing units.

Fairfax County, Virginia January 2022

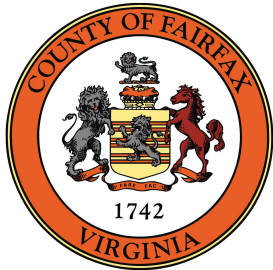
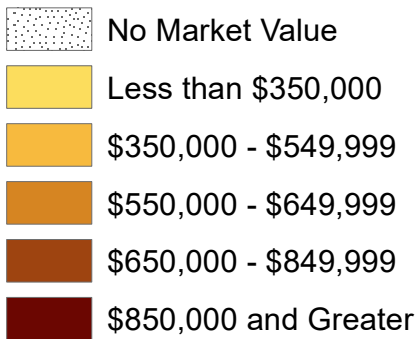


FIGURE 8.1
**Median Market Value
of Owned Housing Units
by Census Tract**



Median Market Value



Note: City of Fairfax is not included.

Source: Fairfax County Department of Management and Budget

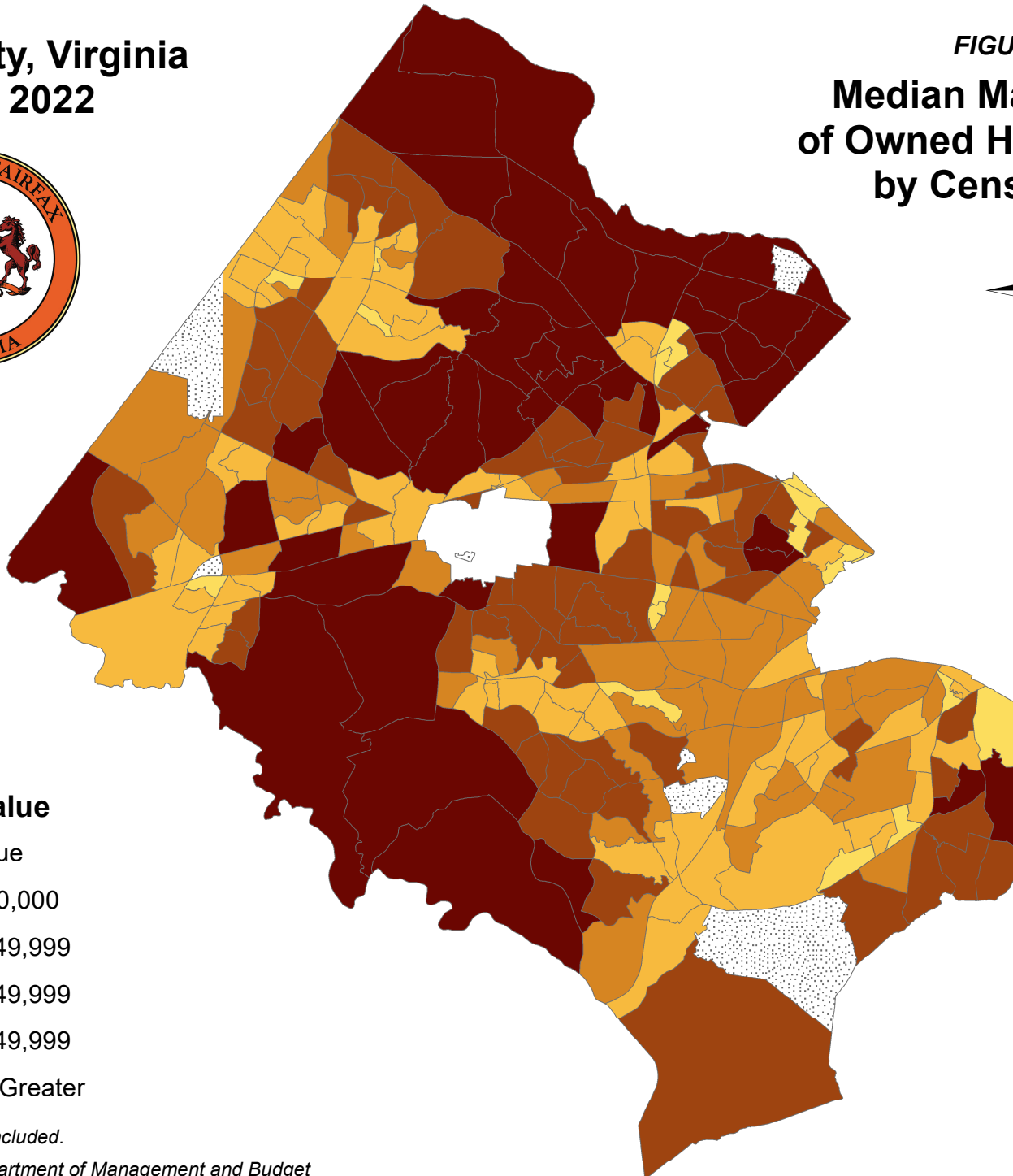


TABLE 8.1			
Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2021 and 2022			
Supervisor District	Median Market Value		Percent Change
	2021	2022	
Braddock	\$ 577,721	\$ 643,451	11.4%
Dranesville 1/	\$ 873,495	\$ 964,121	10.4%
Hunter Mill 2/	\$ 645,556	\$ 695,940	7.8%
Franconia*	\$ 507,969	\$ 555,261	9.3%
Mason	\$ 530,639	\$ 597,902	12.7%
Mount Vernon	\$ 544,042	\$ 600,000	10.3%
Providence	\$ 594,773	\$ 660,177	11.0%
Springfield 3/	\$ 635,765	\$ 700,392	10.2%
Sully	\$ 539,369	\$ 615,143	14.0%
Fairfax County	\$ 584,304	\$ 648,270	10.9%

Source: Fairfax County Department of Management and Budget, 2022.

Note: * The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

TABLE 8.2			
Median Market Value of Owned Housing Units by Planning District Fairfax County, 2021 and 2022			
Planning District	Median Market Value		Percent Change
	2021	2022	
Annandale	\$ 571,279	\$ 640,453	12.1%
Baileys	\$ 466,505	\$ 508,867	9.1%
Bull Run	\$ 510,809	\$ 567,462	11.1%
Fairfax	\$ 607,583	\$ 658,896	8.4%
Jefferson	\$ 560,768	\$ 625,811	11.6%
Lincolnia	\$ 504,284	\$ 549,840	9.0%
Lower Potomac	\$ 513,729	\$ 567,184	10.4%
McLean	\$ 932,243	\$ 1,030,166	10.5%
Mount Vernon	\$ 525,000	\$ 569,216	8.4%
Pohick 1/	\$ 620,529	\$ 693,588	11.8%
Rose Hill	\$ 535,710	\$ 576,083	7.5%
Springfield	\$ 511,256	\$ 563,535	10.2%
Upper Potomac 2/	\$ 593,040	\$ 654,173	10.3%
Vienna 3/	\$ 774,895	\$ 848,127	9.5%
Fairfax County	\$ 584,304	\$ 648,270	10.9%

Source: Fairfax County Department of Management and Budget, 2022.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 8.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2022

Supervisor District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Braddock	\$715,197	\$499,275	\$245,973	\$643,451	\$730,612	\$500,918	\$257,269	\$621,451
Dranesville 1/	\$1,076,271	\$514,343	\$299,681	\$964,121	\$1,271,141	\$588,931	\$417,611	\$1,117,776
Hunter Mill 2/	\$876,377	\$524,150	\$300,237	\$695,940	\$963,085	\$548,103	\$344,899	\$728,395
Franconia*	\$611,783	\$528,014	\$327,360	\$555,261	\$661,097	\$511,082	\$304,134	\$566,074
Mason	\$711,501	\$521,887	\$243,159	\$597,902	\$759,264	\$534,407	\$262,090	\$611,460
Mount Vernon	\$740,796	\$443,730	\$275,205	\$600,000	\$805,004	\$447,640	\$288,222	\$631,738
Providence	\$884,105	\$612,707	\$325,584	\$660,177	\$943,733	\$627,563	\$367,664	\$672,190
Springfield 3/	\$796,520	\$515,000	\$321,142	\$700,392	\$845,045	\$520,727	\$319,483	\$717,797
Sully	\$789,737	\$457,548	\$279,958	\$615,143	\$835,390	\$465,688	\$285,360	\$660,055
Fairfax County	\$784,424	\$504,515	\$294,084	\$648,270	\$886,685	\$519,566	\$320,635	\$706,102

Source: Fairfax County Department of Management and Budget, 2022.

Note: The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2022. Market value for each unit is derived from the 2022 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 8.4

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Planning District
Fairfax County, January 2022**

Planning District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Annandale	\$689,183	\$508,032	\$206,535	\$640,453	\$720,234	\$499,004	\$229,701	\$634,750
Baileys	\$764,211	\$592,500	\$241,983	\$508,867	\$835,928	\$570,809	\$260,420	\$550,234
Bull Run	\$749,784	\$456,341	\$307,466	\$567,462	\$771,909	\$463,265	\$303,167	\$600,763
Fairfax	\$865,473	\$596,584	\$291,408	\$658,896	\$945,808	\$571,734	\$294,198	\$700,144
Jefferson	\$715,166	\$640,432	\$308,039	\$625,811	\$751,700	\$638,835	\$312,842	\$613,122
Lincolnia	\$651,882	\$536,792	\$283,317	\$549,840	\$707,534	\$542,535	\$281,972	\$585,157
Lower Potomac	\$700,319	\$450,335	\$385,000	\$567,184	\$750,855	\$451,260	\$364,960	\$588,450
McLean	\$1,213,574	\$818,176	\$389,844	\$1,030,166	\$1,437,650	\$824,341	\$465,265	\$1,182,543
Mount Vernon	\$737,714	\$435,698	\$265,000	\$569,216	\$799,298	\$424,354	\$273,049	\$613,726
Pohick 1/	\$768,947	\$487,914	\$290,094	\$693,588	\$815,484	\$483,105	\$282,439	\$701,574
Rose Hill	\$636,531	\$552,715	\$350,000	\$576,083	\$685,811	\$558,052	\$328,812	\$596,638
Springfield	\$636,279	\$498,992	\$262,070	\$563,535	\$671,855	\$501,428	\$279,379	\$573,726
Upper Potomac 2/	\$825,552	\$507,245	\$297,549	\$654,173	\$938,283	\$517,868	\$333,875	\$723,545
Vienna 3/	\$957,695	\$656,817	\$397,436	\$848,127	\$1,042,093	\$663,152	\$420,987	\$896,445
Fairfax County	\$784,424	\$504,515	\$294,084	\$648,270	\$886,685	\$519,566	\$320,635	\$706,102

Source: Fairfax County Department of Management and Budget, 2022.

Note: The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2022. Market value for each unit is derived from the 2022 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 8.5

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Human Services Region
Fairfax County, January 2022**

Human Services Region	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Region 1	\$679,676	\$478,937	\$285,820	\$564,018	\$734,152	\$483,539	\$293,278	\$596,906
Region 2	\$738,129	\$542,903	\$250,247	\$642,968	\$804,544	\$573,789	\$284,142	\$655,685
Region 3 1/	\$960,855	\$541,685	\$315,326	\$762,111	\$1,117,420	\$572,830	\$368,335	\$855,745
Region 4 2/	\$765,854	\$485,552	\$289,619	\$654,686	\$802,830	\$486,124	\$291,394	\$663,018
Fairfax County	\$784,424	\$504,515	\$294,084	\$648,270	\$886,685	\$519,566	\$320,635	\$706,102

Source: Fairfax County Department of Management and Budget, 2022.

