

Demographic Reports 2018

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 2018[©]

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FOREWORD

The Demographic Reports is a compilation of population, households 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 for estimating and forecasting housing units, households and population is contained in Appendix A. The methodologies used to estimate market value, residential development, and gross floor area are contained in their 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 are produced by the Economic, Demographic and Statistical Research unit within the Fairfax County Department of Management and Budget. Information produced by the Economic, Demographic and Statistical Research unit is used by every county department, board, authority and the Fairfax County Public Schools. In addition to the small area estimates and forecasts, state and federal data on Fairfax County are collected and summarized, and special studies and quantitative research are conducted by the unit. The information produced by the Economic, Demographic and Statistical Research unit is used for program and capital improvement planning, decision-making; strategic planning; grant writing; budgeting; and the development of policy initiatives.

Periodically, the Economic, Demographic and Statistical Research unit provides data to the Metropolitan Washington Council of Governments (MWCOG) along with other jurisdictions for the purpose of transportation planning, air quality modeling and other programs of regional significance. The unit also provides data to 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 Economic, Demographic and Statistical Research are available electronically at:

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

The datasets presented in this report along with other datasets produced by Economic, Demographic and Statistical Research 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 district and town, planning district, human services region, ZIP Code, sanitary sewershed, and census tract. 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 Web site map gallery at: www.fairfaxcounty.gov/maps/static-map-gallery.

Fairfax County, Virginia January 2018

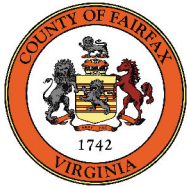
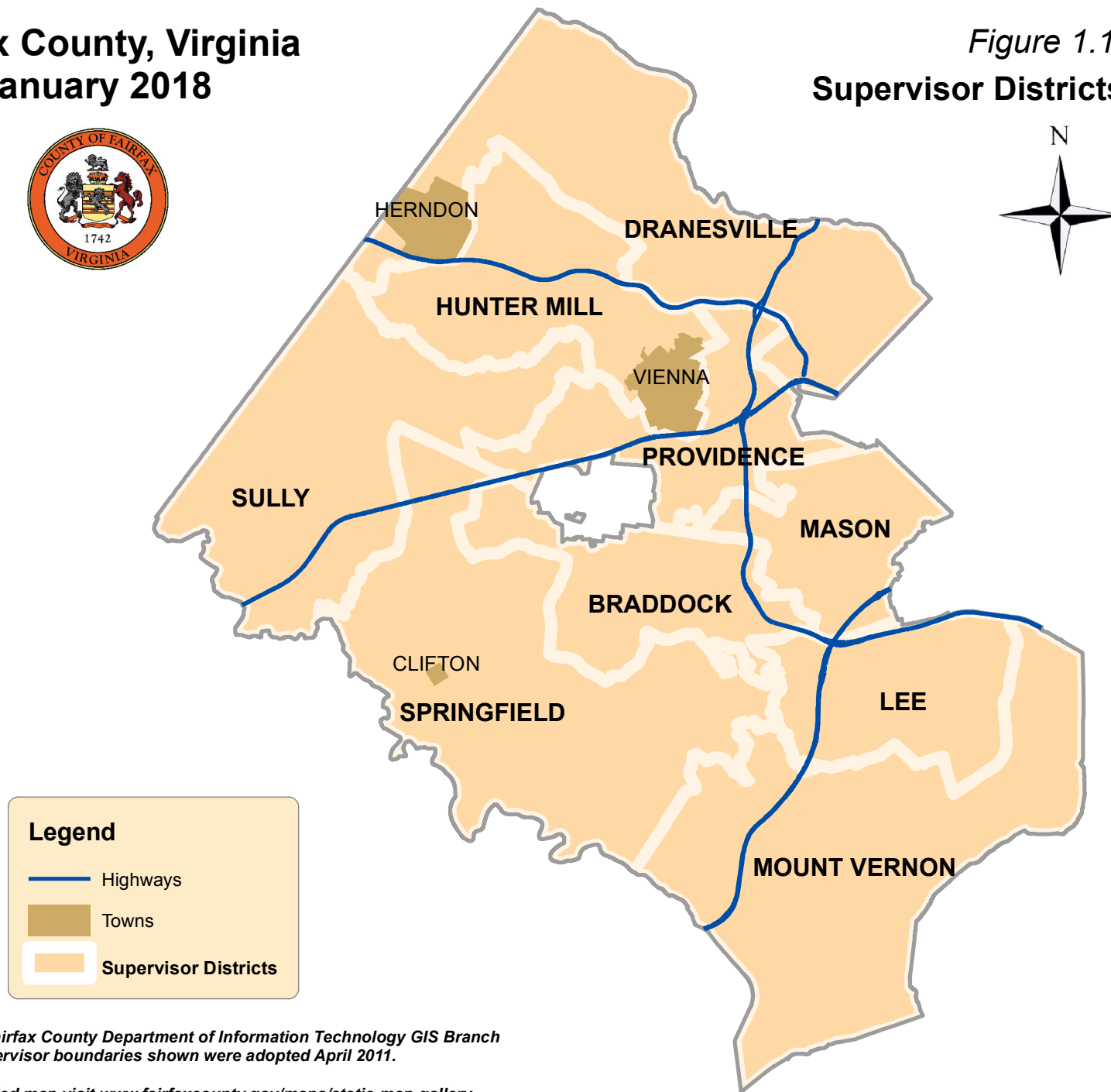


Figure 1.1
Supervisor Districts and Towns



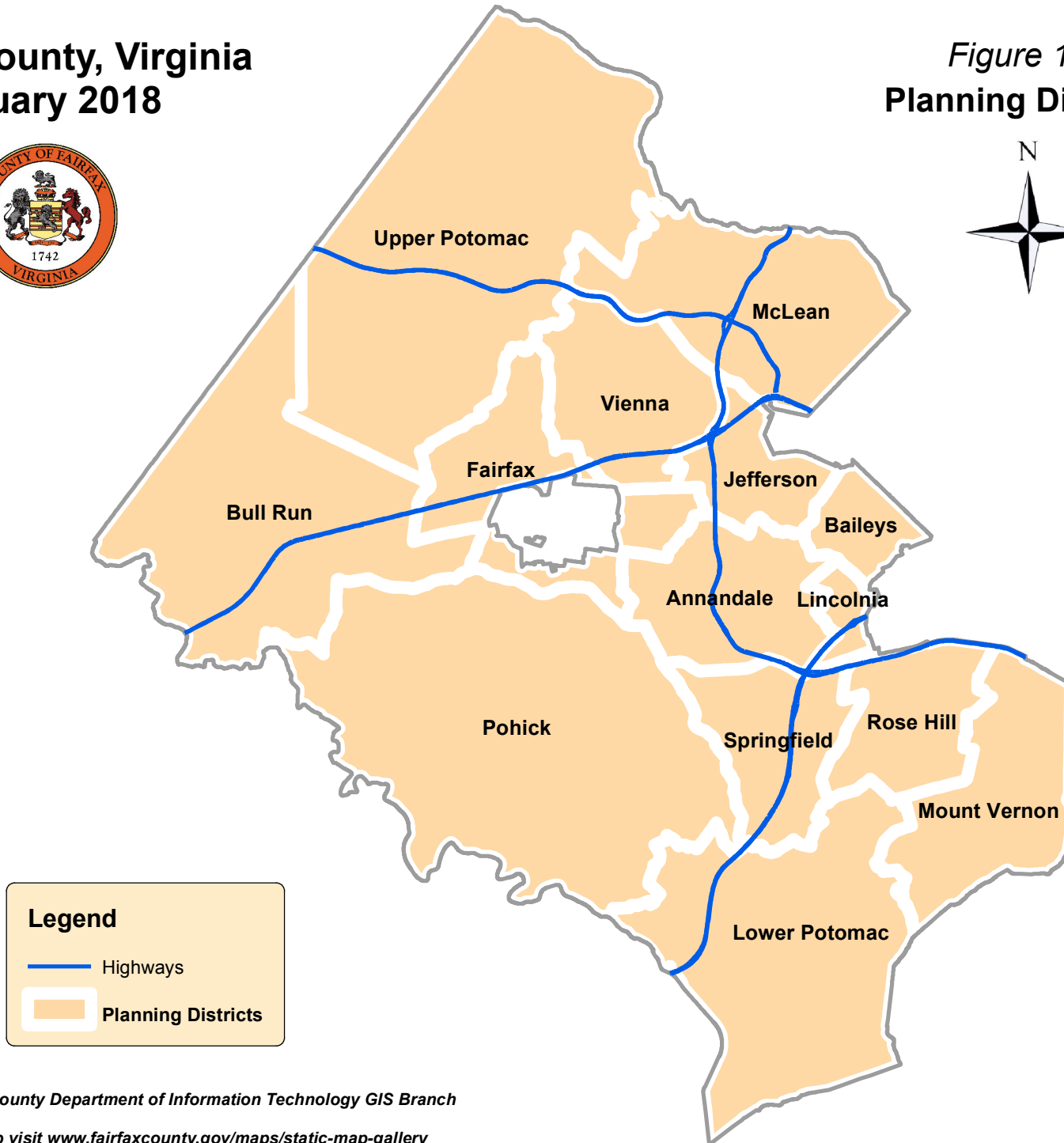
Source: Fairfax County Department of Information Technology GIS Branch
Note: Supervisor boundaries shown were adopted April 2011.

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

Fairfax County, Virginia January 2018



Figure 1.2
Planning Districts



Legend

- Highways
- Planning Districts

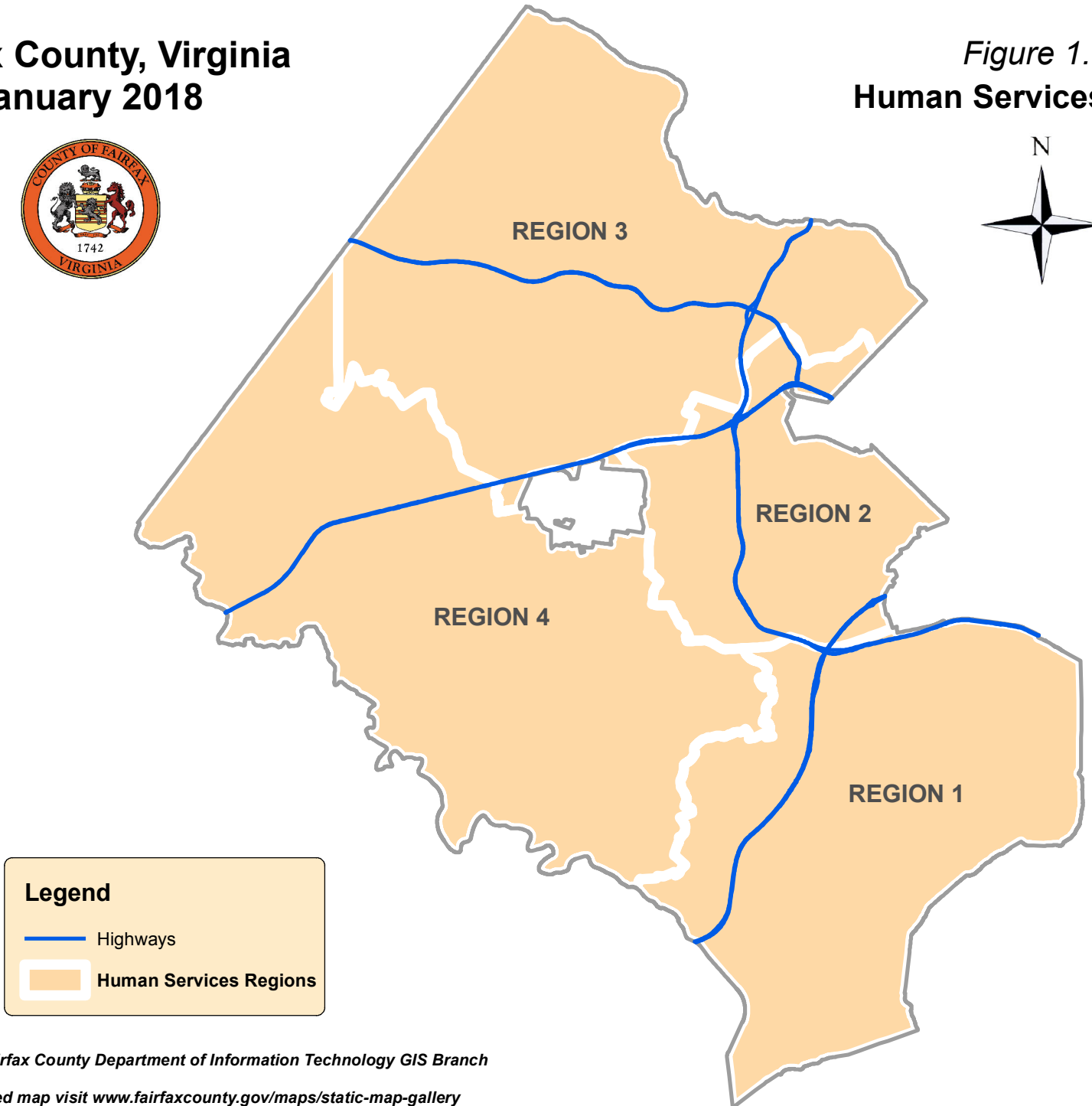
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2018



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 2018

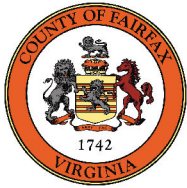
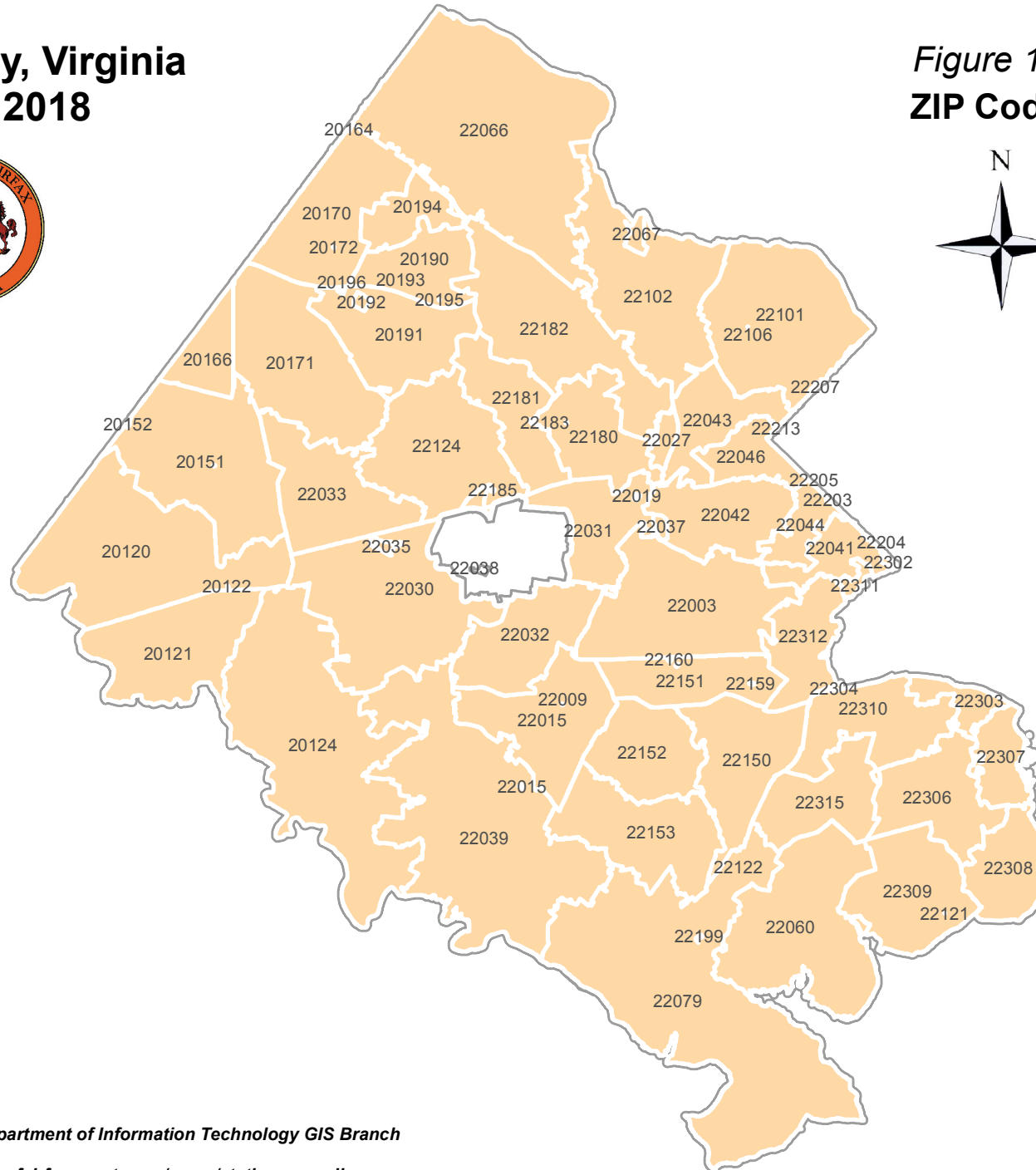


Figure 1.4
ZIP Codes



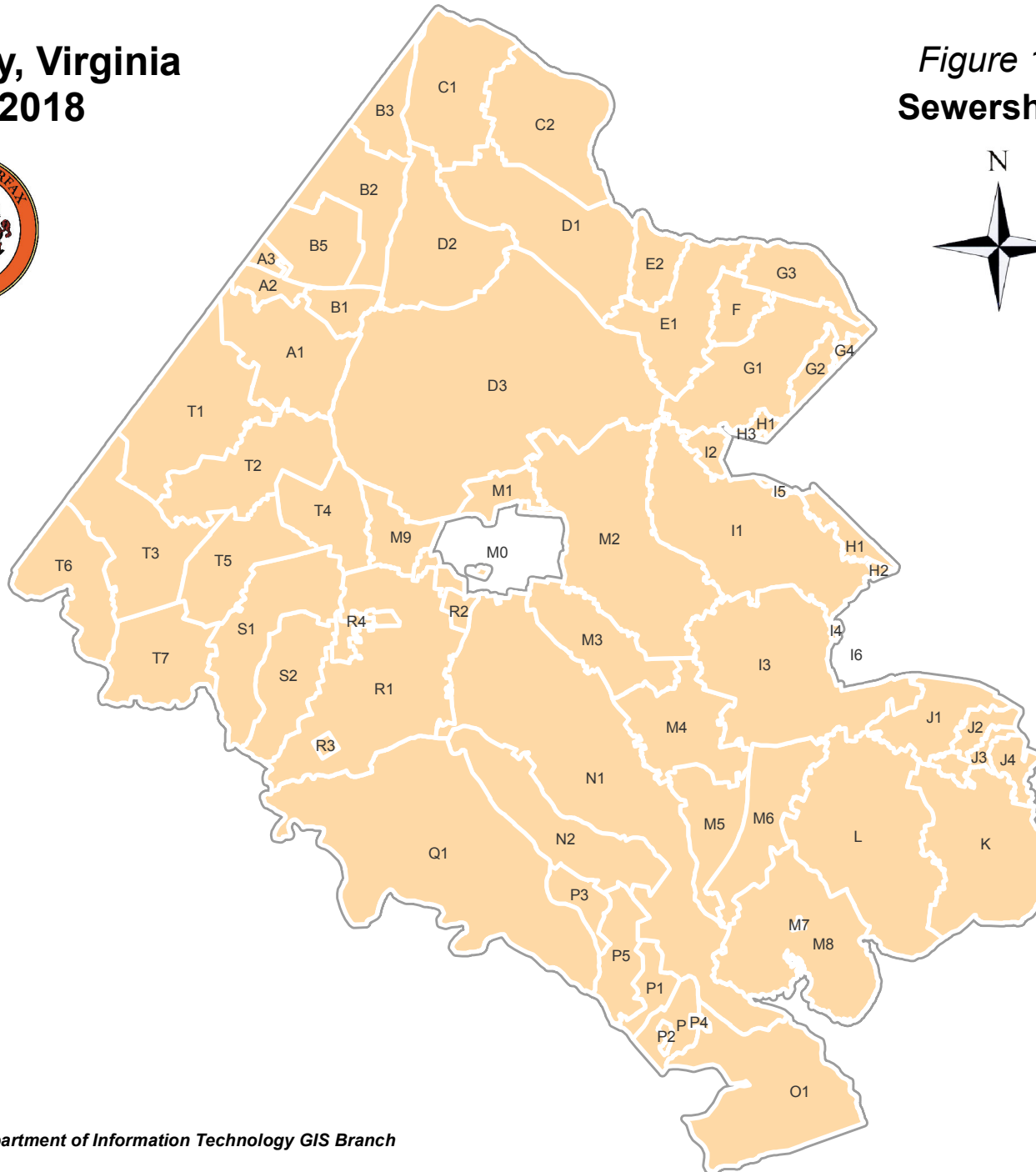
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2018



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>Servicing Treatment Plant</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	None
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	Strohman Run	Blue Plains
H1	Four Mile Run	Arlington
H2	Four Mile Run	Arlington
H3	Cameron (Falls Church Service Area)	Alexandria and 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	Lower Potomac
L	Dogue Creek	Lower Potomac

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

Fairfax County, Virginia January 2018

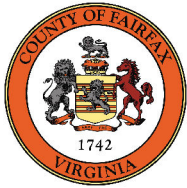
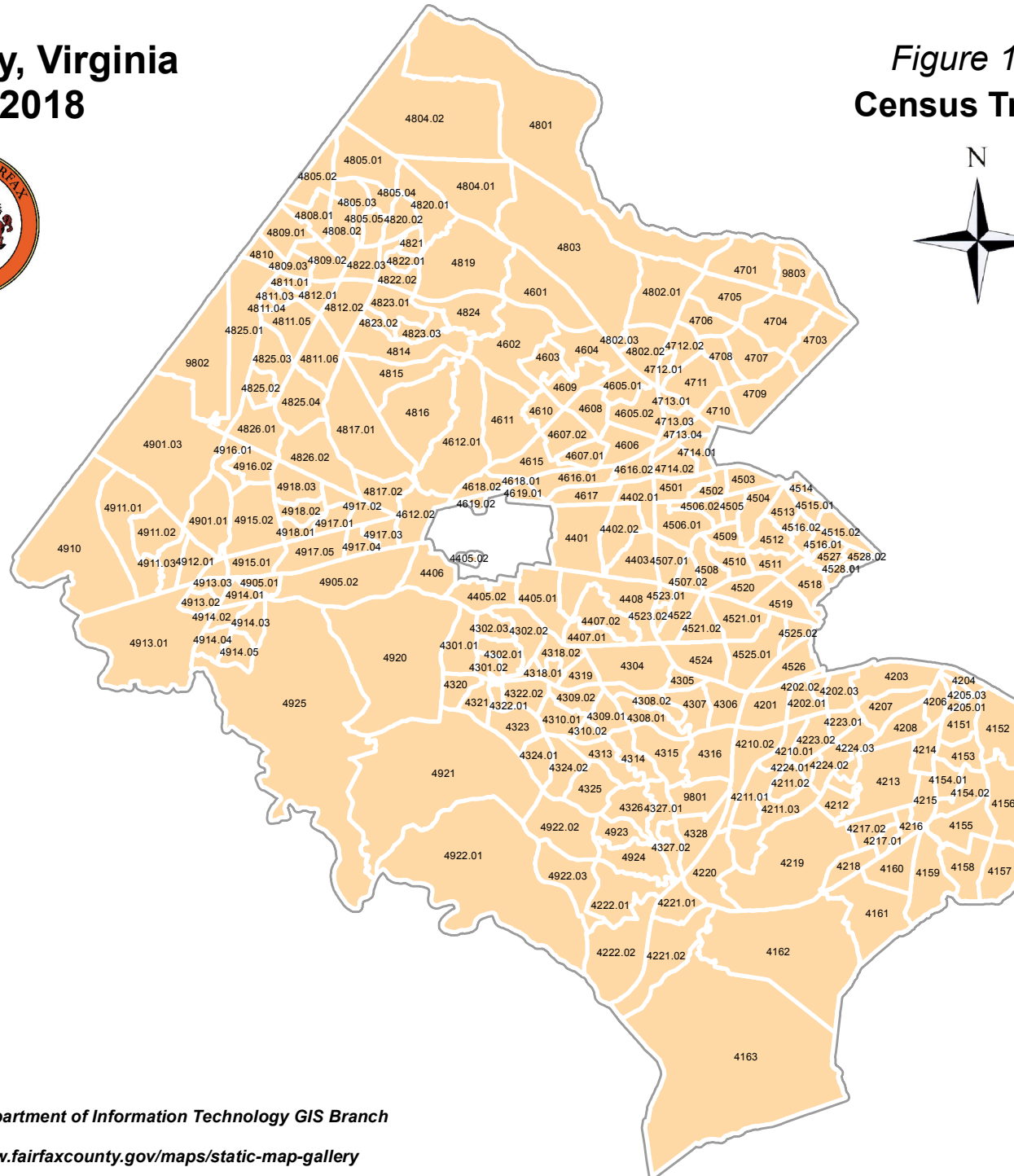


Figure 1.6
Census Tracts



Source: Fairfax County Department of Information Technology GIS Branch

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

DEMOGRAPHIC TRENDS NOTES

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

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 subjects 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 2045**

Year	Population			Total Housing Units	Households		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	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%
2011	1,096,800	15,100	1.4%	403,900	394,100	8,000	2.1%
2012	1,109,700	12,900	1.2%	408,100	398,700	4,600	1.2%
2013	1,111,600	1,900	0.2%	409,100	399,500	800	0.2%
2014	1,116,200	4,600	0.4%	410,000	401,000	1,500	0.4%
2015	1,125,400	9,200	0.8%	412,200	403,900	2,900	0.7%
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	1,152,873	10,000	0.9%	418,300	409,600	3,800	0.9%
2020	1,164,300	5,700	0.5%	423,500	414,500	2,500	0.6%
2025	1,206,000	8,300	0.7%	443,700	433,500	3,800	0.9%
2030	1,258,800	10,600	0.9%	468,200	457,200	4,700	1.1%
2035	1,313,000	10,800	0.8%	493,200	481,400	4,800	1.0%
2040	1,363,400	10,100	0.8%	516,400	503,900	4,500	0.9%
2045	1,401,800	7,700	0.6%	534,100	521,000	3,400	0.7%

Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, 1970, 1980, 1990, 2000 and 2010 (figures as of April 1); and housing units and households 1970 and 1980. Department of Management and Budget, Fairfax County, all other estimates; Integrated Parcel Lifecycle System (IPLS) 2018.

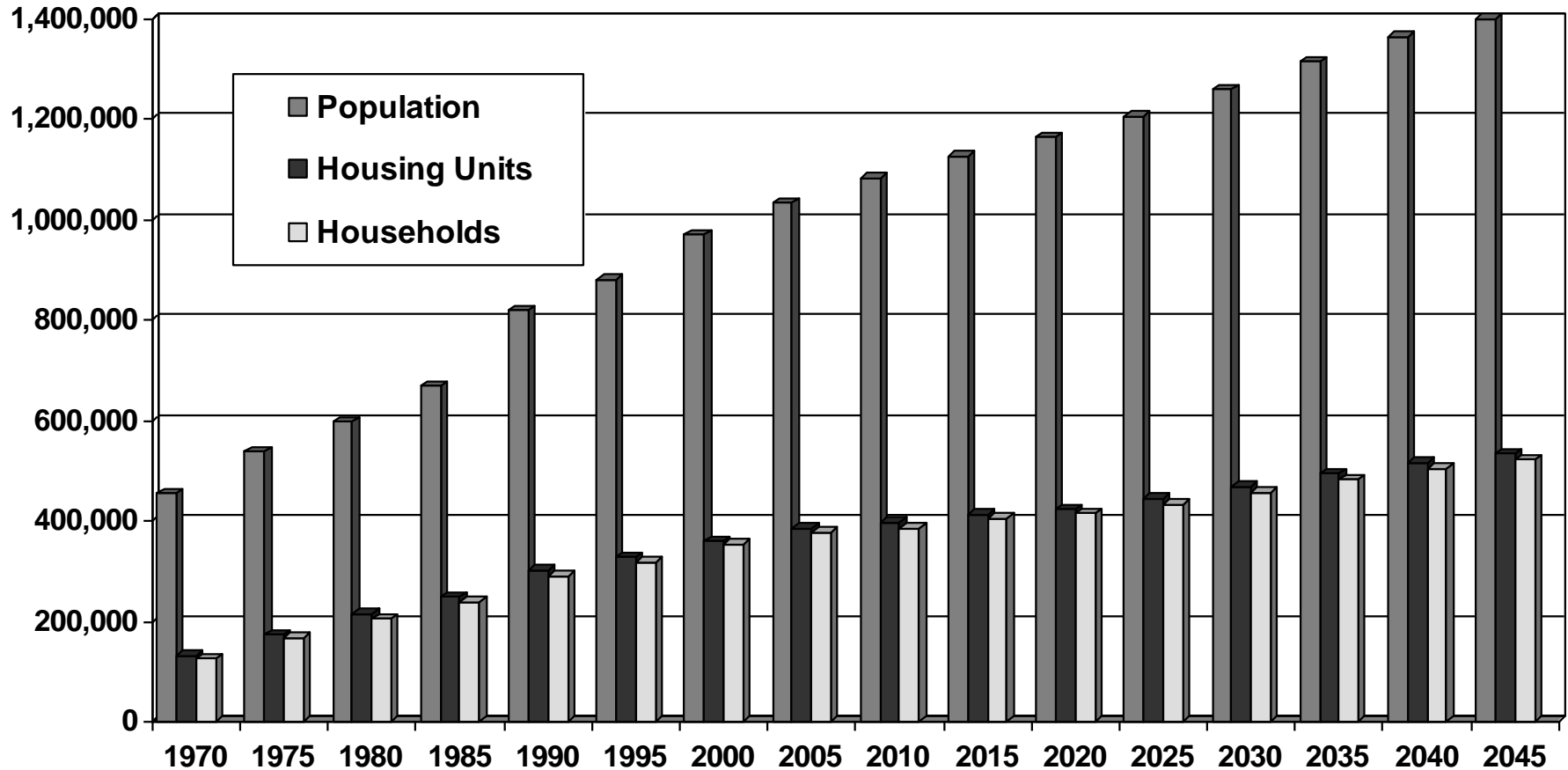
Note: All numbers are rounded to nearest hundred. Households are occupied housing units.

¹ Datum is 1970 Census total population after 1975 revision.

² Datum is 2010 Census total population after 2013 revision.

FIGURE 2.1

**Historical, Estimated and Forecast
Population, Housing Units and Households
Fairfax County, 1970 through 2045**



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

Fairfax County Department of Management and Budget, all other estimates and forecasts; 2018 Integrated Parcel Lifecycle System (IPLS).

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, U.S. Census of Population, 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**Projected Population Age Distribution
Fairfax County, 2018 through 2035**

Age Group	2018		2020		2025		2030		2035	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	72,981	6.3%	68,716	5.9%	73,169	6.1%	78,159	6.2%	81,401	6.2%
5 to 9	72,960	6.3%	76,906	6.6%	74,341	6.2%	79,798	6.3%	85,608	6.5%
10 to 14	77,676	6.7%	68,944	5.9%	74,638	6.2%	72,732	5.8%	78,409	6.0%
15 to 19	73,627	6.4%	75,456	6.5%	68,741	5.7%	75,031	6.0%	73,431	5.6%
20 to 24	68,697	6.0%	72,701	6.2%	76,404	6.3%	70,337	5.6%	76,989	5.9%
25 to 34	154,599	13.4%	156,832	13.5%	175,222	14.5%	188,692	15.0%	187,565	14.3%
35 to 44	166,415	14.4%	171,407	14.7%	166,516	13.8%	175,274	13.9%	198,127	15.1%
45 to 54	168,406	14.6%	155,051	13.3%	156,841	13.0%	167,043	13.3%	164,209	12.5%
55 to 64	146,655	12.7%	140,440	12.1%	137,848	11.4%	131,336	10.4%	134,555	10.2%
65 and Over	150,858	13.1%	177,862	15.3%	202,287	16.8%	220,377	17.5%	232,748	17.7%
Total	1,152,873	100.0%	1,164,315	100.0%	1,206,007	100.0%	1,258,778	100.0%	1,313,042	100.0%

Source: Fairfax County Department of Management and Budget, 2018.

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

TABLE 2.4				
Population of Towns Fairfax County, 1990 through 2018				
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

Sources: U.S. Bureau of the Census, *Census of Population and Housing, 1990, 2000 and 2010*;
Fairfax County Department of Management and Budget,
1991 through 1999, 2001 through 2009, 2011 through 2018.

TABLE 2.5						
Racial and Ethnic Population Distribution Fairfax County, 2000, 2010 and 2018						
Race	2000		2010		2018	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	704,405	61.1%
Black	83,098	8.6%	99,218	9.2%	111,829	9.7%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	224,810	19.5%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	3,459	0.3%
Other	79,457	8.2%	110,109	10.2%	108,370	9.4%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,152,873	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	186,765	16.2%

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 and 2010*;
and Fairfax County Department of Management and Budget, 2018 population, and Census Bureau, one-year American Community Survey, percentages.

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.

Note: Percentages may not sum to total due to rounding.
Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.
* Hispanic persons may be of any race.

TABLE 2.7		
Household and Family Income Distribution Fairfax County, 2017		
Income Level	Percent of Households	Percent of Families
Under \$25,000	7.6%	5.9%
\$25,000 - \$49,999	10.5%	9.1%
\$50,000 - \$74,999	12.0%	9.4%
\$75,000 - \$99,999	11.7%	10.0%
\$100,000 - \$149,999	21.1%	21.0%
\$150,000 - \$199,999	14.0%	15.8%
\$200,000 or More	23.1%	28.8%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, American Community Survey, 2017.

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.

TABLE 2.8		
Estimates of Median Household Income and Median Family Income Fairfax County, 1991 through 2017		
Year	Median Household Income	Median Family Income
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1995	\$70,000	\$78,000
1997	\$72,000	\$84,000
1999	\$81,050	\$92,146
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

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, 2002 - 2017; and Fairfax County Department of Management and Budget, all other years.

Table 2.9
Estimated and Forecasted Housing Units
by Type of Structure
Fairfax County, 1950 through 2045

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%
2018	195,738	46.8%	100,771	24.1%	121,741	29.1%	418,250	100.0%
2020	196,422	46.4%	101,373	23.9%	125,665	29.7%	423,460	100.0%
2025	197,877	44.6%	103,544	23.3%	142,299	32.1%	443,719	100.0%
2030	200,988	42.9%	103,799	22.2%	163,422	34.9%	468,208	100.0%
2035	204,515	41.5%	103,639	21.0%	185,082	37.5%	493,235	100.0%
2040	207,855	40.3%	103,650	20.1%	204,899	39.7%	516,404	100.0%
2045	210,442	39.4%	103,528	19.4%	220,106	41.2%	534,076	100.0%

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Management and Budget, 1990 through 2045, Integrated Parcel Lifecycle System (IPLS) 2018.

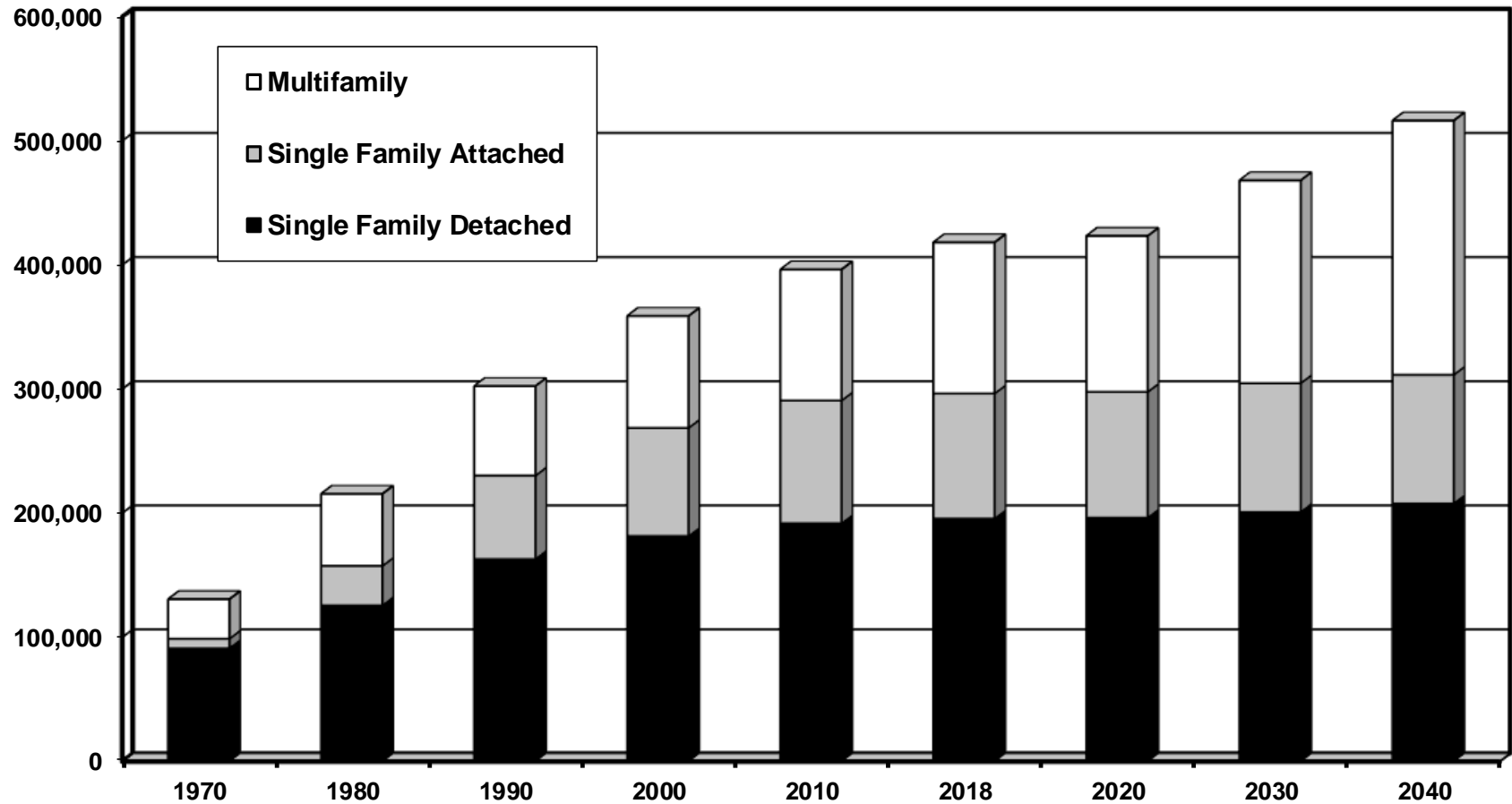
Note: 1950 through 2018 are estimates and 2020 through 2045 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units.

