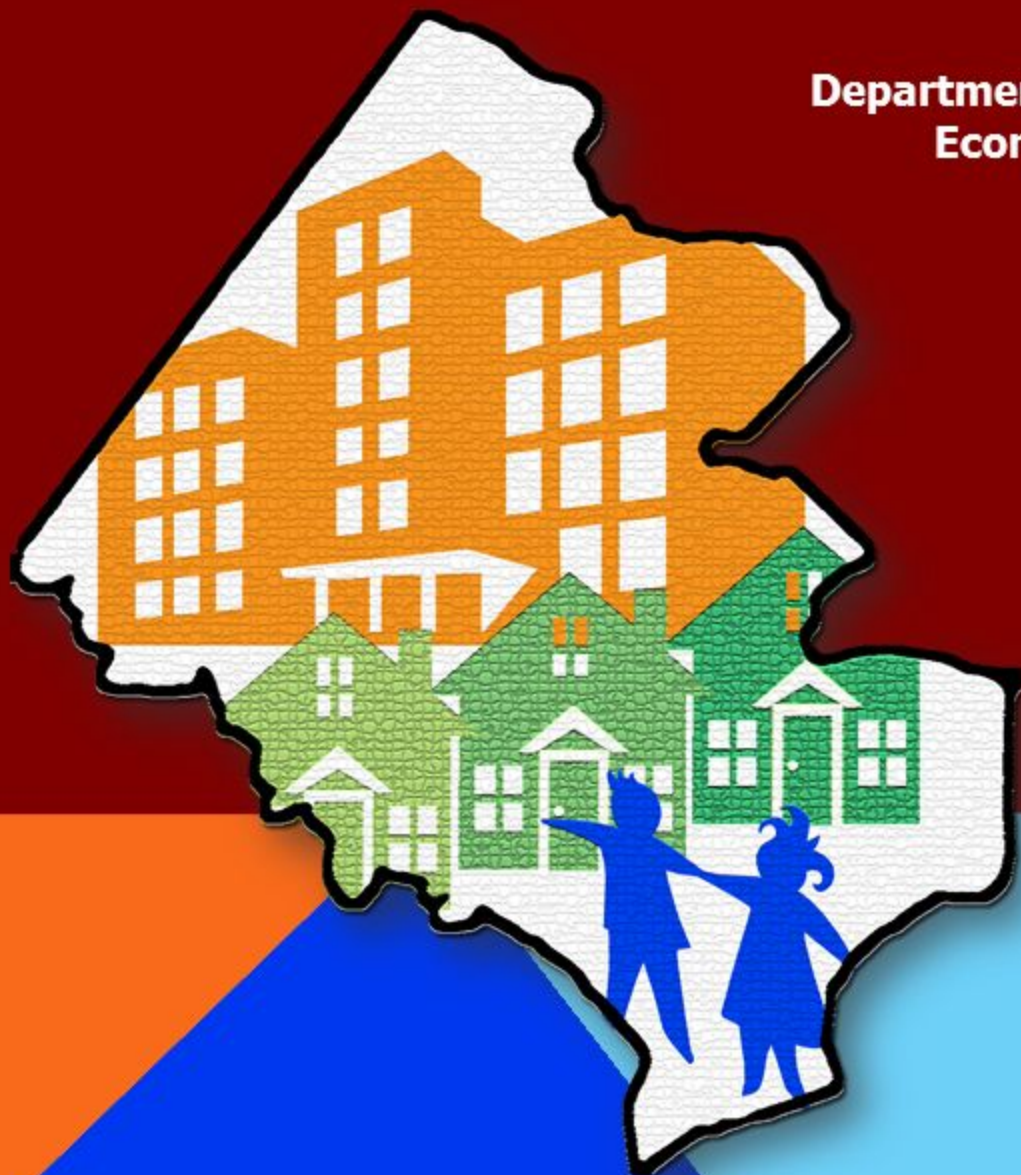


# Demographic Reports 2014

## County of Fairfax, Virginia

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



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

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**Michael R. Frey**

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---

**Edward L. Long Jr.**

*County Executive*

**Christopher A. Leonard**

*Director, Department of Neighborhood and  
Community Services*

---

# DEMOGRAPHIC REPORTS 2014<sup>©</sup>

Prepared by:

## **Economic, Demographic and Statistical Research**

Fatima Khaja  
Anne Pickford Cahill  
Paul Maliszewski  
Tracy Steffek



Economic, Demographic and Statistical Research  
Countywide Service Integration and Planning Management (CSIPM)  
Department of Neighborhood and Community Services  
12011 Government Center Parkway  
Fairfax, Virginia 22035  
Email: [wwwncs@fairfaxcounty.gov](mailto:wwwncs@fairfaxcounty.gov)  
Web Address: [www.fairfaxcounty.gov/government/about/data](http://www.fairfaxcounty.gov/government/about/data)

Publication Date: December 2014

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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/government/about/data/>

Inquiries concerning the Demographic Reports should be directed to:

**Economic, Demographic and Statistical Research  
Department of Neighborhood and Community Services  
12011 Government Center Parkway  
Fairfax, Virginia 22035**

Email: [wwwncs@fairfaxcounty.gov](mailto:wwwncs@fairfaxcounty.gov)



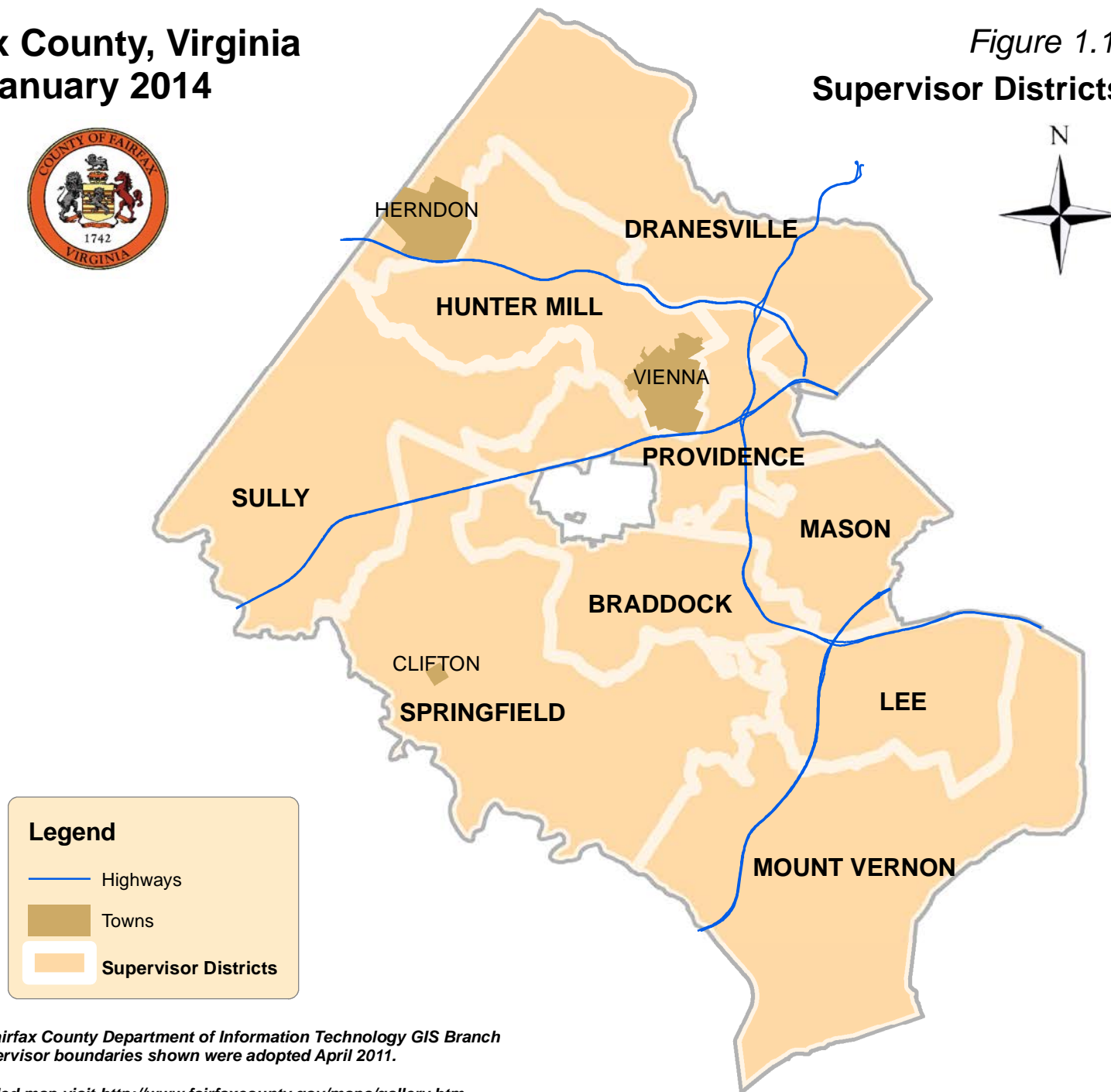
## MAP NOTES

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

# Fairfax County, Virginia January 2014



Figure 1.1  
Supervisor Districts and Towns



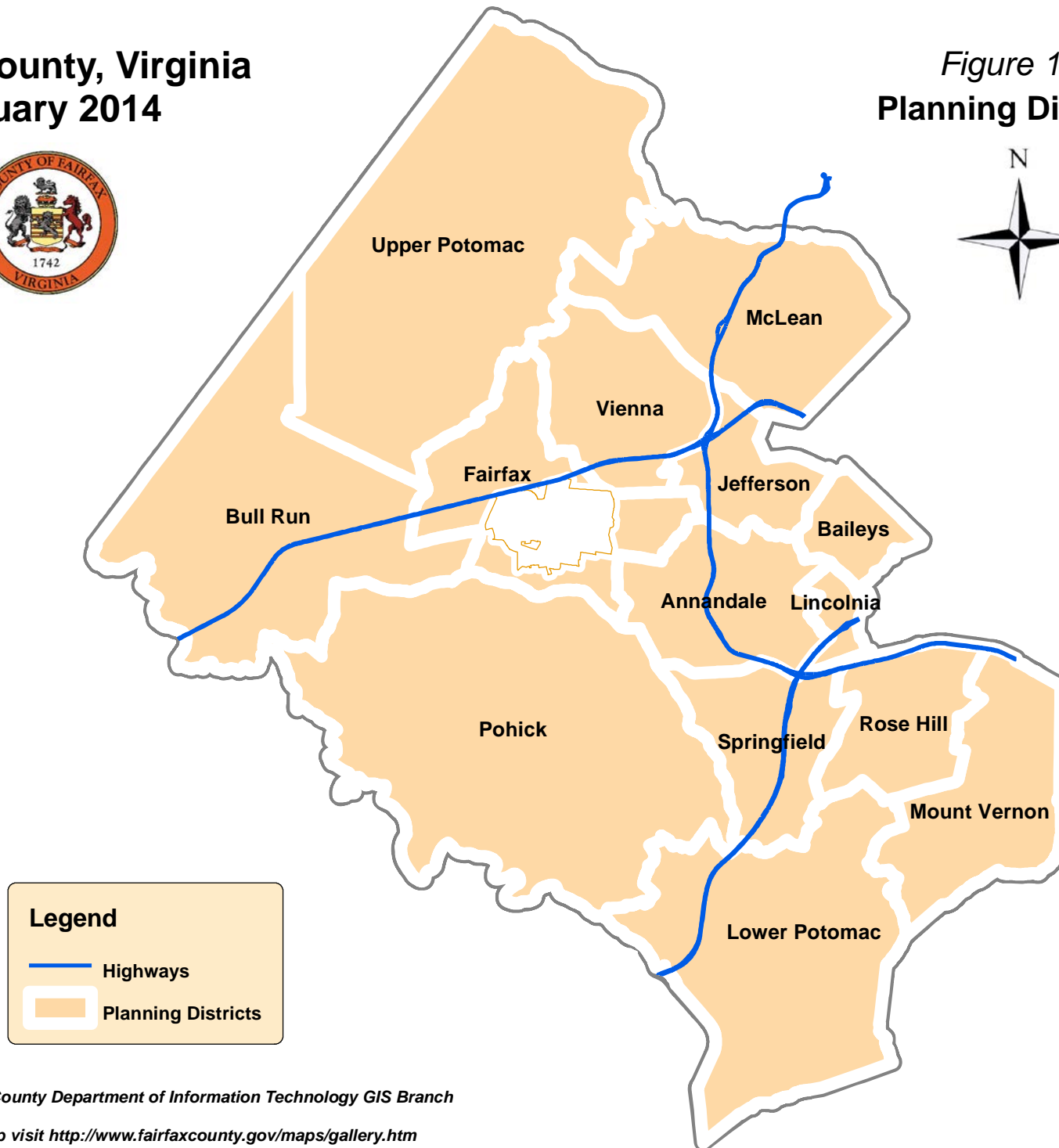
Source: Fairfax County Department of Information Technology GIS Branch  
Note: Supervisor boundaries shown were adopted April 2011.

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

# Fairfax County, Virginia January 2014



Figure 1.2  
Planning Districts



**Legend**

- Highways
- Planning Districts

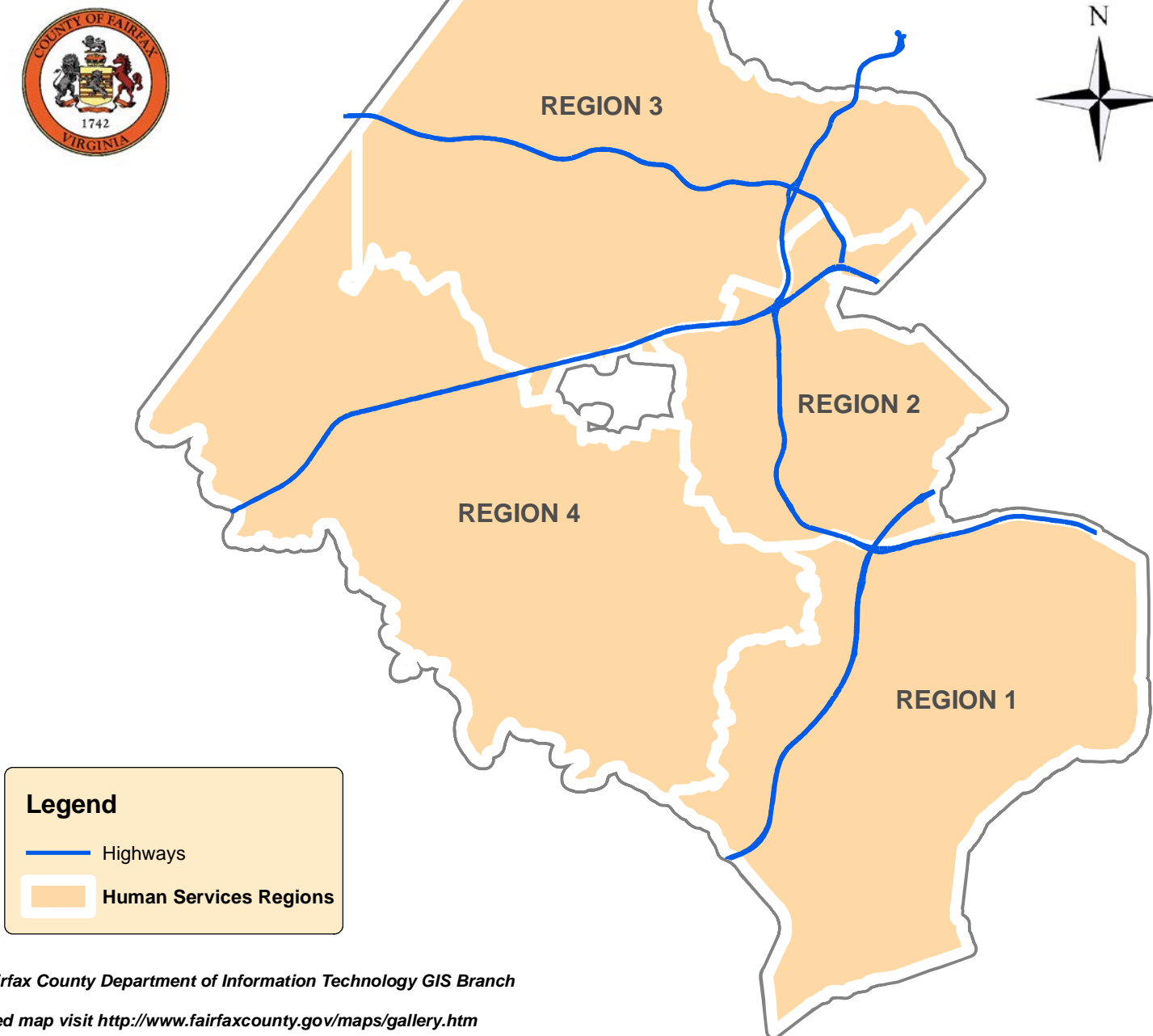
Source: Fairfax County Department of Information Technology GIS Branch

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

# Fairfax County, Virginia January 2014



Figure 1.3  
Human Services Regions



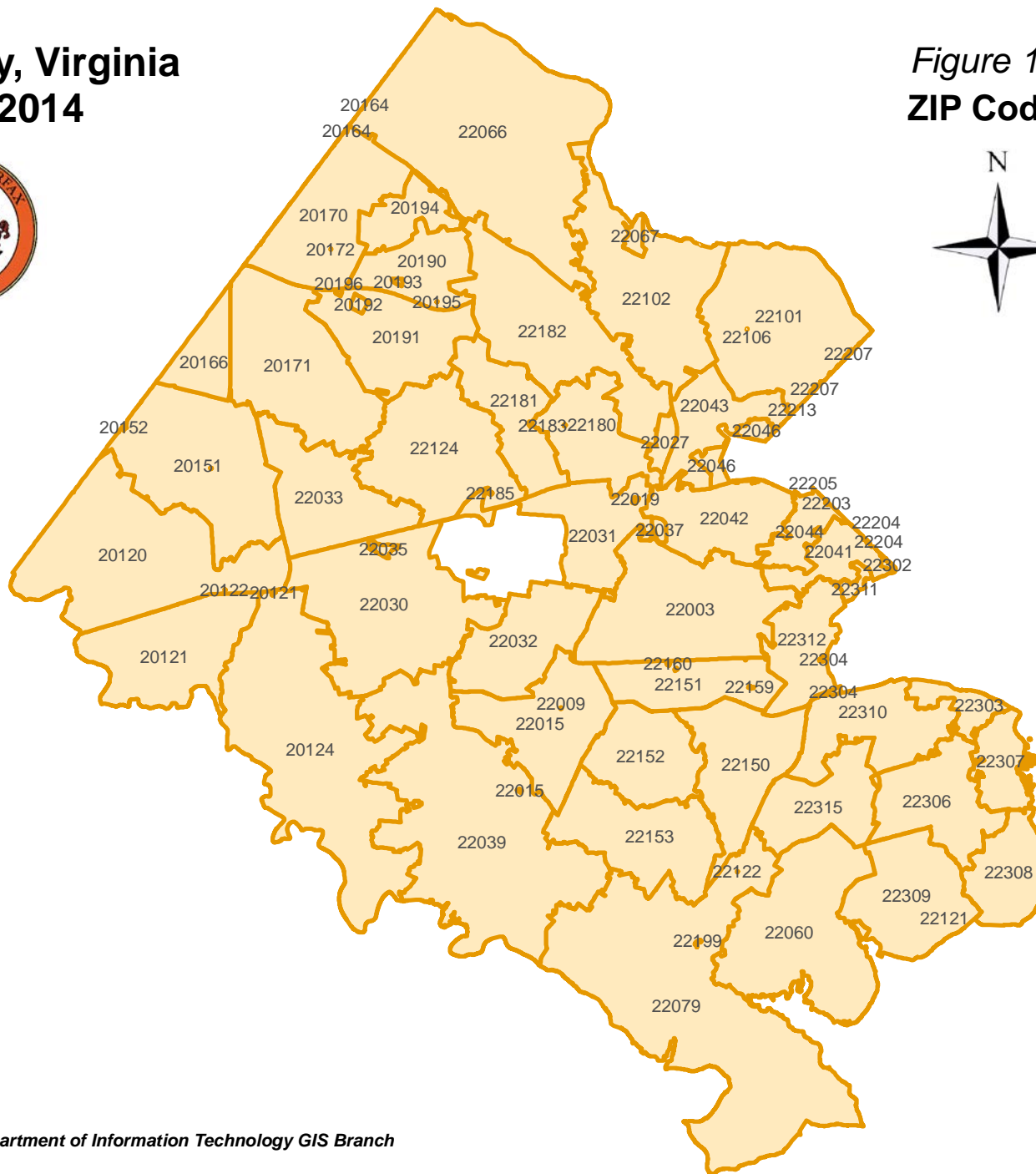
Source: Fairfax County Department of Information Technology GIS Branch

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

# Fairfax County, Virginia January 2014



Figure 1.4  
ZIP Codes



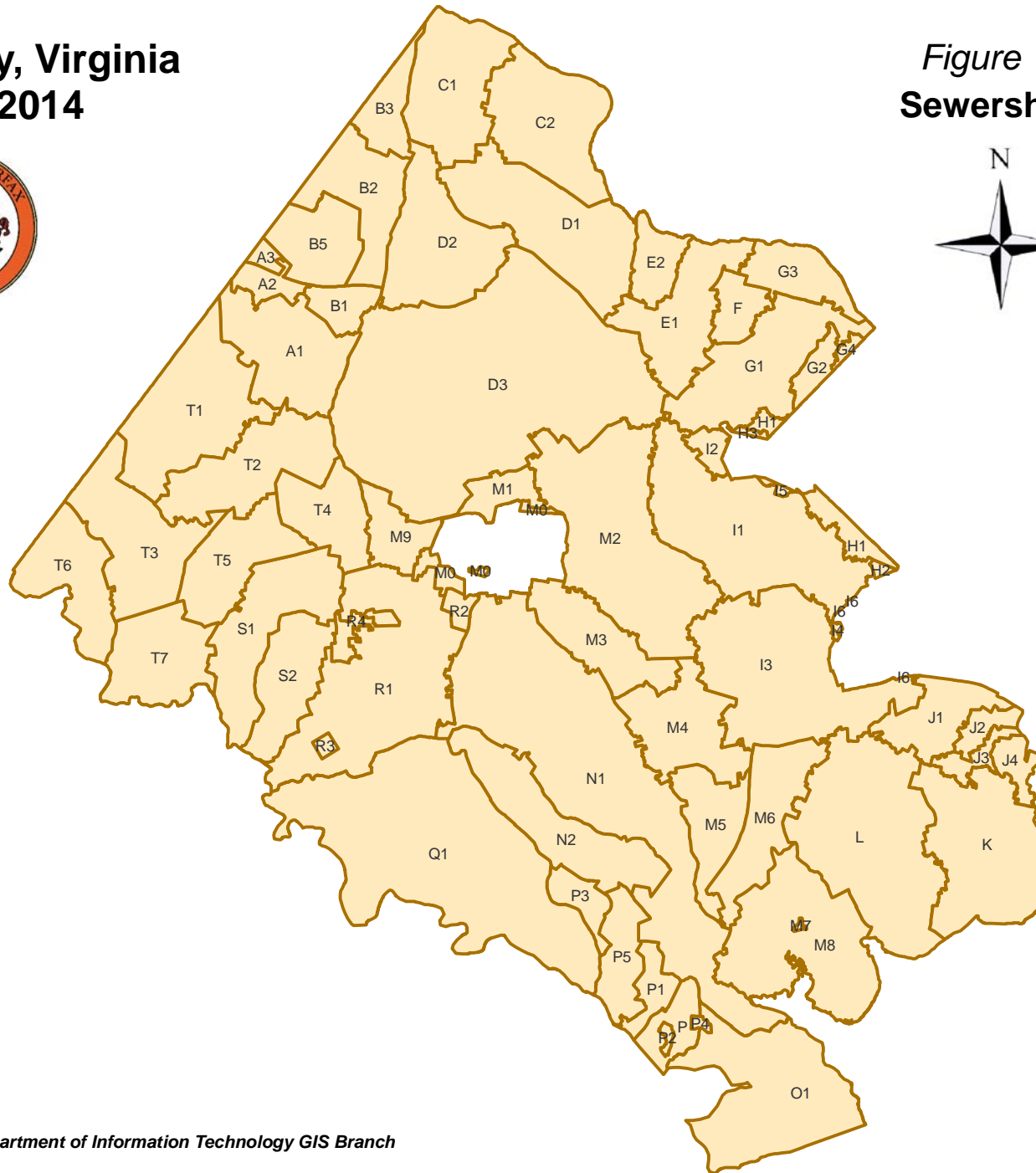
Source: Fairfax County Department of Information Technology GIS Branch

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

# Fairfax County, Virginia January 2014



Figure 1.5  
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

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



**TABLE 1.1**

**Fairfax County Sewershed Codes**

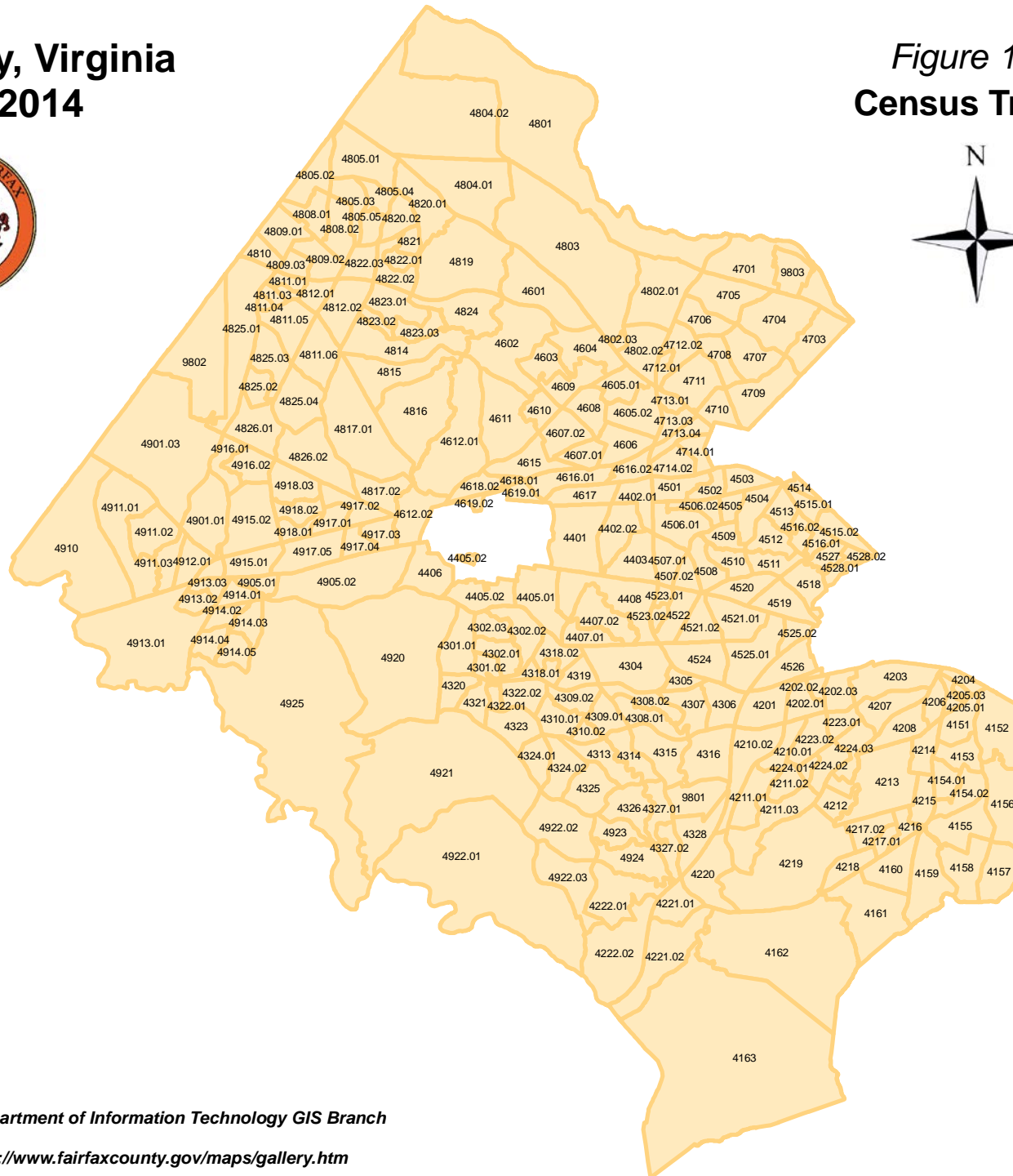
<b><u>Code</u></b>	<b><u>Sewershed</u></b>	<b><u>Servicing Treatment Plant</u></b>
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon)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

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

# Fairfax County, Virginia January 2014



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 <sup>1</sup>	--	--	130,800	126,500	--	--	
1975		537,200	16,600	3.4%	173,000	166,400	8,000	5.6%	
1980		596,900	11,900	2.1%	215,600	205,200	7,800	4.3%	
1985		668,300	14,300	2.3%	247,800	238,500	6,700	3.1%	
1990		818,600	30,100	4.1%	302,500	289,000	10,100	3.9%	
1995		879,400	12,200	1.4%	328,200	317,000	5,600	1.9%	
2000	Estimates	969,700	18,100	2.0%	359,000	353,100	7,200	2.2%	
2005		1,033,600	12,800	1.3%	385,600	376,700	4,700	1.3%	
2006		1,037,300	3,700	0.4%	388,800	379,000	2,300	0.6%	
2007		1,041,500	4,200	0.4%	391,100	381,200	2,200	0.6%	
2008		1,045,700	4,200	0.4%	391,700	381,700	500	0.1%	
2009		1,052,000	6,300	0.6%	394,600	384,400	2,700	0.7%	
2010		1,081,700 <sup>2</sup>	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		1,109,700	12,900	1.2%	408,100	398,700	4,600	1.2%	
2013		1,111,600	1,900	0.2%	409,100	399,500	800	0.2%	
<b>2014</b>		<b>1,116,200</b>	<b>4,600</b>	<b>0.4%</b>	<b>410,000</b>	<b>401,000</b>	<b>1,500</b>	<b>0.4%</b>	
2015			1,120,900	4,700	0.4%	412,000	402,900	1,900	0.5%
2020			1,158,800	7,600	0.7%	430,000	420,300	3,500	0.8%
2025			1,213,700	11,000	0.9%	455,500	445,000	4,900	1.1%
2030		1,267,500	10,800	0.9%	480,100	468,800	4,800	1.0%	
2035		1,315,700	9,600	0.7%	502,100	490,200	4,300	0.9%	
2040		1,361,000	9,100	0.7%	522,800	510,200	4,000	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) 2014.

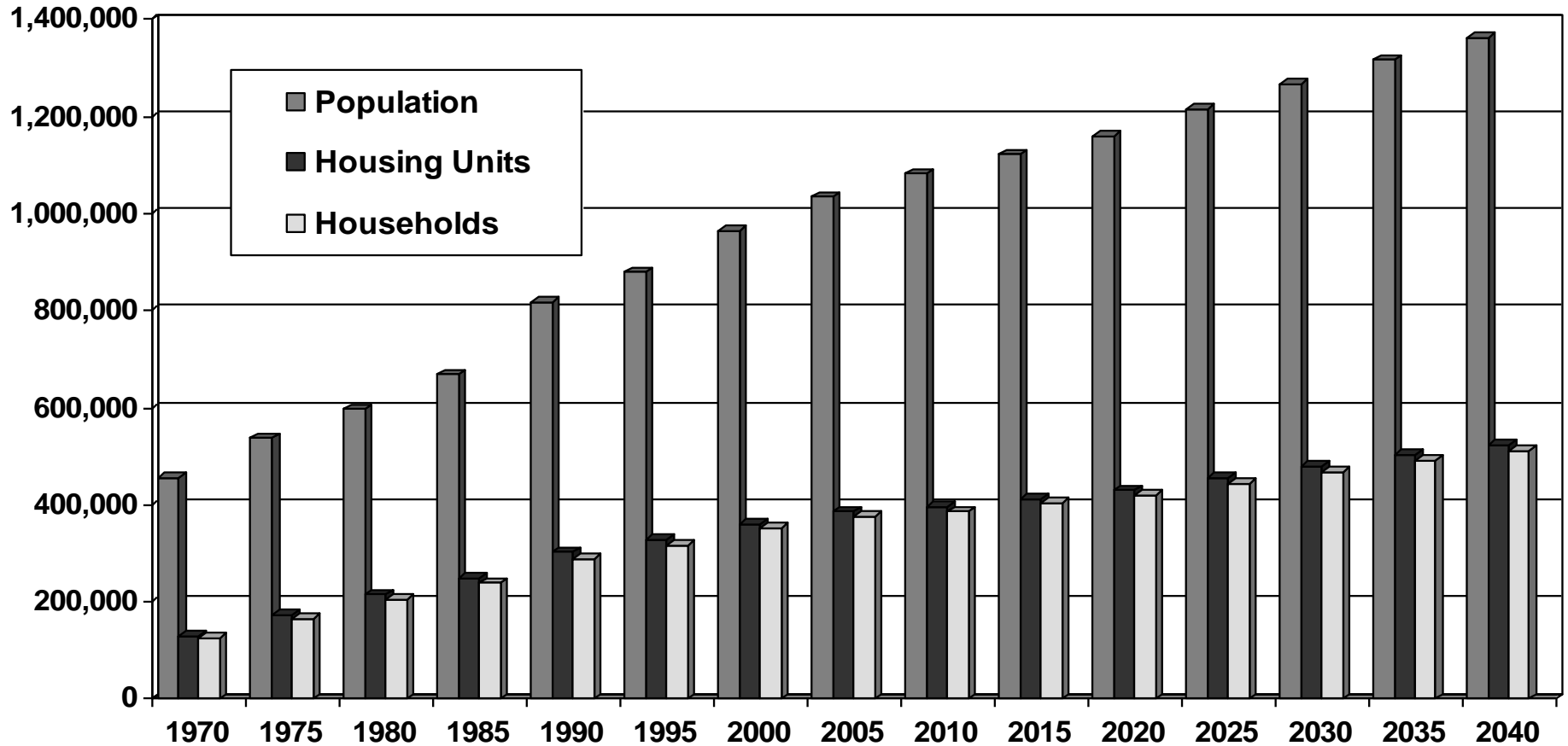
Note: All numbers are rounded to nearest hundred. Households are occupied housing units.

<sup>1</sup> Datum is 1970 Census total population after 1975 revision.

<sup>2</sup> Datum is 2010 Census total population after 2014 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 (figures as of April 1) and 2010 (revised figure as of 2013) housing units and households 1970 and 1980.

Fairfax County Department of Neighborhood and Community Services, all other estimates; 2014 Integrated Parcel Lifecycle System (IPLS).

**TABLE 2.2**

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

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

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

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

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

**TABLE 2.3**

**Projected Population Age Distribution  
Fairfax County, 2013 through 2030**

Age Group	2014		2015		2020		2025		2030	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	75,051	6.7%	69,536	6.2%	68,572	5.9%	71,313	5.9%	75,660	6.0%
5 to 9	76,056	6.8%	79,739	7.1%	77,641	6.7%	78,862	6.5%	82,170	6.5%
10 to 14	72,997	6.5%	82,377	7.3%	88,802	7.7%	89,062	7.3%	91,228	7.2%
15 to 19	70,620	6.3%	64,116	5.7%	70,483	6.1%	76,171	6.3%	77,486	6.1%
20 to 24	63,815	5.7%	61,045	5.4%	61,655	5.3%	67,138	5.5%	70,723	5.6%
25 to 34	161,709	14.5%	154,690	13.8%	153,018	13.2%	162,863	13.4%	171,986	13.6%
35 to 44	164,255	14.7%	167,246	14.9%	173,172	14.9%	178,887	14.7%	185,310	14.6%
45 to 54	169,952	15.2%	170,482	15.2%	168,071	14.5%	172,981	14.3%	181,171	14.3%
55 to 64	138,385	12.4%	135,658	12.1%	138,833	12.0%	138,236	11.4%	139,424	11.0%
65 and Over	123,405	11.1%	135,987	12.1%	158,503	13.7%	178,185	14.7%	192,325	15.2%
<b>Total</b>	<b>1,116,246</b>	<b>100.0%</b>	<b>1,120,875</b>	<b>100.0%</b>	<b>1,158,750</b>	<b>100.0%</b>	<b>1,213,699</b>	<b>100.0%</b>	<b>1,267,483</b>	<b>100.0%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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

**TABLE 2.4**

**Population of Towns  
Fairfax County, 1990 through 2014**

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
2013	282	21,444	16,676	38,402
<b>2014</b>	<b>279</b>	<b>21,448</b>	<b>16,590</b>	<b>38,317</b>

Sources: U.S. Bureau of the Census, Census of Population and Housing, 1990, 2000 and 2010; Fairfax County Department of Neighborhood and Community Services, 1991 through 1999, 2001 through 2009, 2011 through 2014.

**TABLE 2.5**

**Racial and Ethnic Population Distribution  
Fairfax County, 2000, 2010 and 2014**

Race	2000		2010		2014	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	709,910	63.6%
Black	83,098	8.6%	99,218	9.2%	108,449	9.7%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	205,090	18.4%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	1,962	0.2%
Other	79,457	8.2%	110,109	10.2%	90,835	8.1%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,116,246	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	180,978	16.2%

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 and 2010; and Fairfax County Department of Neighborhood and Community Services, 2014 population. Note: Percentages may not sum to total due to rounding.

**TABLE 2.6**

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

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

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



TABLE 2.7		
Household and Family Income Distribution Fairfax County, 2013		
Income Level	Percent of Households	Percent of Families
Under \$25,000	7.4%	5.2%
\$25,000 - \$49,999	11.0%	10.0%
\$50,000 - \$74,999	13.6%	11.2%
\$75,000 - \$99,999	12.2%	10.9%
\$100,000 - \$149,999	21.3%	21.3%
\$150,000 or More	34.5%	41.4%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, American Community Survey, 2013.

