

# Demographic Reports 2011

## County of Fairfax, Virginia

Department of Neighborhood and Community Services  
Economic, Demographic and Statistical Research



Population  
Age and Race  
Household and Family Income  
Total Employment and Unemployment Rate  
Households  
Housing Units  
Age of Housing  
Market Value of Owned Housing  
Average Monthly Rental Complex Rent  
Residential Development  
Commercial and Industrial Gross Floor Area

# Fairfax County Board of Supervisors

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# DEMOGRAPHIC REPORTS 2011.©

Prepared by:

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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 Countywide Service Integration and Planning Management (CSIPM) Division of the Fairfax County Department of Neighborhood and Community Services. 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:

<http://www.fairfaxcounty.gov/demogrph/publist.htm>.

Individual tables presented in the Demographic Reports are available electronically at:

<http://www.fairfaxcounty.gov/government/about/data>.

Inquiries concerning the Demographic Reports should be directed to:

**Economic, Demographic and Statistical Research  
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12011 Government Center Parkway, Suite 222  
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Email: [wwwncs@fairfaxcounty.gov](mailto:wwwncs@fairfaxcounty.gov)

## 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: <http://www.fairfaxcounty.gov/maps/gallery.htm>.

# Fairfax County, Virginia January 2011

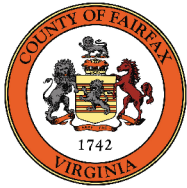
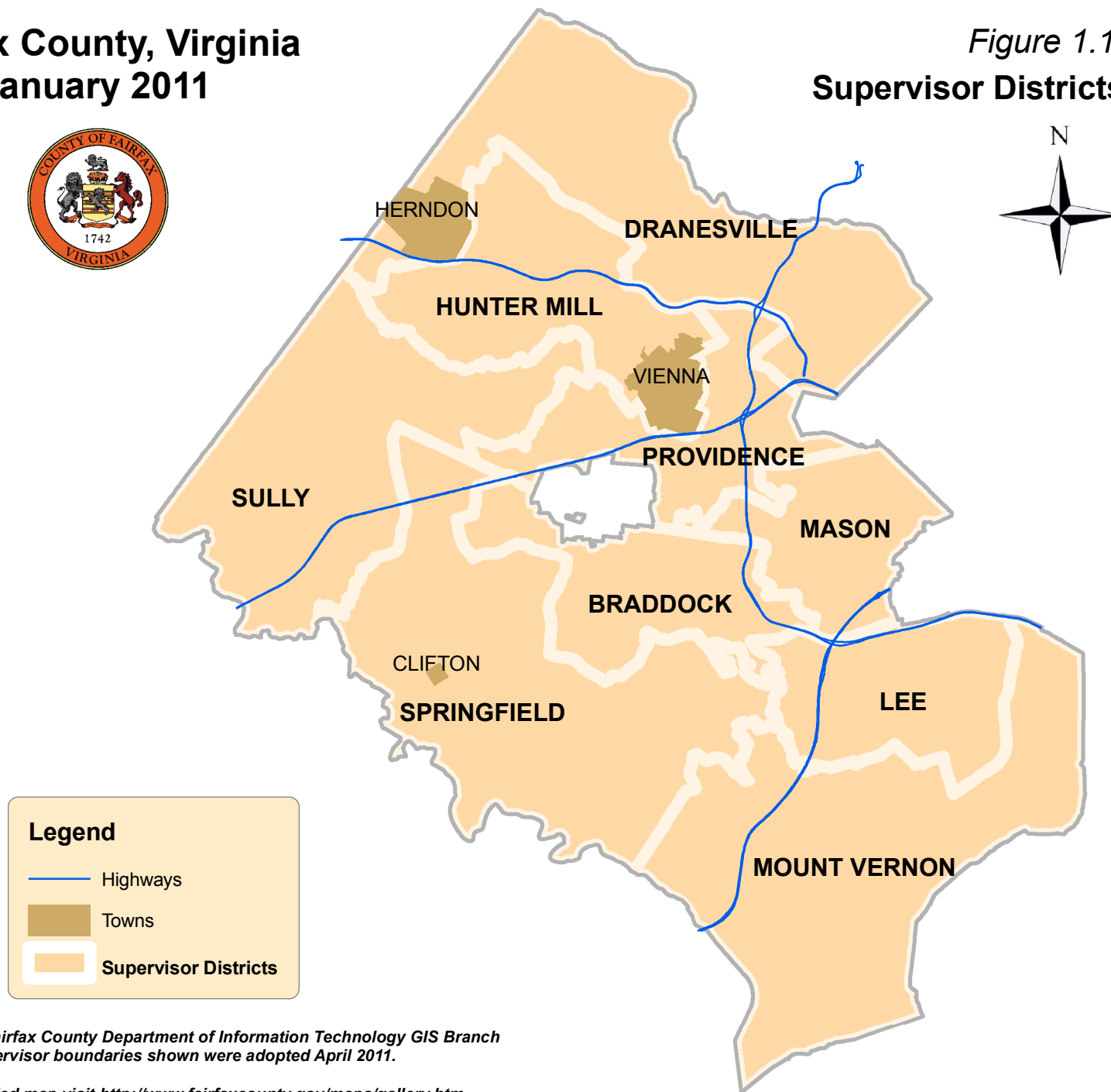


Figure 1.1  
Supervisor Districts and Towns



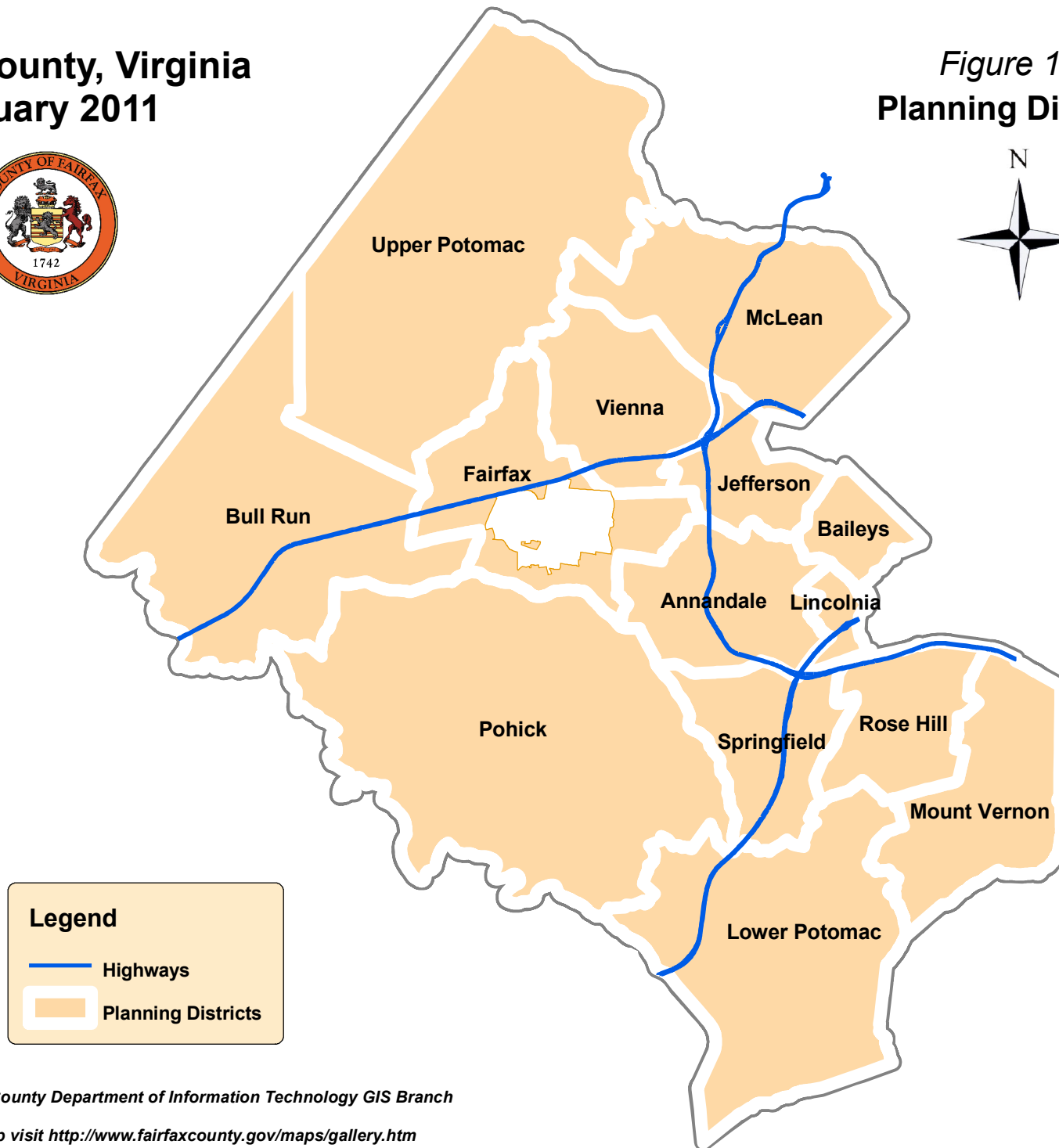
Source: Fairfax County Department of Information Technology GIS Branch  
Note: Supervisor boundaries shown were adopted April 2011.

For a detailed map visit <http://www.fairfaxcounty.gov/maps/gallery.htm>

# Fairfax County, Virginia January 2011



Figure 1.2  
Planning Districts



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit <http://www.fairfaxcounty.gov/maps/gallery.htm>

# Fairfax County, Virginia January 2011

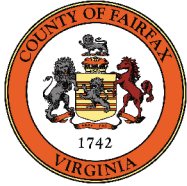




Figure 1.3  
Human Services Regions



**Legend**

-  Highways
-  Human Services Regions



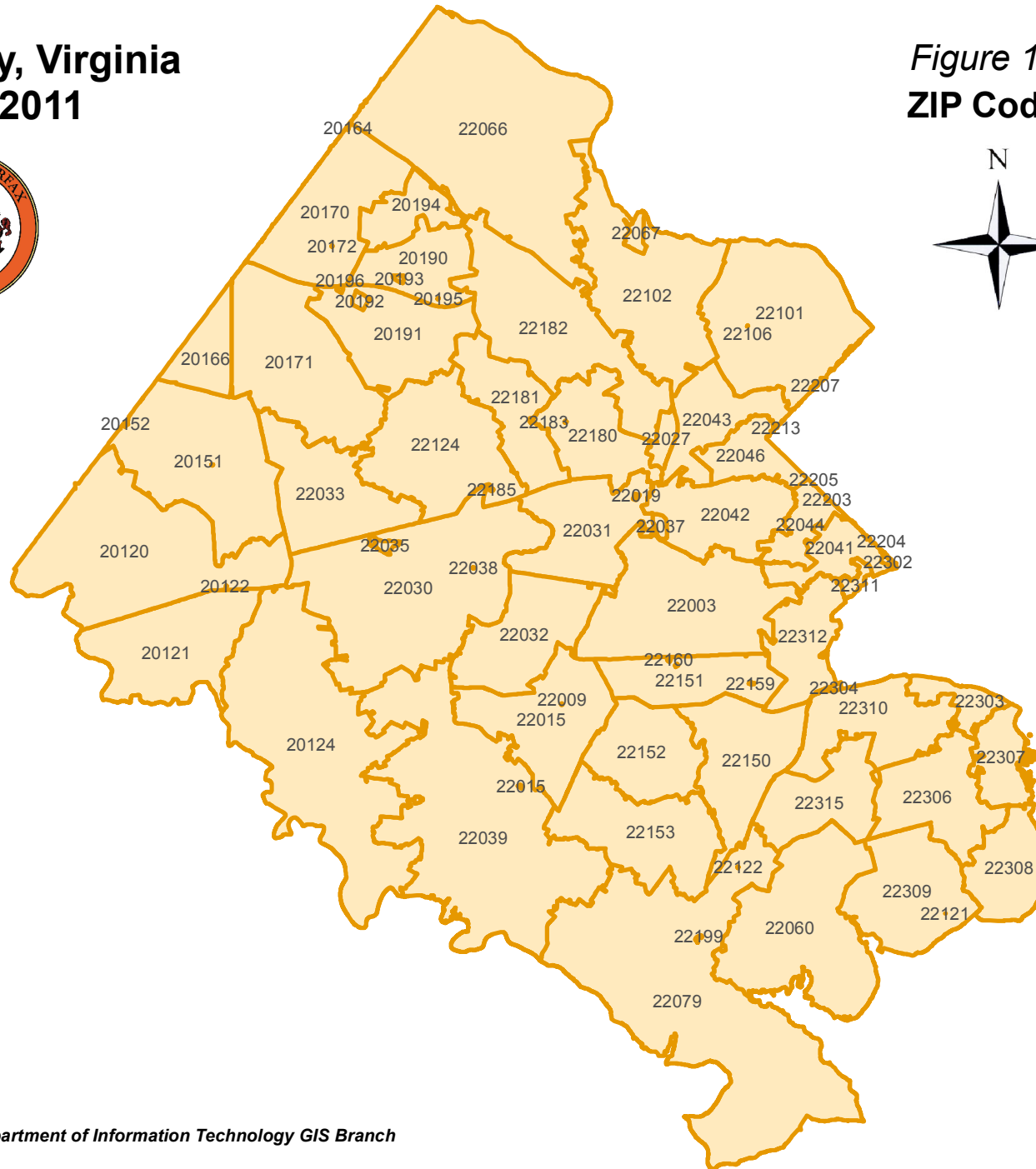
Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit <http://www.fairfaxcounty.gov/maps/gallery.htm>

# Fairfax County, Virginia January 2011



Figure 1.4  
ZIP Codes



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit <http://www.fairfaxcounty.gov/maps/gallery.htm>

# Fairfax County, Virginia January 2011

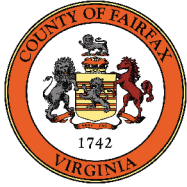
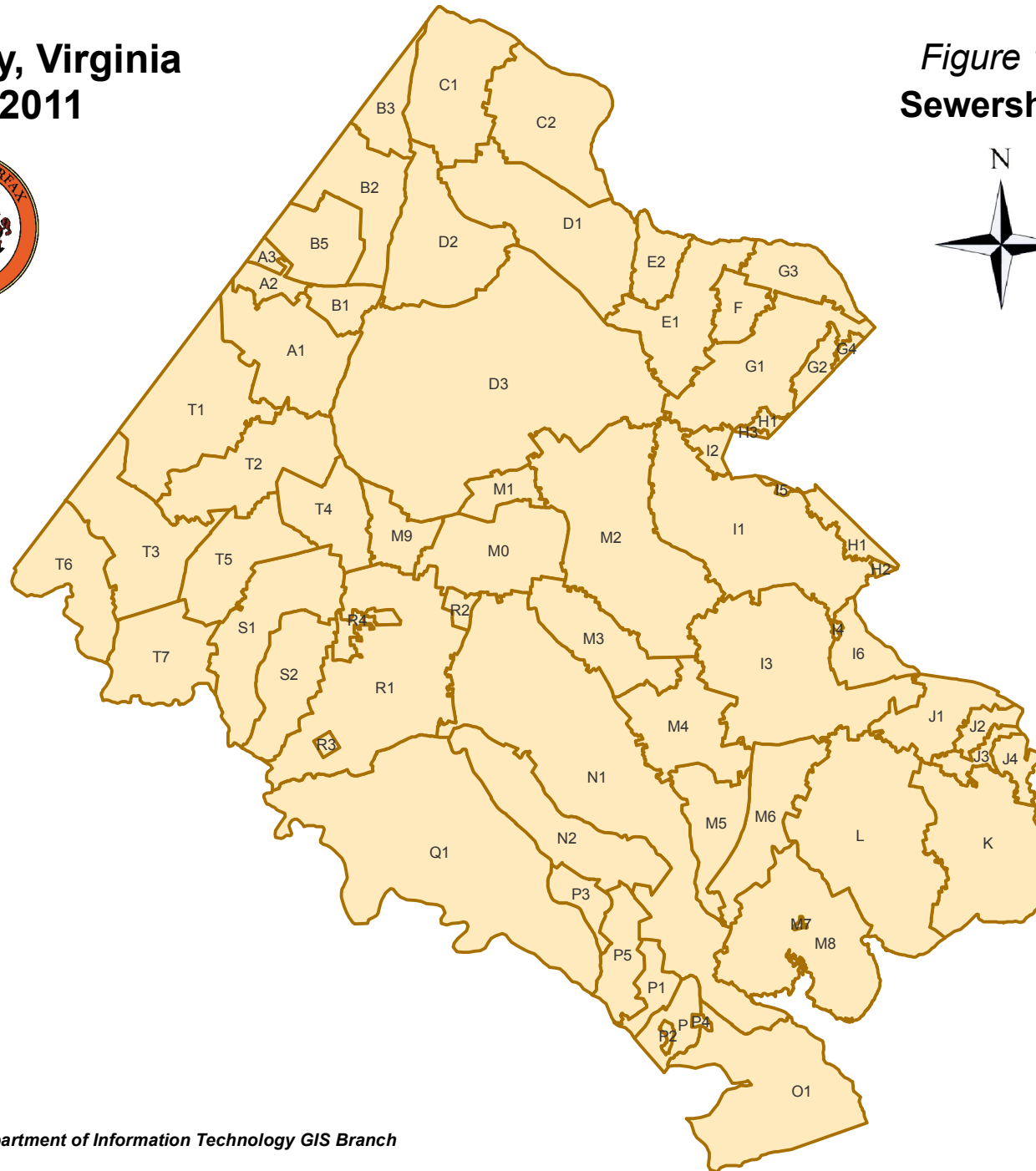


Figure 1.5  
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit <http://www.fairfaxcounty.gov/maps/gallery.htm>

**TABLE 1.1**

**Fairfax County Sewershed Codes**

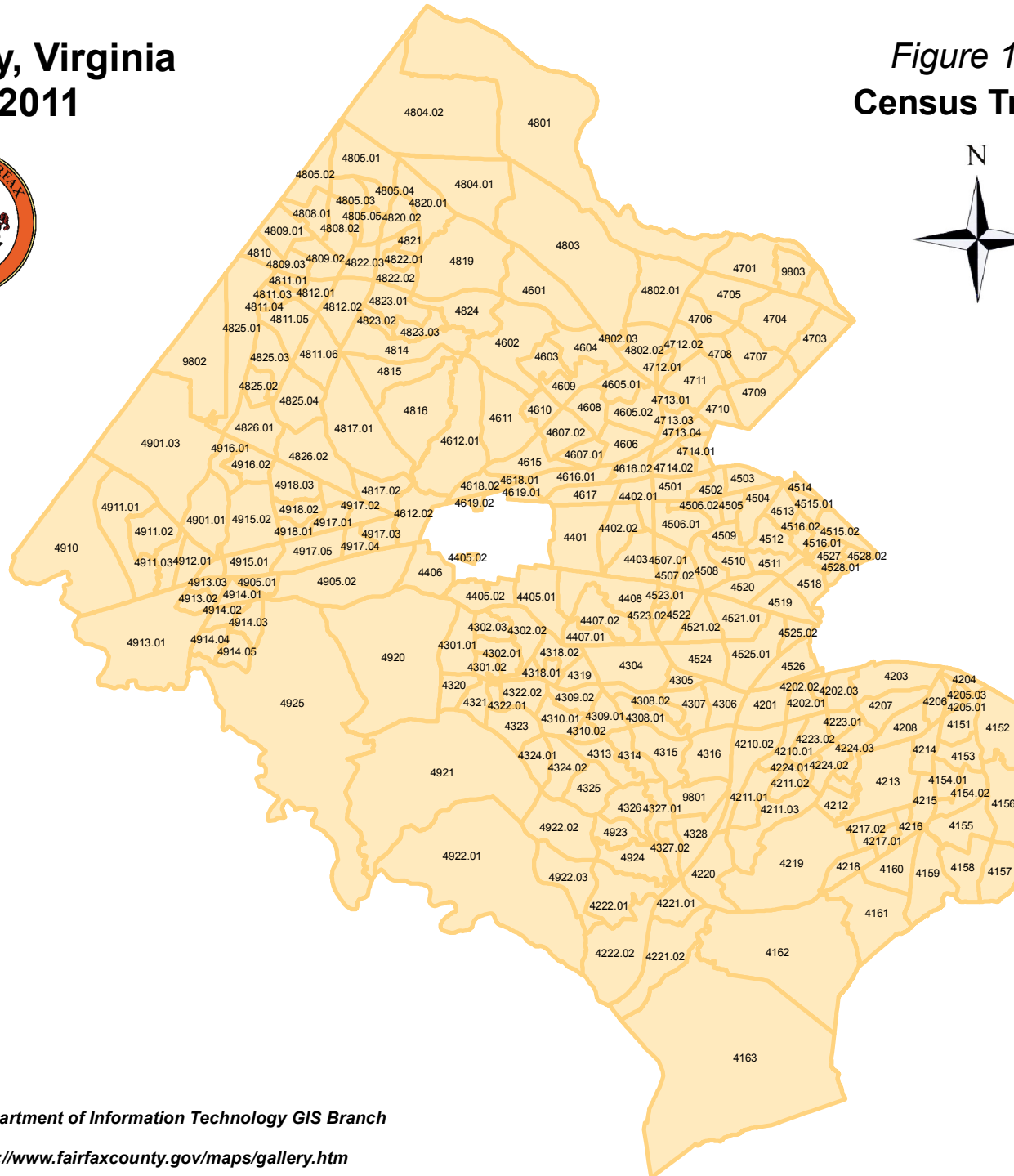
<b><u>Code</u></b>	<b><u>Sewershed</u></b>	<b><u>Servicing Treatment Plant</u></b>	<b><u>Code</u></b>	<b><u>Sewershed</u></b>	<b><u>Servicing Treatment Plant</u></b>
A1	Horsepen Creek	Blue Plains	M0	Accotink Creek (City of Fairfax)	Lower Potomac
A2	Horsepen Creek E Branch	Blue Plains	M1	Accotink Creek	Lower Potomac
A3	Horsepen Creek F Branch	Blue Plains	M2	Accotink Creek	Lower Potomac
B1	Sugarland Run	Blue Plains	M3	Accotink Creek	Lower Potomac
B2	Sugarland Run	Blue Plains	M4	Accotink Creek	Lower Potomac
B3	Sugarland Run	Blue Plains	M5	Accotink Creek	Lower Potomac
B5	Sugarland Run (Herndon) and Follylick Branch	Blue Plains	M6	Long Branch	Lower Potomac
C1	Nichols Run	None	M7	Accotink Village	Lower Potomac
C2	Pond Branch	Blue Plains	M8	Fort Belvoir	Lower Potomac
D1	Difficult Run	Blue Plains	M9	Accotink Creek	Lower Potomac
D2	Colvin Run	Blue Plains	N1	Pohick Creek	Lower Potomac
D3	Difficult Run	Blue Plains	N2	Pohick Creek	Lower Potomac
E1	Scotts Run	Blue Plains	O1	Kane Branch	None
E2	Bull Neck Run	None	P	Mill Branch	None
F	Dead Run	Blue Plains	P1	Mill Branch (Lorton South)	Lower Potomac
G1	Pimmit	Blue Plains	P2	Mill Branch (Harbor View)	Harbor View
G2	Little Pimmit	Blue Plains	P3	Mill Branch (Giles Run)	Lower Potomac
G3	Turkey Run	Blue Plains	P4	Mill Branch (Gunston-Wiley)	Pump and Haul
G4	Strohman Run	Blue Plains	P5	Laurel Hill	Lower Potomac
H1	Four Mile Run	Arlington	Q1	Occoquan	None
H2	Four Mile Run	Arlington	R1	Popes Head Creek	None
H3	Cameron (Falls Church Service Area)	Alexandria and Arlington	R2	Upper Popes Head Creek	Lower Potomac
I1	Cameron Run	Alexandria	R3	Popes Head Creek (Clifton)	Pump and Haul
I2	Cameron Run	Alexandria	R4	Popes Head Creek	UOSA
I3	Cameron Run	Alexandria	S1	Little Rocky Run	UOSA
I4	Cameron Run	Alexandria	S2	Johnny Moore Creek	None
I5	Cameron Run	Alexandria	T1	Cub Run	UOSA
J1	Cameron Run	Alexandria	T2	Cub Run	UOSA
J2	Cameron Run	Alexandria	T3	Cub Run	UOSA
J3	Cameron Run	Alexandria	T4	Cub Run	UOSA
J4	Cameron Run	Alexandria	T5	Cub Run	UOSA
K	Little Hunting Creek	Lower Potomac	T6	Bull Run	None
L	Dogue Creek	Lower Potomac	T7	Cub Run	UOSA



# Fairfax County, Virginia January 2011



## Figure 1.6 Census Tracts



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit <http://www.fairfaxcounty.gov/maps/gallery.htm>

## **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 2040**

Year		Population			Total Housing Units <sup>1</sup>	Households <sup>2</sup>		
		Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	Estimates	454,300 <sup>3</sup>	--	--	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%
2006		1,037,300	3,700	0.4%	388,800	379,000	2,300	0.6%
2007		1,041,500	4,200	0.4%	391,100	381,200	2,200	0.6%
2008		1,045,700	4,200	0.4%	391,700	381,700	500	0.1%
2009		1,052,000	6,300	0.6%	394,600	384,400	2,700	0.7%
2010		1,081,726	29,700	2.8%	396,400	386,100	1,700	0.4%
<b>2011</b>	<b>1,096,798</b>	<b>15,100</b>	<b>1.4%</b>	<b>403,929</b>	<b>394,127</b>	<b>8,000</b>	<b>2.1%</b>	
2012	Forecasts	1,109,668	12,900	1.2%	405,147	394,248	100	0.0%
2013		1,111,677	2,000	0.2%	406,644	395,177	900	0.2%
2014		1,113,529	1,900	0.2%	408,147	396,084	900	0.2%
2015		1,116,371	2,800	0.3%	410,221	397,458	1,400	0.3%
2020		1,153,451	7,400	0.7%	428,335	413,722	3,300	0.8%
2025		1,212,461	11,800	1.0%	454,377	438,820	5,000	1.2%
2030		1,265,649	10,600	0.9%	477,835	461,422	4,500	1.0%
2035		1,317,577	10,400	0.8%	500,691	483,450	4,400	0.9%
2040		1,369,003	10,300	0.8%	523,353	505,291	4,400	0.9%

Sources: U.S. Bureau of the Census, 1970, 1980, 1990, 2000 and 2010 (figures as of April 1);

Department of Neighborhood and Community Services, Fairfax County, 1975, 1985, 1995, 2005 through 2040 (figures as of January 1); Integrated Parcel Lifecycle System (IPLS) 2011.

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

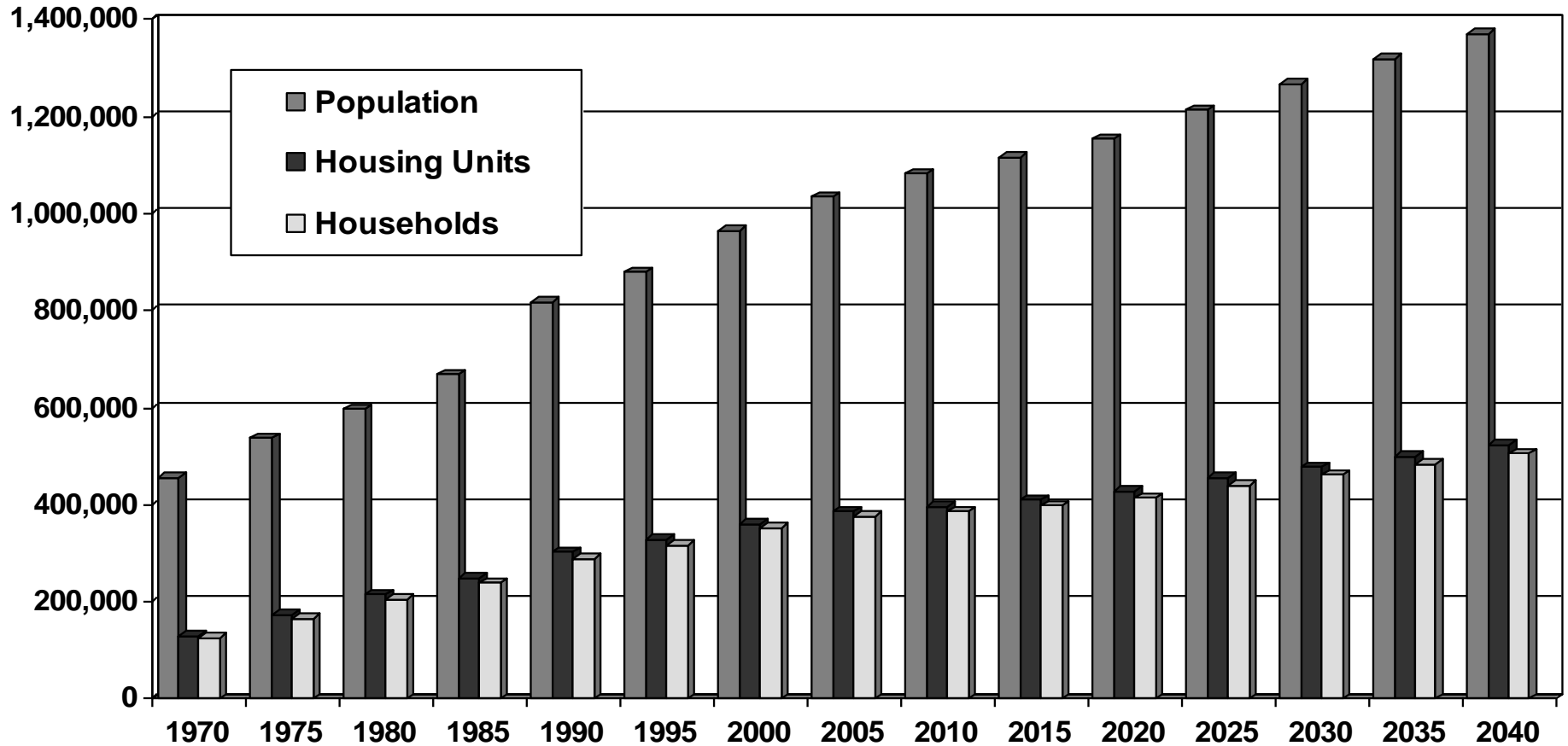
<sup>1</sup> 1970 and 1980 figures are Census counts and include Fort Belvoir. All other years exclude Fort Belvoir housing units.

<sup>2</sup> 1970 and 1980 figures are Census counts and include Fort Belvoir. All other years exclude Fort Belvoir households.

<sup>3</sup> Datum is 1970 Census total population after 1975 revision.

**FIGURE 2.1**

**Historical, Estimated and Forecast  
Population, Housing Units and Households  
Fairfax County, 1970 through 2040**



Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, housing units, and households, 1970 and 1980; and population, 1990, 2000 and 2010;

Fairfax County Department of Neighborhood and Community Services, population, housing units, and households, 1975, 1985, 1995, 2005 through 2040; and housing units and households, 1990 and 2000; 2011 Integrated Parcel Lifecycle System (IPLS).

**TABLE 2.2**

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

Age Group	1970 <sup>1</sup>		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.

<sup>1</sup> 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, 2011 through 2030**

Age Group	2011		2015		2020		2025		2030	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	75,112	6.8%	75,449	6.8%	76,652	6.6%	80,938	6.7%	85,136	6.7%
5 to 9	74,175	6.8%	74,218	6.6%	76,208	6.6%	79,482	6.6%	83,249	6.6%
10 to 14	74,005	6.7%	75,215	6.7%	76,774	6.7%	80,386	6.6%	83,556	6.6%
15 to 19	65,739	6.0%	64,915	5.8%	66,978	5.8%	69,770	5.8%	72,736	5.7%
20 to 24	61,902	5.6%	61,255	5.5%	62,967	5.5%	66,990	5.5%	69,428	5.5%
25 to 34	162,635	14.8%	159,966	14.3%	164,310	14.2%	175,698	14.5%	184,060	14.5%
35 to 44	181,822	16.6%	180,141	16.1%	184,213	16.0%	193,248	15.9%	202,449	16.0%
45 to 54	175,959	16.0%	176,694	15.8%	175,956	15.3%	180,855	14.9%	188,112	14.9%
55 to 64	122,110	11.1%	125,995	11.3%	132,783	11.5%	135,382	11.2%	136,825	10.8%
65 and Over	103,339	9.4%	122,523	11.0%	136,610	11.8%	149,712	12.3%	160,098	12.6%
Total	1,096,798	100.0%	1,116,371	100.0%	1,153,451	100.0%	1,212,461	100.0%	1,265,649	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2011.

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

**TABLE 2.4**

**Population of Towns  
Fairfax County, 1990 through 2011**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1990	176	16,143	14,852	31,171
1991	196	16,521	14,704	31,421
1992	224	15,750	14,911	30,885
1993	226	15,792	15,128	31,146
1994	222	16,061	14,644	30,927
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
<b>2011</b>	<b>276</b>	<b>21,278</b>	<b>16,330</b>	<b>37,884</b>

Sources: U.S. Bureau of the Census, Census of Population and Housing,

1990, 2000 and 2010;

Fairfax County Department of Neighborhood and Community Services,

1991 through 1999, 2001 through 2009, and 2011.

**TABLE 2.5**

**Racial and Ethnic Population Distribution  
Fairfax County, 2000, 2010 and 2011**

Race	2000		2010		2011	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	687,437	62.7%
Black	83,098	8.6%	99,218	9.2%	100,600	9.2%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	193,180	17.6%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	3,938	0.4%
Other	79,457	8.2%	110,109	10.2%	111,643	10.2%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,096,798	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	170,830	15.6%

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 and 2010;

and Fairfax County Department of Neighborhood and Community Services, 2011 population.

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

**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
<b>Fairfax County</b>	<b>2.75</b>	<b>2.74</b>	<b>2.74</b>

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, 2010		
Income Level	Percent of Households	Percent of Families
Under \$25,000	8.4%	5.7%
\$25,000 - \$49,999	11.8%	10.9%
\$50,000 - \$74,999	14.4%	12.1%
\$75,000 - \$99,999	12.8%	11.2%
\$100,000 - \$149,999	20.9%	20.7%
\$150,000 or More	31.7%	39.5%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, American Community Survey, 2010.

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, 1979 through 2010		
Year	Median Household Income	Median Family Income
1979	\$30,078	\$33,236
1985	\$49,700	\$54,200
1987	\$55,100	\$62,000
1989	\$59,284	\$65,201
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1994	\$66,000	\$74,000
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

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1979, 1989 and 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey, 2002 - 2010; and Fairfax County Department of Neighborhood and Community Services, all other years.



**Table 2.9**  
**Estimated and Forecasted Housing Units**  
**by Type of Structure**  
**Fairfax County, 1950 through 2040**

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	17.2%	26,558	100.0%
1960	59,261	85.6%	3,526	5.0%	6,394	9.2%	69,181	100.0%
1970*	91,134	69.6%	7,747	5.9%	31,887	24.3%	130,768	100.0%
1980*	125,717	58.2%	31,882	14.7%	58,072	26.9%	215,671	100.0%
1990	163,029	53.9%	67,306	22.2%	72,129	23.8%	302,464	100.0%
2000	181,591	50.5%	87,171	24.2%	90,198	25.1%	358,960	100.0%
2010	191,873	48.4%	98,972	24.9%	105,541	26.6%	396,386	100.0%
2011	<b>192,180</b>	<b>47.5%</b>	<b>99,254</b>	<b>24.5%</b>	<b>112,495</b>	<b>27.8%</b>	<b>403,929</b>	<b>100.0%</b>
2015	193,444	47.1%	99,834	24.3%	116,944	28.5%	410,221	100.0%
2020	196,452	45.8%	100,353	23.4%	131,531	30.7%	428,335	100.0%
2025	201,805	44.4%	101,071	22.2%	151,500	33.3%	454,377	100.0%
2030	206,647	43.2%	101,698	21.2%	169,491	35.4%	477,835	100.0%
2035	211,385	42.2%	102,389	20.4%	186,917	37.3%	500,691	100.0%
2040	216,155	41.3%	102,901	19.6%	204,297	39.0%	523,353	100.0%

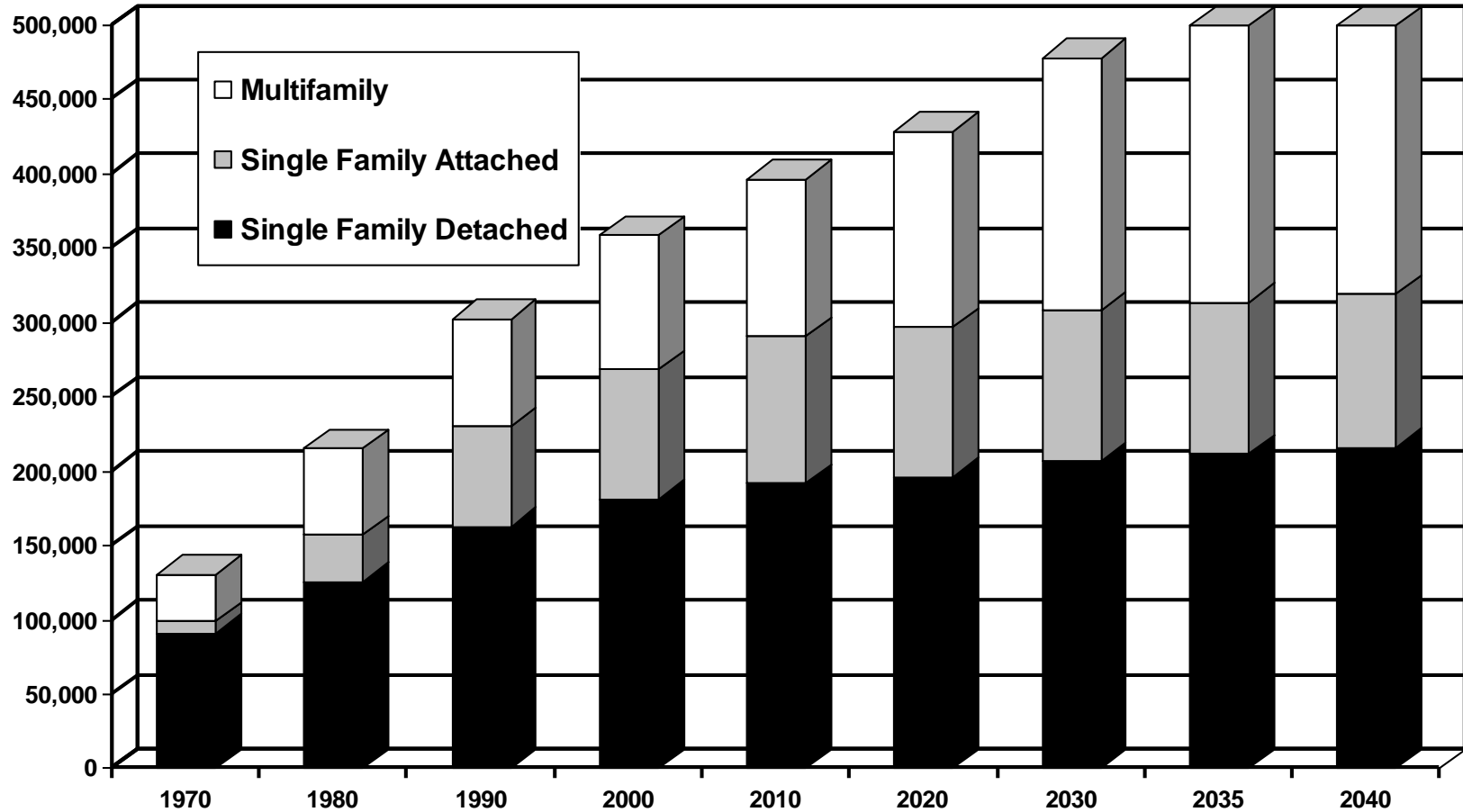
Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Neighborhood and Community Services, 1990 through 2040, Integrated Parcel Lifecycle System (IPLS) 2011

Note: 1950 through 2011 are estimates and 2015 through 2040 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.

\*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 Neighborhood and Community Services, 1990 through 2040, 2010 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.

TABLE 2.10			
Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1981 through 2010			
Year	Total Units	Vacancy Rate	Average Monthly Rent
1981	43,114	2.6%	\$367
1982	42,238	2.6%	\$403
1983	41,600	3.0%	\$430
1984	40,813	2.1%	\$466
1985	40,186	2.2%	\$517
1986	40,762	2.5%	\$566
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
<b>2010</b>	<b>66,327</b>	<b>6.2%</b>	<b>\$1,383</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011.

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.

TABLE 2.11		
Estimated Median Market Value Owned Housing Units Fairfax County, 1981 through 2011		
Year	Median Market Value	Percent Change
1981	\$97,700	12.0%
1982	\$104,100	6.6%
1983	\$103,600	-0.5%
1984	\$108,100	4.3%
1985	\$110,500	2.2%
1986	\$118,400	7.1%
1987	\$133,400	12.7%
1988	\$152,800	14.5%
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%
<b>2011</b>	<b>\$429,155</b>	<b>2.6%</b>

Source: Fairfax County Department of Neighborhood and Community Services, Integrated Parcel Lifecycle System (IPLS) 2011.