1990, 2000 and 2010 estimates do not include housing units located on Fort Belvoir.

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

FIGURE 2.2

**Historical and Forecast Housing Units
by Type of Structure
Fairfax County, 1970 through 2040**



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Management and Budget, 1990 through 2040, 2018 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, mid-rise and high-rise units.

Year	Total Units	Vacancy Rate	Average Monthly Rent
1987	41,745	4.4%	\$615
1988	42,802	3.1%	\$662
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	79,638	5.3%	\$1,788

Source: Fairfax County Department of Management and Budget, 2017.

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.

Year	Median Market Value	Percent Change
1989	\$179,500	17.5%
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%

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2018.

TABLE 2.12

**2010 and 2017 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	2010 Census			2017		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
Fairfax County, VA	1,081,699*	103,010	122,189	1,148,433	118,279	136,602
Arlington County, VA	207,627	94,986	116,586	234,965	117,237	154,926
Fauquier County, VA	65,203	85,614	94,402	69,465	98,585	115,763
Loudoun County, VA	312,311	119,540	126,174	398,080	135,842	152,546
Prince William County, VA	402,002	92,655	102,117	463,023	100,845	112,237
Spotsylvania County, VA	122,397	72,217	77,868	133,033	86,491	97,029
Stafford County, VA	128,961	94,317	101,015	146,649	112,795	125,411
Alexandria City, VA	139,993*	77,793	101,064	160,035	100,530	118,757
Anne Arundel County, MD	537,656	81,455	97,974	573,235	97,085	111,132
Calvert County, MD	88,737	88,862	100,397	91,502	100,590	118,614
Charles County, MD	146,551	87,007	95,366	159,700	97,986	113,916
Frederick County, MD	233,385	82,133	95,786	252,022	92,495	104,885
Howard County, MD	287,085	101,771	120,664	321,113	111,473	133,203
Montgomery County, MD	971,777	89,155	108,828	1,058,810	103,235	121,856
Prince George's County, MD	863,420	70,019	80,032	912,756	81,240	94,069
District of Columbia	601,723	60,903	77,514	693,972	82,372	106,528
Berkeley County, WV	104,169	50,724	62,136	114,920	59,142	69,960
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	6,216,710	99,669	117,614
State of Virginia	8,001,024	60,674	72,476	8,470,020	71,535	86,279
United States	308,745,538	50,046	60,609	325,719,178	60,336	73,891

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2017 one-year American Community Survey.

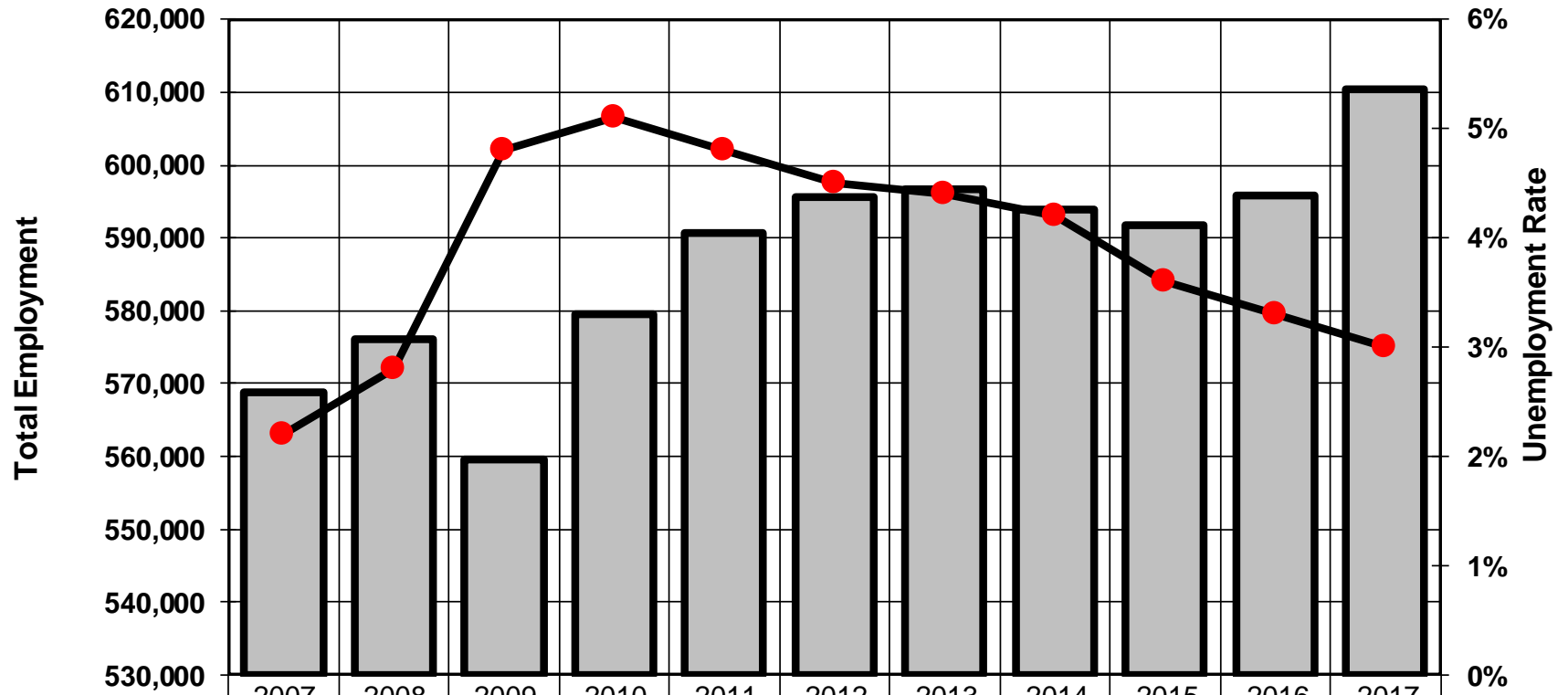
*2010 Census of Population and Housing was revised in 2013 for Fairfax County, Virginia and City of Alexandria, Virginia

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, 2007 through 2017**



Total Employment	568,732	576,057	559,644	579,499	590,687	595,687	596,686	593,857	591,702	595,796	610,531
Unemployment Rate	2.2%	2.8%	4.8%	5.1%	4.8%	4.5%	4.4%	4.2%	3.6%	3.3%	3.0%

Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of September 24, 2018.

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 units and households 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.

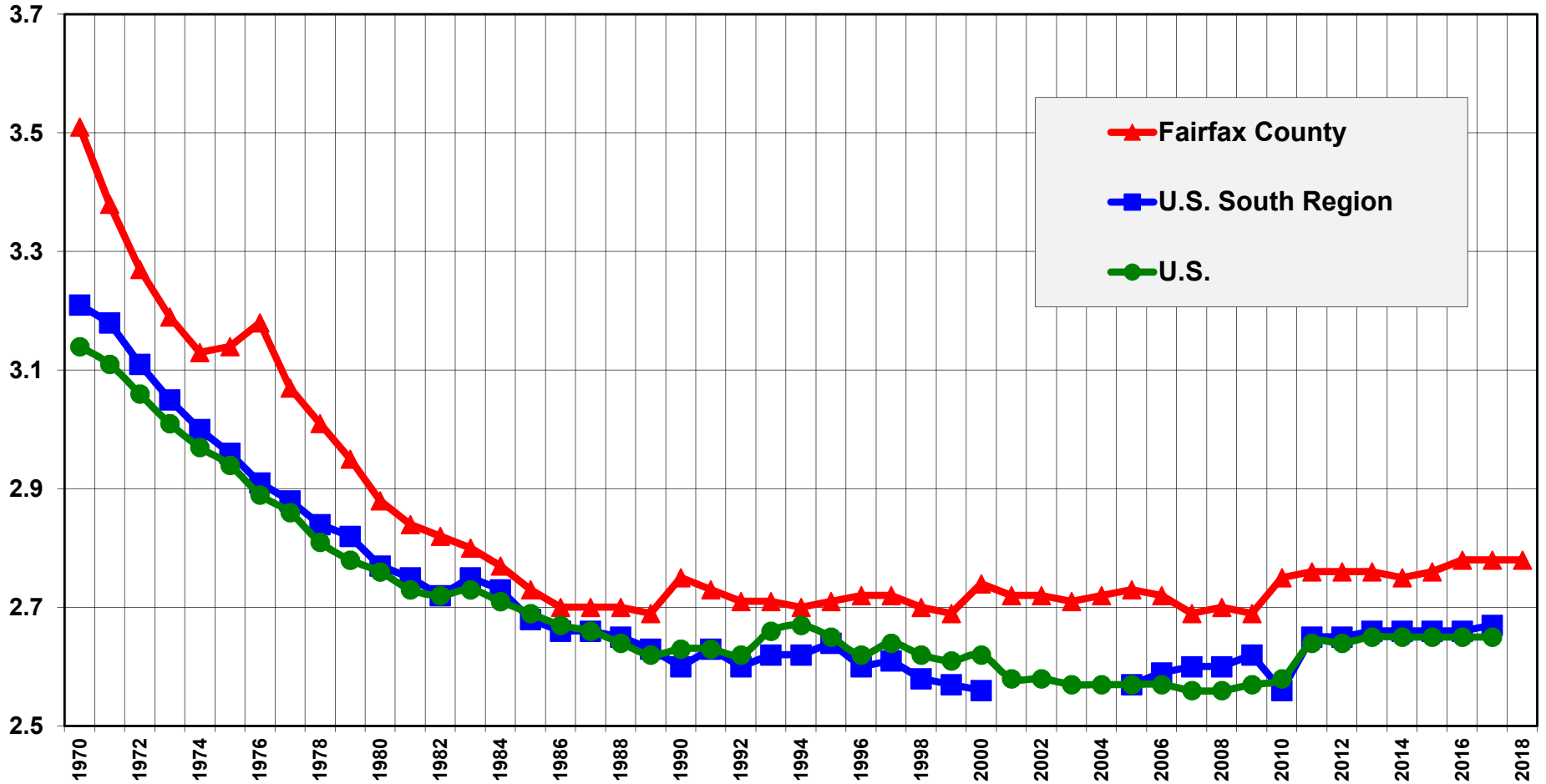
For detailed methodology, please refer to Appendix A.

Table 3.1
Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2018

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	3.14	2.54		2.93	1.68	2.12	1.79
Baileys	2.84	3.03	2.44		2.60	1.96	2.58	2.36
Bull Run	3.32	3.09	2.14	2.64	2.99	0.92	3.97	1.54
Fairfax	3.13	2.73	2.20	3.33	2.63	1.41	4.14	2.62
Jefferson	2.93	2.70	2.31		2.59	2.13	3.99	3.08
Lincolnia	2.75	2.79	2.84		2.80	1.90	2.47	2.13
Lower Potomac	3.46	3.29	2.30		3.13	1.31	4.55	2.10
McLean	2.93	2.60	1.88		2.53	2.10	5.23	3.22
Mount Vernon	2.87	2.93	2.13	2.78	2.58	1.98	5.37	3.35
Pohick	3.14	3.03	1.82		3.06	1.04	0.78	1.03
Rose Hill	2.86	2.73	1.89		2.60	1.66	2.67	1.88
Springfield	3.22	2.94	2.05		2.87	1.51	2.47	1.71
Upper Potomac	3.17	2.81	1.97		2.71	1.06	2.84	1.61
Vienna	3.02	3.04	2.34		2.91	1.64	3.07	1.89
Fairfax County	3.08	2.94	2.17	2.79	2.78	1.43	3.66	2.08

Source: Fairfax County Department of Management and Budget, 2018.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1970 through 2018



Sources: U.S. Bureau of the Census; Fairfax County Department of Management and Budget, 2018.

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

TABLE 3.2	
Special Institutional (Group Quarters) Population Fairfax County, January 2018	
Type	Total
Fort Belvoir Barracks	404
George Mason University	6,595
Correctional Institutions	1,070
Other*	4,589
Total	12,658

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Management and Budget, 2018.

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

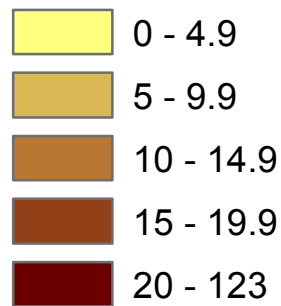
Fairfax County, Virginia January 2018



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.

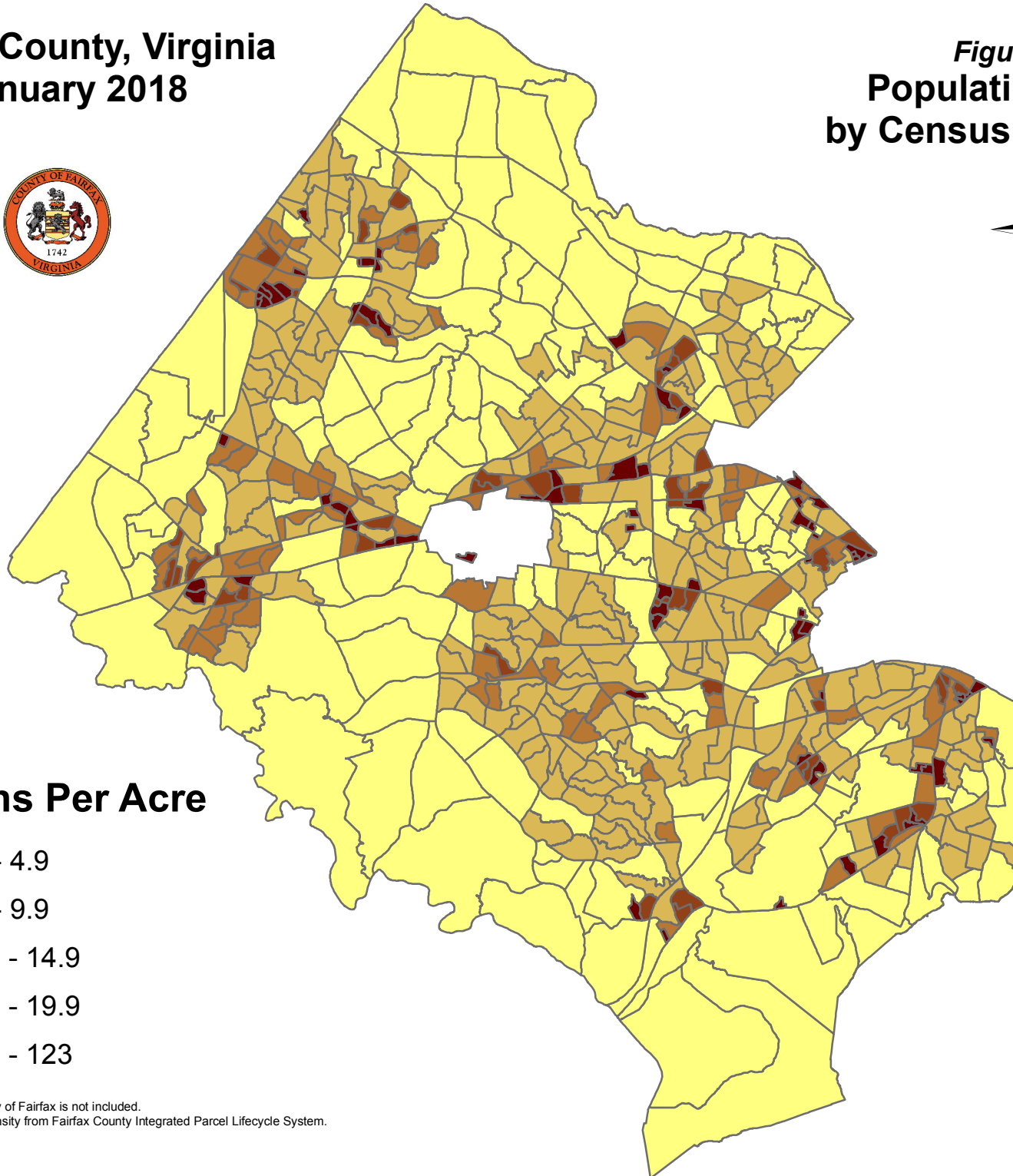


Table 3.3

**2018 Population, Housing Units and Households by Supervisor District
Fairfax County, January 2018**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	124,141	41,691	41,020	17,389	7.1	27.17	4,569
Dranesville 1/	125,044	43,869	43,035	40,733	3.1	63.64	1,965
Hunter Mill 2/	130,581	51,418	50,503	24,001	5.4	37.50	3,482
Lee	123,743	45,026	43,988	17,261	7.2	26.97	4,588
Mason	116,035	42,804	41,862	14,213	8.2	22.21	5,224
Mount Vernon	131,018	49,245	47,931	47,242	2.8	73.82	1,775
Providence	143,401	57,636	55,848	17,065	8.4	26.66	5,379
Springfield 3/	124,359	42,777	42,175	46,427	2.7	72.54	1,714
Sully	134,551	43,784	43,201	36,000	3.7	56.25	2,392
Fairfax County	1,152,873	418,250	409,563	260,331	4.4	406.77	2,834

Table 3.4

**2018 Population, Housing Units and Households by Town
Fairfax County, January 2018**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	281	88	87	159	1.8	0.25	1,124
Town of Herndon	22,050	7,935	7,820	2,739	8.1	4.28	5,152
Town of Vienna	16,618	5,628	5,486	2,816	5.9	4.40	3,777
Towns Total	38,949	13,651	13,393	5,715	6.8	8.93	4,362

Source: Fairfax County Department of Management and Budget, 2018.

Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 3.5

**2018 Population, Housing Units and Households by Planning District
Fairfax County, January 2018**

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	75,575	26,035	25,570	11,947	6.3	18.67	4,048
Baileys	45,287	17,793	17,373	4,049	11.2	6.33	7,154
Bull Run	131,605	44,539	43,854	32,002	4.1	50.00	2,632
Fairfax	78,539	27,514	26,793	12,977	8.8	20.28	3,873
Jefferson	60,608	24,146	23,403	6,337	9.6	9.90	6,122
Lincolnia	19,255	6,997	6,848	2,055	9.4	3.21	5,999
Lower Potomac	40,242	12,957	12,685	29,271	1.4	45.74	880
McLean	78,716	31,828	30,802	19,335	4.1	30.21	2,606
Mount Vernon	99,543	39,556	38,233	14,401	6.9	22.50	4,424
Pohick 1/	142,136	46,813	46,330	48,947	2.9	76.48	1,858
Rose Hill	52,936	20,714	20,324	9,121	5.8	14.25	3,715
Springfield	57,307	20,152	19,806	10,433	5.5	16.30	3,516
Upper Potomac 2/	198,742	73,930	72,743	47,487	4.2	74.20	2,678
Vienna 3/	72,383	25,276	24,798	11,982	6.0	18.72	3,867
Fairfax County	1,152,873	418,250	409,563	260,343	4.4	406.79	2,834

Source: Fairfax County Department of Management and Budget, 2018.

Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. 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 3.6

**2018 Population, Housing Units and Households by Human Services Region
Fairfax County, January 2018**

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	257,451	95,090	92,726	64,102	4.0	100.16	2,570
Region 2	250,390	92,995	90,778	31,091	8.1	48.58	5,154
Region 3 1/	331,401	125,898	123,256	78,834	4.2	123.18	2,690
Region 4 2/	313,630	104,267	102,802	86,354	3.6	134.93	2,324
Fairfax County	1,152,873	418,250	409,563	260,380	4.4	406.84	2,834

Source: Fairfax County Department of Management and Budget, 2018.

Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. 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 3.7
2018 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2018

ZIP Code	Population	Housing Units	Households
20120	43,026	14,149	13,981
20121	30,245	10,247	10,029
20124	15,934	4,937	4,893
20151	22,047	6,769	6,719
20152	3	1	1
20164	3	1	1
20170	40,089	13,836	13,658
20171	51,461	18,463	18,145
20190	20,567	10,628	10,388
20191	29,533	11,791	11,600
20194	14,446	5,858	5,768
22003	56,799	19,756	19,370
22015	43,933	14,820	14,697
22027	2,345	735	727
22030	42,513	13,389	12,994
22031	33,566	12,621	12,254
22032	29,084	9,625	9,519
22033	40,465	16,106	15,767
22035	556	270	260
22039	19,231	6,104	6,063
22041	27,398	10,717	10,414
22042	33,124	12,490	12,157
22043	25,375	9,632	9,354
22044	11,106	4,608	4,526
22046	5,283	2,081	2,035
22060	11,201	3,260	3,219

(Continued)

Table 3.7
2018 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2018

ZIP Code	Population	Housing Units	Households
22066	19,168	5,802	5,717
22067	306		
22079	35,583	11,984	11,718
22101	30,223	11,291	11,015
22102	28,643	13,616	13,008
22124	18,842	6,641	6,550
22150	28,457	9,379	9,171
22151	17,506	5,813	5,730
22152	28,716	10,351	10,231
22153	32,962	10,848	10,697
22180	27,496	10,078	9,782
22181	15,776	5,509	5,445
22182	28,744	9,851	9,724
22203	324	150	147
22204	46	14	14
22206	7	2	2
22207	136	49	48
22213	3	1	1
22302	1,610	650	650
22303	15,544	8,247	7,753
22304	351	148	145
22306	31,530	12,339	11,891
22307	10,850	4,718	4,614
22308	13,592	4,848	4,768
22309	34,372	11,750	11,495
22310	29,232	10,984	10,743
22311	1,652	612	600

(Continued)

Table 3.7

**2018 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2018**

ZIP Code	Population	Housing Units	Households
22312	23,770	8,499	8,321
22315	28,098	11,182	11,044
Fairfax County	1,152,873	418,250	409,563

Source: Fairfax County Department of Management and Budget, 2018.

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

Table 3.8

**2018 Population, Housing Units and Households by Sewershed
Fairfax County, January 2018**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	34,341	11,597	11,437	4,870	7.1	7.61	4,513
A2	9,988	4,266	4,153	813	12.3	1.27	7,865
A3	4,364	1,696	1,668	310	14.1	0.48	9,091
B1	6,336	2,156	2,113	1,138	5.6	1.78	3,560
B2	24,665	9,438	9,290	3,579	6.9	5.59	4,412
B3	2,899	835	823	1,702	1.7	2.66	1,090
B5	22,047	7,934	7,819	2,770	8.0	4.33	5,092
C1	3,680	1,103	1,087	4,932	0.7	7.71	477
C2	3,825	1,260	1,241	5,434	0.7	8.49	451
D1	10,422	3,156	3,107	6,746	1.5	10.54	989
D2	26,491	12,182	11,951	5,328	5.0	8.33	3,180
D3	82,070	30,130	29,618	22,942	3.6	35.85	2,289
E1	21,894	10,923	10,411	4,172	5.2	6.52	3,358
E2	2,259	650	639	1,511	1.5	2.36	957
F	7,870	3,081	3,005	1,289	6.1	2.01	3,915
G1	36,811	13,786	13,412	5,564	6.6	8.69	4,236
G2	3,326	1,353	1,320	747	4.5	1.17	2,843
G3	2,254	758	740	2,159	1.0	3.37	669
G4	967	345	337	185	5.2	0.29	3,335
H1	15,190	6,097	5,983	1,195	5.8	0.37	8,123
H2	6,756	3,534	3,426	105	64.2	0.16	42,222
H3	913	336	329	89	10.3	0.14	6,521
I1	75,955	28,268	27,524	9,109	8.3	14.23	5,338
I2	3,583	1,308	1,281	614	5.8	0.96	3,732
I3	63,523	21,709	21,279	9,274	6.8	14.49	4,384
I4	240	79	77	59	4.0	0.09	2,661

(Continued)

Table 3.8

**2018 Population, Housing Units and Households by Sewershed
Fairfax County, January 2018**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I5	975	323	316	97	10.1	0.15	6,498
I6	6	2	2	1,656	0.0	2.59	2
J1	22,109	9,503	9,115	2,558	8.6	4.00	5,527
J2	7,668	3,832	3,599	747	10.3	1.17	6,554
J3	6,018	2,282	2,207	716	8.4	1.12	5,373
J4	3,928	2,122	2,075	838	4.7	1.31	2,998
K	48,028	17,874	17,378	6,870	7.0	10.73	4,476
L	52,741	20,006	19,636	9,832	5.4	15.36	3,434
M0	7,016	1,931	1,883	4,530	1.5	7.08	991
M1	12,928	5,133	5,012	1,174	11.0	1.84	7,026
M2	83,311	29,981	29,291	10,326	8.1	16.13	5,165
M3	19,616	6,470	6,375	3,411	5.8	5.33	3,680
M4	22,093	7,940	7,816	4,013	5.5	6.27	3,524
M5	11,935	4,522	4,440	2,744	4.3	4.29	2,782
M6	20,190	7,355	7,236	3,709	5.4	5.79	3,487
M7	1,063	406	395	36	29.6	0.06	17,712
M8	9,235	2,654	2,624	7,288	1.3	11.39	811
M9	17,844	8,297	8,004	1,708	10.4	2.67	6,683
N1	129,515	40,894	40,362	17,237	7.5	26.93	4,809
N2	18,974	6,217	6,148	4,967	3.8	7.76	2,445
O1	1,465	501	494	7,586	0.2	11.85	124
P	190	60	59	1,295	0.1	2.02	94
P1	2,453	825	805	1,065	2.3	1.66	1,478
P2	529	181	178	119	4.5	0.19	2,786
P3	3,862	1,161	1,150	1,063	3.6	1.66	2,327
P4	219	75	74	96	2.3	0.15	1,462

(Continued)

Table 3.8

**2018 Population, Housing Units and Households by Sewershed
Fairfax County, January 2018**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P5	1,027	362	350	2,065	0.5	3.23	318
Q1	7,842	2,591	2,570	16,528	0.5	25.83	304
R1	9,092	2,856	2,827	9,979	0.9	15.59	583
R2	885	289	285	392	2.3	0.61	1,450
R3	281	88	87	159	1.8	0.25	1,124
R4	1,017	321	317	621	1.6	0.97	1,048
S1	34,586	11,277	11,108	4,997	6.9	7.81	4,428
S2	1,251	392	388	3,284	0.4	5.13	244
T1	7,294	2,565	2,533	6,438	1.1	10.06	725
T2	27,628	8,635	8,551	4,740	5.8	7.41	3,728
T3	19,250	5,866	5,820	5,264	3.7	8.22	2,342
T4	27,715	11,482	11,217	2,844	9.7	4.44	6,242
T5	29,184	10,228	10,040	3,557	8.2	5.56	5,249
T6	718	201	199	3,707	0.2	5.79	124
T7	8,523	2,570	2,524	3,789	2.2	5.92	1,440
Fairfax County	1,152,873	418,250	409,563	260,681	4.4	407.31	2,831

Source: Fairfax County Department of Management and Budget 2018.

Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,667	1,303	1,271	590	6.2	0.92	3,978
4152	3,309	1,939	1,896	1,246	2.7	1.95	1,700
4153	4,118	1,495	1,462	530	7.8	0.83	4,973
4154.01	4,735	2,141	2,046	400	11.8	0.62	7,580
4154.02	2,685	1,139	1,112	592	4.5	0.92	2,903
4155	6,296	2,272	2,217	960	6.6	1.50	4,196
4156	2,735	1,068	1,048	1,129	2.4	1.76	1,550
4157	4,079	1,371	1,348	856	4.8	1.34	3,049
4158	4,792	1,736	1,707	939	5.1	1.47	3,267
4159	3,235	1,207	1,186	1,202	2.7	1.88	1,723
4160	6,022	2,031	1,988	850	7.1	1.33	4,535
4161	3,847	1,504	1,477	1,833	2.1	2.86	1,343
4162	6,223	1,519	1,507	5,694	1.1	8.90	699
4163	2,387	816	804	12,803	0.2	20.01	119
4201	3,970	1,168	1,145	912	4.4	1.43	2,785
4202.01	3,705	1,301	1,277	472	7.8	0.74	5,019
4202.02	2,129	1,066	1,032	162	13.2	0.25	8,433
4202.03	2,781	972	954	497	5.6	0.78	3,583
4203	6,189	2,165	2,116	1,098	5.6	1.72	3,607
4204	3,600	2,428	2,263	215	16.8	0.34	10,725
4205.01	1,468	1,005	929	23	64.6	0.04	41,319
4205.02	1,691	1,036	974	75	22.5	0.12	14,422
4205.03	3,453	1,693	1,582	184	18.8	0.29	12,013
4206	4,719	1,973	1,889	340	13.9	0.53	8,879
4207	4,213	1,449	1,422	709	5.9	1.11	3,803
4208	3,805	1,204	1,181	677	5.6	1.06	3,595
4210.01	3,045	1,030	1,013	434	7.0	0.68	4,488

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4210.02	5,173	2,085	2,037	1,114	4.6	1.74	2,971
4211.01	6,034	2,167	2,142	710	8.5	1.11	5,442
4211.02	3,797	1,529	1,509	388	9.8	0.61	6,258
4211.03	5,262	2,032	2,005	1,224	4.3	1.91	2,750
4212	1,919	689	682	405	4.7	0.63	3,034
4213	3,793	1,461	1,429	1,984	1.9	3.10	1,223
4214	7,427	2,990	2,854	470	15.8	0.73	10,111
4215	6,921	2,411	2,328	449	15.4	0.70	9,861
4216	6,052	1,973	1,927	284	21.3	0.44	13,651
4217.01	4,759	1,422	1,387	209	22.8	0.33	14,589
4217.02	4,604	1,263	1,241	496	9.3	0.78	5,936
4218	5,870	2,357	2,297	488	12.0	0.76	7,697
4219	3,384	1,022	1,007	3,677	0.9	5.75	589
4220	4,052	1,450	1,425	1,095	3.7	1.71	2,369
4221.01	7,206	2,587	2,505	610	11.8	0.95	7,564
4221.02	6,672	2,110	2,069	1,686	4.0	2.63	2,533
4222.01	4,189	1,346	1,313	1,281	3.3	2.00	2,093
4222.02	6,379	2,175	2,122	2,119	3.0	3.31	1,927
4223.01	3,040	1,345	1,316	324	9.4	0.51	6,014
4223.02	5,681	2,514	2,456	608	9.3	0.95	5,978
4224.01	2,139	1,126	1,108	138	15.5	0.22	9,894
4224.02	5,452	2,110	2,084	468	11.7	0.73	7,460
4224.03	2,486	1,007	994	542	4.6	0.85	2,933
4301.01	4,650	1,540	1,523	838	5.5	1.31	3,551
4301.02	2,812	1,037	1,025	259	10.9	0.40	6,948
4302.01	4,634	1,426	1,410	494	9.4	0.77	5,999
4302.02	5,113	1,639	1,621	721	7.1	1.13	4,537

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4302.03	2,709	902	892	387	7.0	0.61	4,476
4304	7,272	2,322	2,286	1,493	4.9	2.33	3,116
4305	1,644	571	562	280	5.9	0.44	3,765
4306	7,558	1,811	1,772	652	11.6	1.02	7,423
4307	2,822	928	909	646	4.4	1.01	2,798
4308.01	4,274	1,514	1,498	606	7.1	0.95	4,513
4308.02	3,880	1,812	1,784	499	7.8	0.78	4,981
4309.01	4,297	1,415	1,398	475	9.0	0.74	5,789
4309.02	3,486	1,090	1,081	493	7.1	0.77	4,525
4310.01	4,685	1,574	1,560	571	8.2	0.89	5,249
4310.02	2,139	752	744	206	10.4	0.32	6,648
4313	4,207	1,416	1,401	672	6.3	1.05	4,009
4314	4,635	1,462	1,447	551	8.4	0.86	5,379
4315	5,397	2,027	2,005	958	5.6	1.50	3,604
4316	8,933	3,387	3,308	1,064	8.4	1.66	5,372
4318.01	4,313	1,441	1,429	370	11.6	0.58	7,451
4318.02	3,409	1,040	1,031	477	7.1	0.75	4,571
4319	3,302	1,055	1,046	393	8.4	0.61	5,383
4320	3,355	1,127	1,117	456	7.4	0.71	4,705
4321	3,696	1,448	1,438	408	9.1	0.64	5,792
4322.01	1,825	851	845	145	12.6	0.23	8,049
4322.02	4,701	1,613	1,600	614	7.7	0.96	4,903
4323	5,473	1,745	1,731	741	7.4	1.16	4,726
4324.01	3,615	1,179	1,169	490	7.4	0.77	4,717
4324.02	5,226	1,658	1,638	713	7.3	1.11	4,692
4325	5,822	1,884	1,858	820	7.1	1.28	4,544
4326	5,187	1,584	1,562	768	6.8	1.20	4,321

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4327.01	3,233	1,090	1,075	500	6.5	0.78	4,139
4327.02	4,311	1,507	1,486	425	10.1	0.66	6,490
4328	2,237	772	761	831	2.7	1.30	1,723
4401	8,136	2,773	2,706	1,520	5.4	2.38	3,425
4402.01	5,043	2,157	2,080	550	9.2	0.86	5,871
4402.02	6,099	2,204	2,150	807	7.6	1.26	4,839
4403	2,759	957	940	812	3.4	1.27	2,175
4405.01	5,076	1,654	1,635	1,102	4.6	1.72	2,948
4405.02	9,650	634	627	820	11.8	1.28	7,532
4406	3,215	945	933	863	3.7	1.35	2,384
4407.01	2,771	979	962	458	6.0	0.72	3,869
4407.02	5,269	1,806	1,774	865	6.1	1.35	3,897
4408	6,480	2,220	2,190	1,594	4.1	2.49	2,601
4501	5,279	2,258	2,191	527	10.0	0.82	6,413
4502	4,180	1,333	1,304	328	12.7	0.51	8,147
4503	5,744	2,102	2,043	434	13.2	0.68	8,465
4504	2,731	948	928	611	4.5	0.96	2,859
4505	2,854	883	864	257	11.1	0.40	7,110
4506.01	3,742	1,405	1,375	819	4.6	1.28	2,924
4506.02	4,307	1,857	1,798	329	13.1	0.51	8,377
4507.01	3,287	1,079	1,059	507	6.5	0.79	4,151
4507.02	4,338	1,472	1,439	304	14.3	0.47	9,135
4508	3,433	1,203	1,181	502	6.8	0.78	4,376
4509	1,728	605	592	357	4.8	0.56	3,098
4510	2,671	898	882	433	6.2	0.68	3,946
4511	2,197	827	809	461	4.8	0.72	3,047
4512	1,649	644	633	529	3.1	0.83	1,995

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4513	2,242	923	907	438	5.1	0.68	3,278
4514	2,640	1,212	1,190	126	20.9	0.20	13,399
4515.01	5,632	2,248	2,206	314	18.0	0.49	11,496
4515.02	5,582	2,109	2,069	442	12.6	0.69	8,083
4516.01	5,469	1,579	1,533	239	22.9	0.37	14,665
4516.02	2,793	1,137	1,105	272	10.3	0.42	6,582
4518	3,424	1,129	1,107	585	5.8	0.91	3,744
4519	6,644	2,345	2,298	688	9.7	1.08	6,181
4520	2,865	1,123	1,102	573	5.0	0.89	3,202
4521.01	5,315	1,699	1,669	835	6.4	1.30	4,075
4521.02	3,111	1,048	1,028	577	5.4	0.90	3,452
4522	6,260	2,158	2,115	578	10.8	0.90	6,936
4523.01	3,513	1,475	1,441	137	25.7	0.21	16,444
4523.02	4,927	1,698	1,660	149	33.0	0.23	21,111
4524	6,950	2,378	2,348	898	7.7	1.40	4,953
4525.01	3,746	1,310	1,287	1,210	3.1	1.89	1,982
4525.02	5,397	1,600	1,564	301	17.9	0.47	11,470
4526	6,176	2,691	2,632	750	8.2	1.17	5,268
4527	5,744	1,965	1,913	318	18.1	0.50	11,556
4528.01	4,752	2,528	2,455	286	16.6	0.45	10,647
4528.02	3,163	1,492	1,446	31	102.0	0.05	65,290
4601	4,616	1,473	1,458	1,627	2.8	2.54	1,815
4602	4,146	1,336	1,321	2,013	2.1	3.15	1,318
4603	2,887	964	952	557	5.2	0.87	3,316
4604	5,049	2,013	1,982	999	5.1	1.56	3,235
4605.01	2,658	877	868	554	4.8	0.87	3,072
4605.02	8,567	2,799	2,762	859	10.0	1.34	6,380

