

Demographic Reports 2012

County of Fairfax, Virginia

Department of Neighborhood and Community Services



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

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DEMOGRAPHIC REPORTS 2012.®

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Publication Date: May 2013

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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:

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MAP NOTES

The information contained in the Demographic Reports is presented in a variety of geographic arrangements -- supervisor district and town, planning district, human services region, ZIP Code, sanitary sewershed, and census tract. Small scale maps of these geographies, along with sewershed codes, are displayed on the following pages. Detailed views of these geographies can be obtained from the Fairfax County Web site map gallery at: <http://www.fairfaxcounty.gov/maps/gallery.htm>.

Fairfax County, Virginia January 2012

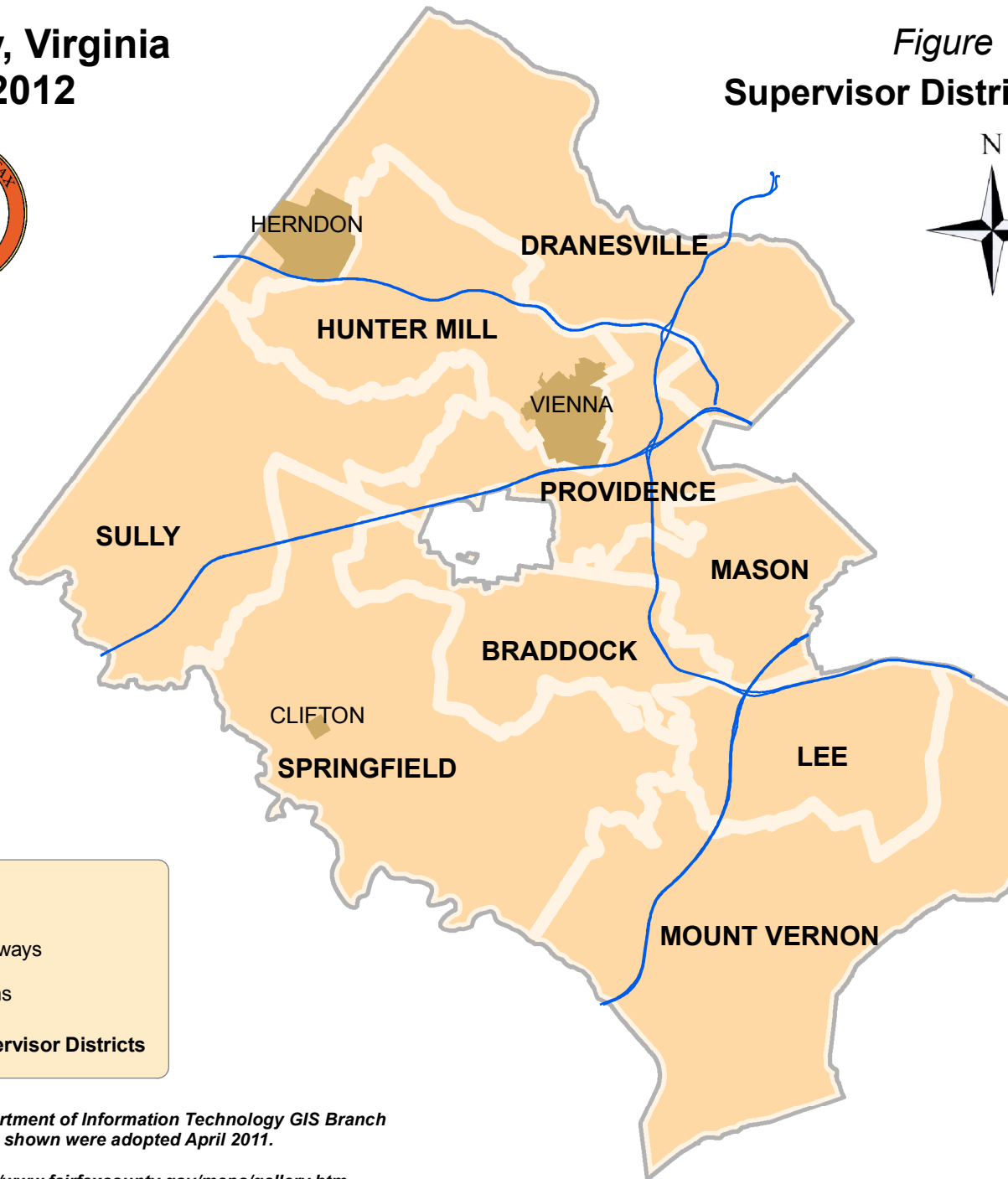


Figure 1.1
Supervisor Districts and Towns



Legend

- Highways
- Towns
- Supervisor Districts



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

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

Fairfax County, Virginia January 2012

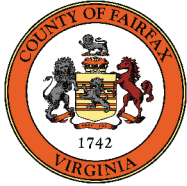
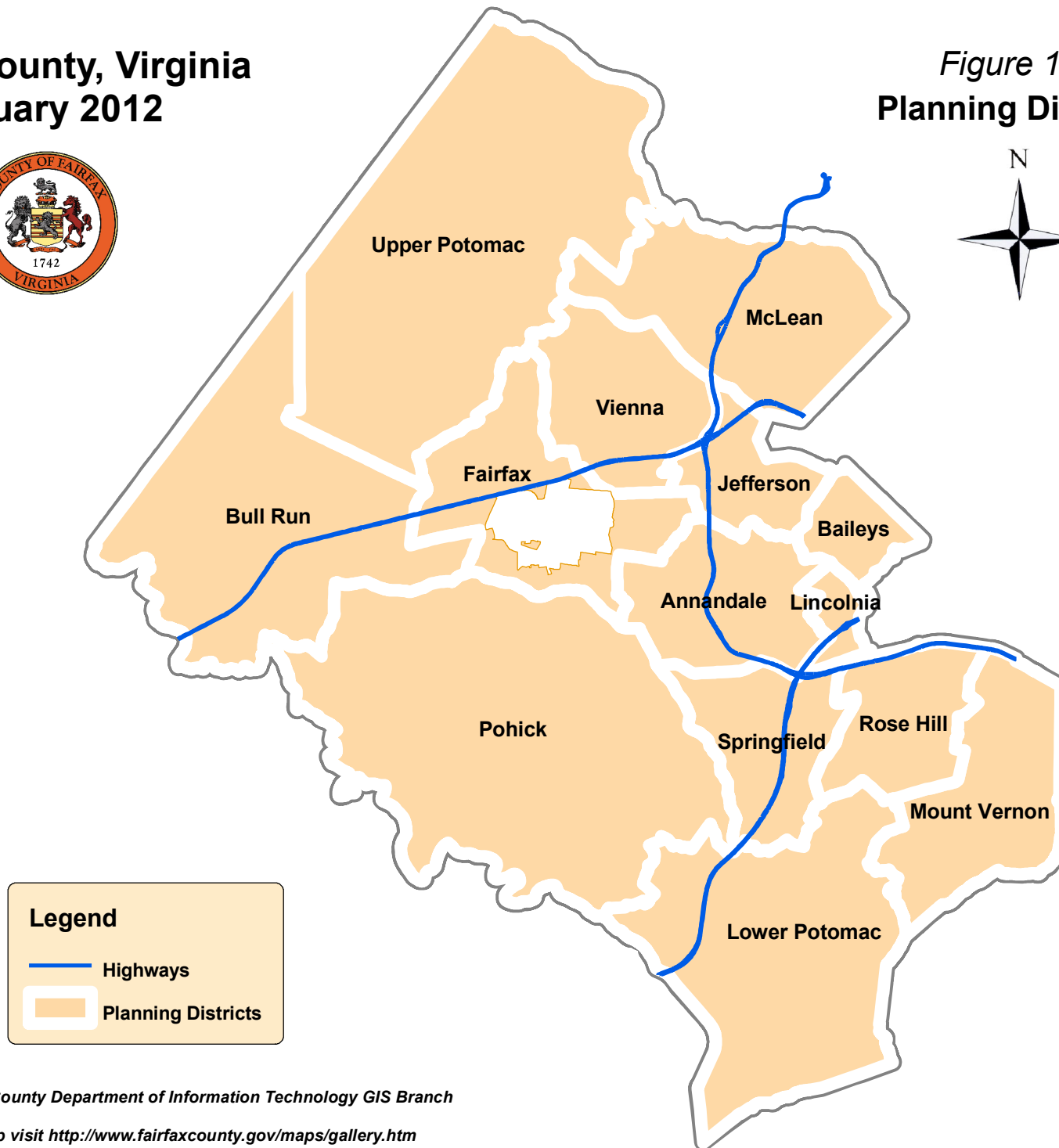




Figure 1.2
Planning Districts



Legend

-  Highways
-  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 2012



Figure 1.3
Human Services Regions



Legend

-  Highways
-  Human Services Regions



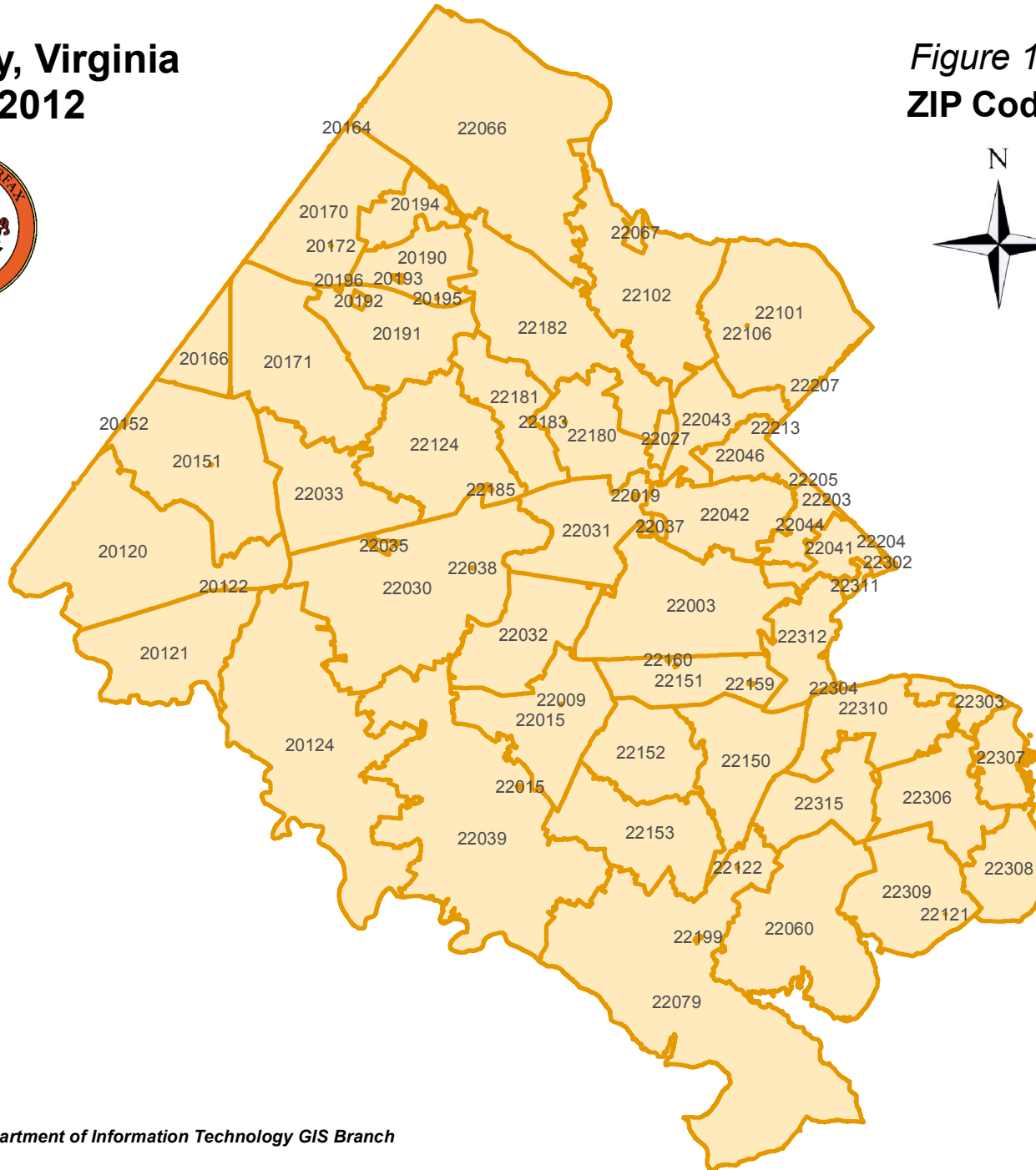
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2012



Figure 1.4
ZIP Codes



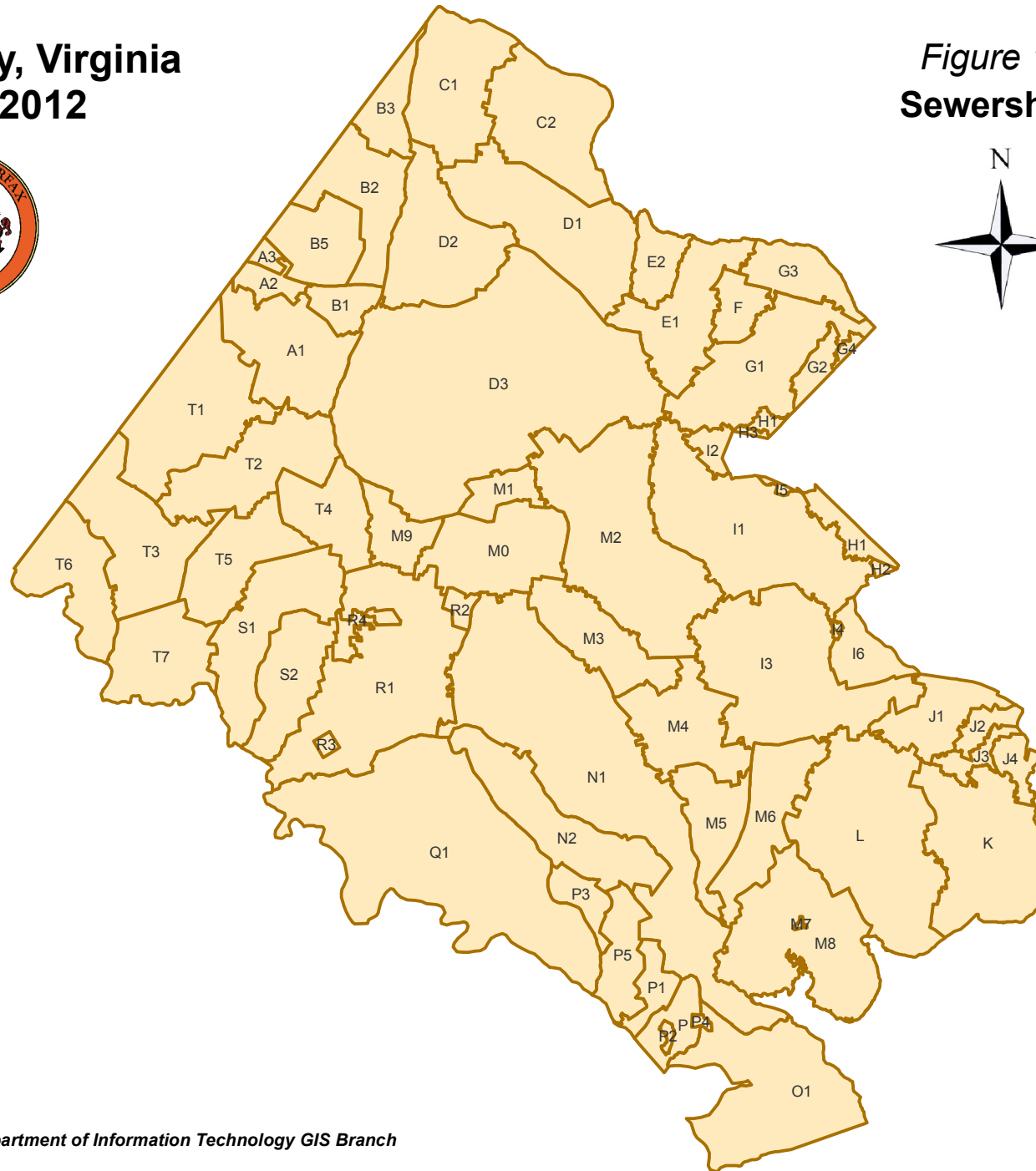
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2012



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

<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>	<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>
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 2012

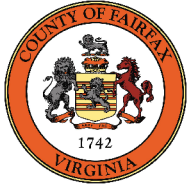
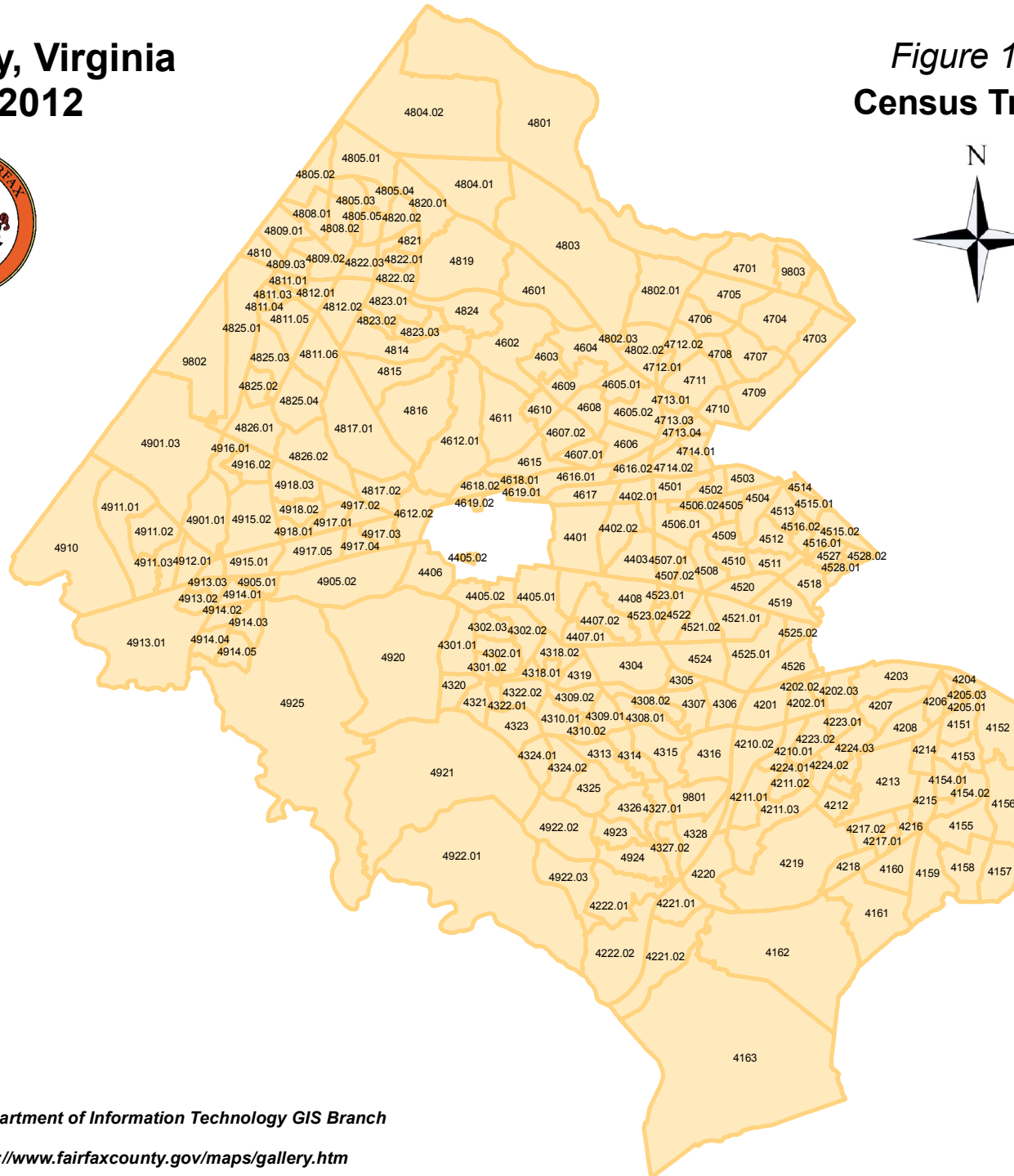


Figure 1.6
Census Tracts



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	Households			
		Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate	
1970		454,300 ¹	--	--	130,800	126,500	--	--	
1975		537,200	16,600	3.4%	173,000	166,400	8,000	5.6%	
1980		596,900	11,900	2.1%	215,600	205,200	7,800	4.3%	
1985		668,300	14,300	2.3%	247,800	238,500	6,700	3.1%	
1990		818,600	30,100	4.1%	302,500	289,000	10,100	3.9%	
1995		879,400	12,200	1.4%	328,200	317,000	5,600	1.9%	
2000		969,700	18,100	2.0%	359,000	353,100	7,200	2.2%	
2005	Estimates	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		1,081,700	29,700	2.8%	396,400	386,100	1,700	0.4%	
2011		1,096,800	15,100	1.4%	403,900	394,100	8,000	2.1%	
2012		1,109,725	12,900	1.2%	408,119	398,733	4,600	1.2%	
2013		Forecasts	1,114,500	4,800	0.4%	410,300	400,800	2,100	0.5%
2014			1,119,200	4,700	0.4%	412,400	402,900	2,100	0.5%
2015	1,124,100		4,900	0.4%	414,800	405,100	2,200	0.5%	
2020	1,158,800		6,900	0.6%	430,900	420,500	3,100	0.7%	
2025	1,213,100		10,900	0.9%	455,900	444,100	4,700	1.1%	
2030	1,267,300		10,800	0.9%	480,700	467,600	4,700	1.0%	
2035	1,323,000		11,100	0.9%	506,200	491,700	4,800	1.0%	
2040	1,370,000		9,400	0.7%	527,600	512,000	4,100	0.8%	

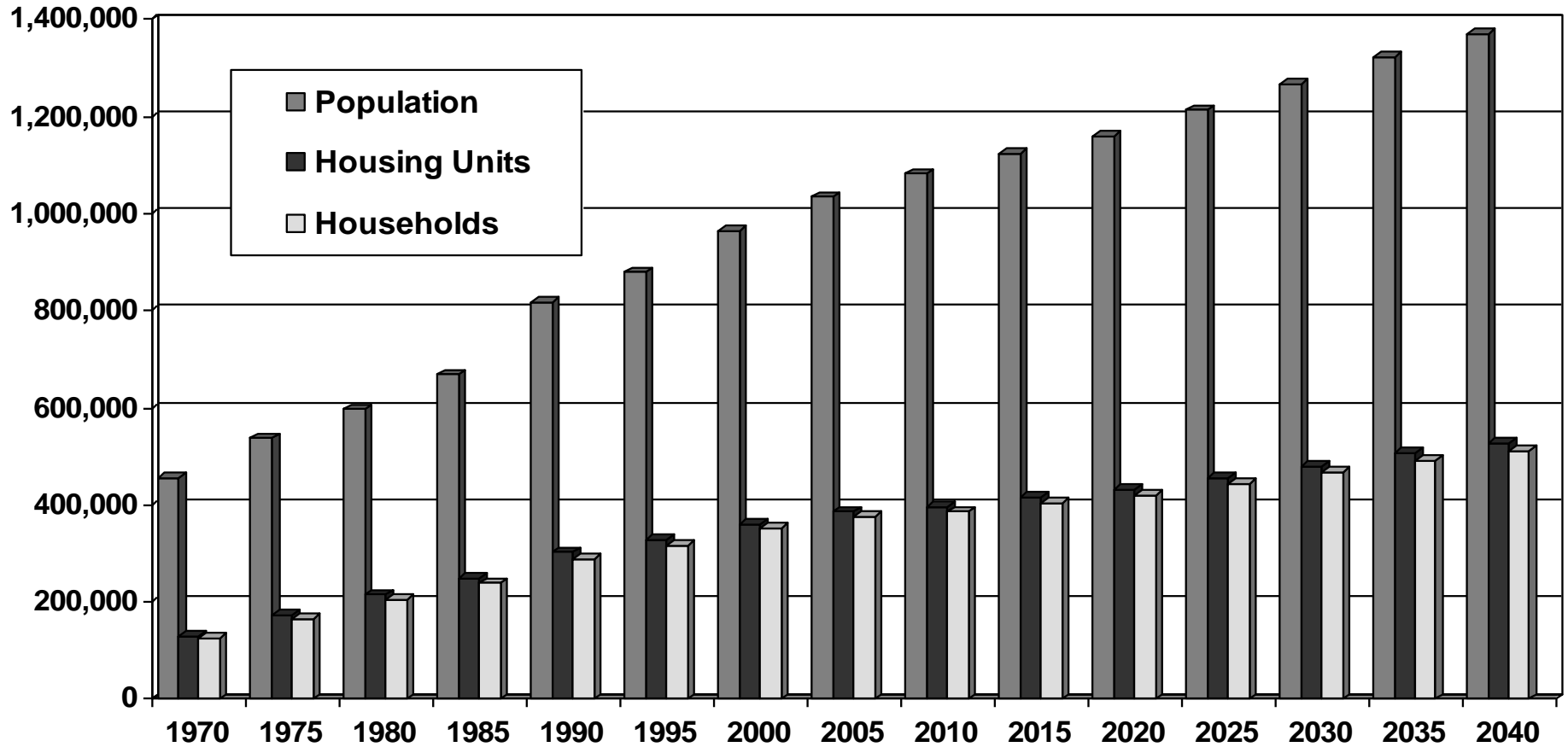
Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, 1970, 1980, 1990, 2000 and 2010 (figures as of April 1); and housing units and households 1970 and 1980. Department of Neighborhood and Community Services, Fairfax County, all other estimates; Integrated Parcel Lifecycle System (IPLS) 2012.

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

¹ 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, 1970, 1980, 1990, 2000 and 2010 (figures as of April 1); housing units and households 1970 and 1980.

Fairfax County Department of Neighborhood and Community Services, all other estimates; 2012 Integrated Parcel Lifecycle System (IPLS).

TABLE 2.2

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

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

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

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

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

TABLE 2.3

**Projected Population Age Distribution
Fairfax County, 2012 through 2030**

Age Group	2012		2015		2020		2025		2030	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	74,352	6.7%	69,756	6.2%	68,676	5.9%	71,177	5.9%	75,593	6.0%
5 to 9	73,242	6.6%	79,944	7.1%	77,677	6.7%	78,896	6.5%	82,077	6.5%
10 to 14	75,461	6.8%	82,583	7.3%	88,833	7.7%	89,045	7.3%	91,269	7.2%
15 to 19	69,913	6.3%	64,323	5.7%	70,463	6.1%	76,142	6.3%	77,489	6.1%
20 to 24	58,815	5.3%	61,483	5.5%	61,404	5.3%	67,034	5.5%	70,745	5.6%
25 to 34	163,130	14.7%	155,600	13.8%	152,791	13.2%	162,461	13.4%	171,927	13.6%
35 to 44	166,459	15.0%	167,782	14.9%	173,270	15.0%	178,814	14.7%	185,168	14.6%
45 to 54	175,337	15.8%	170,757	15.2%	168,194	14.5%	173,049	14.3%	181,182	14.3%
55 to 64	138,716	12.5%	135,811	12.1%	138,904	12.0%	138,246	11.4%	139,467	11.0%
65 and Over	113,192	10.2%	136,091	12.1%	158,550	13.7%	178,225	14.7%	192,377	15.2%
Total	1,109,725	100.0%	1,124,131	100.0%	1,158,764	100.0%	1,213,091	100.0%	1,267,292	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

TABLE 2.4

**Population of Towns
Fairfax County, 1990 through 2012**

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
2011	276	21,278	16,330	37,884
2012	279	21,670	16,720	38,669

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, 2011 and 2012.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 2000, 2010 and 2012**

Race	2000		2010		2012	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	695,286	62.7%
Black	83,098	8.6%	99,218	9.2%	101,749	9.2%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	195,385	17.6%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	3,983	0.4%
Other	79,457	8.2%	110,109	10.2%	112,918	10.2%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,109,321	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	172,780	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, 2012 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
Fairfax County	2.75	2.74	2.74

Source: U.S. Bureau of the Census, 1990, 2000 and 2010 Decennial Census.
Note: Percentages may not sum to total due to rounding.
Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.
* Hispanic persons may be of any race.

TABLE 2.7		
Household and Family Income Distribution Fairfax County, 2011		
Income Level	Percent of Households	Percent of Families
Under \$25,000	8.4%	7.2%
\$25,000 - \$49,999	11.0%	8.4%
\$50,000 - \$74,999	13.7%	11.2%
\$75,000 - \$99,999	13.6%	13.1%
\$100,000 - \$149,999	21.3%	21.0%
\$150,000 or More	32.0%	39.1%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, American Community Survey, 2011.

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 2011		
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
2011	\$105,797	\$119,634

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 - 2011; 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%
2012	194,508	47.6%	99,460	24.3%	114,151	27.9%	408,119	100.0%
2015	195,487	47.1%	100,034	24.1%	119,253	28.7%	414,773	100.0%
2020	197,934	45.9%	100,725	23.3%	132,286	30.6%	430,945	100.0%
2025	203,030	44.5%	101,233	22.2%	151,597	33.2%	455,860	100.0%
2030	208,166	43.3%	101,796	21.1%	170,717	35.5%	480,679	100.0%
2035	213,546	42.1%	102,296	20.2%	190,342	37.6%	506,184	100.0%
2040	218,065	41.3%	102,801	19.4%	206,771	39.1%	527,636	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) 2012.

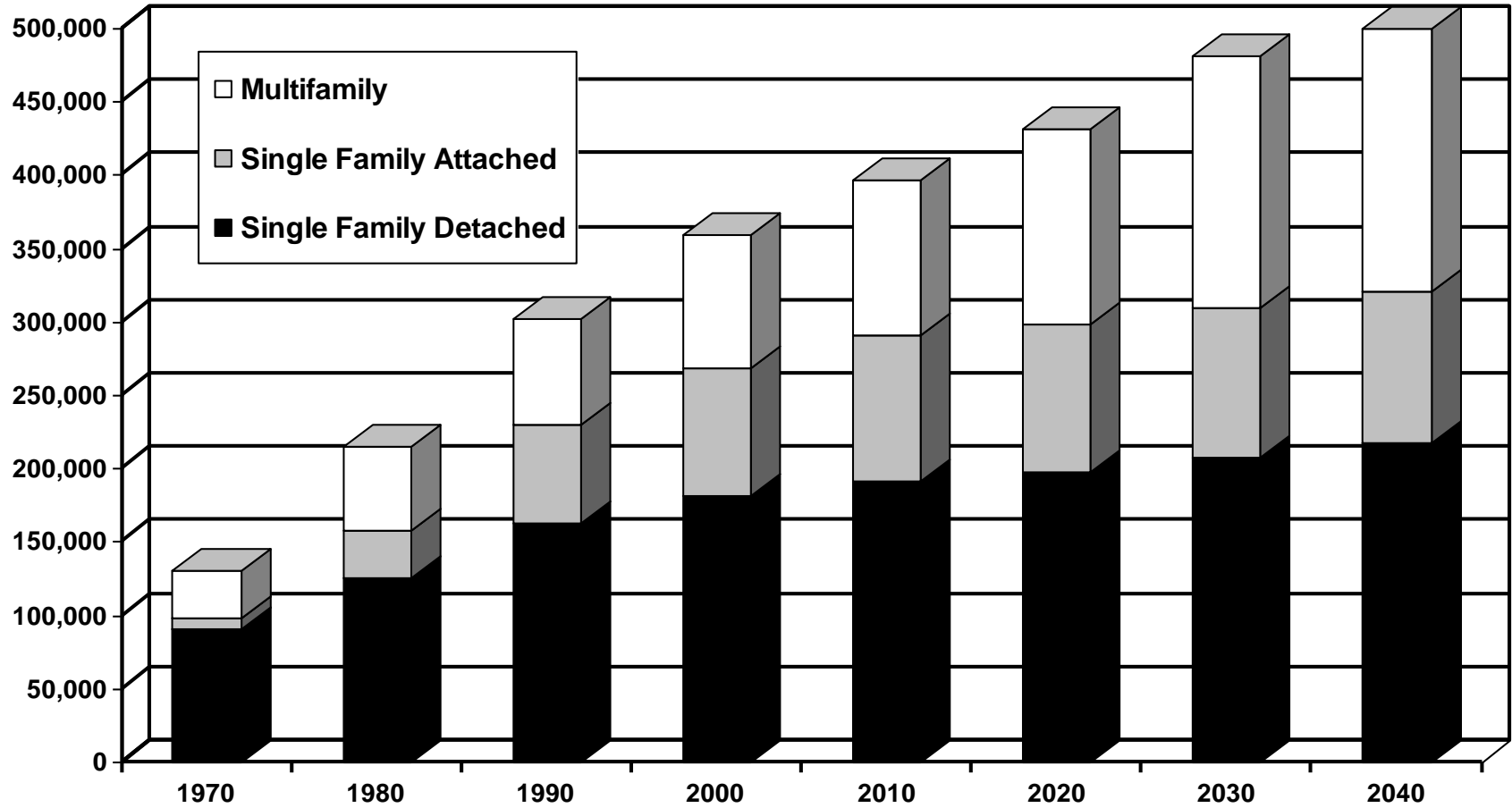
Note: 1950 through 2012 are estimates and 2015 through 2040 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units.

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

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

FIGURE 2.2

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



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Neighborhood and Community Services, 1990 through 2040, 2012 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 2011			
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
2010	66,327	6.2%	\$1,383
2011	67,485	5.0%	\$1,433

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 2012		
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%
2011	\$429,155	2.6%
2012	\$430,855	0.4%

Source: Fairfax County Department of Neighborhood and Community Services, Integrated Parcel Lifecycle System (IPLS) 2012.

TABLE 2.12

**2010 and 2011 Population, Median Household Income and Median Family Income
by Selected Jurisdictions in the Washington DC Metropolitan Area, State of Virginia and the United States**

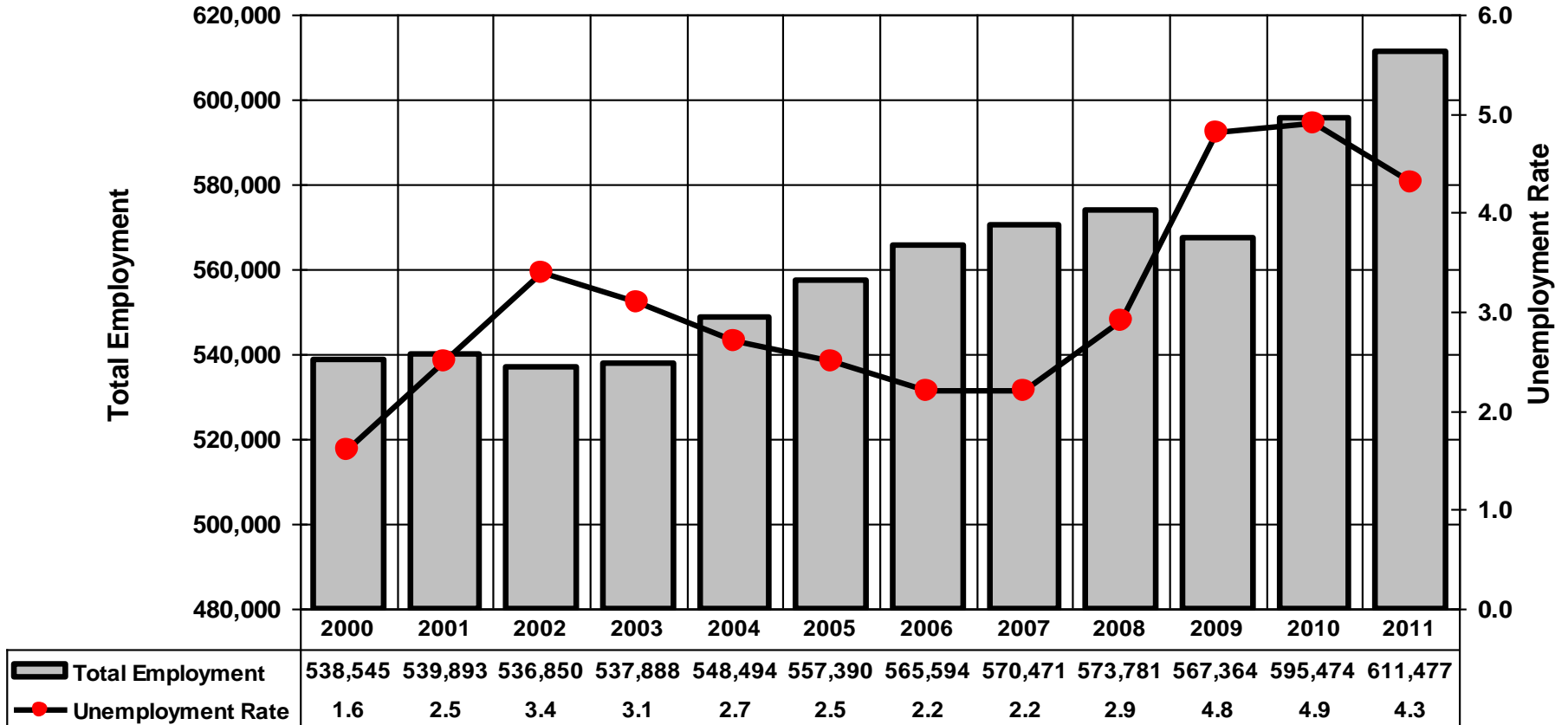
Jurisdiction	2010 Census			2011		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
Fairfax County, VA	1,081,726	103,010	122,189	1,100,692	105,797	119,634
Arlington County, VA	207,627	94,986	116,586	216,004	100,735	131,890
Fauquier County, VA	65,203	85,614	94,402	66,320	93,762	107,828
Loudoun County, VA	312,311	119,540	126,174	325,405	119,134	133,319
Prince William County, VA	402,002	92,655	102,117	419,006	95,146	103,430
Spotsylvania County, VA	122,397	72,217	77,868	124,327	76,475	80,933
Stafford County, VA	128,961	94,317	101,015	132,133	91,348	102,325
Alexandria City, VA	139,966	77,793	101,064	144,301	82,748	101,472
Anne Arundel County, MD	537,656	81,455	97,974	544,403	84,138	94,215
Calvert County, MD	88,737	88,862	100,397	89,256	89,393	109,938
Charles County, MD	146,551	87,007	95,366	149,130	91,733	104,024
Frederick County, MD	233,385	82,133	95,786	236,745	77,791	92,031
Howard County, MD	287,085	101,771	120,664	293,142	98,953	116,560
Montgomery County, MD	971,777	89,155	108,828	989,794	92,909	112,422
Prince Georges County, MD	863,420	70,019	80,032	871,233	70,715	81,134
District of Columbia	601,723	60,903	77,514	617,996	63,124	75,603
Berkeley County, WV	104,169	50,724	62,136	105,750	50,526	53,837
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	5,703,948	86,680	102,867
State of Virginia	8,001,024	60,674	72,476	8,096,604	61,882	74,500
United States	308,745,538	50,046	60,609	311,591,919	50,502	61,455

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2011 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 2011**



Source: Virginia Employment Commission, VELMA – LAUS and Bureau of Labor Statistics data, March, 2013.

