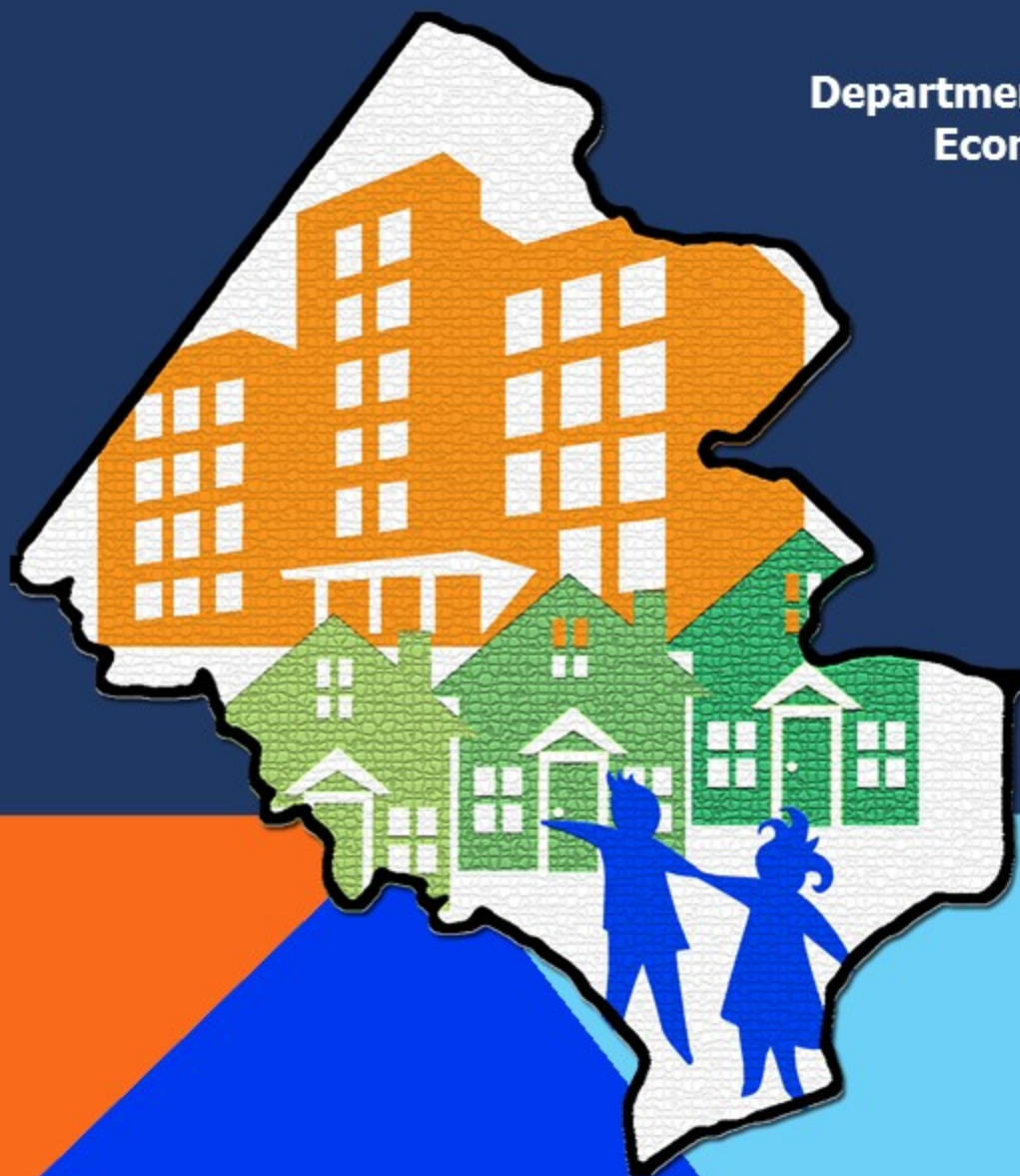


Demographic Reports 2016

County of Fairfax, Virginia

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



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

Fairfax County Board of Supervisors



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TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
Foreword	v		
 I. MAPS			
Map Notes	I-1		
Figure 1.1 Supervisor Districts and Towns	I-2		
Figure 1.2 Planning Districts	I-3		
Figure 1.3 Human Services Regions	I-4		
Figure 1.4 Zip Codes	I-5		
Figure 1.5 Sewersheds	I-6		
Table 1.1 Fairfax County Sewershed Codes	I-7		
Figure 1.6 Census Tracts	I-8		
 II. DEMOGRAPHIC PROFILE			
Demographic Trends Notes	II-1		
Table 2.1 Estimates and Forecasts of Population, Housing Units and Households, Fairfax County, 1970 through 2045	II-2		
Figure 2.1 Historical, Estimated and Forecast Population, Housing Units and Households, Fairfax County, 1970 through 2040	II-3		
Table 2.2 Population Age Distribution Fairfax County, 1970 through 2010	II-4		
Table 2.3 Projected Population Age Distribution Fairfax County, 2016 through 2035	II-5		
Table 2.4 Population of Towns, Fairfax County, 1990 through 2016	II-6		
Table 2.5 Racial and Ethnic Population Distribution, Fairfax County, 2000, 2010 and 2016	II-6		
Table 2.6 Average Household Size by Race Fairfax County, 1990, 2000 and 2010	II-6		
Table 2.7 Household and Family Income Distribution, Fairfax County, 2015	II-7		
Table 2.8 Estimates of Median Household Income and Median Family Income, Fairfax County, 1985 through 2015	II-7		
Table 2.9 Estimated and Forecasted Housing Units by Type of Structure, Fairfax County, 1950 through 2045	II-8		
Figure 2.2 Historical and Forecast Housing Units by Type of Structure, Fairfax County, 1970 through 2040	II-9		
		Table 2.10 Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent, Fairfax County, 1981 through 2015	II-10
		Table 2.11 Estimated Median Market Value, Owned Housing Units, Fairfax County, 1983 through 2016	II-10
		Table 2.12 2010 and 2015 Population, Median Household Income and Median Family Income by Selected Jurisdictions in the Washington DC Metropolitan Area, State of Virginia and the United States	II-11
		Figure 2.3 Average Annual Unemployment Rate and Average Annual Total Employment, Fairfax County, 2005 through 2015	II-12
 III. CURRENT POPULATION			
		Current Population, Housing Units and Households	III-1
		Table 3.1 Average Household Size and Vacancy Rate by Planning District, Fairfax County, January 2016	III-2
		Figure 3.1 Average Persons per Household, Fairfax County, U.S. South Region, and the U.S., 1970 through 2016	III-3
		Table 3.2 Special Institutional (Group Quarters) Population, Fairfax County, January 2016	III-4
		Figure 3.2 Population Density by Census Block Groups, Fairfax County, January 2016	III-5
		Table 3.3 2016 Population, Housing Units and Households by Supervisor District, Fairfax County, January 2016	III-6
		Table 3.4 2016 Population, Housing Units and Households by Town, Fairfax County, January 2016	III-6
		Table 3.5 2016 Population, Housing Units and Households by Planning District, Fairfax County, January 2016	III-7
		Table 3.6 2016 Population, Housing Units and Households by Human Services Region, Fairfax County, January 2016	III-8
		Table 3.7 2016 Population, Housing Units and Households by Zip Code, Fairfax County, January 2016	III-9
		Table 3.8 2016 Population, Housing Units and Households by Sewershed, Fairfax County, January 2016	III-12
		Table 3.9 2016 Population, Housing Units and Households by Census Tract, Fairfax County, January 2016	III-15
 IV. POPULATION FORECASTS			
		Population Forecasts	IV-1
		Figure 4.1 Year 2045 Forecast Population Density by Census Block Groups, Fairfax County, January 2016	IV-2

Table of Contents (continued)

	<u>Page</u>
Figure 4.2 2016 - 2045 Forecast Population Growth by Census Block Groups, Fairfax County, January 2016	IV-3
Table 4.1 Historical, Estimated and Forecasted Population by Supervisor District, Fairfax County, January 2016	IV-4
Table 4.2 Historical, Estimated and Forecasted Population by Town, Fairfax County, January 2016	IV-4
Table 4.3 Historical, Estimated and Forecasted Population by Planning District, Fairfax County, January 2016	IV-5
Table 4.4 Estimated and Forecasted Population by Human Services Region, Fairfax County, January 2016	IV-6
Table 4.5 Estimated and Forecasted Population By ZIP Code, Fairfax County, January 2016	IV-7
Table 4.6 Estimated and Forecasted Population by Sewershed, Fairfax County, January 2016	IV-10
Table 4.7 Estimated and Forecasted Population by Census Tract, Fairfax County, January 2016	IV-13
 V. FORECAST HOUSEHOLDS	
Forecast Households	V-1
Table 5.1 Estimated and Forecasted Households by Supervisor District, Fairfax County, January 2016	V-2
Table 5.2 Estimated and Forecasted Households by Town, Fairfax County, January 2016	V-2
Table 5.3 Estimated and Forecasted Households by Planning District, Fairfax County, January 2016	V-3
Table 5.4 Estimated and Forecasted Households by Human Services Region, Fairfax County, January 2016	V-4
Table 5.5 Estimated and Forecasted Households by ZIP Code, Fairfax County, January 2016	V-5
Table 5.6 Estimated and Forecasted Households by Census Tract, Fairfax County, January 2016	V-8
 VI. HOUSING UNIT INVENTORY	
Housing Unit Inventory	VI-1
Figure 6.1 Percent Single Family Detached Housing Units by Census Block Group, Fairfax County, January 2016	VI-2
Figure 6.2 Percent Single Family Attached Housing Units by Census Block Group, Fairfax County, January 2016	VI-3
Figure 6.3 Percent Multifamily Housing Units by Census Block Group, Fairfax County, January 2016	VI-4

	<u>Page</u>
Figure 6.4 Median Year Built of All Housing Units by Census Block Group, Fairfax County, January 2016	VI-5
Table 6.1 Housing Unit Inventory by Unit Type by Supervisor District, Fairfax County, January 2016	VI-6
Table 6.2 Housing Unit Inventory by Unit Type by Town, Fairfax County, January 2016	VI-6
Table 6.3 Housing Unit Inventory by Unit Type by Planning District, Fairfax County, January 2016	VI-7
Table 6.4 Housing Unit Inventory by Unit Type by Human Services Region, Fairfax County, January 2016	VI-8
Table 6.5 Housing Unit Inventory by Unit Type by ZIP Code, Fairfax County, January 2016	VI-9
Table 6.6 Housing Unit Inventory by Unit Type by Sewershed, Fairfax County, January 2016	VI-12
Table 6.7 Housing Unit Inventory by Unit Type by Census Tract, Fairfax County, January 2016	VI-15
Table 6.8 Housing Unit Inventory by Year Built and Supervisor District, Fairfax County, January 2016	VI-25
Table 6.9 Housing Unit Inventory by Year Built and Town Fairfax County, January 2016	VI-25
Table 6.10 Housing Unit Inventory by Year Built and Planning District, Fairfax County, January 2016	VI-26
 VII. HOUSING UNIT FORECASTS	
Housing Unit Forecasts	VII-1
Table 7.1 Forecast Housing Unit Change by Supervisor District Fairfax County, 2016 through 2045	VII-2
Table 7.2 Forecast Housing Unit Change by Planning District Fairfax County, 2016 through 2045	VII-2
Table 7.3 Estimated and Forecasted Housing Units by Supervisor District, Fairfax County, January 2016	VII-3
Table 7.4 Estimated and Forecasted Housing Units by Town, Fairfax County, January 2016	VII-3
Table 7.5 Historical, Estimated and Forecasted Housing Units by Planning District, Fairfax County, January 2016	VII-4
Table 7.6 Estimated and Forecasted Housing Units by Human Services Region, Fairfax County, January 2016	VII-5
Table 7.7 Estimated and Forecasted Housing Units by ZIP Code, Fairfax County, January 2016	VII-6
Table 7.8 Estimated and Forecasted Housing Units by Census Tracts, Fairfax County, January 2016	VII-9

Table of Contents (continued)

	<u>Page</u>
VIII. MARKET VALUE	
Market Value	VIII-1
Figure 8.1 Median Market Value of Owned Housing Units by Census Tract, Fairfax County, January 2016	VIII-2
Table 8.1 Median Market Value of Owned Housing Units by Supervisor District, Fairfax County, 2015 and 2016.....	VIII-3
Table 8.2 Median Market Value of Owned Housing Units by Planning District, Fairfax County, 2015 and 2016.....	VIII-3
Table 8.3 Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Supervisor District, Fairfax County, January 2016.....	VIII-4
Table 8.4 Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Planning District, Fairfax County, January 2016.....	VIII-5
Table 8.5 Estimated Median and Average Market Values Owned Housing Units by Unit Type and Human Services Region, Fairfax County, January 2016.....	VIII-6
Table 8.6 Estimated Median and Average Market Values Owned Housing Units by Unit Type and Census Tract, Fairfax County, January 2016.....	VIII-7
Table 8.7 Market Value of Owned Housing Units by Unit Type by Supervisor District, Fairfax County, January 2016.....	VIII-18
Table 8.8 Market Value of Owned Housing Units by Unit Type by Planning District, Fairfax County, January 2016	VIII-20
Table 8.9 Market Value of Owned Housing Units by Unit Type by Human Services Region, Fairfax County, January 2016	VIII-23

IX. RESIDENTIAL DEVELOPMENT ACTIVITY

Residential Development Activity	IX-1
Table 9.1 Residential Development Activity by Stage of Development by Supervisor District, Fairfax County, January 2016.....	IX-2
Table 9.2 Residential Development Activity by Stage of Development by Town, Fairfax County, January 2016	IX-3
Table 9.3 Residential Development Activity by Stage of Development by Planning District, Fairfax County, January 2016	IX-4
Table 9.4 Residential Development Activity by Stage of Development by Human Services Region, Fairfax County, January 2016	IX-6
Table 9.5 Summary of Residential Development Activity by Stage of Development by Census Tract, Fairfax County, January 2016	IX-7

	<u>Page</u>
X. INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA	
Industrial and Commercial Gross Floor Area.....	X-1
Figure 10.1 Industrial and Commercial Gross Floor Area Inventory by Year Built, Fairfax County, January 2016.....	X-2
Table 10.1 Industrial and Commercial Gross Floor Area by General Activity, Inventory of Existing Structures by Year Built, Fairfax County, January 2016.....	X-3
Table 10.2 Industrial and Commercial Gross Floor Area by General Activity by Supervisor District, Fairfax County, January 2016.....	X-4
Table 10.3 Industrial and Commercial Gross Floor Area by General Activity by Town, Fairfax County, January 2016	X-4
Table 10.4 Industrial and Commercial Gross Floor Area by General Activity by Planning District, Fairfax County, January 2016.....	X-5
Table 10.5 Industrial and Commercial Gross Floor Area by General Activity by Human Services Region, Fairfax County, January 2016	X-6
Table 10.6 Industrial and Commercial Gross Floor Area by General Activity by Sewershed, Fairfax County, January 2016.....	X-7
Table 10.7 Industrial and Commercial Gross Floor Area by General Activity by Census Tract, Fairfax County, January 2016	X-10
Appendix A	
Housing Units, Households and Population Estimate and Forecast Methodology	A-1

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/>

The datasets presented in this report along with other datasets produced by Economic, Demographic and Statistical Research are available in downloadable formats or accessible via APIs at:

<http://data.fairfaxcountygis.opendata.arcgis.com/>

Inquiries concerning the Demographic Reports should be directed to:

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12000 Government Center Parkway
Fairfax, Virginia 22035**

Email: ncs@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 2016

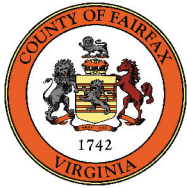
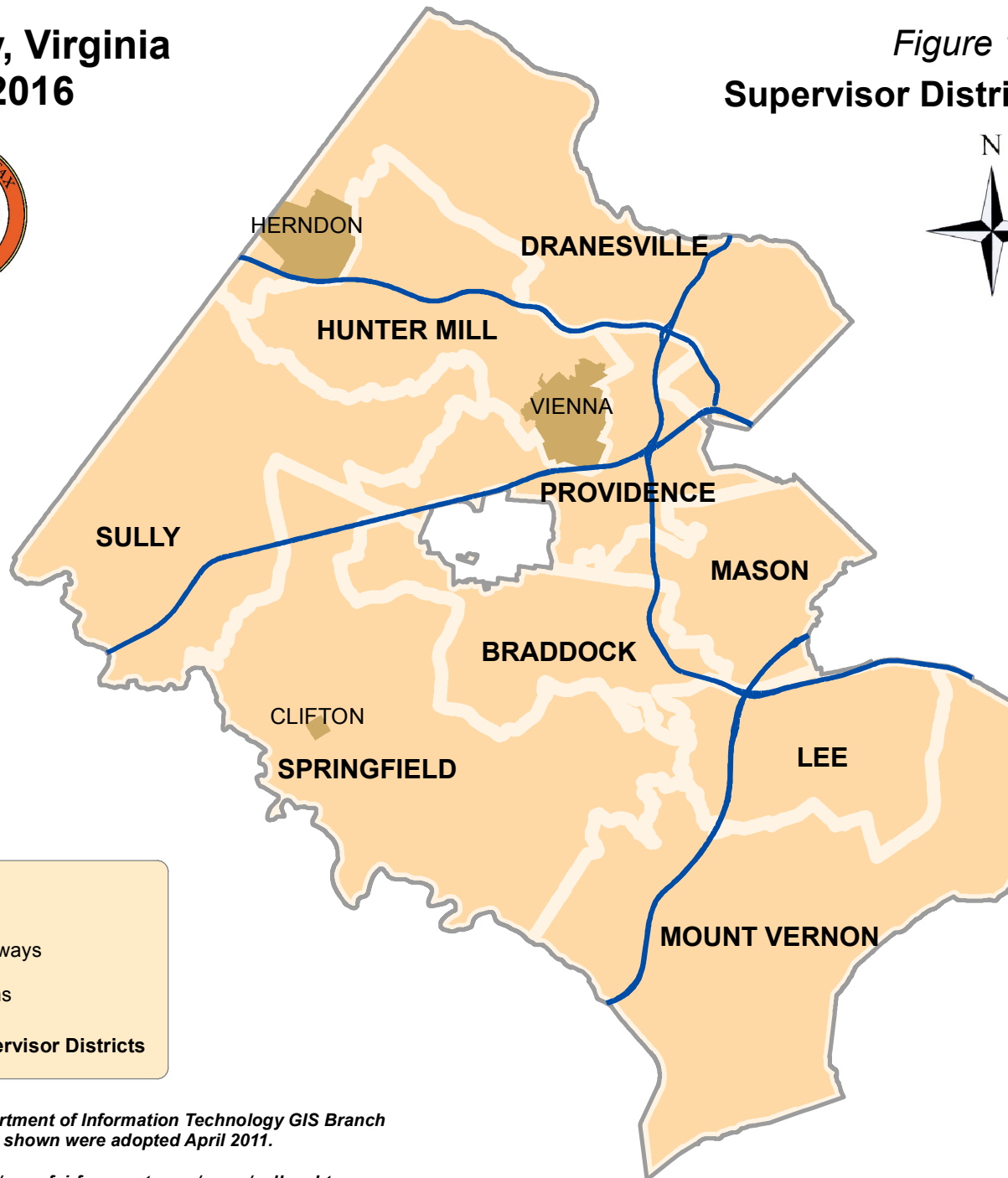


Figure 1.1
Supervisor Districts and Towns



Legend

- Highways
- Towns
- Supervisor Districts



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

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

Fairfax County, Virginia January 2016

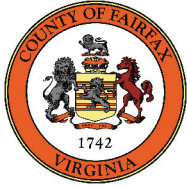
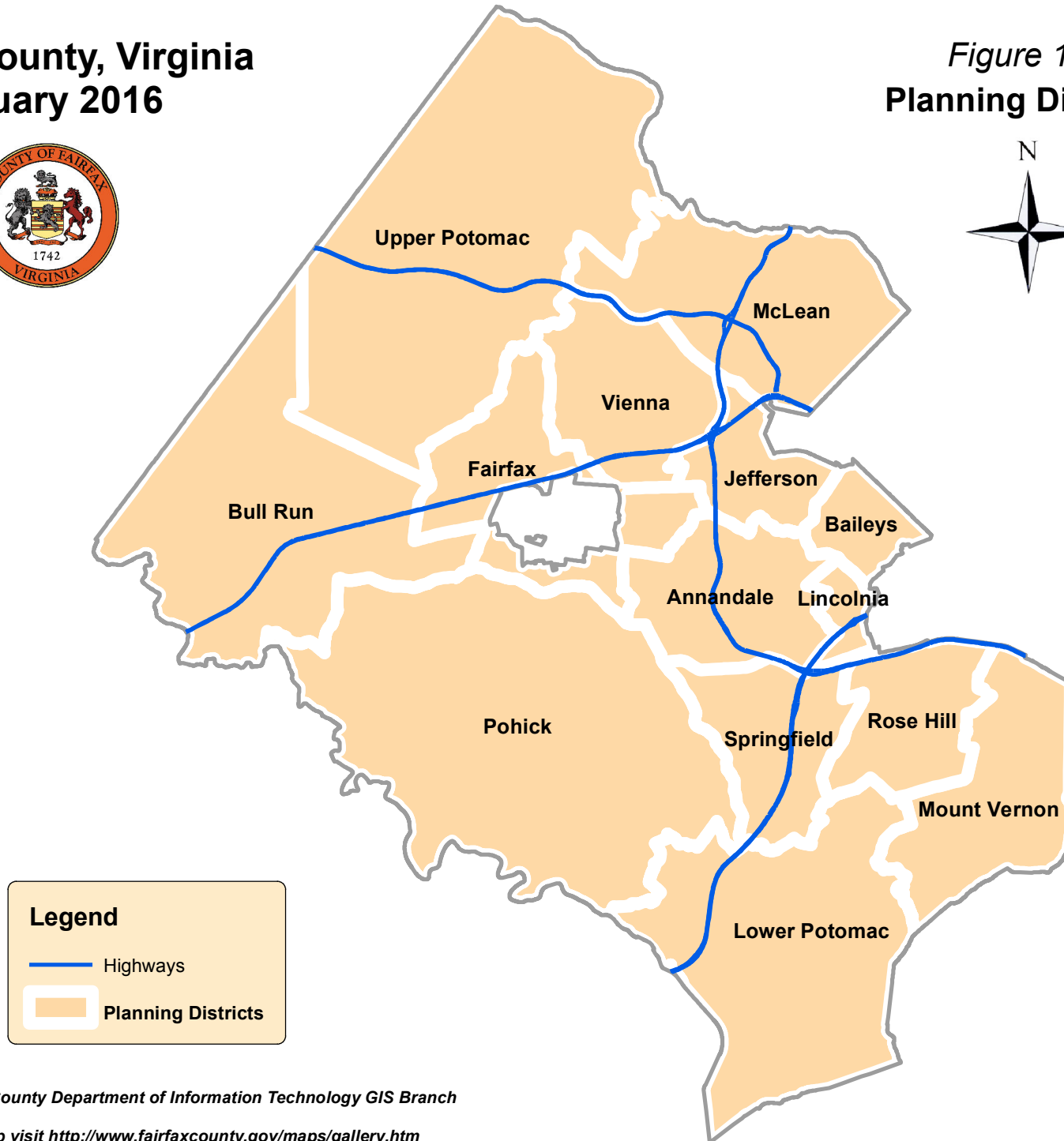


Figure 1.2
Planning Districts



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 2016

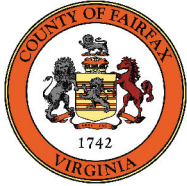
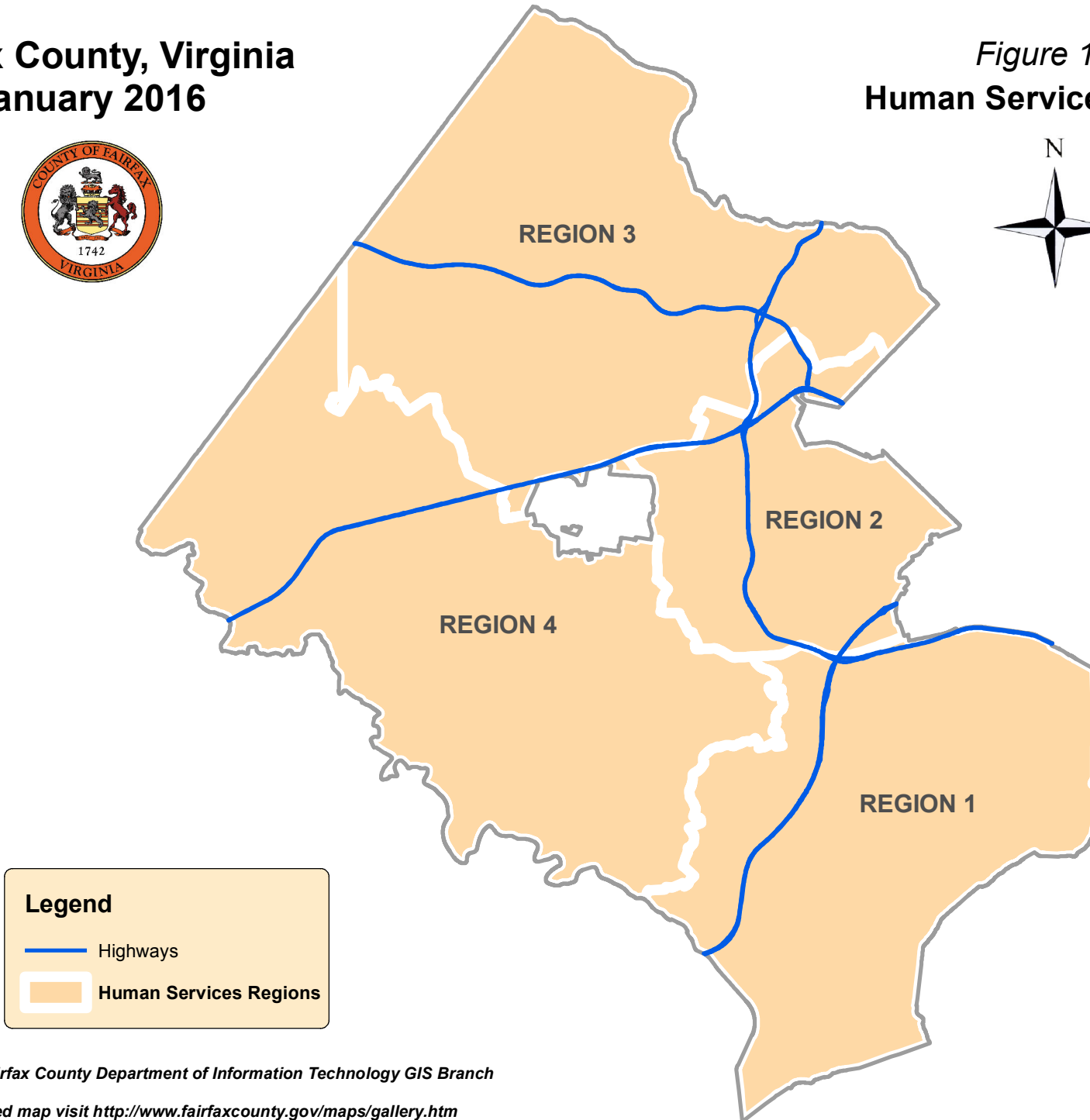


Figure 1.3
Human Services Regions



Legend

- Highways
- Human Services Regions

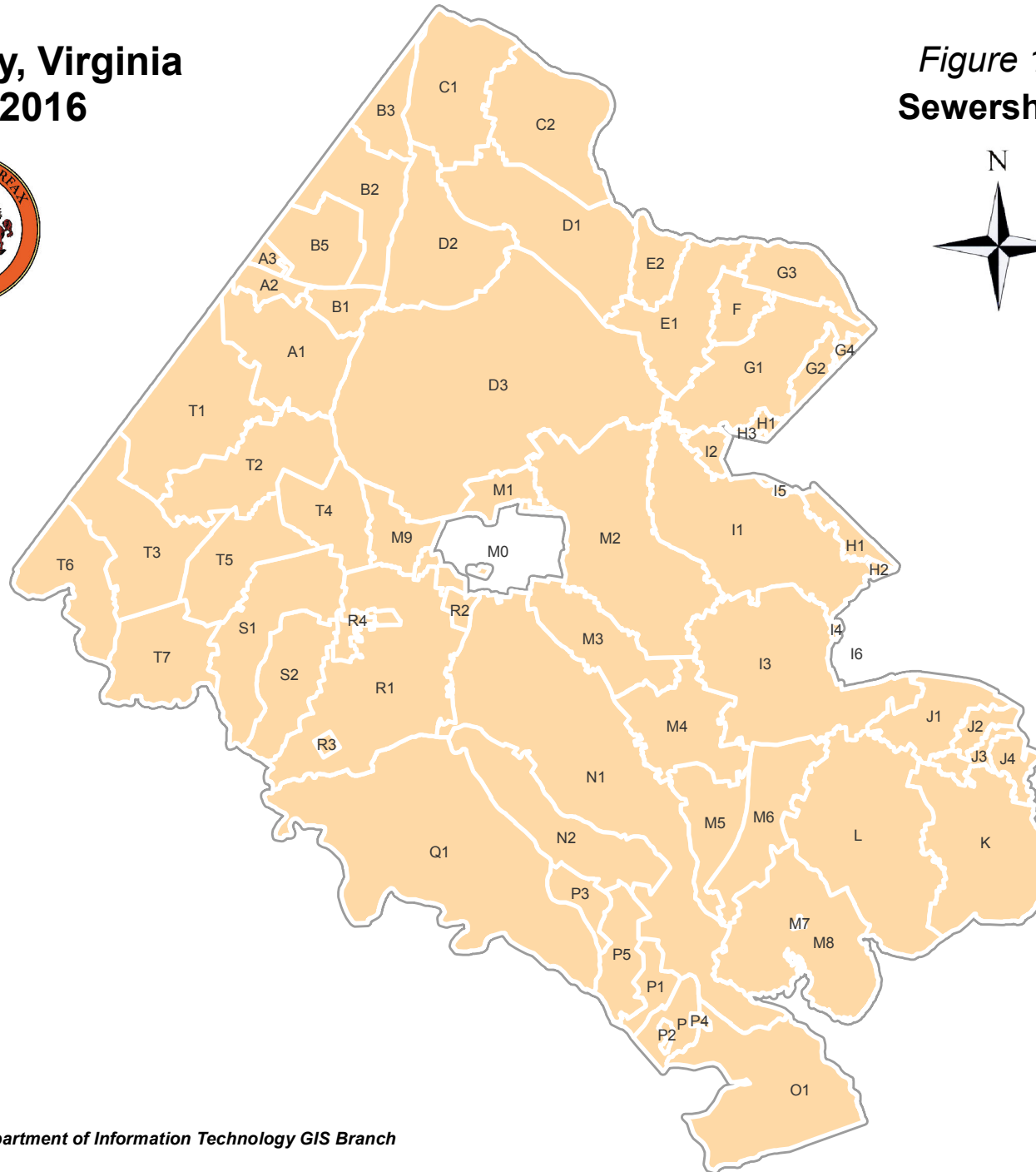
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2016



Figure 1.5
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

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

TABLE 1.1

Fairfax County Sewershed Codes

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

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

Fairfax County, Virginia January 2016

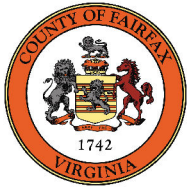
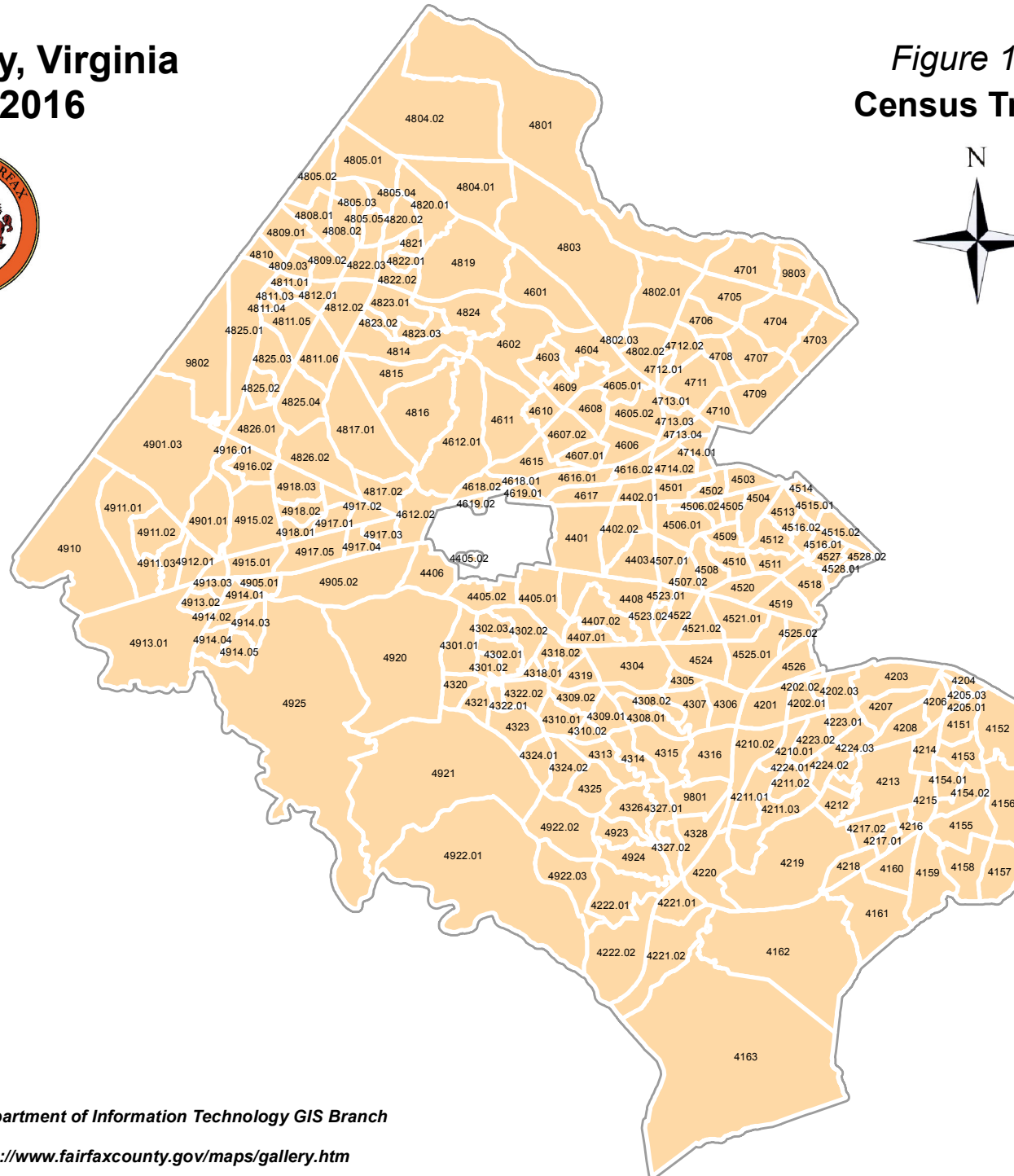


Figure 1.6
Census Tracts



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 2045

Year	Population			Total Housing Units	Households		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	454,300 ¹	--	--	130,800	126,500	--	--
1975	537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980	596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985	668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990	818,600	30,100	4.1%	302,500	289,000	10,100	3.9%
1995	879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000	969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2005	1,033,600	12,800	1.3%	385,600	376,700	4,700	1.3%
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 ²	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%
2014	1,116,200	4,600	0.4%	410,000	401,000	1,500	0.4%
2015	1,125,400	9,200	0.8%	412,200	403,900	2,900	0.7%
2016	1,131,900	6,500	0.7%	413,700	402,400	-1,500	-0.4%
2020	1,156,900	6,300	0.5%	428,400	413,300	2,700	0.7%
2025	1,204,100	9,400	0.8%	453,100	434,500	4,200	1.0%
2030	1,256,900	10,600	0.9%	478,000	458,300	4,800	1.1%
2035	1,307,200	10,100	0.8%	501,600	481,000	4,500	1.0%
2040	1,355,700	9,900	0.8%	524,400	502,900	4,500	0.9%
2045	1,405,100	9,800	0.7%	547,400	525,100	4,400	0.9%

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) 2016.