**TABLE 2.12**

**2000 and 2010 Population, Median Household Income and Median Family Income  
by Selected Jurisdictions in the Washington DC Metropolitan Area, State of Virginia and the United States**

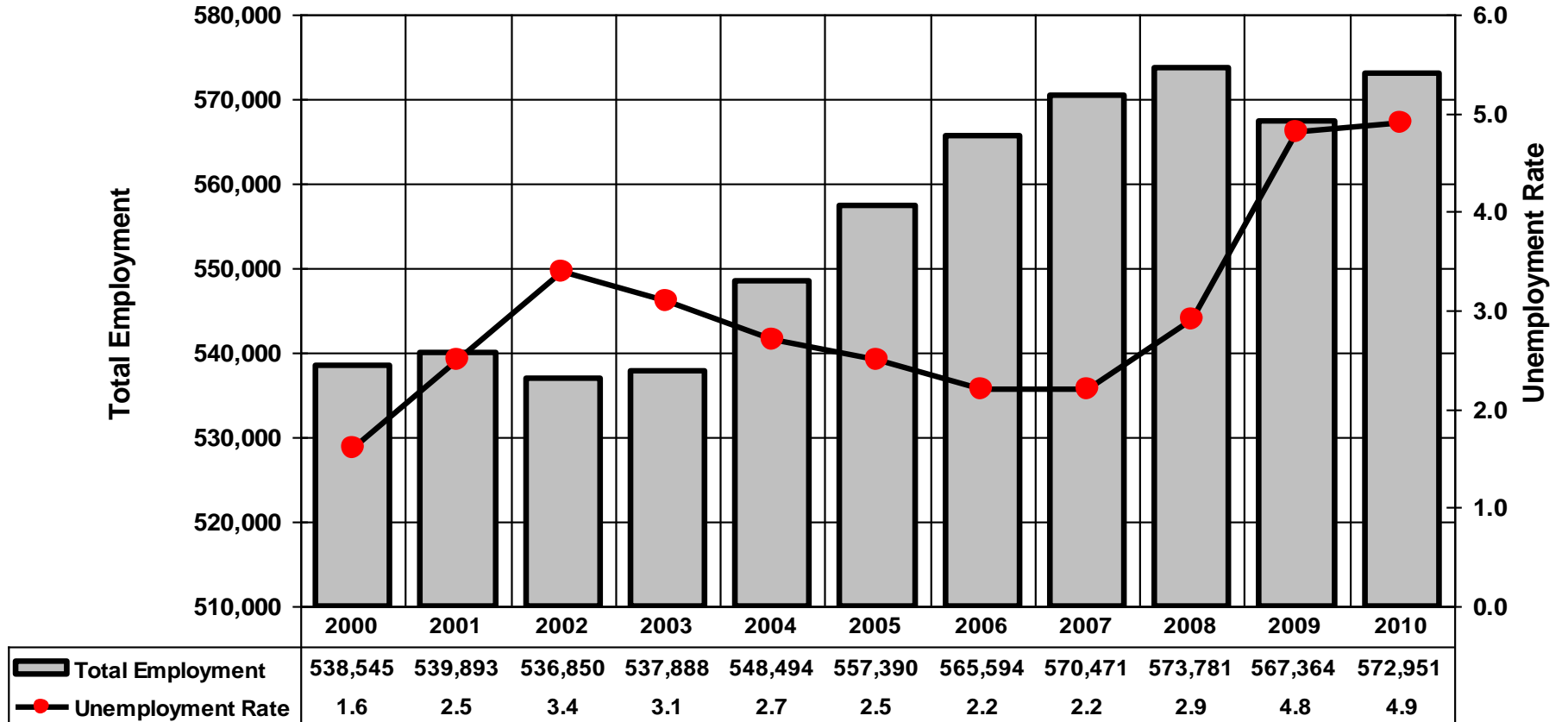
Jurisdiction	2000 Census			2010		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
Fairfax County, VA	969,749	\$81,050	\$92,146	1,081,726	103,010	122,189
Arlington County, VA	189,453	\$63,001	\$78,877	207,627	94,986	116,586
Fauquier County, VA	55,139	\$61,999	\$69,507	65,203	85,614	94,402
Loudoun County, VA	169,599	\$80,648	\$88,387	312,311	119,540	126,174
Prince William County, VA	280,813	\$65,960	\$71,622	402,002	92,655	102,117
Spotsylvania County, VA	90,395	\$57,525	\$62,422	122,397	72,217	77,868
Stafford County, VA	92,446	\$66,809	\$71,575	128,961	94,317	101,015
Alexandria City, VA	128,283	\$56,054	\$67,023	139,966	77,793	101,064
Anne Arundel County, MD	489,656	\$61,768	\$69,019	537,656	81,455	97,974
Calvert County, MD	74,563	\$65,945	\$71,545	88,737	88,862	100,397
Charles County, MD	120,546	\$62,199	\$67,602	146,551	87,007	95,366
Frederick County, MD	195,277	\$60,276	\$67,879	233,385	82,133	95,786
Howard County, MD	247,842	\$74,167	\$85,422	287,085	101,771	120,664
Montgomery County, MD	873,341	\$71,551	\$84,035	971,777	89,155	108,828
Prince Georges County, MD	801,515	\$55,256	\$62,467	863,420	70,019	80,032
District of Columbia	572,059	\$40,127	\$46,283	601,723	60,903	77,514
Berkeley County, WV	75,905	\$38,763	\$44,302	104,169	50,724	62,136
Washington DC-MD-VA-WV MSA	5,306,125	\$62,216	\$72,247	5,582,170	84,523	100,921
State of Virginia	7,078,515	\$46,677	\$54,169	8,001,024	60,674	72,476
United States	281,421,906	\$41,994	\$50,046	308,745,538	50,046	60,609

Sources: U.S. Bureau of the Census, 2000 and 2010 Census of Population and Housing and 2010 American Community Survey.

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.

**FIGURE 2.3**

**Average Annual Unemployment Rate and  
Total Employment  
Fairfax County, 2000 through 2010**



Source: Virginia Employment Commission, VELMA – LAUS and Bureau of Labor Statistics data, February, 2012.

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.

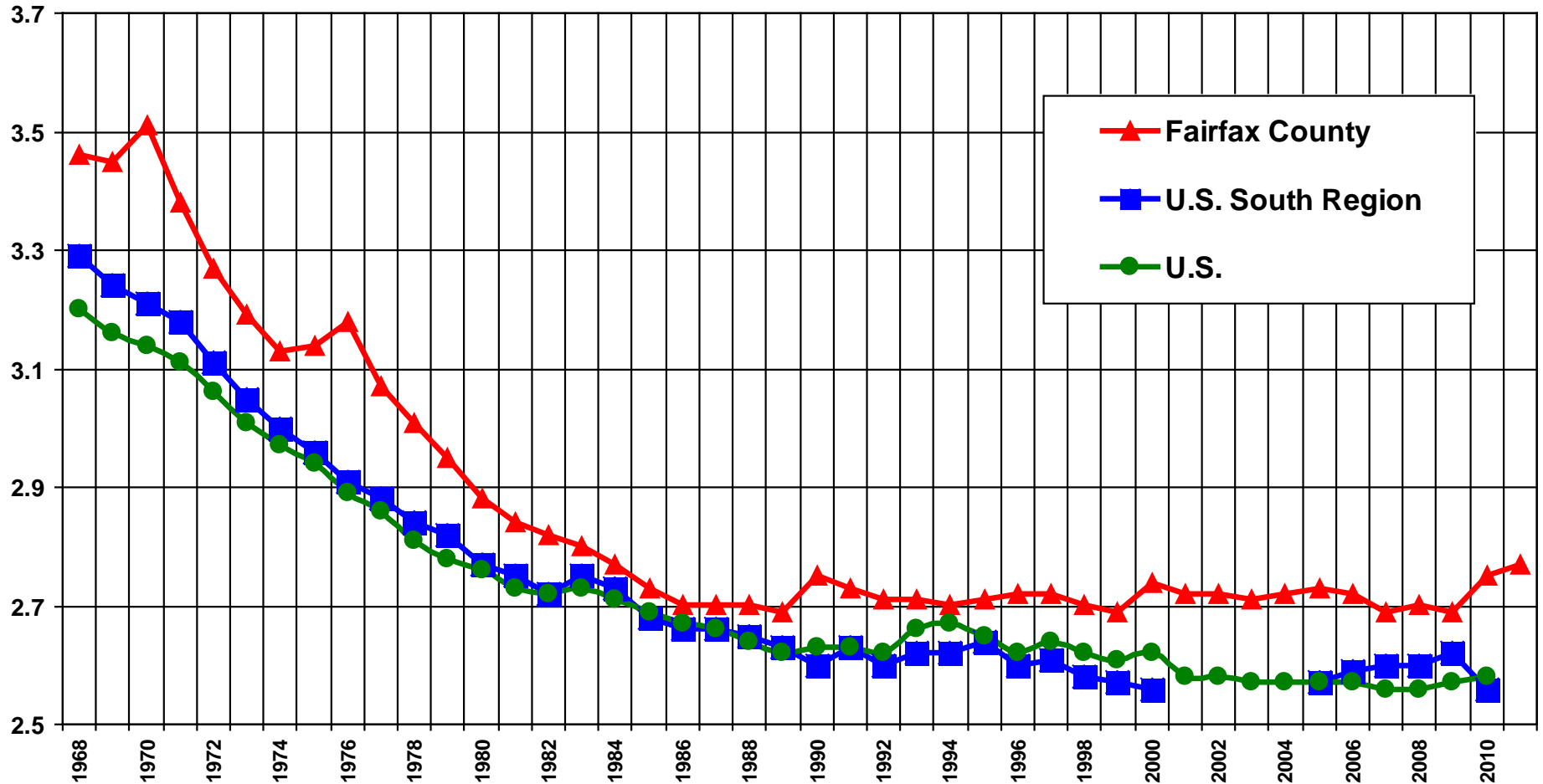
**Table 3.1**

**Average Household Size and Vacancy Rate by Planning District  
Fairfax County, January 2011**

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	
<b>Annandale</b>	3.02	3.12	2.54		2.91	1.90	3.90	2.40
<b>Baileys</b>	2.83	3.01	2.38		2.54	3.30	8.06	6.43
<b>Bull Run</b>	3.30	3.08	2.13	2.66	2.97	1.26	4.22	1.86
<b>Fairfax</b>	3.12	2.71	2.20	3.35	2.64	1.49	3.94	2.53
<b>Jefferson</b>	2.92	2.69	2.30		2.61	2.55	4.86	3.58
<b>Lincolnia</b>	2.74	2.78	2.86		2.80	2.28	3.34	2.71
<b>Lower Potomac</b>	3.24	3.28	2.25		3.00	2.08	4.31	2.66
<b>McLean</b>	2.91	2.58	1.85		2.58	2.17	4.30	2.78
<b>Mount Vernon</b>	2.86	2.92	2.14	2.80	2.58	2.48	3.69	2.96
<b>Pohick</b>	3.12	3.02	1.78		3.04	1.19	2.39	1.23
<b>Rose Hill</b>	2.85	2.71	1.88		2.59	2.12	2.93	2.30
<b>Springfield</b>	3.21	2.93	2.02		2.84	1.75	2.61	1.94
<b>Upper Potomac</b>	3.15	2.79	1.96		2.72	1.24	3.39	1.86
<b>Vienna</b>	3.01	3.02	2.34		2.89	1.89	4.58	2.37
<b>Fairfax County</b>	3.06	2.92	2.16	2.81	2.77	1.71	4.28	2.43

Source: Fairfax County Department of Neighborhood and Community Services, 2011

**FIGURE 3.1**  
**Average Persons per Household**  
**Fairfax County, U.S. South Region, and the U.S. 1968 through 2011**



Sources: U.S. Bureau of the Census; Fairfax County Department of Neighborhood and Community Services, 2011.

Note: U.S. Bureau of the Census did not compute U.S. South Region's average household size for the years 2001 through 2004. 2011 data for U.S. South Region and U.S. are not available at the time of this report publication.



<b>TABLE 3.2</b>			
<b>Special Institutional (Group Quarters) Population Fairfax County, 1985 through 2011</b>			
<b>Year</b>	<b>Fort Belvoir</b>	<b>Other *</b>	<b>Total</b>
1985	12,247	3,537	15,784
1990	8,590	10,920	19,510
1995	6,723	13,497	20,220
2000	7,069	8,499	15,568
2010	5,700	11,168	16,868
2011	6,379	7,509	13,888

Sources: District of Columbia Department of Corrections; U.S. Department of the Army;  
Fairfax County Office of the Sheriff; and Fairfax County Department of Neighborhood and Community Services, 2011.

\* Includes the Fairfax County Adult Detention, Juvenile Detention, and Prerelease Centers; nursing homes; George Mason University dormitories. Also includes the D.C. Correctional Complex at Lorton, which closed in December 2001.

As of 2011, the population residing in assisted living facilities will not be included in the other group quarters counts. The assisted living units are part of the housing unit inventory.

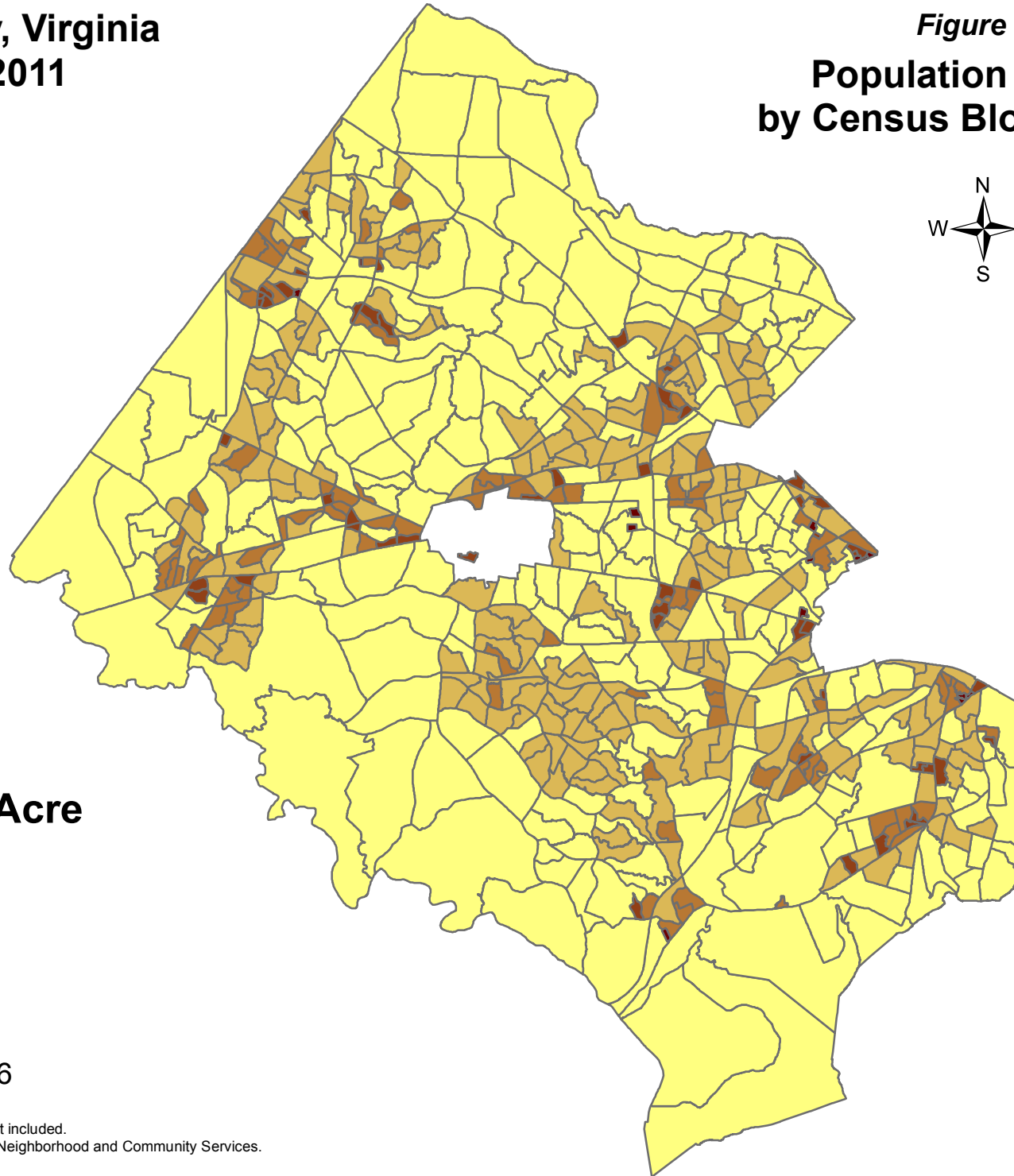
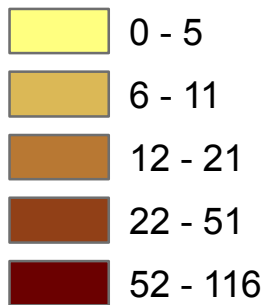
# Fairfax County, Virginia January 2011



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



## Persons Per Acre



Note: Population of City of Fairfax is not included.  
Source: Fairfax County Department of Neighborhood and Community Services.

**Table 3.3**

**2011 Population, Housing Units and Households by Supervisor District  
Fairfax County, January 2011**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	119,262	41,220	40,438	17,392	6.9	27.18	4,388
Dranesville 1/	119,627	42,914	42,062	40,769	2.9	63.70	1,878
Hunter Mill 2/	125,866	50,286	49,182	24,001	5.2	37.50	3,356
Lee	119,966	44,534	43,437	17,255	7.0	26.96	4,450
Mason	112,810	43,609	41,750	14,213	7.9	22.21	5,079
Mount Vernon	124,866	46,370	45,171	47,247	2.6	73.82	1,691
Providence	125,125	49,998	48,440	17,067	7.3	26.67	4,692
Springfield 3/	121,127	42,537	41,887	46,424	2.6	72.54	1,670
Sully	128,149	42,461	41,760	36,000	3.6	56.25	2,278
Fairfax County	1,096,798	403,929	394,127	260,368	4.2	406.83	2,696

**Table 3.4**

**2011 Population, Housing Units and Households by Town  
Fairfax County, January 2011**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	276	88	87	159	1.7	0.25	1,104
Town of Herndon	21,278	7,809	7,669	2,736	7.8	4.28	4,972
Town of Vienna	16,330	5,652	5,503	2,816	5.8	4.40	3,711
Towns Total	37,884	13,549	13,260	5,711	6.6	8.92	4,247

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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**

**2011 Population, Housing Units and Households by Planning District  
Fairfax County, January 2011**

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	73,867	26,254	25,625	11,947	6.2	18.67	3,956
Baileys	43,945	18,509	17,319	4,047	10.9	6.32	6,953
Bull Run	128,333	44,369	43,544	32,002	4.0	50.00	2,567
Fairfax	73,696	26,337	25,670	12,958	5.7	20.25	3,639
Jefferson	52,049	20,863	20,116	6,339	8.2	9.90	5,257
Lincolnia	18,626	6,883	6,696	2,055	9.1	3.21	5,802
Lower Potomac	35,730	10,113	9,844	29,287	1.2	45.76	781
McLean	70,808	28,484	27,693	19,372	3.7	30.27	2,339
Mount Vernon	97,261	39,144	37,985	14,435	6.7	22.55	4,313
Pohick 1/	138,783	46,705	46,131	48,952	2.8	76.49	1,814
Rose Hill	51,127	20,458	19,987	9,095	5.6	14.21	3,598
Springfield	56,100	20,340	19,944	10,425	5.4	16.29	3,444
Upper Potomac 2/	187,244	70,666	69,355	47,487	3.9	74.20	2,524
Vienna 3/	69,229	24,804	24,216	11,982	5.8	18.72	3,698
<b>Fairfax County</b>	<b>1,096,798</b>	<b>403,929</b>	<b>394,127</b>	<b>260,380</b>	<b>4.2</b>	<b>406.84</b>	<b>2,696</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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**

**2011 Population, Housing Units and Households by Human Services Region  
Fairfax County, January 2011**

<b>Human Services Region</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>Region 1</b>	247,457	91,709	89,408	64,101	3.9	100.16	2,471
<b>Region 2</b>	234,869	89,873	86,637	31,091	7.6	48.58	4,835
<b>Region 3 1/</b>	310,489	118,880	116,309	78,834	3.9	123.18	2,521
<b>Region 4 2/</b>	303,983	103,467	101,773	86,354	3.5	134.93	2,253
<b>Fairfax County</b>	1,096,798	403,929	394,127	260,380	4.2	406.84	2,696

*Source: Fairfax County Department of Neighborhood and Community Services, 2011*

*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****2011 Population, Housing Units and Households by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
20120	41,767	14,049	13,795
20121	29,687	10,199	9,986
20124	15,594	4,911	4,874
20151	21,476	6,756	6,658
20152	3	1	1
20164	3	1	1
20170	38,682	13,613	13,397
20171	47,567	17,402	17,081
20190	17,642	9,109	8,855
20191	28,812	11,772	11,498
20194	14,184	5,854	5,762
22003	55,736	20,036	19,525
22015	42,813	14,912	14,694
22027	2,418	857	835
22030	39,769	12,914	12,595
22031	26,518	9,875	9,571
22032	28,585	9,562	9,449
22033	38,870	15,827	15,456
22039	18,745	6,070	6,032
22041	26,932	11,372	10,564
22042	31,319	12,062	11,647
22043	24,536	9,626	9,322
22044	10,660	4,687	4,408
22046	5,108	2,068	2,005
22060	8,482	918	887

*(Continued)*

**Table 3.7****2011 Population, Housing Units and Households by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
22066	18,189	5,619	5,570
22067	173		
22079	33,446	11,420	11,135
22101	29,374	11,231	10,936
22102	23,253	10,662	10,323
22124	18,087	6,528	6,421
22150	28,091	9,647	9,432
22151	16,971	5,809	5,688
22152	28,118	10,347	10,196
22153	32,296	10,787	10,662
22180	25,206	9,244	8,972
22181	15,378	5,497	5,404
22182	26,804	9,358	9,173
22203	301	150	138
22204	44	14	13
22206	6	2	2
22207	133	49	48
22213	3	1	1
22302	1,366	650	600
22303	14,721	7,600	7,407
22304	343	148	145
22306	30,711	12,219	11,834
22307	10,591	4,727	4,588
22308	13,281	4,906	4,820
22309	33,711	11,855	11,453

*(Continued)*

**Table 3.7**

**2011 Population, Housing Units and Households by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
<b>22310</b>	28,320	10,876	10,601
<b>22311</b>	1,618	611	595
<b>22312</b>	22,986	8,369	8,147
<b>22315</b>	27,366	11,150	10,928
<b>Fairfax County</b>	1,096,795	403,929	394,130

*Source: Fairfax County Department of Neighborhood and Community Services, 2011*

*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  
2011 Population, Housing Units and Households by Sewershed  
Fairfax County, January 2011**

<b>Sewershed Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
A1	35,190	12,519	12,305	4,870	7.2	7.61	4,624
A2	7,446	3,077	3,000	813	9.2	1.27	5,863
A3	4,296	1,697	1,663	310	13.9	0.48	8,950
B1	6,215	2,156	2,103	1,138	5.5	1.78	3,492
B2	23,334	8,982	8,820	3,579	6.5	5.59	4,174
B3	2,826	826	819	1,702	1.7	2.66	1,062
B5	21,278	7,809	7,669	2,770	7.7	4.33	4,914
C1	3,532	1,073	1,064	4,932	0.7	7.71	458
C2	3,706	1,239	1,228	5,434	0.7	8.49	437
D1	9,777	3,042	3,010	6,746	1.4	10.54	928
D2	23,796	10,944	10,700	5,328	4.5	8.33	2,857
D3	77,979	29,184	28,592	22,942	3.4	35.85	2,175
E1	17,449	8,377	8,101	4,172	4.2	6.52	2,676
E2	2,045	635	625	1,511	1.4	2.36	867
F	7,692	3,075	2,987	1,289	6.0	2.01	3,827
G1	35,978	13,893	13,482	5,564	6.5	8.69	4,140
G2	3,147	1,314	1,277	747	4.2	1.17	2,690
G3	2,192	753	734	2,159	1.0	3.37	650
G4	953	348	339	185	5.2	0.29	3,287
H1	15,567	6,905	6,427	1,195	13.0	1.87	8,325
H2	6,358	3,534	3,249	105	60.4	0.16	39,737
H3	870	326	319	89	9.8	0.14	6,216
I1	71,004	27,219	26,151	9,109	7.8	14.23	4,990
I2	3,356	1,259	1,232	614	5.5	0.96	3,496

(Continued)

**Table 3.8**  
**2011 Population, Housing Units and Households by Sewershed**  
**Fairfax County, January 2011**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I3	62,033	21,751	21,222	9,274	6.7	14.49	4,281
I4	192	65	64	59	3.2	0.09	2,135
I5	948	321	312	97	9.8	0.15	6,317
J1	21,344	9,082	8,862	2,558	8.3	4.00	5,336
J2	7,302	3,603	3,494	747	9.8	1.17	6,241
J3	5,223	1,987	1,931	716	7.3	1.12	4,663
J4	3,818	2,122	2,047	838	4.6	1.31	2,914
K	47,290	18,094	17,593	6,870	6.9	10.73	4,407
L	50,466	19,740	19,194	9,832	5.1	15.36	3,286
M0	7,133	1,964	1,912	4,530	1.6	7.08	1,008
M1	12,646	5,094	4,962	1,174	10.8	1.84	6,873
M2	74,730	27,043	26,287	10,326	7.2	16.13	4,633
M3	19,183	6,473	6,367	3,411	5.6	5.33	3,599
M4	21,575	7,923	7,782	4,013	5.4	6.27	3,441
M5	11,932	4,803	4,710	2,744	4.3	4.29	2,781
M6	19,247	7,210	7,060	3,709	5.2	5.79	3,324
M7	539	205	196	36	15.0	0.06	8,986
M8	8,298	848	822	7,288	1.1	11.39	729
M9	16,206	7,598	7,373	1,708	9.5	2.67	6,070
N1	124,974	40,652	40,023	17,237	7.3	26.93	4,641
N2	18,593	6,204	6,138	4,967	3.7	7.76	2,396
O1	1,401	493	482	7,586	0.2	11.85	118
P	178	58	57	1,295	0.1	2.02	88
P1	2,375	809	788	1,065	2.2	1.66	1,431

(Continued)

**Table 3.8**  
**2011 Population, Housing Units and Households by Sewershed**  
**Fairfax County, January 2011**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P2	514	181	177	119	4.3	0.19	2,707
P3	3,735	1,147	1,134	1,063	3.5	1.66	2,250
P4	216	76	74	96	2.3	0.15	1,440
P5	597	180	176	2,065	0.3	3.23	185
Q1	7,461	2,517	2,498	16,528	0.5	25.83	289
R1	8,852	2,844	2,813	9,979	0.9	15.59	568
R2	859	287	283	392	2.2	0.61	1,408
R3	276	88	87	159	1.7	0.25	1,104
R4	955	308	304	621	1.5	0.97	984
S1	33,922	11,245	11,065	4,997	6.8	7.81	4,343
S2	1,201	383	380	3,284	0.4	5.13	234
T1	5,134	1,782	1,754	6,438	0.8	10.06	510
T2	26,671	8,535	8,405	4,740	5.6	7.41	3,599
T3	18,801	5,860	5,782	5,264	3.6	8.22	2,287
T4	26,688	11,306	11,030	2,844	9.4	4.44	6,011
T5	28,545	10,191	9,967	3,557	8.0	5.56	5,134
T6	363	103	102	3,707	0.1	5.79	63
T7	8,395	2,568	2,521	3,789	2.2	5.92	1,418
<b>Fairfax County</b>	<b>1,096,798</b>	<b>403,929</b>	<b>394,127</b>	<b>259,025</b>	<b>4.2</b>	<b>404.73</b>	<b>2,710</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,593	1,301	1,270	590	6.1	0.92	3,904
4152	3,217	1,940	1,870	1,246	2.6	1.95	1,650
4153	4,026	1,501	1,461	530	7.6	0.83	4,850
4154.01	4,738	2,142	2,071	400	11.9	0.62	7,642
4154.02	2,593	1,132	1,101	592	4.4	0.92	2,819
4155	6,519	2,594	2,528	960	6.8	1.51	4,317
4156	2,645	1,060	1,039	1,129	2.3	1.77	1,494
4157	3,986	1,370	1,347	856	4.7	1.34	2,975
4158	4,637	1,721	1,691	939	4.9	1.47	3,155
4159	3,066	1,188	1,151	1,202	2.6	1.87	1,639
4160	6,278	2,193	2,118	850	7.4	1.34	4,685
4161	3,626	1,473	1,427	1,833	2.0	2.87	1,264
4162 /1	6,454			5,694	1.1	8.90	725
4163	2,302	810	793	12,803	0.2	20.01	115
4201	3,903	1,169	1,145	912	4.3	1.43	2,730
4202.01	3,590	1,291	1,260	472	7.6	0.74	4,852
4202.02	2,116	1,066	1,036	162	13.1	0.25	8,463
4202.03	2,720	974	950	497	5.5	0.78	3,488
4203	6,002	2,132	2,093	1,098	5.5	1.72	3,490
4204	3,084	2,019	1,958	215	14.4	0.34	9,072
4205.01	1,528	1,012	977	23	67.2	0.04	38,189
4205.02	1,755	1,052	1,025	75	23.4	0.12	14,619
4205.03	3,539	1,694	1,645	184	19.2	0.29	12,205
4206	4,253	1,737	1,699	340	12.5	0.53	8,023
4207	4,101	1,450	1,415	709	5.8	1.11	3,694

(Continued)

**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4208	3,702	1,202	1,172	677	5.5	1.05	3,525
4210.01	2,820	975	953	434	6.5	0.68	4,147
4210.02	5,003	2,083	2,034	1,114	4.5	1.75	2,859
4211.01	5,873	2,155	2,116	710	8.3	1.11	5,291
4211.02	3,718	1,530	1,497	388	9.6	0.60	6,196
4211.03	5,111	2,024	1,983	1,224	4.2	1.92	2,661
4212	1,868	691	679	405	4.6	0.63	2,964
4213	3,687	1,461	1,419	1,984	1.9	3.10	1,189
4214	6,706	2,670	2,581	470	14.3	0.73	9,187
4215	6,833	2,382	2,308	449	15.2	0.70	9,761
4216	5,892	1,965	1,897	284	20.8	0.44	13,392
4217.01	4,661	1,422	1,372	209	22.3	0.33	14,124
4217.02	4,450	1,257	1,218	496	9.0	0.78	5,705
4218	5,740	2,358	2,273	488	11.8	0.76	7,553
4219 /1	539	205	196	3,677	0.1	5.74	94
4220	3,677	1,379	1,342	1,095	3.4	1.71	2,150
4221.01	7,147	2,601	2,522	610	11.7	0.96	7,445
4221.02	6,393	2,056	2,007	1,686	3.8	2.64	2,422
4222.01	3,285	989	968	1,281	2.6	2.00	1,643
4222.02	6,197	2,148	2,090	2,119	2.9	3.31	1,872
4223.01	2,986	1,343	1,312	324	9.2	0.50	5,974
4223.02	5,570	2,509	2,444	608	9.2	0.94	5,925
4224.01	2,072	1,117	1,089	138	15.0	0.21	9,867
4224.02	5,331	2,108	2,067	468	11.4	0.73	7,304
4224.03	2,309	963	945	542	4.3	0.85	2,717

(Continued)

**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4301.01	4,534	1,535	1,518	838	5.4	1.31	3,462
4301.02	2,759	1,036	1,024	259	10.7	0.40	6,896
4302.01	4,558	1,426	1,410	494	9.2	0.78	5,843
4302.02	5,133	1,624	1,605	721	7.1	1.13	4,543
4302.03	2,657	902	892	387	6.9	0.61	4,356
4304	7,104	2,323	2,277	1,493	4.8	2.33	3,049
4305	1,598	570	559	280	5.7	0.44	3,632
4306	7,464	1,811	1,772	652	11.5	1.02	7,318
4307	2,763	928	909	646	4.3	1.01	2,736
4308.01	4,177	1,514	1,494	606	6.9	0.95	4,397
4308.02	3,807	1,812	1,779	499	7.6	0.77	4,944
4309.01	4,211	1,411	1,389	475	8.9	0.74	5,691
4309.02	3,400	1,087	1,072	493	6.9	0.77	4,416
4310.01	4,501	1,575	1,553	571	7.9	0.89	5,057
4310.02	2,103	752	742	206	10.2	0.32	6,572
4313	4,114	1,417	1,399	672	6.1	1.05	3,918
4314	4,538	1,461	1,441	551	8.2	0.85	5,339
4315	5,275	2,026	1,998	958	5.5	1.49	3,540
4316	8,958	3,656	3,570	1,064	8.4	1.66	5,396
4318.01	4,221	1,438	1,418	370	11.4	0.58	7,279
4318.02	3,328	1,039	1,025	477	7.0	0.74	4,497
4319	3,210	1,053	1,039	393	8.2	0.62	5,178
4320	3,280	1,127	1,111	456	7.2	0.71	4,621
4321	3,601	1,446	1,422	408	8.8	0.64	5,627
4322.01	1,781	851	836	145	12.3	0.23	7,742

(Continued)

**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4322.02	4,627	1,725	1,699	614	7.5	0.96	4,820
4323	5,316	1,735	1,711	741	7.2	1.15	4,623
4324.01	3,520	1,179	1,162	490	7.2	0.77	4,570
4324.02	5,129	1,658	1,638	713	7.2	1.11	4,621
4325	5,732	1,886	1,864	820	7.0	1.28	4,478
4326	4,992	1,548	1,530	768	6.5	1.20	4,160
4327.01	3,169	1,087	1,074	500	6.3	0.78	4,063
4327.02	4,254	1,497	1,478	425	10.0	0.67	6,349
4328	2,197	769	760	831	2.6	1.30	1,690
4401	7,260	2,505	2,441	1,520	4.8	2.38	3,051
4402.01	2,324	1,016	969	550	4.2	0.86	2,702
4402.02	6,005	2,209	2,141	807	7.4	1.25	4,804
4403	2,663	946	928	812	3.3	1.27	2,098
4405.01	4,974	1,655	1,637	1,102	4.5	1.72	2,891
4405.02	8,328	595	588	820	10.2	1.28	6,506
4406	3,167	947	933	863	3.7	1.35	2,346
4407.01	2,705	979	960	458	5.9	0.72	3,757
4407.02	5,153	1,807	1,773	865	6.0	1.35	3,817
4408	6,250	2,161	2,124	1,594	3.9	2.50	2,500
4501	5,157	2,259	2,170	527	9.8	0.82	6,289
4502	4,080	1,331	1,295	328	12.4	0.52	7,846
4503	4,616	1,689	1,631	434	10.6	0.68	6,788
4504	2,651	945	920	611	4.3	0.96	2,761
4505	2,776	881	857	257	10.8	0.40	6,941
4506.01	3,642	1,408	1,371	819	4.4	1.28	2,845

(Continued)

**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4506.02	4,069	1,794	1,718	329	12.4	0.52	7,825
4507.01	2,973	978	959	507	5.9	0.79	3,763
4507.02	4,244	1,470	1,419	304	14.0	0.47	9,030
4508	3,355	1,203	1,176	502	6.7	0.79	4,248
4509	1,661	598	582	357	4.7	0.56	2,967
4510	2,893	1,119	1,092	433	6.7	0.67	4,318
4511	2,105	830	795	461	4.6	0.72	2,924
4512	1,596	646	629	529	3.0	0.83	1,923
4513	2,140	916	885	438	4.9	0.68	3,147
4514	2,652	1,305	1,205	126	21.0	0.19	13,958
4515.01	5,293	2,246	2,091	314	16.9	0.49	10,802
4515.02	6,320	2,823	2,616	442	14.3	0.69	9,160
4516.01	5,171	1,577	1,461	239	21.7	0.36	14,365
4516.02	2,643	1,136	1,056	272	9.7	0.43	6,147
4518	3,286	1,112	1,085	585	5.6	0.92	3,572
4519	6,560	2,389	2,328	688	9.5	1.07	6,131
4520	2,768	1,110	1,084	573	4.8	0.89	3,111
4521.01	5,106	1,663	1,631	835	6.1	1.31	3,897
4521.02	3,343	1,273	1,240	577	5.8	0.90	3,715
4522	6,128	2,157	2,097	578	10.6	0.89	6,886
4523.01	3,437	1,475	1,420	137	25.1	0.21	16,366
4523.02	4,834	1,698	1,638	149	32.4	0.24	20,141
4524	6,730	2,371	2,316	898	7.5	1.41	4,773
4525.01	3,582	1,308	1,279	1,210	3.0	1.89	1,895
4525.02	5,329	1,590	1,542	301	17.7	0.48	11,103

(Continued)



**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4526	5,737	2,547	2,476	750	7.6	1.17	4,903
4527	5,241	1,900	1,778	318	16.5	0.49	10,696
4528.01	4,517	2,526	2,347	286	15.8	0.45	10,038
4528.02	2,979	1,492	1,372	31	96.1	0.05	59,590
4601	4,382	1,436	1,413	1,627	2.7	2.54	1,725
4602	4,051	1,337	1,318	2,013	2.0	3.15	1,286
4603	2,820	967	951	557	5.1	0.87	3,241
4604	4,884	2,002	1,950	999	4.9	1.56	3,131
4605.01	2,584	877	863	554	4.7	0.87	2,970
4605.02	8,327	2,793	2,729	859	9.7	1.34	6,214
4606	4,011	1,446	1,409	694	5.8	1.09	3,679
4607.01	3,560	1,161	1,126	422	8.4	0.66	5,394
4607.02	4,528	1,581	1,543	698	6.5	1.09	4,153
4608	3,361	1,163	1,131	600	5.6	0.94	3,576
4609	2,482	877	856	676	3.7	1.06	2,341
4610	2,400	870	848	416	5.8	0.65	3,692
4611	7,439	2,590	2,546	1,607	4.6	2.51	2,964
4612.01	4,686	1,524	1,506	2,509	1.9	3.92	1,195
4612.02	5,366	2,359	2,297	820	6.5	1.29	4,160
4615	6,786	2,507	2,458	794	8.5	1.24	5,472
4616.01	6,491	2,547	2,469	696	9.3	1.09	5,954
4616.02	4,818	2,295	2,195	402	12.0	0.62	7,772
4617	6,512	2,444	2,374	573	11.4	0.90	7,236
4618.01	1,055	542	528	77	13.7	0.12	8,792
4618.02	5,479	2,402	2,338	397	13.8	0.62	8,837

(Continued)

**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4619.01	4,026	1,409	1,358	226	17.8	0.35	11,504
4619.02	1,675	594	572	116	14.5	0.18	9,308
4701	2,839	974	950	1,874	1.5	2.93	969
4703	3,208	1,165	1,137	869	3.7	1.36	2,358
4704	4,455	1,735	1,692	1,424	3.1	2.22	2,007
4705	5,460	2,211	2,148	1,033	5.3	1.61	3,392
4706	3,053	1,162	1,131	601	5.1	0.94	3,248
4707	5,157	1,893	1,846	877	5.9	1.36	3,792
4708	2,899	1,093	1,066	488	5.9	0.77	3,765
4709	7,209	2,951	2,873	1,090	6.6	1.70	4,241
4710	2,057	851	828	464	4.4	0.72	2,857
4711	6,982	2,458	2,393	958	7.3	1.49	4,686
4712.01	2,827	1,570	1,509	180	15.7	0.28	10,092
4712.02	4,405	2,267	2,186	498	8.8	0.78	5,647
4713.01	4,020	1,623	1,557	181	22.2	0.28	14,357
4713.03	3,720	1,737	1,668	342	10.9	0.54	6,889
4713.04	1,835	654	639	368	5.0	0.57	3,220
4714.01	3,269	1,391	1,343	340	9.6	0.54	6,054
4714.02	3,410	1,242	1,202	492	6.9	0.77	4,429
4801	4,533	1,509	1,494	8,757	0.5	13.67	332
4802.01	4,548	1,638	1,611	1,654	2.7	2.58	1,762
4802.02	3,770	2,312	2,218	860	4.4	1.35	2,793
4802.03	2,501	1,168	1,118	93	26.9	0.15	16,673
4803	7,459	2,411	2,380	5,293	1.4	8.27	902
4804.01	4,763	1,416	1,403	2,184	2.2	3.41	1,397

(Continued)

**Table 3.9**  
**2011 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2011**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4804.02	6,790	1,980	1,962	5,270	1.3	8.23	825
4805.01	3,629	1,102	1,090	1,266	2.9	1.98	1,832
4805.02	6,131	1,874	1,855	745	8.2	1.16	5,285
4805.03	3,459	1,152	1,140	546	6.3	0.85	4,070
4805.04	1,960	840	828	353	5.5	0.55	3,563
4805.05	3,792	1,619	1,587	323	11.8	0.50	7,585
4808.01	4,408	1,565	1,546	571	7.7	0.89	4,954
4808.02	3,486	1,380	1,356	639	5.5	1.00	3,486
4809.01	6,112	1,946	1,919	680	9.0	1.06	5,766
4809.02	3,389	1,389	1,360	590	5.7	0.93	3,645
4809.03	3,882	1,529	1,490	291	13.3	0.46	8,439
4810	5,007	1,928	1,892	351	14.3	0.55	9,104
4811.01	2,119	1,180	1,140	214	9.9	0.33	6,422
4811.02	4,141	1,986	1,930	108	38.3	0.17	24,357
4811.03	3,302	1,242	1,219	149	22.1	0.23	14,355
4811.04	2,590	1,222	1,190	85	30.4	0.14	18,507
4811.05	5,368	1,698	1,680	836	6.4	1.31	4,098
4811.06	5,631	1,743	1,724	914	6.2	1.43	3,938
4812.01	1,471	392	384	349	4.2	0.55	2,674
4812.02	6,216	2,046	1,997	952	6.5	1.49	4,172
4814	6,240	2,734	2,675	1,410	4.4	2.21	2,823
4815	2,280	818	804	1,224	1.9	1.91	1,194
4816	3,532	1,143	1,130	2,175	1.6	3.40	1,039
4817.01	6,190	2,029	2,006	2,590	2.4	4.05	1,528
4817.02	4,043	1,956	1,902	692	5.8	1.08	3,744

(Continued)

**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4819	5,515	2,243	2,188	2,607	2.1	4.07	1,355
4820.01	5,299	1,775	1,755	1,027	5.2	1.60	3,312
4820.02	3,729	1,842	1,810	480	7.8	0.75	4,972
4821	2,832	1,531	1,492	229	12.4	0.35	8,092
4822.01	2,055	1,008	981	234	8.8	0.37	5,555
4822.02	3,227	2,056	1,994	545	5.9	0.85	3,797
4822.03	4,570	2,464	2,389	470	9.7	0.73	6,261
4823.01	4,753	2,268	2,216	762	6.2	1.19	3,994
4823.02	4,532	1,820	1,767	190	23.8	0.30	15,107
4823.03	3,307	1,703	1,667	425	7.8	0.66	5,010
4824	2,219	782	769	1,105	2.0	1.73	1,283
4825.01	8,230	3,189	3,111	2,041	4.0	3.18	2,588
4825.02	3,014	1,032	1,021	393	7.7	0.61	4,943
4825.03	4,997	1,545	1,528	738	6.8	1.15	4,345
4825.04	5,442	1,666	1,648	1,032	5.3	1.61	3,380
4826.01	7,258	2,390	2,353	967	7.5	1.51	4,807
4826.02	7,243	2,318	2,286	1,426	5.1	2.23	3,248
4901.01	5,062	1,892	1,853	1,210	4.2	1.88	2,693
4901.03	5,840	1,883	1,859	4,725	1.2	7.38	791
4905.01	3,271	1,320	1,282	272	12.0	0.43	7,607
4905.02	6,508	2,159	2,125	2,405	2.7	3.76	1,731
4910	2,086	590	582	4,413	0.5	6.90	302
4911.01	3,814	1,173	1,158	1,947	2.0	3.04	1,255
4911.02	3,654	1,131	1,115	828	4.4	1.29	2,832
4911.03	6,702	2,132	2,104	472	14.2	0.74	9,057

(Continued)

**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4912.01	6,322	2,315	2,277	521	12.1	0.82	7,710
4912.02	1,737	840	802	190	9.1	0.30	5,790
4913.01	7,055	2,124	2,082	3,981	1.8	6.22	1,134
4913.02	3,789	1,440	1,399	303	12.5	0.48	7,895
4913.03	4,639	1,483	1,453	247	18.8	0.39	11,895
4914.01	4,680	1,885	1,849	327	14.3	0.51	9,176
4914.02	4,206	1,415	1,396	306	13.7	0.47	8,949
4914.03	3,944	1,152	1,144	429	9.2	0.67	5,886
4914.04	4,012	1,334	1,316	390	10.3	0.61	6,577
4914.05	3,066	836	830	423	7.2	0.66	4,645
4915.01	6,999	2,391	2,341	635	11.0	0.99	7,070
4915.02	7,227	2,130	2,104	1,440	5.0	2.26	3,198
4916.01	5,021	1,578	1,548	464	10.8	0.73	6,878
4916.02	5,264	1,578	1,560	554	9.5	0.87	6,050
4917.01	3,468	1,783	1,733	340	10.2	0.54	6,422
4917.02	7,471	3,433	3,325	564	13.2	0.89	8,395
4917.03	4,918	2,408	2,327	382	12.9	0.60	8,195
4917.04	4,922	2,210	2,154	331	14.9	0.51	9,651
4917.05	3,488	925	911	943	3.7	1.47	2,373
4918.01	2,373	1,085	1,052	288	8.2	0.45	5,272
4918.02	3,069	1,162	1,147	417	7.4	0.65	4,721
4918.03	6,553	2,625	2,564	715	9.2	1.12	5,850
4920	6,700	2,171	2,147	5,872	1.1	9.18	730
4921	6,566	2,206	2,192	7,633	0.9	11.93	550
4922.01	2,859	986	977	7,930	0.4	12.39	231

(Continued)

**Table 3.9**

**2011 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4922.02</b>	7,072	2,210	2,193	1,461	4.8	2.29	3,088
<b>4922.03</b>	4,115	1,263	1,250	1,193	3.4	1.86	2,212
<b>4923</b>	3,454	1,092	1,079	525	6.6	0.82	4,212
<b>4924</b>	4,674	1,800	1,773	906	5.2	1.41	3,315
<b>4925</b>	4,410	1,407	1,397	11,148	0.4	17.42	253
<b>9801</b>				791		1.24	
<b>9802</b>				2,484		3.88	
<b>9803</b>				574		0.90	
<b>Fairfax County</b>	1,096,797	403,929	394,130	259,974	4.2	406.25	2,700

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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/ On Fort Belvoir Military Reservation, Fairfax County does not estimate or forecast number of housing units or households.