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, 1985 through 2013		
Year	Median Household Income	Median Family Income
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
2012	\$107,096	\$124,831
<b>2013</b>	<b>\$111,079</b>	<b>\$128,066</b>

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1989 and 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey, 2002 - 2013; 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%
2014	194,733	47.4%	99,714	24.3%	115,532	28.1%	409,979	100.0%
2015	194,989	47.3%	99,718	24.2%	117,256	28.4%	411,963	100.0%
2020	196,613	45.7%	100,853	23.4%	132,527	30.8%	429,993	100.0%
2025	200,475	44.0%	101,463	22.2%	153,530	33.7%	455,468	100.0%
2030	204,960	42.6%	101,800	21.2%	173,315	36.1%	480,074	100.0%
2035	209,021	41.6%	102,134	20.3%	190,955	38.0%	502,110	100.0%
2040	212,917	40.7%	102,448	19.5%	207,395	39.6%	522,760	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) 2014.

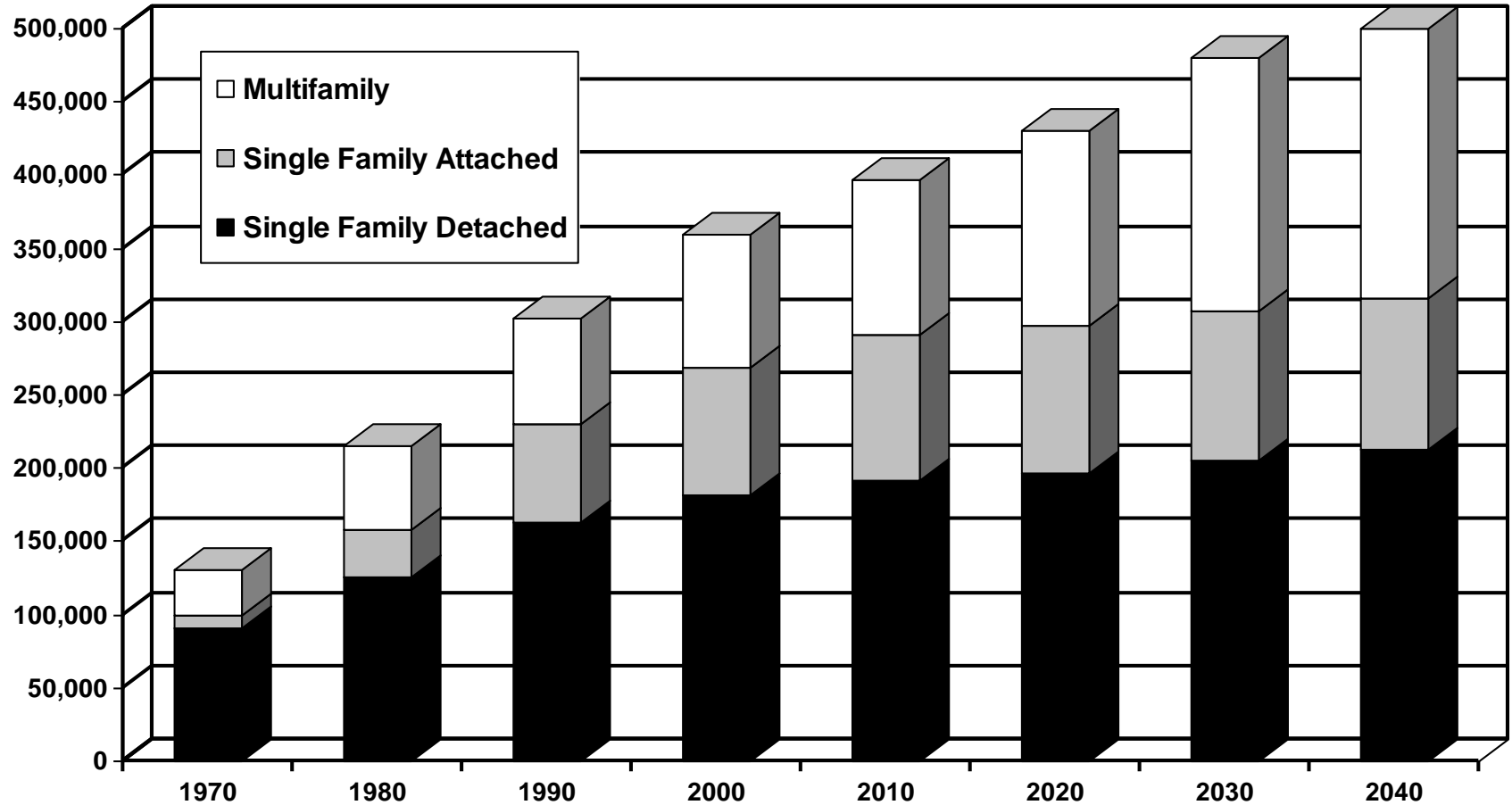
Note: 1950 through 2014 are estimates and 2015 through 2040 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and 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, 2014 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 2013			
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
2012	68,396	5.5%	\$1,546
<b>2013</b>	<b>69,547</b>	<b>5.6%</b>	<b>\$1,590</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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, 1982 through 2014		
Year	Median Market Value	Percent Change
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%
2013	\$442,370	2.7%
<b>2014</b>	<b>\$447,541</b>	<b>1.2%</b>

Source: Fairfax County Department of Neighborhood and Community Services, Integrated Parcel Lifecycle System (IPLS) 2014.

**TABLE 2.12**

**2010 and 2013 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			2013		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
<b>Fairfax County, VA</b>	<b>1,081,699*</b>	<b>103,010</b>	<b>122,189</b>	<b>1,130,924</b>	<b>111,079</b>	<b>128,066</b>
Arlington County, VA	207,627	94,986	116,586	224,906	102,501	142,161
Fauquier County, VA	65,203	85,614	94,402	67,207	82,823	100,276
Loudoun County, VA	312,311	119,540	126,174	349,679	116,848	129,630
Prince William County, VA	402,002	92,655	102,117	438,580	95,268	106,139
Spotsylvania County, VA	122,397	72,217	77,868	127,348	71,901	81,604
Stafford County, VA	128,961	94,317	101,015	136,788	93,454	100,813
Alexandria City, VA	139,993*	77,793	101,064	148,892	86,775	107,793
Anne Arundel County, MD	537,656	81,455	97,974	555,743	86,230	97,631
Calvert County, MD	88,737	88,862	100,397	90,484	94,196	105,672
Charles County, MD	146,551	87,007	95,366	152,864	88,797	96,278
Frederick County, MD	233,385	82,133	95,786	241,409	84,308	97,231
Howard County, MD	287,085	101,771	120,664	304,580	109,476	126,163
Montgomery County, MD	971,777	89,155	108,828	1,016,677	98,326	114,577
Prince Georges County, MD	863,420	70,019	80,032	890,081	72,052	82,748
District of Columbia	601,723	60,903	77,514	646,449	67,572	72,337
Berkeley County, WV	104,169	50,724	62,136	108,706	55,134	60,552
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	5,950,214	90,149	104,561
State of Virginia	8,001,024	60,674	72,476	8,260,405	62,666	75,524
United States	308,745,538	50,046	60,609	316,128,839	52,250	64,030

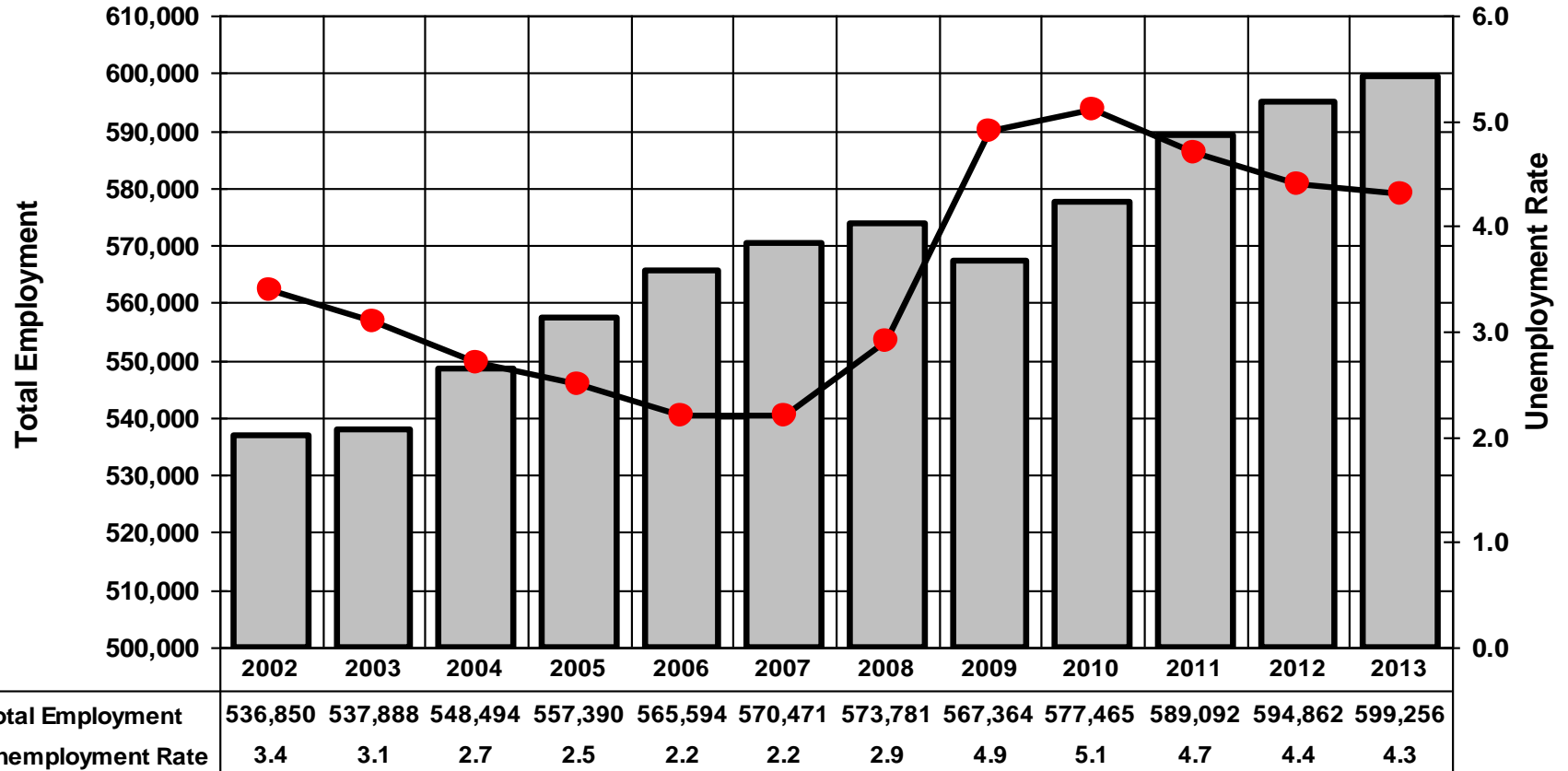
Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2013 American Community Survey.

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

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

**FIGURE 2.3**

**Average Annual Unemployment Rate and  
Total Employment  
Fairfax County, 2002 through 2013**



Source: Virginia Employment Commission, VELMA – LAUS and Bureau of Labor Statistics data, March, 2014.

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.

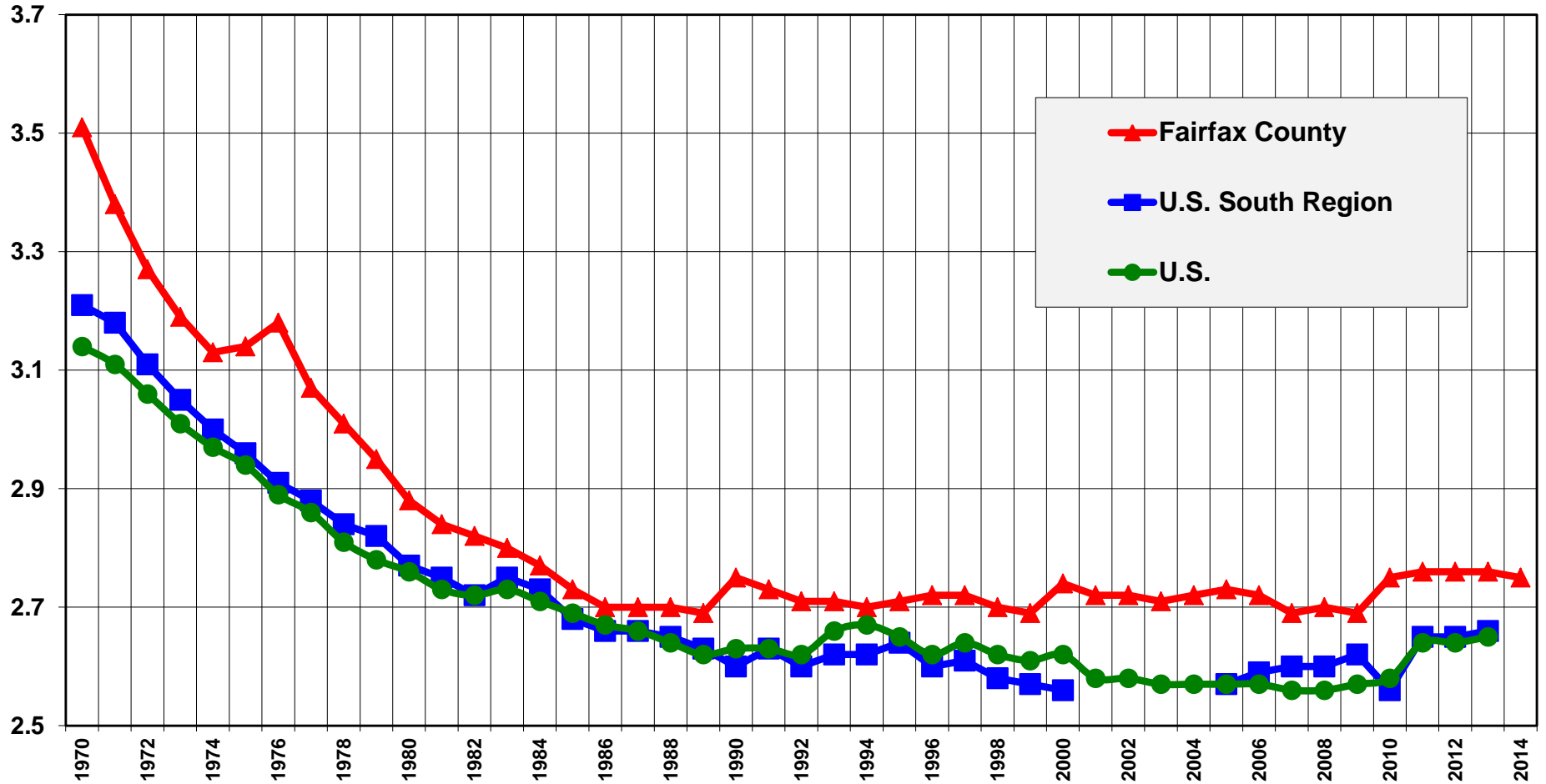
**Table 3.1**  
**Average Household Size and Vacancy Rate by Planning District**  
**Fairfax County, January 2014**

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	2.51		2.89	1.79	3.22	2.13
Baileys	2.81	2.99	2.37		2.54	3.22	4.70	4.17
Bull Run	3.28	3.06	2.11	2.64	2.95	1.06	2.83	1.42
Fairfax	3.09	2.70	2.17	3.33	2.60	1.45	3.86	2.51
Jefferson	2.90	2.66	2.27		2.56	2.26	3.52	2.88
Lincolnia	2.72	2.76	2.81		2.77	2.16	3.73	2.80
Lower Potomac	3.43	3.26	2.23		3.11	1.80	2.61	1.98
McLean	2.89	2.56	1.85		2.54	2.11	3.67	2.58
Mount Vernon	2.84	2.90	2.11	2.78	2.56	2.42	4.62	3.29
Pohick	3.10	3.00	1.78		3.03	1.18	2.48	1.22
Rose Hill	2.83	2.69	1.86		2.57	2.08	3.86	2.48
Springfield	3.19	2.91	2.00		2.82	1.74	3.89	2.23
Upper Potomac	3.13	2.77	1.94		2.70	1.22	3.33	1.83
Vienna	2.99	3.00	2.35		2.88	1.32	3.63	1.74
Fairfax County	3.05	2.90	2.14	2.79	2.75	1.60	3.73	2.20

Source: Fairfax County Department of Neighborhood and Community Services, 2014.



**FIGURE 3.1**  
**Average Persons per Household**  
**Fairfax County, U.S. South Region, and the U.S. 1970 through 2014**



Sources: U.S. Bureau of the Census; Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014	
Type	Total
Fort Belvoir Barracks	404
George Mason University	6,240
Correctional Institutions	1,292
Other*	2,128
<b>Total</b>	<b>10,064</b>

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Neighborhood and Community Services, 2014.

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

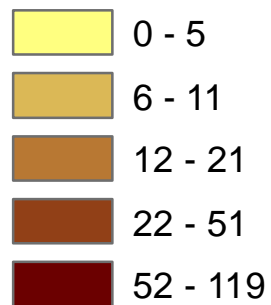
# Fairfax County, Virginia January 2014



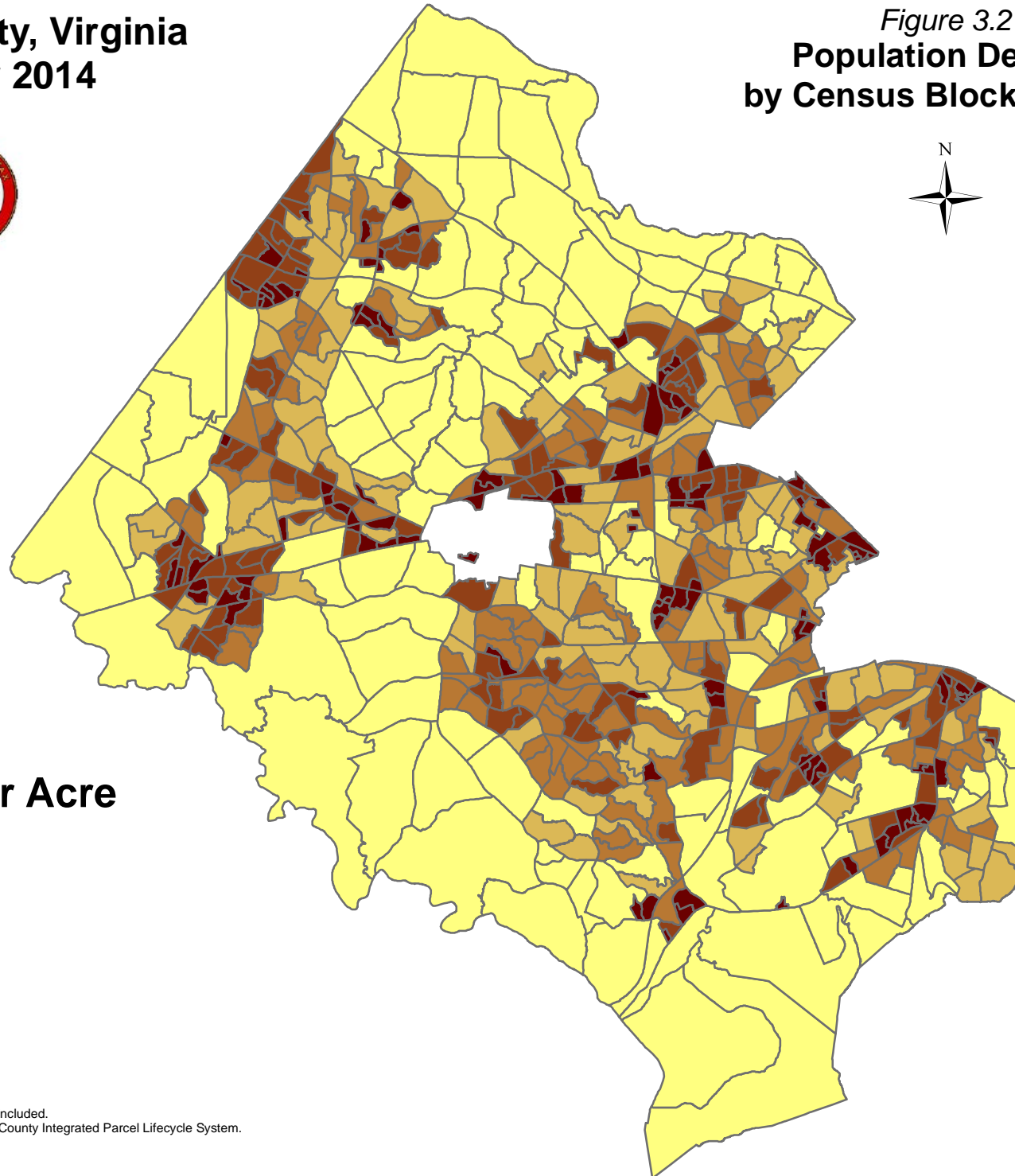
Figure 3.2  
Population Density  
by Census Block Groups



## 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**  
**2014 Population, Housing Units and Households by Supervisor District**  
**Fairfax County, January 2014**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	121,135	41,325	40,534	17,389	7.0	27.17	4,458
Dranesville 1/	121,891	43,438	42,577	40,733	3.0	63.65	1,915
Hunter Mill 2/	126,352	50,169	49,206	24,001	5.3	37.50	3,369
Lee	121,260	44,948	43,762	17,261	7.0	26.97	4,496
Mason	112,606	42,740	41,409	14,213	7.9	22.21	5,070
Mount Vernon	126,963	48,315	47,004	47,242	2.7	73.82	1,720
Providence	134,081	53,740	52,289	17,065	7.9	26.66	5,029
Springfield 3/	122,375	42,701	42,128	46,427	2.6	72.54	1,687
Sully	129,582	42,603	42,042	36,000	3.6	56.25	2,304
Fairfax County	1,116,246	409,979	400,951	260,330	4.3	406.77	2,744

**Table 3.4**  
**2014 Population, Housing Units and Households by Town**  
**Fairfax County, January 2014**

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	21,448	7,867	7,702	2,736	7.8	4.28	5,011
Town of Vienna	16,590	5,600	5,541	2,816	5.9	4.40	3,771
Towns Total	38,317	13,555	13,331	5,711	6.7	8.92	4,296

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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**  
**2014 Population, Housing Units and Households by Planning District**  
**Fairfax County, January 2014**

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	74,062	26,019	25,464	11,947	6.2	18.67	3,967
Baileys	43,486	17,841	17,096	4,049	10.7	6.33	6,870
Bull Run	129,540	44,459	43,826	32,002	4.0	50.00	2,591
Fairfax	76,320	27,027	26,348	12,977	5.9	20.28	3,763
Jefferson	57,193	23,002	22,340	6,339	9.0	9.90	5,777
Lincolnia	18,736	6,959	6,764	2,055	9.1	3.21	5,837
Lower Potomac	38,243	12,349	12,105	29,271	1.3	45.74	836
McLean	73,125	29,318	28,561	19,372	3.8	30.27	2,416
Mount Vernon	97,053	39,017	37,732	14,401	6.7	22.50	4,313
Pohick 1/	139,771	46,621	46,053	48,947	2.9	76.48	1,828
Rose Hill	51,848	20,677	20,165	9,121	5.7	14.25	3,638
Springfield	56,408	20,355	19,901	10,433	5.4	16.30	3,461
Upper Potomac 2/	189,492	71,315	70,011	47,487	4.0	74.20	2,554
Vienna 3/	70,968	25,020	24,586	11,982	5.9	18.72	3,791
<b>Fairfax County</b>	<b>1,116,246</b>	<b>409,979</b>	<b>400,951</b>	<b>260,381</b>	<b>4.3</b>	<b>406.85</b>	<b>2,744</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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**  
**2014 Population, Housing Units and Households by Human Services Region**  
**Fairfax County, January 2014**

<b>Human Services Region</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>Region 1</b>	250,817	94,053	91,553	64,102	3.9	100.16	2,504
<b>Region 2</b>	241,384	91,492	88,857	31,091	7.8	48.58	4,969
<b>Region 3 1/</b>	316,307	120,795	118,403	78,834	4.0	123.18	2,568
<b>Region 4 2/</b>	307,737	103,639	102,139	86,354	3.6	134.93	2,281
<b>Fairfax County</b>	1,116,246	409,979	400,951	260,381	4.3	406.85	2,744

*Source: Fairfax County Department of Neighborhood and Community Services, 2014.*

*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**  
**2014 Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2014**

ZIP Code	Population	Housing Units	Households
20120	42,129	14,071	13,865
20121	29,981	10,223	10,072
20124	15,729	4,915	4,880
20151	21,686	6,761	6,689
20152	3	1	1
20164	3	1	1
20170	39,217	13,813	13,559
20171	47,940	17,393	17,119
20190	18,014	9,393	9,152
20191	28,909	11,779	11,511
20194	14,176	5,858	5,735
22003	55,624	19,666	19,232
22015	43,000	14,793	14,577
22027	2,270	726	710
22030	41,149	13,099	12,718
22031	31,221	11,969	11,544
22032	28,794	9,609	9,497
22033	39,682	16,050	15,776
22039	18,945	6,076	6,038
22041	26,341	10,789	10,301
22042	31,832	12,079	11,804
22043	24,594	9,488	9,194
22044	10,701	4,593	4,423
22046	5,168	2,070	2,021
22060	10,602	3,058	3,022
22066	18,466	5,651	5,604

(Continued)

**Table 3.7**  
**2014 Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2014**

ZIP Code	Population	Housing Units	Households
22067	173		
22079	33,949	11,539	11,283
22101	29,677	11,239	10,949
22102	24,173	11,190	10,882
22124	18,316	6,538	6,475
22150	28,275	9,658	9,390
22151	17,245	5,885	5,765
22152	28,271	10,350	10,199
22153	32,493	10,791	10,668
22180	26,994	9,835	9,685
22181	15,500	5,498	5,416
22182	28,765	10,031	9,867
22203	310	150	143
22204	44	14	13
22206	6	2	2
22207	135	49	48
22213	3	1	1
22302	1,368	650	605
22303	14,506	7,657	7,283
22304	344	148	145
22306	31,497	12,433	12,106
22307	10,637	4,716	4,587
22308	13,347	4,822	4,740
22309	33,329	11,722	11,302
22310	28,625	10,927	10,674
22311	1,640	612	599

(Continued)



**Table 3.7**

**2014 Population, Housing Units and Households by ZIP Code  
Fairfax County, January 2014**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
<b>22312</b>	23,157	8,452	8,223
<b>22315</b>	27,290	11,146	10,856
<b>Fairfax County</b>	1,116,246	409,979	400,951

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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**  
**2014 Population, Housing Units and Households by Sewershed**  
**Fairfax County, January 2014**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	33,321	11,433	11,275	4,870	6.8	7.61	4,379
A2	9,624	4,147	4,058	813	11.8	1.27	7,578
A3	4,277	1,696	1,656	310	13.8	0.48	8,911
B1	6,241	2,156	2,108	1,138	5.5	1.78	3,506
B2	24,077	9,427	9,239	3,579	6.7	5.59	4,307
B3	2,851	826	819	1,702	1.7	2.66	1,072
B5	21,448	7,867	7,702	2,770	7.7	4.33	4,953
C1	3,613	1,087	1,078	4,932	0.7	7.71	469
C2	3,777	1,250	1,239	5,434	0.7	8.49	445
D1	9,848	3,034	3,004	6,746	1.5	10.54	934
D2	23,975	10,981	10,738	5,328	4.5	8.33	2,878
D3	79,646	29,605	29,096	22,942	3.5	35.85	2,222
E1	18,355	8,911	8,655	4,172	4.4	6.52	2,815
E2	2,078	639	630	1,511	1.4	2.36	881
F	7,744	3,079	2,992	1,289	6.0	2.01	3,853
G1	36,924	14,012	13,619	5,564	6.6	8.69	4,249
G2	3,150	1,288	1,252	747	4.2	1.17	2,692
G3	2,220	755	737	2,159	1.0	3.37	659
G4	964	348	340	185	5.2	0.29	3,324
H1	14,511	6,232	5,959	1,195	12.1	1.87	7,760
H2	6,527	3,534	3,370	105	62.0	0.16	40,794
H3	880	328	321	89	9.9	0.14	6,287
I1	72,880	27,488	26,714	9,109	8.0	14.23	5,122
I2	3,385	1,256	1,229	614	5.5	0.96	3,526
I3	62,304	21,751	21,234	9,274	6.7	14.49	4,300

(Continued)

**Table 3.8  
2014 Population, Housing Units and Households by Sewershed  
Fairfax County, January 2014**

<b>Sewershed Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
I4	218	73	71	59	3.7	0.09	2,424
I5	960	321	314	97	9.9	0.15	6,398
I6	6	2	2	1,656	0.0	2.59	2
J1	21,429	9,147	8,846	2,558	8.4	4.00	5,357
J2	7,125	3,598	3,401	747	9.5	1.17	6,090
J3	5,976	2,280	2,222	716	8.3	1.12	5,335
J4	3,823	2,122	2,056	838	4.6	1.31	2,918
K	47,407	17,931	17,479	6,870	6.9	10.73	4,418
L	51,372	19,976	19,365	9,832	5.2	15.36	3,345
M0	7,211	1,964	1,908	4,530	1.6	7.08	1,019
M1	12,703	5,101	4,995	1,174	10.8	1.84	6,904
M2	79,933	29,186	28,436	10,326	7.7	16.13	4,956
M3	19,367	6,470	6,367	3,411	5.7	5.33	3,634
M4	21,737	7,934	7,787	4,013	5.4	6.27	3,467
M5	12,092	4,806	4,687	2,744	4.4	4.29	2,819
M6	19,262	7,213	7,041	3,709	5.2	5.79	3,327
M7	543	204	199	36	15.1	0.06	9,042
M8	9,141	2,647	2,615	7,288	1.3	11.39	803
M9	16,404	7,756	7,507	1,708	9.6	2.67	6,144
N1	126,630	40,543	39,948	17,237	7.3	26.93	4,702
N2	18,741	6,207	6,141	4,967	3.8	7.76	2,415
O1	1,430	498	487	7,586	0.2	11.85	121
P	187	60	59	1,295	0.1	2.02	92
P1	2,399	811	793	1,065	2.3	1.66	1,445
P2	517	180	176	119	4.3	0.19	2,720

(Continued)

**Table 3.8**  
**2014 Population, Housing Units and Households by Sewershed**  
**Fairfax County, January 2014**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P3	3,795	1,155	1,142	1,063	3.6	1.66	2,286
P4	218	76	74	96	2.3	0.15	1,455
P5	783	258	252	2,065	0.4	3.23	242
Q1	7,595	2,537	2,518	16,528	0.5	25.83	294
R1	8,954	2,848	2,819	9,979	0.9	15.59	574
R2	867	287	283	392	2.2	0.61	1,421
R3	279	88	87	159	1.7	0.25	1,114
R4	987	315	311	621	1.6	0.97	1,017
S1	34,208	11,261	11,120	4,997	6.8	7.81	4,380
S2	1,212	383	380	3,284	0.4	5.13	236
T1	5,174	1,783	1,762	6,438	0.8	10.06	514
T2	27,171	8,625	8,518	4,740	5.7	7.41	3,667
T3	18,954	5,860	5,792	5,264	3.6	8.22	2,306
T4	27,093	11,436	11,219	2,844	9.5	4.44	6,102
T5	28,864	10,230	10,063	3,557	8.1	5.56	5,191
T6	388	109	108	3,707	0.1	5.79	67
T7	8,471	2,568	2,535	3,789	2.2	5.92	1,431
<b>Fairfax County</b>	<b>1,116,246</b>	<b>409,979</b>	<b>400,951</b>	<b>260,682</b>	<b>4.3</b>	<b>407.32</b>	<b>2,740</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,626	1,302	1,272	590	6.1	0.92	3,934
4152	3,214	1,940	1,878	1,246	2.6	1.95	1,651
4153	4,043	1,491	1,454	530	7.6	0.83	4,882
4154.01	4,747	2,142	2,086	400	11.9	0.62	7,599
4154.02	2,620	1,131	1,102	592	4.4	0.92	2,833
4155	6,332	2,374	2,321	960	6.6	1.50	4,219
4156	2,681	1,062	1,041	1,129	2.4	1.76	1,519
4157	4,030	1,371	1,348	856	4.7	1.34	3,012
4158	4,697	1,724	1,695	939	5.0	1.47	3,202
4159	3,145	1,205	1,168	1,202	2.6	1.88	1,675
4160	5,771	2,025	1,953	850	6.8	1.33	4,346
4161	3,709	1,490	1,443	1,833	2.0	2.86	1,295
4162	6,188	1,519	1,505	5,694	1.1	8.90	696
4163	2,337	814	797	12,803	0.2	20.01	117
4201	3,930	1,168	1,145	912	4.3	1.43	2,757
4202.01	3,632	1,298	1,267	472	7.7	0.74	4,920
4202.02	2,116	1,066	1,044	162	13.1	0.25	8,382
4202.03	2,740	974	951	497	5.5	0.78	3,529
4203	6,095	2,147	2,109	1,098	5.6	1.72	3,552
4204	3,065	2,068	1,945	215	14.3	0.34	9,131
4205.01	1,444	1,008	935	23	63.5	0.04	40,661
4205.02	1,699	1,052	999	75	22.6	0.12	14,490
4205.03	3,441	1,695	1,597	184	18.7	0.29	11,970
4206	4,243	1,734	1,694	340	12.5	0.53	7,984
4207	4,135	1,447	1,412	709	5.8	1.11	3,732
4208	3,743	1,204	1,175	677	5.5	1.06	3,537
4210.01	2,821	971	949	434	6.5	0.68	4,157
4210.02	4,978	2,087	2,022	1,114	4.5	1.74	2,859
4211.01	5,881	2,157	2,112	710	8.3	1.11	5,304

(Continued)

**Table 3.9**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4211.02	3,688	1,528	1,480	388	9.5	0.61	6,079
4211.03	5,131	2,026	1,978	1,224	4.2	1.91	2,682
4212	1,883	689	677	405	4.7	0.63	2,977
4213	3,726	1,461	1,423	1,984	1.9	3.10	1,202
4214	7,442	2,984	2,905	470	15.8	0.73	10,132
4215	6,915	2,411	2,348	449	15.4	0.70	9,853
4216	5,876	1,966	1,892	284	20.7	0.44	13,254
4217.01	4,639	1,422	1,366	209	22.2	0.33	14,221
4217.02	4,499	1,263	1,224	496	9.1	0.78	5,800
4218	5,708	2,358	2,263	488	11.7	0.76	7,483
4219	2,843	820	811	3,677	0.8	5.75	495
4220	3,753	1,379	1,352	1,095	3.4	1.71	2,195
4221.01	7,189	2,600	2,539	610	11.8	0.95	7,546
4221.02	6,421	2,058	2,013	1,686	3.8	2.63	2,437
4222.01	3,491	1,067	1,044	1,281	2.7	2.00	1,744
4222.02	6,270	2,161	2,112	2,119	3.0	3.31	1,894
4223.01	3,003	1,346	1,320	324	9.3	0.51	5,940
4223.02	5,560	2,508	2,444	608	9.1	0.95	5,851
4224.01	2,024	1,117	1,068	138	14.6	0.22	9,365
4224.02	5,307	2,108	2,055	468	11.3	0.73	7,262
4224.03	2,435	1,007	988	542	4.5	0.85	2,874
4301.01	4,581	1,535	1,518	838	5.5	1.31	3,499
4301.02	2,771	1,035	1,023	259	10.7	0.40	6,847
4302.01	4,582	1,425	1,409	494	9.3	0.77	5,932
4302.02	5,169	1,624	1,606	721	7.2	1.13	4,586
4302.03	2,678	902	892	387	6.9	0.61	4,425
4304	7,156	2,320	2,275	1,493	4.8	2.33	3,067
4305	1,618	571	560	280	5.8	0.44	3,704
4306	7,465	1,810	1,765	652	11.5	1.02	7,332

(Continued)

**Table 3.9**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4307	2,794	929	910	646	4.3	1.01	2,769
4308.01	4,209	1,514	1,494	606	6.9	0.95	4,445
4308.02	3,805	1,812	1,778	499	7.6	0.78	4,885
4309.01	4,229	1,413	1,391	475	8.9	0.74	5,697
4309.02	3,421	1,087	1,072	493	6.9	0.77	4,440
4310.01	4,528	1,575	1,553	571	7.9	0.89	5,073
4310.02	2,107	752	742	206	10.2	0.32	6,549
4313	4,149	1,417	1,398	672	6.2	1.05	3,953
4314	4,571	1,462	1,443	551	8.3	0.86	5,306
4315	5,313	2,027	1,999	958	5.5	1.50	3,548
4316	9,108	3,664	3,547	1,064	8.6	1.66	5,477
4318.01	4,232	1,438	1,418	370	11.4	0.58	7,311
4318.02	3,352	1,039	1,025	477	7.0	0.75	4,495
4319	3,242	1,053	1,038	393	8.3	0.61	5,286
4320	3,299	1,127	1,112	456	7.2	0.71	4,626
4321	3,615	1,448	1,423	408	8.9	0.64	5,666
4322.01	1,775	851	835	145	12.2	0.23	7,830
4322.02	4,596	1,605	1,582	614	7.5	0.96	4,793
4323	5,348	1,734	1,709	741	7.2	1.16	4,618
4324.01	3,554	1,179	1,163	490	7.2	0.77	4,639
4324.02	5,167	1,658	1,638	713	7.2	1.11	4,639
4325	5,771	1,884	1,862	820	7.0	1.28	4,504
4326	5,029	1,548	1,530	768	6.5	1.20	4,189
4327.01	3,194	1,087	1,075	500	6.4	0.78	4,090
4327.02	4,239	1,497	1,480	425	10.0	0.66	6,383
4328	2,216	772	763	831	2.7	1.30	1,707
4401	8,160	2,905	2,818	1,520	5.4	2.38	3,435
4402.01	4,075	1,761	1,704	550	7.4	0.86	4,744
4402.02	6,012	2,210	2,145	807	7.5	1.26	4,770