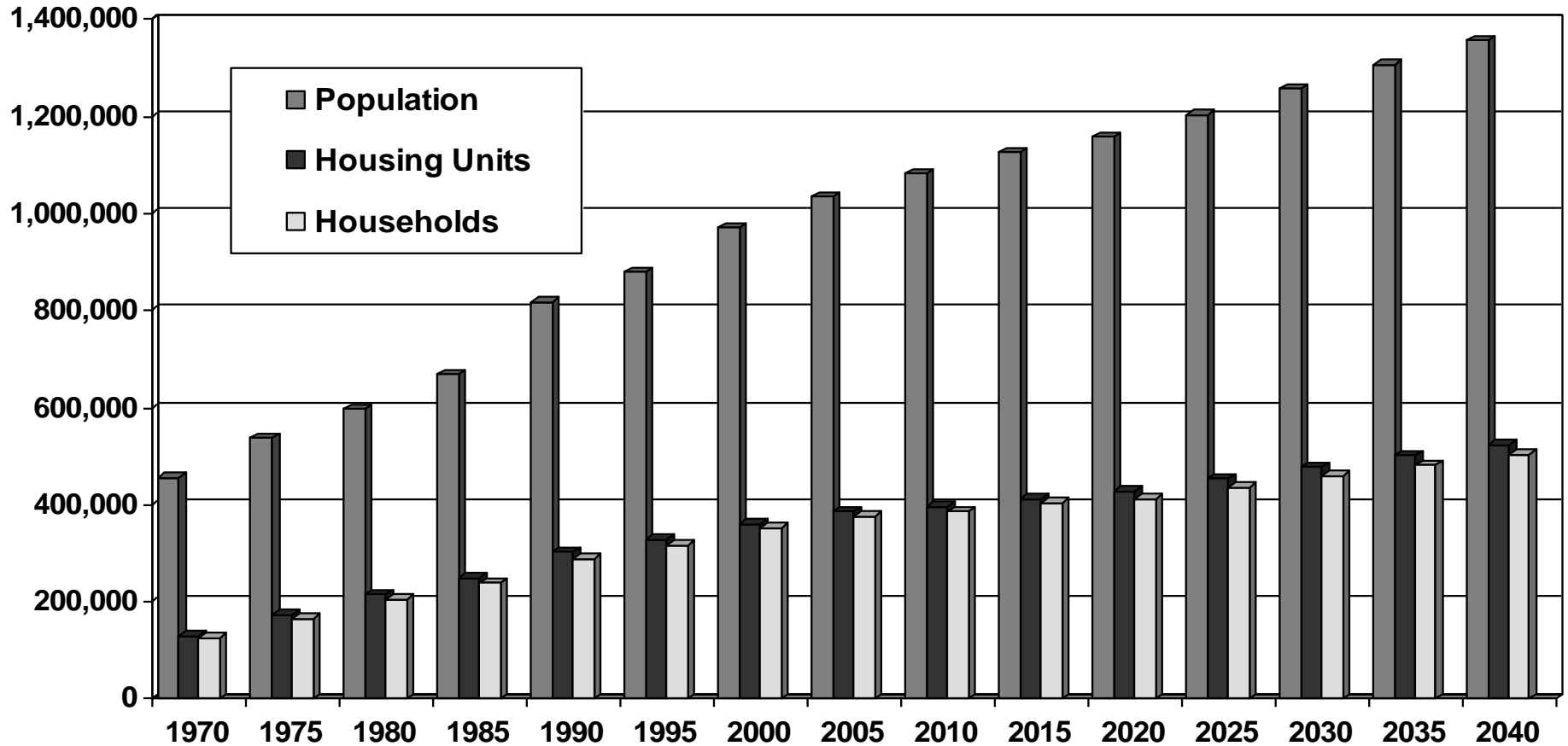
Note: All numbers are rounded to nearest hundred. Households are occupied housing units.

¹ Datum is 1970 Census total population after 1975 revision.

² Datum is 2010 Census total population after 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; 2016 Integrated Parcel Lifecycle System (IPLS).

TABLE 2.2

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

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

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

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

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

TABLE 2.3

**Projected Population Age Distribution
Fairfax County, 2016 through 2035**

Age Group	2016		2020		2025		2030		2035	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	75,670	6.7%	75,565	6.5%	78,199	6.5%	82,776	6.6%	87,080	6.7%
5 to 9	78,563	6.9%	77,347	6.7%	79,553	6.6%	82,829	6.6%	87,133	6.7%
10 to 14	70,193	6.2%	78,327	6.8%	81,185	6.7%	84,148	6.7%	87,489	6.7%
15 to 19	71,796	6.3%	72,372	6.3%	75,774	6.3%	79,028	6.3%	81,901	6.3%
20 to 24	67,991	6.0%	69,612	6.0%	73,940	6.1%	77,871	6.2%	80,877	6.2%
25 to 34	156,263	13.8%	158,643	13.7%	168,308	14.0%	178,098	14.2%	185,968	14.2%
35 to 44	164,887	14.6%	164,180	14.2%	168,036	14.0%	175,874	14.0%	184,842	14.1%
45 to 54	168,674	14.9%	161,292	13.9%	162,781	13.5%	167,464	13.3%	172,962	13.2%
55 to 64	142,906	12.6%	147,711	12.8%	144,524	12.0%	142,308	11.3%	145,027	11.1%
65 and Over	134,943	11.9%	151,804	13.1%	171,847	14.3%	186,519	14.8%	193,904	14.8%
Total	1,131,886	100.0%	1,156,852	100.0%	1,204,146	100.0%	1,256,916	100.0%	1,307,183	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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

TABLE 2.4

**Population of Towns
Fairfax County, 1990 through 2016**

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
2014	279	21,448	16,590	38,317
2015	275	23,607	16,650	40,532
2016	279	21,893	16,630	38,802

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 2016.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 2000, 2010 and 2016**

Race	2000		2010		2016	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	694,676	61.4%
Black	83,098	8.6%	99,218	9.2%	108,164	9.6%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	215,507	19.0%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	1,786	0.2%
Other	79,457	8.2%	110,109	10.2%	111,753	9.9%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,131,886	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	185,166	16.4%

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 and 2010;
and Fairfax County Department of Neighborhood and Community Services, 2016 population.
Note: Percentages may not sum to total due to rounding.

TABLE 2.6

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

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

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

Income Level	Percent of Households	Percent of Families
Under \$25,000	7.2%	5.2%
\$25,000 - \$49,999	10.4%	9.2%
\$50,000 - \$74,999	12.4%	10.2%
\$75,000 - \$99,999	12.6%	11.5%
\$100,000 - \$149,999	22.5%	22.0%
\$150,000 or More	34.9%	41.9%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, American Community Survey, 2015.

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

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

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

Year	Median Household Income	Median Family Income
1987	\$55,100	\$62,000
1989	\$59,284	\$65,201
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1995	\$70,000	\$78,000
1997	\$72,000	\$84,000
1999	\$81,050	\$92,146
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612
2003	\$80,753	\$93,978
2004	\$88,133	\$90,194
2005	\$94,610	\$110,107
2006	\$100,318	\$119,812
2007	\$105,241	\$122,027
2008	\$107,448	\$126,910
2009	\$102,499	\$122,651
2010	\$103,010	\$122,189
2011	\$105,797	\$119,634
2012	\$107,096	\$124,831
2013	\$111,079	\$128,066
2014	\$110,674	\$130,071
2015	\$113,208	\$129,538

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 - 2015; 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 2045

Year	Single Family Detached		Single Family Attached		Multifamily		Total Housing Units	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1950	19,979	75.2%	1,997	7.5%	4,582	17.2%	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%
2016	195,273	47.1%	100,354	24.2%	118,119	28.5%	413,746	100.0%
2020	196,510	45.8%	101,175	23.6%	130,665	30.5%	428,350	100.0%
2025	199,016	43.9%	101,767	22.4%	152,351	33.6%	453,134	100.0%
2030	202,634	42.3%	102,158	21.3%	173,243	36.2%	478,035	100.0%
2035	206,102	41.0%	102,317	20.3%	193,217	38.5%	501,636	100.0%
2040	209,475	39.9%	102,504	19.5%	212,375	40.5%	524,354	100.0%
2045	212,913	38.8%	102,861	18.7%	231,585	42.3%	547,360	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 2045, Integrated Parcel Lifecycle System (IPLS) 2016.

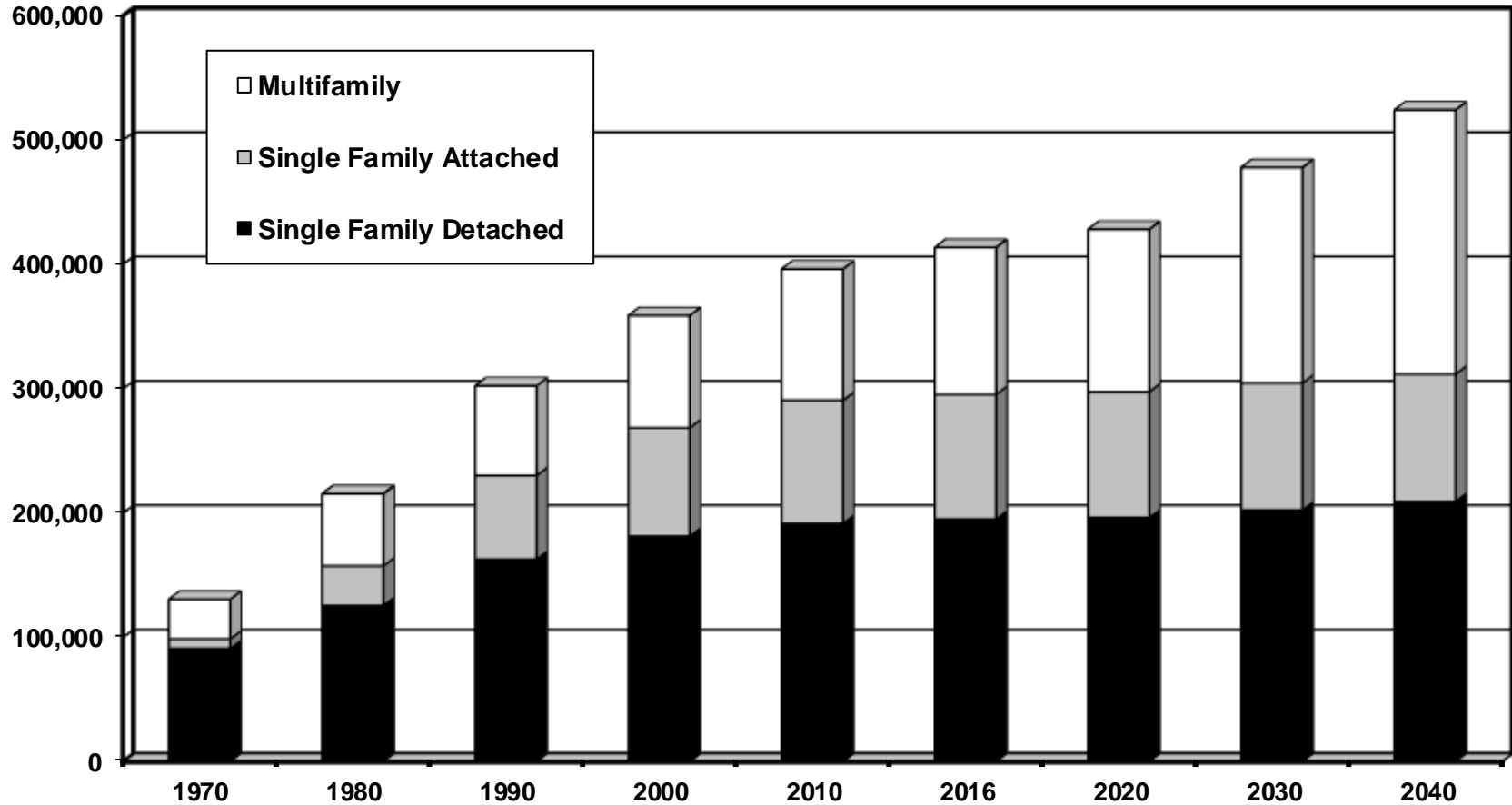
Note: 1950 through 2016 are estimates and 2020 through 2045 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units.

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

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

FIGURE 2.2

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



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Neighborhood and Community Services, 1990 through 2040, 2016 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, 1982 through 2015			
Year	Total Units	Vacancy Rate	Average Monthly Rent
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
2013	69,547	5.6%	\$1,590
2014	71,670	7.6%	\$1,640
2015	74,091	7.6%	\$1,687

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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, 1984 through 2016		
Year	Median Market Value	Percent Change
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%
2014	\$447,541	1.2%
2015	\$492,126	10.0%
2016	\$498,341	1.3%

Source: Fairfax County Department of Neighborhood and Community Services, Integrated Parcel Lifecycle System (IPLS) 2016.

TABLE 2.12

**2010 and 2015 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			2015		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
Fairfax County, VA	1,081,699*	103,010	122,189	1,142,234	113,208	129,538
Arlington County, VA	207,627	94,986	116,586	229,164	106,768	143,843
Fauquier County, VA	65,203	85,614	94,402	68,782	91,940	107,479
Loudoun County, VA	312,311	119,540	126,174	375,629	125,003	141,487
Prince William County, VA	402,002	92,655	102,117	451,721	99,766	108,243
Spotsylvania County, VA	122,397	72,217	77,868	130,475	75,535	84,401
Stafford County, VA	128,961	94,317	101,015	142,003	95,882	103,705
Alexandria City, VA	139,993*	77,793	101,064	153,511	90,056	112,337
Anne Arundel County, MD	537,656	81,455	97,974	564,195	91,230	102,426
Calvert County, MD	88,737	88,862	100,397	90,595	106,247	120,327
Charles County, MD	146,551	87,007	95,366	156,118	88,700	100,966
Frederick County, MD	233,385	82,133	95,786	245,322	83,819	101,203
Howard County, MD	287,085	101,771	120,664	313,414	110,892	128,398
Montgomery County, MD	971,777	89,155	108,828	1,040,116	98,917	118,567
Prince Georges County, MD	863,420	70,019	80,032	909,535	76,741	87,493
District of Columbia	601,723	60,903	77,514	672,228	75,628	94,846
Berkeley County, WV	104,169	50,724	62,136	111,901	53,548	63,576
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	6,098,283	93,294	110,251
State of Virginia	8,001,024	60,674	72,476	8,382,993	66,262	80,403
United States	308,745,538	50,046	60,609	321,418,821	55,775	68,260

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2015 American Community Survey.

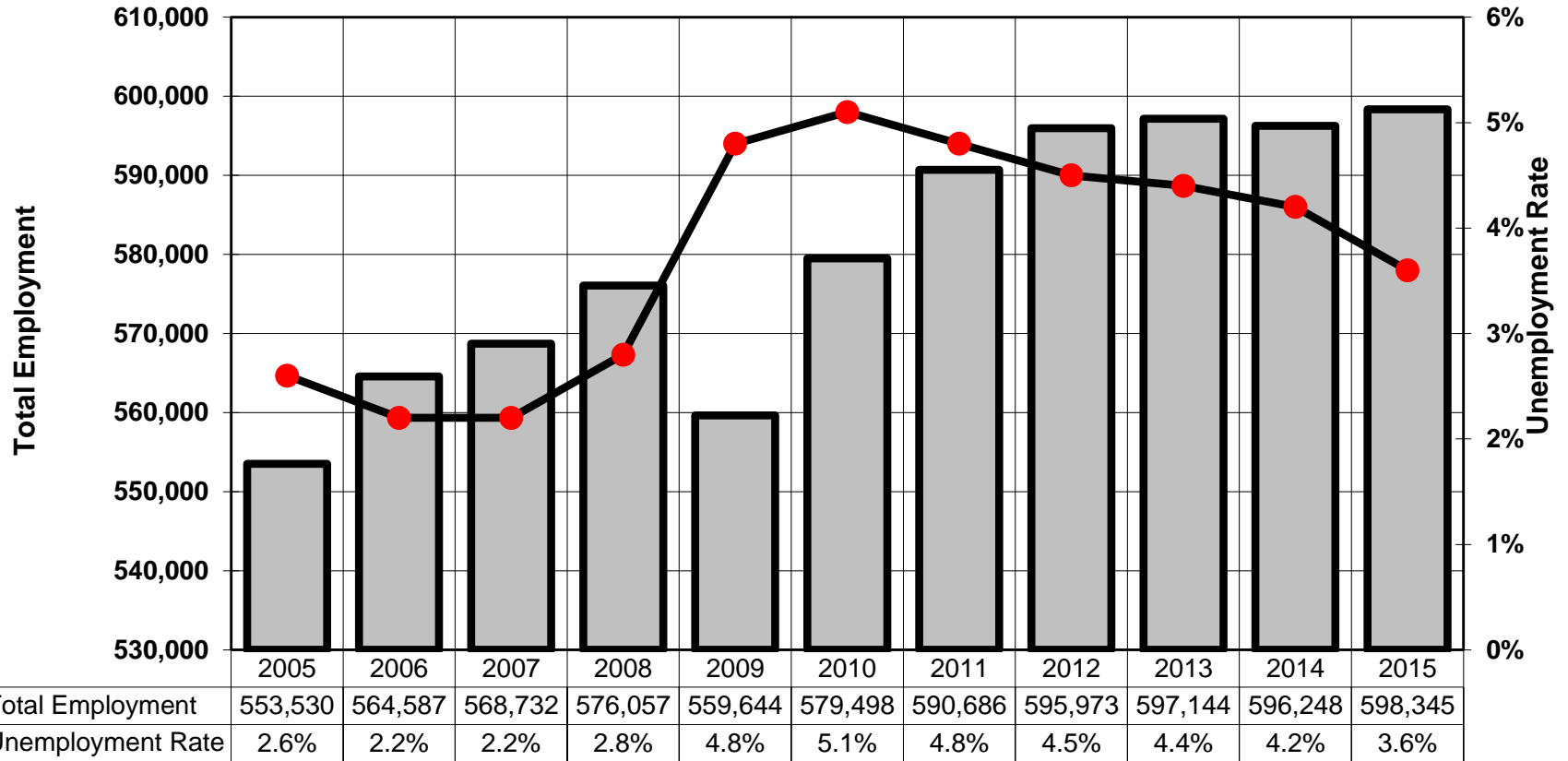
*2010 Census of Population and Housing was revised in 2015 for Fairfax County, Virginia and City of Alexandria, Virginia

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

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

FIGURE 2.3

**Average Annual Unemployment Rate and
Average Annual Total Employment
Fairfax County, 2005 through 2015**



Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of October 17, 2016.

Note: Total Employment refer 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.

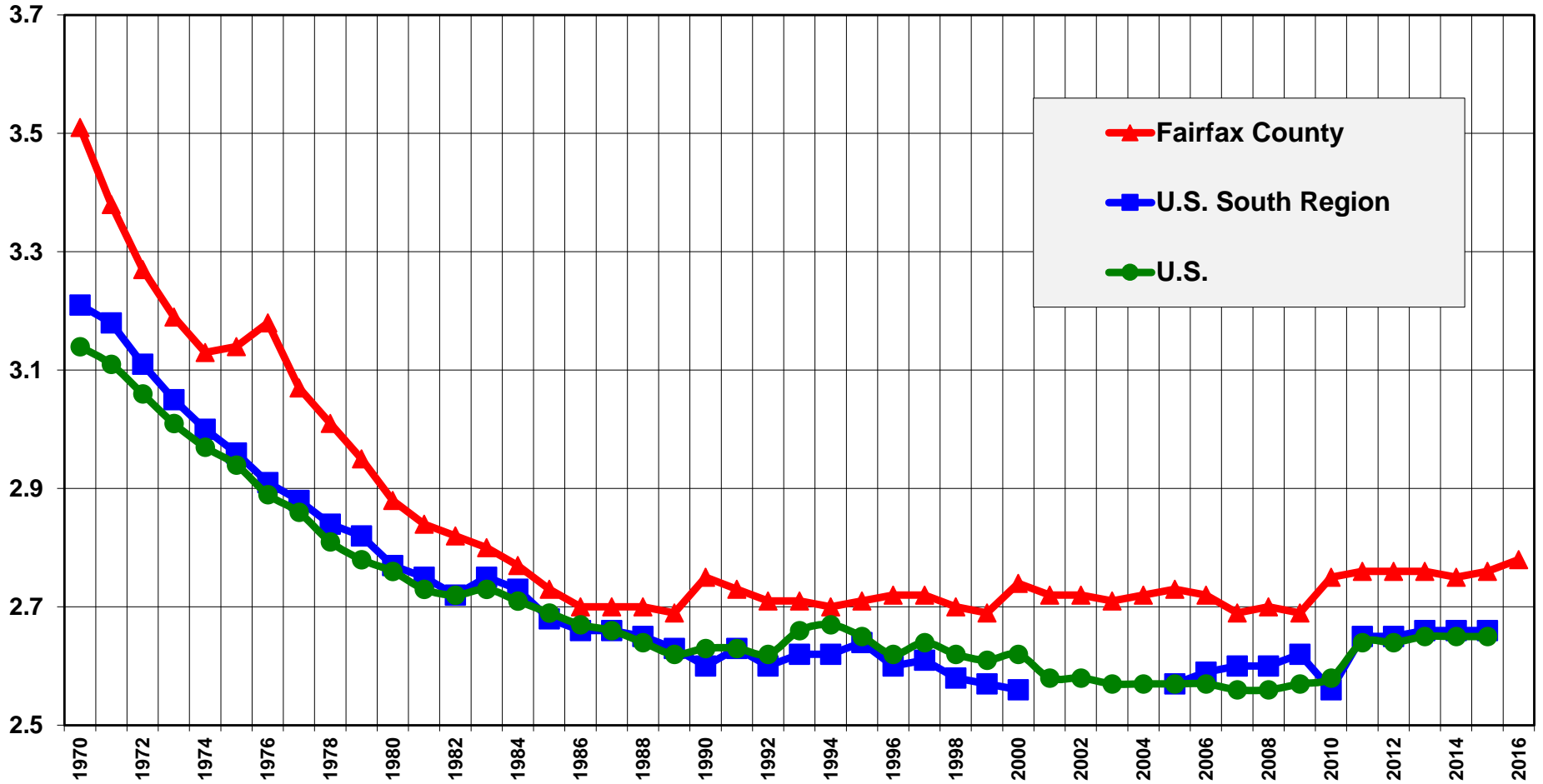
For detailed methodology, please refer to Appendix A.

Table 3.1
Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2016

Planning District	Average Household Size (Persons per Occupied Unit)				Overall Average Household Size	Vacancy Rate		Overall Vacancy Rate
	Single Family Detached	Single Family Attached	Multi- Family	Mobile Home		Owner	Renter	
Annandale	3.03	3.14	2.55		2.93	2.01	1.62	1.92
Baileys	2.84	3.03	2.41		2.58	2.67	2.65	2.66
Bull Run	3.31	3.09	2.14	2.64	2.99	1.92	4.24	2.39
Fairfax	3.13	2.73	2.20	3.33	2.63	3.18	4.29	3.68
Jefferson	2.93	2.69	2.31		2.59	2.83	4.42	3.62
Lincolnia	2.75	2.79	2.83		2.80	2.51	6.66	4.23
Lower Potomac	3.46	3.29	2.25		3.15	3.27	4.91	3.62
McLean	2.93	2.60	1.87		2.55	3.39	7.32	4.67
Mount Vernon	2.87	2.93	2.14	2.78	2.58	2.66	4.20	3.29
Pohick	3.14	3.03	1.82		3.06	1.69	1.73	1.69
Rose Hill	2.86	2.73	1.89		2.60	2.94	2.74	2.89
Springfield	3.22	2.94	2.04		2.87	2.08	3.56	2.40
Upper Potomac	3.17	2.81	1.97		2.72	1.75	3.04	2.14
Vienna	3.02	3.04	2.34		2.91	2.30	3.01	2.42
Fairfax County	3.08	2.94	2.17	2.79	2.78	2.28	3.92	2.75

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1970 through 2016



Sources: U.S. Bureau of the Census; Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016	
Type	Total
Fort Belvoir Barracks	404
George Mason University	6,380
Correctional Institutions	1,070
Other*	2,544
Total	10,398

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Neighborhood and Community Services, 2016.

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

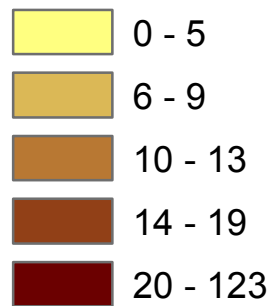
Fairfax County, Virginia January 2016



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.