## POPULATION FORECASTS

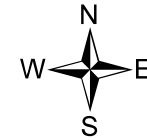
The population forecasts reflect projections as of January 1 of the respective year on the table. The population forecasts include both household population (persons living in housing units) and group quarters population (persons living in facilities such as detention centers, nursing homes, military 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.

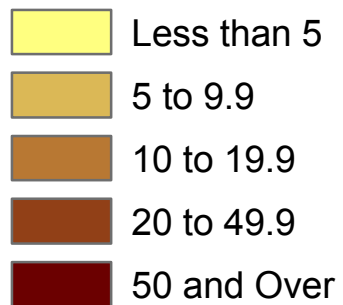
# Fairfax County, Virginia January 2011



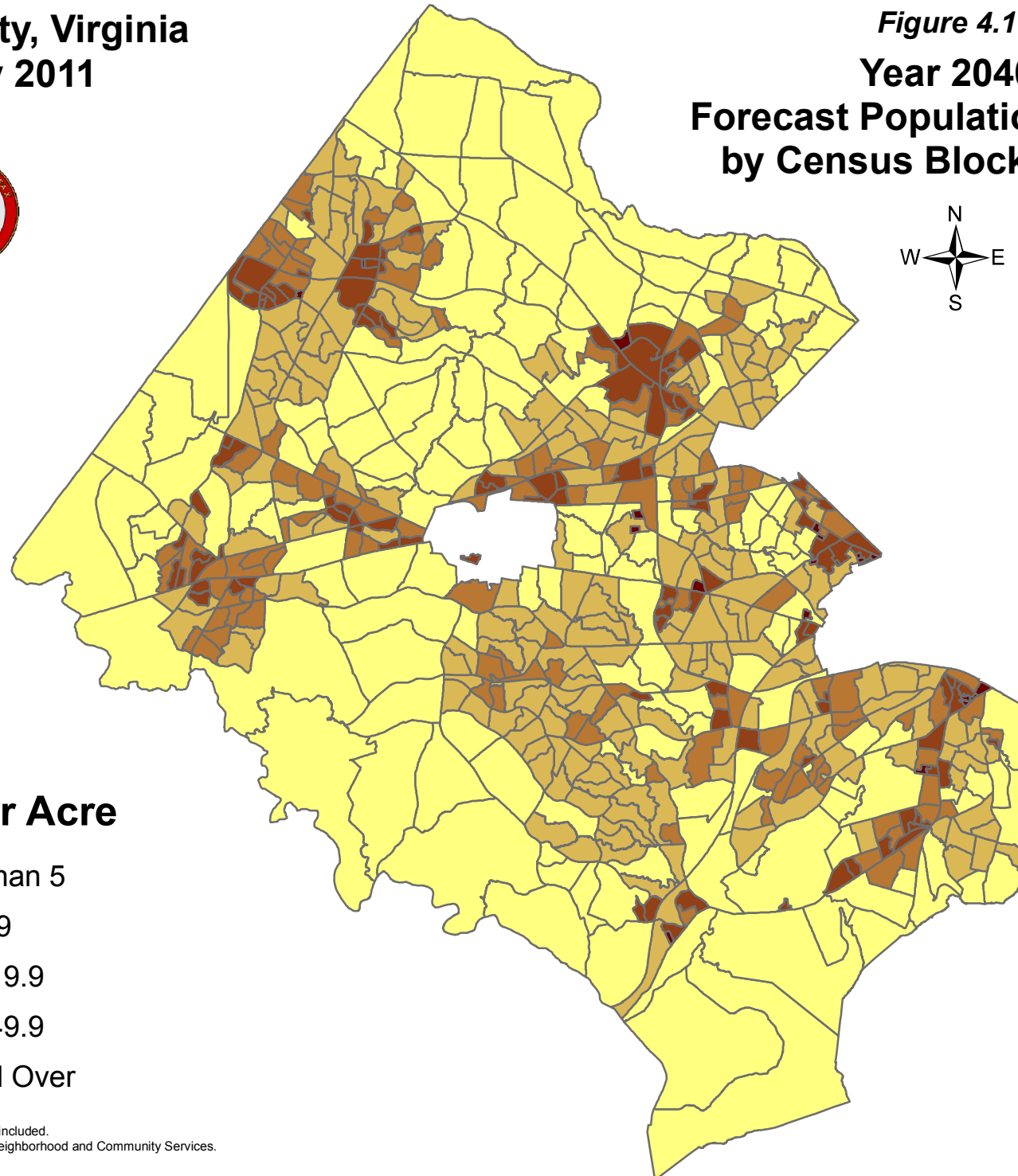
**Figure 4.1**  
**Year 2040**  
**Forecast Population Density**  
**by Census Block Groups**



## Persons Per Acre



Note: Population of City of Fairfax is not included.  
Source: Fairfax County Department of Neighborhood and Community Services.

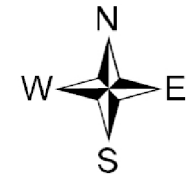









# Fairfax County, Virginia January 2011



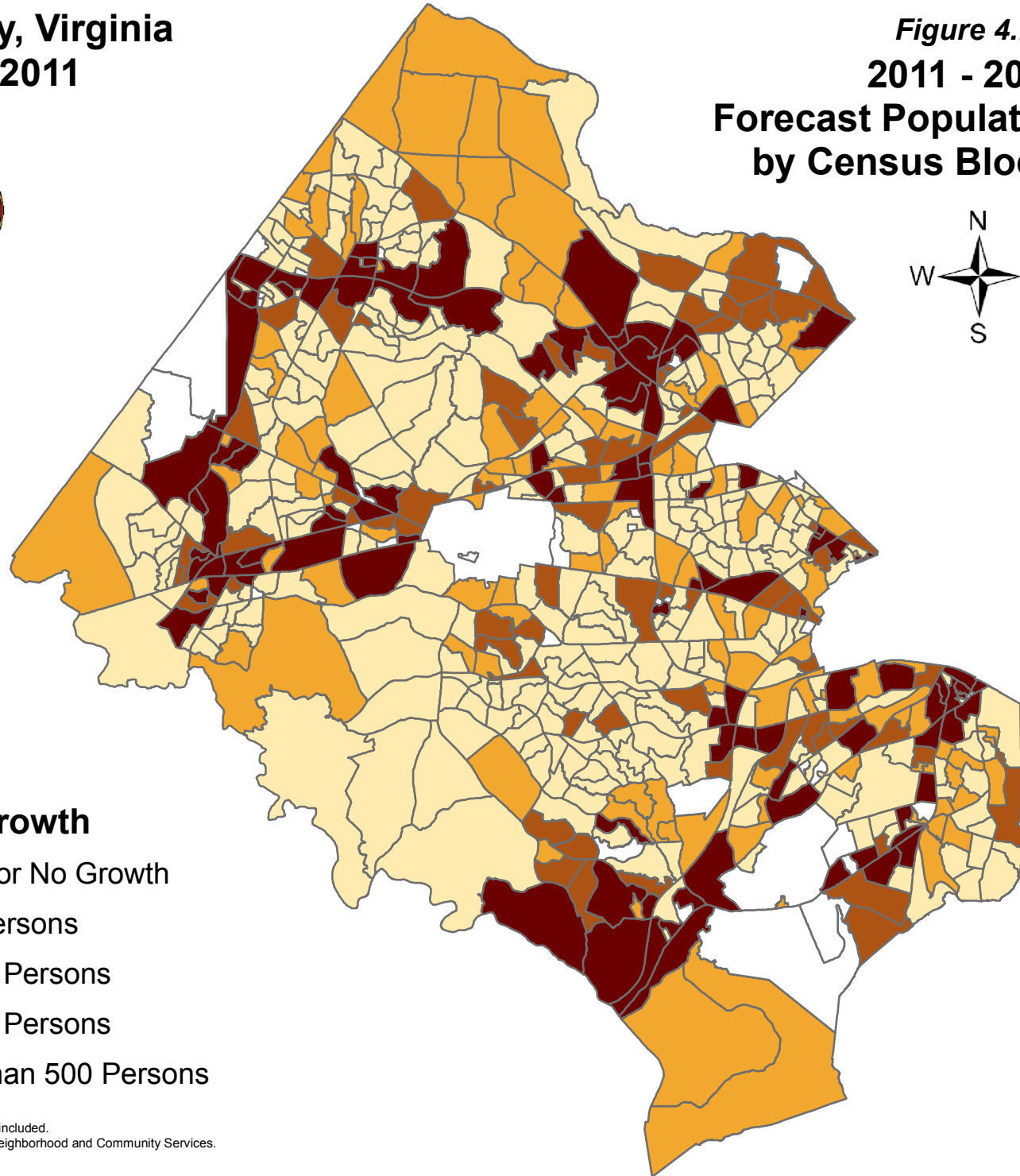
*Figure 4.2*  
**2011 - 2040**  
**Forecast Population Growth**  
**by Census Block Group**



## Population Growth

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

Note: Population of City of Fairfax is not included.  
Source: Fairfax County Department of Neighborhood and Community Services.



**Table 4.1**  
**Historical, Estimated and Forecasted Population by Supervisor District**  
**Fairfax County, January 2011**

Supervisor District	2010	2011	2015	2020	2025	2030	2035	2040
Braddock	118,484	119,262	120,984	121,720	123,123	124,378	125,610	126,851
Dranesville 1/	119,740	119,627	122,824	125,561	130,492	135,105	139,600	144,114
Hunter Mill 2/	122,623	125,866	129,417	134,505	142,921	150,504	157,876	165,170
Lee	118,949	119,966	119,798	126,016	133,534	140,308	146,919	153,326
Mason	115,991	112,810	114,435	116,537	120,341	123,722	127,076	130,417
Mount Vernon	121,121	124,866	126,874	130,214	136,557	142,289	148,047	153,601
Providence	121,982	125,125	128,594	140,276	158,026	173,957	189,340	204,736
Springfield 3/	118,212	121,127	123,167	124,231	126,142	127,882	129,513	131,156
Sully	124,624	128,149	130,279	134,392	141,325	147,504	153,595	159,631
<b>Fairfax County</b>	<b>1,081,726</b>	<b>1,096,798</b>	<b>1,116,371</b>	<b>1,153,451</b>	<b>1,212,461</b>	<b>1,265,649</b>	<b>1,317,577</b>	<b>1,369,003</b>

**Table 4.2**  
**Historical, Estimated and Forecasted Population by Town**  
**Fairfax County, January 2011**

Town	2010	2011	2015	2020	2025	2030	2035	2040
Town of Clifton	282	276	280	284	288	292	296	300
Town of Herndon	23,292	21,278	21,564	21,692	21,915	22,118	22,320	22,523
Town of Vienna	15,687	16,330	16,612	16,715	16,904	17,079	17,261	17,448
<b>Towns Total</b>	<b>39,261</b>	<b>37,884</b>	<b>38,456</b>	<b>38,691</b>	<b>39,106</b>	<b>39,488</b>	<b>39,877</b>	<b>40,270</b>

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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 2011**

<b>Planning District</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>Annandale</b>	66,329	70,152	74,386	73,867	74,884	75,943	77,692	79,271	80,822	82,369
<b>Baileys</b>	38,392	43,989	45,851	43,945	44,325	45,355	47,375	49,161	50,953	52,740
<b>Bull Run</b>	66,234	107,798	124,691	128,333	129,839	133,195	139,929	145,938	151,891	157,716
<b>Fairfax</b>	45,244	56,024	70,566	73,696	74,940	75,618	76,858	77,957	79,066	80,152
<b>Jefferson</b>	42,859	48,092	53,819	52,049	53,339	56,370	59,735	62,765	65,690	68,615
<b>Lincolnia</b>	14,010	16,819	18,483	18,626	19,090	19,288	19,691	20,040	20,381	20,715
<b>Lower Potomac</b>	24,371	23,769	34,335	35,730	36,342	37,686	40,156	42,423	44,743	46,975
<b>McLean</b>	58,747	63,278	69,607	70,808	73,033	79,955	91,292	101,568	111,506	121,466
<b>Mount Vernon</b>	82,483	86,944	95,581	97,261	98,648	101,729	107,621	112,943	118,138	123,210
<b>Pohick 1/</b>	127,040	137,166	137,045	138,783	140,937	141,710	143,130	144,385	145,557	146,792
<b>Rose Hill</b>	34,520	45,646	50,589	51,127	51,946	53,203	55,162	56,961	58,738	60,404
<b>Springfield</b>	39,919	48,736	55,708	56,100	55,012	58,748	61,994	64,876	67,681	70,433
<b>Upper Potomac 2/</b>	125,169	162,010	185,094	187,244	193,166	200,060	210,377	219,781	228,841	237,884
<b>Vienna 3/</b>	53,267	59,326	65,971	69,229	70,870	74,590	81,448	87,579	93,570	99,533
<b>Fairfax County</b>	<b>818,584</b>	<b>969,749</b>	<b>1,081,726</b>	<b>1,096,798</b>	<b>1,116,371</b>	<b>1,153,451</b>	<b>1,212,461</b>	<b>1,265,649</b>	<b>1,317,577</b>	<b>1,369,003</b>

Sources: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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 2011**

<b>Human Services Region</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>Region 1</b>	247,457	249,301	258,826	272,628	285,073	297,392	309,291
<b>Region 2</b>	234,869	239,151	245,699	255,263	263,839	272,214	280,577
<b>Region 3 1/</b>	310,489	319,297	335,253	362,206	386,594	410,251	433,854
<b>Region 4 2/</b>	303,983	308,622	313,673	322,363	330,143	337,720	345,281
<b>Fairfax County</b>	<b>1,096,798</b>	<b>1,116,371</b>	<b>1,153,451</b>	<b>1,212,461</b>	<b>1,265,649</b>	<b>1,317,577</b>	<b>1,369,003</b>

*Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.*

*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 2011**

<b>ZIP Code</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
20120	41,767	42,245	42,930	44,401	45,639	46,874	48,066
20121	29,687	30,023	30,532	31,563	32,496	33,401	34,282
20124	15,594	15,829	15,834	15,859	15,884	15,942	15,962
20151	21,476	21,754	23,480	26,869	29,941	32,976	36,030
20152	3	3	3	3	3	3	3
20164	3	3	3	3	3	3	3
20170	38,682	39,204	39,463	39,737	40,083	40,433	40,774
20171	47,567	50,195	52,516	56,616	60,314	63,873	67,415
20190	17,642	18,497	20,479	23,269	25,781	28,203	30,610
20191	28,812	29,325	30,633	33,077	35,280	37,394	39,516
20194	14,184	14,343	14,367	14,405	14,444	14,482	14,516
20196			54	158	252	343	433
22003	55,736	56,456	57,490	59,194	60,729	62,236	63,738
22015	42,813	43,345	43,391	43,515	43,611	43,721	43,814
22027	2,418	2,450	2,567	2,797	2,990	3,184	3,374
22030	39,769	40,432	40,976	41,922	42,764	43,587	44,405
22031	26,518	27,915	30,839	33,643	36,178	38,605	41,048
22032	28,585	29,026	29,257	29,735	30,164	30,576	31,002
22033	38,870	39,925	41,100	42,198	43,181	44,153	45,080
22039	18,745	19,108	19,322	19,649	19,957	20,176	20,480
22041	26,932	27,067	28,014	29,913	31,592	33,265	34,945
22042	31,319	31,741	32,117	32,840	33,491	34,124	34,757
22043	24,536	24,904	25,301	26,049	26,728	27,392	28,045
22044	10,660	10,781	10,835	10,910	10,975	11,050	11,115
22046	5,108	5,187	5,258	5,397	5,520	5,645	5,766

(Continued)

**Table 4.5**

**Estimated and Forecasted Population by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
22060	8,482	8,493	8,585	8,760	8,915	9,070	9,222
22066	18,189	18,631	18,781	19,024	19,245	19,458	19,681
22067	173	188	188	188	188	188	188
22079	33,446	34,291	35,630	38,048	40,261	42,528	44,704
22101	29,374	30,042	30,470	31,287	32,077	32,850	33,623
22102	23,253	23,913	28,215	36,383	43,753	50,862	58,012
22124	18,087	18,339	18,429	18,592	18,737	18,885	19,033
22150	28,091	26,663	30,259	33,224	35,892	38,458	41,007
22151	16,971	17,219	17,256	17,333	17,403	17,471	17,540
22152	28,118	28,477	28,552	28,699	28,837	28,967	29,097
22153	32,296	32,757	32,936	33,304	33,602	33,924	34,214
22180	25,206	25,579	26,195	27,386	28,459	29,512	30,565
22181	15,378	15,593	15,771	16,118	16,443	16,749	17,057
22182	26,804	28,009	32,339	38,843	44,645	50,317	55,938
22203	301	301	301	301	302	303	305
22204	44	45	45	46	46	47	47
22206	6	6	6	6	6	6	6
22207	133	136	139	148	155	162	169
22213	3	3	3	5	6	7	8
22302	1,366	1,368	1,370	1,375	1,379	1,383	1,387
22303	14,721	15,157	16,243	18,302	20,130	21,934	23,683
22304	343	347	347	347	347	347	347
22306	30,711	30,945	32,056	34,220	36,183	38,058	39,935
22307	10,591	10,726	10,845	11,058	11,257	11,453	11,626
22308	13,281	13,538	13,619	13,771	13,912	14,062	14,214

(Continued)

**Table 4.5**

**Estimated and Forecasted Population by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>22309</b>	33,711	34,193	34,928	36,330	37,605	38,869	40,074
<b>22310</b>	28,320	28,693	29,354	30,525	31,581	32,619	33,636
<b>22311</b>	1,618	1,647	1,659	1,680	1,698	1,717	1,734
<b>22312</b>	22,986	23,554	23,756	24,157	24,506	24,847	25,182
<b>22315</b>	27,366	27,760	28,414	29,280	30,078	30,881	31,587
<b>Fairfax County</b>	<b>1,096,798</b>	<b>1,116,371</b>	<b>1,153,451</b>	<b>1,212,461</b>	<b>1,265,649</b>	<b>1,317,577</b>	<b>1,369,003</b>

*Sources: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.*

*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 2011**

Sewershed	2011	2015	2020	2025	2030	2035	2040
A1	35,190	35,771	36,396	37,558	38,609	39,617	40,617
A2	7,446	9,406	10,550	12,415	14,102	15,721	17,335
A3	4,296	4,326	4,320	4,316	4,311	4,307	4,299
B1	6,215	6,274	7,388	9,557	11,511	13,388	15,272
B2	23,334	24,095	24,962	26,345	27,688	28,995	30,283
B3	2,826	2,889	2,907	2,932	2,956	2,983	3,011
B5	21,278	21,564	21,692	21,915	22,118	22,320	22,523
C1	3,532	3,622	3,645	3,683	3,717	3,750	3,782
C2	3,706	3,802	3,832	3,883	3,929	3,974	4,020
D1	9,777	10,006	10,116	10,300	10,469	10,629	10,801
D2	23,796	24,326	25,775	27,612	29,271	30,866	32,456
D3	77,979	79,368	83,897	92,577	100,336	107,918	115,449
E1	17,449	18,556	22,746	28,795	34,260	39,522	44,821
E2	2,045	2,109	2,136	2,183	2,233	2,301	2,373
F	7,692	7,825	7,969	8,255	8,518	8,775	9,033
G1	35,978	36,826	37,461	38,676	39,786	40,876	41,950
G2	3,147	3,249	3,291	3,387	3,470	3,553	3,637
G3	2,192	2,243	2,285	2,341	2,423	2,482	2,540
G4	953	970	1,001	1,074	1,136	1,198	1,260
H1	15,567	15,652	15,857	16,248	16,613	17,020	17,422
H2	6,358	6,357	6,608	7,158	7,607	8,058	8,508
H3	870	890	923	993	1,055	1,117	1,174
I1	71,004	71,899	73,406	76,289	78,872	81,377	83,880
I2	3,356	3,422	3,496	3,640	3,771	3,897	4,025
I3	62,033	63,049	64,658	67,764	70,541	73,238	75,924

(Continued)



**Table 4.6**

**Estimated and Forecasted Population by Sewershed  
Fairfax County, January 2011**

<b>Sewershed</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
I4	192	238	245	247	249	251	253
I5	948	962	987	1,036	1,080	1,123	1,166
J1	21,344	21,926	22,763	24,306	25,686	27,055	28,381
J2	7,302	7,353	8,011	9,305	10,457	11,584	12,684
J3	5,223	5,294	5,851	6,931	7,906	8,832	9,775
J4	3,818	3,851	3,896	3,965	4,034	4,103	4,150
K	47,290	47,849	48,393	49,463	50,451	51,421	52,349
L	50,466	51,087	52,161	54,175	56,031	57,864	59,583
M0	7,133	7,190	7,268	7,414	7,545	7,674	7,803
M1	12,646	12,740	12,845	13,037	13,209	13,376	13,552
M2	74,730	76,742	80,549	84,797	88,642	92,348	96,064
M3	19,183	19,512	19,536	19,576	19,609	19,645	19,678
M4	21,575	21,884	22,358	23,259	24,065	24,843	25,622
M5	11,932	9,213	9,309	9,514	9,681	9,856	10,006
M6	19,247	20,666	23,639	24,992	26,197	27,369	28,508
M7	539	540	556	587	615	641	668
M8	8,298	8,315	8,407	8,588	8,746	8,903	9,059
M9	16,206	16,614	16,933	17,488	17,971	18,461	18,938
N1	124,974	126,484	127,606	129,831	131,836	133,829	135,748
N2	18,593	18,883	19,089	19,471	19,789	20,068	20,385
O1	1,401	1,453	1,457	1,457	1,457	1,457	1,457
P	178	181	232	330	419	504	590
P1	2,375	2,404	2,581	2,905	3,202	3,503	3,780
P2	514	523	523	523	523	523	523
P3	3,735	3,805	3,893	4,035	4,174	4,287	4,429

(Continued)

**Table 4.6**

**Estimated and Forecasted Population by Sewershed  
Fairfax County, January 2011**

<b>Sewershed</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>P4</b>	216	220	220	220	220	220	220
<b>P5</b>	597	879	1,036	1,243	1,460	1,739	2,031
<b>Q1</b>	7,461	7,779	7,869	7,954	8,036	8,108	8,180
<b>R1</b>	8,852	9,000	9,024	9,074	9,115	9,154	9,194
<b>R2</b>	859	872	878	890	901	911	922
<b>R3</b>	276	280	284	288	292	296	300
<b>R4</b>	955	983	983	983	983	983	983
<b>S1</b>	33,922	34,313	34,752	35,620	36,375	37,153	37,859
<b>S2</b>	1,201	1,226	1,234	1,247	1,258	1,269	1,280
<b>T1</b>	5,134	5,191	5,717	6,752	7,678	8,567	9,460
<b>T2</b>	26,671	27,119	28,795	32,069	35,036	37,982	40,936
<b>T3</b>	18,801	19,040	19,045	19,073	19,100	19,109	19,135
<b>T4</b>	26,688	27,499	28,536	29,345	30,093	30,816	31,517
<b>T5</b>	28,545	28,914	29,739	31,460	32,946	34,438	35,853
<b>T6</b>	363	374	375	382	388	388	394
<b>T7</b>	8,395	8,478	8,559	8,734	8,893	9,040	9,195
<b>Fairfax County</b>	<b>1,096,798</b>	<b>1,116,371</b>	<b>1,153,451</b>	<b>1,212,461</b>	<b>1,265,649</b>	<b>1,317,577</b>	<b>1,369,003</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4151	3,592	3,644	3,818	4,157	4,462	4,757	5,053
4152	3,217	3,238	3,285	3,359	3,431	3,504	3,554
4153	4,026	4,084	4,125	4,208	4,285	4,354	4,429
4154.01	4,738	4,757	4,782	4,830	4,872	4,914	4,956
4154.02	2,593	2,639	2,686	2,778	2,860	2,944	3,024
4155	6,519	6,608	6,657	6,741	6,828	6,904	6,986
4156	2,645	2,710	2,769	2,885	2,994	3,106	3,220
4157	3,986	4,057	4,065	4,075	4,084	4,093	4,103
4158	4,638	4,722	4,735	4,758	4,780	4,803	4,826
4159	3,066	3,126	3,143	3,176	3,206	3,238	3,271
4160	6,278	6,352	6,500	6,786	7,049	7,304	7,556
4161	3,627	3,747	3,837	3,985	4,122	4,267	4,415
4162	6,454	6,454	6,454	6,454	6,454	6,454	6,454
4163	2,302	2,375	2,401	2,443	2,480	2,517	2,553
4201	3,903	3,962	3,981	4,016	4,043	4,075	4,107
4202.01	3,590	3,655	3,701	3,775	3,833	3,891	3,947
4202.02	2,116	2,121	2,135	2,160	2,183	2,205	2,227
4202.03	2,720	2,760	3,041	3,584	4,077	4,551	5,023
4203	6,002	6,160	6,291	6,537	6,760	6,994	7,206
4204	3,084	3,141	3,455	4,076	4,637	5,168	5,710
4205.01	1,528	1,527	1,840	2,450	3,000	3,534	4,052
4205.02	1,754	1,763	1,862	2,045	2,219	2,380	2,541
4205.03	3,540	3,663	3,729	3,852	3,950	4,062	4,157
4206	4,252	4,412	4,614	4,963	5,253	5,560	5,843
4207	4,101	4,171	4,198	4,231	4,258	4,285	4,311

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4208</b>	3,701	3,762	3,835	3,979	4,118	4,254	4,391
<b>4210.01</b>	2,820	2,849	2,922	2,991	3,056	3,120	3,185
<b>4210.02</b>	5,003	6,155	8,682	9,586	10,416	11,200	11,972
<b>4211.01</b>	5,873	5,929	5,932	5,970	5,987	6,023	6,042
<b>4211.02</b>	3,718	3,860	4,127	4,240	4,351	4,460	4,548
<b>4211.03</b>	5,109	5,177	5,497	6,144	6,718	7,270	7,818
<b>4212</b>	1,868	1,902	1,902	1,902	1,902	1,902	1,902
<b>4213</b>	3,687	3,746	3,747	3,750	3,751	3,755	3,756
<b>4214</b>	6,707	6,739	7,499	8,968	10,294	11,563	12,838
<b>4215</b>	6,833	6,855	6,983	7,251	7,494	7,728	7,949
<b>4216</b>	5,892	5,967	6,108	6,392	6,655	6,915	7,143
<b>4217.01</b>	4,661	4,685	4,717	4,781	4,838	4,893	4,948
<b>4217.02</b>	4,450	4,544	4,555	4,561	4,567	4,573	4,578
<b>4218</b>	5,740	5,775	6,071	6,652	7,171	7,684	8,168
<b>4219</b>	539	540	556	587	615	641	668
<b>4220</b>	3,677	3,710	3,929	4,355	4,733	5,105	5,471
<b>4221.01</b>	7,147	7,197	7,356	7,682	7,948	8,223	8,493
<b>4221.02</b>	6,393	6,447	6,885	7,722	8,490	9,253	9,972
<b>4222.01</b>	3,285	3,602	3,837	4,182	4,538	4,947	5,362
<b>4222.02</b>	6,196	6,282	6,536	7,000	7,436	7,876	8,274
<b>4223.01</b>	2,987	3,013	3,090	3,237	3,376	3,513	3,637
<b>4223.02</b>	5,569	5,613	5,709	5,895	6,067	6,237	6,393
<b>4224.01</b>	2,072	2,087	2,050	1,947	1,856	1,771	1,681
<b>4224.02</b>	5,332	5,375	5,302	5,158	5,036	4,924	4,793
<b>4224.03</b>	2,309	2,351	2,434	2,596	2,743	2,886	3,025

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4301.01</b>	4,535	4,611	4,635	4,684	4,731	4,769	4,816
<b>4301.02</b>	2,759	2,796	2,812	2,843	2,872	2,898	2,927
<b>4302.01</b>	4,558	4,613	4,653	4,743	4,822	4,899	4,978
<b>4302.02</b>	5,133	5,200	5,254	5,376	5,483	5,590	5,697
<b>4302.03</b>	2,657	2,695	2,720	2,774	2,821	2,868	2,914
<b>4304</b>	7,105	7,210	7,210	7,211	7,212	7,212	7,213
<b>4305</b>	1,598	1,626	1,626	1,628	1,629	1,630	1,631
<b>4306</b>	7,464	7,532	8,042	9,035	9,928	10,788	11,648
<b>4307</b>	2,763	2,812	2,850	2,924	2,990	3,053	3,117
<b>4308.01</b>	4,177	4,238	4,238	4,238	4,238	4,238	4,238
<b>4308.02</b>	3,807	3,841	3,841	3,841	3,841	3,841	3,841
<b>4309.01</b>	4,211	4,259	4,315	4,424	4,525	4,619	4,714
<b>4309.02</b>	3,400	3,442	3,452	3,472	3,490	3,507	3,524
<b>4310.01</b>	4,501	4,559	4,615	4,741	4,842	4,951	5,051
<b>4310.02</b>	2,103	2,122	2,123	2,125	2,127	2,128	2,130
<b>4313</b>	4,114	4,177	4,182	4,193	4,203	4,212	4,221
<b>4314</b>	4,538	4,597	4,598	4,609	4,618	4,628	4,638
<b>4315</b>	5,275	5,353	5,363	5,381	5,395	5,410	5,424
<b>4316</b>	8,958	6,202	6,703	7,663	8,515	9,342	10,163
<b>4318.01</b>	4,222	4,259	4,290	4,350	4,404	4,456	4,508
<b>4318.02</b>	3,328	3,372	3,325	3,254	3,187	3,129	3,062
<b>4319</b>	3,210	3,262	3,265	3,270	3,274	3,279	3,285
<b>4320</b>	3,281	3,321	3,321	3,321	3,321	3,321	3,321
<b>4321</b>	3,601	3,645	3,647	3,647	3,647	3,647	3,647
<b>4322.01</b>	1,781	1,793	1,793	1,793	1,793	1,793	1,793

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4322.02</b>	4,627	4,678	4,681	4,688	4,694	4,700	4,706
<b>4323</b>	5,316	5,385	5,392	5,406	5,419	5,431	5,443
<b>4324.01</b>	3,519	3,577	3,578	3,581	3,583	3,585	3,587
<b>4324.02</b>	5,129	5,199	5,208	5,226	5,242	5,257	5,272
<b>4325</b>	5,732	5,814	5,823	5,841	5,858	5,874	5,891
<b>4326</b>	4,992	5,058	5,094	5,154	5,207	5,260	5,313
<b>4327.01</b>	3,169	3,237	3,246	3,252	3,258	3,264	3,270
<b>4327.02</b>	4,254	4,295	4,310	4,341	4,368	4,395	4,422
<b>4328</b>	2,197	2,225	2,232	2,267	2,290	2,323	2,334
<b>4401</b>	7,260	7,360	7,416	7,532	7,635	7,735	7,831
<b>4402.01</b>	2,324	2,386	2,885	3,648	4,334	4,996	5,657
<b>4402.02</b>	6,005	6,055	6,061	6,073	6,084	6,097	6,110
<b>4403</b>	2,664	2,722	2,728	2,741	2,755	2,770	2,787
<b>4405.01</b>	4,973	5,073	5,116	5,187	5,251	5,314	5,376
<b>4405.02</b>	8,328	8,355	8,395	8,473	8,544	8,613	8,683
<b>4406</b>	3,167	3,205	3,210	3,219	3,228	3,239	3,250
<b>4407.01</b>	2,705	2,753	2,755	2,760	2,764	2,768	2,772
<b>4407.02</b>	5,153	5,239	5,243	5,253	5,261	5,270	5,278
<b>4408</b>	6,250	6,351	6,389	6,464	6,533	6,605	6,677
<b>4501</b>	5,157	5,198	5,206	5,221	5,234	5,248	5,262
<b>4502</b>	4,080	4,131	4,288	4,593	4,867	5,132	5,397
<b>4503</b>	4,616	4,678	4,740	4,862	4,971	5,078	5,184
<b>4504</b>	2,650	2,706	2,724	2,761	2,794	2,827	2,860
<b>4505</b>	2,776	2,832	2,832	2,832	2,832	2,833	2,833
<b>4506.01</b>	3,642	3,716	3,726	3,743	3,757	3,772	3,787

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4506.02</b>	4,069	4,099	4,102	4,109	4,115	4,120	4,126
<b>4507.01</b>	2,973	3,018	3,032	3,051	3,069	3,088	3,107
<b>4507.02</b>	4,244	4,339	4,695	5,104	5,471	5,827	6,183
<b>4508</b>	3,356	3,424	3,648	4,077	4,461	4,833	5,204
<b>4509</b>	1,662	1,696	1,698	1,701	1,704	1,707	1,710
<b>4510</b>	2,893	2,937	2,940	2,944	2,948	2,953	2,957
<b>4511</b>	2,106	2,146	2,148	2,153	2,157	2,162	2,166
<b>4512</b>	1,596	1,656	1,671	1,686	1,700	1,714	1,728
<b>4513</b>	2,140	2,187	2,203	2,228	2,251	2,275	2,299
<b>4514</b>	2,652	2,654	2,654	2,654	2,655	2,657	2,659
<b>4515.01</b>	5,293	5,320	5,366	5,439	5,500	5,573	5,634
<b>4515.02</b>	6,320	6,347	6,404	6,516	6,633	6,783	6,940
<b>4516.01</b>	5,171	5,189	5,631	6,491	7,265	8,009	8,753
<b>4516.02</b>	2,643	2,658	2,669	2,691	2,710	2,729	2,748
<b>4518</b>	3,286	3,381	3,396	3,413	3,429	3,445	3,462
<b>4519</b>	6,560	6,637	6,808	7,139	7,428	7,712	7,993
<b>4520</b>	2,768	2,808	2,937	3,164	3,369	3,571	3,773
<b>4521.01</b>	5,105	5,171	5,199	5,253	5,303	5,355	5,405
<b>4521.02</b>	3,343	3,384	3,389	3,400	3,410	3,420	3,430
<b>4522</b>	6,129	6,183	6,214	6,274	6,328	6,379	6,432
<b>4523.01</b>	3,437	3,440	3,471	3,535	3,593	3,653	3,711
<b>4523.02</b>	4,834	4,842	4,988	5,273	5,528	5,774	6,020
<b>4524</b>	6,730	6,818	6,838	6,880	6,918	6,952	6,987
<b>4525.01</b>	3,581	3,639	3,662	3,707	3,748	3,790	3,833
<b>4525.02</b>	5,329	5,357	5,364	5,378	5,390	5,403	5,415

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4526</b>	5,737	6,077	6,095	6,150	6,194	6,237	6,275
<b>4527</b>	5,241	5,267	5,433	5,758	6,050	6,332	6,613
<b>4528.01</b>	4,517	4,540	4,642	4,861	5,041	5,222	5,402
<b>4528.02</b>	2,980	2,980	3,137	3,485	3,767	4,052	4,336
<b>4601</b>	4,382	4,470	4,528	4,630	4,721	4,811	4,902
<b>4602</b>	4,051	4,133	4,136	4,143	4,149	4,154	4,160
<b>4603</b>	2,820	2,872	3,026	3,330	3,574	3,848	4,091
<b>4604</b>	4,884	4,949	5,951	7,878	9,606	11,298	12,974
<b>4605.01</b>	2,584	2,628	3,610	5,531	7,244	8,906	10,571
<b>4605.02</b>	8,326	8,642	9,066	9,896	10,628	11,350	12,054
<b>4606</b>	4,010	4,081	4,143	4,267	4,375	4,481	4,587
<b>4607.01</b>	3,560	3,611	3,669	3,782	3,885	3,985	4,085
<b>4607.02</b>	4,527	4,608	4,625	4,653	4,679	4,708	4,738
<b>4608</b>	3,362	3,417	3,432	3,457	3,481	3,510	3,540
<b>4609</b>	2,482	2,525	2,530	2,540	2,549	2,559	2,569
<b>4610</b>	2,400	2,452	2,459	2,472	2,485	2,500	2,515
<b>4611</b>	7,440	7,551	7,624	7,772	7,920	8,062	8,197
<b>4612.01</b>	4,686	4,767	4,771	4,775	4,778	4,782	4,785
<b>4612.02</b>	5,367	5,735	5,885	6,096	6,287	6,480	6,669
<b>4615</b>	6,785	6,862	6,985	7,221	7,433	7,636	7,846
<b>4616.01</b>	6,490	6,995	7,712	8,731	9,658	10,529	11,424
<b>4616.02</b>	4,819	5,463	7,576	9,384	11,011	12,577	14,142
<b>4617</b>	6,512	6,569	6,661	6,841	7,004	7,163	7,324
<b>4618.01</b>	1,055	1,063	1,064	1,067	1,070	1,073	1,076
<b>4618.02</b>	5,479	5,512	5,564	5,659	5,741	5,825	5,909