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.

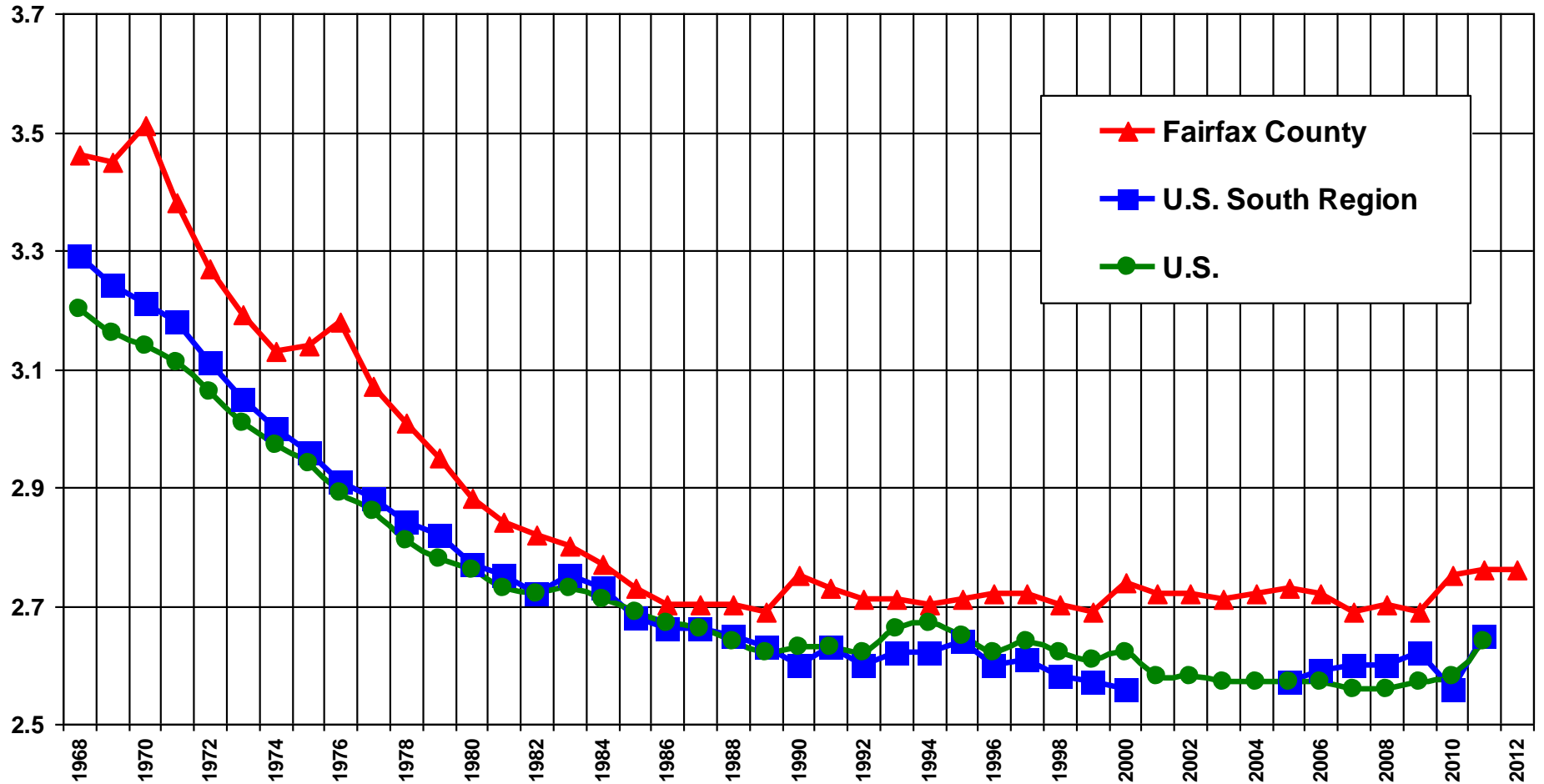
Table 3.1

**Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2012**

Planning District	Average Household Size (Persons per Occupied Unit)				Overall Average Household Size	Vacancy Rate		Overall Vacancy Rate
	Single Family Detached	Single Family Attached	Multi- Family	Mobile Home		Owner	Renter	
Annandale	3.00	3.10	2.54		2.89	1.90	3.23	2.26
Baileys	2.81	2.99	2.37		2.54	3.30	4.43	4.03
Bull Run	3.28	3.06	2.11	2.66	2.95	1.26	2.92	1.59
Fairfax	3.10	2.70	2.17	3.35	2.59	1.49	3.90	2.58
Jefferson	2.90	2.67	2.26		2.58	2.51	2.80	2.64
Lincolnia	2.72	2.76	2.70		2.72	2.28	3.73	2.95
Lower Potomac	3.43	3.26	2.21		3.11	1.81	2.64	1.99
McLean	2.89	2.56	1.85		2.56	2.17	3.82	2.64
Mount Vernon	2.84	2.90	2.11	2.80	2.56	2.47	5.04	3.47
Pohick	3.10	3.00	1.76		3.02	1.19	2.50	1.23
Rose Hill	2.83	2.69	1.86		2.57	2.13	3.86	2.51
Springfield	3.19	2.91	2.00		2.82	1.75	4.19	2.30
Upper Potomac	3.13	2.77	1.93		2.69	1.24	3.41	1.87
Vienna	2.99	3.00	2.34		2.88	1.35	8.91	2.59
Fairfax County	3.05	2.90	2.14	2.81	2.76	1.67	3.93	2.30

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1968 through 2012



Sources: U.S. Bureau of the Census; Fairfax County Department of Neighborhood and Community Services, 2012.

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

TABLE 3.2	
Special Institutional (Group Quarters) Population Fairfax County, January 2012	
Type	Total
Fort Belvoir Barracks	404
George Mason University	6,311
Correctional Institutions	1,206
Other*	905
Total	8,826

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, 2012.

*Includes nursing homes, shelters and half-way houses.

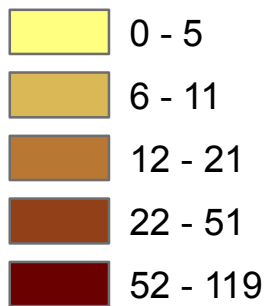
Fairfax County, Virginia January 2012



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



Persons Per Acre



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

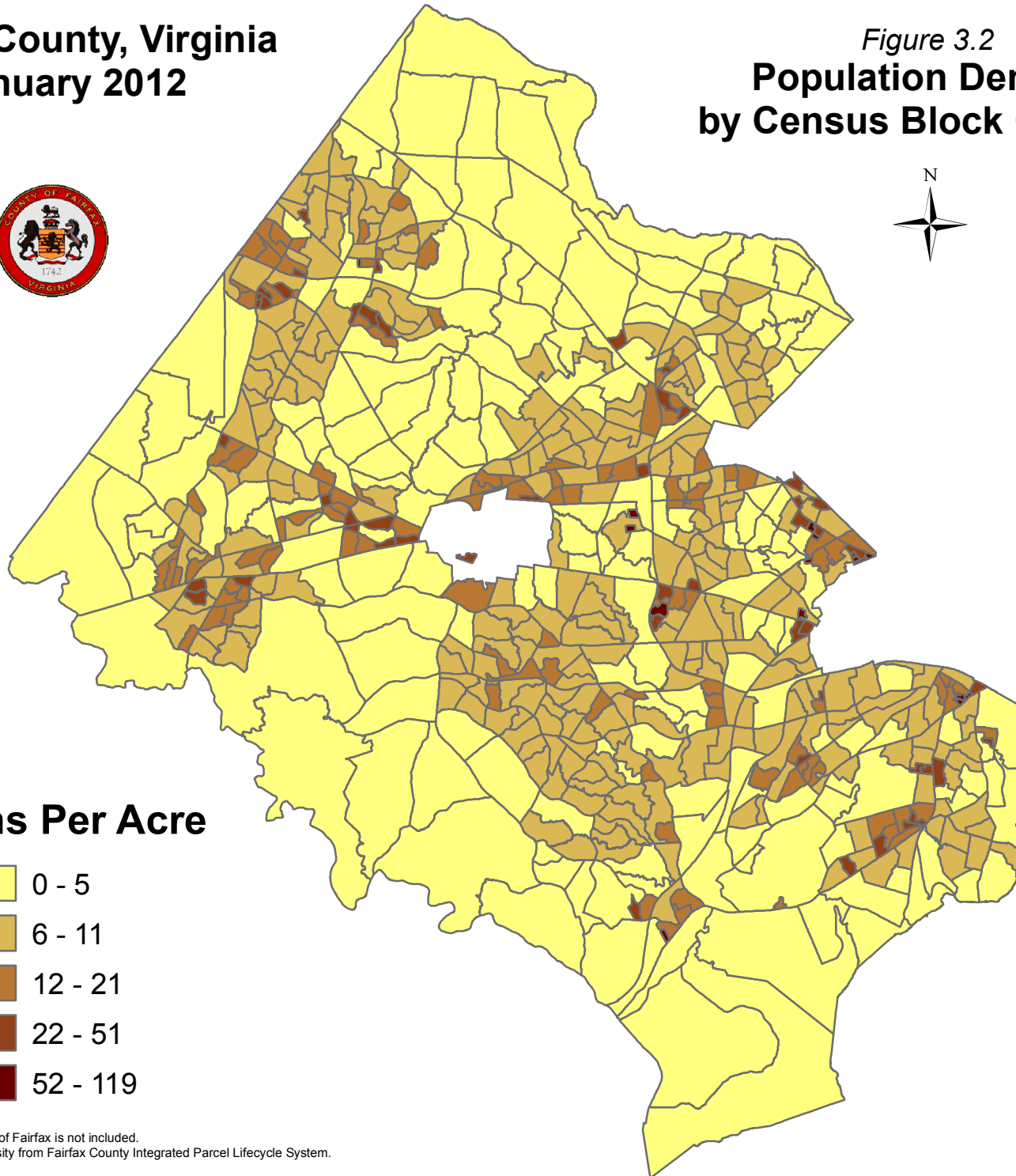


Table 3.3

**2012 Population, Housing Units and Households by Supervisor District
Fairfax County, January 2012**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	124,881	42,940	42,076	17,389	7.2	27.17	4,596
Dranesville 1/	122,026	43,782	42,881	40,769	3.0	63.70	1,916
Hunter Mill 2/	125,385	49,778	48,702	24,001	5.2	37.50	3,344
Lee	120,048	44,529	43,325	17,261	7.0	26.97	4,451
Mason	113,861	43,504	42,139	14,213	8.0	22.21	5,127
Mount Vernon	126,207	48,164	46,797	47,241	2.7	73.81	1,710
Providence	126,207	50,382	48,984	17,067	7.4	26.67	4,732
Springfield 3/	122,278	42,674	42,094	46,427	2.6	72.54	1,686
Sully	128,832	42,365	41,735	36,000	3.6	56.25	2,290
Fairfax County	1,109,725	408,119	398,733	260,368	4.3	406.83	2,728

Table 3.4

**2012 Population, Housing Units and Households by Town
Fairfax County, January 2012**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	279	88	87	159	1.8	0.25	1,114
Town of Herndon	21,670	7,995	7,824	2,736	7.9	4.28	5,063
Town of Vienna	16,720	5,634	5,593	2,816	5.9	4.40	3,800
Towns Total	38,668	13,717	13,504	5,711	6.8	8.92	4,335

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

**2012 Population, Housing Units and Households by Planning District
Fairfax County, January 2012**

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	76,368	27,025	26,415	11,947	6.4	18.67	4,090
Baileys	43,670	17,902	17,181	4,049	10.8	6.33	6,899
Bull Run	128,753	44,207	43,505	32,002	4.0	50.00	2,575
Fairfax	77,114	27,508	26,799	8,938	8.6	13.97	5,520
Jefferson	53,217	21,199	20,639	6,339	8.4	9.90	5,376
Lincolnia	20,247	7,665	7,439	2,055	9.9	3.21	6,307
Lower Potomac	38,099	12,338	12,093	29,271	1.3	45.74	833
McLean	71,062	28,336	27,589	19,372	3.7	30.27	2,348
Mount Vernon	95,645	38,543	37,205	14,401	6.6	22.50	4,251
Pohick 1/	139,789	46,727	46,151	48,947	2.9	76.48	1,828
Rose Hill	51,743	20,643	20,124	9,121	5.7	14.25	3,631
Springfield	56,084	20,309	19,842	10,433	5.4	16.30	3,441
Upper Potomac 2/	189,058	71,273	69,942	47,487	4.0	74.20	2,548
Vienna 3/	68,877	24,443	23,809	11,982	5.7	18.72	3,679
Fairfax County	1,109,725	408,119	398,733	256,342	4.3	400.53	2,771

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

**2012 Population, Housing Units and Households by Human Services Region
Fairfax County, January 2012**

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	248,866	93,489	90,914	64,101	3.9	100.16	2,485
Region 2	240,148	91,068	88,485	31,091	7.7	48.58	4,943
Region 3 1/	312,844	119,586	116,964	78,834	4.0	123.18	2,540
Region 4 2/	307,868	103,975	102,370	86,354	3.6	134.93	2,282
Fairfax County	1,109,725	408,119	398,733	260,380	4.3	406.84	2,728

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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**2012 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2012**

ZIP Code	Population	Housing Units	Households
20120	41,572	13,844	13,625
20121	29,880	10,223	10,040
20124	15,715	4,915	4,873
20151	21,639	6,758	6,672
20152	3	1	1
20164	3	1	1
20170	40,569	14,605	14,315
20171	46,907	16,924	16,661
20190	17,503	9,098	8,865
20191	28,875	11,768	11,499
20194	14,162	5,855	5,728
22003	57,943	20,730	20,240
22015	43,038	14,911	14,690
22027	2,143	727	711
22030	41,997	13,570	13,158
22031	27,868	10,509	10,150
22032	28,814	9,563	9,452
22033	39,616	16,027	15,751
22039	18,935	6,073	6,035
22041	26,281	10,765	10,274
22042	31,943	12,176	11,870
22043	23,968	9,298	9,012
22044	11,090	4,686	4,598
22046	5,171	2,071	2,021
22060	9,936	2,924	2,892

(Continued)

Table 3.7**2012 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2012**

ZIP Code	Population	Housing Units	Households
22066	18,392	5,630	5,581
22067	173		
22079	33,763	11,466	11,211
22101	29,647	11,231	10,936
22102	23,272	10,650	10,348
22124	18,284	6,528	6,465
22150	28,015	9,633	9,352
22151	17,250	5,887	5,766
22152	28,269	10,350	10,199
22153	32,523	10,793	10,669
22180	25,840	9,214	9,156
22181	15,499	5,498	5,415
22182	26,518	9,358	8,969
22203	320	150	148
22204	44	14	13
22206	6	2	2
22207	132	48	47
22213	3	1	1
22302	1,238	650	545
22303	14,477	7,647	7,273
22304	344	148	145
22306	30,303	11,978	11,643
22307	10,558	4,714	4,538
22308	13,232	4,815	4,733
22309	33,971	11,896	11,470

(Continued)

Table 3.7

**2012 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2012**

ZIP Code	Population	Housing Units	Households
22310	28,499	10,882	10,628
22311	1,645	613	600
22312	24,636	9,149	8,887
22315	27,302	11,151	10,860
Fairfax County	1,109,726	408,118	398,734

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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
2012 Population, Housing Units and Households by Sewershed
Fairfax County, January 2012

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	33,318	11,434	11,275	4,870	6.8	7.61	4,378
A2	8,607	3,681	3,603	813	10.6	1.27	6,777
A3	5,673	2,502	2,426	310	18.3	0.48	11,818
B1	6,240	2,156	2,108	1,138	5.5	1.78	3,506
B2	23,300	8,971	8,796	3,579	6.5	5.59	4,168
B3	2,850	826	819	1,702	1.7	2.66	1,072
B5	21,670	7,995	7,824	2,770	7.8	4.33	5,005
C1	3,587	1,080	1,070	4,932	0.7	7.71	465
C2	3,753	1,242	1,231	5,434	0.7	8.49	442
D1	9,855	3,038	3,006	6,746	1.5	10.54	935
D2	23,858	10,964	10,720	5,328	4.5	8.33	2,864
D3	78,382	29,158	28,525	22,942	3.4	35.85	2,186
E1	17,452	8,367	8,121	4,172	4.2	6.52	2,677
E2	2,067	636	626	1,511	1.4	2.36	876
F	7,729	3,072	2,984	1,289	6.0	2.01	3,845
G1	35,397	13,630	13,148	5,564	6.4	8.69	4,073
G2	3,132	1,282	1,246	747	4.2	1.17	2,677
G3	2,198	748	730	2,159	1.0	3.37	652
G4	964	348	339	185	5.2	0.29	3,323
H1	14,726	6,300	6,055	1,195	12.3	1.87	7,875
H2	6,527	3,534	3,370	105	62.0	0.16	40,794
H3	877	327	320	89	9.9	0.14	6,268
I1	71,384	26,944	26,207	9,109	7.8	14.23	5,016
I2	3,395	1,260	1,233	614	5.5	0.96	3,536

(Continued)

Table 3.8
2012 Population, Housing Units and Households by Sewershed
Fairfax County, January 2012

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I3	63,652	22,456	21,899	9,274	6.9	14.49	4,393
I4	185	62	61	59	3.1	0.09	2,056
I5	956	321	312	97	9.9	0.15	6,375
I6	6	2	2	1,656	0.0	2.59	2
J1	21,377	9,131	8,827	2,558	8.4	4.00	5,344
J2	7,132	3,601	3,403	747	9.5	1.17	6,095
J3	5,256	1,986	1,934	716	7.3	1.12	4,693
J4	3,755	2,122	2,013	838	4.5	1.31	2,866
K	46,827	17,764	17,297	6,870	6.8	10.73	4,364
L	51,273	19,941	19,327	9,832	5.2	15.36	3,338
M0	7,087	1,964	1,907	4,530	1.6	7.08	1,001
M1	12,668	5,094	4,988	1,174	10.8	1.84	6,885
M2	79,373	28,749	28,032	10,326	7.7	16.13	4,921
M3	19,369	6,474	6,368	3,411	5.7	5.33	3,634
M4	21,704	7,925	7,777	4,013	5.4	6.27	3,461
M5	11,903	4,807	4,681	2,744	4.3	4.29	2,775
M6	19,162	7,174	6,999	3,709	5.2	5.79	3,310
M7	542	204	199	36	15.1	0.06	9,034
M8	9,159	2,701	2,667	7,288	1.3	11.39	804
M9	17,370	8,243	7,968	1,708	10.2	2.67	6,505
N1	126,732	40,652	40,050	17,237	7.4	26.93	4,706
N2	18,736	6,206	6,140	4,967	3.8	7.76	2,414
O1	1,421	495	484	7,586	0.2	11.85	120
P	183	59	58	1,295	0.1	2.02	91

(Continued)

Table 3.8
2012 Population, Housing Units and Households by Sewershed
Fairfax County, January 2012

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P1	2,396	810	792	1,065	2.2	1.66	1,443
P2	517	180	176	119	4.3	0.19	2,720
P3	3,785	1,152	1,139	1,063	3.6	1.66	2,280
P4	218	76	74	96	2.3	0.15	1,455
P5	668	208	203	2,065	0.3	3.23	207
Q1	7,577	2,531	2,512	16,528	0.5	25.83	293
R1	8,949	2,848	2,817	9,979	0.9	15.59	574
R2	866	287	283	392	2.2	0.61	1,420
R3	279	88	87	159	1.7	0.25	1,114
R4	973	311	307	621	1.6	0.97	1,003
S1	34,104	11,251	11,084	4,997	6.8	7.81	4,367
S2	1,216	384	382	3,284	0.4	5.13	237
T1	5,171	1,782	1,759	6,438	0.8	10.06	514
T2	27,157	8,652	8,533	4,740	5.7	7.41	3,665
T3	18,921	5,860	5,782	5,264	3.6	8.22	2,302
T4	27,063	11,425	11,206	2,844	9.5	4.44	6,095
T5	28,285	9,973	9,797	3,557	8.0	5.56	5,087
T6	366	103	102	3,707	0.1	5.79	63
T7	8,444	2,569	2,527	3,789	2.2	5.92	1,426
Fairfax County	1,109,725	408,119	398,733	260,681	4.3	407.31	2,725

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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
2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,623	1,301	1,271	590	6.1	0.92	3,938
4152	3,146	1,940	1,835	1,246	2.5	1.95	1,613
4153	4,024	1,487	1,444	530	7.6	0.83	4,848
4154.01	4,742	2,142	2,083	400	11.9	0.62	7,649
4154.02	2,621	1,133	1,102	592	4.4	0.92	2,849
4155	5,850	2,258	2,207	960	6.1	1.51	3,874
4156	2,681	1,062	1,041	1,129	2.4	1.77	1,515
4157	4,027	1,370	1,347	856	4.7	1.34	3,005
4158	4,692	1,722	1,692	939	5.0	1.47	3,192
4159	3,126	1,198	1,160	1,202	2.6	1.87	1,672
4160	5,791	2,031	1,959	850	6.8	1.34	4,322
4161	3,696	1,485	1,438	1,833	2.0	2.87	1,288
4162	6,188	1,519	1,505	5,694	1.1	8.90	695
4163	2,328	811	794	12,803	0.2	20.01	116
4201	3,934	1,169	1,145	912	4.3	1.43	2,751
4202.01	3,630	1,298	1,267	472	7.7	0.74	4,906
4202.02	2,116	1,066	1,044	162	13.1	0.25	8,465
4202.03	2,739	974	950	497	5.5	0.78	3,511
4203	6,056	2,134	2,095	1,098	5.5	1.72	3,521
4204	3,065	2,068	1,945	215	14.3	0.34	9,015
4205.01	1,446	1,009	936	23	63.6	0.04	36,144
4205.02	1,699	1,052	1,000	75	22.6	0.12	14,159
4205.03	3,441	1,695	1,597	184	18.7	0.29	11,865
4206	4,249	1,737	1,696	340	12.5	0.53	8,017
4207	4,134	1,447	1,412	709	5.8	1.11	3,724

(Continued)

Table 3.9
2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4208	3,737	1,203	1,173	677	5.5	1.05	3,560
4210.01	2,765	952	930	434	6.4	0.68	4,066
4210.02	4,938	2,068	1,999	1,114	4.4	1.75	2,822
4211.01	5,877	2,156	2,112	710	8.3	1.11	5,295
4211.02	3,694	1,530	1,482	388	9.5	0.60	6,156
4211.03	5,128	2,025	1,977	1,224	4.2	1.92	2,671
4212	1,888	691	679	405	4.7	0.63	2,997
4213	3,717	1,461	1,419	1,984	1.9	3.10	1,199
4214	6,729	2,673	2,598	470	14.3	0.73	9,218
4215	6,838	2,380	2,313	449	15.2	0.70	9,769
4216	5,875	1,966	1,892	284	20.7	0.44	13,354
4217.01	4,639	1,422	1,367	209	22.2	0.33	14,056
4217.02	4,474	1,256	1,217	496	9.0	0.78	5,735
4218	5,704	2,357	2,263	488	11.7	0.76	7,505
4219	2,842	820	811	3,677	0.8	5.74	495
4220	3,772	1,433	1,404	1,095	3.4	1.71	2,206
4221.01	7,191	2,601	2,540	610	11.8	0.96	7,490
4221.02	6,417	2,057	2,012	1,686	3.8	2.64	2,431
4222.01	3,376	1,017	995	1,281	2.6	2.00	1,688
4222.02	6,234	2,149	2,100	2,119	2.9	3.31	1,883
4223.01	2,998	1,344	1,318	324	9.3	0.50	5,996
4223.02	5,561	2,509	2,445	608	9.1	0.94	5,917
4224.01	2,024	1,117	1,068	138	14.6	0.21	9,639
4224.02	5,307	2,108	2,055	468	11.3	0.73	7,270
4224.03	2,380	984	965	542	4.4	0.85	2,800

(Continued)

Table 3.9

**2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4301.01	4,580	1,535	1,518	838	5.5	1.31	3,497
4301.02	2,773	1,036	1,024	259	10.7	0.40	6,933
4302.01	4,581	1,425	1,409	494	9.3	0.78	5,874
4302.02	5,167	1,624	1,605	721	7.2	1.13	4,574
4302.03	2,677	902	892	387	6.9	0.61	4,389
4304	7,165	2,323	2,277	1,493	4.8	2.33	3,075
4305	1,618	571	560	280	5.8	0.44	3,676
4306	7,462	1,811	1,765	652	11.5	1.02	7,316
4307	2,787	927	908	646	4.3	1.01	2,760
4308.01	4,208	1,514	1,494	606	6.9	0.95	4,430
4308.02	3,805	1,812	1,779	499	7.6	0.77	4,942
4309.01	4,226	1,412	1,390	475	8.9	0.74	5,711
4309.02	3,420	1,087	1,072	493	6.9	0.77	4,442
4310.01	4,528	1,575	1,553	571	7.9	0.89	5,087
4310.02	2,107	752	742	206	10.2	0.32	6,584
4313	4,149	1,417	1,399	672	6.2	1.05	3,951
4314	4,570	1,462	1,442	551	8.3	0.85	5,377
4315	5,312	2,027	1,999	958	5.5	1.49	3,565
4316	8,893	3,658	3,534	1,064	8.4	1.66	5,357
4318.01	4,232	1,438	1,418	370	11.4	0.58	7,296
4318.02	3,352	1,039	1,025	477	7.0	0.74	4,529
4319	3,241	1,053	1,039	393	8.3	0.62	5,228
4320	3,298	1,127	1,111	456	7.2	0.71	4,646
4321	3,608	1,446	1,421	408	8.8	0.64	5,638
4322.01	1,775	851	835	145	12.2	0.23	7,717

(Continued)

Table 3.9
2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4322.02	4,641	1,724	1,697	614	7.6	0.96	4,834
4323	5,350	1,735	1,710	741	7.2	1.15	4,652
4324.01	3,554	1,179	1,162	490	7.2	0.77	4,616
4324.02	5,166	1,658	1,638	713	7.2	1.11	4,654
4325	5,777	1,886	1,864	820	7.0	1.28	4,513
4326	5,028	1,548	1,530	768	6.5	1.20	4,190
4327.01	3,194	1,087	1,074	500	6.4	0.78	4,095
4327.02	4,266	1,497	1,479	425	10.0	0.67	6,369
4328	2,216	772	763	831	2.7	1.30	1,704
4401	8,086	2,908	2,820	1,520	5.3	2.38	3,397
4402.01	2,368	1,016	993	550	4.3	0.86	2,754
4402.02	6,015	2,212	2,145	807	7.5	1.25	4,812
4403	2,723	957	939	812	3.4	1.27	2,144
4405.01	5,027	1,657	1,639	1,102	4.6	1.72	2,923
4405.02	9,356	595	588	820	11.4	1.28	7,309
4406	3,185	946	931	863	3.7	1.35	2,360
4407.01	2,734	979	960	458	6.0	0.72	3,797
4407.02	5,203	1,807	1,773	865	6.0	1.35	3,854
4408	6,308	2,162	2,126	1,594	4.0	2.50	2,523
4501	5,431	2,359	2,302	527	10.3	0.82	6,623
4502	4,108	1,331	1,295	328	12.5	0.52	7,898
4503	4,674	1,689	1,647	434	10.8	0.68	6,873
4504	2,687	949	924	611	4.4	0.96	2,799
4505	2,812	884	860	257	10.9	0.40	7,029
4506.01	3,680	1,407	1,370	819	4.5	1.28	2,875

(Continued)

Table 3.9

**2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4506.02	4,146	1,797	1,755	329	12.6	0.52	7,973
4507.01	2,990	978	959	507	5.9	0.79	3,785
4507.02	4,253	1,470	1,427	304	14.0	0.47	9,048
4508	3,387	1,204	1,178	502	6.7	0.79	4,287
4509	1,694	603	587	357	4.7	0.56	3,023
4510	2,413	897	879	433	5.6	0.67	3,601
4511	2,130	830	795	461	4.6	0.72	2,957
4512	1,610	644	627	529	3.0	0.83	1,940
4513	2,173	916	893	438	5.0	0.68	3,195
4514	2,805	1,305	1,286	126	22.2	0.19	14,763
4515.01	5,548	2,247	2,205	314	17.7	0.49	11,322
4515.02	5,041	2,215	2,040	442	11.4	0.69	7,306
4516.01	5,320	1,578	1,505	239	22.3	0.36	14,778
4516.02	2,701	1,136	1,084	272	9.9	0.43	6,282
4518	3,314	1,111	1,084	585	5.7	0.92	3,602
4519	8,253	3,171	3,079	688	12.0	1.07	7,713
4520	2,789	1,112	1,088	573	4.9	0.89	3,134
4521.01	5,136	1,663	1,631	835	6.2	1.31	3,920
4521.02	2,972	1,107	1,082	577	5.2	0.90	3,302
4522	6,153	2,156	2,103	578	10.7	0.89	6,914
4523.01	3,433	1,475	1,428	137	25.1	0.21	16,351
4523.02	7,573	2,763	2,678	149	50.7	0.24	31,552
4524	6,800	2,378	2,327	898	7.6	1.41	4,823
4525.01	3,728	1,380	1,348	1,210	3.1	1.89	1,973
4525.02	5,261	1,590	1,538	301	17.5	0.48	10,962

(Continued)

Table 3.9
2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4526	5,722	2,547	2,472	750	7.6	1.17	4,891
4527	5,344	1,900	1,818	318	16.8	0.49	10,908
4528.01	4,622	2,528	2,422	286	16.2	0.45	10,271
4528.02	3,062	1,492	1,422	31	98.8	0.05	61,238
4601	4,385	1,423	1,401	1,627	2.7	2.54	1,726
4602	4,109	1,343	1,324	2,013	2.0	3.15	1,304
4603	2,840	962	947	557	5.1	0.87	3,264
4604	4,695	2,000	1,831	999	4.7	1.56	3,010
4605.01	2,608	877	863	554	4.7	0.87	2,998
4605.02	8,075	2,789	2,639	859	9.4	1.34	6,027
4606	3,812	1,317	1,304	694	5.5	1.09	3,497
4607.01	3,675	1,162	1,155	422	8.7	0.66	5,567
4607.02	4,606	1,568	1,556	698	6.6	1.09	4,225
4608	3,426	1,155	1,147	600	5.7	0.94	3,645
4609	2,544	876	869	676	3.8	1.06	2,400
4610	2,470	873	866	416	5.9	0.65	3,799
4611	7,517	2,591	2,555	1,607	4.7	2.51	2,995
4612.01	4,734	1,525	1,507	2,509	1.9	3.92	1,208
4612.02	5,686	2,551	2,467	820	6.9	1.29	4,408
4615	6,823	2,505	2,464	794	8.6	1.24	5,502
4616.01	6,188	2,340	2,274	696	8.9	1.09	5,677
4616.02	5,826	2,720	2,673	402	14.5	0.62	9,397
4617	6,503	2,443	2,368	573	11.3	0.90	7,225
4618.01	1,069	542	538	77	13.9	0.12	8,912
4618.02	5,509	2,402	2,362	397	13.9	0.62	8,886

(Continued)

Table 3.9
2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4619.01	3,994	1,407	1,350	226	17.7	0.35	11,411
4619.02	1,645	594	565	116	14.2	0.18	9,142
4701	2,852	969	945	1,874	1.5	2.93	973
4703	3,230	1,163	1,135	869	3.7	1.36	2,375
4704	4,502	1,737	1,694	1,424	3.2	2.22	2,028
4705	5,487	2,209	2,146	1,033	5.3	1.61	3,408
4706	3,064	1,158	1,127	601	5.1	0.94	3,259
4707	5,298	1,933	1,884	877	6.0	1.36	3,895
4708	2,923	1,092	1,065	488	6.0	0.77	3,796
4709	7,084	2,797	2,726	1,090	6.5	1.70	4,167
4710	2,060	847	825	464	4.4	0.72	2,860
4711	7,043	2,460	2,395	958	7.4	1.49	4,727
4712.01	2,812	1,568	1,515	180	15.6	0.28	10,043
4712.02	4,398	2,268	2,197	498	8.8	0.78	5,639
4713.01	3,574	1,447	1,390	181	19.7	0.28	12,764
4713.03	3,708	1,736	1,669	342	10.8	0.54	6,866
4713.04	1,850	653	638	368	5.0	0.57	3,246
4714.01	3,309	1,392	1,357	340	9.7	0.54	6,127
4714.02	3,354	1,218	1,182	492	6.8	0.77	4,356
4801	4,585	1,512	1,497	8,757	0.5	13.67	335
4802.01	4,594	1,638	1,610	1,654	2.8	2.58	1,781
4802.02	3,752	2,312	2,231	860	4.4	1.35	2,779
4802.03	2,494	1,168	1,125	93	26.8	0.15	16,625
4803	7,512	2,405	2,374	5,293	1.4	8.27	908
4804.01	4,805	1,416	1,403	2,184	2.2	3.41	1,409

(Continued)

Table 3.9
2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4804.02	6,873	1,987	1,969	5,270	1.3	8.23	835
4805.01	3,662	1,102	1,090	1,266	2.9	1.98	1,849
4805.02	6,186	1,874	1,855	745	8.3	1.16	5,333
4805.03	3,487	1,152	1,140	546	6.4	0.85	4,103
4805.04	1,962	840	824	353	5.6	0.55	3,568
4805.05	3,751	1,619	1,570	323	11.6	0.50	7,502
4808.01	4,428	1,565	1,545	571	7.8	0.89	4,975
4808.02	3,491	1,380	1,351	639	5.5	1.00	3,491
4809.01	6,139	1,948	1,918	680	9.0	1.06	5,792
4809.02	3,763	1,573	1,531	590	6.4	0.93	4,046
4809.03	3,849	1,529	1,480	291	13.2	0.46	8,366
4810	6,385	2,733	2,655	351	18.2	0.55	11,609
4811.01	2,113	1,180	1,149	214	9.9	0.33	6,405
4811.02	3,194	1,493	1,461	108	29.6	0.17	18,784
4811.03	3,303	1,242	1,223	149	22.1	0.23	14,364
4811.04	2,589	1,222	1,197	85	30.3	0.14	18,489
4811.05	5,414	1,698	1,680	836	6.5	1.31	4,133
4811.06	5,722	1,755	1,736	914	6.3	1.43	4,001
4812.01	1,482	392	384	349	4.2	0.55	2,695
4812.02	6,221	2,042	1,994	952	6.5	1.49	4,175
4814	6,263	2,734	2,676	1,410	4.4	2.21	2,834
4815	2,304	818	804	1,224	1.9	1.91	1,206
4816	3,562	1,142	1,129	2,175	1.6	3.40	1,048
4817.01	6,259	2,032	2,009	2,590	2.4	4.05	1,546
4817.02	4,071	1,957	1,921	692	5.9	1.08	3,770

(Continued)

Table 3.9

**2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4819	5,589	2,263	2,212	2,607	2.1	4.07	1,373
4820.01	5,337	1,776	1,756	1,027	5.2	1.60	3,335
4820.02	3,713	1,842	1,796	480	7.7	0.75	4,950
4821	2,826	1,531	1,495	229	12.4	0.35	8,076
4822.01	2,051	1,008	983	234	8.8	0.37	5,543
4822.02	3,208	2,056	2,000	545	5.9	0.85	3,774
4822.03	4,462	2,453	2,385	470	9.5	0.73	6,113
4823.01	4,757	2,268	2,216	762	6.2	1.19	3,998
4823.02	4,516	1,820	1,769	190	23.8	0.30	15,054
4823.03	3,318	1,703	1,667	425	7.8	0.66	5,026
4824	2,242	782	769	1,105	2.0	1.73	1,296
4825.01	8,237	3,189	3,126	2,041	4.0	3.18	2,590
4825.02	3,040	1,032	1,021	393	7.7	0.61	4,984
4825.03	5,037	1,545	1,528	738	6.8	1.15	4,380
4825.04	5,491	1,666	1,648	1,032	5.3	1.61	3,411
4826.01	7,315	2,391	2,358	967	7.6	1.51	4,844
4826.02	7,540	2,396	2,364	1,426	5.3	2.23	3,381
4901.01	5,147	1,928	1,894	1,210	4.3	1.88	2,738
4901.03	5,873	1,883	1,859	4,725	1.2	7.38	796
4905.01	3,294	1,322	1,294	272	12.1	0.43	7,660
4905.02	6,597	2,172	2,136	2,405	2.7	3.76	1,755
4910	2,103	590	582	4,413	0.5	6.90	305
4911.01	3,849	1,173	1,158	1,947	2.0	3.04	1,266
4911.02	3,686	1,131	1,115	828	4.5	1.29	2,857
4911.03	6,716	2,132	2,104	472	14.2	0.74	9,076

(Continued)

Table 3.9

**2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4912.01	5,850	2,068	2,041	521	11.2	0.82	7,134
4912.02	1,745	840	813	190	9.2	0.30	5,815
4913.01	7,098	2,125	2,088	3,981	1.8	6.22	1,141
4913.02	3,803	1,440	1,407	303	12.6	0.48	7,923
4913.03	4,732	1,507	1,481	247	19.1	0.39	12,135
4914.01	4,669	1,884	1,847	327	14.3	0.51	9,156
4914.02	4,217	1,415	1,396	306	13.8	0.47	8,972
4914.03	3,978	1,153	1,145	429	9.3	0.67	5,936
4914.04	4,028	1,334	1,316	390	10.3	0.61	6,604
4914.05	3,091	836	830	423	7.3	0.66	4,683
4915.01	7,026	2,391	2,349	635	11.1	0.99	7,097
4915.02	7,309	2,136	2,110	1,440	5.1	2.26	3,234
4916.01	5,057	1,578	1,555	464	10.9	0.73	6,927
4916.02	5,300	1,579	1,561	554	9.6	0.87	6,092
4917.01	3,480	1,783	1,748	340	10.2	0.54	6,445
4917.02	7,761	3,553	3,480	564	13.8	0.89	8,722
4917.03	5,735	2,858	2,733	382	15.0	0.60	9,561
4917.04	4,889	2,210	2,143	331	14.8	0.51	9,587
4917.05	3,517	927	913	943	3.7	1.47	2,392
4918.01	2,381	1,085	1,063	288	8.3	0.45	5,292
4918.02	3,087	1,162	1,147	417	7.4	0.65	4,749
4918.03	6,612	2,625	2,580	715	9.2	1.12	5,904
4920	6,768	2,172	2,148	5,872	1.2	9.18	737
4921	6,637	2,208	2,194	7,633	0.9	11.93	556
4922.01	2,917	996	987	7,930	0.4	12.39	235

(Continued)

Table 3.9

**2012 Population, Housing Units and Households by Census Tract
Fairfax County, January 2012**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4922.02	7,138	2,211	2,194	1,461	4.9	2.29	3,117
4922.03	4,168	1,268	1,255	1,193	3.5	1.86	2,241
4923	3,484	1,095	1,082	525	6.6	0.82	4,249
4924	4,694	1,800	1,773	906	5.2	1.41	3,329
4925	4,453	1,407	1,397	11,148	0.4	17.42	256
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
Fairfax County	1,109,715	408,118	398,736	259,974	4.3	406.25	2,732

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

POPULATION FORECASTS

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

For detailed methodology, please refer to Appendix A.