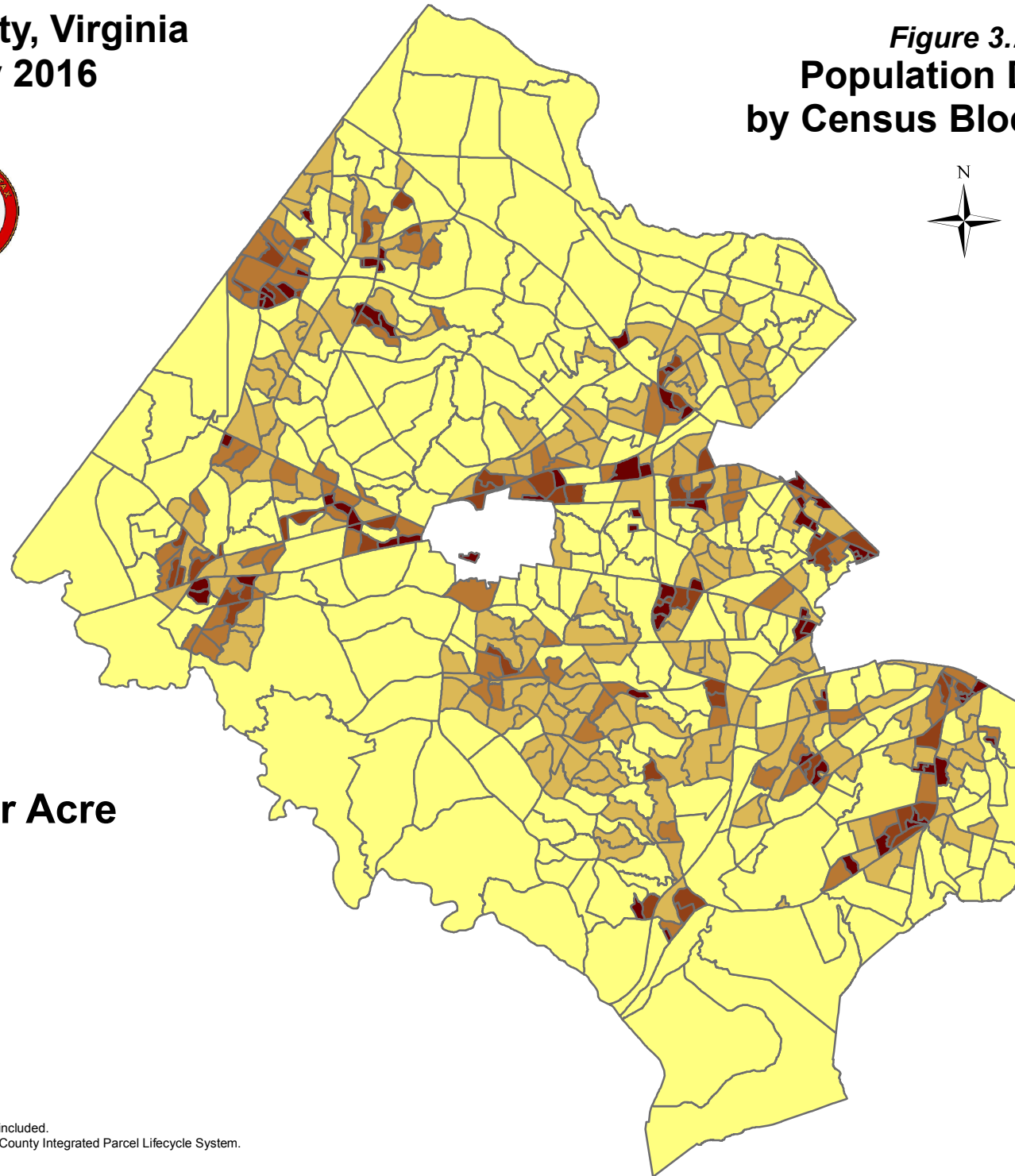


Table 3.3
2016 Population, Housing Units and Households by Supervisor District
Fairfax County, January 2016

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	122,824	41,648	40,742	17,389	7.1	27.17	4,521
Dranesville 1/	123,640	43,828	42,698	40,733	3.0	63.65	1,942
Hunter Mill 2/	128,788	50,952	49,744	24,001	5.4	37.50	3,434
Lee	122,904	45,100	43,800	17,261	7.1	26.97	4,557
Mason	114,687	42,778	41,574	14,213	8.1	22.21	5,164
Mount Vernon	128,462	48,712	47,149	47,242	2.7	73.82	1,740
Providence	136,696	55,134	52,918	17,065	8.0	26.66	5,127
Springfield 3/	122,844	42,703	41,672	46,427	2.6	72.54	1,693
Sully	131,040	42,891	42,064	36,000	3.6	56.25	2,330
Fairfax County	1,131,886	413,746	402,362	260,330	4.3	406.77	2,783

Table 3.4
2016 Population, Housing Units and Households by Town
Fairfax County, January 2016

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	1,117
Town of Herndon	21,893	7,891	7,783	2,738	8.0	4.28	5,115
Town of Vienna	16,630	5,616	5,490	2,816	5.9	4.40	3,779
Towns Total	38,802	13,595	13,359	5,714	6.8	8.93	4,345

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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
2016 Population, Housing Units and Households by Planning District
Fairfax County, January 2016

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	75,179	26,009	25,511	11,947	6.3	18.67	4,027
Baileys	44,690	17,747	17,276	4,049	11.0	6.33	7,060
Bull Run	130,021	44,451	43,389	32,002	4.1	50.00	2,600
Fairfax	77,280	27,490	26,480	12,977	6.0	20.28	3,811
Jefferson	58,208	23,299	22,455	6,337	9.2	9.90	5,880
Lincolnia	18,884	7,042	6,744	2,055	9.2	3.21	5,883
Lower Potomac	38,020	12,345	11,898	29,271	1.3	45.74	831
McLean	74,375	30,286	28,872	19,335	3.8	30.21	2,462
Mount Vernon	99,484	39,649	38,346	14,401	6.9	22.50	4,422
Pohick 1/	140,771	46,704	45,913	48,947	2.9	76.48	1,841
Rose Hill	52,329	20,704	20,105	9,121	5.7	14.25	3,672
Springfield	56,852	20,230	19,744	10,433	5.4	16.30	3,488
Upper Potomac 2/	194,137	72,631	71,080	47,487	4.1	74.20	2,616
Vienna 3/	71,653	25,159	24,550	11,982	6.0	18.72	3,828
Fairfax County	1,131,886	413,746	402,362	260,343	4.3	406.79	2,782

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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
2016 Population, Housing Units and Households by Human Services Region
Fairfax County, January 2016

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	254,000	94,611	91,739	64,102	4.0	100.16	2,536
Region 2	245,786	92,029	89,297	31,091	7.9	48.58	5,059
Region 3 1/	322,935	123,406	119,906	78,834	4.1	123.18	2,622
Region 4 2/	309,164	103,700	101,420	86,354	3.6	134.93	2,291
Fairfax County	1,131,886	413,746	402,362	260,381	4.3	406.85	2,782

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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
2016 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2016

ZIP Code	Population	Housing Units	Households
20120	42,496	14,090	13,821
20121	30,279	10,232	10,065
20124	15,819	4,929	4,857
20151	21,611	6,771	6,601
20152	3	1	1
20164	3	1	1
20170	39,829	13,781	13,595
20171	49,503	17,791	17,491
20190	19,311	10,207	9,807
20191	29,372	11,779	11,538
20194	14,313	5,857	5,718
22003	56,508	19,678	19,291
22015	43,473	14,805	14,569
22027	2,291	724	709
22030	42,034	13,632	13,066
22031	32,475	12,307	11,846
22032	28,788	9,613	9,443
22033	39,612	15,995	15,420
22039	19,076	6,085	6,013
22041	27,031	10,686	10,361
22042	31,636	11,976	11,551
22043	24,754	9,519	9,143
22044	11,045	4,593	4,502
22046	5,248	2,076	2,023
22060	10,040	2,977	2,821
22066	18,903	5,773	5,637

(Continued)

Table 3.7
2016 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2016

ZIP Code	Population	Housing Units	Households
22067	173		
22079	34,418	11,645	11,293
22101	29,752	11,276	10,857
22102	26,114	12,501	11,719
22124	18,396	6,625	6,423
22150	28,319	9,477	9,220
22151	17,491	5,862	5,763
22152	28,558	10,347	10,176
22153	32,756	10,816	10,632
22180	27,553	10,068	9,804
22181	15,489	5,499	5,346
22182	27,735	9,449	9,316
22203	323	150	147
22204	45	14	13
22206	6	2	2
22207	132	48	46
22213	3	1	1
22302	1,461	650	639
22303	15,548	8,249	7,777
22304	348	148	144
22306	31,862	12,440	12,089
22307	10,809	4,718	4,597
22308	13,418	4,830	4,706
22309	34,148	11,757	11,449
22310	28,947	10,978	10,653
22311	1,654	612	597

(Continued)

Table 3.7

**2016 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2016**

ZIP Code	Population	Housing Units	Households
22312	23,364	8,544	8,204
22315	27,608	11,162	10,857
Fairfax County	1,131,886	413,746	402,362

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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
2016 Population, Housing Units and Households by Sewershed
Fairfax County, January 2016

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	33,627	11,429	11,250	4,870	6.9	7.61	4,419
A2	10,161	4,322	4,234	813	12.5	1.27	8,001
A3	4,363	1,696	1,672	310	14.1	0.48	9,090
B1	6,305	2,148	2,102	1,138	5.5	1.78	3,542
B2	24,305	9,435	9,196	3,579	6.8	5.59	4,348
B3	2,864	832	813	1,702	1.7	2.66	1,077
B5	21,893	7,891	7,783	2,770	7.9	4.33	5,056
C1	3,607	1,091	1,065	4,932	0.7	7.71	468
C2	3,771	1,253	1,224	5,434	0.7	8.49	444
D1	10,246	3,132	3,055	6,746	1.5	10.54	972
D2	25,336	11,745	11,373	5,328	4.8	8.33	3,041
D3	80,419	29,701	29,010	22,942	3.5	35.85	2,243
E1	19,443	9,797	9,148	4,172	4.7	6.52	2,982
E2	2,098	648	629	1,511	1.4	2.36	889
F	7,765	3,080	2,965	1,289	6.0	2.01	3,863
G1	36,400	13,778	13,271	5,564	6.5	8.69	4,189
G2	3,253	1,360	1,309	747	4.4	1.17	2,781
G3	2,219	756	728	2,159	1.0	3.37	658
G4	960	347	334	185	5.2	0.29	3,311
H1	14,866	6,123	5,979	1,195	12.4	1.87	7,950
H2	6,759	3,534	3,428	105	64.2	0.16	42,246
H3	896	333	323	89	10.1	0.14	6,397
I1	73,949	27,621	26,742	9,109	8.1	14.23	5,197
I2	3,397	1,259	1,218	614	5.5	0.96	3,538
I3	62,993	21,827	21,183	9,274	6.8	14.49	4,347

(Continued)

**Table 3.8
2016 Population, Housing Units and Households by Sewershed
Fairfax County, January 2016**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I4	238	79	77	59	4.0	0.09	2,644
I5	956	317	309	97	9.9	0.15	6,370
I6	6	2	2	1,656	0.0	2.59	2
J1	22,000	9,505	9,093	2,558	8.6	4.00	5,500
J2	7,703	3,834	3,624	747	10.3	1.17	6,584
J3	6,043	2,281	2,218	716	8.4	1.12	5,396
J4	3,910	2,121	2,066	838	4.7	1.31	2,985
K	47,993	17,958	17,472	6,870	7.0	10.73	4,473
L	52,260	20,009	19,463	9,832	5.3	15.36	3,402
M0	6,893	1,925	1,847	4,530	1.5	7.08	974
M1	12,796	5,132	4,962	1,174	10.9	1.84	6,954
M2	81,837	29,553	28,768	10,326	7.9	16.13	5,074
M3	19,533	6,471	6,348	3,411	5.7	5.33	3,665
M4	22,001	7,935	7,785	4,013	5.5	6.27	3,509
M5	11,924	4,622	4,503	2,744	4.3	4.29	2,780
M6	19,682	7,301	7,094	3,709	5.3	5.79	3,399
M7	324	123	117	36	9.0	0.06	5,405
M8	8,870	2,654	2,520	7,288	1.2	11.39	779
M9	17,538	8,301	7,949	1,708	10.3	2.67	6,569
N1	127,575	40,567	39,787	17,237	7.4	26.93	4,737
N2	18,860	6,211	6,111	4,967	3.8	7.76	2,430
O1	1,437	497	484	7,586	0.2	11.85	121
P	188	60	58	1,295	0.1	2.02	93
P1	2,430	824	798	1,065	2.3	1.66	1,464
P2	520	180	175	119	4.4	0.19	2,739

(Continued)

Table 3.8
2016 Population, Housing Units and Households by Sewershed
Fairfax County, January 2016

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P3	3,837	1,162	1,143	1,063	3.6	1.66	2,312
P4	220	76	74	96	2.3	0.15	1,465
P5	896	307	296	2,065	0.4	3.23	277
Q1	7,722	2,566	2,531	16,528	0.5	25.83	299
R1	8,902	2,852	2,772	9,979	0.9	15.59	571
R2	857	289	277	392	2.2	0.61	1,406
R3	279	88	87	159	1.8	0.25	1,117
R4	972	315	303	621	1.6	0.97	1,002
S1	34,355	11,278	11,051	4,997	6.9	7.81	4,399
S2	1,232	388	382	3,284	0.4	5.13	240
T1	5,834	2,016	1,972	6,438	0.9	10.06	580
T2	27,244	8,637	8,449	4,740	5.7	7.41	3,677
T3	19,088	5,863	5,771	5,264	3.6	8.22	2,322
T4	27,012	11,376	10,940	2,844	9.5	4.44	6,084
T5	29,012	10,229	9,992	3,557	8.2	5.56	5,218
T6	478	134	132	3,707	0.1	5.79	83
T7	8,527	2,567	2,525	3,789	2.3	5.92	1,440
Fairfax County	1,131,886	413,746	402,362	260,682	4.3	407.32	2,779

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,659	1,303	1,268	590	6.2	0.92	3,969
4152	3,296	1,939	1,889	1,246	2.6	1.95	1,693
4153	4,100	1,494	1,456	530	7.7	0.83	4,951
4154.01	4,798	2,141	2,077	400	12.0	0.62	7,681
4154.02	2,660	1,132	1,103	592	4.5	0.92	2,876
4155	6,401	2,380	2,317	960	6.7	1.50	4,266
4156	2,708	1,065	1,038	1,129	2.4	1.76	1,534
4157	4,042	1,371	1,336	856	4.7	1.34	3,021
4158	4,715	1,724	1,680	939	5.0	1.47	3,214
4159	3,215	1,208	1,178	1,202	2.7	1.88	1,712
4160	5,904	2,029	1,976	850	6.9	1.33	4,446
4161	3,826	1,506	1,469	1,833	2.1	2.86	1,336
4162	5,973	1,519	1,442	5,694	1.0	8.90	671
4163	2,347	812	791	12,803	0.2	20.01	117
4201	3,971	1,168	1,145	912	4.4	1.43	2,785
4202.01	3,655	1,300	1,260	472	7.7	0.74	4,950
4202.02	2,143	1,066	1,039	162	13.3	0.25	8,487
4202.03	2,749	973	943	497	5.5	0.78	3,541
4203	6,106	2,164	2,087	1,098	5.6	1.72	3,559
4204	3,621	2,428	2,280	215	16.9	0.34	10,787
4205.01	1,486	1,006	941	23	65.3	0.04	41,823
4205.02	1,696	1,036	977	75	22.6	0.12	14,459
4205.03	3,461	1,693	1,592	184	18.8	0.29	12,039
4206	4,713	1,973	1,890	340	13.9	0.53	8,869
4207	4,159	1,449	1,404	709	5.9	1.11	3,754
4208	3,759	1,204	1,167	677	5.6	1.06	3,552
4210.01	2,960	1,015	984	434	6.8	0.68	4,362
4210.02	5,050	2,085	2,021	1,114	4.5	1.74	2,900
4211.01	5,934	2,165	2,107	710	8.4	1.11	5,352

(Continued)

Table 3.9
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4211.02	3,739	1,529	1,486	388	9.6	0.61	6,164
4211.03	5,190	2,032	1,977	1,224	4.2	1.91	2,713
4212	1,888	689	671	405	4.7	0.63	2,985
4213	3,776	1,460	1,423	1,984	1.9	3.10	1,218
4214	7,541	2,990	2,900	470	16.0	0.73	10,267
4215	6,961	2,411	2,344	449	15.5	0.70	9,918
4216	6,035	1,975	1,922	284	21.3	0.44	13,613
4217.01	4,747	1,422	1,383	209	22.7	0.33	14,553
4217.02	4,579	1,265	1,234	496	9.2	0.78	5,903
4218	5,859	2,359	2,294	488	12.0	0.76	7,682
4219	2,533	739	699	3,677	0.7	5.75	441
4220	3,855	1,417	1,360	1,095	3.5	1.71	2,254
4221.01	7,045	2,534	2,443	610	11.6	0.95	7,395
4221.02	6,586	2,105	2,044	1,686	3.9	2.63	2,500
4222.01	3,618	1,116	1,084	1,281	2.8	2.00	1,808
4222.02	6,314	2,172	2,102	2,119	3.0	3.31	1,907
4223.01	3,027	1,346	1,311	324	9.4	0.51	5,988
4223.02	5,626	2,508	2,438	608	9.3	0.95	5,920
4224.01	2,106	1,125	1,092	138	15.2	0.22	9,744
4224.02	5,364	2,108	2,051	468	11.5	0.73	7,338
4224.03	2,448	1,007	979	542	4.5	0.85	2,888
4301.01	4,589	1,531	1,503	838	5.5	1.31	3,505
4301.02	2,790	1,036	1,017	259	10.8	0.40	6,894
4302.01	4,599	1,425	1,399	494	9.3	0.77	5,954
4302.02	5,044	1,628	1,599	721	7.0	1.13	4,475
4302.03	2,690	902	886	387	6.9	0.61	4,445
4304	7,249	2,321	2,279	1,493	4.9	2.33	3,107
4305	1,639	571	561	280	5.9	0.44	3,754
4306	7,533	1,811	1,767	652	11.6	1.02	7,399

(Continued)

Table 3.9
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4307	2,820	927	908	646	4.4	1.01	2,795
4308.01	4,248	1,514	1,489	606	7.0	0.95	4,486
4308.02	3,869	1,812	1,780	499	7.8	0.78	4,967
4309.01	4,274	1,414	1,390	475	9.0	0.74	5,757
4309.02	3,458	1,089	1,072	493	7.0	0.77	4,488
4310.01	4,570	1,574	1,549	571	8.0	0.89	5,121
4310.02	2,127	752	740	206	10.3	0.32	6,609
4313	4,179	1,415	1,392	672	6.2	1.05	3,982
4314	4,608	1,462	1,438	551	8.4	0.86	5,348
4315	5,362	2,024	1,991	958	5.6	1.50	3,581
4316	8,945	3,486	3,379	1,064	8.4	1.66	5,379
4318.01	4,282	1,441	1,418	370	11.6	0.58	7,397
4318.02	3,381	1,039	1,023	477	7.1	0.75	4,534
4319	3,271	1,053	1,036	393	8.3	0.61	5,334
4320	3,331	1,127	1,109	456	7.3	0.71	4,670
4321	3,667	1,449	1,425	408	9.0	0.64	5,747
4322.01	1,807	851	837	145	12.5	0.23	7,970
4322.02	4,667	1,613	1,587	614	7.6	0.96	4,867
4323	5,397	1,734	1,707	741	7.3	1.16	4,661
4324.01	3,588	1,179	1,160	490	7.3	0.77	4,682
4324.02	5,201	1,658	1,630	713	7.3	1.11	4,670
4325	5,803	1,884	1,852	820	7.1	1.28	4,529
4326	5,112	1,566	1,539	768	6.7	1.20	4,258
4327.01	3,222	1,090	1,071	500	6.4	0.78	4,126
4327.02	4,269	1,497	1,473	425	10.0	0.66	6,427
4328	2,230	772	759	831	2.7	1.30	1,718
4401	7,934	2,769	2,667	1,520	5.2	2.38	3,340
4402.01	4,470	1,935	1,847	550	8.1	0.86	5,204
4402.02	6,092	2,208	2,149	807	7.6	1.26	4,833

(Continued)

Table 3.9
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4403	2,751	957	937	812	3.4	1.27	2,168
4405.01	5,050	1,657	1,627	1,102	4.6	1.72	2,933
4405.02	9,335	609	594	820	11.4	1.28	7,286
4406	3,110	943	903	863	3.6	1.35	2,307
4407.01	2,762	979	959	458	6.0	0.72	3,856
4407.02	5,252	1,806	1,768	865	6.1	1.35	3,885
4408	6,392	2,222	2,183	1,594	4.0	2.49	2,566
4501	5,217	2,259	2,163	527	9.9	0.82	6,338
4502	4,165	1,333	1,299	328	12.7	0.51	8,116
4503	4,327	1,529	1,477	434	10.0	0.68	6,378
4504	2,724	949	925	611	4.5	0.96	2,851
4505	2,849	885	862	257	11.1	0.40	7,097
4506.01	3,724	1,404	1,368	819	4.5	1.28	2,910
4506.02	4,239	1,856	1,769	329	12.9	0.51	8,245
4507.01	3,015	977	957	507	5.9	0.79	3,807
4507.02	4,353	1,471	1,445	304	14.3	0.47	9,166
4508	3,429	1,204	1,180	502	6.8	0.78	4,371
4509	1,722	605	590	357	4.8	0.56	3,086
4510	2,663	898	879	433	6.1	0.68	3,933
4511	2,178	828	802	461	4.7	0.72	3,022
4512	1,640	642	630	529	3.1	0.83	1,984
4513	2,221	917	899	438	5.1	0.68	3,247
4514	2,634	1,212	1,188	126	20.9	0.20	13,371
4515.01	5,616	2,248	2,200	314	17.9	0.49	11,462
4515.02	5,276	2,129	2,073	442	11.9	0.69	7,641
4516.01	5,469	1,581	1,533	239	22.9	0.37	14,665
4516.02	2,782	1,136	1,101	272	10.2	0.42	6,556
4518	3,401	1,129	1,100	585	5.8	0.91	3,719
4519	6,619	2,396	2,312	688	9.6	1.08	6,157

(Continued)

Table 3.9
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4520	2,842	1,117	1,095	573	5.0	0.89	3,176
4521.01	5,277	1,693	1,657	835	6.3	1.30	4,046
4521.02	3,157	1,086	1,064	577	5.5	0.90	3,502
4522	6,262	2,158	2,116	578	10.8	0.90	6,938
4523.01	3,534	1,475	1,449	137	25.8	0.21	16,540
4523.02	4,947	1,698	1,668	149	33.1	0.23	21,196
4524	6,929	2,379	2,342	898	7.7	1.40	4,938
4525.01	3,759	1,358	1,325	1,210	3.1	1.89	1,988
4525.02	5,208	1,595	1,512	301	17.3	0.47	11,069
4526	6,025	2,690	2,568	750	8.0	1.17	5,139
4527	5,546	1,904	1,847	318	17.4	0.50	11,157
4528.01	4,761	2,529	2,455	286	16.7	0.45	10,668
4528.02	3,165	1,492	1,447	31	102.1	0.05	65,336
4601	4,586	1,468	1,448	1,627	2.8	2.54	1,803
4602	4,112	1,337	1,310	2,013	2.0	3.15	1,307
4603	2,880	964	950	557	5.2	0.87	3,308
4604	5,041	2,012	1,981	999	5.0	1.56	3,230
4605.01	2,656	879	867	554	4.8	0.87	3,070
4605.02	8,509	2,791	2,747	859	9.9	1.34	6,336
4606	4,041	1,350	1,322	694	5.8	1.08	3,724
4607.01	3,624	1,157	1,127	422	8.6	0.66	5,495
4607.02	4,574	1,559	1,527	698	6.5	1.09	4,192
4608	3,439	1,163	1,135	600	5.7	0.94	3,668
4609	2,527	871	853	676	3.7	1.06	2,392
4610	2,466	866	847	416	5.9	0.65	3,796
4611	7,514	2,594	2,521	1,607	4.7	2.51	2,993
4612.01	4,743	1,541	1,494	2,509	1.9	3.92	1,210
4612.02	6,785	3,071	2,948	820	8.3	1.28	5,298
4615	6,932	2,543	2,474	794	8.7	1.24	5,590

(Continued)

Table 3.9
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4616.01	7,916	3,023	2,917	696	11.4	1.09	7,281
4616.02	8,287	3,883	3,734	402	20.6	0.63	13,206
4617	6,532	2,444	2,354	573	11.4	0.90	7,294
4618.01	1,064	542	526	77	13.8	0.12	8,835
4618.02	5,501	2,403	2,324	397	13.8	0.62	8,858
4619.01	4,051	1,409	1,355	226	17.9	0.35	11,483
4619.02	1,680	594	570	116	14.5	0.18	9,278
4701	2,860	973	937	1,874	1.5	2.93	977
4703	3,250	1,169	1,126	869	3.7	1.36	2,394
4704	4,501	1,736	1,672	1,424	3.2	2.23	2,023
4705	5,514	2,215	2,132	1,033	5.3	1.61	3,416
4706	3,119	1,176	1,133	601	5.2	0.94	3,321
4707	5,258	1,897	1,827	877	6.0	1.37	3,836
4708	2,904	1,085	1,045	488	5.9	0.76	3,806
4709	7,370	2,880	2,773	1,090	6.8	1.70	4,328
4710	2,087	854	823	464	4.5	0.73	2,878
4711	6,999	2,451	2,354	958	7.3	1.50	4,676
4712.01	2,739	1,568	1,449	180	15.2	0.28	9,716
4712.02	4,091	2,146	2,000	498	8.2	0.78	5,253
4713.01	4,088	1,634	1,570	181	22.6	0.28	14,449
4713.03	3,762	1,736	1,668	342	11.0	0.53	7,036
4713.04	1,854	658	632	368	5.0	0.57	3,227
4714.01	3,343	1,388	1,353	340	9.8	0.53	6,289
4714.02	3,438	1,245	1,197	492	7.0	0.77	4,470
4801	4,616	1,527	1,489	8,757	0.5	13.68	337
4802.01	4,605	1,646	1,594	1,654	2.8	2.58	1,782
4802.02	6,107	3,856	3,545	860	7.1	1.34	4,545
4802.03	3,303	1,572	1,467	93	35.5	0.15	22,745
4803	7,508	2,406	2,342	5,293	1.4	8.27	908

(Continued)

Table 3.9
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4804.01	5,273	1,530	1,494	2,184	2.4	3.41	1,546
4804.02	6,885	1,999	1,952	5,270	1.3	8.23	836
4805.01	3,714	1,109	1,095	1,266	2.9	1.98	1,877
4805.02	6,387	1,954	1,929	745	8.6	1.16	5,487
4805.03	3,511	1,152	1,135	546	6.4	0.85	4,118
4805.04	1,983	840	822	353	5.6	0.55	3,595
4805.05	3,822	1,622	1,578	323	11.8	0.50	7,582
4808.01	4,524	1,581	1,560	571	7.9	0.89	5,074
4808.02	3,557	1,381	1,362	639	5.6	1.00	3,562
4809.01	6,232	1,955	1,929	680	9.2	1.06	5,864
4809.02	3,618	1,445	1,425	590	6.1	0.92	3,922
4809.03	3,963	1,529	1,507	291	13.6	0.46	8,706
4810	5,082	1,927	1,900	351	14.5	0.55	9,266
4811.01	2,140	1,169	1,142	214	10.0	0.33	6,413
4811.02	3,251	1,492	1,462	108	30.1	0.17	19,260
4811.03	3,341	1,242	1,221	149	22.3	0.23	14,304
4811.04	2,631	1,222	1,198	85	30.8	0.13	19,738
4811.05	5,456	1,698	1,675	836	6.5	1.31	4,175
4811.06	5,762	1,754	1,730	914	6.3	1.43	4,034
4812.01	1,493	392	384	349	4.3	0.55	2,735
4812.02	6,340	2,052	2,010	952	6.7	1.49	4,261
4814	6,355	2,734	2,677	1,410	4.5	2.20	2,885
4815	2,327	820	802	1,224	1.9	1.91	1,216
4816	3,559	1,151	1,116	2,175	1.6	3.40	1,047
4817.01	6,281	2,039	1,993	2,590	2.4	4.05	1,552
4817.02	4,095	1,983	1,896	692	5.9	1.08	3,789
4819	5,733	2,300	2,230	2,607	2.2	4.07	1,407
4820.01	5,416	1,775	1,740	1,027	5.3	1.60	3,376
4820.02	3,767	1,842	1,796	480	7.9	0.75	5,027

(Continued)

Table 3.9
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4821	2,849	1,532	1,479	229	12.5	0.36	7,978
4822.01	2,065	1,009	972	234	8.8	0.37	5,655
4822.02	4,310	2,782	2,663	545	7.9	0.85	5,062
4822.03	5,102	2,828	2,707	470	10.8	0.73	6,942
4823.01	4,841	2,268	2,222	762	6.4	1.19	4,065
4823.02	4,619	1,820	1,784	190	24.3	0.30	15,554
4823.03	3,375	1,703	1,668	425	7.9	0.66	5,079
4824	2,271	782	769	1,105	2.1	1.73	1,316
4825.01	10,443	4,064	3,984	2,041	5.1	3.19	3,275
4825.02	3,067	1,032	1,018	393	7.8	0.61	4,992
4825.03	5,078	1,546	1,525	738	6.9	1.15	4,404
4825.04	5,535	1,667	1,644	1,032	5.4	1.61	3,431
4826.01	7,345	2,391	2,343	967	7.6	1.51	4,859
4826.02	7,611	2,404	2,359	1,426	5.3	2.23	3,415
4901.01	5,137	1,892	1,850	1,210	4.2	1.89	2,718
4901.03	5,864	1,884	1,844	4,725	1.2	7.38	794
4905.01	3,360	1,324	1,303	272	12.3	0.43	7,897
4905.02	6,536	2,177	2,095	2,405	2.7	3.76	1,739
4910	2,194	611	601	4,414	0.5	6.90	318
4911.01	3,890	1,176	1,158	1,947	2.0	3.04	1,279
4911.02	3,716	1,131	1,113	828	4.5	1.29	2,872
4911.03	6,774	2,132	2,099	472	14.4	0.74	9,192
4912.01	6,435	2,325	2,283	521	12.4	0.81	7,908
4912.02	1,760	840	807	190	9.2	0.30	5,915
4913.01	7,206	2,134	2,099	3,981	1.8	6.22	1,159
4913.02	3,868	1,440	1,416	303	12.8	0.47	8,172
4913.03	4,780	1,507	1,482	247	19.3	0.39	12,370
4914.01	4,747	1,884	1,854	327	14.5	0.51	9,287
4914.02	4,254	1,415	1,392	306	13.9	0.48	8,889

(Continued)

Table 3.9
2016 Population, Housing Units and Households by Census Tract
Fairfax County, January 2016

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4914.03	3,985	1,153	1,136	429	9.3	0.67	5,951
4914.04	4,063	1,334	1,313	390	10.4	0.61	6,673
4914.05	3,095	836	824	423	7.3	0.66	4,683
4915.01	7,089	2,392	2,341	635	11.2	0.99	7,150
4915.02	7,309	2,135	2,088	1,440	5.1	2.25	3,248
4916.01	5,084	1,584	1,546	464	11.0	0.72	7,016
4916.02	5,301	1,586	1,545	554	9.6	0.86	6,129
4917.01	3,710	1,933	1,845	340	10.9	0.53	6,983
4917.02	7,450	3,352	3,184	564	13.2	0.88	8,452
4917.03	4,850	2,370	2,274	382	12.7	0.60	8,125
4917.04	4,889	2,210	2,118	331	14.8	0.52	9,445
4917.05	3,535	948	911	943	3.7	1.47	2,399
4918.01	2,360	1,085	1,033	288	8.2	0.45	5,249
4918.02	3,114	1,162	1,142	417	7.5	0.65	4,776
4918.03	6,583	2,624	2,531	715	9.2	1.12	5,890
4920	6,747	2,180	2,118	5,872	1.1	9.17	735
4921	6,696	2,215	2,188	7,633	0.9	11.93	561
4922.01	3,018	1,024	1,009	7,930	0.4	12.39	244
4922.02	7,178	2,212	2,182	1,461	4.9	2.28	3,144
4922.03	4,219	1,277	1,256	1,193	3.5	1.86	2,263
4923	3,512	1,098	1,079	525	6.7	0.82	4,281
4924	4,727	1,800	1,763	906	5.2	1.42	3,338
4925	4,485	1,414	1,392	11,148	0.4	17.42	257
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
Fairfax County	1,131,886	413,746	402,362	259,975	4.4	406.21	2,786

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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.