*(Continued)*



**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4619.01</b>	4,026	4,054	4,073	4,103	4,130	4,157	4,184
<b>4619.02</b>	1,675	1,676	1,694	1,731	1,764	1,796	1,828
<b>4701</b>	2,839	2,907	2,962	3,037	3,146	3,224	3,301
<b>4703</b>	3,208	3,275	3,370	3,591	3,780	3,971	4,160
<b>4704</b>	4,456	4,561	4,644	4,806	4,959	5,117	5,272
<b>4705</b>	5,461	5,563	5,652	5,830	5,995	6,165	6,338
<b>4706</b>	3,053	3,139	3,223	3,372	3,508	3,646	3,784
<b>4707</b>	5,157	5,303	5,321	5,342	5,363	5,385	5,408
<b>4708</b>	2,899	2,952	2,961	2,972	2,989	3,002	3,016
<b>4709</b>	7,209	7,391	7,407	7,440	7,469	7,502	7,531
<b>4710</b>	2,057	2,086	2,331	2,808	3,239	3,661	4,070
<b>4711</b>	6,982	7,121	7,158	7,225	7,286	7,347	7,409
<b>4712.01</b>	2,826	2,831	3,290	4,183	4,986	5,759	6,532
<b>4712.02</b>	4,404	4,769	5,964	8,112	10,050	11,913	13,782
<b>4713.01</b>	4,020	4,056	4,061	4,064	4,067	4,071	4,074
<b>4713.03</b>	3,720	3,743	3,807	3,925	4,032	4,136	4,241
<b>4713.04</b>	1,835	1,874	1,922	2,009	2,088	2,164	2,240
<b>4714.01</b>	3,269	3,309	3,316	3,330	3,343	3,357	3,370
<b>4714.02</b>	3,410	3,452	3,488	3,554	3,614	3,672	3,731
<b>4801</b>	4,532	4,648	4,686	4,755	4,818	4,883	4,949
<b>4802.01</b>	4,547	4,629	4,667	4,751	4,844	4,948	5,075
<b>4802.02</b>	3,771	4,359	7,554	11,846	15,705	19,417	23,137
<b>4802.03</b>	2,501	2,501	2,939	3,791	4,557	5,295	6,032
<b>4803</b>	7,459	7,613	8,443	10,050	11,499	12,894	14,299
<b>4804.01</b>	4,763	4,893	4,929	4,970	5,007	5,044	5,082

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4804.02</b>	6,790	6,965	7,001	7,053	7,101	7,151	7,202
<b>4805.01</b>	3,628	3,683	3,705	3,714	3,736	3,758	3,780
<b>4805.02</b>	6,131	6,224	6,297	6,317	6,399	6,481	6,562
<b>4805.03</b>	3,459	3,510	3,539	3,550	3,583	3,617	3,649
<b>4805.04</b>	1,960	1,986	1,990	1,993	1,996	1,999	2,003
<b>4805.05</b>	3,793	3,820	3,820	3,820	3,820	3,820	3,820
<b>4808.01</b>	4,409	4,480	4,512	4,561	4,606	4,651	4,696
<b>4808.02</b>	3,486	3,526	3,565	3,641	3,709	3,776	3,843
<b>4809.01</b>	6,112	6,181	6,195	6,222	6,246	6,270	6,294
<b>4809.02</b>	3,390	3,476	3,511	3,569	3,623	3,679	3,735
<b>4809.03</b>	3,882	3,901	3,908	3,921	3,933	3,945	3,956
<b>4810</b>	5,007	5,043	5,037	5,033	5,028	5,024	5,016
<b>4811.01</b>	2,119	2,220	2,313	2,497	2,660	2,819	2,977
<b>4811.02</b>	4,141	5,086	5,248	5,317	5,385	5,452	5,504
<b>4811.03</b>	3,302	3,322	3,323	3,325	3,327	3,328	3,323
<b>4811.04</b>	2,591	2,601	2,601	2,601	2,601	2,601	2,601
<b>4811.05</b>	5,368	5,448	5,482	5,550	5,611	5,671	5,730
<b>4811.06</b>	5,632	5,731	5,731	5,731	5,731	5,731	5,731
<b>4812.01</b>	1,471	1,490	1,684	2,062	2,401	2,728	3,055
<b>4812.02</b>	6,217	6,269	7,095	8,704	10,155	11,546	12,945
<b>4814</b>	6,239	6,533	6,589	6,594	6,599	6,604	6,608
<b>4815</b>	2,280	2,323	2,323	2,323	2,323	2,323	2,323
<b>4816</b>	3,532	3,588	3,590	3,593	3,596	3,598	3,601
<b>4817.01</b>	6,190	6,308	6,323	6,349	6,373	6,398	6,423
<b>4817.02</b>	4,043	4,079	4,141	4,284	4,395	4,522	4,633

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4819</b>	5,516	5,603	5,791	6,152	6,479	6,793	7,106
<b>4820.01</b>	5,299	5,371	5,401	5,451	5,501	5,550	5,593
<b>4820.02</b>	3,729	3,771	3,771	3,771	3,771	3,771	3,771
<b>4821</b>	2,832	2,851	2,851	2,851	2,851	2,851	2,851
<b>4822.01</b>	2,055	2,067	2,067	2,067	2,067	2,067	2,067
<b>4822.02</b>	3,227	3,507	4,579	5,699	6,706	7,675	8,644
<b>4822.03</b>	4,571	5,084	5,822	7,161	8,365	9,530	10,680
<b>4823.01</b>	4,753	4,800	5,009	5,414	5,779	6,130	6,480
<b>4823.02</b>	4,532	4,547	4,547	4,547	4,547	4,547	4,547
<b>4823.03</b>	3,307	3,351	3,351	3,351	3,351	3,351	3,351
<b>4824</b>	2,219	2,258	2,337	2,493	2,632	2,767	2,901
<b>4825.01</b>	8,229	9,347	11,378	15,172	18,595	21,873	25,164
<b>4825.02</b>	3,015	3,060	3,061	3,062	3,062	3,063	3,063
<b>4825.03</b>	4,997	5,067	5,097	5,155	5,208	5,260	5,313
<b>4825.04</b>	5,442	5,527	5,543	5,563	5,580	5,601	5,619
<b>4826.01</b>	7,258	7,355	7,382	7,445	7,495	7,543	7,594
<b>4826.02</b>	7,242	7,775	8,484	8,634	8,766	8,896	9,024
<b>4901.01</b>	5,062	5,123	5,323	5,713	6,061	6,396	6,736
<b>4901.03</b>	5,841	5,905	6,587	7,914	9,107	10,256	11,405
<b>4905.01</b>	3,271	3,300	3,383	3,543	3,688	3,831	3,972
<b>4905.02</b>	6,508	6,615	6,685	6,859	7,014	7,143	7,273
<b>4910</b>	2,086	2,125	2,126	2,150	2,175	2,175	2,199
<b>4911.01</b>	3,814	3,872	3,872	3,872	3,872	3,872	3,872
<b>4911.02</b>	3,654	3,707	3,708	3,708	3,709	3,709	3,710
<b>4911.03</b>	6,702	6,758	6,759	6,761	6,763	6,765	6,767

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4912.01</b>	6,322	6,397	6,772	7,565	8,214	8,889	9,542
<b>4912.02</b>	1,737	1,737	1,810	1,952	2,079	2,202	2,325
<b>4913.01</b>	7,054	7,123	7,188	7,331	7,461	7,580	7,705
<b>4913.02</b>	3,789	3,812	3,980	4,301	4,597	4,886	5,164
<b>4913.03</b>	4,639	4,767	4,891	5,153	5,385	5,616	5,829
<b>4914.01</b>	4,680	4,714	4,772	4,893	5,004	5,112	5,219
<b>4914.02</b>	4,206	4,245	4,253	4,268	4,280	4,294	4,306
<b>4914.03</b>	3,944	4,000	4,001	4,004	4,007	4,036	4,039
<b>4914.04</b>	4,012	4,055	4,059	4,068	4,076	4,083	4,091
<b>4914.05</b>	3,066	3,107	3,118	3,139	3,161	3,188	3,210
<b>4915.01</b>	6,999	7,056	7,276	7,737	8,138	8,522	8,892
<b>4915.02</b>	7,227	7,338	7,360	7,420	7,468	7,528	7,561
<b>4916.01</b>	5,021	5,062	5,698	6,939	8,094	9,276	10,490
<b>4916.02</b>	5,264	5,351	5,464	5,701	5,906	6,113	6,298
<b>4917.01</b>	3,468	3,488	3,707	4,132	4,521	4,909	5,271
<b>4917.02</b>	7,471	7,746	7,912	8,246	8,552	8,839	9,123
<b>4917.03</b>	4,917	4,927	5,014	5,183	5,333	5,478	5,625
<b>4917.04</b>	4,922	4,953	4,960	4,975	4,990	5,010	5,031
<b>4917.05</b>	3,488	3,550	3,694	3,932	4,128	4,339	4,530
<b>4918.01</b>	2,372	2,382	2,391	2,409	2,425	2,440	2,456
<b>4918.02</b>	3,068	3,110	3,112	3,116	3,120	3,123	3,127
<b>4918.03</b>	6,552	6,629	6,641	6,669	6,696	6,721	6,744
<b>4920</b>	6,700	6,817	6,823	6,833	6,843	6,852	6,861
<b>4921</b>	6,565	6,694	6,734	6,812	6,869	6,915	6,970
<b>4922.01</b>	2,859	3,092	3,174	3,245	3,316	3,378	3,439

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4922.02</b>	7,072	7,182	7,294	7,444	7,603	7,692	7,850
<b>4922.03</b>	4,114	4,190	4,284	4,434	4,581	4,700	4,850
<b>4923</b>	3,454	3,513	3,608	3,809	3,972	4,147	4,310
<b>4924</b>	4,675	4,729	4,691	4,647	4,586	4,563	4,507
<b>4925</b>	4,410	4,486	4,503	4,530	4,554	4,578	4,601
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>1,096,798</b>	<b>1,116,371</b>	<b>1,153,451</b>	<b>1,212,461</b>	<b>1,265,649</b>	<b>1,317,577</b>	<b>1,369,003</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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

## FORECAST HOUSEHOLDS

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 2011**

Supervisor District	2011	2015	2020	2025	2030	2035	2040
Braddock	40,438	40,623	40,881	41,364	41,794	42,218	42,643
Dranesville 1/	42,062	42,702	43,834	45,901	47,818	49,684	51,555
Hunter Mill 2/	49,182	50,432	53,021	57,155	60,873	64,481	68,059
Lee	43,437	42,578	45,210	47,872	50,269	52,610	54,879
Mason	41,750	41,986	42,791	44,272	45,579	46,875	48,164
Mount Vernon	45,171	45,443	46,865	49,589	52,056	54,525	56,921
Providence	48,440	49,628	55,222	63,574	71,074	78,312	85,555
Springfield 3/	41,887	42,089	42,468	43,152	43,780	44,371	44,961
Sully	41,760	41,976	43,430	45,940	48,178	50,375	52,555
<b>Fairfax County</b>	<b>394,127</b>	<b>397,458</b>	<b>413,722</b>	<b>438,820</b>	<b>461,422</b>	<b>483,450</b>	<b>505,291</b>

**Table 5.2**  
**Estimated and Forecasted Number of Households by Town**  
**Fairfax County, January 2011**

Town	2011	2015	2020	2025	2030	2035	2040
Town of Clifton	87	87	88	90	91	92	93
Town of Herndon	7,669	7,698	7,751	7,845	7,931	8,017	8,102
Town of Vienna	5,503	5,519	5,552	5,613	5,669	5,728	5,788
<b>Towns Total</b>	<b>13,260</b>	<b>13,305</b>	<b>13,392</b>	<b>13,548</b>	<b>13,691</b>	<b>13,837</b>	<b>13,984</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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 2011**

Planning District	2011	2015	2020	2025	2030	2035	2040
Annandale	25,625	25,676	26,110	26,849	27,515	28,168	28,818
Baileys	17,319	17,354	17,725	18,464	19,106	19,753	20,398
Bull Run	43,544	43,603	44,799	47,196	49,337	51,451	53,519
Fairfax	25,670	25,978	26,247	26,737	27,170	27,605	28,031
Jefferson	20,116	20,460	21,758	23,150	24,403	25,613	26,822
Lincolnia	6,696	6,838	6,906	7,046	7,166	7,284	7,399
Lower Potomac	9,844	9,957	10,381	11,169	11,898	12,657	13,391
McLean	27,693	28,333	31,968	37,811	43,096	48,199	53,312
Mount Vernon	37,985	38,181	39,617	42,371	44,858	47,280	49,651
Pohick 1/	46,131	46,235	46,474	46,914	47,304	47,667	48,052
Rose Hill	19,987	20,095	20,533	21,118	21,655	22,189	22,682
Springfield	19,944	18,923	20,632	21,795	22,827	23,831	24,818
Upper Potomac 2/	69,355	71,263	74,393	79,074	83,322	87,416	91,500
Vienna 3/	24,216	24,562	26,178	29,127	31,764	34,336	36,898
<b>Fairfax County</b>	<b>394,127</b>	<b>397,458</b>	<b>413,722</b>	<b>438,820</b>	<b>461,422</b>	<b>483,450</b>	<b>505,291</b>

Sources: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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 2011**

<b>Human Services Region</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>Region 1</b>	89,408	88,815	92,856	98,219	103,059	107,849	112,490
<b>Region 2</b>	86,637	87,495	90,257	94,225	97,773	101,235	104,689
<b>Region 3 1/</b>	116,309	118,965	126,681	139,392	150,868	161,981	173,074
<b>Region 4 2/</b>	101,773	102,183	103,929	106,984	109,722	112,384	115,038
<b>Fairfax County</b>	<b>394,127</b>	<b>397,458</b>	<b>413,722</b>	<b>438,820</b>	<b>461,422</b>	<b>483,450</b>	<b>505,291</b>

*Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.*

*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 2011**

<b>ZIP Code</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
20120	13,795	13,808	14,043	14,546	14,972	15,397	15,807
20121	9,986	10,016	10,309	10,896	11,423	11,934	12,438
20124	4,874	4,878	4,880	4,888	4,895	4,912	4,918
20151	6,658	6,665	7,171	8,164	9,064	9,953	10,847
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,397	13,431	13,529	13,655	13,799	13,943	14,086
20171	17,081	18,128	19,085	20,754	22,259	23,708	25,150
20190	8,855	9,317	10,528	12,201	13,707	15,158	16,601
20191	11,498	11,663	12,205	13,180	14,059	14,902	15,749
20194	5,762	5,763	5,771	5,784	5,797	5,809	5,821
20196			23	67	106	144	182
22003	19,525	19,568	19,990	20,708	21,353	21,985	22,615
22015	14,694	14,694	14,701	14,725	14,742	14,764	14,780
22027	835	835	871	942	1,002	1,062	1,121
22030	12,595	12,775	12,956	13,260	13,532	13,798	14,062
22031	9,571	10,133	11,435	12,651	13,748	14,801	15,858
22032	9,449	9,461	9,535	9,691	9,830	9,963	10,102
22033	15,456	15,710	16,128	16,580	16,987	17,390	17,771
22039	6,032	6,054	6,121	6,219	6,315	6,383	6,477
22041	10,564	10,570	10,908	11,599	12,199	12,800	13,402
22042	11,647	11,664	11,797	12,053	12,283	12,507	12,730
22043	9,322	9,361	9,575	9,982	10,351	10,710	11,065
22044	4,408	4,421	4,443	4,475	4,501	4,532	4,558
22046	2,005	2,009	2,033	2,082	2,125	2,169	2,212

(Continued)

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2011**

ZIP Code	2011	2015	2020	2025	2030	2035	2040
22060	887	887	926	1,003	1,071	1,138	1,205
22066	5,570	5,617	5,663	5,738	5,807	5,873	5,942
22067		5	5	5	5	5	5
22079	11,135	11,301	11,715	12,472	13,169	13,898	14,600
22101	10,936	11,001	11,167	11,482	11,784	12,081	12,378
22102	10,323	10,557	12,851	17,206	21,132	24,915	28,714
22124	6,421	6,428	6,464	6,531	6,590	6,650	6,710
22150	9,432	8,404	10,062	11,120	12,073	12,988	13,899
22151	5,688	5,690	5,706	5,738	5,767	5,796	5,825
22152	10,196	10,202	10,227	10,275	10,319	10,362	10,404
22153	10,662	10,680	10,739	10,863	10,965	11,073	11,173
22180	8,972	8,990	9,247	9,744	10,192	10,629	11,067
22181	5,404	5,409	5,465	5,574	5,675	5,772	5,869
22182	9,173	9,578	11,675	14,642	17,292	19,874	22,438
22203	138	138	138	138	138	139	140
22204	13	13	14	14	14	14	14
22206	2	2	2	2	2	2	2
22207	48	48	49	52	54	57	60
22213	1	1	1	2	2	2	3
22302	600	600	601	603	605	607	609
22303	7,407	7,561	8,165	9,321	10,353	11,362	12,351
22304	145	145	145	145	145	145	145
22306	11,834	11,839	12,292	13,171	13,969	14,732	15,496
22307	4,588	4,590	4,643	4,736	4,824	4,910	4,982
22308	4,820	4,828	4,859	4,916	4,969	5,025	5,082

(Continued)

**Table 5.5**

**Estimated and Forecasted Number of Households by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>22309</b>	11,453	11,504	11,817	12,418	12,963	13,500	14,018
<b>22310</b>	10,601	10,613	10,826	11,204	11,546	11,881	12,209
<b>22311</b>	595	596	600	608	615	622	629
<b>22312</b>	8,147	8,301	8,371	8,510	8,630	8,748	8,863
<b>22315</b>	10,928	11,002	11,247	11,483	11,700	11,923	12,110
<b>Fairfax County</b>	<b>394,127</b>	<b>397,458</b>	<b>413,722</b>	<b>438,820</b>	<b>461,422</b>	<b>483,450</b>	<b>505,291</b>

*Sources: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.*

*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 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4151</b>	1,269	1,270	1,331	1,449	1,555	1,658	1,762
<b>4152</b>	1,870	1,869	1,899	1,943	1,988	2,032	2,062
<b>4153</b>	1,461	1,464	1,480	1,512	1,541	1,568	1,596
<b>4154.01</b>	2,071	2,071	2,080	2,098	2,114	2,130	2,145
<b>4154.02</b>	1,101	1,102	1,138	1,208	1,271	1,334	1,395
<b>4155</b>	2,527	2,529	2,547	2,578	2,610	2,638	2,668
<b>4156</b>	1,039	1,045	1,068	1,112	1,154	1,197	1,241
<b>4157</b>	1,347	1,348	1,350	1,354	1,357	1,360	1,363
<b>4158</b>	1,692	1,692	1,696	1,705	1,712	1,721	1,729
<b>4159</b>	1,151	1,152	1,158	1,170	1,182	1,193	1,205
<b>4160</b>	2,118	2,122	2,169	2,260	2,343	2,424	2,503
<b>4161</b>	1,427	1,446	1,481	1,537	1,589	1,644	1,701
<b>4162 /1</b>							
<b>4163</b>	793	804	813	827	840	852	864
<b>4201</b>	1,146	1,147	1,153	1,163	1,171	1,180	1,189
<b>4202.01</b>	1,260	1,267	1,282	1,308	1,329	1,349	1,369
<b>4202.02</b>	1,036	1,036	1,043	1,055	1,066	1,077	1,088
<b>4202.03</b>	950	951	1,031	1,186	1,326	1,461	1,596
<b>4203</b>	2,094	2,117	2,163	2,248	2,325	2,406	2,480
<b>4204</b>	1,958	1,982	2,192	2,605	2,978	3,332	3,692
<b>4205.01</b>	977	977	1,176	1,567	1,918	2,260	2,592
<b>4205.02</b>	1,025	1,025	1,082	1,188	1,289	1,383	1,476
<b>4205.03</b>	1,645	1,706	1,730	1,773	1,807	1,847	1,880
<b>4206</b>	1,699	1,745	1,828	1,974	2,096	2,225	2,344
<b>4207</b>	1,415	1,415	1,424	1,436	1,445	1,454	1,463

(Continued)

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4208</b>	1,172	1,174	1,196	1,241	1,285	1,327	1,370
<b>4210.01</b>	953	953	977	1,000	1,022	1,043	1,065
<b>4210.02</b>	2,035	2,634	3,994	4,476	4,915	5,333	5,747
<b>4211.01</b>	2,116	2,117	2,118	2,132	2,139	2,152	2,159
<b>4211.02</b>	1,497	1,565	1,697	1,710	1,723	1,737	1,745
<b>4211.03</b>	1,983	1,984	2,090	2,307	2,499	2,684	2,867
<b>4212</b>	679	679	679	679	679	679	679
<b>4213</b>	1,420	1,420	1,420	1,422	1,422	1,423	1,423
<b>4214</b>	2,581	2,582	2,883	3,464	3,989	4,491	4,996
<b>4215</b>	2,308	2,308	2,358	2,461	2,553	2,643	2,729
<b>4216</b>	1,897	1,909	1,965	2,079	2,184	2,286	2,378
<b>4217.01</b>	1,371	1,371	1,382	1,402	1,420	1,438	1,455
<b>4217.02</b>	1,218	1,230	1,233	1,234	1,236	1,237	1,239
<b>4218</b>	2,273	2,274	2,431	2,737	3,011	3,279	3,538
<b>4219 /1</b>	196	196	201	209	217	224	231
<b>4220</b>	1,342	1,342	1,420	1,571	1,704	1,836	1,966
<b>4221.01</b>	2,521	2,522	2,555	2,626	2,682	2,741	2,799
<b>4221.02</b>	2,007	2,008	2,136	2,383	2,610	2,834	3,046
<b>4222.01</b>	968	1,056	1,141	1,276	1,417	1,588	1,765
<b>4222.02</b>	2,090	2,102	2,190	2,351	2,503	2,656	2,795
<b>4223.01</b>	1,312	1,313	1,345	1,406	1,463	1,520	1,571
<b>4223.02</b>	2,445	2,446	2,477	2,537	2,593	2,649	2,699
<b>4224.01</b>	1,089	1,091	1,064	1,000	942	888	831
<b>4224.02</b>	2,067	2,067	2,036	1,976	1,924	1,877	1,822
<b>4224.03</b>	945	946	980	1,046	1,106	1,164	1,221

(Continued)

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4301.01</b>	1,518	1,518	1,526	1,542	1,558	1,570	1,586
<b>4301.02</b>	1,024	1,026	1,031	1,043	1,054	1,063	1,074
<b>4302.01</b>	1,410	1,410	1,422	1,450	1,475	1,498	1,523
<b>4302.02</b>	1,605	1,606	1,623	1,662	1,696	1,730	1,765
<b>4302.03</b>	892	892	900	918	934	949	964
<b>4304</b>	2,278	2,279	2,279	2,279	2,279	2,280	2,280
<b>4305</b>	559	559	559	560	560	561	561
<b>4306</b>	1,772	1,772	1,884	2,101	2,296	2,484	2,672
<b>4307</b>	909	910	923	946	967	988	1,008
<b>4308.01</b>	1,494	1,494	1,494	1,494	1,494	1,494	1,494
<b>4308.02</b>	1,778	1,779	1,779	1,779	1,779	1,779	1,779
<b>4309.01</b>	1,389	1,392	1,410	1,445	1,477	1,508	1,538
<b>4309.02</b>	1,072	1,072	1,075	1,081	1,087	1,092	1,097
<b>4310.01</b>	1,553	1,553	1,562	1,585	1,602	1,621	1,638
<b>4310.02</b>	742	742	743	743	744	744	745
<b>4313</b>	1,398	1,399	1,400	1,404	1,407	1,410	1,414
<b>4314</b>	1,442	1,442	1,443	1,446	1,449	1,452	1,455
<b>4315</b>	1,998	2,000	2,004	2,010	2,015	2,020	2,025
<b>4316</b>	3,570	1,940	2,109	2,434	2,723	3,003	3,282
<b>4318.01</b>	1,418	1,418	1,428	1,448	1,466	1,483	1,501
<b>4318.02</b>	1,025	1,024	1,011	990	970	953	933
<b>4319</b>	1,038	1,038	1,039	1,041	1,042	1,044	1,045
<b>4320</b>	1,111	1,111	1,111	1,111	1,111	1,111	1,111
<b>4321</b>	1,422	1,424	1,424	1,424	1,424	1,424	1,424
<b>4322.01</b>	836	836	836	836	836	836	836

(Continued)

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4322.02	1,699	1,699	1,700	1,702	1,704	1,706	1,708
4323	1,710	1,710	1,712	1,717	1,721	1,724	1,728
4324.01	1,163	1,162	1,163	1,164	1,164	1,165	1,166
4324.02	1,637	1,638	1,641	1,646	1,651	1,656	1,661
4325	1,864	1,865	1,868	1,874	1,879	1,885	1,890
4326	1,530	1,531	1,542	1,560	1,576	1,592	1,608
4327.01	1,074	1,082	1,085	1,087	1,089	1,091	1,093
4327.02	1,479	1,480	1,485	1,495	1,504	1,513	1,522
4328	760	761	766	781	793	808	815
4401	2,440	2,442	2,466	2,514	2,557	2,599	2,639
4402.01	969	992	1,197	1,508	1,790	2,061	2,331
4402.02	2,142	2,145	2,151	2,163	2,174	2,185	2,197
4403	928	932	934	939	943	949	954
4405.01	1,636	1,643	1,657	1,680	1,701	1,721	1,741
4405.02	588	588	602	630	656	681	706
4406	933	933	934	937	939	942	945
4407.01	960	960	961	963	964	966	967
4407.02	1,773	1,773	1,774	1,778	1,781	1,784	1,787
4408	2,123	2,126	2,138	2,162	2,184	2,207	2,230
4501	2,170	2,169	2,172	2,178	2,184	2,189	2,195
4502	1,295	1,295	1,345	1,442	1,530	1,614	1,699
4503	1,631	1,633	1,649	1,680	1,707	1,734	1,761
4504	920	923	930	942	954	965	976
4505	857	861	861	861	861	861	862
4506.01	1,370	1,372	1,376	1,383	1,389	1,395	1,402

(Continued)



**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4506.02	1,718	1,718	1,720	1,722	1,724	1,726	1,728
4507.01	959	962	967	973	979	985	991
4507.02	1,419	1,446	1,566	1,704	1,828	1,948	2,068
4508	1,176	1,183	1,288	1,491	1,673	1,848	2,024
4509	582	584	584	585	586	587	588
4510	1,093	1,093	1,094	1,095	1,097	1,098	1,100
4511	794	795	796	797	799	801	802
4512	629	639	645	651	657	662	667
4513	885	889	895	905	914	923	933
4514	1,205	1,205	1,205	1,205	1,205	1,206	1,207
4515.01	2,090	2,092	2,110	2,141	2,167	2,198	2,223
4515.02	2,616	2,618	2,645	2,696	2,747	2,807	2,870
4516.01	1,460	1,462	1,582	1,815	2,025	2,227	2,429
4516.02	1,056	1,056	1,061	1,070	1,079	1,087	1,095
4518	1,085	1,099	1,104	1,109	1,115	1,120	1,125
4519	2,329	2,335	2,392	2,501	2,598	2,691	2,784
4520	1,084	1,086	1,166	1,313	1,447	1,577	1,706
4521.01	1,630	1,631	1,640	1,657	1,672	1,689	1,704
4521.02	1,240	1,243	1,245	1,248	1,251	1,255	1,258
4522	2,098	2,098	2,110	2,133	2,153	2,173	2,192
4523.01	1,420	1,420	1,432	1,458	1,481	1,506	1,529
4523.02	1,638	1,638	1,692	1,798	1,893	1,984	2,075
4524	2,317	2,318	2,324	2,338	2,351	2,363	2,375
4525.01	1,279	1,280	1,291	1,312	1,332	1,352	1,371
4525.02	1,542	1,545	1,548	1,554	1,558	1,563	1,568

(Continued)

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4526</b>	2,476	2,607	2,615	2,639	2,658	2,676	2,693
<b>4527</b>	1,779	1,779	1,835	1,945	2,043	2,139	2,234
<b>4528.01</b>	2,347	2,348	2,403	2,523	2,620	2,719	2,817
<b>4528.02</b>	1,372	1,371	1,444	1,605	1,734	1,865	1,996
<b>4601</b>	1,413	1,418	1,437	1,469	1,498	1,526	1,555
<b>4602</b>	1,318	1,323	1,324	1,326	1,328	1,330	1,332
<b>4603</b>	951	952	1,003	1,104	1,184	1,276	1,357
<b>4604</b>	1,950	1,952	2,499	3,555	4,503	5,424	6,341
<b>4605.01</b>	863	864	1,270	2,063	2,771	3,457	4,144
<b>4605.02</b>	2,730	2,803	2,941	3,210	3,448	3,682	3,911
<b>4606</b>	1,408	1,411	1,429	1,467	1,500	1,532	1,564
<b>4607.01</b>	1,126	1,129	1,146	1,179	1,209	1,238	1,267
<b>4607.02</b>	1,543	1,546	1,553	1,564	1,575	1,586	1,598
<b>4608</b>	1,131	1,134	1,139	1,148	1,156	1,166	1,177
<b>4609</b>	856	857	859	862	865	869	872
<b>4610</b>	848	853	856	860	864	869	874
<b>4611</b>	2,546	2,550	2,568	2,605	2,643	2,681	2,716
<b>4612.01</b>	1,506	1,509	1,510	1,511	1,513	1,514	1,515
<b>4612.02</b>	2,297	2,466	2,523	2,596	2,662	2,729	2,795
<b>4615</b>	2,459	2,459	2,504	2,589	2,663	2,736	2,812
<b>4616.01</b>	2,469	2,707	3,042	3,500	3,916	4,309	4,709
<b>4616.02</b>	2,195	2,483	3,438	4,256	4,991	5,699	6,407
<b>4617</b>	2,374	2,376	2,406	2,464	2,517	2,569	2,621
<b>4618.01</b>	528	528	529	530	532	533	534
<b>4618.02</b>	2,337	2,339	2,362	2,405	2,442	2,480	2,518

(Continued)

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4619.01</b>	1,358	1,362	1,369	1,379	1,388	1,397	1,406
<b>4619.02</b>	572	572	578	591	602	613	624
<b>4701</b>	950	957	975	1,000	1,036	1,061	1,088
<b>4703</b>	1,136	1,140	1,174	1,251	1,317	1,383	1,450
<b>4704</b>	1,692	1,701	1,733	1,793	1,850	1,910	1,967
<b>4705</b>	2,148	2,157	2,203	2,294	2,379	2,464	2,550
<b>4706</b>	1,131	1,145	1,173	1,223	1,268	1,314	1,360
<b>4707</b>	1,845	1,864	1,871	1,878	1,885	1,893	1,901
<b>4708</b>	1,066	1,068	1,071	1,075	1,081	1,086	1,091
<b>4709</b>	2,872	2,899	2,905	2,917	2,927	2,939	2,950
<b>4710</b>	828	828	988	1,299	1,579	1,852	2,120
<b>4711</b>	2,393	2,405	2,417	2,439	2,458	2,478	2,498
<b>4712.01</b>	1,509	1,508	1,751	2,223	2,647	3,056	3,464
<b>4712.02</b>	2,187	2,368	2,994	4,121	5,138	6,114	7,094
<b>4713.01</b>	1,557	1,567	1,569	1,570	1,571	1,572	1,574
<b>4713.03</b>	1,668	1,668	1,693	1,740	1,781	1,822	1,862
<b>4713.04</b>	639	642	658	687	714	740	766
<b>4714.01</b>	1,343	1,344	1,346	1,351	1,356	1,361	1,366
<b>4714.02</b>	1,203	1,208	1,220	1,243	1,264	1,285	1,305
<b>4801</b>	1,494	1,507	1,520	1,543	1,565	1,587	1,609
<b>4802.01</b>	1,610	1,612	1,623	1,650	1,679	1,713	1,754
<b>4802.02</b>	2,219	2,558	4,419	6,918	9,165	11,326	13,492
<b>4802.03</b>	1,118	1,118	1,314	1,695	2,037	2,367	2,697
<b>4803</b>	2,380	2,390	2,730	3,388	3,982	4,553	5,127
<b>4804.01</b>	1,404	1,421	1,431	1,443	1,454	1,465	1,476

(Continued)

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4804.02</b>	1,963	1,984	1,994	2,009	2,023	2,037	2,051
<b>4805.01</b>	1,091	1,091	1,097	1,100	1,106	1,113	1,119
<b>4805.02</b>	1,855	1,855	1,876	1,882	1,906	1,931	1,955
<b>4805.03</b>	1,140	1,140	1,149	1,153	1,164	1,175	1,186
<b>4805.04</b>	828	828	829	830	832	833	834
<b>4805.05</b>	1,587	1,587	1,587	1,587	1,587	1,587	1,587
<b>4808.01</b>	1,546	1,553	1,564	1,581	1,596	1,611	1,626
<b>4808.02</b>	1,355	1,355	1,375	1,412	1,446	1,478	1,511
<b>4809.01</b>	1,919	1,920	1,925	1,935	1,944	1,952	1,961
<b>4809.02</b>	1,360	1,380	1,395	1,422	1,446	1,472	1,497
<b>4809.03</b>	1,490	1,490	1,492	1,496	1,500	1,503	1,507
<b>4810</b>	1,892	1,892	1,898	1,913	1,926	1,938	1,949
<b>4811.01</b>	1,140	1,194	1,244	1,343	1,431	1,516	1,601
<b>4811.02</b>	1,930	2,448	2,515	2,521	2,528	2,537	2,538
<b>4811.03</b>	1,219	1,219	1,219	1,219	1,220	1,220	1,219
<b>4811.04</b>	1,190	1,190	1,190	1,190	1,190	1,190	1,190
<b>4811.05</b>	1,680	1,679	1,690	1,711	1,730	1,748	1,767
<b>4811.06</b>	1,724	1,728	1,728	1,728	1,728	1,728	1,728
<b>4812.01</b>	384	385	466	625	768	906	1,043
<b>4812.02</b>	1,997	1,997	2,270	2,801	3,281	3,740	4,202
<b>4814</b>	2,676	2,838	2,880	2,882	2,884	2,886	2,888
<b>4815</b>	804	805	805	805	805	805	805
<b>4816</b>	1,130	1,130	1,131	1,132	1,133	1,134	1,135
<b>4817.01</b>	2,006	2,012	2,017	2,025	2,032	2,040	2,049
<b>4817.02</b>	1,902	1,904	1,918	1,957	1,984	2,018	2,046

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4819</b>	2,188	2,201	2,291	2,466	2,625	2,776	2,928
<b>4820.01</b>	1,755	1,756	1,766	1,782	1,799	1,815	1,829
<b>4820.02</b>	1,810	1,810	1,810	1,810	1,810	1,810	1,810
<b>4821</b>	1,492	1,492	1,492	1,492	1,492	1,492	1,492
<b>4822.01</b>	981	981	981	981	981	981	981
<b>4822.02</b>	1,994	2,168	2,863	3,589	4,242	4,871	5,499
<b>4822.03</b>	2,389	2,677	3,107	3,889	4,591	5,271	5,942
<b>4823.01</b>	2,215	2,216	2,351	2,614	2,850	3,078	3,306
<b>4823.02</b>	1,767	1,767	1,767	1,767	1,767	1,767	1,767
<b>4823.03</b>	1,667	1,667	1,667	1,667	1,667	1,667	1,667
<b>4824</b>	769	769	802	868	927	983	1,040
<b>4825.01</b>	3,111	3,580	4,417	5,982	7,392	8,744	10,101
<b>4825.02</b>	1,021	1,021	1,021	1,021	1,021	1,021	1,022
<b>4825.03</b>	1,528	1,528	1,537	1,555	1,571	1,586	1,602
<b>4825.04</b>	1,648	1,648	1,653	1,659	1,664	1,670	1,676
<b>4826.01</b>	2,354	2,355	2,357	2,365	2,370	2,375	2,381
<b>4826.02</b>	2,286	2,421	2,638	2,684	2,725	2,765	2,805
<b>4901.01</b>	1,853	1,854	1,985	2,242	2,471	2,693	2,915
<b>4901.03</b>	1,860	1,861	1,985	2,226	2,443	2,652	2,861
<b>4905.01</b>	1,282	1,285	1,319	1,386	1,446	1,505	1,563
<b>4905.02</b>	2,125	2,129	2,142	2,177	2,210	2,234	2,258
<b>4910</b>	582	585	585	592	598	598	605
<b>4911.01</b>	1,157	1,158	1,158	1,158	1,158	1,158	1,158
<b>4911.02</b>	1,116	1,116	1,116	1,117	1,117	1,117	1,117
<b>4911.03</b>	2,104	2,104	2,105	2,105	2,106	2,106	2,107

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4912.01</b>	2,276	2,282	2,404	2,665	2,879	3,101	3,315
<b>4912.02</b>	802	802	836	901	960	1,017	1,073
<b>4913.01</b>	2,083	2,084	2,103	2,144	2,182	2,216	2,253
<b>4913.02</b>	1,399	1,399	1,454	1,560	1,657	1,752	1,843
<b>4913.03</b>	1,453	1,480	1,632	1,937	2,209	2,473	2,732
<b>4914.01</b>	1,849	1,849	1,879	1,939	1,994	2,048	2,101
<b>4914.02</b>	1,396	1,397	1,399	1,404	1,408	1,413	1,417
<b>4914.03</b>	1,144	1,145	1,145	1,146	1,147	1,155	1,156
<b>4914.04</b>	1,316	1,317	1,318	1,321	1,324	1,326	1,328
<b>4914.05</b>	830	830	833	839	845	852	858
<b>4915.01</b>	2,341	2,341	2,415	2,570	2,707	2,836	2,962
<b>4915.02</b>	2,104	2,106	2,112	2,129	2,143	2,160	2,170
<b>4916.01</b>	1,547	1,547	1,733	2,095	2,432	2,777	3,131
<b>4916.02</b>	1,560	1,565	1,598	1,667	1,726	1,786	1,840
<b>4917.01</b>	1,734	1,733	1,843	2,055	2,250	2,444	2,624
<b>4917.02</b>	3,325	3,440	3,510	3,651	3,780	3,901	4,022
<b>4917.03</b>	2,327	2,327	2,369	2,449	2,520	2,588	2,658
<b>4917.04</b>	2,154	2,154	2,156	2,161	2,167	2,174	2,182
<b>4917.05</b>	911	917	955	1,018	1,069	1,125	1,175
<b>4918.01</b>	1,052	1,052	1,055	1,061	1,067	1,072	1,077
<b>4918.02</b>	1,147	1,147	1,148	1,149	1,151	1,152	1,153
<b>4918.03</b>	2,565	2,564	2,568	2,578	2,587	2,595	2,603
<b>4920</b>	2,147	2,151	2,152	2,156	2,159	2,162	2,164
<b>4921</b>	2,192	2,199	2,212	2,237	2,256	2,271	2,289
<b>4922.01</b>	977	1,039	1,066	1,090	1,114	1,135	1,155

(Continued)

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4922.02</b>	2,192	2,194	2,228	2,273	2,323	2,349	2,399
<b>4922.03</b>	1,249	1,253	1,284	1,332	1,380	1,419	1,468
<b>4923</b>	1,079	1,085	1,115	1,178	1,230	1,285	1,337
<b>4924</b>	1,772	1,773	1,760	1,747	1,728	1,722	1,705
<b>4925</b>	1,397	1,399	1,404	1,412	1,420	1,427	1,435
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>394,127</b>	<b>397,458</b>	<b>413,722</b>	<b>438,820</b>	<b>461,422</b>	<b>483,450</b>	<b>505,291</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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/ On Fort Belvoir Military Reservation, Fairfax County does not estimate or forecast number of housing units or households.