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4606	4,045	1,353	1,324	694	5.8	1.08	3,728
4607.01	3,618	1,159	1,126	422	8.6	0.66	5,487
4607.02	4,591	1,569	1,532	698	6.6	1.09	4,207
4608	3,429	1,163	1,132	600	5.7	0.94	3,658
4609	2,535	876	856	676	3.7	1.06	2,399
4610	2,446	861	841	416	5.9	0.65	3,765
4611	7,714	2,594	2,563	1,607	4.8	2.51	3,072
4612.01	4,858	1,551	1,530	2,509	1.9	3.92	1,239
4612.02	6,291	2,782	2,687	820	7.7	1.28	4,912
4615	7,071	2,553	2,523	794	8.9	1.24	5,702
4616.01	7,970	3,055	2,971	696	11.5	1.09	7,330
4616.02	8,262	3,883	3,723	402	20.6	0.63	13,166
4617	6,786	2,498	2,435	573	11.8	0.90	7,579
4618.01	1,083	542	535	77	14.0	0.12	8,991
4618.02	5,572	2,404	2,351	397	14.0	0.62	8,972
4619.01	4,087	1,414	1,368	226	18.1	0.35	11,586
4619.02	1,661	594	564	116	14.3	0.18	9,178
4701	2,894	972	948	1,874	1.5	2.93	989
4703	3,287	1,167	1,139	869	3.8	1.36	2,421
4704	4,571	1,740	1,698	1,424	3.2	2.23	2,054
4705	5,592	2,217	2,163	1,033	5.4	1.61	3,464
4706	3,153	1,174	1,146	601	5.2	0.94	3,358
4707	5,313	1,892	1,846	877	6.1	1.37	3,876
4708	2,940	1,084	1,058	488	6.0	0.76	3,853
4709	7,548	2,885	2,820	1,090	6.9	1.70	4,432
4710	2,121	856	835	464	4.6	0.73	2,925
4711	7,107	2,447	2,389	958	7.4	1.50	4,748

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4712.01	2,819	1,573	1,490	180	15.6	0.28	9,999
4712.02	5,484	2,871	2,727	498	11.0	0.78	7,042
4713.01	4,090	1,634	1,571	181	22.6	0.28	14,457
4713.03	3,784	1,741	1,675	342	11.1	0.53	7,078
4713.04	2,033	706	692	368	5.5	0.57	3,536
4714.01	3,360	1,390	1,358	340	9.9	0.53	6,321
4714.02	3,471	1,244	1,208	492	7.1	0.77	4,513
4801	4,820	1,537	1,513	8,757	0.6	13.68	352
4802.01	4,757	1,649	1,617	1,654	2.9	2.58	1,841
4802.02	6,913	4,251	4,011	860	8.0	1.34	5,145
4802.03	3,362	1,572	1,493	93	36.2	0.15	23,154
4803	8,596	2,831	2,781	5,293	1.6	8.27	1,039
4804.01	5,337	1,534	1,512	2,184	2.4	3.41	1,564
4804.02	6,995	2,013	1,983	5,270	1.3	8.23	850
4805.01	3,736	1,110	1,101	1,266	3.0	1.98	1,889
4805.02	6,417	1,954	1,937	745	8.6	1.16	5,512
4805.03	3,538	1,153	1,144	546	6.5	0.85	4,149
4805.04	2,001	840	829	353	5.7	0.55	3,626
4805.05	3,850	1,622	1,589	323	11.9	0.50	7,638
4808.01	4,589	1,596	1,581	571	8.0	0.89	5,148
4808.02	3,575	1,386	1,366	639	5.6	1.00	3,580
4809.01	6,299	1,968	1,946	680	9.3	1.06	5,926
4809.02	3,643	1,455	1,430	590	6.2	0.92	3,949
4809.03	3,940	1,529	1,496	291	13.5	0.46	8,657
4810	5,086	1,927	1,897	351	14.5	0.55	9,273
4811.01	2,134	1,178	1,139	214	10.0	0.33	6,395
4811.02	3,238	1,492	1,454	108	30.0	0.17	19,181

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4811.03	3,347	1,242	1,221	149	22.4	0.23	14,329
4811.04	2,623	1,222	1,191	85	30.7	0.13	19,677
4811.05	5,486	1,698	1,684	836	6.6	1.31	4,198
4811.06	5,813	1,760	1,745	914	6.4	1.43	4,070
4812.01	1,502	392	386	349	4.3	0.55	2,751
4812.02	6,366	2,052	2,018	952	6.7	1.49	4,278
4814	6,392	2,734	2,691	1,410	4.5	2.20	2,902
4815	2,342	819	807	1,224	1.9	1.91	1,224
4816	3,641	1,157	1,141	2,175	1.7	3.40	1,071
4817.01	6,365	2,043	2,020	2,590	2.5	4.05	1,573
4817.02	4,177	1,985	1,935	692	6.0	1.08	3,865
4819	5,950	2,299	2,257	2,607	2.3	4.07	1,461
4820.01	5,467	1,774	1,757	1,027	5.3	1.60	3,407
4820.02	3,800	1,842	1,810	480	7.9	0.75	5,071
4821	2,893	1,532	1,502	229	12.7	0.36	8,102
4822.01	2,096	1,009	988	234	9.0	0.37	5,741
4822.02	5,026	3,202	3,123	545	9.2	0.85	5,903
4822.03	5,339	2,829	2,760	470	11.4	0.73	7,265
4823.01	4,892	2,280	2,243	762	6.4	1.19	4,108
4823.02	4,629	1,820	1,788	190	24.4	0.30	15,588
4823.03	3,393	1,703	1,676	425	8.0	0.66	5,107
4824	2,280	782	773	1,105	2.1	1.73	1,321
4825.01	12,239	4,717	4,600	2,041	6.0	3.19	3,838
4825.02	3,084	1,032	1,023	393	7.8	0.61	5,019
4825.03	5,106	1,546	1,533	738	6.9	1.15	4,428
4825.04	5,569	1,668	1,654	1,032	5.4	1.61	3,452
4826.01	7,468	2,389	2,367	967	7.7	1.51	4,940

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4826.02	7,964	2,510	2,479	1,426	5.6	2.23	3,574
4901.01	5,182	1,892	1,866	1,210	4.3	1.89	2,742
4901.03	5,946	1,884	1,870	4,725	1.3	7.38	805
4905.01	3,303	1,324	1,279	272	12.1	0.43	7,765
4905.02	6,859	2,195	2,161	2,405	2.9	3.76	1,825
4910	2,407	666	661	4,414	0.5	6.90	349
4911.01	3,931	1,179	1,170	1,947	2.0	3.04	1,292
4911.02	3,745	1,131	1,122	828	4.5	1.29	2,895
4911.03	6,828	2,132	2,115	472	14.5	0.74	9,265
4912.01	6,484	2,325	2,300	521	12.5	0.81	7,968
4912.02	1,767	840	810	190	9.3	0.30	5,940
4913.01	7,231	2,147	2,105	3,981	1.8	6.22	1,163
4913.02	3,826	1,440	1,395	303	12.6	0.47	8,084
4913.03	4,783	1,507	1,477	247	19.3	0.39	12,377
4914.01	4,749	1,884	1,852	327	14.5	0.51	9,290
4914.02	4,274	1,415	1,399	306	14.0	0.48	8,932
4914.03	4,011	1,154	1,144	429	9.4	0.67	5,990
4914.04	4,083	1,334	1,319	390	10.5	0.61	6,705
4914.05	3,112	836	828	423	7.4	0.66	4,709
4915.01	7,148	2,394	2,360	635	11.3	0.99	7,210
4915.02	7,414	2,134	2,119	1,440	5.1	2.25	3,295
4916.01	5,163	1,584	1,571	464	11.1	0.72	7,127
4916.02	5,404	1,586	1,575	554	9.8	0.86	6,247
4917.01	3,778	1,933	1,882	340	11.1	0.53	7,112
4917.02	7,597	3,352	3,255	564	13.5	0.88	8,619
4917.03	5,386	2,640	2,525	382	14.1	0.60	9,024
4917.04	4,968	2,210	2,143	331	15.0	0.52	9,598

(Continued)

Table 3.9

**2018 Population, Housing Units and Households by Census Tract
Fairfax County, January 2018**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4917.05	3,624	945	934	943	3.8	1.47	2,459
4918.01	2,404	1,085	1,055	288	8.4	0.45	5,347
4918.02	3,132	1,161	1,149	417	7.5	0.65	4,804
4918.03	6,684	2,625	2,571	715	9.3	1.12	5,981
4920	6,908	2,189	2,167	5,872	1.2	9.17	753
4921	6,770	2,228	2,212	7,633	0.9	11.93	568
4922.01	3,085	1,040	1,031	7,930	0.4	12.39	249
4922.02	7,211	2,212	2,192	1,461	4.9	2.28	3,158
4922.03	4,246	1,276	1,264	1,193	3.6	1.86	2,277
4923	3,533	1,101	1,086	525	6.7	0.82	4,307
4924	4,758	1,800	1,774	906	5.3	1.42	3,360
4925	4,526	1,418	1,405	11,148	0.4	17.42	260
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
Fairfax County	1,152,873	418,250	409,563	259,975	4.4	406.21	2,838

Source: Fairfax County Department of Management and Budget, 2018.

Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

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, and etc.). The population forecasts are summarized by supervisor district and town, planning district, human services region, ZIP Code, sewershed, and census tract.

For detailed methodology, please refer to Appendix A.

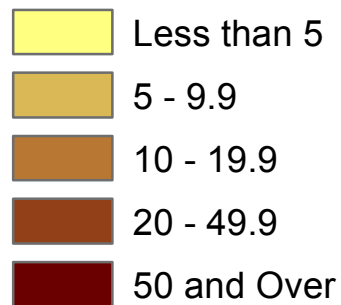
Fairfax County, Virginia January 2018



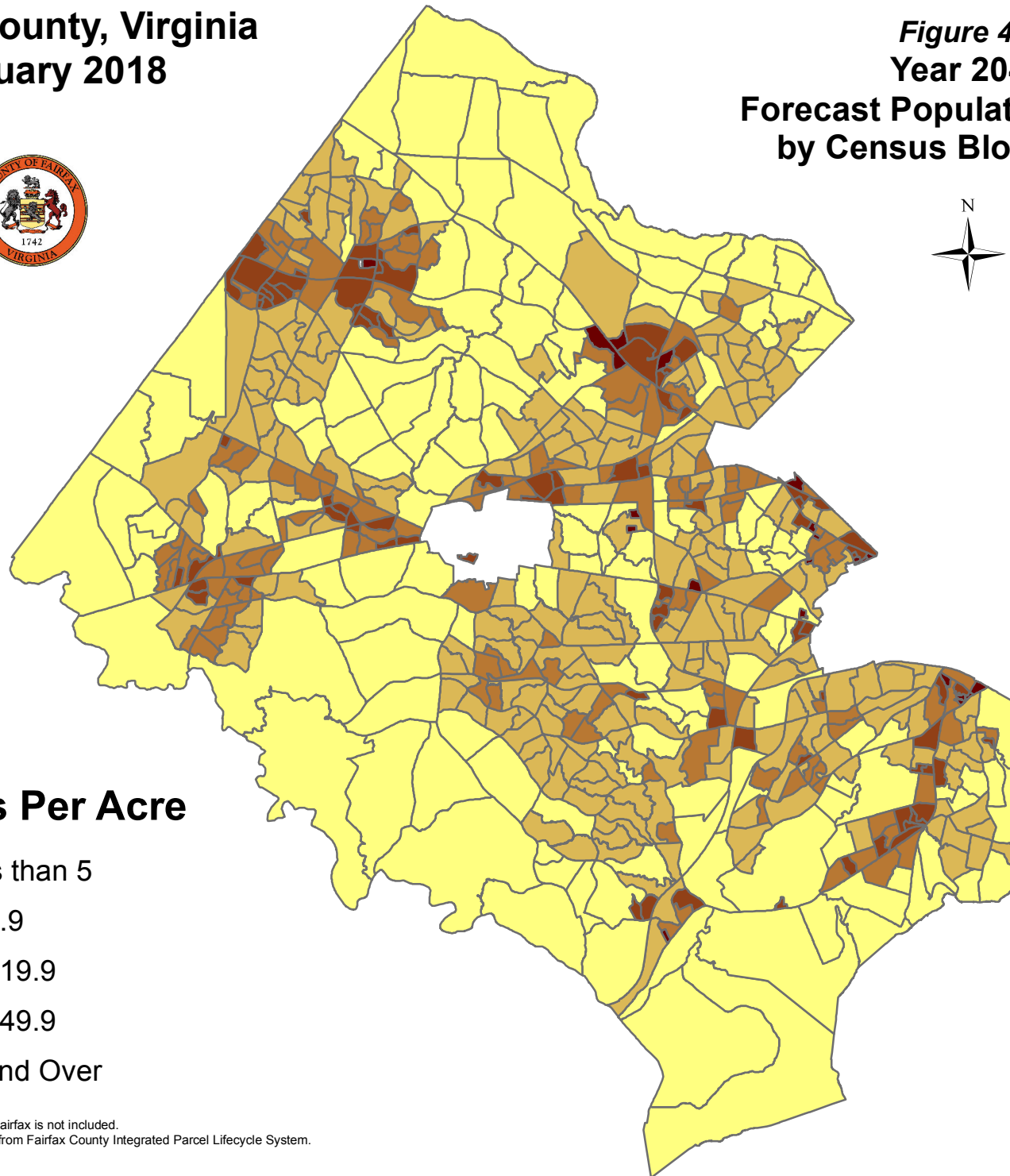
Figure 4.1
Year 2045
Forecast Population Density
by Census Block Group



Persons Per Acre



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



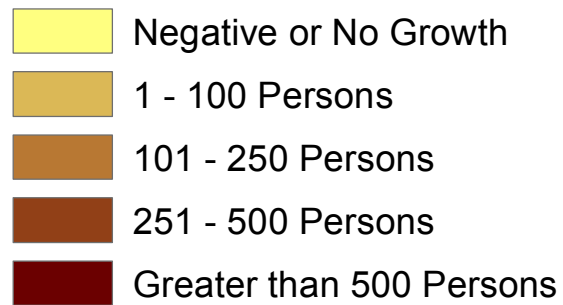
Fairfax County, Virginia January 2018



Figure 4.2
2018 - 2045
Forecast Population Growth
by Census Block Group



Population Growth



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

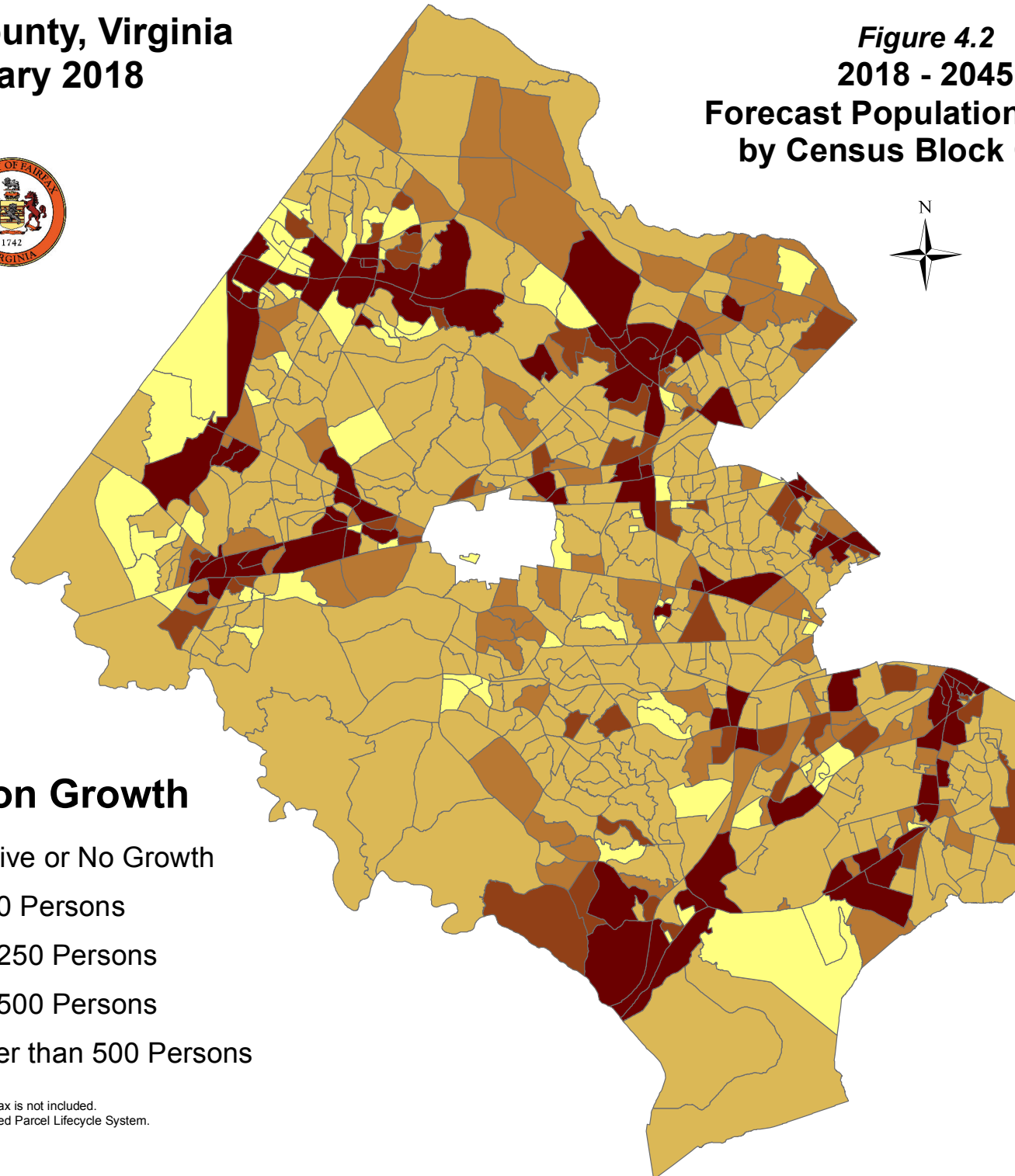


Table 4.1

**Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2018**

Supervisor District	2010	2018	2020	2025	2030	2035	2040	2045
Braddock	118,484	124,141	124,822	125,425	126,244	127,215	128,103	128,759
Dranesville 1/	119,740	125,044	127,624	135,341	141,826	146,720	151,171	154,514
Hunter Mill 2/	122,623	130,581	134,679	139,423	151,002	165,451	178,795	189,038
Lee	118,949	123,743	123,924	126,161	131,996	138,729	145,217	149,943
Mason	115,991	116,035	116,261	117,738	121,832	126,658	131,088	134,503
Mount Vernon	121,121	131,018	129,724	134,641	140,423	145,534	150,284	153,947
Providence	121,982	143,401	146,823	160,311	172,769	184,486	195,334	203,696
Springfield 3/	118,212	124,359	124,513	125,307	127,043	128,856	130,602	131,925
Sully	124,624	134,551	135,946	141,662	145,643	149,394	152,834	155,474
Fairfax County	1,081,726	1,152,873	1,164,315	1,206,007	1,258,778	1,313,042	1,363,429	1,401,797

Table 4.2

**Historical Estimated and Forecasted Population by Town
Fairfax County, January 2018**

Town	2010	2018	2020	2025	2030	2035	2040	2045
Town of Clifton	282	281	284	284	284	284	284	284
Town of Herndon	23,292	22,050	22,325	23,760	24,967	25,745	26,392	26,874
Town of Vienna	15,687	16,618	16,749	16,782	16,782	16,782	16,782	16,782
Towns Total	39,261	38,949	39,358	40,826	42,033	42,811	43,459	43,940

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Management and Budget 2018 through 2045.

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 Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 4.3
Historical, Estimated and Forecasted Population by Planning District
Fairfax County, January 2018

Planning District	1990	2000	2010	2018	2020	2025	2030	2035	2040	2045
Annandale	66,329	70,152	74,386	75,575	75,743	76,882	77,977	79,020	79,999	80,769
Baileys	38,392	43,989	45,851	45,287	45,350	45,859	48,806	52,508	55,871	58,464
Bull Run	66,234	107,798	124,691	131,605	132,785	136,947	140,513	144,260	147,770	150,422
Fairfax	45,244	56,024	70,566	78,539	79,123	79,845	81,108	82,425	83,671	84,603
Jefferson	42,859	48,092	53,819	60,608	61,940	62,606	64,006	65,623	67,120	68,277
Lincolnia	14,010	16,819	18,483	19,255	19,266	19,300	19,417	19,574	19,734	19,847
Lower Potomac	24,371	23,769	34,335	40,242	40,466	41,206	42,565	44,207	45,705	46,861
McLean	58,747	63,278	69,607	78,716	80,802	93,235	102,782	110,974	118,629	124,567
Mount Vernon	82,483	86,944	95,581	99,543	97,999	102,945	109,880	116,292	122,260	126,833
Pohick 1/	127,040	137,166	137,045	142,136	142,344	142,819	143,721	144,678	145,601	146,314
Rose Hill	34,520	45,646	50,589	52,936	53,036	53,832	55,117	56,500	57,992	58,923
Springfield	39,919	48,736	55,708	57,307	57,356	57,810	59,612	61,808	63,870	65,446
Upper Potomac 2/	125,169	162,010	185,094	198,742	204,528	216,903	231,734	246,469	259,868	270,018
Vienna 3/	53,267	59,326	65,971	72,383	73,578	75,778	81,228	88,046	94,362	99,230
Fairfax County	818,584	969,749	1,081,726	1,152,873	1,164,315	1,205,968	1,258,464	1,312,384	1,362,451	1,400,574

Source: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Management and Budget, 2018 through 2045.

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 2018

Human Services Region	2018	2020	2025	2030	2035	2040	2045
Region 1	257,451	256,313	263,309	274,820	286,603	297,789	306,124
Region 2	250,390	252,950	256,357	262,829	270,490	277,559	283,026
Region 3 1/	331,401	339,734	365,311	394,605	423,702	450,483	470,951
Region 4 2/	313,630	315,319	321,030	326,524	332,247	337,599	341,696
Fairfax County	1,152,873	1,164,315	1,206,007	1,258,778	1,313,042	1,363,429	1,401,797

Source: Fairfax County Department of Management and Budget 2018 through 2045.

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 2018

ZIP Code	2018	2020	2025	2030	2035	2040	2045
20120	43,026	43,290	43,940	44,665	45,532	46,375	47,007
20121	30,245	30,257	30,368	30,976	31,739	32,452	32,988
20124	15,934	15,965	15,977	15,990	15,994	16,001	16,002
20151	22,047	22,876	26,094	28,008	29,790	31,413	32,674
20152	3	3	3	3	3	3	3
20164	3	3	3	3	3	3	3
20170	40,089	40,405	42,003	43,679	44,879	46,021	46,794
20171	51,461	53,452	60,561	65,435	68,686	71,450	73,528
20190	20,567	23,094	24,544	28,463	33,312	37,788	41,226
20191	29,533	30,512	31,995	35,660	40,233	44,454	47,692
20194	14,446	14,446	14,466	14,606	14,782	14,944	15,071
20196			22	179	376	557	697
22003	56,799	56,952	58,082	59,174	60,217	61,190	61,953
22015	43,933	43,958	44,038	44,153	44,296	44,438	44,534
22027	2,345	2,352	2,383	2,530	2,728	2,914	3,044
22030	42,513	42,622	43,244	44,034	44,795	45,520	46,033
22031	33,566	35,366	36,772	37,963	39,316	40,566	41,542
22032	29,084	29,139	29,325	29,613	29,917	30,162	30,354
22033	40,465	40,283	40,915	41,981	43,304	44,540	45,490
22035	556	1,055	1,112	1,112	1,112	1,112	1,112
22039	19,231	19,252	19,297	19,519	19,721	19,937	20,126
22041	27,398	27,440	27,693	29,322	31,407	33,283	34,726
22042	33,124	33,163	33,239	33,610	34,076	34,506	34,842

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2018

ZIP Code	2018	2020	2025	2030	2035	2040	2045
22043	25,375	25,521	25,660	26,024	26,469	26,899	27,228
22044	11,106	11,118	11,365	12,643	14,212	15,653	16,768
22046	5,283	5,318	5,335	5,407	5,499	5,586	5,656
22060	11,201	11,202	11,220	11,344	11,493	11,633	11,743
22066	19,168	19,356	19,697	19,821	19,963	20,094	20,207
22067	306	306	306	306	306	306	306
22079	35,583	35,858	36,798	38,161	39,732	41,165	42,276
22101	30,223	30,748	31,210	31,779	32,465	33,145	33,692
22102	28,643	29,492	39,770	46,902	52,124	56,972	60,729
22124	18,842	18,882	18,908	18,986	19,073	19,164	19,236
22150	28,457	28,493	28,796	30,437	32,482	34,384	35,855
22151	17,506	17,516	17,528	17,549	17,577	17,605	17,630
22152	28,716	28,716	28,732	28,819	28,924	29,023	29,094
22153	32,962	32,995	33,077	33,266	33,478	33,701	33,855
22180	27,496	27,915	28,028	28,365	28,790	29,180	29,485
22181	15,776	15,812	15,863	16,074	16,306	16,576	16,759
22182	28,744	29,487	32,069	38,150	45,767	52,770	58,177
22203	324	324	324	324	324	324	324
22204	46	46	46	46	47	47	48
22205			2	17	35	51	64
22206	7	7	7	7	7	7	7
22207	136	139	139	144	149	155	159
22213	3	3	3	4	4	5	6

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2018

ZIP Code	2018	2020	2025	2030	2035	2040	2045
22302	1,610	1,610	1,610	1,614	1,618	1,622	1,625
22303	15,544	13,904	16,890	19,468	21,366	23,133	24,478
22304	351	351	351	351	351	351	351
22306	31,530	31,567	32,980	35,730	38,416	40,919	42,844
22307	10,850	10,855	10,881	11,051	11,262	11,459	11,611
22308	13,592	13,626	13,658	13,757	13,861	13,971	14,069
22309	34,372	34,395	34,880	36,275	37,848	39,316	40,413
22310	29,232	29,261	29,437	30,106	30,947	31,714	32,291
22311	1,652	1,658	1,662	1,676	1,692	1,707	1,718
22312	23,770	23,781	23,814	23,926	24,074	24,229	24,336
22315	28,098	28,170	28,884	29,571	30,163	30,930	31,315
Fairfax County	1,152,873	1,164,315	1,206,007	1,258,778	1,313,042	1,363,429	1,401,797

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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.

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2018

Sewershed	2018	2020	2025	2030	2035	2040	2045
A1	34,341	34,448	38,107	40,802	41,583	42,050	42,364
A2	9,988	11,345	13,917	15,590	17,429	19,133	20,434
A3	4,364	4,363	4,408	4,727	5,120	5,488	5,766
B1	6,336	6,486	7,425	10,383	14,083	17,493	20,113
B2	24,665	25,422	25,846	28,095	30,743	33,289	35,158
B3	2,899	2,944	3,016	3,041	3,071	3,103	3,131
B5	22,047	22,322	23,757	24,964	25,741	26,389	26,871
C1	3,680	3,703	3,713	3,734	3,760	3,783	3,802
C2	3,825	3,871	3,930	3,961	3,991	4,019	4,042
D1	10,422	10,577	10,933	11,011	11,096	11,174	11,245
D2	26,491	28,979	30,542	33,245	36,572	39,642	42,001
D3	82,070	83,739	90,083	98,076	107,348	115,884	122,478
E1	21,894	22,205	29,370	35,000	39,088	42,878	45,812
E2	2,259	2,280	2,298	2,321	2,348	2,390	2,441
F	7,870	8,095	8,240	8,507	8,831	9,137	9,377
G1	36,811	37,105	37,433	38,129	38,985	39,808	40,449
G2	3,326	3,368	3,435	3,489	3,544	3,612	3,653
G3	2,254	2,282	2,300	2,339	2,398	2,437	2,477
G4	967	977	978	1,020	1,062	1,114	1,145
H1	15,190	15,221	15,587	17,774	20,481	22,976	24,904
H2	6,756	6,755	6,755	6,755	6,808	6,808	6,808
H3	913	939	954	987	1,029	1,070	1,100
I1	75,955	76,352	76,736	78,352	80,376	82,248	83,685

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2018

Sewershed	2018	2020	2025	2030	2035	2040	2045
I2	3,583	3,594	3,606	3,674	3,758	3,839	3,903
I3	63,523	63,619	64,028	65,612	67,617	69,478	70,904
I4	240	240	240	241	243	244	245
I5	975	980	985	1,012	1,046	1,078	1,103
I6	6	6	6	6	6	6	6
J1	22,109	20,437	22,713	24,680	26,080	27,407	28,395
J2	7,668	7,701	9,267	11,333	13,307	15,114	16,510
J3	6,018	6,028	6,078	6,458	6,911	7,342	7,667
J4	3,928	3,931	3,932	3,936	3,943	3,949	3,954
K	48,028	48,094	48,746	50,329	51,908	53,403	54,556
L	52,741	52,853	53,964	55,742	57,562	59,447	60,699
M0	7,016	7,024	7,038	7,103	7,185	7,260	7,318
M1	12,928	12,945	12,966	13,136	13,337	13,533	13,691
M2	83,311	85,243	87,615	89,593	91,583	93,476	94,925
M3	19,616	19,636	19,645	19,668	19,697	19,727	19,748
M4	22,093	22,104	22,137	22,314	22,522	22,721	22,874
M5	11,935	11,945	11,972	12,027	12,101	12,170	12,225
M6	20,190	20,218	20,530	21,674	23,040	24,327	25,322
M7	1,063	1,064	1,071	1,109	1,157	1,201	1,235
M8	9,235	9,242	9,297	9,382	9,483	9,580	9,656
M9	17,844	18,351	18,506	19,132	19,925	20,674	21,225
N1	129,515	129,769	130,606	131,972	133,563	135,002	136,077
N2	18,974	18,982	19,033	19,280	19,502	19,768	19,958
O1	1,465	1,481	1,486	1,486	1,486	1,486	1,486

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2018

Sewershed	2018	2020	2025	2030	2035	2040	2045
P	190	190	197	252	318	381	430
P1	2,453	2,489	2,643	2,831	3,073	3,290	3,458
P2	529	529	529	529	529	529	529
P3	3,862	3,869	3,928	4,072	4,177	4,275	4,372
P4	219	221	222	222	222	222	222
P5	1,027	1,027	1,027	1,029	1,032	1,034	1,035
Q1	7,842	7,894	8,015	8,068	8,117	8,155	8,192
R1	9,092	9,124	9,138	9,165	9,189	9,219	9,239
R2	885	885	886	892	901	909	915
R3	281	284	284	284	284	284	284
R4	1,017	1,031	1,036	1,036	1,036	1,036	1,036
S1	34,586	34,640	34,846	35,363	35,960	36,521	36,918
S2	1,251	1,267	1,279	1,291	1,299	1,307	1,313
T1	7,294	7,672	8,004	8,331	8,747	9,148	9,455
T2	27,628	28,448	31,612	33,278	34,737	36,055	37,097
T3	19,250	19,250	19,251	19,257	19,263	19,270	19,275
T4	27,715	27,524	28,448	29,232	30,025	30,776	31,342
T5	29,184	29,422	30,105	31,031	32,139	33,213	34,020
T6	718	760	779	779	779	779	779
T7	8,523	8,526	8,548	8,639	8,763	8,866	8,947
Fairfax County	1,152,873	1,164,315	1,206,007	1,258,778	1,313,042	1,363,429	1,401,797

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4151	3,667	3,667	4,422	5,179	5,790	6,356	6,792
4152	3,309	3,312	3,313	3,320	3,329	3,338	3,345
4153	4,118	4,126	4,130	4,178	4,222	4,273	4,311
4154.01	4,735	4,735	5,052	5,373	5,405	5,437	5,462
4154.02	2,685	2,688	2,707	2,755	2,809	2,871	2,915
4155	6,296	6,326	6,436	6,499	6,554	6,605	6,658
4156	2,735	2,756	2,781	2,861	2,941	3,023	3,097
4157	4,079	4,087	4,091	4,096	4,101	4,108	4,114
4158	4,792	4,793	4,795	4,805	4,819	4,833	4,846
4159	3,235	3,240	3,243	3,260	3,279	3,299	3,316
4160	6,022	6,022	6,061	6,308	6,616	6,910	7,130
4161	3,847	3,851	3,894	4,155	4,482	4,789	5,031
4162	6,223	6,223	6,223	6,223	6,223	6,223	6,223
4163	2,387	2,406	2,417	2,441	2,471	2,499	2,520
4201	3,970	3,974	3,975	3,982	3,990	3,999	4,005
4202.01	3,705	3,710	3,724	3,768	3,828	3,873	3,900
4202.02	2,129	2,129	2,131	2,146	2,165	2,182	2,194
4202.03	2,781	2,779	2,833	3,141	3,529	3,887	4,162
4203	6,189	6,195	6,214	6,357	6,529	6,702	6,822
4204	3,600	1,925	3,919	4,897	5,164	5,414	5,606
4205.01	1,468	1,468	1,483	1,570	1,673	1,761	1,835
4205.02	1,691	1,691	1,863	2,008	2,113	2,207	2,280
4205.03	3,453	3,454	3,528	4,021	4,655	5,230	5,675

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4206	4,719	4,750	5,453	6,008	6,412	6,800	7,088
4207	4,213	4,213	4,217	4,236	4,263	4,290	4,310
4208	3,805	3,805	3,809	3,900	3,999	4,095	4,163
4210.01	3,045	3,045	3,053	3,100	3,156	3,209	3,250
4210.02	5,173	5,187	5,366	6,225	7,300	8,300	9,075
4211.01	6,034	6,038	6,113	6,148	6,139	6,149	6,141
4211.02	3,797	3,797	3,821	3,880	3,941	4,048	4,081
4211.03	5,262	5,339	5,947	6,509	7,038	7,551	7,927
4212	1,919	1,919	1,919	1,919	1,919	1,919	1,919
4213	3,793	3,793	3,795	3,796	3,794	3,798	3,798
4214	7,427	7,430	7,602	8,844	10,390	11,819	12,908
4215	6,921	6,921	7,015	7,716	8,592	9,396	10,018
4216	6,052	6,055	6,129	6,376	6,704	7,018	7,238
4217.01	4,759	4,759	4,764	4,798	4,841	4,881	4,911
4217.02	4,604	4,612	4,615	4,619	4,623	4,627	4,629
4218	5,870	5,873	6,192	6,776	7,321	7,811	8,177
4219	3,384	3,385	3,393	3,431	3,479	3,523	3,557
4220	4,052	4,063	4,116	4,360	4,647	4,907	5,129
4221.01	7,206	7,206	7,248	7,426	7,653	7,844	8,007
4221.02	6,672	6,696	6,923	7,454	8,029	8,585	8,991
4222.01	4,189	4,304	4,521	4,623	4,766	4,883	4,973
4222.02	6,379	6,436	6,622	6,880	7,226	7,541	7,772
4223.01	3,040	3,040	3,062	3,144	3,240	3,360	3,422

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4223.02	5,681	5,695	5,751	5,852	5,973	6,111	6,196
4224.01	2,139	2,139	2,135	2,072	1,990	1,929	1,870
4224.02	5,452	5,452	5,454	5,366	5,246	5,175	5,086
4224.03	2,486	2,495	2,533	2,613	2,710	2,813	2,880
4301.01	4,650	4,656	4,669	4,700	4,732	4,755	4,776
4301.02	2,812	2,835	2,851	2,868	2,885	2,899	2,911
4302.01	4,634	4,634	4,646	4,688	4,754	4,805	4,845
4302.02	5,113	5,128	5,168	5,224	5,316	5,391	5,448
4302.03	2,709	2,709	2,716	2,742	2,780	2,813	2,837
4304	7,272	7,275	7,275	7,276	7,276	7,276	7,277
4305	1,644	1,644	1,645	1,645	1,646	1,647	1,648
4306	7,558	7,559	7,639	8,220	8,946	9,616	10,130
4307	2,822	2,825	2,831	2,873	2,926	2,974	3,011
4308.01	4,274	4,273	4,273	4,273	4,273	4,273	4,273
4308.02	3,880	3,881	3,881	3,881	3,881	3,881	3,881
4309.01	4,297	4,298	4,306	4,367	4,447	4,517	4,571
4309.02	3,486	3,486	3,488	3,497	3,508	3,521	3,531
4310.01	4,685	4,697	4,734	4,804	4,886	4,970	5,028
4310.02	2,139	2,139	2,140	2,141	2,142	2,143	2,144
4313	4,207	4,207	4,208	4,214	4,222	4,230	4,235
4314	4,635	4,635	4,635	4,644	4,647	4,656	4,657
4315	5,397	5,395	5,403	5,414	5,424	5,436	5,444
4316	8,933	8,949	8,985	9,138	9,321	9,497	9,634