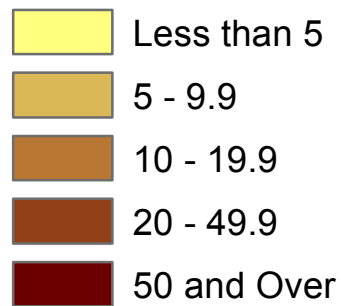
Fairfax County, Virginia January 2016



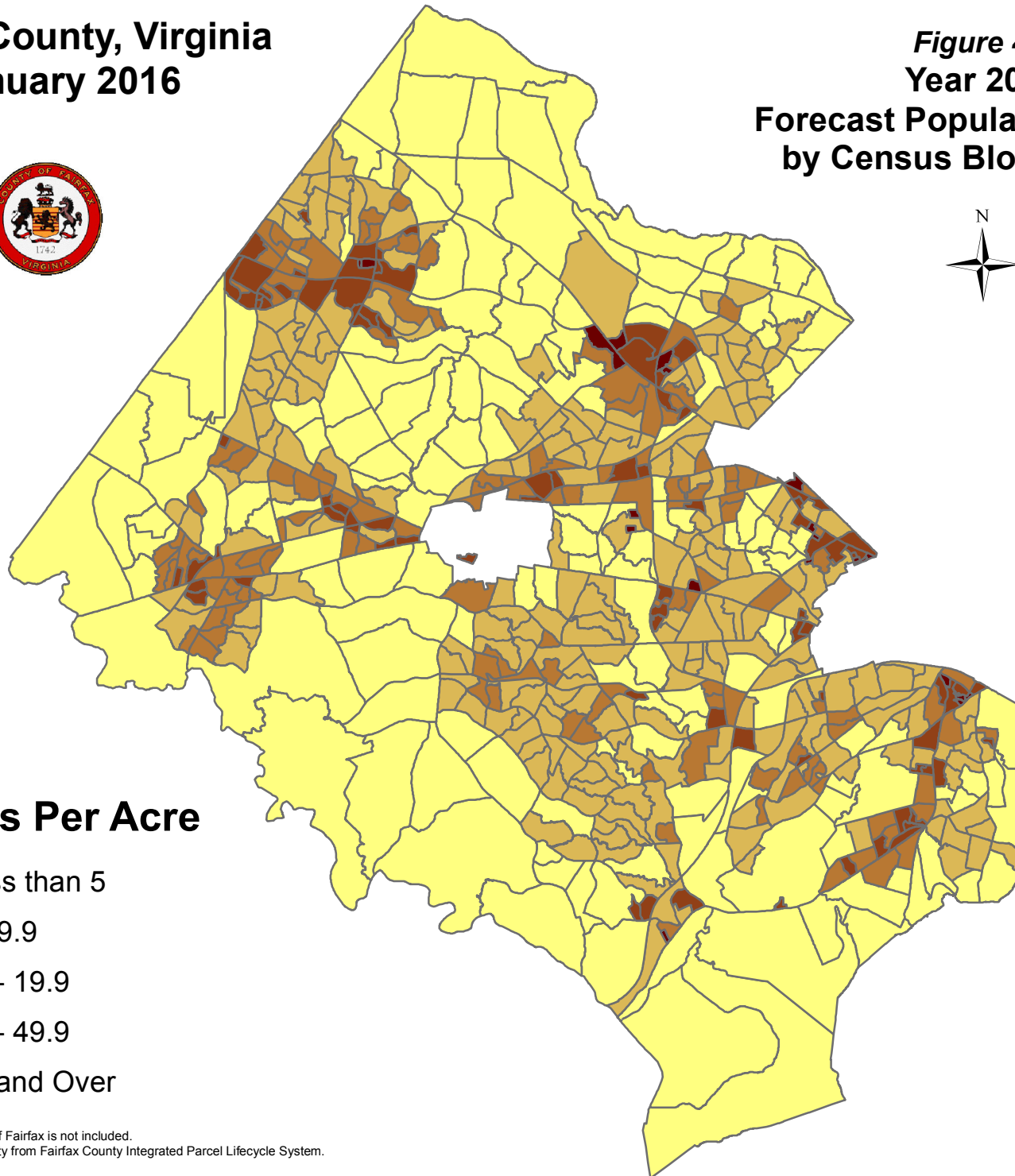
Figure 4.1
Year 2045
Forecast Population Density
by Census Block Groups



Persons Per Acre



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








Fairfax County, Virginia January 2016



Figure 4.2
2016 - 2045
Forecast Population Growth
by Census Block Groups



Population Growth

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

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

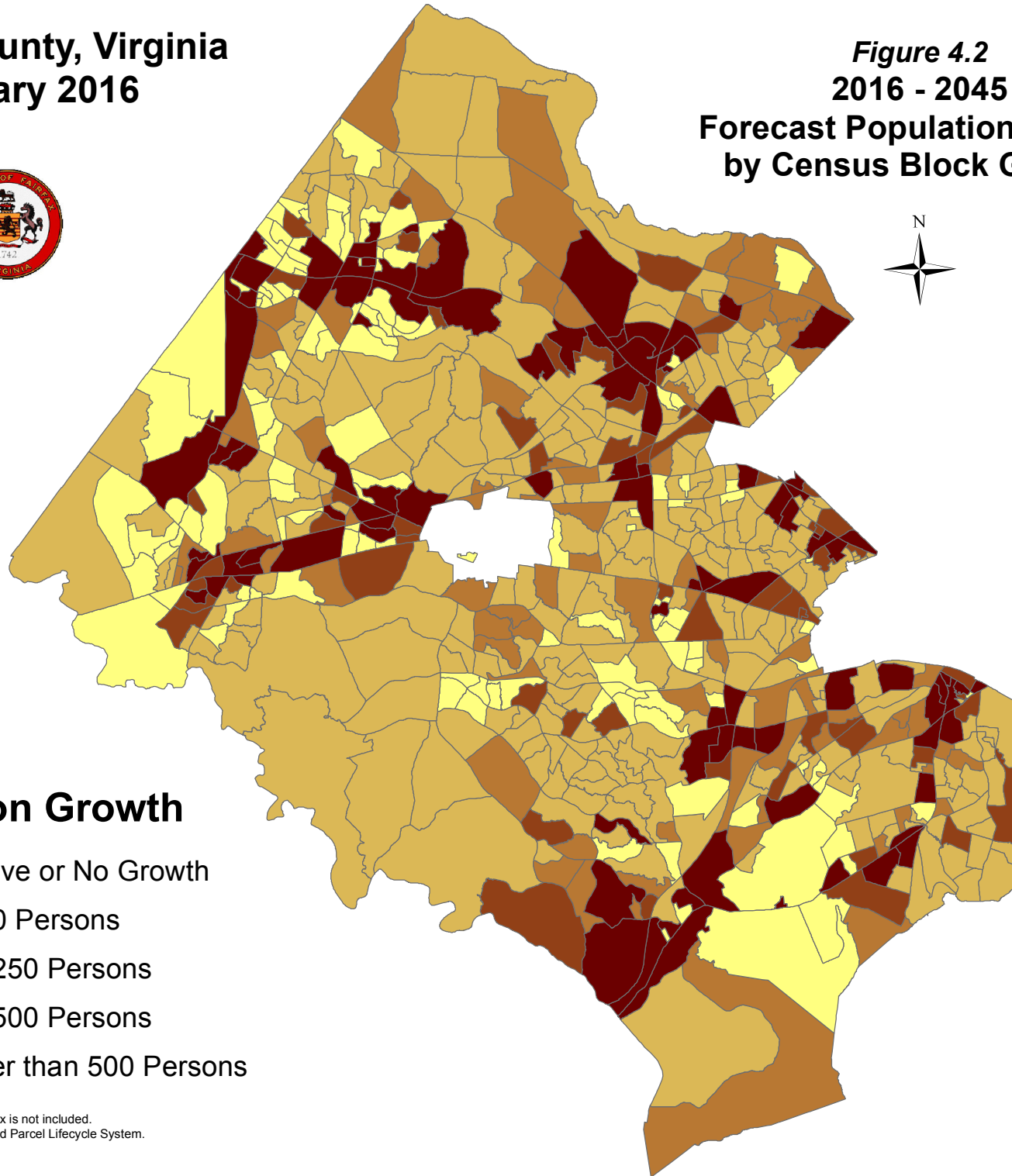


Table 4.1
Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2016

Supervisor District	2010	2016	2020	2025	2030	2035	2040	2045
Braddock	118,484	122,824	123,528	124,198	125,280	126,351	127,370	128,472
Dranesville 1/	119,740	123,640	124,950	128,303	133,086	137,596	141,999	146,468
Hunter Mill 2/	122,623	128,788	130,452	139,579	154,270	168,498	182,214	195,953
Lee	118,949	122,904	123,644	127,839	134,056	139,815	145,453	151,173
Mason	115,991	114,687	115,269	118,578	123,458	128,119	132,626	137,174
Mount Vernon	121,121	128,462	129,683	133,279	138,106	142,659	147,042	151,678
Providence	121,982	136,696	152,647	170,737	182,222	193,147	203,651	214,252
Springfield 3/	118,212	122,844	123,033	124,098	125,803	127,512	129,088	130,763
Sully	124,624	131,040	133,647	137,536	140,634	143,485	146,293	149,173
Fairfax County	1,081,726	1,131,886	1,156,852	1,204,146	1,256,916	1,307,183	1,355,736	1,405,107

Table 4.2
Historical, Estimated and Forecasted Population by Town
Fairfax County, January 2016

Town	2010	2016	2020	2025	2030	2035	2040	2045
Town of Clifton	282	279	279	279	279	279	279	279
Town of Herndon	23,292	21,893	22,082	22,632	23,265	23,882	24,475	25,070
Town of Vienna	15,687	16,630	16,807	16,807	16,807	16,807	16,807	16,807
Towns Total	39,261	38,802	39,168	39,719	40,352	40,969	41,562	42,157

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 4.3
Historical, Estimated and Forecasted Population by Planning District
Fairfax County, January 2016

Planning District	1990	2000	2010	2016	2020	2025	2030	2035	2040	2045
Annandale	66,329	70,152	74,386	75,179	75,646	76,910	78,083	79,222	80,337	81,463
Baileys	38,392	43,989	45,851	44,690	44,742	46,791	50,486	54,015	57,423	60,836
Bull Run	66,234	107,798	124,691	130,021	131,169	135,083	138,124	140,977	143,807	146,748
Fairfax	45,244	56,024	70,566	77,280	77,907	79,152	80,448	81,642	82,843	84,056
Jefferson	42,859	48,092	53,819	58,208	65,774	66,902	68,456	69,895	71,247	72,617
Lincolnia	14,010	16,819	18,483	18,884	18,901	19,038	19,300	19,533	19,762	20,016
Lower Potomac	24,371	23,769	34,335	38,020	38,809	40,035	41,930	43,705	45,376	47,109
McLean	58,747	63,278	69,607	74,375	82,739	98,429	106,333	113,888	121,286	128,674
Mount Vernon	82,483	86,944	95,581	99,484	100,125	103,899	108,615	113,047	117,415	121,871
Pohick 1/	127,040	137,166	137,045	140,771	141,116	141,794	142,793	143,847	144,738	145,866
Rose Hill	34,520	45,646	50,589	52,329	52,619	53,538	55,050	56,372	57,701	59,001
Springfield	39,919	48,736	55,708	56,852	56,994	58,697	61,446	64,048	66,547	69,128
Upper Potomac 2/	125,169	162,010	185,094	194,137	197,863	207,096	221,750	235,831	249,265	262,859
Vienna 3/	53,267	59,326	65,971	71,653	72,449	76,783	84,101	91,162	97,991	104,862
Fairfax County	818,584	969,749	1,081,726	1,131,886	1,156,852	1,204,146	1,256,916	1,307,183	1,355,736	1,405,107

Sources: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 4.4
Estimated and Forecasted Population by Human Services Region
Fairfax County, January 2016

Human Services Region	2016	2020	2025	2030	2035	2040	2045
Region 1	254,000	255,941	263,680	274,664	284,927	294,895	305,198
Region 2	245,786	254,325	259,642	267,517	274,980	282,178	289,459
Region 3 1/	322,935	334,911	364,014	392,933	420,724	447,554	474,550
Region 4 2/	309,164	311,675	316,811	321,802	326,552	331,109	335,900
Fairfax County	1,131,886	1,156,852	1,204,146	1,256,916	1,307,183	1,355,736	1,405,107

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
20120	42,496	42,542	43,110	44,120	45,057	46,001	46,952
20121	30,279	30,283	30,712	31,549	32,298	33,040	33,831
20124	15,819	15,835	15,843	15,850	15,843	15,863	15,919
20151	21,611	22,696	25,334	26,238	27,118	27,957	28,815
20152	3	3	3	3	3	3	3
20164	3	3	3	3	3	3	3
20170	39,829	40,035	40,842	42,000	43,133	44,130	45,235
20171	49,503	51,184	52,980	56,024	58,919	61,694	64,483
20190	19,311	20,478	23,303	28,074	32,692	37,117	41,557
20191	29,372	29,569	32,600	37,164	41,580	45,827	50,091
20194	14,313	14,313	14,420	14,605	14,786	14,962	15,139
20196			90	251	407	558	709
22003	56,508	56,970	58,220	59,369	60,482	61,572	62,672
22015	43,473	43,525	43,618	43,765	43,900	44,024	44,187
22027	2,291	2,316	2,430	2,628	2,812	2,997	3,182
22030	42,034	42,088	43,086	43,768	44,427	45,066	45,724
22031	32,475	35,260	36,226	37,597	38,876	40,100	41,343
22032	28,788	28,813	29,029	29,349	29,682	29,994	30,341
22033	39,612	40,123	40,912	42,195	43,362	44,514	45,673
22035		541	542	542	542	542	542
22039	19,076	19,123	19,252	19,491	19,761	19,960	20,178
22041	27,031	27,046	28,170	30,224	32,170	34,041	35,921
22042	31,636	33,198	33,461	33,796	34,093	34,360	34,639
22043	24,754	24,977	25,285	25,783	26,258	26,720	27,190
22044	11,045	11,079	11,974	13,562	15,095	16,582	18,063
22046	5,248	5,264	5,313	5,405	5,495	5,586	5,677

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
22060	10,040	10,540	10,770	11,054	11,291	11,502	11,725
22066	18,903	18,855	19,004	19,190	19,355	19,528	19,693
22067	173	173	173	173	173	173	173
22079	34,418	34,825	35,921	37,596	39,199	40,714	42,313
22101	29,752	30,022	30,713	31,343	31,892	32,516	33,092
22102	26,114	32,338	44,613	49,636	54,465	59,137	63,838
22124	18,396	18,445	18,496	18,595	18,688	18,782	18,874
22150	28,319	28,384	29,873	32,472	34,956	37,337	39,764
22151	17,491	17,498	17,527	17,577	17,627	17,677	17,727
22152	28,558	28,561	28,615	28,727	28,832	28,929	29,034
22153	32,756	32,835	32,990	33,212	33,452	33,650	33,948
22180	27,553	31,354	31,594	32,021	32,434	32,839	33,240
22181	15,489	15,518	15,652	15,932	16,176	16,403	16,667
22182	27,735	29,543	35,738	43,711	51,439	58,900	66,364
22203	323	323	324	326	328	329	331
22204	45	45	45	46	46	47	47
22205			10	29	46	63	81
22206	6	6	6	6	6	6	6
22207	132	140	144	150	154	160	165
22213	3	3	3	4	5	6	6
22302	1,461	1,461	1,464	1,468	1,471	1,475	1,479
22303	15,548	16,044	17,833	19,349	20,834	22,262	23,697
22304	348	348	348	348	348	348	348
22306	31,862	31,941	33,061	34,660	36,192	37,677	39,172
22307	10,809	10,814	10,932	11,172	11,383	11,590	11,798
22308	13,418	13,471	13,558	13,669	13,776	13,891	14,008

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
22309	34,148	34,157	34,856	36,168	37,335	38,532	39,796
22310	28,947	29,032	29,548	30,368	31,177	31,932	32,680
22311	1,654	1,657	1,665	1,680	1,694	1,707	1,722
22312	23,364	23,377	23,509	23,764	23,990	24,212	24,461
22315	27,608	27,880	28,400	29,115	29,623	30,196	30,788
Fairfax County	1,131,886	1,156,852	1,204,146	1,256,916	1,307,183	1,355,736	1,405,107

Sources: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2016

Sewershed	2016	2020	2025	2030	2035	2040	2045
A1	33,627	33,650	34,267	35,356	36,424	37,442	38,473
A2	10,161	10,846	11,648	12,923	14,092	15,208	16,330
A3	4,363	4,363	4,590	5,001	5,394	5,773	6,160
B1	6,305	6,305	8,144	11,430	14,623	17,691	20,779
B2	24,305	24,308	25,658	28,135	30,563	32,803	35,147
B3	2,864	2,878	2,887	2,904	2,922	2,944	2,967
B5	21,893	22,082	22,632	23,265	23,882	24,475	25,070
C1	3,607	3,644	3,660	3,686	3,712	3,736	3,760
C2	3,771	3,804	3,826	3,862	3,898	3,933	3,968
D1	10,246	10,145	10,301	10,449	10,576	10,711	10,838
D2	25,336	26,586	29,178	32,811	36,318	39,678	43,049
D3	80,419	84,826	96,403	105,804	114,900	123,692	132,482
E1	19,443	23,358	30,700	35,005	39,129	43,112	47,115
E2	2,098	2,122	2,143	2,169	2,201	2,253	2,310
F	7,765	7,929	8,280	8,501	8,716	8,936	9,159
G1	36,400	36,754	37,331	38,172	38,979	39,779	40,576
G2	3,253	3,058	3,136	3,222	3,281	3,349	3,404
G3	2,219	2,246	2,267	2,328	2,364	2,425	2,464
G4	960	963	994	1,045	1,086	1,138	1,179
H1	14,869	14,882	16,374	19,031	21,607	24,100	26,595
H2	6,759	6,759	6,759	6,813	6,813	6,813	6,813
H3	896	896	920	967	1,010	1,053	1,099
I1	73,949	76,982	78,156	80,094	81,943	83,712	85,500
I2	3,397	3,510	3,610	3,765	3,908	4,045	4,185
I3	62,993	63,195	64,495	66,666	68,755	70,751	72,785
I4	238	238	239	241	242	244	245

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2016

Sewershed	2016	2020	2025	2030	2035	2040	2045
I5	962	971	990	1,026	1,060	1,094	1,128
I6	6	6	6	6	6	6	6
J1	22,000	22,079	22,950	24,233	25,485	26,694	27,892
J2	7,703	8,131	9,438	10,339	11,223	12,068	12,917
J3	6,043	6,059	6,511	7,317	8,095	8,853	9,613
J4	3,910	3,911	3,933	4,004	4,052	4,098	4,145
K	47,993	48,112	48,877	49,839	50,696	51,571	52,485
L	52,260	52,528	53,484	55,124	56,498	57,942	59,402
M0	6,893	6,901	6,992	7,145	7,294	7,437	7,580
M1	12,796	12,796	12,865	13,006	13,132	13,257	13,380
M2	81,837	87,221	89,156	91,318	93,347	95,300	97,313
M3	19,533	19,542	19,559	19,589	19,619	19,649	19,678
M4	22,001	22,022	22,385	23,034	23,665	24,266	24,879
M5	11,924	11,933	12,010	12,177	12,306	12,440	12,571
M6	19,682	19,871	20,759	22,136	23,439	24,685	25,994
M7	324	825	997	1,180	1,320	1,441	1,562
M8	8,870	8,879	8,965	9,066	9,163	9,253	9,356
M9	17,538	18,038	19,001	19,842	20,614	21,394	22,185
N1	127,575	127,904	128,966	130,647	132,284	133,819	135,498
N2	18,860	18,881	19,034	19,244	19,561	19,758	20,106
O1	1,437	1,462	1,463	1,463	1,463	1,463	1,463
P	188	188	226	294	359	424	488
P1	2,430	2,433	2,562	2,806	3,035	3,258	3,479
P2	520	523	523	523	523	523	523
P3	3,837	3,840	3,891	4,018	4,116	4,215	4,318
P4	220	220	220	220	220	220	220

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2016

Sewershed	2016	2020	2025	2030	2035	2040	2045
P5	896	980	1,036	1,053	1,061	1,065	1,070
Q1	7,722	7,842	7,910	7,968	8,019	8,068	8,117
R1	8,902	8,911	8,932	8,964	8,988	9,018	9,048
R2	857	857	862	871	879	887	895
R3	279	279	279	279	279	279	279
R4	972	984	985	986	987	988	989
S1	34,355	34,371	34,798	35,396	35,939	36,498	37,125
S2	1,232	1,241	1,253	1,264	1,273	1,281	1,289
T1	5,834	6,807	7,091	7,610	8,104	8,582	9,065
T2	27,244	28,311	30,749	31,297	31,841	32,356	32,885
T3	19,088	19,087	19,091	19,098	19,104	19,111	19,117
T4	27,012	27,499	27,942	28,607	29,220	29,793	30,378
T5	29,012	29,041	29,751	31,051	32,234	33,432	34,647
T6	478	509	510	511	512	512	513
T7	8,527	8,531	8,599	8,717	8,829	8,940	9,057
Fairfax County	1,131,886	1,156,852	1,204,146	1,256,916	1,307,183	1,355,736	1,405,107

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4151	3,659	3,659	3,926	4,405	4,870	5,321	5,772
4152	3,296	3,297	3,321	3,395	3,445	3,495	3,545
4153	4,100	4,107	4,139	4,194	4,240	4,291	4,344
4154.01	4,798	4,798	4,816	4,851	4,886	4,918	4,950
4154.02	2,660	2,677	2,723	2,793	2,853	2,914	2,977
4155	6,401	6,447	6,699	6,740	6,786	6,828	6,871
4156	2,708	2,723	2,794	2,880	2,961	3,047	3,135
4157	4,042	4,052	4,056	4,062	4,068	4,075	4,082
4158	4,715	4,739	4,749	4,764	4,778	4,793	4,809
4159	3,215	3,214	3,225	3,244	3,264	3,285	3,306
4160	5,904	5,904	6,080	6,402	6,702	7,001	7,310
4161	3,826	3,836	3,899	4,010	4,122	4,239	4,357
4162	5,973	5,972	5,972	5,972	5,972	5,972	5,972
4163	2,347	2,375	2,393	2,424	2,454	2,483	2,512
4201	3,971	3,974	4,017	4,046	4,063	4,080	4,098
4202.01	3,655	3,669	3,704	3,751	3,811	3,852	3,896
4202.02	2,143	2,143	2,154	2,171	2,189	2,206	2,224
4202.03	2,749	2,748	2,968	3,366	3,753	4,122	4,494
4203	6,106	6,109	6,208	6,379	6,558	6,721	6,886
4204	3,621	3,621	3,748	3,996	4,230	4,450	4,681
4205.01	1,486	1,485	1,545	1,649	1,753	1,857	1,961
4205.02	1,696	1,764	1,961	2,065	2,165	2,263	2,363
4205.03	3,461	3,587	4,135	4,617	5,095	5,550	6,007
4206	4,713	5,015	5,710	6,001	6,281	6,559	6,829
4207	4,159	4,165	4,181	4,203	4,224	4,245	4,267
4208	3,759	3,759	3,826	3,933	4,036	4,140	4,223

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4210.01	2,960	3,002	3,021	3,052	3,082	3,111	3,141
4210.02	5,050	5,083	5,706	6,806	7,850	8,849	9,883
4211.01	5,934	5,959	6,069	6,074	6,062	6,051	6,075
4211.02	3,739	3,739	3,770	3,876	3,937	4,020	4,100
4211.03	5,190	5,402	5,808	6,291	6,735	7,160	7,576
4212	1,888	1,889	1,889	1,889	1,889	1,889	1,889
4213	3,776	3,777	3,777	3,781	3,781	3,782	3,786
4214	7,541	7,557	8,179	9,298	10,380	11,425	12,478
4215	6,961	6,961	7,064	7,259	7,443	7,620	7,795
4216	6,035	6,035	6,220	6,590	6,887	7,207	7,557
4217.01	4,747	4,747	4,773	4,819	4,864	4,908	4,951
4217.02	4,579	4,579	4,582	4,587	4,591	4,596	4,600
4218	5,859	5,859	6,094	6,533	6,923	7,315	7,734
4219	2,533	3,034	3,206	3,389	3,529	3,650	3,771
4220	3,855	3,942	4,103	4,403	4,686	4,955	5,227
4221.01	7,045	7,045	7,173	7,401	7,626	7,832	8,045
4221.02	6,586	6,656	7,067	7,626	8,214	8,755	9,309
4222.01	3,618	3,702	3,858	4,076	4,268	4,444	4,635
4222.02	6,314	6,335	6,514	6,892	7,211	7,540	7,895
4223.01	3,027	3,027	3,079	3,202	3,297	3,401	3,506
4223.02	5,626	5,655	5,746	5,891	6,014	6,142	6,267
4224.01	2,106	2,108	2,063	1,993	1,916	1,847	1,777
4224.02	5,364	5,363	5,296	5,211	5,097	5,006	4,917
4224.03	2,448	2,480	2,556	2,669	2,765	2,864	2,959
4301.01	4,589	4,625	4,652	4,687	4,710	4,742	4,773
4301.02	2,790	2,790	2,803	2,826	2,846	2,868	2,889

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4302.01	4,599	4,599	4,638	4,692	4,754	4,808	4,873
4302.02	5,044	5,059	5,121	5,197	5,287	5,360	5,451
4302.03	2,690	2,690	2,712	2,747	2,784	2,817	2,855
4304	7,249	7,254	7,255	7,255	7,256	7,256	7,257
4305	1,639	1,639	1,640	1,641	1,642	1,643	1,644
4306	7,533	7,533	7,940	8,663	9,368	10,045	10,724
4307	2,820	2,823	2,855	2,908	2,960	3,009	3,059
4308.01	4,248	4,248	4,248	4,248	4,248	4,248	4,248
4308.02	3,869	3,869	3,869	3,869	3,869	3,869	3,869
4309.01	4,274	4,274	4,315	4,396	4,471	4,545	4,620
4309.02	3,458	3,461	3,467	3,479	3,490	3,503	3,517
4310.01	4,570	4,570	4,620	4,713	4,797	4,878	4,973
4310.02	2,127	2,127	2,127	2,129	2,130	2,131	2,133
4313	4,179	4,183	4,187	4,195	4,203	4,211	4,218
4314	4,608	4,607	4,609	4,618	4,627	4,629	4,638
4315	5,362	5,363	5,369	5,382	5,397	5,409	5,421
4316	8,945	8,970	9,356	10,049	10,717	11,354	12,002
4318.01	4,282	4,284	4,308	4,350	4,390	4,430	4,469
4318.02	3,381	3,385	3,358	3,299	3,244	3,184	3,148
4319	3,271	3,281	3,287	3,292	3,296	3,299	3,302
4320	3,331	3,331	3,331	3,331	3,331	3,331	3,331
4321	3,667	3,667	3,667	3,667	3,667	3,667	3,667
4322.01	1,807	1,807	1,807	1,807	1,807	1,807	1,807
4322.02	4,667	4,666	4,699	4,757	4,813	4,868	4,922
4323	5,397	5,431	5,447	5,468	5,487	5,505	5,523
4324.01	3,588	3,588	3,589	3,590	3,592	3,594	3,595

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4324.02	5,201	5,201	5,208	5,221	5,233	5,245	5,257
4325	5,803	5,804	5,811	5,824	5,837	5,850	5,864
4326	5,112	5,156	5,179	5,210	5,237	5,261	5,286
4327.01	3,222	3,222	3,230	3,236	3,240	3,245	3,250
4327.02	4,269	4,291	4,306	4,329	4,349	4,368	4,386
4328	2,230	2,230	2,238	2,270	2,278	2,297	2,316
4401	7,934	7,937	7,983	8,024	8,046	8,073	8,104
4402.01	4,470	6,743	7,072	7,359	7,605	7,824	8,049
4402.02	6,092	6,095	6,101	6,112	6,124	6,138	6,152
4403	2,751	2,750	2,756	2,766	2,777	2,790	2,803
4405.01	5,050	5,050	5,081	5,136	5,189	5,242	5,293
4405.02	9,335	9,407	9,421	9,447	9,473	9,500	9,526
4406	3,110	3,109	3,119	3,130	3,141	3,152	3,162
4407.01	2,762	2,762	2,764	2,767	2,770	2,773	2,776
4407.02	5,252	5,252	5,256	5,262	5,268	5,274	5,281
4408	6,392	6,407	6,435	6,485	6,536	6,590	6,647
4501	5,217	5,217	5,223	5,234	5,244	5,254	5,265
4502	4,165	4,165	4,173	4,188	4,203	4,218	4,233
4503	4,327	5,814	5,948	6,058	6,125	6,179	6,232
4504	2,724	2,725	2,741	2,767	2,794	2,819	2,845
4505	2,849	2,855	2,855	2,855	2,855	2,856	2,857
4506.01	3,724	3,731	3,737	3,750	3,765	3,775	3,790
4506.02	4,239	4,295	4,296	4,299	4,302	4,305	4,309
4507.01	3,015	3,019	3,027	3,038	3,050	3,065	3,081
4507.02	4,353	4,625	5,286	5,496	5,700	5,898	6,097
4508	3,429	3,432	3,610	3,925	4,233	4,529	4,826

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4509	1,722	1,725	1,726	1,728	1,731	1,733	1,735
4510	2,663	2,663	2,665	2,668	2,671	2,675	2,678
4511	2,178	2,184	2,186	2,190	2,195	2,200	2,205
4512	1,640	1,658	1,668	1,681	1,693	1,704	1,716
4513	2,221	2,235	2,379	2,634	2,882	3,120	3,360
4514	2,634	2,634	3,010	3,680	4,332	4,959	5,587
4515.01	5,616	5,618	6,012	6,714	7,385	8,044	8,694
4515.02	5,276	5,276	5,770	6,649	7,504	8,326	9,152
4516.01	5,469	5,469	5,837	6,492	7,128	7,741	8,355
4516.02	2,782	2,785	2,794	2,810	2,825	2,840	2,855
4518	3,401	3,401	3,408	3,420	3,432	3,444	3,456
4519	6,619	6,623	6,741	6,944	7,142	7,336	7,534
4520	2,842	2,862	2,962	3,136	3,305	3,470	3,635
4521.01	5,277	5,308	5,322	5,347	5,372	5,398	5,424
4521.02	3,157	3,272	3,347	3,378	3,397	3,413	3,429
4522	6,262	6,262	6,287	6,331	6,374	6,416	6,458
4523.01	3,534	3,534	3,560	3,608	3,653	3,701	3,751
4523.02	4,947	4,947	5,054	5,245	5,431	5,609	5,788
4524	6,929	6,929	6,944	6,969	6,995	7,021	7,047
4525.01	3,759	3,764	3,780	3,808	3,835	3,861	3,887
4525.02	5,208	5,213	5,219	5,229	5,239	5,249	5,258
4526	6,025	6,028	6,040	6,087	6,110	6,133	6,178
4527	5,546	5,553	5,737	6,061	6,378	6,681	6,987
4528.01	4,761	4,764	4,825	4,956	5,063	5,166	5,269
4528.02	3,165	3,165	3,165	3,199	3,199	3,199	3,199
4601	4,586	4,596	4,629	4,688	4,747	4,806	4,865

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4602	4,112	4,131	4,137	4,142	4,145	4,149	4,152
4603	2,880	2,888	3,021	3,237	3,421	3,637	3,822
4604	5,041	5,061	7,529	11,517	15,401	19,159	22,902
4605.01	2,656	2,656	3,471	4,932	6,352	7,698	9,072
4605.02	8,509	8,541	8,916	9,577	10,215	10,829	11,458
4606	4,041	4,055	4,117	4,229	4,333	4,437	4,540
4607.01	3,624	3,648	3,648	3,648	3,648	3,648	3,648
4607.02	4,574	4,656	4,656	4,656	4,656	4,656	4,656
4608	3,439	3,467	3,467	3,467	3,467	3,467	3,467
4609	2,527	2,548	2,548	2,548	2,548	2,548	2,548
4610	2,466	2,488	2,488	2,488	2,488	2,488	2,488
4611	7,514	7,531	7,594	7,717	7,824	7,934	8,063
4612.01	4,743	4,757	4,759	4,762	4,765	4,767	4,770
4612.02	6,785	6,759	7,344	7,503	7,660	7,799	7,958
4615	6,932	6,941	7,021	7,192	7,344	7,480	7,634
4616.01	7,916	8,414	8,739	9,305	9,857	10,384	10,923
4616.02	8,287	11,892	12,416	13,348	14,255	15,128	16,002
4617	6,532	6,531	6,545	6,569	6,593	6,617	6,641
4618.01	1,064	1,064	1,065	1,067	1,069	1,071	1,074
4618.02	5,501	5,501	5,540	5,617	5,686	5,755	5,821
4619.01	4,051	4,060	4,081	4,116	4,151	4,184	4,218
4619.02	1,680	1,680	1,694	1,721	1,747	1,772	1,797
4701	2,860	2,899	2,926	3,008	3,057	3,138	3,189
4703	3,250	3,263	3,357	3,512	3,637	3,792	3,917
4704	4,501	4,544	4,611	4,694	4,784	4,878	4,976
4705	5,514	5,672	5,987	6,131	6,276	6,430	6,586

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4706	3,119	3,130	3,189	3,293	3,397	3,506	3,619
4707	5,258	5,314	5,321	5,335	5,349	5,365	5,380
4708	2,904	3,053	3,137	3,163	3,176	3,188	3,200
4709	7,370	7,200	7,253	7,301	7,336	7,369	7,403
4710	2,087	2,089	2,283	2,631	2,965	3,289	3,618
4711	6,999	7,088	7,126	7,169	7,210	7,251	7,293
4712.01	2,739	2,944	3,902	4,876	5,824	6,735	7,649
4712.02	4,091	6,705	10,530	11,516	12,447	13,340	14,245
4713.01	4,088	4,088	4,088	4,088	4,088	4,088	4,088
4713.03	3,762	3,772	3,821	3,903	3,982	4,059	4,136
4713.04	1,854	1,958	1,989	2,025	2,055	2,081	2,110
4714.01	3,343	3,353	3,359	3,369	3,379	3,390	3,400
4714.02	3,438	3,441	3,456	3,484	3,511	3,537	3,563
4801	4,616	4,660	4,691	4,742	4,791	4,842	4,893
4802.01	4,605	4,622	4,659	4,714	4,778	4,869	4,966
4802.02	6,107	8,259	13,162	16,097	18,897	21,579	24,266
4802.03	3,303	3,303	3,732	4,496	5,239	5,954	6,670
4803	7,508	10,502	15,084	16,188	17,267	18,325	19,376
4804.01	5,273	5,119	5,213	5,265	5,296	5,324	5,352
4804.02	6,885	6,937	6,960	6,995	7,030	7,069	7,108
4805.01	3,714	3,717	3,727	3,739	3,761	3,771	3,793
4805.02	6,387	6,388	6,388	6,451	6,514	6,514	6,577
4805.03	3,511	3,511	3,514	3,543	3,572	3,578	3,606
4805.04	1,983	1,983	1,987	1,987	1,990	1,993	1,997
4805.05	3,822	3,822	3,896	4,027	4,155	4,279	4,402
4808.01	4,524	4,584	4,584	4,584	4,584	4,584	4,584