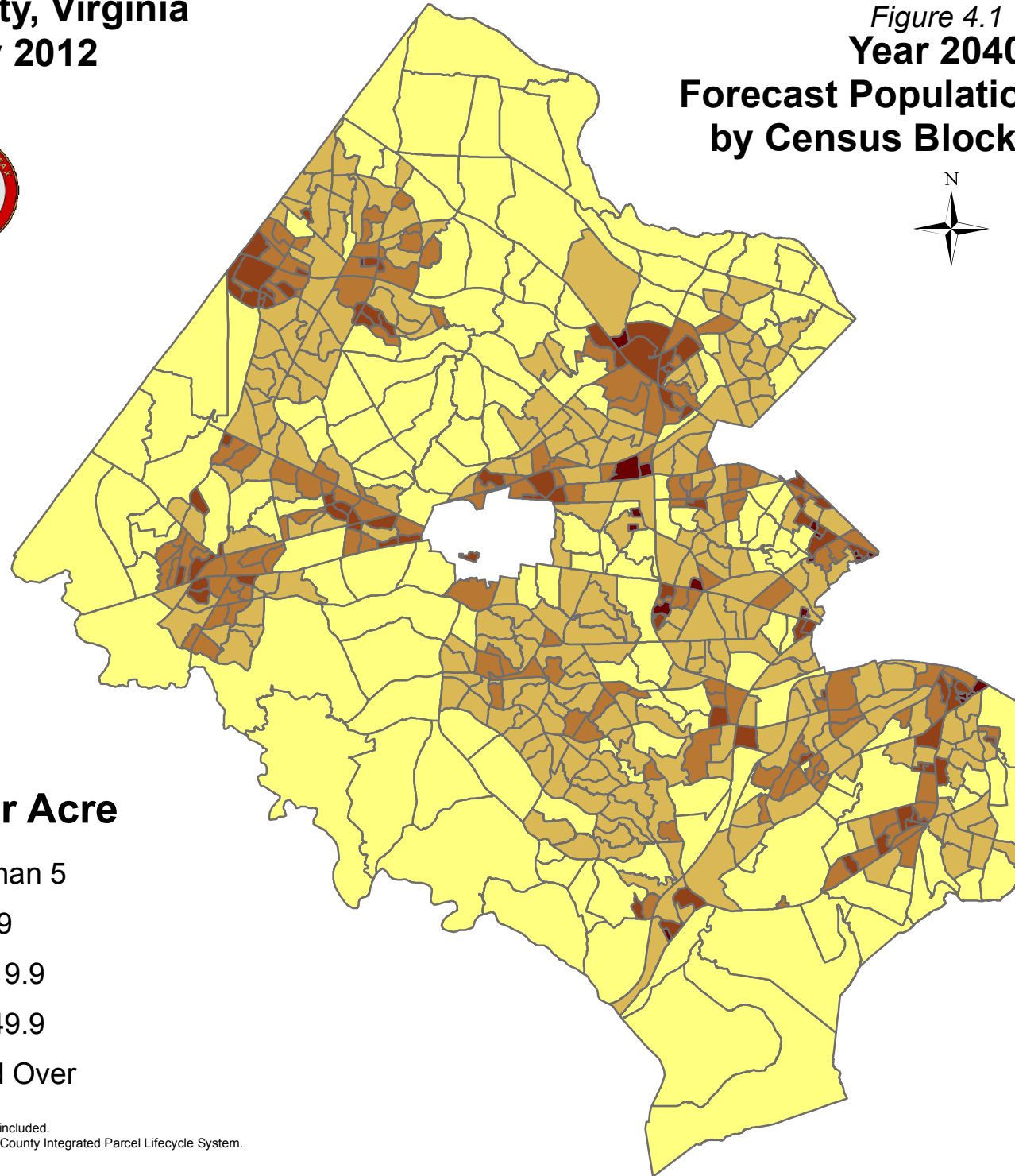
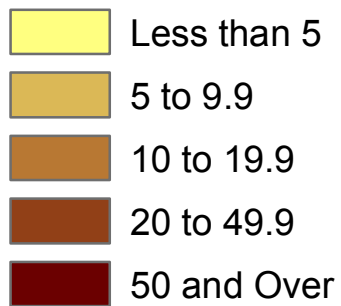
Fairfax County, Virginia January 2012



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: Population Density from Fairfax County Integrated Parcel Lifecycle System.

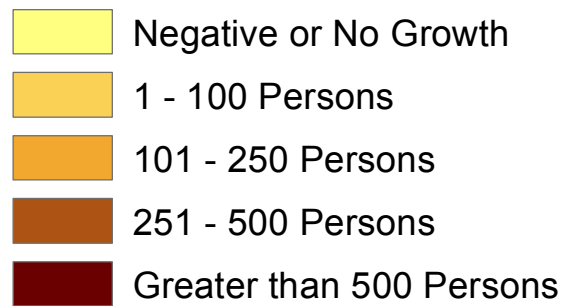
Fairfax County, Virginia January 2012



Figure 4.2
2012 - 2040
Forecast Population Growth
by Census Block Group



Population Growth



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

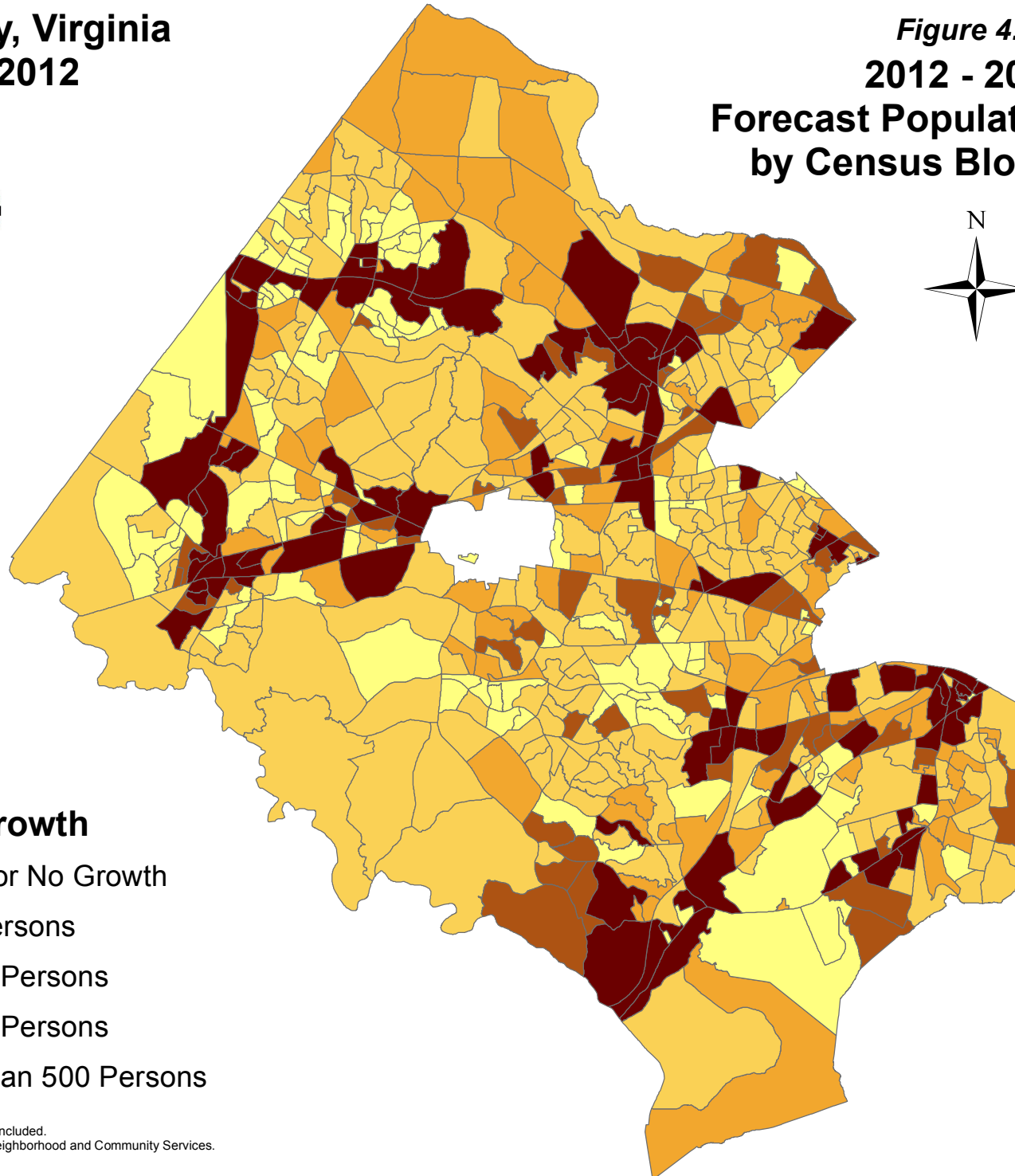


Table 4.1
Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2012

Supervisor District	2010	2012	2015	2020	2025	2030	2035	2040
Braddock	118,484	124,881	125,292	125,929	127,113	128,323	129,567	130,553
Dranesville 1/	119,740	122,026	123,267	125,217	130,021	134,846	139,911	144,225
Hunter Mill 2/	122,623	125,385	125,798	129,706	137,512	145,326	153,358	160,082
Lee	118,949	120,048	121,920	127,853	135,515	143,008	150,673	157,099
Mason	115,991	113,861	114,584	116,216	119,847	123,449	127,243	130,435
Mount Vernon	121,121	126,207	126,792	129,585	135,403	141,416	147,505	152,744
Providence	121,982	126,207	134,203	148,190	163,658	178,875	194,533	207,601
Springfield 3/	118,212	122,278	122,557	123,439	125,262	127,088	129,019	130,689
Sully	124,624	128,832	129,719	132,630	138,759	144,962	151,204	156,544
Fairfax County	1,081,726	1,109,725	1,124,131	1,158,764	1,213,091	1,267,292	1,323,013	1,369,972

Table 4.2
Historical, Estimated and Forecasted Population by Town
Fairfax County, January 2012

Town	2010	2012	2015	2020	2025	2030	2035	2040
Town of Clifton	282	279	282	282	282	282	282	282
Town of Herndon	23,292	21,670	21,724	21,731	21,731	21,731	21,731	21,731
Town of Vienna	15,687	16,720	16,822	16,822	16,822	16,822	16,822	16,822
Towns Total	39,261	38,668	38,828	38,835	38,835	38,835	38,835	38,835

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Neighborhood and Community Services, 2012 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 2012**

Planning District	1990	2000	2010	2012	2015	2020	2025	2030	2035	2040
Annandale	66,329	70,152	74,386	76,368	76,699	77,648	79,173	80,711	82,296	83,642
Baileys	38,392	43,989	45,851	43,670	43,744	44,457	46,516	48,549	50,707	52,528
Bull Run	66,234	107,798	124,691	128,753	129,529	131,753	137,581	143,516	149,544	154,709
Fairfax	45,244	56,024	70,566	77,114	77,620	79,072	80,200	81,315	82,487	83,424
Jefferson	42,859	48,092	53,819	53,217	57,060	61,017	63,513	65,864	68,287	70,323
Lincolnia	14,010	16,819	18,483	20,247	20,737	20,834	21,061	21,289	21,528	21,721
Lower Potomac	24,371	23,769	34,335	38,099	38,030	39,382	41,467	43,592	45,756	47,577
McLean	58,747	63,278	69,607	71,062	73,508	81,148	91,967	102,620	113,674	122,966
Mount Vernon	82,483	86,944	95,581	95,645	97,016	99,111	104,804	110,590	116,475	121,508
Pohick 1/	127,040	137,166	137,045	139,789	139,945	140,545	141,857	143,256	144,658	145,866
Rose Hill	34,520	45,646	50,589	51,743	51,938	53,019	55,227	57,372	59,604	61,430
Springfield	39,919	48,736	55,708	56,084	57,014	61,054	64,336	67,494	70,698	73,415
Upper Potomac 2/	125,169	162,010	185,094	189,058	190,591	196,181	206,381	216,591	227,081	235,900
Vienna 3/	53,267	59,326	65,971	68,877	70,701	73,543	79,008	84,534	90,219	94,964
Fairfax County	818,584	969,749	1,081,726	1,109,725	1,124,131	1,158,764	1,213,091	1,267,292	1,323,013	1,369,972

Sources: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Neighborhood and Community Services, 2012 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 2012

Human Services Region	2012	2015	2020	2025	2030	2035	2040
Region 1	248,866	251,312	260,022	273,448	286,899	300,578	312,196
Region 2	240,148	246,300	253,729	261,933	269,993	278,368	285,416
Region 3 1/	312,844	317,488	332,294	357,214	382,051	407,707	429,195
Region 4 2/	307,868	309,032	312,719	320,495	328,349	336,360	343,165
Fairfax County	1,109,725	1,124,131	1,158,764	1,213,091	1,267,292	1,323,013	1,369,972

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012

ZIP Code	2012	2015	2020	2025	2030	2035	2040
20120	41,572	41,580	42,090	43,566	45,102	46,566	47,893
20121	29,880	30,431	30,809	31,886	32,988	34,096	35,034
20124	15,715	15,729	15,742	15,755	15,755	15,814	15,838
20151	21,639	21,657	22,536	25,024	27,538	30,128	32,292
20152	3	3	3	3	3	3	3
20164	3	3	3	3	3	3	3
20170	40,569	40,651	40,709	40,854	41,011	41,155	41,299
20171	46,907	47,067	48,898	53,027	57,189	61,471	65,067
20190	17,503	18,058	19,717	22,498	25,260	28,093	30,467
20191	28,875	29,007	29,954	32,370	34,807	37,317	39,411
20194	14,162	14,164	14,178	14,220	14,261	14,304	14,342
20196			35	138	242	349	438
22003	57,943	58,063	58,908	60,391	61,890	63,431	64,740
22015	43,038	43,067	43,123	43,239	43,355	43,467	43,563
22027	2,143	2,141	2,257	2,528	2,795	3,079	3,307
22030	41,997	42,408	43,692	44,640	45,529	46,453	47,239
22031	27,868	31,338	35,054	37,320	39,509	41,769	43,653
22032	28,814	29,031	29,271	29,745	30,222	30,722	31,097
22033	39,616	40,043	41,303	42,382	43,468	44,599	45,518
22039	18,935	18,972	19,110	19,432	19,759	20,097	20,393
22041	26,281	26,296	26,921	28,853	30,757	32,784	34,493
22042	31,943	31,997	32,167	32,590	33,014	33,456	33,831
22043	23,968	24,063	24,324	25,038	25,759	26,499	27,130
22044	11,090	11,106	11,158	11,241	11,323	11,407	11,477
22046	5,171	5,172	5,218	5,351	5,490	5,629	5,751

(Continued)

Table 4.5

**Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2012**

ZIP Code	2012	2015	2020	2025	2030	2035	2040
22060	9,936	9,533	9,591	9,751	9,912	10,072	10,214
22066	18,392	18,648	18,838	19,055	19,287	19,531	19,742
22067	173	188	188	188	188	188	188
22079	33,763	34,149	35,538	37,542	39,620	41,728	43,510
22101	29,647	29,714	30,141	30,911	31,639	32,472	33,186
22102	23,272	25,147	31,155	39,045	46,790	54,778	61,470
22124	18,284	18,391	18,543	18,679	18,815	18,958	19,080
22150	28,015	28,849	32,743	35,805	38,706	41,678	44,179
22151	17,250	17,251	17,272	17,343	17,412	17,486	17,546
22152	28,269	28,278	28,335	28,481	28,629	28,782	28,912
22153	32,523	32,544	32,725	33,019	33,375	33,700	34,043
22180	25,840	27,736	29,101	29,932	30,696	31,482	32,140
22181	15,499	15,524	15,651	15,985	16,350	16,710	17,034
22182	26,518	27,234	29,468	34,656	39,877	45,244	49,724
22203	320	320	320	320	320	320	320
22204	44	44	45	45	46	47	47
22206	6	6	6	6	6	6	6
22207	132	135	137	145	153	161	168
22213	3	3	3	4	5	7	8
22302	1,238	1,246	1,251	1,255	1,259	1,263	1,267
22303	14,477	15,054	15,925	18,146	20,413	22,725	24,652
22304	344	344	344	344	344	344	344
22306	30,303	30,976	31,673	33,706	35,752	37,840	39,628
22307	10,558	10,574	10,644	10,854	11,084	11,299	11,490
22308	13,232	13,258	13,310	13,459	13,613	13,783	13,936

(Continued)

Table 4.5

**Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2012**

ZIP Code	2012	2015	2020	2025	2030	2035	2040
22309	33,971	34,108	34,645	36,014	37,407	38,826	40,062
22310	28,499	28,638	29,067	30,260	31,392	32,573	33,582
22311	1,645	1,645	1,654	1,674	1,694	1,714	1,731
22312	24,636	25,168	25,280	25,507	25,736	25,975	26,172
22315	27,302	27,380	27,990	28,863	29,739	30,629	31,313
Fairfax County	1,109,725	1,124,131	1,158,764	1,213,091	1,267,292	1,323,013	1,369,972

Sources: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012

Sewershed	2012	2015	2020	2025	2030	2035	2040
A1	33,318	33,469	33,907	35,024	36,150	37,309	38,287
A2	8,607	8,602	9,633	11,583	13,549	15,574	17,268
A3	5,673	5,673	5,672	5,664	5,657	5,648	5,643
B1	6,240	6,240	6,964	9,106	11,264	13,490	15,344
B2	23,300	23,715	24,353	25,814	27,299	28,803	30,084
B3	2,850	2,866	2,893	2,918	2,944	2,974	3,001
B5	21,670	21,724	21,731	21,731	21,731	21,731	21,731
C1	3,587	3,653	3,683	3,720	3,757	3,795	3,826
C2	3,753	3,794	3,820	3,869	3,919	3,972	4,016
D1	9,855	9,946	10,040	10,201	10,377	10,563	10,724
D2	23,858	24,174	25,404	27,247	29,059	30,922	32,484
D3	78,382	80,036	86,365	93,667	100,808	108,153	114,294
E1	17,452	18,438	20,671	26,821	33,025	39,424	44,779
E2	2,067	2,090	2,109	2,157	2,210	2,280	2,350
F	7,729	7,782	7,889	8,159	8,435	8,721	8,971
G1	35,397	35,701	36,016	36,782	37,550	38,366	39,060
G2	3,132	3,003	3,152	3,246	3,327	3,421	3,503
G3	2,198	2,231	2,255	2,335	2,391	2,470	2,529
G4	964	964	984	1,056	1,118	1,190	1,251
H1	14,726	14,742	14,882	15,274	15,683	16,136	16,541
H2	6,527	6,527	6,682	7,247	7,759	8,325	8,786
H3	877	880	903	971	1,041	1,106	1,168
I1	71,384	71,782	73,799	76,371	78,889	81,490	83,667
I2	3,395	3,395	3,441	3,580	3,719	3,863	3,985
I3	63,652	64,209	65,357	68,228	71,081	74,048	76,524

(Continued)

Table 4.6

**Estimated and Forecasted Population by Sewershed
Fairfax County, January 2012**

Sewershed	2012	2015	2020	2025	2030	2035	2040
I4	185	221	237	241	244	248	251
I5	956	959	975	1,024	1,072	1,123	1,165
I6	6	6	6	6	6	6	6
J1	21,377	21,568	22,257	23,944	25,642	27,360	28,822
J2	7,132	7,533	7,981	9,327	10,690	12,090	13,254
J3	5,256	5,918	6,238	7,192	8,147	9,126	9,957
J4	3,755	3,760	3,781	3,848	3,936	4,003	4,069
K	46,827	46,905	47,298	48,330	49,378	50,453	51,408
L	51,273	51,421	52,238	54,240	56,258	58,329	60,039
M0	7,087	7,108	7,171	7,314	7,457	7,604	7,729
M1	12,668	12,721	12,832	13,008	13,185	13,377	13,529
M2	79,373	84,676	89,017	92,272	95,488	98,771	101,557
M3	19,369	19,381	19,408	19,445	19,482	19,523	19,555
M4	21,704	21,759	22,086	22,969	23,860	24,773	25,543
M5	11,903	11,915	12,012	12,192	12,382	12,578	12,757
M6	19,162	20,076	23,657	25,131	26,444	27,768	28,879
M7	542	542	553	584	615	647	674
M8	9,159	8,765	8,833	8,996	9,162	9,323	9,469
M9	17,370	17,726	18,857	19,415	19,957	20,535	20,966
N1	126,732	126,844	127,652	129,719	131,808	133,941	135,687
N2	18,736	18,751	18,937	19,235	19,620	19,934	20,315
O1	1,421	1,434	1,444	1,444	1,444	1,444	1,444
P	183	187	222	318	414	514	597
P1	2,396	2,396	2,912	3,234	3,566	3,902	4,199
P2	517	520	520	520	520	520	520

(Continued)

Table 4.6

**Estimated and Forecasted Population by Sewershed
Fairfax County, January 2012**

Sewershed	2012	2015	2020	2025	2030	2035	2040
P3	3,785	3,789	3,837	3,982	4,125	4,306	4,420
P4	218	218	218	218	218	218	218
P5	668	925	1,051	1,051	1,051	1,051	1,051
Q1	7,577	7,640	7,717	7,792	7,866	7,951	8,013
R1	8,949	8,955	8,974	9,013	9,054	9,095	9,130
R2	866	866	870	882	894	906	917
R3	279	282	282	282	282	282	282
R4	973	990	992	992	992	992	992
S1	34,104	34,122	34,457	35,284	36,107	36,977	37,733
S2	1,216	1,220	1,225	1,238	1,250	1,263	1,273
T1	5,171	5,175	5,523	6,543	7,571	8,627	9,511
T2	27,157	27,224	28,076	30,456	32,861	35,331	37,405
T3	18,921	18,920	18,924	18,952	18,979	18,989	19,016
T4	27,063	27,422	28,549	29,367	30,158	30,982	31,670
T5	28,285	28,839	29,471	31,271	33,135	34,972	36,576
T6	366	371	373	379	386	386	392
T7	8,444	8,448	8,500	8,673	8,847	9,020	9,167
Fairfax County	1,109,725	1,124,131	1,158,764	1,213,091	1,267,292	1,323,013	1,369,972

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4151	3,623	3,626	3,746	4,099	4,455	4,821	5,129
4152	3,146	3,151	3,173	3,245	3,336	3,408	3,478
4153	4,024	4,041	4,067	4,153	4,235	4,317	4,392
4154.01	4,742	4,742	4,759	4,805	4,853	4,901	4,943
4154.02	2,621	2,621	2,653	2,741	2,834	2,925	3,008
4155	5,850	5,861	5,897	6,000	6,097	6,203	6,295
4156	2,681	2,693	2,732	2,844	2,959	3,085	3,196
4157	4,027	4,032	4,035	4,045	4,055	4,066	4,076
4158	4,692	4,694	4,703	4,723	4,745	4,769	4,791
4159	3,126	3,145	3,156	3,183	3,211	3,243	3,271
4160	5,791	5,797	5,899	6,184	6,474	6,774	7,033
4161	3,696	3,737	3,807	3,954	4,107	4,273	4,421
4162	6,188	5,784	5,784	5,784	5,784	5,784	5,784
4163	2,329	2,350	2,374	2,414	2,455	2,497	2,532
4201	3,934	3,938	3,954	3,985	4,019	4,054	4,082
4202.01	3,631	3,642	3,660	3,751	3,805	3,878	3,936
4202.02	2,116	2,116	2,124	2,150	2,175	2,201	2,222
4202.03	2,739	2,741	2,925	3,468	4,014	4,577	5,049
4203	6,057	6,119	6,301	6,744	7,202	7,673	8,067
4204	3,065	3,103	3,315	3,892	4,473	5,062	5,561
4205.01	1,446	1,445	1,635	2,212	2,791	3,397	3,887
4205.02	1,699	1,699	1,762	1,941	2,117	2,306	2,460
4205.03	3,441	3,847	3,916	4,112	4,321	4,527	4,706
4206	4,249	4,325	4,507	4,834	5,175	5,500	5,782
4207	4,134	4,133	4,150	4,185	4,218	4,251	4,279

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4208	3,738	3,741	3,782	3,945	4,088	4,233	4,369
4210.01	2,765	2,829	2,873	2,935	2,997	3,064	3,122
4210.02	4,938	5,704	8,869	9,931	10,809	11,711	12,467
4211.01	5,877	5,896	5,923	5,942	5,979	6,001	6,017
4211.02	3,694	3,755	4,038	4,169	4,284	4,401	4,487
4211.03	5,128	5,139	5,371	5,993	6,635	7,282	7,821
4212	1,888	1,888	1,888	1,888	1,888	1,888	1,888
4213	3,717	3,717	3,720	3,721	3,722	3,724	3,727
4214	6,729	7,388	7,838	9,156	10,487	11,850	13,001
4215	6,838	6,838	6,927	7,188	7,449	7,713	7,944
4216	5,876	5,900	6,021	6,295	6,572	6,854	7,103
4217.01	4,639	4,639	4,660	4,722	4,786	4,850	4,905
4217.02	4,473	4,504	4,526	4,532	4,539	4,545	4,551
4218	5,704	5,720	5,910	6,478	7,052	7,621	8,114
4219	2,842	2,843	2,854	2,885	2,916	2,948	2,974
4220	3,772	3,772	3,913	4,312	4,722	5,147	5,501
4221.01	7,191	7,191	7,308	7,601	7,922	8,232	8,477
4221.02	6,417	6,440	6,795	7,639	8,456	9,311	10,020
4222.01	3,376	3,633	3,796	3,910	4,021	4,140	4,238
4222.02	6,234	6,267	6,809	7,176	7,571	7,955	8,309
4223.01	2,998	3,000	3,059	3,205	3,350	3,500	3,620
4223.02	5,562	5,562	5,631	5,816	6,002	6,196	6,348
4224.01	2,024	2,026	2,014	1,919	1,821	1,721	1,633
4224.02	5,307	5,306	5,272	5,136	4,998	4,857	4,732
4224.03	2,380	2,431	2,513	2,663	2,813	2,968	3,092

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4301.01	4,580	4,583	4,596	4,644	4,693	4,751	4,788
4301.02	2,773	2,773	2,783	2,814	2,845	2,879	2,904
4302.01	4,582	4,582	4,607	4,697	4,787	4,879	4,944
4302.02	5,168	5,169	5,204	5,326	5,448	5,572	5,663
4302.03	2,677	2,678	2,694	2,748	2,801	2,855	2,897
4304	7,165	7,164	7,164	7,165	7,165	7,166	7,167
4305	1,618	1,618	1,618	1,619	1,621	1,622	1,623
4306	7,462	7,462	7,787	8,750	9,721	10,718	11,552
4307	2,788	2,794	2,818	2,891	2,964	3,039	3,102
4308.01	4,208	4,209	4,209	4,209	4,209	4,209	4,209
4308.02	3,805	3,805	3,805	3,805	3,805	3,805	3,805
4309.01	4,226	4,234	4,275	4,383	4,492	4,605	4,699
4309.02	3,420	3,421	3,429	3,450	3,469	3,489	3,506
4310.01	4,527	4,527	4,569	4,686	4,802	4,922	5,030
4310.02	2,107	2,107	2,108	2,110	2,111	2,113	2,115
4313	4,149	4,149	4,153	4,163	4,174	4,185	4,194
4314	4,571	4,571	4,572	4,582	4,592	4,602	4,612
4315	5,312	5,313	5,323	5,339	5,356	5,372	5,386
4316	8,893	8,951	9,315	10,249	11,193	12,157	12,976
4318.01	4,232	4,232	4,252	4,311	4,371	4,432	4,483
4318.02	3,352	3,352	3,327	3,257	3,186	3,107	3,035
4319	3,241	3,241	3,243	3,249	3,256	3,262	3,267
4320	3,299	3,299	3,299	3,299	3,299	3,299	3,299
4321	3,608	3,619	3,626	3,626	3,626	3,626	3,626
4322.01	1,775	1,775	1,775	1,775	1,775	1,775	1,775

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012

Census Tract	2012	2015	2020	2025	2030	2035	2040
4322.02	4,640	4,658	4,668	4,674	4,681	4,688	4,694
4323	5,350	5,350	5,355	5,369	5,382	5,397	5,408
4324.01	3,554	3,555	3,555	3,558	3,560	3,563	3,565
4324.02	5,166	5,166	5,172	5,189	5,207	5,225	5,240
4325	5,777	5,777	5,783	5,801	5,819	5,839	5,856
4326	5,028	5,029	5,052	5,113	5,172	5,233	5,285
4327.01	3,194	3,207	3,223	3,229	3,236	3,242	3,248
4327.02	4,267	4,267	4,278	4,308	4,338	4,370	4,397
4328	2,216	2,216	2,231	2,254	2,278	2,302	2,335
4401	8,086	8,092	8,107	8,154	8,199	8,244	8,284
4402.01	2,368	3,570	4,193	4,524	4,857	5,199	5,487
4402.02	6,015	6,018	6,021	6,031	6,042	6,054	6,067
4403	2,723	2,739	2,744	2,755	2,768	2,784	2,800
4405.01	5,028	5,038	5,075	5,146	5,217	5,291	5,352
4405.02	9,356	9,355	9,381	9,458	9,536	9,617	9,685
4406	3,185	3,186	3,188	3,197	3,205	3,213	3,221
4407.01	2,734	2,733	2,735	2,739	2,744	2,749	2,753
4407.02	5,203	5,203	5,206	5,215	5,224	5,234	5,242
4408	6,309	6,515	6,622	6,693	6,767	6,847	6,917
4501	5,431	5,433	5,434	5,435	5,436	5,437	5,439
4502	4,107	4,108	4,115	4,137	4,159	4,182	4,201
4503	4,674	4,685	4,726	4,844	4,963	5,085	5,189
4504	2,687	2,687	2,699	2,735	2,771	2,809	2,842
4505	2,812	2,822	2,822	2,822	2,822	2,822	2,823
4506.01	3,680	3,687	3,698	3,715	3,729	3,746	3,761

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4506.02	4,146	4,146	4,148	4,152	4,157	4,162	4,168
4507.01	2,990	2,996	3,012	3,031	3,051	3,072	3,092
4507.02	4,253	4,303	4,614	5,029	5,438	5,859	6,213
4508	3,387	3,398	3,551	3,972	4,398	4,835	5,201
4509	1,693	1,710	1,720	1,723	1,726	1,729	1,732
4510	2,413	2,412	2,414	2,419	2,423	2,428	2,432
4511	2,129	2,129	2,131	2,135	2,141	2,146	2,152
4512	1,610	1,626	1,650	1,666	1,682	1,698	1,713
4513	2,173	2,173	2,183	2,211	2,239	2,268	2,293
4514	2,805	2,805	2,805	2,805	2,805	2,805	2,805
4515.01	5,548	5,549	5,586	5,663	5,742	5,820	5,886
4515.02	5,041	5,052	5,092	5,202	5,325	5,483	5,639
4516.01	5,320	5,323	5,621	6,500	7,388	8,299	9,062
4516.02	2,701	2,701	2,709	2,731	2,753	2,776	2,795
4518	3,314	3,350	3,371	3,390	3,409	3,429	3,446
4519	8,253	8,263	8,330	8,494	8,659	8,836	8,973
4520	2,789	2,804	2,898	3,122	3,349	3,585	3,784
4521.01	5,135	5,149	5,308	5,343	5,377	5,415	5,447
4521.02	2,972	2,982	2,985	2,991	2,997	3,004	3,010
4522	6,153	6,156	6,176	6,236	6,296	6,358	6,409
4523.01	3,434	3,433	3,452	3,516	3,592	3,654	3,714
4523.02	7,573	7,572	7,606	7,704	7,802	7,904	7,989
4524	6,801	6,803	6,813	6,851	6,886	6,925	6,956
4525.01	3,728	3,728	3,743	3,787	3,831	3,877	3,915
4525.02	5,262	5,267	5,271	5,285	5,299	5,313	5,325