The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2022. Market value for each unit is derived from the 2022 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4151	\$804,500	\$675,602	\$173,439	\$748,802	\$956,152	\$678,910	\$200,276	\$874,941
4152	\$861,352	\$803,124	\$268,139	\$279,384	\$858,946	\$754,859	\$252,149	\$398,292
4153	\$616,287	\$436,028		\$532,130	\$652,713	\$435,325		\$564,657
4154.01	\$829,196	\$450,629		\$719,303	\$828,461	\$450,872		\$703,134
4154.02	\$914,414	\$446,888		\$855,131	\$888,946	\$433,438		\$792,246
4155	\$705,390	\$527,898		\$680,521	\$740,776	\$560,295		\$711,714
4156	\$1,020,170	\$908,135		\$1,020,085	\$1,224,978	\$908,135		\$1,224,681
4157	\$810,107			\$810,107	\$876,860			\$876,860
4158	\$779,573			\$779,573	\$822,796			\$822,796
4159	\$703,553			\$703,553	\$778,452			\$778,452
4160	\$652,082	\$418,052		\$617,106	\$680,838	\$373,045		\$603,944
4161	\$775,835			\$775,835	\$900,240			\$900,240
4162								
4163	\$670,604			\$670,604	\$855,898			\$855,898
4201	\$595,065	\$472,175		\$581,784	\$625,946	\$470,632		\$608,145
4202.01	\$708,404	\$525,326		\$581,963	\$767,381	\$520,169		\$634,837
4202.02	\$954,923	\$376,184	\$384,186	\$383,423	\$898,396	\$389,609	\$385,283	\$394,795
4202.03	\$706,157	\$572,649		\$598,962	\$732,606	\$562,015		\$673,339
4203	\$587,685	\$550,168		\$579,464	\$640,422	\$600,658		\$630,137
4204	\$641,960	\$489,174	\$316,817	\$449,064	\$719,272	\$549,774	\$327,082	\$440,048
4205.01		\$457,139	\$385,728	\$385,791		\$457,139	\$395,358	\$395,420
4205.02	\$584,766	\$475,640	\$225,351	\$429,471	\$590,965	\$484,604	\$226,312	\$384,752

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4205.03	\$497,690	\$480,716	\$189,284	\$231,116	\$513,871	\$499,246	\$189,650	\$358,778
4206	\$755,790	\$548,567		\$569,363	\$739,814	\$564,310		\$627,783
4207	\$578,160	\$732,076		\$582,246	\$665,491	\$725,355		\$667,305
4208	\$552,972	\$445,935		\$546,830	\$611,423	\$446,283		\$601,611
4210.01	\$599,834	\$494,524		\$506,300	\$663,567	\$525,573		\$552,633
4210.02	\$583,506	\$546,431		\$568,733	\$623,451	\$532,758		\$583,750
4211.01	\$685,172	\$505,565	\$370,829	\$505,964	\$750,813	\$534,875	\$375,049	\$543,240
4211.02	\$778,029	\$583,842		\$597,492	\$765,585	\$585,428		\$632,529
4211.03	\$806,568	\$492,928	\$358,736	\$603,582	\$829,247	\$518,141	\$348,108	\$624,099
4212	\$633,518			\$633,518	\$640,489			\$640,489
4213	\$632,121	\$438,092		\$604,328	\$635,903	\$444,272		\$569,610
4214	\$570,701	\$448,434	\$234,339	\$547,113	\$588,134	\$471,738	\$326,985	\$543,953
4215	\$529,337	\$523,142	\$197,253	\$472,994	\$592,251	\$461,770	\$231,333	\$417,617
4216	\$496,283	\$235,326	\$209,864	\$235,326	\$501,871	\$251,989	\$205,949	\$280,794
4217.01	\$487,667	\$359,300	\$160,965	\$356,333	\$500,567	\$348,893	\$169,865	\$340,455
4217.02	\$507,775	\$425,985		\$488,980	\$523,361	\$429,723		\$493,775
4218	\$516,395	\$356,822	\$203,805	\$243,159	\$549,517	\$335,180	\$208,865	\$326,213
4219	\$462,462			\$462,462	\$454,189			\$454,189
4220	\$579,343	\$470,484		\$535,962	\$619,118	\$505,137		\$559,086
4221.01	\$668,252	\$399,053		\$462,620	\$651,410	\$401,953		\$517,678
4221.02	\$707,000	\$454,277		\$470,253	\$714,623	\$419,377		\$487,897
4222.01	\$883,727	\$640,072	\$430,602	\$762,531	\$845,943	\$641,180	\$408,978	\$751,141

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4222.02	\$728,763	\$468,962	\$301,423	\$580,430	\$738,257	\$446,716	\$302,435	\$545,228
4223.01	\$814,748	\$623,868	\$195,210	\$618,613	\$786,007	\$639,074	\$188,354	\$616,373
4223.02	\$892,584	\$589,617	\$331,186	\$437,467	\$804,919	\$599,167	\$325,619	\$509,315
4224.01	\$904,937	\$560,138	\$359,806	\$539,847	\$910,357	\$563,751	\$340,214	\$475,006
4224.02	\$970,211	\$517,031		\$525,767	\$936,363	\$519,263		\$543,274
4224.03	\$689,105	\$693,672		\$690,260	\$724,067	\$653,362		\$702,115
4301.01	\$729,876			\$729,876	\$747,257			\$747,257
4301.02	\$706,083	\$479,950		\$520,265	\$749,440	\$485,221		\$585,529
4302.01	\$705,663	\$512,474		\$635,087	\$726,185	\$508,585		\$632,187
4302.02	\$714,389	\$496,608		\$668,903	\$742,880	\$511,788		\$667,214
4302.03	\$700,109	\$550,988		\$663,600	\$700,417	\$550,352		\$655,498
4304	\$649,205	\$494,917		\$642,075	\$657,868	\$493,473		\$634,798
4305	\$593,103			\$593,103	\$601,990			\$601,990
4306	\$559,193	\$443,205		\$555,949	\$574,938	\$440,937		\$564,949
4307	\$555,000			\$555,000	\$569,900			\$569,900
4308.01	\$650,045	\$536,865		\$608,753	\$667,542	\$510,930		\$610,884
4308.02	\$770,301	\$340,694	\$250,488	\$318,056	\$769,204	\$376,698	\$247,373	\$401,211
4309.01	\$825,796	\$501,984		\$545,370	\$824,684	\$503,093		\$623,586
4309.02	\$661,432	\$473,130		\$537,899	\$657,746	\$473,515		\$575,941
4310.01	\$666,414	\$471,608		\$545,165	\$673,016	\$439,358		\$552,499
4310.02	\$822,155	\$503,498		\$503,509	\$822,155	\$502,699		\$503,548
4313	\$680,495	\$546,961		\$665,354	\$699,586	\$546,314		\$666,873

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4314	\$666,299	\$571,022		\$625,790	\$672,189	\$517,490		\$611,857
4315	\$728,931	\$578,897	\$468,059	\$652,649	\$765,507	\$530,055	\$426,429	\$652,247
4316.01								
4316.02	\$637,907	\$530,513	\$213,885	\$573,573	\$698,070	\$514,983	\$215,721	\$616,856
4318.01	\$787,710	\$507,512		\$510,710	\$813,793	\$502,125		\$525,900
4318.02	\$724,490	\$415,280		\$703,227	\$747,399	\$416,066		\$657,643
4319	\$764,159			\$764,159	\$759,102			\$759,102
4320	\$772,275	\$444,266		\$550,000	\$748,179	\$451,857		\$596,700
4321	\$774,543	\$463,796	\$290,094	\$470,453	\$769,788	\$444,791	\$282,439	\$507,906
4322.01		\$452,834		\$452,834		\$440,690		\$440,690
4322.02	\$755,034	\$498,598		\$537,663	\$757,877	\$504,410		\$601,329
4323	\$770,396	\$506,142		\$722,684	\$825,455	\$522,087		\$734,223
4324.01	\$747,857			\$747,857	\$753,541			\$753,541
4324.02	\$744,592	\$530,114		\$720,027	\$764,048	\$535,592		\$696,255
4325	\$761,996	\$547,596		\$734,675	\$759,729	\$549,799		\$711,694
4326	\$748,577	\$480,000		\$711,302	\$767,414	\$493,131		\$699,406
4327.01	\$668,341	\$502,572		\$635,030	\$672,030	\$506,198		\$627,656
4327.02	\$668,257	\$456,026		\$470,999	\$677,704	\$457,481		\$495,672
4328	\$657,174	\$460,924		\$499,653	\$675,980	\$461,728		\$554,369
4401	\$904,166	\$390,296		\$877,280	\$942,341	\$499,739		\$876,669
4402.01		\$821,804	\$310,160	\$391,031		\$779,158	\$329,938	\$474,075
4402.02	\$802,799	\$498,425	\$229,466	\$493,511	\$896,260	\$503,416	\$233,463	\$533,287

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4403	\$807,902			\$807,902	\$833,931			\$833,931
4405.01	\$719,135	\$569,300		\$716,478	\$737,265	\$570,452		\$733,931
4405.03	\$997,619	\$770,049		\$907,484	\$978,038	\$785,123		\$908,824
4405.04								
4405.05	\$773,115			\$773,115	\$775,087			\$775,087
4406	\$643,162	\$509,870		\$641,928	\$703,072	\$509,345		\$700,874
4407.01	\$727,692			\$727,692	\$733,045			\$733,045
4407.02	\$761,744	\$538,283		\$751,811	\$772,524	\$544,533		\$755,239
4408	\$773,063			\$773,063	\$808,363			\$808,363
4501	\$664,561	\$459,286	\$268,674	\$565,173	\$683,994	\$526,660	\$296,418	\$517,071
4502	\$687,031			\$687,031	\$696,993			\$696,993
4503	\$724,248	\$510,878	\$185,619	\$699,867	\$743,322	\$557,699	\$181,693	\$654,023
4504	\$763,434	\$678,427		\$742,298	\$809,363	\$670,524		\$795,582
4505	\$557,188			\$557,188	\$602,150			\$602,150
4506.01	\$691,520	\$509,418		\$688,118	\$710,550	\$510,806		\$705,570
4506.02	\$566,601	\$653,037	\$341,870	\$522,401	\$608,597	\$638,920	\$341,556	\$512,799
4507.01	\$737,793	\$535,805		\$592,316	\$788,568	\$540,260		\$675,586
4507.02	\$800,352			\$800,352	\$843,432			\$843,432
4508	\$650,874	\$653,987	\$206,199	\$628,394	\$706,483	\$671,520	\$226,745	\$632,525
4509	\$711,496			\$711,496	\$742,607			\$742,607
4510	\$685,000			\$685,000	\$685,080			\$685,080
4511	\$919,317			\$919,317	\$953,249			\$953,249

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4512	\$977,561			\$977,561	\$1,113,706			\$1,113,706
4513	\$777,541	\$632,300	\$293,155	\$751,601	\$861,586	\$642,221	\$279,778	\$779,458
4514		\$676,715	\$220,521	\$220,521		\$699,910	\$197,275	\$379,694
4515.01	\$718,557	\$454,430	\$174,783	\$219,104	\$749,427	\$469,043	\$193,721	\$337,177
4515.02	\$746,214	\$604,013	\$246,288	\$635,702	\$740,102	\$607,149	\$232,250	\$636,720
4516.01	\$654,203			\$654,203	\$795,608			\$795,608
4516.02	\$889,655		\$191,016	\$222,180	\$970,790		\$201,278	\$487,045
4518	\$605,000	\$683,860		\$613,158	\$650,790	\$688,224		\$652,390
4519	\$745,217	\$527,394		\$557,781	\$823,142	\$500,220		\$611,314
4520	\$742,812	\$509,056		\$688,412	\$789,516	\$510,065		\$685,282
4521.01	\$733,373	\$477,036		\$606,695	\$752,566	\$451,153		\$617,198
4521.02	\$719,665	\$509,828		\$596,300	\$785,446	\$500,992		\$669,712
4522	\$604,627	\$498,215	\$208,163	\$571,935	\$618,561	\$503,425	\$195,575	\$529,524
4523.01		\$360,434	\$218,810	\$220,000		\$416,647	\$234,345	\$251,163
4523.02	\$612,003	\$483,000	\$200,319	\$343,266	\$635,956	\$484,674	\$199,473	\$352,530
4524	\$583,412	\$511,466		\$572,523	\$623,518	\$508,463		\$604,401
4525.01	\$602,653	\$598,563	\$371,966	\$591,602	\$653,488	\$612,163	\$361,069	\$627,799
4525.02	\$668,782	\$536,298		\$594,101	\$711,703	\$518,023		\$645,705
4526	\$525,693	\$612,329	\$283,317	\$511,681	\$589,575	\$591,306	\$281,972	\$525,486
4527	\$800,825	\$573,342	\$336,137	\$416,871	\$740,505	\$534,302	\$313,276	\$502,625
4528.01	\$691,740		\$313,898	\$345,912	\$728,582		\$304,102	\$416,106
4528.02			\$293,323	\$293,323			\$299,244	\$299,244

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4601	\$1,067,997	\$548,709		\$1,065,965	\$1,147,216	\$548,709		\$1,143,955
4602	\$1,053,628			\$1,053,628	\$1,161,924			\$1,161,924
4603	\$930,804			\$930,804	\$1,049,684			\$1,049,684
4604	\$973,308	\$863,331	\$518,816	\$899,236	\$1,077,962	\$835,002	\$514,782	\$952,844
4605.01	\$1,056,069	\$852,968		\$1,038,000	\$1,042,833	\$856,900		\$1,027,890
4605.03	\$1,128,031	\$775,945		\$871,040	\$1,092,865	\$759,351		\$917,331
4605.04	\$903,294	\$756,987		\$832,104	\$995,436	\$750,481		\$899,559
4606	\$792,698			\$792,698	\$889,207			\$889,207
4607.01	\$773,141			\$773,141	\$940,843			\$940,843
4607.02	\$899,997	\$670,711		\$830,723	\$1,072,869	\$721,947		\$1,018,949
4608	\$945,578	\$511,518	\$290,168	\$878,493	\$1,147,041	\$604,347	\$304,811	\$976,418
4609	\$985,709	\$820,848		\$969,985	\$1,149,045	\$782,706		\$1,113,836
4610	\$885,864	\$624,005	\$267,498	\$859,289	\$1,021,801	\$759,810	\$281,718	\$953,197
4611	\$1,020,994	\$370,000		\$989,415	\$1,094,581	\$490,313		\$983,247
4612.01	\$1,088,430	\$645,834		\$1,078,198	\$1,222,104	\$650,480		\$1,207,721
4612.02	\$1,448,958	\$609,593	\$365,581	\$540,089	\$1,394,884	\$598,338	\$345,770	\$556,519
4615	\$1,025,052	\$684,952	\$354,869	\$724,206	\$1,039,116	\$699,375	\$342,365	\$762,160
4616.03	\$712,320	\$599,141	\$562,500	\$593,250	\$734,977	\$610,026	\$511,214	\$579,677
4616.04	\$823,788	\$563,829		\$719,628	\$861,246	\$572,812		\$739,817
4616.05			\$357,326	\$357,326			\$384,567	\$384,567
4616.06		\$747,138	\$426,447	\$534,912		\$680,711	\$442,877	\$585,747
4617	\$917,144	\$555,072		\$617,237	\$897,636	\$601,221		\$662,003