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4808.02	3,557	3,557	3,557	3,557	3,557	3,557	3,557
4809.01	6,232	6,360	6,554	6,554	6,554	6,554	6,554
4809.02	3,618	3,618	3,974	4,608	5,225	5,818	6,412
4809.03	3,963	3,963	3,963	3,963	3,963	3,963	3,963
4810	5,082	5,082	5,309	5,720	6,113	6,492	6,879
4811.01	2,140	2,140	2,198	2,300	2,399	2,495	2,591
4811.02	3,251	3,251	3,251	3,251	3,251	3,251	3,251
4811.03	3,341	3,341	3,341	3,341	3,341	3,341	3,341
4811.04	2,631	2,631	2,631	2,631	2,631	2,631	2,631
4811.05	5,456	5,456	5,481	5,525	5,568	5,610	5,652
4811.06	5,762	5,786	5,790	5,792	5,792	5,792	5,792
4812.01	1,493	1,493	2,258	3,618	4,943	6,216	7,493
4812.02	6,340	6,340	7,370	9,215	11,004	12,724	14,458
4814	6,355	6,502	6,729	6,990	7,226	7,450	7,672
4815	2,327	2,327	2,329	2,329	2,329	2,329	2,329
4816	3,559	3,587	3,587	3,588	3,589	3,590	3,591
4817.01	6,281	6,284	6,294	6,313	6,331	6,352	6,372
4817.02	4,095	4,104	4,164	4,273	4,332	4,438	4,532
4819	5,733	5,744	6,261	7,020	7,762	8,473	9,186
4820.01	5,416	5,428	5,461	5,498	5,533	5,568	5,604
4820.02	3,767	3,767	3,822	3,918	4,012	4,103	4,194
4821	2,849	2,848	3,002	3,276	3,542	3,798	4,054
4822.01	2,065	2,065	2,065	2,065	2,065	2,065	2,065
4822.02	4,310	5,467	6,331	7,769	9,139	10,445	11,755
4822.03	5,102	5,101	6,361	8,602	10,785	12,883	14,987
4823.01	4,841	4,890	5,908	7,025	8,109	9,154	10,203

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4823.02	4,619	4,619	4,619	4,619	4,619	4,619	4,619
4823.03	3,375	3,375	3,423	3,505	3,586	3,665	3,742
4824	2,271	2,271	2,562	3,079	3,583	4,067	4,552
4825.01	10,443	12,101	13,717	16,441	19,025	21,500	23,984
4825.02	3,067	3,067	3,067	3,067	3,068	3,068	3,069
4825.03	5,078	5,078	5,101	5,144	5,186	5,225	5,267
4825.04	5,535	5,535	5,543	5,559	5,575	5,590	5,605
4826.01	7,345	7,345	7,364	7,409	7,444	7,474	7,518
4826.02	7,611	8,097	8,275	8,470	8,613	8,747	8,886
4901.01	5,137	5,137	5,174	5,240	5,304	5,366	5,428
4901.03	5,864	6,927	9,055	9,062	9,069	9,076	9,082
4905.01	3,360	3,360	3,426	3,548	3,664	3,779	3,892
4905.02	6,536	6,541	6,596	6,707	6,797	6,906	7,021
4910	2,194	2,226	2,226	2,227	2,228	2,228	2,229
4911.01	3,890	3,890	3,890	3,890	3,890	3,890	3,890
4911.02	3,716	3,715	3,715	3,716	3,716	3,717	3,717
4911.03	6,774	6,773	6,774	6,776	6,777	6,779	6,780
4912.01	6,435	6,445	6,767	7,310	7,821	8,335	8,850
4912.02	1,760	1,760	1,818	1,921	2,022	2,119	2,216
4913.01	7,206	7,207	7,262	7,357	7,446	7,535	7,629
4913.02	3,868	3,868	3,987	4,243	4,454	4,676	4,918
4913.03	4,780	4,781	4,917	5,184	5,420	5,653	5,903
4914.01	4,747	4,747	4,789	4,872	4,954	5,023	5,102
4914.02	4,254	4,254	4,260	4,271	4,280	4,292	4,301
4914.03	3,985	3,985	3,985	3,986	3,986	3,987	4,015
4914.04	4,063	4,063	4,067	4,073	4,079	4,085	4,091

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4914.05	3,095	3,095	3,105	3,116	3,126	3,147	3,174
4915.01	7,089	7,095	7,262	7,599	7,901	8,192	8,515
4915.02	7,309	7,327	7,353	7,392	7,426	7,475	7,497
4916.01	5,084	5,087	5,237	5,498	5,743	6,001	6,245
4916.02	5,301	5,302	5,394	5,550	5,720	5,857	6,015
4917.01	3,710	3,710	3,876	4,173	4,475	4,752	5,037
4917.02	7,450	7,450	7,811	8,453	9,083	9,685	10,289
4917.03	4,850	5,391	5,495	5,679	5,859	6,031	6,203
4917.04	4,889	4,889	4,889	4,889	4,889	4,889	4,889
4917.05	3,535	3,545	3,741	3,875	4,006	4,146	4,279
4918.01	2,360	2,360	2,366	2,377	2,388	2,399	2,409
4918.02	3,114	3,114	3,116	3,119	3,122	3,125	3,128
4918.03	6,583	6,582	6,593	6,616	6,632	6,651	6,673
4920	6,747	6,764	6,769	6,773	6,775	6,778	6,781
4921	6,696	6,713	6,749	6,794	6,850	6,887	6,941
4922.01	3,018	3,130	3,191	3,241	3,284	3,325	3,365
4922.02	7,178	7,177	7,221	7,320	7,488	7,586	7,688
4922.03	4,219	4,222	4,275	4,411	4,513	4,619	4,728
4923	3,512	3,525	3,615	3,736	3,874	3,991	4,159
4924	4,727	4,727	4,714	4,659	4,616	4,566	4,596
4925	4,485	4,497	4,515	4,535	4,553	4,571	4,589
9801							
9802							
9803							
Fairfax County	1,131,886	1,156,852	1,204,146	1,256,916	1,307,183	1,355,736	1,405,107

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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 2016

Supervisor District	2016	2020	2025	2030	2035	2040	2045
Braddock	40,742	41,046	41,276	41,651	42,020	42,371	42,751
Dranesville 1/	42,698	43,133	44,688	46,846	48,893	50,887	52,899
Hunter Mill 2/	49,744	50,723	55,425	63,098	70,528	77,679	84,843
Lee	43,800	44,093	45,665	47,933	50,040	52,101	54,188
Mason	41,574	41,781	43,109	45,142	47,080	48,951	50,840
Mount Vernon	47,149	47,631	49,121	51,072	52,909	54,682	56,543
Providence	52,918	60,330	69,179	74,619	79,798	84,777	89,795
Springfield 3/	41,672	41,729	42,124	42,778	43,431	44,036	44,673
Sully	42,064	42,838	43,920	45,151	46,295	47,418	48,563
Fairfax County	402,362	413,305	434,506	458,290	480,994	502,902	525,094

Table 5.2
Estimated and Forecasted Number of Households by Town
Fairfax County, January 2016

Town	2016	2020	2025	2030	2035	2040	2045
Town of Clifton	87	87	87	87	87	87	87
Town of Herndon	7,783	7,865	8,150	8,468	8,777	9,075	9,373
Town of Vienna	5,490	5,548	5,548	5,548	5,548	5,548	5,548
Towns Total	13,359	13,500	13,785	14,103	14,412	14,710	15,008

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 5.3
Estimated and Forecasted Number of Households by Planning District
Fairfax County, January 2016

Planning District	2016	2020	2025	2030	2035	2040	2045
Annandale	25,511	25,666	26,154	26,660	27,150	27,629	28,111
Baileys	17,276	17,297	18,136	19,655	21,101	22,497	23,895
Bull Run	43,389	43,598	44,681	45,891	47,035	48,161	49,321
Fairfax	26,480	26,755	27,310	27,854	28,352	28,855	29,363
Jefferson	22,455	25,673	26,145	26,803	27,412	27,986	28,566
Lincolnia	6,744	6,750	6,804	6,907	6,999	7,089	7,189
Lower Potomac	11,898	12,186	12,579	13,178	13,735	14,260	14,803
McLean	28,872	32,835	40,738	44,767	48,625	52,378	56,131
Mount Vernon	38,346	38,642	40,332	42,389	44,328	46,236	48,171
Pohick 1/	45,913	46,022	46,230	46,532	46,851	47,118	47,467
Rose Hill	20,105	20,215	20,492	20,947	21,334	21,726	22,109
Springfield	19,744	19,792	20,437	21,489	22,490	23,451	24,439
Upper Potomac 2/	71,080	72,950	77,474	84,670	91,591	98,208	104,880
Vienna 3/	24,550	24,923	26,992	30,548	33,989	37,309	40,649
Fairfax County	402,362	413,305	434,506	458,290	480,994	502,902	525,094

Sources: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 5.4
Estimated and Forecasted Number of Households by Human Services Region
Fairfax County, January 2016

Human Services Region	2016	2020	2025	2030	2035	2040	2045
Region 1	91,739	92,506	95,549	99,746	103,672	107,487	111,414
Region 2	89,297	92,781	95,000	98,395	101,616	104,718	107,851
Region 3 1/	119,906	125,882	140,305	154,584	168,317	181,557	194,862
Region 4 2/	101,420	102,136	103,653	105,564	107,390	109,140	110,966
Fairfax County	402,362	413,305	434,506	458,290	480,994	502,902	525,094

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
20120	13,821	13,830	14,026	14,373	14,695	15,019	15,345
20121	10,065	10,066	10,298	10,736	11,141	11,537	11,948
20124	4,857	4,860	4,862	4,865	4,863	4,868	4,885
20151	6,601	6,798	7,365	7,691	8,006	8,308	8,617
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,595	13,682	14,107	14,694	15,267	15,789	16,346
20171	17,491	18,215	18,980	20,274	21,505	22,683	23,865
20190	9,807	10,554	12,185	14,944	17,612	20,169	22,734
20191	11,538	11,671	13,084	15,200	17,245	19,210	21,181
20194	5,718	5,719	5,774	5,872	5,967	6,059	6,151
20196			38	105	170	233	296
22003	19,291	19,443	19,925	20,417	20,895	21,360	21,829
22015	14,569	14,582	14,602	14,631	14,657	14,680	14,715
22027	709	718	755	820	881	942	1,003
22030	13,066	13,074	13,479	13,708	13,927	14,139	14,359
22031	11,846	13,047	13,479	14,112	14,708	15,277	15,853
22032	9,443	9,452	9,521	9,625	9,732	9,833	9,945
22033	15,420	15,577	15,901	16,442	16,940	17,431	17,926
22035		253	253	253	253	253	253
22039	6,013	6,028	6,068	6,142	6,223	6,285	6,352
22041	10,361	10,368	10,789	11,567	12,297	12,999	13,704
22042	11,551	12,183	12,289	12,424	12,543	12,650	12,761
22043	9,143	9,218	9,384	9,663	9,930	10,190	10,452
22044	4,502	4,516	4,921	5,642	6,337	7,011	7,684
22046	2,023	2,028	2,046	2,078	2,109	2,140	2,172

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
22060	2,821	3,010	3,102	3,218	3,317	3,405	3,498
22066	5,637	5,659	5,703	5,761	5,812	5,865	5,916
22079	11,293	11,434	11,769	12,275	12,756	13,212	13,695
22101	10,857	10,818	11,138	11,381	11,598	11,841	12,066
22102	11,719	14,881	21,135	23,830	26,417	28,912	31,421
22124	6,423	6,439	6,460	6,501	6,539	6,578	6,616
22150	9,220	9,240	9,808	10,804	11,760	12,676	13,607
22151	5,763	5,765	5,778	5,799	5,821	5,842	5,863
22152	10,176	10,179	10,197	10,233	10,266	10,298	10,332
22153	10,632	10,658	10,711	10,785	10,867	10,933	11,035
22180	9,804	11,486	11,588	11,770	11,946	12,117	12,288
22181	5,346	5,358	5,399	5,487	5,562	5,633	5,715
22182	9,316	10,136	13,139	17,061	20,865	24,531	28,202
22203	147	147	147	148	149	150	150
22204	13	13	14	14	14	14	14
22205			5	13	21	29	37
22206	2	2	2	2	2	2	2
22207	46	49	50	52	54	56	58
22213	1	1	1	1	2	2	2
22302	639	639	640	642	644	645	647
22303	7,777	8,025	8,922	9,684	10,426	11,144	11,863
22304	144	144	144	144	144	144	144
22306	12,089	12,120	12,561	13,207	13,826	14,426	15,029
22307	4,597	4,597	4,645	4,749	4,836	4,921	5,008
22308	4,706	4,723	4,756	4,798	4,838	4,881	4,925
22309	11,449	11,451	11,734	12,258	12,733	13,215	13,718

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
22310	10,653	10,685	10,853	11,114	11,373	11,613	11,852
22311	597	598	601	607	612	617	623
22312	8,204	8,210	8,262	8,363	8,452	8,539	8,638
22315	10,857	10,957	11,108	11,311	11,440	11,593	11,753
Fairfax County	402,362	413,305	434,506	458,290	480,994	502,902	525,094

Sources: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4151	1,268	1,267	1,362	1,530	1,694	1,853	2,012
4152	1,889	1,889	1,904	1,948	1,979	2,008	2,039
4153	1,456	1,458	1,469	1,487	1,503	1,520	1,538
4154.01	2,077	2,077	2,084	2,097	2,110	2,122	2,134
4154.02	1,103	1,110	1,141	1,194	1,240	1,288	1,335
4155	2,317	2,333	2,423	2,438	2,455	2,471	2,486
4156	1,038	1,043	1,070	1,103	1,134	1,167	1,201
4157	1,336	1,339	1,340	1,342	1,344	1,346	1,349
4158	1,680	1,688	1,691	1,696	1,702	1,707	1,713
4159	1,178	1,178	1,182	1,189	1,196	1,204	1,211
4160	1,976	1,976	2,028	2,123	2,212	2,301	2,392
4161	1,469	1,472	1,496	1,538	1,580	1,624	1,669
4162	1,442	1,441	1,441	1,441	1,441	1,441	1,441
4163	791	800	806	817	827	836	846
4201	1,145	1,146	1,158	1,166	1,171	1,176	1,181
4202.01	1,260	1,265	1,277	1,294	1,314	1,329	1,344
4202.02	1,039	1,039	1,044	1,053	1,061	1,070	1,078
4202.03	943	943	1,005	1,118	1,228	1,333	1,439
4203	2,087	2,089	2,123	2,181	2,242	2,298	2,355
4204	2,280	2,280	2,363	2,525	2,677	2,822	2,972
4205.01	941	941	978	1,044	1,110	1,176	1,242
4205.02	977	1,016	1,129	1,189	1,247	1,303	1,360
4205.03	1,592	1,666	1,965	2,221	2,472	2,714	2,956
4206	1,890	2,024	2,333	2,453	2,570	2,685	2,798
4207	1,404	1,406	1,411	1,419	1,426	1,433	1,441
4208	1,167	1,167	1,188	1,221	1,253	1,285	1,311
4210.01	984	998	1,005	1,015	1,025	1,035	1,045
4210.02	2,021	2,032	2,359	2,939	3,495	4,028	4,573
4211.01	2,107	2,117	2,155	2,157	2,154	2,150	2,159
4211.02	1,486	1,487	1,486	1,503	1,505	1,516	1,525

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4211.03	1,977	2,055	2,194	2,355	2,502	2,643	2,781
4212	671	671	671	671	671	671	671
4213	1,423	1,423	1,424	1,425	1,425	1,425	1,426
4214	2,900	2,906	3,151	3,592	4,018	4,429	4,843
4215	2,344	2,344	2,384	2,459	2,530	2,598	2,665
4216	1,922	1,922	1,992	2,128	2,242	2,362	2,491
4217.01	1,383	1,383	1,391	1,406	1,420	1,434	1,447
4217.02	1,234	1,233	1,234	1,235	1,237	1,238	1,239
4218	2,294	2,294	2,418	2,646	2,853	3,060	3,275
4219	699	888	953	1,022	1,074	1,119	1,165
4220	1,360	1,386	1,443	1,549	1,650	1,746	1,842
4221.01	2,443	2,444	2,471	2,520	2,569	2,613	2,658
4221.02	2,044	2,065	2,185	2,349	2,522	2,680	2,843
4222.01	1,084	1,119	1,175	1,246	1,309	1,366	1,428
4222.02	2,102	2,111	2,172	2,302	2,413	2,527	2,649
4223.01	1,311	1,311	1,332	1,383	1,422	1,465	1,508
4223.02	2,438	2,449	2,478	2,526	2,566	2,607	2,648
4224.01	1,092	1,093	1,066	1,020	974	930	887
4224.02	2,051	2,051	2,023	1,987	1,941	1,902	1,864
4224.03	979	992	1,023	1,069	1,108	1,148	1,187
4301.01	1,503	1,515	1,523	1,535	1,542	1,553	1,563
4301.02	1,017	1,017	1,022	1,031	1,038	1,046	1,054
4302.01	1,399	1,399	1,411	1,428	1,447	1,463	1,483
4302.02	1,599	1,604	1,623	1,648	1,676	1,699	1,728
4302.03	886	886	893	904	917	927	940
4304	2,279	2,281	2,281	2,281	2,282	2,282	2,282
4305	561	561	561	561	562	562	562
4306	1,767	1,767	1,856	2,013	2,167	2,314	2,462
4307	908	909	920	936	953	969	985
4308.01	1,489	1,490	1,490	1,490	1,490	1,490	1,490

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4308.02	1,780	1,781	1,781	1,781	1,781	1,781	1,781
4309.01	1,390	1,391	1,404	1,429	1,453	1,477	1,501
4309.02	1,072	1,073	1,075	1,078	1,082	1,086	1,090
4310.01	1,549	1,549	1,558	1,575	1,589	1,604	1,622
4310.02	740	740	740	741	741	742	742
4313	1,392	1,393	1,395	1,398	1,400	1,403	1,405
4314	1,438	1,439	1,439	1,442	1,445	1,445	1,448
4315	1,991	1,991	1,994	1,998	2,003	2,008	2,012
4316	3,379	3,386	3,516	3,749	3,974	4,189	4,407
4318.01	1,418	1,419	1,427	1,441	1,454	1,467	1,480
4318.02	1,023	1,023	1,016	998	982	964	954
4319	1,036	1,039	1,041	1,043	1,044	1,045	1,046
4320	1,109	1,109	1,109	1,109	1,109	1,109	1,109
4321	1,425	1,425	1,425	1,425	1,425	1,425	1,425
4322.01	837	837	837	837	837	837	837
4322.02	1,587	1,587	1,594	1,606	1,618	1,629	1,641
4323	1,707	1,716	1,721	1,728	1,734	1,739	1,745
4324.01	1,160	1,160	1,160	1,161	1,162	1,162	1,163
4324.02	1,630	1,630	1,633	1,637	1,641	1,644	1,648
4325	1,852	1,852	1,854	1,858	1,863	1,867	1,871
4326	1,539	1,553	1,560	1,569	1,577	1,585	1,592
4327.01	1,071	1,071	1,074	1,076	1,077	1,079	1,081
4327.02	1,473	1,480	1,485	1,493	1,500	1,506	1,512
4328	759	759	763	777	783	792	801
4401	2,667	2,668	2,688	2,709	2,724	2,740	2,758
4402.01	1,847	2,772	2,906	3,022	3,122	3,210	3,302
4402.02	2,149	2,149	2,155	2,164	2,174	2,184	2,194
4403	937	937	939	942	946	950	955
4405.01	1,627	1,627	1,637	1,655	1,672	1,689	1,706
4405.02	594	617	621	629	637	644	652

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4406	903	902	904	907	909	911	913
4407.01	959	958	959	960	961	962	963
4407.02	1,768	1,768	1,769	1,771	1,773	1,776	1,778
4408	2,183	2,187	2,196	2,212	2,229	2,246	2,264
4501	2,163	2,164	2,166	2,170	2,174	2,178	2,183
4502	1,299	1,299	1,302	1,307	1,311	1,316	1,321
4503	1,477	2,075	2,127	2,168	2,191	2,208	2,225
4504	925	926	931	940	949	958	967
4505	862	865	865	865	865	865	865
4506.01	1,368	1,371	1,374	1,379	1,385	1,389	1,395
4506.02	1,769	1,794	1,794	1,795	1,796	1,798	1,799
4507.01	957	957	960	964	968	972	977
4507.02	1,445	1,537	1,760	1,830	1,898	1,964	2,031
4508	1,180	1,180	1,264	1,413	1,558	1,698	1,838
4509	590	591	591	592	593	594	594
4510	879	879	880	881	882	883	884
4511	802	804	805	807	808	810	812
4512	630	637	640	645	650	654	659
4513	899	904	985	1,127	1,265	1,398	1,531
4514	1,188	1,188	1,359	1,664	1,960	2,245	2,531
4515.01	2,200	2,201	2,363	2,654	2,931	3,203	3,472
4515.02	2,073	2,073	2,293	2,684	3,065	3,431	3,799
4516.01	1,533	1,533	1,632	1,809	1,981	2,147	2,313
4516.02	1,101	1,103	1,106	1,113	1,120	1,127	1,133
4518	1,100	1,100	1,103	1,106	1,110	1,114	1,118
4519	2,312	2,313	2,359	2,438	2,515	2,591	2,667
4520	1,095	1,101	1,164	1,275	1,382	1,486	1,590
4521.01	1,657	1,666	1,670	1,678	1,686	1,694	1,702
4521.02	1,064	1,104	1,129	1,140	1,146	1,152	1,157
4522	2,116	2,116	2,125	2,142	2,158	2,174	2,190

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4523.01	1,449	1,449	1,460	1,479	1,497	1,516	1,536
4523.02	1,668	1,668	1,709	1,781	1,852	1,920	1,988
4524	2,342	2,342	2,347	2,356	2,365	2,374	2,382
4525.01	1,325	1,327	1,335	1,349	1,362	1,375	1,388
4525.02	1,512	1,514	1,517	1,521	1,524	1,528	1,532
4526	2,568	2,569	2,574	2,594	2,604	2,614	2,633
4527	1,847	1,850	1,912	2,022	2,130	2,233	2,336
4528.01	2,455	2,456	2,489	2,560	2,617	2,672	2,727
4528.02	1,447	1,447	1,447	1,463	1,463	1,463	1,463
4601	1,448	1,452	1,462	1,481	1,500	1,518	1,537
4602	1,310	1,317	1,319	1,320	1,321	1,322	1,323
4603	950	953	997	1,068	1,128	1,199	1,261
4604	1,981	1,989	3,331	5,588	7,785	9,905	12,023
4605.01	867	868	1,202	1,802	2,385	2,939	3,503
4605.02	2,747	2,758	2,879	3,091	3,297	3,495	3,697
4606	1,322	1,327	1,348	1,385	1,421	1,456	1,490
4607.01	1,127	1,135	1,135	1,135	1,135	1,135	1,135
4607.02	1,527	1,554	1,554	1,554	1,554	1,554	1,554
4608	1,135	1,144	1,144	1,144	1,144	1,144	1,144
4609	853	860	860	860	860	860	860
4610	847	856	856	856	856	856	856
4611	2,521	2,527	2,543	2,575	2,601	2,630	2,664
4612.01	1,494	1,498	1,499	1,500	1,501	1,501	1,502
4612.02	2,948	2,932	3,210	3,268	3,323	3,372	3,430
4615	2,474	2,478	2,506	2,567	2,621	2,670	2,724
4616.01	2,917	3,187	3,346	3,625	3,897	4,157	4,422
4616.02	3,734	5,353	5,588	6,007	6,414	6,806	7,199
4617	2,354	2,354	2,358	2,366	2,374	2,382	2,390
4618.01	526	526	527	528	529	530	531
4618.02	2,324	2,325	2,342	2,376	2,407	2,437	2,467

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4619.01	1,355	1,359	1,366	1,378	1,389	1,400	1,412
4619.02	570	570	575	584	593	602	610
4701	937	950	959	985	1,002	1,029	1,045
4703	1,126	1,131	1,163	1,217	1,260	1,315	1,358
4704	1,672	1,688	1,712	1,743	1,777	1,812	1,848
4705	2,132	2,218	2,405	2,481	2,558	2,637	2,717
4706	1,133	1,137	1,156	1,191	1,226	1,262	1,300
4707	1,827	1,846	1,849	1,854	1,858	1,864	1,869
4708	1,045	1,099	1,129	1,138	1,143	1,147	1,152
4709	2,773	2,548	2,567	2,584	2,596	2,608	2,620
4710	823	824	950	1,174	1,391	1,602	1,813
4711	2,354	2,383	2,395	2,409	2,423	2,436	2,450
4712.01	1,449	1,556	2,058	2,569	3,066	3,544	4,023
4712.02	2,000	3,364	5,354	5,867	6,351	6,816	7,287
4713.01	1,570	1,570	1,570	1,570	1,570	1,570	1,570
4713.03	1,668	1,672	1,691	1,723	1,753	1,783	1,813
4713.04	632	667	677	689	699	708	718
4714.01	1,353	1,357	1,359	1,362	1,366	1,370	1,374
4714.02	1,197	1,198	1,203	1,213	1,222	1,231	1,241
4801	1,489	1,505	1,515	1,532	1,549	1,566	1,583
4802.01	1,594	1,600	1,612	1,631	1,653	1,684	1,718
4802.02	3,545	4,788	7,618	9,312	10,928	12,476	14,027
4802.03	1,467	1,467	1,658	1,997	2,327	2,645	2,963
4803	2,342	3,585	5,493	5,943	6,382	6,810	7,237
4804.01	1,494	1,481	1,508	1,523	1,532	1,540	1,548
4804.02	1,952	1,968	1,974	1,984	1,994	2,005	2,016
4805.01	1,095	1,096	1,098	1,102	1,109	1,112	1,118
4805.02	1,929	1,928	1,928	1,948	1,967	1,967	1,986
4805.03	1,135	1,135	1,136	1,145	1,155	1,157	1,166
4805.04	822	822	823	823	824	826	827

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4805.05	1,578	1,578	1,611	1,669	1,726	1,780	1,835
4808.01	1,560	1,582	1,582	1,582	1,582	1,582	1,582
4808.02	1,362	1,362	1,362	1,362	1,362	1,362	1,362
4809.01	1,929	1,991	2,097	2,097	2,097	2,097	2,097
4809.02	1,425	1,424	1,603	1,921	2,230	2,528	2,826
4809.03	1,507	1,506	1,506	1,506	1,506	1,506	1,506
4810	1,900	1,900	2,030	2,264	2,490	2,707	2,927
4811.01	1,142	1,142	1,167	1,212	1,256	1,298	1,340
4811.02	1,462	1,462	1,462	1,462	1,462	1,462	1,462
4811.03	1,221	1,221	1,221	1,221	1,221	1,221	1,221
4811.04	1,198	1,198	1,198	1,198	1,198	1,198	1,198
4811.05	1,675	1,674	1,682	1,695	1,709	1,722	1,735
4811.06	1,730	1,736	1,738	1,738	1,738	1,738	1,738
4812.01	384	384	704	1,273	1,827	2,359	2,893
4812.02	2,010	2,010	2,349	2,956	3,545	4,110	4,681
4814	2,677	2,790	2,966	3,170	3,355	3,531	3,705
4815	802	802	802	802	802	802	802
4816	1,116	1,124	1,124	1,124	1,125	1,125	1,125
4817.01	1,993	1,994	1,997	2,003	2,009	2,016	2,022
4817.02	1,896	1,900	1,916	1,947	1,955	1,985	2,011
4819	2,230	2,235	2,495	2,878	3,251	3,609	3,968
4820.01	1,740	1,745	1,755	1,768	1,779	1,791	1,802
4820.02	1,796	1,796	1,831	1,892	1,951	2,009	2,066
4821	1,479	1,478	1,563	1,713	1,859	1,999	2,140
4822.01	972	972	972	972	972	972	972
4822.02	2,663	3,406	3,961	4,885	5,765	6,604	7,445
4822.03	2,707	2,706	3,423	4,699	5,941	7,135	8,332
4823.01	2,222	2,242	2,807	3,524	4,221	4,893	5,566
4823.02	1,784	1,784	1,784	1,784	1,784	1,784	1,784
4823.03	1,668	1,668	1,704	1,766	1,827	1,886	1,944

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4824	769	770	891	1,108	1,318	1,521	1,724
4825.01	3,984	4,703	5,401	6,573	7,685	8,750	9,817
4825.02	1,018	1,017	1,018	1,018	1,018	1,018	1,018
4825.03	1,525	1,524	1,531	1,544	1,557	1,569	1,581
4825.04	1,644	1,643	1,646	1,651	1,655	1,660	1,664
4826.01	2,343	2,343	2,344	2,350	2,351	2,353	2,359
4826.02	2,359	2,506	2,564	2,628	2,677	2,722	2,770
4901.01	1,850	1,850	1,874	1,917	1,959	1,999	2,040
4901.03	1,844	2,035	2,420	2,422	2,424	2,426	2,428
4905.01	1,303	1,302	1,330	1,379	1,427	1,474	1,521
4905.02	2,095	2,097	2,107	2,128	2,143	2,165	2,188
4910	601	610	610	610	610	611	611
4911.01	1,158	1,157	1,157	1,157	1,157	1,157	1,157
4911.02	1,113	1,113	1,113	1,113	1,113	1,113	1,114
4911.03	2,099	2,098	2,098	2,099	2,099	2,100	2,100
4912.01	2,283	2,285	2,392	2,570	2,737	2,905	3,073
4912.02	807	807	834	881	927	971	1,016
4913.01	2,099	2,099	2,115	2,143	2,168	2,194	2,221
4913.02	1,416	1,416	1,455	1,539	1,608	1,681	1,759
4913.03	1,482	1,483	1,608	1,840	2,057	2,268	2,484
4914.01	1,854	1,854	1,875	1,916	1,956	1,990	2,029
4914.02	1,392	1,392	1,394	1,398	1,401	1,405	1,408
4914.03	1,136	1,136	1,136	1,136	1,136	1,136	1,145
4914.04	1,313	1,313	1,314	1,316	1,318	1,320	1,322
4914.05	824	823	826	829	832	837	845
4915.01	2,341	2,343	2,399	2,513	2,614	2,714	2,822
4915.02	2,088	2,093	2,100	2,112	2,121	2,135	2,142
4916.01	1,546	1,547	1,591	1,666	1,736	1,812	1,882
4916.02	1,545	1,545	1,572	1,616	1,666	1,705	1,750
4917.01	1,845	1,846	1,928	2,075	2,226	2,364	2,505

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4917.02	3,184	3,184	3,344	3,628	3,908	4,175	4,443
4917.03	2,274	2,527	2,576	2,663	2,747	2,828	2,909
4917.04	2,118	2,118	2,118	2,118	2,118	2,118	2,118
4917.05	911	913	965	1,000	1,035	1,071	1,106
4918.01	1,033	1,033	1,035	1,039	1,043	1,046	1,050
4918.02	1,142	1,142	1,143	1,144	1,145	1,146	1,147
4918.03	2,531	2,531	2,535	2,543	2,548	2,554	2,562
4920	2,118	2,123	2,124	2,126	2,127	2,127	2,128
4921	2,188	2,193	2,205	2,220	2,238	2,250	2,268
4922.01	1,009	1,046	1,066	1,083	1,097	1,111	1,124
4922.02	2,182	2,182	2,195	2,225	2,276	2,307	2,338
4922.03	1,256	1,257	1,275	1,318	1,351	1,386	1,421
4923	1,079	1,083	1,112	1,149	1,194	1,230	1,283
4924	1,763	1,763	1,759	1,741	1,728	1,712	1,726
4925	1,392	1,396	1,401	1,407	1,413	1,419	1,424
9801							
9802							
9803							
Fairfax County	402,362	413,305	434,506	458,290	480,994	502,902	525,094

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

HOUSING UNIT INVENTORY

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

Total Housing Units Fairfax County, 1985 through 2016			
Year	Housing Units	Average Annual Change	
		Number	Percent
1985	247,777	N/A	N/A
1990	302,464	10,937	4.07%
1995	328,151	5,137	1.64%
2000	358,960	6,162	1.81%
2005	385,634	5,335	1.85%
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%
2014	409,979	907	0.22%
2015	412,198	2,219	0.54%
2016	413,746	1,548	0.38%

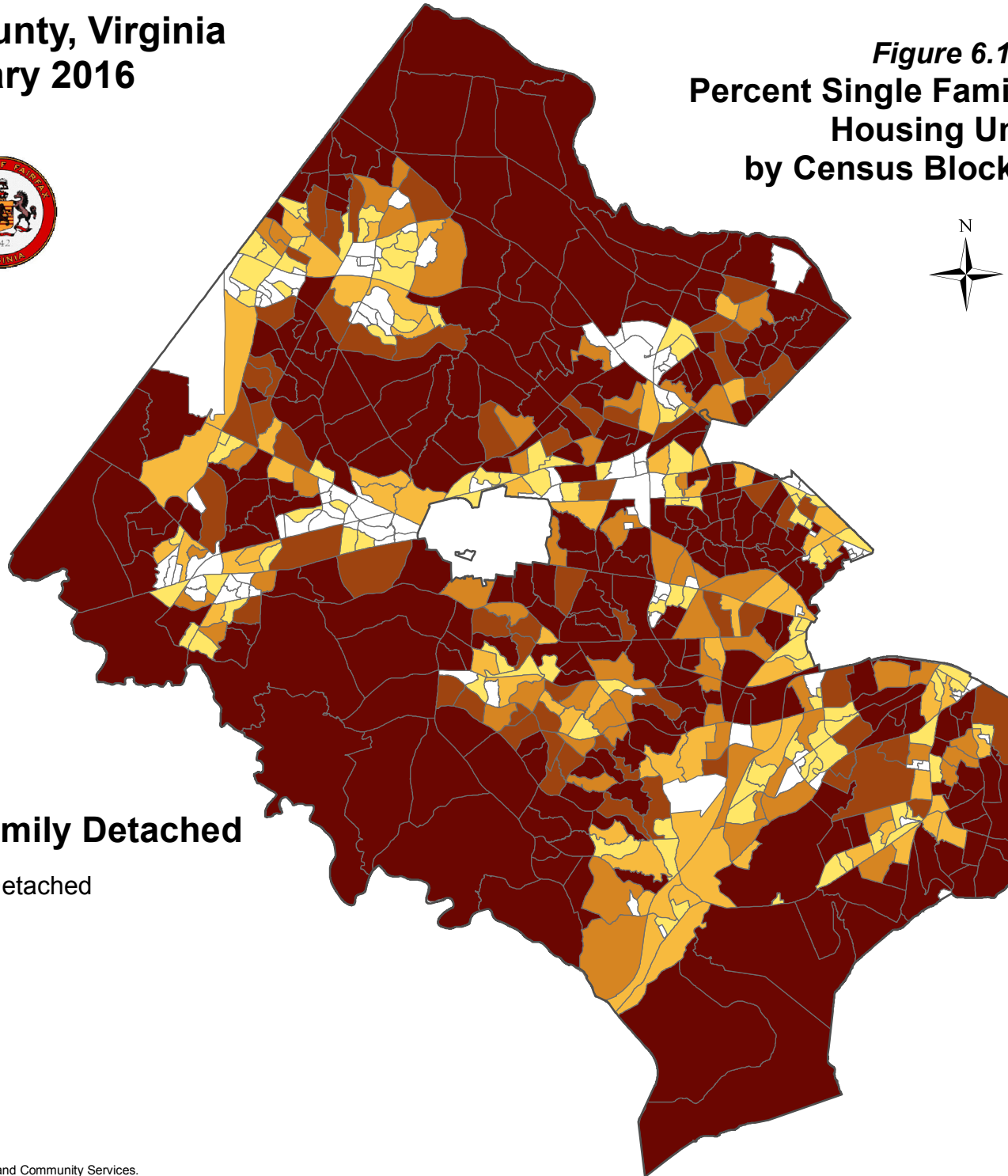
Source: Fairfax County Department of Neighborhood and Community Services, 2016.