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4526	5,722	6,198	6,222	6,268	6,314	6,359	6,400
4527	5,345	5,351	5,461	5,784	6,111	6,446	6,726
4528.01	4,622	4,624	4,689	4,912	5,115	5,339	5,523
4528.02	3,062	3,062	3,159	3,516	3,840	4,197	4,487
4601	4,385	4,459	4,514	4,594	4,676	4,763	4,837
4602	4,109	4,118	4,126	4,133	4,140	4,146	4,152
4603	2,839	2,846	2,939	3,243	3,547	3,850	4,094
4604	4,696	4,712	5,257	6,848	8,441	10,085	11,463
4605.01	2,608	2,614	3,140	4,691	6,267	7,884	9,231
4605.02	8,076	8,228	8,391	8,799	9,203	9,630	9,983
4606	3,812	3,898	3,981	4,152	4,324	4,501	4,649
4607.01	3,674	3,678	3,678	3,678	3,678	3,678	3,678
4607.02	4,606	4,658	4,658	4,658	4,658	4,658	4,658
4608	3,427	3,455	3,455	3,455	3,455	3,455	3,455
4609	2,544	2,550	2,550	2,550	2,550	2,550	2,550
4610	2,470	2,481	2,481	2,481	2,481	2,481	2,481
4611	7,517	7,533	7,600	7,749	7,900	8,063	8,207
4612.01	4,734	4,748	4,755	4,759	4,763	4,767	4,770
4612.02	5,687	6,073	7,091	7,345	7,547	7,766	7,932
4615	6,823	6,880	7,009	7,212	7,445	7,666	7,869
4616.01	6,188	7,607	8,851	9,825	10,801	11,812	12,643
4616.02	5,826	8,370	11,526	13,239	14,805	16,413	17,759
4617	6,503	6,506	6,546	6,665	6,786	6,913	7,021
4618.01	1,069	1,069	1,070	1,074	1,077	1,080	1,083
4618.02	5,509	5,513	5,544	5,641	5,737	5,837	5,921

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4619.01	3,994	3,999	4,017	4,047	4,077	4,108	4,134
4619.02	1,645	1,645	1,658	1,693	1,730	1,767	1,798
4701	2,852	2,893	2,924	3,030	3,105	3,210	3,288
4703	3,230	3,257	3,320	3,538	3,724	3,943	4,129
4704	4,503	4,552	4,613	4,734	4,860	4,999	5,119
4705	5,487	5,532	5,603	5,770	5,945	6,130	6,296
4706	3,063	3,120	3,188	3,339	3,495	3,659	3,803
4707	5,297	5,331	5,350	5,357	5,364	5,373	5,383
4708	2,923	2,927	2,938	2,948	2,958	2,976	2,988
4709	7,083	6,943	7,079	7,122	7,166	7,215	7,259
4710	2,060	2,070	2,230	2,699	3,176	3,655	4,066
4711	7,044	7,071	7,103	7,168	7,233	7,302	7,361
4712.01	2,812	2,812	3,110	3,993	4,882	5,797	6,561
4712.02	4,399	4,399	5,068	7,056	9,052	11,111	12,830
4713.01	3,574	3,596	3,602	3,602	3,602	3,602	3,602
4713.03	3,708	3,710	3,748	3,862	3,976	4,095	4,195
4713.04	1,850	1,865	1,894	1,981	2,067	2,156	2,231
4714.01	3,309	3,308	3,313	3,327	3,341	3,357	3,370
4714.02	3,354	3,364	3,380	3,416	3,452	3,490	3,523
4801	4,586	4,635	4,662	4,729	4,798	4,872	4,936
4802.01	4,594	4,602	4,633	4,718	4,811	4,929	5,038
4802.02	3,752	4,673	6,328	10,806	15,327	19,967	23,848
4802.03	2,494	2,865	3,515	4,141	4,766	5,408	5,944
4803	7,511	8,448	12,103	13,454	14,612	15,805	16,812
4804.01	4,805	4,917	5,006	5,038	5,070	5,106	5,135

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4804.02	6,873	6,970	7,029	7,080	7,132	7,188	7,237
4805.01	3,661	3,672	3,687	3,709	3,741	3,763	3,784
4805.02	6,186	6,186	6,193	6,276	6,359	6,443	6,523
4805.03	3,487	3,488	3,492	3,526	3,560	3,594	3,627
4805.04	1,962	1,962	1,962	1,965	1,972	1,975	1,978
4805.05	3,751	3,751	3,751	3,751	3,751	3,751	3,751
4808.01	4,428	4,449	4,454	4,454	4,454	4,454	4,454
4808.02	3,491	3,491	3,491	3,491	3,491	3,491	3,491
4809.01	6,139	6,142	6,143	6,143	6,143	6,143	6,143
4809.02	3,762	3,794	3,794	3,794	3,794	3,794	3,794
4809.03	3,849	3,849	3,849	3,849	3,849	3,849	3,849
4810	6,385	6,386	6,384	6,377	6,369	6,360	6,356
4811.01	2,113	2,214	2,275	2,456	2,637	2,825	2,981
4811.02	3,193	2,508	2,895	2,940	2,986	3,036	3,079
4811.03	3,304	3,303	3,303	3,303	3,303	3,303	3,303
4811.04	2,588	2,588	2,588	2,588	2,588	2,588	2,588
4811.05	5,414	5,414	5,434	5,494	5,555	5,619	5,673
4811.06	5,722	5,725	5,725	5,725	5,725	5,725	5,725
4812.01	1,482	1,482	1,608	1,980	2,356	2,741	3,064
4812.02	6,220	6,220	6,757	8,346	9,947	11,600	12,975
4814	6,264	6,393	6,524	6,530	6,535	6,541	6,545
4815	2,304	2,313	2,313	2,313	2,313	2,313	2,313
4816	3,562	3,562	3,563	3,566	3,569	3,573	3,575
4817.01	6,260	6,276	6,293	6,318	6,345	6,373	6,398
4817.02	4,072	4,099	4,189	4,285	4,413	4,555	4,641

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4819	5,588	5,673	5,796	6,140	6,479	6,830	7,124
4820.01	5,336	5,339	5,358	5,412	5,465	5,520	5,568
4820.02	3,713	3,713	3,713	3,713	3,713	3,713	3,713
4821	2,827	2,827	2,827	2,827	2,827	2,827	2,827
4822.01	2,051	2,051	2,051	2,051	2,051	2,051	2,051
4822.02	3,208	3,359	4,299	5,438	6,549	7,688	8,643
4822.03	4,462	4,865	5,477	6,797	8,126	9,487	10,629
4823.01	4,757	4,757	4,894	5,299	5,706	6,125	6,476
4823.02	4,516	4,516	4,516	4,516	4,516	4,516	4,516
4823.03	3,317	3,317	3,317	3,317	3,317	3,317	3,317
4824	2,242	2,242	2,294	2,447	2,601	2,760	2,893
4825.01	8,237	8,969	10,327	14,191	18,083	22,084	25,439
4825.02	3,040	3,041	3,041	3,042	3,042	3,043	3,044
4825.03	5,037	5,037	5,057	5,114	5,172	5,232	5,284
4825.04	5,491	5,492	5,507	5,525	5,546	5,568	5,586
4826.01	7,314	7,315	7,337	7,391	7,445	7,503	7,551
4826.02	7,540	7,781	8,566	8,769	8,925	9,082	9,216
4901.01	5,147	5,146	5,278	5,666	6,058	6,460	6,797
4901.03	5,874	5,877	6,331	7,672	9,024	10,414	11,576
4905.01	3,294	3,297	3,351	3,513	3,674	3,843	3,984
4905.02	6,597	6,615	6,678	6,830	6,966	7,121	7,270
4910	2,103	2,109	2,110	2,135	2,159	2,159	2,183
4911.01	3,849	3,849	3,849	3,849	3,849	3,849	3,849
4911.02	3,685	3,686	3,686	3,687	3,687	3,688	3,688
4911.03	6,716	6,716	6,716	6,718	6,720	6,723	6,724

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4912.01	5,850	5,857	6,148	6,977	7,858	8,710	9,462
4912.02	1,745	1,745	1,792	1,934	2,077	2,223	2,346
4913.01	7,098	7,102	7,144	7,285	7,427	7,565	7,687
4913.02	3,803	3,803	3,917	4,234	4,566	4,897	5,168
4913.03	4,733	5,281	5,407	5,735	6,072	6,408	6,701
4914.01	4,670	4,670	4,703	4,811	4,920	5,032	5,128
4914.02	4,217	4,217	4,222	4,237	4,251	4,266	4,279
4914.03	3,977	3,977	3,977	3,978	3,979	4,008	4,008
4914.04	4,028	4,028	4,031	4,040	4,048	4,057	4,064
4914.05	3,091	3,091	3,101	3,122	3,132	3,170	3,191
4915.01	7,026	7,023	7,183	7,618	8,054	8,488	8,874
4915.02	7,309	7,309	7,320	7,379	7,438	7,483	7,531
4916.01	5,057	5,060	5,195	5,549	5,894	6,265	6,578
4916.02	5,300	5,312	5,404	5,622	5,857	6,090	6,278
4917.01	3,481	3,644	3,923	4,328	4,744	5,177	5,547
4917.02	7,762	7,762	7,877	8,201	8,535	8,877	9,162
4917.03	5,736	5,737	5,792	5,955	6,121	6,292	6,434
4917.04	4,890	4,890	4,890	4,890	4,890	4,890	4,890
4917.05	3,517	3,531	3,642	3,867	4,103	4,324	4,534
4918.01	2,381	2,381	2,387	2,405	2,422	2,441	2,456
4918.02	3,087	3,086	3,088	3,092	3,096	3,100	3,104
4918.03	6,612	6,613	6,622	6,650	6,678	6,707	6,732
4920	6,768	6,778	6,783	6,792	6,802	6,811	6,819
4921	6,637	6,650	6,681	6,751	6,827	6,885	6,958
4922.01	2,917	2,974	3,047	3,110	3,172	3,244	3,296

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4922.02	7,138	7,140	7,193	7,344	7,497	7,644	7,808
4922.03	4,168	4,171	4,222	4,375	4,527	4,718	4,839
4923	3,484	3,491	3,580	3,746	3,946	4,131	4,305
4924	4,694	4,694	4,706	4,618	4,576	4,502	4,480
4925	4,453	4,462	4,471	4,494	4,516	4,539	4,559
9801							
9802							
9803							
Fairfax County	1,109,725	1,124,131	1,158,764	1,213,091	1,267,292	1,323,013	1,369,972

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012

Supervisor District	2012	2015	2020	2025	2030	2035	2040
Braddock	42,076	42,226	42,446	42,850	43,264	43,687	44,026
Dranesville 1/	42,881	43,192	43,983	46,005	48,040	50,165	51,971
Hunter Mill 2/	48,702	49,002	51,085	54,977	58,871	62,874	66,223
Lee	43,325	44,183	46,889	49,654	52,319	55,044	57,329
Mason	42,139	42,440	43,053	44,489	45,904	47,396	48,649
Mount Vernon	46,797	47,265	48,388	50,933	53,558	56,217	58,494
Providence	48,984	52,584	59,064	66,639	74,105	81,781	88,191
Springfield 3/	42,094	42,230	42,573	43,229	43,893	44,590	45,195
Sully	41,735	41,997	43,026	45,306	47,617	49,948	51,936
Fairfax County	398,733	405,118	420,507	444,082	467,569	491,703	512,014

Table 5.2
Estimated and Forecasted Number of Households by Town
Fairfax County, January 2012

Town	2012	2015	2020	2025	2030	2035	2040
Town of Clifton	87	88	88	88	88	88	88
Town of Herndon	7,824	7,805	7,806	7,806	7,806	7,806	7,806
Town of Vienna	5,593	5,627	5,627	5,627	5,627	5,627	5,627
Towns Total	13,504	13,520	13,520	13,520	13,520	13,520	13,520

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012**

Planning District	2012	2015	2020	2025	2030	2035	2040
Annandale	26,415	26,528	26,894	27,557	28,226	28,913	29,496
Baileys	17,181	17,210	17,465	18,223	18,962	19,750	20,412
Bull Run	43,505	43,776	44,611	46,744	48,919	51,131	53,022
Fairfax	26,799	27,023	27,684	28,142	28,589	29,057	29,433
Jefferson	20,639	22,342	24,105	25,175	26,178	27,211	28,078
Lincolnia	7,439	7,657	7,692	7,773	7,855	7,940	8,010
Lower Potomac	12,093	12,213	12,632	13,280	13,941	14,612	15,180
McLean	27,589	28,625	32,260	37,954	43,591	49,416	54,307
Mount Vernon	37,205	37,835	38,807	41,502	44,241	47,030	49,400
Pohick 1/	46,151	46,211	46,401	46,806	47,245	47,681	48,061
Rose Hill	20,124	20,216	20,626	21,306	21,958	22,637	23,191
Springfield	19,842	20,314	22,291	23,509	24,648	25,804	26,783
Upper Potomac 2/	69,942	70,640	73,252	77,928	82,609	87,417	91,453
Vienna 3/	23,809	24,528	25,785	28,185	30,610	33,104	35,187
Fairfax County	398,733	405,118	420,507	444,082	467,569	491,703	512,014

Sources: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012**

Human Services Region	2012	2015	2020	2025	2030	2035	2040
Region 1	90,914	92,236	96,059	101,347	106,615	111,971	116,514
Region 2	88,485	91,000	94,206	97,705	101,131	104,685	107,674
Region 3 1/	116,964	119,113	126,164	138,165	150,134	162,475	172,807
Region 4 2/	102,370	102,769	104,077	106,865	109,690	112,571	115,019
Fairfax County	398,733	405,118	420,507	444,082	467,569	491,703	512,014

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012

ZIP Code	2012	2015	2020	2025	2030	2035	2040
20120	13,625	13,631	13,812	14,334	14,878	15,401	15,870
20121	10,040	10,197	10,396	10,977	11,569	12,170	12,676
20124	4,873	4,876	4,880	4,884	4,884	4,901	4,908
20151	6,672	6,676	6,936	7,669	8,411	9,174	9,812
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	14,315	14,306	14,327	14,385	14,449	14,510	14,569
20171	16,661	16,741	17,527	19,237	20,960	22,732	24,218
20190	8,865	9,202	10,233	11,923	13,601	15,323	16,765
20191	11,499	11,605	12,036	13,010	13,992	15,003	15,847
20194	5,728	5,729	5,734	5,748	5,762	5,776	5,789
20196			15	59	103	148	186
22003	20,240	20,282	20,612	21,254	21,903	22,568	23,133
22015	14,690	14,698	14,712	14,733	14,755	14,775	14,792
22027	711	711	749	840	929	1,024	1,100
22030	13,158	13,342	13,910	14,227	14,514	14,814	15,067
22031	10,150	11,632	13,307	14,329	15,314	16,331	17,179
22032	9,452	9,524	9,602	9,757	9,913	10,075	10,199
22033	15,751	15,926	16,392	16,832	17,281	17,748	18,131
22039	6,035	6,049	6,093	6,191	6,293	6,398	6,490
22041	10,274	10,282	10,504	11,210	11,898	12,634	13,252
22042	11,870	11,886	11,949	12,109	12,270	12,437	12,578
22043	9,012	9,045	9,186	9,584	9,985	10,396	10,745
22044	4,598	4,605	4,626	4,660	4,694	4,729	4,758
22046	2,021	2,022	2,038	2,085	2,134	2,183	2,226

(Continued)

Table 5.5

**Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2012**

ZIP Code	2012	2015	2020	2025	2030	2035	2040
22060	2,892	2,892	2,916	2,983	3,051	3,118	3,178
22066	5,581	5,656	5,713	5,782	5,854	5,930	5,996
22067		5	5	5	5	5	5
22079	11,211	11,350	11,778	12,388	13,023	13,664	14,210
22101	10,936	10,824	10,986	11,283	11,569	11,889	12,165
22102	10,348	11,286	14,171	18,448	22,670	27,019	30,659
22124	6,465	6,506	6,566	6,622	6,679	6,739	6,790
22150	9,352	9,788	11,712	12,846	13,889	14,957	15,854
22151	5,766	5,770	5,779	5,810	5,839	5,871	5,897
22152	10,199	10,205	10,223	10,271	10,319	10,370	10,412
22153	10,669	10,680	10,740	10,840	10,962	11,073	11,191
22180	9,156	9,999	10,613	10,975	11,307	11,649	11,934
22181	5,415	5,423	5,463	5,568	5,684	5,797	5,900
22182	8,969	9,249	10,286	12,724	15,179	17,703	19,810
22203	148	148	148	148	148	148	148
22204	13	13	13	14	14	14	14
22206	2	2	2	2	2	2	2
22207	47	48	49	52	54	57	60
22213	1	1	1	2	2	2	3
22302	545	549	551	553	555	557	559
22303	7,273	7,585	8,046	9,263	10,502	11,771	12,825
22304	145	145	145	145	145	145	145
22306	11,643	11,915	12,200	13,035	13,877	14,735	15,469
22307	4,538	4,545	4,575	4,667	4,772	4,864	4,949
22308	4,733	4,742	4,762	4,819	4,877	4,941	4,999

(Continued)

Table 5.5

**Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2012**

ZIP Code	2012	2015	2020	2025	2030	2035	2040
22309	11,470	11,520	11,742	12,335	12,935	13,549	14,078
22310	10,628	10,681	10,823	11,209	11,574	11,957	12,283
22311	600	600	604	611	618	626	633
22312	8,887	9,118	9,158	9,240	9,322	9,407	9,478
22315	10,860	10,906	11,160	11,407	11,648	11,892	12,076
Fairfax County	398,733	405,118	420,507	444,082	467,569	491,703	512,014

Sources: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012

Census Tract	2012	2015	2020	2025	2030	2035	2040
4151	1,270	1,272	1,314	1,439	1,564	1,693	1,802
4152	1,835	1,837	1,851	1,895	1,952	1,995	2,038
4153	1,444	1,451	1,461	1,494	1,526	1,558	1,586
4154.01	2,083	2,083	2,089	2,106	2,125	2,143	2,158
4154.02	1,103	1,103	1,127	1,197	1,269	1,340	1,404
4155	2,206	2,210	2,224	2,262	2,298	2,337	2,371
4156	1,041	1,047	1,061	1,105	1,150	1,199	1,242
4157	1,347	1,349	1,350	1,353	1,356	1,360	1,363
4158	1,693	1,693	1,696	1,704	1,712	1,720	1,728
4159	1,161	1,168	1,172	1,182	1,193	1,204	1,215
4160	1,959	1,961	1,993	2,084	2,176	2,271	2,353
4161	1,438	1,454	1,481	1,538	1,596	1,660	1,717
4162	1,505	1,505	1,505	1,505	1,505	1,505	1,505
4163	794	801	809	823	837	851	863
4201	1,146	1,147	1,151	1,160	1,170	1,181	1,189
4202.01	1,267	1,271	1,278	1,309	1,328	1,354	1,375
4202.02	1,044	1,044	1,048	1,060	1,073	1,085	1,096
4202.03	950	952	1,004	1,160	1,316	1,478	1,613
4203	2,095	2,118	2,181	2,334	2,494	2,657	2,794
4204	1,945	1,973	2,116	2,507	2,901	3,300	3,638
4205.01	936	936	1,059	1,432	1,808	2,200	2,517
4205.02	999	999	1,037	1,141	1,244	1,355	1,446
4205.03	1,597	1,831	1,863	1,950	2,043	2,136	2,215
4206	1,696	1,725	1,798	1,936	2,079	2,218	2,337
4207	1,412	1,412	1,418	1,430	1,441	1,453	1,462

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4208	1,173	1,175	1,188	1,238	1,283	1,329	1,372
4210.01	930	952	967	988	1,009	1,031	1,051
4210.02	2,000	2,416	4,134	4,707	5,181	5,667	6,075
4211.01	2,111	2,118	2,128	2,135	2,149	2,157	2,164
4211.02	1,482	1,520	1,670	1,694	1,707	1,720	1,727
4211.03	1,977	1,982	2,061	2,270	2,488	2,705	2,887
4212	679	679	679	679	679	679	679
4213	1,420	1,420	1,421	1,421	1,422	1,422	1,424
4214	2,599	2,864	3,043	3,568	4,099	4,642	5,101
4215	2,313	2,314	2,348	2,450	2,553	2,656	2,746
4216	1,892	1,900	1,945	2,056	2,168	2,282	2,382
4217.01	1,366	1,366	1,373	1,393	1,413	1,434	1,451
4217.02	1,217	1,225	1,231	1,233	1,235	1,237	1,238
4218	2,262	2,270	2,370	2,674	2,979	3,286	3,548
4219	811	811	814	823	831	840	847
4220	1,404	1,404	1,452	1,591	1,732	1,879	2,002
4221.01	2,539	2,540	2,566	2,627	2,697	2,762	2,812
4221.02	2,012	2,019	2,125	2,374	2,617	2,869	3,080
4222.01	995	1,088	1,137	1,178	1,218	1,260	1,295
4222.02	2,100	2,112	2,291	2,427	2,572	2,715	2,845
4223.01	1,318	1,319	1,344	1,405	1,465	1,528	1,578
4223.02	2,444	2,445	2,468	2,529	2,590	2,653	2,703
4224.01	1,068	1,069	1,056	995	932	868	813
4224.02	2,055	2,055	2,040	1,983	1,924	1,865	1,812
4224.03	965	986	1,020	1,082	1,144	1,207	1,259

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4301.01	1,518	1,519	1,523	1,539	1,555	1,574	1,587
4301.02	1,024	1,025	1,028	1,040	1,051	1,064	1,074
4302.01	1,409	1,409	1,417	1,445	1,473	1,502	1,522
4302.02	1,605	1,606	1,617	1,656	1,696	1,735	1,765
4302.03	892	892	897	915	933	951	965
4304	2,278	2,279	2,279	2,279	2,279	2,280	2,280
4305	560	560	560	561	561	562	562
4306	1,765	1,765	1,836	2,048	2,261	2,480	2,663
4307	908	910	918	942	965	989	1,010
4308.01	1,494	1,494	1,494	1,494	1,494	1,494	1,494
4308.02	1,778	1,779	1,779	1,779	1,779	1,779	1,779
4309.01	1,390	1,393	1,407	1,441	1,476	1,513	1,543
4309.02	1,072	1,072	1,074	1,081	1,087	1,093	1,099
4310.01	1,553	1,553	1,561	1,581	1,601	1,621	1,641
4310.02	742	742	742	743	744	744	745
4313	1,398	1,399	1,400	1,403	1,407	1,411	1,414
4314	1,443	1,443	1,443	1,447	1,450	1,453	1,456
4315	1,999	2,000	2,004	2,009	2,016	2,022	2,027
4316	3,533	3,550	3,671	3,989	4,311	4,639	4,918
4318.01	1,418	1,418	1,425	1,444	1,464	1,485	1,502
4318.02	1,025	1,024	1,017	996	975	952	930
4319	1,038	1,038	1,039	1,041	1,043	1,045	1,047
4320	1,111	1,111	1,111	1,111	1,111	1,111	1,111
4321	1,421	1,424	1,426	1,426	1,426	1,426	1,426
4322.01	835	835	835	835	835	835	835

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4322.02	1,697	1,703	1,707	1,709	1,711	1,714	1,716
4323	1,710	1,710	1,711	1,716	1,720	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	1,640	1,645	1,651	1,657	1,662
4325	1,864	1,865	1,867	1,873	1,879	1,885	1,891
4326	1,530	1,531	1,538	1,557	1,575	1,593	1,609
4327.01	1,074	1,079	1,085	1,087	1,089	1,091	1,093
4327.02	1,480	1,480	1,484	1,494	1,504	1,515	1,524
4328	763	763	770	782	794	806	821
4401	2,820	2,823	2,832	2,859	2,885	2,911	2,934
4402.01	993	1,504	1,768	1,904	2,042	2,183	2,302
4402.02	2,146	2,147	2,151	2,162	2,174	2,186	2,198
4403	939	944	946	950	955	960	965
4405.01	1,638	1,642	1,655	1,677	1,701	1,725	1,745
4405.02	588	588	597	625	654	683	708
4406	931	931	932	935	937	940	942
4407.01	960	960	961	962	964	966	967
4407.02	1,773	1,773	1,774	1,777	1,780	1,783	1,786
4408	2,126	2,192	2,227	2,250	2,274	2,299	2,322
4501	2,302	2,303	2,303	2,304	2,304	2,304	2,305
4502	1,295	1,295	1,297	1,304	1,311	1,319	1,325
4503	1,647	1,650	1,660	1,690	1,720	1,751	1,777
4504	924	923	927	940	952	966	977
4505	860	863	863	863	863	863	863
4506.01	1,369	1,372	1,376	1,383	1,389	1,396	1,403

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4506.02	1,755	1,755	1,755	1,757	1,759	1,761	1,763
4507.01	959	961	966	973	979	986	992
4507.02	1,427	1,444	1,550	1,691	1,829	1,972	2,093
4508	1,178	1,182	1,254	1,456	1,660	1,870	2,045
4509	587	593	596	597	598	599	600
4510	879	879	880	882	883	885	887
4511	794	795	795	797	799	801	803
4512	627	633	642	648	654	661	667
4513	892	892	897	908	919	930	940
4514	1,286	1,286	1,286	1,286	1,286	1,286	1,286
4515.01	2,205	2,206	2,221	2,254	2,287	2,320	2,348
4515.02	2,039	2,044	2,063	2,114	2,170	2,236	2,299
4516.01	1,506	1,507	1,588	1,828	2,070	2,318	2,526
4516.02	1,084	1,085	1,088	1,098	1,107	1,117	1,126
4518	1,084	1,096	1,103	1,109	1,115	1,122	1,127
4519	3,079	3,082	3,105	3,160	3,215	3,274	3,319
4520	1,088	1,093	1,149	1,297	1,446	1,600	1,730
4521.01	1,630	1,635	1,684	1,695	1,706	1,718	1,728
4521.02	1,082	1,086	1,087	1,089	1,091	1,094	1,096
4522	2,103	2,104	2,112	2,135	2,157	2,181	2,201
4523.01	1,429	1,429	1,437	1,463	1,494	1,518	1,543
4523.02	2,678	2,678	2,690	2,727	2,764	2,802	2,833
4524	2,327	2,329	2,332	2,345	2,357	2,370	2,381
4525.01	1,348	1,349	1,356	1,377	1,398	1,420	1,439
4525.02	1,539	1,541	1,543	1,548	1,553	1,559	1,564

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4526	2,472	2,685	2,695	2,716	2,735	2,755	2,773
4527	1,818	1,820	1,857	1,968	2,079	2,193	2,288
4528.01	2,422	2,423	2,458	2,580	2,692	2,815	2,916
4528.02	1,423	1,423	1,468	1,633	1,783	1,949	2,085
4601	1,400	1,424	1,441	1,467	1,493	1,521	1,545
4602	1,324	1,327	1,329	1,332	1,334	1,336	1,338
4603	948	950	981	1,082	1,183	1,285	1,366
4604	1,831	1,836	2,133	3,001	3,873	4,771	5,524
4605.01	863	865	1,083	1,727	2,380	3,051	3,609
4605.02	2,640	2,689	2,742	2,877	3,010	3,150	3,267
4606	1,304	1,334	1,362	1,421	1,480	1,540	1,591
4607.01	1,155	1,156	1,156	1,156	1,156	1,156	1,156
4607.02	1,555	1,573	1,573	1,573	1,573	1,573	1,573
4608	1,147	1,156	1,156	1,156	1,156	1,156	1,156
4609	869	871	871	871	871	871	871
4610	866	870	870	870	870	870	870
4611	2,555	2,560	2,578	2,616	2,654	2,696	2,734
4612.01	1,507	1,513	1,515	1,516	1,517	1,519	1,520
4612.02	2,466	2,644	3,130	3,227	3,297	3,373	3,430
4615	2,465	2,484	2,530	2,603	2,688	2,767	2,841
4616.01	2,273	2,858	3,426	3,872	4,319	4,780	5,162
4616.02	2,673	3,834	5,274	6,056	6,770	7,504	8,118
4617	2,368	2,370	2,383	2,422	2,461	2,503	2,538
4618.01	538	539	539	540	542	543	544
4618.02	2,362	2,363	2,378	2,421	2,465	2,511	2,549

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4619.01	1,350	1,353	1,359	1,369	1,379	1,390	1,399
4619.02	565	565	570	582	595	607	618
4701	945	958	969	1,004	1,029	1,064	1,090
4703	1,134	1,143	1,166	1,243	1,309	1,385	1,452
4704	1,694	1,712	1,735	1,781	1,828	1,881	1,926
4705	2,146	2,160	2,195	2,283	2,376	2,471	2,555
4706	1,127	1,146	1,169	1,220	1,272	1,327	1,376
4707	1,883	1,894	1,901	1,902	1,903	1,905	1,907
4708	1,065	1,066	1,070	1,074	1,077	1,084	1,088
4709	2,726	2,544	2,594	2,609	2,625	2,643	2,658
4710	825	828	933	1,243	1,557	1,874	2,144
4711	2,396	2,405	2,415	2,436	2,457	2,480	2,499
4712.01	1,515	1,514	1,674	2,145	2,620	3,109	3,517
4712.02	2,197	2,197	2,552	3,606	4,665	5,757	6,669
4713.01	1,390	1,399	1,401	1,401	1,401	1,401	1,401
4713.03	1,668	1,669	1,684	1,728	1,774	1,820	1,859
4713.04	638	643	653	682	712	742	768
4714.01	1,357	1,356	1,358	1,363	1,369	1,374	1,379
4714.02	1,182	1,185	1,191	1,204	1,216	1,230	1,241
4801	1,497	1,513	1,522	1,545	1,569	1,594	1,616
4802.01	1,611	1,613	1,623	1,650	1,679	1,718	1,753
4802.02	2,231	2,774	3,749	6,386	9,050	11,783	14,070
4802.03	1,125	1,292	1,585	1,868	2,150	2,439	2,682
4803	2,374	2,763	4,307	4,864	5,337	5,824	6,234
4804.01	1,404	1,436	1,462	1,471	1,481	1,491	1,500

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4804.02	1,970	1,997	2,014	2,028	2,043	2,059	2,074
4805.01	1,091	1,094	1,099	1,105	1,114	1,121	1,127
4805.02	1,855	1,855	1,857	1,881	1,906	1,931	1,955
4805.03	1,140	1,140	1,142	1,153	1,164	1,175	1,186
4805.04	824	824	824	825	828	829	831
4805.05	1,570	1,570	1,570	1,570	1,570	1,570	1,570
4808.01	1,545	1,546	1,547	1,547	1,547	1,547	1,547
4808.02	1,351	1,351	1,351	1,351	1,351	1,351	1,351
4809.01	1,918	1,919	1,919	1,919	1,919	1,919	1,919
4809.02	1,531	1,509	1,509	1,509	1,509	1,509	1,509
4809.03	1,479	1,480	1,480	1,480	1,480	1,480	1,480
4810	2,655	2,655	2,660	2,673	2,686	2,699	2,711
4811.01	1,149	1,204	1,237	1,336	1,434	1,536	1,621
4811.02	1,462	1,164	1,355	1,360	1,365	1,371	1,376
4811.03	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.04	1,197	1,196	1,196	1,196	1,196	1,196	1,196
4811.05	1,680	1,679	1,686	1,704	1,723	1,743	1,760
4811.06	1,736	1,737	1,737	1,737	1,737	1,737	1,737
4812.01	384	385	438	596	755	919	1,056
4812.02	1,994	1,994	2,173	2,701	3,234	3,783	4,241
4814	2,676	2,778	2,881	2,883	2,885	2,887	2,889
4815	804	807	807	807	807	807	807
4816	1,129	1,129	1,130	1,131	1,132	1,133	1,134
4817.01	2,009	2,015	2,020	2,028	2,037	2,046	2,054
4817.02	1,920	1,932	1,964	1,982	2,014	2,049	2,067

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4819	2,212	2,240	2,299	2,470	2,639	2,814	2,960
4820.01	1,756	1,757	1,763	1,781	1,798	1,816	1,833
4820.02	1,796	1,796	1,796	1,796	1,796	1,796	1,796
4821	1,495	1,495	1,495	1,495	1,495	1,495	1,495
4822.01	983	983	983	983	983	983	983
4822.02	2,000	2,100	2,718	3,466	4,195	4,944	5,572
4822.03	2,385	2,620	2,979	3,758	4,543	5,347	6,021
4823.01	2,216	2,217	2,307	2,573	2,841	3,116	3,347
4823.02	1,769	1,769	1,769	1,769	1,769	1,769	1,769
4823.03	1,667	1,667	1,667	1,667	1,667	1,667	1,667
4824	769	769	791	856	921	989	1,045
4825.01	3,126	3,447	4,007	5,617	7,240	8,908	10,305
4825.02	1,021	1,021	1,021	1,021	1,021	1,021	1,022
4825.03	1,528	1,528	1,534	1,551	1,569	1,587	1,603
4825.04	1,648	1,648	1,652	1,658	1,664	1,671	1,676
4826.01	2,359	2,359	2,362	2,367	2,372	2,377	2,382
4826.02	2,364	2,438	2,680	2,743	2,792	2,840	2,882
4901.01	1,894	1,894	1,982	2,242	2,503	2,772	2,997
4901.03	1,860	1,861	1,943	2,188	2,435	2,689	2,901
4905.01	1,294	1,295	1,317	1,385	1,452	1,522	1,581
4905.02	2,136	2,141	2,155	2,185	2,209	2,239	2,270
4910	582	584	584	591	597	597	604
4911.01	1,157	1,158	1,158	1,158	1,158	1,158	1,158
4911.02	1,116	1,116	1,116	1,117	1,117	1,117	1,117
4911.03	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 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4912.01	2,040	2,043	2,144	2,433	2,739	3,035	3,296
4912.02	813	813	835	901	968	1,036	1,093
4913.01	2,089	2,090	2,103	2,144	2,185	2,225	2,260
4913.02	1,408	1,408	1,445	1,550	1,660	1,770	1,860
4913.03	1,481	1,635	1,742	2,048	2,361	2,678	2,947
4914.01	1,846	1,846	1,863	1,918	1,972	2,028	2,076
4914.02	1,396	1,397	1,398	1,403	1,408	1,413	1,417
4914.03	1,145	1,145	1,145	1,145	1,145	1,154	1,154
4914.04	1,316	1,317	1,318	1,321	1,323	1,326	1,329
4914.05	830	830	833	839	841	852	857
4915.01	2,349	2,348	2,403	2,550	2,700	2,849	2,980
4915.02	2,110	2,110	2,113	2,130	2,147	2,159	2,174
4916.01	1,555	1,556	1,595	1,699	1,800	1,909	2,000
4916.02	1,561	1,564	1,591	1,654	1,723	1,791	1,845
4917.01	1,749	1,844	1,994	2,200	2,410	2,630	2,818
4917.02	3,480	3,480	3,528	3,663	3,804	3,947	4,067
4917.03	2,734	2,734	2,760	2,838	2,918	2,999	3,067
4917.04	2,142	2,142	2,142	2,142	2,142	2,142	2,142
4917.05	913	917	947	1,006	1,069	1,127	1,182
4918.01	1,063	1,063	1,065	1,071	1,077	1,084	1,089
4918.02	1,147	1,147	1,147	1,149	1,150	1,152	1,153
4918.03	2,580	2,580	2,583	2,593	2,602	2,612	2,620
4920	2,148	2,152	2,154	2,157	2,159	2,163	2,165
4921	2,194	2,199	2,209	2,232	2,257	2,276	2,300
4922.01	987	1,006	1,031	1,052	1,073	1,097	1,115

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4922.02	2,193	2,195	2,211	2,257	2,304	2,350	2,401
4922.03	1,254	1,255	1,272	1,322	1,372	1,434	1,474
4923	1,082	1,085	1,113	1,165	1,230	1,288	1,344
4924	1,772	1,773	1,778	1,749	1,737	1,713	1,708
4925	1,398	1,400	1,403	1,410	1,417	1,424	1,430
9801							
9802							
9803							
Fairfax County	398,733	405,118	420,507	444,082	467,569	491,703	512,014

Source: Fairfax County Department of Neighborhood and Community Services, 2012 through 2040.