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4318.01	4,313	4,313	4,315	4,335	4,360	4,383	4,401
4318.02	3,409	3,416	3,425	3,367	3,311	3,259	3,211
4319	3,302	3,302	3,303	3,305	3,309	3,312	3,314
4320	3,355	3,355	3,355	3,355	3,355	3,355	3,355
4321	3,696	3,695	3,695	3,695	3,695	3,695	3,695
4322.01	1,825	1,825	1,825	1,825	1,825	1,825	1,825
4322.02	4,701	4,702	4,729	4,794	4,865	4,930	4,981
4323	5,473	5,479	5,481	5,494	5,510	5,525	5,536
4324.01	3,615	3,615	3,615	3,616	3,618	3,620	3,621
4324.02	5,226	5,225	5,227	5,237	5,250	5,261	5,270
4325	5,822	5,823	5,833	5,850	5,863	5,874	5,883
4326	5,187	5,198	5,205	5,223	5,244	5,265	5,280
4327.01	3,233	3,244	3,251	3,256	3,262	3,267	3,271
4327.02	4,311	4,318	4,334	4,346	4,362	4,377	4,388
4328	2,237	2,240	2,252	2,259	2,279	2,298	2,304
4401	8,136	8,139	8,146	8,173	8,210	8,249	8,275
4402.01	5,043	6,033	6,440	6,693	6,878	7,043	7,172
4402.02	6,099	6,110	6,113	6,122	6,131	6,142	6,153
4403	2,759	2,759	2,760	2,770	2,782	2,793	2,803
4405.01	5,076	5,084	5,091	5,134	5,189	5,240	5,279
4405.02	9,650	9,650	9,758	9,846	9,872	9,890	9,902
4406	3,215	3,226	3,234	3,249	3,269	3,287	3,301
4407.01	2,771	2,772	2,772	2,774	2,778	2,781	2,783

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4407.02	5,269	5,271	5,272	5,277	5,283	5,291	5,296
4408	6,480	6,499	6,510	6,551	6,601	6,653	6,697
4501	5,279	5,282	5,286	5,294	5,305	5,315	5,323
4502	4,180	4,180	4,182	4,194	4,209	4,224	4,236
4503	5,744	5,705	5,714	5,756	5,808	5,858	5,898
4504	2,731	2,735	2,752	2,772	2,799	2,824	2,843
4505	2,854	2,865	2,867	2,867	2,867	2,867	2,867
4506.01	3,742	3,750	3,761	3,844	3,945	4,042	4,116
4506.02	4,307	4,356	4,372	4,447	4,542	4,630	4,699
4507.01	3,287	3,287	3,288	3,297	3,308	3,319	3,328
4507.02	4,338	4,338	5,005	5,421	5,626	5,818	5,967
4508	3,433	3,436	3,482	3,738	4,050	4,337	4,559
4509	1,728	1,731	1,732	1,733	1,736	1,738	1,740
4510	2,671	2,671	2,672	2,674	2,678	2,681	2,684
4511	2,197	2,201	2,202	2,206	2,210	2,214	2,219
4512	1,649	1,655	1,669	1,678	1,690	1,701	1,710
4513	2,242	2,244	2,272	2,472	2,721	2,953	3,131
4514	2,640	2,639	2,777	3,331	3,993	4,604	5,073
4515.01	5,632	5,639	5,714	6,267	6,961	7,595	8,089
4515.02	5,582	5,582	5,687	6,445	7,394	8,270	8,941
4516.01	5,469	5,472	5,545	6,066	6,712	7,310	7,770
4516.02	2,793	2,793	2,797	2,811	2,826	2,840	2,851
4518	3,424	3,427	3,429	3,438	3,450	3,461	3,470

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4519	6,644	6,648	6,660	6,728	6,828	6,909	6,978
4520	2,865	2,873	2,893	3,026	3,193	3,350	3,472
4521.01	5,315	5,316	5,325	5,344	5,366	5,391	5,412
4521.02	3,111	3,175	3,309	3,321	3,336	3,351	3,363
4522	6,260	6,263	6,271	6,306	6,349	6,390	6,421
4523.01	3,513	3,514	3,523	3,563	3,608	3,646	3,678
4523.02	4,927	4,985	5,204	5,296	5,412	5,519	5,601
4524	6,950	6,956	6,965	6,967	6,969	6,972	6,974
4525.01	3,746	3,750	3,755	3,777	3,805	3,833	3,857
4525.02	5,397	5,400	5,403	5,411	5,421	5,431	5,438
4526	6,176	6,176	6,194	6,233	6,278	6,346	6,381
4527	5,744	5,774	5,831	6,071	6,371	6,646	6,859
4528.01	4,752	4,760	4,774	4,861	4,989	5,090	5,167
4528.02	3,163	3,163	3,163	3,163	3,196	3,196	3,196
4601	4,616	4,617	4,618	4,618	4,618	4,618	4,618
4602	4,146	4,169	4,178	4,182	4,186	4,190	4,194
4603	2,887	2,896	2,933	3,087	3,303	3,488	3,642
4604	5,049	5,249	6,142	9,001	12,591	15,900	18,442
4605.01	2,658	2,661	2,816	3,967	5,403	6,711	7,736
4605.02	8,567	8,577	8,658	9,179	9,825	10,431	10,887
4606	4,045	4,052	4,068	4,151	4,261	4,363	4,437
4607.01	3,618	3,635	3,637	3,637	3,637	3,637	3,637
4607.02	4,591	4,633	4,646	4,646	4,646	4,646	4,646

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4608	3,429	3,461	3,470	3,470	3,470	3,470	3,470
4609	2,535	2,552	2,555	2,555	2,555	2,555	2,555
4610	2,446	2,469	2,474	2,474	2,474	2,474	2,474
4611	7,714	7,729	7,755	7,839	7,946	8,070	8,158
4612.01	4,858	4,880	4,886	4,888	4,891	4,894	4,897
4612.02	6,291	6,295	6,335	6,457	6,619	6,783	6,887
4615	7,071	7,087	7,111	7,244	7,378	7,536	7,642
4616.01	7,970	8,508	8,884	9,331	9,889	10,395	10,803
4616.02	8,262	8,538	8,680	9,484	10,492	11,420	12,133
4617	6,786	7,032	7,582	7,601	7,625	7,647	7,665
4618.01	1,083	1,082	1,083	1,084	1,085	1,086	1,087
4618.02	5,572	5,575	5,592	5,716	5,862	6,005	6,116
4619.01	4,087	4,101	4,105	4,132	4,167	4,199	4,224
4619.02	1,661	1,661	1,664	1,685	1,711	1,735	1,753
4701	2,894	2,944	2,971	3,023	3,104	3,156	3,209
4703	3,287	3,320	3,381	3,508	3,634	3,792	3,886
4704	4,571	4,595	4,626	4,690	4,776	4,861	4,941
4705	5,592	5,797	5,886	6,096	6,352	6,598	6,794
4706	3,153	3,182	3,245	3,327	3,423	3,523	3,606
4707	5,313	5,377	5,395	5,419	5,448	5,476	5,499
4708	2,940	3,034	3,194	3,202	3,211	3,221	3,232
4709	7,548	7,613	7,631	7,654	7,680	7,712	7,739
4710	2,121	2,149	2,197	2,465	2,799	3,115	3,349

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4711	7,107	7,196	7,235	7,270	7,311	7,351	7,384
4712.01	2,819	2,902	5,525	7,047	7,862	8,612	9,189
4712.02	5,484	5,484	9,094	11,419	12,467	13,443	14,185
4713.01	4,090	4,090	4,090	4,090	4,090	4,090	4,090
4713.03	3,784	3,785	3,798	3,863	3,943	4,018	4,076
4713.04	2,033	2,039	2,056	2,062	2,070	2,079	2,087
4714.01	3,360	3,366	3,369	3,378	3,389	3,399	3,407
4714.02	3,471	3,484	3,508	3,527	3,551	3,573	3,591
4801	4,820	4,855	4,886	4,931	4,979	5,026	5,065
4802.01	4,757	4,769	4,780	4,822	4,873	4,944	5,024
4802.02	6,913	7,830	12,295	15,297	18,308	21,079	23,217
4802.03	3,362	3,362	3,446	4,054	4,814	5,515	6,053
4803	8,596	8,992	10,083	11,253	12,704	14,042	15,082
4804.01	5,337	5,379	5,425	5,445	5,469	5,494	5,513
4804.02	6,995	7,063	7,159	7,199	7,242	7,285	7,322
4805.01	3,736	3,771	3,834	3,856	3,865	3,888	3,888
4805.02	6,417	6,416	6,416	6,481	6,481	6,544	6,544
4805.03	3,538	3,538	3,568	3,617	3,627	3,656	3,660
4805.04	2,001	2,000	2,000	2,004	2,007	2,010	2,010
4805.05	3,850	3,850	3,865	3,970	4,102	4,223	4,316
4808.01	4,589	4,646	4,660	4,660	4,660	4,660	4,660
4808.02	3,575	3,575	3,575	3,575	3,575	3,575	3,575
4809.01	6,299	6,406	6,785	6,785	6,785	6,785	6,785

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4809.02	3,643	3,754	4,797	6,004	6,782	7,429	7,911
4809.03	3,940	3,940	3,940	3,940	3,940	3,940	3,940
4810	5,086	5,086	5,131	5,449	5,843	6,211	6,489
4811.01	2,134	2,495	4,221	4,558	4,728	4,886	5,007
4811.02	3,238	3,238	3,238	3,238	3,238	3,238	3,238
4811.03	3,347	3,347	3,347	3,348	3,350	3,351	3,352
4811.04	2,623	2,623	2,623	2,623	2,623	2,623	2,623
4811.05	5,486	5,485	5,490	5,525	5,569	5,610	5,642
4811.06	5,813	5,822	5,824	5,824	5,824	5,824	5,824
4812.01	1,502	1,502	1,666	2,855	4,342	5,713	6,766
4812.02	6,366	6,366	6,597	8,263	10,347	12,269	13,745
4814	6,392	6,473	6,690	6,877	7,111	7,330	7,496
4815	2,342	2,347	2,348	2,348	2,348	2,348	2,348
4816	3,641	3,655	3,666	3,667	3,667	3,668	3,668
4817.01	6,365	6,364	6,366	6,381	6,400	6,419	6,435
4817.02	4,177	4,181	4,186	4,209	4,239	4,266	4,289
4819	5,950	6,072	6,643	7,120	7,677	8,191	8,582
4820.01	5,467	5,473	5,501	5,526	5,550	5,574	5,597
4820.02	3,800	3,800	3,810	3,887	3,983	4,072	4,140
4821	2,893	2,893	2,924	3,145	3,421	3,676	3,872
4822.01	2,096	2,097	2,110	2,207	2,329	2,442	2,528
4822.02	5,026	6,674	7,124	8,193	9,532	10,766	11,713
4822.03	5,339	6,098	6,477	8,481	10,975	13,281	15,053

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4823.01	4,892	5,788	6,680	7,453	8,411	9,297	9,975
4823.02	4,629	4,629	4,629	4,629	4,629	4,629	4,629
4823.03	3,393	3,393	3,402	3,469	3,551	3,627	3,685
4824	2,280	2,280	2,322	2,625	3,004	3,353	3,623
4825.01	12,239	13,859	19,217	23,569	26,425	28,823	30,616
4825.02	3,084	3,083	3,083	3,084	3,084	3,085	3,085
4825.03	5,106	5,106	5,112	5,147	5,193	5,234	5,266
4825.04	5,569	5,572	5,573	5,598	5,624	5,647	5,665
4826.01	7,468	7,471	7,480	7,509	7,545	7,589	7,613
4826.02	7,964	7,773	8,251	8,415	8,605	8,775	8,919
4901.01	5,182	5,182	5,189	5,241	5,308	5,372	5,419
4901.03	5,946	6,747	9,795	11,012	11,891	12,701	13,326
4905.01	3,303	3,303	3,316	3,408	3,525	3,631	3,714
4905.02	6,859	6,903	6,988	7,089	7,135	7,204	7,235
4910	2,407	2,442	2,458	2,458	2,458	2,458	2,458
4911.01	3,931	3,931	3,931	3,931	3,931	3,931	3,931
4911.02	3,745	3,745	3,745	3,745	3,745	3,746	3,746
4911.03	6,828	6,828	6,829	6,830	6,831	6,833	6,834
4912.01	6,484	6,484	6,550	7,008	7,521	8,039	8,426
4912.02	1,767	1,991	2,514	2,516	2,517	2,518	2,519
4913.01	7,231	7,242	7,263	7,337	7,435	7,518	7,583
4913.02	3,826	3,826	3,865	4,038	4,276	4,489	4,655
4913.03	4,783	4,783	4,813	5,003	5,230	5,451	5,613

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4914.01	4,749	4,749	4,756	4,823	4,893	4,968	5,018
4914.02	4,274	4,275	4,276	4,284	4,295	4,305	4,313
4914.03	4,011	4,011	4,011	4,011	4,012	4,012	4,012
4914.04	4,083	4,083	4,083	4,088	4,095	4,101	4,105
4914.05	3,112	3,112	3,112	3,122	3,143	3,153	3,164
4915.01	7,148	7,149	7,192	7,440	7,752	8,049	8,265
4915.02	7,414	7,428	7,446	7,468	7,517	7,551	7,589
4916.01	5,163	5,180	5,263	5,464	5,725	5,954	6,133
4916.02	5,404	5,404	5,420	5,545	5,720	5,862	5,989
4917.01	3,778	3,778	3,821	4,083	4,405	4,725	4,966
4917.02	7,597	7,597	7,677	8,269	9,012	9,692	10,211
4917.03	5,386	5,886	5,962	6,099	6,271	6,432	6,553
4917.04	4,968	4,968	5,344	5,515	5,548	5,580	5,605
4917.05	3,624	3,658	3,742	3,870	4,039	4,187	4,291
4918.01	2,404	2,404	2,405	2,414	2,425	2,436	2,444
4918.02	3,132	3,132	3,133	3,136	3,139	3,142	3,145
4918.03	6,684	6,685	6,690	6,703	6,723	6,745	6,757
4920	6,908	6,923	6,931	6,933	6,935	6,938	6,939
4921	6,770	6,779	6,802	6,855	6,889	6,941	6,963
4922.01	3,085	3,127	3,244	3,290	3,333	3,365	3,398
4922.02	7,211	7,214	7,210	7,316	7,411	7,513	7,623
4922.03	4,246	4,252	4,312	4,461	4,571	4,675	4,778
4923	3,533	3,535	3,558	3,673	3,812	3,944	4,037

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4924	4,758	4,758	4,768	4,739	4,695	4,677	4,643
4925	4,526	4,556	4,571	4,591	4,609	4,625	4,639
9801							
9802							
9803							
Fairfax County	1,152,873	1,164,315	1,206,007	1,258,778	1,313,042	1,363,429	1,401,797

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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

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 2018

Supervisor District	2018	2020	2025	2030	2035	2040	2045
Braddock	41,020	41,305	41,506	41,802	42,149	42,466	42,701
Dranesville 1/	43,035	44,123	47,507	50,455	52,724	54,763	56,297
Hunter Mill 2/	50,503	52,961	55,571	61,563	69,036	75,936	81,232
Lee	43,988	44,054	44,927	47,126	49,648	52,073	53,843
Mason	41,862	41,940	42,485	44,155	46,152	47,979	49,386
Mount Vernon	47,931	46,925	49,450	51,986	54,056	55,976	57,460
Providence	55,848	57,474	64,484	70,551	76,103	81,240	85,194
Springfield 3/	42,175	42,221	42,501	43,162	43,868	44,546	45,060
Sully	43,201	43,539	45,066	46,356	47,670	48,879	49,811
Fairfax County	409,563	414,539	433,495	457,158	481,406	503,860	520,984

Table 5.2
Estimated and Forecasted Number of Households by Town
Fairfax County, January 2018

Town	2018	2020	2025	2030	2035	2040	2045
Town of Clifton	87	88	88	88	88	88	88
Town of Herndon	7,820	7,953	8,688	9,293	9,683	10,008	10,250
Town of Vienna	5,486	5,532	5,543	5,543	5,543	5,543	5,543
Towns Total	13,393	13,573	14,319	14,925	15,315	15,640	15,882

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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 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 2018

Planning District	2018	2020	2025	2030	2035	2040	2045
Annandale	25,570	25,619	25,997	26,451	26,907	27,334	27,668
Baileys	17,373	17,394	17,597	18,781	20,277	21,629	22,671
Bull Run	43,854	44,178	45,229	46,426	47,778	49,048	50,011
Fairfax	26,793	27,047	27,327	27,854	28,414	28,942	29,339
Jefferson	23,403	23,956	24,230	24,824	25,512	26,147	26,638
Lincolnia	6,848	6,851	6,866	6,919	6,988	7,059	7,109
Lower Potomac	12,685	12,755	12,992	13,412	13,921	14,387	14,745
McLean	30,802	31,826	38,384	43,321	47,512	51,413	54,428
Mount Vernon	38,233	37,149	39,789	42,913	45,632	48,156	50,094
Pohick 1/	46,330	46,391	46,545	46,820	47,107	47,387	47,602
Rose Hill	20,324	20,364	20,645	21,037	21,448	21,906	22,180
Springfield	19,806	19,824	19,993	20,722	21,614	22,449	23,087
Upper Potomac 2/	72,743	75,829	81,544	88,699	96,037	102,711	107,784
Vienna 3/	24,798	25,355	26,357	28,978	32,257	35,293	37,627
Fairfax County	409,563	414,539	433,495	457,158	481,406	503,860	520,984

Source: Fairfax County Department of Management and Budget. 2018 through 2045.

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 2018**

Human Services Region	2018	2020	2025	2030	2035	2040	2045
Region 1	92,726	91,777	95,124	99,825	104,394	108,721	111,956
Region 2	90,778	91,843	93,143	95,897	99,193	102,227	104,567
Region 3 1/	123,256	127,629	140,358	154,689	169,023	182,196	192,275
Region 4 2/	102,802	103,290	104,870	106,747	108,796	110,715	112,185
Fairfax County	409,563	414,539	433,495	457,158	481,406	503,860	520,984

Source: Fairfax County Department of Management and Budget 2018 through 2045.

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 2018

ZIP Code	2018	2020	2025	2030	2035	2040	2045
20120	13,981	14,092	14,373	14,614	14,898	15,176	15,386
20121	10,029	10,035	10,086	10,412	10,817	11,193	11,480
20124	4,893	4,903	4,906	4,910	4,911	4,913	4,913
20151	6,719	6,904	7,562	8,046	8,547	9,002	9,356
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,658	13,803	14,600	15,433	16,058	16,632	17,038
20171	18,145	18,992	21,977	24,021	25,418	26,609	27,505
20190	10,388	11,937	12,754	15,014	17,815	20,400	22,386
20191	11,600	12,229	13,102	14,758	16,824	18,731	20,194
20194	5,768	5,768	5,778	5,853	5,947	6,034	6,101
20196			9	75	157	233	291
22003	19,370	19,412	19,787	20,236	20,688	21,108	21,436
22015	14,697	14,700	14,724	14,747	14,775	14,804	14,822
22027	727	729	739	788	853	914	957
22030	12,994	13,023	13,235	13,513	13,780	14,035	14,216
22031	12,254	13,029	13,602	14,145	14,769	15,345	15,792
22032	9,519	9,540	9,609	9,706	9,806	9,884	9,946
22033	15,767	15,643	15,857	16,327	16,913	17,462	17,882
22035	260	493	520	520	520	520	520
22039	6,063	6,068	6,083	6,152	6,214	6,281	6,339
22041	10,414	10,427	10,518	11,108	11,871	12,550	13,072
22042	12,157	12,174	12,203	12,352	12,540	12,713	12,847

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2018

ZIP Code	2018	2020	2025	2030	2035	2040	2045
22043	9,354	9,403	9,462	9,672	9,931	10,177	10,364
22044	4,526	4,531	4,639	5,218	5,929	6,584	7,089
22046	2,035	2,048	2,054	2,079	2,111	2,141	2,165
22060	3,219	3,219	3,226	3,280	3,346	3,408	3,456
22066	5,717	5,772	5,875	5,915	5,961	6,003	6,039
22079	11,718	11,806	12,107	12,512	12,978	13,404	13,734
22101	11,015	11,243	11,419	11,660	11,956	12,245	12,475
22102	13,008	13,492	19,102	22,894	25,667	28,236	30,221
22124	6,550	6,562	6,571	6,603	6,639	6,677	6,707
22150	9,171	9,182	9,299	9,968	10,804	11,579	12,178
22151	5,730	5,735	5,739	5,750	5,764	5,778	5,790
22152	10,231	10,234	10,240	10,268	10,302	10,334	10,357
22153	10,697	10,706	10,734	10,799	10,870	10,946	10,998
22180	9,782	9,956	10,002	10,146	10,326	10,492	10,622
22181	5,445	5,458	5,475	5,540	5,612	5,697	5,754
22182	9,724	10,094	11,359	14,330	18,048	21,471	24,108
22203	147	147	147	147	147	147	147
22204	14	14	14	14	14	14	14
22205			1	8	16	23	29
22206	2	2	2	2	2	2	2
22207	48	49	49	51	52	54	56
22213	1	1	1	1	2	2	2
22302	650	650	650	652	653	655	656

(Continued)

Table 5.5

**Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2018**

ZIP Code	2018	2020	2025	2030	2035	2040	2045
22303	7,753	6,637	8,451	9,869	10,817	11,694	12,367
22304	145	145	145	145	145	145	145
22306	11,891	11,903	12,533	13,617	14,670	15,651	16,404
22307	4,614	4,616	4,625	4,687	4,764	4,835	4,890
22308	4,768	4,783	4,795	4,832	4,871	4,912	4,949
22309	11,495	11,500	11,672	12,214	12,837	13,416	13,851
22310	10,743	10,758	10,818	11,031	11,302	11,547	11,732
22311	600	602	604	609	615	620	624
22312	8,321	8,324	8,339	8,390	8,456	8,525	8,573
22315	11,044	11,068	11,321	11,523	11,679	11,904	12,003
Fairfax County	409,563	414,539	433,495	457,158	481,406	503,860	520,984

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4151	1,271	1,271	1,551	1,825	2,043	2,245	2,400
4152	1,896	1,897	1,898	1,901	1,906	1,910	1,914
4153	1,462	1,465	1,466	1,482	1,497	1,514	1,527
4154.01	2,046	2,046	2,263	2,401	2,413	2,424	2,434
4154.02	1,112	1,113	1,124	1,161	1,206	1,253	1,286
4155	2,217	2,229	2,268	2,291	2,311	2,330	2,349
4156	1,048	1,057	1,066	1,097	1,127	1,159	1,187
4157	1,348	1,352	1,353	1,355	1,357	1,359	1,361
4158	1,707	1,708	1,709	1,712	1,717	1,722	1,727
4159	1,186	1,187	1,188	1,195	1,202	1,209	1,215
4160	1,988	1,987	1,999	2,072	2,163	2,250	2,315
4161	1,477	1,478	1,493	1,583	1,695	1,800	1,884
4162	1,507	1,506	1,506	1,506	1,506	1,506	1,506
4163	804	810	814	822	832	842	849
4201	1,145	1,146	1,146	1,148	1,150	1,153	1,155
4202.01	1,277	1,279	1,284	1,299	1,320	1,335	1,345
4202.02	1,032	1,032	1,033	1,040	1,049	1,058	1,064
4202.03	954	954	970	1,057	1,167	1,269	1,347
4203	2,116	2,119	2,125	2,174	2,234	2,294	2,335
4204	2,263	1,134	2,477	3,133	3,309	3,472	3,598
4205.01	929	929	939	994	1,059	1,115	1,161
4205.02	974	974	1,073	1,156	1,217	1,271	1,312
4205.03	1,582	1,582	1,620	1,889	2,229	2,539	2,779

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4206	1,889	1,901	2,215	2,460	2,631	2,796	2,919
4207	1,422	1,423	1,424	1,431	1,440	1,449	1,456
4208	1,181	1,182	1,183	1,211	1,242	1,272	1,293
4210.01	1,013	1,013	1,016	1,031	1,050	1,068	1,082
4210.02	2,037	2,041	2,124	2,581	3,154	3,685	4,095
4211.01	2,142	2,143	2,169	2,181	2,179	2,183	2,182
4211.02	1,509	1,508	1,514	1,519	1,521	1,540	1,537
4211.03	2,005	2,033	2,252	2,445	2,622	2,796	2,921
4212	682	681	681	681	681	681	681
4213	1,429	1,429	1,430	1,430	1,429	1,431	1,431
4214	2,854	2,855	2,923	3,413	4,022	4,586	5,016
4215	2,328	2,328	2,362	2,619	2,941	3,236	3,464
4216	1,927	1,928	1,954	2,047	2,171	2,288	2,371
4217.01	1,387	1,387	1,388	1,399	1,413	1,426	1,435
4217.02	1,241	1,243	1,243	1,244	1,245	1,246	1,247
4218	2,297	2,297	2,414	2,681	2,956	3,204	3,391
4219	1,007	1,007	1,010	1,024	1,042	1,058	1,070
4220	1,425	1,428	1,446	1,532	1,635	1,727	1,806
4221.01	2,505	2,505	2,516	2,554	2,603	2,642	2,678
4221.02	2,069	2,079	2,158	2,314	2,483	2,646	2,765
4222.01	1,313	1,346	1,409	1,439	1,481	1,516	1,542
4222.02	2,122	2,140	2,201	2,290	2,410	2,519	2,599
4223.01	1,316	1,316	1,325	1,359	1,398	1,447	1,473

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4223.02	2,456	2,461	2,481	2,514	2,552	2,597	2,624
4224.01	1,108	1,108	1,105	1,067	1,017	977	941
4224.02	2,084	2,084	2,084	2,048	1,999	1,968	1,932
4224.03	994	998	1,013	1,046	1,085	1,127	1,154
4301.01	1,523	1,525	1,529	1,539	1,550	1,557	1,564
4301.02	1,025	1,034	1,040	1,046	1,052	1,058	1,062
4302.01	1,410	1,410	1,414	1,427	1,447	1,463	1,475
4302.02	1,621	1,626	1,639	1,656	1,686	1,709	1,728
4302.03	892	892	894	903	915	926	934
4304	2,286	2,288	2,288	2,288	2,288	2,289	2,289
4305	562	562	562	563	563	563	564
4306	1,772	1,772	1,790	1,916	2,075	2,221	2,333
4307	909	910	912	926	942	958	970
4308.01	1,498	1,499	1,499	1,499	1,499	1,499	1,499
4308.02	1,784	1,785	1,785	1,785	1,785	1,785	1,785
4309.01	1,398	1,398	1,400	1,420	1,446	1,468	1,485
4309.02	1,081	1,080	1,081	1,083	1,087	1,091	1,094
4310.01	1,560	1,564	1,575	1,587	1,600	1,616	1,625
4310.02	744	744	745	745	745	746	746
4313	1,401	1,402	1,402	1,404	1,407	1,410	1,411
4314	1,447	1,447	1,447	1,450	1,451	1,454	1,454
4315	2,005	2,005	2,008	2,012	2,015	2,020	2,022
4316	3,308	3,313	3,327	3,397	3,483	3,564	3,626

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4318.01	1,429	1,428	1,429	1,436	1,444	1,452	1,457
4318.02	1,031	1,033	1,035	1,018	1,002	987	972
4319	1,046	1,046	1,046	1,046	1,048	1,048	1,049
4320	1,117	1,117	1,117	1,117	1,117	1,117	1,117
4321	1,438	1,437	1,437	1,437	1,437	1,437	1,437
4322.01	845	845	845	845	845	845	845
4322.02	1,600	1,599	1,607	1,624	1,640	1,655	1,667
4323	1,731	1,732	1,732	1,736	1,741	1,746	1,749
4324.01	1,169	1,168	1,168	1,169	1,169	1,170	1,170
4324.02	1,638	1,638	1,638	1,641	1,645	1,649	1,652
4325	1,858	1,858	1,861	1,867	1,871	1,874	1,877
4326	1,562	1,565	1,567	1,573	1,579	1,585	1,590
4327.01	1,075	1,078	1,081	1,082	1,084	1,086	1,087
4327.02	1,486	1,488	1,493	1,497	1,503	1,508	1,511
4328	761	762	767	771	781	790	794
4401	2,706	2,707	2,710	2,725	2,746	2,766	2,780
4402.01	2,080	2,483	2,652	2,755	2,829	2,896	2,948
4402.02	2,150	2,153	2,155	2,163	2,171	2,180	2,188
4403	940	940	940	943	948	951	955
4405.01	1,635	1,638	1,641	1,655	1,672	1,689	1,701
4405.02	627	627	670	703	712	717	721
4406	933	936	938	941	946	950	954
4407.01	962	961	961	962	964	965	965

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4407.02	1,774	1,774	1,775	1,776	1,779	1,781	1,783
4408	2,190	2,196	2,200	2,213	2,229	2,245	2,260
4501	2,191	2,192	2,194	2,197	2,201	2,205	2,208
4502	1,304	1,304	1,304	1,308	1,313	1,317	1,321
4503	2,043	2,030	2,033	2,047	2,064	2,080	2,093
4504	928	929	934	941	950	959	965
4505	864	867	867	867	867	867	867
4506.01	1,375	1,377	1,381	1,411	1,449	1,484	1,511
4506.02	1,798	1,820	1,827	1,861	1,903	1,942	1,972
4507.01	1,059	1,059	1,059	1,062	1,066	1,069	1,072
4507.02	1,439	1,439	1,665	1,804	1,873	1,937	1,987
4508	1,181	1,181	1,201	1,320	1,467	1,602	1,706
4509	592	593	593	593	594	595	595
4510	882	882	882	883	884	885	886
4511	809	811	811	812	814	815	817
4512	633	635	640	644	649	653	656
4513	907	908	923	1,035	1,174	1,304	1,403
4514	1,190	1,190	1,249	1,501	1,802	2,080	2,293
4515.01	2,206	2,209	2,239	2,468	2,755	3,017	3,221
4515.02	2,069	2,069	2,112	2,423	2,812	3,171	3,447
4516.01	1,533	1,534	1,554	1,694	1,869	2,030	2,154
4516.02	1,105	1,105	1,106	1,112	1,119	1,125	1,130
4518	1,107	1,108	1,109	1,112	1,115	1,119	1,122

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4519	2,298	2,298	2,304	2,337	2,382	2,421	2,452
4520	1,102	1,104	1,116	1,202	1,309	1,409	1,487
4521.01	1,669	1,668	1,671	1,677	1,684	1,692	1,698
4521.02	1,028	1,050	1,095	1,099	1,105	1,110	1,114
4522	2,115	2,115	2,118	2,131	2,147	2,163	2,174
4523.01	1,441	1,440	1,444	1,461	1,478	1,493	1,506
4523.02	1,660	1,674	1,730	1,766	1,811	1,853	1,885
4524	2,348	2,351	2,354	2,354	2,355	2,356	2,357
4525.01	1,287	1,288	1,290	1,301	1,315	1,329	1,340
4525.02	1,564	1,565	1,566	1,569	1,573	1,577	1,580
4526	2,632	2,632	2,640	2,656	2,675	2,704	2,719
4527	1,913	1,923	1,942	2,024	2,126	2,219	2,291
4528.01	2,455	2,457	2,465	2,511	2,580	2,634	2,675
4528.02	1,446	1,446	1,446	1,446	1,462	1,462	1,462
4601	1,458	1,459	1,459	1,459	1,459	1,459	1,459
4602	1,321	1,329	1,332	1,333	1,334	1,336	1,337
4603	952	956	967	1,018	1,089	1,151	1,201
4604	1,982	2,094	2,587	4,197	6,216	8,077	9,506
4605.01	868	869	933	1,405	1,994	2,533	2,953
4605.02	2,762	2,766	2,792	2,960	3,168	3,364	3,511
4606	1,324	1,326	1,332	1,360	1,397	1,431	1,456
4607.01	1,126	1,131	1,132	1,132	1,132	1,132	1,132
4607.02	1,532	1,547	1,551	1,551	1,551	1,551	1,551

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4608	1,132	1,142	1,145	1,145	1,145	1,145	1,145
4609	856	862	863	863	863	863	863
4610	841	850	853	853	853	853	853
4611	2,563	2,568	2,576	2,597	2,624	2,656	2,680
4612.01	1,530	1,537	1,539	1,539	1,540	1,541	1,542
4612.02	2,687	2,688	2,702	2,747	2,804	2,863	2,900
4615	2,523	2,528	2,537	2,584	2,632	2,689	2,727
4616.01	2,971	3,261	3,457	3,675	3,948	4,197	4,393
4616.02	3,723	3,847	3,910	4,272	4,724	5,141	5,461
4617	2,435	2,514	2,691	2,697	2,705	2,712	2,718
4618.01	535	535	535	535	536	537	537
4618.02	2,351	2,352	2,358	2,408	2,466	2,523	2,568
4619.01	1,368	1,368	1,369	1,378	1,390	1,401	1,409
4619.02	564	564	565	572	581	589	595
4701	948	965	974	991	1,017	1,034	1,051
4703	1,139	1,151	1,172	1,216	1,260	1,314	1,348
4704	1,698	1,707	1,719	1,742	1,774	1,806	1,835
4705	2,163	2,275	2,319	2,437	2,583	2,720	2,828
4706	1,146	1,156	1,177	1,204	1,236	1,269	1,297
4707	1,846	1,868	1,875	1,884	1,896	1,907	1,916
4708	1,058	1,092	1,150	1,152	1,156	1,160	1,164
4709	2,820	2,844	2,851	2,859	2,868	2,880	2,890
4710	835	846	874	1,048	1,266	1,471	1,624

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4711	2,389	2,417	2,430	2,442	2,455	2,468	2,478
4712.01	1,490	1,533	2,908	3,705	4,132	4,526	4,828
4712.02	2,727	2,727	4,605	5,815	6,361	6,868	7,254
4713.01	1,571	1,571	1,571	1,571	1,571	1,571	1,571
4713.03	1,675	1,676	1,681	1,706	1,737	1,766	1,789
4713.04	692	694	700	702	705	708	711
4714.01	1,358	1,361	1,362	1,365	1,369	1,373	1,376
4714.02	1,208	1,213	1,221	1,228	1,236	1,244	1,250
4801	1,513	1,525	1,535	1,550	1,566	1,582	1,595
4802.01	1,617	1,620	1,624	1,638	1,656	1,680	1,708
4802.02	4,011	4,553	7,175	8,908	10,646	12,245	13,479
4802.03	1,493	1,494	1,531	1,801	2,139	2,450	2,689
4803	2,781	2,933	3,359	3,841	4,440	4,992	5,420
4804.01	1,512	1,523	1,537	1,542	1,549	1,556	1,562
4804.02	1,983	2,002	2,029	2,042	2,056	2,070	2,082
4805.01	1,101	1,111	1,130	1,136	1,139	1,146	1,146
4805.02	1,937	1,937	1,937	1,956	1,956	1,975	1,975
4805.03	1,144	1,143	1,153	1,169	1,172	1,182	1,183
4805.04	829	828	828	830	831	832	832
4805.05	1,589	1,589	1,596	1,642	1,701	1,754	1,796
4808.01	1,581	1,600	1,605	1,605	1,605	1,605	1,605
4808.02	1,366	1,365	1,365	1,365	1,365	1,365	1,365
4809.01	1,946	2,004	2,212	2,212	2,212	2,212	2,212

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4809.02	1,430	1,486	2,009	2,615	3,005	3,330	3,572
4809.03	1,496	1,496	1,496	1,496	1,496	1,496	1,496
4810	1,897	1,897	1,922	2,104	2,330	2,540	2,700
4811.01	1,139	1,313	2,097	2,243	2,334	2,418	2,483
4811.02	1,454	1,455	1,455	1,455	1,455	1,455	1,455
4811.03	1,221	1,221	1,221	1,222	1,222	1,222	1,223
4811.04	1,191	1,192	1,192	1,192	1,192	1,192	1,192
4811.05	1,684	1,684	1,686	1,697	1,710	1,723	1,733
4811.06	1,745	1,748	1,749	1,749	1,749	1,749	1,749
4812.01	386	386	455	952	1,574	2,147	2,588
4812.02	2,018	2,019	2,095	2,644	3,330	3,963	4,449
4814	2,691	2,753	2,919	3,066	3,250	3,422	3,552
4815	807	809	809	809	809	809	809
4816	1,141	1,145	1,149	1,149	1,149	1,149	1,149
4817.01	2,020	2,020	2,021	2,026	2,032	2,038	2,043
4817.02	1,935	1,938	1,940	1,950	1,963	1,975	1,985
4819	2,257	2,319	2,605	2,844	3,126	3,386	3,584
4820.01	1,757	1,759	1,768	1,776	1,784	1,792	1,799
4820.02	1,810	1,810	1,817	1,865	1,926	1,982	2,025
4821	1,502	1,501	1,518	1,639	1,791	1,931	2,038
4822.01	988	988	995	1,043	1,103	1,159	1,202
4822.02	3,123	4,181	4,470	5,157	6,017	6,809	7,417
4822.03	2,760	3,191	3,406	4,547	5,966	7,278	8,287

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4823.01	2,243	2,808	3,376	3,880	4,505	5,082	5,525
4823.02	1,788	1,788	1,788	1,788	1,788	1,788	1,788
4823.03	1,676	1,676	1,683	1,733	1,796	1,853	1,897
4824	773	773	790	917	1,074	1,220	1,332
4825.01	4,600	5,265	7,458	9,292	10,520	11,554	12,329
4825.02	1,023	1,024	1,024	1,024	1,024	1,024	1,024
4825.03	1,533	1,534	1,535	1,546	1,560	1,572	1,582
4825.04	1,654	1,655	1,656	1,663	1,671	1,678	1,683
4826.01	2,367	2,368	2,370	2,372	2,374	2,381	2,382
4826.02	2,479	2,348	2,495	2,553	2,622	2,683	2,735
4901.01	1,866	1,865	1,870	1,904	1,947	1,988	2,018
4901.03	1,870	2,047	2,647	2,881	3,057	3,220	3,346
4905.01	1,279	1,279	1,284	1,322	1,370	1,413	1,447
4905.02	2,161	2,174	2,200	2,232	2,246	2,268	2,277
4910	661	669	674	674	674	674	674
4911.01	1,170	1,170	1,170	1,170	1,170	1,170	1,170
4911.02	1,122	1,122	1,122	1,122	1,122	1,122	1,122
4911.03	2,115	2,115	2,115	2,115	2,116	2,116	2,117
4912.01	2,300	2,300	2,322	2,472	2,639	2,809	2,936
4912.02	810	913	1,153	1,154	1,154	1,155	1,155
4913.01	2,105	2,109	2,115	2,137	2,165	2,189	2,208
4913.02	1,395	1,395	1,407	1,464	1,542	1,611	1,666
4913.03	1,477	1,477	1,501	1,675	1,886	2,084	2,236

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4914.01	1,852	1,852	1,856	1,888	1,924	1,960	1,985
4914.02	1,399	1,399	1,400	1,402	1,406	1,409	1,412
4914.03	1,144	1,144	1,144	1,144	1,144	1,144	1,144
4914.04	1,319	1,319	1,320	1,321	1,323	1,325	1,327
4914.05	828	828	828	831	837	840	843
4915.01	2,360	2,360	2,374	2,458	2,563	2,663	2,737
4915.02	2,119	2,122	2,127	2,134	2,148	2,157	2,168
4916.01	1,571	1,576	1,601	1,659	1,735	1,801	1,852
4916.02	1,575	1,575	1,580	1,616	1,666	1,707	1,744
4917.01	1,882	1,883	1,904	2,032	2,190	2,347	2,465
4917.02	3,255	3,255	3,292	3,556	3,889	4,193	4,426
4917.03	2,525	2,759	2,794	2,859	2,940	3,015	3,072
4917.04	2,143	2,142	2,277	2,339	2,351	2,362	2,371
4917.05	934	942	964	998	1,042	1,081	1,108
4918.01	1,055	1,055	1,056	1,059	1,062	1,066	1,069
4918.02	1,149	1,149	1,150	1,150	1,152	1,153	1,154
4918.03	2,571	2,572	2,573	2,577	2,584	2,592	2,596
4920	2,167	2,171	2,174	2,174	2,175	2,176	2,176
4921	2,212	2,214	2,222	2,239	2,251	2,268	2,275
4922.01	1,031	1,045	1,084	1,099	1,114	1,124	1,135
4922.02	2,192	2,192	2,191	2,224	2,254	2,285	2,319
4922.03	1,264	1,266	1,284	1,331	1,367	1,400	1,433
4923	1,086	1,086	1,094	1,130	1,173	1,215	1,244

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4924	1,774	1,774	1,778	1,770	1,755	1,751	1,741
4925	1,405	1,414	1,419	1,425	1,431	1,436	1,440
9801							
9802							
9803							
Fairfax County	409,563	414,539	433,495	457,158	481,406	503,860	520,984

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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.