**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 2016



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



Percent Single Family Detached

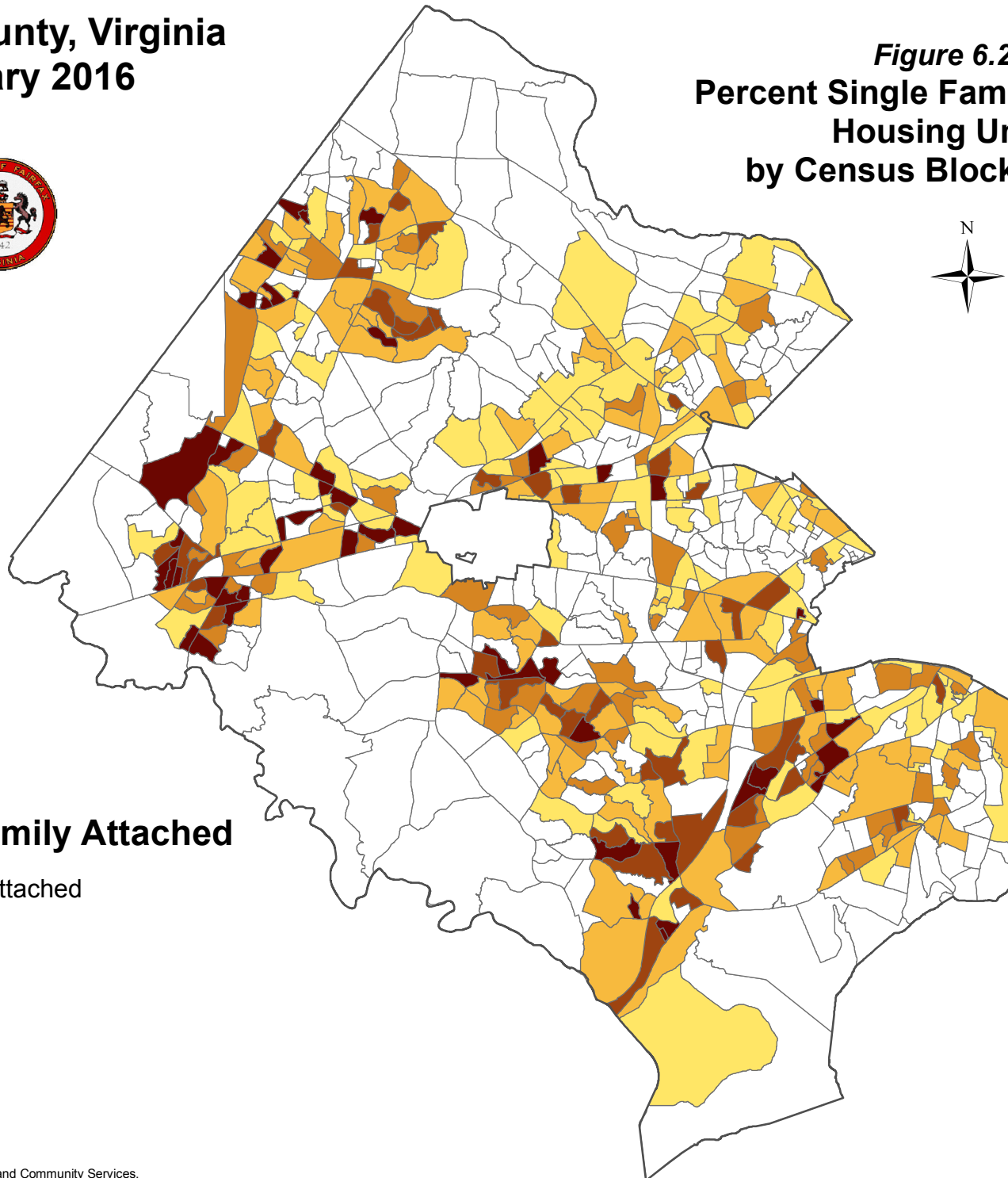
-  No Single Family Detached
-  Less than 20%
-  20% to 39.9%
-  40% to 59.9%
-  60% to 79.9%
-  80% to 100%

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







Fairfax County, Virginia January 2016



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



Percent Single Family Attached

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

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

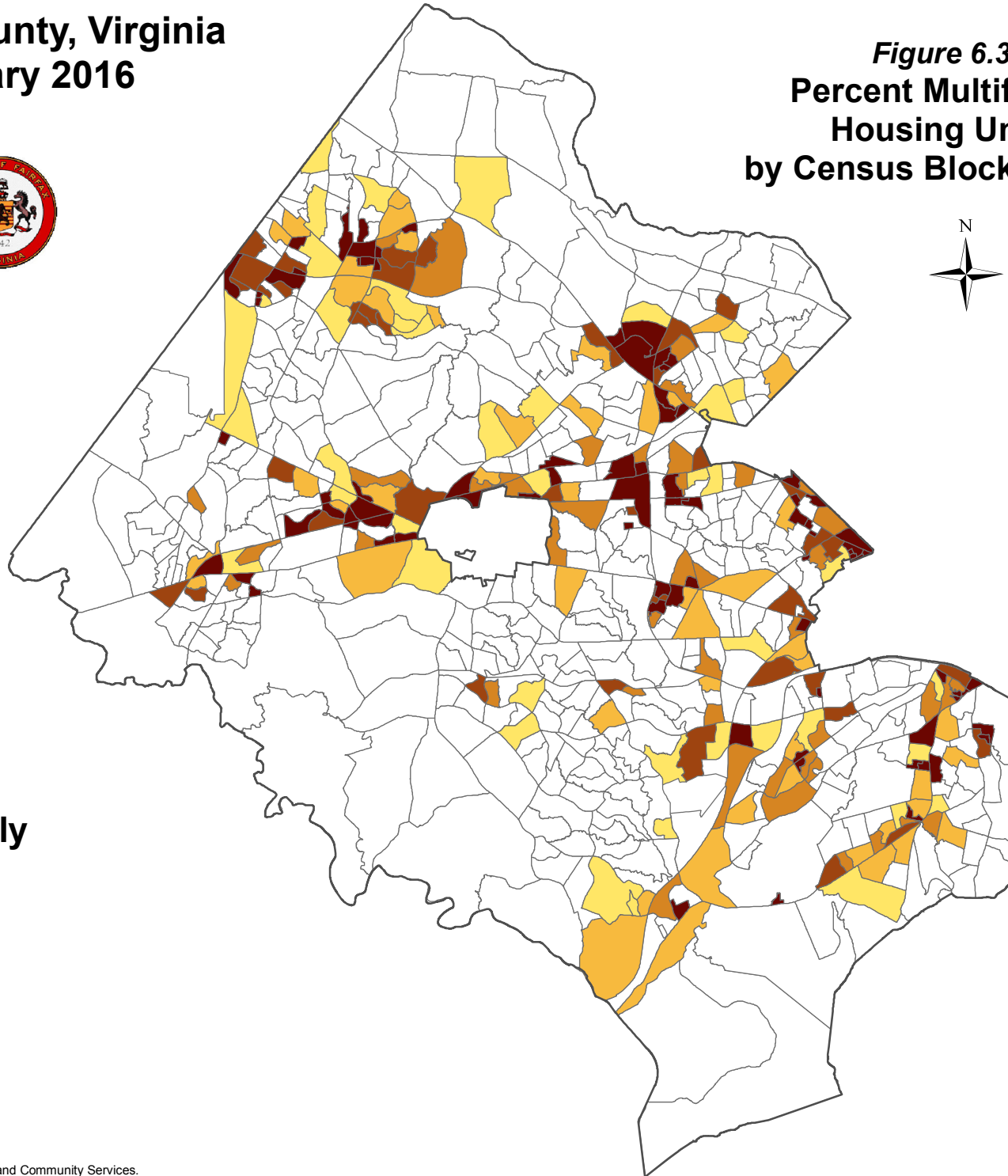
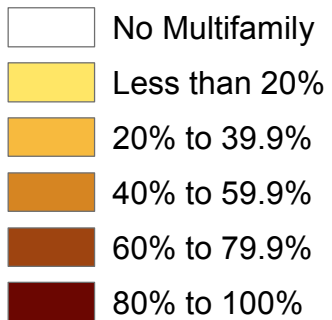
Fairfax County, Virginia January 2016



Figure 6.3
Percent Multifamily
Housing Units
by Census Block Groups



Percent Multifamily

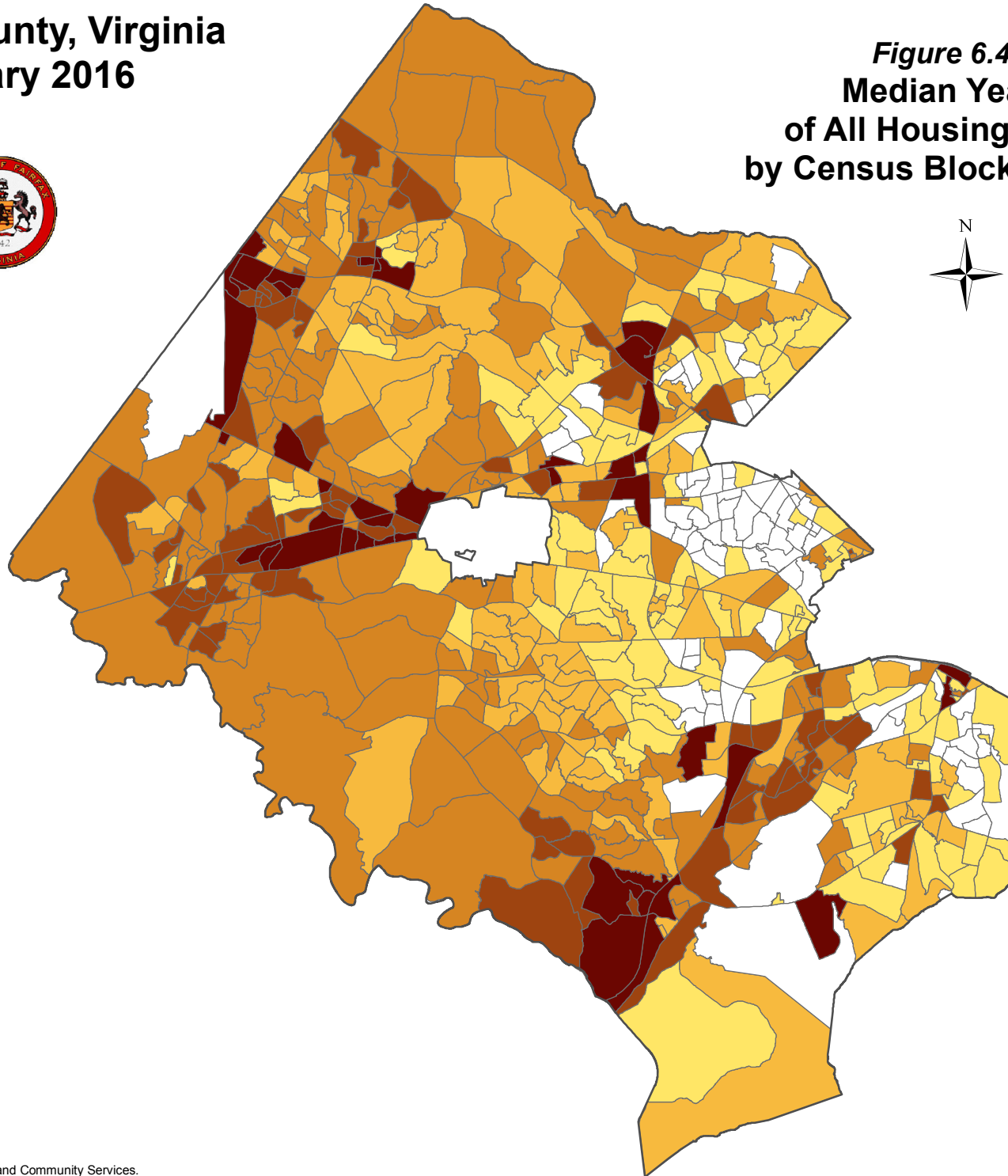


Note: City of Fairfax is not included.
Source: Fairfax County Department of Neighborhood and Community Services.







Fairfax County, Virginia January 2016



Figure 6.4
Median Year
of All Housing Units
by Census Block Groups



Median Year Built

-  1959 or Older
-  1960 - 1969
-  1970 - 1979
-  1980 - 1989
-  1990 - 1999
-  2000 or Newer

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 2016

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,372	366	9,504	304	8,460	490		152	41,648
Dranesville 1/	29,378	66	6,139	222	6,792	725	506		43,828
Hunter Mill 2/	21,654	38	11,155	1,742	12,810	1,302	2,251		50,952
Lee	16,515	584	11,983	1,649	11,784	1,794		791	45,100
Mason	17,842	33	5,556	960	10,934	1,613	5,840		42,778
Mount Vernon	23,138	1,144	9,471	1,367	8,967	360	3,940	325	48,712
Providence	15,635		10,549	1,113	18,543	3,303	5,991		55,134
Springfield 3/	25,746	80	9,196	1,463	6,068	150			42,703
Sully	21,235		14,188	1,482	5,424	72		490	42,891
Fairfax County	193,515	2,311	87,741	10,302	89,782	9,809	18,528	1,758	413,746

Table 6.2
Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2016

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	88					88
Town of Herndon	3,010	62	2,311	7	2,501	7,891
Town of Vienna	4,613		429	53	521	5,616
Towns Total	7,711	62	2,740	60	3,022	13,595

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,148	14	3,348	255	5,228	545	471		26,009
Baileys	5,238	13	835	293	4,776	1,223	5,369		17,747
Bull Run	18,038	70	14,667	2,181	8,855	150		490	44,451
Fairfax	9,209		5,189	701	11,786	453		152	27,490
Jefferson	8,689	4	2,744	289	7,200	2,556	1,817		23,299
Lincolnia	1,637	2	2,071	412	2,776	144			7,042
Lower Potomac	5,833	8	3,019	853	2,632				12,345
McLean	17,677	4	2,213	536	4,520	1,210	4,126		30,286
Mount Vernon	15,581	1,650	3,415	1,860	11,437	650	3,940	1,116	39,649
Pohick 1/	30,243	414	14,255	428	1,364				46,704
Rose Hill	9,062	24	6,865	172	4,581				20,704
Springfield	8,772	8	6,744	291	2,911	1,504			20,230
Upper Potomac 2/	32,749	84	16,723	1,511	18,213	1,100	2,251		72,631
Vienna 3/	14,639	16	5,653	520	3,503	274	554		25,159
Fairfax County	193,515	2,311	87,741	10,302	89,782	9,809	18,528	1,758	413,746

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016

Human Services Region	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Region 1	40,057	1,730	21,847	3,016	20,751	2,154	3,940	1,116	94,611
Region 2	40,737	35	12,839	1,798	23,023	5,386	8,211		92,029
Region 3 1/	59,164	102	23,052	2,387	30,205	2,119	6,377		123,406
Region 4 2/	53,557	444	30,003	3,101	15,803	150		642	103,700
Fairfax County	193,515	2,311	87,741	10,302	89,782	9,809	18,528	1,758	413,746

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,261		5,743		2,086				14,090
20121	1,761		5,213	826	2,432				10,232
20124	4,063		618		248				4,929
20151	4,323		812	580	566			490	6,771
20152	1								1
20164	1								1
20170	7,052	62	3,379	21	3,267				13,781
20171	8,212		3,355	192	5,960	72			17,791
20190	545		2,232	150	4,510	893	1,877		10,207
20191	3,694	22	4,213	647	2,694	135	374		11,779
20194	1,899		2,061	501	1,396				5,857
22003	10,695	14	2,686	255	5,012	545	471		19,678
22015	7,530	364	5,562	329	1,020				14,805
22027	622		102						724
22030	4,404	8	2,419	404	6,054	191		152	13,632
22031	3,057		2,983	353	3,553	1,480	881		12,307
22032	7,341	2	2,000		270				9,613
22033	4,655	62	4,201	775	6,152	150			15,995
22039	6,085								6,085
22041	2,045	10	587	293	2,884	449	4,418		10,686
22042	6,707	4	1,324	181	3,490	270			11,976
22043	4,265		1,656	188	1,839	340	1,231		9,519
22044	1,609	3	218		1,502	310	951		4,593
22046	1,410	2			664				2,076
22060	2,304		108		565				2,977
22066	5,685				88				5,773

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2016

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22079	4,787	8	3,930	853	2,067				11,645
22101	9,167		1,043	13	162	385	506		11,276
22102	3,382	2	568	335	4,109	485	3,620		12,501
22124	4,163		1,317	128	1,017				6,625
22150	4,955		1,218		1,800	1,504			9,477
22151	4,749		653		460				5,862
22152	4,852		4,082	259	1,154				10,347
22153	6,360	56	4,300		100				10,816
22180	6,052		979	169	1,541	1,068	259		10,068
22181	3,266		1,165	275	793				5,499
22182	6,845	16	1,464		850	274			9,449
22203					100	50			150
22204	14								14
22206	2								2
22207	48								48
22213	1								1
22302	22		30		184	414			650
22303	1,114	1,121	489		1,645	360	3,430	90	8,249
22304			148						148
22306	3,596	6	1,820	265	5,557	290		906	12,440
22307	2,387	522	225		1,074		510		4,718
22308	4,829	1							4,830
22309	5,185		1,696	1,595	3,161			120	11,757
22310	5,645	2	2,868	172	2,291				10,978
22311	506				106				612
22312	2,877	2	2,241	412	2,868	144			8,544

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2016

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22315	2,485	22	6,033	131	2,491				11,162
Fairfax County	193,515	2,311	87,741	10,302	89,782	9,809	18,528	1,758	413,746

Sources: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,585		2,413	116	2,315				11,429
A2	86		1,103		3,133				4,322
A3	197		799	14	686				1,696
B1	1,006	12	368		762				2,148
B2	4,363		1,492	272	2,268		1,040		9,435
B3	832								832
B5	3,010	62	2,311	7	2,501				7,891
C1	1,091								1,091
C2	1,253								1,253
D1	3,042	2			88				3,132
D2	2,683		3,041	379	3,762	893	987		11,745
D3	18,792	26	4,911	703	3,067	409	1,793		29,701
E1	2,327		493	332	4,109	485	2,051		9,797
E2	648								648
F	1,891		508	13	162		506		3,080
G1	7,969		2,127	100	1,942	409	1,231		13,778
G2	1,044					316			1,360
G3	721		35						756
G4	347								347
H1	1,177	2	465		2,333	823	1,324		6,124
H2					256		3,278		3,534
H3	245			88					333
I1	13,985	17	2,402	582	7,871	1,738	1,026		27,621
I2	1,224		35						1,259
I3	10,183	16	5,536	839	4,644	390	219		21,827
I4	79								79
I5	276		35		8				319
I6	2								2
J1	3,916	1,121	779		1,894	360	1,435		9,505

(Continued)

Table 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2016

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
J2	838		148		763		1,995	90	3,834
J3	1,205	125	155		506	290			2,281
J4	660	2	20		929		510		2,121
K	8,569	402	1,652	1,196	5,233			906	17,958
L	7,399	22	6,001	664	5,803			120	20,009
M0	849		184		740			152	1,925
M1	935		1,614	128	2,455				5,132
M2	11,594	2	5,592	636	8,817	1,779	1,133		29,553
M3	6,168		303						6,471
M4	4,987		1,785		1,163				7,935
M5	1,474	8	1,388	160	88	1,504			4,622
M6	1,788		4,108	131	1,274				7,301
M7	15				108				123
M8	2,089		108		457				2,654
M9	430		2,222	72	5,386	191			8,301
N1	21,097	368	14,710	1,281	3,111				40,567
N2	4,286	46	1,879						6,211
O1	495	2							497
P	60								60
P1	427	6	196		195				824
P2	180								180
P3	1,162								1,162
P4	76								76
P5	150		32		125				307
Q1	2,566								2,566
R1	2,852								2,852
R2	243		46						289
R3	88								88
R4	315								315

(Continued)

Table 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2016

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
S1	4,804	8	4,802		1,664				11,278
S2	388								388
T1	1,087		85	76	206	72		490	2,016
T2	4,922		2,345	580	790				8,637
T3	3,705		2,158						5,863
T4	2,550	62	2,707	1,107	4,800	150			11,376
T5	2,892		3,571	810	2,956				10,229
T6	134								134
T7	1,062		1,077	16	412				2,567
Fairfax County	193,515	2,311	87,741	10,302	89,782	9,809	18,528	1,758	413,746

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,037		74		102			90	1,303
4152	347	2	151		929		510		1,939
4153	805	520	24		145				1,494
4154.01	315		156		1,555			115	2,141
4154.02	844		228		60				1,132
4155	1,529		400		451				2,380
4156	1,064	1							1,065
4157	1,371								1,371
4158	1,724								1,724
4159	1,208								1,208
4160	1,065		203	149	492			120	2,029
4161	1,461				45				1,506
4162 /1	1,519								1,519
4163	810	2							812
4201	1,013		155						1,168
4202.01	603		697						1,300
4202.02	6		42	172	846				1,066
4202.03	636		337						973
4203	1,604		560						2,164
4204	7	272	133		434	360	1,222		2,428
4205.01		1					1,005		1,006
4205.02	5	251	104		42		634		1,036
4205.03	248	43	84		749		569		1,693
4206	416	554	141		862				1,973
4207	1,405		44						1,449
4208	1,133		71						1,204
4210.01	205		810						1,015

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2016

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4210.02	569		443		1,073				2,085
4211.01	234		1,599	131	201				2,165
4211.02	257		726		546				1,529
4211.03	879		909		244				2,032
4212	689								689
4213	957		503						1,460
4214	490	6	94	138	1,972	290			2,990
4215	281		237	127	975			791	2,411
4216	173		135	931	736				1,975
4217.01	224		391	150	657				1,422
4217.02	865		400						1,265
4218	196		567	365	1,231				2,359
4219 /1	631				108				739
4220	461		499		457				1,417
4221.01	662		653	112	1,107				2,534
4221.02	432		1,128	280	265				2,105
4222.01	809		182		125				1,116
4222.02	578	6	557	461	570				2,172
4223.01	204		587		555				1,346
4223.02	451	24	825		1,208				2,508
4224.01	9		358		758				1,125
4224.02	96		1,588		424				2,108
4224.03	690		317						1,007
4301.01	1,531								1,531
4301.02	384		652						1,036
4302.01	809		616						1,425
4302.02	1,090	2	536						1,628

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2016

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	1,995		326						2,321
4305	571								571
4306	1,319		106		386				1,811
4307	927								927
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	439		731		244				1,414
4309.02	605		484						1,089
4310.01	769		662	143					1,574
4310.02	2		750						752
4313	1,113		302						1,415
4314	893		470	99					1,462
4315	1,092	8	676	160	88				2,024
4316	1,127		514		341	1,504			3,486
4318.01	109	52	1,280						1,441
4318.02	757		282						1,039
4319	1,053								1,053
4320	502		625						1,127
4321	506	128	181	186	448				1,449
4322.01			491		360				851
4322.02	569	184	748		112				1,613
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	1,171	2	393						1,566

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2016

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4327.01	797		293						1,090
4327.02	244		1,153		100				1,497
4328	290		482						772
4401	1,754		150	161	442	262			2,769
4402.01			247	56	580	1,052			1,935
4402.02	533		579	8	1,088				2,208
4403	957								957
4405.01	1,624		33						1,657
4405.02	521		88						609
4406	770		9		12			152	943
4407.01	979								979
4407.02	1,669		137						1,806
4408	1,952				270				2,222
4501	649		289	117	1,204				2,259
4502	796		512		25				1,333
4503	1,037		99		393				1,529
4504	853	2	94						949
4505	885								885
4506.01	1,369		35						1,404
4506.02	523	2	81		1,250				1,856
4507.01	532		445						977
4507.02	330	2			887		252		1,471
4508	1,000		20		184				1,204
4509	605								605
4510	898								898
4511	828								828
4512	642								642

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2016

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	375		97	81	561	310	824		2,248
4515.02	303		259		731	463	373		2,129
4516.01	249		36		1,296				1,581
4516.02	317					400	419		1,136
4518	1,081		48						1,129
4519	504	2	1,103	210	577				2,396
4520	545		326			246			1,117
4521.01	932	2	504	255					1,693
4521.02	493	2	332		40		219		1,086
4522	935	6	336		881				2,158
4523.01			127		1,049	299			1,475
4523.02	15		318		1,365				1,698
4524	1,640		327		412				2,379
4525.01	1,056	2	160		140				1,358
4525.02	291		281		1,023				1,595
4526	491		677	202	1,176	144			2,690
4527	297	10	236	212	801		348		1,904
4528.01	397				346		1,786		2,529
4528.02							1,492		1,492
4601	1,460		8						1,468
4602	1,337								1,337
4603	964								964
4604	934	16	417		371	274			2,012
4605.01	809		70						879
4605.02	1,241		1,071		479				2,791

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2016

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4606	1,350								1,350
4607.01	857				300				1,157
4607.02	1,332		227						1,559
4608	910		15	53	185				1,163
4609	787		84						871
4610	727		103		36				866
4611	1,812		132	275	375				2,594
4612.01	1,502		39						1,541
4612.02	162		960	72	1,686	191			3,071
4615	966		1,084		493				2,543
4616.01	581		1,182	192	1,068				3,023
4616.02			221	116	1,456	1,504	586		3,883
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	233		247		929				1,409
4619.02	2				592				594
4701	938		35						973
4703	1,169								1,169
4704	1,509		227						1,736
4705	1,351		358				506		2,215
4706	833		168	13	162				1,176
4707	1,821		7			69			1,897
4708	847		238						1,085
4709	1,900	2	565		97	316			2,880
4710	492		22	188	152				854
4711	2,094		17			340			2,451

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2016

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	109		290	200	1,547				2,146
4713.01			420		1,214				1,634
4713.03	337		168				1,231		1,736
4713.04	603		55						658
4714.01	749				639				1,388
4714.02	283		523		439				1,245
4801	1,527								1,527
4802.01	1,562				84				1,646
4802.02			201		1,645	485	1,525		3,856
4802.03				3			1,569		1,572
4803	2,404	2							2,406
4804.01	1,442				88				1,530
4804.02	1,999								1,999
4805.01	1,109								1,109
4805.02	1,874				80				1,954
4805.03	896		256						1,152
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	647		826		108				1,581
4808.02	697		234		450				1,381
4809.01	1,036	2	612		305				1,955
4809.02	359	2	447	7	630				1,445
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01					1,169				1,169
4811.02	82		407		1,003				1,492

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2016

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	1,737		17						1,754
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	1,151								1,151
4817.01	2,039								2,039
4817.02	384		527		1,072				1,983
4819	894		326		923	157			2,300
4820.01	1,052		723						1,775
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	688	777		2,782
4822.03			326	104	1,358		1,040		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		1,153	76	2,550	72			4,064
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,667								1,667
4826.01	1,491		694		206				2,391

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2016

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4826.02	1,523		789		92				2,404
4901.01	1,018		444		430				1,892
4901.03	1,055		339					490	1,884
4905.01	254		322		748				1,324
4905.02	1,860		119		198				2,177
4910	611								611
4911.01	1,176								1,176
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	940		782		412				2,134
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	576		1,252		564				2,392
4915.02	2,097		38						2,135
4916.01	447		197	580	360				1,584
4916.02	1,131		455						1,586
4917.01	40		491	266	986	150			1,933
4917.02			971	72	2,309				3,352
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 2016

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4917.05	694	8	246						948
4918.01			389		696				1,085
4918.02	511	62	152	437					1,162
4918.03	1,430		197		997				2,624
4920	2,180								2,180
4921	2,215								2,215
4922.01	1,024								1,024
4922.02	2,089		123						2,212
4922.03	1,277								1,277
4923	631	46	421						1,098
4924	427		1,373						1,800
4925	1,414								1,414
9801									
9802									
9803									
Fairfax County	193,515	2,311	87,741	10,302	89,782	9,809	18,528	1,758	413,746

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016**

Year Built	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	13,569	32.7	11,440	26.1	7,865	15.4	15,522	35.0	25,077	58.7	18,590	38.4	15,992	29.0	4,990	11.7	2,086	4.9	115,131	28.0
1970 to 1979	12,249	29.5	10,341	23.6	14,993	29.4	6,247	14.1	7,281	17.0	7,757	16.0	11,334	20.6	9,385	22.0	3,522	8.3	83,109	20.2
1980 to 1989	8,572	20.7	7,577	17.3	10,656	20.9	8,248	18.6	5,875	13.7	9,273	19.2	9,732	17.7	15,851	37.1	18,844	44.5	94,628	23.0
1990 to 1999	2,096	5.1	5,345	12.2	9,380	18.4	8,765	19.8	1,716	4.0	3,982	8.2	5,922	10.7	8,113	19.0	11,812	27.9	57,131	13.9
2000 to 2009	3,978	9.6	7,322	16.7	6,199	12.2	4,627	10.4	1,932	4.5	7,225	14.9	6,383	11.6	3,824	9.0	5,490	13.0	46,980	11.4
2010 to 2016	1,019	2.5	1,764	4.0	1,844	3.6	884	2.0	869	2.0	1,537	3.2	5,756	10.4	507	1.2	632	1.5	14,812	3.6
Total Units	41,483	100.0	43,789	100.0	50,937	100.0	44,293	100.0	42,750	100.0	48,364	100.0	55,119	100.0	42,670	100.0	42,386	100.0	411,791	100.0

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2016**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	53	61.6	814	10.3	3,732	66.5	4,599	33.8
1970 to 1979	1	1.2	3,259	41.3	591	10.5	3,851	28.3
1980 to 1989	5	5.8	1,530	19.4	287	5.1	1,822	13.4
1990 to 1999	6	7.0	1,480	18.8	266	4.7	1,752	12.9
2000 to 2009	19	22.1	690	8.7	305	5.4	1,014	7.5
2010 to 2016	2	2.3	118	1.5	432	7.7	552	4.1
Total Units	86	100.0	7,891	100.0	5,613	100.0	13,590	100.0

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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

1/ Includes the Town of 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 2016**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean		Mount Vernon		Pohick 1/	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	16,137	62.1	10,243	57.7	3,211	7.3	5,412	19.8	12,752	54.7	3,641	51.8	1,978	16.0	11,330	37.4	21,685	56.3	3,284	7.0
1970 to 1979	6,769	26.0	3,268	18.4	3,064	7.0	5,012	18.3	2,527	10.8	225	3.2	1,281	10.4	5,583	18.4	7,171	18.6	18,168	38.9
1980 to 1989	1,335	5.1	2,656	15.0	17,314	39.4	6,589	24.1	2,417	10.4	1,626	23.1	1,840	14.9	4,564	15.1	4,158	10.8	18,963	40.6
1990 to 1999	906	3.5	629	3.5	14,173	32.3	3,454	12.6	765	3.3	389	5.5	1,883	15.3	3,038	10.0	1,541	4.0	4,355	9.3
2000 to 2009	581	2.2	459	2.6	5,770	13.1	5,482	20.1	1,951	8.4	967	13.7	4,775	38.7	2,846	9.4	2,529	6.6	1,630	3.5
2010 to 2016	270	1.0	483	2.7	411	0.9	1,378	5.0	2,882	12.4	187	2.7	579	4.7	2,906	9.6	1,436	3.7	270	0.6
Total Units	25,998	100.0	17,738	100.0	43,943	100.0	27,327	100.0	23,294	100.0	7,035	100.0	12,336	100.0	30,267	100.0	38,520	100.0	46,670	100.0

Year Built	Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	5,366	25.9	8,343	41.3	4,150	5.7	7,599	30.2	115,131	28.0
1970 to 1979	1,808	8.7	2,363	11.7	19,765	27.2	6,105	24.3	83,109	20.2
1980 to 1989	6,209	30.0	3,521	17.4	20,025	27.6	3,411	13.6	94,628	23.0
1990 to 1999	5,429	26.2	3,244	16.0	13,731	18.9	3,594	14.3	57,131	13.9
2000 to 2009	1,684	8.1	2,607	12.9	12,396	17.1	3,303	13.1	46,980	11.4
2010 to 2016	197	1.0	147	0.7	2,533	3.5	1,133	4.5	14,812	3.6
Total Units	20,693	100.0	20,225	100.0	72,600	100.0	25,145	100.0	411,791	100.0

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

HOUSING UNIT FORECASTS

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

For detailed methodology, please refer to Appendix A.