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

HOUSING UNIT INVENTORY

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

Total Housing Units Fairfax County, 1985 through 2012			
Year	Housing Units	Average Annual Change	
		Number	Percent
1985	247,777	N/A	N/A
1990	302,464	10,937	4.07%
1995	328,151	5,137	1.64%
2000	358,960	6,162	1.81%
2001	363,333	4,373	1.22%
2002	370,551	7,218	1.99%
2003	373,902	3,351	0.90%
2004	378,639	4,737	1.27%
2005	385,634	6,995	1.85%
2006	388,820	3,186	0.83%
2007	391,138	2,318	0.60%
2008	391,700	562	0.14%
2009	394,556	2,856	0.73%
2010	396,386	1,830	0.46%
2011*	403,929	7,543	1.90%
2012*	408,119	4,190	1.04%

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

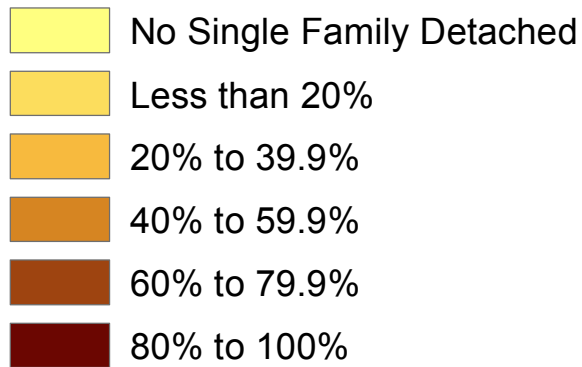
Fairfax County, Virginia January 2012



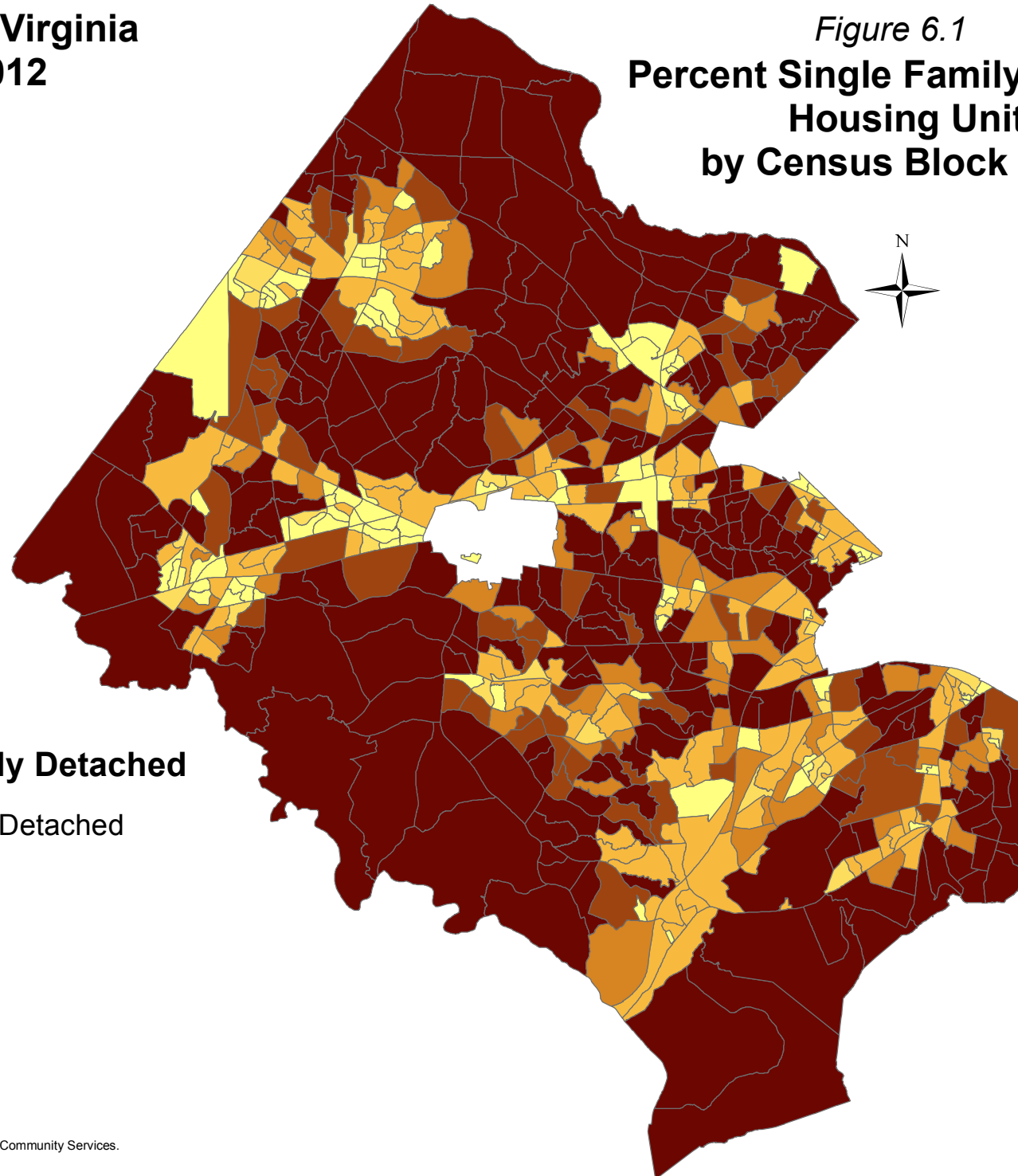
Figure 6.1
Percent Single Family Detached
Housing Units
by Census Block Group



Percent Single Family Detached



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



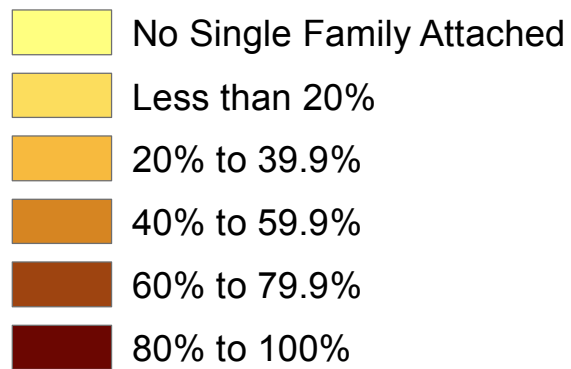
Fairfax County, Virginia January 2012



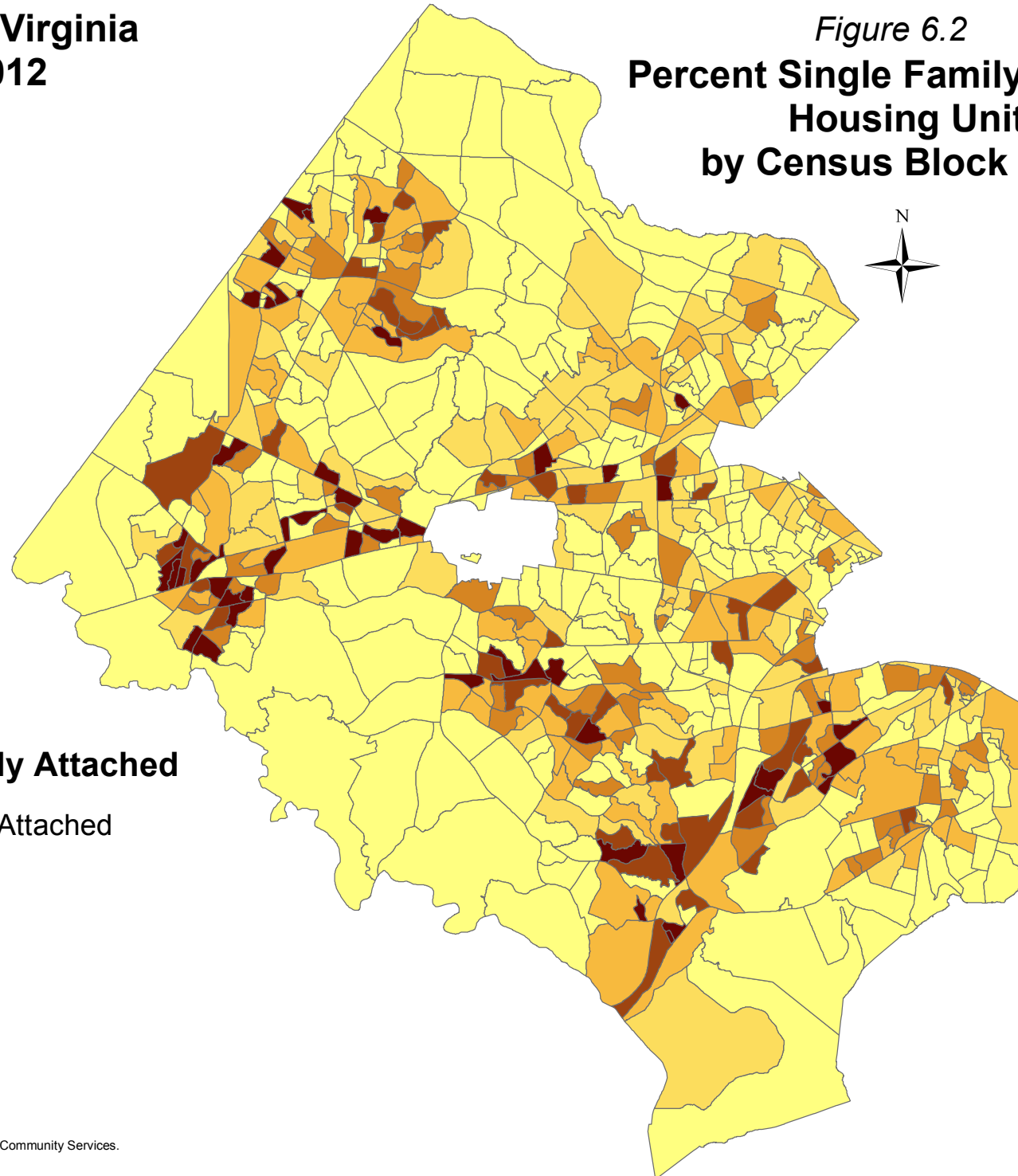
Figure 6.2
**Percent Single Family Attached
Housing Units
by Census Block Group**



Percent Single Family Attached



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



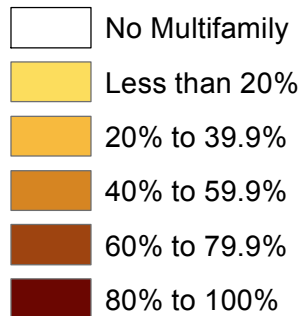
Fairfax County, Virginia January 2012



Figure 6.3
**Percent Multifamily Housing Units
by Census Block Group**

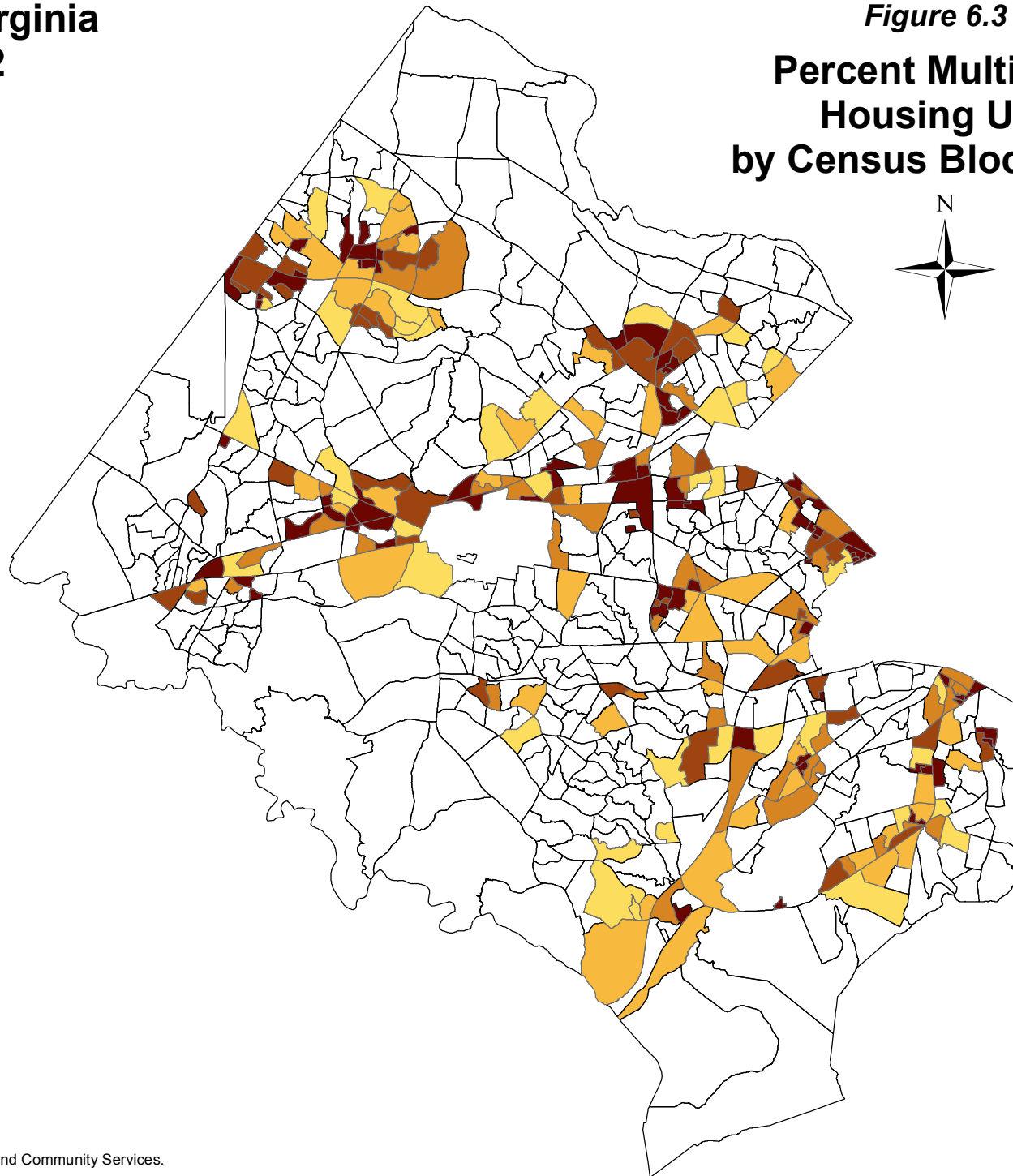


Percent Multifamily



Note: City of Fairfax is not included.

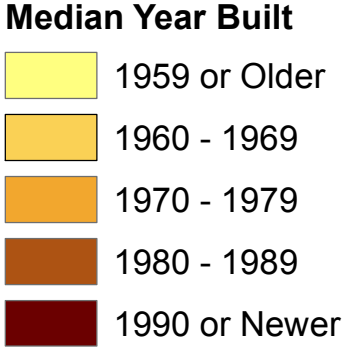
Source: Fairfax County Department of Neighborhood and Community Services.



Fairfax County, Virginia January, 2012



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

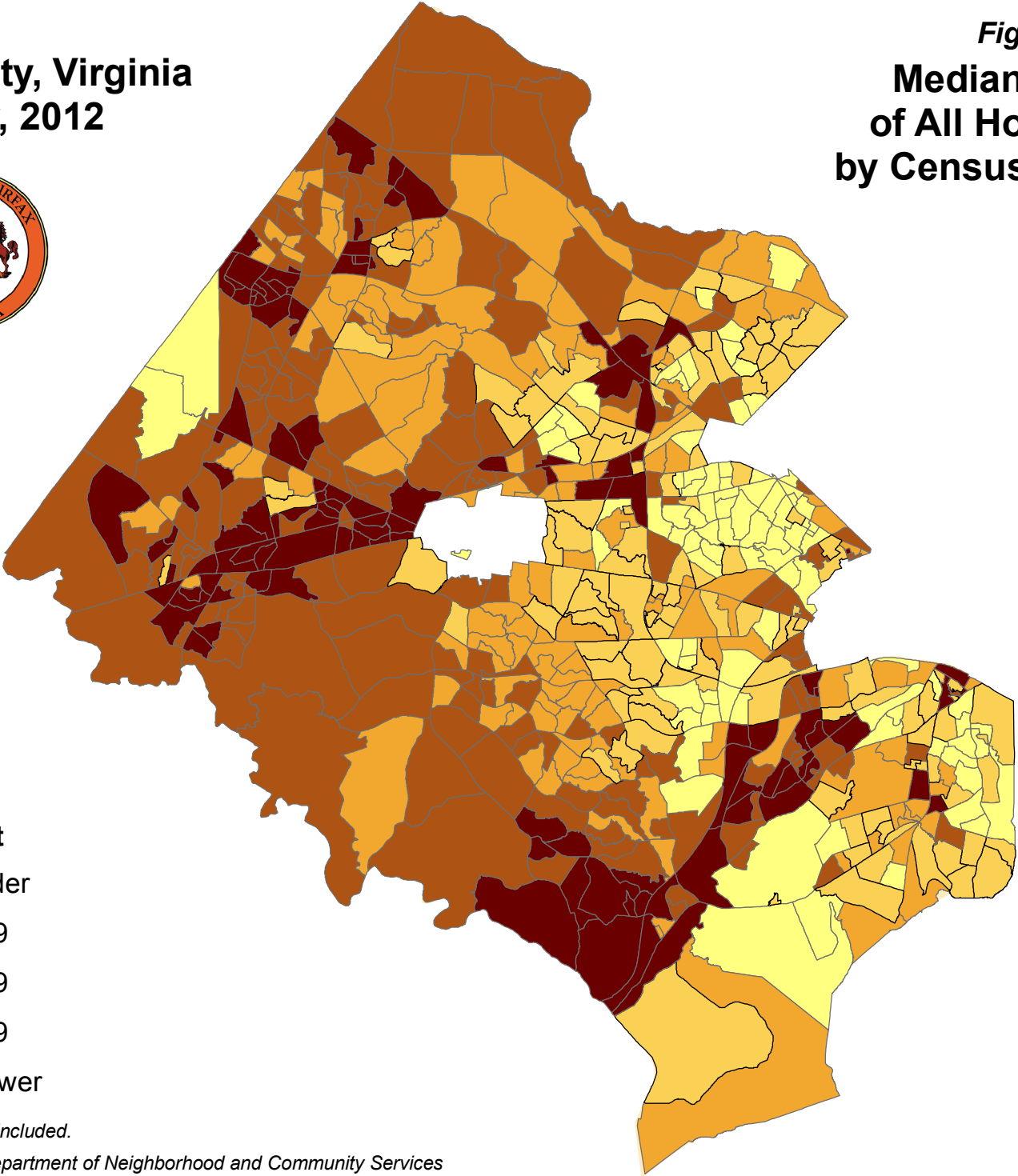


Table 6.1
Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2012

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,347	366	9,447	304	9,831	490		155	42,940
Dranesville 1/	29,237	63	6,131	222	6,968	661	500		43,782
Hunter Mill 2/	21,578	38	11,146	1,742	12,895	847	1,532		49,778
Lee	16,453	579	11,894	1,649	11,476	1,687		791	44,529
Mason	17,782	35	5,548	960	11,691	1,469	6,019		43,504
Mount Vernon	22,991	1,148	9,461	1,367	8,928		3,944	325	48,164
Providence	15,529	2	10,192	926	18,181	1,482	4,070		50,382
Springfield 3/	25,663	80	9,102	1,557	6,272				42,674
Sully	21,166		14,095	1,406	5,208			490	42,365
Fairfax County	192,747	2,311	87,016	10,133	91,450	6,636	16,065	1,761	408,119

Table 6.2
Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2012

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	88					88
Town of Herndon	2,980	60	2,303	7	2,645	7,995
Town of Vienna	4,619		429	53	533	5,634
Towns Total	7,687	60	2,732	60	3,178	13,717

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 6.3
Housing Unit Inventory by Unit Type by Planning District
Fairfax County, January 2012

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,115	14	3,334	255	6,291	545	471		27,025
Baileys	5,220	15	827	293	4,776	1,223	5,548		17,902
Bull Run	17,967	70	14,659	2,181	8,840			490	44,207
Fairfax	9,141		5,111	701	11,806	594		155	27,508
Jefferson	8,689	6	2,590	289	7,187	948	1,490		21,199
Lincolnia	1,631	2	2,071	412	3,549				7,665
Lower Potomac	5,783	8	2,988	853	2,705		1		12,338
McLean	17,585	3	2,221	536	4,673	792	2,526		28,336
Mount Vernon	15,514	1,648	3,408	1,860	11,054		3,943	1,116	38,543
Pohick 1/	30,146	414	14,182	522	1,463				46,727
Rose Hill	9,000	25	6,865	172	4,581				20,643
Springfield	8,763	8	6,662	291	2,898	1,687			20,309
Upper Potomac 2/	32,604	82	16,621	1,435	18,426	573	1,532		71,273
Vienna 3/	14,588	16	5,477	333	3,201	274	554		24,443
Fairfax County	192,747	2,311	87,016	10,133	91,450	6,636	16,065	1,761	408,119

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 6.4

**Housing Unit Inventory by Unit Type by Human Services Region
Fairfax County, January 2012**

Human Services Region	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Region 1	39,845	1,729	21,748	3,016	20,404	1,687	3,944	1,116	93,489
Region 2	40,627	38	12,487	1,611	24,534	3,708	8,063		91,068
Region 3 1/	58,878	100	22,885	2,311	30,113	1,241	4,058		119,586
Region 4 2/	53,396	444	29,896	3,195	16,399			645	103,975
Fairfax County	192,747	2,311	87,016	10,133	91,450	6,636	16,065	1,761	408,119

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2012

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,239		5,735		1,870				13,844
20121	1,752		5,213	826	2,432				10,223
20124	4,049		618		248				4,915
20151	4,310		812	580	566			490	6,758
20152	1								1
20164	1								1
20170	7,016	60	3,371	21	4,137				14,605
20171	8,208		3,261	116	5,339				16,924
20190	546		2,231	150	4,575	438	1,158		9,098
20191	3,693	22	4,213	647	2,684	135	374		11,768
20194	1,899		2,062	501	1,393				5,855
22003	10,662	14	2,672	255	6,111	545	471		20,730
22015	7,516	364	5,468	423	1,140				14,911
22027	625		102						727
22030	4,363	8	2,376	404	6,073	191		155	13,570
22031	3,037		2,670	166	3,243	839	554		10,509
22032	7,351	2	2,000		210				9,563
22033	4,636	62	4,201	775	6,353				16,027
22039	6,073								6,073
22041	2,044	12	579	293	2,884	449	4,504		10,765
22042	6,705	6	1,324	181	3,690	270			12,176
22043	4,262		1,639	188	1,638	340	1,231		9,298
22044	1,609	3	218		1,502	310	1,044		4,686
22046	1,406	1			664				2,071
22060	2,121		108		695				2,924

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2012

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,630								5,630
22079	4,696	8	3,898	853	2,010		1		11,466
22101	9,156		1,043	13	198	321	500		11,231
22102	3,354	2	576	335	4,226	131	2,026		10,650
22124	4,101		1,282	128	1,017				6,528
22150	4,944		1,218		1,784	1,687			9,633
22151	4,750		653		484				5,887
22152	4,852		4,082	259	1,157				10,350
22153	6,336	56	4,322		79				10,793
22180	6,026		979	169	1,539	242	259		9,214
22181	3,265		1,165	275	793				5,498
22182	6,755	16	1,464		849	274			9,358
22203					100	50			150
22204	14								14
22206	2								2
22207	48								48
22213	1								1
22302	22		30		184	414			650
22303	1,093	1,125	489		1,417		3,433	90	7,647
22304			148						148
22306	3,592		1,821	265	5,394			906	11,978
22307	2,382	522	225		1,075		510		4,714
22308	4,814	1							4,815
22309	5,325		1,688	1,595	3,168			120	11,896
22310	5,620	2	2,797	172	2,291				10,882

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2012

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22311	507				106				613
22312	2,853	2	2,241	412	3,641				9,149
22315	2,484	23	6,022	131	2,491				11,151
Fairfax County	192,747	2,311	87,016	10,133	91,450	6,636	16,065	1,761	408,119

Sources: Fairfax County Department of Neighborhood and Community Services, 2012.

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

TABLE 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2012**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,587		2,413	116	2,318				11,434
A2	86		1,094		2,501				3,681
A3	197		799	14	1,492				2,502
B1	1,006	12	368		770				2,156
B2	4,356		1,493	272	2,169		681		8,971
B3	826								826
B5	2,980	60	2,303	7	2,645				7,995
C1	1,080								1,080
C2	1,242								1,242
D1	3,036	2							3,038
D2	2,637		3,040	379	3,843	438	627		10,964
D3	18,651	26	4,911	703	3,069	409	1,389		29,158
E1	2,316		501	332	4,226	131	861		8,367
E2	636								636
F	1,889		508	13	162		500		3,072
G1	7,970		2,116	100	1,801	412	1,231		13,630
G2	1,033					249			1,282
G3	713		35						748
G4	348								348
H1	1,175	1	465		2,333	823	1,503		6,300
H2					256		3,278		3,534
H3	239			88					327
I1	13,977	21	2,394	582	8,032	912	1,026		26,944
I2	1,231		29						1,260
I3	10,139	16	5,536	839	5,461	246	219		22,456
I4	62								62
I5	278		35		8				321
I6	2								2

(Continued)

TABLE 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2012**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
J1	3,886	1,125	779		1,906		1,435		9,131
J2	842		148		523		1,998	90	3,601
J3	1,200	125	155		506				1,986
J4	661	2	20		929		510		2,122
K	8,542	396	1,645	1,196	5,079			906	17,764
L	7,331	23	6,001	664	5,802			120	19,941
M0	849		184		776			155	1,964
M1	932		1,579	128	2,455				5,094
M2	11,563	2	5,265	449	9,526	1,138	806		28,749
M3	6,171		303						6,474
M4	4,977		1,785		1,163				7,925
M5	1,473	8	1,388	160	91	1,687			4,807
M6	1,778		4,007	131	1,258				7,174
M7	20				184				204
M8	2,082		108		511				2,701
M9	427		2,184	72	5,369	191			8,243
N1	21,021	368	14,623	1,375	3,265				40,652
N2	4,281	46	1,878		1				6,206
O1	493	2							495
P	59								59
P1	428	6	194		182				810
P2	180								180
P3	1,152								1,152
P4	76								76
P5	150		32		25		1		208
Q1	2,531								2,531
R1	2,848								2,848
R2	241		46						287

(Continued)

TABLE 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2012**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
R3	88								88
R4	311								311
S1	4,780	8	4,799		1,664				11,251
S2	384								384
T1	1,086				206			490	1,782
T2	4,901		2,345	580	826				8,652
T3	3,702		2,158						5,860
T4	2,548	62	2,707	1,107	5,001				11,425
T5	2,893		3,566	810	2,704				9,973
T6	103								103
T7	1,064		1,077	16	412				2,569
Fairfax County	192,747	2,311	87,016	10,133	91,450	6,636	16,065	1,761	408,119

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2012

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	797	520	24		146				1,487
4154.01	316		156		1,555			115	2,142
4154.02	845		228		60				1,133
4155	1,519		400		339				2,258
4156	1,061	1							1,062
4157	1,370								1,370
4158	1,722								1,722
4159	1,198								1,198
4160	1,059		203	149	500			120	2,031
4161	1,440				45				1,485
4162 /1	1,519								1,519
4163	809	2							811
4201	1,014		155						1,169
4202.01	601		697						1,298
4202.02	6		42	172	846				1,066
4202.03	637		337						974
4203	1,574		560						2,134
4204	7	272	133		434		1,222		2,068
4205.01		1					1,008		1,009
4205.02	5	255	104		54		634		1,052
4205.03	250	43	84		749		569		1,695
4206	420	554	141		622				1,737
4207	1,403		44						1,447

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2012

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4208	1,132		71						1,203
4210.01	213		739						952
4210.02	568		443		1,057				2,068
4211.01	236		1,588	131	201				2,156
4211.02	258		726		546				1,530
4211.03	872		909		244				2,025
4212	691								691
4213	958		503						1,461
4214	488		95	138	1,952				2,673
4215	281		237	127	944			791	2,380
4216	173		127	931	735				1,966
4217.01	224		391	150	657				1,422
4217.02	856		400						1,256
4218	194		567	365	1,231				2,357
4219 /1	636				184				820
4220	442		480		511				1,433
4221.01	662		653	112	1,174				2,601
4221.02	397		1,128	280	252				2,057
4222.01	809		182		25		1		1,017
4222.02	579	6	544	461	559				2,149
4223.01	202		587		555				1,344
4223.02	451	25	825		1,208				2,509
4224.01	1		358		758				1,117
4224.02	96		1,588		424				2,108
4224.03	667		317						984

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2012**

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	809		616						1,425
4302.02	1,086	2	536						1,624
4302.03	632		270						902
4304	1,997		326						2,323
4305	571								571
4306	1,319		106		386				1,811
4307	927								927
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	437		731		244				1,412
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	893		470	99					1,462
4315	1,092	8	676	160	91				2,027
4316	1,116		514		341	1,687			3,658
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 2012**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4322.02	560	184	748		232				1,724
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	290		482						772
4401	1,751		150	161	443	403			2,908
4402.01			110	56	580	270			1,016
4402.02	537		579	8	1,088				2,212
4403	957								957
4405.01	1,624		33						1,657
4405.02	512		83						595
4406	770		9		12			155	946
4407.01	979								979
4407.02	1,670		137						1,807
4408	1,952				210				2,162
4501	649		289	117	1,304				2,359
4502	794		512		25				1,331
4503	1,037		99		553				1,689
4504	853	2	94						949
4505	884								884
4506.01	1,370	2	35						1,407

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2012

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4506.02	524	2	81		1,190				1,797
4507.01	533		445						978
4507.02	329	2			887		252		1,470
4508	1,000		20		184				1,204
4509	603								603
4510	897								897
4511	830								830
4512	644								644
4513	748	3	57		108				916
4514			102		933	50	220		1,305
4515.01	374		97	81	561	310	824		2,247
4515.02	303		259		731	463	459		2,215
4516.01	246		36		1,296				1,578
4516.02	317					400	419		1,136
4518	1,063		48						1,111
4519	506	2	1,103	210	1,350				3,171
4520	540		326			246			1,112
4521.01	902	2	504	255					1,663
4521.02	494	2	332		60		219		1,107
4522	933	6	336		881				2,156
4523.01			127		1,049	299			1,475
4523.02	15		304		2,444				2,763
4524	1,639		327		412				2,378
4525.01	1,054	2	160		164				1,380
4525.02	286		281		1,023				1,590

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2012

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	299	12	228	212	801		348		1,900
4528.01	396				346		1,786		2,528
4528.02							1,492		1,492
4601	1,415		8						1,423
4602	1,343								1,343
4603	962								962
4604	922	16	417		371	274			2,000
4605.01	807		70						877
4605.02	1,240		1,071		478				2,789
4606	1,317								1,317
4607.01	862				300				1,162
4607.02	1,341		227						1,568
4608	902		15	53	185				1,155
4609	792		84						876
4610	722		103		48				873
4611	1,809		132	275	375				2,591
4612.01	1,486		39						1,525
4612.02	149		922	72	1,217	191			2,551
4615	963		1,049		493				2,505
4616.01	574		1,006	5	755				2,340
4616.02	2		221	116	1,444	678	259		2,720
4617	367		1,326		196		554		2,443
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 2012

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4619.01	231		247		929				1,407
4619.02	2				592				594
4701	934		35						969
4703	1,163								1,163
4704	1,510		227						1,737
4705	1,351		358				500		2,209
4706	815		168	13	162				1,158
4707	1,818		7		36	72			1,933
4708	854		238						1,092
4709	1,885	1	565		97	249			2,797
4710	485		22	188	152				847
4711	2,103		17			340			2,460
4712.01			77	132	833		526		1,568
4712.02	106		298	200	1,664				2,268
4713.01			409		1,038				1,447
4713.03	337		168				1,231		1,736
4713.04	604		49						653
4714.01	753				639				1,392
4714.02	281		523		414				1,218
4801	1,512								1,512
4802.01	1,554				84				1,638
4802.02			201		1,645	131	335		2,312
4802.03				3			1,165		1,168
4803	2,403	2							2,405
4804.01	1,416								1,416

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2012**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4804.02	1,987								1,987
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	1,029	2	612		305				1,948
4809.02	348	2	442	7	774				1,573
4809.03	271	56	194		1,008				1,529
4810	197		1,030	14	1,492				2,733
4811.01					1,180				1,180
4811.02	82		398		1,013				1,493
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,738		17						1,755
4812.01	392								392
4812.02	785	12	561		684				2,042
4814	1,113		1,042	133	222		224		2,734
4815	818								818
4816	1,142								1,142
4817.01	2,032								2,032
4817.02	358		527		1,072				1,957

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2012

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4819	864		326		923	150			2,263
4820.01	1,053		723						1,776
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	1,342		681		2,453
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	1,491		694		206				2,391
4826.02	1,515		789		92				2,396
4901.01	1,018		444		466				1,928
4901.03	1,054		339					490	1,883
4905.01	252		322		748				1,322
4905.02	1,855		119		198				2,172
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 2012**

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		1,690						2,068
4912.02					840				840
4913.01	931		782		412				2,125
4913.02	177		577		686				1,440
4913.03	70		309	810	318				1,507
4914.01			1,368		516				1,884
4914.02	163		1,252						1,415
4914.03	976		177						1,153
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	575		1,252		564				2,391
4915.02	2,098		38						2,136
4916.01	441		197	580	360				1,578
4916.02	1,124		455						1,579
4917.01	40		491	266	986				1,783
4917.02			971	72	2,510				3,553
4917.03			403		2,455				2,858
4917.04	59		779	332	1,040				2,210
4917.05	676	8	243						927
4918.01			389		696				1,085
4918.02	511	62	152	437					1,162
4918.03	1,431		197		997				2,625
4920	2,172								2,172
4921	2,208								2,208
4922.01	996								996

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2012**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4922.02	2,088		123						2,211
4922.03	1,268								1,268
4923	628	46	421						1,095
4924	426		1,373		1				1,800
4925	1,407								1,407
9801									
9802									
9803									
Fairfax County	192,747	2,311	87,016	10,133	91,450	6,636	16,065	1,761	408,119

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

Table 6.8

**Housing Unit Inventory by Year Built and Supervisor District
Fairfax County, January 2012**

Year Built	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	12,121	27.7	8,269	16.6	13,598	31.8	15,579	35.6	26,041	59.9	18,755	39.2	16,060	31.9	5,017	11.8	2,094	5.0	117,534	28.9
1970 to 1979	10,383	23.7	15,001	30.1	13,322	31.1	6,221	14.2	7,283	16.8	7,761	16.2	11,588	23.0	9,405	22.1	3,526	8.4	84,490	20.8
1980 to 1989	7,632	17.4	10,713	21.5	8,572	20.0	8,254	18.9	5,900	13.6	9,282	19.4	9,780	19.4	15,858	37.2	18,595	44.4	94,586	23.3
1990 to 1999	5,345	12.2	9,367	18.8	2,252	5.3	8,938	20.4	1,743	4.0	4,105	8.6	5,921	11.8	8,314	19.5	11,849	28.3	57,834	14.2
2000 to 2009	7,896	18.1	6,106	12.3	4,407	10.3	4,608	10.5	1,983	4.6	7,124	14.9	6,217	12.3	3,829	9.0	5,495	13.1	47,666	11.7
2010 to 2012	364	0.8	307	0.6	620	1.4	121	0.3	527	1.2	786	1.6	800	1.6	219	0.5	301	0.7	4,045	1.0
Total Units	43,741	100.0	49,763	100.0	42,771	100.0	43,721	100.0	43,477	100.0	47,813	100.0	50,366	100.0	42,642	100.0	41,860	100.0	406,155	100.0

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2012**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	55	64.0	912	11.4	4,084	72.5	5,051	36.8
1970 to 1979	1	1.2	3,262	40.8	594	10.5	3,857	28.1
1980 to 1989	5	5.8	1,578	19.7	290	5.2	1,873	13.7
1990 to 1999	6	7.0	1,480	18.5	268	4.8	1,754	12.8
2000 to 2009	19	22.1	690	8.6	306	5.4	1,015	7.4
2010 to 2012			72	0.9	89	1.6	161	1.2
Total Units	86	100.0	7,994	100.0	5,631	100.0	13,711	100.0