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 and utility hook-up information 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 on 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 are available by supervisor district, towns, and planning district.

Total Housing Units Fairfax County, 1985 through 2018			
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%
2011*	403,929	7,543	1.90%
2012*	408,119	4,190	1.04%
2013	409,072	953	0.23%
2014	409,979	907	0.22%
2015	412,198	2,219	0.54%
2016	413,746	1,548	0.38%
2017	415,690	1,944	0.47%
2018	418,250	2,560	0.61%

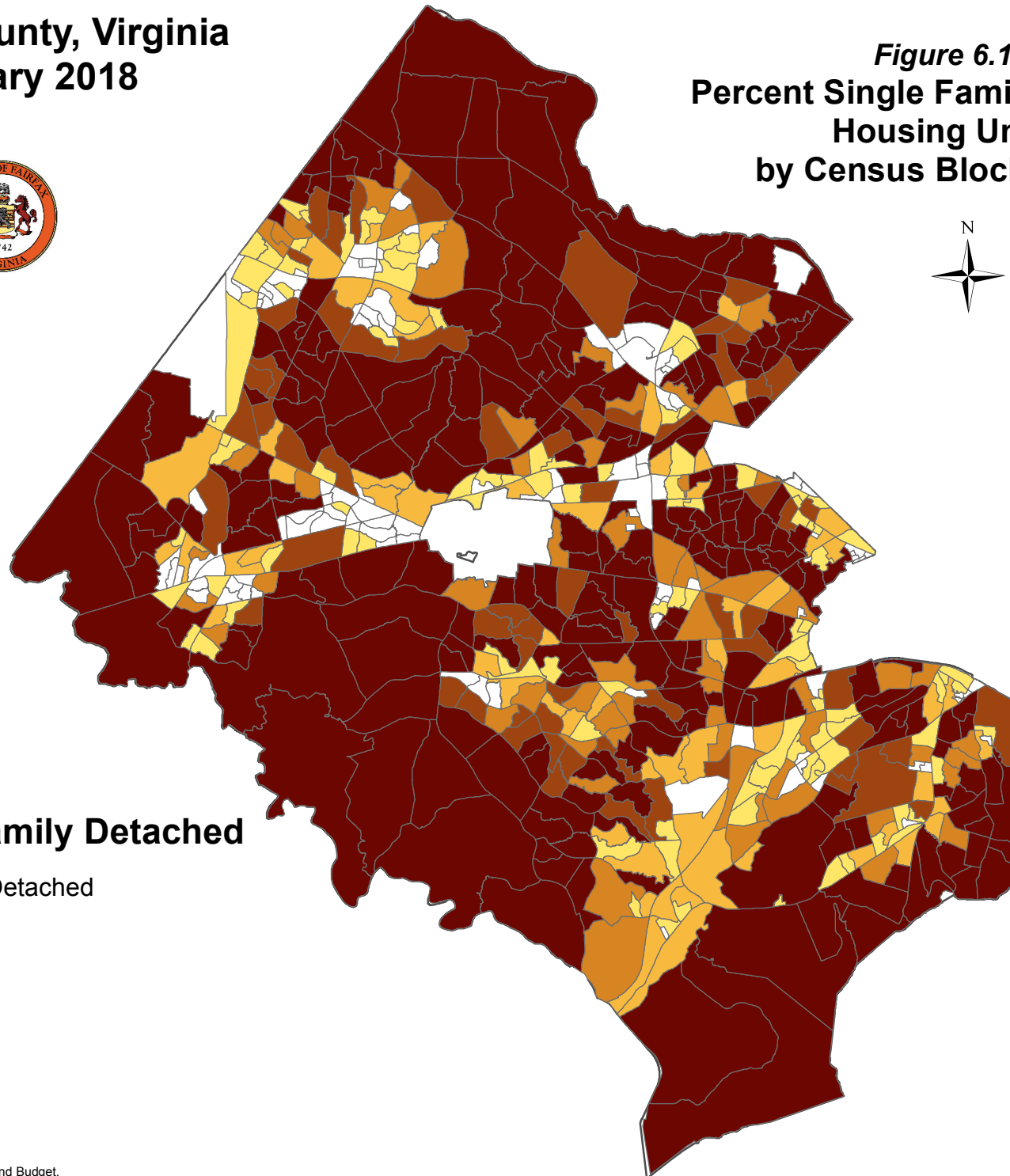
Source: Fairfax County Department of Management and Budget, 2018.

*Growth in housing units are over represented in these years due to methodology changes. In 2011 continuing care units are included in the housing unit inventory. In 2012 units on Fort Belvoir are included in the housing unit inventory.







Fairfax County, Virginia January 2018



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



Percent Single Family Detached

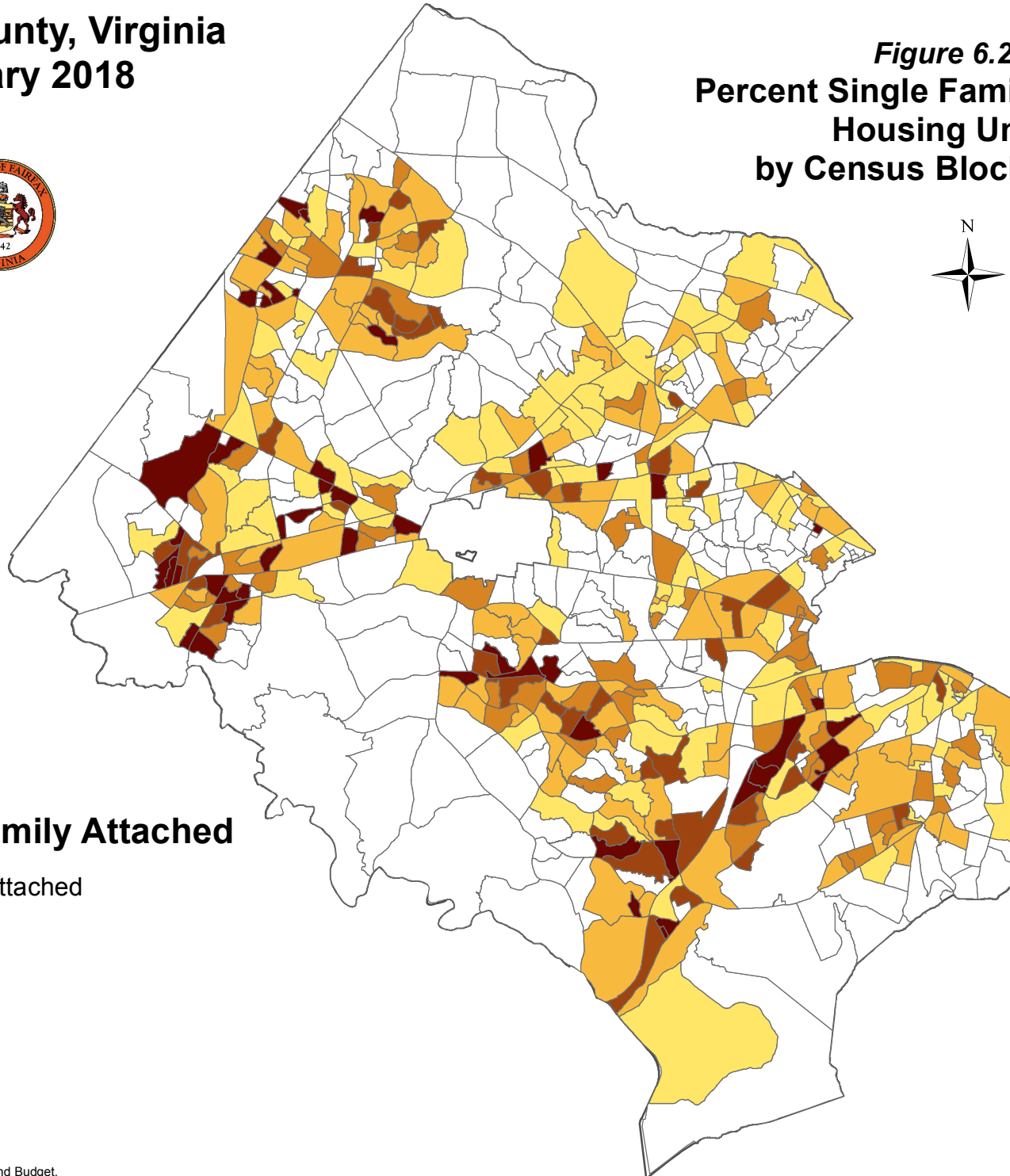
-  No Single Family Detached
-  Less than 20%
-  20% to 39.9%
-  40% to 59.9%
-  60% to 79.9%
-  80% to 100%

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







Fairfax County, Virginia January 2018



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.

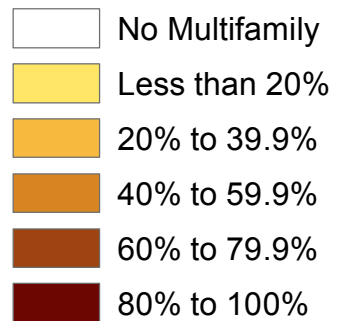
Fairfax County, Virginia January 2018



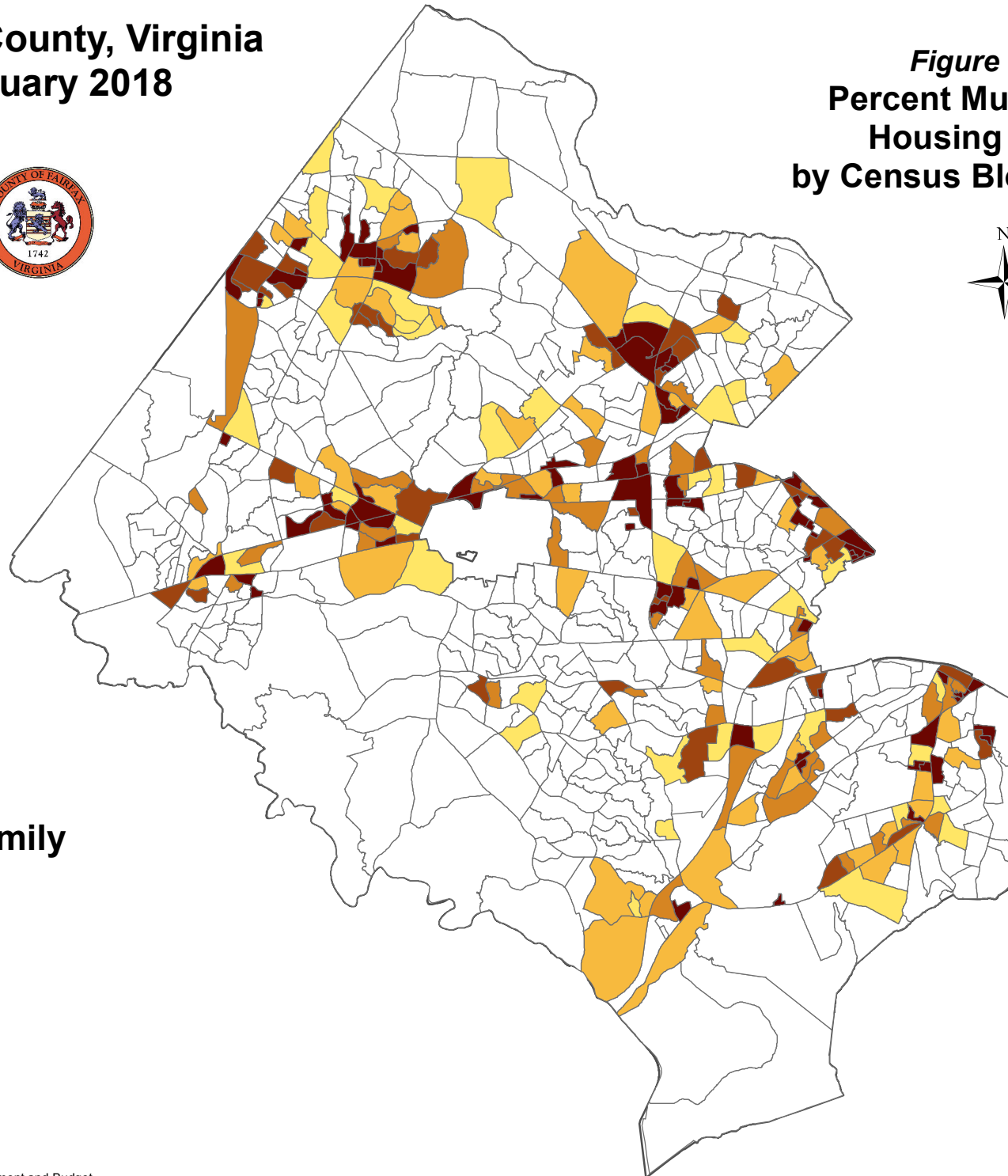
Figure 6.3
Percent Multifamily
Housing Units
by Census Block Group



Percent Multifamily



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



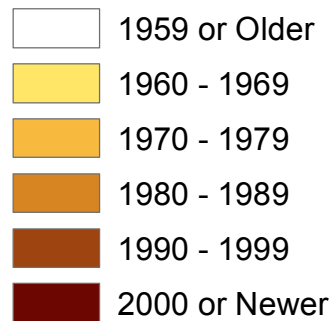
Fairfax County, Virginia January 2018



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



Median Year Built



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

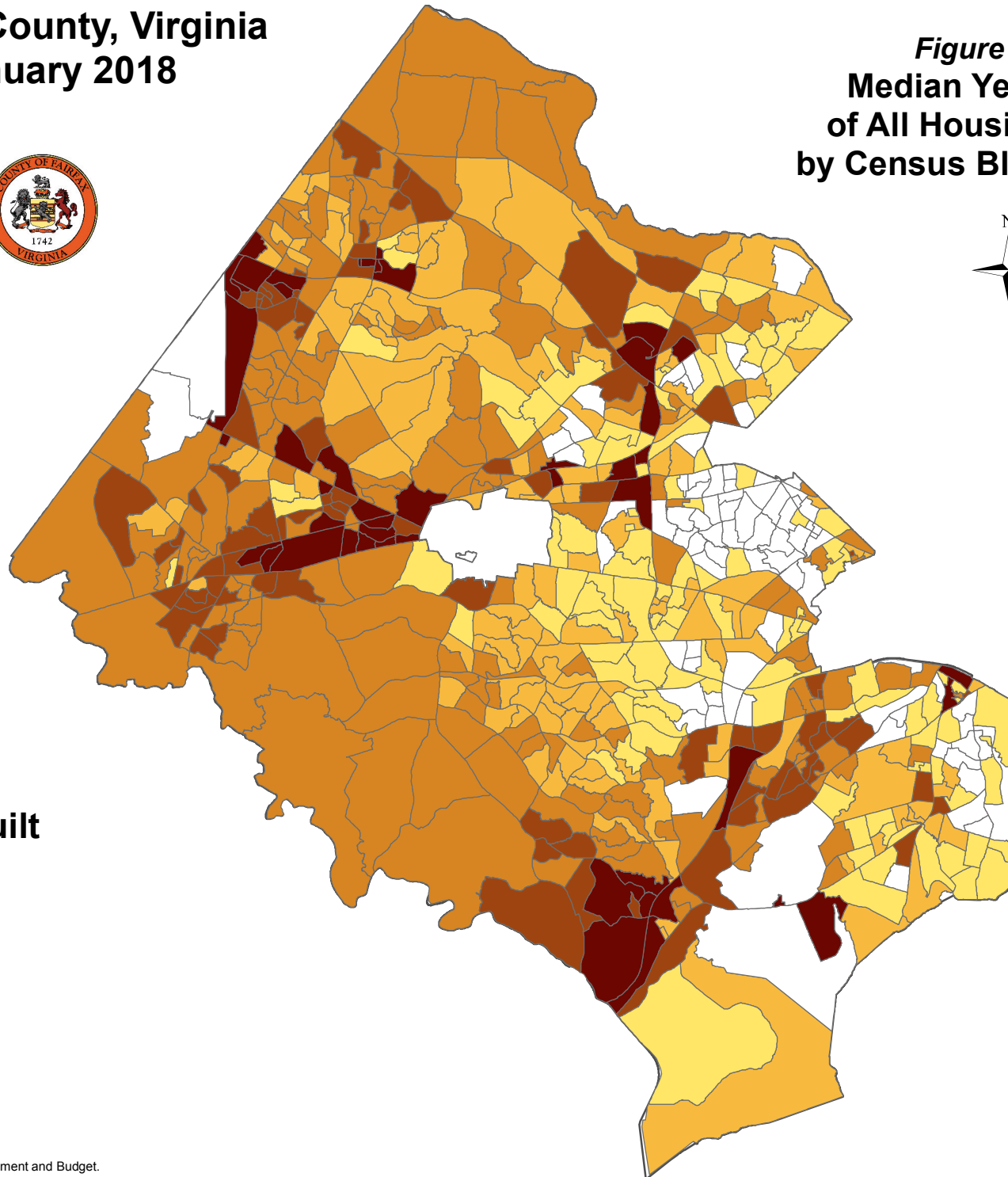


Table 6.1

**Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2018**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,432	366	9,509	304	8,438	490		152	41,691
Dranesville 1/	29,462	80	6,145	215	6,736	725	506		43,869
Hunter Mill 2/	21,676	38	11,168	1,742	12,819	1,723	2,252		51,418
Lee	16,526	588	12,000	1,649	11,783	1,689		791	45,026
Mason	17,869	33	5,615	960	10,894	1,613	5,820		42,804
Mount Vernon	23,183	1,144	9,527	1,367	9,117	643	3,939	325	49,245
Providence	15,705		10,692	1,048	19,193	3,858	7,140		57,636
Springfield 3/	25,817	78	9,261	1,400	5,863	358			42,777
Sully	21,310		14,230	1,612	5,692	450		490	43,784
Fairfax County	193,980	2,327	88,147	10,297	90,535	11,549	19,657	1,758	418,250

Table 6.2

**Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2018**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	88					88
Town of Herndon	3,049	62	2,323		2,501	7,935
Town of Vienna	4,625		429	53	521	5,628
Towns Total	7,762	62	2,752	53	3,022	13,651

Source: Fairfax County Department of Management and Budget, 2018.

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 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 2018

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,162	14	3,348	255	5,240	545	471		26,035
Baileys	5,245	13	894	293	4,776	1,223	5,349		17,793
Bull Run	18,124	70	14,668	2,182	8,647	358		490	44,539
Fairfax	9,258		5,197	701	11,764	442		152	27,514
Jefferson	8,705	4	2,852	289	7,752	2,727	1,817		24,146
Lincolnia	1,644	2	2,071	412	2,724	144			6,997
Lower Potomac	5,854	8	3,065	853	2,894	283			12,957
McLean	17,687	18	2,187	536	4,520	1,605	5,275		31,828
Mount Vernon	15,600	1,650	3,417	1,860	11,324	650	3,939	1,116	39,556
Pohick 1/	30,344	412	14,329	364	1,364				46,813
Rose Hill	9,068	28	6,865	172	4,581				20,714
Springfield	8,781	8	6,759	291	2,914	1,399			20,152
Upper Potomac 2/	32,838	84	16,789	1,634	18,434	1,899	2,252		73,930
Vienna 3/	14,670	16	5,706	455	3,601	274	554		25,276
Fairfax County	193,980	2,327	88,147	10,297	90,535	11,549	19,657	1,758	418,250

Source: Fairfax County Department of Management and Budget, 2018.

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 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 2018**

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	40,135	1,732	21,920	3,016	20,900	2,332	3,939	1,116	95,090
Region 2	40,798	35	13,059	1,733	23,633	5,546	8,191		92,995
Region 3 1/	59,312	116	23,094	2,510	30,026	3,313	7,527		125,898
Region 4 2/	53,735	444	30,074	3,038	15,976	358		642	104,267
Fairfax County	193,980	2,327	88,147	10,297	90,535	11,549	19,657	1,758	418,250

Source: Fairfax County Department of Management and Budget, 2018.

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 2018

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,319		5,744		2,086				14,149
20121	1,776		5,213	826	2,432				10,247
20124	4,071		618		248				4,937
20151	4,321		812	580	566			490	6,769
20152	1								1
20164	1								1
20170	7,102	62	3,391	14	3,267				13,836
20171	8,222		3,396	322	6,073	450			18,463
20190	544		2,232	150	4,510	1,314	1,878		10,628
20191	3,694	22	4,225	647	2,694	135	374		11,791
20194	1,899		2,062	501	1,396				5,858
22003	10,713	14	2,686	255	5,072	545	471		19,756
22015	7,545	364	5,626	265	1,020				14,820
22027	633		102						735
22030	4,447	8	2,425	404	5,762	191		152	13,389
22031	3,072		3,038	288	3,873	1,469	881		12,621
22032	7,353	2	2,000		270				9,625
22033	4,657	62	4,201	776	6,052	358			16,106
22035					270				270
22039	6,104								6,104
22041	2,037	10	646	293	2,884	449	4,398		10,717
22042	6,708	4	1,336	181	3,820	441			12,490
22043	4,282		1,752	188	1,839	340	1,231		9,632
22044	1,624	3	218		1,502	310	951		4,608
22046	1,415	2			664				2,081
22060	2,304		108		565	283			3,260

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2018

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,714				88				5,802
22079	4,818	8	3,976	853	2,329				11,984
22101	9,174	14	1,037	13	162	385	506		11,291
22102	3,373	2	548	335	4,109	880	4,369		13,616
22124	4,179		1,317	128	1,017				6,641
22150	4,961		1,219		1,800	1,399			9,379
22151	4,748		653		412				5,813
22152	4,853		4,082	259	1,157				10,351
22153	6,384	54	4,310		100				10,848
22180	6,062		979	169	1,541	1,068	259		10,078
22181	3,276		1,165	275	793				5,509
22182	6,847	16	1,464		850	274	400		9,851
22203					100	50			150
22204	14								14
22206	2								2
22207	49								49
22213	1								1
22302	22		30		184	414			650
22303	1,113	1,121	489		1,645	360	3,429	90	8,247
22304			148						148
22306	3,606	6	1,822	265	5,444	290		906	12,339
22307	2,387	522	225		1,074		510		4,718
22308	4,847	1							4,848
22309	5,178		1,696	1,595	3,161			120	11,750
22310	5,651	2	2,868	172	2,291				10,984
22311	506				106				612

(Continued)

Table 6.5

**Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2018**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22312	2,884	2	2,241	412	2,816	144			8,499
22315	2,487	26	6,047	131	2,491				11,182
Fairfax County	193,980	2,327	88,147	10,297	90,535	11,549	19,657	1,758	418,250

Source: Fairfax County Department of Management and Budget, 2018.

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.

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2018**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,592		2,413	116	2,476				11,597
A2	86		1,103		3,077				4,266
A3	197		799	14	686				1,696
B1	1,006	12	368		770				2,156
B2	4,364		1,493	272	2,268		1,041		9,438
B3	835								835
B5	3,048	62	2,323		2,501				7,934
C1	1,103								1,103
C2	1,260								1,260
D1	3,066	2			88				3,156
D2	2,687		3,053	379	3,762	1,314	987		12,182
D3	18,821	26	4,911	703	3,067	409	2,193		30,130
E1	2,329		473	332	4,109	880	2,800		10,923
E2	650								650
F	1,892		508	13	162		506		3,081
G1	7,969	14	2,121	100	1,942	409	1,231		13,786
G2	1,037					316			1,353
G3	723		35						758
G4	345								345
H1	1,170	2	465		2,333	823	1,304		6,097
H2					256		3,278		3,534
H3	248			88					336
I1	14,004	17	2,529	582	8,201	1,909	1,026		28,268
I2	1,233		75						1,308
I3	10,205	16	5,536	839	4,504	390	219		21,709
I4	79								79

(Continued)

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2018**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
I5	280		35		8				323
I6	2								2
J1	3,914	1,121	779		1,894	360	1,435		9,503
J2	837		148		763		1,994	90	3,832
J3	1,206	125	155		506	290			2,282
J4	661	2	20		929		510		2,122
K	8,596	402	1,654	1,196	5,120			906	17,874
L	7,392	26	6,001	664	5,803			120	20,006
M0	853		186		740			152	1,931
M1	936		1,614	128	2,455				5,133
M2	11,625	2	5,645	571	9,237	1,768	1,133		29,981
M3	6,167		303						6,470
M4	4,992		1,785		1,163				7,940
M5	1,475	8	1,389	160	91	1,399			4,522
M6	1,804		4,146	131	1,274				7,355
M7	15				108	283			406
M8	2,089		108		457				2,654
M9	448		2,222	72	5,364	191			8,297
N1	21,182	366	14,811	1,217	3,318				40,894
N2	4,292	46	1,879						6,217
O1	499	2							501
P	60								60
P1	428	6	196		195				825
P2	181								181
P3	1,161								1,161
P4	75								75

(Continued)

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2018**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
P5	150		32		180				362
Q1	2,591								2,591
R1	2,856								2,856
R2	243		46						289
R3	88								88
R4	321								321
S1	4,802	8	4,803		1,664				11,277
S2	392								392
T1	1,087		126	206	206	450		490	2,565
T2	4,920		2,345	580	790				8,635
T3	3,708		2,158						5,866
T4	2,546	62	2,708	1,108	4,700	358			11,482
T5	2,891		3,571	810	2,956				10,228
T6	201								201
T7	1,065		1,077	16	412				2,570
Fairfax County	193,980	2,327	88,147	10,297	90,535	11,549	19,657	1,758	418,250

Source: Fairfax County Department of Management and Budget, 2018.

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.

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

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	347	2	151		929		510		1,939
4153	806	520	24		145				1,495
4154.01	315		156		1,555			115	2,141
4154.02	851		228		60				1,139
4155	1,533		400		339				2,272
4156	1,067	1							1,068
4157	1,371								1,371
4158	1,736								1,736
4159	1,207								1,207
4160	1,067		203	149	492			120	2,031
4161	1,459				45				1,504
4162	1,519								1,519
4163	814	2							816
4201	1,013		155						1,168
4202.01	604		697						1,301
4202.02	6		42	172	846				1,066
4202.03	635		337						972
4203	1,605		560						2,165
4204	7	272	133		434	360	1,222		2,428
4205.01		1					1,004		1,005
4205.02	5	251	104		42		634		1,036
4205.03	248	43	84		749		569		1,693

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4206	416	554	141		862				1,973
4207	1,405		44						1,449
4208	1,133		71						1,204
4210.01	206		824						1,030
4210.02	569		443		1,073				2,085
4211.01	236		1,599	131	201				2,167
4211.02	257		726		546				1,529
4211.03	879		909		244				2,032
4212	689								689
4213	958		503						1,461
4214	490	6	95	138	1,971	290			2,990
4215	280		238	127	975			791	2,411
4216	171		135	931	736				1,973
4217.01	224		391	150	657				1,422
4217.02	863		400						1,263
4218	194		567	365	1,231				2,357
4219	631				108	283			1,022
4220	470		523		457				1,450
4221.01	662		653	112	1,160				2,587
4221.02	437		1,128	280	265				2,110
4222.01	808		193		345				1,346
4222.02	581	6	568	461	559				2,175
4223.01	203		587		555				1,345

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4223.02	453	28	825		1,208				2,514
4224.01	10		358		758				1,126
4224.02	98		1,588		424				2,110
4224.03	690		317						1,007
4301.01	1,540								1,540
4301.02	385		652						1,037
4302.01	810		616						1,426
4302.02	1,101	2	536						1,639
4302.03	632		270						902
4304	1,996		326						2,322
4305	571								571
4306	1,319		106		386				1,811
4307	928								928
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	440		731		244				1,415
4309.02	606		484						1,090
4310.01	769		726	79					1,574
4310.02	2		750						752
4313	1,114		302						1,416
4314	893		470	99					1,462
4315	1,092	8	676	160	91				2,027
4316	1,132		515		341	1,399			3,387

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4318.01	109	52	1,280						1,441
4318.02	758		282						1,040
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	569	184	748		112				1,613
4323	1,150		495		100				1,745
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,452		432						1,884
4326	1,191		393						1,584
4327.01	797		293						1,090
4327.02	244		1,163		100				1,507
4328	290		482						772
4401	1,769		150	161	442	251			2,773
4402.01			247	56	802	1,052			2,157
4402.02	529		579	8	1,088				2,204
4403	957								957
4405.01	1,621		33						1,654
4405.02	541		93						634
4406	772		9		12			152	945
4407.01	979								979

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4407.02	1,669		137						1,806
4408	1,950				270				2,220
4501	648		289	117	1,204				2,258
4502	796		512		25				1,333
4503	1,041		167		723	171			2,102
4504	852	2	94						948
4505	883								883
4506.01	1,370		35						1,405
4506.02	524	2	81		1,250				1,857
4507.01	534		445		100				1,079
4507.02	331	2			887		252		1,472
4508	999		20		184				1,203
4509	605								605
4510	898								898
4511	827								827
4512	644								644
4513	755	3	57		108				923
4514			102		933	50	127		1,212
4515.01	375		97	81	561	310	824		2,248
4515.02	303		259		731	463	353		2,109
4516.01	247		36		1,296				1,579
4516.02	318					400	419		1,137
4518	1,081		48						1,129

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4519	505	2	1,103	210	525				2,345
4520	551		326			246			1,123
4521.01	938	2	504	255					1,699
4521.02	495	2	332				219		1,048
4522	935	6	336		881				2,158
4523.01			127		1,049	299			1,475
4523.02	15		318		1,365				1,698
4524	1,639		327		412				2,378
4525.01	1,056	2	160		92				1,310
4525.02	296		281		1,023				1,600
4526	492		677	202	1,176	144			2,691
4527	299	10	295	212	801		348		1,965
4528.01	396				346		1,786		2,528
4528.02							1,492		1,492
4601	1,465		8						1,473
4602	1,336								1,336
4603	964								964
4604	935	16	417		371	274			2,013
4605.01	807		70						877
4605.02	1,249		1,071		479				2,799
4606	1,353								1,353
4607.01	859				300				1,159
4607.02	1,342		227						1,569

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4608	910		15	53	185				1,163
4609	792		84						876
4610	722		103		36				861
4611	1,812		132	275	375				2,594
4612.01	1,512		39						1,551
4612.02	165		960	72	1,394	191			2,782
4615	976		1,084		493				2,553
4616.01	581		1,181	127	1,166				3,055
4616.02			221	116	1,456	1,504	586		3,883
4617	368		1,380		196		554		2,498
4618.01	2		300		240				542
4618.02	88		927	128	1,261				2,404
4619.01	236		249		929				1,414
4619.02	2				592				594
4701	937		35						972
4703	1,167								1,167
4704	1,513		227						1,740
4705	1,353		358				506		2,217
4706	831		168	13	162				1,174
4707	1,816		7			69			1,892
4708	838	14	232						1,084
4709	1,905	2	565		97	316			2,885
4710	494		22	188	152				856

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

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		531		1,573
4712.02	110		270	200	1,547		744		2,871
4713.01			420		1,214				1,634
4713.03	342		168				1,231		1,741
4713.04	611		95						706
4714.01	751				639				1,390
4714.02	282		523		439				1,244
4801	1,537								1,537
4802.01	1,565				84				1,649
4802.02			201		1,645	880	1,525		4,251
4802.03				3			1,569		1,572
4803	2,429	2					400		2,831
4804.01	1,446				88				1,534
4804.02	2,013								2,013
4805.01	1,110								1,110
4805.02	1,874				80				1,954
4805.03	896		257						1,153
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	655		833		108				1,596
4808.02	702		234		450				1,386
4809.01	1,049	2	612		305				1,968

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4809.02	371	2	452		630				1,455
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01					1,178				1,178
4811.02	82		407		1,003				1,492
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,743		17						1,760
4812.01	392								392
4812.02	785	12	561		694				2,052
4814	1,113		1,042	133	222		224		2,734
4815	819								819
4816	1,157								1,157
4817.01	2,043								2,043
4817.02	386		527		1,072				1,985
4819	893		326		923	157			2,299
4820.01	1,051		723						1,774
4820.02	414		529	333	566				1,842
4821	91		560	46	727	48	60		1,532
4822.01	73		327		609				1,009
4822.02	49		374		893	1,109	777		3,202
4822.03			326	104	1,358		1,041		2,829

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4823.01	272		1,298	100	460		150		2,280
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	782								782
4825.01	213		1,194	206	2,654	450			4,717
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,668								1,668
4826.01	1,489		694		206				2,389
4826.02	1,521		789		200				2,510
4901.01	1,018		444		430				1,892
4901.03	1,055		339					490	1,884
4905.01	254		322		748				1,324
4905.02	1,878		119		198				2,195
4910	666								666
4911.01	1,179								1,179
4911.02	1,054		77						1,131
4911.03	149		1,983						2,132
4912.01	378		1,695		252				2,325
4912.02					840				840
4913.01	953		782		412				2,147
4913.02	177		577		686				1,440
4913.03	70		309	810	318				1,507

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
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	577		1,253		564				2,394
4915.02	2,096		38						2,134
4916.01	447		197	580	360				1,584
4916.02	1,131		455						1,586
4917.01	40		491	266	778	358			1,933
4917.02			971	72	2,309				3,352
4917.03			403		2,237				2,640
4917.04	58		780	332	1,040				2,210
4917.05	691	8	246						945
4918.01			389		696				1,085
4918.02	509	62	152	438					1,161
4918.03	1,431		197		997				2,625
4920	2,189								2,189
4921	2,228								2,228
4922.01	1,040								1,040
4922.02	2,089		123						2,212
4922.03	1,276								1,276
4923	634	46	421						1,101

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4924	427		1,373						1,800
4925	1,418								1,418
9801									
9802									
9803									
Fairfax County	193,980	2,327	88,147	10,297	90,535	11,549	19,657	1,758	418,250

Source: Fairfax County Department of Management and Budget, 2018.

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.