(Continued)

**Table 3.9**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4403	2,719	954	937	812	3.3	1.27	2,143
4405.01	5,028	1,657	1,638	1,102	4.6	1.72	2,921
4405.02	9,373	595	588	820	11.4	1.28	7,316
4406	3,185	946	932	863	3.7	1.35	2,363
4407.01	2,738	979	962	458	6.0	0.72	3,822
4407.02	5,208	1,806	1,774	865	6.0	1.35	3,852
4408	6,331	2,221	2,185	1,594	4.0	2.49	2,541
4501	5,237	2,259	2,208	527	9.9	0.82	6,362
4502	4,122	1,331	1,300	328	12.5	0.51	8,032
4503	4,683	1,688	1,650	434	10.8	0.68	6,901
4504	2,696	949	927	611	4.4	0.96	2,822
4505	2,819	883	862	257	11.0	0.40	7,022
4506.01	3,693	1,407	1,374	819	4.5	1.28	2,885
4506.02	4,152	1,797	1,757	329	12.6	0.51	8,076
4507.01	3,001	980	963	507	5.9	0.79	3,789
4507.02	4,261	1,472	1,429	304	14.0	0.47	8,973
4508	3,395	1,205	1,181	502	6.8	0.78	4,328
4509	1,708	606	592	357	4.8	0.56	3,061
4510	2,634	896	880	433	6.1	0.68	3,891
4511	2,129	829	794	461	4.6	0.72	2,954
4512	1,608	643	626	529	3.0	0.83	1,945
4513	2,170	917	890	438	5.0	0.68	3,172
4514	2,534	1,212	1,161	126	20.1	0.20	12,863
4515.01	5,426	2,247	2,154	314	17.3	0.49	11,075
4515.02	5,222	2,239	2,123	442	11.8	0.69	7,563
4516.01	5,321	1,578	1,506	239	22.3	0.37	14,267
4516.02	2,702	1,136	1,085	272	10.0	0.42	6,368
4518	3,345	1,120	1,094	585	5.7	0.91	3,657
4519	6,418	2,318	2,260	688	9.3	1.08	5,970

(Continued)



**Table 3.9**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4520	2,799	1,114	1,091	573	4.9	0.89	3,127
4521.01	5,140	1,662	1,632	835	6.2	1.30	3,941
4521.02	3,107	1,107	1,083	577	5.4	0.90	3,447
4522	6,163	2,157	2,106	578	10.7	0.90	6,828
4523.01	3,434	1,475	1,429	137	25.1	0.21	16,075
4523.02	4,837	1,698	1,648	149	32.4	0.23	20,726
4524	6,804	2,379	2,328	898	7.6	1.40	4,849
4525.01	3,736	1,382	1,351	1,210	3.1	1.89	1,976
4525.02	5,268	1,592	1,541	301	17.5	0.47	11,196
4526	6,033	2,690	2,611	750	8.0	1.17	5,146
4527	5,347	1,900	1,819	318	16.8	0.50	10,758
4528.01	4,619	2,528	2,422	286	16.2	0.45	10,349
4528.02	3,062	1,492	1,423	31	98.8	0.05	63,202
4601	4,478	1,452	1,430	1,627	2.8	2.54	1,761
4602	4,109	1,342	1,324	2,013	2.0	3.15	1,306
4603	2,851	965	951	557	5.1	0.87	3,274
4604	4,929	2,001	1,966	999	4.9	1.56	3,159
4605.01	2,616	879	866	554	4.7	0.87	3,024
4605.02	9,023	2,999	2,945	859	10.5	1.34	6,719
4606	3,988	1,333	1,320	694	5.7	1.08	3,676
4607.01	3,615	1,154	1,137	422	8.6	0.66	5,481
4607.02	4,559	1,552	1,540	698	6.5	1.09	4,177
4608	3,444	1,164	1,150	600	5.7	0.94	3,674
4609	2,529	871	864	676	3.7	1.06	2,394
4610	2,444	859	851	416	5.9	0.65	3,762
4611	7,509	2,588	2,552	1,607	4.7	2.51	2,991
4612.01	4,743	1,528	1,511	2,509	1.9	3.92	1,210
4612.02	5,744	2,558	2,474	820	7.0	1.28	4,485
4615	6,852	2,515	2,475	794	8.6	1.24	5,525

(Continued)

**Table 3.9**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4616.01	7,028	2,719	2,637	696	10.1	1.09	6,464
4616.02	7,751	3,686	3,550	402	19.3	0.63	12,352
4617	6,506	2,444	2,370	573	11.4	0.90	7,266
4618.01	1,069	542	539	77	13.9	0.12	8,882
4618.02	5,513	2,403	2,363	397	13.9	0.62	8,877
4619.01	4,005	1,408	1,352	226	17.7	0.35	11,352
4619.02	1,645	594	565	116	14.2	0.18	9,090
4701	2,883	979	955	1,874	1.5	2.93	985
4703	3,251	1,170	1,142	869	3.7	1.36	2,395
4704	4,500	1,735	1,693	1,424	3.2	2.23	2,023
4705	5,498	2,215	2,152	1,033	5.3	1.61	3,406
4706	3,097	1,169	1,139	601	5.2	0.94	3,297
4707	5,261	1,919	1,871	877	6.0	1.37	3,838
4708	2,924	1,092	1,066	488	6.0	0.76	3,833
4709	7,253	2,800	2,729	1,090	6.7	1.70	4,259
4710	2,067	850	828	464	4.5	0.73	2,852
4711	7,036	2,457	2,393	958	7.3	1.50	4,700
4712.01	2,815	1,568	1,516	180	15.6	0.28	9,985
4712.02	4,170	2,142	2,078	498	8.4	0.78	5,355
4713.01	4,030	1,634	1,569	181	22.3	0.28	14,246
4713.03	3,703	1,734	1,666	342	10.8	0.53	6,926
4713.04	1,862	657	642	368	5.1	0.57	3,239
4714.01	3,306	1,391	1,356	340	9.7	0.53	6,220
4714.02	3,358	1,219	1,183	492	6.8	0.77	4,366
4801	4,607	1,519	1,504	8,757	0.5	13.68	337
4802.01	4,607	1,640	1,615	1,654	2.8	2.58	1,783
4802.02	4,826	2,966	2,864	860	5.6	1.34	3,592
4802.03	3,371	1,572	1,521	93	36.3	0.15	23,218
4803	7,509	2,402	2,373	5,293	1.4	8.27	908

(Continued)

**Table 3.9**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4804.01	4,834	1,424	1,412	2,184	2.2	3.41	1,417
4804.02	6,903	1,995	1,978	5,270	1.3	8.23	838
4805.01	3,651	1,099	1,088	1,266	2.9	1.98	1,846
4805.02	6,331	1,954	1,931	745	8.5	1.16	5,438
4805.03	3,491	1,153	1,141	546	6.4	0.85	4,094
4805.04	1,963	840	824	353	5.6	0.55	3,558
4805.05	3,762	1,622	1,575	323	11.7	0.50	7,463
4808.01	4,440	1,569	1,549	571	7.8	0.89	4,980
4808.02	3,492	1,380	1,351	639	5.5	1.00	3,497
4809.01	6,140	1,948	1,918	680	9.0	1.06	5,777
4809.02	3,528	1,441	1,405	590	6.0	0.92	3,824
4809.03	3,849	1,529	1,479	291	13.2	0.46	8,456
4810	4,990	1,927	1,884	351	14.2	0.55	9,098
4811.01	2,110	1,178	1,147	214	9.9	0.33	6,323
4811.02	3,198	1,492	1,461	108	29.6	0.17	18,946
4811.03	3,304	1,242	1,222	149	22.1	0.23	14,144
4811.04	2,589	1,222	1,197	85	30.3	0.13	19,419
4811.05	5,414	1,698	1,680	836	6.5	1.31	4,143
4811.06	5,726	1,756	1,737	914	6.3	1.43	4,009
4812.01	1,482	392	384	349	4.2	0.55	2,715
4812.02	6,250	2,052	2,003	952	6.6	1.49	4,200
4814	6,264	2,734	2,676	1,410	4.4	2.20	2,844
4815	2,310	820	806	1,224	1.9	1.91	1,207
4816	3,560	1,141	1,128	2,175	1.6	3.40	1,048
4817.01	6,270	2,035	2,012	2,590	2.4	4.05	1,549
4817.02	4,068	1,955	1,918	692	5.9	1.08	3,764
4819	5,665	2,288	2,237	2,607	2.2	4.07	1,391
4820.01	5,463	1,840	1,817	1,027	5.3	1.60	3,405
4820.02	3,715	1,842	1,797	480	7.7	0.75	4,958

(Continued)

**Table 3.9**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4821	2,829	1,532	1,496	229	12.4	0.36	7,922
4822.01	2,054	1,009	984	234	8.8	0.37	5,624
4822.02	3,087	1,974	1,920	545	5.7	0.85	3,625
4822.03	5,089	2,828	2,749	470	10.8	0.73	6,924
4823.01	4,758	2,268	2,216	762	6.2	1.19	3,995
4823.02	4,516	1,820	1,769	190	23.8	0.30	15,208
4823.03	3,318	1,703	1,667	425	7.8	0.66	4,993
4824	2,243	782	769	1,105	2.0	1.73	1,300
4825.01	9,250	3,656	3,581	2,041	4.5	3.19	2,901
4825.02	3,041	1,032	1,021	393	7.7	0.61	4,949
4825.03	5,037	1,545	1,529	738	6.8	1.15	4,369
4825.04	5,498	1,668	1,650	1,032	5.3	1.61	3,408
4826.01	7,318	2,390	2,360	967	7.6	1.51	4,841
4826.02	7,561	2,402	2,371	1,426	5.3	2.23	3,393
4901.01	5,103	1,892	1,862	1,210	4.2	1.89	2,700
4901.03	5,879	1,884	1,864	4,725	1.2	7.38	796
4905.01	3,297	1,323	1,295	272	12.1	0.43	7,749
4905.02	6,617	2,176	2,142	2,405	2.8	3.76	1,761
4910	2,128	596	589	4,414	0.5	6.90	309
4911.01	3,855	1,173	1,159	1,947	2.0	3.04	1,267
4911.02	3,692	1,131	1,118	828	4.5	1.29	2,853
4911.03	6,728	2,132	2,107	472	14.3	0.74	9,130
4912.01	6,382	2,325	2,293	521	12.3	0.81	7,844
4912.02	1,745	840	813	190	9.2	0.30	5,864
4913.01	7,119	2,124	2,095	3,981	1.8	6.22	1,145
4913.02	3,813	1,440	1,411	303	12.6	0.47	8,055
4913.03	4,750	1,507	1,486	247	19.2	0.39	12,293
4914.01	4,700	1,884	1,859	327	14.4	0.51	9,194
4914.02	4,235	1,415	1,402	306	13.8	0.48	8,849

(Continued)

**Table 3.9**  
**2014 Population, Housing Units and Households by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4914.03	3,977	1,153	1,145	429	9.3	0.67	5,939
4914.04	4,045	1,334	1,322	390	10.4	0.61	6,643
4914.05	3,091	836	830	423	7.3	0.66	4,676
4915.01	7,036	2,391	2,352	635	11.1	0.99	7,097
4915.02	7,325	2,136	2,114	1,440	5.1	2.25	3,255
4916.01	5,063	1,577	1,557	464	10.9	0.72	6,988
4916.02	5,325	1,583	1,568	554	9.6	0.86	6,157
4917.01	3,481	1,783	1,750	340	10.2	0.53	6,553
4917.02	7,784	3,563	3,490	564	13.8	0.88	8,831
4917.03	4,760	2,370	2,270	382	12.5	0.60	7,974
4917.04	4,893	2,210	2,143	331	14.8	0.52	9,452
4917.05	3,545	934	921	943	3.8	1.47	2,406
4918.01	2,382	1,085	1,064	288	8.3	0.45	5,297
4918.02	3,087	1,162	1,147	417	7.4	0.65	4,735
4918.03	6,614	2,625	2,581	715	9.2	1.12	5,917
4920	6,787	2,177	2,155	5,872	1.2	9.17	740
4921	6,640	2,209	2,195	7,633	0.9	11.93	557
4922.01	2,935	1,002	993	7,930	0.4	12.39	237
4922.02	7,139	2,211	2,194	1,461	4.9	2.28	3,126
4922.03	4,175	1,270	1,256	1,193	3.5	1.86	2,239
4923	3,481	1,094	1,082	525	6.6	0.82	4,244
4924	4,695	1,800	1,772	906	5.2	1.42	3,315
4925	4,455	1,408	1,398	11,148	0.4	17.42	256
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
<b>Fairfax County</b>	<b>1,116,246</b>	<b>409,979</b>	<b>400,951</b>	<b>259,975</b>	<b>4.3</b>	<b>406.21</b>	<b>2,748</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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

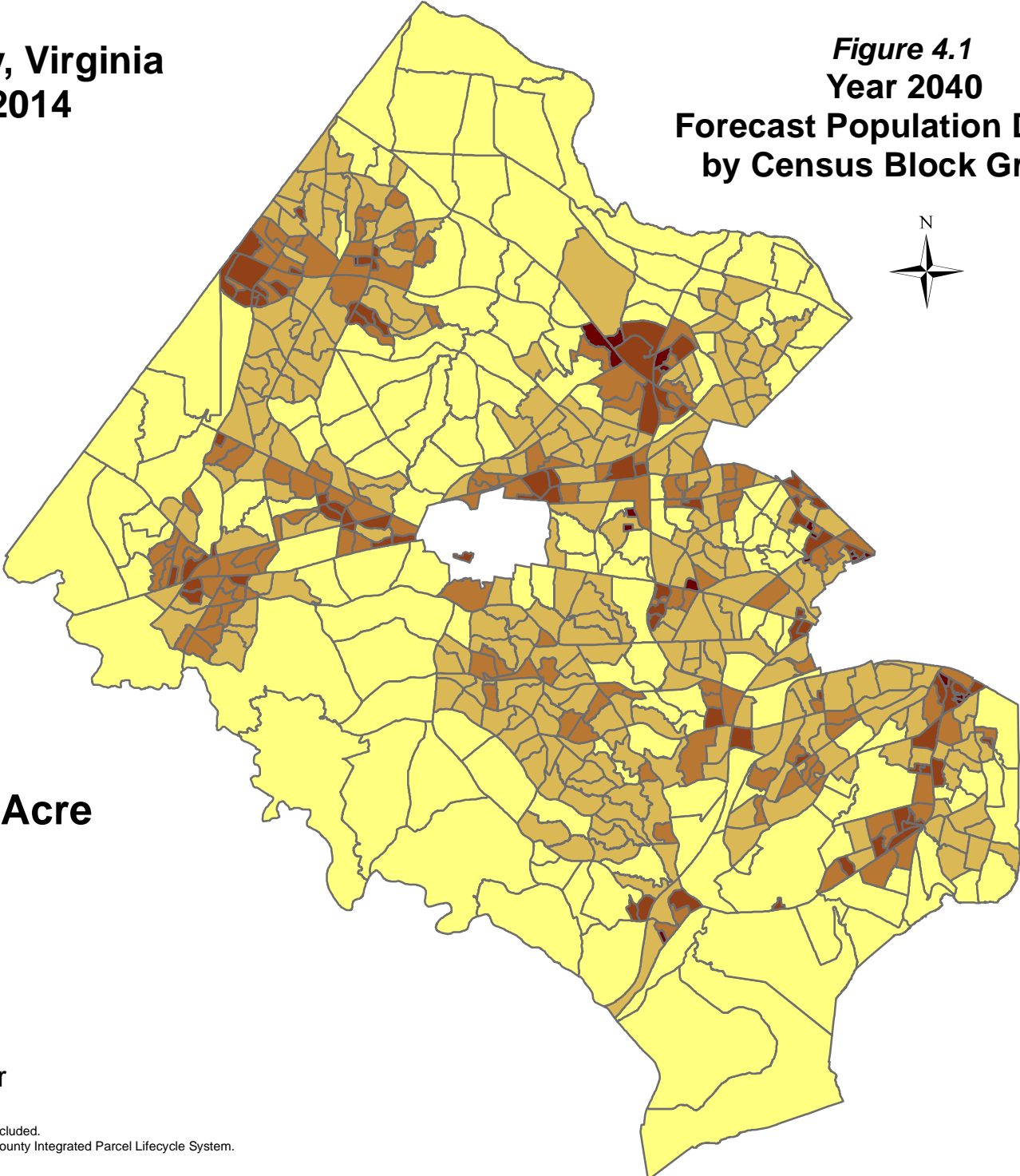
The population forecasts reflect projections as of January 1 of the respective year on the table. The population forecasts include both household population (persons living in housing units) and group quarters population (persons living in facilities such as detention centers, nursing homes, military 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 2014



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



## Persons Per Acre

-  Less than 5
-  5 - 9.9
-  10 - 19.9
-  20 - 49.9
-  50 and Over

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

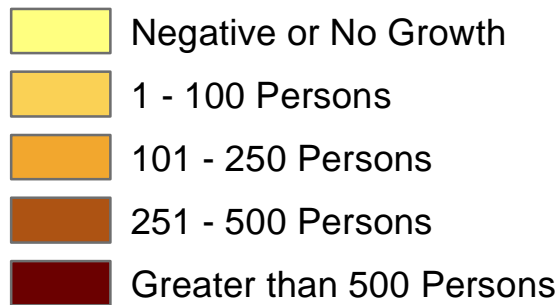
# Fairfax County, Virginia January 2014



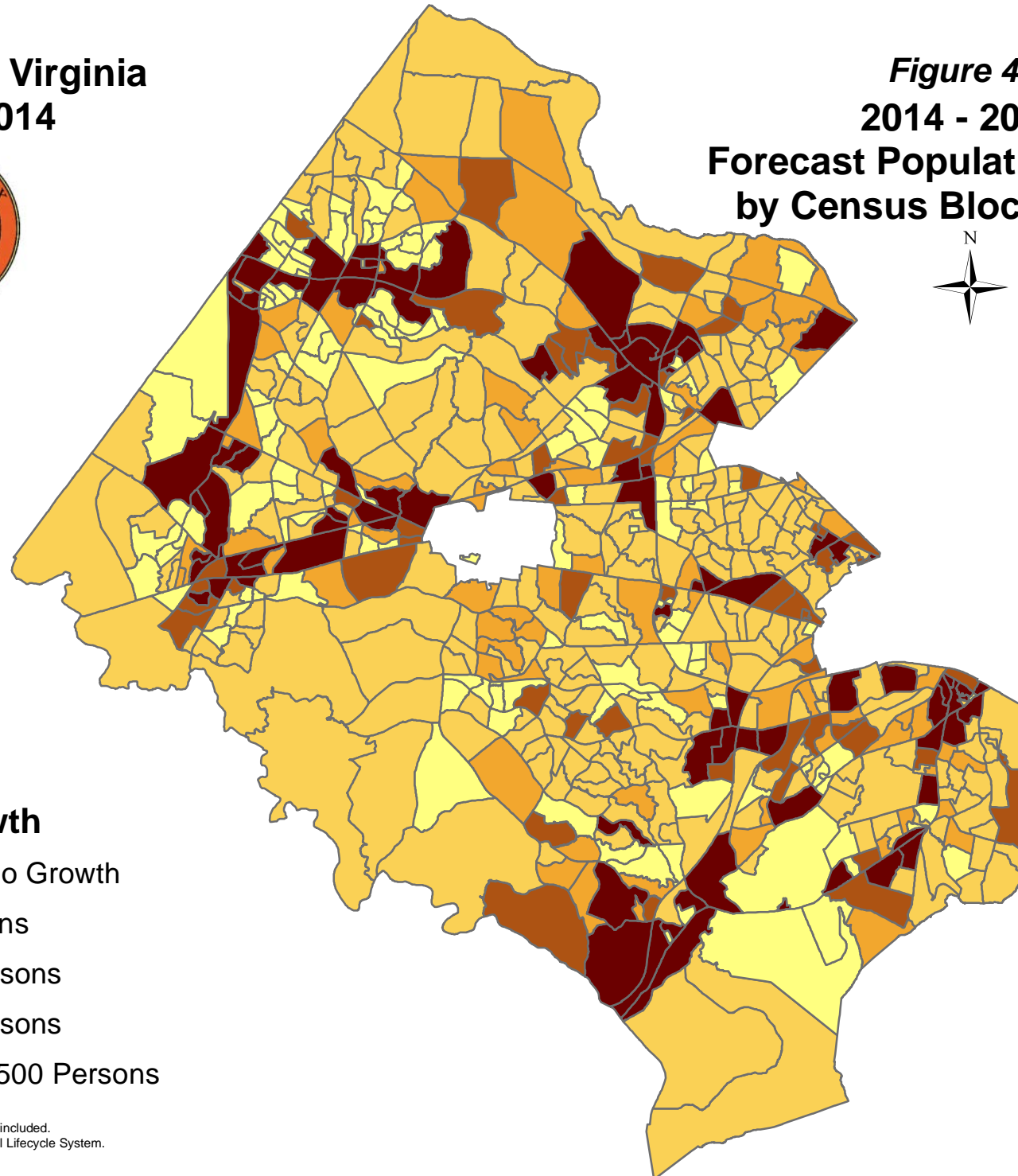
**Figure 4.2**  
**2014 - 2040**  
**Forecast Population Growth**  
**by Census Block Groups**



## Population Growth



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





**Table 4.1**  
**Historical, Estimated and Forecasted Population by Supervisor District**  
**Fairfax County, January 2014**

Supervisor District	2010	2014	2015	2020	2025	2030	2035	2040
Braddock	118,484	121,135	121,320	122,023	123,173	124,505	125,706	126,846
Dranesville 1/	119,740	121,891	121,959	125,291	130,023	135,198	139,803	144,242
Hunter Mill 2/	122,623	126,352	126,231	129,845	138,451	148,359	157,129	165,349
Lee	118,949	121,260	121,358	125,177	132,317	139,030	145,083	150,747
Mason	115,991	112,606	112,939	113,623	116,379	119,687	122,678	125,488
Mount Vernon	121,121	126,963	127,063	131,092	137,007	142,747	147,877	152,793
Providence	121,982	134,081	137,774	157,800	175,904	190,180	202,948	214,866
Springfield 3/	118,212	122,375	122,629	123,078	124,933	126,967	128,894	130,646
Sully	124,624	129,582	129,602	130,820	135,511	140,810	145,611	150,058
<b>Fairfax County</b>	<b>1,081,726</b>	<b>1,116,246</b>	<b>1,120,875</b>	<b>1,158,750</b>	<b>1,213,699</b>	<b>1,267,483</b>	<b>1,315,731</b>	<b>1,361,036</b>

**Table 4.2**  
**Historical, Estimated and Forecasted Population by Town**  
**Fairfax County, January 2014**

Town	2010	2014	2015	2020	2025	2030	2035	2040
Town of Clifton	282	279	279	279	279	279	279	279
Town of Herndon	23,292	21,448	21,474	21,941	22,645	23,419	24,109	24,752
Town of Vienna	15,687	16,590	16,603	16,605	16,605	16,605	16,605	16,605
<b>Towns Total</b>	<b>39,261</b>	<b>38,317</b>	<b>38,356</b>	<b>38,824</b>	<b>39,528</b>	<b>40,303</b>	<b>40,992</b>	<b>41,635</b>

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

Planning District	1990	2000	2010	2014	2015	2020	2025	2030	2035	2040
Annandale	66,329	70,152	74,386	74,062	74,141	74,677	75,945	77,452	78,823	80,122
Baileys	38,392	43,989	45,851	43,486	43,503	43,831	45,334	47,134	48,764	50,289
Bull Run	66,234	107,798	124,691	129,540	129,789	130,697	134,979	139,975	144,528	148,737
Fairfax	45,244	56,024	70,566	76,320	76,489	77,684	79,271	80,789	82,184	83,468
Jefferson	42,859	48,092	53,819	57,193	60,144	63,381	64,910	66,756	68,402	69,954
Lincolnia	14,010	16,819	18,483	18,736	19,026	19,108	19,349	19,637	19,899	20,142
Lower Potomac	24,371	23,769	34,335	38,243	38,272	41,235	43,655	45,553	47,257	48,860
McLean	58,747	63,278	69,607	73,125	73,241	87,431	101,537	111,340	120,126	128,383
Mount Vernon	82,483	86,944	95,581	97,053	97,118	98,487	103,713	109,686	115,044	120,093
Pohick 1/	127,040	137,166	137,045	139,771	139,810	140,144	141,365	142,564	143,658	144,713
Rose Hill	34,520	45,646	50,589	51,848	51,871	52,202	53,705	55,352	56,885	58,331
Springfield	39,919	48,736	55,708	56,408	56,473	59,607	63,262	65,978	68,412	70,691
Upper Potomac 2/	125,169	162,010	185,094	189,492	189,576	195,270	204,272	214,131	222,849	231,084
Vienna 3/	53,267	59,326	65,971	70,968	71,423	74,994	82,401	91,135	98,899	106,171
<b>Fairfax County</b>	<b>818,584</b>	<b>969,749</b>	<b>1,081,726</b>	<b>1,116,246</b>	<b>1,120,875</b>	<b>1,158,750</b>	<b>1,213,699</b>	<b>1,267,483</b>	<b>1,315,731</b>	<b>1,361,036</b>

Sources: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

Human Services Region	2014	2015	2020	2025	2030	2035	2040
<b>Region 1</b>	250,817	251,012	258,856	271,858	284,260	295,398	305,929
<b>Region 2</b>	241,384	244,911	251,358	257,141	264,078	270,323	276,210
<b>Region 3 1/</b>	316,307	316,867	338,813	368,470	395,601	419,771	442,468
<b>Region 4 2/</b>	307,737	308,085	309,722	316,230	323,543	330,239	336,428
<b>Fairfax County</b>	<b>1,116,246</b>	<b>1,120,875</b>	<b>1,158,750</b>	<b>1,213,699</b>	<b>1,267,483</b>	<b>1,315,731</b>	<b>1,361,036</b>

*Source: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

ZIP Code	2014	2015	2020	2025	2030	2035	2040
20120	42,129	42,128	42,363	43,367	44,568	45,666	46,640
20121	29,981	29,981	30,118	30,954	31,873	32,714	33,508
20124	15,729	15,730	15,726	15,742	15,742	15,760	15,804
20151	21,686	21,696	22,061	23,852	25,962	27,867	29,642
20152	3	3	3	3	3	3	3
20164	3	3	3	3	3	3	3
20170	39,217	39,254	39,851	41,060	42,420	43,545	44,691
20171	47,940	47,619	49,651	52,907	56,399	59,505	62,419
20190	18,014	18,231	19,989	22,261	24,691	26,859	28,881
20191	28,909	28,934	29,486	31,090	33,044	34,782	36,398
20194	14,176	14,176	14,180	14,212	14,245	14,276	14,305
20196			15	89	180	260	336
22003	55,624	55,644	55,954	57,189	58,661	59,998	61,266
22015	43,000	43,009	43,064	43,233	43,404	43,560	43,702
22027	2,270	2,270	2,315	2,514	2,757	2,973	3,172
22030	41,149	41,279	42,169	43,197	44,065	44,863	45,589
22031	31,221	33,260	37,397	38,820	40,544	42,085	43,533
22032	28,794	28,850	29,148	29,483	29,909	30,272	30,627
22033	39,682	39,912	40,400	41,781	43,285	44,652	45,902
22035		1	2	2	2	2	2
22039	18,945	18,954	19,024	19,332	19,578	19,846	20,066
22041	26,341	26,337	26,595	27,987	29,640	31,141	32,550
22042	31,832	31,840	31,906	32,231	32,618	32,960	33,295
22043	24,594	24,609	24,716	25,133	25,628	26,074	26,497
22044	10,701	10,702	10,755	10,818	10,905	10,979	11,041
22046	5,168	5,168	5,188	5,286	5,407	5,515	5,618

(Continued)

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2014**

ZIP Code	2014	2015	2020	2025	2030	2035	2040
22060	10,602	10,602	11,071	11,457	11,599	11,741	11,863
22066	18,466	18,574	19,002	19,188	19,387	19,582	19,759
22067	173	186	188	188	188	188	188
22079	33,949	33,992	36,594	38,738	40,574	42,216	43,782
22101	29,677	29,467	29,888	30,483	31,179	31,826	32,444
22102	24,173	24,290	33,222	42,686	49,291	55,197	60,740
22124	18,316	18,366	18,633	18,729	18,843	18,945	19,040
22150	28,275	28,300	31,240	34,721	37,260	39,524	41,650
22151	17,245	17,249	17,259	17,311	17,370	17,425	17,476
22152	28,271	28,269	28,294	28,405	28,535	28,648	28,759
22153	32,493	32,505	32,564	32,865	33,131	33,368	33,616
22180	26,994	28,339	29,322	29,809	30,402	30,926	31,422
22181	15,500	15,508	15,558	15,835	16,134	16,404	16,677
22182	28,765	28,969	35,226	45,010	54,260	62,487	70,159
22203	310	310	310	310	310	311	313
22204	44	44	45	45	46	46	47
22205			3	21	42	61	79
22206	6	6	6	6	6	6	6
22207	135	135	136	142	149	155	161
22213	3	3	3	4	5	6	7
22302	1,368	1,368	1,368	1,372	1,376	1,380	1,383
22303	14,506	14,534	15,310	17,510	19,973	22,176	24,246
22304	344	344	344	344	344	344	344
22306	31,497	31,511	31,790	33,267	35,007	36,571	38,024
22307	10,637	10,639	10,673	10,912	11,183	11,411	11,629
22308	13,347	13,355	13,378	13,490	13,623	13,751	13,882

(Continued)

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2014**

<b>ZIP Code</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>22309</b>	33,329	33,364	33,659	34,923	36,368	37,690	38,935
<b>22310</b>	28,625	28,655	28,975	29,784	30,755	31,644	32,479
<b>22311</b>	1,640	1,637	1,645	1,659	1,676	1,692	1,706
<b>22312</b>	23,157	23,469	23,552	23,792	24,078	24,338	24,579
<b>22315</b>	27,290	27,296	27,409	28,143	28,852	29,513	30,148
<b>Fairfax County</b>	<b>1,116,246</b>	<b>1,120,875</b>	<b>1,158,750</b>	<b>1,213,699</b>	<b>1,267,483</b>	<b>1,315,731</b>	<b>1,361,036</b>

*Sources: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

Sewershed	2014	2015	2020	2025	2030	2035	2040
A1	33,321	33,324	33,578	34,464	35,477	36,375	37,214
A2	9,624	9,300	10,913	12,456	13,940	15,261	16,502
A3	4,277	4,278	4,352	4,741	5,206	5,623	6,009
B1	6,241	6,241	6,519	7,924	9,636	11,159	12,574
B2	24,077	24,198	24,884	25,942	27,202	28,237	29,302
B3	2,851	2,851	2,855	2,874	2,898	2,921	2,947
B5	21,448	21,474	21,941	22,645	23,419	24,109	24,752
C1	3,613	3,614	3,629	3,657	3,689	3,718	3,745
C2	3,777	3,786	3,801	3,841	3,886	3,927	3,965
D1	9,848	9,939	10,266	10,409	10,563	10,717	10,856
D2	23,975	24,115	25,383	26,978	28,585	30,019	31,359
D3	79,646	79,906	90,682	103,507	113,887	123,125	131,747
E1	18,355	18,455	23,268	29,629	35,034	39,864	44,392
E2	2,078	2,094	2,105	2,146	2,188	2,238	2,300
F	7,744	7,755	7,823	8,048	8,317	8,563	8,795
G1	36,924	36,957	37,235	38,056	39,040	39,932	40,780
G2	3,150	2,901	3,113	3,180	3,261	3,328	3,396
G3	2,220	2,227	2,235	2,296	2,354	2,413	2,449
G4	964	964	974	1,026	1,087	1,139	1,190
H1	14,511	14,511	14,576	14,882	15,272	15,643	16,020
H2	6,527	6,527	6,579	6,990	7,452	7,862	8,221
H3	880	880	890	941	1,002	1,054	1,103
I1	72,880	72,890	73,305	75,097	77,258	79,185	81,000
I2	3,385	3,385	3,399	3,468	3,552	3,628	3,700
I3	62,304	62,614	63,156	65,366	68,007	70,393	72,621
I4	218	234	236	238	240	242	243

(Continued)

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2014**

<b>Sewershed</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
I5	960	960	966	999	1,040	1,076	1,110
I6	6	6	6	6	6	6	6
J1	21,429	21,459	21,832	23,124	24,682	26,077	27,364
J2	7,125	7,125	7,667	9,198	10,847	12,331	13,739
J3	5,976	5,984	6,119	6,810	7,634	8,374	9,060
J4	3,823	3,823	3,823	3,893	3,961	4,006	4,054
K	47,407	47,426	47,618	48,611	49,723	50,740	51,707
L	51,372	51,405	51,736	53,333	55,068	56,665	58,179
M0	7,211	7,215	7,270	7,407	7,570	7,718	7,854
M1	12,703	12,721	12,808	12,941	13,084	13,222	13,343
M2	79,933	83,368	88,784	91,051	93,755	96,175	98,489
M3	19,367	19,370	19,375	19,407	19,444	19,478	19,508
M4	21,737	21,753	21,913	22,552	23,323	24,012	24,663
M5	12,092	12,097	12,124	12,280	12,450	12,599	12,737
M6	19,262	19,301	22,090	24,383	25,503	26,492	27,420
M7	543	543	996	1,269	1,295	1,318	1,339
M8	9,141	9,147	9,199	9,337	9,482	9,628	9,754
M9	16,404	16,448	17,298	18,436	19,442	20,370	21,218
N1	126,630	126,735	129,325	131,516	133,397	135,081	136,700
N2	18,741	18,746	18,764	19,133	19,369	19,628	19,865
O1	1,430	1,435	1,456	1,456	1,456	1,456	1,456
P	187	187	204	273	357	432	503
P1	2,399	2,399	2,450	2,678	2,972	3,224	3,465
P2	517	520	520	520	520	520	520
P3	3,795	3,798	3,806	3,933	4,067	4,169	4,277
P4	218	218	218	218	218	218	218

(Continued)



**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2014**

<b>Sewershed</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>P5</b>	783	783	783	783	783	783	783
<b>Q1</b>	7,595	7,609	7,721	7,793	7,865	7,937	8,008
<b>R1</b>	8,954	8,957	8,961	8,988	9,020	9,050	9,077
<b>R2</b>	867	867	869	877	888	897	906
<b>R3</b>	279	279	279	279	279	279	279
<b>R4</b>	987	986	986	987	987	987	987
<b>S1</b>	34,208	34,219	34,374	34,994	35,695	36,368	37,017
<b>S2</b>	1,212	1,212	1,214	1,224	1,235	1,245	1,255
<b>T1</b>	5,174	5,174	5,318	6,059	6,956	7,754	8,493
<b>T2</b>	27,171	27,182	27,539	29,308	31,381	33,255	35,016
<b>T3</b>	18,954	18,954	18,956	18,983	18,993	19,020	19,028
<b>T4</b>	27,093	27,322	27,685	28,441	29,219	29,923	30,560
<b>T5</b>	28,864	28,862	29,118	30,385	31,894	33,215	34,434
<b>T6</b>	388	388	393	407	416	430	437
<b>T7</b>	8,471	8,471	8,488	8,627	8,759	8,898	9,024
<b>Fairfax County</b>	<b>1,116,246</b>	<b>1,120,875</b>	<b>1,158,750</b>	<b>1,213,699</b>	<b>1,267,483</b>	<b>1,315,731</b>	<b>1,361,036</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

Census Tract	2014	2015	2020	2025	2030	2035	2040
4151	3,626	3,626	3,719	4,194	4,769	5,290	5,787
4152	3,214	3,214	3,214	3,287	3,359	3,408	3,458
4153	4,043	4,045	4,060	4,119	4,193	4,254	4,314
4154.01	4,747	4,747	4,754	4,789	4,830	4,865	4,900
4154.02	2,620	2,623	2,635	2,703	2,781	2,851	2,920
4155	6,332	6,332	6,345	6,421	6,503	6,586	6,664
4156	2,681	2,687	2,706	2,792	2,891	2,986	3,081
4157	4,030	4,029	4,031	4,039	4,048	4,057	4,067
4158	4,697	4,698	4,701	4,715	4,733	4,751	4,770
4159	3,145	3,147	3,151	3,171	3,195	3,217	3,241
4160	5,771	5,772	5,832	6,145	6,513	6,846	7,157
4161	3,709	3,733	3,777	3,883	4,012	4,136	4,262
4162	6,188	6,188	6,188	6,188	6,188	6,188	6,188
4163	2,337	2,346	2,375	2,405	2,441	2,473	2,503
4201	3,930	3,931	3,942	3,989	4,014	4,043	4,061
4202.01	3,632	3,630	3,656	3,700	3,758	3,818	3,879
4202.02	2,116	2,116	2,120	2,138	2,160	2,180	2,198
4202.03	2,740	2,739	2,818	3,209	3,685	4,110	4,508
4203	6,095	6,117	6,175	6,350	6,566	6,763	6,945
4204	3,065	3,072	3,194	3,437	3,711	3,955	4,183
4205.01	1,444	1,444	1,521	1,950	2,446	2,900	3,332
4205.02	1,699	1,699	1,725	1,853	2,015	2,151	2,284
4205.03	3,441	3,441	3,809	4,436	5,013	5,523	6,005
4206	4,243	4,243	4,345	4,831	5,437	5,964	6,449
4207	4,135	4,136	4,149	4,171	4,198	4,220	4,245
4208	3,743	3,743	3,772	3,876	3,992	4,121	4,227

(Continued)