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

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 2012**

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
Before 1960	5,856	21.7	6,332	35.4	300	0.7	823	3.0	7,461	35.2	951	12.4	1,309	10.6	5,984	21.1	9,538	25.5	626	1.3
1960 to 1969	10,321	38.2	4,025	22.5	2,921	6.7	4,633	16.9	5,358	25.3	3,560	46.5	744	6.0	5,763	20.4	12,244	32.7	2,688	5.8
1970 to 1979	7,837	29.0	3,269	18.3	3,067	7.0	5,016	18.3	2,527	11.9	225	2.9	1,281	10.4	5,849	20.7	7,142	19.1	18,192	39.0
1980 to 1989	1,336	4.9	2,759	15.4	17,062	39.0	6,633	24.3	2,419	11.4	1,548	20.2	1,840	14.9	4,542	16.0	4,164	11.1	18,973	40.6
1990 to 1999	931	3.4	630	3.5	14,411	33.0	3,491	12.8	764	3.6	389	5.1	2,004	16.3	3,038	10.7	1,543	4.1	4,475	9.6
2000 to 2009	581	2.2	450	2.5	5,774	13.2	6,067	22.2	1,941	9.2	967	12.6	4,775	38.7	2,884	10.2	2,406	6.4	1,632	3.5
2010 to 2012	152	0.6	428	2.4	166	0.4	677	2.5	724	3.4	19	0.2	375	3.0	254	0.9	375	1.0	106	0.2
Total Units	27,014	100.0	17,893	100.0	43,701	100.0	27,340	100.0	21,194	100.0	7,659	100.0	12,328	100.0	28,314	100.0	37,412	100.0	46,692	100.0

Year Built	Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1960	2,986	14.5	3,512	17.3	839	1.2	3,107	12.7	49,624	12.2
1960 to 1969	2,406	11.7	4,852	23.9	3,452	4.8	4,943	20.2	67,910	16.7
1970 to 1979	1,810	8.8	2,367	11.7	19,785	27.8	6,123	25.1	84,490	20.8
1980 to 1989	6,214	30.1	3,522	17.3	20,157	28.3	3,417	14.0	94,586	23.3
1990 to 1999	5,432	26.3	3,414	16.8	13,717	19.3	3,595	14.7	57,834	14.2
2000 to 2009	1,684	8.2	2,612	12.9	12,839	18.0	3,053	12.5	47,666	11.7
2010 to 2012	100	0.5	24	0.1	454	0.6	191	0.8	4,045	1.0
Total Units	20,632	100.0	20,303	100.0	71,243	100.0	24,429	100.0	406,155	100.0

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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, 2012 through 2040**

Supervisor District	Forecast Unit Increase 2012 through 2040	Percent of Total Change
Braddock	1,977	1.7%
Dranesville	9,376	7.8%
Hunter Mill	18,939	15.8%
Lee	14,449	12.1%
Mason	6,763	5.7%
Mount Vernon	12,234	10.2%
Providence	42,193	35.3%
Springfield	3,149	2.6%
Sully	10,437	8.7%
Fairfax County	119,516	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

TABLE 7.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2012 through 2040**

Planning District	Forecast Unit Change 2012 through 2040	Percent of Total Change
Annandale	3,172	2.7%
Baileys	3,382	2.8%
Bull Run	9,726	8.1%
Fairfax	2,702	2.3%
Jefferson	7,662	6.4%
Lincolnia	589	0.5%
Lower Potomac	3,153	2.6%
McLean	28,612	23.9%
Mount Vernon	12,807	10.7%
Pohick	1,930	1.6%
Rose Hill	3,082	2.6%
Springfield	7,223	6.0%
Upper Potomac	22,153	18.5%
Vienna	13,323	11.1%
Fairfax County	119,516	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

Table 7.3**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2012**

Supervisor District	2012	2015	2020	2025	2030	2035	2040
Braddock	42,940	43,087	43,311	43,722	44,142	44,573	44,917
Dranesville 1/	43,782	44,139	44,951	47,031	49,121	51,304	53,158
Hunter Mill 2/	49,778	50,085	52,300	56,522	60,745	65,085	68,717
Lee	44,529	45,413	48,232	51,080	53,822	56,629	58,978
Mason	43,504	43,814	44,451	45,942	47,415	48,965	50,267
Mount Vernon	48,164	48,645	49,820	52,485	55,232	58,015	60,398
Providence	50,382	54,153	61,041	69,238	77,321	85,634	92,575
Springfield 3/	42,674	42,809	43,158	43,827	44,500	45,210	45,823
Sully	42,365	42,627	43,678	46,013	48,379	50,767	52,802
Fairfax County	408,119	414,772	430,944	455,859	480,678	506,183	527,635

Table 7.4**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2012**

Town	2012	2015	2020	2025	2030	2035	2040
Town of Clifton	88	89	89	89	89	89	89
Town of Herndon	7,995	8,015	8,017	8,017	8,017	8,017	8,017
Town of Vienna	5,634	5,668	5,668	5,668	5,668	5,668	5,668
Towns Total	13,717	13,772	13,774	13,774	13,774	13,774	13,774

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012**

Planning District	1990	2000	2010	2012	2015	2020	2025	2030	2035	2040
Annandale	24,901	25,614	25,767	27,025	27,136	27,513	28,197	28,887	29,596	30,197
Baileys	16,573	17,367	17,976	17,902	17,930	18,199	18,992	19,766	20,591	21,284
Bull Run	24,559	38,745	44,307	44,207	44,480	45,334	47,514	49,738	52,000	53,933
Fairfax	17,181	20,992	25,647	27,508	27,736	28,423	28,891	29,348	29,827	30,210
Jefferson	17,365	18,862	20,409	21,199	22,948	24,768	25,869	26,902	27,967	28,861
Lincolnia	5,464	5,908	6,800	7,665	7,892	7,928	8,011	8,095	8,183	8,254
Lower Potomac	3,936	5,898	9,609	12,338	12,458	12,888	13,549	14,225	14,912	15,491
McLean	23,601	26,269	28,213	28,336	29,457	33,342	39,438	45,475	51,713	56,948
Mount Vernon	35,338	37,000	37,425	38,543	39,197	40,221	43,052	45,930	48,860	51,350
Pohick 1/	41,032	45,153	46,667	46,727	46,779	46,974	47,386	47,830	48,273	48,657
Rose Hill	13,524	19,102	20,401	20,643	20,734	21,156	21,837	22,490	23,172	23,725
Springfield	14,590	17,151	18,803	20,309	20,799	22,865	24,132	25,315	26,516	27,532
Upper Potomac 2/	44,898	58,989	69,977	71,273	72,026	74,711	79,521	84,333	89,276	93,426
Vienna 3/	19,502	21,910	24,385	24,443	25,200	26,624	29,470	32,343	35,297	37,766
Fairfax County	302,464	358,960	396,386	408,119	414,772	430,944	455,859	480,678	506,183	527,635

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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/ 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 2012**

Human Services Region	2012	2015	2020	2025	2030	2035	2040
Region 1	93,489	94,850	98,838	104,328	109,794	115,355	120,068
Region 2	91,068	93,647	96,968	100,599	104,155	107,844	110,944
Region 3 1/	119,586	121,903	129,431	142,377	155,289	168,600	179,743
Region 4 2/	103,975	104,372	105,707	108,555	111,439	114,383	116,880
Fairfax County	408,119	414,772	430,944	455,859	480,678	506,183	527,635

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012**

ZIP Code	2012	2015	2020	2025	2030	2035	2040
20120	13,844	13,847	14,032	14,563	15,117	15,650	16,127
20121	10,223	10,380	10,585	11,184	11,795	12,414	12,936
20124	4,915	4,920	4,924	4,928	4,928	4,945	4,952
20151	6,758	6,764	7,029	7,779	8,538	9,319	9,971
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	14,605	14,633	14,656	14,718	14,785	14,847	14,907
20171	16,924	17,012	17,816	19,565	21,328	23,141	24,662
20190	9,098	9,442	10,506	12,251	13,982	15,758	17,246
20191	11,768	11,874	12,319	13,326	14,340	15,385	16,257
20194	5,855	5,856	5,861	5,875	5,889	5,903	5,916
20196			15	61	106	153	192
22003	20,730	20,772	21,112	21,774	22,444	23,131	23,713
22015	14,911	14,921	14,935	14,957	14,980	15,001	15,020
22027	727	726	766	858	949	1,046	1,124
22030	13,570	13,760	14,352	14,675	14,967	15,273	15,530
22031	10,509	12,055	13,810	14,882	15,916	16,983	17,872
22032	9,563	9,634	9,713	9,869	10,026	10,191	10,315
22033	16,027	16,207	16,680	17,125	17,579	18,054	18,440
22039	6,073	6,085	6,130	6,230	6,333	6,438	6,531
22041	10,765	10,771	11,004	11,745	12,467	13,238	13,886
22042	12,176	12,194	12,259	12,424	12,588	12,759	12,904
22043	9,298	9,333	9,479	9,894	10,313	10,741	11,105
22044	4,686	4,693	4,714	4,749	4,784	4,819	4,848
22046	2,071	2,072	2,088	2,136	2,186	2,237	2,281

(Continued)

Table 7.7

**Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2012**

ZIP Code	2012	2015	2020	2025	2030	2035	2040
22060	2,924	2,924	2,948	3,017	3,085	3,154	3,214
22066	5,630	5,708	5,765	5,834	5,907	5,984	6,050
22067		5	5	5	5	5	5
22079	11,466	11,605	12,044	12,668	13,318	13,974	14,532
22101	11,231	11,115	11,281	11,587	11,881	12,211	12,494
22102	10,650	11,625	14,620	19,058	23,441	27,955	31,733
22124	6,528	6,568	6,627	6,685	6,742	6,802	6,853
22150	9,633	10,089	12,101	13,283	14,367	15,478	16,412
22151	5,887	5,888	5,898	5,929	5,959	5,992	6,018
22152	10,350	10,353	10,372	10,420	10,470	10,520	10,563
22153	10,793	10,800	10,862	10,963	11,086	11,199	11,317
22180	9,214	10,058	10,672	11,035	11,368	11,710	11,996
22181	5,498	5,507	5,548	5,655	5,775	5,891	5,996
22182	9,358	9,703	11,011	14,084	17,177	20,356	23,012
22203	150	150	150	150	150	150	150
22204	14	14	14	14	14	15	15
22206	2	2	2	2	2	2	2
22207	48	49	50	53	55	58	61
22213	1	1	1	2	2	2	3
22302	650	654	657	659	662	664	666
22303	7,647	7,979	8,468	9,764	11,081	12,431	13,552
22304	148	148	148	148	148	148	148
22306	11,978	12,255	12,549	13,408	14,273	15,156	15,911
22307	4,714	4,720	4,752	4,847	4,958	5,054	5,143
22308	4,815	4,825	4,845	4,902	4,961	5,027	5,086

(Continued)

Table 7.7

**Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2012**

ZIP Code	2012	2015	2020	2025	2030	2035	2040
22309	11,896	11,947	12,180	12,803	13,435	14,080	14,636
22310	10,882	10,934	11,079	11,475	11,849	12,240	12,575
22311	613	613	617	624	632	639	646
22312	9,149	9,390	9,430	9,514	9,599	9,686	9,759
22315	11,151	11,197	11,461	11,699	11,935	12,173	12,349
Fairfax County	408,119	414,772	430,944	455,859	480,678	506,183	527,635

Sources: Fairfax County Department of Neighborhood and Community Services, 2012 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 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4151	1,301	1,302	1,346	1,474	1,602	1,735	1,847
4152	1,940	1,942	1,957	2,004	2,065	2,111	2,157
4153	1,487	1,493	1,503	1,538	1,570	1,603	1,633
4154.01	2,142	2,142	2,149	2,166	2,185	2,204	2,220
4154.02	1,133	1,133	1,158	1,229	1,304	1,377	1,442
4155	2,258	2,262	2,276	2,315	2,352	2,392	2,427
4156	1,062	1,067	1,082	1,126	1,172	1,222	1,266
4157	1,370	1,372	1,373	1,376	1,380	1,383	1,387
4158	1,722	1,723	1,726	1,733	1,741	1,750	1,758
4159	1,198	1,205	1,210	1,220	1,231	1,243	1,254
4160	2,031	2,033	2,067	2,161	2,256	2,355	2,440
4161	1,485	1,502	1,530	1,588	1,649	1,715	1,773
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	811	819	827	841	855	870	882
4201	1,169	1,170	1,175	1,184	1,194	1,205	1,213
4202.01	1,298	1,302	1,309	1,342	1,361	1,388	1,409
4202.02	1,066	1,066	1,070	1,083	1,096	1,109	1,120
4202.03	974	975	1,029	1,188	1,347	1,512	1,650
4203	2,134	2,156	2,219	2,375	2,536	2,702	2,841
4204	2,068	2,098	2,252	2,672	3,096	3,525	3,888
4205.01	1,009	1,009	1,141	1,544	1,948	2,372	2,714
4205.02	1,052	1,052	1,091	1,202	1,312	1,430	1,526
4205.03	1,695	1,948	1,981	2,074	2,172	2,270	2,354
4206	1,737	1,766	1,842	1,987	2,138	2,283	2,408
4207	1,447	1,447	1,453	1,465	1,477	1,488	1,498

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4208	1,203	1,204	1,217	1,270	1,316	1,363	1,406
4210.01	952	974	990	1,011	1,032	1,055	1,075
4210.02	2,068	2,504	4,304	4,904	5,400	5,909	6,335
4211.01	2,156	2,162	2,173	2,180	2,194	2,203	2,210
4211.02	1,530	1,570	1,729	1,751	1,762	1,773	1,778
4211.03	2,025	2,030	2,109	2,321	2,540	2,760	2,944
4212	691	691	691	691	691	691	691
4213	1,461	1,461	1,462	1,462	1,463	1,463	1,465
4214	2,673	2,945	3,129	3,670	4,215	4,774	5,246
4215	2,380	2,380	2,416	2,521	2,626	2,732	2,825
4216	1,966	1,974	2,022	2,140	2,260	2,382	2,488
4217.01	1,422	1,422	1,429	1,450	1,471	1,492	1,510
4217.02	1,256	1,264	1,271	1,272	1,274	1,276	1,278
4218	2,357	2,365	2,471	2,791	3,114	3,437	3,713
4219	820	820	823	832	840	849	856
4220	1,433	1,433	1,483	1,624	1,769	1,918	2,043
4221.01	2,601	2,601	2,628	2,690	2,760	2,826	2,877
4221.02	2,057	2,064	2,172	2,427	2,675	2,934	3,149
4222.01	1,017	1,112	1,163	1,204	1,245	1,288	1,324
4222.02	2,149	2,160	2,343	2,483	2,633	2,779	2,913
4223.01	1,344	1,345	1,370	1,432	1,494	1,558	1,609
4223.02	2,509	2,509	2,532	2,594	2,655	2,719	2,769
4224.01	1,117	1,118	1,105	1,039	972	904	844
4224.02	2,108	2,108	2,092	2,030	1,969	1,905	1,849
4224.03	984	1,005	1,040	1,103	1,166	1,231	1,283

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4301.01	1,535	1,536	1,540	1,556	1,573	1,592	1,604
4301.02	1,036	1,036	1,040	1,051	1,063	1,076	1,085
4302.01	1,425	1,425	1,433	1,461	1,489	1,518	1,539
4302.02	1,624	1,624	1,636	1,675	1,715	1,755	1,785
4302.03	902	902	908	925	944	962	975
4304	2,323	2,323	2,323	2,323	2,324	2,324	2,324
4305	571	571	571	572	572	573	573
4306	1,811	1,811	1,886	2,107	2,330	2,559	2,751
4307	927	929	937	961	985	1,010	1,030
4308.01	1,514	1,514	1,514	1,514	1,514	1,514	1,514
4308.02	1,812	1,812	1,812	1,812	1,812	1,812	1,812
4309.01	1,412	1,415	1,428	1,463	1,499	1,536	1,566
4309.02	1,087	1,087	1,090	1,096	1,102	1,109	1,114
4310.01	1,575	1,575	1,583	1,604	1,626	1,647	1,668
4310.02	752	752	752	753	754	754	755
4313	1,417	1,417	1,418	1,422	1,426	1,429	1,432
4314	1,462	1,462	1,462	1,466	1,469	1,472	1,475
4315	2,027	2,028	2,031	2,037	2,043	2,049	2,054
4316	3,658	3,675	3,799	4,127	4,457	4,795	5,082
4318.01	1,438	1,438	1,445	1,465	1,485	1,506	1,523
4318.02	1,039	1,039	1,031	1,010	989	965	943
4319	1,053	1,053	1,054	1,056	1,058	1,060	1,062
4320	1,127	1,127	1,127	1,127	1,127	1,127	1,127
4321	1,446	1,450	1,452	1,452	1,452	1,452	1,452
4322.01	851	851	851	851	851	851	851

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4322.02	1,724	1,730	1,734	1,736	1,738	1,741	1,743
4323	1,735	1,735	1,736	1,741	1,745	1,750	1,753
4324.01	1,179	1,179	1,179	1,180	1,181	1,182	1,182
4324.02	1,658	1,658	1,660	1,666	1,671	1,677	1,682
4325	1,886	1,886	1,888	1,894	1,900	1,906	1,912
4326	1,548	1,548	1,555	1,574	1,592	1,611	1,627
4327.01	1,087	1,092	1,097	1,099	1,101	1,103	1,105
4327.02	1,497	1,497	1,500	1,511	1,521	1,532	1,541
4328	772	772	779	791	803	816	831
4401	2,908	2,910	2,919	2,948	2,976	3,004	3,028
4402.01	1,016	1,549	1,824	1,967	2,110	2,258	2,382
4402.02	2,212	2,213	2,217	2,231	2,244	2,258	2,271
4403	957	963	964	969	973	979	984
4405.01	1,657	1,661	1,673	1,696	1,720	1,744	1,764
4405.02	595	595	605	633	662	691	717
4406	946	946	947	949	952	954	956
4407.01	979	979	980	981	983	984	986
4407.02	1,807	1,807	1,808	1,811	1,814	1,818	1,821
4408	2,162	2,229	2,264	2,287	2,311	2,338	2,361
4501	2,359	2,360	2,360	2,360	2,361	2,361	2,362
4502	1,331	1,331	1,333	1,340	1,348	1,355	1,361
4503	1,689	1,693	1,703	1,734	1,765	1,796	1,823
4504	949	949	953	966	979	992	1,004
4505	884	887	887	887	887	887	887
4506.01	1,407	1,410	1,415	1,422	1,428	1,435	1,442

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4506.02	1,797	1,797	1,798	1,799	1,801	1,803	1,805
4507.01	978	980	985	991	998	1,005	1,011
4507.02	1,470	1,488	1,597	1,743	1,886	2,033	2,157
4508	1,204	1,208	1,282	1,491	1,701	1,918	2,099
4509	603	609	612	614	615	616	617
4510	897	897	898	899	901	903	904
4511	830	830	831	832	834	837	839
4512	644	651	660	666	673	679	685
4513	916	916	920	932	943	955	965
4514	1,305	1,305	1,305	1,305	1,305	1,305	1,305
4515.01	2,247	2,248	2,263	2,297	2,331	2,365	2,394
4515.02	2,215	2,220	2,240	2,295	2,353	2,423	2,489
4516.01	1,578	1,579	1,664	1,916	2,170	2,430	2,648
4516.02	1,136	1,136	1,140	1,150	1,160	1,170	1,179
4518	1,111	1,123	1,130	1,136	1,143	1,149	1,155
4519	3,171	3,174	3,197	3,253	3,310	3,370	3,417
4520	1,112	1,117	1,175	1,328	1,482	1,641	1,775
4521.01	1,663	1,667	1,718	1,729	1,740	1,752	1,762
4521.02	1,107	1,111	1,112	1,114	1,116	1,119	1,121
4522	2,156	2,157	2,165	2,188	2,212	2,236	2,257
4523.01	1,475	1,475	1,483	1,510	1,542	1,568	1,594
4523.02	2,763	2,763	2,776	2,814	2,852	2,891	2,924
4524	2,378	2,379	2,383	2,396	2,408	2,422	2,432
4525.01	1,380	1,380	1,387	1,409	1,431	1,454	1,473
4525.02	1,590	1,592	1,594	1,599	1,605	1,611	1,616

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4526	2,547	2,768	2,779	2,800	2,821	2,842	2,860
4527	1,900	1,902	1,941	2,056	2,173	2,292	2,392
4528.01	2,528	2,529	2,565	2,694	2,811	2,940	3,046
4528.02	1,492	1,492	1,539	1,713	1,871	2,045	2,187
4601	1,423	1,447	1,465	1,491	1,518	1,546	1,570
4602	1,343	1,346	1,349	1,351	1,353	1,355	1,357
4603	962	964	996	1,099	1,202	1,305	1,387
4604	2,000	2,006	2,381	3,483	4,590	5,730	6,685
4605.01	877	879	1,157	1,977	2,808	3,661	4,373
4605.02	2,789	2,852	2,909	3,052	3,193	3,342	3,465
4606	1,317	1,347	1,376	1,435	1,495	1,556	1,607
4607.01	1,162	1,163	1,163	1,163	1,163	1,163	1,163
4607.02	1,568	1,586	1,586	1,586	1,586	1,586	1,586
4608	1,155	1,164	1,164	1,164	1,164	1,164	1,164
4609	876	878	878	878	878	878	878
4610	873	877	877	877	877	877	877
4611	2,591	2,597	2,616	2,655	2,695	2,739	2,779
4612.01	1,525	1,530	1,532	1,533	1,534	1,536	1,537
4612.02	2,551	2,735	3,244	3,342	3,412	3,489	3,546
4615	2,505	2,525	2,571	2,646	2,732	2,813	2,887
4616.01	2,340	2,947	3,541	4,007	4,473	4,955	5,353
4616.02	2,720	3,901	5,384	6,188	6,923	7,677	8,309
4617	2,443	2,444	2,457	2,497	2,538	2,580	2,616
4618.01	542	542	542	544	545	547	548
4618.02	2,402	2,403	2,418	2,462	2,506	2,552	2,590

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4619.01	1,407	1,409	1,416	1,426	1,437	1,448	1,457
4619.02	594	594	598	611	625	638	649
4701	969	983	994	1,030	1,055	1,091	1,118
4703	1,163	1,173	1,195	1,274	1,342	1,420	1,488
4704	1,737	1,756	1,780	1,826	1,875	1,929	1,975
4705	2,209	2,225	2,261	2,353	2,449	2,548	2,635
4706	1,158	1,178	1,201	1,253	1,307	1,363	1,413
4707	1,933	1,945	1,951	1,952	1,953	1,955	1,957
4708	1,092	1,094	1,098	1,101	1,105	1,112	1,116
4709	2,797	2,607	2,657	2,673	2,689	2,707	2,724
4710	847	851	961	1,285	1,614	1,947	2,230
4711	2,460	2,470	2,480	2,502	2,524	2,547	2,567
4712.01	1,568	1,568	1,734	2,223	2,716	3,223	3,647
4712.02	2,268	2,268	2,637	3,731	4,831	5,965	6,911
4713.01	1,447	1,456	1,458	1,458	1,458	1,458	1,458
4713.03	1,736	1,737	1,752	1,798	1,844	1,892	1,932
4713.04	653	658	668	698	728	760	786
4714.01	1,392	1,392	1,394	1,399	1,404	1,410	1,416
4714.02	1,218	1,222	1,227	1,240	1,254	1,268	1,279
4801	1,512	1,529	1,538	1,562	1,585	1,610	1,633
4802.01	1,638	1,641	1,651	1,678	1,707	1,746	1,782
4802.02	2,312	2,875	3,924	6,767	9,639	12,586	15,051
4802.03	1,168	1,385	1,746	2,054	2,362	2,678	2,943
4803	2,405	2,809	4,434	5,076	5,632	6,205	6,686
4804.01	1,416	1,449	1,475	1,485	1,494	1,505	1,513

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4804.02	1,987	2,015	2,032	2,047	2,062	2,078	2,092
4805.01	1,102	1,106	1,110	1,117	1,126	1,133	1,139
4805.02	1,874	1,874	1,876	1,901	1,926	1,952	1,976
4805.03	1,152	1,152	1,154	1,165	1,176	1,188	1,199
4805.04	840	840	840	841	844	845	847
4805.05	1,619	1,619	1,619	1,619	1,619	1,619	1,619
4808.01	1,565	1,573	1,575	1,575	1,575	1,575	1,575
4808.02	1,380	1,380	1,380	1,380	1,380	1,380	1,380
4809.01	1,948	1,949	1,949	1,949	1,949	1,949	1,949
4809.02	1,573	1,584	1,584	1,584	1,584	1,584	1,584
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	2,733	2,733	2,738	2,753	2,767	2,782	2,795
4811.01	1,180	1,236	1,270	1,371	1,473	1,577	1,664
4811.02	1,493	1,190	1,385	1,390	1,394	1,399	1,404
4811.03	1,242	1,242	1,242	1,242	1,242	1,242	1,242
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,698	1,704	1,723	1,743	1,763	1,780
4811.06	1,755	1,756	1,756	1,756	1,756	1,756	1,756
4812.01	392	392	447	611	775	944	1,086
4812.02	2,042	2,042	2,227	2,772	3,323	3,890	4,363
4814	2,734	2,839	2,945	2,947	2,949	2,951	2,953
4815	818	821	821	821	821	821	821
4816	1,142	1,142	1,142	1,143	1,144	1,145	1,146
4817.01	2,032	2,038	2,043	2,051	2,060	2,069	2,077
4817.02	1,957	1,969	2,001	2,017	2,047	2,082	2,098

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4819	2,263	2,291	2,353	2,528	2,703	2,883	3,033
4820.01	1,776	1,777	1,783	1,801	1,819	1,837	1,853
4820.02	1,842	1,842	1,842	1,842	1,842	1,842	1,842
4821	1,531	1,531	1,531	1,531	1,531	1,531	1,531
4822.01	1,008	1,008	1,008	1,008	1,008	1,008	1,008
4822.02	2,056	2,159	2,796	3,567	4,320	5,092	5,739
4822.03	2,453	2,694	3,065	3,870	4,680	5,510	6,206
4823.01	2,268	2,268	2,361	2,636	2,913	3,197	3,435
4823.02	1,820	1,820	1,820	1,820	1,820	1,820	1,820
4823.03	1,703	1,703	1,703	1,703	1,703	1,703	1,703
4824	782	782	805	872	940	1,009	1,067
4825.01	3,189	3,519	4,092	5,741	7,402	9,109	10,540
4825.02	1,032	1,032	1,032	1,032	1,033	1,033	1,033
4825.03	1,545	1,545	1,551	1,569	1,586	1,605	1,621
4825.04	1,666	1,667	1,671	1,676	1,683	1,690	1,695
4826.01	2,391	2,391	2,394	2,399	2,403	2,408	2,413
4826.02	2,396	2,471	2,716	2,780	2,829	2,878	2,921
4901.01	1,928	1,928	2,018	2,284	2,552	2,828	3,058
4901.03	1,883	1,884	1,969	2,220	2,472	2,732	2,950
4905.01	1,322	1,323	1,346	1,416	1,486	1,558	1,619
4905.02	2,172	2,178	2,191	2,220	2,243	2,272	2,303
4910	590	592	592	599	606	606	612
4911.01	1,173	1,173	1,173	1,173	1,173	1,173	1,173
4911.02	1,131	1,131	1,131	1,131	1,131	1,132	1,132
4911.03	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 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4912.01	2,068	2,070	2,173	2,465	2,776	3,076	3,341
4912.02	840	840	863	931	1,000	1,070	1,129
4913.01	2,125	2,126	2,139	2,180	2,222	2,263	2,299
4913.02	1,440	1,440	1,478	1,585	1,696	1,808	1,899
4913.03	1,507	1,663	1,774	2,092	2,416	2,746	3,024
4914.01	1,884	1,884	1,902	1,958	2,014	2,072	2,121
4914.02	1,415	1,415	1,417	1,422	1,427	1,432	1,436
4914.03	1,153	1,153	1,153	1,153	1,153	1,162	1,162
4914.04	1,334	1,334	1,335	1,338	1,341	1,344	1,346
4914.05	836	836	839	844	847	857	863
4915.01	2,391	2,390	2,446	2,596	2,749	2,901	3,034
4915.02	2,136	2,136	2,139	2,157	2,174	2,187	2,201
4916.01	1,578	1,579	1,620	1,726	1,829	1,940	2,034
4916.02	1,579	1,583	1,610	1,674	1,744	1,812	1,868
4917.01	1,783	1,880	2,034	2,243	2,457	2,682	2,874
4917.02	3,553	3,553	3,602	3,740	3,882	4,028	4,149
4917.03	2,858	2,858	2,886	2,967	3,049	3,134	3,204
4917.04	2,210	2,210	2,210	2,210	2,210	2,210	2,210
4917.05	927	931	961	1,021	1,085	1,144	1,200
4918.01	1,085	1,085	1,087	1,093	1,099	1,105	1,111
4918.02	1,162	1,162	1,162	1,164	1,166	1,167	1,169
4918.03	2,625	2,625	2,628	2,638	2,647	2,657	2,666
4920	2,172	2,176	2,177	2,180	2,183	2,186	2,189
4921	2,208	2,213	2,223	2,246	2,271	2,291	2,315
4922.01	996	1,016	1,040	1,062	1,084	1,109	1,127

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2012**

Census Tract	2012	2015	2020	2025	2030	2035	2040
4922.02	2,211	2,211	2,228	2,275	2,323	2,369	2,419
4922.03	1,268	1,269	1,286	1,337	1,388	1,451	1,491
4923	1,095	1,097	1,126	1,179	1,244	1,303	1,360
4924	1,800	1,800	1,806	1,776	1,764	1,740	1,735
4925	1,407	1,410	1,413	1,420	1,427	1,435	1,441
9801							
9802							
9803							
Fairfax County	408,119	414,772	430,944	455,859	480,678	506,183	527,635

Source: Fairfax County Department of Neighborhood and Community Services, 2012 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.

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.

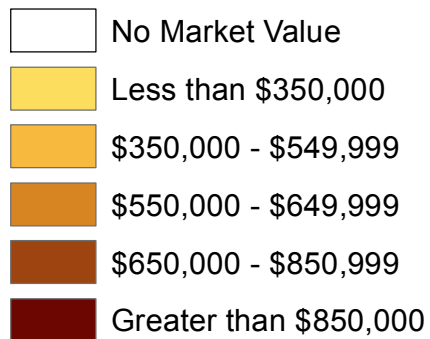
Fairfax County, Virginia January 2012



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

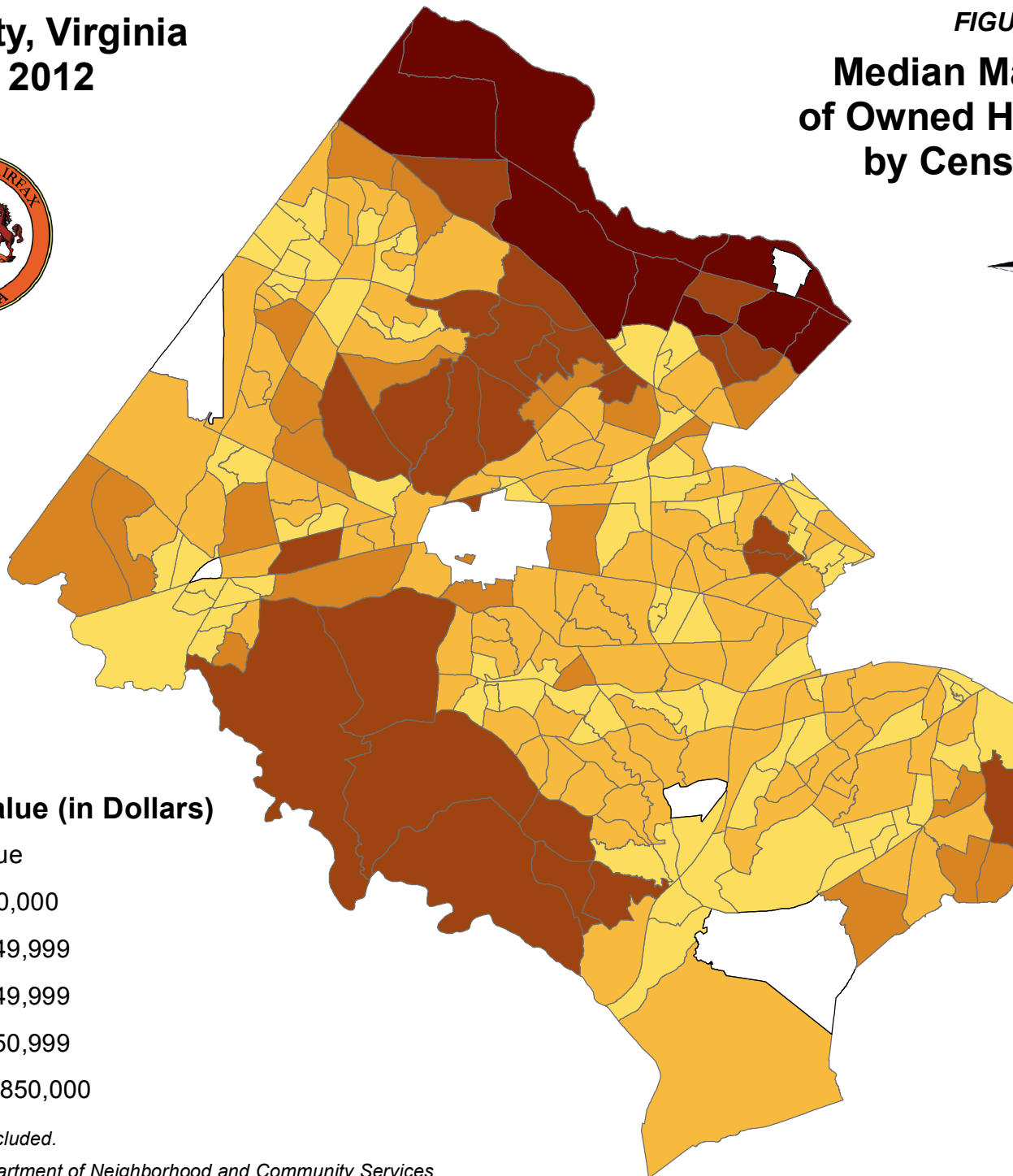


TABLE 8.1			
Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2011 and 2012			
Supervisor District	Median Market Value		Percent Change
	2011	2012	
Braddock	\$ 422,299	\$ 422,194	0.0%
Dranesville	\$ 660,463	\$ 668,250	1.2%
Hunter Mill	\$ 477,769	\$ 481,928	0.9%
Lee	\$ 349,525	\$ 354,174	1.3%
Mason	\$ 368,971	\$ 370,472	0.4%
Mount Vernon	\$ 396,110	\$ 393,325	-0.7%
Providence	\$ 415,590	\$ 418,241	0.6%
Springfield	\$ 494,807	\$ 492,917	-0.4%
Sully	\$ 405,610	\$ 402,031	-0.9%
Fairfax County	\$ 429,155	\$ 430,855	0.4%

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

TABLE 8.2			
Median Market Value of Owned Housing Units by Planning District Fairfax County, 2011 and 2012			
Planning District	Median Market Value		Percent Change
	2011	2012	
Annandale	\$ 403,387	\$ 403,002	-0.1%
Baileys	\$ 308,653	\$ 310,198	0.5%
Bull Run	\$ 372,038	\$ 375,019	0.8%
Fairfax	\$ 452,709	\$ 451,159	-0.3%
Jefferson	\$ 368,971	\$ 376,110	1.9%
Lincolnia	\$ 365,266	\$ 366,142	0.2%
Lower Potomac	\$ 356,054	\$ 366,386	2.9%
McLean	\$ 693,047	\$ 704,732	1.7%
Mount Vernon	\$ 373,750	\$ 370,254	-0.9%
Pohick	\$ 469,910	\$ 469,973	0.0%
Rose Hill	\$ 391,230	\$ 389,864	-0.3%
Springfield	\$ 354,773	\$ 350,347	-1.2%
Upper Potomac	\$ 453,362	\$ 462,553	2.0%
Vienna	\$ 572,033	\$ 581,521	1.7%
Fairfax County	\$ 429,155	\$ 430,855	0.4%