Table 6.8

**Housing Unit Inventory by Year Built and Supervisor District
Fairfax County, January 2018**

Year Built	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		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	13,531	32.6	10,996	25.1	7,662	14.9	15,479	35.0	24,980	58.4	18,695	38.2	15,881	27.6	4,950	11.6	2,066	4.8	114,240	27.4
1970 to 1979	12,255	29.5	10,326	23.6	14,981	29.1	6,250	14.1	7,280	17.0	7,758	15.9	11,351	19.7	9,391	22.0	3,521	8.1	83,113	20.0
1980 to 1989	8,572	20.6	7,577	17.3	10,658	20.7	8,254	18.7	5,808	13.6	9,275	19.0	9,726	16.9	15,856	37.1	18,844	43.5	94,570	22.7
1990 to 1999	2,096	5.0	5,348	12.2	9,379	18.2	8,942	20.2	1,670	3.9	4,036	8.3	5,920	10.3	8,117	19.0	11,811	27.3	57,319	13.8
2000 to 2009	3,979	9.6	7,268	16.6	6,210	12.1	4,348	9.8	1,933	4.5	7,115	14.6	6,384	11.1	3,829	9.0	5,401	12.5	46,467	11.2
2010 to 2018	1,094	2.6	2,315	5.3	2,512	4.9	946	2.1	1,106	2.6	2,018	4.1	8,358	14.5	597	1.4	1,636	3.8	20,582	4.9
Total Units	41,527	100.0	43,830	100.0	51,402	100.0	44,219	100.0	42,777	100.0	48,897	100.0	57,620	100.0	42,740	100.0	43,279	100.0	416,291	100.0

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2018**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	53	61.6	810	10.2	3,567	63.4	4,430	32.5
1970 to 1979	1	1.2	3,261	41.1	589	10.5	3,851	28.2
1980 to 1989	5	5.8	1,530	19.3	287	5.1	1,822	13.4
1990 to 1999	6	7.0	1,481	18.7	265	4.7	1,752	12.8
2000 to 2009	19	22.1	689	8.7	303	5.4	1,011	7.4
2010 to 2018	2	2.3	164	2.1	614	10.9	780	5.7
Total Units	86	100.0	7,935	100.0	5,625	100.0	13,646	100.0

Source: Fairfax County Department of Management and Budget, 2018.

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.

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 2018**

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	16,061	61.7	10,225	57.5	3,196	7.3	5,381	19.7	12,720	52.7	3,638	52.0	2,139	16.5	10,874	34.2
1970 to 1979	6,770	26.0	3,267	18.4	3,061	7.0	5,009	18.3	2,526	10.5	225	3.2	1,280	9.9	5,589	17.6
1980 to 1989	1,335	5.1	2,641	14.9	17,315	39.3	6,577	24.0	2,417	10.0	1,574	22.5	1,839	14.2	4,565	14.4
1990 to 1999	859	3.3	630	3.5	14,172	32.2	3,453	12.6	764	3.2	389	5.6	1,936	15.0	3,039	9.6
2000 to 2009	582	2.2	459	2.6	5,772	13.1	5,484	20.1	1,951	8.1	968	13.8	4,776	36.9	2,849	9.0
2010 to 2018	417	1.6	562	3.2	514	1.2	1,446	5.3	3,763	15.6	197	2.8	978	7.6	4,890	15.4
Total Units	26,024	100.0	17,784	100.0	44,030	100.0	27,350	100.0	24,141	100.0	6,991	100.0	12,948	100.0	31,806	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	21,633	56.3	3,229	6.9	5,342	25.8	8,327	41.3	4,103	5.6	7,372	29.2	114,240	27.3
1970 to 1979	7,171	18.7	18,183	38.9	1,809	8.7	2,366	11.7	19,764	26.7	6,093	24.1	83,113	19.9
1980 to 1989	4,159	10.8	18,970	40.6	6,214	30.0	3,522	17.5	20,028	27.1	3,414	13.5	94,570	22.6
1990 to 1999	1,542	4.0	4,359	9.3	5,431	26.2	3,419	17.0	13,734	18.6	3,592	14.2	57,319	13.7
2000 to 2009	2,418	6.3	1,629	3.5	1,685	8.1	2,332	11.6	12,261	16.6	3,301	13.1	46,467	11.1
2010 to 2018	1,504	3.9	407	0.9	222	1.1	181	0.9	4,011	5.4	1,490	5.9	20,581	4.9
Total Units	38,427	100.0	46,777	100.0	20,703	100.0	20,147	100.0	73,901	100.0	25,262	100.0	416,291	100.0

Source: Fairfax County Department of Management and Budget, 2018.

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 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, 2018 through 2045**

Supervisor District	Difference 2018 to 2045	Percent of Total Change
Braddock	1,722	1.5%
Dranesville	13,561	11.8%
Hunter Mill	31,488	27.3%
Lee	10,238	8.9%
Mason	7,713	6.7%
Mount Vernon	9,972	8.7%
Providence	30,755	26.7%
Springfield	2,949	2.6%
Sully	6,751	5.9%
Fairfax County	115,148	100.0%

Source: Fairfax County Department of Management and Budget, 2018.

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

TABLE 7.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2018 through 2045**

Planning District	Difference 2018 to 2045	Percent of Total Change
Annandale	2,148	1.9%
Baileys	5,431	4.7%
Bull Run	6,297	5.5%
Fairfax	2,626	2.3%
Jefferson	3,365	2.9%
Lincolnia	268	0.2%
Lower Potomac	2,092	1.8%
McLean	24,841	21.6%
Mount Vernon	12,537	10.9%
Pohick	1,290	1.1%
Rose Hill	1,885	1.6%
Springfield	3,362	2.9%
Upper Potomac	35,840	31.1%
Vienna	13,168	11.4%
Fairfax County	115,148	100.0%

Source: Fairfax County Department of Management and Budget, 2018.

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

Table 7.3

**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2018**

Supervisor District	2018	2020	2025	2030	2035	2040	2045
Braddock	41,691	41,988	42,192	42,495	42,849	43,173	43,413
Dranesville 1/	43,869	44,987	48,469	51,486	53,796	55,870	57,430
Hunter Mill 2/	51,418	53,932	56,608	62,748	70,407	77,478	82,906
Lee	45,026	45,091	46,000	48,288	50,908	53,425	55,264
Mason	42,804	42,888	43,446	45,157	47,203	49,076	50,517
Mount Vernon	49,245	48,152	50,835	53,500	55,664	57,669	59,217
Providence	57,636	59,328	66,709	73,078	78,885	84,256	88,391
Springfield 3/	42,777	42,824	43,109	43,784	44,506	45,201	45,726
Sully	43,784	44,122	45,674	46,993	48,340	49,580	50,535
Fairfax County	418,250	423,311	443,041	467,530	492,557	515,726	533,398

Table 7.4

**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2018**

Town	2018	2020	2025	2030	2035	2040	2045
Town of Clifton	88	89	89	89	89	89	89
Town of Herndon	7,935	8,072	8,826	9,424	9,794	10,099	10,325
Town of Vienna	5,628	5,673	5,685	5,685	5,685	5,685	5,685
Towns Total	13,651	13,835	14,600	15,198	15,568	15,873	16,099

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 7.5
Historical, Estimated and Forecasted Housing Units by Planning District
Fairfax County, January 2018

Planning District	1990	2000	2010	2018	2020	2025	2030	2035	2040	2045
Annandale	24,901	25,614	25,767	26,035	26,087	26,474	26,938	27,405	27,841	28,183
Baileys	16,573	17,367	17,976	17,793	17,815	18,023	19,237	20,769	22,155	23,224
Bull Run	24,559	38,745	44,307	44,539	44,868	45,940	47,164	48,548	49,849	50,836
Fairfax	17,181	20,992	25,647	27,514	27,780	28,065	28,606	29,185	29,730	30,140
Jefferson	17,365	18,862	20,409	24,146	24,724	25,008	25,626	26,340	27,001	27,511
Lincolnia	5,464	5,908	6,800	6,997	7,001	7,016	7,070	7,141	7,214	7,265
Lower Potomac	3,936	5,898	9,609	12,957	13,031	13,271	13,697	14,214	14,686	15,049
McLean	23,601	26,269	28,213	31,828	32,884	39,795	45,001	49,405	53,502	56,669
Mount Vernon	35,338	37,000	37,425	39,556	38,382	41,204	44,514	47,385	50,047	52,093
Pohick 1/	41,032	45,153	46,667	46,813	46,880	47,035	47,312	47,604	47,887	48,103
Rose Hill	13,524	19,102	20,401	20,714	20,751	21,037	21,436	21,853	22,320	22,599
Springfield	14,590	17,151	18,803	20,152	20,168	20,341	21,088	22,003	22,859	23,514
Upper Potomac 2/	44,898	58,989	69,977	73,930	77,093	82,954	90,273	97,771	104,587	109,770
Vienna 3/	19,502	21,910	24,385	25,276	25,846	26,877	29,568	32,933	36,047	38,444
Fairfax County	302,464	358,960	396,386	418,250	423,311	443,041	467,530	492,557	515,726	533,398

Source: Fairfax County Department of Management and Budget, 1990 through 2045.

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 2018

Human Services Region	2018	2020	2025	2030	2035	2040	2045
Region 1	95,090	94,053	97,594	102,510	107,271	111,774	115,142
Region 2	92,995	94,105	95,442	98,280	101,676	104,803	107,215
Region 3 1/	125,898	130,388	143,632	158,446	173,218	186,790	197,177
Region 4 2/	104,267	104,765	106,374	108,293	110,392	112,359	113,865
Fairfax County	418,250	423,311	443,041	467,530	492,557	515,726	533,398

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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 2018

ZIP Code	2018	2020	2025	2030	2035	2040	2045
20120	14,149	14,266	14,556	14,797	15,084	15,364	15,575
20121	10,247	10,250	10,304	10,647	11,072	11,467	11,769
20124	4,937	4,947	4,951	4,955	4,956	4,958	4,958
20151	6,769	6,956	7,623	8,115	8,622	9,085	9,444
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,836	13,986	14,802	15,635	16,246	16,807	17,203
20171	18,463	19,331	22,401	24,508	25,952	27,181	28,107
20190	10,628	12,222	13,061	15,383	18,260	20,917	22,958
20191	11,791	12,430	13,320	15,007	17,112	19,055	20,546
20194	5,858	5,858	5,869	5,947	6,044	6,134	6,203
20196			9	76	160	237	297
22003	19,756	19,803	20,186	20,646	21,109	21,539	21,874
22015	14,820	14,828	14,852	14,875	14,903	14,933	14,951
22027	735	737	748	796	863	924	968
22030	13,389	13,421	13,636	13,919	14,192	14,453	14,639
22031	12,621	13,428	14,020	14,585	15,234	15,834	16,299
22032	9,625	9,644	9,713	9,813	9,913	9,993	10,055
22033	16,106	15,971	16,190	16,674	17,276	17,840	18,273
22035	270	512	540	540	540	540	540
22039	6,104	6,111	6,125	6,194	6,257	6,324	6,382
22041	10,717	10,732	10,825	11,433	12,219	12,920	13,458
22042	12,490	12,509	12,540	12,694	12,888	13,067	13,206
22043	9,632	9,683	9,743	9,962	10,232	10,489	10,685

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2018

ZIP Code	2018	2020	2025	2030	2035	2040	2045
22044	4,608	4,613	4,723	5,312	6,038	6,704	7,219
22046	2,081	2,094	2,100	2,126	2,158	2,189	2,214
22060	3,260	3,260	3,268	3,323	3,391	3,453	3,502
22066	5,802	5,859	5,964	6,005	6,051	6,094	6,130
22079	11,984	12,075	12,380	12,790	13,264	13,695	14,029
22101	11,291	11,520	11,701	11,949	12,252	12,549	12,785
22102	13,616	14,123	20,062	24,087	27,030	29,756	31,862
22124	6,641	6,654	6,663	6,696	6,732	6,770	6,800
22150	9,379	9,390	9,509	10,197	11,055	11,851	12,465
22151	5,813	5,816	5,821	5,831	5,845	5,859	5,871
22152	10,351	10,351	10,356	10,385	10,419	10,451	10,475
22153	10,848	10,859	10,886	10,951	11,025	11,102	11,154
22180	10,078	10,257	10,305	10,455	10,643	10,816	10,951
22181	5,509	5,521	5,538	5,605	5,676	5,763	5,820
22182	9,851	10,227	11,528	14,576	18,392	21,904	24,611
22203	150	150	150	150	150	150	150
22204	14	14	14	14	14	14	15
22205			1	8	16	24	30
22206	2	2	2	2	2	2	2
22207	49	50	50	52	54	56	57
22213	1	1	1	1	2	2	2
22302	650	650	650	652	653	655	656
22303	8,247	7,038	8,998	10,527	11,547	12,490	13,214
22304	148	148	148	148	148	148	148

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2018

ZIP Code	2018	2020	2025	2030	2035	2040	2045
22306	12,339	12,352	13,015	14,156	15,265	16,298	17,091
22307	4,718	4,720	4,729	4,793	4,871	4,944	5,000
22308	4,848	4,861	4,873	4,911	4,951	4,992	5,030
22309	11,750	11,758	11,934	12,493	13,137	13,735	14,186
22310	10,984	10,995	11,057	11,277	11,554	11,806	11,996
22311	612	614	616	621	627	633	637
22312	8,499	8,503	8,517	8,570	8,637	8,709	8,758
22315	11,182	11,209	11,465	11,667	11,822	12,050	12,148
Fairfax County	418,250	423,311	443,041	467,530	492,557	515,726	533,398

Sources: Fairfax County Department of Management and Budget, 2018 through 2045.

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.

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4151	1,303	1,303	1,599	1,889	2,120	2,333	2,497
4152	1,939	1,940	1,941	1,944	1,949	1,953	1,957
4153	1,495	1,498	1,499	1,516	1,531	1,549	1,562
4154.01	2,141	2,141	2,369	2,513	2,525	2,537	2,547
4154.02	1,139	1,140	1,151	1,191	1,238	1,288	1,323
4155	2,272	2,283	2,323	2,346	2,367	2,386	2,406
4156	1,068	1,076	1,086	1,117	1,148	1,180	1,209
4157	1,371	1,374	1,375	1,377	1,379	1,381	1,383
4158	1,736	1,736	1,737	1,740	1,745	1,750	1,755
4159	1,207	1,209	1,210	1,217	1,224	1,231	1,237
4160	2,031	2,031	2,043	2,118	2,212	2,302	2,369
4161	1,504	1,506	1,521	1,613	1,728	1,836	1,922
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	816	823	826	834	845	854	862
4201	1,168	1,169	1,169	1,171	1,174	1,176	1,178
4202.01	1,301	1,303	1,308	1,324	1,345	1,361	1,370
4202.02	1,066	1,066	1,067	1,074	1,084	1,092	1,098
4202.03	972	971	988	1,078	1,192	1,297	1,378
4203	2,165	2,167	2,174	2,224	2,285	2,346	2,389
4204	2,428	1,206	2,659	3,368	3,558	3,734	3,870
4205.01	1,005	1,005	1,015	1,075	1,146	1,206	1,256
4205.02	1,036	1,036	1,142	1,232	1,296	1,354	1,398
4205.03	1,693	1,693	1,734	2,024	2,391	2,726	2,985

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4206	1,973	1,985	2,323	2,585	2,768	2,943	3,074
4207	1,449	1,449	1,450	1,457	1,466	1,476	1,483
4208	1,204	1,204	1,205	1,234	1,265	1,296	1,317
4210.01	1,030	1,030	1,033	1,048	1,068	1,086	1,100
4210.02	2,085	2,089	2,174	2,644	3,232	3,778	4,199
4211.01	2,167	2,168	2,195	2,207	2,205	2,209	2,207
4211.02	1,529	1,529	1,535	1,540	1,541	1,560	1,557
4211.03	2,032	2,060	2,283	2,477	2,656	2,831	2,958
4212	689	689	689	689	689	689	689
4213	1,461	1,461	1,462	1,462	1,462	1,463	1,463
4214	2,990	2,991	3,063	3,579	4,222	4,816	5,269
4215	2,411	2,411	2,447	2,719	3,059	3,370	3,611
4216	1,973	1,974	2,000	2,098	2,227	2,348	2,435
4217.01	1,422	1,422	1,424	1,435	1,449	1,462	1,472
4217.02	1,263	1,265	1,266	1,267	1,268	1,269	1,270
4218	2,357	2,358	2,477	2,753	3,037	3,294	3,488
4219	1,022	1,022	1,025	1,039	1,057	1,074	1,087
4220	1,450	1,453	1,471	1,559	1,663	1,758	1,837
4221.01	2,587	2,587	2,597	2,634	2,680	2,718	2,751
4221.02	2,110	2,121	2,202	2,360	2,532	2,698	2,818
4222.01	1,346	1,380	1,444	1,474	1,517	1,552	1,579
4222.02	2,175	2,194	2,256	2,348	2,472	2,584	2,667
4223.01	1,345	1,345	1,354	1,388	1,428	1,478	1,504

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4223.02	2,514	2,519	2,539	2,572	2,610	2,656	2,684
4224.01	1,126	1,126	1,123	1,083	1,033	992	956
4224.02	2,110	2,110	2,110	2,073	2,023	1,992	1,955
4224.03	1,007	1,011	1,026	1,059	1,099	1,142	1,169
4301.01	1,540	1,542	1,546	1,557	1,567	1,575	1,582
4301.02	1,037	1,046	1,052	1,058	1,064	1,069	1,074
4302.01	1,426	1,426	1,430	1,443	1,463	1,479	1,491
4302.02	1,639	1,644	1,657	1,675	1,704	1,728	1,747
4302.03	902	902	904	913	926	937	945
4304	2,322	2,323	2,323	2,323	2,323	2,323	2,324
4305	571	571	571	571	572	572	572
4306	1,811	1,811	1,829	1,959	2,121	2,271	2,386
4307	928	929	931	945	962	977	989
4308.01	1,514	1,514	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	1,415	1,418	1,437	1,463	1,486	1,503
4309.02	1,090	1,090	1,090	1,093	1,097	1,101	1,104
4310.01	1,574	1,578	1,589	1,601	1,615	1,630	1,639
4310.02	752	752	752	752	753	753	754
4313	1,416	1,416	1,416	1,418	1,421	1,424	1,426
4314	1,462	1,462	1,462	1,465	1,466	1,468	1,469
4315	2,027	2,027	2,029	2,033	2,037	2,041	2,044
4316	3,387	3,392	3,406	3,478	3,566	3,649	3,713

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4318.01	1,441	1,441	1,442	1,449	1,457	1,465	1,471
4318.02	1,040	1,042	1,045	1,028	1,011	995	981
4319	1,055	1,055	1,055	1,056	1,057	1,058	1,059
4320	1,127	1,127	1,127	1,127	1,127	1,127	1,127
4321	1,448	1,448	1,448	1,448	1,448	1,448	1,448
4322.01	851	851	851	851	851	851	851
4322.02	1,613	1,613	1,621	1,638	1,654	1,670	1,682
4323	1,745	1,747	1,748	1,752	1,757	1,761	1,765
4324.01	1,179	1,179	1,179	1,180	1,180	1,181	1,181
4324.02	1,658	1,658	1,658	1,662	1,666	1,669	1,672
4325	1,884	1,884	1,887	1,893	1,897	1,901	1,904
4326	1,584	1,587	1,590	1,595	1,602	1,608	1,613
4327.01	1,090	1,094	1,096	1,098	1,100	1,101	1,103
4327.02	1,507	1,509	1,515	1,519	1,524	1,529	1,533
4328	772	773	778	782	792	801	805
4401	2,773	2,774	2,777	2,793	2,814	2,835	2,850
4402.01	2,157	2,576	2,751	2,859	2,936	3,006	3,060
4402.02	2,204	2,208	2,209	2,218	2,227	2,237	2,246
4403	957	957	957	961	965	969	972
4405.01	1,654	1,657	1,659	1,673	1,691	1,708	1,720
4405.02	634	634	678	712	720	726	729
4406	945	948	951	954	959	963	966
4407.01	979	979	979	980	981	982	983

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4407.02	1,806	1,807	1,807	1,809	1,811	1,814	1,816
4408	2,220	2,226	2,230	2,243	2,260	2,276	2,291
4501	2,258	2,259	2,260	2,264	2,268	2,272	2,275
4502	1,333	1,333	1,334	1,337	1,342	1,347	1,351
4503	2,102	2,089	2,092	2,106	2,123	2,140	2,153
4504	948	950	955	962	972	980	987
4505	883	887	887	887	887	887	887
4506.01	1,405	1,408	1,412	1,444	1,482	1,519	1,547
4506.02	1,857	1,880	1,887	1,922	1,965	2,006	2,037
4507.01	1,079	1,079	1,079	1,082	1,086	1,089	1,092
4507.02	1,472	1,472	1,703	1,846	1,916	1,982	2,033
4508	1,203	1,204	1,224	1,346	1,496	1,635	1,741
4509	605	606	606	607	608	608	609
4510	898	898	898	899	900	902	902
4511	827	829	829	830	832	834	835
4512	644	646	652	655	660	664	668
4513	923	924	940	1,053	1,196	1,327	1,428
4514	1,212	1,212	1,273	1,528	1,835	2,118	2,336
4515.01	2,248	2,250	2,282	2,514	2,807	3,074	3,282
4515.02	2,109	2,109	2,154	2,474	2,876	3,246	3,530
4516.01	1,579	1,580	1,600	1,746	1,925	2,092	2,220
4516.02	1,137	1,137	1,138	1,145	1,151	1,158	1,163
4518	1,129	1,130	1,130	1,133	1,137	1,141	1,144

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4519	2,345	2,346	2,351	2,385	2,432	2,471	2,504
4520	1,123	1,126	1,138	1,226	1,336	1,438	1,517
4521.01	1,699	1,699	1,702	1,708	1,715	1,723	1,729
4521.02	1,048	1,070	1,117	1,121	1,126	1,131	1,136
4522	2,158	2,159	2,162	2,175	2,192	2,208	2,220
4523.01	1,475	1,475	1,479	1,495	1,514	1,529	1,542
4523.02	1,698	1,713	1,770	1,807	1,853	1,896	1,928
4524	2,378	2,380	2,383	2,384	2,384	2,385	2,386
4525.01	1,310	1,311	1,314	1,325	1,339	1,352	1,364
4525.02	1,600	1,601	1,602	1,606	1,610	1,613	1,616
4526	2,691	2,691	2,699	2,715	2,735	2,764	2,780
4527	1,965	1,975	1,995	2,079	2,184	2,280	2,355
4528.01	2,528	2,531	2,539	2,587	2,658	2,713	2,756
4528.02	1,492	1,492	1,492	1,492	1,508	1,508	1,508
4601	1,473	1,474	1,474	1,474	1,474	1,474	1,474
4602	1,336	1,343	1,346	1,348	1,349	1,350	1,351
4603	964	967	979	1,031	1,103	1,165	1,216
4604	2,013	2,128	2,634	4,288	6,360	8,271	9,738
4605.01	877	878	944	1,428	2,033	2,585	3,016
4605.02	2,799	2,802	2,829	3,001	3,213	3,413	3,563
4606	1,353	1,355	1,361	1,389	1,427	1,462	1,488
4607.01	1,159	1,164	1,165	1,165	1,165	1,165	1,165
4607.02	1,569	1,583	1,588	1,588	1,588	1,588	1,588

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018

Census Tract	2018	2020	2025	2030	2035	2040	2045
4608	1,163	1,173	1,176	1,176	1,176	1,176	1,176
4609	876	882	883	883	883	883	883
4610	861	871	873	873	873	873	873
4611	2,594	2,599	2,607	2,628	2,655	2,687	2,711
4612.01	1,551	1,558	1,560	1,561	1,562	1,563	1,564
4612.02	2,782	2,784	2,799	2,843	2,901	2,960	2,997
4615	2,553	2,559	2,567	2,615	2,664	2,721	2,759
4616.01	3,055	3,358	3,561	3,787	4,070	4,329	4,534
4616.02	3,883	4,013	4,079	4,456	4,928	5,362	5,696
4617	2,498	2,578	2,759	2,765	2,773	2,781	2,787
4618.01	542	542	542	543	543	544	544
4618.02	2,404	2,405	2,412	2,462	2,521	2,579	2,624
4619.01	1,414	1,414	1,415	1,425	1,437	1,448	1,457
4619.02	594	594	595	603	612	620	627
4701	972	989	998	1,015	1,043	1,060	1,078
4703	1,167	1,179	1,201	1,246	1,291	1,347	1,381
4704	1,740	1,749	1,761	1,785	1,818	1,850	1,881
4705	2,217	2,332	2,377	2,498	2,647	2,788	2,899
4706	1,174	1,184	1,206	1,233	1,266	1,300	1,328
4707	1,892	1,914	1,921	1,931	1,943	1,954	1,963
4708	1,084	1,119	1,178	1,181	1,184	1,188	1,192
4709	2,885	2,909	2,915	2,924	2,933	2,945	2,955
4710	856	867	896	1,079	1,307	1,522	1,682

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4711	2,447	2,476	2,489	2,501	2,514	2,528	2,539
4712.01	1,573	1,619	3,079	3,926	4,379	4,797	5,118
4712.02	2,871	2,871	4,865	6,150	6,729	7,268	7,678
4713.01	1,634	1,634	1,634	1,634	1,634	1,634	1,634
4713.03	1,741	1,741	1,747	1,772	1,804	1,834	1,857
4713.04	706	708	714	716	719	722	725
4714.01	1,390	1,392	1,393	1,397	1,401	1,405	1,408
4714.02	1,244	1,249	1,257	1,264	1,272	1,280	1,286
4801	1,537	1,549	1,560	1,575	1,591	1,607	1,620
4802.01	1,649	1,653	1,657	1,672	1,690	1,715	1,743
4802.02	4,251	4,816	7,571	9,403	11,238	12,927	14,230
4802.03	1,572	1,572	1,611	1,892	2,243	2,567	2,816
4803	2,831	2,988	3,425	3,925	4,546	5,119	5,563
4804.01	1,534	1,546	1,560	1,566	1,573	1,580	1,586
4804.02	2,013	2,032	2,060	2,073	2,088	2,102	2,114
4805.01	1,110	1,120	1,139	1,146	1,148	1,155	1,155
4805.02	1,954	1,954	1,954	1,973	1,973	1,992	1,992
4805.03	1,153	1,153	1,163	1,179	1,182	1,192	1,193
4805.04	840	840	840	841	843	844	844
4805.05	1,622	1,622	1,629	1,677	1,737	1,793	1,835
4808.01	1,596	1,615	1,620	1,620	1,620	1,620	1,620
4808.02	1,386	1,386	1,386	1,386	1,386	1,386	1,386
4809.01	1,968	2,028	2,242	2,242	2,242	2,242	2,242

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4809.02	1,455	1,513	2,048	2,646	3,016	3,321	3,547
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	1,927	1,927	1,953	2,141	2,374	2,590	2,755
4811.01	1,178	1,357	2,160	2,309	2,404	2,491	2,558
4811.02	1,492	1,492	1,492	1,492	1,492	1,492	1,492
4811.03	1,242	1,242	1,242	1,242	1,243	1,243	1,243
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,698	1,700	1,710	1,724	1,737	1,747
4811.06	1,760	1,762	1,763	1,763	1,763	1,763	1,763
4812.01	392	392	462	971	1,608	2,195	2,646
4812.02	2,052	2,052	2,129	2,689	3,388	4,033	4,529
4814	2,734	2,797	2,966	3,116	3,303	3,478	3,611
4815	819	821	821	821	821	821	821
4816	1,157	1,161	1,165	1,165	1,165	1,165	1,166
4817.01	2,043	2,043	2,044	2,048	2,054	2,061	2,066
4817.02	1,985	1,987	1,989	1,999	2,013	2,025	2,035
4819	2,299	2,363	2,656	2,902	3,191	3,458	3,662
4820.01	1,774	1,776	1,785	1,793	1,802	1,809	1,817
4820.02	1,842	1,842	1,849	1,899	1,962	2,021	2,065
4821	1,532	1,532	1,549	1,674	1,830	1,973	2,084
4822.01	1,009	1,009	1,016	1,065	1,127	1,184	1,228
4822.02	3,202	4,290	4,587	5,292	6,176	6,990	7,615
4822.03	2,829	3,272	3,494	4,666	6,124	7,472	8,509

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4823.01	2,280	2,855	3,434	3,947	4,584	5,173	5,624
4823.02	1,820	1,820	1,820	1,820	1,820	1,820	1,820
4823.03	1,703	1,703	1,710	1,761	1,825	1,883	1,927
4824	782	782	800	928	1,089	1,238	1,352
4825.01	4,717	5,402	7,661	9,552	10,820	11,887	12,687
4825.02	1,032	1,032	1,032	1,032	1,032	1,033	1,033
4825.03	1,546	1,546	1,548	1,558	1,572	1,585	1,595
4825.04	1,668	1,669	1,669	1,677	1,685	1,692	1,697
4826.01	2,389	2,390	2,392	2,394	2,396	2,402	2,403
4826.02	2,510	2,372	2,520	2,579	2,650	2,713	2,766
4901.01	1,892	1,892	1,896	1,931	1,975	2,016	2,047
4901.03	1,884	2,063	2,670	2,907	3,086	3,250	3,378
4905.01	1,324	1,324	1,329	1,369	1,420	1,466	1,502
4905.02	2,195	2,209	2,235	2,267	2,281	2,303	2,313
4910	666	674	679	679	679	679	679
4911.01	1,179	1,179	1,179	1,179	1,179	1,179	1,179
4911.02	1,131	1,131	1,131	1,131	1,131	1,131	1,132
4911.03	2,132	2,132	2,132	2,132	2,133	2,133	2,134
4912.01	2,325	2,325	2,347	2,498	2,665	2,835	2,962
4912.02	840	947	1,195	1,196	1,196	1,197	1,197
4913.01	2,147	2,150	2,156	2,178	2,207	2,231	2,250
4913.02	1,440	1,440	1,452	1,510	1,589	1,660	1,715
4913.03	1,507	1,507	1,532	1,718	1,943	2,154	2,316

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4914.01	1,884	1,884	1,888	1,922	1,959	1,998	2,024
4914.02	1,415	1,415	1,415	1,418	1,422	1,425	1,428
4914.03	1,154	1,154	1,154	1,154	1,154	1,154	1,154
4914.04	1,334	1,334	1,334	1,336	1,338	1,340	1,341
4914.05	836	836	836	839	844	847	850
4915.01	2,394	2,395	2,409	2,494	2,600	2,702	2,777
4915.02	2,134	2,138	2,143	2,149	2,164	2,173	2,184
4916.01	1,584	1,589	1,615	1,673	1,750	1,817	1,869
4916.02	1,586	1,586	1,591	1,627	1,678	1,719	1,756
4917.01	1,933	1,933	1,955	2,086	2,248	2,409	2,530
4917.02	3,352	3,352	3,389	3,663	4,006	4,321	4,561
4917.03	2,640	2,882	2,920	2,987	3,071	3,150	3,210
4917.04	2,210	2,210	2,347	2,409	2,421	2,433	2,442
4917.05	945	954	976	1,010	1,055	1,094	1,122
4918.01	1,085	1,085	1,085	1,088	1,092	1,096	1,098
4918.02	1,161	1,161	1,161	1,162	1,163	1,165	1,165
4918.03	2,625	2,625	2,627	2,631	2,638	2,645	2,649
4920	2,189	2,194	2,196	2,197	2,198	2,198	2,199
4921	2,228	2,231	2,238	2,256	2,267	2,284	2,291
4922.01	1,040	1,054	1,094	1,110	1,124	1,135	1,146
4922.02	2,212	2,213	2,212	2,245	2,274	2,305	2,339
4922.03	1,276	1,278	1,296	1,344	1,380	1,415	1,448
4923	1,101	1,102	1,109	1,146	1,190	1,232	1,262

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2018**

Census Tract	2018	2020	2025	2030	2035	2040	2045
4924	1,800	1,800	1,804	1,795	1,781	1,777	1,766
4925	1,418	1,427	1,432	1,439	1,444	1,449	1,453
9801							
9802							
9803							
Fairfax County	418,250	423,311	443,041	467,530	492,557	515,726	533,398

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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

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 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 also is 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 2018

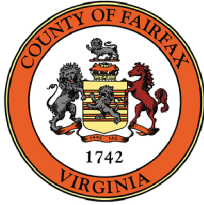
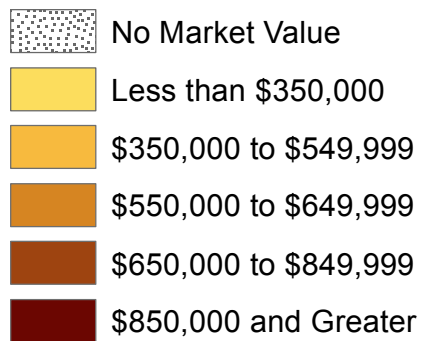


FIGURE 8.1
**Median Market Value
of Owned Housing Units
by Census Tract**



Median Market Value



Note: City of Fairfax is not included.

Source: Fairfax County Department of Management and Budget

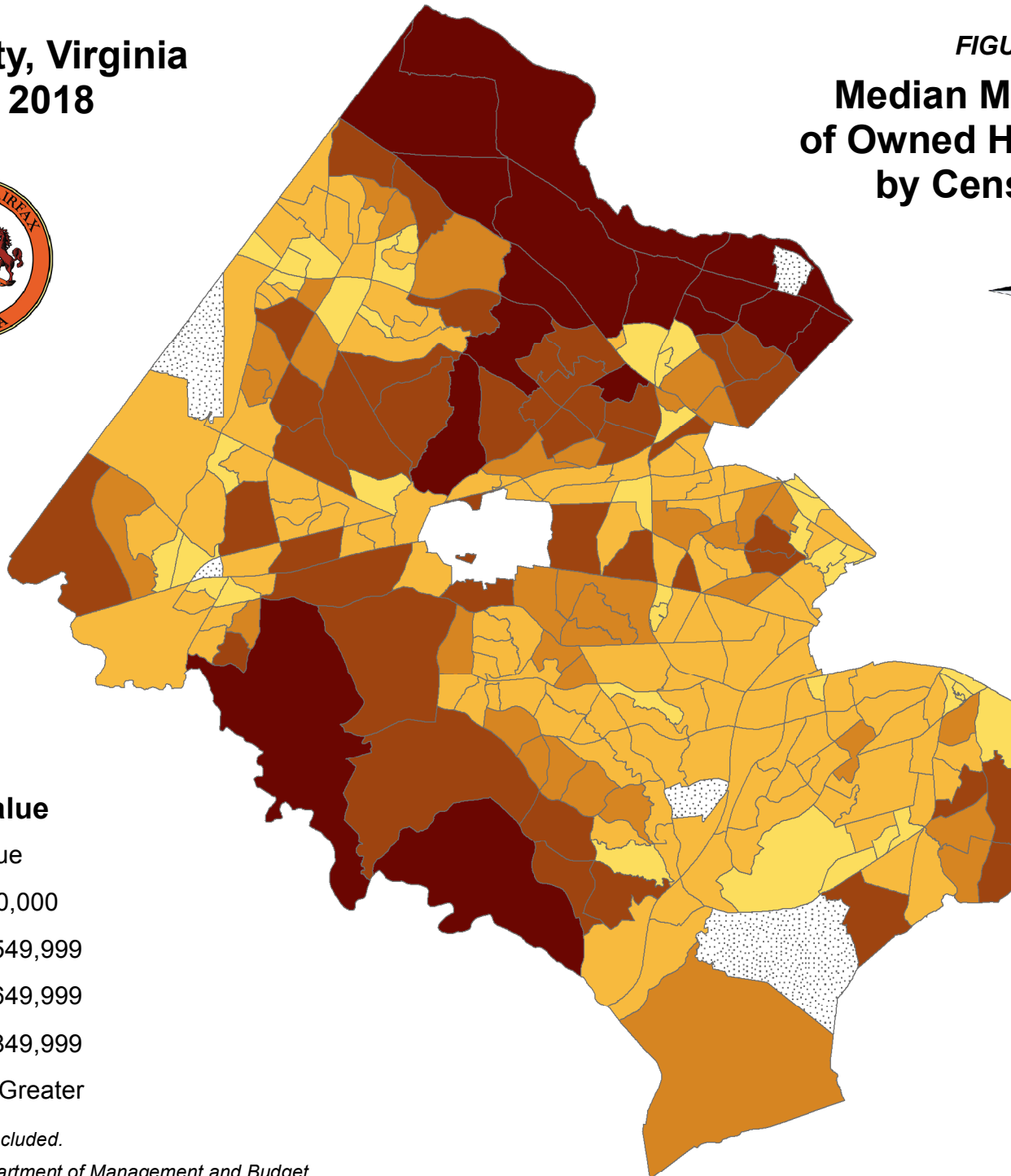


TABLE 8.1			
Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2017 and 2018			
Supervisor District	Median Market Value		Percent Change
	2017	2018	
Braddock	\$ 498,995	\$ 512,054	2.6%
Dranesville	\$ 788,309	\$ 810,096	2.8%
Hunter Mill	\$ 570,000	\$ 584,094	2.5%
Lee	\$ 425,783	\$ 440,055	3.4%
Mason	\$ 457,083	\$ 473,269	3.5%
Mount Vernon	\$ 463,093	\$ 475,104	2.6%
Providence	\$ 510,000	\$ 521,304	2.2%
Springfield	\$ 556,364	\$ 574,949	3.3%
Sully	\$ 466,000	\$ 479,036	2.8%
Fairfax County	\$ 505,722	\$ 519,560	2.7%

Source: Fairfax County Department of Management and Budget, 2018.