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

Census Tract	2014	2015	2020	2025	2030	2035	2040
4210.01	2,821	2,851	2,955	2,989	3,029	3,066	3,100
4210.02	4,978	4,981	7,589	9,570	10,338	11,009	11,652
4211.01	5,881	5,887	5,917	5,943	5,958	5,971	5,983
4211.02	3,688	3,688	3,691	3,800	3,890	3,978	4,065
4211.03	5,131	5,137	5,255	5,724	6,264	6,761	7,217
4212	1,883	1,882	1,883	1,885	1,885	1,885	1,885
4213	3,726	3,726	3,726	3,729	3,730	3,731	3,732
4214	7,442	7,454	7,635	8,593	9,727	10,752	11,700
4215	6,915	6,915	6,951	7,148	7,377	7,579	7,762
4216	5,876	5,878	5,953	6,313	6,697	7,048	7,379
4217.01	4,639	4,639	4,648	4,693	4,748	4,797	4,843
4217.02	4,499	4,504	4,528	4,533	4,538	4,543	4,548
4218	5,708	5,707	5,787	6,203	6,683	7,121	7,525
4219	2,843	2,843	3,296	3,570	3,596	3,619	3,640
4220	3,753	3,753	3,802	4,139	4,525	4,871	5,176
4221.01	7,189	7,189	7,236	7,461	7,725	7,957	8,174
4221.02	6,421	6,441	6,759	7,410	8,105	8,741	9,357
4222.01	3,491	3,491	5,489	6,043	6,120	6,190	6,258
4222.02	6,270	6,270	6,338	6,692	7,107	7,473	7,820
4223.01	3,003	3,003	3,016	3,140	3,264	3,378	3,490
4223.02	5,560	5,559	5,583	5,735	5,892	6,036	6,172
4224.01	2,024	2,026	2,027	1,964	1,877	1,801	1,730
4224.02	5,307	5,308	5,277	5,200	5,072	4,963	4,865
4224.03	2,435	2,436	2,480	2,588	2,709	2,818	2,922
4301.01	4,581	4,580	4,610	4,646	4,688	4,720	4,752
4301.02	2,771	2,771	2,777	2,797	2,826	2,850	2,873

(Continued)

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

Census Tract	2014	2015	2020	2025	2030	2035	2040
4302.01	4,582	4,582	4,596	4,658	4,737	4,802	4,866
4302.02	5,169	5,169	5,186	5,273	5,378	5,467	5,556
4302.03	2,678	2,678	2,685	2,724	2,770	2,809	2,848
4304	7,156	7,159	7,160	7,160	7,161	7,161	7,162
4305	1,618	1,618	1,618	1,619	1,620	1,621	1,622
4306	7,465	7,465	7,606	8,324	9,192	9,967	10,690
4307	2,794	2,794	2,804	2,857	2,920	2,977	3,030
4308.01	4,209	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	4,229	4,230	4,243	4,323	4,417	4,504	4,585
4309.02	3,421	3,421	3,424	3,440	3,457	3,473	3,487
4310.01	4,528	4,527	4,540	4,636	4,732	4,825	4,905
4310.02	2,107	2,107	2,107	2,109	2,110	2,112	2,113
4313	4,149	4,149	4,150	4,158	4,167	4,176	4,183
4314	4,571	4,571	4,571	4,581	4,590	4,593	4,602
4315	5,313	5,311	5,320	5,332	5,346	5,359	5,372
4316	9,108	9,130	9,299	9,981	10,795	11,528	12,218
4318.01	4,232	4,232	4,240	4,283	4,335	4,381	4,424
4318.02	3,352	3,352	3,339	3,294	3,228	3,165	3,110
4319	3,242	3,240	3,249	3,252	3,256	3,260	3,263
4320	3,299	3,299	3,299	3,299	3,299	3,299	3,299
4321	3,615	3,618	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
4322.02	4,596	4,603	4,631	4,692	4,765	4,830	4,890
4323	5,348	5,348	5,353	5,375	5,401	5,425	5,447
4324.01	3,554	3,555	3,555	3,557	3,559	3,561	3,563

(Continued)

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

Census Tract	2014	2015	2020	2025	2030	2035	2040
4324.02	5,167	5,167	5,169	5,182	5,197	5,211	5,223
4325	5,771	5,772	5,774	5,787	5,803	5,817	5,832
4326	5,029	5,029	5,037	5,080	5,132	5,179	5,225
4327.01	3,194	3,199	3,221	3,226	3,232	3,237	3,242
4327.02	4,239	4,239	4,244	4,266	4,292	4,316	4,338
4328	2,216	2,216	2,218	2,238	2,260	2,280	2,300
4401	8,160	8,164	8,168	8,206	8,243	8,281	8,314
4402.01	4,075	5,563	7,095	7,338	7,629	7,885	8,130
4402.02	6,012	6,013	6,014	6,022	6,031	6,041	6,052
4403	2,719	2,721	2,726	2,735	2,746	2,758	2,773
4405.01	5,028	5,029	5,039	5,094	5,160	5,219	5,275
4405.02	9,373	9,444	9,472	9,521	9,567	9,609	9,649
4406	3,185	3,185	3,188	3,196	3,203	3,210	3,216
4407.01	2,738	2,737	2,738	2,741	2,745	2,749	2,752
4407.02	5,208	5,207	5,207	5,216	5,223	5,231	5,236
4408	6,331	6,385	6,617	6,670	6,734	6,795	6,858
4501	5,237	5,237	5,239	5,249	5,262	5,273	5,284
4502	4,122	4,122	4,125	4,141	4,160	4,177	4,194
4503	4,683	4,686	4,707	4,796	4,901	4,996	5,085
4504	2,696	2,696	2,701	2,727	2,758	2,788	2,815
4505	2,819	2,823	2,825	2,825	2,826	2,827	2,828
4506.01	3,693	3,693	3,696	3,708	3,722	3,733	3,749
4506.02	4,152	4,152	4,152	4,155	4,159	4,163	4,168
4507.01	3,001	3,002	3,013	3,027	3,045	3,062	3,079
4507.02	4,261	4,256	4,331	4,655	5,046	5,398	5,726
4508	3,395	3,397	3,458	3,767	4,141	4,474	4,786

(Continued)

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4509	1,708	1,708	1,708	1,710	1,713	1,716	1,718
4510	2,634	2,633	2,634	2,637	2,641	2,645	2,649
4511	2,129	2,130	2,131	2,134	2,139	2,144	2,149
4512	1,608	1,609	1,645	1,656	1,670	1,682	1,694
4513	2,170	2,170	2,177	2,198	2,222	2,244	2,266
4514	2,534	2,534	2,539	2,566	2,598	2,627	2,656
4515.01	5,426	5,422	5,448	5,497	5,570	5,631	5,680
4515.02	5,222	5,222	5,238	5,318	5,419	5,533	5,675
4516.01	5,321	5,321	5,447	6,084	6,856	7,545	8,186
4516.02	2,702	2,702	2,705	2,722	2,741	2,758	2,774
4518	3,345	3,367	3,372	3,384	3,398	3,412	3,425
4519	6,418	6,423	6,465	6,657	6,891	7,102	7,305
4520	2,799	2,801	2,844	3,011	3,211	3,392	3,563
4521.01	5,140	5,155	5,199	5,228	5,264	5,298	5,331
4521.02	3,107	3,109	3,114	3,118	3,124	3,129	3,135
4522	6,163	6,163	6,171	6,214	6,267	6,313	6,357
4523.01	3,434	3,434	3,438	3,495	3,542	3,593	3,648
4523.02	4,837	4,837	4,874	5,058	5,283	5,482	5,669
4524	6,804	6,805	6,810	6,838	6,868	6,897	6,923
4525.01	3,736	3,739	3,746	3,777	3,816	3,851	3,883
4525.02	5,268	5,273	5,275	5,285	5,298	5,309	5,319
4526	6,033	6,312	6,347	6,384	6,424	6,461	6,488
4527	5,347	5,347	5,392	5,617	5,889	6,132	6,358
4528.01	4,619	4,617	4,643	4,805	4,988	5,151	5,295
4528.02	3,062	3,062	3,095	3,354	3,646	3,905	4,131
4601	4,478	4,490	4,548	4,607	4,678	4,743	4,806

(Continued)

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4602</b>	4,109	4,106	4,112	4,116	4,120	4,124	4,128
<b>4603</b>	2,851	2,853	2,884	3,097	3,370	3,583	3,796
<b>4604</b>	4,929	4,930	6,002	9,988	14,606	18,709	22,540
<b>4605.01</b>	2,616	2,616	2,894	4,314	6,028	7,568	8,996
<b>4605.02</b>	9,023	9,027	9,167	9,822	10,606	11,316	11,961
<b>4606</b>	3,988	4,006	4,032	4,152	4,297	4,425	4,547
<b>4607.01</b>	3,615	3,617	3,618	3,618	3,618	3,618	3,618
<b>4607.02</b>	4,559	4,564	4,564	4,564	4,564	4,564	4,564
<b>4608</b>	3,444	3,444	3,444	3,444	3,444	3,444	3,444
<b>4609</b>	2,529	2,532	2,532	2,532	2,532	2,532	2,532
<b>4610</b>	2,444	2,446	2,447	2,447	2,447	2,447	2,447
<b>4611</b>	7,509	7,519	7,549	7,659	7,792	7,909	8,034
<b>4612.01</b>	4,743	4,748	4,750	4,754	4,757	4,760	4,763
<b>4612.02</b>	5,744	5,789	6,566	7,025	7,233	7,436	7,617
<b>4615</b>	6,852	6,869	6,969	7,148	7,330	7,501	7,670
<b>4616.01</b>	7,028	7,437	9,379	10,020	10,805	11,498	12,154
<b>4616.02</b>	7,751	9,201	10,823	11,800	12,982	14,037	15,020
<b>4617</b>	6,506	6,507	6,524	6,610	6,715	6,810	6,902
<b>4618.01</b>	1,069	1,069	1,070	1,072	1,075	1,077	1,079
<b>4618.02</b>	5,513	5,513	5,524	5,593	5,671	5,740	5,802
<b>4619.01</b>	4,005	4,005	4,023	4,044	4,070	4,094	4,117
<b>4619.02</b>	1,645	1,645	1,651	1,677	1,708	1,736	1,762
<b>4701</b>	2,883	2,890	2,897	2,978	3,055	3,134	3,182
<b>4703</b>	3,251	3,254	3,288	3,443	3,631	3,786	3,942
<b>4704</b>	4,500	4,504	4,576	4,667	4,770	4,877	4,983
<b>4705</b>	5,498	5,508	5,562	5,710	5,887	6,056	6,220

(Continued)

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4706	3,097	3,105	3,140	3,247	3,375	3,492	3,610
4707	5,261	5,274	5,298	5,303	5,309	5,316	5,324
4708	2,924	2,927	2,941	2,949	2,964	2,975	2,987
4709	7,253	7,002	7,203	7,237	7,275	7,310	7,349
4710	2,067	2,067	2,120	2,385	2,704	2,989	3,255
4711	7,036	7,046	7,066	7,117	7,175	7,227	7,279
4712.01	2,815	2,815	3,472	4,724	5,943	7,029	8,042
4712.02	4,170	4,170	6,645	8,903	10,170	11,293	12,347
4713.01	4,030	4,034	4,051	4,051	4,051	4,051	4,051
4713.03	3,703	3,703	3,719	3,801	3,901	3,990	4,074
4713.04	1,862	1,862	1,868	1,900	1,938	1,973	2,005
4714.01	3,306	3,306	3,308	3,318	3,331	3,342	3,354
4714.02	3,358	3,358	3,363	3,390	3,422	3,451	3,479
4801	4,607	4,626	4,645	4,699	4,760	4,817	4,873
4802.01	4,607	4,610	4,624	4,689	4,764	4,850	4,956
4802.02	4,826	4,920	8,357	12,840	16,685	20,114	23,310
4802.03	3,371	3,546	4,524	5,466	6,538	7,494	8,385
4803	7,509	7,537	13,626	17,764	18,931	19,985	20,968
4804.01	4,834	4,916	5,268	5,297	5,330	5,362	5,392
4804.02	6,903	6,910	6,928	6,968	7,015	7,059	7,104
4805.01	3,651	3,663	3,715	3,727	3,739	3,739	3,752
4805.02	6,331	6,330	6,330	6,394	6,457	6,457	6,520
4805.03	3,491	3,491	3,492	3,523	3,555	3,564	3,595
4805.04	1,963	1,963	1,963	1,963	1,963	1,963	1,963
4805.05	3,762	3,761	3,761	3,761	3,761	3,761	3,761
4808.01	4,440	4,448	4,453	4,470	4,492	4,511	4,529

(Continued)



**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

Census Tract	2014	2015	2020	2025	2030	2035	2040
4808.02	3,492	3,491	3,491	3,491	3,491	3,491	3,491
4809.01	6,140	6,159	6,502	6,584	6,604	6,621	6,637
4809.02	3,528	3,528	3,647	4,251	4,984	5,637	6,246
4809.03	3,849	3,849	3,849	3,849	3,849	3,849	3,849
4810	4,990	4,990	5,064	5,453	5,919	6,336	6,722
4811.01	2,110	2,110	2,135	2,266	2,424	2,566	2,698
4811.02	3,198	2,785	2,796	2,845	2,903	2,956	3,009
4811.03	3,304	3,304	3,305	3,306	3,308	3,302	3,304
4811.04	2,589	2,589	2,589	2,589	2,589	2,589	2,589
4811.05	5,414	5,414	5,422	5,466	5,519	5,567	5,612
4811.06	5,726	5,725	5,725	5,725	5,725	5,725	5,725
4812.01	1,482	1,483	1,536	1,805	2,132	2,423	2,695
4812.02	6,250	6,250	6,449	7,454	8,681	9,772	10,783
4814	6,264	6,290	6,524	6,528	6,533	6,537	6,541
4815	2,310	2,310	2,310	2,310	2,310	2,310	2,310
4816	3,560	3,569	3,604	3,606	3,609	3,611	3,613
4817.01	6,270	6,271	6,283	6,302	6,325	6,347	6,368
4817.02	4,068	4,086	4,203	4,302	4,398	4,497	4,581
4819	5,665	5,679	5,742	5,983	6,277	6,538	6,784
4820.01	5,463	5,463	5,470	5,510	5,554	5,595	5,634
4820.02	3,715	3,715	3,715	3,715	3,715	3,715	3,715
4821	2,829	2,828	2,828	2,828	2,828	2,828	2,828
4822.01	2,054	2,054	2,054	2,054	2,054	2,054	2,054
4822.02	3,087	3,193	4,272	5,363	6,362	7,254	8,085
4822.03	5,089	5,200	5,832	6,783	7,936	8,962	9,920
4823.01	4,758	4,757	4,815	5,108	5,463	5,779	6,074

(Continued)

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

Census Tract	2014	2015	2020	2025	2030	2035	2040
4823.02	4,516	4,516	4,516	4,516	4,516	4,516	4,516
4823.03	3,318	3,317	3,317	3,317	3,317	3,317	3,317
4824	2,243	2,244	2,266	2,376	2,511	2,631	2,742
4825.01	9,250	9,338	11,314	14,303	17,476	20,302	22,940
4825.02	3,041	3,041	3,041	3,041	3,042	3,043	3,043
4825.03	5,037	5,041	5,049	5,090	5,140	5,185	5,229
4825.04	5,498	5,499	5,500	5,515	5,534	5,550	5,563
4826.01	7,318	7,318	7,326	7,366	7,416	7,461	7,497
4826.02	7,561	7,561	7,805	8,116	8,340	8,544	8,744
4901.01	5,103	5,103	5,161	5,439	5,784	6,089	6,368
4901.03	5,879	5,879	6,071	7,042	8,218	9,268	10,246
4905.01	3,297	3,297	3,319	3,436	3,577	3,704	3,822
4905.02	6,617	6,618	6,627	6,742	6,887	7,015	7,120
4910	2,128	2,129	2,132	2,157	2,158	2,183	2,184
4911.01	3,855	3,856	3,856	3,857	3,859	3,860	3,861
4911.02	3,692	3,691	3,692	3,692	3,693	3,693	3,694
4911.03	6,728	6,728	6,729	6,730	6,732	6,734	6,735
4912.01	6,382	6,380	6,512	7,049	7,719	8,293	8,824
4912.02	1,745	1,745	1,765	1,867	1,991	2,102	2,205
4913.01	7,119	7,119	7,134	7,255	7,368	7,490	7,596
4913.02	3,813	3,813	3,851	4,107	4,372	4,619	4,858
4913.03	4,750	4,751	4,795	5,040	5,324	5,577	5,810
4914.01	4,700	4,699	4,713	4,795	4,891	4,968	5,050
4914.02	4,235	4,234	4,237	4,246	4,260	4,271	4,282
4914.03	3,977	3,977	3,977	3,978	3,978	3,979	4,007
4914.04	4,045	4,046	4,047	4,053	4,060	4,067	4,073

(Continued)

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2014**

Census Tract	2014	2015	2020	2025	2030	2035	2040
4914.05	3,091	3,091	3,091	3,111	3,122	3,142	3,170
4915.01	7,036	7,036	7,107	7,417	7,779	8,127	8,452
4915.02	7,325	7,324	7,333	7,372	7,420	7,468	7,491
4916.01	5,063	5,070	5,133	5,414	5,718	6,008	6,274
4916.02	5,325	5,330	5,366	5,541	5,724	5,894	6,067
4917.01	3,481	3,709	3,793	4,091	4,460	4,789	5,083
4917.02	7,784	7,784	7,913	8,548	9,318	10,011	10,648
4917.03	4,760	4,761	4,798	4,980	5,198	5,394	5,576
4917.04	4,893	4,893	4,893	4,893	4,893	4,893	4,893
4917.05	3,545	3,555	3,624	3,800	3,998	4,183	4,348
4918.01	2,382	2,382	2,384	2,395	2,408	2,420	2,432
4918.02	3,087	3,088	3,088	3,091	3,095	3,098	3,101
4918.03	6,614	6,613	6,616	6,639	6,661	6,681	6,701
4920	6,787	6,790	6,791	6,794	6,797	6,799	6,802
4921	6,640	6,642	6,654	6,708	6,764	6,819	6,873
4922.01	2,935	2,946	3,057	3,120	3,182	3,245	3,307
4922.02	7,139	7,139	7,127	7,299	7,381	7,545	7,638
4922.03	4,175	4,178	4,186	4,321	4,462	4,570	4,684
4923	3,481	3,488	3,524	3,677	3,837	3,960	4,097
4924	4,695	4,694	4,678	4,667	4,606	4,528	4,488
4925	4,455	4,455	4,459	4,475	4,493	4,510	4,527
9801							
9802							
9803							
<b>Fairfax County</b>	<b>1,116,246</b>	<b>1,120,875</b>	<b>1,158,750</b>	<b>1,213,699</b>	<b>1,267,483</b>	<b>1,315,731</b>	<b>1,361,036</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

Supervisor District	2014	2015	2020	2025	2030	2035	2040
Braddock	40,534	40,579	40,822	41,224	41,688	42,110	42,509
Dranesville 1/	42,577	42,474	43,885	45,973	48,253	50,292	52,236
Hunter Mill 2/	49,206	49,224	51,336	55,934	61,172	65,823	70,174
Lee	43,762	43,797	45,625	48,437	50,854	53,026	55,064
Mason	41,409	41,557	41,819	42,915	44,227	45,412	46,515
Mount Vernon	47,004	47,051	48,509	50,971	53,428	55,623	57,719
Providence	52,289	53,898	63,401	72,171	79,066	85,229	90,982
Springfield 3/	42,128	42,267	42,443	43,150	43,942	44,686	45,361
Sully	42,042	42,044	42,493	44,232	46,216	48,007	49,665
<b>Fairfax County</b>	<b>400,951</b>	<b>402,892</b>	<b>420,332</b>	<b>445,007</b>	<b>468,848</b>	<b>490,209</b>	<b>510,223</b>

**Table 5.2**  
**Estimated and Forecasted Number of Households by Town**  
**Fairfax County, January 2014**

Town	2014	2015	2020	2025	2030	2035	2040
Town of Clifton	87	87	87	87	87	87	87
Town of Herndon	7,702	7,712	7,946	8,302	8,689	9,034	9,356
Town of Vienna	5,541	5,545	5,546	5,546	5,546	5,546	5,546
<b>Towns Total</b>	<b>13,331</b>	<b>13,345</b>	<b>13,579</b>	<b>13,935</b>	<b>14,322</b>	<b>14,667</b>	<b>14,989</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

Planning District	2014	2015	2020	2025	2030	2035	2040
Annandale	25,464	25,498	25,696	26,239	26,883	27,469	28,021
Baileys	17,096	17,102	17,219	17,773	18,435	19,033	19,584
Bull Run	43,826	43,959	44,294	45,845	47,673	49,332	50,859
Fairfax	26,348	26,386	26,921	27,623	28,274	28,872	29,423
Jefferson	22,340	23,627	25,045	25,695	26,479	27,179	27,838
Lincolnia	6,764	6,892	6,926	7,023	7,139	7,244	7,340
Lower Potomac	12,105	12,117	13,030	13,788	14,376	14,904	15,401
McLean	28,561	28,509	35,433	42,574	47,684	52,260	56,547
Mount Vernon	37,732	37,764	38,436	40,850	43,591	46,046	48,358
Pohick 1/	46,053	46,070	46,177	46,553	46,919	47,252	47,577
Rose Hill	20,165	20,173	20,277	20,736	21,229	21,686	22,123
Springfield	19,901	19,924	21,506	23,065	24,043	24,919	25,739
Upper Potomac 2/	70,011	70,105	72,937	77,183	81,805	85,906	89,763
Vienna 3/	24,586	24,764	26,435	30,061	34,318	38,106	41,650
<b>Fairfax County</b>	<b>400,951</b>	<b>402,892</b>	<b>420,332</b>	<b>445,007</b>	<b>468,848</b>	<b>490,209</b>	<b>510,223</b>

Sources: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

<b>Human Services Region</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>Region 1</b>	91,553	91,634	94,917	100,172	105,025	109,374	113,489
<b>Region 2</b>	88,857	90,267	93,010	95,456	98,391	101,029	103,502
<b>Region 3 1/</b>	118,403	118,708	129,532	144,145	157,509	169,429	180,593
<b>Region 4 2/</b>	102,139	102,283	102,873	105,234	107,923	110,377	112,639
<b>Fairfax County</b>	<b>400,951</b>	<b>402,892</b>	<b>420,332</b>	<b>445,007</b>	<b>468,848</b>	<b>490,209</b>	<b>510,223</b>

*Source: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

ZIP Code	2014	2015	2020	2025	2030	2035	2040
20120	13,865	13,859	13,942	14,290	14,707	15,086	15,424
20121	10,072	10,073	10,152	10,589	11,092	11,546	11,972
20124	4,880	4,879	4,878	4,883	4,883	4,888	4,901
20151	6,689	6,695	6,800	7,322	7,936	8,490	9,006
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,559	13,573	13,868	14,487	15,181	15,776	16,360
20171	17,119	17,000	17,891	19,238	20,667	21,940	23,132
20190	9,152	9,288	10,390	11,785	13,264	14,582	15,813
20191	11,511	11,533	11,846	12,503	13,302	14,013	14,674
20194	5,735	5,735	5,737	5,747	5,758	5,768	5,778
20196			6	38	76	111	142
22003	19,232	19,246	19,370	19,897	20,524	21,092	21,630
22015	14,577	14,577	14,592	14,628	14,662	14,692	14,721
22027	710	711	725	792	873	945	1,011
22030	12,718	12,739	13,133	13,529	13,823	14,095	14,342
22031	11,544	12,392	14,187	14,833	15,617	16,317	16,974
22032	9,497	9,517	9,613	9,722	9,861	9,980	10,095
22033	15,776	15,905	16,095	16,685	17,344	17,943	18,488
22035			1	1	1	1	1
22039	6,038	6,042	6,066	6,162	6,236	6,319	6,388
22041	10,301	10,301	10,390	10,899	11,500	12,044	12,548
22042	11,804	11,808	11,833	11,956	12,102	12,231	12,358
22043	9,194	9,198	9,253	9,483	9,759	10,006	10,240
22044	4,423	4,423	4,444	4,470	4,507	4,538	4,564
22046	2,021	2,021	2,028	2,063	2,106	2,144	2,180

(Continued)



**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2014**

ZIP Code	2014	2015	2020	2025	2030	2035	2040
22060	3,022	3,023	3,207	3,363	3,430	3,494	3,550
22066	5,604	5,638	5,764	5,822	5,884	5,945	6,001
22067		4	5	5	5	5	5
22079	11,283	11,300	12,066	12,708	13,259	13,752	14,222
22101	10,949	10,743	10,900	11,134	11,409	11,667	11,909
22102	10,882	10,945	15,379	20,316	23,941	27,179	30,212
22124	6,475	6,496	6,600	6,643	6,693	6,738	6,780
22150	9,390	9,397	10,910	12,404	13,314	14,125	14,886
22151	5,765	5,768	5,772	5,794	5,820	5,844	5,866
22152	10,199	10,201	10,210	10,246	10,288	10,325	10,361
22153	10,668	10,676	10,695	10,796	10,888	10,969	11,054
22180	9,685	10,295	10,741	10,952	11,209	11,436	11,651
22181	5,416	5,417	5,432	5,521	5,615	5,700	5,787
22182	9,867	9,956	13,030	17,898	22,497	26,591	30,410
22203	143	143	143	143	143	144	145
22204	13	13	13	14	14	14	14
22205			2	10	20	28	37
22206	2	2	2	2	2	2	2
22207	48	48	48	50	53	55	57
22213	1	1	1	1	2	2	2
22302	605	605	605	607	609	611	612
22303	7,283	7,298	7,732	8,903	10,196	11,354	12,441
22304	145	145	145	145	145	145	145
22306	12,106	12,112	12,227	12,832	13,548	14,190	14,788
22307	4,587	4,589	4,601	4,706	4,822	4,915	5,007
22308	4,740	4,743	4,752	4,794	4,844	4,893	4,942

(Continued)

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2014**

<b>ZIP Code</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>22309</b>	11,302	11,317	11,432	11,946	12,538	13,079	13,588
<b>22310</b>	10,674	10,684	10,792	11,053	11,368	11,654	11,926
<b>22311</b>	599	598	601	606	613	619	624
<b>22312</b>	8,223	8,358	8,392	8,488	8,603	8,708	8,804
<b>22315</b>	10,856	10,859	10,889	11,103	11,295	11,474	11,650
<b>Fairfax County</b>	<b>400,951</b>	<b>402,892</b>	<b>420,332</b>	<b>445,007</b>	<b>468,848</b>	<b>490,209</b>	<b>510,223</b>

*Sources: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4151	1,272	1,272	1,305	1,475	1,680	1,865	2,042
4152	1,878	1,878	1,878	1,923	1,968	1,997	2,029
4153	1,454	1,455	1,460	1,483	1,512	1,535	1,559
4154.01	2,086	2,086	2,088	2,101	2,117	2,130	2,143
4154.02	1,102	1,103	1,113	1,165	1,227	1,281	1,334
4155	2,321	2,322	2,326	2,354	2,385	2,415	2,444
4156	1,041	1,044	1,051	1,085	1,123	1,160	1,197
4157	1,348	1,348	1,348	1,351	1,354	1,357	1,360
4158	1,695	1,695	1,696	1,701	1,707	1,714	1,721
4159	1,168	1,169	1,170	1,177	1,186	1,195	1,203
4160	1,953	1,954	1,972	2,066	2,176	2,276	2,369
4161	1,443	1,452	1,470	1,510	1,560	1,607	1,655
4162	1,505	1,505	1,505	1,505	1,505	1,505	1,505
4163	797	800	810	820	832	843	853
4201	1,145	1,145	1,148	1,162	1,169	1,177	1,182
4202.01	1,267	1,266	1,276	1,291	1,312	1,333	1,354
4202.02	1,044	1,044	1,045	1,054	1,065	1,075	1,084
4202.03	951	951	973	1,085	1,222	1,344	1,458
4203	2,109	2,117	2,137	2,198	2,273	2,342	2,406
4204	1,945	1,951	2,034	2,196	2,378	2,542	2,693
4205.01	935	935	985	1,263	1,584	1,879	2,158
4205.02	999	999	1,015	1,090	1,185	1,265	1,342
4205.03	1,597	1,597	1,810	2,154	2,464	2,738	2,997
4206	1,694	1,694	1,739	1,952	2,217	2,448	2,662
4207	1,412	1,413	1,417	1,425	1,434	1,442	1,450
4208	1,175	1,175	1,184	1,217	1,253	1,293	1,327
4210.01	949	959	994	1,006	1,019	1,032	1,043
4210.02	2,022	2,023	3,443	4,516	4,930	5,294	5,640
4211.01	2,112	2,114	2,125	2,135	2,141	2,146	2,151
4211.02	1,480	1,480	1,478	1,496	1,504	1,514	1,525

(Continued)

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4211.03	1,978	1,980	2,021	2,180	2,362	2,529	2,683
4212	677	677	677	678	678	678	678
4213	1,423	1,423	1,423	1,424	1,425	1,425	1,425
4214	2,905	2,910	2,982	3,363	3,816	4,224	4,601
4215	2,348	2,348	2,361	2,438	2,527	2,605	2,677
4216	1,892	1,893	1,920	2,056	2,202	2,336	2,462
4217.01	1,366	1,367	1,369	1,384	1,401	1,417	1,432
4217.02	1,224	1,225	1,232	1,233	1,235	1,236	1,237
4218	2,263	2,264	2,306	2,527	2,785	3,020	3,236
4219	811	812	987	1,092	1,101	1,109	1,117
4220	1,352	1,352	1,370	1,488	1,625	1,748	1,857
4221.01	2,539	2,539	2,549	2,597	2,653	2,702	2,747
4221.02	2,013	2,019	2,113	2,307	2,512	2,701	2,884
4222.01	1,044	1,044	1,626	1,788	1,810	1,831	1,851
4222.02	2,112	2,113	2,136	2,260	2,406	2,534	2,656
4223.01	1,320	1,320	1,326	1,378	1,430	1,477	1,524
4223.02	2,444	2,443	2,451	2,502	2,553	2,600	2,644
4224.01	1,068	1,069	1,066	1,024	969	920	875
4224.02	2,055	2,055	2,043	2,009	1,956	1,910	1,868
4224.03	988	988	1,007	1,051	1,101	1,146	1,189
4301.01	1,518	1,518	1,528	1,540	1,554	1,564	1,575
4301.02	1,023	1,024	1,026	1,033	1,044	1,053	1,062
4302.01	1,409	1,409	1,414	1,433	1,457	1,477	1,497
4302.02	1,606	1,606	1,611	1,639	1,673	1,701	1,730
4302.03	892	892	895	907	923	936	948
4304	2,275	2,277	2,277	2,277	2,277	2,277	2,278
4305	560	560	560	561	561	561	562
4306	1,765	1,766	1,797	1,954	2,145	2,315	2,474
4307	910	910	914	931	951	969	987
4308.01	1,494	1,494	1,494	1,494	1,494	1,494	1,494

(Continued)

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4308.02	1,778	1,779	1,779	1,779	1,779	1,779	1,779
4309.01	1,391	1,392	1,396	1,422	1,452	1,480	1,506
4309.02	1,072	1,072	1,073	1,078	1,083	1,088	1,093
4310.01	1,553	1,553	1,555	1,573	1,589	1,605	1,618
4310.02	742	742	742	743	743	744	744
4313	1,398	1,399	1,399	1,402	1,405	1,408	1,410
4314	1,443	1,443	1,443	1,446	1,449	1,450	1,453
4315	1,999	1,999	2,002	2,007	2,012	2,017	2,021
4316	3,547	3,553	3,609	3,841	4,119	4,369	4,604
4318.01	1,418	1,418	1,421	1,435	1,452	1,468	1,482
4318.02	1,025	1,024	1,021	1,007	988	969	953
4319	1,038	1,038	1,040	1,042	1,043	1,044	1,045
4320	1,112	1,111	1,111	1,111	1,111	1,111	1,111
4321	1,423	1,424	1,426	1,426	1,426	1,426	1,426
4322.01	835	835	835	835	835	835	835
4322.02	1,582	1,583	1,592	1,605	1,621	1,635	1,648
4323	1,709	1,709	1,710	1,717	1,726	1,733	1,740
4324.01	1,163	1,162	1,163	1,163	1,164	1,164	1,165
4324.02	1,638	1,638	1,639	1,643	1,648	1,652	1,656
4325	1,862	1,863	1,864	1,868	1,873	1,878	1,883
4326	1,530	1,531	1,534	1,547	1,563	1,577	1,591
4327.01	1,075	1,077	1,084	1,086	1,088	1,089	1,091
4327.02	1,480	1,480	1,482	1,489	1,498	1,506	1,514
4328	763	763	765	774	785	796	806
4401	2,818	2,819	2,822	2,842	2,864	2,886	2,905
4402.01	1,704	2,324	2,973	3,074	3,194	3,299	3,400
4402.02	2,145	2,145	2,147	2,155	2,166	2,175	2,185
4403	937	938	940	943	947	951	956
4405.01	1,638	1,639	1,642	1,660	1,682	1,701	1,719
4405.02	588	588	597	612	626	639	651

(Continued)

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4406	932	932	933	935	938	939	941
4407.01	962	962	963	964	965	966	968
4407.02	1,774	1,775	1,775	1,778	1,781	1,784	1,786
4408	2,185	2,204	2,278	2,295	2,316	2,336	2,356
4501	2,208	2,208	2,209	2,213	2,218	2,223	2,227
4502	1,300	1,300	1,301	1,306	1,312	1,318	1,323
4503	1,650	1,651	1,656	1,679	1,705	1,729	1,752
4504	927	927	929	938	949	959	968
4505	862	864	865	865	865	865	866
4506.01	1,374	1,375	1,376	1,381	1,387	1,391	1,398
4506.02	1,757	1,757	1,757	1,758	1,760	1,761	1,763
4507.01	963	964	967	972	978	983	988
4507.02	1,429	1,428	1,453	1,563	1,696	1,816	1,927
4508	1,181	1,183	1,211	1,359	1,537	1,696	1,844
4509	592	592	592	593	594	595	596
4510	880	880	880	882	883	884	886
4511	794	795	795	796	798	800	802
4512	626	626	640	645	650	655	659
4513	890	890	893	901	911	919	928
4514	1,161	1,161	1,163	1,175	1,190	1,204	1,217
4515.01	2,154	2,152	2,162	2,183	2,214	2,240	2,261
4515.02	2,123	2,123	2,130	2,167	2,214	2,263	2,319
4516.01	1,506	1,506	1,540	1,714	1,924	2,112	2,287
4516.02	1,085	1,085	1,086	1,093	1,102	1,109	1,116
4518	1,094	1,101	1,103	1,107	1,111	1,116	1,120
4519	2,260	2,262	2,278	2,355	2,447	2,531	2,610
4520	1,091	1,092	1,117	1,226	1,357	1,474	1,584
4521.01	1,632	1,637	1,651	1,660	1,671	1,682	1,692
4521.02	1,083	1,085	1,086	1,088	1,089	1,091	1,093
4522	2,106	2,107	2,110	2,126	2,146	2,164	2,181

(Continued)

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4523.01	1,429	1,430	1,431	1,454	1,473	1,494	1,516
4523.02	1,648	1,648	1,662	1,734	1,820	1,898	1,970
4524	2,328	2,329	2,330	2,340	2,350	2,360	2,369
4525.01	1,351	1,352	1,355	1,371	1,389	1,406	1,421
4525.02	1,541	1,543	1,544	1,548	1,553	1,557	1,561
4526	2,611	2,736	2,752	2,768	2,785	2,801	2,813
4527	1,819	1,819	1,834	1,911	2,003	2,086	2,163
4528.01	2,422	2,422	2,434	2,523	2,624	2,715	2,793
4528.02	1,423	1,423	1,438	1,558	1,693	1,815	1,919
4601	1,430	1,434	1,453	1,471	1,494	1,515	1,535
4602	1,324	1,323	1,325	1,326	1,327	1,329	1,330
4603	951	952	963	1,034	1,124	1,195	1,267
4604	1,966	1,966	2,586	4,873	7,520	9,875	12,072
4605.01	866	866	982	1,574	2,288	2,930	3,525
4605.02	2,945	2,947	2,992	3,206	3,462	3,693	3,904
4606	1,320	1,326	1,335	1,376	1,426	1,470	1,511
4607.01	1,137	1,138	1,138	1,138	1,138	1,138	1,138
4607.02	1,540	1,541	1,542	1,542	1,542	1,542	1,542
4608	1,150	1,150	1,150	1,150	1,150	1,150	1,150
4609	864	865	865	865	865	865	865
4610	851	852	852	852	852	852	852
4611	2,552	2,555	2,563	2,591	2,625	2,655	2,688
4612.01	1,511	1,513	1,513	1,515	1,516	1,517	1,517
4612.02	2,474	2,491	2,852	3,061	3,139	3,215	3,283
4615	2,475	2,480	2,514	2,579	2,646	2,707	2,768
4616.01	2,637	2,801	3,644	3,946	4,313	4,638	4,945
4616.02	3,550	4,211	4,951	5,397	5,936	6,417	6,866
4617	2,370	2,370	2,375	2,403	2,438	2,469	2,499
4618.01	539	539	539	540	541	542	543
4618.02	2,363	2,363	2,369	2,402	2,441	2,475	2,506

(Continued)