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4618.01	\$731,462	\$528,339	\$341,890	\$436,082	\$731,462	\$565,198	\$334,725	\$454,349
4618.02	\$730,548	\$571,347	\$290,555	\$482,333	\$843,468	\$555,027	\$286,289	\$467,145
4619.01	\$814,832	\$524,528	\$272,501	\$503,974	\$835,406	\$569,413	\$254,241	\$508,439
4619.02	\$846,374			\$846,374	\$846,374			\$846,374
4701	\$1,603,261	\$1,247,873		\$1,577,174	\$2,449,398	\$1,241,153		\$2,405,301
4703	\$1,321,919			\$1,321,919	\$1,499,423			\$1,499,423
4704	\$1,298,063	\$971,135		\$1,232,432	\$1,553,647	\$990,559		\$1,479,332
4705	\$1,183,802	\$871,467	\$380,793	\$1,067,813	\$1,561,790	\$954,191	\$666,685	\$1,296,793
4706	\$1,247,621	\$1,228,175		\$1,246,361	\$1,442,638	\$1,296,647		\$1,416,958
4707	\$1,018,952	\$786,860	\$1,157,247	\$1,019,650	\$1,230,129	\$794,909	\$1,157,224	\$1,225,851
4708	\$976,605	\$782,817		\$945,725	\$1,138,542	\$829,017		\$1,068,878
4709	\$1,159,179	\$786,797		\$1,059,728	\$1,330,682	\$838,912		\$1,218,646
4710	\$956,886	\$529,694	\$471,471	\$798,273	\$1,068,963	\$562,899	\$441,248	\$836,873
4711	\$759,780	\$803,040		\$761,990	\$900,474	\$802,708		\$899,683
4712.01		\$292,373	\$339,854	\$339,854		\$498,011	\$423,433	\$438,083
4712.03	\$1,009,523	\$794,168	\$1,146,233	\$799,181	\$1,023,600	\$670,828	\$1,078,490	\$756,424
4712.04		\$987,840	\$318,528	\$318,875		\$993,468	\$343,292	\$389,574
4713.01		\$703,490		\$703,490		\$733,008		\$733,008
4713.03	\$974,369	\$666,488	\$262,112	\$373,076	\$1,017,265	\$668,073	\$280,431	\$519,212
4713.04	\$885,350	\$812,837		\$885,014	\$942,093	\$849,608		\$929,666
4714.01	\$781,095		\$224,291	\$694,701	\$833,429		\$259,239	\$607,556
4714.02	\$869,862	\$547,943	\$200,582	\$549,360	\$913,821	\$512,213	\$242,915	\$557,392

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4801	\$1,516,347			\$1,516,347	\$1,776,887			\$1,776,887
4802.01	\$1,304,909			\$1,304,909	\$1,646,189			\$1,646,189
4802.03		\$411,873	\$411,506	\$411,506		\$411,359	\$433,304	\$433,248
4802.04			\$350,795	\$350,795			\$450,678	\$450,678
4802.05		\$512,453	\$471,839	\$483,042		\$511,755	\$662,761	\$653,190
4803.01	\$1,212,083			\$1,212,083	\$1,480,342			\$1,480,342
4803.02	\$1,681,575			\$1,681,575	\$1,958,296			\$1,958,296
4804.01	\$1,089,254			\$1,089,254	\$1,215,678			\$1,215,678
4804.02	\$1,288,875			\$1,288,875	\$1,426,039			\$1,426,039
4805.01	\$841,188			\$841,188	\$902,440			\$902,440
4805.02	\$618,492			\$618,492	\$635,345			\$635,345
4805.03	\$690,386	\$434,637		\$653,840	\$728,317	\$458,562		\$668,137
4805.04	\$835,097	\$336,578	\$341,208	\$659,863	\$874,238	\$430,715	\$336,448	\$637,060
4805.05	\$809,960	\$433,881		\$450,009	\$798,757	\$459,692		\$517,817
4808.01	\$646,937	\$406,151	\$329,519	\$480,449	\$687,103	\$423,414	\$328,169	\$531,472
4808.02	\$617,232	\$352,658		\$605,766	\$667,295	\$466,913		\$617,038
4809.01	\$584,514	\$355,698		\$509,618	\$618,283	\$380,634		\$530,509
4809.02	\$676,242	\$531,174	\$225,813	\$479,094	\$697,528	\$556,655	\$228,379	\$479,293
4809.03	\$532,812	\$433,556	\$286,136	\$376,520	\$556,134	\$438,835	\$272,199	\$387,462
4810	\$563,430	\$348,301		\$356,643	\$562,906	\$364,627		\$399,472
4811.01	\$791,721	\$669,501	\$276,245	\$332,294	\$791,721	\$660,778	\$288,929	\$397,393
4811.02	\$811,519	\$594,741	\$378,567	\$569,048	\$813,667	\$624,720	\$367,569	\$570,413

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4811.03		\$513,440		\$513,440		\$486,927		\$486,927
4811.04		\$532,119		\$532,119		\$531,756		\$531,756
4811.05	\$825,468	\$544,168		\$806,894	\$818,151	\$559,393		\$785,825
4811.06	\$690,459	\$419,706		\$689,491	\$752,698	\$419,669		\$749,477
4812.01	\$716,667			\$716,667	\$722,793			\$722,793
4812.02	\$654,507	\$385,004	\$206,819	\$431,687	\$639,723	\$379,265	\$205,742	\$487,499
4814	\$746,918	\$499,900	\$247,500	\$539,207	\$808,734	\$501,768	\$245,663	\$615,156
4815	\$880,247			\$880,247	\$963,297			\$963,297
4816	\$988,565			\$988,565	\$1,110,916			\$1,110,916
4817.01	\$929,581			\$929,581	\$1,010,327			\$1,010,327
4817.02	\$872,240	\$621,243	\$295,682	\$390,500	\$1,017,688	\$600,431	\$295,417	\$523,864
4819	\$1,162,844	\$553,560	\$294,924	\$764,463	\$1,239,480	\$608,666	\$298,336	\$831,085
4820.01	\$950,166	\$549,586		\$789,516	\$981,945	\$555,811		\$808,130
4820.02	\$863,405	\$634,232	\$328,776	\$662,498	\$912,018	\$574,544	\$339,282	\$652,870
4821	\$739,410	\$620,156	\$257,733	\$353,619	\$876,530	\$597,939	\$275,767	\$460,745
4822.01	\$763,413	\$582,960		\$600,758	\$750,181	\$588,972		\$628,596
4822.03		\$772,354	\$415,401	\$450,944		\$780,683	\$477,756	\$536,979
4822.04			\$342,216	\$342,216			\$396,721	\$396,721
4822.05	\$803,996	\$442,565		\$442,565	\$835,029	\$477,025		\$503,875
4822.06	\$620,876	\$541,661	\$229,457	\$503,328	\$630,351	\$549,922	\$231,739	\$440,553
4823.01	\$873,243	\$560,595	\$276,250	\$533,138	\$915,348	\$608,164	\$289,729	\$560,034
4823.02		\$405,736	\$249,323	\$310,443		\$406,211	\$248,329	\$331,769

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4823.03	\$837,848	\$447,185	\$169,890	\$457,527	\$844,367	\$503,586	\$214,951	\$526,496
4824	\$878,624			\$878,624	\$947,351			\$947,351
4825.02	\$753,874	\$460,635		\$726,217	\$732,864	\$457,194		\$676,234
4825.03	\$791,905	\$442,334		\$766,169	\$821,200	\$430,831		\$759,590
4825.04	\$834,803			\$834,803	\$926,011			\$926,011
4825.05	\$841,649	\$637,322	\$416,409	\$643,939	\$847,473	\$609,738	\$417,083	\$631,576
4825.06		\$511,802	\$558,148	\$524,633		\$526,724	\$561,248	\$530,059
4825.07	\$344,747	\$529,962		\$529,925	\$344,747	\$524,381		\$523,968
4826.01	\$783,237	\$509,108	\$274,809	\$664,529	\$757,353	\$495,996	\$281,534	\$640,449
4826.03	\$825,857	\$566,459		\$758,384	\$908,686	\$602,915		\$746,253
4826.04	\$1,011,444	\$728,548		\$938,480	\$1,029,308	\$724,579		\$962,071
4901.01	\$672,560	\$518,548		\$647,283	\$686,145	\$477,707		\$622,757
4901.04	\$585,459			\$585,459	\$596,816			\$596,816
4901.05	\$565,982	\$552,101		\$560,889	\$626,303	\$600,170		\$610,970
4905.01	\$837,669	\$473,445		\$529,463	\$843,993	\$459,101		\$631,046
4905.02	\$888,615	\$552,374		\$876,330	\$893,034	\$566,230		\$873,734
4910	\$856,002			\$856,002	\$956,044			\$956,044
4911.01	\$786,597			\$786,597	\$860,810			\$860,810
4911.02	\$586,205	\$523,866		\$579,590	\$592,893	\$522,884		\$588,123
4911.03	\$676,778	\$405,699		\$410,000	\$680,305	\$416,506		\$434,942
4912.01	\$625,096	\$418,604		\$437,934	\$631,581	\$418,664		\$458,160
4912.02								

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4913.01	\$726,821	\$446,565	\$200,750	\$529,894	\$752,463	\$448,146	\$210,474	\$589,422
4913.02	\$700,256	\$488,240		\$499,538	\$674,975	\$487,239		\$531,310
4913.03	\$591,182	\$274,281	\$249,610	\$268,611	\$595,045	\$343,056	\$240,252	\$333,068
4914.01		\$450,119	\$290,337	\$443,489		\$448,722	\$277,533	\$422,451
4914.02	\$681,870	\$437,850		\$443,279	\$681,345	\$438,664		\$466,619
4914.03	\$763,455	\$447,059		\$756,352	\$777,562	\$447,184		\$726,889
4914.04	\$747,810	\$465,245		\$505,859	\$717,088	\$462,324		\$537,378
4914.05	\$804,410			\$804,410	\$819,697			\$819,697
4915.01	\$805,266	\$557,162	\$291,153	\$555,980	\$819,230	\$557,683	\$297,668	\$559,681
4915.02	\$872,120	\$419,333		\$868,781	\$900,698	\$399,232		\$891,797
4916.01	\$771,488	\$359,625		\$435,782	\$759,735	\$376,783		\$519,471
4916.02	\$584,924	\$387,230		\$537,306	\$638,296	\$376,249		\$563,119
4917.01	\$743,085	\$509,261	\$357,157	\$443,477	\$746,040	\$500,433	\$369,443	\$445,541
4917.03		\$482,727		\$482,727		\$559,603		\$559,603
4917.04	\$789,863	\$618,177		\$625,001	\$817,534	\$560,391		\$571,588
4917.05	\$957,348	\$636,348		\$922,068	\$970,045	\$552,543		\$860,040
4917.06		\$700,338		\$700,338		\$668,816		\$668,816
4917.07		\$617,000	\$353,798	\$586,677		\$585,224	\$342,900	\$559,692
4918.01		\$553,728	\$307,466	\$479,577		\$550,429	\$277,482	\$437,146
4918.02	\$655,662	\$378,116		\$630,767	\$672,284	\$474,047		\$560,957
4918.03	\$650,580	\$585,438	\$304,647	\$641,986	\$655,372	\$563,036	\$286,466	\$603,816
4920	\$889,812			\$889,812	\$940,472			\$940,472

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2022

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4921	\$977,729			\$977,729	\$1,009,809			\$1,009,809
4922.01	\$1,057,203			\$1,057,203	\$1,119,445			\$1,119,445
4922.02	\$855,099	\$636,542		\$849,487	\$869,652	\$637,806		\$856,748
4922.03	\$861,620			\$861,620	\$866,747			\$866,747
4923	\$640,112	\$435,887		\$550,578	\$649,631	\$437,558		\$559,842
4924	\$633,197	\$382,547		\$397,772	\$682,949	\$406,863		\$474,347
4925	\$1,031,903			\$1,031,903	\$1,093,036			\$1,093,036
9801								
9802								
9803								
Fairfax County	\$784,424	\$504,515	\$294,084	\$648,270	\$886,685	\$519,566	\$320,635	\$706,102

Source: Fairfax County Department of Management and Budget, 2022.