TABLE 8.2			
Median Market Value of Owned Housing Units by Planning District Fairfax County, 2017 and 2018			
Planning District	Median Market Value		Percent Change
	2017	2018	
Annandale	\$ 490,663	\$ 501,984	2.3%
Baileys	\$ 393,813	\$ 416,787	5.8%
Bull Run	\$ 435,110	\$ 447,290	2.8%
Fairfax	\$ 536,890	\$ 543,139	1.2%
Jefferson	\$ 467,733	\$ 483,651	3.4%
Lincolnia	\$ 446,774	\$ 454,671	1.8%
Lower Potomac	\$ 433,897	\$ 450,760	3.9%
McLean	\$ 836,745	\$ 853,829	2.0%
Mount Vernon	\$ 434,897	\$ 447,426	2.9%
Pohick	\$ 539,028	\$ 557,986	3.5%
Rose Hill	\$ 452,844	\$ 466,169	2.9%
Springfield	\$ 431,653	\$ 446,754	3.5%
Upper Potomac	\$ 529,211	\$ 539,627	2.0%
Vienna	\$ 683,524	\$ 702,524	2.8%
Fairfax County	\$ 505,722	\$ 519,560	2.7%

Source: Fairfax County Department of Management and Budget, 2018.

Table 8.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2018

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	\$576,408	\$398,822	\$208,939	\$512,054	\$590,073	\$406,590	\$219,290	\$503,524
Dranesville 1/	\$885,859	\$389,162	\$234,207	\$810,096	\$1,042,160	\$498,759	\$294,194	\$923,456
Hunter Mill 2/	\$729,083	\$431,036	\$256,562	\$584,094	\$789,162	\$454,407	\$311,977	\$605,039
Lee	\$480,407	\$420,315	\$270,947	\$440,055	\$523,893	\$413,868	\$248,415	\$453,071
Mason	\$561,387	\$424,662	\$200,902	\$473,269	\$608,754	\$437,695	\$219,440	\$492,706
Mount Vernon	\$601,183	\$350,469	\$236,213	\$475,104	\$651,578	\$353,356	\$240,822	\$510,124
Providence	\$716,573	\$500,399	\$277,943	\$521,304	\$766,662	\$526,487	\$304,239	\$553,808
Springfield 3/	\$644,653	\$423,035	\$284,172	\$574,949	\$682,537	\$419,587	\$290,413	\$593,618
Sully	\$641,288	\$359,935	\$227,609	\$479,036	\$672,774	\$362,176	\$237,913	\$528,377
Fairfax County	\$637,014	\$404,366	\$247,454	\$519,560	\$720,552	\$422,137	\$271,214	\$576,705

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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.

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 2018**

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	\$551,996	\$410,755	\$181,697	\$501,984	\$580,982	\$403,359	\$196,165	\$513,616
Baileys	\$617,217	\$498,878	\$199,900	\$416,787	\$672,949	\$477,001	\$215,943	\$446,969
Bull Run	\$601,466	\$359,888	\$247,811	\$447,290	\$613,979	\$365,403	\$255,353	\$478,070
Fairfax	\$725,246	\$491,211	\$247,454	\$543,139	\$778,350	\$473,486	\$251,974	\$579,457
Jefferson	\$554,306	\$516,275	\$266,627	\$483,651	\$588,120	\$537,206	\$274,928	\$493,737
Lincolnia	\$517,645	\$428,747	\$210,929	\$454,671	\$571,258	\$442,411	\$220,477	\$483,292
Lower Potomac	\$604,121	\$345,671	\$354,019	\$450,760	\$635,381	\$350,648	\$320,809	\$483,599
McLean	\$970,746	\$711,333	\$338,204	\$853,829	\$1,167,673	\$719,127	\$376,934	\$974,249
Mount Vernon	\$595,224	\$345,000	\$211,411	\$447,426	\$644,233	\$332,537	\$225,644	\$493,676
Pohick 1/	\$621,642	\$392,616	\$246,514	\$557,986	\$664,927	\$388,121	\$247,124	\$570,061
Rose Hill	\$509,219	\$450,944	\$287,578	\$466,169	\$550,978	\$454,907	\$275,850	\$483,361
Springfield	\$504,499	\$406,849	\$216,579	\$446,754	\$535,482	\$405,939	\$234,346	\$460,757
Upper Potomac 2/	\$690,254	\$407,269	\$243,323	\$539,627	\$779,946	\$421,525	\$299,158	\$604,952
Vienna 3/	\$769,293	\$547,670	\$359,804	\$702,524	\$845,312	\$566,592	\$354,508	\$740,489
Fairfax County	\$637,014	\$404,366	\$247,454	\$519,560	\$720,552	\$422,137	\$271,214	\$576,705

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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 2018

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	\$550,358	\$387,324	\$242,486	\$449,358	\$593,295	\$386,670	\$243,981	\$481,977
Region 2	\$592,190	\$447,017	\$214,087	\$505,691	\$642,289	\$475,169	\$239,838	\$530,987
Region 3 1/	\$796,814	\$446,439	\$271,127	\$634,872	\$921,268	\$479,232	\$314,360	\$712,849
Region 4 2/	\$617,180	\$386,673	\$240,456	\$521,782	\$648,950	\$386,717	\$246,546	\$534,854
Fairfax County	\$637,014	\$404,366	\$247,454	\$519,560	\$720,552	\$422,137	\$271,214	\$576,705

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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 2018**

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	\$621,994	\$599,639	\$165,187	\$594,820	\$777,802	\$600,132	\$170,208	\$715,304
4152	\$697,337	\$615,972	\$241,478	\$247,684	\$689,551	\$582,511	\$213,432	\$326,261
4153	\$466,295	\$335,795		\$403,305	\$506,642	\$334,519		\$436,869
4154.01	\$641,760	\$355,068		\$547,717	\$638,028	\$356,152		\$544,469
4154.02	\$732,228	\$358,402		\$684,674	\$716,557	\$352,503		\$639,344
4155	\$574,639	\$442,213		\$552,484	\$599,230	\$437,217		\$575,645
4156	\$798,074	\$767,603		\$797,822	\$958,044	\$767,603		\$957,864
4157	\$684,884			\$684,884	\$727,337			\$727,337
4158	\$634,085			\$634,085	\$669,625			\$669,625
4159	\$539,900			\$539,900	\$618,038			\$618,038
4160	\$527,919	\$369,747		\$503,559	\$552,405	\$305,563		\$490,782
4161	\$652,145			\$652,145	\$759,323			\$759,323
4162								
4163	\$584,336			\$584,336	\$760,806			\$760,806
4201	\$482,500	\$380,258		\$470,484	\$512,904	\$379,233		\$497,570
4202.01	\$564,102	\$421,281		\$461,465	\$619,735	\$418,596		\$511,561
4202.02	\$850,190	\$324,051	\$305,386	\$315,641	\$794,112	\$330,688	\$310,715	\$327,757
4202.03	\$547,344	\$455,249		\$490,067	\$595,221	\$454,355		\$546,230
4203	\$486,822	\$446,418		\$476,942	\$523,495	\$493,377		\$515,698
4204	\$466,599	\$355,350	\$304,426	\$342,127	\$464,766	\$423,516	\$303,584	\$362,332
4205.01		\$353,483	\$299,793	\$299,825		\$353,483	\$310,053	\$310,096

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4205.02	\$441,515	\$367,521	\$176,753	\$328,440	\$446,076	\$378,935	\$185,819	\$303,489
4205.03	\$428,510	\$370,230	\$184,789	\$225,192	\$438,729	\$403,796	\$178,838	\$310,896
4206	\$548,935	\$427,949		\$449,453	\$547,020	\$431,065		\$474,352
4207	\$463,880	\$621,364		\$468,605	\$541,440	\$614,656		\$543,675
4208	\$422,693	\$356,465		\$416,567	\$467,533	\$357,496		\$461,006
4210.01	\$430,196	\$395,981		\$401,975	\$490,680	\$432,519		\$443,970
4210.02	\$452,025	\$458,063		\$453,306	\$488,712	\$450,786		\$472,110
4211.01	\$609,058	\$413,212	\$309,573	\$413,259	\$635,460	\$431,395	\$308,343	\$441,848
4211.02	\$672,158	\$489,809		\$496,230	\$641,228	\$482,402		\$523,926
4211.03	\$631,932	\$387,608	\$289,950	\$455,737	\$659,116	\$396,910	\$283,541	\$496,402
4212	\$517,650			\$517,650	\$527,480			\$527,480
4213	\$494,927	\$348,138		\$472,983	\$499,178	\$353,300		\$448,817
4214	\$443,573	\$387,324	\$192,997	\$425,560	\$458,569	\$401,725	\$280,948	\$435,135
4215	\$400,832	\$420,704	\$156,156	\$364,886	\$461,890	\$370,889	\$178,347	\$328,921
4216	\$378,137	\$197,421	\$163,485	\$197,421	\$385,240	\$198,659	\$174,375	\$220,913
4217.01	\$377,969	\$283,112	\$117,497	\$281,363	\$389,867	\$274,855	\$127,908	\$265,809
4217.02	\$402,392	\$347,928		\$383,985	\$415,721	\$349,682		\$394,806
4218	\$394,112	\$272,307	\$153,738	\$198,185	\$431,716	\$256,649	\$158,896	\$250,533
4219	\$319,124			\$319,124	\$333,243			\$333,243
4220	\$440,626	\$359,205		\$408,026	\$506,424	\$392,785		\$446,572
4221.01	\$564,323	\$324,734		\$373,947	\$536,329	\$321,377		\$421,095

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4221.02	\$617,885	\$364,560		\$392,222	\$615,794	\$326,916		\$394,740
4222.01	\$734,596	\$480,176	\$397,776	\$677,435	\$707,911	\$468,315	\$377,769	\$630,193
4222.02	\$622,337	\$391,372	\$239,995	\$464,352	\$610,904	\$361,447	\$239,901	\$440,536
4223.01	\$657,400	\$514,343	\$187,132	\$506,573	\$632,621	\$525,195	\$176,930	\$506,157
4223.02	\$730,333	\$470,232	\$284,684	\$351,000	\$646,063	\$486,603	\$274,747	\$416,218
4224.01	\$779,819	\$441,247	\$298,826	\$426,599	\$781,186	\$455,797	\$288,023	\$390,216
4224.02	\$784,219	\$427,513		\$434,075	\$743,062	\$429,576		\$447,447
4224.03	\$541,580	\$573,626		\$557,225	\$579,457	\$545,290		\$568,701
4301.01	\$596,159			\$596,159	\$607,146			\$607,146
4301.02	\$548,373	\$397,247		\$417,995	\$589,509	\$395,202		\$467,341
4302.01	\$570,596	\$401,147		\$522,433	\$600,876	\$399,203		\$513,758
4302.02	\$577,248	\$397,289		\$545,486	\$606,728	\$420,770		\$545,766
4302.03	\$564,921	\$469,245		\$547,591	\$575,039	\$467,578		\$542,873
4304	\$496,073	\$400,181		\$490,964	\$499,491	\$399,235		\$485,416
4305	\$486,119			\$486,119	\$492,826			\$492,826
4306	\$437,771	\$376,478		\$435,677	\$449,705	\$373,673		\$444,045
4307	\$437,766			\$437,766	\$448,309			\$448,309
4308.01	\$505,979	\$429,692		\$482,475	\$522,361	\$408,084		\$481,046
4308.02	\$602,611	\$275,793	\$215,265	\$255,917	\$602,144	\$301,272	\$206,631	\$322,100
4309.01	\$652,491	\$395,724		\$425,087	\$678,078	\$397,711		\$502,908
4309.02	\$542,168	\$384,374		\$432,086	\$540,851	\$384,990		\$471,643

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4310.01	\$552,888	\$374,420		\$435,572	\$552,834	\$350,100		\$449,017
4310.02	\$698,570	\$395,404		\$395,540	\$698,570	\$397,853		\$398,653
4313	\$542,031	\$426,311		\$530,282	\$556,497	\$429,215		\$529,332
4314	\$524,633	\$449,799		\$484,145	\$534,618	\$413,913		\$487,544
4315	\$592,169	\$459,025	\$430,021	\$514,721	\$614,100	\$419,624	\$387,049	\$522,841
4316	\$522,396	\$430,983	\$173,766	\$461,260	\$572,874	\$424,641	\$173,870	\$506,375
4318.01	\$631,607	\$402,365		\$404,723	\$658,619	\$403,300		\$422,613
4318.02	\$593,030	\$352,564		\$575,001	\$616,404	\$351,862		\$544,603
4319	\$627,365			\$627,365	\$622,756			\$622,756
4320	\$614,402	\$357,147		\$440,360	\$596,778	\$358,782		\$475,115
4321	\$619,343	\$384,857	\$246,514	\$388,883	\$614,324	\$368,769	\$247,124	\$416,772
4322.01		\$370,682		\$370,682		\$366,121		\$366,121
4322.02	\$600,111	\$406,660		\$437,693	\$603,696	\$413,218		\$485,345
4323	\$607,500	\$404,114		\$558,327	\$664,097	\$423,773		\$591,737
4324.01	\$604,380			\$604,380	\$610,764			\$610,764
4324.02	\$591,969	\$425,822		\$567,231	\$612,196	\$433,653		\$559,215
4325	\$600,000	\$419,402		\$579,989	\$604,948	\$423,877		\$563,385
4326	\$612,000	\$391,430		\$584,729	\$623,749	\$396,945		\$567,335
4327.01	\$536,114	\$385,823		\$514,017	\$536,643	\$390,828		\$497,411
4327.02	\$538,787	\$366,408		\$380,289	\$551,011	\$367,375		\$399,221
4328	\$541,632	\$370,078		\$402,119	\$556,389	\$371,199		\$451,117

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4401	\$755,270	\$319,977		\$734,979	\$778,789	\$400,485		\$721,979
4402.01		\$550,568	\$261,807	\$342,437		\$645,744	\$280,971	\$388,383
4402.02	\$651,525	\$386,043	\$201,737	\$381,596	\$705,401	\$390,122	\$207,408	\$428,560
4403	\$658,271			\$658,271	\$679,709			\$679,709
4405.01	\$582,803	\$487,127		\$579,705	\$606,197	\$487,227		\$603,822
4405.02	\$652,565	\$681,324		\$659,610	\$675,725	\$701,626		\$677,817
4406	\$492,114	\$367,521		\$490,000	\$538,706	\$366,767		\$536,725
4407.01	\$583,769			\$583,769	\$596,085			\$596,085
4407.02	\$624,000	\$428,201		\$616,487	\$637,558	\$439,935		\$622,567
4408	\$626,840			\$626,840	\$662,664			\$662,664
4501	\$518,511	\$388,374	\$251,475	\$426,972	\$529,843	\$432,736	\$265,070	\$418,309
4502	\$504,877			\$504,877	\$517,520			\$517,520
4503	\$540,593	\$438,186	\$161,921	\$525,000	\$552,952	\$478,731	\$159,796	\$494,356
4504	\$606,842	\$575,011		\$594,573	\$643,710	\$560,757		\$635,467
4505	\$428,957			\$428,957	\$461,309			\$461,309
4506.01	\$565,488	\$436,674		\$560,522	\$571,086	\$436,420		\$567,726
4506.02	\$438,816	\$521,756	\$280,476	\$408,392	\$470,136	\$535,391	\$288,250	\$408,947
4507.01	\$602,301	\$452,876		\$485,147	\$644,644	\$456,320		\$558,955
4507.02	\$672,011			\$672,011	\$696,623			\$696,623
4508	\$517,713	\$533,652	\$194,280	\$504,578	\$570,174	\$536,335	\$210,130	\$514,449
4509	\$550,336			\$550,336	\$571,659			\$571,659

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4510	\$545,528			\$545,528	\$551,197			\$551,197
4511	\$730,000			\$730,000	\$757,693			\$757,693
4512	\$780,902			\$780,902	\$887,950			\$887,950
4513	\$617,111	\$519,193	\$230,338	\$601,121	\$694,796	\$541,677	\$222,703	\$629,439
4514		\$548,471	\$167,547	\$168,593		\$566,237	\$156,356	\$277,188
4515.01	\$566,718	\$400,250	\$156,520	\$183,804	\$584,111	\$409,515	\$168,138	\$278,668
4515.02	\$557,963	\$512,171	\$192,994	\$519,591	\$585,413	\$513,142	\$181,423	\$517,210
4516.01	\$529,682			\$529,682	\$639,080			\$639,080
4516.02	\$696,521		\$156,912	\$168,095	\$763,676		\$161,575	\$384,731
4518	\$487,208	\$602,276		\$490,218	\$541,298	\$613,001		\$544,357
4519	\$628,331	\$418,289		\$448,702	\$677,864	\$409,979		\$500,810
4520	\$613,064	\$416,551		\$562,149	\$658,963	\$418,652		\$568,916
4521.01	\$567,032	\$394,706		\$479,435	\$598,053	\$371,257		\$496,196
4521.02	\$559,997	\$404,392		\$451,999	\$621,865	\$399,083		\$531,223
4522	\$468,836	\$391,881	\$181,536	\$445,998	\$483,070	\$396,057	\$167,891	\$416,367
4523.01		\$303,398	\$183,000	\$184,693		\$343,410	\$197,992	\$210,513
4523.02	\$470,159	\$367,049	\$175,095	\$202,294	\$485,947	\$353,295	\$171,996	\$260,204
4524	\$472,826	\$419,223		\$463,082	\$507,933	\$413,332		\$492,182
4525.01	\$480,564	\$466,578	\$307,529	\$470,689	\$528,375	\$478,150	\$298,581	\$505,897
4525.02	\$531,851	\$423,780		\$482,769	\$556,985	\$412,232		\$507,438
4526	\$426,494	\$512,190	\$210,929	\$427,413	\$477,323	\$483,335	\$220,477	\$443,447

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4527	\$663,899	\$462,202	\$259,244	\$342,931	\$618,074	\$444,004	\$239,543	\$409,822
4528.01	\$547,294		\$257,230	\$288,272	\$600,249		\$255,217	\$345,747
4528.02			\$239,311	\$239,311			\$249,984	\$249,984
4601	\$864,050	\$504,137		\$863,195	\$961,780	\$503,186		\$959,281
4602	\$865,779			\$865,779	\$959,149			\$959,149
4603	\$765,251			\$765,251	\$847,373			\$847,373
4604	\$819,630	\$762,762	\$435,929	\$775,220	\$896,404	\$745,522	\$442,751	\$807,343
4605.01	\$921,207	\$795,963		\$896,002	\$917,949	\$795,937		\$908,154
4605.02	\$842,500	\$664,734		\$728,889	\$876,277	\$660,132		\$778,888
4606	\$662,970			\$662,970	\$736,718			\$736,718
4607.01	\$635,313			\$635,313	\$728,049			\$728,049
4607.02	\$666,330	\$601,220		\$655,935	\$834,361	\$621,063		\$803,403
4608	\$764,736	\$458,168	\$237,342	\$717,371	\$918,833	\$488,839	\$236,155	\$785,097
4609	\$787,028	\$673,344		\$774,543	\$902,360	\$668,941		\$879,901
4610	\$710,336	\$536,445	\$215,135	\$686,905	\$801,640	\$575,340	\$226,451	\$749,979
4611	\$790,724	\$308,375		\$764,747	\$859,392	\$422,135		\$778,829
4612.01	\$869,017	\$540,278		\$857,136	\$1,017,148	\$544,106		\$1,005,192
4612.02	\$1,266,820	\$510,024	\$299,702	\$456,708	\$1,222,858	\$506,362	\$291,738	\$471,208
4615	\$837,270	\$576,639	\$326,529	\$616,072	\$845,877	\$603,694	\$316,474	\$640,413
4616.01	\$649,535	\$468,804	\$452,907	\$522,186	\$721,366	\$508,851	\$441,505	\$552,549
4616.02		\$636,258	\$322,000	\$365,600		\$600,083	\$345,881	\$414,086

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4617	\$754,483	\$444,938		\$492,440	\$725,165	\$490,795		\$541,462
4618.01	\$597,917	\$422,704	\$286,598	\$361,400	\$597,917	\$465,757	\$280,433	\$376,617
4618.02	\$561,593	\$484,061	\$253,229	\$419,000	\$679,915	\$474,635	\$252,886	\$400,053
4619.01	\$636,358	\$435,236	\$234,833	\$412,986	\$685,408	\$478,026	\$222,288	\$424,662
4619.02	\$776,417			\$776,417	\$776,417			\$776,417
4701	\$1,374,608	\$1,211,217		\$1,368,644	\$1,990,404	\$1,273,294		\$1,964,150
4703	\$1,077,925			\$1,077,925	\$1,190,702			\$1,190,702
4704	\$1,049,123	\$846,825		\$994,340	\$1,275,752	\$864,742		\$1,221,602
4705	\$979,745	\$774,370	\$302,810	\$914,949	\$1,276,012	\$850,430	\$306,805	\$1,073,518
4706	\$1,071,189	\$1,010,153		\$1,060,003	\$1,205,954	\$1,158,496		\$1,197,432
4707	\$835,027	\$630,819	\$1,099,623	\$836,966	\$993,003	\$640,922	\$1,099,665	\$995,591
4708	\$817,404	\$669,165		\$805,555	\$907,714	\$729,740		\$867,176
4709	\$910,319	\$695,373		\$827,820	\$1,060,175	\$733,667		\$985,397
4710	\$749,270	\$471,818	\$414,418	\$633,376	\$824,713	\$489,744	\$391,942	\$665,316
4711	\$558,044	\$730,023		\$559,682	\$664,265	\$731,226		\$664,807
4712.01		\$257,975	\$291,489	\$289,195		\$405,298	\$335,059	\$350,479
4712.02	\$769,262	\$653,945	\$271,127	\$346,395	\$822,056	\$578,642	\$317,134	\$422,414
4713.01		\$595,088		\$595,088		\$624,787		\$624,787
4713.03	\$771,372	\$546,740	\$237,321	\$349,841	\$817,876	\$553,150	\$256,640	\$438,388
4713.04	\$736,124	\$591,906		\$735,756	\$777,592	\$780,280		\$777,955
4714.01	\$634,337		\$217,455	\$542,399	\$657,757		\$231,049	\$489,901

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4714.02	\$720,190	\$461,769	\$194,145	\$465,161	\$743,056	\$417,019	\$224,222	\$458,704
4801	\$1,304,242			\$1,304,242	\$1,493,125			\$1,493,125
4802.01	\$1,114,061			\$1,114,061	\$1,434,916			\$1,434,916
4802.02		\$463,428	\$349,376	\$349,376		\$464,047	\$438,172	\$438,794
4802.03		\$376,110	\$360,888	\$360,888		\$364,840	\$373,548	\$373,526
4803	\$1,263,864			\$1,263,864	\$1,482,548			\$1,482,548
4804.01	\$899,294			\$899,294	\$1,034,015			\$1,034,015
4804.02	\$1,094,168			\$1,094,168	\$1,181,330			\$1,181,330
4805.01	\$699,248			\$699,248	\$758,644			\$758,644
4805.02	\$488,213			\$488,213	\$509,163			\$509,163
4805.03	\$575,573	\$363,321		\$539,543	\$606,273	\$381,796		\$556,238
4805.04	\$743,033	\$255,203	\$307,167	\$560,648	\$769,829	\$359,704	\$302,142	\$554,473
4805.05	\$711,365	\$360,318		\$375,344	\$697,593	\$387,497		\$440,657
4808.01	\$537,516	\$333,963	\$309,213	\$375,165	\$559,574	\$349,904	\$299,369	\$436,150
4808.02	\$489,851	\$292,802		\$481,394	\$544,797	\$400,185		\$508,566
4809.01	\$468,342	\$279,458		\$411,075	\$498,547	\$294,327		\$423,120
4809.02	\$527,730	\$349,902	\$204,506	\$343,245	\$564,979	\$440,605	\$199,198	\$387,703
4809.03	\$409,542	\$323,799	\$239,708	\$285,264	\$431,761	\$329,530	\$224,978	\$304,838
4810	\$433,377	\$291,869		\$296,142	\$433,954	\$295,415		\$319,761
4811.01			\$258,449	\$258,449			\$255,639	\$255,639
4811.02	\$730,952	\$521,472	\$297,606	\$495,605	\$732,883	\$533,997	\$308,400	\$491,830

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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		\$433,871		\$433,871		\$412,785		\$412,785
4811.04		\$455,000		\$455,000		\$443,961		\$443,961
4811.05	\$712,929	\$460,635		\$691,478	\$690,967	\$484,924		\$665,226
4811.06	\$553,261	\$340,043		\$553,077	\$608,945	\$340,428		\$606,347
4812.01	\$631,034			\$631,034	\$631,386			\$631,386
4812.02	\$518,690	\$309,026	\$193,545	\$326,755	\$508,752	\$304,386	\$183,214	\$391,267
4814	\$621,779	\$406,130	\$210,654	\$443,672	\$669,318	\$411,412	\$208,782	\$507,724
4815	\$708,614			\$708,614	\$797,125			\$797,125
4816	\$823,326			\$823,326	\$933,009			\$933,009
4817.01	\$786,734			\$786,734	\$833,363			\$833,363
4817.02	\$755,412	\$513,387	\$260,337	\$335,000	\$848,905	\$494,172	\$247,026	\$434,208
4819	\$951,038	\$438,008	\$222,218	\$630,368	\$1,016,890	\$441,469	\$222,634	\$684,326
4820.01	\$830,669	\$443,520		\$665,963	\$849,984	\$461,635		\$691,622
4820.02	\$756,179	\$526,769	\$297,362	\$552,437	\$811,478	\$478,274	\$291,571	\$559,708
4821	\$709,622	\$535,196	\$212,848	\$324,240	\$773,860	\$516,456	\$243,835	\$401,822
4822.01	\$740,891	\$469,917		\$497,480	\$720,718	\$476,178		\$536,284
4822.02	\$569,258	\$409,211	\$285,394	\$348,474	\$624,703	\$415,852	\$351,641	\$375,798
4822.03		\$733,110	\$382,872	\$422,310		\$702,492	\$471,574	\$516,719
4823.01	\$691,693	\$457,086	\$242,104	\$441,541	\$728,650	\$494,769	\$238,937	\$454,224
4823.02		\$338,027	\$195,104	\$265,191		\$336,952	\$196,646	\$270,797
4823.03	\$683,734	\$354,218	\$175,981	\$359,405	\$702,522	\$418,375	\$188,124	\$438,976

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4824	\$764,978			\$764,978	\$797,790			\$797,790
4825.01	\$688,265	\$446,439	\$380,000	\$452,519	\$691,879	\$452,684	\$383,232	\$478,832
4825.02	\$605,084	\$368,708		\$572,103	\$581,318	\$366,842		\$537,259
4825.03	\$647,136	\$358,244		\$625,711	\$671,187	\$347,842		\$620,155
4825.04	\$696,213			\$696,213	\$750,491			\$750,491
4826.01	\$644,091	\$392,238	\$224,160	\$516,201	\$620,654	\$386,554	\$233,791	\$519,290
4826.02	\$767,734	\$465,276		\$666,267	\$801,090	\$511,825		\$702,246
4901.01	\$516,553	\$396,134		\$499,727	\$529,430	\$373,703		\$482,072
4901.03	\$452,597	\$394,244		\$435,110	\$475,158	\$403,828		\$457,774
4905.01	\$672,336	\$377,260		\$420,373	\$673,811	\$363,471		\$500,322
4905.02	\$717,087	\$436,601		\$706,031	\$716,061	\$448,883		\$700,028
4910	\$690,302			\$690,302	\$766,265			\$766,265
4911.01	\$641,230			\$641,230	\$689,347			\$689,347
4911.02	\$466,006	\$411,506		\$459,911	\$469,576	\$411,163		\$465,600
4911.03	\$546,242	\$317,321		\$320,455	\$551,145	\$328,897		\$344,429
4912.01	\$489,956	\$337,764		\$346,532	\$492,998	\$333,070		\$362,865
4912.02								
4913.01	\$577,353	\$355,060	\$162,500	\$410,515	\$600,037	\$355,048	\$169,210	\$468,716
4913.02	\$575,820	\$388,637		\$396,149	\$540,068	\$387,083		\$422,996
4913.03	\$477,110	\$211,859	\$213,759	\$213,759	\$478,747	\$270,737	\$206,624	\$266,871
4914.01		\$354,769	\$229,268	\$347,981		\$353,656	\$224,919	\$333,899

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4914.02	\$545,769	\$354,218		\$357,462	\$547,403	\$352,486		\$374,939
4914.03	\$619,710	\$354,690		\$613,799	\$632,204	\$353,357		\$589,435
4914.04	\$601,430	\$365,841		\$381,754	\$575,478	\$361,970		\$424,870
4914.05	\$650,055			\$650,055	\$666,068			\$666,068
4915.01	\$653,352	\$444,864	\$258,216	\$443,898	\$681,061	\$442,969	\$249,321	\$454,732
4915.02	\$700,896	\$266,679		\$698,775	\$717,562	\$272,444		\$709,628
4916.01	\$612,864	\$271,551		\$295,000	\$595,176	\$280,863		\$400,371
4916.02	\$453,632	\$301,613		\$423,948	\$500,862	\$293,844		\$441,472
4917.01	\$599,708	\$427,014	\$292,415	\$389,340	\$600,979	\$416,177	\$317,149	\$374,656
4917.02		\$521,661	\$297,203	\$478,737		\$493,729	\$290,844	\$474,077
4917.03		\$399,756		\$399,756		\$478,652		\$478,652
4917.04	\$668,246	\$485,171		\$490,397	\$682,395	\$440,990		\$452,957
4917.05	\$782,387	\$508,709		\$736,034	\$795,579	\$437,756		\$698,891
4918.01		\$436,695	\$260,316	\$380,090		\$445,633	\$236,608	\$358,880
4918.02	\$506,814	\$316,565		\$489,000	\$519,363	\$387,100		\$445,086
4918.03	\$502,735	\$509,429	\$240,702	\$499,900	\$508,398	\$478,160	\$228,522	\$473,561
4920	\$724,726			\$724,726	\$756,117			\$756,117
4921	\$825,248			\$825,248	\$846,034			\$846,034
4922.01	\$889,140			\$889,140	\$919,501			\$919,501
4922.02	\$710,483	\$503,444		\$705,191	\$727,396	\$506,528		\$715,103
4922.03	\$740,187			\$740,187	\$736,410			\$736,410

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2018**

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
4923	\$497,464	\$345,314		\$426,122	\$506,666	\$338,616		\$435,386
4924	\$491,768	\$300,594		\$310,842	\$556,416	\$324,368		\$380,987
4925	\$851,109			\$851,109	\$897,341			\$897,341
9801								
9802								
9803								
Fairfax County	\$637,014	\$404,366	\$247,454	\$519,551	\$720,555	\$422,137	\$271,214	\$576,703

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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.

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2018

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	6		6	11	142	1,004	3,320	4,025	5,075	4,262	2,055	2,494	22,400
	Single Family Attached	9	85	531	1,302	3,191	2,628	1,092	634	221	192	44	34	9,963
	Multifamily	1,460	1,069	586	161	116	31							3,423
	Total	1,475	1,154	1,123	1,474	3,449	3,663	4,412	4,659	5,296	4,454	2,099	2,528	35,786
Dranesville 1/	Single Family Detached	1	2	6	17	291	1,605	1,752	1,519	1,031	853	859	21,194	29,130
	Single Family Attached	51	259	1,156	917	654	294	467	192	217	233	323	1,229	5,992
	Multifamily	308	657	94	142	31	70	57	23				69	1,451
	Total	360	918	1,256	1,076	976	1,969	2,276	1,734	1,248	1,086	1,182	22,492	36,573
Hunter Mill 2/	Single Family Detached			5	140	84	174	770	1,075	1,941	2,768	2,421	12,236	21,614
	Single Family Attached	110	197	929	2,168	1,425	2,538	1,418	1,283	715	650	287	937	12,657
	Multifamily	1,547	1,893	1,219	819	334	373	218	158	88	44	28	353	7,074
	Total	1,657	2,090	2,153	3,127	1,843	3,085	2,406	2,516	2,744	3,462	2,736	13,526	41,345
Lee	Single Family Detached	8	3	17	386	1,876	4,002	3,024	2,179	1,322	669	628	2,312	16,426
	Single Family Attached	1,133	124	359	1,682	2,511	3,149	2,404	1,473	913	381	35	27	14,191
	Multifamily	790	488	777	881	30								2,966
	Total	1,931	615	1,153	2,949	4,417	7,151	5,428	3,652	2,235	1,050	663	2,339	33,583
Mason	Single Family Detached		1	2	95	712	2,346	2,981	2,248	2,215	1,738	1,425	4,004	17,767
	Single Family Attached	56	247	171	448	954	1,865	839	725	333	232	159	22	6,051

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2018

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	3,072	1,261	1,116	631	208	38	1						6,327
	Total	3,128	1,509	1,289	1,174	1,874	4,249	3,821	2,973	2,548	1,970	1,584	4,026	30,145
Mount Vernon	Single Family Detached	15	19	61	195	989	1,713	1,624	2,571	3,196	2,692	1,860	5,965	20,900
	Single Family Attached	1,009	432	1,438	2,922	2,802	1,443	920	334	187	175	37	8	11,707
	Multifamily	1,558	1,348	418	335	139	311	39	4	4		1	6	4,163
	Total	2,582	1,799	1,917	3,452	3,930	3,467	2,583	2,909	3,387	2,867	1,898	5,979	36,770
Providence	Single Family Detached	5	5	6	21	67	371	657	1,067	1,312	1,940	1,759	8,440	15,650
	Single Family Attached	100	90	226	480	783	1,715	1,797	1,488	935	701	613	1,492	10,420
	Multifamily	1,662	2,757	2,727	1,991	1,460	609	409	72	136	93	73	218	12,207
	Total	1,767	2,852	2,959	2,492	2,310	2,695	2,863	2,627	2,383	2,734	2,445	10,150	38,277
Springfield 3/	Single Family Detached		3	10	23	52	430	1,770	3,239	3,782	3,887	2,873	9,605	25,674
	Single Family Attached	185	377	485	648	2,368	2,907	2,089	827	665	87	18	47	10,703
	Multifamily	87	275	590	225	107	52	9	13	12	16			1,386
	Total	272	655	1,085	896	2,527	3,389	3,868	4,079	4,459	3,990	2,891	9,652	37,763
Sully	Single Family Detached	15	10	18	37	423	1,684	1,704	1,994	2,098	3,323	3,035	6,927	21,268
	Single Family Attached	410	815	1,554	4,072	5,100	2,154	758	351	283	92	75	84	15,748
	Multifamily	368	707	378	6	72	31							1,562
	Total	793	1,532	1,950	4,115	5,595	3,869	2,462	2,345	2,381	3,415	3,110	7,011	38,578

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2018

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	50	43	131	925	4,636	13,329	17,602	19,917	21,972	22,132	16,915	73,177	190,829
	Single Family Attached	3,063	2,626	6,849	14,639	19,788	18,693	11,784	7,307	4,469	2,743	1,591	3,880	97,432
	Multifamily	10,852	10,455	7,905	5,191	2,497	1,515	733	270	240	153	102	646	40,559
	Total	13,965	13,124	14,885	20,755	26,921	33,537	30,119	27,494	26,681	25,028	18,608	77,703	328,820

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2018**

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				12	320	1,289	3,601	2,741	2,430	2,204	1,479	2,039	16,115
	Single Family Attached	50	204	54	182	925	1,489	477	79	49	21	21	7	3,558
	Multifamily	1,528	311	238	95	11	1							2,184
	Total	1,578	515	292	289	1,256	2,779	4,078	2,820	2,479	2,225	1,500	2,046	21,857
Baileys	Single Family Detached		1		15	86	472	819	468	532	488	442	1,886	5,209
	Single Family Attached	3	1	22	224	69	75	187	318	100	74	71	8	1,152
	Multifamily	2,634	1,100	895	431	147	37	1						5,245
	Total	2,637	1,102	917	670	302	584	1,007	786	632	562	513	1,894	11,606
Bull Run	Single Family Detached	15	9	25	46	355	1,575	2,336	2,610	1,999	2,926	2,163	4,027	18,086
	Single Family Attached	437	898	1,740	4,201	4,720	2,374	1,049	748	542	19	15	47	16,790
	Multifamily	401	881	906	198	107	20	9	5	4	12			2,543
	Total	853	1,788	2,671	4,445	5,182	3,969	3,394	3,363	2,545	2,957	2,178	4,074	37,419
Fairfax	Single Family Detached			2	4	6	281	419	650	833	833	981	5,214	9,223
	Single Family Attached	67	99	222	232	801	762	839	1,272	671	331	89	111	5,496
	Multifamily	642	1,385	1,011	637	117	31							3,823
	Total	709	1,484	1,235	873	924	1,074	1,258	1,922	1,504	1,164	1,070	5,325	18,542
Jefferson	Single Family Detached	3	2	5	78	464	1,157	1,153	1,374	1,191	993	624	1,640	8,684
	Single Family Attached	21	6	6	205	173	227	470	381	336	139	106	352	2,422
	Multifamily	937	870	675	936	494	186	108	9	8	3	1		4,227
	Total	961	878	686	1,219	1,131	1,570	1,731	1,764	1,535	1,135	731	1,992	15,333
Lincolnia	Single Family Detached			2	8	40	414	253	233	176	131	100	267	1,624
	Single Family Attached	3	42	148	204	263	536	202	287	142	117	53	6	2,003
	Multifamily	73	86	73										232

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2018**

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	76	128	223	212	303	950	455	520	318	248	153	273	3,859
Lower Potomac	Single Family Detached	6	12	33	69	244	324	105	211	758	788	279	827	3,656
	Single Family Attached	334	420	477	795	628	329	622	294	3	3	4	4	3,913
	Multifamily		97	1		60	55							213
	Total	340	529	511	864	932	708	727	505	761	791	283	831	7,782
McLean	Single Family Detached	1	1	5	7	11	16	436	597	336	360	403	15,382	17,555
	Single Family Attached	17	67	68	137	106	3	152	45	65	213	321	1,369	2,563
	Multifamily	136	589	1,109	693	793	437	322	58	44	51	71	287	4,590
	Total	154	657	1,182	837	910	456	910	700	445	624	795	17,038	24,708
Mount Vernon	Single Family Detached	13	7	23	249	1,243	1,524	1,355	1,601	1,903	1,750	1,431	4,383	15,482
	Single Family Attached	1,678	119	476	1,435	1,215	964	370	84	196	166	31	5	6,739
	Multifamily	2,058	1,340	513	335	89	256	39	4	4		1	6	4,645
	Total	3,749	1,466	1,012	2,019	2,547	2,744	1,764	1,689	2,103	1,916	1,463	4,394	26,866
Pohick 1/	Single Family Detached	6	4	18	45	122	798	1,461	4,101	6,114	5,061	3,216	9,257	30,203
	Single Family Attached	50	188	914	2,162	5,378	4,346	1,570	292	26	25	2		14,953
	Multifamily	24	210	214										448
	Total	80	402	1,146	2,207	5,500	5,144	3,031	4,393	6,140	5,086	3,218	9,257	45,604
Rose Hill	Single Family Detached	3	1	4	164	725	1,533	1,707	1,574	918	362	397	1,633	9,021
	Single Family Attached	46	5	88	668	1,044	1,640	1,618	906	635	354	33	26	7,063
	Multifamily	194	396	626	735	20								1,971
	Total	243	402	718	1,567	1,789	3,173	3,325	2,480	1,553	716	430	1,659	18,055
Springfield	Single Family Detached	1	1	5	70	576	2,017	1,585	1,311	1,056	712	353	1,075	8,762
	Single Family Attached	86	115	506	944	1,528	1,637	1,264	556	270	26	2		6,934

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2018**

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	328	542	117	174		32		8	8	4			1,213
	Total	415	658	628	1,188	2,104	3,686	2,849	1,875	1,334	742	355	1,075	16,909
Upper Potomac 2/	Single Family Detached		2	9	156	443	1,922	2,331	2,341	2,894	3,440	3,277	15,781	32,596
	Single Family Attached	203	458	2,053	3,039	2,795	3,379	1,985	1,403	983	598	243	633	17,772
	Multifamily	1,861	2,386	1,334	863	406	305	180	145	88	44	28	353	7,993
	Total	2,064	2,846	3,396	4,058	3,644	5,606	4,496	3,889	3,965	4,082	3,548	16,767	58,361
Vienna 3/	Single Family Detached	2	3		2	1	7	41	105	832	2,084	1,770	9,766	14,613
	Single Family Attached	68	4	75	211	143	932	979	642	451	657	600	1,312	6,074
	Multifamily	36	262	193	94	253	155	74	41	84	39	1		1,232
	Total	106	269	268	307	397	1,094	1,094	788	1,367	2,780	2,371	11,078	21,919
Fairfax County	Single Family Detached	50	43	131	925	4,636	13,329	17,602	19,917	21,972	22,132	16,915	73,177	190,829
	Single Family Attached	3,063	2,626	6,849	14,639	19,788	18,693	11,784	7,307	4,469	2,743	1,591	3,880	97,432
	Multifamily	10,852	10,455	7,905	5,191	2,497	1,515	733	270	240	153	102	646	40,559
	Total	13,965	13,124	14,885	20,755	26,921	33,537	30,119	27,494	26,681	25,028	18,608	77,703	328,820

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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.