## 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.). 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.

<b>Total Housing Units Fairfax County, 1985 through 2011</b>			
Year	Housing Units	Annual Change	
		Number	Percent
1985	247,777	9,927	4.2%
1990	302,464	8,782	3.0%
1995	328,151	6,144	1.9%
1996	334,123	5,972	1.8%
1997	339,119	4,996	1.5%
1998	345,969	6,850	2.0%
1999	352,741	6,772	2.0%
2000	358,960	6,219	1.8%
2001	363,333	4,373	1.2%
2002	370,551	7,218	2.0%
2003	373,902	3,351	0.9%
2004	378,639	4,737	1.3%
2005	385,634	6,995	1.8%
2006	388,820	3,186	0.8%
2007	391,138	2,318	0.6%
2008	391,700	562	0.1%
2009	394,556	2,856	0.7%
2010	396,386	1,830	0.5%
<b>2011</b>	<b>403,929</b>	<b>7,543</b>	<b>1.9%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011



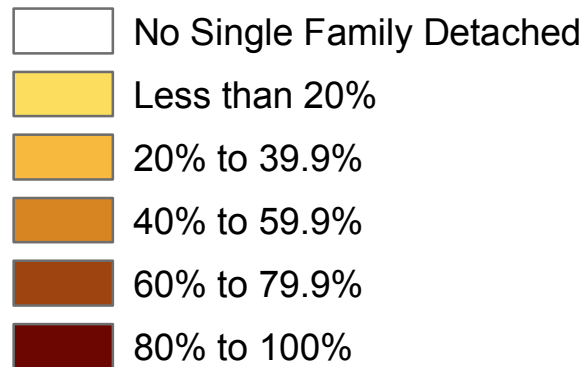
# Fairfax County, Virginia January 2011



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

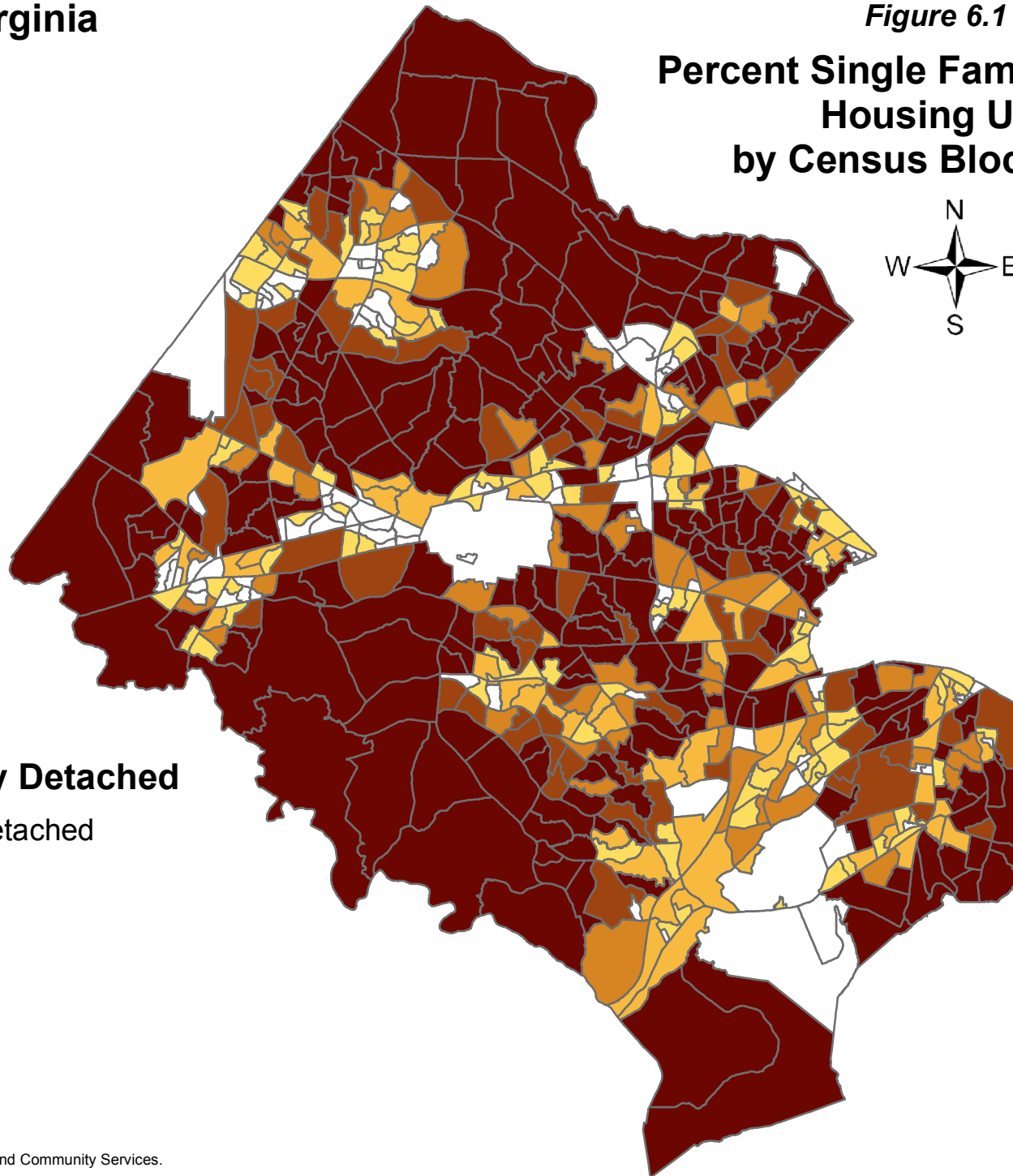


## Percent Single Family Detached



Note: City of Fairfax is not included.

Source: Fairfax County Department of Neighborhood and Community Services.



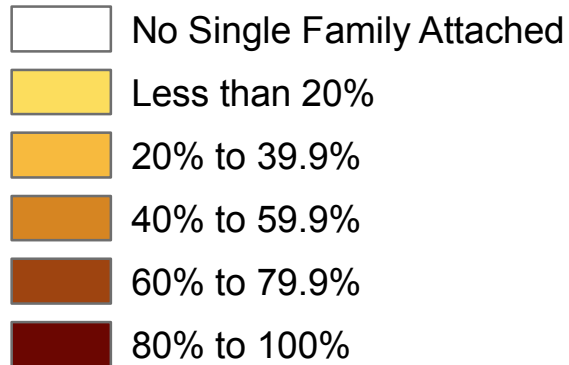
# Fairfax County, Virginia January 2011



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

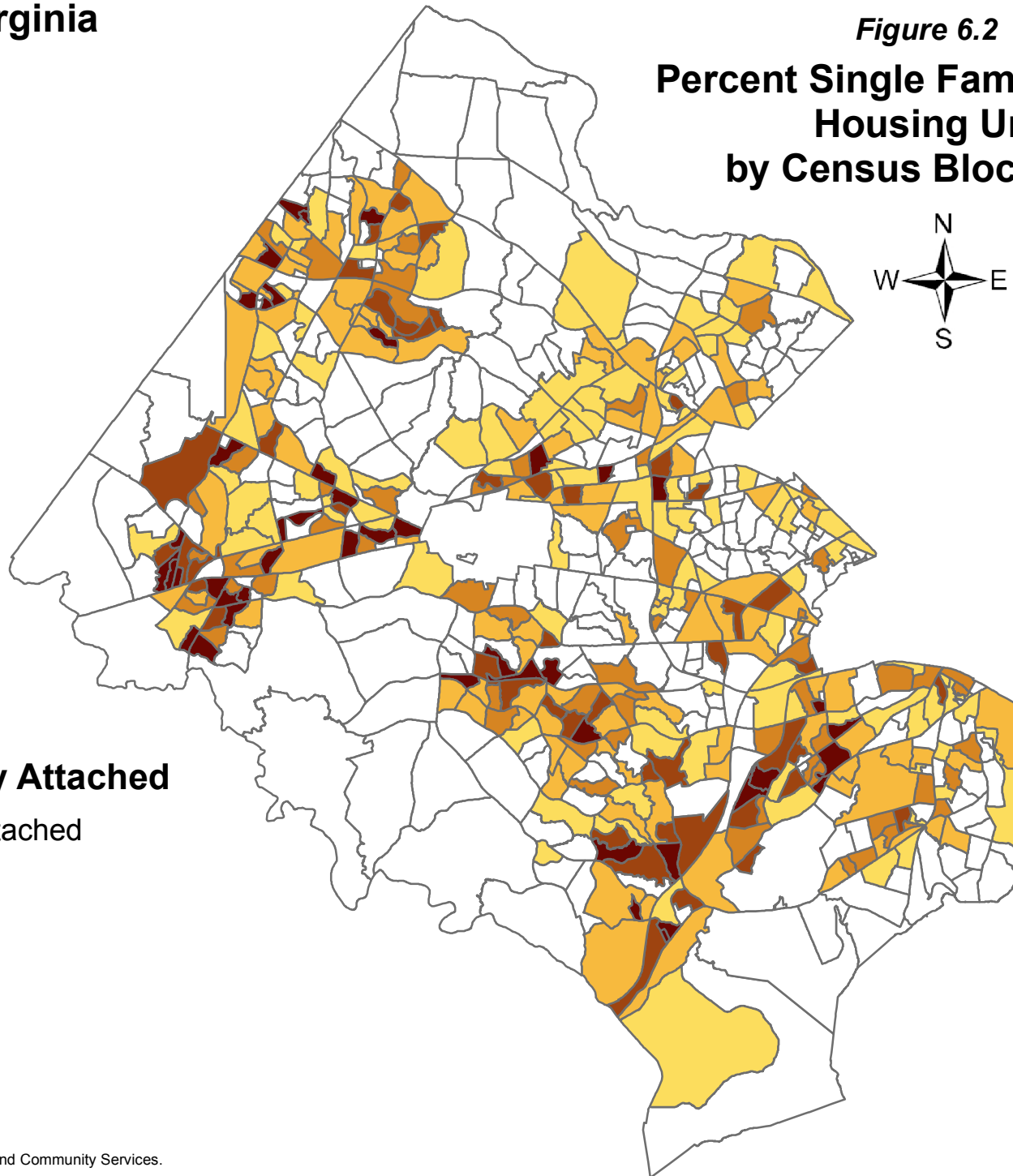


## Percent Single Family Attached



Note: City of Fairfax is not included.

Source: Fairfax County Department of Neighborhood and Community Services.



# Fairfax County, Virginia January 2011

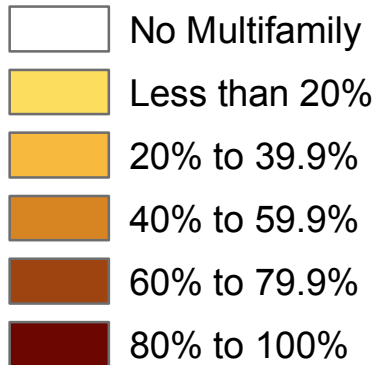


Figure 6.3

## Percent Multifamily Housing Units by Census Block Group

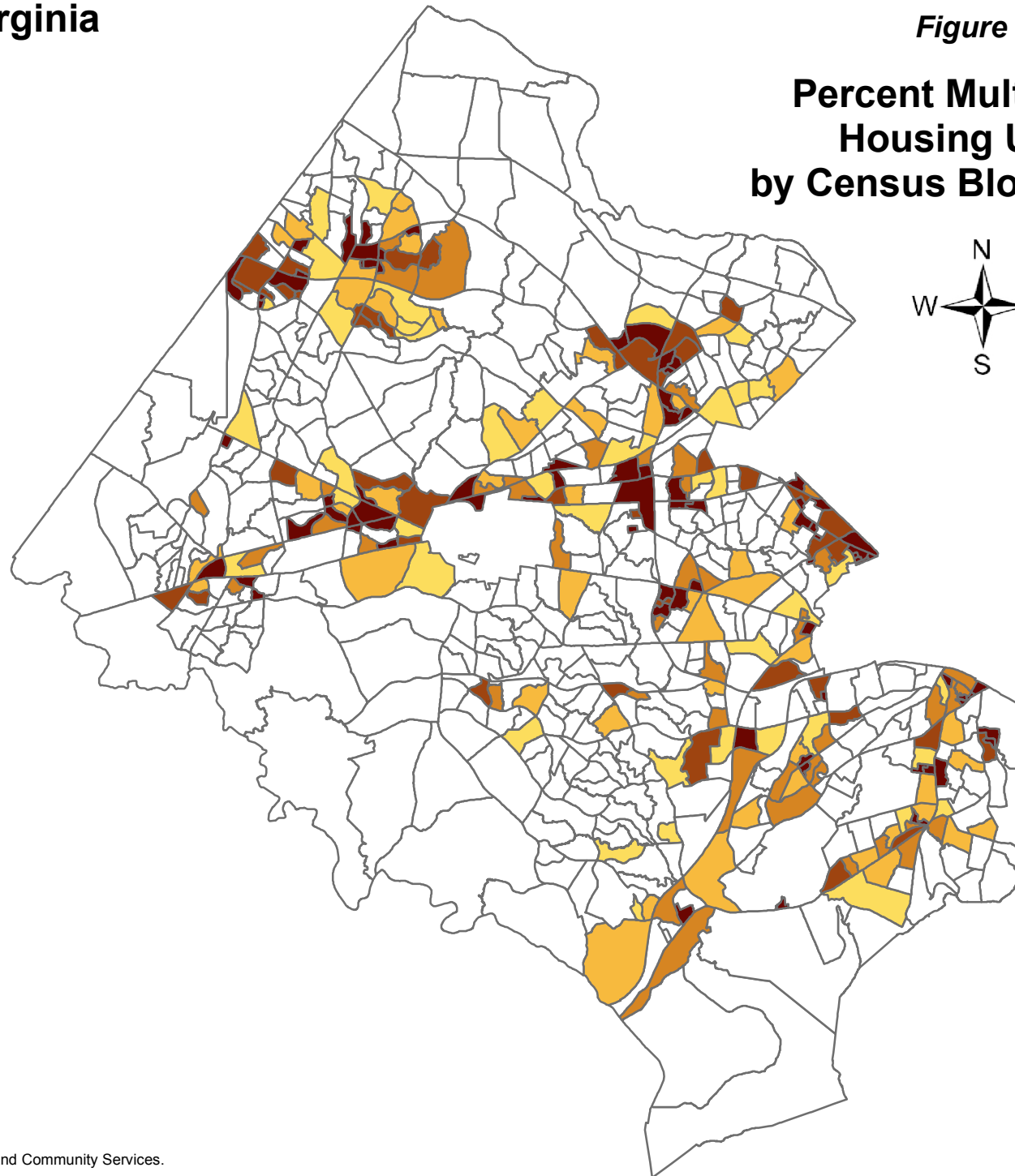


### Percent Multifamily



Note: City of Fairfax is not included.

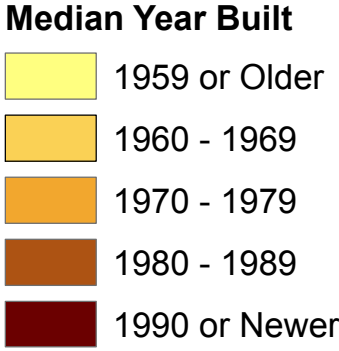
Source: Fairfax County Department of Neighborhood and Community Services.



# Fairfax County, Virginia January, 2011

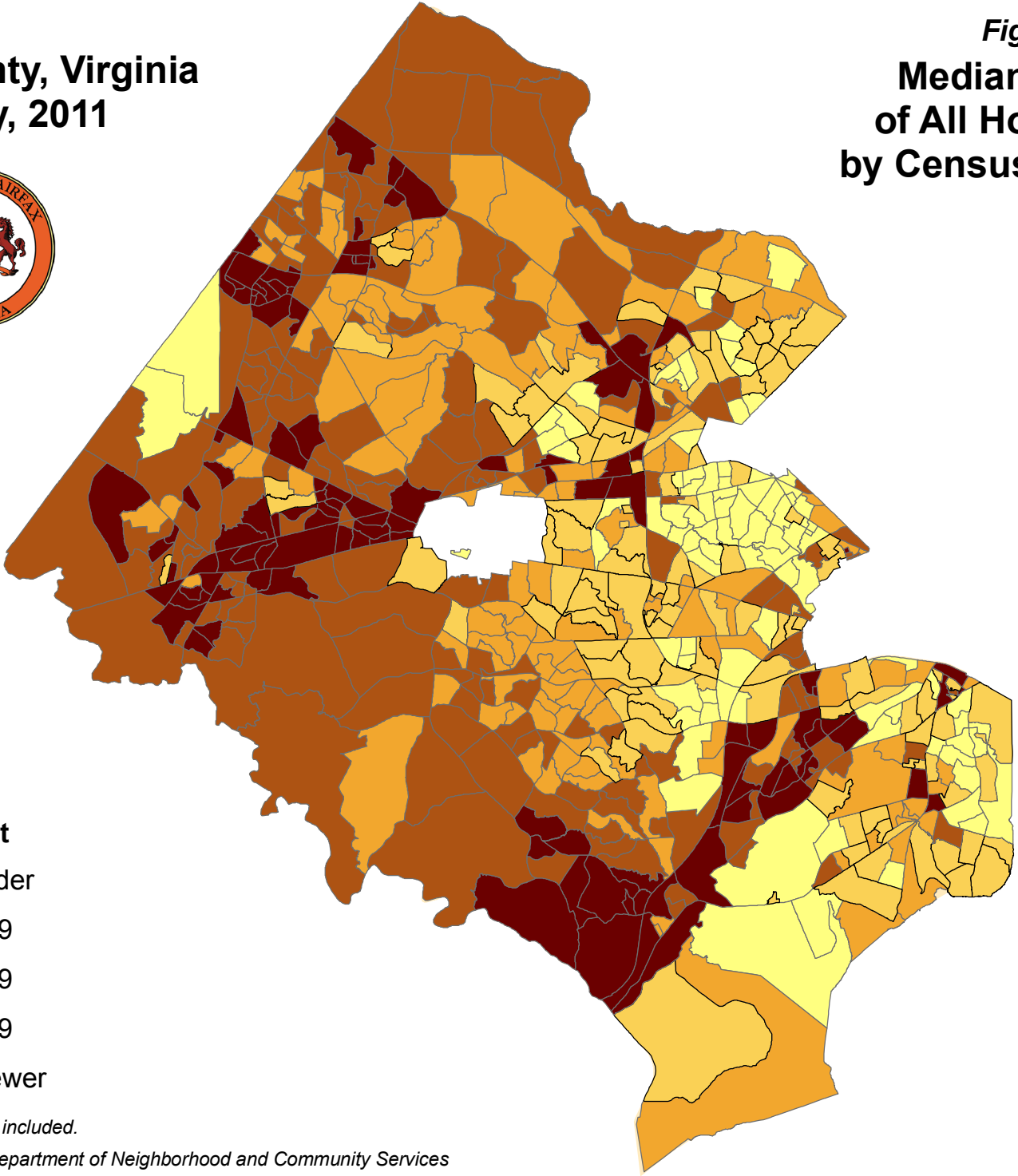


**Figure 6.4**  
**Median Year Built**  
**of All Housing Units**  
**by Census Block Group**



*Note: City of Fairfax is not included.*

*Source: Fairfax County Department of Neighborhood and Community Services*



**Table 6.1**  
**Housing Unit Inventory by Unit Type by Supervisor District**  
**Fairfax County, January 2011**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,333	366	9,483	304	8,280	299		155	41,220
Dranesville 1/	29,230	63	6,092	222	6,113	694	500		42,914
Hunter Mill 2/	21,578	38	11,146	1,742	13,403	847	1,532		50,286
Lee	16,439	580	11,894	1,649	11,494	1,687		791	44,534
Mason	17,738	35	5,505	960	11,712	1,907	5,752		43,609
Mount Vernon	20,815	1,148	9,408	1,367	8,904	457	3,946	325	46,370
Providence	15,528	2	10,150	926	18,677	643	4,072		49,998
Springfield 3/	25,645	80	9,103	1,557	6,152				42,537
Sully	21,113		14,076	1,358	5,424			490	42,461
<b>Fairfax County</b>	<b>190,419</b>	<b>2,312</b>	<b>86,857</b>	<b>10,085</b>	<b>90,159</b>	<b>6,534</b>	<b>15,802</b>	<b>1,761</b>	<b>403,929</b>

**Table 6.2**  
**Housing Unit Inventory by Unit Type by Town**  
**Fairfax County, January 2011**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	88					88
Town of Herndon	2,972	60	2,270	7	2,500	7,809
Town of Vienna	4,637		429	53	533	5,652
<b>Towns Total</b>	<b>7,697</b>	<b>60</b>	<b>2,699</b>	<b>60</b>	<b>3,033</b>	<b>13,549</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). In addition, Fairfax County does not estimate or forecast number of housing units on Fort Belvoir. 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 2011**

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,095	14	3,348	255	5,526	545	471		26,254
Baileys	5,219	15	826	293	5,214	1,661	5,281		18,509
Bull Run	17,942	70	14,678	2,133	9,056			490	44,369
Fairfax	9,134		5,133	701	11,214			155	26,337
Jefferson	8,675	6	2,590	289	7,301	512	1,490		20,863
Lincolnia	1,622	2	2,029	412	2,818				6,883
Lower Potomac	3,642	8	2,984	853	2,169	457			10,113
McLean	17,608	3	2,215	536	4,769	825	2,528		28,484
Mount Vernon	15,557	1,648	3,449	1,860	11,568		3,946	1,116	39,144
Pohick 1/	30,123	414	14,183	522	1,463				46,705
Rose Hill	8,904	26	6,775	172	4,581				20,458
Springfield	8,778	8	6,662	291	2,914	1,687			20,340
Upper Potomac 2/	32,511	82	16,550	1,435	17,983	573	1,532		70,666
Vienna 3/	14,609	16	5,435	333	3,583	274	554		24,804
<b>Fairfax County</b>	<b>190,419</b>	<b>2,312</b>	<b>86,857</b>	<b>10,085</b>	<b>90,159</b>	<b>6,534</b>	<b>15,802</b>	<b>1,761</b>	<b>403,929</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). In addition, Fairfax County does not estimate or forecast number of housing units on Fort Belvoir. Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

**Table 6.4**

**Housing Unit Inventory by Unit Type by Human Services Region  
Fairfax County, January 2011**

<b>Human Services Region</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>Region 1</b>	37,664	1,730	21,695	3,016	20,398	2,144	3,946	1,116	91,709
<b>Region 2</b>	40,570	38	12,416	1,611	24,102	3,340	7,796		89,873
<b>Region 3 1/</b>	58,877	100	22,846	2,311	29,636	1,050	4,060		118,880
<b>Region 4 2/</b>	53,308	444	29,900	3,147	16,023			645	103,467
<b>Fairfax County</b>	<b>190,419</b>	<b>2,312</b>	<b>86,857</b>	<b>10,085</b>	<b>90,159</b>	<b>6,534</b>	<b>15,802</b>	<b>1,761</b>	<b>403,929</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). In addition, Fairfax County does not estimate or forecast number of housing units on Fort Belvoir. 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 2011**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,233		5,730		2,086				14,049
20121	1,752		5,237	778	2,432				10,199
20124	4,045		618		248				4,911
20151	4,308		812	580	566			490	6,756
20152	1								1
20164	1								1
20170	7,008	60	3,338	21	3,186				13,613
20171	8,193		3,261	116	5,832				17,402
20190	546		2,231	150	4,586	438	1,158		9,109
20191	3,693	22	4,213	647	2,688	135	374		11,772
20194	1,898		2,062	501	1,393				5,854
22003	10,647	14	2,686	255	5,418	545	471		20,036
22015	7,517	364	5,468	423	1,140				14,912
22027	625		102		130				857
22030	4,348	8	2,398	404	5,601			155	12,914
22031	3,034		2,628	166	3,493		554		9,875
22032	7,350	2	2,000		210				9,562
22033	4,594	62	4,163	775	6,233				15,827
22039	6,069		1						6,070
22041	2,043	12	578	293	3,322	887	4,237		11,372
22042	6,691	6	1,324	181	3,590	270			12,062
22043	4,257		1,639	188	1,971	340	1,231		9,626
22044	1,610	3	218		1,502	310	1,044		4,687
22046	1,403	1			664				2,068
22060	169		108		184	457			918

(Continued)



**Table 6.5**  
**Housing Unit Inventory by Unit Type by ZIP Code**  
**Fairfax County, January 2011**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,619								5,619
22079	4,680	8	3,894	853	1,985				11,420
22101	9,165		1,037	13	162	354	500		11,231
22102	3,364	2	576	335	4,226	131	2,028		10,662
22124	4,101		1,282	128	1,017				6,528
22150	4,942		1,218		1,800	1,687			9,647
22151	4,744		653		412				5,809
22152	4,849		4,082	259	1,157				10,347
22153	6,330	56	4,322		79				10,787
22180	6,043		979	169	1,552	242	259		9,244
22181	3,264		1,165	275	793				5,497
22182	6,753	16	1,464		851	274			9,358
22203					100	50			150
22204	14								14
22206	2								2
22207	49								49
22213	1								1
22302	22		30		184	414			650
22303	1,092	1,125	440		1,417		3,436	90	7,600
22304			148						148
22306	3,589		1,821	265	5,638			906	12,219
22307	2,384	522	225		1,086		510		4,727
22308	4,809	1			96				4,906
22309	5,121		1,688	1,595	3,331			120	11,855
22310	5,614	2	2,797	172	2,291				10,876

(Continued)

**Table 6.5**

**Housing Unit Inventory by Unit Type by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>22311</b>	505				106				611
<b>22312</b>	2,846	2	2,199	412	2,910				8,369
<b>22315</b>	2,482	24	6,022	131	2,491				11,150
<b>Fairfax County</b>	<b>190,419</b>	<b>2,312</b>	<b>86,857</b>	<b>10,085</b>	<b>90,159</b>	<b>6,534</b>	<b>15,802</b>	<b>1,761</b>	<b>403,929</b>

Sources: Fairfax County Department of Neighborhood and Community Services, 2011

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). In addition, Fairfax County does not estimate or forecast number of housing units on Fort Belvoir. 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 2011**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,575		2,413	116	3,415				12,519
A2	86		1,094		1,897				3,077
A3	198		799	14	686				1,697
B1	1,006	12	368		770				2,156
B2	4,356		1,493	272	2,180		681		8,982
B3	826								826
B5	2,972	60	2,270	7	2,500				7,809
C1	1,073								1,073
C2	1,239								1,239
D1	3,040	2							3,042
D2	2,617		3,040	379	3,843	438	627		10,944
D3	18,673	26	4,911	703	3,073	409	1,389		29,184
E1	2,324		501	332	4,226	131	863		8,377
E2	635								635
F	1,892		508	13	162		500		3,075
G1	7,965		2,110	100	2,075	412	1,231		13,893
G2	1,032					282			1,314
G3	718		35						753
G4	348								348
H1	1,171	1	465		2,771	1,261	1,236		6,905
H2					256		3,278		3,534
H3	238			88					326
I1	13,963	21	2,393	582	8,322	912	1,026		27,219
I2	1,230		29						1,259
I3	10,115	16	5,494	839	4,822	246	219		21,751
I4	65								65
I5	278		35		8				321
J1	3,886	1,125	730		1,906		1,435		9,082

(Continued)

**TABLE 6.6**

**Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2011**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
J2	841		148		523		2,001	90	3,603
J3	1,201	125	155		506				1,987
J4	661	2	20		929		510		2,122
K	8,526	396	1,645	1,196	5,425			906	18,094
L	6,961	24	6,001	664	5,970			120	19,740
M0	849		184		776			155	1,964
M1	932		1,579	128	2,455				5,094
M2	11,553	2	5,237	449	8,697	299	806		27,043
M3	6,170		303						6,473
M4	4,975		1,785		1,163				7,923
M5	1,469	8	1,388	160	91	1,687			4,803
M6	1,798		4,007	131	1,274				7,210
M7	21				184				205
M8	283		108			457			848
M9	423		2,206	72	4,897				7,598
N1	21,025	368	14,619	1,375	3,265				40,652
N2	4,278	46	1,879		1				6,204
O1	491	2							493
P	58								58
P1	427	6	194		182				809
P2	181								181
P3	1,147								1,147
P4	76								76
P5	148		32						180
Q1	2,517								2,517
R1	2,844								2,844
R2	241		46						287
R3	88								88

(Continued)

**TABLE 6.6**

**Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2011**

<b>Sewershed Code</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>R4</b>	308								308
<b>S1</b>	4,774	8	4,799		1,664				11,245
<b>S2</b>	383								383
<b>T1</b>	1,086				206			490	1,782
<b>T2</b>	4,858		2,307	580	790				8,535
<b>T3</b>	3,702		2,158						5,860
<b>T4</b>	2,549	62	2,707	1,107	4,881				11,306
<b>T5</b>	2,888		3,585	762	2,956				10,191
<b>T6</b>	103								103
<b>T7</b>	1,063		1,077	16	412				2,568
<b>Fairfax County</b>	<b>190,419</b>	<b>2,312</b>	<b>86,857</b>	<b>10,085</b>	<b>90,159</b>	<b>6,534</b>	<b>15,802</b>	<b>1,761</b>	<b>403,929</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). In addition, Fairfax County does not estimate or forecast number of housing units on Fort Belvoir. 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 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,035		74		102			90	1,301
4152	348	2	151		929		510		1,940
4153	800	520	24		157				1,501
4154.01	316		156		1,555			115	2,142
4154.02	844		228		60				1,132
4155	1,517		400		677				2,594
4156	1,059	1							1,060
4157	1,370								1,370
4158	1,721								1,721
4159	1,188								1,188
4160	1,058		203	149	663			120	2,193
4161	1,428				45				1,473
4162 /1									
4163	808	2							810
4201	1,014		155						1,169
4202.01	594		697						1,291
4202.02	6		42	172	846				1,066
4202.03	637		337						974
4203	1,572		560						2,132
4204	7	272	84		434		1,222		2,019
4205.01		1					1,011		1,012
4205.02	5	255	104		54		634		1,052
4205.03	249	43	84		749		569		1,694
4206	420	554	141		622				1,737
4207	1,406		44						1,450

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4208	1,131		71						1,202
4210.01	236		739						975
4210.02	567		443		1,073				2,083
4211.01	235		1,588	131	201				2,155
4211.02	258		726		546				1,530
4211.03	871		909		244				2,024
4212	691								691
4213	958		503						1,461
4214	485		95	138	1,952				2,670
4215	281		237	127	946			791	2,382
4216	172		127	931	735				1,965
4217.01	224		391	150	657				1,422
4217.02	857		400						1,257
4218	195		567	365	1,231				2,358
4219 /1	21				184				205
4220	442		480			457			1,379
4221.01	662		653	112	1,174				2,601
4221.02	396		1,128	280	252				2,056
4222.01	810		179						989
4222.02	579	6	543	461	559				2,148
4223.01	201		587		555				1,343
4223.02	450	26	825		1,208				2,509
4224.01	1		358		758				1,117
4224.02	96		1,588		424				2,108
4224.03	646		317						963

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4301.01	1,535								1,535
4301.02	384		652						1,036
4302.01	810		616						1,426
4302.02	1,086	2	536						1,624
4302.03	632		270						902
4304	1,997		326						2,323
4305	570								570
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	436		731		244				1,411
4309.02	603		484						1,087
4310.01	770		568	237					1,575
4310.02	2		750						752
4313	1,115		302						1,417
4314	892		470	99					1,461
4315	1,091	8	676	160	91				2,026
4316	1,114		514		341	1,687			3,656
4318.01	106	52	1,280						1,438
4318.02	757		282						1,039
4319	1,053								1,053
4320	502		625						1,127
4321	503	128	181	186	448				1,446
4322.01			491		360				851

(Continued)



**Table 6.7**

**Housing Unit Inventory by Unit Type by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
4322.02	561	184	748		232				1,725
4323	1,140		495		100				1,735
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,454		432						1,886
4326	1,153	2	393						1,548
4327.01	794		293						1,087
4327.02	244		1,175		78				1,497
4328	287		482						769
4401	1,751		150	161	443				2,505
4402.01			110	56	580	270			1,016
4402.02	534		579	8	1,088				2,209
4403	946								946
4405.01	1,622		33						1,655
4405.02	512		83						595
4406	771		9		12			155	947
4407.01	979								979
4407.02	1,670		137						1,807
4408	1,951				210				2,161
4501	649		289	117	1,204				2,259
4502	794		512		25				1,331
4503	1,037		99		553				1,689
4504	849	2	94						945
4505	881								881
4506.01	1,371	2	35						1,408

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4506.02	521	2	81		1,190				1,794
4507.01	533		445						978
4507.02	329	2			887		252		1,470
4508	999		20		184				1,203
4509	598								598
4510	897				222				1,119
4511	830								830
4512	646								646
4513	748	3	57		108				916
4514			102		933	50	220		1,305
4515.01	373		97	81	561	310	824		2,246
4515.02	302		259		1,169	901	192		2,823
4516.01	245		36		1,296				1,577
4516.02	317					400	419		1,136
4518	1,064		48						1,112
4519	497	2	1,103	210	577				2,389
4520	538		326			246			1,110
4521.01	902	2	504	255					1,663
4521.02	496	2	332		224		219		1,273
4522	934	6	336		881				2,157
4523.01			127		1,049	299			1,475
4523.02	15		318		1,365				1,698
4524	1,632		327		412				2,371
4525.01	1,054	2	160		92				1,308
4525.02	286		239		1,065				1,590

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4526	492		677	202	1,176				2,547
4527	300	12	227	212	801		348		1,900
4528.01	394				346		1,786		2,526
4528.02							1,492		1,492
4601	1,428		8						1,436
4602	1,337								1,337
4603	967								967
4604	924	16	417		371	274			2,002
4605.01	807		70						877
4605.02	1,242		1,071		480				2,793
4606	1,316				130				1,446
4607.01	861				300				1,161
4607.02	1,354		227						1,581
4608	910		15	53	185				1,163
4609	793		84						877
4610	719		103		48				870
4611	1,808		132	275	375				2,590
4612.01	1,485		39						1,524
4612.02	148		922	72	1,217				2,359
4615	965		1,049		493				2,507
4616.01	573		964	5	1,005				2,547
4616.02			221	116	1,457	242	259		2,295
4617	368		1,326		196		554		2,444
4618.01	2		300		240				542
4618.02	86		927	128	1,261				2,402

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4619.01	233		247		929				1,409
4619.02	2				592				594
4701	939		35						974
4703	1,165								1,165
4704	1,508		227						1,735
4705	1,353		358				500		2,211
4706	819		168	13	162				1,162
4707	1,814		7			72			1,893
4708	861		232						1,093
4709	1,874	1	565		229	282			2,951
4710	489		22	188	152				851
4711	2,101		17			340			2,458
4712.01			77	132	833		528		1,570
4712.02	105		298	200	1,664				2,267
4713.01			409		1,214				1,623
4713.03	338		168				1,231		1,737
4713.04	605		49						654
4714.01	752				639				1,391
4714.02	280		523		439				1,242
4801	1,509								1,509
4802.01	1,554				84				1,638
4802.02			201		1,645	131	335		2,312
4802.03				3			1,165		1,168
4803	2,409	2							2,411
4804.01	1,416								1,416

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4804.02	1,980								1,980
4805.01	1,102								1,102
4805.02	1,874								1,874
4805.03	895		257						1,152
4805.04	391		127	168	154				840
4805.05	163		783		673				1,619
4808.01	636		821		108				1,565
4808.02	696		234		450				1,380
4809.01	1,028	2	612		304				1,946
4809.02	341	2	409	7	630				1,389
4809.03	271	56	194		1,008				1,529
4810	198		1,030	14	686				1,928
4811.01					1,180				1,180
4811.02	82		398		1,506				1,986
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,726		17						1,743
4812.01	392								392
4812.02	785	12	561		688				2,046
4814	1,113		1,042	133	222		224		2,734
4815	818								818
4816	1,143								1,143
4817.01	2,029								2,029
4817.02	357		527		1,072				1,956

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4819	844		326		923	150			2,243
4820.01	1,052		723						1,775
4820.02	414		529	333	566				1,842
4821	91		560	46	726	48	60		1,531
4822.01	73		326		609				1,008
4822.02	50		374		975	240	417		2,056
4822.03			326	104	1,353		681		2,464
4823.01	272		1,286	100	460		150		2,268
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	782								782
4825.01	213		1,068		1,908				3,189
4825.02	820		212						1,032
4825.03	1,301		244						1,545
4825.04	1,666								1,666
4826.01	1,490		694		206				2,390
4826.02	1,475		751		92				2,318
4901.01	1,018		444		430				1,892
4901.03	1,054		339					490	1,883
4905.01	250		322		748				1,320
4905.02	1,842		119		198				2,159
4910	590								590
4911.01	1,173								1,173
4911.02	1,054		77						1,131
4911.03	149		1,983						2,132

(Continued)

**Table 6.7**

**Housing Unit Inventory by Unit Type by Census Tract  
Fairfax County, January 2011**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4912.01	378		1,685		252				2,315
4912.02					840				840
4913.01	930		782		412				2,124
4913.02	177		577		686				1,440
4913.03	70		333	762	318				1,483
4914.01	1		1,368		516				1,885
4914.02	163		1,252						1,415
4914.03	975		177						1,152
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	575		1,252		564				2,391
4915.02	2,092		38						2,130
4916.01	441		197	580	360				1,578
4916.02	1,123		455						1,578
4917.01	40		491	266	986				1,783
4917.02			971	72	2,390				3,433
4917.03			425		1,983				2,408
4917.04	59		779	332	1,040				2,210
4917.05	674	8	243						925
4918.01			389		696				1,085
4918.02	511	62	152	437					1,162
4918.03	1,431		197		997				2,625
4920	2,171								2,171
4921	2,206								2,206
4922.01	986								986

(Continued)

**Table 6.7**

**Housing Unit Inventory by Unit Type by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>4922.02</b>	2,087		123						2,210
<b>4922.03</b>	1,262		1						1,263
<b>4923</b>	625	46	421						1,092
<b>4924</b>	426		1,373		1				1,800
<b>4925</b>	1,407								1,407
<b>9801</b>									
<b>9802</b>									
<b>9803</b>									
<b>Fairfax County</b>	<b>190,419</b>	<b>2,312</b>	<b>86,857</b>	<b>10,085</b>	<b>90,159</b>	<b>6,534</b>	<b>15,802</b>	<b>1,761</b>	<b>403,929</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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

1/ On Fort Belvoir Military Reservation, Fairfax County does not estimate or forecast number of housing units or households.



**Table 6.8**

**Housing Unit Inventory by Year Built and Supervisor District  
Fairfax County, January 2011**

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
<b>Before 1970</b>	13,602	33.1	12,311	28.7	8,343	16.6	17,299	39.6	25,369	58.2	17,984	39.1	16,614	33.2	5,025	11.8	2,098	5.0	118,645	29.5
<b>1970 to 1979</b>	12,258	29.9	10,401	24.3	15,010	29.9	6,224	14.2	7,283	16.7	7,762	16.9	11,346	22.7	9,407	22.1	3,526	8.4	83,217	20.7
<b>1980 to 1989</b>	8,573	20.9	7,682	17.9	10,738	21.4	8,254	18.9	6,491	14.9	9,084	19.7	9,379	18.8	15,857	37.3	18,846	44.9	94,904	23.6
<b>1990 to 1999</b>	2,252	5.5	5,344	12.5	9,378	18.7	8,476	19.4	1,671	3.8	4,051	8.8	5,865	11.7	8,315	19.6	11,837	28.2	57,189	14.2
<b>2000 to 2009</b>	3,957	9.6	6,956	16.2	6,711	13.3	3,398	7.8	2,300	5.3	6,777	14.7	6,483	13.0	3,831	9.0	5,495	13.1	45,908	11.4
<b>2010 to 2011</b>	410	1.0	181	0.4	92	0.2	75	0.2	468	1.1	362	0.8	295	0.6	73	0.2	154	0.4	2,110	0.5
<b>Total Units</b>	<b>41,052</b>	<b>100.0</b>	<b>42,875</b>	<b>100.0</b>	<b>50,272</b>	<b>100.0</b>	<b>43,726</b>	<b>100.0</b>	<b>43,582</b>	<b>100.0</b>	<b>46,020</b>	<b>100.0</b>	<b>49,982</b>	<b>100.0</b>	<b>42,508</b>	<b>100.0</b>	<b>41,956</b>	<b>100.0</b>	<b>401,973</b>	<b>100.0</b>

**Table 6.9**

**Housing Unit Inventory by Year Built and Town  
Fairfax County, January 2011**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	55	64.0	816	10.5	4,149	73.4	5,020	37.1
<b>1970 to 1979</b>	1	1.2	3,262	41.8	594	10.5	3,857	28.5
<b>1980 to 1989</b>	5	5.8	1,530	19.6	292	5.2	1,827	13.5
<b>1990 to 1999</b>	6	7.0	1,479	18.9	268	4.7	1,753	12.9
<b>2000 to 2009</b>	19	22.1	690	8.8	307	5.4	1,016	7.5
<b>2010 to 2011</b>			31	0.4	39	0.7	70	0.5
<b>Total Units</b>	<b>86</b>	<b>100.0</b>	<b>7,808</b>	<b>100.0</b>	<b>5,649</b>	<b>100.0</b>	<b>13,543</b>	<b>100.0</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

Note: Figures exclude group quarters (i.e. Fort Belvoir, nursing homes and religious quarters) and mobile homes. 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 2011**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean		Mount Vernon		Pohick 1/	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1960</b>	6,031	23.0	6,334	34.2	305	0.7	826	3.2	7,375	35.4	950	13.8	443	4.4	6,079	21.4	9,551	25.1	634	1.4
<b>1960 to 1969</b>	10,322	39.3	4,025	21.8	2,920	6.7	4,690	17.9	5,559	26.7	2,709	39.4	556	5.5	6,190	21.7	12,511	32.9	2,688	5.8
<b>1970 to 1979</b>	6,772	25.8	3,269	17.7	3,067	7.0	5,018	19.2	2,527	12.1	225	3.3	1,281	12.7	5,615	19.7	7,145	18.8	18,195	39.0
<b>1980 to 1989</b>	1,335	5.1	3,272	17.7	17,315	39.5	6,230	23.8	2,419	11.6	1,626	23.6	1,498	14.8	4,661	16.4	4,424	11.6	18,973	40.7
<b>1990 to 1999</b>	859	3.3	630	3.4	14,399	32.8	3,435	13.1	764	3.7	389	5.7	1,949	19.3	3,038	10.7	1,542	4.1	4,478	9.6
<b>2000 to 2009</b>	802	3.1	546	3.0	5,774	13.2	5,617	21.5	1,954	9.4	967	14.1	4,321	42.8	2,751	9.7	2,553	6.7	1,634	3.5
<b>2010 to 2011</b>	122	0.5	424	2.3	83	0.2	354	1.4	260	1.2	11	0.2	56	0.6	131	0.5	287	0.8	71	0.2
<b>Total Units</b>	<b>26,243</b>	<b>100.0</b>	<b>18,500</b>	<b>100.0</b>	<b>43,863</b>	<b>100.0</b>	<b>26,170</b>	<b>100.0</b>	<b>20,858</b>	<b>100.0</b>	<b>6,877</b>	<b>100.0</b>	<b>10,104</b>	<b>100.0</b>	<b>28,465</b>	<b>100.0</b>	<b>38,013</b>	<b>100.0</b>	<b>46,673</b>	<b>100.0</b>

Year Built	Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1960</b>	2,994	14.6	5,223	25.7	848	1.2	3,300	13.3	50,893	12.7
<b>1960 to 1969</b>	2,406	11.8	4,855	23.9	3,362	4.8	4,959	20.0	67,752	16.9
<b>1970 to 1979</b>	1,811	8.9	2,367	11.6	19,797	28.0	6,128	24.7	83,217	20.7
<b>1980 to 1989</b>	6,098	29.8	3,521	17.3	20,109	28.5	3,423	13.8	94,904	23.6
<b>1990 to 1999</b>	5,432	26.6	2,952	14.5	13,727	19.4	3,595	14.5	57,189	14.2
<b>2000 to 2009</b>	1,644	8.0	1,402	6.9	12,636	17.9	3,307	13.3	45,908	11.4
<b>2010 to 2011</b>	62	0.3	14	0.1	157	0.2	78	0.3	2,110	0.5
<b>Total Units</b>	<b>20,447</b>	<b>100.0</b>	<b>20,334</b>	<b>100.0</b>	<b>70,636</b>	<b>100.0</b>	<b>24,790</b>	<b>100.0</b>	<b>401,973</b>	<b>100.0</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

## HOUSING UNIT FORECASTS

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

For detailed methodology, please refer to Appendix A.