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4619.01	1,352	1,352	1,358	1,365	1,374	1,382	1,390
4619.02	565	565	567	576	587	597	606
4701	955	958	960	987	1,012	1,039	1,055
4703	1,142	1,143	1,155	1,209	1,275	1,330	1,386
4704	1,693	1,694	1,722	1,756	1,795	1,835	1,875
4705	2,152	2,155	2,180	2,259	2,355	2,444	2,529
4706	1,139	1,142	1,153	1,189	1,232	1,272	1,311
4707	1,871	1,875	1,884	1,884	1,885	1,887	1,889
4708	1,066	1,067	1,072	1,075	1,080	1,084	1,088
4709	2,729	2,508	2,581	2,593	2,607	2,620	2,634
4710	828	828	863	1,038	1,249	1,438	1,615
4711	2,393	2,396	2,403	2,420	2,438	2,456	2,472
4712.01	1,516	1,516	1,867	2,536	3,187	3,767	4,308
4712.02	2,078	2,078	3,390	4,587	5,257	5,852	6,411
4713.01	1,569	1,571	1,577	1,577	1,577	1,577	1,577
4713.03	1,666	1,666	1,672	1,705	1,744	1,779	1,812
4713.04	642	642	644	655	668	680	691
4714.01	1,356	1,356	1,357	1,361	1,365	1,369	1,374
4714.02	1,183	1,183	1,185	1,194	1,206	1,216	1,226
4801	1,504	1,511	1,518	1,536	1,557	1,576	1,595
4802.01	1,615	1,616	1,621	1,643	1,670	1,700	1,737
4802.02	2,864	2,920	4,944	7,586	9,851	11,871	13,754
4802.03	1,521	1,600	2,041	2,466	2,950	3,381	3,783
4803	2,373	2,383	4,960	6,700	7,179	7,611	8,014
4804.01	1,412	1,436	1,539	1,548	1,557	1,567	1,576
4804.02	1,978	1,981	1,986	1,998	2,011	2,024	2,037
4805.01	1,088	1,091	1,107	1,111	1,114	1,114	1,118
4805.02	1,931	1,932	1,932	1,951	1,968	1,968	1,987
4805.03	1,141	1,141	1,142	1,152	1,162	1,165	1,176
4805.04	824	825	825	825	825	825	825

(Continued)



**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4805.05	1,575	1,575	1,575	1,575	1,575	1,575	1,575
4808.01	1,549	1,552	1,554	1,560	1,567	1,573	1,580
4808.02	1,351	1,351	1,351	1,351	1,351	1,351	1,351
4809.01	1,918	1,924	2,095	2,137	2,142	2,147	2,152
4809.02	1,405	1,405	1,466	1,775	2,149	2,482	2,793
4809.03	1,479	1,480	1,480	1,480	1,480	1,480	1,480
4810	1,884	1,885	1,928	2,155	2,427	2,671	2,897
4811.01	1,147	1,147	1,161	1,232	1,318	1,395	1,467
4811.02	1,461	1,305	1,306	1,311	1,315	1,319	1,324
4811.03	1,222	1,222	1,222	1,222	1,223	1,221	1,222
4811.04	1,197	1,196	1,196	1,196	1,196	1,196	1,196
4811.05	1,680	1,679	1,682	1,696	1,712	1,727	1,741
4811.06	1,737	1,737	1,737	1,737	1,737	1,737	1,737
4812.01	384	385	407	522	660	784	899
4812.02	2,003	2,004	2,070	2,404	2,812	3,175	3,511
4814	2,676	2,697	2,880	2,882	2,884	2,885	2,887
4815	806	806	806	806	806	806	806
4816	1,128	1,131	1,142	1,143	1,144	1,145	1,145
4817.01	2,012	2,013	2,016	2,023	2,030	2,037	2,044
4817.02	1,918	1,926	1,975	2,002	2,022	2,046	2,064
4819	2,237	2,242	2,271	2,391	2,538	2,669	2,792
4820.01	1,817	1,817	1,819	1,833	1,847	1,861	1,874
4820.02	1,797	1,798	1,798	1,798	1,798	1,798	1,798
4821	1,496	1,496	1,496	1,496	1,496	1,496	1,496
4822.01	984	984	984	984	984	984	984
4822.02	1,920	1,991	2,700	3,417	4,073	4,659	5,205
4822.03	2,749	2,814	3,182	3,744	4,424	5,031	5,597
4823.01	2,216	2,217	2,255	2,448	2,681	2,889	3,082
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

(Continued)

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4824	769	769	779	826	883	933	981
4825.01	3,581	3,620	4,490	5,741	7,056	8,227	9,320
4825.02	1,021	1,021	1,021	1,021	1,021	1,021	1,021
4825.03	1,529	1,529	1,532	1,544	1,559	1,573	1,586
4825.04	1,650	1,649	1,650	1,654	1,660	1,665	1,669
4826.01	2,360	2,360	2,361	2,365	2,370	2,375	2,377
4826.02	2,371	2,370	2,449	2,561	2,649	2,728	2,806
4901.01	1,862	1,861	1,899	2,086	2,315	2,518	2,706
4901.03	1,864	1,864	1,899	2,076	2,291	2,483	2,661
4905.01	1,295	1,295	1,304	1,353	1,411	1,464	1,513
4905.02	2,142	2,142	2,143	2,166	2,195	2,221	2,241
4910	589	589	590	597	597	604	604
4911.01	1,159	1,159	1,159	1,159	1,160	1,160	1,161
4911.02	1,118	1,117	1,117	1,118	1,118	1,118	1,118
4911.03	2,107	2,106	2,107	2,107	2,108	2,108	2,109
4912.01	2,293	2,291	2,336	2,514	2,736	2,925	3,100
4912.02	813	813	823	870	928	980	1,028
4913.01	2,095	2,095	2,100	2,135	2,168	2,203	2,234
4913.02	1,411	1,411	1,424	1,508	1,596	1,678	1,757
4913.03	1,486	1,486	1,530	1,753	2,022	2,260	2,481
4914.01	1,859	1,859	1,866	1,907	1,955	1,995	2,035
4914.02	1,402	1,402	1,403	1,406	1,411	1,415	1,418
4914.03	1,145	1,145	1,145	1,145	1,145	1,145	1,154
4914.04	1,322	1,322	1,322	1,325	1,327	1,329	1,331
4914.05	830	830	830	836	839	844	852
4915.01	2,352	2,351	2,376	2,481	2,606	2,725	2,834
4915.02	2,114	2,114	2,117	2,128	2,142	2,156	2,163
4916.01	1,557	1,559	1,578	1,660	1,749	1,834	1,911
4916.02	1,568	1,570	1,580	1,631	1,685	1,734	1,785
4917.01	1,750	1,881	1,926	2,077	2,264	2,431	2,580

(Continued)

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4917.02</b>	3,490	3,490	3,548	3,835	4,183	4,496	4,784
<b>4917.03</b>	2,270	2,270	2,288	2,374	2,478	2,572	2,659
<b>4917.04</b>	2,143	2,143	2,143	2,143	2,143	2,143	2,143
<b>4917.05</b>	921	924	942	989	1,041	1,090	1,134
<b>4918.01</b>	1,064	1,063	1,064	1,068	1,072	1,077	1,080
<b>4918.02</b>	1,147	1,147	1,147	1,148	1,150	1,151	1,152
<b>4918.03</b>	2,581	2,580	2,581	2,589	2,596	2,603	2,610
<b>4920</b>	2,155	2,156	2,156	2,157	2,158	2,158	2,159
<b>4921</b>	2,195	2,195	2,200	2,218	2,236	2,254	2,272
<b>4922.01</b>	993	996	1,034	1,055	1,076	1,097	1,118
<b>4922.02</b>	2,194	2,194	2,190	2,243	2,268	2,319	2,347
<b>4922.03</b>	1,256	1,257	1,260	1,304	1,350	1,386	1,423
<b>4923</b>	1,082	1,084	1,095	1,144	1,195	1,234	1,278
<b>4924</b>	1,772	1,773	1,767	1,766	1,747	1,720	1,708
<b>4925</b>	1,398	1,398	1,399	1,404	1,410	1,415	1,420
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>400,951</b>	<b>402,892</b>	<b>420,332</b>	<b>445,007</b>	<b>468,848</b>	<b>490,209</b>	<b>510,223</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014 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.

<b>Total Housing Units Fairfax County, 1985 through 2014</b>			
<b>Year</b>	<b>Housing Units</b>	<b>Average Annual Change</b>	
		<b>Number</b>	<b>Percent</b>
1985	247,777	N/A	N/A
1990	302,464	10,937	4.07%
1995	328,151	5,137	1.64%
2000	358,960	6,162	1.81%
2005	385,634	5,335	1.85%
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%
2013	409,072	953	0.23%
<b>2014</b>	<b>409,979</b>	<b>907</b>	<b>0.22%</b>

*Source: Fairfax County Department of Neighborhood and Community Services, 2014.*

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

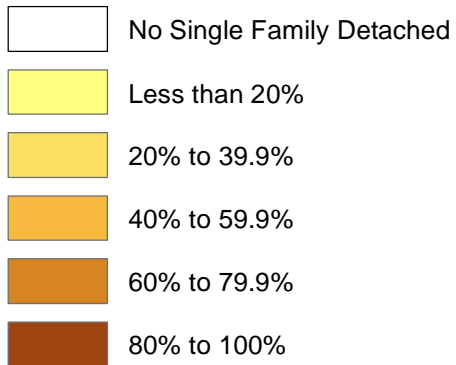
# Fairfax County, Virginia January 2014



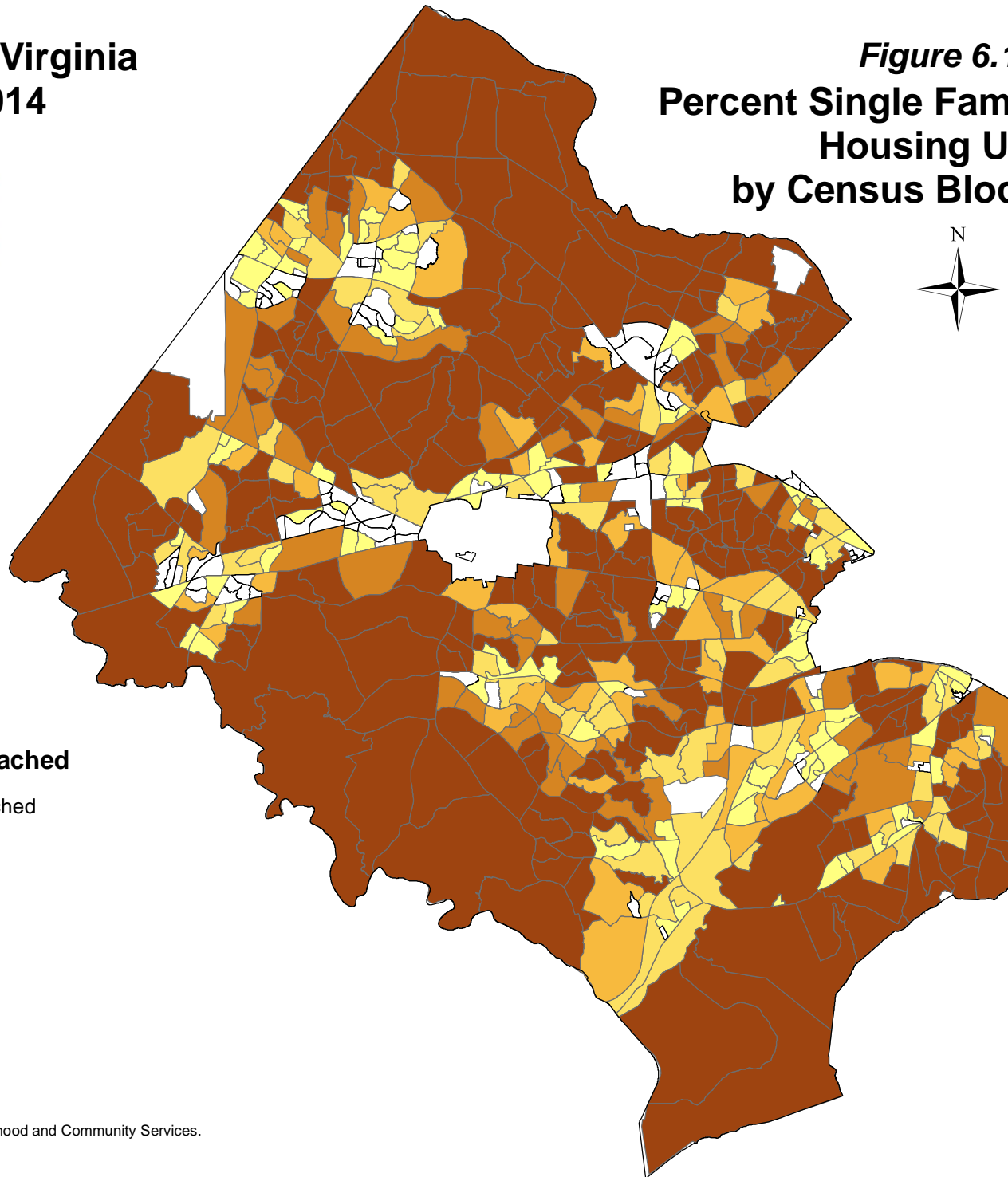
## Figure 6.1 Percent Single Family Detached Housing Units by Census Block Group



### Percent Single Family Detached



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



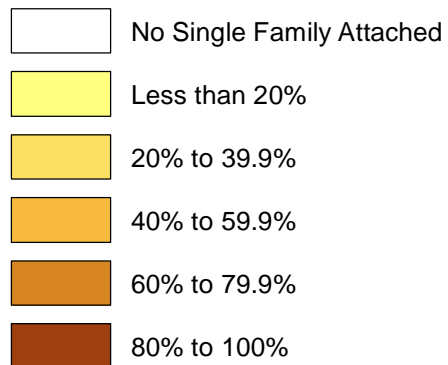
# Fairfax County, Virginia January 2014



## 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.

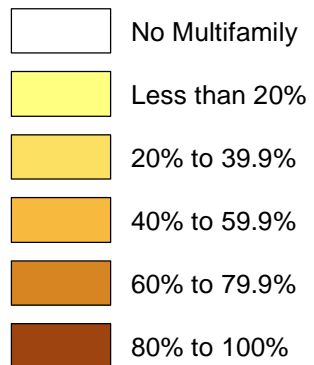
# Fairfax County, Virginia January 2014



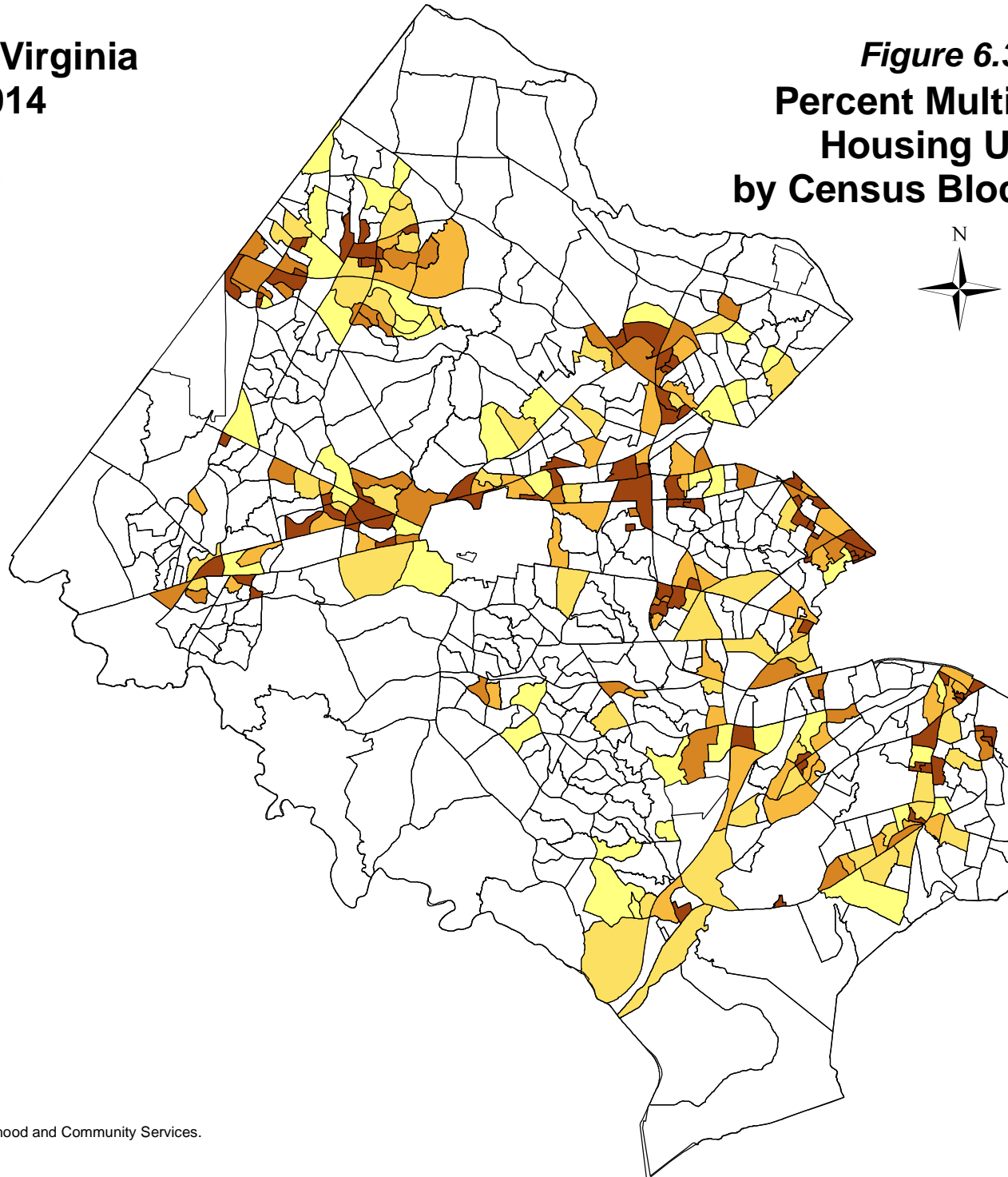
**Figure 6.3**  
**Percent Multifamily  
Housing Units  
by Census Block Group**



## Percent Multifamily



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



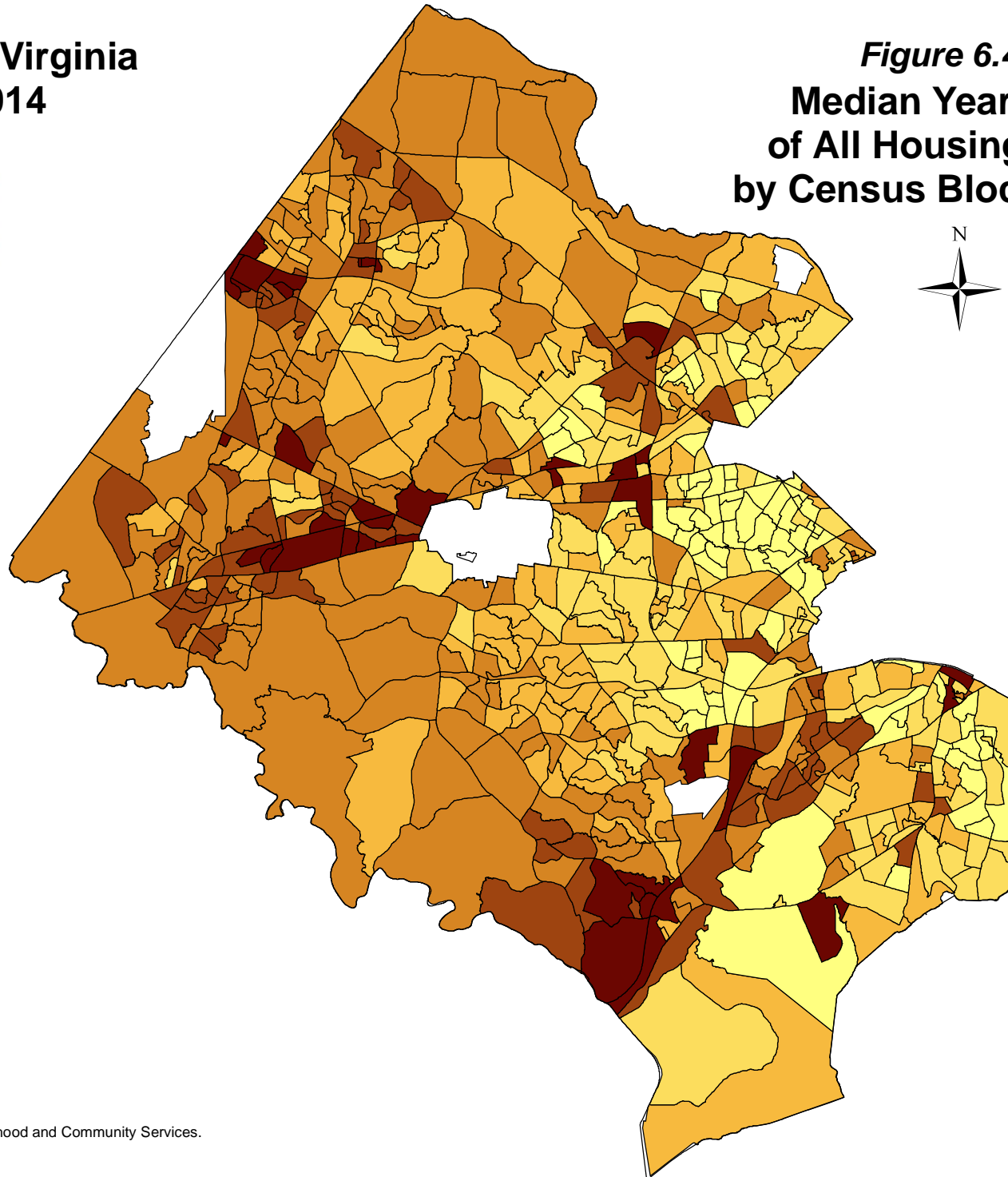
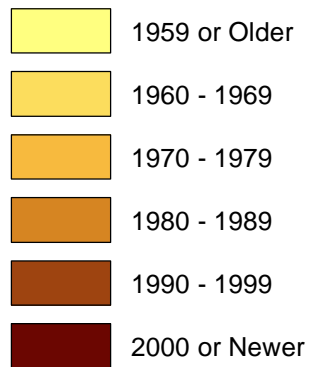
# Fairfax County, Virginia January 2014



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



## Median Year Built



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



**Table 6.1**  
**Housing Unit Inventory by Unit Type by Supervisor District**  
**Fairfax County, January 2014**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,346	366	9,461	304	8,203	490		155	41,325
Dranesville 1/	29,279	64	6,141	222	6,565	661	506		43,438
Hunter Mill 2/	21,612	38	11,156	1,742	12,883	1,206	1,532		50,169
Lee	16,490	578	11,916	1,649	11,547	1,977		791	44,948
Mason	17,794	35	5,548	960	10,840	1,613	5,950		42,740
Mount Vernon	23,031	1,148	9,452	1,367	9,049		3,943	325	48,315
Providence	15,557	2	10,394	926	18,765	2,995	5,101		53,740
Springfield 3/	25,680	80	9,102	1,557	6,282				42,701
Sully	21,183		14,100	1,406	5,424			490	42,603
<b>Fairfax County</b>	<b>192,972</b>	<b>2,311</b>	<b>87,270</b>	<b>10,133</b>	<b>89,558</b>	<b>8,942</b>	<b>17,032</b>	<b>1,761</b>	<b>409,979</b>

**Table 6.2**  
**Housing Unit Inventory by Unit Type by Town**  
**Fairfax County, January 2014**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	88					88
Town of Herndon	2,986	60	2,313	7	2,501	7,867
Town of Vienna	4,597		429	53	521	5,600
<b>Towns Total</b>	<b>7,671</b>	<b>60</b>	<b>2,742</b>	<b>60</b>	<b>3,022</b>	<b>13,555</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,114	14	3,348	255	5,272	545	471		26,019
Baileys	5,228	15	827	293	4,776	1,223	5,479		17,841
Bull Run	17,989	70	14,664	2,181	9,065			490	44,459
Fairfax	9,142		5,117	701	11,318	594		155	27,027
Jefferson	8,692	6	2,665	289	7,426	2,107	1,817		23,002
Lincolnia	1,632	2	2,071	412	2,698	144			6,959
Lower Potomac	5,786	8	3,001	853	2,700		1		12,349
McLean	17,627	4	2,213	536	4,556	1,146	3,236		29,318
Mount Vernon	15,544	1,648	3,408	1,860	11,209	290	3,942	1,116	39,017
Pohick 1/	30,160	414	14,160	522	1,365				46,621
Rose Hill	9,035	24	6,865	172	4,581				20,677
Springfield	8,767	8	6,684	291	2,918	1,687			20,355
Upper Potomac 2/	32,670	82	16,641	1,435	18,023	932	1,532		71,315
Vienna 3/	14,586	16	5,606	333	3,651	274	554		25,020
<b>Fairfax County</b>	<b>192,972</b>	<b>2,311</b>	<b>87,270</b>	<b>10,133</b>	<b>89,558</b>	<b>8,942</b>	<b>17,032</b>	<b>1,761</b>	<b>409,979</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

<b>Human Services Region</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>Region 1</b>	39,916	1,728	21,761	3,016	20,596	1,977	3,943	1,116	94,053
<b>Region 2</b>	40,652	39	12,705	1,611	23,153	5,011	8,321		91,492
<b>Region 3 1/</b>	58,966	100	22,903	2,311	29,793	1,954	4,768		120,795
<b>Region 4 2/</b>	53,438	444	29,901	3,195	16,016			645	103,639
<b>Fairfax County</b>	<b>192,972</b>	<b>2,311</b>	<b>87,270</b>	<b>10,133</b>	<b>89,558</b>	<b>8,942</b>	<b>17,032</b>	<b>1,761</b>	<b>409,979</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,245		5,740		2,086				14,071
20121	1,752		5,213	826	2,432				10,223
20124	4,049		618		248				4,915
20151	4,313		812	580	566			490	6,761
20152	1								1
20164	1								1
20170	7,020	60	3,381	21	3,331				13,813
20171	8,213		3,270	116	5,794				17,393
20190	546		2,232	150	4,510	797	1,158		9,393
20191	3,694	22	4,213	647	2,694	135	374		11,779
20194	1,899		2,062	501	1,396				5,858
22003	10,663	14	2,686	255	5,032	545	471		19,666
22015	7,518	364	5,468	423	1,020				14,793
22027	624		102						726
22030	4,381	8	2,376	404	5,584	191		155	13,099
22031	3,046		2,863	166	3,643	1,370	881		11,969
22032	7,337	2	2,000		270				9,609
22033	4,649	62	4,201	775	6,363				16,050
22039	6,076								6,076
22041	2,044	12	579	293	2,884	449	4,528		10,789
22042	6,708	6	1,324	181	3,590	270			12,079
22043	4,265		1,650	188	1,814	340	1,231		9,488
22044	1,609	3	218		1,502	310	951		4,593
22046	1,404	2			664				2,070
22060	2,309		108		641				3,058
22066	5,651								5,651

(Continued)

**Table 6.5**  
**Housing Unit Inventory by Unit Type by ZIP Code**  
**Fairfax County, January 2014**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22079	4,707	8	3,911	853	2,059		1		11,539
22101	9,158		1,043	13	198	321	506		11,239
22102	3,365	2	568	335	4,109	485	2,326		11,190
22124	4,105		1,288	128	1,017				6,538
22150	4,949		1,218		1,804	1,687			9,658
22151	4,748		653		484				5,885
22152	4,852		4,082	259	1,157				10,350
22153	6,334	56	4,300		101				10,791
22180	6,018		979	169	1,540	870	259		9,835
22181	3,265		1,165	275	793				5,498
22182	6,812	16	1,464		1,061	274	404		10,031
22203					100	50			150
22204	14								14
22206	2								2
22207	49								49
22213	1								1
22302	22		30		184	414			650
22303	1,104	1,125	489		1,417		3,432	90	7,657
22304			148						148
22306	3,594		1,821	265	5,557	290		906	12,433
22307	2,384	522	225		1,075		510		4,716
22308	4,821	1							4,822
22309	5,159		1,688	1,595	3,160			120	11,722
22310	5,643	2	2,819	172	2,291				10,927
22311	506				106				612
22312	2,863	2	2,241	412	2,790	144			8,452

(Continued)

**Table 6.5**  
**Housing Unit Inventory by Unit Type by ZIP Code**  
**Fairfax County, January 2014**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22315	2,480	22	6,022	131	2,491				11,146
<b>Fairfax County</b>	<b>192,972</b>	<b>2,311</b>	<b>87,270</b>	<b>10,133</b>	<b>89,558</b>	<b>8,942</b>	<b>17,032</b>	<b>1,761</b>	<b>409,979</b>

Sources: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,588		2,413	116	2,316				11,433
A2	86		1,103		2,958				4,147
A3	197		799	14	686				1,696
B1	1,006	12	368		770				2,156
B2	4,354		1,493	272	2,268	359	681		9,427
B3	826								826
B5	2,986	60	2,313	7	2,501				7,867
C1	1,087								1,087
C2	1,250								1,250
D1	3,032	2							3,034
D2	2,670		3,041	379	3,826	438	627		10,981
D3	18,696	26	4,911	703	3,067	409	1,793		29,605
E1	2,331		493	332	4,109	485	1,161		8,911
E2	639								639
F	1,890		508	13	162		506		3,079
G1	7,953		2,127	100	2,189	412	1,231		14,012
G2	1,039					249			1,288
G3	720		35						755
G4	348								348
H1	1,176	2	464		2,333	823	1,434		6,232
H2					256		3,278		3,534
H3	240			88					328
I1	13,980	21	2,394	582	7,945	1,540	1,026		27,488
I2	1,227		29						1,256
I3	10,141	16	5,536	839	4,610	390	219		21,751
I4	73								73
I5	277		36		8				321
I6	2								2
J1	3,902	1,125	779		1,906		1,435		9,147

(Continued)

**TABLE 6.6**  
**Housing Unit Inventory by Unit Type by Sewershed**  
**Fairfax County, January 2014**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
J2	840		148		523		1,997	90	3,598
J3	1,204	125	155		506	290			2,280
J4	661	2	20		929		510		2,122
K	8,554	396	1,645	1,196	5,234			906	17,931
L	7,367	22	6,001	664	5,802			120	19,976
M0	849		184		776			155	1,964
M1	933		1,585	128	2,455				5,101
M2	11,554	2	5,472	449	8,907	1,669	1,133		29,186
M3	6,167		303						6,470
M4	4,986		1,785		1,163				7,934
M5	1,472	8	1,388	160	91	1,687			4,806
M6	1,775		4,029	131	1,278				7,213
M7	20				184				204
M8	2,082		108		457				2,647
M9	429		2,184	72	4,880	191			7,756
N1	21,022	368	14,612	1,375	3,166				40,543
N2	4,282	46	1,878		1				6,207
O1	496	2							498
P	60								60
P1	427	6	196		182				811
P2	180								180
P3	1,155								1,155
P4	76								76
P5	150		32		75		1		258
Q1	2,537								2,537
R1	2,848								2,848
R2	241		46						287
R3	88								88
R4	315								315

(Continued)



**TABLE 6.6**  
**Housing Unit Inventory by Unit Type by Sewershed**  
**Fairfax County, January 2014**

<b>Sewershed Code</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>S1</b>	4,790	8	4,799		1,664				11,261
<b>S2</b>	383								383
<b>T1</b>	1,087				206			490	1,783
<b>T2</b>	4,910		2,345	580	790				8,625
<b>T3</b>	3,702		2,158						5,860
<b>T4</b>	2,549	62	2,707	1,107	5,011				11,436
<b>T5</b>	2,893		3,571	810	2,956				10,230
<b>T6</b>	109								109
<b>T7</b>	1,063		1,077	16	412				2,568
<b>Fairfax County</b>	<b>192,972</b>	<b>2,311</b>	<b>87,270</b>	<b>10,133</b>	<b>89,558</b>	<b>8,942</b>	<b>17,032</b>	<b>1,761</b>	<b>409,979</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,036		74		102			90	1,302
4152	348	2	151		929		510		1,940
4153	801	520	24		146				1,491
4154.01	316		156		1,555			115	2,142
4154.02	843		228		60				1,131
4155	1,523		400		451				2,374
4156	1,061	1							1,062
4157	1,371								1,371
4158	1,724								1,724
4159	1,205								1,205
4160	1,061		203	149	492			120	2,025
4161	1,445				45				1,490
4162 /1	1,519								1,519
4163	812	2							814
4201	1,013		155						1,168
4202.01	601		697						1,298
4202.02	6		42	172	846				1,066
4202.03	637		337						974
4203	1,587		560						2,147
4204	7	272	133		434		1,222		2,068
4205.01		1					1,007		1,008
4205.02	5	255	104		54		634		1,052
4205.03	250	43	84		749		569		1,695
4206	417	554	141		622				1,734
4207	1,403		44						1,447
4208	1,133		71						1,204
4210.01	210		761						971

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4210.02	567		443		1,077				2,087
4211.01	237		1,588	131	201				2,157
4211.02	256		726		546				1,528
4211.03	873		909		244				2,026
4212	689								689
4213	958		503						1,461
4214	489		95	138	1,972	290			2,984
4215	281		237	127	975			791	2,411
4216	173		127	931	735				1,966
4217.01	224		391	150	657				1,422
4217.02	863		400						1,263
4218	195		567	365	1,231				2,358
4219 /1	636				184				820
4220	442		480		457				1,379
4221.01	662		653	112	1,173				2,600
4221.02	398		1,128	280	252				2,058
4222.01	809		182		75		1		1,067
4222.02	578	6	557	461	559				2,161
4223.01	204		587		555				1,346
4223.02	451	24	825		1,208				2,508
4224.01	1		358		758				1,117
4224.02	96		1,588		424				2,108
4224.03	690		317						1,007
4301.01	1,535								1,535
4301.02	383		652						1,035
4302.01	809		616						1,425
4302.02	1,086	2	536						1,624

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4302.03	632		270						902
4304	1,994		326						2,320
4305	571								571
4306	1,318		106		386				1,810
4307	929								929
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	438		731		244				1,413
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	1,122		514		341	1,687			3,664
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	505	128	181	186	448				1,448
4322.01			491		360				851
4322.02	561	184	748		112				1,605
4323	1,139		495		100				1,734
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,452		432						1,884
4326	1,153	2	393						1,548

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4327.01	794		293						1,087
4327.02	244		1,153		100				1,497
4328	290		482						772
4401	1,748		150	161	443	403			2,905
4402.01			174	56	730	801			1,761
4402.02	535		579	8	1,088				2,210
4403	954								954
4405.01	1,624		33						1,657
4405.02	512		83						595
4406	770		9		12			155	946
4407.01	979								979
4407.02	1,669		137						1,806
4408	1,951				270				2,221
4501	649		289	117	1,204				2,259
4502	794		512		25				1,331
4503	1,036		99		553				1,688
4504	853	2	94						949
4505	883								883
4506.01	1,370	2	35						1,407
4506.02	524	2	81		1,190				1,797
4507.01	535		445						980
4507.02	331	2			887		252		1,472
4508	1,001		20		184				1,205
4509	606								606
4510	896								896
4511	829								829
4512	643								643

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4513	749	3	57		108				917
4514			102		933	50	127		1,212
4515.01	374		97	81	561	310	824		2,247
4515.02	303		259		731	463	483		2,239
4516.01	246		36		1,296				1,578
4516.02	317					400	419		1,136
4518	1,072		48						1,120
4519	504	2	1,103	210	499				2,318
4520	542		326			246			1,114
4521.01	901	2	504	255					1,662
4521.02	494	2	332		60		219		1,107
4522	934	6	336		881				2,157
4523.01			127		1,049	299			1,475
4523.02	15		318		1,365				1,698
4524	1,640		327		412				2,379
4525.01	1,056	2	160		164				1,382
4525.02	288		281		1,023				1,592
4526	491		677	202	1,176	144			2,690
4527	299	12	228	212	801		348		1,900
4528.01	396				346		1,786		2,528
4528.02							1,492		1,492
4601	1,444		8						1,452
4602	1,342								1,342
4603	965								965
4604	923	16	417		371	274			2,001
4605.01	809		70						879
4605.02	1,238		1,071		690				2,999

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4606	1,333								1,333
4607.01	854				300				1,154
4607.02	1,325		227						1,552
4608	911		15	53	185				1,164
4609	787		84						871
4610	720		103		36				859
4611	1,806		132	275	375				2,588
4612.01	1,489		39						1,528
4612.02	156		922	72	1,217	191			2,558
4615	967		1,055		493				2,515
4616.01	574		1,135	5	1,005				2,719
4616.02			221	116	1,457	1,306	586		3,686
4617	368		1,326		196		554		2,444
4618.01	2		300		240				542
4618.02	87		927	128	1,261				2,403
4619.01	232		247		929				1,408
4619.02	2				592				594
4701	944		35						979
4703	1,170								1,170
4704	1,508		227						1,735
4705	1,351		358				506		2,215
4706	826		168	13	162				1,169
4707	1,804		7		36	72			1,919
4708	854		238						1,092
4709	1,887	2	565		97	249			2,800
4710	488		22	188	152				850
4711	2,100		17			340			2,457

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4712.01			77	132	833		526		1,568
4712.02	105		290	200	1,547				2,142
4713.01			420		1,214				1,634
4713.03	335		168				1,231		1,734
4713.04	608		49						657
4714.01	752				639				1,391
4714.02	282		523		414				1,219
4801	1,519								1,519
4802.01	1,556				84				1,640
4802.02			201		1,645	485	635		2,966
4802.03				3			1,569		1,572
4803	2,400	2							2,402
4804.01	1,424								1,424
4804.02	1,995								1,995
4805.01	1,099								1,099
4805.02	1,874				80				1,954
4805.03	896		257						1,153
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	635		826		108				1,569
4808.02	696		234		450				1,380
4809.01	1,029	2	612		305				1,948
4809.02	355	2	447	7	630				1,441
4809.03	271	56	194		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01					1,178				1,178
4811.02	82		407		1,003				1,492

(Continued)



**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,739		17						1,756
4812.01	392								392
4812.02	785	12	561		694				2,052
4814	1,113		1,042	133	222		224		2,734
4815	820								820
4816	1,141								1,141
4817.01	2,035								2,035
4817.02	356		527		1,072				1,955
4819	889		326		923	150			2,288
4820.01	1,053		723		64				1,840
4820.02	414		529	333	566				1,842
4821	91		560	46	727	48	60		1,532
4822.01	73		327		609				1,009
4822.02	50		374		893	240	417		1,974
4822.03			326	104	1,358	359	681		2,828
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		2,375				3,656
4825.02	820		212						1,032
4825.03	1,301		244						1,545
4825.04	1,668								1,668
4826.01	1,490		694		206				2,390

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4826.02	1,521		789		92				2,402
4901.01	1,018		444		430				1,892
4901.03	1,055		339				490		1,884
4905.01	253		322		748				1,323
4905.02	1,860		119		197				2,176
4910	596								596
4911.01	1,173								1,173
4911.02	1,054		77						1,131
4911.03	149		1,983						2,132
4912.01	378		1,695		252				2,325
4912.02					840				840
4913.01	930		782		412				2,124
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	440		197	580	360				1,577
4916.02	1,128		455						1,583
4917.01	40		491	266	986				1,783
4917.02			971	72	2,520				3,563
4917.03			403		1,967				2,370
4917.04	59		779	332	1,040				2,210

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4917.05	683	8	243						934
4918.01			389		696				1,085
4918.02	511	62	152	437					1,162
4918.03	1,431		197		997				2,625
4920	2,177								2,177
4921	2,209								2,209
4922.01	1,002								1,002
4922.02	2,088		123						2,211
4922.03	1,270								1,270
4923	627	46	421						1,094
4924	426		1,373		1				1,800
4925	1,408								1,408
9801									
9802									
9803									
<b>Fairfax County</b>	<b>192,972</b>	<b>2,311</b>	<b>87,270</b>	<b>10,133</b>	<b>89,558</b>	<b>8,942</b>	<b>17,032</b>	<b>1,761</b>	<b>409,979</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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.