Note: The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2022. Market value for each unit is derived from the 2022 tax assessment and is adjusted to reflect the unit market value, or sales price if the unit sold during the prior year. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2022

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Braddock	Single Family Detached	3		1	2	6	4	65	436	2,047	3,178	4,420	13,015	23,177
	Single Family Attached	8	16	15	496	831	1,050	2,952	2,808	1,118	754	337	263	10,648
	Multifamily	739	997	795	519	303	61	9						3,423
	Total	750	1,013	811	1,017	1,140	1,115	3,026	3,244	3,165	3,932	4,757	13,278	37,248
Dranesville 1/	Single Family Detached			1	3	9	10	286	1,023	1,436	1,342	1,238	24,015	29,363
	Single Family Attached	34	16	100	976	741	714	473	566	318	336	239	1,831	6,344
	Multifamily	70	478	299	273	102	27	65	89	48	11	4	174	1,640
	Total	104	494	400	1,252	852	751	824	1,678	1,802	1,689	1,481	26,020	37,347
Hunter Mill 2/	Single Family Detached				1	2	118	103	205	490	696	1,560	18,481	21,656
	Single Family Attached	48	109	234	680	1,053	1,798	1,405	2,411	1,232	1,259	864	1,948	13,041
	Multifamily	175	1,720	1,606	1,382	651	472	312	238	149	110	41	266	7,122
	Total	223	1,829	1,840	2,063	1,706	2,388	1,820	2,854	1,871	2,065	2,465	20,695	41,819
Franconia*	Single Family Detached	1	1		4	31	371	1,306	3,164	3,152	2,386	1,651	5,200	17,267
	Single Family Attached	127	1,065	172	244	619	2,250	1,855	2,798	2,847	1,466	874	958	15,275
	Multifamily	518	322	445	540	991	188	33	7	1	8	4		3,057
	Total	646	1,388	617	788	1,641	2,809	3,194	5,969	6,000	3,860	2,529	6,158	35,599
Mason	Single Family Detached		1	2	4	17	97	633	1,589	2,387	2,073	2,139	10,022	18,964
	Single Family Attached	28	38	231	150	251	360	1,026	1,799	792	617	310	632	6,234

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2022

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Mason	Multifamily	1,740	1,925	858	1,007	850	210	53	3	1	1			6,648
	Total	1,768	1,964	1,091	1,161	1,118	667	1,712	3,391	3,180	2,691	2,449	10,654	31,846
Mount Vernon	Single Family Detached	12	4	21	46	85	228	645	1,206	1,313	1,841	2,608	12,108	20,117
	Single Family Attached	72	848	299	515	1,633	2,608	2,308	1,017	697	523	282	354	11,156
	Multifamily	888	720	988	649	336	295	45	185	48	2		12	4,168
	Total	972	1,572	1,308	1,210	2,054	3,131	2,998	2,408	2,058	2,366	2,890	12,474	35,441
Providence	Single Family Detached		3	1	4	3	3	8	108	205	530	897	12,268	14,030
	Single Family Attached	81	17	148	158	289	445	847	1,481	1,343	1,021	1,059	3,124	10,013
	Multifamily	438	2,197	1,759	1,841	1,595	1,134	771	214	296	180	158	460	11,043
	Total	519	2,217	1,908	2,003	1,887	1,582	1,626	1,803	1,844	1,731	2,114	15,852	35,086
Springfield 3/	Single Family Detached			2	5	15	29	53	269	679	2,219	3,081	19,575	25,927
	Single Family Attached	92	24	259	259	718	850	2,510	2,391	1,726	1,213	759	404	11,205
	Multifamily	22	426	504	966	633	133	24	10	3	5	11	2	2,739
	Total	114	450	765	1,230	1,366	1,012	2,587	2,670	2,408	3,437	3,851	19,981	39,871
Sully	Single Family Detached	5	6	11	11	15	34	268	1,050	1,401	1,483	1,681	15,321	21,286
	Single Family Attached	86	300	779	691	2,397	3,188	3,638	2,461	1,082	364	401	734	16,121
	Multifamily	58	405	607	343	87	97	1						1,598
	Total	149	711	1,397	1,045	2,499	3,319	3,907	3,511	2,483	1,847	2,082	16,055	39,005

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2022

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Fairfax County	Single Family Detached	21	15	39	80	183	894	3,367	9,050	13,110	15,748	19,275	130,005	191,787
	Single Family Attached	576	2,433	2,237	4,169	8,532	13,263	17,014	17,732	11,155	7,553	5,125	10,248	100,037
	Multifamily	4,648	9,190	7,861	7,520	5,548	2,617	1,313	746	546	317	218	914	41,438
	Total	5,245	11,638	10,137	11,769	14,263	16,774	21,694	27,528	24,811	23,618	24,618	141,167	333,262

Source: Fairfax County Department of Management and Budget, 2022.

Note: The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2022. Market value for each unit is derived from the 2022 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2022**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Annandale	Single Family Detached				2	5	13	186	882	2,188	2,604	2,730	7,522	16,132
	Single Family Attached	24	8	226	104	132	33	941	1,485	348	134	122	85	3,642
	Multifamily	769	850	196	255	108	4	2						2,184
	Total	793	858	422	361	245	50	1,129	2,367	2,536	2,738	2,852	7,607	21,958
Baileys	Single Family Detached			1		6	24	148	259	541	484	425	3,346	5,234
	Single Family Attached	1		1	23	160	100	93	42	222	241	140	180	1,203
	Multifamily	1,368	1,609	624	851	614	123	51	3	1	1			5,245
	Total	1,369	1,609	626	874	780	247	292	304	764	726	565	3,526	11,682
Bull Run	Single Family Detached	5	6	11	12	24	29	217	977	1,522	1,970	2,189	11,263	18,225
	Single Family Attached	80	285	856	765	2,656	3,387	3,604	2,391	1,386	651	727	393	17,181
	Multifamily	79	531	579	827	380	92	24	10	3	5	11	2	2,543
	Total	164	822	1,446	1,604	3,060	3,508	3,845	3,378	2,911	2,626	2,927	11,658	37,949
Fairfax	Single Family Detached					2	2	9	28	341	570	639	7,689	9,280
	Single Family Attached	67	33	97	171	260	146	810	654	637	1,380	707	706	5,668
	Multifamily	116	1,049	1,039	743	760	107	9						3,823
	Total	183	1,082	1,136	914	1,022	255	828	682	978	1,950	1,346	8,395	18,771
Jefferson	Single Family Detached		2	1	7	5	47	277	582	925	872	1,217	4,766	8,701
	Single Family Attached	9		13	7	91	234	176	292	339	117	390	802	2,470
	Multifamily	469	913	654	619	833	352	238	105	28	6	1	9	4,227
	Total	478	915	668	633	929	633	691	979	1,292	995	1,608	5,577	15,398
Lincolnia	Single Family Detached					6	15	82	348	194	166	189	641	1,641
	Single Family Attached	3	38	4	121	71	228	241	496	237	238	46	314	2,037
	Multifamily	71	58	153	23	46	25							376

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2022

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Lincolnia	Total	74	96	157	144	123	268	323	844	431	404	235	955	4,054
Lower Potomac	Single Family Detached	6	1	16	34	46	76	83	308	238	380	675	1,891	3,754
	Single Family Attached	16	257	294	322	521	627	744	236	430	423	146	81	4,097
	Multifamily			12	86	26	87	2						213
	Total	22	258	322	442	593	790	829	544	668	803	821	1,972	8,064
McLean	Single Family Detached			1	2	6	3	13	10	124	304	409	16,792	17,664
	Single Family Attached	15	3	119	52	17	162	27	157	24	10	120	1,940	2,646
	Multifamily	19	552	462	1,042	553	698	537	146	199	51	115	587	4,961
	Total	34	555	582	1,096	576	863	577	313	347	365	644	19,319	25,271
Mount Vernon	Single Family Detached	5	3	1	11	45	239	918	1,235	1,140	1,245	1,651	9,039	15,532
	Single Family Attached	105	1,552	73	218	415	1,650	989	743	479	150	161	320	6,855
	Multifamily	1,301	843	995	693	310	217	44	185	48	2		12	4,650
	Total	1,411	2,398	1,069	922	770	2,106	1,951	2,163	1,667	1,397	1,812	9,371	27,037
Pohick 1/	Single Family Detached	4		6	6	12	51	82	518	854	2,385	4,173	22,259	30,350
	Single Family Attached	26	4	114	343	1,604	2,038	4,444	4,192	1,682	397	74	47	14,965
	Multifamily		53	225	170									448
	Total	30	57	345	519	1,616	2,089	4,526	4,710	2,536	2,782	4,247	22,306	45,763
Rose Hill	Single Family Detached	1	1		3	5	141	544	1,384	1,321	1,453	1,015	3,220	9,088
	Single Family Attached	34	49	5	20	312	789	734	1,605	1,634	766	563	811	7,322
	Multifamily	93	107	422	362	833	154							1,971
	Total	128	157	427	385	1,150	1,084	1,278	2,989	2,955	2,219	1,578	4,031	18,381
Springfield	Single Family Detached					15	116	371	1,216	1,758	1,276	1,043	2,978	8,773
	Single Family Attached	19	52	100	355	381	1,139	1,474	1,194	1,117	736	301	101	6,969

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2022**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Springfield	Multifamily	101	404	348	125	158	25	32	7	1	8	4		1,213
	Total	120	456	448	480	554	1,280	1,877	2,417	2,876	2,020	1,348	3,079	16,955
Upper Potomac 2/	Single Family Detached			1	3	6	136	436	1,301	1,947	1,960	2,564	24,395	32,749
	Single Family Attached	117	147	335	1,593	1,699	2,680	2,363	3,529	1,847	1,571	972	1,919	18,772
	Multifamily	240	2,154	1,805	1,626	716	569	279	176	149	121	44	260	8,139
	Total	357	2,301	2,141	3,222	2,421	3,385	3,078	5,006	3,943	3,652	3,580	26,574	59,660
Vienna 3/	Single Family Detached		2	1			2	1	2	17	79	356	14,204	14,664
	Single Family Attached	60	5		75	213	50	374	716	773	739	656	2,549	6,210
	Multifamily	22	67	347	98	211	164	95	114	117	123	43	44	1,445
	Total	82	74	348	173	424	216	470	832	907	941	1,055	16,797	22,319
Fairfax County	Single Family Detached	21	15	39	80	183	894	3,367	9,050	13,110	15,748	19,275	130,005	191,787
	Single Family Attached	576	2,433	2,237	4,169	8,532	13,263	17,014	17,732	11,155	7,553	5,125	10,248	100,037
	Multifamily	4,648	9,190	7,861	7,520	5,548	2,617	1,313	746	546	317	218	914	41,438
	Total	5,245	11,638	10,137	11,769	14,263	16,774	21,694	27,528	24,811	23,618	24,618	141,167	333,262

Source: Fairfax County Department of Management and Budget, 2022.

Note: The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2022. Market value for each unit is derived from the 2022 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Clifton.
2/ Includes the Town of Herndon.
3/ Includes the Town of Vienna.

(Continued)

Table 8.9

**Market Value of Owned Housing Units by Unit Type by Human Services Region
Fairfax County, January 2022**

Human Services Region/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Region 1	Single Family Detached	12	5	17	48	114	585	1,936	4,396	4,523	4,540	4,621	17,193	37,990
	Single Family Attached	199	1,861	372	751	2,277	5,049	4,732	4,050	3,218	1,934	1,152	1,290	26,885
	Multifamily	1,404	1,035	1,433	1,160	1,326	483	46	185	48	2		12	7,134
	Total	1,615	2,901	1,822	1,959	3,717	6,117	6,714	8,631	7,789	6,476	5,773	18,495	72,009
Region 2	Single Family Detached		4	4	11	25	100	702	2,079	3,988	4,476	5,080	24,299	40,768
	Single Family Attached	106	51	257	305	572	632	1,947	3,234	1,664	1,192	1,095	2,432	13,487
	Multifamily	2,785	3,869	1,728	1,794	1,686	574	397	188	119	130	44	47	13,361
	Total	2,891	3,924	1,989	2,110	2,283	1,306	3,046	5,501	5,771	5,798	6,219	26,778	67,616
Region 3 1/	Single Family Detached				2	11	135	427	1,279	1,881	1,941	2,755	50,762	59,193
	Single Family Attached	107	146	467	1,772	1,982	2,868	2,554	3,504	2,358	2,817	1,739	5,435	25,749
	Multifamily	289	3,346	3,447	3,399	2,155	1,468	814	356	375	172	159	853	16,833
	Total	396	3,492	3,914	5,173	4,148	4,471	3,795	5,139	4,614	4,930	4,653	57,050	101,775
Region 4 2/	Single Family Detached	9	6	18	19	33	74	302	1,296	2,718	4,791	6,819	37,751	53,836
	Single Family Attached	164	375	1,141	1,341	3,701	4,714	7,781	6,944	3,915	1,610	1,139	1,091	33,916
	Multifamily	170	940	1,253	1,167	381	92	56	17	4	13	15	2	4,110
	Total	343	1,321	2,412	2,527	4,115	4,880	8,139	8,257	6,637	6,414	7,973	38,844	91,862
Fairfax County	Single Family Detached	21	15	39	80	183	894	3,367	9,050	13,110	15,748	19,275	130,005	191,787
	Single Family Attached	576	2,433	2,237	4,169	8,532	13,263	17,014	17,732	11,155	7,553	5,125	10,248	100,037
	Multifamily	4,648	9,190	7,861	7,520	5,548	2,617	1,313	746	546	317	218	914	41,438
	Total	5,245	11,638	10,137	11,769	14,263	16,774	21,694	27,528	24,811	23,618	24,618	141,167	333,262

Source: Fairfax County Department of Management and Budget, 2022.