**TABLE 7.1**

**Forecast Housing Unit Change  
by Supervisor District  
Fairfax County, 2011 through 2040**

Supervisor District	Forecast Unit Increase 2011 through 2040	Percent of Total Change
Braddock	2,447	2.0%
Dranesville	9,978	8.4%
Hunter Mill	19,676	16.5%
Lee	12,238	10.2%
Mason	6,935	5.8%
Mount Vernon	12,196	10.2%
Providence	41,356	34.6%
Springfield	3,202	2.7%
Sully	11,396	9.5%
<b>Fairfax County</b>	<b>119,423</b>	<b>100.0%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011.

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

**TABLE 7.2**

**Forecast Housing Unit Change  
by Planning District  
Fairfax County, 2011 through 2040**

Planning District	Forecast Unit Change 2011 through 2040	Percent of Total Change
Annandale	3,423	2.9%
Baileys	3,334	2.8%
Bull Run	10,535	8.8%
Fairfax	2,506	2.1%
Jefferson	8,798	7.4%
Lincolnia	829	0.7%
Lower Potomac	3,643	3.1%
McLean	27,132	22.7%
Mount Vernon	12,150	10.2%
Pohick	1,977	1.7%
Rose Hill	2,796	2.3%
Springfield	5,425	4.5%
Upper Potomac	23,123	19.4%
Vienna	13,751	11.5%
<b>Fairfax County</b>	<b>119,423</b>	<b>100.0%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011.

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

**Table 7.3****Estimated and Forecasted Housing Units by Supervisor District  
Fairfax County, January 2011**

Supervisor District	2011	2015	2020	2025	2030	2035	2040
<b>Braddock</b>	41,220	41,590	41,868	42,360	42,800	43,232	43,667
<b>Dranesville 1/</b>	42,915	43,756	44,937	47,067	49,043	50,965	52,893
<b>Hunter Mill 2/</b>	50,286	51,654	54,348	58,639	62,502	66,248	69,962
<b>Lee</b>	44,534	43,856	46,840	49,574	52,037	54,442	56,772
<b>Mason</b>	43,609	44,004	44,860	46,426	47,810	49,180	50,544
<b>Mount Vernon</b>	46,370	46,717	48,197	51,005	53,549	56,096	58,566
<b>Providence</b>	49,998	52,973	59,709	68,423	76,248	83,799	91,354
<b>Springfield 3/</b>	42,537	42,804	43,193	43,894	44,534	45,137	45,739
<b>Sully</b>	42,461	42,867	44,384	46,990	49,312	51,593	53,857
<b>Fairfax County</b>	<b>403,930</b>	<b>410,221</b>	<b>428,335</b>	<b>454,377</b>	<b>477,835</b>	<b>500,691</b>	<b>523,353</b>

**Table 7.4****Estimated and Forecasted Housing Units by Town  
Fairfax County, January 2011**

Town	2011	2015	2020	2025	2030	2035	2040
<b>Town of Clifton</b>	88	88	89	90	92	93	94
<b>Town of Herndon</b>	7,810	7,839	7,893	7,989	8,077	8,164	8,252
<b>Town of Vienna</b>	5,652	5,673	5,708	5,771	5,829	5,891	5,953
<b>Towns Total</b>	<b>13,550</b>	<b>13,600</b>	<b>13,689</b>	<b>13,850</b>	<b>13,998</b>	<b>14,148</b>	<b>14,299</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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 2011**

<b>Planning District</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>Annandale</b>	24,901	25,614	25,767	26,254	26,404	26,865	27,633	28,325	29,002	29,677
<b>Baileys</b>	16,573	17,367	17,976	18,509	18,553	18,955	19,752	20,448	21,147	21,843
<b>Bull Run</b>	24,559	38,745	44,307	44,369	44,617	45,864	48,348	50,568	52,757	54,904
<b>Fairfax</b>	17,181	20,992	25,647	26,337	26,747	27,025	27,524	27,965	28,410	28,843
<b>Jefferson</b>	17,365	18,862	20,409	20,863	22,210	24,380	25,832	27,139	28,400	29,661
<b>Lincolnia</b>	5,464	5,908	6,800	6,883	7,137	7,206	7,350	7,474	7,594	7,712
<b>Lower Potomac</b>	3,936	5,898	9,609	10,113	10,230	10,668	11,474	12,222	13,001	13,756
<b>McLean</b>	23,601	26,269	28,213	28,484	29,500	33,335	39,436	44,953	50,280	55,616
<b>Mount Vernon</b>	35,338	37,000	37,425	39,144	39,408	40,905	43,757	46,333	48,840	51,294
<b>Pohick 1/</b>	41,032	45,153	46,667	46,705	46,833	47,081	47,529	47,923	48,294	48,682
<b>Rose Hill</b>	13,524	19,102	20,401	20,458	20,614	21,070	21,663	22,210	22,753	23,254
<b>Springfield</b>	14,590	17,151	18,803	20,340	19,451	21,476	22,667	23,725	24,754	25,765
<b>Upper Potomac 2/</b>	44,898	58,989	69,977	70,667	72,875	76,124	80,959	85,346	89,574	93,790
<b>Vienna 3/</b>	19,502	21,910	24,385	24,804	25,642	27,380	30,454	33,205	35,885	38,555
<b>Fairfax County</b>	<b>302,464</b>	<b>358,960</b>	<b>396,386</b>	<b>403,930</b>	<b>410,221</b>	<b>428,335</b>	<b>454,377</b>	<b>477,835</b>	<b>500,691</b>	<b>523,353</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

Note: Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). In addition, Fairfax County does not estimate or forecast number of housing units on Fort Belvoir. 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 2011**

<b>Human Services Region</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>Region 1</b>	91,709	91,368	95,818	101,336	106,318	111,250	116,027
<b>Region 2</b>	89,873	92,440	96,212	100,369	104,089	107,715	111,333
<b>Region 3 1/</b>	118,881	122,261	130,337	143,549	155,478	167,026	178,553
<b>Region 4 2/</b>	103,467	104,152	105,968	109,124	111,950	114,700	117,441
<b>Fairfax County</b>	<b>403,930</b>	<b>410,221</b>	<b>428,335</b>	<b>454,377</b>	<b>477,835</b>	<b>500,691</b>	<b>523,353</b>

*Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.*

*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 2011**

<b>ZIP Code</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
20120	14,049	14,065	14,307	14,819	15,252	15,684	16,102
20121	10,199	10,356	10,668	11,285	11,840	12,376	12,907
20124	4,911	4,918	4,920	4,927	4,934	4,951	4,957
20151	6,756	6,765	7,292	8,328	9,267	10,195	11,129
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,614	13,646	13,749	13,878	14,026	14,173	14,318
20171	17,402	18,600	19,585	21,303	22,851	24,342	25,826
20190	9,109	9,609	10,864	12,596	14,155	15,657	17,152
20191	11,772	11,940	12,503	13,517	14,430	15,307	16,186
20194	5,854	5,855	5,863	5,876	5,889	5,902	5,913
20196			23	69	110	149	189
22003	20,036	20,100	20,541	21,285	21,955	22,611	23,265
22015	14,912	14,923	14,932	14,957	14,974	14,997	15,014
22027	857	857	893	965	1,026	1,086	1,146
22030	12,914	13,194	13,381	13,690	13,967	14,237	14,505
22031	9,875	11,132	12,868	14,135	15,279	16,375	17,477
22032	9,562	9,652	9,737	9,894	10,035	10,170	10,309
22033	15,827	16,191	16,621	17,080	17,492	17,901	18,286
22039	6,070	6,090	6,157	6,259	6,354	6,422	6,517
22041	11,372	11,380	11,747	12,493	13,146	13,795	14,446
22042	12,062	12,098	12,239	12,503	12,742	12,973	13,205
22043	9,626	9,671	9,896	10,320	10,705	11,080	11,449
22044	4,687	4,702	4,725	4,759	4,787	4,820	4,848
22046	2,068	2,072	2,097	2,147	2,191	2,236	2,279

(Continued)



**Table 7.7**

**Estimated and Forecasted Housing Units by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
22060	918	918	959	1,038	1,108	1,177	1,246
22066	5,619	5,717	5,772	5,848	5,918	5,984	6,054
22067		5	5	5	5	5	5
22079	11,420	11,611	12,041	12,815	13,530	14,279	15,000
22101	11,231	11,326	11,499	11,823	12,135	12,440	12,745
22102	10,662	11,193	13,619	18,166	22,265	26,215	30,181
22124	6,528	6,536	6,574	6,642	6,703	6,764	6,826
22150	9,647	8,752	10,724	11,809	12,786	13,725	14,658
22151	5,809	5,809	5,825	5,858	5,888	5,918	5,948
22152	10,347	10,354	10,379	10,427	10,473	10,515	10,558
22153	10,787	10,802	10,863	10,990	11,092	11,203	11,302
22180	9,244	10,033	10,790	11,311	11,779	12,237	12,695
22181	5,497	5,503	5,561	5,674	5,779	5,879	5,979
22182	9,358	9,822	12,022	15,126	17,900	20,601	23,284
22203	150	150	150	150	150	151	152
22204	14	14	14	14	15	15	15
22206	2	2	2	2	2	2	2
22207	49	49	50	53	56	58	61
22213	1	1	1	2	2	2	3
22302	650	655	657	660	662	664	666
22303	7,600	7,793	8,421	9,614	10,680	11,722	12,740
22304	148	148	148	148	148	148	148
22306	12,219	12,225	12,694	13,605	14,431	15,222	16,013
22307	4,727	4,729	4,785	4,880	4,970	5,060	5,134
22308	4,906	4,918	4,949	5,007	5,061	5,118	5,177

(Continued)

**Table 7.7**

**Estimated and Forecasted Housing Units by ZIP Code  
Fairfax County, January 2011**

<b>ZIP Code</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>22309</b>	11,855	11,930	12,259	12,886	13,454	14,014	14,554
<b>22310</b>	10,876	10,925	11,149	11,538	11,887	12,232	12,569
<b>22311</b>	611	613	617	625	632	639	646
<b>22312</b>	8,369	8,636	8,707	8,850	8,973	9,094	9,212
<b>22315</b>	11,150	11,235	11,488	11,724	11,943	12,167	12,353
<b>Fairfax County</b>	<b>403,930</b>	<b>410,221</b>	<b>428,335</b>	<b>454,377</b>	<b>477,835</b>	<b>500,691</b>	<b>523,353</b>

*Sources: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.*

*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 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4151	1,301	1,301	1,363	1,485	1,594	1,700	1,806
4152	1,940	1,942	1,973	2,019	2,065	2,111	2,142
4153	1,501	1,503	1,520	1,552	1,582	1,610	1,640
4154.01	2,142	2,142	2,151	2,170	2,186	2,202	2,218
4154.02	1,132	1,132	1,169	1,242	1,307	1,373	1,437
4155	2,594	2,599	2,617	2,649	2,682	2,710	2,741
4156	1,060	1,069	1,092	1,138	1,180	1,224	1,269
4157	1,370	1,371	1,374	1,377	1,380	1,383	1,387
4158	1,721	1,721	1,725	1,734	1,742	1,750	1,759
4159	1,188	1,203	1,210	1,223	1,235	1,247	1,259
4160	2,193	2,197	2,245	2,339	2,425	2,509	2,592
4161	1,473	1,496	1,532	1,590	1,644	1,701	1,759
4162 /1							
4163	810	822	831	845	858	871	883
4201	1,169	1,171	1,176	1,187	1,195	1,204	1,213
4202.01	1,291	1,299	1,315	1,342	1,363	1,384	1,404
4202.02	1,066	1,066	1,073	1,085	1,097	1,108	1,119
4202.03	974	975	1,058	1,217	1,362	1,501	1,640
4203	2,132	2,158	2,204	2,291	2,369	2,452	2,527
4204	2,019	2,080	2,302	2,730	3,116	3,481	3,854
4205.01	1,012	1,012	1,219	1,624	1,988	2,342	2,687
4205.02	1,052	1,052	1,111	1,220	1,324	1,421	1,516
4205.03	1,694	1,757	1,782	1,826	1,860	1,901	1,935
4206	1,737	1,783	1,868	2,018	2,145	2,276	2,399
4207	1,450	1,450	1,459	1,471	1,481	1,490	1,499

(Continued)

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4208</b>	1,202	1,203	1,226	1,273	1,317	1,361	1,405
<b>4210.01</b>	975	975	1,000	1,023	1,045	1,067	1,089
<b>4210.02</b>	2,083	2,846	4,512	5,007	5,458	5,887	6,312
<b>4211.01</b>	2,155	2,156	2,157	2,172	2,179	2,192	2,200
<b>4211.02</b>	1,530	1,600	1,736	1,748	1,761	1,775	1,781
<b>4211.03</b>	2,024	2,025	2,133	2,353	2,548	2,736	2,921
<b>4212</b>	691	691	691	691	691	691	691
<b>4213</b>	1,461	1,461	1,461	1,463	1,463	1,464	1,464
<b>4214</b>	2,670	2,671	2,983	3,584	4,128	4,649	5,171
<b>4215</b>	2,382	2,382	2,434	2,540	2,637	2,730	2,819
<b>4216</b>	1,965	1,978	2,037	2,156	2,266	2,374	2,471
<b>4217.01</b>	1,422	1,422	1,433	1,454	1,472	1,490	1,508
<b>4217.02</b>	1,257	1,269	1,272	1,274	1,275	1,277	1,279
<b>4218</b>	2,358	2,367	2,531	2,851	3,137	3,418	3,687
<b>4219 /1</b>	205	205	209	218	225	233	240
<b>4220</b>	1,379	1,379	1,459	1,614	1,751	1,886	2,020
<b>4221.01</b>	2,601	2,601	2,634	2,705	2,759	2,818	2,875
<b>4221.02</b>	2,056	2,060	2,193	2,445	2,677	2,906	3,123
<b>4222.01</b>	989	1,079	1,168	1,308	1,455	1,634	1,818
<b>4222.02</b>	2,148	2,159	2,250	2,417	2,574	2,731	2,875
<b>4223.01</b>	1,343	1,344	1,376	1,438	1,497	1,555	1,607
<b>4223.02</b>	2,509	2,521	2,554	2,615	2,672	2,729	2,780
<b>4224.01</b>	1,117	1,120	1,092	1,025	966	909	851
<b>4224.02</b>	2,108	2,108	2,076	2,014	1,961	1,912	1,856
<b>4224.03</b>	963	998	1,037	1,104	1,165	1,225	1,283

(Continued)

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4301.01</b>	1,535	1,535	1,543	1,559	1,575	1,588	1,603
<b>4301.02</b>	1,036	1,037	1,043	1,055	1,066	1,075	1,086
<b>4302.01</b>	1,426	1,426	1,438	1,467	1,491	1,515	1,540
<b>4302.02</b>	1,624	1,624	1,641	1,681	1,715	1,750	1,784
<b>4302.03</b>	902	902	910	928	944	960	975
<b>4304</b>	2,323	2,323	2,323	2,323	2,324	2,324	2,324
<b>4305</b>	570	570	570	571	571	572	572
<b>4306</b>	1,811	1,811	1,926	2,148	2,349	2,542	2,735
<b>4307</b>	928	929	941	965	987	1,008	1,029
<b>4308.01</b>	1,514	1,514	1,514	1,514	1,514	1,514	1,514
<b>4308.02</b>	1,812	1,812	1,812	1,812	1,812	1,812	1,812
<b>4309.01</b>	1,411	1,416	1,435	1,470	1,503	1,533	1,564
<b>4309.02</b>	1,087	1,087	1,090	1,096	1,102	1,107	1,113
<b>4310.01</b>	1,575	1,575	1,585	1,608	1,626	1,647	1,665
<b>4310.02</b>	752	752	752	753	754	754	755
<b>4313</b>	1,417	1,417	1,419	1,423	1,426	1,429	1,432
<b>4314</b>	1,461	1,461	1,462	1,465	1,468	1,471	1,474
<b>4315</b>	2,026	2,027	2,031	2,037	2,043	2,048	2,053
<b>4316</b>	3,656	1,995	2,169	2,502	2,797	3,084	3,369
<b>4318.01</b>	1,438	1,447	1,458	1,479	1,497	1,514	1,532
<b>4318.02</b>	1,039	1,039	1,025	1,004	983	966	946
<b>4319</b>	1,053	1,053	1,054	1,055	1,057	1,059	1,060
<b>4320</b>	1,127	1,127	1,127	1,127	1,127	1,127	1,127
<b>4321</b>	1,446	1,448	1,449	1,449	1,449	1,449	1,449
<b>4322.01</b>	851	851	851	851	851	851	851

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4322.02</b>	1,725	1,725	1,726	1,729	1,731	1,733	1,735
<b>4323</b>	1,735	1,735	1,737	1,742	1,746	1,749	1,753
<b>4324.01</b>	1,179	1,179	1,179	1,180	1,181	1,182	1,182
<b>4324.02</b>	1,658	1,658	1,661	1,667	1,672	1,677	1,682
<b>4325</b>	1,886	1,886	1,889	1,895	1,900	1,906	1,911
<b>4326</b>	1,548	1,548	1,559	1,577	1,594	1,610	1,626
<b>4327.01</b>	1,087	1,094	1,097	1,099	1,101	1,103	1,105
<b>4327.02</b>	1,497	1,497	1,502	1,513	1,522	1,531	1,540
<b>4328</b>	769	772	776	792	804	819	826
<b>4401</b>	2,505	2,507	2,531	2,582	2,626	2,670	2,711
<b>4402.01</b>	1,016	1,213	1,748	2,074	2,368	2,652	2,935
<b>4402.02</b>	2,209	2,212	2,219	2,232	2,245	2,257	2,270
<b>4403</b>	946	960	963	968	972	978	984
<b>4405.01</b>	1,655	1,661	1,675	1,698	1,720	1,740	1,761
<b>4405.02</b>	595	595	610	638	664	689	715
<b>4406</b>	947	948	949	952	955	958	961
<b>4407.01</b>	979	979	980	981	983	984	986
<b>4407.02</b>	1,807	1,807	1,808	1,812	1,815	1,818	1,821
<b>4408</b>	2,161	2,244	2,265	2,290	2,312	2,336	2,359
<b>4501</b>	2,259	2,259	2,262	2,268	2,274	2,280	2,285
<b>4502</b>	1,331	1,331	1,382	1,483	1,573	1,659	1,746
<b>4503</b>	1,689	1,692	1,708	1,738	1,766	1,793	1,820
<b>4504</b>	945	949	956	968	980	992	1,003
<b>4505</b>	881	885	885	885	885	885	885
<b>4506.01</b>	1,408	1,412	1,416	1,424	1,430	1,436	1,442

(Continued)

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4506.02	1,794	1,795	1,796	1,799	1,801	1,803	1,805
4507.01	978	981	985	992	997	1,004	1,010
4507.02	1,470	1,501	1,626	1,769	1,898	2,023	2,147
4508	1,203	1,210	1,319	1,530	1,719	1,902	2,084
4509	598	614	618	619	620	621	622
4510	1,119	1,119	1,120	1,122	1,123	1,125	1,126
4511	830	830	831	833	835	836	838
4512	646	657	663	669	675	680	686
4513	916	920	926	936	946	955	965
4514	1,305	1,305	1,305	1,305	1,305	1,306	1,307
4515.01	2,246	2,248	2,268	2,302	2,331	2,364	2,392
4515.02	2,823	2,830	2,860	2,915	2,970	3,035	3,103
4516.01	1,577	1,579	1,709	1,963	2,191	2,410	2,630
4516.02	1,136	1,136	1,141	1,151	1,161	1,170	1,178
4518	1,112	1,126	1,131	1,137	1,142	1,148	1,153
4519	2,389	2,399	2,457	2,569	2,667	2,763	2,858
4520	1,110	1,119	1,203	1,356	1,495	1,630	1,765
4521.01	1,663	1,664	1,673	1,690	1,706	1,722	1,738
4521.02	1,273	1,276	1,278	1,282	1,285	1,288	1,292
4522	2,157	2,157	2,169	2,193	2,214	2,234	2,255
4523.01	1,475	1,475	1,488	1,515	1,540	1,565	1,590
4523.02	1,698	1,698	1,754	1,864	1,963	2,058	2,153
4524	2,371	2,371	2,378	2,392	2,405	2,418	2,430
4525.01	1,308	1,309	1,320	1,342	1,363	1,383	1,403
4525.02	1,590	1,593	1,596	1,601	1,606	1,611	1,616

(Continued)

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4526</b>	2,547	2,787	2,795	2,820	2,839	2,858	2,875
<b>4527</b>	1,900	1,902	1,962	2,079	2,184	2,286	2,387
<b>4528.01</b>	2,526	2,528	2,587	2,716	2,822	2,929	3,035
<b>4528.02</b>	1,492	1,492	1,571	1,745	1,887	2,029	2,171
<b>4601</b>	1,436	1,472	1,494	1,527	1,557	1,586	1,615
<b>4602</b>	1,337	1,345	1,346	1,348	1,350	1,352	1,354
<b>4603</b>	967	970	1,021	1,124	1,206	1,299	1,381
<b>4604</b>	2,002	2,005	2,577	3,683	4,676	5,641	6,601
<b>4605.01</b>	877	878	1,303	2,134	2,876	3,595	4,315
<b>4605.02</b>	2,793	2,870	3,012	3,292	3,539	3,781	4,018
<b>4606</b>	1,446	1,467	1,488	1,526	1,559	1,591	1,623
<b>4607.01</b>	1,161	1,164	1,182	1,216	1,247	1,278	1,308
<b>4607.02</b>	1,581	1,585	1,592	1,604	1,615	1,627	1,639
<b>4608</b>	1,163	1,171	1,177	1,186	1,194	1,205	1,215
<b>4609</b>	877	878	880	883	886	890	893
<b>4610</b>	870	875	877	882	886	891	897
<b>4611</b>	2,590	2,594	2,613	2,653	2,693	2,733	2,770
<b>4612.01</b>	1,524	1,530	1,531	1,532	1,534	1,535	1,536
<b>4612.02</b>	2,359	2,620	2,681	2,754	2,821	2,889	2,955
<b>4615</b>	2,507	2,508	2,553	2,639	2,716	2,790	2,867
<b>4616.01</b>	2,547	3,246	3,645	4,121	4,552	4,961	5,377
<b>4616.02</b>	2,295	3,392	4,883	5,740	6,511	7,253	7,994
<b>4617</b>	2,444	2,446	2,477	2,536	2,590	2,643	2,696
<b>4618.01</b>	542	542	543	544	545	547	548
<b>4618.02</b>	2,402	2,403	2,427	2,471	2,510	2,549	2,588

(Continued)



**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4619.01</b>	1,409	1,413	1,419	1,430	1,440	1,449	1,459
<b>4619.02</b>	594	594	601	614	626	637	648
<b>4701</b>	974	981	1,000	1,025	1,062	1,089	1,115
<b>4703</b>	1,165	1,175	1,210	1,289	1,357	1,425	1,493
<b>4704</b>	1,735	1,761	1,796	1,858	1,916	1,977	2,037
<b>4705</b>	2,211	2,221	2,269	2,364	2,452	2,540	2,630
<b>4706</b>	1,162	1,176	1,205	1,256	1,303	1,350	1,397
<b>4707</b>	1,893	1,914	1,920	1,928	1,935	1,943	1,951
<b>4708</b>	1,093	1,095	1,098	1,102	1,109	1,114	1,119
<b>4709</b>	2,951	2,981	2,987	2,999	3,010	3,022	3,033
<b>4710</b>	851	851	1,019	1,344	1,639	1,925	2,206
<b>4711</b>	2,458	2,474	2,487	2,510	2,530	2,550	2,571
<b>4712.01</b>	1,570	1,570	1,823	2,316	2,760	3,186	3,613
<b>4712.02</b>	2,267	2,457	3,111	4,288	5,349	6,369	7,393
<b>4713.01</b>	1,623	1,633	1,635	1,636	1,637	1,639	1,640
<b>4713.03</b>	1,737	1,738	1,763	1,811	1,853	1,895	1,937
<b>4713.04</b>	654	657	674	704	731	757	784
<b>4714.01</b>	1,391	1,392	1,395	1,400	1,405	1,410	1,415
<b>4714.02</b>	1,242	1,248	1,260	1,284	1,306	1,326	1,347
<b>4801</b>	1,509	1,523	1,536	1,560	1,581	1,603	1,626
<b>4802.01</b>	1,638	1,640	1,652	1,678	1,708	1,742	1,783
<b>4802.02</b>	2,312	2,951	4,929	7,541	9,890	12,149	14,414
<b>4802.03</b>	1,168	1,168	1,373	1,771	2,130	2,475	2,820
<b>4803</b>	2,411	2,426	2,781	3,469	4,089	4,685	5,285
<b>4804.01</b>	1,416	1,464	1,480	1,492	1,503	1,514	1,525

(Continued)

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4804.02</b>	1,980	2,019	2,032	2,047	2,061	2,076	2,090
<b>4805.01</b>	1,102	1,102	1,109	1,111	1,118	1,125	1,131
<b>4805.02</b>	1,874	1,874	1,896	1,902	1,927	1,951	1,976
<b>4805.03</b>	1,152	1,152	1,162	1,165	1,176	1,188	1,198
<b>4805.04</b>	840	840	841	843	844	845	847
<b>4805.05</b>	1,619	1,619	1,619	1,619	1,619	1,619	1,619
<b>4808.01</b>	1,565	1,571	1,583	1,599	1,615	1,630	1,645
<b>4808.02</b>	1,380	1,380	1,400	1,438	1,473	1,506	1,540
<b>4809.01</b>	1,946	1,947	1,952	1,962	1,971	1,980	1,988
<b>4809.02</b>	1,390	1,411	1,427	1,454	1,479	1,506	1,532
<b>4809.03</b>	1,529	1,529	1,531	1,535	1,539	1,543	1,547
<b>4810</b>	1,928	1,928	1,935	1,951	1,964	1,977	1,989
<b>4811.01</b>	1,180	1,236	1,288	1,390	1,481	1,569	1,657
<b>4811.02</b>	1,986	2,526	2,594	2,598	2,604	2,611	2,611
<b>4811.03</b>	1,242	1,242	1,242	1,243	1,243	1,244	1,242
<b>4811.04</b>	1,222	1,222	1,222	1,222	1,222	1,222	1,222
<b>4811.05</b>	1,698	1,698	1,709	1,730	1,749	1,768	1,786
<b>4811.06</b>	1,743	1,755	1,756	1,756	1,756	1,756	1,756
<b>4812.01</b>	392	392	477	641	789	931	1,074
<b>4812.02</b>	2,046	2,046	2,328	2,878	3,374	3,849	4,328
<b>4814</b>	2,734	2,902	2,945	2,947	2,949	2,951	2,953
<b>4815</b>	818	819	819	819	819	819	819
<b>4816</b>	1,143	1,143	1,144	1,145	1,145	1,146	1,147
<b>4817.01</b>	2,029	2,039	2,044	2,053	2,060	2,068	2,077
<b>4817.02</b>	1,956	1,958	1,971	2,005	2,028	2,060	2,083

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4819</b>	2,243	2,260	2,354	2,535	2,698	2,855	3,012
<b>4820.01</b>	1,775	1,776	1,786	1,803	1,819	1,835	1,850
<b>4820.02</b>	1,842	1,842	1,842	1,842	1,842	1,842	1,842
<b>4821</b>	1,531	1,531	1,531	1,531	1,531	1,531	1,531
<b>4822.01</b>	1,008	1,008	1,008	1,008	1,008	1,008	1,008
<b>4822.02</b>	2,056	2,236	2,956	3,707	4,383	5,033	5,684
<b>4822.03</b>	2,464	2,785	3,231	4,041	4,769	5,473	6,169
<b>4823.01</b>	2,268	2,268	2,410	2,687	2,936	3,176	3,415
<b>4823.02</b>	1,820	1,820	1,820	1,820	1,820	1,820	1,820
<b>4823.03</b>	1,703	1,703	1,703	1,703	1,703	1,703	1,703
<b>4824</b>	782	782	817	884	945	1,004	1,062
<b>4825.01</b>	3,189	3,771	4,635	6,247	7,702	9,096	10,494
<b>4825.02</b>	1,032	1,032	1,032	1,032	1,033	1,033	1,033
<b>4825.03</b>	1,545	1,545	1,554	1,572	1,588	1,604	1,620
<b>4825.04</b>	1,666	1,667	1,672	1,678	1,683	1,689	1,695
<b>4826.01</b>	2,390	2,392	2,394	2,400	2,404	2,408	2,413
<b>4826.02</b>	2,318	2,505	2,731	2,778	2,819	2,860	2,900
<b>4901.01</b>	1,892	1,892	2,030	2,298	2,539	2,771	3,004
<b>4901.03</b>	1,883	1,884	2,014	2,266	2,494	2,712	2,931
<b>4905.01</b>	1,320	1,323	1,359	1,428	1,491	1,553	1,614
<b>4905.02</b>	2,159	2,177	2,191	2,227	2,258	2,282	2,307
<b>4910</b>	590	593	593	600	607	607	613
<b>4911.01</b>	1,173	1,173	1,173	1,173	1,173	1,173	1,173
<b>4911.02</b>	1,131	1,131	1,131	1,131	1,131	1,132	1,132
<b>4911.03</b>	2,132	2,132	2,132	2,133	2,134	2,134	2,135

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4912.01</b>	2,315	2,325	2,449	2,712	2,927	3,150	3,366
<b>4912.02</b>	840	840	875	944	1,006	1,065	1,124
<b>4913.01</b>	2,124	2,125	2,144	2,186	2,224	2,259	2,296
<b>4913.02</b>	1,440	1,440	1,496	1,603	1,702	1,799	1,892
<b>4913.03</b>	1,483	1,639	1,805	2,132	2,423	2,706	2,984
<b>4914.01</b>	1,885	1,885	1,916	1,979	2,037	2,093	2,149
<b>4914.02</b>	1,415	1,415	1,418	1,423	1,427	1,431	1,435
<b>4914.03</b>	1,152	1,153	1,153	1,154	1,155	1,163	1,164
<b>4914.04</b>	1,334	1,334	1,335	1,338	1,341	1,343	1,346
<b>4914.05</b>	836	836	839	845	850	858	864
<b>4915.01</b>	2,391	2,390	2,466	2,625	2,765	2,897	3,026
<b>4915.02</b>	2,130	2,135	2,141	2,159	2,173	2,190	2,200
<b>4916.01</b>	1,578	1,578	1,772	2,152	2,506	2,867	3,239
<b>4916.02</b>	1,578	1,584	1,617	1,687	1,747	1,807	1,862
<b>4917.01</b>	1,783	1,823	1,936	2,154	2,354	2,554	2,739
<b>4917.02</b>	3,433	3,556	3,628	3,772	3,904	4,027	4,150
<b>4917.03</b>	2,408	2,408	2,450	2,533	2,606	2,677	2,749
<b>4917.04</b>	2,210	2,210	2,213	2,218	2,224	2,231	2,239
<b>4917.05</b>	925	931	970	1,033	1,085	1,142	1,193
<b>4918.01</b>	1,085	1,085	1,088	1,094	1,100	1,105	1,110
<b>4918.02</b>	1,162	1,162	1,163	1,164	1,166	1,167	1,168
<b>4918.03</b>	2,625	2,625	2,629	2,639	2,648	2,657	2,664
<b>4920</b>	2,171	2,174	2,176	2,179	2,182	2,185	2,188
<b>4921</b>	2,206	2,213	2,226	2,251	2,270	2,285	2,304
<b>4922.01</b>	986	1,066	1,096	1,121	1,145	1,167	1,188

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2011**

<b>Census Tract</b>	<b>2011</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4922.02</b>	2,210	2,211	2,245	2,292	2,341	2,369	2,418
<b>4922.03</b>	1,263	1,269	1,300	1,350	1,399	1,439	1,488
<b>4923</b>	1,092	1,097	1,128	1,192	1,244	1,300	1,352
<b>4924</b>	1,800	1,800	1,787	1,775	1,755	1,749	1,731
<b>4925</b>	1,407	1,409	1,414	1,423	1,430	1,438	1,445
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>403,930</b>	<b>410,221</b>	<b>428,335</b>	<b>454,377</b>	<b>477,835</b>	<b>500,691</b>	<b>523,353</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011 through 2040.

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/ On Fort Belvoir Military Reservation, Fairfax County does not estimate or forecast number of housing units or households.

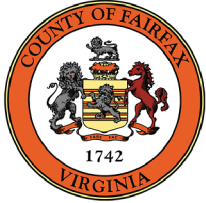
## MARKET VALUE

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.

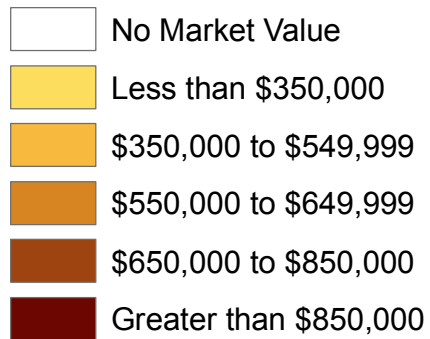
# Fairfax County, Virginia January 2011



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

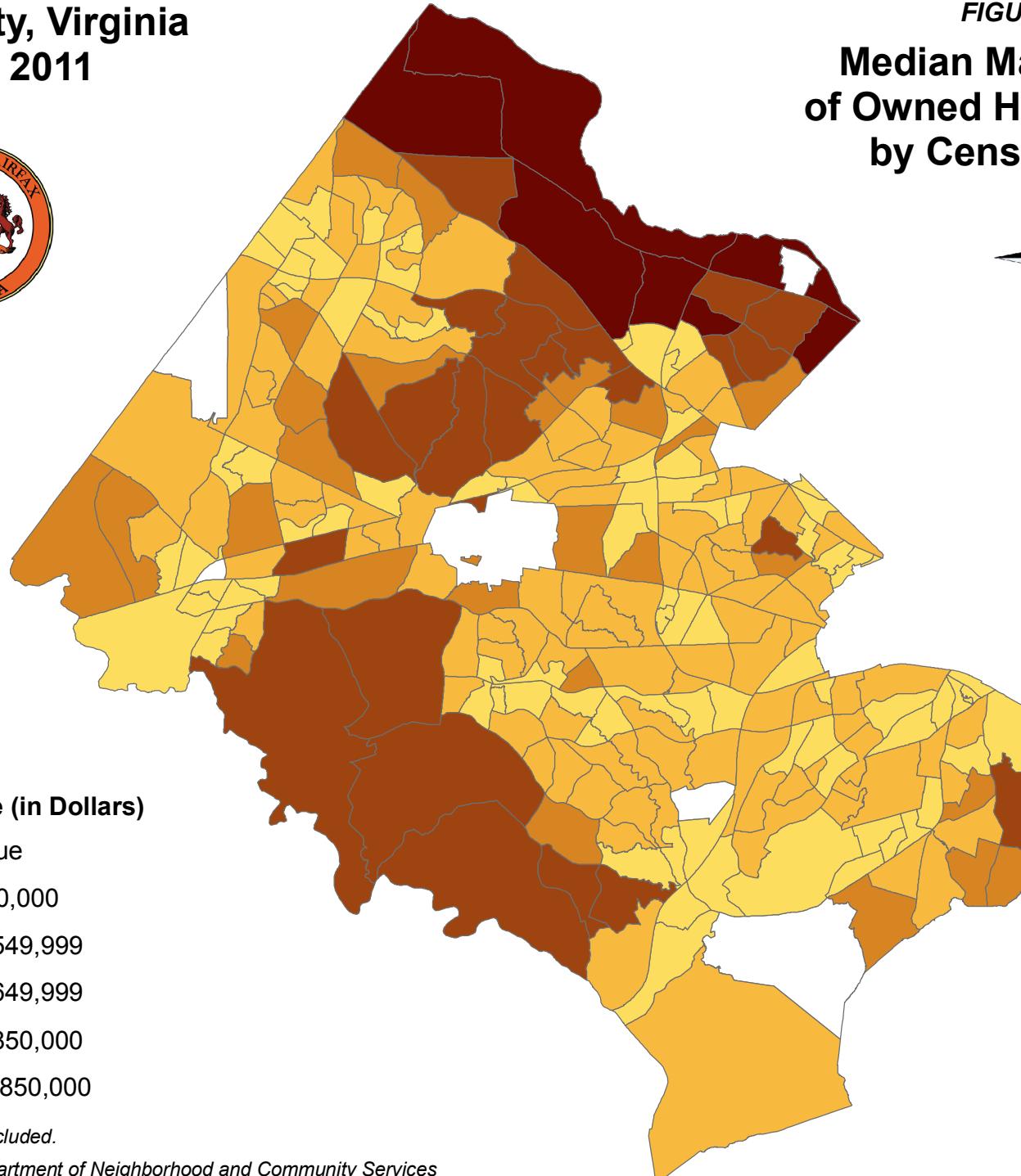


## Median Market Value (in Dollars)



*Note: City of Fairfax is not included.*

*Source: Fairfax County Department of Neighborhood and Community Services*



<b>TABLE 8.1</b>			
<b>Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2010 and 2011</b>			
<b>Supervisor District</b>	<b>Median Market Value</b>		<b>Percent Change</b>
	<b>2010</b>	<b>2011</b>	
Braddock	\$ 398,608	\$ 422,299	5.9%
Dranesville	\$ 666,819	\$ 660,463	-1.0%
Hunter Mill	\$ 453,854	\$ 477,769	5.3%
Lee	\$ 342,325	\$ 349,525	2.1%
Mason	\$ 358,952	\$ 368,971	2.8%
Mount Vernon	\$ 394,624	\$ 396,110	0.4%
Providence	\$ 399,726	\$ 415,590	4.0%
Springfield	\$ 469,060	\$ 494,807	5.5%
Sully	\$ 392,869	\$ 405,610	3.2%
<b>Fairfax County</b>	<b>\$ 418,440</b>	<b>\$ 429,155</b>	<b>2.6%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011.