1/ On Fort Belvoir Military Reservation, Fairfax County estimates number of housing units and households.

**Table 6.8**

**Housing Unit Inventory by Year Built and Supervisor District  
Fairfax County, January 2014**

Year Built	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	13,582	33.0	11,780	27.1	8,095	16.1	15,548	35.2	25,045	58.6	18,733	39.1	16,420	30.6	5,003	11.7	2,087	5.0	116,293	28.5
<b>1970 to 1979</b>	12,255	29.8	10,366	23.9	15,008	29.9	6,250	14.2	7,281	17.0	7,760	16.2	11,338	21.2	9,400	22.0	3,525	8.4	83,183	20.4
<b>1980 to 1989</b>	8,572	20.8	7,588	17.5	10,656	21.2	8,253	18.7	5,914	13.8	9,279	19.4	9,780	18.3	15,857	37.2	18,846	44.8	94,745	23.2
<b>1990 to 1999</b>	2,132	5.2	5,344	12.3	9,378	18.7	8,957	20.3	1,740	4.1	4,049	8.5	5,922	11.1	8,325	19.5	11,812	28.1	57,659	14.1
<b>2000 to 2009</b>	3,977	9.7	7,177	16.5	6,210	12.4	4,628	10.5	1,992	4.7	7,110	14.9	6,481	12.1	3,827	9.0	5,494	13.1	46,896	11.5
<b>2010 to 2014</b>	639	1.6	1,142	2.6	806	1.6	505	1.1	740	1.7	922	1.9	3,633	6.8	255	0.6	334	0.8	8,976	2.2
<b>Total Units</b>	<b>41,157</b>	<b>100.0</b>	<b>43,397</b>	<b>100.0</b>	<b>50,153</b>	<b>100.0</b>	<b>44,141</b>	<b>100.0</b>	<b>42,712</b>	<b>100.0</b>	<b>47,853</b>	<b>100.0</b>	<b>53,574</b>	<b>100.0</b>	<b>42,667</b>	<b>100.0</b>	<b>42,098</b>	<b>100.0</b>	<b>407,752</b>	<b>100.0</b>

**Table 6.9**

**Housing Unit Inventory by Year Built and Town  
Fairfax County, January 2014**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	54	62.8	814	10.3	3,931	70.2	4,799	35.4
<b>1970 to 1979</b>	1	1.2	3,262	41.5	592	10.6	3,855	28.5
<b>1980 to 1989</b>	5	5.8	1,530	19.5	289	5.2	1,824	13.5
<b>1990 to 1999</b>	6	7.0	1,480	18.8	267	4.8	1,753	12.9
<b>2000 to 2009</b>	19	22.1	690	8.8	305	5.4	1,014	7.5
<b>2010 to 2014</b>	1	1.2	90	1.1	213	3.8	304	2.2
<b>Total Units</b>	<b>86</b>	<b>100.0</b>	<b>7,866</b>	<b>100.0</b>	<b>5,597</b>	<b>100.0</b>	<b>13,549</b>	<b>100.0</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014

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

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

**Table 6.10**

**Housing Unit Inventory by Year Built and Planning District  
Fairfax County, January 2014**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean		Mount Vernon		Pohick 1/	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1960</b>	5,825	22.4	6,319	35.4	295	0.7	809	3.0	7,342	32.1	946	13.6	1,310	10.6	5,811	19.8	9,520	25.2	616	1.3
<b>1960 to 1969</b>	10,314	39.7	3,932	22.1	2,920	6.6	4,627	17.2	5,533	24.2	2,707	38.9	744	6.0	5,834	19.9	12,237	32.4	2,682	5.8
<b>1970 to 1979</b>	6,770	26.0	3,268	18.3	3,067	7.0	5,012	18.7	2,527	11.1	225	3.2	1,280	10.4	5,595	19.1	7,173	19.0	18,187	39.0
<b>1980 to 1989</b>	1,336	5.1	2,773	15.6	17,315	39.4	6,634	24.7	2,418	10.6	1,548	22.3	1,841	14.9	4,567	15.6	4,161	11.0	18,970	40.7
<b>1990 to 1999</b>	929	3.6	630	3.5	14,384	32.7	3,491	13.0	765	3.3	389	5.6	1,948	15.8	3,037	10.4	1,543	4.1	4,356	9.4
<b>2000 to 2009</b>	640	2.5	460	2.6	5,771	13.1	5,580	20.8	1,953	8.5	967	13.9	4,774	38.7	2,880	9.8	2,415	6.4	1,628	3.5
<b>2010 to 2014</b>	194	0.7	449	2.5	199	0.5	707	2.6	2,309	10.1	171	2.5	443	3.6	1,572	5.4	726	1.9	146	0.3
<b>Total Units</b>	<b>26,008</b>	<b>100.0</b>	<b>17,831</b>	<b>100.0</b>	<b>43,951</b>	<b>100.0</b>	<b>26,860</b>	<b>100.0</b>	<b>22,847</b>	<b>100.0</b>	<b>6,953</b>	<b>100.0</b>	<b>12,340</b>	<b>100.0</b>	<b>29,296</b>	<b>100.0</b>	<b>37,775</b>	<b>100.0</b>	<b>46,585</b>	<b>100.0</b>

Year Built	Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1960</b>	2,970	14.4	3,503	17.2	826	1.2	3,169	12.7	49,261	12.1
<b>1960 to 1969</b>	2,405	11.6	4,852	23.8	3,349	4.7	4,896	19.6	67,032	16.4
<b>1970 to 1979</b>	1,809	8.8	2,366	11.6	19,785	27.8	6,119	24.5	83,183	20.4
<b>1980 to 1989</b>	6,213	30.1	3,522	17.3	20,029	28.1	3,418	13.7	94,745	23.2
<b>1990 to 1999</b>	5,432	26.3	3,433	16.9	13,732	19.3	3,590	14.4	57,659	14.1
<b>2000 to 2009</b>	1,684	8.1	2,612	12.8	12,229	17.2	3,303	13.2	46,896	11.5
<b>2010 to 2014</b>	153	0.7	62	0.3	1,335	1.9	510	2.0	8,976	2.2
<b>Total Units</b>	<b>20,666</b>	<b>100.0</b>	<b>20,350</b>	<b>100.0</b>	<b>71,285</b>	<b>100.0</b>	<b>25,005</b>	<b>100.0</b>	<b>407,752</b>	<b>100.0</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014

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

- 1/ Includes the Town of 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, 2014 through 2040**

<b>Supervisor District</b>	<b>Forecast Unit Increase 2014 through 2040</b>	<b>Percent of Total Change</b>
Braddock	2,011	1.8%
Dranesville	9,953	8.8%
Hunter Mill	21,538	19.1%
Lee	11,674	10.4%
Mason	5,301	4.7%
Mount Vernon	11,204	9.9%
Providence	40,007	35.5%
Springfield	3,294	2.9%
Sully	7,800	6.9%
<b>Fairfax County</b>	<b>112,781</b>	<b>100.0%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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

**TABLE 7.2**

**Forecast Housing Unit Change  
by Planning District  
Fairfax County, 2014 through 2040**

<b>Planning District</b>	<b>Forecast Unit Change 2014 through 2040</b>	<b>Percent of Total Change</b>
Annandale	2,627	2.3%
Baileys	2,606	2.3%
Bull Run	7,186	6.4%
Fairfax	3,157	2.8%
Jefferson	5,722	5.1%
Lincolnia	597	0.5%
Lower Potomac	3,367	3.0%
McLean	28,920	25.6%
Mount Vernon	11,190	9.9%
Pohick	1,541	1.4%
Rose Hill	1,960	1.7%
Springfield	6,059	5.4%
Upper Potomac	20,347	18.0%
Vienna	17,503	15.5%
<b>Fairfax County</b>	<b>112,781</b>	<b>100.0%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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

**Table 7.3****Estimated and Forecasted Housing Units by Supervisor District  
Fairfax County, January 2014**

Supervisor District	2014	2015	2020	2025	2030	2035	2040
<b>Braddock</b>	41,325	41,365	41,612	42,023	42,498	42,928	43,336
<b>Dranesville 1/</b>	43,438	43,321	44,771	46,926	49,282	51,385	53,391
<b>Hunter Mill 2/</b>	50,169	50,188	52,361	57,083	62,463	67,239	71,707
<b>Lee</b>	44,948	44,981	46,882	49,792	52,281	54,523	56,622
<b>Mason</b>	42,740	42,888	43,160	44,300	45,664	46,894	48,041
<b>Mount Vernon</b>	48,315	48,355	49,872	52,449	55,023	57,324	59,519
<b>Providence</b>	53,740	55,413	65,248	74,309	81,436	87,803	93,747
<b>Springfield 3/</b>	42,701	42,843	43,021	43,741	44,551	45,307	45,995
<b>Sully</b>	42,603	42,609	43,067	44,845	46,875	48,706	50,403
<b>Fairfax County</b>	<b>409,979</b>	<b>411,963</b>	<b>429,993</b>	<b>455,468</b>	<b>480,074</b>	<b>502,110</b>	<b>522,760</b>

**Table 7.4****Estimated and Forecasted Housing Units by Town  
Fairfax County, January 2014**

Town	2014	2015	2020	2025	2030	2035	2040
<b>Town of Clifton</b>	88	88	88	88	88	88	88
<b>Town of Herndon</b>	7,867	7,875	8,119	8,491	8,896	9,256	9,592
<b>Town of Vienna</b>	5,600	5,605	5,605	5,605	5,605	5,605	5,605
<b>Towns Total</b>	<b>13,555</b>	<b>13,568</b>	<b>13,812</b>	<b>14,184</b>	<b>14,589</b>	<b>14,949</b>	<b>15,285</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

Planning District	1990	2000	2010	2014	2015	2020	2025	2030	2035	2040
Annandale	24,901	25,614	25,767	26,019	26,045	26,247	26,807	27,472	28,076	28,646
Baileys	16,573	17,367	17,976	17,841	17,846	17,969	18,551	19,244	19,868	20,447
Bull Run	24,559	38,745	44,307	44,459	44,600	44,941	46,524	48,391	50,084	51,645
Fairfax	17,181	20,992	25,647	27,027	27,063	27,616	28,339	29,008	29,620	30,184
Jefferson	17,365	18,862	20,409	23,002	24,343	25,821	26,496	27,312	28,039	28,724
Lincolnia	5,464	5,908	6,800	6,959	7,093	7,128	7,228	7,348	7,456	7,556
Lower Potomac	3,936	5,898	9,609	12,349	12,358	13,294	14,069	14,670	15,209	15,716
McLean	23,601	26,269	28,213	29,318	29,260	36,407	43,788	49,074	53,805	58,238
Mount Vernon	35,338	37,000	37,425	39,017	39,046	39,760	42,304	45,189	47,774	50,207
Pohick 1/	41,032	45,153	46,667	46,621	46,634	46,743	47,125	47,496	47,833	48,162
Rose Hill	13,524	19,102	20,401	20,677	20,685	20,789	21,251	21,741	22,202	22,637
Springfield	14,590	17,151	18,803	20,355	20,376	22,023	23,644	24,657	25,565	26,414
Upper Potomac 2/	44,898	58,989	69,977	71,315	71,409	74,323	78,697	83,462	87,688	91,662
Vienna 3/	19,502	21,910	24,385	25,020	25,205	26,930	30,645	35,009	38,891	42,523
<b>Fairfax County</b>	<b>302,464</b>	<b>358,960</b>	<b>396,386</b>	<b>409,979</b>	<b>411,963</b>	<b>429,993</b>	<b>455,468</b>	<b>480,074</b>	<b>502,110</b>	<b>522,760</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

<b>Human Services Region</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>Region 1</b>	94,053	94,125	97,540	103,007	108,050	112,575	116,848
<b>Region 2</b>	91,492	92,947	95,803	98,349	101,402	104,144	106,719
<b>Region 3 1/</b>	120,795	121,103	132,261	147,315	161,076	173,342	184,832
<b>Region 4 2/</b>	103,639	103,788	104,389	106,798	109,547	112,050	114,361
<b>Fairfax County</b>	<b>409,979</b>	<b>411,963</b>	<b>429,993</b>	<b>455,468</b>	<b>480,074</b>	<b>502,110</b>	<b>522,760</b>

*Source: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

ZIP Code	2014	2015	2020	2025	2030	2035	2040
20120	14,071	14,070	14,153	14,504	14,927	15,313	15,655
20121	10,223	10,223	10,305	10,754	11,273	11,740	12,179
20124	4,915	4,915	4,914	4,919	4,919	4,924	4,937
20151	6,761	6,764	6,873	7,407	8,034	8,601	9,129
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,813	13,825	14,131	14,777	15,505	16,127	16,737
20171	17,393	17,278	18,191	19,569	21,031	22,331	23,550
20190	9,393	9,531	10,667	12,107	13,633	14,994	16,264
20191	11,779	11,800	12,123	12,802	13,627	14,362	15,045
20194	5,858	5,858	5,860	5,870	5,881	5,891	5,901
20196			6	39	79	114	147
22003	19,666	19,673	19,801	20,344	20,991	21,578	22,132
22015	14,793	14,796	14,811	14,848	14,883	14,915	14,944
22027	726	726	741	809	892	966	1,033
22030	13,099	13,120	13,529	13,938	14,240	14,517	14,770
22031	11,969	12,856	14,730	15,409	16,231	16,966	17,655
22032	9,609	9,627	9,724	9,835	9,976	10,095	10,212
22033	16,050	16,186	16,378	16,978	17,650	18,258	18,813
22035		1	1	1	1	1	1
22039	6,076	6,078	6,102	6,198	6,275	6,359	6,428
22041	10,789	10,788	10,882	11,416	12,045	12,615	13,144
22042	12,079	12,081	12,107	12,233	12,382	12,515	12,644
22043	9,488	9,494	9,551	9,790	10,077	10,336	10,579
22044	4,593	4,594	4,615	4,643	4,681	4,713	4,740
22046	2,070	2,070	2,077	2,113	2,156	2,195	2,232

(Continued)

**Table 7.7**  
**Estimated and Forecasted Housing Units by ZIP Code**  
**Fairfax County, January 2014**

ZIP Code	2014	2015	2020	2025	2030	2035	2040
22060	3,058	3,058	3,247	3,407	3,475	3,540	3,598
22066	5,651	5,683	5,811	5,870	5,932	5,994	6,049
22067		5	5	5	5	5	5
22079	11,539	11,553	12,339	12,994	13,558	14,061	14,541
22101	11,239	11,022	11,183	11,425	11,708	11,972	12,223
22102	11,190	11,255	15,854	20,972	24,732	28,089	31,233
22124	6,538	6,557	6,663	6,705	6,756	6,801	6,843
22150	9,658	9,665	11,243	12,796	13,740	14,581	15,371
22151	5,885	5,886	5,890	5,913	5,939	5,964	5,986
22152	10,350	10,349	10,358	10,395	10,438	10,475	10,512
22153	10,791	10,795	10,816	10,918	11,011	11,092	11,178
22180	9,835	10,467	10,928	11,146	11,411	11,646	11,867
22181	5,498	5,501	5,516	5,608	5,704	5,791	5,881
22182	10,031	10,122	13,267	18,247	22,953	27,141	31,047
22203	150	150	150	150	150	150	151
22204	14	14	14	14	14	15	15
22205			2	10	20	30	38
22206	2	2	2	2	2	2	2
22207	49	49	49	52	54	56	58
22213	1	1	1	1	2	2	2
22302	650	650	650	652	654	656	658
22303	7,657	7,671	8,137	9,392	10,774	12,012	13,174
22304	148	148	148	148	148	148	148
22306	12,433	12,438	12,556	13,178	13,914	14,573	15,187
22307	4,716	4,717	4,729	4,837	4,956	5,054	5,147
22308	4,822	4,825	4,834	4,877	4,928	4,977	5,028

(Continued)

**Table 7.7**  
**Estimated and Forecasted Housing Units by ZIP Code**  
**Fairfax County, January 2014**

<b>ZIP Code</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>22309</b>	11,722	11,736	11,858	12,396	13,020	13,590	14,125
<b>22310</b>	10,927	10,938	11,048	11,316	11,637	11,931	12,208
<b>22311</b>	612	611	614	620	626	632	638
<b>22312</b>	8,452	8,593	8,629	8,728	8,847	8,955	9,054
<b>22315</b>	11,146	11,148	11,177	11,388	11,573	11,748	11,918
<b>Fairfax County</b>	<b>409,979</b>	<b>411,963</b>	<b>429,993</b>	<b>455,468</b>	<b>480,074</b>	<b>502,110</b>	<b>522,760</b>

*Sources: Fairfax County Department of Neighborhood and Community Services, 2014 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 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4151	1,302	1,302	1,337	1,515	1,730	1,925	2,110
4152	1,940	1,940	1,940	1,986	2,033	2,064	2,095
4153	1,491	1,492	1,498	1,521	1,551	1,575	1,598
4154.01	2,142	2,142	2,145	2,158	2,174	2,188	2,201
4154.02	1,131	1,132	1,142	1,195	1,258	1,315	1,369
4155	2,374	2,374	2,379	2,408	2,439	2,470	2,500
4156	1,062	1,065	1,072	1,106	1,145	1,183	1,220
4157	1,371	1,371	1,372	1,374	1,377	1,380	1,384
4158	1,724	1,724	1,725	1,730	1,737	1,744	1,751
4159	1,205	1,206	1,207	1,215	1,224	1,233	1,242
4160	2,025	2,026	2,044	2,143	2,258	2,363	2,460
4161	1,490	1,500	1,517	1,559	1,611	1,660	1,709
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	814	817	827	837	850	861	871
4201	1,168	1,168	1,171	1,185	1,193	1,201	1,207
4202.01	1,298	1,297	1,307	1,323	1,344	1,366	1,388
4202.02	1,066	1,066	1,068	1,077	1,088	1,098	1,107
4202.03	974	974	997	1,112	1,251	1,375	1,492
4203	2,147	2,155	2,175	2,237	2,314	2,383	2,448
4204	2,068	2,074	2,164	2,338	2,533	2,708	2,871
4205.01	1,008	1,008	1,061	1,361	1,707	2,025	2,326
4205.02	1,052	1,052	1,068	1,148	1,249	1,334	1,416
4205.03	1,695	1,695	1,925	2,295	2,627	2,922	3,199
4206	1,734	1,734	1,782	2,009	2,289	2,534	2,761
4207	1,447	1,447	1,452	1,460	1,469	1,477	1,486
4208	1,204	1,204	1,213	1,247	1,284	1,326	1,360
4210.01	971	981	1,017	1,029	1,043	1,055	1,067
4210.02	2,087	2,088	3,569	4,688	5,120	5,500	5,860

(Continued)

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4211.01	2,157	2,159	2,170	2,180	2,186	2,191	2,197
4211.02	1,528	1,528	1,525	1,542	1,549	1,557	1,566
4211.03	2,026	2,028	2,069	2,230	2,413	2,582	2,737
4212	689	689	689	690	690	690	690
4213	1,461	1,461	1,461	1,462	1,463	1,463	1,463
4214	2,984	2,989	3,063	3,454	3,919	4,338	4,727
4215	2,411	2,411	2,425	2,503	2,595	2,675	2,749
4216	1,966	1,967	1,996	2,139	2,295	2,436	2,571
4217.01	1,422	1,422	1,425	1,440	1,458	1,474	1,489
4217.02	1,263	1,265	1,271	1,273	1,274	1,276	1,277
4218	2,358	2,358	2,403	2,635	2,908	3,156	3,384
4219	820	820	1,000	1,107	1,117	1,125	1,133
4220	1,379	1,379	1,398	1,518	1,658	1,783	1,895
4221.01	2,600	2,600	2,611	2,659	2,716	2,765	2,811
4221.02	2,058	2,064	2,161	2,358	2,568	2,761	2,948
4222.01	1,067	1,067	1,662	1,827	1,850	1,871	1,892
4222.02	2,161	2,161	2,186	2,312	2,462	2,593	2,718
4223.01	1,346	1,346	1,351	1,405	1,457	1,506	1,553
4223.02	2,508	2,508	2,515	2,567	2,618	2,666	2,710
4224.01	1,117	1,118	1,115	1,070	1,011	959	910
4224.02	2,108	2,108	2,095	2,059	2,002	1,953	1,909
4224.03	1,007	1,007	1,026	1,071	1,122	1,168	1,211
4301.01	1,535	1,535	1,545	1,557	1,571	1,582	1,592
4301.02	1,035	1,035	1,037	1,045	1,056	1,065	1,074
4302.01	1,425	1,425	1,429	1,449	1,473	1,494	1,514
4302.02	1,624	1,624	1,630	1,658	1,692	1,721	1,750
4302.03	902	902	904	918	933	946	959
4304	2,320	2,321	2,321	2,321	2,321	2,322	2,322

(Continued)

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4305	571	571	571	571	572	572	573
4306	1,810	1,810	1,842	2,007	2,205	2,383	2,548
4307	929	929	932	950	971	989	1,007
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	1,413	1,413	1,417	1,444	1,474	1,503	1,529
4309.02	1,087	1,087	1,088	1,093	1,099	1,104	1,108
4310.01	1,575	1,575	1,577	1,596	1,613	1,630	1,644
4310.02	752	752	752	753	753	754	754
4313	1,417	1,417	1,418	1,420	1,423	1,426	1,429
4314	1,462	1,462	1,462	1,465	1,468	1,469	1,472
4315	2,027	2,026	2,030	2,034	2,039	2,044	2,049
4316	3,664	3,670	3,727	3,966	4,251	4,508	4,749
4318.01	1,438	1,438	1,441	1,455	1,473	1,489	1,503
4318.02	1,039	1,039	1,035	1,022	1,001	982	966
4319	1,053	1,052	1,055	1,056	1,058	1,059	1,060
4320	1,127	1,127	1,127	1,127	1,127	1,127	1,127
4321	1,448	1,449	1,452	1,452	1,452	1,452	1,452
4322.01	851	851	851	851	851	851	851
4322.02	1,605	1,607	1,616	1,629	1,645	1,659	1,672
4323	1,734	1,734	1,735	1,742	1,751	1,758	1,765
4324.01	1,179	1,179	1,179	1,180	1,180	1,181	1,182
4324.02	1,658	1,658	1,659	1,663	1,668	1,672	1,676
4325	1,884	1,884	1,885	1,889	1,894	1,899	1,904
4326	1,548	1,548	1,551	1,564	1,580	1,594	1,608
4327.01	1,087	1,089	1,096	1,098	1,100	1,102	1,103
4327.02	1,497	1,497	1,498	1,506	1,515	1,523	1,531
4328	772	772	773	783	794	805	815

(Continued)



**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4401	2,905	2,906	2,909	2,931	2,954	2,977	2,998
4402.01	1,761	2,412	3,090	3,194	3,320	3,430	3,536
4402.02	2,210	2,210	2,212	2,222	2,233	2,244	2,255
4403	954	955	957	960	964	968	973
4405.01	1,657	1,657	1,661	1,678	1,700	1,720	1,738
4405.02	595	595	604	619	633	647	659
4406	946	946	947	949	951	953	955
4407.01	979	979	979	980	982	983	984
4407.02	1,806	1,806	1,806	1,809	1,812	1,815	1,817
4408	2,221	2,239	2,314	2,332	2,353	2,373	2,393
4501	2,259	2,259	2,260	2,264	2,269	2,274	2,278
4502	1,331	1,331	1,332	1,337	1,343	1,349	1,354
4503	1,688	1,689	1,695	1,718	1,745	1,770	1,793
4504	949	949	951	960	971	981	991
4505	883	884	885	885	885	886	886
4506.01	1,407	1,407	1,408	1,413	1,419	1,424	1,431
4506.02	1,797	1,797	1,797	1,798	1,800	1,801	1,803
4507.01	980	980	984	989	994	1,000	1,006
4507.02	1,472	1,471	1,496	1,610	1,747	1,871	1,986
4508	1,205	1,206	1,236	1,388	1,572	1,736	1,889
4509	606	606	606	607	608	609	610
4510	896	896	896	897	899	900	902
4511	829	829	829	831	833	834	837
4512	643	644	658	662	668	673	678
4513	917	917	920	929	938	947	956
4514	1,212	1,212	1,215	1,227	1,243	1,257	1,271
4515.01	2,247	2,246	2,256	2,278	2,310	2,337	2,359
4515.02	2,239	2,239	2,247	2,286	2,335	2,386	2,445

(Continued)

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4516.01	1,578	1,578	1,614	1,796	2,017	2,214	2,397
4516.02	1,136	1,136	1,137	1,145	1,154	1,162	1,169
4518	1,120	1,127	1,129	1,133	1,138	1,142	1,147
4519	2,318	2,320	2,337	2,416	2,511	2,597	2,680
4520	1,114	1,115	1,141	1,253	1,388	1,509	1,623
4521.01	1,662	1,667	1,681	1,690	1,701	1,712	1,723
4521.02	1,107	1,108	1,109	1,111	1,113	1,115	1,117
4522	2,157	2,157	2,160	2,177	2,198	2,216	2,233
4523.01	1,475	1,475	1,477	1,501	1,520	1,542	1,565
4523.02	1,698	1,698	1,713	1,787	1,876	1,956	2,031
4524	2,379	2,379	2,381	2,391	2,401	2,411	2,420
4525.01	1,382	1,383	1,386	1,402	1,421	1,438	1,454
4525.02	1,592	1,594	1,595	1,599	1,604	1,608	1,612
4526	2,690	2,820	2,836	2,853	2,871	2,888	2,901
4527	1,900	1,900	1,916	1,996	2,093	2,179	2,260
4528.01	2,528	2,527	2,541	2,635	2,740	2,834	2,917
4528.02	1,492	1,492	1,508	1,634	1,776	1,903	2,013
4601	1,452	1,456	1,475	1,494	1,517	1,538	1,558
4602	1,342	1,341	1,343	1,344	1,346	1,347	1,348
4603	965	966	976	1,048	1,141	1,213	1,285
4604	2,001	2,001	2,636	4,975	7,684	10,094	12,342
4605.01	879	879	998	1,603	2,334	2,990	3,599
4605.02	2,999	3,000	3,047	3,266	3,527	3,764	3,979
4606	1,333	1,339	1,348	1,390	1,440	1,485	1,527
4607.01	1,154	1,155	1,155	1,155	1,155	1,155	1,155
4607.02	1,552	1,554	1,554	1,554	1,554	1,554	1,554
4608	1,164	1,164	1,164	1,164	1,164	1,164	1,164
4609	871	872	872	872	872	872	872

(Continued)

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4610</b>	859	860	860	860	860	860	860
<b>4611</b>	2,588	2,592	2,600	2,630	2,665	2,696	2,730
<b>4612.01</b>	1,528	1,530	1,530	1,532	1,533	1,534	1,534
<b>4612.02</b>	2,558	2,575	2,950	3,168	3,247	3,324	3,393
<b>4615</b>	2,515	2,521	2,556	2,622	2,689	2,751	2,814
<b>4616.01</b>	2,719	2,888	3,767	4,082	4,466	4,806	5,127
<b>4616.02</b>	3,686	4,372	5,143	5,608	6,170	6,671	7,138
<b>4617</b>	2,444	2,444	2,450	2,478	2,513	2,545	2,576
<b>4618.01</b>	542	542	542	543	544	546	547
<b>4618.02</b>	2,403	2,403	2,409	2,442	2,481	2,516	2,547
<b>4619.01</b>	1,408	1,408	1,415	1,422	1,432	1,440	1,448
<b>4619.02</b>	594	594	596	605	617	627	636
<b>4701</b>	979	982	984	1,012	1,038	1,065	1,081
<b>4703</b>	1,170	1,171	1,183	1,239	1,307	1,363	1,419
<b>4704</b>	1,735	1,736	1,764	1,799	1,839	1,880	1,921
<b>4705</b>	2,215	2,218	2,243	2,326	2,426	2,518	2,606
<b>4706</b>	1,169	1,172	1,184	1,221	1,265	1,305	1,346
<b>4707</b>	1,919	1,924	1,932	1,933	1,934	1,935	1,937
<b>4708</b>	1,092	1,093	1,098	1,101	1,107	1,111	1,115
<b>4709</b>	2,800	2,569	2,643	2,656	2,670	2,683	2,698
<b>4710</b>	850	850	887	1,070	1,292	1,490	1,675
<b>4711</b>	2,457	2,461	2,468	2,485	2,504	2,522	2,539
<b>4712.01</b>	1,568	1,568	1,932	2,626	3,301	3,902	4,464
<b>4712.02</b>	2,142	2,142	3,502	4,743	5,439	6,056	6,635
<b>4713.01</b>	1,634	1,636	1,642	1,642	1,642	1,642	1,642
<b>4713.03</b>	1,734	1,734	1,741	1,774	1,814	1,850	1,884
<b>4713.04</b>	657	657	659	670	684	696	707
<b>4714.01</b>	1,391	1,391	1,392	1,396	1,400	1,405	1,409

(Continued)

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4714.02	1,219	1,219	1,221	1,231	1,242	1,253	1,263
4801	1,519	1,526	1,532	1,550	1,571	1,591	1,610
4802.01	1,640	1,641	1,646	1,669	1,695	1,726	1,763
4802.02	2,966	3,024	5,111	7,841	10,187	12,278	14,228
4802.03	1,572	1,653	2,105	2,541	3,039	3,482	3,895
4803	2,402	2,411	5,070	6,864	7,355	7,797	8,210
4804.01	1,424	1,448	1,552	1,560	1,570	1,579	1,588
4804.02	1,995	1,997	2,002	2,014	2,027	2,040	2,053
4805.01	1,099	1,102	1,118	1,122	1,125	1,125	1,129
4805.02	1,954	1,954	1,954	1,973	1,992	1,992	2,011
4805.03	1,153	1,153	1,153	1,164	1,175	1,178	1,188
4805.04	840	840	840	840	840	840	840
4805.05	1,622	1,622	1,622	1,622	1,622	1,622	1,622
4808.01	1,569	1,572	1,573	1,579	1,587	1,593	1,599
4808.02	1,380	1,380	1,380	1,380	1,380	1,380	1,380
4809.01	1,948	1,954	2,132	2,175	2,181	2,186	2,191
4809.02	1,441	1,441	1,505	1,828	2,219	2,568	2,893
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	1,927	1,927	1,973	2,210	2,496	2,752	2,989
4811.01	1,178	1,178	1,192	1,265	1,354	1,433	1,506
4811.02	1,492	1,335	1,336	1,339	1,343	1,346	1,350
4811.03	1,242	1,242	1,242	1,242	1,243	1,241	1,242
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,698	1,701	1,714	1,731	1,746	1,760
4811.06	1,756	1,756	1,756	1,756	1,756	1,756	1,756
4812.01	392	392	415	534	677	805	924
4812.02	2,052	2,052	2,121	2,466	2,887	3,262	3,609
4814	2,734	2,755	2,944	2,946	2,948	2,949	2,951

(Continued)

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4815</b>	820	820	820	820	820	820	820
<b>4816</b>	1,141	1,144	1,155	1,156	1,157	1,157	1,158
<b>4817.01</b>	2,035	2,035	2,039	2,045	2,053	2,060	2,067
<b>4817.02</b>	1,955	1,963	2,012	2,038	2,057	2,079	2,097
<b>4819</b>	2,288	2,293	2,322	2,447	2,598	2,732	2,859
<b>4820.01</b>	1,840	1,840	1,842	1,856	1,871	1,884	1,897
<b>4820.02</b>	1,842	1,842	1,842	1,842	1,842	1,842	1,842
<b>4821</b>	1,532	1,532	1,532	1,532	1,532	1,532	1,532
<b>4822.01</b>	1,009	1,009	1,009	1,009	1,009	1,009	1,009
<b>4822.02</b>	1,974	2,046	2,777	3,517	4,194	4,798	5,361
<b>4822.03</b>	2,828	2,894	3,275	3,854	4,557	5,183	5,768
<b>4823.01</b>	2,268	2,268	2,307	2,506	2,747	2,962	3,162
<b>4823.02</b>	1,820	1,820	1,820	1,820	1,820	1,820	1,820
<b>4823.03</b>	1,703	1,703	1,703	1,703	1,703	1,703	1,703
<b>4824</b>	782	782	792	840	899	952	1,001
<b>4825.01</b>	3,656	3,697	4,590	5,870	7,216	8,415	9,533
<b>4825.02</b>	1,032	1,032	1,032	1,032	1,032	1,033	1,033
<b>4825.03</b>	1,545	1,546	1,549	1,561	1,576	1,590	1,604
<b>4825.04</b>	1,668	1,668	1,669	1,673	1,679	1,683	1,688
<b>4826.01</b>	2,390	2,390	2,391	2,395	2,399	2,403	2,405
<b>4826.02</b>	2,402	2,402	2,482	2,596	2,685	2,766	2,845
<b>4901.01</b>	1,892	1,892	1,931	2,122	2,357	2,565	2,758
<b>4901.03</b>	1,884	1,884	1,920	2,101	2,321	2,518	2,700
<b>4905.01</b>	1,323	1,323	1,332	1,383	1,444	1,498	1,549
<b>4905.02</b>	2,176	2,176	2,177	2,199	2,228	2,253	2,272
<b>4910</b>	596	596	597	604	604	611	612
<b>4911.01</b>	1,173	1,173	1,173	1,173	1,174	1,174	1,175
<b>4911.02</b>	1,131	1,131	1,131	1,131	1,131	1,131	1,132

(Continued)

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
4911.03	2,132	2,132	2,132	2,133	2,133	2,134	2,134
4912.01	2,325	2,324	2,369	2,548	2,771	2,962	3,139
4912.02	840	840	850	899	959	1,012	1,062
4913.01	2,124	2,124	2,128	2,164	2,197	2,233	2,264
4913.02	1,440	1,440	1,453	1,538	1,627	1,710	1,790
4913.03	1,507	1,507	1,553	1,784	2,064	2,311	2,541
4914.01	1,884	1,884	1,891	1,933	1,983	2,024	2,066
4914.02	1,415	1,415	1,416	1,419	1,424	1,427	1,431
4914.03	1,153	1,153	1,153	1,153	1,153	1,153	1,162
4914.04	1,334	1,334	1,334	1,337	1,339	1,341	1,343
4914.05	836	836	836	842	844	850	857
4915.01	2,391	2,391	2,416	2,523	2,649	2,771	2,882
4915.02	2,136	2,136	2,139	2,150	2,164	2,178	2,185
4916.01	1,577	1,579	1,598	1,683	1,774	1,861	1,941
4916.02	1,583	1,584	1,595	1,646	1,700	1,750	1,801
4917.01	1,783	1,918	1,963	2,117	2,308	2,479	2,630
4917.02	3,563	3,563	3,622	3,915	4,271	4,591	4,885
4917.03	2,370	2,371	2,389	2,479	2,588	2,685	2,776
4917.04	2,210	2,210	2,210	2,210	2,210	2,210	2,210
4917.05	934	937	955	1,002	1,056	1,105	1,150
4918.01	1,085	1,085	1,086	1,090	1,094	1,098	1,102
4918.02	1,162	1,162	1,162	1,163	1,165	1,166	1,167
4918.03	2,625	2,625	2,626	2,634	2,641	2,648	2,655
4920	2,177	2,178	2,178	2,179	2,180	2,181	2,182
4921	2,209	2,209	2,213	2,231	2,250	2,268	2,286
4922.01	1,002	1,006	1,044	1,065	1,087	1,109	1,130
4922.02	2,211	2,211	2,207	2,261	2,286	2,337	2,366
4922.03	1,270	1,271	1,274	1,318	1,365	1,402	1,440

(Continued)

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2014**

<b>Census Tract</b>	<b>2014</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
<b>4923</b>	1,094	1,096	1,108	1,157	1,208	1,248	1,292
<b>4924</b>	1,800	1,800	1,795	1,793	1,773	1,746	1,733
<b>4925</b>	1,408	1,408	1,409	1,414	1,420	1,425	1,431
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>409,979</b>	<b>411,963</b>	<b>429,993</b>	<b>455,468</b>	<b>480,074</b>	<b>502,110</b>	<b>522,760</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014 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.