Note: The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway, but excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2022. Market value for each unit is derived from the 2022 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon & Vienna.

2/ Includes the Town of Clifton.

RESIDENTIAL DEVELOPMENT ACTIVITY

The residential development process encompasses the entire land development process from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in Fairfax County at one specific point in time (i.e., January 1 of the current report year) and does not reflect cumulative activity occurring throughout the preceding year. Further, specific units are counted only within the stage of the development process in which they occur as of January 1 of the current report year.

Stages in the development process include the following:

- 1) Rezoning requests submitted (identified as “Rezoning Pending” in the tables).
- 2) Rezoning requests approved (identified as “Rezoning Granted” in the tables). Residential units counted in this stage typically are shown on development plans proffered with approved rezoning requests.
- 3) Development plans submitted.
- 4) Development plans approved.
- 5) The number of residential units for which building permits were issued but not started.
- 6) The number of residential units under construction.

The number of units in the development process is categorized by general housing unit type. The categories include single-family detached units, single-family attached units (townhouses, duplexes and multiplexes), and multifamily units (condominium and rental units, which may be garden/low-rise, medium-rise, or high-rise structure types).

Table 9.1

**Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2022**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			30	30	119		74	193	319	86	49	454			9	9
Dranesville 1/	123	120	235	478	769	58	86	913	1,480	151	66	1,697	1,089	141	135	1,365
Hunter Mill 2/	497	80	87	664		13	134	147	704	120	23	847	1,261		12	1,273
Franconia*	513		21	534			102	102		150	105	255			1	1
Mason	3	14	35	52		27	65	92		195	30	225				
Mount Vernon	363	31	53	447	220	37	100	357	1,785	175	64	2,024			24	24
Providence	860	32	47	939	864	23	71	958	2,000	22	39	2,061	361	733	12	1,106
Springfield 3/		107	88	195		1	91	92	90	185	199	474	169		56	225
Sully	156	204	78	438	174	28	155	357	340	549	23	912	220	105	1	326
Fairfax County	2,515	588	674	3,777	2,146	187	878	3,211	6,718	1,633	598	8,949	3,100	979	250	4,329

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock	23		3	26			38	38	461	86	203	750
Dranesville 1/	3,380	111	3	3,494		121		121	6,841	702	525	8,068
Hunter Mill 2/	1,679	13	4	1,696					4,141	226	260	4,627
Franconia*						540		540	513	690	229	1,432
Mason									3	236	130	369
Mount Vernon						63	14	77	2,368	306	255	2,929
Providence	4,095		2	4,097	366			366	8,546	810	171	9,527
Springfield 3/									259	293	434	986
Sully									890	886	257	2,033
Fairfax County	9,177	124	12	9,313	366	725	51	1,142	24,022	4,236	2,463	30,721

Source: Fairfax County Department of Management and Budget, 2022.

Note: Only development stages with current activity are shown in the table. SFD are single family detached housing units. SFA are single family attached housing units which include townhouses, duplexes and multiplexes. MF are multifamily housing units which include apartments, condominiums and cooperatives. Countywide totals may vary by table depending on how well the geographic layer aligns with county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon. 2/ Includes the Town of Vienna. 3/ Includes the Town of Clifton.

Table 9.2
Residential Development Activity by Stage of Development by Town
Fairfax County, January 2022

Town	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Clifton																
Town of Herndon			2	2	273			273					1,089	141	5	1,235
Town of Vienna		17	59	76			7	7								
Towns Total		17	61	78	273		7	280					1,089	141	5	1,235

Town	Rezoning Granted				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Clifton								
Town of Herndon	912			912	2,274	85	7	2,422
Town of Vienna						17	66	83
Towns Total	912			912	2,274	102	73	2,505

Source: Fairfax County Department of Management and Budget, 2022.

Note: Only development stages with current activity are shown in the table. SFD are single family detached housing units. SFA are single family attached housing units which include townhouses, duplexes and multiplexes. MF are multifamily housing units which include apartments, condominiums and cooperatives. Countywide totals may vary by table depending on how well the geographic layer aligns with county boundaries.

Table 9.3

**Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2022**

Planning District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale			22	22			36	36		86	7	93				
Baileys	3		7	10			17	17			21	21				
Bull Run	156	142	78	376	138	1	144	283	112	508	187	807	289	14	1	304
Fairfax		97	51	148	119	1	59	179	409	22	67	498			7	7
Jefferson			25	25			21	21		172	11	183	127			127
Lincolnia		14	6	20		27	34	61		23	2	25				
Lower Potomac			16	16			37	37	38			38				
McLean	860	32	210	1,102	864	23	70	957	1,794		40	1,834	234	733	117	1,084
Mount Vernon	753	31	31	815	220	37	66	323	1,747	175	11	1,933			8	8
Pohick 1/			64	64			95	95			36	36			74	74
Rose Hill	113		12	125			47	47		150	105	255			1	1
Springfield	10		7	17			44	44			18	18				
Upper Potomac 2/	620	255	62	937	805	98	166	1,069	2,412	497	58	2,967	2,450	232	30	2,712
Vienna 3/		17	83	100			42	42	206		35	241			12	12
Fairfax County	2,515	588	674	3,777	2,146	187	878	3,211	6,718	1,633	598	8,949	3,100	979	250	4,329

Table 9.3
Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2022

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale										86	65	151
Baileys									3		45	48
Bull Run							14	14	695	665	424	1,784
Fairfax	41		3	44	366			366	935	120	187	1,242
Jefferson									127	172	57	356
Lincolnia										64	42	106
Lower Potomac						63		63	38	63	53	154
McLean	4,121		3	4,124		121		121	7,873	909	440	9,222
Mount Vernon							2	2	2,720	243	118	3,081
Pohick 1/							35	35			304	304
Rose Hill						470		470	113	620	165	898
Springfield						71		71	10	71	69	150
Upper Potomac 2/	5,015	124		5,139					11,302	1,206	316	12,824
Vienna 3/			6	6					206	17	178	401
Fairfax County	9,177	124	12	9,313	366	725	51	1,142	24,022	4,236	2,463	30,721

Source: Fairfax County Department of Management and Budget, 2022.

Note: Only development stages with current activity are shown in the table. SFD are single family detached housing units. SFA are single family attached housing units which include townhouses, duplexes and multiplexes. MF are multifamily housing units which include apartments, condominiums and cooperatives. Countywide totals may vary by table depending on how well the geographic layer aligns with county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

(Continued)

Table 9.4

**Residential Development Activity by Stage of Development by Human Services Region
Fairfax County, January 2022**

Human Services Region	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	876	31	65	972	220	37	203	460	1,785	325	134	2,244			18	18
Region 2	3	14	119	136		27	140	167	206	303	70	579	127		1	128
Region 3 1/	1,480	275	315	2,070	1,633	118	260	2,011	4,078	435	122	4,635	2,584	874	165	3,623
Region 4 2/	156	268	175	599	293	5	275	573	649	570	272	1,491	389	105	66	560
Fairfax County	2,515	588	674	3,777	2,146	187	878	3,211	6,718	1,633	598	8,949	3,100	979	250	4,329

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1						604	14	617	2,881	997	434	4,311
Region 2			2	2		121		121	336	465	332	1,133
Region 3 1/	9,154	124	7	9,285	366			366	19,295	1,826	869	21,990
Region 4 2/	23		3	26			38	38	1,510	948	829	3,287
Fairfax County	9,177	124	12	9,313	366	725	51	1,142	24,022	4,236	2,463	30,721

Source: Fairfax County Department of Management and Budget, 2022.

Note: Only development stages with current activity are shown in the table. SFD are single family detached housing units. SFA are single family attached housing units which include townhouses, duplexes and multiplexes. MF are multifamily housing units which include apartments, condominiums and cooperatives. Countywide totals may vary by table depending on how well the geographic layer aligns with county boundaries.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151	264	67	18				349
4153	2	5					7
4154.01	95	178	175				448
4154.02		3					3
4155	4	8		3			15
4156	7	2					9
4157	3						3
4158	1		5	5			11
4159	1	2					3
4160	2	2				2	6
4161	2	3	6				11
4163	4	2					6
4202.01		5					5
4202.02		1					1
4202.03	5	2	150				157
4203	2	4					6
4204	28	21	1,224				1,273
4205.02		6	126				132
4205.03			379				379
4206	403	16					419
4207		1					1

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4208	1	1	20	1			23
4210.01	2	3					5
4211.01		21					21
4211.02		3					3
4211.03	114	6	103				223
4213		2					2
4214	1	2					3
4215		1					1
4216		2					2
4217.02		1					1
4218	2	4					6
4220		4					4
4221.01		4					4
4221.02	1	17	38				56
4222.01	10	8					18
4222.02	1	2				63	66
4223.01	1	6				470	477
4223.02	1	4					5
4224.01		2					2
4224.02	1	11					12
4224.03	1	5					6
4301.02		4				8	12

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4302.01		1					1
4302.02		1		9		15	25
4302.03	1	5					6
4304	2	1					3
4306	2						2
4308.01	1	4					5
4309.01	12	10	1				23
4309.02		3					3
4310.01		4					4
4310.02	1	4					5
4313		3					3
4314	2	3					5
4315		9					9
4316.02	1	1				71	73
4318.01	3	6					9
4318.02		1					1
4320		3					3
4321	1	1					2
4322.01		4					4
4322.02	1	4					5
4323		4					4
4324.01	1						1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4324.02		3					3
4325	1	4		7			12
4326		7		3			10
4327.01		1					1
4327.02		2					2
4328	10						10
4401	2		22				24
4402.01		4		127			131
4402.02	1	3					4
4403	1						1
4405.01	2		7		2		11
4405.03		119	319		23		461
4405.05			42		1		43
4406	1	1					2
4407.02	1						1
4408	6	1					7
4501	2	2					4
4502	1						1
4503	2						2
4504	4						4
4505	3						3
4506.01	2	1					3

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4506.02	5		172				177
4507.01	2	2					4
4507.02		3	1				4
4508	1		6				7
4509	1						1
4511	2						2
4512	1		18				19
4514		10					10
4515.01	2	1	3				6
4515.02		4					4
4516.01	3						3
4518	1	1					2
4519	1	10	2				13
4520	1						1
4521.01	1	5					6
4521.02	1	3					4
4523.01	2	2					4
4523.02	4	19	86				109
4525.01	2						2
4525.02		2					2
4526	17	49	23				89
4527	1	1					2

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4601	1				3		4
4602	1						1
4603	5				4		9
4604		4	7				11
4605.01	1	1					2
4605.03	1	3					4
4605.04	3	3		11			17
4606	4			1			5
4607.01	18						18
4607.02	14	2					16
4608	16	3					19
4609	4	1					5
4610	24	1					25
4611	7	1					8
4612.01	3						3
4612.02	6	8	18	7			39
4615	1	9					10
4616.03		6	206				212
4616.04	2	3			2		7
4616.06		3					3
4617		6	28				34
4618.01		1					1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4618.02	3	11			18	366	398
4619.01		2					2
4701	8	7					15
4703	8		27				35
4704	14	7	5				26
4705	24	7		2			33
4706	12	3		9			24
4707	27	5		2	44		78
4708	14	4					18
4709	19	9					28
4710	6						6
4711	25	5	1			121	152
4712.01	352	34	210				596
4712.03	1	3					4
4712.04	62	421	607	163			1,253
4713.01	1	3					4
4713.03	1	3					4
4713.04	1						1
4714.01	2	3	11				16
4714.02		2					2
4801	16	13	8	2			39
4802.01	8	2					10

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4802.04	492	332		234	3,088		4,146
4802.05		103	977	570	244		1,894
4803.01	4	3		7			14
4803.02	25	11	7	104	745		892
4804.01	7	3	5	4			19
4804.02	12	2					14
4805.01	1						1
4805.03		1	13				14
4805.05		3					3
4808.01	2						2
4808.02					170		170
4809.01		273		146			419
4809.02				1,089	742		1,831
4810		1					1
4811.01	89	12	166				267
4811.02		3					3
4811.03	1	3					4
4811.04		1					1
4811.05		3					3
4811.06		1	9				10
4812.01			40				40
4812.02		2		960	1,339		2,301

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4814	1	6	217				224
4816	4	1					5
4817.01	2	2					4
4817.02	1	1					2
4819	289	52	148	12	23		524
4820.01		8					8
4820.02		5					5
4821	2	3					5
4822.03		3	259				262
4822.05				301	330		631
4822.06	240	2					242
4823.01		13	1				14
4823.02		4					4
4823.03		10					10
4825.02		1					1
4825.03	1	1					2
4825.04			16				16
4825.05	45	31	299				375
4825.06	197	554	1,596		880		3,227
4825.07	1	1			1,655		1,657
4826.01	2	5					7
4826.03	29	48	190	191			458

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4901.01		2	187	134			323
4901.05	339	186	245				770
4905.01	1	2					3
4905.02	9	3	170			14	196
4910	4	5					9
4911.02	1						1
4911.03	4	16					20
4912.01		12	10				22
4913.01	2	2		1			5
4913.02	1	2					3
4913.03	1	2					3
4914.01		10					10
4914.02	1	9					10
4914.04		8					8
4915.01	2	8					10
4915.02		1					1
4916.01		4					4
4917.01	10	2	161				173
4917.03	1						1
4917.04	52	30					82
4917.05		2	34				36
4917.06	71	1	90				162

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2022

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4917.07		5		169			174
4918.02	1	1					2
4918.03		1					1
4920	9						9
4921	7	2		2			11
4922.01	9			46			55
4922.03	2		35				37
4923		4					4
4924		8		6		11	25
4925	14	3		1			18
Fairfax County	3,777	3,211	8,949	4,329	9,313	1,142	30,721

Source: Fairfax County Department of Management and Budget, 2022.