Table 8.9

**Market Value of Owned Housing Units by Unit Type by Human Services Region
Fairfax County, January 2018**

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	23	21	67	566	2,836	5,745	4,720	4,837	4,788	3,628	2,581	7,939	37,751
	Single Family Attached	2,142	556	1,798	4,645	5,491	4,727	3,360	1,809	1,100	556	72	35	26,291
	Multifamily	2,348	1,836	1,195	1,216	169	311	39	4	4		1	6	7,129
	Total	4,513	2,413	3,060	6,427	8,496	10,783	8,119	6,650	5,892	4,184	2,654	7,980	71,171
Region 2	Single Family Detached	5	7	12	119	917	3,355	6,284	5,492	4,940	4,894	3,746	10,872	40,643
	Single Family Attached	154	259	281	940	1,769	3,310	2,182	1,463	755	655	494	920	13,182
	Multifamily	5,428	2,735	1,903	1,539	732	308	192	37	92	42	2		13,010
	Total	5,587	3,001	2,196	2,598	3,418	6,973	8,658	6,992	5,787	5,591	4,242	11,792	66,835
Region 3 1/	Single Family Detached	1	1	7	159	426	1,813	2,266	2,301	3,461	4,662	4,509	39,279	58,885
	Single Family Attached	187	550	2,312	3,378	2,700	3,515	2,698	2,721	1,597	1,357	922	2,776	24,713
	Multifamily	2,374	4,153	3,565	2,210	1,489	844	493	216	132	95	99	640	16,310
	Total	2,562	4,704	5,884	5,747	4,615	6,172	5,457	5,238	5,190	6,114	5,530	42,695	99,908
Region 4 2/	Single Family Detached	21	14	45	81	457	2,416	4,332	7,287	8,783	8,948	6,079	15,087	53,550
	Single Family Attached	580	1,261	2,458	5,676	9,828	7,141	3,544	1,314	1,017	175	103	149	33,246
	Multifamily	702	1,731	1,242	226	107	52	9	13	12	16			4,110
	Total	1,303	3,006	3,745	5,983	10,392	9,609	7,885	8,614	9,812	9,139	6,182	15,236	90,906
Fairfax County	Single Family Detached	50	43	131	925	4,636	13,329	17,602	19,917	21,972	22,132	16,915	73,177	190,829
	Single Family Attached	3,063	2,626	6,849	14,639	19,788	18,693	11,784	7,307	4,469	2,743	1,591	3,880	97,432
	Multifamily	10,852	10,455	7,905	5,191	2,497	1,515	733	270	240	153	102	646	40,559
	Total	13,965	13,124	14,885	20,755	26,921	33,537	30,119	27,494	26,681	25,028	18,608	77,703	328,820

Source: Fairfax County Department of Management and Budget, 2018.

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. Excluded 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 2018. Market value for each unit is derived from the 2018 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 (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 on 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) Approved rezoning requests (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) Approved development plans.
- 5) The number of 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 are 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, medium-rise, or high-rise structure types).

Table 9.1

**Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2018**

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	269		26	295			22	22	1	1	16	18		67		67
Dranesville 1/	566	16	198	780	16		66	82	85	114	159	358	1,062		186	1,248
Hunter Mill 2/	1,965	22	65	2,052	266	1	19	286	1,199		2	1,201	661	62	33	756
Lee			10	10			7	7		41	117	158		5	35	40
Mason	24	4	30	58		5	9	14		6	75	81			10	10
Mount Vernon	8		37	45		18	13	31	14	66	37	117	39	35	138	212
Providence	892	15	35	942		22	10	32	1,697	83	8	1,788	728	718	20	1,466
Springfield 3/			28	28		3	15	18		33	8	41			15	15
Sully	51	77	16	144	27	36	9	72	668	545	9	1,222		28	7	35
Fairfax County	3,775	134	445	4,354	309	85	170	564	3,664	889	431	4,984	2,490	915	444	3,849

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			9	9		80		80	270	148	73	491
Dranesville 1/		263		263	3,097		19	3,116	4,826	393	628	5,847
Hunter Mill 2/	41	23		64					4,132	108	119	4,359
Lee	400	35	174	609					400	81	343	824
Mason	310	37		347					334	52	124	510
Mount Vernon	2,781	236		3,017		159	42	201	2,842	514	267	3,623
Providence	6,099	40	2	6,141					9,416	878	75	10,369
Springfield 3/		188		188			37	37		224	103	327
Sully	337			337			412	412	1,083	686	453	2,222
Fairfax county	9,968	822	185	10,975	3,097	239	510	3,846	23,303	3,084	2,185	28,572

Source: Fairfax County Department of Management and Budget, 2018.

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 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 2018

Town	Under Construction				Building Permit Issued, No Construction				Development Plan Submitted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Clifton			1	1															1	1
Town of Herndon	64	13	10	87					274		3	277	897			897	1,235	13	13	1,261
Town of Vienna	3		39	42	2	1	12	15								5	1	51	57	
Fairfax County	67	13	50	130	2	1	12	15	274		3	277	897			897	1,240	14	65	1,319

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

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			16	16			5	5			68	68		67	5	72
Baileys		4	12	16		5	3	8		6	7	13				
Bull Run		25	21	46		31	17	48	668	179	15	862		28	7	35
Fairfax	269		22	291			5	5	2	1		3			8	8
Jefferson	634		17	651			6	6	3			3		8	15	23
Lincolnia			3	3			2	2								
Lower Potomac	8		10	18		18	7	25	14	59	26	99	38		53	91
McLean	95		163	258	16		44	60	1,487		100	1,587	728	570	168	1,466
Mount Vernon			23	23			8	8		41	3	44	1	40	24	65
Pohick 1/			35	35		3	24	27		16	21	37			59	59
Rose Hill			2	2							117	117			11	11
Springfield			7	7			5	5			3	3			41	41
Upper Potomac 2/	2,484	90	45	2,619	291	5	28	324	916	504	61	1,481	1,723	62	28	1,813
Vienna 3/	285	15	69	369	2	23	16	41	574	83	10	667		140	25	165
Fairfax County	3,775	134	445	4,354	309	85	170	564	3,664	889	431	4,984	2,490	915	444	3,849

(Continued)

Table 9.3

**Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2018**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale	310			310					310	67	94	471
Baileys		37		37						52	22	74
Bull Run	337			337			30	30	1,005	263	90	1,358
Fairfax		188		188		80		80	271	269	35	575
Jefferson	127	40		167					764	48	38	850
Lincolnia											5	5
Lower Potomac		40		40					60	117	96	273
McLean	5,972			5,972					8,298	570	475	9,343
Mount Vernon	3,181	196		3,377		159		159	3,182	436	58	3,676
Pohick 1/			9	9			49	49		19	197	216
Rose Hill			174	174							304	304
Springfield		35		35						35	56	91
Upper Potomac 2/	41	286		327	3,097		431	3,528	8,552	947	593	10,092
Vienna 3/			2	2					861	261	122	1,244
Fairfax County	9,968	822	185	10,975	3,097	239	510	3,846	23,303	3,084	2,185	28,572

Source: Fairfax County Department of Management and Budget, 2018.

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.

Table 9.4

**Residential Development Activity by Stage of Development by Human Services Region
Fairfax County, January 2018**

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	8		47	55		18	23	41	14	107	154	275	39	40	126	205
Region 2	916	19	117	1,052		27	31	58	209	89	76	374		215	27	242
Region 3 1/	2,582	90	222	2,894	309	6	75	390	2,772	304	170	3,246	2,451	632	222	3,305
Region 4 2/	269	25	59	353		34	41	75	669	389	31	1,089		28	69	97
Fairfax County	3,775	134	445	4,354	309	85	170	564	3,664	889	431	4,984	2,490	915	444	3,849

Human Services Region	Rezoning Granted					Rezoning Pending					Total Development Activity			
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	Total
Region 1	3,181	271	174		3,626		159			159	3,242	595	524	4,361
Region 2	437	77			514						1,562	427	251	2,240
Region 3 1/	6,013	286	2		6,301	3,097		431		3,528	17,224	1,318	1,122	19,664
Region 4 2/	337	188	9		534		80	79		160	1,275	744	288	2,308
Fairfax County	9,968	822	185		10,975	3,097	239	510		3,846	23,303	3,084	2,185	28,572

Source: Fairfax County Department of Management and Budget, 2018.

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 2018

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151					375		375
4152	1						1
4153	3						3
4154.01					475		475
4154.02				6			6
4155	3			47			50
4156	7	3		2			12
4157	2	2					4
4159	2						2
4161	1		3				4
4163	5	4					9
4201	1						1
4202.01			3	4			7
4202.03				5			5
4203	2			2			4
4204				1	1,988		1,989
4205.02					139		139
4206	1		41	4	400		446
4210.02				20			20
4211.01	1	1			35		37
4211.03			88	18	174		280

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2018

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4214		2					2
4216				5			5
4217.02	2	1					3
4218	1					159	160
4219			1				1
4220			11				11
4221.02	1	1	4	39	40		85
4222.01	3	20	83				106
4222.02	10			52			62
4223.02			16				16
4224.03			13				13
4301.01			6				6
4301.02	4	10					14
4302.02	2		10				12
4304	1						1
4307	1						1
4310.01		3	9				12
4315				3			3
4316	3	4					7
4318.02	1	2					3
4322.02					9		9
4323	2						2

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2018

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4325						7	7
4326	2	3					5
4327.01	3		3				6
4327.02			7				7
4328	1						1
4401	1						1
4402.01	466				167		633
4402.02	4						4
4405.01	3						3
4405.02			1			80	81
4406	2	3					5
4407.02	1						1
4408	6	2					8
4501		2					2
4503	1		3	1			5
4504	1	1		5			7
4505	4						4
4506.01	3						3
4506.02	25						25
4507.02					310		310
4508		1		2			3
4509	1						1

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2018

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4511	2						2
4512		1	6				7
4513	1						1
4514					37		37
4515.01	2	1					3
4516.01	1						1
4518	1						1
4519	1						1
4520	3						3
4521.01	1			2			3
4521.02	3		64	1			68
4522		2					2
4523.02				67			67
4524	1		4				5
4525.01	1	1					2
4525.02	1	1					2
4527	6	5	7				18
4528.01	3	1					4
4601		1					1
4602	7	1	2				10
4603	4			2			6
4604	4		368	21			393

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2018

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4605.01	1						1
4605.02	2	2	1		2		7
4606	2	1					3
4607.01	6						6
4607.02	12	7					19
4608	9	4					13
4609	6	1					7
4610	9	3					12
4611	5			2			7
4612.01	7	2					9
4612.02	1		1	8			10
4615	4		7				11
4616.01	283		206				489
4616.02	144						144
4617	15	22	83	140			260
4618.02	1						1
4701	14	4	4	4			26
4703	8	2		26			36
4704	10	2	1	8			21
4705	113	19	10	1			143
4706	5	1		21			27
4707	21	7					28

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2018

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4708	11	1	82				94
4709	24	4	1				29
4710	9	5					14
4711	28	5		7			40
4712.01				210	1,730		1,940
4712.02					2,937		2,937
4713.03	1			2			3
4713.04	1			7			8
4714.01	2	1					3
4714.02	2	2		8			12
4801	9	5	2	3			19
4802.01	4	1					5
4802.02			1,087	1,088	1,305		3,480
4803	12	7	400	107			526
4804.01	5	9	11				25
4804.02	10	2	26	6			44
4805.01		8	21				29
4805.03						19	19
4808.01	22			3			25
4809.01				274			274
4809.02	65					897	962
4811.01			88	695	263		1,046

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2018

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4811.06	2	1					3
4814			210				210
4815	2						2
4816	2	4	2				8
4817.02	2						2
4819	1			286	54		341
4820.01				10			10
4822.02	1,107	180					1,287
4822.03	475	31					506
4823.01	402	53	621		10		1,086
4825.01	513	32	302	530		2,612	3,989
4825.04	1						1
4826.01	1						1
4826.02	2		200				202
4901.03	25	31	468		337		861
4905.02	8	8	8			30	54
4910	6	5	1	1			13
4912.01				10			10
4912.02			355				355
4913.01	3	1					4
4915.01		1					1
4915.02	1	2	6				9

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2018

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4916.01	1			24			25
4917.03	269		1				270
4917.04			0		188		188
4917.05	2		24				26
4920	4	1		2			7
4921	3			9			12
4922.01	2	4		47			53
4922.02	1						1
4922.03	1	2				42	45
4923			2				2
4925	9	2		1			12
Fairfax County	4,354	564	4,984	3,849	10,975	3,846	28,572

Source: Fairfax County Department of Management and Budget, 2018.

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

INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA

Industrial and commercial gross floor area are summarized as of January 1 of the year shown. 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 year’s 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

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

Office

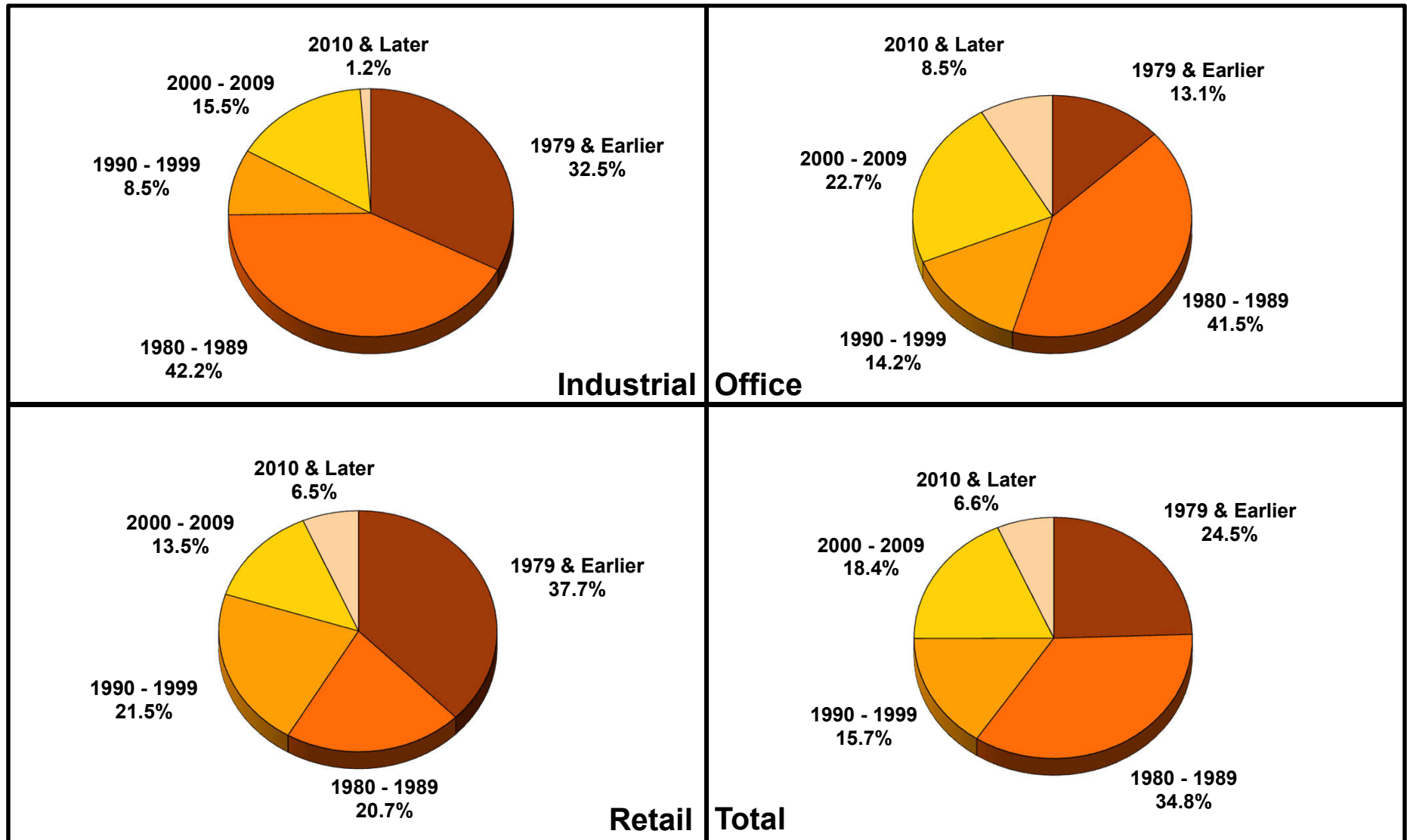
Cluster Office
 Condominium Office
 Finance, Insurance, Real Estate
 General Low Rise Office
 General Medium/High Rise Office
 Other Offices

Industrial

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

Figure 10.1

**Industrial and Commercial Gross Floor Area
Inventory by Year Built
Fairfax County, January 2018**



Source: Department of Management and Budget, 2018.

Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2018**

Year Built	Industrial	Office	Retail	Total
Unknown	15,688	219,768	209,823	445,279
1964 and Earlier	3,872,881	5,277,908	10,202,661	19,353,450
1965 to 1969	2,231,794	1,164,466	8,938,506	12,334,766
1970 to 1974	4,348,820	5,372,063	6,529,984	16,250,867
1975 to 1979	4,000,095	5,113,651	6,568,966	15,682,712
1980 to 1984	6,881,624	17,525,461	6,375,386	30,782,471
1985 to 1989	11,895,492	36,839,634	11,487,455	60,222,581
1990 to 1994	1,353,571	5,733,200	10,518,301	17,605,072
1995 to 1999	2,445,572	12,895,388	8,022,193	23,363,153
2000 to 2004	4,610,762	18,950,253	6,930,664	30,491,679
2005 to 2009	2,271,097	10,743,815	4,739,776	17,754,688
2010 to 2014	278,784	7,445,727	3,934,231	11,658,742
2015 and Later	253,705	3,666,081	1,671,911	5,591,697
Fairfax County	44,459,885	130,947,415	86,129,857	261,537,157

Source: Fairfax County Department of Management and Budget, 2018.

Notes: Totals based on year built of each nonresidential structure in current County inventory. All data in square feet. 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 2018**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,131,441	3,679,552	4,615,438	11,426,431
Dranesville 1/	1,775,933	19,560,631	6,886,014	28,222,578
Hunter Mill 2/	1,253,478	25,355,461	9,379,730	35,988,669
Lee	5,777,621	4,118,025	14,024,194	23,919,840
Mason	4,339,221	8,259,130	12,978,372	25,576,723
Mount Vernon	10,088,503	4,199,634	6,029,738	20,317,875
Providence	3,991,922	43,265,008	13,368,290	60,625,220
Springfield 3/	490,573	4,265,724	9,243,687	13,999,984
Sully	13,611,193	18,244,250	9,604,394	41,459,837
Fairfax County	44,459,885	130,947,415	86,129,857	261,537,157

Table 10.3

**Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2018**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		6,488	45,683	52,171
Town of Herndon	813,096	6,332,181	3,176,944	10,322,221
Town of Vienna	337,823	2,227,447	1,848,509	4,413,779
Towns Total	1,150,919	8,566,116	5,071,136	14,788,171

Source: Fairfax County Department of Management and Budget, 2018.

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 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 2018**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,657,390	3,457,011	3,615,008	10,729,409
Baileys	513,746	4,086,288	7,026,146	11,626,180
Bull Run	11,118,281	15,518,820	10,449,722	37,086,823
Fairfax	466,079	10,215,381	5,497,370	16,178,830
Jefferson	2,792,494	10,077,197	5,820,406	18,690,097
Lincolnia	1,896,756	852,866	1,918,169	4,667,791
Lower Potomac	3,271,272	436,191	982,605	4,690,068
McLean	1,269,008	27,882,123	8,092,982	37,244,113
Mount Vernon	329,437	1,152,158	7,719,383	9,200,978
Pohick 1/	663,063	696,461	4,303,667	5,663,191
Rose Hill	393,036	760,725	3,389,018	4,542,779
Springfield	12,350,272	6,130,964	7,755,138	26,236,374
Upper Potomac 2/	5,076,365	39,587,021	13,575,634	58,239,020
Vienna 3/	662,686	10,094,209	5,984,609	16,741,504
Fairfax County	44,459,885	130,947,415	86,129,857	261,537,157

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,866,116	8,317,659	19,791,594	43,975,369
Region 2	9,216,459	21,219,541	19,334,915	49,770,915
Region 3 1/	6,926,482	79,142,071	25,736,278	111,804,831
Region 4 2/	12,450,828	22,268,144	21,267,070	55,986,042
Fairfax County	44,459,885	130,947,415	86,129,857	261,537,157

Source: Fairfax County Department of Management and Budget, 2018.

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 2018

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,581,676	2,102,575	1,539,639	5,223,890
A2	34,650	5,868,328	1,918,514	7,821,492
A3		147,384		147,384
B1	355,028	4,991,122		5,346,150
B2	667,432	4,814,594	2,377,300	7,859,326
B3			62,240	62,240
B5	813,096	6,332,181	3,176,944	10,322,221
C1			9,905	9,905
C2	16,452	40,826	23,886	81,164
D1	100,988	40,795	285,410	427,193
D2	294,937	7,720,444	1,308,363	9,323,744
D3	1,401,702	17,558,933	6,450,803	25,411,438
E1	96,470	16,714,863	5,616,027	22,427,360
E2		6,151	36,692	42,843
F	94,511	955,778	520,364	1,570,653
G1	20,552	2,055,141	1,345,421	3,421,114
G2		11,825	223,836	235,661
G3		3,046,518		3,046,518
H1	482,299	676,938	5,747,853	6,907,090
H2		3,030,801	517,865	3,548,666
I1	971,067	7,531,359	4,375,519	12,877,945

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2018**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
I2	9,289	172,233	29,974	211,496
I3	4,845,017	3,312,080	5,792,445	13,949,542
I4			969,296	969,296
I5		209,216	3,736	212,952
J1	43,872	255,335	810,767	1,109,974
J2	30,045	101,689	1,416,788	1,548,522
J3	10,004	159,893	802,560	972,457
J4		54,608	387,179	441,787
K	262,020	203,751	3,010,311	3,476,082
L	279,769	1,050,262	4,425,530	5,755,561
M0	292,237	1,655,451	465,768	2,413,456
M1		1,569,127	110,576	1,679,703
M2	2,188,714	5,932,722	3,614,357	11,735,793
M3	662,500	457,928	449,276	1,569,704
M4	1,755,646	375,156	1,154,066	3,284,868
M5	4,077,965	3,021,995	550,803	7,650,763
M6	8,275,213	2,434,240	3,982,693	14,692,146
M8		3,050		3,050
M9	108,564	4,869,808	3,840,001	8,818,373
N1	1,263,666	572,597	4,620,853	6,457,116
N2	2,376		54,136	56,512

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2018**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
O1	144			144
P	99,890			99,890
P1	919,910	222,800	66,974	1,209,684
P3			301,034	301,034
Q1	6,365	2,608	12,400	21,373
R1	23,224	4,736	59,234	87,194
R3		6,488	45,683	52,171
R4		5,419		5,419
S1	819	3,102	404,443	408,364
T1	9,230,642	8,268,569	2,731,497	20,230,708
T2	2,127,522	6,614,951	2,780,955	11,523,428
T3		12,748	262,959	275,707
T4	428,659	4,739,168	4,217,395	9,385,222
T5	152,438	856,134	3,166,625	4,175,197
T6	480	8,436	1,875	10,791
T7	432,035	144,559	51,087	627,681
Fairfax County	44,459,885	130,947,415	86,129,857	261,537,157

Source: Fairfax County Department of Management and Budget, 2018.

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

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	46,991	705,878	782,914
4152		167,037	542,158	709,195
4153	10,004	49,219	74,286	133,509
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		121,099	215,204	336,303
4161	6,290	20,617	397,316	424,223
4162		3,050		3,050
4163	1,284			1,284
4201	347,301		316,640	663,941
4202.01		63,458	155,883	219,341
4202.02			81,563	81,563
4202.03	96,763	16,513	17,820	131,096
4203		8,608	2,323	10,931
4204	21,078	144,622	153,310	319,010
4205.02			87,236	87,236
4205.03		17,344	185,660	203,004
4206			192,128	192,128
4207	4,422		9,896	14,318
4208		131,412	80,708	212,120

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4210.01	887,809	1,611,775	27,573	2,527,157
4210.02	1,979,196	687,631	3,673,947	6,340,774
4211.01	731,110	4,200	35,418	770,728
4211.02		3,612	33,365	36,977
4211.03	548,078	7,125	800,181	1,355,384
4214	163,237	133,790	1,230,946	1,527,973
4215	95,022	15,008	2,183,451	2,293,481
4216		176,913	296,941	473,854
4217.01			15,681	15,681
4218		76,427	757,779	834,206
4220	4,256,605	229,164	29,039	4,514,808
4221.01	123,221	94,471	510,522	728,214
4221.02	1,176,631	190,238	384,811	1,751,680
4222.01		29,632		29,632
4222.02	345,019	116,016	87,272	548,307
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	354,757	426,424
4302.02			216,594	216,594
4304	1,150,030	278,287	449,276	1,877,593
4306	48,997	291,349	1,886,053	2,226,399

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

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		125,255	701,602	826,857
4318.01	171,176	1,476	222,550	395,202
4318.02		196,141		196,141
4320	273,710	67,295	537,414	878,419
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			232,248	232,248
4328	3,950,380	621,995	550,803	5,123,178
4401	21,368	56,010	116,126	193,504
4402.01	642,931	3,765,866	2,149,890	6,558,687

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4402.02		1,379,621	72,066	1,451,687
4403		216,353	11,302	227,655
4405.01			19,491	19,491
4405.02		1,597,921		1,597,921
4406	61,273	17,398	440,092	518,763
4501		1,659,893	332,223	1,992,116
4502		58,331	109,289	167,620
4503	48,016	470,257	468,773	987,046
4504	132,096	197,498	240,839	570,433
4505			123,741	123,741
4506.01		1,811,449	308,062	2,119,511
4506.02			611,022	611,022
4507.01		83,196		83,196
4507.02		204,040	488,247	692,287
4508		160,407	271,736	432,143
4512	897			897
4513		293,957	354,650	648,607
4514			1,040,793	1,040,793
4515.01		154,343	1,334,173	1,488,516
4515.02	162,777	484,604	2,493,524	3,140,905
4516.01		41,803	672,906	714,709
4518			231,708	231,708

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4519		94,113	1,230,773	1,324,886
4520	2,304	391,982	754,981	1,149,267
4521.01		259,021	611,645	870,666
4521.02	75,838	24,095	65,407	165,340
4522	40,570	660,699	170,150	871,419
4523.02			142,264	142,264
4524	710,737	86,996	19,838	817,571
4525.01	1,677,911	1,186,871	945,128	3,809,910
4525.02		114,136	141,547	255,683
4526	1,896,756	549,681	230,883	2,677,320
4527	350,072	58,426	202,849	611,347
4528.01		3,003,896	649,372	3,653,268
4528.02		47,747	45,571	93,318
4601	289,020	3,780		292,800
4602		3,238		3,238
4604		2,230,907	2,412,934	4,643,841
4605.01		3,927,990	802,232	4,730,222
4605.02	4,702	826,923	9,446	841,071
4606			10,890	10,890
4607.01			155,122	155,122
4607.02		175,791	310,443	486,234
4608		1,577,577	677,101	2,254,678

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4609	285,942	208,353	228,745	723,040
4610	51,881	265,726	477,098	794,705
4611		51,265	254,518	305,783
4612.01		54,604	86,412	141,016
4612.02	215,940	2,547,953	651,611	3,415,504
4615		37,980	21,514	59,494
4616.01	5,035	635,396	23,178	663,609
4616.02	1,801,986	1,444,274	866,680	4,112,940
4617	315,126	200,193	618,794	1,134,113
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	172,336	219,092
4705	76,919	1,135,402	325,130	1,537,451
4706	17,592	190,360	409,006	616,958
4707	1,500	399,900	400,277	801,677
4709		11,825	12,838	24,663
4710	14,036	101,460		115,496
4711	508	397,894	101,294	499,696
4712.01	93,250	1,473,844	141,679	1,708,773
4712.02		4,450,093	127,823	4,577,916

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4713.01		559,439	457,742	1,017,181
4713.04	8,641	70,773	29,974	109,388
4714.01	648			648
4714.02	158,176	40,929	122,771	321,876
4801	16,452	23,892	10,658	51,002
4802.01		6,151	29,608	35,759
4802.02		15,165,753	5,690,560	20,856,313
4802.03		891,777	162,402	1,054,179
4803	777,183	562,198	535,625	1,875,006
4804.01	99,969	105,669	186,662	392,300
4804.02		16,934	85,373	102,307
4805.01	398,955		25,048	424,003
4805.02			65,746	65,746
4805.03	221	6,174		6,395
4805.04			261,156	261,156
4805.05		10,297	332,376	342,673
4808.01	23,617	124,279	301,800	449,696
4808.02	52,141	1,460,857	1,209,641	2,722,639
4809.01	39,736	331,614	450,171	821,521
4809.02	697,602	2,671,567	416,878	3,786,047
4809.03		1,743,864	798,454	2,542,318
4810		147,384	416,637	564,021

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4811.01		2,094,343	383,160	2,477,503
4811.03			611,865	611,865
4811.06		20,090	220,231	240,321
4812.01		439,646		439,646
4812.02	355,028	4,735,838		5,090,866
4814		3,055	249,161	252,216
4819	66,292	2,591,598	17,556	2,675,446
4820.01			15,704	15,704
4821		98,417	48,245	146,662
4822.01		9,730		9,730
4822.02	228,645	3,292,841	342,693	3,864,179
4822.03	263,767	4,798,123	1,666,596	6,728,486
4823.01		1,718,005	1,055,891	2,773,896
4823.03			15,570	15,570
4824	1,702	2,844,967		2,846,669
4825.01	2,652,030	9,006,135	1,790,662	13,448,827
4825.03	88,300	27,668	433,290	549,258
4826.01			1,504,513	1,504,513
4826.02	86,400	1,264,034	433,303	1,783,737
4901.01	310,742	2,102,642	147,469	2,560,853
4901.03	8,169,039	9,503,187	3,127,293	20,799,519
4905.01		3,102	350,742	353,844

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4905.02		62,074	141,083	203,157
4910	480	12,748	1,875	15,103
4912.01			262,959	262,959
4912.02		528,327	261,365	789,692
4913.01	584,473	152,995	60,351	797,819
4913.02		6,683	394,226	400,909
4913.03		76,945	936,492	1,013,437
4914.01		203,765	347,870	551,635
4914.05	819			819
4915.01		37,761	138,363	176,124
4916.01	994,379	89,880	121,171	1,205,430
4916.02		8,362	214,314	222,676
4917.01		1,794,222	836,030	2,630,252
4917.02		1,237,257	3,054,312	4,291,569
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
4918.01	4,422	69,090	1,857,096	1,930,608
4918.02	1,112	568,583	19,650	589,345
4918.03		116,581	680,662	797,243
4920	23,224	10,155	240,482	273,861
4921	117,450	2,608	19,920	139,978

(Continued)

Table 10.7

**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4922.01	6,365			6,365
4922.02	2,376		46,616	48,992
4922.03			301,034	301,034
4925		6,488	45,683	52,171
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
Fairfax County	44,459,885	130,947,415	86,129,857	261,537,157

Source: Fairfax County Department of Management and Budget, 2018.

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

Appendix A

Housing Units, Households and Population Estimate and Forecast Methodology

Housing Units Estimates

The real estate tax assessment files as of January 1 of the current 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 complete, 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 in order 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 existing 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.

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, 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 units and housing units on Fort Belvoir but not George Mason University. The housing units on Fort Belvoir and George Mason University are not part of the county's real estate assessment database. Fort Belvoir has provided us the information that allows us to capture the type and location of their units. Similar information will be incorporated in the future years. Also, continuing care and assisted living units are part of the housing unit inventory. They are classified in a similar manner to multifamily units.

Households Estimates

Current households estimates are derived as of January 1 of each 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, U.S. Census Bureau survey data and Fairfax County surveys of rental housing complexes. Water consumption and sewer usage is 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. 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 quarters 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 quarters populations for Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population is included in all geographies.

Housing Units, Household and Population Forecasting Methodology

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, 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 is the primary influence 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 which may be planned at some future time that are not presently 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 selected to be 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 are 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 forecasts. These scenarios are based on the range of density allowed in the Fairfax County Department of Planning and Zoning’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*.

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 are 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* and its options. The site characteristics considered include recent sales of vacant property; recent development activity; 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' are 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 the U.S. Census Bureau's American Community Surveys, survey data collected on the county's rental housing complexes, and an analysis of inactive water accounts. 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.

Occupancy Rate Assumptions: Occupancy rate assumptions are developed using information from several sources. Estimated occupancy rates by housing type and geography are derived using data from the U.S. Census Bureau's American Community Surveys, survey data collected on the county's rental housing complexes, and an analysis of inactive water accounts. In the forecast years, occupancy rates by type of housing unit are assumed to remain constant in Fairfax County. This is based on past trends in 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 occupancy rates are expected to trend lower because multifamily housing typically has lower occupancy rates than single family detached and attached housing.

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.

Socioeconomic trends that have tended to reduce average household sizes within households of all racial and ethnic groups include:

- Fewer conventional partnerships. More adults are remaining single whether or not they are parents and those who do marry often delay until they are older than past generations. In addition, better finances and fewer negative connotations have resulted in higher numbers of divorces.
- Fewer offspring. Greater economic and occupational choices for women have resulted in fewer children per family and delays in beginning families.
- More choices for older adults. Older adults have more alternatives that allow them to age independently and, thus, they are less likely to live with family as they age.

One socioeconomic trend recently has become strong enough to put noticeable upward pressure on household sizes in Fairfax County – economic stress. Economic stress often results in the doubling up of both family and nonfamily members. The primary sources of this economic stress are two-fold. This economic stress is coming from the current recession with its high unemployment and/or under-employment and is coming from the area's high housing costs (housing affordability).

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 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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