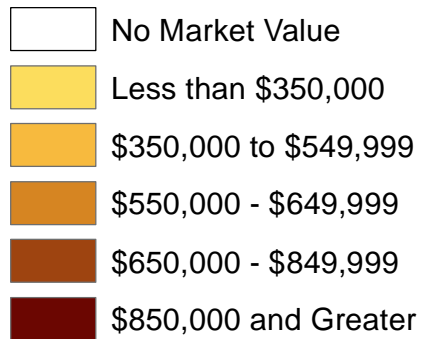
# Fairfax County, Virginia January 2014



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

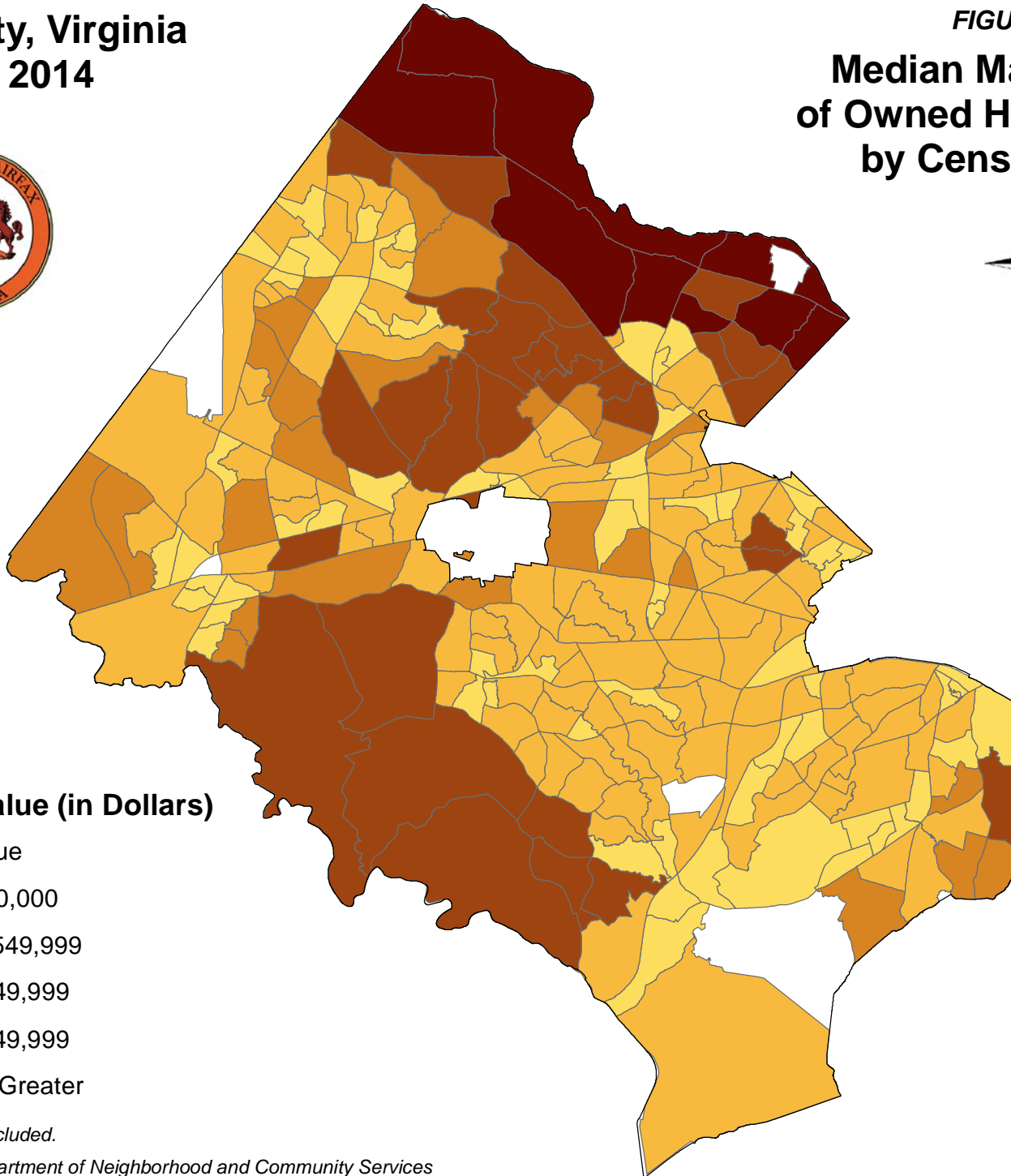


## Median Market Value (in Dollars)



*Note: City of Fairfax is not included.*

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



<b>TABLE 8.1</b>			
<b>Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2013 and 2014</b>			
<b>Supervisor District</b>	<b>Median Market Value</b>		<b>Percent Change</b>
	<b>2013</b>	<b>2014</b>	
Braddock	\$436,373	\$436,954	0.1%
Dranesville	\$691,728	\$691,589	0.0%
Hunter Mill	\$503,479	\$509,722	1.2%
Lee	\$366,671	\$374,710	2.2%
Mason	\$382,600	\$388,765	1.6%
Mount Vernon	\$402,555	\$410,330	1.9%
Providence	\$437,546	\$448,450	2.5%
Springfield	\$502,820	\$497,846	-1.0%
Sully	\$410,468	\$414,915	1.1%
<b>Fairfax County</b>	<b>\$442,370</b>	<b>\$447,541</b>	<b>1.2%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

<b>TABLE 8.2</b>			
<b>Median Market Value of Owned Housing Units by Planning District Fairfax County, 2013 and 2014</b>			
<b>Planning District</b>	<b>Median Market Value</b>		<b>Percent Change</b>
	<b>2013</b>	<b>2014</b>	
Annandale	\$419,344	\$421,145	0.4%
Baileys	\$317,812	\$331,327	4.3%
Bull Run	\$388,357	\$390,589	0.6%
Fairfax	\$462,652	\$475,620	2.8%
Jefferson	\$389,769	\$401,889	3.1%
Lincolnia	\$377,122	\$380,900	1.0%
Lower Potomac	\$376,554	\$384,380	2.1%
McLean	\$728,449	\$734,492	0.8%
Mount Vernon	\$384,156	\$382,308	-0.5%
Pohick	\$478,558	\$484,199	1.2%
Rose Hill	\$404,139	\$405,205	0.3%
Springfield	\$364,854	\$373,925	2.5%
Upper Potomac	\$480,366	\$484,942	1.0%
Vienna	\$594,449	\$611,808	2.9%
<b>Fairfax County</b>	<b>\$442,370</b>	<b>\$447,541</b>	<b>1.2%</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

**Table 8.3**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Supervisor District**  
**Fairfax County, January 2014**

Supervisor District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Braddock</b>	\$501,575	\$336,550	\$175,000	\$436,954	\$510,926	\$341,340	\$184,268	\$432,396
<b>Dranesville 1/</b>	\$769,804	\$370,121	\$222,176	\$691,589	\$913,139	\$442,369	\$255,330	\$809,493
<b>Hunter Mill 2/</b>	\$649,773	\$382,605	\$249,871	\$509,722	\$696,001	\$399,158	\$291,039	\$533,886
<b>Lee</b>	\$404,410	\$358,030	\$246,170	\$374,710	\$448,739	\$357,274	\$218,864	\$389,790
<b>Mason</b>	\$463,940	\$356,760	\$168,944	\$388,765	\$511,196	\$373,993	\$181,680	\$414,262
<b>Mount Vernon</b>	\$542,403	\$292,197	\$221,829	\$410,330	\$582,151	\$296,453	\$217,854	\$448,295
<b>Providence</b>	\$624,644	\$424,370	\$251,851	\$448,450	\$669,392	\$450,115	\$267,002	\$481,811
<b>Springfield 3/</b>	\$571,333	\$357,090	\$248,773	\$497,846	\$611,248	\$357,903	\$256,513	\$526,097
<b>Sully</b>	\$565,861	\$300,664	\$206,878	\$414,915	\$602,608	\$302,677	\$195,637	\$465,390
<b>Fairfax County</b>	\$557,678	\$342,400	\$221,287	\$447,541	\$632,392	\$361,114	\$239,079	\$503,315

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014. Market value for each unit is derived from the 2014 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 2014**

Planning District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Annandale</b>	\$462,620	\$341,400	\$144,491	\$421,145	\$489,164	\$341,473	\$159,874	\$432,070
<b>Baileys</b>	\$523,464	\$417,504	\$169,359	\$331,327	\$578,199	\$397,663	\$181,662	\$380,603
<b>Bull Run</b>	\$532,100	\$301,566	\$217,817	\$390,589	\$543,590	\$307,786	\$223,557	\$415,556
<b>Fairfax</b>	\$646,670	\$424,290	\$216,680	\$475,620	\$700,595	\$410,310	\$222,206	\$515,140
<b>Jefferson</b>	\$465,873	\$435,050	\$235,351	\$401,889	\$496,981	\$439,703	\$230,780	\$414,234
<b>Lincolnia</b>	\$418,161	\$369,750	\$144,723	\$380,900	\$459,118	\$386,061	\$140,237	\$401,730
<b>Lower Potomac</b>	\$545,251	\$285,805	\$236,931	\$384,380	\$571,908	\$297,169	\$253,352	\$420,185
<b>McLean</b>	\$828,036	\$619,120	\$326,987	\$734,492	\$999,118	\$649,744	\$343,094	\$840,758
<b>Mount Vernon</b>	\$535,404	\$277,428	\$205,199	\$382,308	\$573,560	\$272,332	\$200,913	\$433,239
<b>Pohick 1/</b>	\$547,796	\$327,160	\$222,872	\$484,199	\$594,018	\$324,517	\$219,183	\$501,609
<b>Rose Hill</b>	\$445,006	\$400,770	\$266,801	\$405,205	\$479,899	\$401,863	\$250,644	\$424,229
<b>Springfield</b>	\$418,960	\$344,440	\$175,043	\$373,925	\$451,369	\$347,007	\$194,280	\$390,264
<b>Upper Potomac 2/</b>	\$616,156	\$356,479	\$229,712	\$484,942	\$711,346	\$368,758	\$275,225	\$547,035
<b>Vienna 3/</b>	\$676,543	\$467,448	\$321,311	\$611,808	\$718,969	\$490,491	\$309,533	\$636,120
<b>Fairfax County</b>	\$557,678	\$342,400	\$221,287	\$447,541	\$632,392	\$361,114	\$239,079	\$503,315

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014. Market value for each unit is derived from the 2014 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 2014**

Human Services Region	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Region 1</b>	\$480,659	\$324,694	\$229,357	\$385,408	\$520,348	\$330,002	\$218,263	\$419,038
<b>Region 2</b>	\$497,420	\$381,548	\$175,735	\$421,960	\$538,673	\$401,603	\$197,382	\$445,809
<b>Region 3 1/</b>	\$710,384	\$395,366	\$254,560	\$553,318	\$819,096	\$420,857	\$287,370	\$633,405
<b>Region 4 2/</b>	\$545,822	\$325,000	\$210,455	\$450,489	\$577,296	\$326,356	\$212,878	\$468,690
<b>Fairfax County</b>	\$557,678	\$342,400	\$221,287	\$447,541	\$632,392	\$361,114	\$239,079	\$503,315

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014. Market value for each unit is derived from the 2014 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 2014**

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	\$557,771	\$472,683	\$108,786	\$508,897	\$696,751	\$477,491	\$123,124	\$634,368
4152	\$644,373	\$541,332	\$237,010	\$244,518	\$637,397	\$521,511	\$213,970	\$312,288
4153	\$399,377	\$274,935		\$325,106	\$434,530	\$273,709		\$369,046
4154.01	\$620,189	\$292,212		\$514,758	\$597,697	\$292,385		\$496,360
4154.02	\$637,467	\$313,384		\$599,398	\$629,580	\$302,730		\$559,737
4155	\$493,128	\$360,709		\$471,828	\$518,246	\$358,813		\$494,879
4156	\$768,205	\$684,128		\$768,025	\$896,014	\$684,128		\$895,812
4157	\$621,039			\$621,039	\$660,754			\$660,754
4158	\$578,242			\$578,242	\$608,597			\$608,597
4159	\$475,304			\$475,304	\$542,435			\$542,435
4160	\$458,129	\$291,609		\$428,331	\$489,281	\$233,093		\$425,052
4161	\$592,178			\$592,178	\$685,027			\$685,027
4162								
4163	\$517,065			\$517,065	\$670,234			\$670,234
4201	\$407,820	\$337,259		\$396,805	\$419,779	\$320,037		\$408,337
4202.01	\$506,141	\$372,410		\$403,500	\$545,047	\$369,635		\$450,490
4202.02	\$725,518	\$303,140	\$273,558	\$295,240	\$677,365	\$306,122	\$282,343	\$300,060
4202.03	\$472,062	\$407,340		\$421,920	\$501,944	\$402,369		\$467,385
4203	\$404,081	\$387,925		\$400,596	\$436,131	\$438,864		\$436,845
4204	\$378,494	\$283,935	\$267,594	\$278,149	\$380,211	\$350,145	\$268,656	\$308,590
4205.01		\$283,289	\$263,821	\$263,821		\$283,289	\$284,649	\$284,648
4205.02	\$336,892	\$292,795	\$125,343	\$259,769	\$353,912	\$305,523	\$133,343	\$238,638
4205.03	\$305,000	\$292,501	\$125,731	\$169,658	\$314,377	\$342,811	\$120,055	\$228,768
4206	\$502,496	\$333,896		\$357,288	\$491,202	\$343,456		\$398,694

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014

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
4207	\$394,213	\$563,815		\$397,415	\$468,423	\$558,181		\$471,168
4208	\$374,155	\$326,540		\$371,226	\$419,222	\$326,972		\$413,750
4210.01	\$331,740	\$333,138		\$332,720	\$385,360	\$362,622		\$367,429
4210.02	\$363,810	\$393,031		\$377,385	\$391,539	\$388,354		\$390,142
4211.01	\$518,800	\$345,935	\$275,255	\$346,279	\$549,470	\$374,886	\$274,664	\$384,423
4211.02	\$588,658	\$423,060		\$436,780	\$576,189	\$406,806		\$450,963
4211.03	\$593,840	\$330,775	\$270,777	\$402,828	\$589,395	\$346,046	\$264,428	\$440,781
4212	\$467,448			\$467,448	\$479,056			\$479,056
4213	\$438,350	\$307,420		\$415,453	\$442,402	\$314,267		\$398,136
4214	\$374,972	\$337,914	\$145,452	\$357,894	\$387,358	\$339,373	\$228,393	\$367,390
4215	\$361,952	\$380,612	\$125,140	\$313,548	\$425,327	\$330,539	\$146,581	\$292,746
4216	\$300,585	\$158,074	\$124,684	\$158,074	\$306,897	\$157,848	\$123,748	\$174,760
4217.01	\$310,819	\$233,632	\$80,956	\$232,946	\$323,596	\$223,813	\$86,442	\$213,628
4217.02	\$341,054	\$276,193		\$326,798	\$350,018	\$277,677		\$327,107
4218	\$310,875	\$229,545	\$128,166	\$152,406	\$350,455	\$212,738	\$128,089	\$205,879
4219	\$346,904			\$346,904	\$355,146			\$355,146
4220	\$366,330	\$304,255		\$343,737	\$432,176	\$322,912		\$375,292
4221.01	\$531,815	\$264,850	\$256,882	\$280,035	\$503,488	\$265,806	\$226,978	\$353,768
4221.02	\$537,856	\$299,530		\$315,580	\$544,507	\$274,859		\$333,699
4222.01	\$695,672	\$423,540	\$326,489	\$652,586	\$650,420	\$400,209	\$388,112	\$589,057
4222.02	\$565,218	\$339,800	\$209,523	\$403,355	\$552,593	\$320,408	\$212,196	\$393,995
4223.01	\$578,962	\$454,360	\$130,141	\$446,785	\$564,249	\$470,259	\$127,975	\$448,855
4223.02	\$617,777	\$430,660	\$258,262	\$321,113	\$557,760	\$433,508	\$252,767	\$371,055
4224.01		\$398,275	\$267,327	\$377,770		\$408,180	\$255,580	\$342,850

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014

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
4224.02	\$712,929	\$359,865		\$366,780	\$663,369	\$375,136		\$391,244
4224.03	\$456,868	\$534,310		\$467,186	\$503,345	\$490,942		\$499,441
4301.01	\$532,573			\$532,573	\$537,609			\$537,609
4301.02	\$470,587	\$330,980		\$346,360	\$492,992	\$328,226		\$388,997
4302.01	\$487,744	\$342,830		\$449,004	\$515,893	\$339,035		\$439,441
4302.02	\$501,962	\$337,820		\$468,894	\$533,899	\$359,257		\$476,152
4302.03	\$486,831	\$394,325		\$471,648	\$496,609	\$392,672		\$465,497
4304	\$420,590	\$344,925		\$416,110	\$422,249	\$343,713		\$411,214
4305	\$404,950			\$404,950	\$413,537			\$413,537
4306	\$362,070	\$298,990		\$359,600	\$370,500	\$295,760		\$364,932
4307	\$365,220			\$365,220	\$373,062			\$373,062
4308.01	\$425,000	\$370,044		\$398,980	\$443,964	\$352,888		\$411,037
4308.02	\$545,075	\$220,170	\$170,306	\$205,444	\$542,366	\$244,272	\$166,366	\$272,103
4309.01	\$609,603	\$319,140		\$354,585	\$623,860	\$321,855		\$434,849
4309.02	\$456,042	\$322,525		\$374,462	\$455,349	\$320,136		\$395,144
4310.01	\$473,831	\$321,380		\$377,910	\$478,499	\$301,880		\$388,112
4310.02	\$652,820	\$318,840		\$318,875	\$652,820	\$321,320		\$322,202
4313	\$472,260	\$349,525		\$459,878	\$479,730	\$361,394		\$454,492
4314	\$442,063	\$393,500		\$413,220	\$452,627	\$353,223		\$413,860
4315	\$496,195	\$396,410	\$376,669	\$428,870	\$515,010	\$361,132	\$342,975	\$443,144
4316	\$434,540	\$387,007	\$129,714	\$399,839	\$487,525	\$355,597	\$126,162	\$427,684
4318.01	\$527,406	\$337,455		\$339,430	\$567,726	\$336,962		\$353,972
4318.02	\$528,911	\$273,030		\$500,239	\$544,447	\$273,216		\$470,689
4319	\$543,130			\$543,130	\$546,531			\$546,531



Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014

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
4320	\$562,724	\$310,610		\$372,130	\$546,218	\$304,186		\$422,492
4321	\$572,526	\$318,530	\$222,872	\$323,730	\$566,505	\$297,498	\$219,183	\$367,086
4322.01		\$314,830		\$314,830		\$308,811		\$308,811
4322.02	\$537,005	\$335,575		\$360,620	\$531,835	\$341,364		\$412,855
4323	\$550,300	\$334,790		\$491,793	\$603,916	\$350,227		\$527,017
4324.01	\$522,791			\$522,791	\$530,025			\$530,025
4324.02	\$515,304	\$394,245		\$496,256	\$531,882	\$374,394		\$485,149
4325	\$512,591	\$351,135		\$496,189	\$520,720	\$357,377		\$483,226
4326	\$516,253	\$336,020		\$494,455	\$527,881	\$345,828		\$481,482
4327.01	\$470,200	\$323,200		\$443,272	\$469,850	\$326,636		\$431,140
4327.02	\$473,887	\$306,770		\$318,660	\$486,949	\$305,307		\$337,033
4328	\$455,810	\$325,558		\$353,783	\$472,280	\$325,238		\$388,694
4401	\$658,757	\$287,270		\$639,130	\$672,366	\$341,093		\$622,109
4402.01		\$469,000	\$234,119	\$260,038		\$515,067	\$243,600	\$308,911
4402.02	\$555,860	\$327,210	\$176,550	\$323,190	\$607,907	\$330,175	\$175,409	\$367,303
4403	\$566,500			\$566,500	\$581,453			\$581,453
4405.01	\$524,816	\$422,190		\$521,829	\$540,419	\$422,660		\$538,072
4405.02	\$574,735	\$636,230		\$598,780	\$590,805	\$638,527		\$594,057
4406	\$422,594	\$167,780		\$421,960	\$466,617	\$168,142		\$463,168
4407.01	\$499,110			\$499,110	\$516,170			\$516,170
4407.02	\$532,130	\$335,400		\$526,350	\$544,106	\$349,418		\$529,337
4408	\$536,460			\$536,460	\$560,282			\$560,282
4501	\$447,440	\$333,000	\$207,231	\$356,616	\$451,972	\$368,642	\$210,900	\$351,713
4502	\$440,582			\$440,582	\$447,415			\$447,415

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014**

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
4503	\$457,197	\$402,050	\$127,177	\$446,582	\$468,661	\$410,199	\$124,683	\$417,728
4504	\$535,335	\$463,650		\$506,459	\$560,408	\$466,657		\$551,072
4505	\$346,107			\$346,107	\$373,957			\$373,957
4506.01	\$461,812	\$390,240		\$459,197	\$475,524	\$389,581		\$473,380
4506.02	\$356,409	\$449,170	\$243,654	\$332,820	\$378,687	\$450,114	\$245,445	\$335,868
4507.01	\$495,405	\$394,000		\$418,890	\$528,255	\$394,390		\$467,158
4507.02	\$588,180			\$588,180	\$597,065			\$597,065
4508	\$425,280	\$507,900	\$125,111	\$418,050	\$475,120	\$509,100	\$155,030	\$426,726
4509	\$448,763			\$448,763	\$473,252			\$473,252
4510	\$450,780			\$450,780	\$452,231			\$452,231
4511	\$662,765			\$662,765	\$663,772			\$663,772
4512	\$711,124			\$711,124	\$790,214			\$790,214
4513	\$530,037	\$454,268	\$225,438	\$518,191	\$606,581	\$475,204	\$212,145	\$551,395
4514		\$468,968	\$142,639	\$142,639		\$484,061	\$124,052	\$230,182
4515.01	\$432,959	\$335,840	\$128,888	\$153,420	\$477,507	\$360,773	\$131,775	\$226,169
4515.02	\$460,255	\$422,321	\$161,637	\$429,963	\$487,430	\$431,506	\$151,652	\$432,479
4516.01	\$409,642			\$409,642	\$530,351			\$530,351
4516.02	\$641,651		\$131,967	\$146,797	\$664,082		\$132,896	\$328,596
4518	\$387,003	\$493,052		\$395,719	\$435,396	\$503,971		\$438,346
4519	\$501,250	\$354,766		\$379,236	\$564,551	\$350,341		\$422,385
4520	\$516,290	\$348,355		\$462,940	\$545,974	\$352,531		\$472,731
4521.01	\$477,210	\$318,870		\$400,130	\$495,901	\$321,794		\$415,714
4521.02	\$468,250	\$341,665		\$371,680	\$516,594	\$337,691		\$443,715
4522	\$396,860	\$329,820	\$139,884	\$376,305	\$403,855	\$334,659	\$128,226	\$347,003

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014**

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
4523.01		\$214,200	\$156,607	\$158,023		\$256,709	\$165,393	\$173,256
4523.02	\$401,710	\$324,145	\$144,491	\$175,172	\$411,389	\$294,929	\$142,812	\$216,944
4524	\$392,450	\$329,280		\$386,530	\$425,351	\$331,753		\$409,775
4525.01	\$397,865	\$417,180	\$256,226	\$398,152	\$434,523	\$425,299	\$228,064	\$418,752
4525.02	\$432,151	\$398,524		\$408,700	\$440,585	\$368,979		\$415,457
4526	\$330,319	\$453,451	\$144,723	\$337,406	\$376,626	\$428,312	\$140,237	\$370,752
4527	\$576,565	\$322,382	\$222,760	\$282,952	\$556,479	\$350,819	\$202,945	\$343,952
4528.01	\$478,298		\$228,870	\$248,470	\$525,750		\$221,884	\$301,763
4528.02			\$215,068	\$215,068			\$213,205	\$213,205
4601	\$811,053	\$171,104		\$810,043	\$882,598	\$171,448		\$878,660
4602	\$784,356			\$784,356	\$861,530			\$861,530
4603	\$699,375			\$699,375	\$751,138			\$751,138
4604	\$713,191	\$662,510	\$411,979	\$680,745	\$785,277	\$645,109	\$416,831	\$707,300
4605.01	\$837,401	\$688,547		\$814,035	\$835,400	\$688,486		\$823,633
4605.02	\$737,588	\$590,800		\$651,208	\$754,244	\$576,903		\$673,807
4606	\$573,640			\$573,640	\$624,109			\$624,109
4607.01	\$521,726			\$521,726	\$572,737			\$572,737
4607.02	\$531,270	\$503,000		\$527,109	\$636,654	\$523,014		\$619,968
4608	\$625,730	\$352,086	\$214,655	\$579,003	\$730,505	\$433,202	\$222,460	\$632,137
4609	\$685,679	\$617,756		\$676,690	\$741,692	\$601,483		\$728,107
4610	\$596,445	\$469,761	\$203,242	\$570,953	\$657,715	\$493,677	\$210,912	\$618,730
4611	\$701,859	\$246,834		\$680,063	\$745,206	\$367,126		\$675,356
4612.01	\$849,245	\$478,170		\$839,198	\$972,499	\$479,275		\$959,844
4612.02	\$1,201,639	\$453,755	\$267,070	\$394,040	\$1,127,299	\$439,987	\$253,062	\$409,312

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014**

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
4615	\$726,998	\$487,719	\$311,595	\$519,054	\$731,544	\$519,728	\$299,726	\$557,699
4616.01	\$539,471	\$401,192	\$371,498	\$417,999	\$621,477	\$434,728	\$348,794	\$481,473
4616.02		\$588,240	\$288,323	\$307,975		\$523,651	\$289,059	\$351,903
4617	\$715,908	\$397,748		\$424,187	\$672,138	\$414,821		\$472,246
4618.01	\$450,780	\$370,515	\$265,640	\$315,890	\$450,780	\$408,172	\$248,057	\$330,869
4618.02	\$462,841	\$421,270	\$234,510	\$336,020	\$572,534	\$411,958	\$232,500	\$351,215
4619.01	\$531,552	\$353,590	\$193,405	\$338,620	\$572,203	\$409,918	\$180,866	\$355,836
4619.02	\$663,959			\$663,959	\$663,959			\$663,959
4701	\$1,222,674	\$1,420,828		\$1,230,422	\$1,710,354	\$1,451,249		\$1,701,025
4703	\$940,807			\$940,807	\$1,045,960			\$1,045,960
4704	\$902,455	\$792,517		\$877,715	\$1,091,730	\$779,825		\$1,050,470
4705	\$821,080	\$681,886	\$317,452	\$781,381	\$1,026,906	\$760,905	\$291,468	\$883,711
4706	\$882,698	\$887,851		\$887,063	\$1,029,354	\$1,112,553		\$1,044,398
4707	\$681,615	\$569,691	\$976,732	\$684,726	\$767,900	\$584,429	\$971,750	\$775,012
4708	\$677,300	\$580,000		\$667,896	\$724,643	\$627,513		\$703,395
4709	\$731,054	\$588,163		\$685,756	\$855,012	\$636,257		\$804,399
4710	\$637,719	\$411,959	\$333,923	\$544,884	\$668,912	\$454,457	\$322,093	\$553,366
4711	\$437,978	\$655,621		\$438,503	\$508,911	\$649,162		\$510,041
4712.01		\$236,562	\$261,090	\$254,771		\$380,090	\$283,514	\$304,828
4712.02	\$691,346	\$584,861	\$257,574	\$320,260	\$704,959	\$522,021	\$286,486	\$377,990
4713.01		\$498,310		\$498,310		\$528,922		\$528,922
4713.03	\$643,128	\$483,010	\$215,597	\$333,738	\$711,606	\$484,361	\$241,436	\$391,791
4713.04	\$616,211	\$500,290		\$605,237	\$645,696	\$443,606		\$630,555
4714.01	\$544,370		\$139,680	\$478,619	\$569,350		\$163,034	\$409,644

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4714.02	\$620,797	\$373,370	\$138,991	\$375,950	\$643,434	\$334,595	\$170,390	\$378,433
4801	\$1,241,835			\$1,241,835	\$1,423,919			\$1,423,919
4802.01	\$970,499			\$970,499	\$1,312,051			\$1,312,051
4802.02		\$437,381	\$338,094	\$339,607		\$438,167	\$390,666	\$391,809
4802.03		\$390,840	\$354,710	\$354,710		\$372,720	\$365,268	\$365,288
4803	\$1,221,970			\$1,221,970	\$1,381,605			\$1,381,605
4804.01	\$826,332			\$826,332	\$963,579			\$963,579
4804.02	\$1,043,209			\$1,043,209	\$1,121,681			\$1,121,681
4805.01	\$675,407			\$675,407	\$703,286			\$703,286
4805.02	\$439,950			\$439,950	\$446,768			\$446,768
4805.03	\$506,364	\$316,434		\$483,833	\$556,659	\$334,408		\$507,120
4805.04	\$699,223	\$233,729	\$303,202	\$484,718	\$726,662	\$317,759	\$294,632	\$516,533
4805.05	\$692,067	\$316,929		\$324,869	\$654,186	\$339,551		\$393,489
4808.01	\$451,399	\$271,389	\$245,617	\$320,770	\$483,198	\$290,539	\$244,050	\$368,660
4808.02	\$420,766	\$242,159		\$415,969	\$473,930	\$342,457		\$440,707
4809.01	\$413,358	\$240,125		\$362,757	\$433,444	\$258,897		\$368,149
4809.02	\$469,610	\$312,781	\$159,230	\$305,440	\$486,155	\$399,063	\$149,055	\$326,231
4809.03	\$356,924	\$271,027	\$222,176	\$241,247	\$379,818	\$274,130	\$202,805	\$266,752
4810	\$369,913	\$242,768		\$247,718	\$372,351	\$252,301		\$273,398
4811.01			\$237,459	\$237,459			\$243,133	\$243,133
4811.02	\$675,054	\$460,083	\$296,264	\$436,976	\$675,556	\$474,280	\$290,129	\$446,296
4811.03		\$380,388		\$380,388		\$370,563		\$370,563
4811.04		\$403,999		\$403,999		\$397,233		\$397,233
4811.05	\$652,319	\$403,712		\$630,433	\$628,571	\$418,461		\$602,338

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4811.06	\$502,864	\$162,271		\$501,707	\$553,584	\$213,349		\$550,284
4812.01	\$553,475			\$553,475	\$555,147			\$555,147
4812.02	\$479,982	\$252,480	\$155,291	\$267,828	\$454,684	\$249,456	\$149,687	\$339,566
4814	\$574,417	\$360,528	\$200,704	\$391,770	\$614,392	\$362,831	\$196,335	\$459,531
4815	\$643,239			\$643,239	\$734,203			\$734,203
4816	\$796,489			\$796,489	\$874,754			\$874,754
4817.01	\$716,689			\$716,689	\$766,178			\$766,178
4817.02	\$687,257	\$441,880	\$231,000	\$271,330	\$724,511	\$425,717	\$224,609	\$373,323
4819	\$875,064	\$392,515	\$213,787	\$564,903	\$932,720	\$392,387	\$216,680	\$627,619
4820.01	\$790,729	\$420,344		\$602,813	\$816,917	\$422,443		\$656,329
4820.02	\$716,090	\$488,872	\$272,087	\$510,810	\$724,159	\$434,560	\$263,665	\$504,561
4821	\$597,950	\$484,353	\$196,539	\$253,282	\$661,278	\$443,721	\$206,564	\$343,571
4822.01	\$628,483	\$409,652		\$431,195	\$618,097	\$421,323		\$469,688
4822.02	\$509,348	\$361,855	\$300,000	\$339,867	\$555,895	\$374,010	\$330,616	\$348,365
4822.03		\$622,839	\$364,050	\$391,878		\$601,440	\$426,124	\$456,169
4823.01	\$674,847	\$398,777	\$217,188	\$386,649	\$695,271	\$429,562	\$212,915	\$403,159
4823.02		\$301,148	\$179,350	\$225,680		\$295,965	\$175,239	\$239,042
4823.03	\$617,469	\$329,046	\$165,000	\$340,877	\$634,190	\$373,575	\$177,801	\$394,687
4824	\$697,380			\$697,380	\$731,189			\$731,189
4825.01	\$632,381	\$400,554		\$410,593	\$644,181	\$396,218		\$439,951
4825.02	\$535,457	\$325,769		\$509,883	\$516,543	\$326,297		\$477,461
4825.03	\$568,145	\$314,439		\$552,389	\$605,594	\$303,478		\$557,881
4825.04	\$621,160			\$621,160	\$673,162			\$673,162
4826.01	\$541,229	\$337,941	\$190,600	\$473,862	\$527,484	\$334,321	\$195,476	\$442,742

Table 8.6

Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014

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
4826.02	\$696,516	\$388,070		\$613,009	\$729,413	\$442,964		\$631,532
4901.01	\$454,800	\$339,452		\$439,595	\$467,319	\$324,250		\$423,810
4901.03	\$396,620	\$314,609		\$388,040	\$414,792	\$340,584		\$396,707
4905.01	\$551,000	\$320,994		\$357,141	\$553,350	\$300,646		\$411,836
4905.02	\$636,060	\$388,178		\$622,180	\$628,444	\$401,389		\$614,666
4910	\$628,310			\$628,310	\$674,191			\$674,191
4911.01	\$593,535			\$593,535	\$646,124			\$646,124
4911.02	\$402,310	\$359,454		\$397,940	\$409,499	\$358,076		\$405,998
4911.03	\$489,930	\$264,982		\$267,795	\$491,399	\$276,613		\$291,623
4912.01	\$432,885	\$273,498		\$291,756	\$433,475	\$277,508		\$306,565
4912.02								
4913.01	\$510,075	\$293,980	\$130,846	\$364,015	\$518,574	\$290,872	\$140,983	\$396,390
4913.02	\$520,500	\$341,324		\$346,940	\$467,987	\$336,759		\$367,565
4913.03	\$419,410	\$164,944	\$192,971	\$170,000	\$420,112	\$227,098	\$181,085	\$226,354
4914.01		\$302,546	\$210,969	\$295,936		\$298,674	\$198,321	\$283,273
4914.02	\$479,720	\$285,778		\$288,845	\$485,937	\$286,758		\$309,702
4914.03	\$555,980	\$292,687		\$550,920	\$567,796	\$291,966		\$525,453
4914.04	\$530,000	\$308,680		\$327,394	\$510,409	\$303,774		\$364,649
4914.05	\$585,590			\$585,590	\$600,704			\$600,704
4915.01	\$599,230	\$393,431	\$219,614	\$392,902	\$612,906	\$382,190	\$214,155	\$398,037
4915.02	\$617,525	\$163,258		\$614,640	\$633,210	\$165,732		\$624,886
4916.01	\$563,640	\$211,278		\$216,139	\$537,773	\$220,635		\$339,868
4916.02	\$384,925	\$243,138		\$353,470	\$434,855	\$238,731		\$378,483
4917.01	\$556,175	\$372,400	\$260,509	\$330,119	\$556,792	\$361,304	\$285,048	\$330,748

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2014**

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
4917.02		\$453,809	\$255,328	\$425,741		\$427,056	\$254,311	\$410,324
4917.03		\$354,900		\$354,900		\$414,664		\$414,664
4917.04	\$616,537	\$452,090		\$457,400	\$615,535	\$394,229		\$405,389
4917.05	\$721,365	\$449,320		\$682,370	\$736,737	\$384,350		\$641,528
4918.01		\$370,000	\$231,017	\$324,801		\$375,589	\$207,515	\$305,832
4918.02	\$442,450	\$270,206		\$422,020	\$452,057	\$331,584		\$384,563
4918.03	\$440,735	\$409,415	\$199,152	\$436,700	\$443,496	\$392,417	\$187,940	\$409,165
4920	\$665,621			\$665,621	\$691,243			\$691,243
4921	\$760,027			\$760,027	\$781,433			\$781,433
4922.01	\$811,043			\$811,043	\$837,112			\$837,112
4922.02	\$660,527	\$435,170		\$653,708	\$669,058	\$437,247		\$656,151
4922.03	\$697,945			\$697,945	\$690,336			\$690,336
4923	\$425,830	\$288,720		\$369,118	\$438,712	\$285,038		\$373,113
4924	\$418,914	\$255,330		\$261,760	\$491,258	\$271,241		\$324,830
4925	\$796,508			\$796,508	\$840,812			\$840,812
9801								
9802								
9803								
<b>Fairfax County</b>	\$557,678	\$342,400	\$221,287	\$447,541	\$632,392	\$361,114	\$239,079	\$503,315

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014. Market value for each unit is derived from the 2014 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 2014**

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	25	4	11	387	2,028	4,157	4,420	4,924	3,322	1,432	570	1,032	22,312
	Single Family Attached	207	695	1,284	4,170	1,947	659	651	200	65	25	10	2	9,915
	Multifamily	2,164	924	188	137	10								3,423
	<b>Total</b>	<b>2,396</b>	<b>1,623</b>	<b>1,483</b>	<b>4,694</b>	<b>3,985</b>	<b>4,816</b>	<b>5,071</b>	<b>5,124</b>	<b>3,387</b>	<b>1,457</b>	<b>580</b>	<b>1,034</b>	<b>35,650</b>
Dranesville 1/	Single Family Detached	4	3	11	408	1,957	2,069	1,439	1,105	1,197	1,620	2,038	17,094	28,945
	Single Family Attached	160	1,342	798	596	336	545	289	319	363	255	273	701	5,977
	Multifamily	643	405	75	154	99	5	1				14	58	1,454
	<b>Total</b>	<b>807</b>	<b>1,750</b>	<b>884</b>	<b>1,158</b>	<b>2,392</b>	<b>2,619</b>	<b>1,729</b>	<b>1,424</b>	<b>1,560</b>	<b>1,875</b>	<b>2,325</b>	<b>17,853</b>	<b>36,376</b>
Hunter Mill 2/	Single Family Detached		12	156	81	261	724	1,640	3,295	2,377	2,234	2,439	8,318	21,537
	Single Family Attached	244	994	1,583	1,939	2,621	1,473	1,384	1,037	426	353	284	307	12,645
	Multifamily	2,023	1,666	1,223	784	529	427	178	82	97	18	102	233	7,362
	<b>Total</b>	<b>2,267</b>	<b>2,672</b>	<b>2,962</b>	<b>2,804</b>	<b>3,411</b>	<b>2,624</b>	<b>3,202</b>	<b>4,414</b>	<b>2,900</b>	<b>2,605</b>	<b>2,825</b>	<b>8,858</b>	<b>41,544</b>
Lee	Single Family Detached	4	30	673	2,748	4,427	2,459	1,720	1,153	718	687	669	1,088	16,376
	Single Family Attached	1,330	361	1,983	3,082	2,341	2,556	1,407	604	389	23	11	10	14,097
	Multifamily	837	689	1,217	211	12								2,966
	<b>Total</b>	<b>2,171</b>	<b>1,080</b>	<b>3,873</b>	<b>6,041</b>	<b>6,780</b>	<b>5,015</b>	<b>3,127</b>	<b>1,757</b>	<b>1,107</b>	<b>710</b>	<b>680</b>	<b>1,098</b>	<b>33,439</b>
Mason	Single Family Detached	2	8	210	2,036	3,437	2,509	2,265	1,871	1,328	961	888	2,152	17,667
	Single Family Attached	48	289	645	1,784	1,133	1,000	545	320	171	49			5,984
	Multifamily	4,032	1,298	832	160	5								6,327
	<b>Total</b>	<b>4,082</b>	<b>1,595</b>	<b>1,687</b>	<b>3,980</b>	<b>4,575</b>	<b>3,509</b>	<b>2,810</b>	<b>2,191</b>	<b>1,499</b>	<b>1,010</b>	<b>888</b>	<b>2,152</b>	<b>29,978</b>
Mount Vernon	Single Family Detached	59	76	393	1,181	1,657	2,284	2,272	2,922	2,671	1,832	1,521	3,858	20,726
	Single Family Attached	1,250	1,429	3,740	2,716	1,192	726	325	160	98	6	2	1	11,645
	Multifamily	1,822	1,035	1,053	116	110	210	11		5	3		1	4,366
	<b>Total</b>	<b>3,131</b>	<b>2,540</b>	<b>5,186</b>	<b>4,013</b>	<b>2,959</b>	<b>3,220</b>	<b>2,608</b>	<b>3,082</b>	<b>2,774</b>	<b>1,841</b>	<b>1,523</b>	<b>3,860</b>	<b>36,737</b>