TABLE 7.1

**Forecast Housing Unit Change
by Supervisor District
Fairfax County, 2016 through 2045**

Supervisor District	Difference 2016 to 2045	Percent of Total Change
Braddock	2,139	1.6%
Dranesville	10,508	7.9%
Hunter Mill	36,856	27.6%
Lee	10,888	8.1%
Mason	9,580	7.2%
Mount Vernon	10,216	7.6%
Providence	43,483	32.5%
Springfield	3,135	2.3%
Sully	6,807	5.1%
Fairfax County	133,614	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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

TABLE 7.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2016 through 2045**

Planning District	Difference 2016 to 2045	Percent of Total Change
Annandale	2,655	2.0%
Baileys	6,861	5.1%
Bull Run	6,065	4.5%
Fairfax	3,098	2.3%
Jefferson	6,914	5.2%
Lincolnia	469	0.4%
Lower Potomac	3,371	2.5%
McLean	32,408	24.3%
Mount Vernon	10,310	7.7%
Pohick	1,607	1.2%
Rose Hill	2,181	1.6%
Springfield	4,876	3.6%
Upper Potomac	35,090	26.3%
Vienna	17,708	13.3%
Fairfax County	133,614	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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

Table 7.3

**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2016**

Supervisor District	2016	2020	2025	2030	2035	2040	2045
Braddock	41,648	42,015	42,266	42,655	43,036	43,397	43,787
Dranesville 1/	43,828	44,306	45,917	48,133	50,231	52,274	54,336
Hunter Mill 2/	50,952	52,370	57,457	65,396	73,060	80,427	87,808
Lee	45,100	45,470	47,153	49,510	51,693	53,827	55,988
Mason	42,778	43,047	44,420	46,511	48,501	50,421	52,358
Mount Vernon	48,712	49,423	51,176	53,223	55,140	56,990	58,928
Providence	55,134	65,153	76,611	82,527	88,046	93,311	98,617
Springfield 3/	42,703	42,767	43,181	43,862	44,545	45,176	45,838
Sully	42,891	43,798	44,954	46,217	47,386	48,531	49,698
Fairfax County	413,746	428,350	453,134	478,035	501,636	524,354	547,360

Table 7.4

**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2016**

Town	2016	2020	2025	2030	2035	2040	2045
Town of Clifton	88	88	88	88	88	88	88
Town of Herndon	7,891	7,976	8,265	8,588	8,903	9,205	9,508
Town of Vienna	5,616	5,678	5,678	5,678	5,678	5,678	5,678
Towns Total	13,595	13,742	14,032	14,354	14,669	14,971	15,274

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 7.5

**Historical, Estimated and Forecasted Housing Units by Planning District
Fairfax County, January 2016**

Planning District	1990	2000	2010	2016	2020	2025	2030	2035	2040	2045
Annandale	24,901	25,614	25,767	26,009	26,174	26,672	27,187	27,686	28,173	28,664
Baileys	16,573	17,367	17,976	17,747	17,823	18,694	20,257	21,742	23,175	24,608
Bull Run	24,559	38,745	44,307	44,451	44,671	45,774	47,010	48,180	49,331	50,516
Fairfax	17,181	20,992	25,647	27,490	27,839	28,443	29,014	29,536	30,058	30,588
Jefferson	17,365	18,862	20,409	23,299	27,060	27,636	28,364	29,011	29,608	30,213
Lincolnia	5,464	5,908	6,800	7,042	7,048	7,105	7,214	7,311	7,406	7,511
Lower Potomac	3,936	5,898	9,609	12,345	12,827	13,406	14,037	14,614	15,155	15,716
McLean	23,601	26,269	28,213	30,286	35,916	46,152	50,531	54,673	58,683	62,694
Mount Vernon	35,338	37,000	37,425	39,649	39,980	41,776	43,923	45,948	47,939	49,959
Pohick 1/	41,032	45,153	46,667	46,704	46,833	47,050	47,358	47,684	47,957	48,311
Rose Hill	13,524	19,102	20,401	20,704	20,881	21,211	21,688	22,087	22,490	22,885
Springfield	14,590	17,151	18,803	20,230	20,283	20,954	22,046	23,084	24,081	25,106
Upper Potomac 2/	44,898	58,989	69,977	72,631	74,707	79,438	86,872	94,014	100,841	107,721
Vienna 3/	19,502	21,910	24,385	25,159	26,309	28,821	32,532	36,066	39,457	42,867
Fairfax County	302,464	358,960	396,386	413,746	428,350	453,134	478,035	501,636	524,354	547,360

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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 2016

Human Services Region	2016	2020	2025	2030	2035	2040	2045
Region 1	94,611	95,683	99,100	103,480	107,562	111,526	115,605
Region 2	92,029	96,507	99,049	102,647	105,992	109,190	112,419
Region 3 1/	123,406	131,692	148,953	163,908	178,204	191,958	205,777
Region 4 2/	103,700	104,468	106,032	107,999	109,879	111,682	113,558
Fairfax County	413,746	428,350	453,134	478,035	501,636	524,354	547,360

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
20120	14,090	14,104	14,302	14,655	14,983	15,314	15,646
20121	10,232	10,233	10,469	10,915	11,327	11,729	12,148
20124	4,929	4,934	4,936	4,938	4,936	4,942	4,958
20151	6,771	6,972	7,550	7,882	8,204	8,513	8,828
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,781	13,876	14,311	14,908	15,490	16,020	16,586
20171	17,791	18,641	19,479	20,810	22,070	23,276	24,485
20190	10,207	10,992	12,703	15,597	18,396	21,078	23,768
20191	11,779	11,915	13,356	15,514	17,598	19,602	21,611
20194	5,857	5,857	5,915	6,016	6,114	6,210	6,305
20196			39	107	174	238	302
22003	19,678	19,841	20,332	20,834	21,320	21,794	22,271
22015	14,805	14,821	14,841	14,871	14,897	14,921	14,956
22027	724	732	771	837	899	962	1,024
22030	13,632	13,676	14,111	14,353	14,583	14,805	15,034
22031	12,307	14,338	15,026	15,776	16,418	17,010	17,610
22032	9,613	9,628	9,701	9,807	9,916	10,019	10,133
22033	15,995	16,155	16,490	17,051	17,568	18,078	18,591
22035		271	271	271	271	271	271
22039	6,085	6,101	6,141	6,215	6,299	6,361	6,429
22041	10,686	10,747	11,193	11,999	12,754	13,477	14,205
22042	11,976	12,639	12,751	12,893	13,018	13,130	13,247
22043	9,519	9,604	9,781	10,071	10,350	10,620	10,892
22044	4,593	4,607	5,020	5,755	6,465	7,153	7,839
22046	2,076	2,082	2,100	2,132	2,165	2,197	2,230

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
22060	2,977	3,189	3,289	3,413	3,517	3,611	3,709
22066	5,773	5,810	5,862	5,923	5,976	6,030	6,082
22079	11,645	11,966	12,487	13,018	13,515	13,983	14,479
22101	11,276	11,242	11,576	11,831	12,056	12,307	12,541
22102	12,501	16,842	24,699	27,681	30,512	33,230	35,963
22124	6,625	6,672	6,711	6,757	6,798	6,838	6,877
22150	9,477	9,498	10,087	11,120	12,111	13,062	14,029
22151	5,862	5,864	5,877	5,898	5,920	5,941	5,963
22152	10,347	10,348	10,366	10,403	10,437	10,469	10,504
22153	10,816	10,846	10,900	10,977	11,059	11,128	11,231
22180	10,068	11,823	11,929	12,118	12,300	12,479	12,656
22181	5,499	5,522	5,567	5,658	5,736	5,808	5,892
22182	9,449	11,117	15,103	19,155	23,047	26,785	30,527
22203	150	150	150	151	152	153	153
22204	14	14	14	14	14	15	15
22205			5	13	22	29	37
22206	2	2	2	2	2	2	2
22207	48	51	52	54	56	58	60
22213	1	1	1	1	2	2	2
22302	650	650	651	653	655	656	658
22303	8,249	8,523	9,502	10,314	11,105	11,870	12,637
22304	148	148	148	148	148	148	148
22306	12,440	12,470	12,925	13,592	14,231	14,850	15,472
22307	4,718	4,720	4,769	4,875	4,964	5,052	5,140
22308	4,830	4,852	4,886	4,929	4,970	5,014	5,060
22309	11,757	11,761	12,052	12,593	13,082	13,580	14,099

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2016

ZIP Code	2016	2020	2025	2030	2035	2040	2045
22310	10,978	11,011	11,185	11,454	11,721	11,968	12,214
22311	612	613	616	622	627	632	638
22312	8,544	8,549	8,604	8,711	8,806	8,898	9,001
22315	11,162	11,329	11,528	11,745	11,877	12,035	12,199
Fairfax County	413,746	428,350	453,134	478,035	501,636	524,354	547,360

Sources: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4151	1,303	1,303	1,402	1,578	1,750	1,916	2,083
4152	1,939	1,939	1,954	2,000	2,031	2,062	2,093
4153	1,494	1,497	1,508	1,526	1,542	1,560	1,578
4154.01	2,141	2,141	2,148	2,161	2,174	2,187	2,199
4154.02	1,132	1,139	1,172	1,226	1,274	1,323	1,372
4155	2,380	2,398	2,491	2,507	2,524	2,540	2,556
4156	1,065	1,071	1,099	1,133	1,165	1,198	1,233
4157	1,371	1,375	1,376	1,378	1,380	1,382	1,385
4158	1,724	1,734	1,738	1,743	1,749	1,754	1,760
4159	1,208	1,208	1,212	1,219	1,227	1,234	1,242
4160	2,029	2,029	2,082	2,181	2,272	2,364	2,458
4161	1,506	1,510	1,535	1,578	1,621	1,666	1,712
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	812	825	834	845	856	866	876
4201	1,168	1,169	1,181	1,190	1,195	1,200	1,205
4202.01	1,300	1,305	1,318	1,335	1,356	1,371	1,387
4202.02	1,066	1,066	1,071	1,080	1,089	1,098	1,107
4202.03	973	973	1,037	1,153	1,265	1,373	1,481
4203	2,164	2,166	2,202	2,263	2,327	2,385	2,444
4204	2,428	2,437	2,545	2,717	2,879	3,034	3,194
4205.01	1,006	1,006	1,046	1,117	1,187	1,258	1,328
4205.02	1,036	1,078	1,198	1,262	1,324	1,383	1,444
4205.03	1,693	1,773	2,092	2,366	2,634	2,892	3,150
4206	1,973	2,117	2,449	2,577	2,700	2,822	2,941
4207	1,449	1,451	1,457	1,464	1,472	1,479	1,487
4208	1,204	1,204	1,226	1,260	1,293	1,326	1,353
4210.01	1,015	1,029	1,036	1,046	1,057	1,067	1,077
4210.02	2,085	2,096	2,437	3,041	3,620	4,175	4,742

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4211.01	2,165	2,174	2,213	2,216	2,212	2,209	2,218
4211.02	1,529	1,529	1,529	1,546	1,548	1,558	1,568
4211.03	2,032	2,184	2,372	2,548	2,701	2,845	2,988
4212	689	689	689	689	689	689	689
4213	1,460	1,460	1,460	1,461	1,462	1,462	1,463
4214	2,990	2,996	3,249	3,704	4,143	4,568	4,996
4215	2,411	2,411	2,452	2,529	2,603	2,674	2,743
4216	1,975	1,975	2,047	2,188	2,306	2,430	2,563
4217.01	1,422	1,422	1,430	1,445	1,460	1,474	1,488
4217.02	1,265	1,265	1,266	1,267	1,268	1,270	1,271
4218	2,359	2,359	2,487	2,722	2,936	3,149	3,372
4219	739	951	1,022	1,096	1,152	1,199	1,247
4220	1,417	1,454	1,516	1,628	1,733	1,832	1,933
4221.01	2,534	2,534	2,561	2,610	2,658	2,701	2,746
4221.02	2,105	2,126	2,250	2,419	2,595	2,758	2,925
4222.01	1,116	1,307	1,528	1,610	1,677	1,736	1,800
4222.02	2,172	2,180	2,244	2,379	2,494	2,613	2,739
4223.01	1,346	1,346	1,368	1,420	1,460	1,504	1,548
4223.02	2,508	2,518	2,549	2,598	2,639	2,681	2,723
4224.01	1,125	1,126	1,098	1,051	1,003	958	913
4224.02	2,108	2,108	2,079	2,042	1,994	1,954	1,916
4224.03	1,007	1,020	1,052	1,099	1,139	1,181	1,220
4301.01	1,531	1,543	1,552	1,563	1,571	1,582	1,592
4301.02	1,036	1,036	1,041	1,050	1,057	1,065	1,073
4302.01	1,425	1,425	1,437	1,454	1,474	1,490	1,511
4302.02	1,628	1,640	1,662	1,687	1,717	1,740	1,770
4302.03	902	902	909	921	933	944	957
4304	2,321	2,323	2,323	2,323	2,323	2,324	2,324

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4305	571	571	571	572	572	572	573
4306	1,811	1,811	1,903	2,067	2,227	2,381	2,535
4307	927	928	938	956	972	989	1,005
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	1,414	1,414	1,427	1,454	1,478	1,502	1,526
4309.02	1,089	1,090	1,092	1,096	1,099	1,103	1,108
4310.01	1,574	1,574	1,583	1,601	1,615	1,630	1,649
4310.02	752	752	752	753	753	754	754
4313	1,415	1,416	1,418	1,420	1,423	1,426	1,428
4314	1,462	1,462	1,462	1,465	1,468	1,469	1,472
4315	2,024	2,024	2,026	2,031	2,036	2,041	2,045
4316	3,486	3,494	3,627	3,866	4,097	4,318	4,542
4318.01	1,441	1,442	1,450	1,464	1,478	1,491	1,504
4318.02	1,039	1,040	1,032	1,014	998	980	969
4319	1,053	1,056	1,058	1,060	1,061	1,062	1,063
4320	1,127	1,127	1,127	1,127	1,127	1,127	1,127
4321	1,449	1,449	1,449	1,449	1,449	1,449	1,449
4322.01	851	851	851	851	851	851	851
4322.02	1,613	1,613	1,620	1,632	1,644	1,656	1,667
4323	1,734	1,744	1,749	1,756	1,762	1,767	1,773
4324.01	1,179	1,179	1,179	1,180	1,180	1,181	1,182
4324.02	1,658	1,658	1,660	1,664	1,668	1,672	1,676
4325	1,884	1,884	1,886	1,891	1,895	1,899	1,904
4326	1,566	1,580	1,587	1,596	1,604	1,612	1,620
4327.01	1,090	1,095	1,098	1,100	1,102	1,104	1,105
4327.02	1,497	1,505	1,510	1,517	1,524	1,531	1,537
4328	772	772	776	790	796	805	815

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4401	2,769	2,770	2,790	2,812	2,828	2,845	2,864
4402.01	1,935	3,295	3,515	3,679	3,794	3,886	3,982
4402.02	2,208	2,209	2,215	2,224	2,234	2,245	2,256
4403	957	957	959	962	966	971	975
4405.01	1,657	1,657	1,667	1,685	1,703	1,720	1,737
4405.02	609	638	648	656	664	672	680
4406	943	943	945	947	950	952	954
4407.01	979	979	980	981	982	983	984
4407.02	1,806	1,806	1,807	1,809	1,811	1,814	1,816
4408	2,222	2,227	2,236	2,252	2,269	2,287	2,305
4501	2,259	2,259	2,261	2,266	2,270	2,274	2,278
4502	1,333	1,333	1,336	1,340	1,345	1,350	1,355
4503	1,529	2,160	2,215	2,257	2,281	2,299	2,317
4504	949	950	955	964	973	982	991
4505	885	887	887	887	887	887	887
4506.01	1,404	1,407	1,409	1,415	1,421	1,425	1,431
4506.02	1,856	1,882	1,883	1,883	1,885	1,886	1,887
4507.01	977	978	981	984	988	993	998
4507.02	1,471	1,565	1,792	1,863	1,932	2,000	2,068
4508	1,204	1,205	1,290	1,442	1,589	1,731	1,874
4509	605	606	606	607	608	609	610
4510	898	898	899	900	901	902	904
4511	828	830	831	832	834	836	838
4512	642	649	653	658	662	667	671
4513	917	923	1,005	1,149	1,290	1,426	1,562
4514	1,212	1,212	1,387	1,698	2,000	2,291	2,583
4515.01	2,248	2,249	2,415	2,711	2,994	3,272	3,546
4515.02	2,129	2,129	2,356	2,759	3,152	3,529	3,908

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4516.01	1,581	1,581	1,683	1,866	2,043	2,213	2,384
4516.02	1,136	1,137	1,141	1,148	1,155	1,162	1,169
4518	1,129	1,129	1,131	1,135	1,139	1,143	1,147
4519	2,396	2,397	2,445	2,528	2,610	2,689	2,770
4520	1,117	1,124	1,188	1,300	1,410	1,515	1,622
4521.01	1,693	1,708	1,714	1,722	1,730	1,738	1,746
4521.02	1,086	1,126	1,152	1,163	1,170	1,175	1,181
4522	2,158	2,158	2,167	2,185	2,201	2,217	2,233
4523.01	1,475	1,475	1,485	1,505	1,523	1,542	1,563
4523.02	1,698	1,698	1,740	1,814	1,886	1,955	2,024
4524	2,379	2,379	2,384	2,393	2,402	2,411	2,420
4525.01	1,358	1,360	1,368	1,382	1,395	1,409	1,422
4525.02	1,595	1,597	1,599	1,603	1,607	1,611	1,615
4526	2,690	2,691	2,697	2,718	2,729	2,740	2,761
4527	1,904	1,962	2,037	2,157	2,269	2,375	2,482
4528.01	2,529	2,530	2,564	2,636	2,695	2,752	2,809
4528.02	1,492	1,492	1,492	1,508	1,508	1,508	1,508
4601	1,468	1,489	1,503	1,524	1,543	1,562	1,581
4602	1,337	1,345	1,347	1,349	1,350	1,351	1,352
4603	964	966	1,011	1,083	1,145	1,217	1,279
4604	2,012	2,387	3,992	6,323	8,571	10,733	12,892
4605.01	879	879	1,220	1,832	2,426	2,991	3,566
4605.02	2,791	2,802	2,925	3,142	3,351	3,552	3,759
4606	1,350	1,355	1,376	1,415	1,451	1,487	1,522
4607.01	1,157	1,165	1,165	1,165	1,165	1,165	1,165
4607.02	1,559	1,587	1,587	1,587	1,587	1,587	1,587
4608	1,163	1,172	1,172	1,172	1,172	1,172	1,172
4609	871	878	878	878	878	878	878

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4610	866	876	876	876	876	876	876
4611	2,594	2,600	2,616	2,648	2,675	2,704	2,739
4612.01	1,541	1,546	1,546	1,547	1,548	1,549	1,550
4612.02	3,071	3,090	3,388	3,452	3,511	3,562	3,622
4615	2,543	2,560	2,591	2,656	2,712	2,762	2,818
4616.01	3,023	3,506	3,759	4,075	4,364	4,635	4,910
4616.02	3,883	5,570	5,816	6,252	6,677	7,086	7,496
4617	2,444	2,627	2,702	2,732	2,746	2,754	2,762
4618.01	542	542	543	544	545	546	547
4618.02	2,403	2,403	2,421	2,456	2,487	2,519	2,550
4619.01	1,409	1,413	1,420	1,432	1,444	1,456	1,467
4619.02	594	594	599	609	618	627	636
4701	973	989	999	1,028	1,044	1,072	1,089
4703	1,169	1,174	1,208	1,264	1,309	1,365	1,410
4704	1,736	1,752	1,778	1,810	1,845	1,882	1,919
4705	2,215	2,307	2,501	2,581	2,661	2,743	2,826
4706	1,176	1,180	1,200	1,236	1,272	1,310	1,349
4707	1,897	1,917	1,920	1,925	1,930	1,935	1,941
4708	1,085	1,143	1,175	1,185	1,190	1,194	1,199
4709	2,880	2,646	2,666	2,683	2,696	2,709	2,721
4710	854	855	986	1,219	1,445	1,663	1,883
4711	2,451	2,482	2,496	2,511	2,524	2,538	2,552
4712.01	1,568	1,685	2,233	2,790	3,332	3,854	4,376
4712.02	2,146	4,059	6,876	7,447	7,979	8,486	9,000
4713.01	1,634	1,634	1,634	1,634	1,634	1,634	1,634
4713.03	1,736	1,740	1,760	1,793	1,825	1,856	1,887
4713.04	658	700	713	727	737	747	757
4714.01	1,388	1,392	1,394	1,398	1,402	1,406	1,410

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4714.02	1,245	1,246	1,252	1,261	1,271	1,281	1,290
4801	1,527	1,544	1,555	1,572	1,589	1,607	1,624
4802.01	1,646	1,652	1,665	1,685	1,707	1,739	1,774
4802.02	3,856	5,607	9,271	11,122	12,873	14,544	16,218
4802.03	1,572	1,897	2,202	2,589	2,943	3,275	3,609
4803	2,406	3,904	6,303	6,768	7,221	7,664	8,104
4804.01	1,530	1,516	1,544	1,559	1,568	1,576	1,585
4804.02	1,999	2,025	2,036	2,047	2,058	2,069	2,081
4805.01	1,109	1,115	1,121	1,125	1,132	1,135	1,142
4805.02	1,954	1,954	1,954	1,973	1,992	1,992	2,011
4805.03	1,152	1,152	1,153	1,163	1,172	1,174	1,183
4805.04	840	840	841	841	843	844	845
4805.05	1,622	1,622	1,656	1,717	1,776	1,833	1,890
4808.01	1,581	1,603	1,603	1,603	1,603	1,603	1,603
4808.02	1,381	1,381	1,381	1,381	1,381	1,381	1,381
4809.01	1,955	2,018	2,126	2,126	2,126	2,126	2,126
4809.02	1,445	1,445	1,627	1,949	2,264	2,566	2,869
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	1,927	1,927	2,059	2,297	2,526	2,747	2,970
4811.01	1,169	1,169	1,195	1,240	1,285	1,328	1,371
4811.02	1,492	1,492	1,492	1,492	1,492	1,492	1,492
4811.03	1,242	1,242	1,242	1,242	1,242	1,242	1,242
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,698	1,706	1,719	1,733	1,746	1,759
4811.06	1,754	1,761	1,762	1,763	1,763	1,763	1,763
4812.01	392	392	718	1,299	1,865	2,409	2,954
4812.02	2,052	2,052	2,397	3,016	3,616	4,193	4,775
4814	2,734	2,850	3,029	3,237	3,426	3,605	3,783

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4815	820	820	821	821	821	821	821
4816	1,151	1,170	1,175	1,176	1,177	1,177	1,177
4817.01	2,039	2,040	2,043	2,049	2,055	2,062	2,068
4817.02	1,983	2,002	2,025	2,054	2,057	2,082	2,103
4819	2,300	2,306	2,578	2,979	3,370	3,746	4,122
4820.01	1,775	1,780	1,790	1,803	1,814	1,826	1,838
4820.02	1,842	1,842	1,878	1,942	2,004	2,063	2,123
4821	1,532	1,532	1,620	1,778	1,931	2,078	2,226
4822.01	1,009	1,009	1,009	1,009	1,009	1,009	1,009
4822.02	2,782	3,562	4,144	5,113	6,036	6,915	7,798
4822.03	2,828	2,828	3,580	4,918	6,221	7,473	8,729
4823.01	2,268	2,289	2,865	3,596	4,307	4,992	5,678
4823.02	1,820	1,820	1,820	1,820	1,820	1,820	1,820
4823.03	1,703	1,703	1,739	1,803	1,865	1,926	1,985
4824	782	782	906	1,127	1,341	1,548	1,755
4825.01	4,064	4,907	5,675	6,882	8,021	9,110	10,201
4825.02	1,032	1,032	1,032	1,032	1,032	1,033	1,033
4825.03	1,546	1,546	1,553	1,566	1,579	1,591	1,604
4825.04	1,667	1,667	1,670	1,674	1,679	1,684	1,688
4826.01	2,391	2,391	2,392	2,398	2,400	2,402	2,408
4826.02	2,404	2,554	2,612	2,679	2,729	2,776	2,824
4901.01	1,892	1,892	1,917	1,961	2,003	2,044	2,085
4901.03	1,884	2,079	2,470	2,472	2,474	2,476	2,478
4905.01	1,324	1,324	1,352	1,402	1,451	1,499	1,546
4905.02	2,177	2,179	2,189	2,212	2,228	2,251	2,275
4910	611	620	620	620	620	621	621
4911.01	1,176	1,176	1,176	1,176	1,176	1,176	1,176
4911.02	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 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4911.03	2,132	2,132	2,132	2,133	2,133	2,134	2,134
4912.01	2,325	2,329	2,435	2,615	2,784	2,954	3,124
4912.02	840	840	868	917	965	1,011	1,057
4913.01	2,134	2,134	2,150	2,178	2,204	2,230	2,258
4913.02	1,440	1,440	1,480	1,565	1,635	1,709	1,789
4913.03	1,507	1,507	1,634	1,871	2,092	2,306	2,527
4914.01	1,884	1,884	1,905	1,947	1,988	2,023	2,062
4914.02	1,415	1,415	1,417	1,421	1,424	1,428	1,431
4914.03	1,153	1,153	1,153	1,153	1,153	1,153	1,162
4914.04	1,334	1,334	1,335	1,337	1,339	1,341	1,343
4914.05	836	836	839	842	844	850	857
4915.01	2,392	2,394	2,451	2,567	2,671	2,773	2,883
4915.02	2,135	2,140	2,148	2,159	2,169	2,183	2,190
4916.01	1,584	1,585	1,629	1,706	1,778	1,854	1,926
4916.02	1,586	1,586	1,613	1,659	1,710	1,750	1,797
4917.01	1,933	1,933	2,020	2,174	2,331	2,476	2,624
4917.02	3,352	3,352	3,521	3,822	4,117	4,398	4,681
4917.03	2,370	2,641	2,691	2,782	2,869	2,954	3,038
4917.04	2,210	2,210	2,210	2,210	2,210	2,210	2,210
4917.05	948	951	1,005	1,041	1,077	1,116	1,152
4918.01	1,085	1,085	1,087	1,091	1,095	1,098	1,102
4918.02	1,162	1,162	1,163	1,164	1,165	1,166	1,167
4918.03	2,624	2,624	2,628	2,636	2,641	2,647	2,655
4920	2,180	2,185	2,187	2,188	2,189	2,190	2,191
4921	2,215	2,221	2,232	2,247	2,266	2,278	2,296
4922.01	1,024	1,066	1,090	1,108	1,122	1,136	1,150
4922.02	2,212	2,212	2,225	2,256	2,308	2,339	2,370
4922.03	1,277	1,278	1,296	1,340	1,375	1,410	1,446

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2016

Census Tract	2016	2020	2025	2030	2035	2040	2045
4923	1,098	1,102	1,131	1,170	1,214	1,252	1,305
4924	1,800	1,800	1,797	1,778	1,764	1,748	1,762
4925	1,414	1,418	1,424	1,430	1,436	1,442	1,447
9801							
9802							
9803							
Fairfax County	413,746	428,350	453,134	478,035	501,636	524,354	547,360

Source: Fairfax County Department of Neighborhood and Community Services, 2016 through 2045.

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.

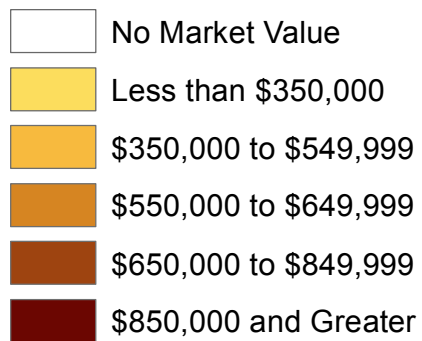
Fairfax County, Virginia January 2016



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



Median Market Value



Note: City of Fairfax is not included.