<b>TABLE 8.2</b>			
<b>Median Market Value of Owned Housing Units by Planning District Fairfax County, 2010 and 2011</b>			
<b>Planning District</b>	<b>Median Market Value</b>		<b>Percent Change</b>
	<b>2010</b>	<b>2011</b>	
Annandale	\$ 387,986	\$ 403,387	4.0%
Baileys	\$ 299,802	\$ 308,653	3.0%
Bull Run	\$ 361,520	\$ 372,038	2.9%
Fairfax	\$ 444,339	\$ 452,709	1.9%
Jefferson	\$ 351,837	\$ 368,971	4.9%
Lincolnia	\$ 361,108	\$ 365,266	1.2%
Lower Potomac	\$ 350,228	\$ 356,054	1.7%
McLean	\$ 672,781	\$ 693,047	3.0%
Mount Vernon	\$ 362,480	\$ 373,750	3.1%
Pohick	\$ 456,645	\$ 469,910	2.9%
Rose Hill	\$ 390,454	\$ 391,230	0.2%
Springfield	\$ 347,797	\$ 354,773	2.0%
Upper Potomac	\$ 446,540	\$ 453,362	1.5%
Vienna	\$ 556,369	\$ 572,033	2.8%
<b>Fairfax County</b>	<b>\$ 418,440</b>	<b>\$ 429,155</b>	<b>2.6%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011.



**Table 8.3**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Supervisor District  
Fairfax County, January 2011**

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
<b>Braddock</b>	\$488,044	\$323,894	\$147,510	\$422,299	\$495,335	\$327,829	\$168,127	\$417,300
<b>Dranesville 1/</b>	\$746,593	\$335,077	\$202,414	\$660,463	\$872,199	\$391,338	\$236,645	\$768,176
<b>Hunter Mill 2/</b>	\$612,711	\$368,431	\$223,916	\$477,769	\$657,636	\$382,605	\$256,330	\$501,245
<b>Lee</b>	\$376,955	\$356,551	\$250,250	\$349,525	\$419,741	\$344,665	\$217,610	\$370,118
<b>Mason</b>	\$444,818	\$345,323	\$169,081	\$368,971	\$490,682	\$362,500	\$176,278	\$398,623
<b>Mount Vernon</b>	\$529,130	\$268,607	\$234,377	\$396,110	\$571,801	\$277,880	\$227,063	\$438,148
<b>Providence</b>	\$582,914	\$405,734	\$236,105	\$415,590	\$626,733	\$425,010	\$256,755	\$454,302
<b>Springfield 3/</b>	\$565,736	\$347,399	\$259,433	\$494,807	\$606,995	\$348,463	\$258,934	\$520,561
<b>Sully</b>	\$545,632	\$277,171	\$191,160	\$405,610	\$588,162	\$278,780	\$176,984	\$447,123
<b>Fairfax County</b>	\$539,866	\$330,117	\$216,238	\$429,155	\$608,776	\$341,971	\$227,417	\$482,449

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011. Market value for each unit is derived from the 2011 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 2011**

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
<b>Annandale</b>	\$444,230	\$329,921	\$126,271	\$403,387	\$473,355	\$327,883	\$141,135	\$416,282
<b>Baileys</b>	\$509,560	\$396,355	\$170,247	\$308,653	\$555,574	\$385,140	\$175,396	\$366,361
<b>Bull Run</b>	\$521,905	\$279,817	\$203,224	\$372,038	\$531,403	\$287,016	\$215,987	\$399,832
<b>Fairfax</b>	\$619,207	\$409,331	\$199,900	\$452,709	\$671,501	\$396,167	\$210,742	\$494,120
<b>Jefferson</b>	\$427,858	\$428,722	\$229,173	\$368,971	\$459,839	\$412,743	\$221,916	\$386,304
<b>Lincolnia</b>	\$414,993	\$356,267	\$129,360	\$365,266	\$453,914	\$375,269	\$125,245	\$392,955
<b>Lower Potomac</b>	\$502,430	\$258,811	\$210,000	\$356,054	\$540,450	\$273,124	\$220,069	\$394,216
<b>McLean</b>	\$789,934	\$569,928	\$299,894	\$693,047	\$950,491	\$611,594	\$322,074	\$798,287
<b>Mount Vernon</b>	\$530,000	\$261,745	\$218,361	\$373,750	\$564,744	\$258,647	\$210,523	\$426,260
<b>Pohick 1/</b>	\$540,200	\$313,473	\$216,272	\$469,910	\$587,580	\$309,629	\$212,762	\$492,344
<b>Rose Hill</b>	\$420,740	\$393,876	\$270,324	\$391,230	\$454,731	\$396,590	\$250,931	\$409,377
<b>Springfield</b>	\$384,432	\$335,589	\$147,086	\$354,773	\$428,567	\$331,408	\$187,959	\$371,698
<b>Upper Potomac 2/</b>	\$584,863	\$340,843	\$213,170	\$453,362	\$680,692	\$343,361	\$242,097	\$516,255
<b>Vienna 3/</b>	\$637,027	\$439,333	\$291,753	\$572,033	\$677,930	\$464,583	\$350,616	\$604,494
<b>Fairfax County</b>	\$539,866	\$330,117	\$216,238	\$429,155	\$608,776	\$341,971	\$227,417	\$482,449

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011. Market value for each unit is derived from the 2011 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 2011**

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
<b>Region 1</b>	\$467,730	\$314,400	\$236,852	\$368,175	\$502,616	\$314,647	\$223,202	\$404,699
<b>Region 2</b>	\$474,488	\$359,597	\$171,157	\$397,170	\$510,896	\$381,254	\$187,146	\$422,953
<b>Region 3 1/</b>	\$676,231	\$376,715	\$234,760	\$527,121	\$782,073	\$395,176	\$266,059	\$600,906
<b>Region 4 2/</b>	\$534,460	\$309,647	\$196,074	\$436,504	\$567,315	\$309,693	\$203,429	\$456,296
<b>Fairfax County</b>	\$539,866	\$330,117	\$216,238	\$429,155	\$608,776	\$341,971	\$227,417	\$482,449

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011. Market value for each unit is derived from the 2011 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 2011**

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	\$518,606	\$539,545	\$107,932	\$496,381	\$683,566	\$545,645	\$122,853	\$627,400
4152	\$640,000	\$599,819	\$242,836	\$244,750	\$649,972	\$571,382	\$225,748	\$327,609
4153	\$382,901	\$245,075		\$283,154	\$418,020	\$248,256		\$348,894
4154.01	\$584,763	\$268,136		\$512,028	\$587,736	\$268,942		\$481,924
4154.02	\$637,094	\$267,273		\$594,922	\$635,694	\$259,288		\$555,262
4155	\$500,092	\$362,406		\$481,355	\$513,636	\$355,403		\$490,406
4156	\$767,197	\$667,579		\$766,690	\$892,186	\$667,579		\$891,973
4157	\$596,388			\$596,388	\$628,823			\$628,823
4158	\$595,391			\$595,391	\$623,899			\$623,899
4159	\$484,265			\$484,265	\$555,882			\$555,882
4160	\$474,946	\$323,499		\$445,434	\$496,115	\$244,639		\$433,067
4161	\$578,419			\$578,419	\$699,126			\$699,126
4162								
4163	\$503,558			\$503,558	\$650,907			\$650,907
4201	\$379,222	\$268,750		\$369,663	\$399,579	\$259,246		\$383,496
4202.01	\$449,233	\$355,709		\$387,526	\$515,754	\$359,405		\$431,015
4202.02	\$606,618	\$314,042	\$290,077	\$305,813	\$601,120	\$308,505	\$288,806	\$303,270
4202.03	\$469,732	\$427,064		\$439,538	\$514,734	\$409,751		\$478,298
4203	\$371,864	\$393,304		\$382,448	\$407,557	\$447,619		\$418,100
4204	\$279,225	\$253,748	\$265,023	\$265,023	\$292,045	\$316,092	\$269,007	\$290,241
4205.01		\$286,385	\$308,363	\$308,363		\$286,385	\$305,233	\$305,214
4205.02	\$284,730	\$301,169	\$159,060	\$269,621	\$299,035	\$313,408	\$170,856	\$257,542
4205.03	\$231,821	\$298,133	\$165,506	\$211,431	\$242,477	\$334,253	\$160,616	\$220,570

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011

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
4206	\$488,603	\$336,138		\$349,492	\$475,802	\$347,407		\$395,628
4207	\$340,489	\$569,327		\$343,579	\$442,828	\$564,021		\$446,532
4208	\$294,551	\$337,468		\$298,562	\$369,353	\$338,372		\$367,512
4210.01	\$310,051	\$297,537		\$300,000	\$351,619	\$332,103		\$336,766
4210.02	\$347,917	\$356,517		\$351,476	\$382,073	\$344,179		\$365,452
4211.01	\$493,127	\$363,940	\$309,157	\$363,918	\$532,062	\$365,136	\$307,258	\$377,797
4211.02	\$577,596	\$421,659		\$430,256	\$566,860	\$400,202		\$443,899
4211.03	\$602,040	\$320,427	\$291,330	\$389,909	\$592,198	\$336,896	\$285,176	\$440,227
4212	\$436,632			\$436,632	\$450,004			\$450,004
4213	\$419,933	\$308,977		\$395,820	\$425,894	\$314,791		\$387,538
4214	\$354,577	\$350,735	\$130,911	\$350,735	\$364,674	\$331,028	\$221,339	\$349,674
4215	\$306,366	\$383,911	\$76,109	\$275,816	\$367,908	\$341,775	\$143,004	\$279,373
4216	\$288,545	\$105,204	\$79,552	\$105,204	\$292,630	\$124,155	\$78,889	\$142,940
4217.01	\$248,329	\$185,647	\$66,033	\$185,152	\$262,678	\$192,465	\$71,100	\$179,455
4217.02	\$257,796	\$262,119		\$261,129	\$281,022	\$263,497		\$275,445
4218	\$305,102	\$174,064	\$91,553	\$173,459	\$337,340	\$190,185	\$113,566	\$186,675
4219	\$263,813			\$263,813	\$299,282			\$299,282
4220	\$315,381	\$273,326		\$303,194	\$405,094	\$313,892		\$357,613
4221.01	\$491,290	\$241,477	\$236,419	\$269,064	\$465,486	\$247,579	\$223,022	\$329,873
4221.02	\$481,093	\$240,122		\$303,437	\$491,609	\$236,985		\$292,326
4222.01	\$675,124	\$397,948		\$655,155	\$634,087	\$373,043		\$586,841
4222.02	\$507,199	\$324,043	\$209,113	\$402,894	\$507,629	\$305,253	\$211,644	\$370,049
4223.01	\$515,646	\$450,889	\$105,354	\$442,055	\$538,736	\$465,655	\$100,832	\$436,527

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011

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
4223.02	\$631,590	\$418,468	\$255,085	\$299,948	\$549,101	\$425,093	\$248,140	\$364,352
4224.01	\$613,201	\$396,311	\$271,285	\$373,594	\$613,201	\$401,714	\$264,915	\$343,579
4224.02	\$722,746	\$342,160		\$349,602	\$677,677	\$363,825		\$381,365
4224.03	\$458,051	\$516,240		\$463,980	\$475,904	\$469,136		\$473,676
4301.01	\$518,141			\$518,141	\$520,857			\$520,857
4301.02	\$462,073	\$319,888		\$329,273	\$485,143	\$310,848		\$375,239
4302.01	\$460,836	\$326,466		\$424,084	\$493,996	\$322,441		\$419,888
4302.02	\$465,712	\$314,345		\$446,499	\$495,745	\$344,532		\$445,776
4302.03	\$457,526	\$364,750		\$442,028	\$469,193	\$366,628		\$438,492
4304	\$410,647	\$326,117		\$403,278	\$409,676	\$327,580		\$398,155
4305	\$386,683			\$386,683	\$382,260			\$382,260
4306	\$314,879	\$241,348		\$313,146	\$328,374	\$238,906		\$321,714
4307	\$312,252			\$312,252	\$319,902			\$319,902
4308.01	\$377,990	\$353,705		\$367,995	\$412,010	\$340,524		\$386,166
4308.02	\$532,650	\$228,475	\$133,189	\$203,896	\$529,515	\$246,834	\$151,529	\$263,506
4309.01	\$584,950	\$308,557		\$340,440	\$595,364	\$311,055		\$417,122
4309.02	\$427,896	\$305,914		\$342,706	\$441,484	\$303,736		\$380,150
4310.01	\$456,111	\$294,900		\$374,900	\$465,045	\$283,991		\$372,389
4310.02	\$690,401	\$310,203		\$310,263	\$690,401	\$310,309		\$311,320
4313	\$449,933	\$348,369		\$438,831	\$464,447	\$357,516		\$441,641
4314	\$427,626	\$368,453		\$399,458	\$438,288	\$337,635		\$399,061
4315	\$510,894	\$387,473	\$375,313	\$427,891	\$522,993	\$351,411	\$341,604	\$443,367
4316	\$393,632	\$375,538	\$107,948	\$377,325	\$456,460	\$339,779	\$107,000	\$401,573

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011

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
4318.01	\$510,257	\$323,098		\$326,543	\$558,058	\$313,471		\$331,501
4318.02	\$498,431	\$248,618		\$477,500	\$533,963	\$249,107		\$456,500
4319	\$556,416			\$556,416	\$548,047			\$548,047
4320	\$531,484	\$290,474		\$374,371	\$518,862	\$299,313		\$406,629
4321	\$532,786	\$302,835	\$216,272	\$304,996	\$528,523	\$293,922	\$212,762	\$350,384
4322.01		\$310,000		\$310,000		\$304,993		\$304,993
4322.02	\$533,893	\$320,318		\$339,797	\$523,981	\$322,493		\$398,118
4323	\$529,837	\$330,248		\$502,211	\$593,980	\$344,168		\$518,303
4324.01	\$524,416			\$524,416	\$528,329			\$528,329
4324.02	\$504,203	\$374,742		\$484,358	\$524,627	\$375,968		\$480,513
4325	\$517,471	\$348,865		\$502,481	\$519,267	\$356,044		\$481,800
4326	\$535,183	\$299,292		\$498,803	\$533,931	\$322,890		\$480,144
4327.01	\$458,136	\$318,269		\$428,792	\$457,568	\$320,336		\$420,543
4327.02	\$473,845	\$299,826		\$312,459	\$478,949	\$299,352		\$330,720
4328	\$448,535	\$309,636		\$340,178	\$459,032	\$311,464		\$374,771
4401	\$626,006	\$288,382		\$605,815	\$647,550	\$339,634		\$600,905
4402.01		\$407,495	\$217,782	\$227,799		\$412,612	\$212,688	\$249,893
4402.02	\$526,646	\$318,254	\$144,202	\$313,718	\$567,113	\$320,476	\$147,666	\$338,466
4403	\$559,726			\$559,726	\$569,378			\$569,378
4405.01	\$504,565	\$403,423		\$501,325	\$525,860	\$403,570		\$523,420
4405.02	\$555,919	\$557,302		\$556,826	\$576,795	\$558,457		\$575,545
4406	\$389,567	\$170,608		\$388,832	\$442,460	\$170,875		\$439,318
4407.01	\$513,728			\$513,728	\$531,887			\$531,887

Table 8.6

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011**

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
4407.02	\$529,391	\$335,012		\$525,000	\$541,716	\$352,625		\$527,380
4408	\$526,187			\$526,187	\$547,790			\$547,790
4501	\$398,995	\$320,024	\$209,000	\$318,962	\$394,104	\$368,209	\$225,390	\$331,661
4502	\$382,296			\$382,296	\$395,791			\$395,791
4503	\$411,878	\$389,642	\$104,237	\$399,093	\$432,119	\$409,634	\$103,171	\$386,009
4504	\$522,568	\$482,884		\$503,496	\$539,791	\$483,398		\$534,169
4505	\$316,580			\$316,580	\$340,758			\$340,758
4506.01	\$420,707	\$363,398		\$418,811	\$435,686	\$363,543		\$433,888
4506.02	\$335,022	\$468,202	\$265,993	\$305,385	\$346,047	\$463,077	\$263,982	\$325,812
4507.01	\$491,476	\$385,718		\$413,012	\$524,968	\$381,015		\$459,131
4507.02	\$507,177			\$507,177	\$552,467			\$552,467
4508	\$391,168	\$473,065	\$127,234	\$381,827	\$439,366	\$474,654	\$147,417	\$395,226
4509	\$456,863			\$456,863	\$461,270			\$461,270
4510	\$428,877			\$428,877	\$430,641			\$430,641
4511	\$648,594			\$648,594	\$626,063			\$626,063
4512	\$690,266			\$690,266	\$766,441			\$766,441
4513	\$521,824	\$464,778	\$234,023	\$509,846	\$570,750	\$471,429	\$214,763	\$522,117
4514		\$478,645	\$118,450	\$118,450		\$481,148	\$103,185	\$214,608
4515.01	\$420,000	\$323,125	\$119,878	\$145,646	\$459,551	\$353,216	\$121,763	\$214,752
4515.02	\$469,768	\$395,572	\$151,750	\$425,002	\$492,015	\$415,407	\$142,402	\$426,992
4516.01	\$392,980			\$392,980	\$503,958			\$503,958
4516.02	\$629,143		\$110,177	\$125,219	\$651,750		\$109,998	\$310,389
4518	\$375,942	\$487,285		\$379,118	\$420,807	\$493,890		\$423,973



Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011

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
4519	\$500,841	\$336,579		\$361,157	\$560,323	\$338,096		\$412,428
4520	\$519,265	\$343,819		\$444,993	\$544,280	\$345,177		\$468,542
4521.01	\$467,087	\$302,224		\$375,358	\$478,859	\$302,044		\$397,721
4521.02	\$394,384	\$328,085		\$338,663	\$475,009	\$318,059		\$410,916
4522	\$363,373	\$317,681	\$124,537	\$343,999	\$373,129	\$322,917	\$115,856	\$323,231
4523.01		\$183,371	\$127,105	\$133,975		\$227,500	\$143,320	\$150,568
4523.02	\$374,099	\$318,640	\$126,271	\$153,149	\$379,025	\$278,738	\$122,422	\$198,141
4524	\$378,710	\$320,133		\$372,093	\$407,584	\$321,711		\$393,235
4525.01	\$371,793	\$429,553	\$253,494	\$379,298	\$414,751	\$437,693	\$226,449	\$404,216
4525.02	\$415,723	\$353,614		\$373,131	\$417,590	\$334,181		\$388,387
4526	\$328,955	\$442,873	\$129,360	\$345,706	\$379,774	\$423,653	\$125,245	\$366,998
4527	\$541,642	\$289,181	\$205,977	\$266,879	\$528,624	\$334,628	\$188,457	\$325,745
4528.01	\$454,577		\$227,445	\$242,721	\$507,703		\$223,636	\$298,450
4528.02			\$214,621	\$214,621			\$214,529	\$214,529
4601	\$751,513	\$173,839		\$751,027	\$814,591	\$174,187		\$811,008
4602	\$755,260			\$755,260	\$845,739			\$845,739
4603	\$653,756			\$653,756	\$710,694			\$710,694
4604	\$713,847	\$651,056	\$388,293	\$672,916	\$766,838	\$624,330	\$392,452	\$687,528
4605.01	\$793,292	\$634,500		\$768,031	\$788,792	\$633,326		\$776,312
4605.02	\$684,833	\$559,000	\$32,616,309	\$605,923	\$711,610	\$559,608	\$32,616,309	\$671,156
4606	\$518,270			\$518,270	\$559,556			\$559,556
4607.01	\$486,248			\$486,248	\$526,375			\$526,375
4607.02	\$487,793	\$477,187		\$485,919	\$567,489	\$496,200		\$557,221

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011**

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
4608	\$561,946	\$381,910	\$218,922	\$536,803	\$648,663	\$441,647	\$216,972	\$567,610
4609	\$647,611	\$564,926		\$635,845	\$694,253	\$557,739		\$681,133
4610	\$575,331	\$429,192	\$191,653	\$556,556	\$632,160	\$466,568	\$206,465	\$593,930
4611	\$695,380	\$242,903		\$665,118	\$725,896	\$355,645		\$657,555
4612.01	\$774,652	\$457,607		\$761,727	\$922,491	\$459,392		\$910,577
4612.02	\$1,172,869	\$439,182	\$245,160	\$395,779	\$1,066,980	\$430,467	\$237,170	\$391,909
4615	\$681,442	\$461,484	\$274,384	\$488,673	\$688,872	\$486,833	\$275,307	\$522,675
4616.01	\$535,610	\$379,717	\$353,705	\$394,127	\$600,009	\$390,544	\$331,241	\$452,342
4616.02		\$556,492	\$271,879	\$317,593		\$477,520	\$281,147	\$333,753
4617	\$703,690	\$382,892		\$407,414	\$643,458	\$387,362		\$444,515
4618.01	\$456,894	\$334,600	\$278,532	\$318,535	\$456,894	\$387,845	\$261,734	\$327,102
4618.02	\$423,841	\$401,890	\$207,598	\$342,371	\$507,408	\$395,072	\$226,274	\$336,019
4619.01	\$509,134	\$357,890	\$191,152	\$339,401	\$543,046	\$411,794	\$178,817	\$347,719
4619.02	\$673,294			\$673,294	\$673,294			\$673,294
4701	\$1,170,191	\$1,035,914		\$1,164,812	\$1,612,413	\$1,084,353		\$1,593,319
4703	\$920,300			\$920,300	\$1,004,087			\$1,004,087
4704	\$853,286	\$749,500		\$835,052	\$1,054,081	\$744,230		\$1,013,187
4705	\$780,500	\$590,889	\$306,115	\$760,774	\$975,177	\$702,557	\$288,043	\$837,174
4706	\$843,048	\$917,191		\$856,732	\$981,755	\$1,047,821		\$993,773
4707	\$653,746	\$528,203	\$818,359	\$655,474	\$730,256	\$527,999	\$823,490	\$733,054
4708	\$661,835	\$560,440		\$658,422	\$702,683	\$623,967		\$685,882
4709	\$684,461	\$570,157		\$635,040	\$796,507	\$606,424		\$752,251
4710	\$593,816	\$396,956	\$365,040	\$528,876	\$644,959	\$437,320	\$345,773	\$540,035

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011

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
4711	\$372,746	\$582,561		\$373,378	\$448,811	\$571,292		\$449,797
4712.01		\$200,342	\$244,274	\$236,326		\$352,307	\$274,218	\$291,416
4712.02	\$636,282	\$546,700	\$255,000	\$295,118	\$656,118	\$492,070	\$277,395	\$360,628
4713.01		\$477,322		\$477,322		\$504,496		\$504,496
4713.03	\$616,787	\$467,743	\$229,489	\$286,152	\$694,553	\$478,076	\$233,946	\$382,735
4713.04	\$600,873	\$456,505		\$593,658	\$598,935	\$417,466		\$585,297
4714.01	\$518,104		\$127,050	\$452,415	\$534,835		\$153,437	\$384,923
4714.02	\$532,034	\$345,838	\$108,826	\$346,831	\$569,066	\$309,263	\$142,520	\$338,507
4801	\$1,201,424			\$1,201,424	\$1,361,635			\$1,361,635
4802.01	\$983,461			\$983,461	\$1,292,453			\$1,292,453
4802.02		\$405,905	\$308,267	\$308,534		\$406,595	\$363,236	\$364,278
4802.03		\$329,300	\$310,273	\$310,273		\$327,432	\$329,731	\$329,725
4803	\$1,188,308			\$1,188,308	\$1,361,672			\$1,361,672
4804.01	\$803,207			\$803,207	\$932,883			\$932,883
4804.02	\$1,036,103			\$1,036,103	\$1,107,145			\$1,107,145
4805.01	\$606,258			\$606,258	\$665,088			\$665,088
4805.02	\$415,881			\$415,881	\$429,915			\$429,915
4805.03	\$469,789	\$318,912		\$443,588	\$527,685	\$329,482		\$483,468
4805.04	\$647,093	\$228,246	\$306,288	\$505,041	\$677,574	\$319,947	\$296,062	\$493,306
4805.05	\$647,541	\$320,024		\$327,621	\$612,861	\$339,853		\$386,655
4808.01	\$400,108	\$204,473	\$196,366	\$266,342	\$429,123	\$235,774	\$196,833	\$314,683
4808.02	\$383,206	\$163,048		\$377,773	\$438,769	\$277,318		\$398,059
4809.01	\$374,382	\$172,046		\$292,415	\$373,226	\$197,843		\$307,618

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011

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
4809.02	\$412,825	\$243,223	\$123,919	\$236,143	\$433,167	\$339,383	\$115,668	\$275,459
4809.03	\$268,412	\$178,760	\$208,429	\$213,170	\$298,031	\$185,785	\$197,702	\$221,230
4810	\$324,092	\$166,378		\$171,294	\$327,161	\$179,249		\$205,351
4811.01			\$190,706	\$190,706			\$202,615	\$202,615
4811.02	\$619,445	\$449,789	\$229,738	\$261,900	\$620,576	\$458,818	\$218,505	\$343,921
4811.03		\$369,968		\$369,968		\$348,837		\$348,837
4811.04		\$393,588		\$393,588		\$387,613		\$387,613
4811.05	\$605,216	\$393,953		\$593,552	\$587,428	\$400,028		\$564,031
4811.06	\$487,966	\$154,246		\$486,167	\$543,225	\$157,320		\$539,454
4812.01	\$546,421			\$546,421	\$548,028			\$548,028
4812.02	\$434,322	\$206,533	\$106,142	\$231,467	\$409,431	\$207,191	\$100,581	\$294,905
4814	\$541,912	\$352,506	\$183,654	\$374,742	\$575,173	\$350,028	\$183,393	\$435,013
4815	\$636,277			\$636,277	\$715,448			\$715,448
4816	\$775,483			\$775,483	\$839,701			\$839,701
4817.01	\$695,995			\$695,995	\$764,906			\$764,906
4817.02	\$643,680	\$415,994	\$229,900	\$258,487	\$692,571	\$403,886	\$213,814	\$355,892
4819	\$831,595	\$366,229	\$186,484	\$510,683	\$846,164	\$362,553	\$186,587	\$560,174
4820.01	\$774,155	\$395,539		\$587,628	\$790,830	\$412,474		\$636,716
4820.02	\$660,000	\$478,314	\$283,187	\$489,316	\$682,210	\$432,559	\$271,069	\$491,630
4821	\$549,277	\$446,922	\$189,194	\$243,464	\$625,120	\$425,304	\$198,922	\$329,175
4822.01	\$578,588	\$401,305		\$412,750	\$577,877	\$410,182		\$451,400
4822.02	\$532,548	\$354,544	\$223,549	\$299,592	\$548,547	\$347,620	\$280,911	\$305,657
4822.03		\$580,926	\$323,773	\$353,473		\$565,012	\$381,043	\$412,572

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4823.01	\$624,478	\$385,887	\$184,518	\$371,243	\$630,890	\$411,100	\$197,275	\$379,949
4823.02		\$268,140	\$136,836	\$231,451		\$275,926	\$138,732	\$211,239
4823.03	\$585,268	\$316,274	\$161,568	\$319,850	\$601,933	\$355,986	\$167,664	\$375,396
4824	\$654,890			\$654,890	\$701,952			\$701,952
4825.01	\$643,961	\$377,685		\$385,893	\$647,370	\$371,262		\$419,959
4825.02	\$505,078	\$302,562		\$477,727	\$491,726	\$303,436		\$453,047
4825.03	\$546,426	\$268,358		\$528,401	\$579,882	\$269,381		\$530,845
4825.04	\$569,009			\$569,009	\$638,015			\$638,015
4826.01	\$524,086	\$324,003	\$173,772	\$435,407	\$508,289	\$317,727	\$174,152	\$424,154
4826.02	\$671,263	\$395,000		\$563,706	\$708,834	\$436,446		\$616,896
4901.01	\$450,052	\$313,816		\$433,998	\$462,084	\$297,283		\$411,967
4901.03	\$387,850	\$317,974		\$372,044	\$410,594	\$327,053		\$390,220
4905.01	\$590,765	\$304,160		\$336,474	\$591,223	\$292,580		\$423,106
4905.02	\$624,456	\$385,333		\$606,917	\$611,724	\$395,917		\$598,500
4910	\$618,538			\$618,538	\$685,038			\$685,038
4911.01	\$581,915			\$581,915	\$650,027			\$650,027
4911.02	\$405,140	\$341,356		\$399,978	\$411,895	\$340,040		\$407,003
4911.03	\$492,761	\$227,999		\$231,298	\$495,716	\$248,104		\$265,409
4912.01	\$425,682	\$242,978		\$264,146	\$427,382	\$253,124		\$285,749
4912.02								
4913.01	\$498,874	\$274,385	\$125,032	\$332,122	\$513,689	\$273,944	\$123,334	\$385,580
4913.02	\$478,904	\$314,064		\$318,994	\$434,472	\$308,216		\$337,855
4913.03	\$401,198	\$140,476	\$172,066	\$143,500	\$402,205	\$202,841	\$160,469	\$203,171

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011

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
4914.01	\$847,368	\$274,142	\$194,216	\$268,844	\$847,368	\$272,234	\$182,003	\$258,751
4914.02	\$449,680	\$264,071		\$266,684	\$459,445	\$265,503		\$287,844
4914.03	\$546,134	\$273,845		\$540,983	\$558,724	\$273,480		\$514,898
4914.04	\$532,278	\$274,709		\$292,038	\$517,805	\$280,395		\$350,337
4914.05	\$575,338			\$575,338	\$591,621			\$591,621
4915.01	\$542,257	\$369,792	\$204,865	\$369,792	\$569,539	\$361,407	\$196,347	\$372,524
4915.02	\$612,333	\$168,588		\$609,196	\$622,543	\$166,605		\$614,401
4916.01	\$546,545	\$170,683		\$174,917	\$528,196	\$187,731		\$316,098
4916.02	\$355,828	\$180,090		\$324,211	\$413,857	\$182,445		\$347,132
4917.01	\$573,340	\$358,000	\$271,620	\$315,781	\$573,382	\$349,240	\$288,382	\$326,669
4917.02		\$472,000	\$268,304	\$410,000		\$428,350	\$258,477	\$411,896
4917.03		\$358,128		\$358,128		\$419,623		\$419,623
4917.04	\$609,163	\$417,636		\$423,668	\$597,204	\$368,694		\$380,217
4917.05	\$699,999	\$455,252		\$664,286	\$703,624	\$382,534		\$616,023
4918.01		\$368,658	\$237,276	\$314,734		\$371,148	\$214,600	\$306,175
4918.02	\$407,398	\$280,206		\$381,895	\$416,668	\$332,193		\$369,341
4918.03	\$404,465	\$419,180	\$187,628	\$400,988	\$407,717	\$390,961	\$181,790	\$380,417
4920	\$652,860			\$652,860	\$694,922			\$694,922
4921	\$776,369			\$776,369	\$809,169			\$809,169
4922.01	\$831,654			\$831,654	\$867,365			\$867,365
4922.02	\$652,158	\$456,547		\$642,395	\$659,573	\$461,482		\$648,538
4922.03	\$669,562	\$906,727		\$669,600	\$665,041	\$906,727		\$665,232
4923	\$403,715	\$246,983		\$354,532	\$421,511	\$247,526		\$347,106

Table 8.6

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2011**

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
4924	\$396,830	\$221,357		\$226,884	\$468,000	\$240,169		\$295,661
4925	\$812,992			\$812,992	\$858,783			\$858,783
9801								
9802								
9803								
<b>Fairfax County</b>	\$539,866	\$330,117	\$216,238	\$429,155	\$608,776	\$341,971	\$227,417	\$482,449

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011. Market value for each unit is derived from the 2011 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.

**Table 8.7**

**Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2011**

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	26	4	21	759	3,428	3,711	4,115	5,057	2,714	960	572	931	22,298
	Single Family Attached	420	952	1,504	4,326	1,254	705	550	132	70	2			9,915
	Multifamily	2,354	679	308	54	28								3,423
	<b>Total</b>	<b>2,800</b>	<b>1,635</b>	<b>1,833</b>	<b>5,139</b>	<b>4,710</b>	<b>4,416</b>	<b>4,665</b>	<b>5,189</b>	<b>2,784</b>	<b>962</b>	<b>572</b>	<b>931</b>	<b>35,636</b>
Dranesville 1/	Single Family Detached	3	109	453	1,451	2,367	1,300	885	888	1,564	2,021	1,777	16,090	28,908
	Single Family Attached	1,988	431	420	225	561	277	237	343	560	156	83	648	5,929
	Multifamily	674	415	37	110	96	50			14	1	7	50	1,454
	<b>Total</b>	<b>2,665</b>	<b>955</b>	<b>910</b>	<b>1,786</b>	<b>3,024</b>	<b>1,627</b>	<b>1,122</b>	<b>1,231</b>	<b>2,138</b>	<b>2,178</b>	<b>1,867</b>	<b>16,788</b>	<b>36,291</b>
Hunter Mill 2/	Single Family Detached		165	51	107	469	1,173	2,850	2,802	2,537	2,492	2,154	6,704	21,504
	Single Family Attached	523	1,168	1,519	1,932	3,014	1,222	1,364	647	530	287	231	208	12,645
	Multifamily	2,994	1,875	855	656	331	361	125	51	153	88	1	116	7,606
	<b>Total</b>	<b>3,517</b>	<b>3,208</b>	<b>2,425</b>	<b>2,695</b>	<b>3,814</b>	<b>2,756</b>	<b>4,339</b>	<b>3,500</b>	<b>3,220</b>	<b>2,867</b>	<b>2,386</b>	<b>7,028</b>	<b>41,755</b>
Lee	Single Family Detached	6	575	2,527	3,915	2,246	2,044	1,275	763	668	487	608	1,222	16,336
	Single Family Attached	1,535	700	2,236	2,257	2,760	2,399	1,236	563	352	14	1	24	14,077
	Multifamily	838	639	1,174	309	6								2,966
	<b>Total</b>	<b>2,379</b>	<b>1,914</b>	<b>5,937</b>	<b>6,481</b>	<b>5,012</b>	<b>4,443</b>	<b>2,511</b>	<b>1,326</b>	<b>1,020</b>	<b>501</b>	<b>609</b>	<b>1,246</b>	<b>33,379</b>
Mason	Single Family Detached	17	36	824	2,731	3,149	2,295	1,976	1,876	1,152	851	858	1,864	17,629
	Single Family Attached	279	114	919	1,855	1,031	793	467	332	146	43	4		5,983
	Multifamily	3,950	1,486	749	140	2								6,327
	<b>Total</b>	<b>4,246</b>	<b>1,636</b>	<b>2,492</b>	<b>4,726</b>	<b>4,182</b>	<b>3,088</b>	<b>2,443</b>	<b>2,208</b>	<b>1,298</b>	<b>894</b>	<b>862</b>	<b>1,864</b>	<b>29,939</b>
Mount Vernon	Single Family Detached	79	575	705	1,015	1,453	2,096	2,797	2,867	2,167	1,936	1,356	3,626	20,672
	Single Family Attached	1,776	2,995	2,393	2,054	1,354	576	137	126	84	68	13	5	11,581
	Multifamily	1,559	1,317	695	411	129	176	3	4	1		1		4,296
	<b>Total</b>	<b>3,414</b>	<b>4,887</b>	<b>3,793</b>	<b>3,480</b>	<b>2,936</b>	<b>2,848</b>	<b>2,937</b>	<b>2,997</b>	<b>2,252</b>	<b>2,004</b>	<b>1,370</b>	<b>3,631</b>	<b>36,549</b>

(Continued)



Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2011

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
Providence	Single Family Detached	10	11	83	507	865	1,569	1,762	2,005	1,408	1,466	1,359	4,421	15,466
	Single Family Attached	245	270	547	1,688	1,951	1,806	1,077	433	728	564	187	299	9,795
	Multifamily	3,706	3,240	1,970	1,681	830	183	177	78	52	15	12	103	12,047
	<b>Total</b>	3,961	3,521	2,600	3,876	3,646	3,558	3,016	2,516	2,188	2,045	1,558	4,823	37,308
Springfield 3/	Single Family Detached	2	2	63	326	1,654	2,763	2,782	4,075	3,058	2,408	2,027	6,344	25,504
	Single Family Attached	638	495	1,729	2,618	2,563	1,318	868	340	57	70	5	1	10,702
	Multifamily	357	254	557	63	96	19	19	13	8				1,386
	<b>Total</b>	997	751	2,349	3,007	4,313	4,100	3,669	4,428	3,123	2,478	2,032	6,345	37,592
Sully	Single Family Detached	18	13	75	945	1,713	2,034	2,233	3,871	3,043	1,864	1,231	4,025	21,065
	Single Family Attached	2,270	3,246	3,937	3,660	1,319	512	117	123	13	34	21	64	15,316
	Multifamily	1,004	450											1,454
	<b>Total</b>	3,292	3,709	4,012	4,605	3,032	2,546	2,350	3,994	3,056	1,898	1,252	4,089	37,835
Fairfax County	Single Family Detached	161	1,490	4,802	11,756	17,344	18,985	20,675	24,204	18,311	14,485	11,942	45,227	189,382
	Single Family Attached	9,674	10,371	15,204	20,615	15,807	9,608	6,053	3,039	2,540	1,238	545	1,249	95,943
	Multifamily	17,436	10,355	6,345	3,424	1,518	789	324	146	228	104	21	269	40,959
	<b>Total</b>	27,271	22,216	26,351	35,795	34,669	29,382	27,052	27,389	21,079	15,827	12,508	46,745	326,284

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011. Market value for each unit is derived from the 2011 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 2011**

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	
<b>Annandale</b>	<b>Single Family Detached</b>	1	1	116	1,446	3,833	2,884	1,871	2,805	1,422	642	283	736	16,040	
	<b>Single Family Attached</b>	464	25	237	1,908	455	316	46	72	27	8			3,558	
	<b>Multifamily</b>	1,813	291	79	1										2,184
	<b>Total</b>	2,278	317	432	3,355	4,288	3,200	1,917	2,877	1,449	650	283	736	21,782	
<b>Baileys</b>	<b>Single Family Detached</b>	2	13	152	591	702	483	497	572	337	432	538	867	5,186	
	<b>Single Family Attached</b>	3	51	245	58	211	220	205	66	20	5			1,084	
	<b>Multifamily</b>	3,334	1,330	491	88	2								5,245	
	<b>Total</b>	3,339	1,394	888	737	915	703	702	638	357	437	538	867	11,515	
<b>Bull Run</b>	<b>Single Family Detached</b>	19	12	80	860	2,361	2,713	1,882	2,799	2,559	1,599	1,160	1,852	17,896	
	<b>Single Family Attached</b>	2,427	3,302	4,298	3,201	1,758	835	526	312	37	31			16,727	
	<b>Multifamily</b>	1,175	675	544	46	65	10	7	13	8				2,543	
	<b>Total</b>	3,621	3,989	4,922	4,107	4,184	3,558	2,415	3,124	2,604	1,630	1,160	1,852	37,166	
<b>Fairfax</b>	<b>Single Family Detached</b>	1	3	2	110	502	606	925	933	1,052	941	1,016	3,004	9,095	
	<b>Single Family Attached</b>	159	112	357	1,182	598	1,576	987	148	162	110	18	1	5,410	
	<b>Multifamily</b>	1,913	1,034	634	214	28								3,823	
	<b>Total</b>	2,073	1,149	993	1,506	1,128	2,182	1,912	1,081	1,214	1,051	1,034	3,005	18,328	
<b>Jefferson</b>	<b>Single Family Detached</b>	7	16	608	1,317	1,497	1,596	1,214	769	430	373	234	592	8,653	
	<b>Single Family Attached</b>	54	181	63	249	506	242	482	199	182	68	2		2,228	
	<b>Multifamily</b>	1,569	1,010	934	542	148	16	7	3					4,229	
	<b>Total</b>	1,630	1,207	1,605	2,108	2,151	1,854	1,703	971	612	441	236	592	15,110	
<b>Lincolnia</b>	<b>Single Family Detached</b>	14	14	41	436	224	268	207	129	48	32	19	168	1,600	
	<b>Single Family Attached</b>	21	43	440	427	407	266	103	167	95	30	4		2,003	
	<b>Multifamily</b>	232												232	
	<b>Total</b>	267	57	481	863	631	534	310	296	143	62	23	168	3,835	

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2011**

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
Lower Potomac	Single Family Detached	13	57	260	274	167	273	692	618	313	181	263	475	3,586
	Single Family Attached	796	1,024	517	515	421	462	84	23				1	3,843
	Multifamily	90	178	69	2									339
	<b>Total</b>	899	1,259	846	791	588	735	776	641	313	181	263	476	7,768
McLean	Single Family Detached	1	1	6	471	956	181	166	463	1,019	1,589	1,419	11,217	17,489
	Single Family Attached	127	37	125	102	112	80	114	270	556	156	100	771	2,550
	Multifamily	324	1,206	770	939	647	208	168	75	66	16	19	152	4,590
	<b>Total</b>	452	1,244	901	1,512	1,715	469	448	808	1,641	1,761	1,538	12,140	24,629
Mount Vernon	Single Family Detached	65	785	968	873	1,125	1,194	1,590	2,066	1,666	1,409	904	2,795	15,440
	Single Family Attached	2,075	847	1,509	1,028	718	245	74	103	84	68	14	4	6,769
	Multifamily	2,005	1,235	679	414	134	176	3	4	1		1		4,652
	<b>Total</b>	4,145	2,867	3,156	2,315	1,977	1,615	1,667	2,173	1,751	1,477	919	2,799	26,861
Pohick 1/	Single Family Detached	29	10	78	557	1,237	3,524	4,929	5,556	3,691	2,377	1,800	6,196	29,984
	Single Family Attached	399	2,165	3,056	6,198	2,339	538	215	29	3			1	14,943
	Multifamily	102	330	16										448
	<b>Total</b>	530	2,505	3,150	6,755	3,576	4,062	5,144	5,585	3,694	2,377	1,800	6,197	45,375
Rose Hill	Single Family Detached	3	245	1,036	1,351	1,121	1,506	986	513	444	315	453	878	8,851
	Single Family Attached	161	3	658	1,242	1,610	1,674	771	465	349	14		24	6,971
	Multifamily	203	543	1,062	162	1								1,971
	<b>Total</b>	367	791	2,756	2,755	2,732	3,180	1,757	978	793	329	453	902	17,793
Springfield	Single Family Detached	1	56	947	2,260	1,498	848	769	725	531	427	225	476	8,763
	Single Family Attached	349	885	1,486	913	1,810	818	473	100	3				6,837
	Multifamily	854	76	72	159	31	9	12						1,213
	<b>Total</b>	1,204	1,017	2,505	3,332	3,339	1,675	1,254	825	534	427	225	476	16,813

(Continued)

**Table 8.8**

**Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2011**

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
<b>Upper Potomac 2/</b>	<b>Single Family Detached</b>	2	275	508	1,204	2,097	2,446	2,726	4,301	3,387	2,514	2,071	10,733	32,264
	<b>Single Family Attached</b>	2,556	1,482	2,082	2,950	3,803	1,419	1,422	732	359	234	102	199	17,340
	<b>Multifamily</b>	3,733	2,118	834	656	235	320	112	51	153	88	1	116	8,417
	<b>Total</b>	6,291	3,875	3,424	4,810	6,135	4,185	4,260	5,084	3,899	2,836	2,174	11,048	58,021
<b>Vienna 3/</b>	<b>Single Family Detached</b>	3	2		6	24	463	2,221	1,955	1,412	1,654	1,557	5,238	14,535
	<b>Single Family Attached</b>	83	214	131	642	1,059	917	551	353	663	514	305	248	5,680
	<b>Multifamily</b>	89	329	161	201	227	50	15					1	1,073
	<b>Total</b>	175	545	292	849	1,310	1,430	2,787	2,308	2,075	2,168	1,862	5,487	21,288
<b>Fairfax County</b>	<b>Single Family Detached</b>	161	1,490	4,802	11,756	17,344	18,985	20,675	24,204	18,311	14,485	11,942	45,227	189,382
	<b>Single Family Attached</b>	9,674	10,371	15,204	20,615	15,807	9,608	6,053	3,039	2,540	1,238	545	1,249	95,943
	<b>Multifamily</b>	17,436	10,355	6,345	3,424	1,518	789	324	146	228	104	21	269	40,959
	<b>Total</b>	27,271	22,216	26,351	35,795	34,669	29,382	27,052	27,389	21,079	15,827	12,508	46,745	326,284

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011. Market value for each unit is derived from the 2011 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 2011**

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
<b>Region 1</b>	<b>Single Family Detached</b>	85	1,144	3,217	4,947	3,718	4,203	4,282	3,886	3,037	2,357	1,901	4,642	37,419
	<b>Single Family Attached</b>	3,311	3,699	4,825	4,381	4,210	3,001	1,374	689	436	82	14	29	26,051
	<b>Multifamily</b>	2,397	1,956	1,869	720	135	176	3	4	1		1		7,262
	<b>Total</b>	5,793	6,799	9,911	10,048	8,063	7,380	5,659	4,579	3,474	2,439	1,916	4,671	70,732
<b>Region 2</b>	<b>Single Family Detached</b>	28	47	922	4,258	7,224	5,617	4,573	5,682	3,376	2,372	1,742	4,558	40,399
	<b>Single Family Attached</b>	628	301	1,227	3,536	2,461	1,631	1,049	717	581	236	53	109	12,529
	<b>Multifamily</b>	7,576	2,633	1,552	710	296	72	9	3					12,851
	<b>Total</b>	8,232	2,981	3,701	8,504	9,981	7,320	5,631	6,402	3,957	2,608	1,795	4,667	65,779
<b>Region 3 1/</b>	<b>Single Family Detached</b>	2	274	501	1,114	2,051	2,619	4,354	5,055	5,100	5,342	4,954	27,082	58,448
	<b>Single Family Attached</b>	2,664	1,763	2,341	2,950	4,255	2,983	2,428	1,103	1,429	814	452	1,046	24,228
	<b>Multifamily</b>	5,254	4,656	2,351	1,931	991	522	293	126	219	104	20	269	16,736
	<b>Total</b>	7,920	6,693	5,193	5,995	7,297	6,124	7,075	6,284	6,748	6,260	5,426	28,397	99,412
<b>Region 4 2/</b>	<b>Single Family Detached</b>	46	25	162	1,437	4,351	6,546	7,466	9,581	6,798	4,414	3,345	8,945	53,116
	<b>Single Family Attached</b>	3,071	4,608	6,811	9,748	4,881	1,993	1,202	530	94	106	26	65	33,135
	<b>Multifamily</b>	2,209	1,110	573	63	96	19	19	13	8				4,110
	<b>Total</b>	5,326	5,743	7,546	11,248	9,328	8,558	8,687	10,124	6,900	4,520	3,371	9,010	90,361
<b>Fairfax County</b>	<b>Single Family Detached</b>	161	1,490	4,802	11,756	17,344	18,985	20,675	24,204	18,311	14,485	11,942	45,227	189,382
	<b>Single Family Attached</b>	9,674	10,371	15,204	20,615	15,807	9,608	6,053	3,039	2,540	1,238	545	1,249	95,943
	<b>Multifamily</b>	17,436	10,355	6,345	3,424	1,518	789	324	146	228	104	21	269	40,959
	<b>Total</b>	27,271	22,216	26,351	35,795	34,669	29,382	27,052	27,389	21,079	15,827	12,508	46,745	326,284

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011. Market value for each unit is derived from the 2011 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).