Note: Only development stages with current activity are shown in the table.

(Continued)

INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA

Industrial and commercial gross floor area are summarized as of January 1 of the report year. Totals of gross floor area are categorized by year built and general activity type – retail, office and industrial. It should be noted that the data presented are continuously updated and represent the latest information available on the gross floor area by year built. Previous years' totals may change due to newly available information, structure demolitions or use modifications.

This table lists the individual land use categories included in each of the general activity types that are presented in the data tables in this chapter.

Retail

Apparel & Accessories
Building Material-Hardware
Community Shopping Center
Condominium Center
Condominium Retail
Department and Variety Store
Drug Store
Food Store
Furniture Store
Gas Station
Motels, Hotels, Tourist Homes
Motor Vehicle Sales
Neighborhood Shopping Center
Other Auto Retail and Repair
Personal and Repair Service
Promotional Center
Regional Shopping Center
Restaurants
Specialty Shopping Center
Super Regional Center
Town Center
Veterinary Hospitals
Other Retail

Office

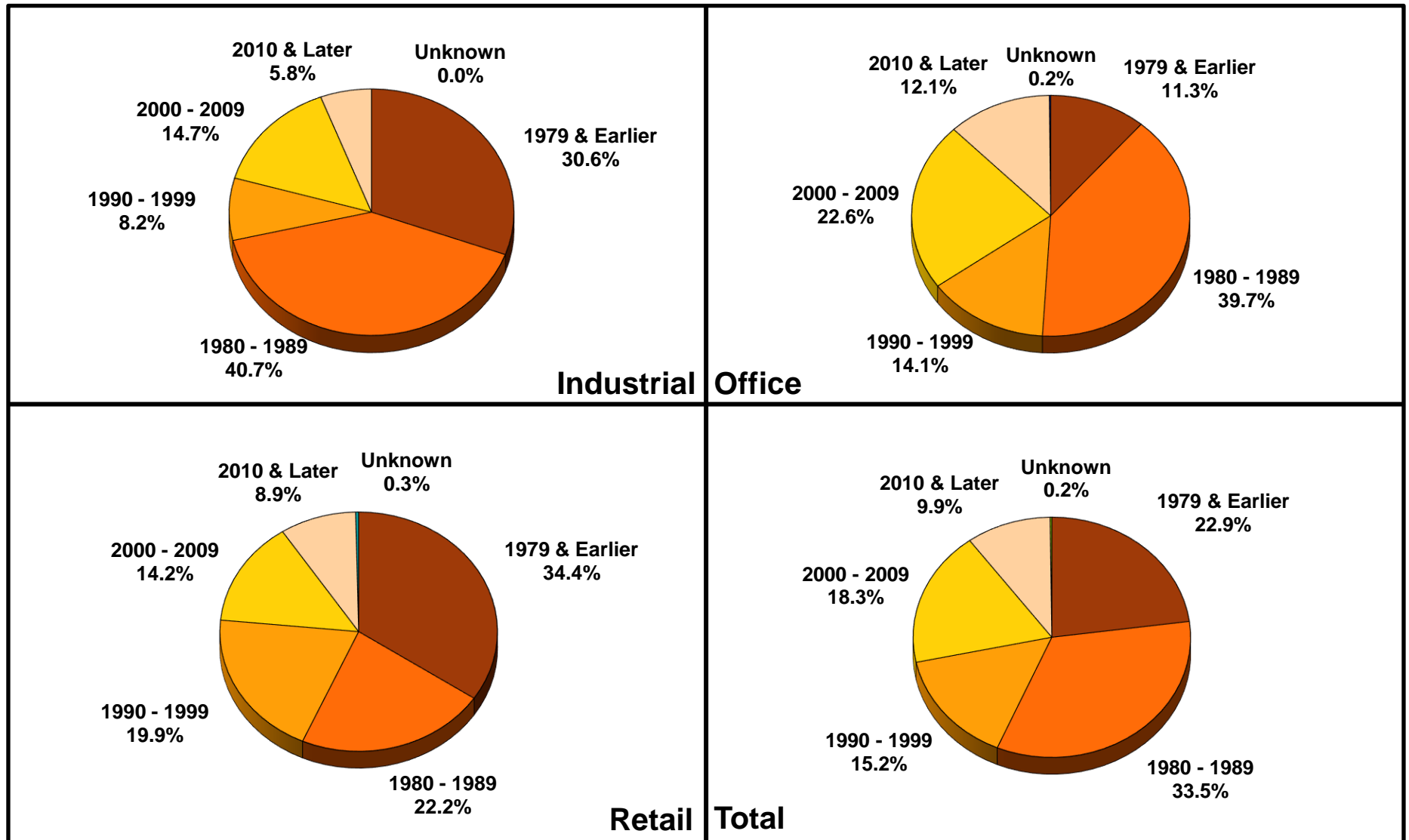
Cluster Office
Condominium Office
Finance, Insurance, Real Estate
General Low Rise Office
General Medium/High Rise Office
Other Offices

Industrial

Communication Related
Contract Construction
Manufacturing
Printing and Publishing
Quarries
Research and Testing
Transportation Related
Utility Related
Wholesale-Warehouse & Storage
Other Industrial

Figure 10.1

**Industrial and Commercial Gross Floor Area
Inventory by Year Built
Fairfax County, January 2022**



Source: Fairfax County Department of Management and Budget, 2022.

Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2022**

Year Built	Industrial	Office	Retail	Total
Unknown	2,458	212,132	353,477	568,067
1964 and Earlier	3,921,332	5,221,755	10,336,970	19,480,057
1965 to 1969	2,055,183	900,987	8,818,195	11,774,365
1970 to 1974	4,278,152	4,751,214	8,398,727	17,428,093
1975 to 1979	4,201,535	3,931,676	7,197,205	15,330,416
1980 to 1984	7,046,558	16,653,003	7,119,997	30,819,558
1985 to 1989	12,183,894	35,484,572	15,335,353	63,003,819
1990 to 1994	1,298,673	5,727,179	10,933,141	17,958,993
1995 to 1999	2,556,663	12,839,246	9,197,923	24,593,832
2000 to 2004	4,949,669	18,735,599	8,605,047	32,290,315
2005 to 2009	2,007,506	11,016,765	5,755,044	18,779,315
2010 to 2014	312,928	7,470,214	4,722,896	12,506,038
2015 and Later	2,429,607	8,453,689	4,264,846	15,148,142
Fairfax County	47,244,158	131,398,031	101,038,821	279,681,010

Source: Fairfax County Department of Management and Budget, 2022.

Notes: All data are in square feet. Total square feet are based on year built of each nonresidential structure in current County inventory. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

Table 10.2

**Industrial and Commercial Gross Floor Area by General Activity by Supervisor District
Fairfax County, January 2022**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,300,660	3,738,437	4,904,451	11,943,548
Dranesville 1/	1,841,205	18,923,618	8,905,865	29,670,688
Hunter Mill 2/	1,934,295	26,418,359	11,290,329	39,642,983
Franconia*	5,759,635	4,733,130	15,426,885	25,919,650
Mason	4,685,413	9,663,377	14,054,380	28,403,170
Mount Vernon	10,152,466	4,179,624	8,262,808	22,594,898
Providence	4,899,881	39,339,655	15,903,828	60,143,364
Springfield 3/	493,144	5,787,659	10,201,181	16,481,984
Sully	14,177,459	18,614,172	12,089,094	44,880,725
Fairfax County	47,244,158	131,398,031	101,038,821	279,681,010

Table 10.3

**Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2022**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		3,016	45,683	48,699
Town of Herndon	882,096	5,833,189	3,918,783	10,634,068
Town of Vienna	310,255	2,126,166	1,848,176	4,284,597
Towns Total	1,192,351	7,962,371	5,812,642	14,967,364

Source: Fairfax County Department of Management and Budget, 2022.

Note: All data in square feet. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

* The former Lee District was renamed to Franconia District in December 2022.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 10.4

**Industrial and Commercial Gross Floor Area by General Activity by Planning District
Fairfax County, January 2022**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,854,796	3,456,327	3,605,268	10,916,391
Baileys	521,626	3,104,539	7,137,071	10,763,236
Bull Run	11,476,885	15,796,129	12,299,796	39,572,810
Fairfax	475,838	10,048,271	6,093,121	16,617,230
Jefferson	2,775,539	10,264,865	6,979,821	20,020,225
Lincolnia	2,171,987	858,118	1,921,111	4,951,216
Lower Potomac	3,312,430	432,160	1,282,029	5,026,619
McLean	2,202,492	27,905,894	10,410,054	40,518,440
Mount Vernon	343,462	1,133,947	9,952,068	11,429,477
Pohick 1/	673,343	691,294	4,319,420	5,684,057
Rose Hill	393,036	765,111	3,462,370	4,620,517
Springfield	12,341,066	6,743,915	9,017,686	28,102,667
Upper Potomac 2/	6,062,103	40,170,336	17,513,642	63,746,081
Vienna 3/	639,555	10,027,125	7,045,364	17,712,044
Fairfax County	47,244,158	131,398,031	101,038,821	279,681,010

Source: Fairfax County Department of Management and Budget, 2022.

Note: All data in square feet. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 10.5

**Industrial and Commercial Gross Floor Area by General Activity by Human Services Region
Fairfax County, January 2022**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,912,093	8,912,754	23,659,717	48,484,564
Region 2	9,689,272	20,432,925	20,645,169	50,767,366
Region 3 1/	8,814,792	79,678,848	33,112,005	121,605,645
Region 4 2/	12,828,001	22,373,504	23,621,930	58,823,435
Fairfax County	47,244,158	131,398,031	101,038,821	279,681,010

Source: Fairfax County Department of Management and Budget, 2022.

Note: All data in square feet. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2022**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,781,740	1,914,517	2,133,924	5,830,181
A2	34,650	5,755,504	2,898,500	8,688,654
A3		147,384		147,384
B1	1,035,041	4,548,401	279,728	5,863,170
B2	403,665	6,360,112	2,941,100	9,704,877
B3			86,942	86,942
B5	882,096	5,833,189	3,918,783	10,634,068
C1			9,523	9,523
C2	16,452	40,826	23,886	81,164
D1	100,988	40,795	284,906	426,689
D2	587,076	7,781,597	1,530,062	9,898,735
D3	1,476,188	17,815,370	7,474,306	26,765,864
E1	928,408	16,457,377	7,829,891	25,215,676
E2		6,151	44,414	50,565
F	94,511	956,724	593,700	1,644,935
G1	21,264	2,026,966	1,647,081	3,695,311
G2		11,825	223,836	235,661
G3		3,046,518		3,046,518
H1	489,045	677,013	5,858,670	7,024,728
H2		2,148,327	517,865	2,666,192
I1	956,743	7,672,184	5,118,233	13,747,160

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2022**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
I2	9,371	172,498	29,974	211,843
I3	5,156,935	3,324,528	6,462,718	14,944,181
I4			971,678	971,678
I5		209,216	3,736	212,952
J1	52,672	257,117	2,256,656	2,566,445
J2	30,045	101,689	1,761,967	1,893,701
J3	10,004	159,893	802,830	972,727
J4		50,991	386,090	437,081
K	267,520	203,751	3,090,455	3,561,726
L	279,494	1,036,792	4,785,671	6,101,957
M0	292,237	1,484,762	463,986	2,240,985
M1		1,569,127	110,576	1,679,703
M2	2,200,111	5,861,732	3,831,668	11,893,511
M3	760,727	457,928	449,276	1,667,931
M4	1,818,138	375,156	1,270,798	3,464,092
M5	4,090,945	3,021,995	550,843	7,663,783
M6	8,253,027	3,043,974	4,528,445	15,825,446
M7			22,046	22,046
M9	108,564	4,869,808	4,394,459	9,372,831
N1	1,274,270	572,417	4,909,184	6,755,871
N2	4,256		54,136	58,392

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2022**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
O1	144			144
P	99,890			99,890
P1	958,864	221,819	71,774	1,252,457
P3			301,034	301,034
Q1	6,365	3,152	12,400	21,917
R1	23,224	4,736	86,840	114,800
R3		3,016	45,683	48,699
R4		3,360		3,360
S1	819	3,102	395,307	399,228
T1	9,429,081	8,935,007	3,399,971	21,764,059
T2	2,202,191	6,510,077	3,832,389	12,544,657
T3		12,748	262,959	275,707
T4	429,350	4,680,384	4,684,188	9,793,922
T5	245,532	853,481	3,339,756	4,438,769
T6	480	8,436	1,875	10,791
T7	432,035	144,559	52,103	628,697
Fairfax County	47,244,158	131,398,031	101,038,821	279,681,010

Source: Fairfax County Department of Management and Budget, 2022.