(Continued)

**Table 8.7**

**Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2014**

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
<b>Providence</b>	<b>Single Family Detached</b>	10	8	22	124	415	1,057	1,557	1,985	1,809	1,513	1,585	5,403	15,488
	<b>Single Family Attached</b>	143	285	429	1,174	1,947	1,757	1,578	418	740	702	517	359	10,049
	<b>Multifamily</b>	3,197	2,572	2,667	1,764	1,077	253	177	76	14	47	75	123	12,042
	<b>Total</b>	3,350	2,865	3,118	3,062	3,439	3,067	3,312	2,479	2,563	2,262	2,177	5,885	37,579
<b>Springfield 3/</b>	<b>Single Family Detached</b>	4	4	23	100	976	2,751	3,584	3,871	3,035	2,378	2,360	6,439	25,525
	<b>Single Family Attached</b>	447	529	1,245	2,820	2,540	1,685	915	392	99	29			10,701
	<b>Multifamily</b>	306	454	334	162	76	14	26	7	7				1,386
	<b>Total</b>	757	987	1,602	3,082	3,592	4,450	4,525	4,270	3,141	2,407	2,360	6,439	37,612
<b>Sully</b>	<b>Single Family Detached</b>	17	16	40	756	1,777	1,795	2,097	2,770	3,785	2,075	1,394	4,612	21,134
	<b>Single Family Attached</b>	1,322	1,895	4,399	4,430	2,107	649	276	178	1	28	45	82	15,412
	<b>Multifamily</b>	649	673	132										1,454
	<b>Total</b>	1,988	2,584	4,571	5,186	3,884	2,444	2,373	2,948	3,786	2,103	1,439	4,694	38,000
<b>Fairfax County</b>	<b>Single Family Detached</b>	125	161	1,539	7,821	16,935	19,805	20,994	23,896	20,242	14,732	13,464	49,996	189,710
	<b>Single Family Attached</b>	5,151	7,819	16,106	22,711	16,164	11,050	7,370	3,628	2,352	1,470	1,142	1,462	96,425
	<b>Multifamily</b>	15,673	9,716	7,721	3,488	1,918	909	393	165	123	68	191	415	40,780
	<b>Total</b>	20,949	17,696	25,366	34,020	35,017	31,764	28,757	27,689	22,717	16,270	14,797	51,873	326,915

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014. Market value for each unit is derived from the 2014 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 2014**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Annandale</b>	<b>Single Family Detached</b>		2	39	723	2,777	3,821	2,577	2,501	1,724	737	331	826	16,058
	<b>Single Family Attached</b>	24	445	65	1,715	795	356	54	69	17	18			3,558
	<b>Multifamily</b>	1,661	414	106	2	1								2,184
	<b>Total</b>	1,685	861	210	2,440	3,573	4,177	2,631	2,570	1,741	755	331	826	21,800
<b>Baileys</b>	<b>Single Family Detached</b>	1		12	425	860	495	471	595	372	400	471	1,085	5,187
	<b>Single Family Attached</b>	3	11	209	134	86	357	168	82	31	4			1,085
	<b>Multifamily</b>	3,389	1,124	604	124	4								5,245
	<b>Total</b>	3,393	1,135	825	683	950	852	639	677	403	404	471	1,085	11,517
<b>Bull Run</b>	<b>Single Family Detached</b>	17	15	48	668	1,819	2,718	2,378	2,242	3,032	1,690	1,147	2,168	17,942
	<b>Single Family Attached</b>	1,439	2,005	4,730	4,087	2,270	1,127	872	187	41	27			16,785
	<b>Multifamily</b>	831	1,054	437	143	44	6	14	7	7				2,543
	<b>Total</b>	2,287	3,074	5,215	4,898	4,133	3,851	3,264	2,436	3,080	1,717	1,147	2,168	37,270
<b>Fairfax</b>	<b>Single Family Detached</b>	1	1	1	5	325	630	751	885	888	1,134	1,041	3,438	9,100
	<b>Single Family Attached</b>	160	166	296	941	665	1,043	1,380	446	220	51	40	8	5,416
	<b>Multifamily</b>	1,556	979	1,063	215	10								3,823
	<b>Total</b>	1,717	1,146	1,360	1,161	1,000	1,673	2,131	1,331	1,108	1,185	1,081	3,446	18,339
<b>Jefferson</b>	<b>Single Family Detached</b>	6	7	153	941	1,270	1,445	1,457	1,074	723	480	341	770	8,667
	<b>Single Family Attached</b>	21	63	194	146	556	258	520	155	110	174	71	35	2,303
	<b>Multifamily</b>	1,524	851	942	655	201	35	11	4	5			1	4,229
	<b>Total</b>	1,551	921	1,289	1,742	2,027	1,738	1,988	1,233	838	654	412	806	15,199
<b>Lincolnia</b>	<b>Single Family Detached</b>	1	6	32	432	251	236	226	131	68	28	38	155	1,604
	<b>Single Family Attached</b>	21	47	373	347	426	264	226	151	122	26			2,003
	<b>Multifamily</b>	231	1											232
	<b>Total</b>	253	54	405	779	677	500	452	282	190	54	38	155	3,839

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2014

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	11	52	99	264	235	281	229	694	665	244	243	569	3,586
	Single Family Attached	535	817	747	666	255	615	212	12				1	3,860
	Multifamily	95	116	155	37	11							1	415
	<b>Total</b>	641	985	1,001	967	501	896	441	706	665	244	243	571	7,861
McLean	Single Family Detached	3	1	6	31	405	790	329	425	662	1,159	1,487	12,199	17,497
	Single Family Attached	49	111	6	185	63	128	120	175	349	256	287	826	2,555
	Multifamily	231	947	851	1,001	845	153	164	70	9	47	89	180	4,587
	<b>Total</b>	283	1,059	863	1,217	1,313	1,071	613	670	1,020	1,462	1,863	13,205	24,639
Mount Vernon	Single Family Detached	45	31	516	1,394	1,532	1,453	1,409	1,956	1,786	1,364	1,087	2,832	15,405
	Single Family Attached	1,746	531	1,976	1,308	611	170	128	150	98	6	2		6,726
	Multifamily	2,263	1,068	898	89	99	210	11		5	3			4,646
	<b>Total</b>	4,054	1,630	3,390	2,791	2,242	1,833	1,548	2,106	1,889	1,373	1,089	2,832	26,777
Pohick 1/	Single Family Detached	31	10	35	197	1,175	2,589	5,453	5,692	3,733	2,513	2,224	6,352	30,004
	Single Family Attached	233	766	3,199	6,576	3,053	1,009	86	9	11				14,942
	Multifamily	69	363	16										448
	<b>Total</b>	333	1,139	3,250	6,773	4,228	3,598	5,539	5,701	3,744	2,513	2,224	6,352	45,394
Rose Hill	Single Family Detached	3	2	293	730	2,053	1,594	1,272	815	500	410	492	818	8,982
	Single Family Attached	147	5	632	1,129	1,578	1,744	907	492	381	23	11	10	7,059
	Multifamily	202	540	1,016	201	12								1,971
	<b>Total</b>	352	547	1,941	2,060	3,643	3,338	2,179	1,307	881	433	503	828	18,012
Springfield	Single Family Detached	1	17	136	1,444	2,209	1,436	944	839	635	469	215	401	8,746
	Single Family Attached	221	511	1,111	1,863	1,370	1,136	493	142	12				6,859
	Multifamily	860	70	212	19	32	8	12						1,213
	<b>Total</b>	1,082	598	1,459	3,326	3,611	2,580	1,449	981	647	469	215	401	16,818

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2014

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	1	16	168	556	2,010	2,213	2,589	3,791	3,952	2,528	2,620	11,978	32,422
	Single Family Attached	464	2,119	2,480	3,293	3,501	1,962	1,396	1,179	341	230	171	285	17,421
	Multifamily	2,690	1,939	1,261	767	500	344	140	82	97	18	102	233	8,173
	<b>Total</b>	3,155	4,074	3,909	4,616	6,011	4,519	4,125	5,052	4,390	2,776	2,893	12,496	58,016
Vienna 3/	Single Family Detached	4	1	1	11	14	104	909	2,256	1,502	1,576	1,727	6,405	14,510
	Single Family Attached	88	222	88	321	935	881	808	379	619	655	560	297	5,853
	Multifamily	71	250	160	235	159	153	41	2					1,071
	<b>Total</b>	163	473	249	567	1,108	1,138	1,758	2,637	2,121	2,231	2,287	6,702	21,434
Fairfax County	Single Family Detached	125	161	1,539	7,821	16,935	19,805	20,994	23,896	20,242	14,732	13,464	49,996	189,710
	Single Family Attached	5,151	7,819	16,106	22,711	16,164	11,050	7,370	3,628	2,352	1,470	1,142	1,462	96,425
	Multifamily	15,673	9,716	7,721	3,488	1,918	909	393	165	123	68	191	415	40,780
	<b>Total</b>	20,949	17,696	25,366	34,020	35,017	31,764	28,757	27,689	22,717	16,270	14,797	51,873	326,915

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014. Market value for each unit is derived from the 2014 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 2014**

Human Services Region/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Region 1</b>	<b>Single Family Detached</b>	63	103	1,050	3,901	6,148	4,808	4,231	4,391	3,533	2,534	2,098	4,639	37,499
	<b>Single Family Attached</b>	2,580	1,791	5,763	5,984	3,654	3,325	1,734	764	487	29	13	11	26,135
	<b>Multifamily</b>	2,659	1,724	2,270	327	122	210	11		5	3		1	7,332
	<b>Total</b>	5,302	3,618	9,083	10,212	9,924	8,343	5,976	5,155	4,025	2,566	2,111	4,651	70,966
<b>Region 2</b>	<b>Single Family Detached</b>	14	17	241	2,547	5,570	6,829	5,304	5,407	4,223	2,742	2,018	5,548	40,460
	<b>Single Family Attached</b>	163	578	1,017	2,887	2,759	2,065	1,256	596	651	388	227	188	12,775
	<b>Multifamily</b>	7,329	2,493	1,701	906	305	91	14	6	5			1	12,851
	<b>Total</b>	7,506	3,088	2,959	6,340	8,634	8,985	6,574	6,009	4,879	3,130	2,245	5,737	66,086
<b>Region 3 1/</b>	<b>Single Family Detached</b>	3	14	163	508	1,945	2,212	3,174	5,252	4,680	4,616	5,630	30,324	58,521
	<b>Single Family Attached</b>	480	2,551	2,571	3,331	3,608	3,033	2,955	1,651	1,108	971	847	1,179	24,285
	<b>Multifamily</b>	3,909	3,939	3,268	2,093	1,415	594	342	152	106	65	191	413	16,487
	<b>Total</b>	4,392	6,504	6,002	5,932	6,968	5,839	6,471	7,055	5,894	5,652	6,668	31,916	99,293
<b>Region 4 2/</b>	<b>Single Family Detached</b>	45	27	85	865	3,272	5,956	8,285	8,846	7,806	4,840	3,718	9,485	53,230
	<b>Single Family Attached</b>	1,928	2,899	6,755	10,509	6,143	2,627	1,425	617	106	82	55	84	33,230
	<b>Multifamily</b>	1,776	1,560	482	162	76	14	26	7	7				4,110
	<b>Total</b>	3,749	4,486	7,322	11,536	9,491	8,597	9,736	9,470	7,919	4,922	3,773	9,569	90,570
<b>Fairfax County</b>	<b>Single Family Detached</b>	125	161	1,539	7,821	16,935	19,805	20,994	23,896	20,242	14,732	13,464	49,996	189,710
	<b>Single Family Attached</b>	5,151	7,819	16,106	22,711	16,164	11,050	7,370	3,628	2,352	1,470	1,142	1,462	96,425
	<b>Multifamily</b>	15,673	9,716	7,721	3,488	1,918	909	393	165	123	68	191	415	40,780
	<b>Total</b>	20,949	17,696	25,366	34,020	35,017	31,764	28,757	27,689	22,717	16,270	14,797	51,873	326,915

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014. Market value for each unit is derived from the 2014 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon & Vienna.

2/ Includes the Town of Clifton.

## RESIDENTIAL DEVELOPMENT ACTIVITY

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

Stages in the development process include the following:

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

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

**Table 9.1**

**Residential Development Activity by Stage of Development by Supervisor District  
Fairfax County, January 2014**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			3	3			1	1	9	79	97	185			6	6
Dranesville 1/			36	36			8	8			264	264	407		74	481
Hunter Mill 2/	1		11	12			6	6	692		21	713	210		16	226
Lee	3	12	15	30						52	30	82		8	21	29
Mason	144		18	162			3	3			23	23			28	28
Mount Vernon			20	20			8	8	47		54	101			26	26
Providence	798	39	14	851	786		3	789	1,684	449	209	2,342	480		39	519
Springfield 3/	150		2	152							33	33			30	30
Sully			6	6							9	9		4	9	13
<b>Fairfax County</b>	<b>1,096</b>	<b>51</b>	<b>125</b>	<b>1,272</b>	<b>786</b>		<b>29</b>	<b>815</b>	<b>2,432</b>	<b>580</b>	<b>740</b>	<b>3,752</b>	<b>1,097</b>	<b>12</b>	<b>249</b>	<b>1,358</b>

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			25	25					9	79	132	220
Dranesville 1/	411		11	422	195			195	1,013		393	1,406
Hunter Mill 2/	814			814					1,717		54	1,771
Lee	2,178		8	2,186					2,181	72	74	2,327
Mason			3	3					144		75	219
Mount Vernon	588			588		783		783	635	783	108	1,526
Providence	9,016		10	9,026					12,764	488	275	13,527
Springfield 3/									150		65	215
Sully	66		101	167					66	4	125	195
<b>Fairfax County</b>	<b>13,073</b>		<b>158</b>	<b>13,231</b>	<b>195</b>	<b>783</b>		<b>978</b>	<b>18,679</b>	<b>1,426</b>	<b>1,301</b>	<b>21,406</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014

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 2014**

Town	Under Construction			Building Permit Issued, No Construction			Development Plan Approved			Rezoning Pending			Total Development Activity		
	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total
Town of Herndon		3	3		1	1		26	26	195		195	195	30	225
Town of Vienna		5	5											5	5
Fairfax County		8	8		1	1		26	26	195		195	195	35	230

Source: Fairfax County Department of Neighborhood and Community Services, 2014

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 2014**

Planning District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale			5	5			2	2			113	113			6	6
Baileys			8	8											22	22
Bull Run	150		3	153							24	24		4	7	11
Fairfax			6	6			1	1	9	109	40	158			39	39
Jefferson	785	24	1	810	786		3	789	858	230		1,088				
Lincolnia	144		5	149												
Lower Potomac			3	3			1	1			31	31			8	8
McLean			24	24			6	6	704		142	846			31	31
Mount Vernon	3		16	19			7	7	47		7	54		8	7	15
Pohick 1/			7	7							33	33			37	37
Rose Hill		4	8	12							17	17			21	21
Springfield		8	5	13						52	20	72			10	10
Upper Potomac 2/	1		15	16			8	8	692		142	834	617		59	676
Vienna 3/	13	15	19	47			1	1	122	189	171	482	480		2	482
<b>Fairfax County</b>	<b>1,096</b>	<b>51</b>	<b>125</b>	<b>1,272</b>	<b>786</b>		<b>29</b>	<b>815</b>	<b>2,432</b>	<b>580</b>	<b>740</b>	<b>3,752</b>	<b>1,097</b>	<b>12</b>	<b>249</b>	<b>1,358</b>

**Table 9.3**  
**Residential Development Activity by Stage of Development by Planning District**  
**Fairfax County, January 2014**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale			1	1							127	127
Baileys			2	2							32	32
Bull Run			1	1					150	4	35	189
Fairfax	420		12	432					429	109	98	636
Jefferson									2,429	254	4	2,687
Lincolnia									144		5	149
Lower Potomac	283			283		783		783	283	783	43	1,109
McLean	8,596		11	8,607					9,300		214	9,514
Mount Vernon	310			310					360	8	37	405
Pohick 1/			13	13							90	90
Rose Hill			5	5						4	51	55
Springfield	2,173		3	2,176					2,173	60	38	2,271
Upper Potomac 2/	990		100	1,090	195			195	2,495		324	2,819
Vienna 3/	301		10	311					916	204	203	1,323
<b>Fairfax County</b>	<b>13,073</b>		<b>158</b>	<b>13,231</b>	<b>195</b>	<b>783</b>		<b>978</b>	<b>18,679</b>	<b>1,426</b>	<b>1,301</b>	<b>21,406</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014

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 2014**

Human Services Region	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	3	12	34	49			8	8	47	52	84	183		8	47	55
Region 2	942	39	31	1,012	786		7	793	980	419	365	1,764	480		33	513
Region 3 1/	1		52	53			13	13	1,405	109	243	1,757	617		126	743
Region 4 2/	150		8	158			1	1			48	48		4	43	47
<b>Fairfax County</b>	<b>1,096</b>	<b>51</b>	<b>125</b>	<b>1,272</b>	<b>786</b>		<b>29</b>	<b>815</b>	<b>2,432</b>	<b>580</b>	<b>740</b>	<b>3,752</b>	<b>1,097</b>	<b>12</b>	<b>249</b>	<b>1,358</b>

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	2,766		8	2,774		783		783	2,816	855	181	3,852
Region 2			5	5					3,188	458	441	4,087
Region 3 1/	10,307		19	10,326	195			195	12,525	109	453	13,087
Region 4 2/			126	126					150	4	226	380
<b>Fairfax County</b>	<b>13,073</b>		<b>158</b>	<b>13,231</b>	<b>195</b>	<b>783</b>		<b>978</b>	<b>18,679</b>	<b>1,426</b>	<b>1,301</b>	<b>21,406</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014

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 2014**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4153	1						1
4154.02	1						1
4156	3						3
4159	1						1
4160		1					1
4161	7	6	7				20
4163	3	1		8			12
4202.01				4			4
4203	7		7				14
4204			47		30		77
4205.03					275		275
4206					5		5
4207				4			4
4210.01	8		41				49
4210.02	1				2,173		2,174
4211.01			11				11
4211.03			7	7			14
4214	5						5
4216				8			8
4217.02	1			7			8
4219					283		283
4221.02			31			47	78
4222.01						736	736
4223.02	5				5		10
4224.01			10				10
4224.03				13			13

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4301.01					13		13
4304	1						1
4315				3			3
4316	4		13		3		20
4319				3			3
4321	1			3			4
4322.02	1		7				8
4327.01			9				9
4401	1						1
4402.01	556		753				1,309
4403		1	1				2
4405.02					10		10
4406					2		2
4408			90				90
4503		2					2
4505	1	1					2
4507.01				3			3
4507.02			1	3			4
4508	1						1
4512				15			15
4513					2		2
4515.01				5			5
4518	8						8
4519	2						2
4520			5		1		6
4521.01	3		15				18

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4521.02		1	1				2
4525.01	1						1
4525.02	2						2
4526	144						144
4528.01				2			2
4601			19				19
4602			2				2
4603	1						1
4604	1			2	301		304
4605.02	1	1			2		4
4606	7						7
4607.01	1						1
4607.02	2						2
4609	1						1
4610	1						1
4611	3		4				7
4612.01	2						2
4612.02	1		95	11	420		527
4615			30		8		38
4616.01	29		476	480			985
4616.02	253	786	327				1,366
4619.01			6				6
4701	2		4				6
4703	1		1				2
4704	2	2		23			27
4705	1		12				13

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4706	2		6				8
4707	3		10				13
4708			3	3			6
4709			87	3			90
4711	3	2		2	2		9
4712.01					391		391
4712.02					1,917		1,917
4713.01			8				8
4801	7			2			9
4802.01	1						1
4802.02			300		2,267		2,567
4802.03			404		74		478
4803	7	3		10	3,956		3,976
4804.01	2		106	19			127
4804.02	2			3			5
4805.01		1	9	9			19
4808.01	3						3
4809.01		1	26			195	222
4811.02	1						1
4814				210			210
4816	2			12			14
4817.01			1	2			3
4817.02			27	28			55
4819	2	5		2			9
4822.02			360		513		873
4822.03			332				332

(Continued)



**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4825.01				407	477		884
4825.03	1						1
4826.02					100		100
4905.02			2				2
4910				1			1
4912.01				10			10
4915.01					1		1
4916.01	2		6				8
4916.02	1		2				3
4917.01	150						150
4917.03		1					1
4917.05			14				14
4920	1						1
4921	1			4			5
4922.01			17	23			40
4922.03	1						1
4923	2			4			6
<b>Fairfax County</b>	1,272	815	3,752	1,358	13,231	978	21,406

Source: Fairfax County Department of Neighborhood and Community Services, 2014

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**

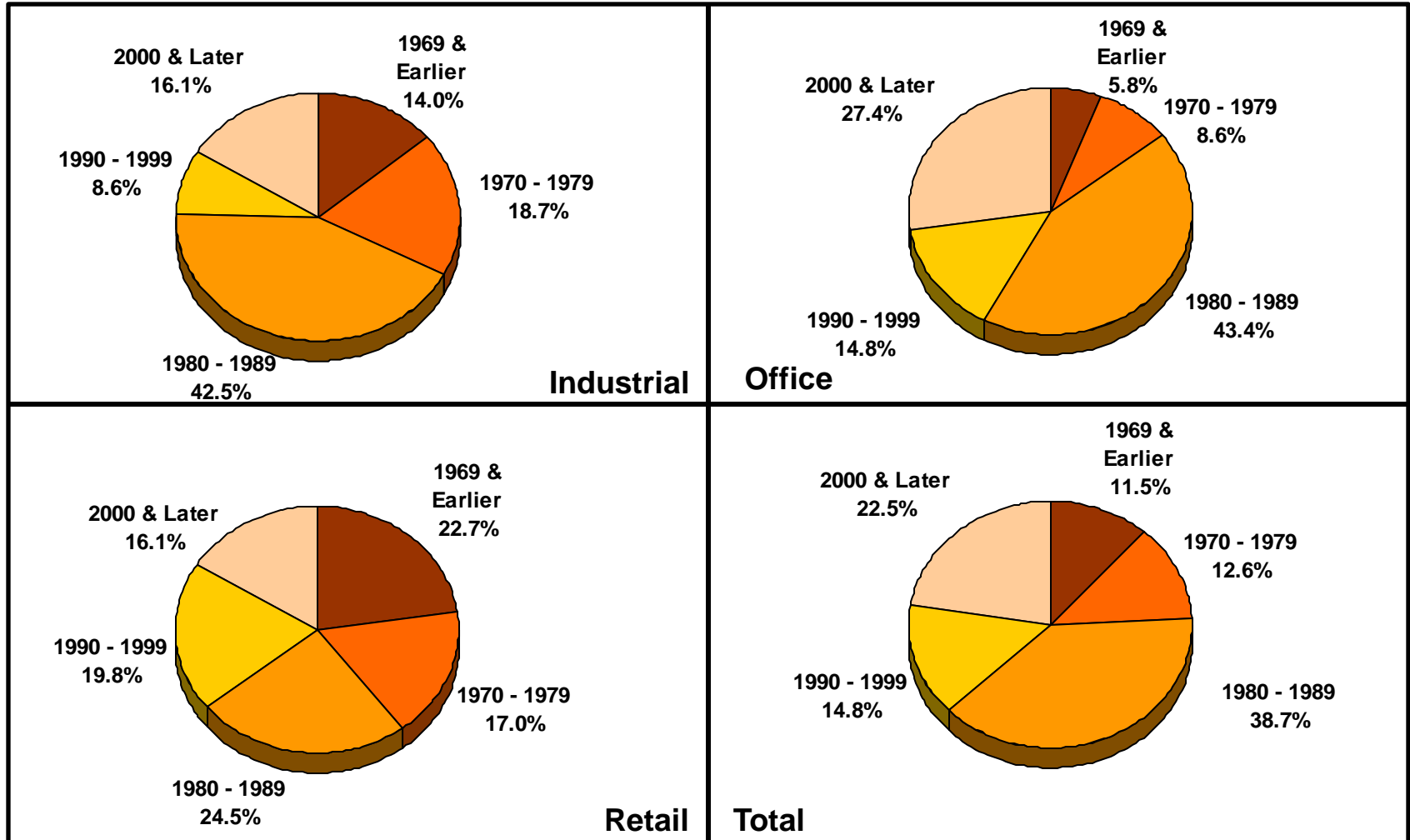
- Cluster Office
- Condominium Office
- Finance, Insurance, Real Estate
- General Low Rise Office
- General Medium/High Rise Office
- Other Offices

### **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 2014



Source: Department of Neighborhood and Community Services, 2014.

**Table 10.1**

**Industrial and Commercial Gross Floor Area by General Activity  
Inventory of Existing Structures by Year Built  
Fairfax County, January 2014**

<b>Year Built</b>	<b>Industrial</b>	<b>Office</b>	<b>Retail</b>	<b>Total</b>
<b>Unknown</b>	4,238	215,493	141,153	360,884
<b>1964 and Earlier</b>	3,887,288	5,278,653	5,989,592	15,155,533
<b>1965 to 1969</b>	2,340,674	1,819,733	6,086,731	10,247,138
<b>1970 to 1974</b>	4,313,699	5,496,309	4,493,821	14,303,829
<b>1975 to 1979</b>	4,021,909	5,317,649	4,647,313	13,986,871
<b>1980 to 1984</b>	6,977,468	17,709,321	4,831,017	29,517,806
<b>1985 to 1989</b>	11,944,167	36,755,136	8,357,688	57,056,991
<b>1990 to 1994</b>	1,325,099	5,732,976	5,940,558	12,998,633
<b>1995 to 1999</b>	2,522,981	12,797,742	4,726,605	20,047,328
<b>2000 to 2004</b>	4,565,050	19,365,783	4,767,487	28,698,320
<b>2005 to 2009</b>	2,268,882	10,797,026	3,092,856	16,158,764
<b>2010 to 2014</b>	342,453	4,260,388	835,568	5,438,409
<b>Total</b>	<b>44,513,908</b>	<b>125,546,209</b>	<b>53,910,389</b>	<b>223,970,506</b>

*Source: Fairfax County Department of Neighborhood and Community Services, 2014.*

*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 2014**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Braddock</b>	3,179,649	3,249,312	2,441,389	8,870,350
<b>Dranesville 1/</b>	1,768,032	19,621,860	4,650,602	26,040,494
<b>Hunter Mill 2/</b>	1,454,186	25,062,077	5,705,106	32,221,369
<b>Lee</b>	5,772,655	3,386,184	8,462,365	17,621,204
<b>Mason</b>	4,353,579	7,961,711	7,267,872	19,583,162
<b>Mount Vernon</b>	9,868,881	4,145,139	3,694,346	17,708,366
<b>Providence</b>	4,141,800	40,627,329	9,860,865	54,629,994
<b>Springfield 3/</b>	490,323	4,632,983	5,974,478	11,097,784
<b>Sully</b>	13,484,803	16,859,614	5,853,366	36,197,783
<b>Fairfax County</b>	<b>44,513,908</b>	<b>125,546,209</b>	<b>53,910,389</b>	<b>223,970,506</b>

**Table 10.3**  
**Industrial and Commercial Gross Floor Area by General Activity by Town**  
**Fairfax County, January 2014**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Town of Clifton</b>		4,734	38,301	43,035
<b>Town of Herndon</b>	807,791	6,400,593	2,060,726	9,269,110
<b>Town of Vienna</b>	367,756	2,143,470	1,076,771	3,587,997
<b>Towns Total</b>	<b>1,175,547</b>	<b>8,548,797</b>	<b>3,175,798</b>	<b>12,900,142</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Annandale</b>	3,772,645	3,422,424	2,163,318	9,358,387
<b>Baileys</b>	474,182	3,727,705	3,769,038	7,970,925
<b>Bull Run</b>	10,986,909	15,459,143	5,960,241	32,406,293
<b>Fairfax</b>	465,829	9,732,245	4,034,839	14,232,913
<b>Jefferson</b>	2,908,344	10,117,944	2,974,518	16,000,806
<b>Lincolnia</b>	1,887,731	846,236	1,129,838	3,863,805
<b>Lower Potomac</b>	3,057,682	308,152	590,045	3,955,879
<b>McLean</b>	1,316,398	25,486,212	6,923,393	33,726,003
<b>Mount Vernon</b>	336,537	1,273,331	4,414,682	6,024,550
<b>Pohick 1/</b>	663,055	690,552	2,181,275	3,534,882
<b>Rose Hill</b>	393,036	755,751	1,520,942	2,669,729
<b>Springfield</b>	12,328,082	5,356,468	5,530,602	23,215,152
<b>Upper Potomac 2/</b>	5,235,429	38,356,140	8,852,076	52,443,645
<b>Vienna 3/</b>	688,049	10,013,906	3,865,582	14,567,537
<b>Fairfax County</b>	<b>44,513,908</b>	<b>125,546,209</b>	<b>53,910,389</b>	<b>223,970,506</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Region 1</b>	15,641,536	7,531,323	12,025,062	35,197,921
<b>Region 2</b>	9,400,165	20,661,688	10,593,654	40,655,507
<b>Region 3 1/</b>	7,157,109	75,664,199	18,640,294	101,461,602
<b>Region 4 2/</b>	12,315,098	21,688,999	12,651,379	46,655,476
<b>Fairfax County</b>	<b>44,513,908</b>	<b>125,546,209</b>	<b>53,910,389</b>	<b>223,970,506</b>

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,581,676	2,072,839	1,095,494	4,750,009
A2	34,650	5,868,328	1,470,902	7,373,880
A3		173,160		173,160
B1	417,620	4,912,598		5,330,218
B2	685,082	4,503,934	1,501,306	6,690,322
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	95,576	38,177	190,257	324,010
D2	385,470	7,895,194	713,070	8,993,734
D3	1,434,083	17,255,998	4,501,289	23,191,370
E1	96,470	14,636,676	5,142,628	19,875,774
E2		6,151	20,307	26,458
F	94,079	933,591	327,261	1,354,931
G1	26,656	2,048,950	820,965	2,896,571
G2		11,825	112,566	124,391
G3		3,046,518		3,046,518
H1	442,735	927,268	3,102,276	4,472,279
H2		2,421,888	262,679	2,684,567
I1	897,360	7,602,083	2,476,761	10,976,204
I2	22,036	159,302	19,798	201,136
I3	4,898,939	3,258,639	3,863,792	12,021,370
I4			484,648	484,648
I5		209,216	3,736	212,952
J1	43,872	385,192	545,451	974,515
J2	30,045	102,462	1,006,307	1,138,814
J3	10,004	159,893	385,083	554,980

(Continued)



**Table 10.6**  
**Industrial and Commercial Gross Floor Area by General Activity by Sewershed**  
**Fairfax County, January 2014**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
J4		54,608	193,635	248,243
K	262,020	196,247	1,504,796	1,963,063
L	286,869	1,043,335	2,114,854	3,445,058
M0	292,237	1,654,011	233,895	2,180,143
M1		1,557,363	60,425	1,617,788
M2	2,400,224	5,625,425	1,622,077	9,647,726
M3	714,808	457,571	226,922	1,399,301
M4	1,736,993	375,156	700,238	2,812,387
M5	4,101,657	2,751,804	377,135	7,230,596
M6	8,256,918	1,966,521	2,995,920	13,219,359
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	2,417,450	4,060,419
N2	2,376		27,548	29,924
O1	144			144
P	99,890			99,890
P1	805,272	182,809	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	6,988,980	1,875,705	17,996,570
T2	2,126,454	6,606,620	1,630,015	10,363,089
T3		12,748	143,125	155,873
T4	428,409	4,712,598	2,396,448	7,537,455

(Continued)

**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2014**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>T5</b>	125,873	1,031,581	1,540,981	2,698,435
<b>T6</b>	480	8,436	1,875	10,791
<b>T7</b>	432,035	144,559	28,730	605,324
<b>Fairfax County</b>	44,513,908	125,546,209	53,910,389	223,970,506

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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 2014**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	39,431	478,907	548,383
4152		167,037	348,614	515,651
4153	10,004	49,219	31,632	90,855
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	121,099	135,559	263,758
4161	6,290	19,717	340,531	366,538
4162		3,050		3,050
4163	1,284			1,284
4201	347,301		253,956	601,257
4202.01		63,458	88,358	151,816
4202.02			79,320	79,320
4202.03	96,763	16,513	17,820	131,096
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		11,877	224,026	235,903
4207	4,422		9,896	14,318
4208		131,412	41,023	172,435
4210.01	887,809	1,411,058	20,341	2,319,208
4210.02	2,026,689	463,669	2,782,762	5,273,120
4211.01	664,290	7,960	29,305	701,555
4211.02		3,612	22,265	25,877
4211.03	541,598	2,151	174,164	717,913

(Continued)

**Table 10.7**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4214	163,237	130,246	645,812	939,295
4215	95,022	7,504	1,010,856	1,113,382
4216		176,913	159,992	336,905
4217.01			10,031	10,031
4218		75,374	368,808	444,182
4219			16,823	16,823
4220	4,264,117	182,364	21,279	4,467,760
4221.01	123,221	94,471	286,882	504,574
4221.02	1,068,745	150,247	210,640	1,429,632
4222.02	230,381	57,600	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	174,260	398,272	846,011
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	48,997	254,763	1,281,578	1,585,338
4307	727,102			727,102
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
4315			55,576	55,576
4316		125,255	447,968	573,223

(Continued)

**Table 10.7**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
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	351,804	377,135	4,703,011
4401	21,368	54,210	62,610	138,188
4402.01	758,111	3,733,162	826,458	5,317,731
4402.02		1,182,621	59,376	1,241,997
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		1,659,893	179,455	1,839,348
4502		55,249	55,615	110,864
4503	40,544	473,023	249,255	762,822
4504	132,096	301,322	161,890	595,308
4505			21,959	21,959
4506.01		1,811,224	308,062	2,119,286
4506.02			313,897	313,897
4507.01		83,196		83,196
4507.02		204,040	249,866	453,906
4508		146,841	135,116	281,957

(Continued)

**Table 10.7**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4512	897			897
4513		293,957	178,912	472,869
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	673,641	761,124
4520	2,304	396,442	393,328	792,074
4521.01		259,021	331,838	590,859
4521.02	75,838	22,305	65,407	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	1,186,770	707,299	3,634,927
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		47,747	26,532	74,279
4601	292,140			292,140
4602		3,238		3,238
4604		2,236,666	1,663,174	3,899,840
4605.01		3,931,251	599,584	4,530,835
4605.02	4,702	821,577	6,816	833,095
4606			8,265	8,265
4607.01			80,582	80,582

(Continued)

**Table 10.7**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4607.02		183,608	188,744	372,352
4608	39,270	1,510,143	349,281	1,898,694
4609	280,777	200,353	151,935	633,065
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	4,447	635,396	13,748	653,591
4616.02	1,797,381	1,427,373	411,630	3,636,384
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	76,919	1,128,866	187,125	1,392,910
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	1,473,844	138,180	1,705,274
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

(Continued)

**Table 10.7**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4801	10,476	23,892	4,378	38,746
4802.01		6,151	14,804	20,955
4802.02		13,255,497	5,336,272	18,591,769
4802.03		1,346,085	102,130	1,448,215
4803	810,369	562,198	477,076	1,849,643
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			319,536	319,536
4811.06		20,090	111,203	131,293
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

(Continued)



**Table 10.7**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4822.01		9,730		9,730
4822.02	319,691	3,292,841	181,163	3,793,695
4822.03	281,417	4,475,509	1,122,400	5,879,326
4823.01		1,847,931	495,062	2,342,993
4823.03			7,785	7,785
4824	1,702	2,844,235		2,845,937
4825.01	2,657,012	8,139,460	1,728,938	12,525,410
4825.03	88,300	27,668	226,822	342,790
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	9,056,387	1,993,549	19,115,236
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	557,908	152,995	37,994	748,897
4913.02			214,571	214,571
4913.03		76,945	512,390	589,335
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	2,634,247	4,031,455

(Continued)

**Table 10.7**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**by Census Tract**  
**Fairfax County, January 2014**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
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	995,352	1,068,864
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
<b>Fairfax County</b>	44,513,908	125,546,209	53,910,389	223,970,506

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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.





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