# Fairfax County, Virginia January 2011



Figure 9.1  
**Residential  
Development Activity**

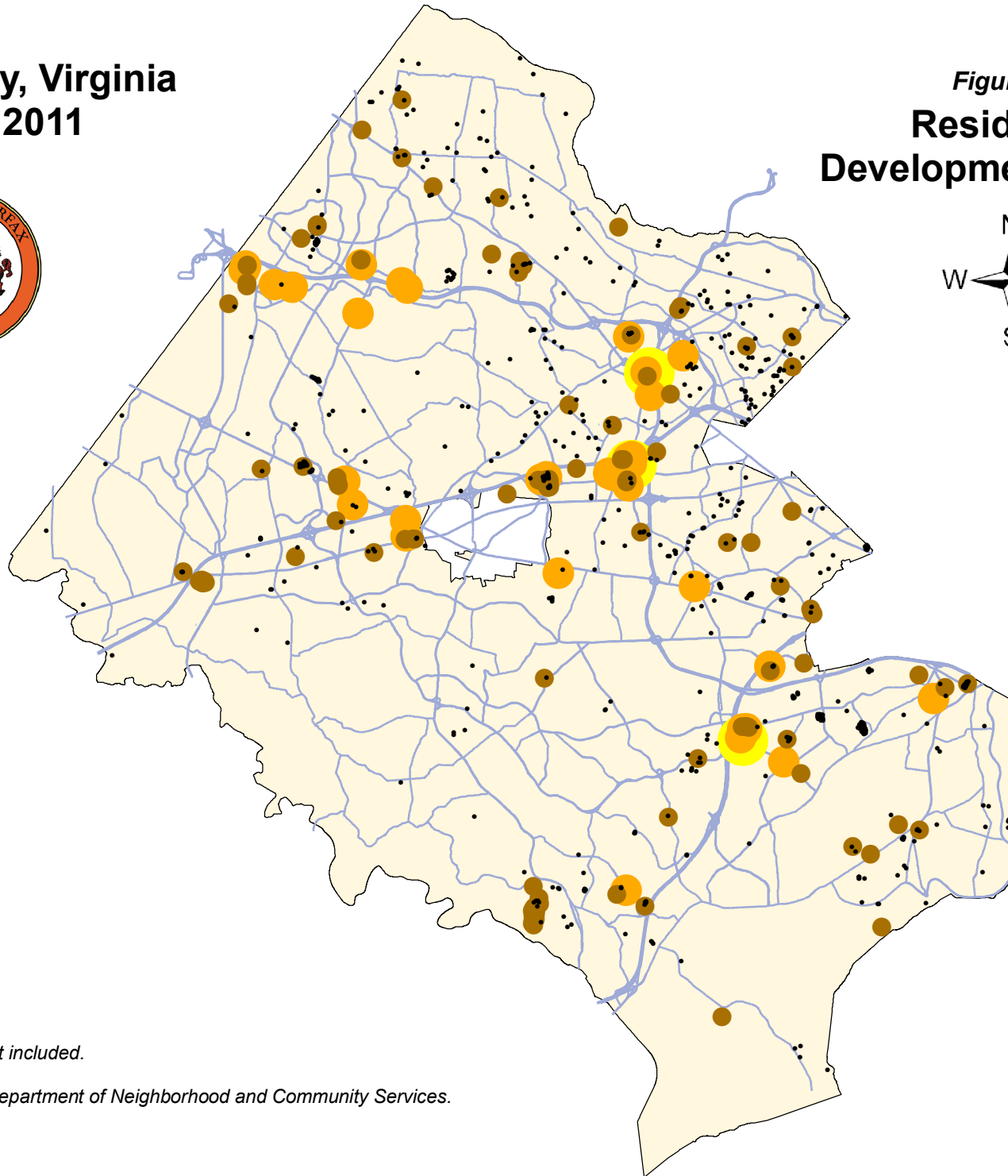


## Housing Units

- 0 - 4
- 5 - 50
- 51 - 500
- 501 - 1391
- Highways
- Major Roads

*Note: City of Fairfax is not included.*

*Source: Fairfax County Department of Neighborhood and Community Services.*



**Table 9.1**

**Residential Development Activity by Stage of Development by Supervisor District  
Fairfax County, January 2011**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock	12	57	7	76			2	2	210	2	115	327
Dranesville 1/	308	26	119	453		5	27	32	298		77	375
Hunter Mill 2/	185	5	38	228			5	5	979		54	1,033
Lee		3	29	32			5	5		13	93	106
Mason	158	1	33	192	88		11	99	8		48	56
Mount Vernon	44	25	34	103		11	9	20	107	11	41	159
Providence	78		20	98			7	7	1,104	229	198	1,531
Springfield 3/	160	1	14	175			3	3		3	25	28
Sully	5	134	32	171			6	6		74	32	106
<b>Fairfax County</b>	<b>950</b>	<b>252</b>	<b>326</b>	<b>1,528</b>	<b>88</b>	<b>16</b>	<b>75</b>	<b>179</b>	<b>2,706</b>	<b>332</b>	<b>683</b>	<b>3,721</b>

Supervisor District	Development Plan Submitted				Rezoning Granted				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			12	12					222	59	136	417
Dranesville 1/		6	95	101			2	2	606	37	320	963
Hunter Mill 2/	210		15	225	513			513	1,887	5	112	2,004
Lee	55	73	10	138	2,373	19	10	2,402	2,428	108	147	2,683
Mason			63	63	80		6	86	334	1	161	496
Mount Vernon		75	53	128					151	122	137	410
Providence	516		11	527	3,069		9	3,078	4,767	229	245	5,241
Springfield 3/			84	84			14	14	160	4	140	304
Sully			40	40		200	104	304	5	408	214	627
<b>Fairfax County</b>	<b>781</b>	<b>154</b>	<b>383</b>	<b>1,318</b>	<b>6,035</b>	<b>219</b>	<b>145</b>	<b>6,399</b>	<b>10,560</b>	<b>973</b>	<b>1,612</b>	<b>13,145</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Town	Under Construction			Building Permit Issued, No Construction			Development Plan Submitted			Total Development Activity		
	SFA	SFD	Total	SFA	SFD	Total	SFA	SFD	Total	SFA	SFD	Total
<b>Town of Herndon</b>	26	7	33	5	3	8	6	16	22	37	26	63
<b>Town of Vienna</b>	5	16	21							5	16	21
<b>Fairfax County</b>	<b>31</b>	<b>23</b>	<b>54</b>	<b>5</b>	<b>3</b>	<b>8</b>	<b>6</b>	<b>16</b>	<b>22</b>	<b>42</b>	<b>42</b>	<b>84</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Planning District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Annandale</b>			15	15			4	4			110	110
<b>Baileys</b>		1	5	6			2	2	6		17	23
<b>Bull Run</b>	45	126	12	183			3	3		38	19	57
<b>Fairfax</b>	132	58	13	203			4	4	210	5	14	229
<b>Jefferson</b>			15	15			3	3	628	11	13	652
<b>Lincolnia</b>	158		3	161	88		4	92	2		3	5
<b>Lower Potomac</b>	28	1	6	35			4	4		11	5	16
<b>McLean</b>			90	90			17	17	354		67	421
<b>Mount Vernon</b>	16	24	21	61		11	3	14	107		32	139
<b>Pohick 1/</b>			19	19			5	5			36	36
<b>Rose Hill</b>		3	19	22			1	1		13	75	88
<b>Springfield</b>			9	9			4	4			20	20
<b>Upper Potomac 2/</b>	493	34	70	597		5	18	23	1,277	36	85	1,398
<b>Vienna 3/</b>	78	5	29	112			3	3	122	218	187	527
<b>Fairfax County</b>	<b>950</b>	<b>252</b>	<b>326</b>	<b>1,528</b>	<b>88</b>	<b>16</b>	<b>75</b>	<b>179</b>	<b>2,706</b>	<b>332</b>	<b>683</b>	<b>3,721</b>

**Table 9.3**

**Residential Development Activity by Stage of Development by Planning District  
Fairfax County, January 2011**

Planning District	Development Plan Submitted				Rezoning Granted				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale			17	17	80		6	86	80		152	232
Baileys			27	27					6	1	51	58
Bull Run			9	9			15	15	45	164	58	267
Fairfax			15	15					342	63	46	451
Jefferson			19	19	2,083		2	2,085	2,711	11	52	2,774
Lincolnia			5	5					248		15	263
Lower Potomac		75	7	82					28	87	22	137
McLean	236		36	272	919			919	1,509		210	1,719
Mount Vernon	55	73	33	161					178	108	89	375
Pohick 1/			97	97							157	157
Rose Hill					200		10	210	200	16	105	321
Springfield			13	13	2,173	19		2,192	2,173	19	46	2,238
Upper Potomac 2/	210	6	100	316	513	200	105	818	2,493	281	378	3,152
Vienna 3/	280		5	285	67		7	74	547	223	231	1,001
<b>Fairfax County</b>	<b>781</b>	<b>154</b>	<b>383</b>	<b>1,318</b>	<b>6,035</b>	<b>219</b>	<b>145</b>	<b>6,399</b>	<b>10,560</b>	<b>973</b>	<b>1,612</b>	<b>13,145</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Human Services Region	Under Construction				Building Permit Issued, No Construction				Development Plan Approved			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	44	28	57	129		11	12	23	107	24	132	263
Region 2	158	1	78	237	88		23	111	758	229	324	1,311
Region 3 1/	583	88	136	807		5	29	34	1,841	2	152	1,995
Region 4 2/	165	135	55	355			11	11		77	75	152
<b>Fairfax County</b>	<b>950</b>	<b>252</b>	<b>326</b>	<b>1,528</b>	<b>88</b>	<b>16</b>	<b>75</b>	<b>179</b>	<b>2,706</b>	<b>332</b>	<b>683</b>	<b>3,721</b>

Human Services Region	Development Plan Submitted				Rezoning Granted				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	55	148	63	266	2,373	19	10	2,402	2,579	230	274	3,083
Region 2	280		75	355	2,230		13	2,243	3,514	230	513	4,257
Region 3 1/	446	6	140	592	1,432		7	1,439	4,302	101	464	4,867
Region 4 2/			105	105		200	115	315	165	412	361	938
<b>Fairfax County</b>	<b>781</b>	<b>154</b>	<b>383</b>	<b>1,318</b>	<b>6,035</b>	<b>219</b>	<b>145</b>	<b>6,399</b>	<b>10,560</b>	<b>973</b>	<b>1,612</b>	<b>13,145</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Total Development Activity
4152	2					2
4153	2					2
4155	1	1	3			5
4156	5		4			9
4157		1				1
4159	1		15			16
4160	4	12		2		18
4161	3		3	24		30
4163	4	3		7		14
4201				2		2
4202.01	6	1	1			8
4202.03	1					1
4203			30			30
4204	22		47			69
4205.03	9		60			69
4206	1			112		113
4208	1					1
4210.01					19	19
4210.02			3		2,173	2,176
4211.01		1				1
4211.02					200	200
4211.03	1					1
4214	1					1
4216				16		16
4217.02	1		7	7		15
4218	9					9
4221.02			5			5
4222.01	29	1		75		105

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development  
by Census Tract  
Fairfax County, January 2011

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Total Development Activity
4222.02	2		11			13
4223.01	1					1
4223.02	12		13			25
4224.01					10	10
4224.03	1		44			45
4301.02	1					1
4307	1					1
4309.01	1		3	3		7
4315				3		3
4316	6	3	15	8		32
4318.01			10			10
4321				3		3
4327.01				9		9
4328	1		2			3
4401	2					2
4402.01					564	564
4402.02	3					3
4403	3	1	11			15
4405.01		2		9		11
4406	1					1
4408	2		90			92
4503	1	2				3
4504	3	1				4
4505	4					4
4506.01	1		2	3		6
4506.02	1					1
4507.01	1	1		6		8
4507.02			3	2	80	85

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development  
by Census Tract  
Fairfax County, January 2011

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Total Development Activity
4508	2	1		7		10
4509	2		6	11		19
4512				15		15
4513				5		5
4515.01				5		5
4515.02	1	1	6			8
4516.01	2					2
4518			17			17
4519	2	1	3	5		11
4520	4	1	5	2	6	18
4521.01	1					1
4521.02	2		1			3
4525.01		1				1
4525.02	1	2				3
4526	158	88	2			248
4527	2	1				3
4528.01	1			2		3
4601	5		36			41
4602	5		3			8
4603	1		3			4
4604				5		5
4605.01	1					1
4605.02	78				2	80
4606	1	1	21			23
4607.01	3					3
4607.02	4					4
4608	8					8
4609	1					1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development  
by Census Tract  
Fairfax County, January 2011

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Total Development Activity
4610	5					5
4611	4					4
4612.01	2		4			6
4612.02	71	1	220			292
4615	1					1
4616.01	1		500	280	72	853
4616.02			628		1,519	2,147
4617		2				2
4618.02	1					1
4619.01				6		6
4701	5			4		9
4703	4		7			11
4704	7	3	6	13		29
4705	9	1				10
4706	2		18			20
4707	13			12		25
4708	1	1				2
4709	22	6		2		30
4711	11	1		5		17
4712.02	1			236		237
4713.01			11			11
4713.03	1				2	3
4713.04				5		5
4714.01	1					1
4714.02	1		5			6
4801	12	2				14
4802.01	2					2
4802.02			354		919	1,273

(Continued)



Table 9.5

Summary of Residential Development Activity by Stage of Development  
by Census Tract  
Fairfax County, January 2011

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Total Development Activity
4803	5	8	2			15
4804.01	3	1	25	32		61
4804.02	14	1	19	11	2	47
4808.01	1			13		14
4809.01				1		1
4809.02	32	8		8		48
4811.01	56					56
4811.02	107		647			754
4811.06	4		9			13
4814				210		210
4815	1					1
4817.01		1	9	2		12
4817.02	1	1				2
4819	6	5	1	7		19
4820.01			2			2
4822.02					513	513
4822.03	22		332			354
4825.01	308		298	32		638
4825.04	1	1			3	5
4826.01	2					2
4826.02	31	1	56		300	388
4901.03		1				1
4905.01	2	1				3
4905.02	4		16			20
4910	1	1		1		3
4912.01	5		5			10
4913.01	1					1
4913.03	126		33			159

(Continued)

**Table 9.5**

**Summary of Residential Development Activity by Stage of Development  
by Census Tract  
Fairfax County, January 2011**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Total Development Activity
4914.03	1					1
4915.01					1	1
4915.02	2		3			5
4916.02				8		8
4917.01	40					40
4917.02	120		3			123
4917.04	1					1
4917.05	1				14	15
4920	1	2				3
4921	2	1		7		10
4922.01	7	1	19	71		98
4922.02			2			2
4922.03	3	1	2			6
4923	2			4		6
4925	2					2
<b>Fairfax County</b>	1,528	179	3,721	1,318	6,399	13,145

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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

## INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA

Industrial and commercial gross floor area is 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**

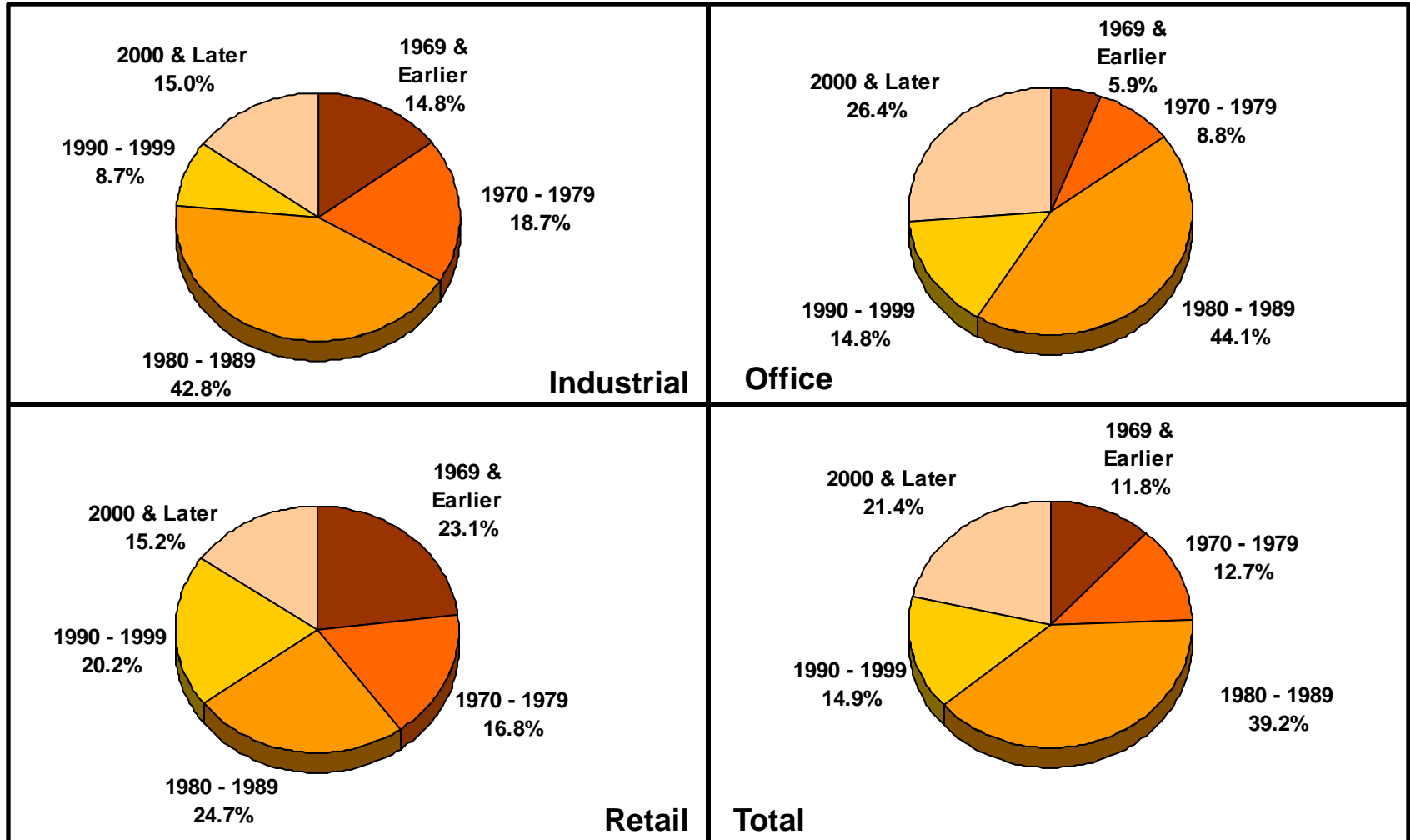
Cluster Office  
Condominium Office  
Finance, Insurance, Real Estate  
General Low Rise Office  
General Medium/High Rise Office  
Other Offices

### **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 2011



Source: Department of Neighborhood and Community Services, 2011.

**Table 10.1**

**Industrial and Commercial Gross Floor Area by General Activity  
Inventory of Existing Structures by Year Built  
Fairfax County, January 2011**

<b>Year Built</b>	<b>Industrial</b>	<b>Office</b>	<b>Retail</b>	<b>Total</b>
<b>Unknown</b>	83,285	215,587	139,985	438,857
<b>1964 and Earlier</b>	3,996,003	5,271,726	6,036,027	15,303,756
<b>1965 to 1969</b>	2,450,378	1,833,697	6,217,943	10,502,018
<b>1970 to 1974</b>	4,362,146	5,937,716	4,575,374	14,875,236
<b>1975 to 1979</b>	3,873,692	5,024,875	4,412,746	13,311,313
<b>1980 to 1984</b>	6,939,185	17,688,924	4,858,890	29,486,999
<b>1985 to 1989</b>	11,942,652	37,369,645	8,373,387	57,685,684
<b>1990 to 1994</b>	1,324,747	5,714,412	6,094,838	13,133,997
<b>1995 to 1999</b>	2,518,781	12,817,715	4,726,528	20,063,024
<b>2000 to 2004</b>	5,220,149	20,939,633	5,566,307	31,726,089
<b>2005 to 2009</b>	1,390,228	8,977,020	2,296,731	12,663,979
<b>2010</b>		3,054,879	268,526	3,323,405
<b>Total</b>	<b>44,101,246</b>	<b>124,845,829</b>	<b>53,567,282</b>	<b>222,514,357</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,179,649	3,252,229	2,463,687	8,895,565
Dranesville 1/	1,887,542	19,604,487	4,627,079	26,119,108
Hunter Mill 2/	1,463,408	25,100,983	5,737,166	32,301,557
Lee	5,760,465	2,961,292	8,387,696	17,109,453
Mason	4,345,195	8,536,334	7,329,813	20,211,342
Mount Vernon	9,857,844	4,144,259	3,639,217	17,641,320
Providence	4,019,064	40,667,395	9,633,086	54,319,545
Springfield 3/	445,878	4,211,308	5,934,731	10,591,917
Sully	13,142,201	16,367,542	5,814,807	35,324,550
<b>Fairfax County</b>	<b>44,101,246</b>	<b>124,845,829</b>	<b>53,567,282</b>	<b>222,514,357</b>

**Table 10.3**

**Industrial and Commercial Gross Floor Area by General Activity by Town  
Fairfax County, January 2011**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		4,734	38,301	43,035
Town of Herndon	807,791	6,400,515	2,057,853	9,266,159
Town of Vienna	367,756	2,144,838	1,072,871	3,585,465
<b>Towns Total</b>	<b>1,175,547</b>	<b>8,550,087</b>	<b>3,169,025</b>	<b>12,894,659</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,772,261	3,405,590	2,161,207	9,339,058
Baileys	474,182	4,337,576	3,764,636	8,576,394
Bull Run	10,623,329	14,516,114	5,910,628	31,050,071
Fairfax	465,829	9,737,070	4,022,106	14,225,005
Jefferson	2,762,270	10,210,181	2,774,996	15,747,447
Lincolnia	1,879,731	845,822	1,129,641	3,855,194
Lower Potomac	3,048,482	250,552	574,694	3,873,728
McLean	1,435,908	25,690,258	6,987,684	34,113,850
Mount Vernon	336,537	1,324,060	4,432,392	6,092,989
Pohick 1/	663,055	644,011	2,181,001	3,488,067
Rose Hill	393,036	722,085	1,513,756	2,628,877
Springfield	12,314,055	4,971,233	5,403,485	22,688,773
Upper Potomac 2/	5,221,184	38,469,423	8,816,480	52,507,087
Vienna 3/	711,387	9,721,854	3,894,576	14,327,817
<b>Fairfax County</b>	<b>44,101,246</b>	<b>124,845,829</b>	<b>53,567,282</b>	<b>222,514,357</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Region 1</b>	15,618,309	7,105,551	11,895,264	34,619,124
<b>Region 2</b>	9,269,045	21,344,522	10,359,984	40,973,551
<b>Region 3 1/</b>	7,262,374	75,702,074	18,712,731	101,677,179
<b>Region 4 2/</b>	11,951,518	20,693,682	12,599,303	45,244,503
<b>Fairfax County</b>	<b>44,101,246</b>	<b>124,845,829</b>	<b>53,567,282</b>	<b>222,514,357</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,558,209	2,157,857	1,082,597	4,798,663
A2	34,650	5,868,328	1,451,513	7,354,491
A3		173,160		173,160
B1	417,620	4,912,598		5,330,218
B2	685,082	4,535,500	1,500,869	6,721,451
B3		1,817	33,057	34,874
B5	807,791	6,400,515	2,057,853	9,266,159
C1			9,905	9,905
C2	10,476	40,826	12,576	63,878
D1	294,649	38,177	190,257	523,083
D2	394,692	7,904,666	713,070	9,012,428
D3	1,434,083	17,247,166	4,566,532	23,247,781
E1	93,250	14,858,017	5,186,243	20,137,510
E2		6,151	20,307	26,458
F	17,736	933,591	327,261	1,278,588
G1	26,656	1,748,899	820,020	2,595,575
G2		11,825	112,686	124,511
G3		3,046,518		3,046,518
H1	442,735	925,130	3,100,400	4,468,265
H2		3,033,897	259,583	3,293,480
I1	878,685	7,677,117	2,552,951	11,108,753
I2	21,388	159,302	19,798	200,488
I3	4,890,555	3,276,300	3,863,828	12,030,683
I4			484,648	484,648
I5		209,216	3,736	212,952
J1	43,872	385,192	545,451	974,515
J2	30,045	98,121	983,862	1,112,028

(Continued)

**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2011**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
J3	10,004	154,132	391,167	555,303
J4		54,608	193,635	248,243
K	262,020	195,319	1,562,125	2,019,464
L	286,869	999,217	2,084,410	3,370,496
M0	292,237	1,654,011	233,895	2,180,143
M1		1,557,363	60,425	1,617,788
M2	2,296,811	5,638,921	1,319,041	9,254,773
M3	714,808	457,571	222,990	1,395,369
M4	1,729,003	330,842	575,009	2,634,854
M5	4,101,575	2,804,622	377,135	7,283,332
M6	8,250,963	1,565,224	2,996,076	12,812,263
M7			16,823	16,823
M8		3,050		3,050
M9	108,564	4,601,563	3,159,569	7,869,696
N1	1,155,780	487,189	2,401,825	4,044,794
N2	2,376		27,548	29,924
O1	144			144
P	99,890			99,890
P1	796,072	125,209	40,307	961,588
P3			139,663	139,663
Q1	6,357	2,608	6,200	15,165
R1	23,224		29,116	52,340
R3		4,734	38,301	43,035
R4		3,360		3,360
S1	819	3,102	225,796	229,717
T1	9,131,885	6,870,957	1,837,146	17,839,988
T2	2,126,454	6,153,300	1,630,015	9,909,769

(Continued)

**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2011**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>T3</b>		12,748	143,125	155,873
<b>T4</b>	383,964	4,331,717	2,396,688	7,112,369
<b>T5</b>	125,873	1,031,581	1,529,644	2,687,098
<b>T6</b>	480	8,436	1,875	10,791
<b>T7</b>	112,900	144,559	28,730	286,189
<b>Fairfax County</b>	44,101,246	124,845,829	53,567,282	222,514,357

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 2011**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	39,431	456,462	525,938
4152		167,037	350,794	517,831
4153	10,004	44,115	35,536	89,655
4154.01		2,842	195,544	198,386
4154.02		43,686	30,783	74,469
4155		118,675	120,480	239,155
4158	3,761	16,960	11,984	32,705
4160	7,100	121,188	131,974	260,262
4161	6,290	82,973	318,391	407,654
4162		3,050		3,050
4163	1,284			1,284
4201	347,301	33,692	251,209	632,202
4202.01		63,458	88,358	151,816
4202.02			79,320	79,320
4202.03	96,763	16,697	17,820	131,280
4203		8,608	2,323	10,931
4204	21,078	274,479	134,010	429,567
4205.02			44,465	44,465
4205.03		17,344	124,781	142,125
4206		7,536	224,026	231,562
4207	4,422		9,896	14,318
4208		131,412	41,023	172,435
4210.01	887,809	1,010,354	20,341	1,918,504
4210.02	2,022,489	463,669	2,782,918	5,269,076
4211.01	664,290	7,960	29,305	701,555
4211.02		3,612	22,265	25,877

(Continued)

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity  
by Census Tract  
Fairfax County, January 2011**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4211.03	541,598	2,151	174,164	717,913
4214	163,237	129,589	645,812	938,638
4215	95,022	7,504	1,069,381	1,171,907
4216		175,327	158,955	334,282
4217.01			10,031	10,031
4218		75,374	368,983	444,357
4219			16,823	16,823
4220	4,262,362	181,771	21,279	4,465,412
4221.01	123,221	94,471	271,531	489,223
4221.02	1,059,545	150,247	210,640	1,420,432
4222.02	230,381		75,700	306,081
4223.01	18,372	11,288	171,840	201,500
4223.02		344,449	678,235	1,022,684
4224.02	273,479	68,383	391,086	732,948
4301.01		71,667	155,504	227,171
4302.02			110,850	110,850
4304	1,202,338	277,930	222,990	1,703,258
4306	48,997	254,115	1,153,923	1,457,035
4307	719,112			719,112
4308.01		144,035	95,982	240,017
4308.02	473,801	18,344		492,145
4309.01		89,127	194,891	284,018
4309.02		5,174	111,612	116,786
4310.01		35,346	376,029	411,375
4313		56,152		56,152
4314		4,850		4,850

(Continued)

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity  
by Census Tract  
Fairfax County, January 2011**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4315			55,576	55,576
4316		127,482	453,243	580,725
4318.01	171,176	1,476	111,275	283,927
4318.02		196,141		196,141
4320	273,710	69,935	283,156	626,801
4321	70,674			70,674
4322.01		103,441	251,061	354,502
4322.02	4,445		28,650	33,095
4325			102,030	102,030
4326			2,976	2,976
4327.02			119,519	119,519
4328	3,973,990	404,622	377,135	4,755,747
4401	21,368	54,210	62,610	138,188
4402.01	547,689	3,831,933	573,854	4,953,476
4402.02		1,184,559	46,686	1,231,245
4403		218,469	4,430	222,899
4405.01			19,491	19,491
4405.02		1,597,921		1,597,921
4406	61,273	17,398	223,235	301,906
4501		1,673,785	177,655	1,851,440
4502		55,249	55,615	110,864
4503	40,544	469,301	253,196	763,041
4504	132,096	283,322	161,890	577,308
4505			99,368	99,368
4506.01		1,811,224	308,062	2,119,286
4506.02			313,897	313,897

(Continued)

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity  
by Census Tract  
Fairfax County, January 2011**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4507.01		83,196		83,196
4507.02		203,337	249,866	453,203
4508		143,869	135,116	278,985
4512	897			897
4513		293,957	178,912	472,869
4514		33,638	532,295	565,933
4515.01		161,292	710,349	871,641
4515.02	162,777	649,439	1,348,155	2,160,371
4516.01		40,538	350,147	390,685
4518			118,344	118,344
4519		87,483	673,444	760,927
4520	1,920	396,442	392,427	790,789
4521.01		259,021	331,266	590,287
4521.02	75,838	18,480	69,157	163,475
4522	40,570	635,206	106,640	782,416
4523.02			83,779	83,779
4524	710,737	86,996	20,126	817,859
4525.01	1,740,858	1,177,580	707,299	3,625,737
4525.02		113,722	72,946	186,668
4526	1,879,731	549,681	221,362	2,650,774
4527	310,508	103,973	173,646	588,127
4528.01		3,003,896	329,352	3,333,248
4528.02		50,843	23,436	74,279
4601	292,140			292,140
4602		3,238		3,238
4604		2,236,666	1,712,032	3,948,698

(Continued)

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity  
by Census Tract  
Fairfax County, January 2011**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4605.01		3,925,845	598,368	4,524,213
4605.02	4,702	537,527	6,816	549,045
4606			8,265	8,265
4607.01			80,582	80,582
4607.02		183,608	188,744	372,352
4608	39,270	1,510,143	349,281	1,898,694
4609	280,777	200,353	148,035	629,165
4610	47,709	250,734	306,229	604,672
4611		51,265	140,041	191,306
4612.01		54,604	43,206	97,810
4612.02	215,940	2,549,400	446,778	3,212,118
4615		37,980	12,515	50,495
4616.01	27,785	635,396	13,748	676,929
4616.02	1,862,377	1,427,157	384,562	3,674,096
4617	311,144	196,229	340,381	847,754
4618.02		1,491,849	6,758	1,498,607
4619.01	123,588		10,660	134,248
4703			106,267	106,267
4704	4,852	45,513	89,073	139,438
4705	576	1,111,571	186,180	1,298,327
4706	17,160	168,173	256,326	441,659
4707	1,500	399,900	208,747	610,147
4709		11,825	6,419	18,244
4710	14,036	101,460		115,496
4711	6,268	397,894	51,395	455,557
4712.01	93,250	1,473,203	138,180	1,704,633

(Continued)



**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity  
by Census Tract  
Fairfax County, January 2011**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4712.02		3,615,171	64,816	3,679,987
4713.01		559,439	355,560	914,999
4713.04	21,388	57,842	19,798	99,028
4714.02	158,176	40,929	71,539	270,644
4801	10,476	23,892	4,378	38,746
4802.01		6,151	14,804	20,955
4802.02		13,404,596	5,398,508	18,803,104
4802.03		1,346,085	102,130	1,448,215
4803	1,006,222	562,198	479,956	2,048,376
4804.01	99,969	103,051	155,134	358,154
4804.02		18,751	51,160	69,911
4805.01	398,955		15,354	414,309
4805.02			32,436	32,436
4805.03	221	6,174		6,395
4805.04		11,954	127,480	139,434
4805.05		10,297	176,821	187,118
4808.01	18,312	124,113	166,604	309,029
4808.02	52,141	1,482,337	705,086	2,239,564
4809.01	39,736	327,549	241,724	609,009
4809.02	697,602	2,722,652	394,001	3,814,255
4809.03		1,743,864	550,438	2,294,302
4810		173,160	305,646	478,806
4811.01		2,094,343	235,051	2,329,394
4811.03			319,535	319,535
4811.06		20,090	111,203	131,293
4812.01		439,646		439,646

(Continued)

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity  
by Census Tract  
Fairfax County, January 2011**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4812.02	417,620	4,657,314		5,074,934
4814		3,055	128,504	131,559
4819	65,587	2,636,422	83,945	2,785,954
4820.01			15,704	15,704
4821		98,417	48,245	146,662
4822.01		9,730		9,730
4822.02	329,105	3,292,841	181,163	3,803,109
4822.03	281,417	4,507,075	1,122,400	5,910,892
4823.01		1,857,403	495,062	2,352,465
4823.03			7,785	7,785
4824	1,702	2,840,735		2,842,437
4825.01	2,633,545	8,136,012	1,716,018	12,485,575
4825.03	88,300	112,686	226,822	427,808
4826.01			793,624	793,624
4826.02	86,400	1,015,860	290,040	1,392,300
4901.01	310,742	2,102,642	119,050	2,532,434
4901.03	8,065,300	8,488,492	1,954,990	18,508,782
4905.01		3,102	189,575	192,677
4905.02		62,074	88,391	150,465
4910	480	12,748	1,875	15,103
4912.01			143,125	143,125
4912.02		528,327	181,422	709,749
4913.01	238,773	152,995	37,994	429,762
4913.02			214,571	214,571
4913.03		76,945	512,390	589,335
4914.01		385,895		385,895

(Continued)

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity  
by Census Tract  
Fairfax County, January 2011**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4914.05	819			819
4915.01		37,761	78,631	116,392
4916.01	993,311	89,880	112,095	1,195,286
4916.02		4,181	107,237	111,418
4917.01		1,794,222	538,904	2,333,126
4917.02		1,397,208	2,634,204	4,031,412
4917.03		1,365,387	440,534	1,805,921
4917.04	43,660		348,554	392,214
4917.05	248,370		5,715	254,085
4918.01	4,422	69,090	984,001	1,057,513
4918.02	1,112	568,583	14,135	583,830
4918.03		116,581	355,456	472,037
4920	23,224	3,360	121,736	148,320
4921	117,450	2,608	9,960	130,018
4922.01	6,357			6,357
4922.02	2,376		23,788	26,164
4922.03			139,663	139,663
4925		4,734	38,301	43,035
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
<b>Fairfax County</b>	44,101,246	124,845,829	53,567,282	222,514,357

Source: Fairfax County Department of Neighborhood and Community Services, 2011

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 home)
- 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. Assisted living units are part of the housing unit inventory. They are classified in a similar manner to multifamily units.

Currently, housing units located on Fort Belvoir are not included in the county's inventory of housing 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 insure 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 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, 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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