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

Table 8.3

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2012**

Supervisor District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Braddock	\$487,728	\$322,488	\$155,510	\$422,194	\$496,143	\$326,340	\$168,483	\$417,461
Dranesville 1/	\$749,380	\$322,672	\$214,501	\$668,250	\$874,059	\$402,231	\$251,257	\$771,659
Hunter Mill 2/	\$617,495	\$368,528	\$225,145	\$481,928	\$667,166	\$386,330	\$264,658	\$508,813
Lee	\$383,312	\$345,622	\$235,559	\$354,174	\$432,337	\$344,903	\$212,056	\$375,911
Mason	\$448,832	\$341,182	\$160,328	\$370,472	\$496,349	\$360,437	\$170,731	\$400,505
Mount Vernon	\$525,323	\$271,793	\$214,632	\$393,325	\$570,860	\$280,440	\$210,580	\$436,250
Providence	\$593,298	\$407,430	\$235,850	\$418,241	\$640,805	\$427,525	\$259,269	\$461,584
Springfield 3/	\$564,587	\$346,874	\$245,062	\$492,917	\$606,820	\$347,460	\$252,983	\$519,974
Sully	\$557,161	\$286,416	\$188,427	\$402,031	\$593,546	\$285,884	\$176,834	\$452,786
Fairfax County	\$543,607	\$329,594	\$212,749	\$430,855	\$613,430	\$344,444	\$227,046	\$485,791

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012. Market value for each unit is derived from the 2012 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 2012**

Planning District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Annandale	\$444,647	\$325,350	\$128,631	\$403,002	\$472,352	\$321,426	\$143,959	\$414,831
Baileys	\$497,362	\$402,483	\$160,350	\$310,198	\$562,415	\$388,235	\$168,167	\$366,409
Bull Run	\$522,813	\$286,729	\$201,342	\$375,019	\$533,087	\$292,641	\$210,246	\$402,716
Fairfax	\$635,801	\$407,306	\$205,227	\$451,159	\$679,429	\$394,797	\$215,047	\$498,636
Jefferson	\$441,908	\$428,771	\$225,979	\$376,110	\$471,938	\$415,678	\$218,530	\$392,791
Lincolnia	\$404,644	\$356,821	\$139,709	\$366,142	\$453,255	\$376,258	\$133,919	\$393,830
Lower Potomac	\$518,557	\$263,984	\$199,693	\$366,386	\$550,407	\$276,886	\$244,832	\$401,167
McLean	\$797,040	\$584,926	\$308,999	\$704,732	\$954,105	\$616,478	\$331,069	\$802,881
Mount Vernon	\$519,048	\$259,340	\$199,285	\$370,254	\$562,430	\$259,866	\$192,664	\$422,162
Pohick 1/	\$542,349	\$312,557	\$208,548	\$469,973	\$587,859	\$309,856	\$205,260	\$492,575
Rose Hill	\$417,215	\$389,734	\$270,194	\$389,864	\$468,538	\$392,229	\$244,594	\$414,032
Springfield	\$391,032	\$332,586	\$162,074	\$350,347	\$434,655	\$331,665	\$187,308	\$374,868
Upper Potomac 2/	\$597,985	\$340,070	\$214,501	\$462,553	\$688,812	\$349,493	\$251,081	\$523,966
Vienna 3/	\$641,045	\$440,656	\$283,424	\$581,521	\$689,356	\$470,465	\$351,615	\$613,583
Fairfax County	\$543,607	\$329,594	\$212,749	\$430,855	\$613,430	\$344,444	\$227,046	\$485,791

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012. Market value for each unit is derived from the 2012 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 2012**

Human Services Region	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Region 1	\$467,730	\$312,401	\$218,610	\$368,107	\$507,513	\$315,993	\$211,181	\$406,475
Region 2	\$478,418	\$355,371	\$164,154	\$400,000	\$516,502	\$381,133	\$184,157	\$425,834
Region 3 1/	\$686,486	\$379,685	\$239,144	\$533,347	\$788,998	\$400,321	\$273,634	\$607,451
Region 4 2/	\$536,890	\$309,755	\$192,758	\$436,363	\$568,789	\$312,100	\$199,584	\$457,831
Fairfax County	\$543,607	\$329,594	\$212,749	\$430,855	\$613,430	\$344,444	\$227,046	\$485,791

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012. Market value for each unit is derived from the 2012 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 2012**

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	\$532,818	\$529,530	\$106,951	\$502,265	\$681,021	\$536,289	\$118,654	\$624,295
4152	\$614,293	\$572,681	\$221,379	\$223,123	\$614,720	\$546,808	\$205,978	\$304,740
4153	\$382,244	\$248,443		\$299,182	\$419,400	\$249,792		\$350,183
4154.01	\$576,574	\$283,943		\$507,060	\$577,027	\$284,935		\$480,077
4154.02	\$633,652	\$267,662		\$592,921	\$638,054	\$259,338		\$557,205
4155	\$472,036	\$368,393		\$448,772	\$506,699	\$363,305		\$485,671
4156	\$747,047	\$709,960		\$747,004	\$903,085	\$709,960		\$902,902
4157	\$591,889			\$591,889	\$625,158			\$625,158
4158	\$574,312			\$574,312	\$606,495			\$606,495
4159	\$481,151			\$481,151	\$554,193			\$554,193
4160	\$470,966	\$299,084		\$441,763	\$491,856	\$233,517		\$427,133
4161	\$574,614			\$574,614	\$676,296			\$676,296
4162								
4163	\$512,660			\$512,660	\$661,916			\$661,916
4201	\$380,132	\$291,514		\$372,747	\$410,341	\$280,099		\$395,414
4202.01	\$476,987	\$348,235		\$376,942	\$526,131	\$348,201		\$430,217
4202.02	\$603,212	\$298,339	\$272,668	\$290,520	\$599,472	\$295,666	\$278,280	\$291,695
4202.03	\$486,616	\$407,452		\$423,695	\$522,729	\$395,876		\$478,703
4203	\$384,016	\$378,513		\$382,855	\$417,215	\$436,953		\$422,404
4204	\$387,223	\$266,890	\$262,614	\$263,156	\$358,822	\$338,170	\$265,461	\$301,041
4205.01		\$281,178	\$281,193	\$281,178		\$281,178	\$278,971	\$278,974
4205.02	\$336,593	\$297,518	\$119,791	\$264,805	\$340,714	\$304,691	\$129,649	\$236,576
4205.03	\$233,744	\$292,810	\$131,203	\$172,681	\$249,970	\$327,547	\$123,681	\$204,841

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012

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	\$452,693	\$341,496		\$356,314	\$473,071	\$350,928		\$396,800
4207	\$371,617	\$566,768		\$374,825	\$466,870	\$562,502		\$469,794
4208	\$342,349	\$316,742		\$339,563	\$401,105	\$318,015		\$396,172
4210.01	\$318,465	\$312,163		\$312,714	\$361,092	\$338,584		\$343,546
4210.02	\$365,820	\$384,199		\$372,976	\$396,569	\$366,397		\$383,348
4211.01	\$484,930	\$340,200	\$291,049	\$340,427	\$540,722	\$362,530	\$289,907	\$375,111
4211.02	\$624,899	\$424,995		\$434,138	\$609,228	\$403,602		\$457,516
4211.03	\$607,457	\$311,850	\$276,809	\$376,434	\$598,226	\$330,211	\$267,796	\$437,785
4212	\$427,626			\$427,626	\$441,491			\$441,491
4213	\$408,061	\$293,890		\$385,052	\$412,311	\$301,504		\$374,057
4214	\$365,737	\$358,128	\$129,721	\$358,128	\$378,943	\$332,975	\$224,635	\$359,749
4215	\$315,803	\$386,077	\$75,417	\$273,094	\$381,527	\$335,442	\$131,115	\$276,729
4216	\$299,020	\$118,789	\$98,536	\$118,789	\$302,227	\$132,515	\$98,002	\$152,058
4217.01	\$283,554	\$197,888	\$63,471	\$197,289	\$294,789	\$198,697	\$68,924	\$189,484
4217.02	\$299,678	\$258,584		\$286,254	\$313,122	\$260,264		\$296,288
4218	\$312,185	\$167,735	\$87,996	\$161,571	\$347,023	\$190,721	\$109,186	\$186,847
4219	\$303,363			\$303,363	\$308,930			\$308,930
4220	\$314,427	\$284,791		\$304,119	\$398,680	\$312,580		\$353,855
4221.01	\$492,375	\$246,910	\$248,347	\$268,591	\$469,015	\$252,637	\$225,900	\$334,003
4221.02	\$504,381	\$253,325		\$298,982	\$514,347	\$246,326		\$304,695
4222.01	\$675,691	\$414,790	\$305,241	\$651,864	\$636,447	\$389,411	\$571,462	\$590,577
4222.02	\$545,251	\$324,043	\$199,693	\$388,433	\$537,083	\$300,082	\$202,326	\$376,542
4223.01	\$540,000	\$462,920	\$105,354	\$455,436	\$562,075	\$471,135	\$100,798	\$445,607

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012**

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	\$634,241	\$409,768	\$259,783	\$292,842	\$552,891	\$418,499	\$243,821	\$360,769
4224.01	\$612,976	\$391,219	\$271,771	\$378,086	\$612,976	\$401,802	\$260,533	\$341,756
4224.02	\$735,793	\$347,657		\$353,614	\$686,765	\$365,228		\$383,198
4224.03	\$464,497	\$513,302		\$471,620	\$496,463	\$466,385		\$486,773
4301.01	\$528,736			\$528,736	\$530,832			\$530,832
4301.02	\$466,441	\$317,320		\$327,121	\$489,656	\$309,879		\$376,296
4302.01	\$460,987	\$326,592		\$424,926	\$494,905	\$322,961		\$420,577
4302.02	\$468,877	\$310,867		\$446,796	\$501,699	\$341,764		\$448,848
4302.03	\$457,758	\$384,280		\$442,433	\$470,468	\$383,176		\$444,338
4304	\$413,208	\$325,569		\$407,959	\$411,378	\$326,089		\$399,409
4305	\$388,627			\$388,627	\$389,312			\$389,312
4306	\$325,894	\$265,869		\$323,479	\$338,256	\$263,481		\$332,690
4307	\$318,046			\$318,046	\$327,277			\$327,277
4308.01	\$381,789	\$350,849		\$368,485	\$413,776	\$336,095		\$385,692
4308.02	\$532,825	\$221,287	\$157,685	\$197,197	\$529,801	\$239,040	\$146,696	\$258,767
4309.01	\$585,014	\$301,342		\$348,268	\$594,762	\$310,780		\$416,878
4309.02	\$425,693	\$302,524		\$348,311	\$440,664	\$298,196		\$377,228
4310.01	\$457,456	\$292,702		\$362,254	\$465,573	\$282,495		\$371,881
4310.02	\$690,401	\$309,312		\$309,388	\$690,401	\$312,508		\$313,513
4313	\$450,328	\$344,164		\$438,734	\$467,403	\$353,565		\$443,124
4314	\$432,362	\$374,198		\$412,452	\$451,748	\$344,204		\$409,807
4315	\$497,269	\$384,226	\$427,724	\$423,345	\$516,607	\$347,792	\$388,122	\$440,473
4316	\$407,785	\$381,035	\$132,649	\$387,990	\$465,911	\$347,909	\$131,617	\$411,564

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012

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	\$516,008	\$319,594		\$322,099	\$559,103	\$311,552		\$329,800
4318.02	\$495,526	\$235,883		\$477,900	\$527,989	\$237,403		\$448,968
4319	\$551,232			\$551,232	\$547,868			\$547,868
4320	\$531,484	\$287,993		\$362,232	\$518,745	\$292,502		\$403,090
4321	\$536,630	\$301,471	\$208,548	\$305,057	\$531,913	\$294,187	\$205,260	\$349,330
4322.01		\$306,752		\$306,752		\$295,119		\$295,119
4322.02	\$533,434	\$322,001		\$342,209	\$523,369	\$324,516		\$399,069
4323	\$537,754	\$332,046		\$510,808	\$596,917	\$344,189		\$520,356
4324.01	\$505,408			\$505,408	\$510,077			\$510,077
4324.02	\$502,508	\$371,714		\$483,889	\$521,172	\$366,949		\$475,407
4325	\$526,478	\$346,075		\$510,386	\$524,868	\$351,407		\$485,051
4326	\$535,896	\$309,863		\$498,803	\$534,462	\$332,981		\$483,112
4327.01	\$460,037	\$323,158		\$429,462	\$459,553	\$327,010		\$423,793
4327.02	\$473,315	\$289,343		\$307,022	\$479,213	\$294,326		\$326,618
4328	\$458,323	\$307,573		\$337,311	\$473,427	\$309,041		\$379,981
4401	\$625,795	\$290,909		\$603,202	\$649,696	\$338,443		\$602,545
4402.01		\$428,771	\$215,784	\$225,709		\$425,356	\$219,982	\$258,202
4402.02	\$541,501	\$314,528	\$152,746	\$310,959	\$589,860	\$316,604	\$156,214	\$350,063
4403	\$545,611			\$545,611	\$562,991			\$562,991
4405.01	\$500,051	\$403,423		\$498,139	\$526,144	\$403,598		\$523,702
4405.02	\$559,192	\$668,758		\$623,106	\$591,478	\$671,311		\$596,918
4406	\$384,329	\$175,932		\$382,860	\$436,505	\$176,266		\$433,498
4407.01	\$500,656			\$500,656	\$519,534			\$519,534

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012**

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	\$522,596	\$312,932		\$517,320	\$537,071	\$338,082		\$521,984
4408	\$521,213			\$521,213	\$544,478			\$544,478
4501	\$406,000	\$338,850	\$201,000	\$335,376	\$407,977	\$377,606	\$208,530	\$334,217
4502	\$384,820			\$384,820	\$398,923			\$398,923
4503	\$412,445	\$365,051	\$103,280	\$399,191	\$433,651	\$392,248	\$98,941	\$385,335
4504	\$525,195	\$483,257		\$498,086	\$551,350	\$483,760		\$544,641
4505	\$317,484			\$317,484	\$348,022			\$348,022
4506.01	\$450,911	\$347,285		\$449,254	\$459,585	\$346,846		\$456,773
4506.02	\$344,091	\$486,810	\$252,990	\$305,669	\$357,796	\$488,144	\$259,015	\$332,623
4507.01	\$488,246	\$360,761		\$394,156	\$525,487	\$360,680		\$450,113
4507.02	\$534,071			\$534,071	\$557,224			\$557,224
4508	\$387,061	\$482,891	\$125,078	\$376,159	\$439,777	\$484,454	\$140,954	\$394,777
4509	\$460,574			\$460,574	\$477,697			\$477,697
4510	\$419,164			\$419,164	\$422,705			\$422,705
4511	\$650,010			\$650,010	\$644,050			\$644,050
4512	\$691,940			\$691,940	\$790,003			\$790,003
4513	\$488,095	\$469,082	\$194,287	\$479,056	\$559,089	\$476,688	\$178,233	\$508,581
4514		\$486,674	\$106,602	\$106,602		\$493,287	\$93,080	\$211,060
4515.01	\$427,280	\$343,383	\$110,286	\$133,994	\$457,270	\$365,530	\$111,826	\$208,744
4515.02	\$472,273	\$409,371	\$142,648	\$430,389	\$494,075	\$426,249	\$133,755	\$431,833
4516.01	\$400,329			\$400,329	\$516,673			\$516,673
4516.02	\$629,143		\$110,036	\$116,456	\$673,466		\$107,187	\$316,651
4518	\$376,574	\$493,508		\$382,234	\$417,027	\$498,511		\$420,560

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012**

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	\$496,762	\$340,178		\$364,586	\$569,773	\$341,645		\$418,683
4520	\$510,332	\$337,510		\$442,584	\$542,732	\$339,511		\$465,607
4521.01	\$463,007	\$298,584		\$389,336	\$477,117	\$302,217		\$396,858
4521.02	\$416,426	\$321,193		\$335,071	\$488,183	\$312,112		\$416,282
4522	\$364,246	\$312,119	\$133,209	\$346,097	\$373,217	\$318,019	\$122,086	\$323,114
4523.01		\$180,006	\$129,481	\$136,479		\$221,430	\$145,850	\$152,357
4523.02	\$370,667	\$317,453	\$128,631	\$140,414	\$377,328	\$276,847	\$123,063	\$197,599
4524	\$374,522	\$323,729		\$368,021	\$409,321	\$321,667		\$394,727
4525.01	\$376,780	\$396,847	\$283,004	\$376,834	\$419,204	\$406,360	\$251,826	\$405,737
4525.02	\$405,362	\$375,797		\$384,491	\$416,903	\$348,054		\$392,798
4526	\$323,077	\$439,366	\$139,709	\$332,294	\$369,947	\$419,591	\$133,919	\$363,010
4527	\$541,350	\$281,231	\$212,158	\$251,289	\$528,525	\$327,001	\$196,462	\$325,793
4528.01	\$503,453		\$227,260	\$242,492	\$530,170		\$220,964	\$302,247
4528.02			\$203,214	\$203,214			\$202,611	\$202,611
4601	\$763,506	\$177,638		\$763,096	\$823,255	\$177,995		\$819,610
4602	\$768,539			\$768,539	\$856,813			\$856,813
4603	\$652,077			\$652,077	\$712,660			\$712,660
4604	\$697,405	\$642,038	\$399,530	\$651,704	\$761,970	\$620,975	\$404,011	\$684,776
4605.01	\$811,323	\$669,751		\$789,680	\$809,209	\$669,248		\$797,973
4605.02	\$706,055	\$567,767	\$32,677,328	\$619,769	\$731,513	\$567,829	\$32,677,328	\$685,776
4606	\$539,039			\$539,039	\$576,043			\$576,043
4607.01	\$478,224			\$478,224	\$526,778			\$526,778
4607.02	\$480,740	\$501,541		\$484,218	\$576,724	\$517,659		\$568,146

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012**

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	\$579,204	\$360,418	\$214,942	\$543,272	\$682,551	\$437,179	\$215,557	\$593,150
4609	\$651,899	\$579,485		\$637,297	\$703,664	\$569,132		\$690,719
4610	\$570,089	\$429,192	\$191,165	\$554,359	\$633,631	\$474,577	\$204,485	\$596,182
4611	\$699,235	\$233,183		\$668,579	\$737,708	\$353,742		\$666,868
4612.01	\$800,852	\$440,521		\$791,014	\$946,128	\$441,448		\$933,154
4612.02	\$1,148,040	\$437,859	\$249,700	\$390,722	\$1,100,340	\$425,858	\$244,464	\$395,609
4615	\$697,334	\$460,000	\$269,395	\$491,297	\$709,390	\$497,870	\$270,491	\$534,085
4616.01	\$539,330	\$376,283	\$368,107	\$400,205	\$609,670	\$398,241	\$340,489	\$459,475
4616.02	\$466,085	\$567,356	\$265,842	\$296,816	\$466,085	\$477,844	\$271,848	\$327,252
4617	\$697,637	\$383,513		\$399,352	\$645,210	\$388,952		\$446,020
4618.01	\$456,894	\$335,248	\$283,690	\$318,535	\$456,894	\$386,067	\$266,616	\$328,554
4618.02	\$415,600	\$402,019	\$218,933	\$351,945	\$505,850	\$392,761	\$237,370	\$338,849
4619.01	\$510,111	\$359,521	\$186,000	\$339,401	\$546,400	\$406,327	\$177,128	\$345,834
4619.02	\$673,294			\$673,294	\$673,294			\$673,294
4701	\$1,156,037	\$1,026,410		\$1,147,316	\$1,622,286	\$1,068,691		\$1,602,123
4703	\$942,343			\$942,343	\$1,013,460			\$1,013,460
4704	\$879,217	\$757,922		\$855,662	\$1,055,433	\$754,003		\$1,015,697
4705	\$787,228	\$644,960	\$336,722	\$753,828	\$980,633	\$739,403	\$317,233	\$851,294
4706	\$840,283	\$950,476		\$854,561	\$983,788	\$1,042,470		\$994,506
4707	\$653,692	\$539,492	\$892,015	\$655,193	\$733,668	\$544,573	\$872,689	\$738,247
4708	\$667,148	\$555,590		\$659,804	\$711,020	\$612,564		\$689,444
4709	\$715,343	\$565,861		\$647,671	\$822,671	\$609,291		\$773,215
4710	\$588,967	\$393,314	\$354,089	\$514,987	\$643,402	\$433,444	\$336,470	\$536,011

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012**

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	\$377,865	\$584,194		\$378,378	\$453,985	\$578,794		\$454,989
4712.01		\$208,429	\$244,085	\$235,537		\$364,318	\$276,678	\$296,020
4712.02	\$665,555	\$561,341	\$255,000	\$269,017	\$697,494	\$486,902	\$277,256	\$361,868
4713.01		\$488,371		\$488,371		\$508,044		\$508,044
4713.03	\$612,199	\$488,408	\$228,031	\$292,939	\$702,424	\$488,667	\$230,428	\$383,681
4713.04	\$593,549	\$487,447		\$577,068	\$611,292	\$425,918		\$597,339
4714.01	\$529,860		\$135,950	\$463,719	\$546,728		\$151,483	\$391,499
4714.02	\$571,814	\$342,295	\$126,155	\$345,254	\$599,163	\$305,122	\$157,520	\$348,209
4801	\$1,183,064			\$1,183,064	\$1,342,358			\$1,342,358
4802.01	\$981,401			\$981,401	\$1,328,913			\$1,328,913
4802.02		\$408,488	\$312,811	\$312,811		\$408,082	\$375,362	\$376,149
4802.03		\$358,906	\$339,628	\$339,628		\$336,481	\$344,149	\$344,130
4803	\$1,132,169			\$1,132,169	\$1,301,881			\$1,301,881
4804.01	\$801,889			\$801,889	\$930,419			\$930,419
4804.02	\$1,013,191			\$1,013,191	\$1,097,463			\$1,097,463
4805.01	\$617,825			\$617,825	\$674,349			\$674,349
4805.02	\$423,490			\$423,490	\$438,755			\$438,755
4805.03	\$473,278	\$325,285		\$454,432	\$528,316	\$337,895		\$485,835
4805.04	\$657,396	\$226,152	\$309,124	\$493,117	\$689,553	\$318,940	\$298,827	\$499,215
4805.05	\$663,028	\$323,752		\$332,618	\$628,416	\$345,210		\$393,759
4808.01	\$424,138	\$222,685	\$208,092	\$268,672	\$449,217	\$244,191	\$208,604	\$328,106
4808.02	\$403,871	\$192,494		\$396,814	\$464,034	\$307,369		\$424,530
4809.01	\$377,676	\$186,640		\$308,038	\$379,358	\$205,416		\$314,329

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012**

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	\$405,745	\$250,852	\$137,569	\$245,862	\$432,633	\$370,669	\$131,702	\$292,356
4809.03	\$313,092	\$214,736	\$220,878	\$225,903	\$341,201	\$215,523	\$206,608	\$244,221
4810	\$348,300	\$197,446		\$205,276	\$351,231	\$199,978		\$226,559
4811.01			\$198,358	\$198,358			\$214,313	\$214,313
4811.02	\$589,469	\$469,908	\$241,195	\$277,547	\$589,951	\$472,446	\$229,401	\$351,135
4811.03		\$379,588		\$379,588		\$354,763		\$354,763
4811.04		\$406,037		\$406,037		\$395,089		\$395,089
4811.05	\$624,164	\$406,075		\$604,832	\$603,171	\$408,807		\$578,904
4811.06	\$494,662	\$157,302		\$493,792	\$544,725	\$160,417		\$540,996
4812.01	\$547,112			\$547,112	\$548,586			\$548,586
4812.02	\$464,184	\$204,995	\$124,260	\$227,772	\$428,907	\$205,210	\$120,267	\$306,537
4814	\$557,420	\$347,522	\$176,090	\$374,058	\$587,268	\$349,584	\$175,793	\$439,490
4815	\$627,388			\$627,388	\$717,213			\$717,213
4816	\$783,254			\$783,254	\$860,206			\$860,206
4817.01	\$696,881			\$696,881	\$762,293			\$762,293
4817.02	\$680,130	\$411,923	\$216,600	\$259,743	\$719,799	\$396,470	\$210,342	\$357,264
4819	\$845,375	\$361,028	\$195,928	\$534,092	\$875,165	\$358,421	\$195,018	\$579,905
4820.01	\$759,078	\$385,765		\$589,696	\$798,120	\$402,883		\$637,221
4820.02	\$692,291	\$481,685	\$277,231	\$505,084	\$714,227	\$441,898	\$265,872	\$506,347
4821	\$571,277	\$454,453	\$180,014	\$235,462	\$642,321	\$426,535	\$187,511	\$325,361
4822.01	\$601,895	\$387,871		\$411,102	\$597,262	\$393,799		\$443,808
4822.02	\$531,409	\$345,092	\$251,191	\$307,478	\$554,524	\$354,023	\$301,950	\$322,676
4822.03		\$601,636	\$347,677	\$366,894		\$594,117	\$395,764	\$429,758

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012

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	\$631,622	\$388,881	\$173,964	\$378,707	\$641,954	\$421,984	\$199,358	\$388,488
4823.02		\$276,404	\$138,103	\$225,169		\$276,434	\$140,285	\$212,239
4823.03	\$589,837	\$307,276	\$150,594	\$317,455	\$611,339	\$356,363	\$159,163	\$376,203
4824	\$675,351			\$675,351	\$718,249			\$718,249
4825.01	\$633,982	\$378,054		\$385,150	\$639,183	\$370,585		\$417,958
4825.02	\$517,460	\$310,813		\$495,014	\$506,133	\$311,178		\$466,084
4825.03	\$561,611	\$289,015		\$542,657	\$590,952	\$283,199		\$542,349
4825.04	\$595,188			\$595,188	\$658,756			\$658,756
4826.01	\$538,780	\$331,225	\$184,156	\$436,255	\$516,388	\$323,078	\$183,377	\$431,588
4826.02	\$707,546	\$386,748		\$591,732	\$728,565	\$435,127		\$628,034
4901.01	\$450,962	\$316,132		\$433,008	\$460,364	\$307,637		\$413,918
4901.03	\$369,075	\$316,429		\$360,494	\$392,420	\$330,448		\$377,306
4905.01	\$586,018	\$304,074		\$337,997	\$588,132	\$285,868		\$418,570
4905.02	\$634,617	\$374,652		\$621,199	\$628,023	\$385,083		\$613,243
4910	\$635,601			\$635,601	\$686,332			\$686,332
4911.01	\$598,692			\$598,692	\$663,146			\$663,146
4911.02	\$388,394	\$345,924		\$383,445	\$398,036	\$344,336		\$394,380
4911.03	\$488,198	\$236,120		\$238,874	\$491,145	\$253,588		\$270,190
4912.01	\$415,208	\$245,689		\$280,211	\$417,302	\$257,901		\$287,671
4912.02								
4913.01	\$498,823	\$285,892	\$117,078	\$345,508	\$519,010	\$279,942	\$120,391	\$390,727
4913.02	\$497,357	\$323,136		\$329,449	\$449,751	\$316,602		\$347,858
4913.03	\$388,736	\$140,530	\$175,587	\$143,500	\$389,644	\$211,993	\$163,755	\$210,066

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012

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		\$283,057	\$186,164	\$277,414		\$281,992	\$174,921	\$265,560
4914.02	\$438,582	\$273,343		\$275,454	\$451,091	\$273,183		\$293,677
4914.03	\$538,205	\$275,767		\$532,828	\$549,255	\$275,536		\$507,236
4914.04	\$541,688	\$287,852		\$315,592	\$520,134	\$288,565		\$356,786
4914.05	\$567,785			\$567,785	\$583,085			\$583,085
4915.01	\$556,133	\$375,786	\$202,968	\$375,786	\$585,173	\$365,644	\$194,469	\$378,060
4915.02	\$610,681	\$173,885		\$605,829	\$620,694	\$171,912		\$612,703
4916.01	\$542,645	\$204,466		\$209,574	\$525,109	\$208,748		\$328,027
4916.02	\$361,601	\$194,227		\$333,423	\$414,171	\$193,693		\$350,639
4917.01	\$593,235	\$366,725	\$264,622	\$327,337	\$594,865	\$353,406	\$277,038	\$324,022
4917.02		\$460,069	\$265,820	\$423,630		\$427,888	\$256,164	\$411,255
4917.03		\$358,128		\$358,128		\$428,870		\$428,870
4917.04	\$642,902	\$416,729		\$420,000	\$623,719	\$369,985		\$382,780
4917.05	\$712,417	\$455,000		\$660,334	\$713,438	\$383,769		\$623,691
4918.01		\$374,090	\$235,079	\$317,304		\$373,524	\$207,247	\$304,513
4918.02	\$420,403	\$269,309		\$400,474	\$427,926	\$325,573		\$370,584
4918.03	\$416,182	\$422,226	\$185,891	\$413,309	\$418,831	\$389,854	\$171,088	\$387,756
4920	\$650,138			\$650,138	\$691,906			\$691,906
4921	\$779,873			\$779,873	\$799,084			\$799,084
4922.01	\$820,303			\$820,303	\$849,029			\$849,029
4922.02	\$664,011	\$443,783		\$656,575	\$663,630	\$445,638		\$651,492
4922.03	\$669,762			\$669,762	\$665,614			\$665,614
4923	\$404,498	\$265,604		\$354,575	\$424,689	\$265,724		\$356,893

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2012**

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	\$397,499	\$234,565		\$241,542	\$476,933	\$250,169		\$305,402
4925	\$817,646			\$817,646	\$866,819			\$866,819
9801								
9802								
9803								
Fairfax County	\$543,607	\$329,594	\$212,749	\$430,855	\$613,430	\$344,444	\$227,046	\$485,791

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012. Market value for each unit is derived from the 2012 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 2012**

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	2	25	875	3,055	3,837	4,413	4,860	2,787	892	553	989	22,314
	Single Family Attached	363	1,311	1,282	4,337	1,197	693	447	215	33	12	18	7	9,915
	Multifamily	2,532	487	254	120	30								3,423
	Total	2,921	1,800	1,561	5,332	4,282	4,530	4,860	5,075	2,820	904	571	996	35,652
Dranesville 1/	Single Family Detached	4	10	272	1,398	2,387	1,355	1,166	848	1,377	1,895	1,863	16,344	28,919
	Single Family Attached	1,417	940	486	207	595	219	249	380	400	331	99	645	5,968
	Multifamily	653	381	92	67	97	72	20			14		58	1,454
	Total	2,074	1,331	850	1,672	3,079	1,646	1,435	1,228	1,777	2,240	1,962	17,047	36,341
Hunter Mill 2/	Single Family Detached		161	21	82	490	986	2,841	2,611	2,679	2,439	2,183	7,015	21,508
	Single Family Attached	518	1,220	1,352	2,298	2,556	1,291	1,205	863	435	362	287	257	12,644
	Multifamily	3,001	1,355	1,224	491	639	267	182	97	72	78	88	112	7,606
	Total	3,519	2,736	2,597	2,871	3,685	2,544	4,228	3,571	3,186	2,879	2,558	7,384	41,758
Lee	Single Family Detached	2	224	1,715	4,074	3,138	2,116	1,219	717	576	569	485	1,513	16,348
	Single Family Attached	1,503	615	2,364	2,756	2,271	2,209	1,335	718	276	5	1	23	14,076
	Multifamily	870	668	1,269	155	4								2,966
	Total	2,375	1,507	5,348	6,985	5,413	4,325	2,554	1,435	852	574	486	1,536	33,390
Mason	Single Family Detached	6	24	811	2,558	3,152	2,331	2,393	1,682	1,052	803	844	2,014	17,670
	Single Family Attached	279	218	877	1,874	1,012	716	482	314	169	37	5	1	5,984
	Multifamily	4,076	1,469	633	145	3		1						6,327
	Total	4,361	1,711	2,321	4,577	4,167	3,047	2,876	1,996	1,221	840	849	2,015	29,981
Mount Vernon	Single Family Detached	60	302	816	1,100	1,602	2,189	2,678	2,902	2,302	1,780	1,406	3,570	20,707
	Single Family Attached	1,737	2,699	2,862	1,924	1,301	626	203	84	167	21	7	3	11,634
	Multifamily	1,983	1,230	659	167	240	26	6	3	1	3		1	4,319
	Total	3,780	4,231	4,337	3,191	3,143	2,841	2,887	2,989	2,470	1,804	1,413	3,574	36,660

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2012

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	9	15	45	342	974	1,219	1,869	1,852	1,594	1,398	1,415	4,735	15,467
	Single Family Attached	174	374	577	1,720	1,741	1,923	974	564	612	532	345	303	9,839
	Multifamily	3,615	3,426	1,699	1,776	823	218	194	74	62	40	11	107	12,045
	Total	3,798	3,815	2,321	3,838	3,538	3,360	3,037	2,490	2,268	1,970	1,771	5,145	37,351
Springfield 3/	Single Family Detached	1	5	31	211	1,377	3,302	2,767	4,092	2,962	2,274	2,063	6,433	25,518
	Single Family Attached	621	608	1,674	2,607	2,631	1,257	910	253	70	68	2		10,701
	Multifamily	355	379	390	91	84	39	17	19	12				1,386
	Total	977	992	2,095	2,909	4,092	4,598	3,694	4,364	3,044	2,342	2,065	6,433	37,605
Sully	Single Family Detached	17	13	98	1,211	1,710	1,818	2,099	3,011	3,575	1,961	1,364	4,241	21,118
	Single Family Attached	1,918	3,370	4,018	3,543	1,544	519	275	64	4	35	30	87	15,407
	Multifamily	1,013	441											1,454
	Total	2,948	3,824	4,116	4,754	3,254	2,337	2,374	3,075	3,579	1,996	1,394	4,328	37,979
Fairfax County	Single Family Detached	125	756	3,834	11,851	17,885	19,153	21,445	22,575	18,904	14,011	12,176	46,854	189,569
	Single Family Attached	8,530	11,355	15,492	21,266	14,848	9,453	6,080	3,455	2,166	1,403	794	1,326	96,168
	Multifamily	18,098	9,836	6,220	3,012	1,920	622	420	193	147	135	99	278	40,980
	Total	26,753	21,947	25,546	36,129	34,653	29,228	27,945	26,223	21,217	15,549	13,069	48,458	326,717

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012. Market value for each unit is derived from the 2012 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 2012**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Annandale	Single Family Detached	1	2	100	1,540	3,586	3,030	2,270	2,625	1,376	484	274	774	16,062
	Single Family Attached	465	24	336	1,911	537	146	46	49	28	15	1		3,558
	Multifamily	1,812	296	72	4									2,184
	Total	2,278	322	508	3,455	4,123	3,176	2,316	2,674	1,404	499	275	774	21,804
Baileys	Single Family Detached	2	2	164	629	579	472	771	457	271	402	532	903	5,184
	Single Family Attached	3	154	110	70	161	281	189	83	27	7			1,085
	Multifamily	3,442	1,292	417	90	3		1						5,245
	Total	3,447	1,448	691	789	743	753	961	540	298	409	532	903	11,514
Bull Run	Single Family Detached	18	13	103	1,120	2,049	2,792	1,824	2,659	2,616	1,596	1,128	2,004	17,922
	Single Family Attached	2,081	3,470	4,352	2,937	2,022	913	695	245	32	33			16,780
	Multifamily	1,246	727	390	79	66	7	9	11	8				2,543
	Total	3,345	4,210	4,845	4,136	4,137	3,712	2,528	2,915	2,656	1,629	1,128	2,004	37,245
Fairfax	Single Family Detached	1	2	2	81	525	654	837	899	953	947	1,022	3,181	9,104
	Single Family Attached	158	163	349	1,178	608	1,565	880	256	117	96	32	8	5,410
	Multifamily	1,786	1,039	602	349	47								3,823
	Total	1,945	1,204	953	1,608	1,180	2,219	1,717	1,155	1,070	1,043	1,054	3,189	18,337
Jefferson	Single Family Detached	7	19	550	977	1,613	1,376	1,372	954	495	371	268	665	8,667
	Single Family Attached	43	182	36	419	370	157	548	180	222	70	1		2,228
	Multifamily	1,593	1,149	824	531	105	16	1	10					4,229
	Total	1,643	1,350	1,410	1,927	2,088	1,549	1,921	1,144	717	441	269	665	15,124
Lincolnia	Single Family Detached	3	12	56	447	262	240	199	120	52	23	36	157	1,607
	Single Family Attached	21	44	433	417	383	294	140	154	99	13	4	1	2,003
	Multifamily	232												232
	Total	256	56	489	864	645	534	339	274	151	36	40	158	3,842