Note: All data in square feet. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	46,991	987,666	1,064,702
4152		163,420	696,048	859,468
4153	10,004	49,219	74,820	134,043
4154.01		2,842	345,837	348,679
4154.02		44,614	86,096	130,710
4155		118,675	234,792	353,467
4158	3,761	16,960	14,684	35,405
4160		121,249	229,890	351,139
4161	6,015	9,685	683,847	699,547
4163	1,284			1,284
4201	347,301		507,912	855,213
4202.01		63,458	155,417	218,875
4202.02			157,532	157,532
4202.03	96,763	17,993	17,820	132,576
4203		10,390	2,323	12,713
4204	29,878	144,622	1,444,108	1,618,608
4205.02			87,236	87,236
4205.03		17,344	248,377	265,721
4206			192,240	192,240
4207	4,422		9,896	14,318
4208		131,412	80,708	212,120
4210.01	889,760	1,614,975	35,789	2,540,524

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4210.02	1,952,700	1,296,719	4,209,291	7,458,710
4211.01	732,169	4,200	35,418	771,787
4211.02		3,612	33,365	36,977
4211.03	548,078	8,249	808,438	1,364,765
4214	163,237	133,790	1,277,956	1,574,983
4215	100,522	15,008	2,215,757	2,331,287
4216		175,327	294,752	470,079
4217.01			15,681	15,681
4218		74,201	822,281	896,482
4219			22,046	22,046
4220	4,257,905	229,810	29,039	4,516,754
4221.01	123,221	94,471	510,948	728,640
4221.02	1,199,953	189,257	390,123	1,779,333
4222.01		29,632	198,968	228,600
4222.02	362,855	116,016	159,944	638,815
4223.01	18,372	11,288	335,230	364,890
4223.02		344,449	1,326,980	1,671,429
4224.02	273,479	174,260	789,358	1,237,097
4301.01		71,667	369,150	440,817
4302.02			216,594	216,594
4304	1,310,749	278,287	449,276	2,038,312
4306	48,997	291,366	2,336,263	2,676,626

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4307	741,655			741,655
4308.01		144,035	186,278	330,313
4308.02	477,901	18,344		496,245
4309.01		135,668	384,481	520,149
4309.02		5,174	203,912	209,086
4310.01		35,346	736,609	771,955
4313		56,152		56,152
4314		4,850		4,850
4315			103,496	103,496
4316.02		125,255	768,660	893,915
4318.01	171,176		222,550	393,726
4318.02		196,141		196,141
4320	282,110	67,295	538,660	888,065
4321	70,674			70,674
4322.01		103,441	497,031	600,472
4322.02	4,445		57,300	61,745
4325			204,060	204,060
4326			2,976	2,976
4327.02			232,362	232,362
4328	3,963,360	621,995	550,843	5,136,198
4401	21,368	56,010	116,126	193,504
4402.01	624,130	3,879,717	2,514,140	7,017,987

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4402.02	9,759	1,379,621	118,752	1,508,132
4403		216,353	11,302	227,655
4405.01			19,491	19,491
4405.04		1,431,144		1,431,144
4406	61,273	17,398	438,310	516,981
4501		1,659,893	332,491	1,992,384
4502		58,331	109,289	167,620
4503	48,016	470,655	650,035	1,168,706
4504	132,096	310,435	314,541	757,072
4505			123,741	123,741
4506.01		1,816,848	616,124	2,432,972
4506.02			341,926	341,926
4507.01		83,196		83,196
4507.02		204,040	489,733	693,773
4508		159,607	271,738	431,345
4512	897			897
4513		194,607	354,650	549,257
4514			907,879	907,879
4515.01		154,343	1,392,341	1,546,684
4515.02	162,777	484,604	2,630,808	3,278,189
4516.01		41,803	720,185	761,988
4518			231,816	231,816

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4519		94,113	1,233,265	1,327,378
4520	3,744	386,599	733,827	1,124,170
4521.01		259,021	629,146	888,167
4521.02	75,838	24,095	65,411	165,344
4522	40,570	658,413	167,771	866,754
4523.02			137,064	137,064
4524	710,837	86,996	19,838	817,671
4525.01	1,713,058	1,197,904	945,578	3,856,540
4525.02		114,136	141,547	255,683
4526	2,171,987	551,685	230,883	2,954,555
4527	357,952	58,501	203,449	619,902
4528.01		2,121,422	649,372	2,770,794
4528.02		47,747	45,571	93,318
4601	289,020	3,780		292,800
4602		3,238		3,238
4604		2,231,136	3,270,917	5,502,053
4605.01		3,948,228	1,005,311	4,953,539
4605.03	1,220	479,207		480,427
4605.04	7,919	358,549	9,446	375,914
4606			10,890	10,890
4607.01			155,122	155,122
4607.02		145,341	283,764	429,105

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4608		1,555,961	681,336	2,237,297
4609	263,190	208,353	210,208	681,751
4610	47,065	216,511	517,746	781,322
4611		51,265	254,518	305,783
4612.01		54,604	86,412	141,016
4612.02	215,940	2,544,041	893,556	3,653,537
4615		37,980	21,514	59,494
4616.03		498,594		498,594
4616.04	5,035	136,802	23,178	165,015
4616.05	1,765,950	781,362	1,077,098	3,624,410
4616.06	37,800	615,000	39,599	692,399
4617	315,126	203,090	618,820	1,137,036
4618.02		1,503,613	6,758	1,510,371
4619.01	123,588		25,676	149,264
4701	2,920			2,920
4703			210,998	210,998
4704	1,588	45,168	172,544	219,300
4705	76,919	1,137,950	344,586	1,559,455
4706	17,592	189,180	512,652	719,424
4707	1,500	368,573	400,613	770,686
4709		11,825	12,838	24,663
4710	14,036	101,460		115,496

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4711		397,894	101,294	499,188
4712.01	249,666	1,176,382	140,736	1,566,784
4712.04	678,742	5,031,737	858,617	6,569,096
4713.01		562,169	709,092	1,271,261
4713.04	8,641	71,038	29,974	109,653
4714.01	730			730
4714.02	158,176	40,929	122,771	321,876
4801	16,452	23,892	10,658	51,002
4802.01		6,151	37,330	43,481
4802.03		695,898	162,402	858,300
4802.04		5,009,753	732,340	5,742,093
4802.05		10,152,322	6,628,160	16,780,482
4803.01	5,508		226,594	232,102
4803.02	870,509	531,303	94,944	1,496,756
4804.01	99,969	105,669	186,158	391,796
4804.02		16,934	109,693	126,627
4805.01	398,955		25,048	424,003
4805.02			65,746	65,746
4805.03	221	6,174		6,395
4805.04			265,710	265,710
4805.05		10,297	332,376	342,673
4808.01	23,617	127,667	272,104	423,388

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4808.02	121,141	1,396,070	1,419,683	2,936,894
4809.01	39,736	202,663	433,719	676,118
4809.02	697,602	2,352,427	764,187	3,814,216
4809.03		1,754,362	1,029,090	2,783,452
4810		147,384	592,465	739,849
4811.01		2,094,343	484,602	2,578,945
4811.03			611,865	611,865
4811.06		20,090	220,231	240,321
4812.01		336,480		336,480
4812.02	1,035,041	4,396,283	279,728	5,711,052
4814		3,055	249,161	252,216
4819	424,317	2,182,311	205,824	2,812,452
4820.01			15,704	15,704
4820.02	4,778		2,014	6,792
4821		98,417	48,245	146,662
4822.01		9,730		9,730
4822.03		6,343,641	2,225,842	8,569,483
4822.04		131,988	13,946	145,934
4822.05	157,981	3,657,742	344,667	4,160,390
4823.01		1,691,556	1,071,388	2,762,944
4823.03			15,570	15,570
4824	1,702	2,844,967		2,846,669

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4825.03	88,300	24,600	444,446	557,346
4825.05	2,817,444	4,263,984	1,672,191	8,753,619
4825.06		2,132,094	695,058	2,827,152
4825.07	34,650	2,535,066	1,060,086	3,629,802
4826.01	4,792		1,558,179	1,562,971
4826.03	86,400	1,260,450	561,664	1,908,514
4826.04	3,497			3,497
4901.01	310,742	2,111,263	217,271	2,639,276
4901.04	5,539,441	1,966,644	2,001,021	9,507,106
4901.05	2,894,417	7,875,025	2,357,771	13,127,213
4905.01		3,102	349,305	352,407
4905.02		62,074	160,990	223,064
4910	480	12,748	1,875	15,103
4912.01			262,959	262,959
4912.02		528,327	337,969	866,296
4913.01	543,167	152,995	100,961	797,123
4913.02		6,683	394,804	401,487
4913.03	134,400	76,945	991,419	1,202,764
4914.01		203,765	347,870	551,635
4914.05	819			819
4915.01		37,761	139,791	177,552
4916.01	994,379	89,880	127,082	1,211,341

(Continued)

Table 10.7

**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2022**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4916.02			222,516	222,516
4917.01		1,735,443	1,077,808	2,813,251
4917.03		1,796,470	853,798	2,650,268
4917.04	43,910		692,903	736,813
4917.05	292,815	159,277	11,430	463,522
4917.06		1,218,240	2,823,933	4,042,173
4917.07	1,803	22,596	539,281	563,680
4918.01	4,422	66,437	1,943,361	2,014,220
4918.02		568,583	19,650	588,233
4918.03		116,581	694,662	811,243
4920	23,224	8,096	240,482	271,802
4921	117,450	4,448	19,920	141,818
4922.01	6,365			6,365
4922.02	4,256		46,616	50,872
4922.03			301,034	301,034
4925		3,016	45,683	48,699
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
Fairfax County	47,244,158	131,398,031	101,038,821	279,681,010

Source: Fairfax County Department of Management and Budget, 2022.

Note: All data in square feet. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

APPENDIX A

Housing Unit, Household and Population Estimate and Forecast Methodology

Housing Unit Estimates

The real estate tax assessment files as of January 1 of the reporting year provide the foundation from which the current counts of housing units are estimated. In addition to the number of units located on a property, housing attributes, such as the type of unit, age of the structure, percent of completion, condition of the structure, assessed value, sales value, existing land use and zoning, and access to utilities, are obtained from the real estate tax assessment files for each property. Because only habitable housing units are included, certain conditions must be met for a housing unit to be included in the current inventory.

Conditions for inclusion in the Housing Unit inventory include the following:

- Existing land use designates that the property contains a housing unit with residential use.
- Number of housing units on a property is consistent with its designated land use.
- Housing unit has sufficient assessed value to indicate an adequate structure on the property.
- Housing unit is hooked up to utilities (i.e., water, sewer, gas, electric) and/or access to well and/or septic tank.
- Building permits and inspections data indicate sufficient completeness of construction of housing units.

In some cases, a property has an existing land use designation of vacant land with a dilapidated residential structure. Many of these housing units are old structures in very poor condition but some are still used. The criteria used to determine if a dilapidated structure is a habitable housing unit are 1) the owner's mailing address is the same as the property address and/or 2) the housing unit is hooked up to utilities (i.e., water, sewer, electric, gas). Units meeting these criteria are brought into the current inventory. There are very few housing units in this category.

Furthermore, pictometry three-dimensional aerial images are used to visually determine the condition of questionable housing units.

Based on the current land use, housing units are categorized as one of the following eight categories:

- Single Family Detached Units (single-family and mobile homes)
- Single Family Attached Units (duplexes, townhouses, and multiplexes)
- Multifamily Units (garden/low-rise, mid-rise, and high-rise)

The multifamily units of 1 to 4 stories are usually considered garden style or low-rise structures, 5 to 8 stories are mid-rise structures, and 9 or more stories are high-rise structures. The housing unit estimates include both rental and owned housing units in Fairfax County's real estate assessment database. The housing units on Fort Belvoir and George Mason University are not part of this database. However, Fort Belvoir has provided us the information that allows us to capture the type and location of their units. Therefore, the estimates include housing units on Fort Belvoir but not George Mason University. Similar information will be incorporated in the future years. Also, continuing care and assisted living units with a complete kitchen are part of the housing unit inventory. They are classified in a similar manner to multifamily units.

Household Estimates

Current household estimates are derived as of January 1 of the reporting year. A household is an occupied housing unit. It includes all the people who occupy that unit as their usual place of residence. The information used to determine housing occupancy rates by housing type and geography comes from water utility accounts serving Fairfax County residents, Fairfax County survey of rental housing complexes, U.S. Postal Service (USPS) vacant address data, and U.S. Census Bureau survey data. Water consumption and sewer usage are analyzed using water accounts information for housing units with individual meters. Occupancy is determined when water/sewer consumption is above a certain level. The unit is deemed vacant if there is very low consumption, zero consumption or no utilities connected. The occupancy rates are applied and calculated based on unit type and sub-geographies of the county. For homes that use both septic tanks and well water, occupancy rates cannot be determined using the data from water utility accounts. These housing units are assumed to have the same occupancy rates as other similar units within the same geographical area.

Many multifamily housing structures do not have units with individual water/sewer meters. The occupancy rates for these multifamily units are derived from the annual Fairfax County surveys of rental housing complexes containing five or more units. These surveys include information for both privately owned rental complexes and subsidized

rental complexes. The occupancy rates derived from the rental complexes are applied to unmetered rental and non-rental multifamily units by sub-geographies of the county. In areas where water utility data or rental complex survey data are deficient, U.S. Postal Service vacant address data are used to fill in the gap. Occupancy data from U.S. Census Bureau survey results for Fairfax County are analyzed and compared to the occupancy rates derived from the water accounts and rental housing complexes to help validate the resulting occupancy rate assumptions.

Population Estimates

Total population estimates are derived as of January 1 of each year. The total population estimate is a combination of household population (persons living in housing units) and group quarters population. Household population estimates are developed by applying household size factors and variances to occupied housing units (households). Household sizes differ by the type of housing unit and where the housing unit is located. The household size assumptions are based on the most recent U.S. Census Bureau survey data. Historical and current data and their variances are analyzed to discern developing patterns and trends.

Group quarter population are those persons who reside in institutions (correctional facilities, nursing homes) and non-institutional facilities (college dormitories, military barracks and adult group homes). Group quarters population for each land parcel where these facilities are located is added to the household population to obtain the total population estimate. The group quarter population for Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, assistant living units without a full kitchen, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population are included in all geographies.

Housing Unit Forecasts

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the process of being developed (in the “development pipeline”). Both short-term (5-year) and long-term (6 to 30-year) forecasts are produced, each with different methods, with long-term forecasts building upon the short-term figures. All housing unit forecasts reflect projections as of January 1 of each year.

Short-Term Forecasts

The short-term housing unit forecast horizon is five years into the future. Active residential development pipeline is the primary determinant on short-term forecasts. Fairfax County's short-term forecasting method assumes that housing units in the "development pipeline" are expected to be built before units that may be planned at some future time that are not present in that process. Furthermore, housing units in the process of being developed are expected to be completed according to their stage within the process as of January 1 of the current report year. The general stages considered are:

- 1) units under construction;
- 2) units with building permits issued but not started;
- 3) units shown on an approved development plan;
- 4) units shown on a development plan under review;
- 5) units shown on a development plan proffered as a condition to a rezoning approval; and
- 6) units shown on a proposed development plan submitted with a rezoning application under review.

The past five years of "development pipeline" data along with assumption data on how likely and quickly housing units will be built are used to forecast short-term housing unit growth. The "development pipeline" data is analyzed and linked by parcel (location) across the records contained in the three "development pipeline" databases to ensure that housing units are not double counted or missed. The complexities of connecting the "development pipeline" data by parcel include:

- Housing units can enter the "development pipeline" at any stage – rezoning, development plan or building permit.
- Rezoning and/or development plan housing units may move to the next stage of the "development pipeline" in sections when they are part of a larger submission.
- Rezoning applications can be associated with multiple development plans and a development plan can be associated with multiple rezoning applications.
- Some housing units in the "development pipeline" may be replacement units for already existing units, thus, not adding to additional future units.

To address the complexities of tracking and linking housing units through the "development pipeline," several decision tree methodologies are incorporated into the short-term forecasting model.

Rezoning: Parcel identification numbers and the rezoning application numbers are used as the primary means of tracking information through the rezoning processes. Land use and zoning district information contained in a zoning application allow a determination of housing unit type to be made. If a land parcel is involved in more than one rezoning over the past five years, only the most recent rezoning application is included in the analysis. No housing unit numbers are typically associated with proposed rezoning applications, but the number of housing units associated with the rezoning is usually included in the data for an approved rezoning. For rezoning applications without housing unit numbers, an estimate is developed based on the proposed zoning and the land area associated with the application. Housing units are counted in the rezoning stage of the pipeline only if there are no development plans associated with the rezoning. If a development plan(s) is associated with the rezoning, the number of housing units in the development plan(s) are removed from the number of housing units associated with the approved rezoning. Most linkages between rezoning applications and development plans can be made through tracking IDs in the relational databases for these two applications. The relationship between rezonings and development plans is many to many; that is, a single or multiple rezonings may be associated with one or several development plans.

Development Plans: Parcel identification numbers and the development plan application numbers are used as the primary means of tracking information through the development plan stage. However, parcel identification numbers associated with development plans may or may not be the same as the parcel identification numbers listed for associated rezonings or building permits. This occurs because land parcels are often consolidated and/or subdivided during the development plan stage of the “development pipeline” process. The development plan status information is used to assign whether the plan is submitted or approved, and land use and zoning information is used to assign housing unit type. Housing units are counted in the development plan stage only if there are no building permits associated with the parcels in the development plan. If building permits are associated with the development plan, those housing units are assumed to have moved to the next stage of the “development pipeline” and are no longer reflected in the development plan stage. Unfortunately, connecting building permits to development plans is not always a straightforward process because sometimes the parcel identification numbers reflected in the development plans are different than those associated with the permits. To make the association between development plans and building permits, historical parcel information tracking parent-child relationships and spatial location information are used. The relationship between development plans and building permits is one to many.

Building Permits: Parcel identification numbers and building permit application numbers are used as the primary fields for tracking housing units through the building permit stage. The permit application number is used to link building permits to its inspections. The parcel identification number associated with a building permit may or may not be a current parcel identification number and may or may not match the parcel identification numbers in the associated development plan. This makes linking development plans and building permits difficult. Therefore if a link is not found between a building permit and a development plan, historical parcel identification numbers linked by parent-child relationships are used to find associations. Housing units in the building permit stage of development also are checked against housing units in the current inventory to determine if the units are already captured in the current inventory. This occurs when the housing units under construction are replacement units or are complete enough to already be captured in the current inventory (80 percent complete). A housing unit in the building permit stage is considered “under construction” if any inspections are associated with the building permit.

Likelihood of Development Assumptions: Not every prospective housing unit in the “development pipeline” will be built and actually become a housing unit. Thus, assumptions are made about the likelihood of housing units in each development stage becoming future housing units. These likelihood assumptions are developed using statistical analyses of the historical proportions of “development pipeline” housing units that are eventually built.

Timing of Development Assumptions: Housing units in the “development pipeline” may take less than a year to more than 10 years to be completed. Therefore, assumptions about how quickly housing units will progress through the “development pipeline” are made. These timing assumptions are based on statistical analyses that track how quickly housing units move to completion from each stage of the “development pipeline.” The statistical analyses provide average lengths of time, medians and deciles.

Long-Term Forecasts

The long-term housing unit forecast horizon is beyond five years in the future. Several types of assumptions are developed to produce long-term housing unit forecasts – planned land capacity assumptions, density range assumptions, site characteristics assumptions, and timing of development assumptions. The long-range housing unit forecasts are developed for a 30-year forecast period. For each land parcel, three housing unit forecast scenarios are produced – low, most likely and high. These scenarios are based on the range of density allowed in the Fairfax County Department of Planning and Development’s *Comprehensive Plan for Fairfax County, Virginia*, the proximity of the property to business and transportation hubs or other features, and parcel characteristics that would make it more or less attractive for development. Only the most likely forecast scenarios are published in the annual

Demographic Reports. Starting 2022, the range of density allowed in the Herndon Department of Community Development's *Town of Herndon, Virginia, 2030 Comprehensive Plan* has been incorporated into the long-term forecasts.

Planned Land Capacity Assumptions: After units in the development process are forecast to be completed, areas either reach buildout (no additional capacity exists for residential development according to planned land uses and exercising of plan option densities in the currently adopted *Comprehensive Plan*) or have additional capacity for residential development remaining on vacant or underutilized land. Land parcels located in plan option areas are treated differently than land parcels not contained in plan option areas. The additional capacity of land parcels not contained in plan option areas is analyzed individually. The additional capacity of land parcels contained in plan option areas are analyzed as a group across all parcels comprising the plan option area.

Density Range Assumptions: Unlike the other long-range forecast assumption categories, the density range assumptions only affect the most likely forecast scenarios and do not apply to parcels contained in plan option areas. Planned land uses associated with parcels provide a density range (i.e., 5 to 8 housing units per acre) rather than a specific density. Thus for the most likely forecast scenario, assumptions must be made about whether the parcel will be developed at the low, mid or high end of the planned land use density. These density range assumptions are developed by analyzing the proximity of the parcel to factors such as business and transportation hubs, sensitive watersheds, and sewers. Parcels near business and transportation hubs are most likely to be developed at the high end of the planned land use density; parcels in watersheds and that lack access to sewers are most likely to be developed at the low end of the planned land use density; whereas, other parcels are likely to be developed at the middle of the planned land use density range.

Site Characteristics Assumptions: Site-specific characteristics are used to modify the likelihood and capacity of development as indicated by the *Comprehensive Plan*. The site characteristics considered include recent sales of vacant property; recent development activity; the age of existing structures; resource protection areas; tax-exempt status; small additional potential; and buildability factors such as flood plains, steepness of slope, accessibility, and lack of sewers on land that does not percolate. Within the model, separate and unique assumptions can be developed for each of these site factors.

Timing of Development Assumptions: Long-range forecast 'timing of development assumptions' are based on past trends and housing absorption rates. In addition, external events such as economic growth cycles are taken into

account when developing these long-range ‘timing of development assumptions.’ Different ‘timing of development assumptions’ is applied to land parcels based on the site characteristics of the parcel.

Household Forecasts

Households are occupied housing units. Thus, household forecasts are derived from the housing unit forecasts and reflect projections as of January 1 of each year. Forecast households are calculated as the forecast number of housing units by type multiplied by a forecast occupancy rate. Occupancy rates are derived as the inverse of housing vacancy rates (i.e., occupancy rate = 1 – vacancy rate). Vacancy/occupancy rates are applied based on estimates by housing type and geographical area.

Vacancy and Occupancy Rate Assumptions: Current vacancy rate assumptions are developed using information from several sources. Estimated vacancy rates by housing type and geography are derived using data from an analysis of inactive water accounts, survey data collected on the county’s rental housing complexes, U.S. Postal Service (USPS) vacant address data, and the U.S. Census Bureau’s American Community Surveys. In the forecast years, vacancy/occupancy rates by type of housing unit are assumed to remain constant in Fairfax County. This is based on past trends in vacancy/occupancy rates, which have remained stable by housing unit type for the last 20 years. However as multifamily housing becomes a larger proportion of the total housing stock in the future, overall vacancy rates are expected to trend higher because multifamily housing typically has higher vacancy rates than single family detached and attached housing.

Population Forecasts

Total population is the sum of two components – household population and group quarters population. Two different methodologies are used to estimate and forecast household population and group quarters population. Household population is comprised of those persons who live in housing units. Group quarters population are those persons who live in institutions such as nursing homes, dormitories, military facilities, etc. The Fairfax County total population forecasts reflect projections as of January 1 of each year.

Household Population Methodology

Household population forecasts are derived from housing unit and household forecasts by housing unit type and geographic area. Forecasts of household population are calculated using the following methodology. The forecasts of the number of housing units by type are multiplied by occupancy rates and average household sizes. Both occupancy rates and average household sizes are assigned to these housing unit counts by housing type and geographic area.

Average Household Size Assumptions: Household size assumptions are based primarily on the most recent U.S. Census Bureau data and Fairfax County surveys. Historical, current and forecast average household sizes and variances produced by the U.S. Census Bureau and Fairfax County surveys are analyzed to develop current and forecast average household sizes and variances by housing unit type and geography. The average household sizes are also compared to the Fairfax County Public School enrollment trends over the past 10 years. The trends influencing average household sizes in Fairfax County include housing type, racial/ethnic diversity, and socioeconomic factors.

Household sizes tend to differ by the size and style of housing units. Fewer persons per unit typically live in multifamily housing than in single family detached and single family attached housing. As the mix of housing styles changes over time to include more multifamily housing, downward pressure is applied to the county's overall average household size.

Households headed by racial and ethnic minorities in Fairfax County tend to have larger average household sizes than households with White heads of household. Since 1970, these minority households have become an increasingly larger proportion of all households. This trend has exerted upward pressure on Fairfax County's overall average household size. However, within each racial/ethnic group, household sizes generally have been slowly shrinking over time due to socioeconomic factors.

Group Quarters Population Methodology

Group quarters population for each geographical area is added to the household population to obtain the total population estimate. The population of special institutions, such as Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, assistant living units without a full kitchen, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population is included in all geographies.



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