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2012

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	12	51	257	243	180	235	496	741	458	144	282	487	3,586
	Single Family Attached	748	1,019	608	396	460	529	86					1	3,847
	Multifamily	192	41	116	15								1	365
	Total	952	1,111	981	654	640	764	582	741	458	144	282	489	7,798
McLean	Single Family Detached	1		8	374	980	209	169	514	961	1,418	1,337	11,494	17,465
	Single Family Attached	71	92	219	14	116	133	64	254	380	327	113	773	2,556
	Multifamily	321	1,203	592	970	707	230	212	62	62	54	11	164	4,588
	Total	393	1,295	819	1,358	1,803	572	445	830	1,403	1,799	1,461	12,431	24,609
Mount Vernon	Single Family Detached	45	316	1,025	1,171	1,281	1,420	1,644	1,899	1,658	1,339	894	2,699	15,391
	Single Family Attached	2,043	879	1,573	946	684	185	134	86	167	21	8	2	6,728
	Multifamily	2,327	1,338	543	158	244	26	6	3	1	3			4,649
	Total	4,415	2,533	3,141	2,275	2,209	1,631	1,784	1,988	1,826	1,363	902	2,701	26,768
Pohick 1/	Single Family Detached	28	10	52	445	1,236	3,629	4,946	5,454	3,754	2,299	1,937	6,214	30,004
	Single Family Attached	316	2,233	3,198	6,072	2,343	638	118	10	11	3			14,942
	Multifamily	207	226	15										448
	Total	551	2,469	3,265	6,517	3,579	4,267	5,064	5,464	3,765	2,302	1,937	6,214	45,394
Rose Hill	Single Family Detached	1	105	444	1,392	1,885	1,491	888	527	382	391	340	1,105	8,951
	Single Family Attached	161	67	713	1,342	1,536	1,523	854	561	275	5		23	7,060
	Multifamily	235	519	1,108	109									1,971
	Total	397	691	2,265	2,843	3,421	3,014	1,742	1,088	657	396	340	1,128	17,982
Springfield	Single Family Detached	1	49	779	2,208	1,563	995	769	715	487	386	242	552	8,746
	Single Family Attached	346	755	1,508	1,563	1,278	746	481	159	1				6,837
	Multifamily	928	2	161	52	18	32	8	8	4				1,213
	Total	1,275	806	2,448	3,823	2,859	1,773	1,258	882	492	386	242	552	16,796

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2012

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
Upper Potomac 2/	Single Family Detached	3	172	293	1,220	2,113	2,124	3,068	3,422	3,883	2,508	2,345	11,208	32,359
	Single Family Attached	1,997	2,000	1,982	3,354	3,397	1,359	1,370	927	331	227	174	292	17,410
	Multifamily	3,656	1,678	1,207	491	563	225	150	97	72	78	88	112	8,417
	Total	5,656	3,850	3,482	5,065	6,073	3,708	4,588	4,446	4,286	2,813	2,607	11,612	58,186
Vienna 3/	Single Family Detached	2	3	1	4	33	486	2,192	1,589	1,558	1,703	1,539	5,411	14,521
	Single Family Attached	77	273	75	647	953	984	475	491	476	586	461	226	5,724
	Multifamily	121	326	173	164	167	86	33	2				1	1,073
	Total	200	602	249	815	1,153	1,556	2,700	2,082	2,034	2,289	2,000	5,638	21,318
Fairfax County	Single Family Detached	125	756	3,834	11,851	17,885	19,153	21,445	22,575	18,904	14,011	12,176	46,854	189,569
	Single Family Attached	8,530	11,355	15,492	21,266	14,848	9,453	6,080	3,455	2,166	1,403	794	1,326	96,168
	Multifamily	18,098	9,836	6,220	3,012	1,920	622	420	193	147	135	99	278	40,980
	Total	26,753	21,947	25,546	36,129	34,653	29,228	27,945	26,223	21,217	15,549	13,069	48,458	326,717

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012. Market value for each unit is derived from the 2012 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 2012**

Human Services Region/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Region 1	Single Family Detached	62	522	2,509	5,170	4,766	4,381	4,113	3,872	3,080	2,290	1,825	4,867	37,457
	Single Family Attached	3,240	3,318	5,367	4,783	3,667	2,884	1,539	802	443	26	8	26	26,103
	Multifamily	2,853	1,898	1,928	322	244	26	6	3	1	3		1	7,285
	Total	6,155	5,738	9,804	10,275	8,677	7,291	5,658	4,677	3,524	2,319	1,833	4,894	70,845
Region 2	Single Family Detached	16	38	877	3,967	7,033	5,456	5,398	5,386	3,594	2,127	1,685	4,876	40,453
	Single Family Attached	614	456	1,117	3,705	2,380	1,491	1,029	715	604	273	70	118	12,572
	Multifamily	7,690	2,757	1,365	720	197	107	3	12					12,851
	Total	8,320	3,251	3,359	8,392	9,610	7,054	6,430	6,113	4,198	2,400	1,755	4,994	65,876
Region 3 1/	Single Family Detached	3	172	288	1,127	2,071	2,411	4,642	4,222	5,152	5,242	5,242	27,885	58,457
	Single Family Attached	2,032	2,352	2,363	3,218	3,710	3,071	2,218	1,537	1,024	989	666	1,088	24,268
	Multifamily	5,160	4,133	2,522	1,879	1,395	450	394	159	134	132	99	277	16,734
	Total	7,195	6,657	5,173	6,224	7,176	5,932	7,254	5,918	6,310	6,363	6,007	29,250	99,459
Region 4 2/	Single Family Detached	44	24	160	1,587	4,015	6,905	7,292	9,095	7,078	4,352	3,424	9,226	53,202
	Single Family Attached	2,644	5,229	6,645	9,560	5,091	2,007	1,294	401	95	115	50	94	33,225
	Multifamily	2,395	1,048	405	91	84	39	17	19	12				4,110
	Total	5,083	6,301	7,210	11,238	9,190	8,951	8,603	9,515	7,185	4,467	3,474	9,320	90,537
Fairfax County	Single Family Detached	125	756	3,834	11,851	17,885	19,153	21,445	22,575	18,904	14,011	12,176	46,854	189,569
	Single Family Attached	8,530	11,355	15,492	21,266	14,848	9,453	6,080	3,455	2,166	1,403	794	1,326	96,168
	Multifamily	18,098	9,836	6,220	3,012	1,920	622	420	193	147	135	99	278	40,980
	Total	26,753	21,947	25,546	36,129	34,653	29,228	27,945	26,223	21,217	15,549	13,069	48,458	326,717

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012. Market value for each unit is derived from the 2012 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 2012

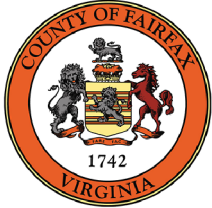


Figure 9.1
**Residential
Development Activity**



Housing Units

- 1 - 4
- 5 - 50
- 51 - 500
- 501 - 1912
- Interstates; Toll Roads
- Major Roads

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

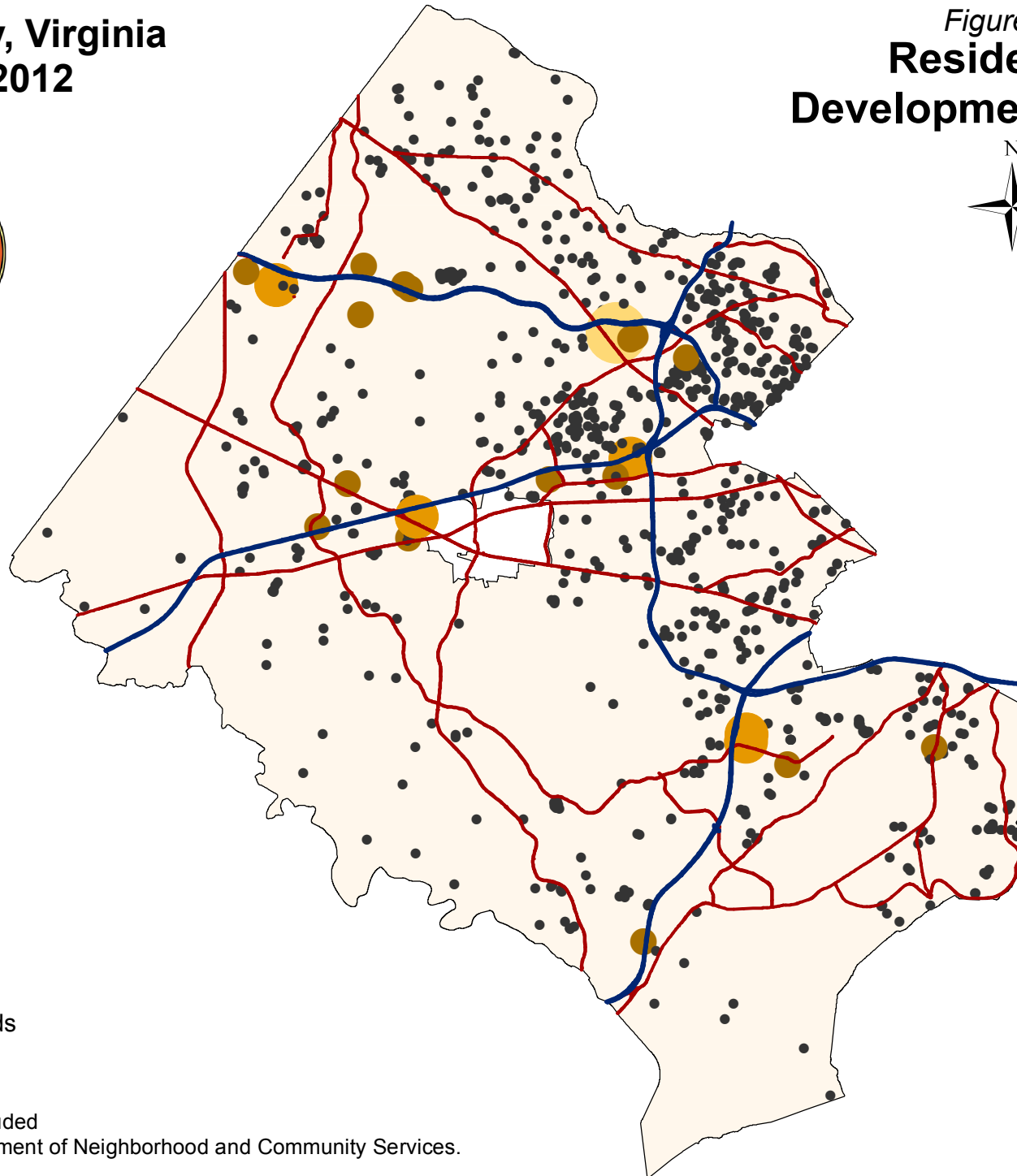


Table 9.1

**Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2012**

Supervisor District	Under Construction					Building Permit Issued, No Construction					Development Plan Approved					Development Plan Submitted				
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total
Braddock	2	43	16		61	200		7		207	19	2	105		126			12		12
Dranesville 1/	49	1	176	30	256	265	2	79	7	353			62	5	67			199		199
Hunter Mill 2/	66		64		130			33		33	974		43		1,017	210		17		227
Lee		8	38		46	269		17		286		26	64		90	55	84	27		166
Mason	132		47		179	88		33		121	8		28		36			53		53
Mount Vernon	425		48		473	113	11	19		143	47		33		80		75	43		118
Providence	437	22	43		502	1,049	13	20		1,082	1,280	426	200		1,906	1,120	36	58		1,214
Springfield 3/	22	11	20		53			17		17			7		7	150		49		199
Sully	5	143	16		164			23		23		30	5		35			44		44
Fairfax County	1,138	228	468	30	1,864	1,984	26	248	7	2,265	2,328	484	547	5	3,364	1,535	195	502		2,232

Supervisor District	Rezoning Granted					Rezoning Pending					Total Development Activity				
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total
Braddock							47			47	221	92	140		453
Dranesville 1/			2		2						314	3	518	42	877
Hunter Mill 2/	513				513						1,763		157	1,920	
Lee	2,373		10		2,383						2,697	118	156	2,971	
Mason	80		21		101			40		40	308		222	530	
Mount Vernon			30		30			130		130	585	86	303	974	
Providence	4,142		2		4,144			11		11	8,028	497	334	8,859	
Springfield 3/			14		14						172	11	107	290	
Sully		204	104		308						5	377	192	574	
Fairfax County	7,108	204	183		7,495		47	180		227	14,093	1,184	2,128	42	17,447

Source: Fairfax County Department of Neighborhood and Community Services, 2012

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 2012**

Town	Under Construction			Building Permit Issued, No Construction			Development Plan Approved			Development Plan Submitted			Total Development Activity		
	SFD	TH	Total	SFD	TH	Total	SFD	TH	Total	SFD	TH	Total	SFD	TH	Total
Town of Clifton	1		1										1		1
Town of Herndon	4	30	34	1	7	8	1	5	6	1		1	7	42	49
Town of Vienna	44		44	8		8							52		52
Fairfax County	49	30	79	9	7	16	1	5	6	1		1	60	42	102

Source: Fairfax County Department of Neighborhood and Community Services, 2012

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 2012**

Planning District	Under Construction					Building Permit Issued, No Construction					Development Plan Approved					Development Plan Submitted				
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total
Annandale			35		35			16		16			98		98			17		17
Baileys			7		7			9		9	6		17		23			22		22
Bull Run	27	144	13		184			10		10		16	5		21	150		13		163
Fairfax	2	59	11		72	200	4	9		213	19	2	6		27		36	54		90
Jefferson	209		24		233	853	9	9		871	858	230	7		1,095			9		9
Lincolnia	132		6		138	88		6		94	2		1		3			5		5
Lower Potomac	164		5		169	113	11	5		129							75	9		84
McLean	165	1	135		301	196	2	56		254	300		50		350	640		139		779
Mount Vernon	261		43		304	269		13		282	47		33		80	55	73	14		142
Pohick 1/			21		21			22		22			17		17			62		62
Rose Hill		4	18		22			9		9			48		48			17		17
Springfield		4	16		20			5		5		26	16		42		11	20		31
Upper Potomac 2/	115		62	30	207	265		59	7	331	974	14	47	5	1,040	210		101		311
Vienna 3/	63	16	72		151			20		20	122	196	202		520	480		20		500
Fairfax County	1,138	228	468	30	1,864	1,984	26	248	7	2,265	2,328	484	547	5	3,364	1,535	195	502		2,232

Table 9.3

Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2012

Planning District	Rezoning Granted					Rezoning Pending					Total Development Activity				
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total
Annandale	80		21		101			40		40	80		227		307
Baileys											6		55		61
Bull Run		4	15		19						177	164	56		397
Fairfax	570				570		47			47	791	148	80		1,019
Jefferson	1,519				1,519						3,439	239	49		3,727
Lincolnia											222		18		240
Lower Potomac			30		30			130		130	277	86	179		542
McLean	1,986				1,986						3,287	3	380		3,670
Mount Vernon											632	73	103		808
Pohick 1/													122		122
Rose Hill	200		10		210						200	4	102		306
Springfield	2,173				2,173						2,173	41	57		2,271
Upper Potomac 2/	513	200	105		818						2,077	214	374	42	2,707
Vienna 3/	67		2		69			11		11	732	212	327		1,271
Fairfax County	7,108	204	183		7,495		47	180		227	14,093	1,184	2,128	42	17,447

Source: Fairfax County Department of Neighborhood and Community Services, 2012

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 2012**

Human Services Region	Under Construction					Building Permit Issued, No Construction					Development Plan Approved					Development Plan Submitted				
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total
Region 1	425	8	83		516	382	11	32		425	47	26	97		170	55	159	70		284
Region 2	341	16	122		479	941	11	66		1,018	988	426	314		1,728	480		154		634
Region 3 1/	345	50	226	30	651	661	4	105	7	777	1,293	2	114	5	1,414	850	36	204		1,090
Region 4 2/	27	154	37		218			45		45		30	22		52	150		74		224
Fairfax County	1,138	228	468	30	1,864	1,984	26	248	7	2,265	2,328	484	547	5	3,364	1,535	195	502		2,232

Human Services Region	Rezoning Granted					Rezoning Pending					Total Development Activity				
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total
Region 1	2,373		40		2,413			130		130	3,282	204	452		3,938
Region 2	1,666		21		1,687			40		40	4,416	453	717		5,586
Region 3 1/	3,069		7		3,076		47	11		58	6,218	139	667	42	7,066
Region 4 2/		204	115		319						177	388	293		858
Fairfax County	7,108	204	183		7,495		47	180		227	14,093	1,184	2,128	42	17,447

Source: Fairfax County Department of Neighborhood and Community Services, 2012

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 2012**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151	6						6
4152	2						2
4153	6						6
4155	7	3	3				13
4156	8	2					10
4157	2	1					3
4158				1			1
4159	4	2	2				8
4160	1	1		2			4
4161	1	1	21	4			27
4163	4	3		7			14
4201				2			2
4202.01	2	2		4			8
4202.03	1						1
4203	4		27				31
4204			47				47
4205.03	253						253
4206	1			112			113
4207		3					3
4208	2	2					4
4210.01	5		26				31
4210.02			2		2,173		2,175
4211.01	1	1		11			13
4211.02	2				200		202
4211.03	2			7			9
4214	5	271					276
4216				16			16
4217.01		1					1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2012

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4217.02			7	7			14
4218	8						8
4221.02	1			2	30		33
4222.01	29	31		75			135
4222.02	135	95				130	360
4223.01	2						2
4223.02	7	1					8
4224.01					10		10
4224.03	2	1	21	13			37
4301.01		2					2
4304		1					1
4305	1						1
4306	3	1					4
4307	3	1					4
4309.01			3	3			6
4309.02	1						1
4313		1					1
4315				3			3
4316	6	2	14	8			30
4321			3	3			6
4322.02			9				9
4327.01				9			9
4401	5						5
4402.01		6	753				759
4402.02	1	1					2
4403	4	3	1				8
4405.01		2		9			11
4407.02	1						1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2012

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4408	5	2	90				97
4501	2						2
4503	3	4					7
4504	1	2					3
4505	4	2					6
4506.01	2		2	3			7
4506.02		1					1
4507.01	3	2		6			11
4507.02			3	2	80		85
4508	1	1		7			9
4509	3			6			9
4511	1						1
4512	1			15			16
4513		1					1
4515.01				5			5
4515.02	1	2	6				9
4516.01	2	1					3
4518	1	2	17				20
4519	2	4	1	5			12
4520	6		3	2	6		17
4521.01	2	1			15	40	58
4521.02	3	2	1				6
4522	4						4
4524	2	2					4
4525.01	5	2					7
4525.02	2	2					4
4526	132	88	2				222
4527	1	1					2

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2012

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4528.01		2		2			4
4601	3		30				33
4602	3		3	2			8
4603	1		2				3
4604	1	1	6	5			13
4605.01	2						2
4605.02	69	1			2	11	83
4606	6	7	31				44
4607.01	3						3
4607.02	21	1					22
4608	12	4					16
4609	2	3					5
4610	6						6
4611	5	2		7			14
4612.01	1	1	4				6
4612.02	47	203	21	11	570	47	899
4615	4			36			40
4616.01	16	1	478	486	67		1,048
4616.02	209	853	327		1,519		2,908
4617	1						1
4618.02	1						1
4619.01	6	4		6			16
4701	13	2		4			19
4703	12	5	1				18
4704	10	8	1	13			32
4705	12	7		12			31
4706	10	5	18				33
4707	10	4		12			26

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2012

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4708	4	1		3			8
4709	17	14		90			121
4710	4						4
4711	16	5		5			26
4712.02				236			236
4713.01		3	8				11
4713.03	1						1
4713.04	6						6
4714.01	2						2
4714.02			5				5
4801	17	6		2			25
4802.01	5						5
4802.02	165	196	300				661
4802.03				404	74		478
4803	21	12	2	5	1,912		1,952
4804.01	5	4	23	32			64
4804.02	15	6	16	11	2		50
4805.01	1	3		9			13
4805.02		1					1
4808.01	1	4	5	1			11
4809.01	1		1				2
4809.02	32	4					36
4811.01	56						56
4811.02	1		642				643
4811.06	1						1
4814				210			210
4815	3						3
4816		1					1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2012

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4817.01	2	1	5	2			10
4817.02		1		28			29
4819	6	20	1	7			34
4820.01			1				1
4822.02					513		513
4822.03	9		332				341
4825.01	49	265		32			346
4825.04	3	1			3		7
4826.01		4					4
4826.02	4	7	14		300		325
4901.03		1					1
4905.01	2	3					5
4905.02	5		5				10
4910		1		1			2
4912.01			5		4		9
4913.01	1						1
4913.03	148		11				159
4915.01	1				1		2
4915.02	2	3					5
4916.01				4			4
4916.02	1	1		8			10
4917.01	23			150			173
4917.02	8						8
4917.04	2						2
4917.05	1	1			14		16
4920	3	3		1			7
4921	4	1		7			12
4922.01	5	4		35			44

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2012**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4922.02		10	2				12
4922.03	1	1					2
4923	1			4			5
4925	6						6
Fairfax County	1,864	2,265	3,364	2,232	7,495	227	17,447

Source: Fairfax County Department of Neighborhood and Community Services, 2012

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

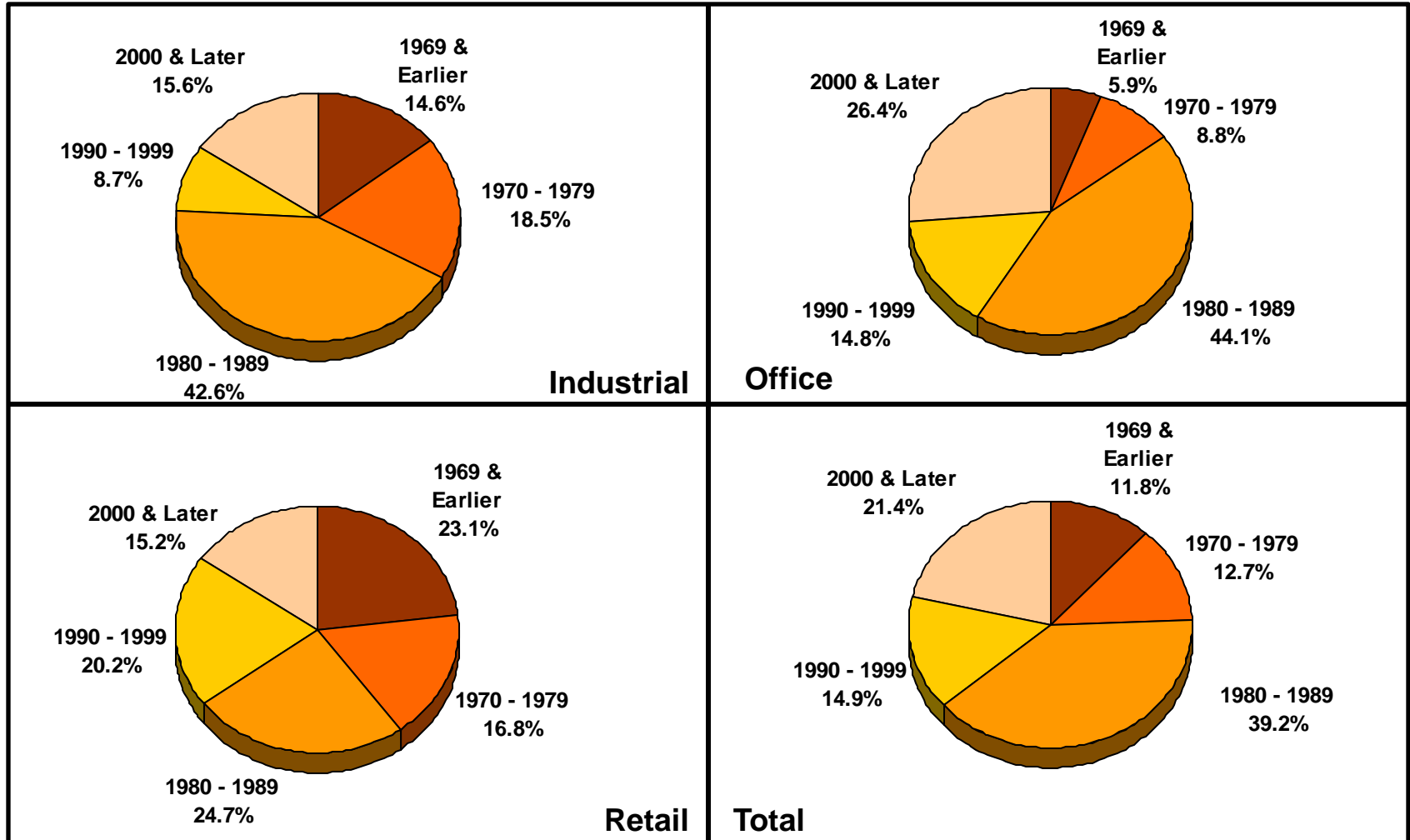
Cluster Office
Condominium Office
Finance, Insurance, Real Estate
General Low Rise Office
General Medium/High Rise Office
Other Offices

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 2012**



Source: Department of Neighborhood and Community Services, 2012.

Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2012**

Year Built	Industrial	Office	Retail	Total
Unknown	4,238	215,587	140,218	360,043
1964 and Earlier	3,999,587	5,277,466	6,032,567	15,309,620
1965 to 1969	2,450,378	1,737,326	6,166,696	10,354,400
1970 to 1974	4,297,111	5,848,096	4,601,622	14,746,829
1975 to 1979	3,926,329	5,351,758	4,344,707	13,622,794
1980 to 1984	6,971,494	17,690,921	4,857,219	29,519,634
1985 to 1989	11,944,092	36,777,326	8,360,550	57,081,968
1990 to 1994	1,325,099	5,714,412	6,106,175	13,145,686
1995 to 1999	2,518,781	12,797,742	4,726,562	20,043,085
2000 to 2004	5,220,149	20,913,752	5,519,163	31,653,064
2005 to 2009	1,366,228	9,329,654	2,341,180	13,037,062
2010 to 2011	329,684	3,744,996	472,387	4,547,067
Total	44,353,170	125,399,036	53,669,046	223,421,252

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,179,649	3,249,312	2,441,389	8,870,350
Dranesville 1/	1,890,762	19,604,565	4,630,269	26,125,596
Hunter Mill 2/	1,463,600	25,090,143	5,676,850	32,230,593
Lee	5,742,439	3,562,231	8,392,193	17,696,863
Mason	4,353,579	7,933,792	7,331,742	19,619,113
Mount Vernon	9,926,166	4,082,524	3,634,712	17,643,402
Providence	4,164,451	40,870,197	9,762,266	54,796,914
Springfield 3/	490,323	4,632,983	5,974,421	11,097,727
Sully	13,142,201	16,373,289	5,825,204	35,340,694
Fairfax County	44,353,170	125,399,036	53,669,046	223,421,252

Table 10.3

**Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2012**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		4,734	38,301	43,035
Town of Herndon	807,791	6,400,593	2,060,726	9,269,110
Town of Vienna	367,756	2,143,470	1,072,871	3,584,097
Towns Total	1,175,547	8,548,797	3,171,898	12,896,242

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,772,645	3,409,409	2,166,242	9,348,296
Baileys	474,182	3,730,801	3,765,342	7,970,325
Bull Run	10,667,774	14,891,248	5,932,065	31,491,087
Fairfax	465,829	9,732,245	4,022,106	14,220,180
Jefferson	2,907,657	10,199,181	2,939,808	16,046,646
Lincolnia	1,887,731	846,236	1,129,761	3,863,728
Lower Potomac	3,115,282	250,552	574,694	3,940,528
McLean	1,439,128	25,617,954	6,935,968	33,993,050
Mount Vernon	336,537	1,261,732	4,428,569	6,026,838
Pohick 1/	663,055	690,552	2,181,275	3,534,882
Rose Hill	393,036	642,872	1,520,942	2,556,850
Springfield	12,297,551	5,651,978	5,402,260	23,351,789
Upper Potomac 2/	5,221,376	38,465,776	8,839,155	52,526,307
Vienna 3/	711,387	10,008,500	3,830,859	14,550,746
Fairfax County	44,353,170	125,399,036	53,669,046	223,421,252

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,668,605	7,644,755	11,895,256	35,208,616
Region 2	9,422,816	20,733,006	10,545,405	40,701,227
Region 3 1/	7,265,786	75,900,171	18,605,225	101,771,182
Region 4 2/	11,995,963	21,121,104	12,623,160	45,740,227
Fairfax County	44,353,170	125,399,036	53,669,046	223,421,252

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,558,209	2,157,857	1,101,962	4,818,028
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	1,501,306	6,721,888
B3		1,817	33,057	34,874
B5	807,791	6,400,593	2,060,726	9,269,110
C1			9,905	9,905
C2	10,476	40,826	12,576	63,878
D1	294,649	38,177	190,257	523,083
D2	394,884	7,895,194	713,070	9,003,148
D3	1,434,083	17,247,092	4,480,086	23,161,261
E1	96,470	14,785,713	5,142,628	20,024,811
E2		6,151	20,307	26,458
F	17,736	933,591	327,261	1,278,588
G1	26,656	2,031,655	820,020	2,878,331
G2		11,825	112,566	124,391
G3		3,046,518		3,046,518
H1	442,735	927,268	3,101,676	4,471,679
H2		2,424,984	259,583	2,684,567
I1	897,360	7,679,383	2,547,840	11,124,583
I2	22,036	159,302	19,798	201,136
I3	4,898,939	3,276,438	3,866,639	12,042,016
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	985,494	1,113,660

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2012**

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	196,247	1,561,287	2,019,554
L	286,869	928,775	2,086,979	3,302,623
M0	292,237	1,654,011	233,895	2,180,143
M1		1,557,363	60,425	1,617,788
M2	2,422,875	5,629,362	1,503,598	9,555,835
M3	714,808	457,571	226,922	1,399,301
M4	1,710,977	382,075	571,740	2,664,792
M5	4,101,657	3,021,995	377,135	7,500,787
M6	8,252,403	1,954,291	2,996,076	13,202,770
M7			16,823	16,823
M8		3,050		3,050
M9	108,564	4,598,676	3,159,569	7,866,809
N1	1,155,780	487,189	2,402,099	4,045,068
N2	2,376		27,548	29,924
O1	144			144
P	99,890			99,890
P1	862,872	125,209	40,307	1,028,388
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	1,847,543	17,850,385
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 2012**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
T3		12,748	143,125	155,873
T4	428,409	4,712,598	2,396,391	7,537,398
T5	125,873	1,031,581	1,540,981	2,698,435
T6	480	8,436	1,875	10,791
T7	112,900	144,559	28,730	286,189
Fairfax County	44,353,170	125,399,036	53,669,046	223,421,252

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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 2012**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	39,431	458,094	527,570
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		44,614	30,783	75,397
4155		118,675	118,347	237,022
4158	3,761	16,960	11,984	32,705
4160	7,100	121,188	133,436	261,724
4161	6,290	19,717	312,925	338,932
4162		3,050		3,050
4163	1,284			1,284
4201	347,301	31,278	253,956	632,535
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	1,398,828	20,341	2,306,978
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 2012**

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	1,069,470	1,171,996
4216		175,327	159,548	334,875
4217.01			10,031	10,031
4218		75,374	368,983	444,357
4219			16,823	16,823
4220	4,263,802	182,364	21,279	4,467,445
4221.01	123,221	94,471	271,531	489,223
4221.02	1,068,745	150,247	210,640	1,429,632
4222.02	287,981		75,700	363,681
4223.01	18,372	11,288	171,840	201,500
4223.02		344,449	678,235	1,022,684
4224.02	273,479	61,197	398,272	732,948
4301.01		71,667	155,504	227,171
4302.02			110,850	110,850
4304	1,202,338	277,930	226,922	1,707,190
4306	54,971	254,115	1,156,552	1,465,638
4307	695,112			695,112
4308.01		144,035	98,128	242,163
4308.02	473,801	18,344		492,145
4309.01		135,668	194,891	330,559
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 2012**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4315			55,576	55,576
4316		132,174	444,496	576,670
4318.01	171,176	1,476	111,275	283,927
4318.02		196,141		196,141
4320	273,710	69,935	283,430	627,075
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	3,974,072	621,995	377,135	4,973,202
4401	21,368	54,210	62,610	138,188
4402.01	758,111	3,818,667	743,207	5,319,985
4402.02		1,182,621	46,686	1,229,307
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	471,511	248,655	760,710
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 2012**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4507.01		83,196		83,196
4507.02		204,040	249,866	453,906
4508		146,841	135,116	281,957
4512	897			897
4513		295,469	178,912	474,381
4514		32,126	532,295	564,421
4515.01		159,885	710,559	870,444
4515.02	162,777	649,439	1,349,454	2,161,670
4516.01		44,083	349,344	393,427
4518			118,344	118,344
4519		87,483	673,564	761,047
4520	2,304	396,442	392,427	791,173
4521.01		259,021	331,838	590,859
4521.02	75,838	18,480	69,232	163,550
4522	40,570	635,350	107,096	783,016
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		114,136	72,946	187,082
4526	1,887,731	549,681	221,362	2,658,774
4527	310,508	103,973	173,646	588,127
4528.01		2,394,983	329,352	2,724,335
4528.02		50,843	23,436	74,279
4601	292,140			292,140
4602		3,238		3,238
4604		2,236,666	1,632,351	3,869,017

(Continued)

Table 10.7

**Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2012**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4605.01		3,925,845	599,584	4,525,429
4605.02	4,702	821,577	6,816	833,095
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	249,366	306,229	603,304
4611		51,265	140,041	191,306
4612.01		54,604	43,206	97,810
4612.02	215,940	2,546,513	446,778	3,209,231
4615		37,980	12,515	50,495
4616.01	27,785	635,396	13,748	676,929
4616.02	1,796,694	1,427,213	384,562	3,608,469
4617	311,144	200,193	355,129	866,466
4618.02		1,491,849	6,758	1,498,607
4619.01	123,588		10,660	134,248
4703			106,147	106,147
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 2012**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4712.02		3,542,288	64,816	3,607,104
4713.01		559,439	355,560	914,999
4713.04	21,388	57,842	19,798	99,028
4714.01	648			648
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		13,405,175	5,349,792	18,754,967
4802.03		1,346,085	102,130	1,448,215
4803	1,009,442	562,198	477,076	2,048,716
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			32,873	32,873
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	707,959	2,242,437
4809.01	39,736	327,549	241,724	609,009
4809.02	697,602	2,722,730	394,001	3,814,333
4809.03		1,743,864	550,438	2,294,302
4810		173,160	305,646	478,806
4811.01		2,094,343	254,416	2,348,759
4811.03			319,535	319,535
4811.06		20,090	111,203	131,293

(Continued)

Table 10.7

**Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2012**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4812.01		439,646		439,646
4812.02	417,620	4,657,314		5,074,934
4814		3,055	128,504	131,559
4819	65,779	2,636,422	83,945	2,786,146
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		1,847,931	495,062	2,342,993
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	1,021,607	290,040	1,398,047
4901.01	310,742	2,102,642	119,050	2,532,434
4901.03	8,065,300	8,488,492	1,965,387	18,519,179
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

(Continued)

Table 10.7

**Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2012**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4914.01		385,895		385,895
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	292,815	375,134	5,715	673,664
4918.01	4,422	69,090	995,338	1,068,850
4918.02	1,112	568,583	14,135	583,830
4918.03		116,581	355,159	471,740
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
Fairfax County	44,353,170	125,399,036	53,669,046	223,421,252

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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

Households Estimates

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

Many multifamily housing structures do not have units with individual water/sewer meters. The occupancy rates for these multifamily units are derived from the annual Fairfax County surveys of rental housing complexes containing five or more units. These surveys include information for both privately owned rental complexes and subsidized rental complexes. The occupancy rates derived from the rental complexes are applied to unmetered rental and non-rental multifamily units by sub-geographies of the county. Occupancy data from U.S. Census Bureau survey results for Fairfax County are analyzed and compared to the occupancy rates derived from the water accounts and rental housing complexes to help validate the resulting occupancy rate assumptions.

Population Estimates

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

Group quarters population are those persons who reside in institutions (correctional facilities, nursing homes) and non-institutional facilities (college dormitories, military barracks and adult group homes). Group quarters population for each land parcel where these facilities are located is added to the household population to obtain the total population estimate. The group quarters populations for Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population is included in all geographies.

Housing Units, Household and Population Forecasting Methodology

Housing Unit Forecasts

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

Short-Term Forecasts

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

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

The past five years of "development pipeline" data along with assumption data on how likely and quickly housing units will be built are used to forecast short-term housing unit growth. The "development pipeline" data is analyzed and linked by parcel (location) across the records contained in the three "development pipeline" databases to 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.



A Fairfax County, Va., publication



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