Source: Fairfax County Department of Neighborhood and Community Services

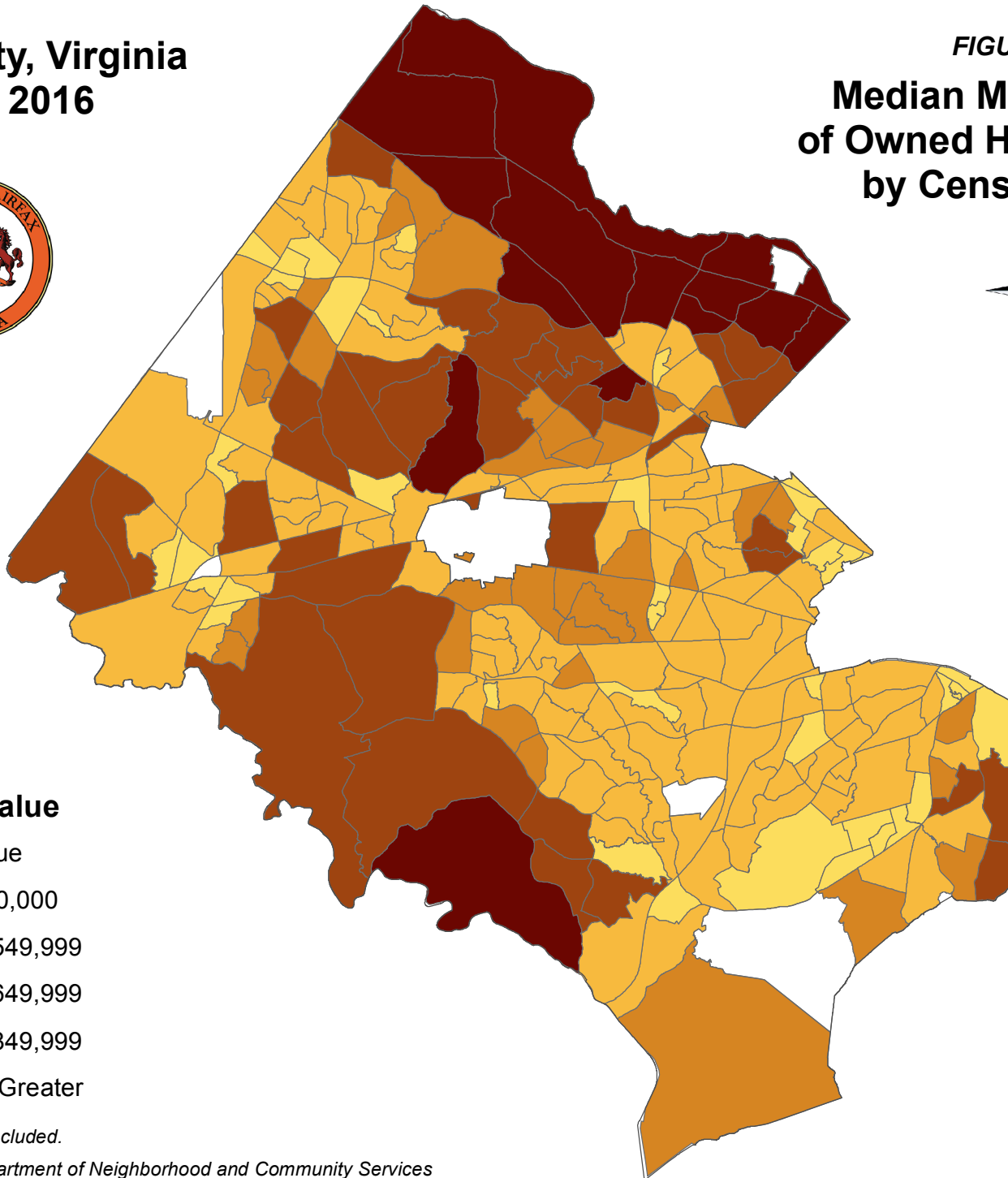


TABLE 8.1			
Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2015 and 2016			
Supervisor District	Median Market Value		Percent Change
	2015	2016	
Braddock	\$482,204	\$488,412	1.3%
Dranesville	\$765,606	\$775,703	1.3%
Hunter Mill	\$563,681	\$567,672	0.7%
Lee	\$411,340	\$416,395	1.2%
Mason	\$435,300	\$444,670	2.2%
Mount Vernon	\$449,186	\$452,277	0.7%
Providence	\$495,785	\$505,000	1.9%
Springfield	\$543,523	\$548,594	0.9%
Sully	\$460,178	\$463,061	0.6%
Fairfax County	\$492,126	\$498,341	1.3%

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

TABLE 8.2			
Median Market Value of Owned Housing Units by Planning District Fairfax County, 2015 and 2016			
Planning District	Median Market Value		Percent Change
	2015	2016	
Annandale	\$471,159	\$481,653	2.2%
Baileys	\$372,232	\$380,993	2.4%
Bull Run	\$426,767	\$428,568	0.4%
Fairfax	\$519,665	\$528,374	1.7%
Jefferson	\$444,341	\$452,334	1.8%
Lincolnia	\$424,683	\$435,787	2.6%
Lower Potomac	\$413,316	\$417,291	1.0%
McLean	\$809,733	\$823,767	1.7%
Mount Vernon	\$420,000	\$425,696	1.4%
Pohick	\$526,900	\$524,633	-0.4%
Rose Hill	\$441,628	\$445,830	1.0%
Springfield	\$411,971	\$422,760	2.6%
Upper Potomac	\$530,784	\$527,276	-0.7%
Vienna	\$675,892	\$688,131	1.8%
Fairfax County	\$492,126	\$498,341	1.3%

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

Table 8.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2016

Supervisor District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Braddock	\$555,744	\$377,349	\$201,139	\$488,412	\$566,697	\$383,679	\$210,281	\$481,516
Dranesville 1/	\$854,758	\$394,108	\$238,760	\$775,703	\$1,009,565	\$485,613	\$286,538	\$895,005
Hunter Mill 2/	\$718,871	\$420,131	\$266,532	\$567,672	\$775,117	\$445,859	\$323,465	\$595,158
Lee	\$452,550	\$408,816	\$255,598	\$416,395	\$499,022	\$398,428	\$237,741	\$433,425
Mason	\$531,193	\$411,291	\$201,495	\$444,670	\$579,696	\$418,390	\$215,226	\$470,825
Mount Vernon	\$585,858	\$329,823	\$232,299	\$452,277	\$631,003	\$336,222	\$239,041	\$491,045
Providence	\$695,413	\$479,735	\$276,465	\$505,000	\$741,988	\$510,109	\$302,183	\$538,898
Springfield 3/	\$625,000	\$405,006	\$263,802	\$548,594	\$661,793	\$402,546	\$278,969	\$574,136
Sully	\$624,829	\$338,100	\$223,209	\$463,061	\$661,131	\$344,914	\$226,925	\$515,200
Fairfax County	\$617,111	\$385,980	\$242,570	\$498,341	\$698,025	\$406,042	\$269,267	\$558,251

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016. Market value for each unit is derived from the 2016 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 2016**

Planning District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Annandale	\$534,759	\$390,907	\$166,855	\$481,653	\$559,577	\$387,985	\$189,889	\$494,663
Baileys	\$575,416	\$455,931	\$200,096	\$380,993	\$638,592	\$441,486	\$213,001	\$426,490
Bull Run	\$582,965	\$338,683	\$241,458	\$428,568	\$593,170	\$348,378	\$246,328	\$459,451
Fairfax	\$704,349	\$467,801	\$240,525	\$528,374	\$764,375	\$457,247	\$243,368	\$565,450
Jefferson	\$523,940	\$501,142	\$269,791	\$452,334	\$557,134	\$513,906	\$271,209	\$471,292
Lincolnia	\$494,437	\$420,000	\$209,570	\$435,787	\$546,285	\$428,804	\$202,080	\$464,465
Lower Potomac	\$594,153	\$326,660	\$304,618	\$417,291	\$621,034	\$336,046	\$277,140	\$462,484
McLean	\$915,810	\$678,426	\$343,014	\$823,767	\$1,116,281	\$702,708	\$385,324	\$937,807
Mount Vernon	\$580,335	\$316,754	\$222,372	\$425,696	\$622,371	\$312,389	\$222,359	\$475,311
Pohick 1/	\$599,424	\$367,668	\$231,462	\$524,633	\$642,118	\$365,136	\$229,911	\$547,069
Rose Hill	\$485,919	\$437,724	\$280,403	\$445,830	\$527,224	\$441,189	\$264,979	\$464,917
Springfield	\$482,777	\$397,574	\$201,577	\$422,760	\$510,244	\$392,831	\$223,950	\$441,603
Upper Potomac 2/	\$680,091	\$397,023	\$248,598	\$527,276	\$776,014	\$412,626	\$307,748	\$600,372
Vienna 3/	\$755,642	\$535,851	\$348,317	\$688,131	\$815,909	\$552,791	\$339,258	\$717,642
Fairfax County	\$617,111	\$385,980	\$242,570	\$498,341	\$698,025	\$406,042	\$269,267	\$558,251

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016. Market value for each unit is derived from the 2016 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 2016**

Human Services Region	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Region 1	\$527,090	\$365,400	\$236,783	\$425,702	\$569,874	\$370,475	\$238,519	\$462,184
Region 2	\$566,106	\$431,966	\$209,570	\$482,905	\$611,131	\$456,810	\$232,820	\$507,420
Region 3 1/	\$781,788	\$435,000	\$273,998	\$619,941	\$903,420	\$468,159	\$319,633	\$699,759
Region 4 2/	\$596,967	\$365,531	\$228,948	\$496,193	\$628,378	\$368,293	\$236,182	\$515,320
Fairfax County	\$617,111	\$385,980	\$242,570	\$498,341	\$698,025	\$406,042	\$269,267	\$558,251

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016. Market value for each unit is derived from the 2016 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 2016**

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	\$613,531	\$599,639	\$145,284	\$587,937	\$763,256	\$601,771	\$149,337	\$701,218
4152	\$661,059	\$613,421	\$236,454	\$242,570	\$652,923	\$582,398	\$216,962	\$322,453
4153	\$438,239	\$315,520		\$363,017	\$476,797	\$314,178		\$410,827
4154.01	\$619,941	\$336,620		\$533,253	\$618,885	\$337,404		\$525,457
4154.02	\$708,829	\$330,813		\$663,653	\$699,364	\$322,177		\$618,841
4155	\$547,171	\$417,359		\$527,678	\$572,768	\$415,259		\$549,787
4156	\$765,723	\$720,384		\$765,503	\$919,341	\$720,384		\$919,152
4157	\$665,364			\$665,364	\$695,840			\$695,840
4158	\$622,388			\$622,388	\$655,095			\$655,095
4159	\$522,470			\$522,470	\$605,881			\$605,881
4160	\$506,678	\$337,895		\$485,447	\$536,620	\$279,567		\$472,357
4161	\$637,329			\$637,329	\$744,545			\$744,545
4162								
4163	\$575,337			\$575,337	\$734,301			\$734,301
4201	\$466,930	\$356,467		\$456,023	\$495,716	\$337,405		\$477,556
4202.01	\$543,737	\$403,778		\$437,609	\$595,920	\$402,787		\$491,972
4202.02	\$810,684	\$324,051	\$293,181	\$315,641	\$759,035	\$326,988	\$298,229	\$319,415
4202.03	\$528,329	\$448,434		\$469,602	\$574,849	\$440,143		\$528,049
4203	\$451,794	\$439,316		\$448,376	\$494,605	\$485,694		\$492,295
4204	\$427,791	\$328,000	\$307,548	\$321,815	\$428,520	\$403,251	\$303,981	\$352,534
4205.01		\$326,613	\$298,528	\$298,528		\$326,613	\$307,689	\$307,708
4205.02	\$372,477	\$338,447	\$175,027	\$302,558	\$398,015	\$350,022	\$175,370	\$281,674
4205.03	\$385,529	\$336,725	\$173,988	\$212,466	\$396,683	\$377,286	\$166,692	\$285,610
4206	\$559,235	\$375,113		\$401,006	\$550,504	\$385,897		\$447,347

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016

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	\$422,352	\$619,920		\$425,607	\$506,196	\$613,185		\$509,463
4208	\$408,256	\$349,314		\$403,851	\$456,814	\$350,441		\$450,504
4210.01	\$407,167	\$369,521		\$375,092	\$462,157	\$409,079		\$419,631
4210.02	\$415,213	\$437,685		\$425,797	\$454,830	\$434,239		\$445,816
4211.01	\$577,038	\$416,432	\$306,362	\$416,559	\$610,987	\$427,914	\$305,022	\$435,968
4211.02	\$627,270	\$466,736		\$484,932	\$599,885	\$453,397		\$491,695
4211.03	\$584,664	\$382,162	\$281,904	\$445,867	\$622,974	\$389,152	\$274,972	\$476,299
4212	\$500,000			\$500,000	\$509,601			\$509,601
4213	\$474,075	\$340,095		\$447,195	\$477,238	\$344,715		\$431,456
4214	\$424,074	\$395,357	\$163,717	\$403,337	\$438,462	\$396,467	\$267,173	\$419,841
4215	\$375,848	\$415,968	\$144,955	\$347,057	\$444,347	\$364,819	\$176,236	\$321,088
4216	\$359,993	\$182,070	\$162,148	\$182,070	\$363,209	\$186,487	\$159,027	\$207,271
4217.01	\$352,144	\$276,308	\$91,637	\$275,050	\$364,026	\$258,586	\$105,839	\$246,029
4217.02	\$376,037	\$314,297		\$358,323	\$389,852	\$316,462		\$366,627
4218	\$377,780	\$263,361	\$151,262	\$190,620	\$417,468	\$245,559	\$153,633	\$240,905
4219	\$321,300			\$321,300	\$327,969			\$327,969
4220	\$393,320	\$358,040		\$373,543	\$472,004	\$374,559		\$421,353
4221.01	\$558,999	\$307,703	\$304,973	\$322,492	\$525,192	\$307,560	\$267,173	\$387,378
4221.02	\$596,705	\$338,231		\$367,217	\$599,932	\$315,108		\$381,386
4222.01	\$742,760	\$462,126	\$349,440	\$682,185	\$705,376	\$435,550	\$332,949	\$619,658
4222.02	\$620,372	\$375,706	\$226,405	\$454,708	\$609,432	\$349,662	\$226,294	\$431,873
4223.01	\$653,583	\$494,676	\$154,697	\$486,943	\$616,174	\$507,044	\$154,535	\$488,005
4223.02	\$691,793	\$475,209	\$272,948	\$346,647	\$622,360	\$476,012	\$264,655	\$403,171
4224.01	\$803,800	\$437,750	\$289,500	\$413,711	\$811,830	\$445,735	\$277,665	\$379,990

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016

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	\$765,550	\$411,112		\$415,832	\$723,239	\$416,128		\$433,291
4224.03	\$532,114	\$562,580		\$542,724	\$558,900	\$530,403		\$549,929
4301.01	\$570,224			\$570,224	\$577,488			\$577,488
4301.02	\$524,470	\$367,022		\$396,050	\$558,417	\$367,498		\$438,031
4302.01	\$519,687	\$379,344		\$476,574	\$553,731	\$374,425		\$476,220
4302.02	\$538,818	\$364,639		\$505,218	\$568,902	\$386,427		\$508,676
4302.03	\$515,088	\$446,691		\$500,987	\$527,228	\$445,153		\$502,661
4304	\$480,625	\$396,694		\$475,000	\$483,007	\$395,899		\$470,772
4305	\$459,584			\$459,584	\$466,294			\$466,294
4306	\$406,876	\$360,607		\$404,830	\$417,799	\$357,138		\$413,284
4307	\$409,828			\$409,828	\$419,375			\$419,375
4308.01	\$490,398	\$419,050		\$469,124	\$505,929	\$396,055		\$466,206
4308.02	\$580,069	\$267,714	\$199,619	\$241,146	\$575,150	\$287,165	\$196,263	\$306,958
4309.01	\$633,476	\$362,933		\$405,970	\$649,458	\$369,675		\$474,654
4309.02	\$508,064	\$369,605		\$419,118	\$513,116	\$367,139		\$448,237
4310.01	\$516,705	\$352,548		\$421,019	\$517,879	\$335,628		\$424,551
4310.02	\$686,721	\$369,159		\$369,201	\$686,721	\$373,713		\$374,546
4313	\$512,804	\$392,590		\$496,351	\$525,579	\$396,532		\$498,017
4314	\$490,018	\$432,264		\$463,218	\$503,852	\$399,758		\$463,256
4315	\$572,199	\$449,472	\$391,064	\$499,758	\$599,624	\$405,218	\$376,005	\$508,745
4316	\$482,342	\$419,368	\$159,409	\$436,900	\$541,464	\$404,565	\$154,080	\$478,839
4318.01	\$585,000	\$377,139		\$379,796	\$615,979	\$371,072		\$389,597
4318.02	\$554,946	\$318,633		\$528,192	\$574,954	\$319,252		\$505,419
4319	\$588,441			\$588,441	\$589,859			\$589,859

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016**

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	\$603,730	\$353,031		\$408,849	\$585,227	\$352,374		\$466,193
4321	\$616,523	\$358,586	\$231,462	\$362,754	\$609,934	\$348,223	\$229,911	\$403,035
4322.01		\$362,576		\$362,576		\$352,105		\$352,105
4322.02	\$592,069	\$380,651		\$412,209	\$588,858	\$388,133		\$464,140
4323	\$603,750	\$375,333		\$561,341	\$654,739	\$393,144		\$575,443
4324.01	\$565,000			\$565,000	\$573,726			\$573,726
4324.02	\$565,472	\$423,560		\$544,593	\$587,322	\$421,122		\$538,004
4325	\$584,267	\$384,258		\$566,076	\$590,028	\$394,127		\$545,060
4326	\$563,273	\$375,000		\$533,516	\$582,889	\$379,052		\$531,538
4327.01	\$512,059	\$374,630		\$488,282	\$513,063	\$377,928		\$476,704
4327.02	\$516,527	\$345,000		\$355,562	\$530,838	\$344,031		\$376,659
4328	\$523,667	\$357,247		\$387,462	\$539,691	\$357,182		\$435,943
4401	\$722,157	\$323,211		\$700,999	\$745,728	\$382,358		\$690,763
4402.01		\$555,500	\$257,188	\$342,285		\$645,497	\$273,073	\$382,738
4402.02	\$623,651	\$378,651	\$196,768	\$374,257	\$673,518	\$382,293	\$193,978	\$410,316
4403	\$633,419			\$633,419	\$654,693			\$654,693
4405.01	\$578,887	\$451,878		\$577,228	\$592,852	\$451,894		\$590,043
4405.02	\$635,406	\$674,620		\$643,197	\$650,025	\$683,661		\$652,561
4406	\$474,700	\$177,965		\$473,756	\$524,548	\$178,367		\$520,549
4407.01	\$585,000			\$585,000	\$590,908			\$590,908
4407.02	\$605,589	\$387,812		\$599,637	\$621,289	\$406,424		\$604,989
4408	\$612,786			\$612,786	\$643,426			\$643,426
4501	\$504,788	\$389,306	\$255,916	\$417,212	\$507,512	\$421,745	\$256,674	\$403,418
4502	\$490,177			\$490,177	\$494,898			\$494,898

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016

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	\$515,288	\$434,006	\$151,485	\$502,630	\$530,280	\$464,266	\$149,490	\$473,841
4504	\$590,846	\$546,981		\$571,694	\$624,549	\$538,543		\$616,012
4505	\$388,668			\$388,668	\$419,873			\$419,873
4506.01	\$512,894	\$418,870		\$510,652	\$529,057	\$417,200		\$526,265
4506.02	\$407,447	\$516,739	\$290,758	\$367,206	\$430,129	\$514,736	\$282,879	\$383,241
4507.01	\$575,103	\$438,978		\$462,447	\$608,769	\$436,798		\$530,360
4507.02	\$633,827			\$633,827	\$657,683			\$657,683
4508	\$493,372	\$538,374	\$183,295	\$483,079	\$550,910	\$539,646	\$201,645	\$497,258
4509	\$525,862			\$525,862	\$548,730			\$548,730
4510	\$504,443			\$504,443	\$517,058			\$517,058
4511	\$715,839			\$715,839	\$733,700			\$733,700
4512	\$777,727			\$777,727	\$864,241			\$864,241
4513	\$565,897	\$482,333	\$255,555	\$549,345	\$647,715	\$504,282	\$231,236	\$589,144
4514		\$512,127	\$180,634	\$182,267		\$528,544	\$158,368	\$267,495
4515.01	\$482,724	\$392,443	\$153,605	\$182,606	\$533,396	\$403,030	\$162,961	\$263,875
4515.02	\$530,541	\$454,965	\$190,800	\$483,617	\$556,568	\$461,239	\$179,639	\$481,241
4516.01	\$457,167			\$457,167	\$584,629			\$584,629
4516.02	\$695,858		\$154,855	\$176,363	\$725,321		\$158,742	\$368,317
4518	\$438,681	\$577,180		\$445,030	\$494,296	\$582,057		\$498,040
4519	\$592,381	\$401,814		\$430,625	\$646,381	\$391,304		\$477,676
4520	\$599,234	\$396,376		\$549,822	\$636,151	\$400,036		\$547,061
4521.01	\$550,140	\$372,919		\$472,585	\$585,940	\$355,242		\$481,961
4521.02	\$530,196	\$378,643		\$424,832	\$600,628	\$375,496		\$508,805
4522	\$438,935	\$379,724	\$162,858	\$416,262	\$452,892	\$383,700	\$154,808	\$392,692

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016**

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		\$261,746	\$172,547	\$174,656		\$308,957	\$192,727	\$202,735
4523.02	\$432,480	\$369,834	\$166,325	\$206,870	\$444,134	\$346,945	\$167,468	\$253,980
4524	\$445,189	\$415,944		\$437,494	\$480,754	\$405,471		\$468,226
4525.01	\$459,415	\$457,258	\$301,824	\$453,442	\$504,582	\$467,134	\$292,095	\$484,906
4525.02	\$508,599	\$427,657		\$458,959	\$536,600	\$408,448		\$492,240
4526	\$410,135	\$499,377	\$209,570	\$413,872	\$461,577	\$473,627	\$202,080	\$430,609
4527	\$662,034	\$380,583	\$239,730	\$325,731	\$615,355	\$402,334	\$223,815	\$385,201
4528.01	\$536,816		\$241,187	\$278,192	\$590,799		\$248,170	\$338,408
4528.02			\$242,899	\$242,899			\$254,109	\$254,109
4601	\$874,314	\$179,697		\$874,067	\$958,626	\$180,059		\$954,365
4602	\$855,431			\$855,431	\$942,108			\$942,108
4603	\$771,929			\$771,929	\$833,461			\$833,461
4604	\$792,769	\$741,915	\$445,557	\$758,345	\$865,363	\$734,877	\$452,358	\$786,192
4605.01	\$912,390	\$777,570		\$878,152	\$908,322	\$777,989		\$897,884
4605.02	\$834,644	\$653,681		\$721,261	\$848,408	\$644,088		\$756,021
4606	\$653,882			\$653,882	\$718,966			\$718,966
4607.01	\$595,964			\$595,964	\$679,019			\$679,019
4607.02	\$624,446	\$544,586		\$611,223	\$776,969	\$582,834		\$748,611
4608	\$744,343	\$423,136	\$237,647	\$695,222	\$875,311	\$480,124	\$235,444	\$750,420
4609	\$752,367	\$652,886		\$739,710	\$838,558	\$637,313		\$819,083
4610	\$700,305	\$523,290	\$213,717	\$669,379	\$774,776	\$562,737	\$220,992	\$725,915
4611	\$787,326	\$314,672		\$758,229	\$844,743	\$425,499		\$767,499
4612.01	\$876,154	\$511,014		\$866,062	\$1,022,353	\$514,395		\$1,009,430
4612.02	\$1,278,031	\$489,363	\$292,019	\$430,222	\$1,229,239	\$483,226	\$283,394	\$455,588

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016

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	\$806,268	\$568,754	\$326,529	\$595,142	\$809,761	\$591,268	\$314,445	\$620,227
4616.01	\$611,832	\$466,994	\$404,885	\$505,731	\$681,442	\$506,608	\$407,973	\$540,340
4616.02		\$642,318	\$324,561	\$354,294		\$588,280	\$340,818	\$407,215
4617	\$756,474	\$442,656		\$474,421	\$723,557	\$463,615		\$521,627
4618.01	\$500,808	\$415,438	\$281,578	\$348,920	\$500,808	\$455,848	\$271,047	\$366,609
4618.02	\$547,437	\$463,638	\$248,316	\$408,251	\$659,985	\$458,625	\$247,597	\$387,788
4619.01	\$614,694	\$390,989	\$237,143	\$374,430	\$640,778	\$448,921	\$215,587	\$400,267
4619.02	\$731,490			\$731,490	\$731,490			\$731,490
4701	\$1,356,653	\$1,208,204		\$1,350,631	\$1,944,590	\$1,229,809		\$1,918,692
4703	\$1,045,401			\$1,045,401	\$1,149,557			\$1,149,557
4704	\$998,214	\$843,255		\$960,131	\$1,217,159	\$830,428		\$1,166,090
4705	\$927,833	\$755,864	\$329,469	\$874,241	\$1,179,409	\$827,621	\$312,307	\$1,003,658
4706	\$1,005,748	\$1,075,673		\$1,007,811	\$1,131,473	\$1,151,255		\$1,135,014
4707	\$792,267	\$630,819	\$1,117,179	\$796,152	\$921,064	\$640,922	\$1,130,992	\$927,666
4708	\$775,688	\$653,714		\$762,216	\$838,844	\$720,977		\$812,893
4709	\$838,089	\$666,635		\$780,098	\$978,138	\$704,587		\$915,259
4710	\$720,473	\$453,968	\$375,921	\$603,593	\$774,953	\$489,247	\$361,218	\$630,721
4711	\$516,789	\$694,985		\$518,002	\$603,684	\$692,535		\$604,402
4712.01		\$260,075	\$302,159	\$301,350		\$409,809	\$332,110	\$349,258
4712.02	\$737,415	\$654,003	\$281,012	\$339,917	\$790,396	\$573,281	\$323,681	\$422,963
4713.01		\$587,675		\$587,675		\$609,844		\$609,844
4713.03	\$713,000	\$551,470	\$246,201	\$367,619	\$781,859	\$549,345	\$268,649	\$435,271
4713.04	\$705,516	\$545,730		\$699,192	\$733,538	\$550,115		\$718,160
4714.01	\$613,379		\$211,650	\$527,394	\$633,450		\$220,891	\$470,896

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016

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	\$680,516	\$421,742	\$185,000	\$424,594	\$712,120	\$390,758	\$215,148	\$435,515
4801	\$1,363,860			\$1,363,860	\$1,534,188			\$1,534,188
4802.01	\$1,082,387			\$1,082,387	\$1,409,880			\$1,409,880
4802.02		\$472,889	\$340,851	\$342,993		\$473,566	\$441,334	\$442,109
4802.03		\$380,321	\$364,644	\$364,644		\$399,193	\$399,988	\$399,986
4803	\$1,270,322			\$1,270,322	\$1,468,868			\$1,468,868
4804.01	\$907,005			\$907,005	\$1,038,737			\$1,038,737
4804.02	\$1,132,955			\$1,132,955	\$1,218,186			\$1,218,186
4805.01	\$721,558			\$721,558	\$749,759			\$749,759
4805.02	\$479,867			\$479,867	\$495,487			\$495,487
4805.03	\$523,031	\$354,745		\$510,708	\$583,702	\$374,801		\$537,280
4805.04	\$743,134	\$254,866	\$316,943	\$552,228	\$775,758	\$357,417	\$309,729	\$557,564
4805.05	\$726,932	\$354,517		\$362,107	\$700,677	\$376,524		\$432,093
4808.01	\$492,656	\$320,332	\$288,824	\$377,111	\$521,548	\$338,075	\$286,770	\$412,960
4808.02	\$458,397	\$304,347		\$450,489	\$523,575	\$392,507		\$490,561
4809.01	\$441,941	\$260,262		\$393,499	\$473,472	\$282,602		\$402,418
4809.02	\$483,752	\$356,149	\$187,572	\$346,562	\$521,438	\$459,096	\$182,295	\$367,253
4809.03	\$386,730	\$327,116	\$236,023	\$286,031	\$413,232	\$329,701	\$220,505	\$297,792
4810	\$419,039	\$278,324		\$282,246	\$419,117	\$284,158		\$307,875
4811.01			\$256,011	\$256,011			\$260,982	\$260,982
4811.02	\$710,020	\$510,538	\$324,765	\$482,539	\$710,959	\$516,643	\$321,050	\$483,702
4811.03		\$422,792		\$422,792		\$406,158		\$406,158
4811.04		\$450,000		\$450,000		\$443,046		\$443,046
4811.05	\$705,345	\$457,210		\$684,368	\$684,832	\$473,821		\$658,471

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016

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	\$541,973	\$328,293		\$541,056	\$603,342	\$329,273		\$600,681
4812.01	\$603,803			\$603,803	\$605,630			\$605,630
4812.02	\$532,904	\$298,708	\$189,483	\$320,034	\$509,403	\$293,349	\$181,240	\$387,288
4814	\$609,956	\$400,903	\$219,534	\$438,771	\$666,388	\$409,791	\$214,199	\$506,146
4815	\$699,978			\$699,978	\$796,452			\$796,452
4816	\$835,757			\$835,757	\$942,053			\$942,053
4817.01	\$776,768			\$776,768	\$842,385			\$842,385
4817.02	\$732,571	\$485,636	\$243,917	\$296,334	\$833,252	\$469,920	\$238,281	\$419,440
4819	\$933,945	\$435,268	\$221,844	\$619,925	\$1,022,561	\$436,298	\$225,267	\$687,245
4820.01	\$850,873	\$440,759		\$663,640	\$866,686	\$459,662		\$700,802
4820.02	\$765,903	\$545,556	\$309,929	\$562,298	\$805,753	\$488,765	\$300,086	\$565,241
4821	\$662,733	\$515,844	\$208,551	\$285,193	\$740,112	\$492,781	\$233,877	\$384,109
4822.01	\$699,165	\$454,661		\$482,544	\$683,813	\$461,394		\$516,063
4822.02	\$583,239	\$399,318	\$327,768	\$383,019	\$627,422	\$418,470	\$369,180	\$389,417
4822.03		\$706,501	\$405,143	\$441,347		\$678,343	\$478,943	\$513,116
4823.01	\$707,057	\$433,651	\$248,903	\$419,182	\$745,487	\$475,542	\$242,726	\$445,298
4823.02		\$328,256	\$199,385	\$255,693		\$327,486	\$193,555	\$264,337
4823.03	\$707,168	\$358,619	\$178,553	\$361,757	\$719,478	\$413,747	\$186,861	\$438,913
4824	\$751,927			\$751,927	\$803,691			\$803,691
4825.01	\$674,891	\$432,088	\$366,348	\$435,406	\$678,405	\$436,921	\$367,101	\$468,969
4825.02	\$595,429	\$359,298		\$571,881	\$577,627	\$358,279		\$532,567
4825.03	\$641,199	\$345,348		\$623,381	\$663,772	\$334,033		\$611,731
4825.04	\$679,550			\$679,550	\$737,881			\$737,881
4826.01	\$611,058	\$380,158	\$215,376	\$512,340	\$592,986	\$376,750	\$224,123	\$498,443

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016

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	\$769,306	\$451,698		\$671,669	\$797,858	\$504,386		\$697,664
4901.01	\$499,585	\$383,481		\$482,150	\$513,022	\$367,097		\$468,645
4901.03	\$433,046	\$366,534		\$419,864	\$457,033	\$382,289		\$438,817
4905.01	\$648,853	\$359,053		\$397,982	\$652,135	\$345,503		\$480,719
4905.02	\$698,009	\$432,065		\$686,175	\$694,583	\$444,009		\$679,408
4910	\$666,939			\$666,939	\$722,388			\$722,388
4911.01	\$627,890			\$627,890	\$688,075			\$688,075
4911.02	\$450,776	\$392,490		\$445,641	\$456,647	\$391,498		\$452,212
4911.03	\$540,015	\$294,378		\$297,979	\$545,179	\$309,855		\$326,301
4912.01	\$474,091	\$314,958		\$332,500	\$475,842	\$315,445		\$345,327
4912.02								
4913.01	\$570,000	\$334,831	\$157,981	\$392,750	\$575,081	\$336,127	\$166,202	\$446,816
4913.02	\$556,500	\$375,155		\$382,247	\$521,091	\$369,230		\$404,879
4913.03	\$454,220	\$206,997	\$196,350	\$206,997	\$454,792	\$258,860	\$195,119	\$254,511
4914.01		\$335,680	\$224,301	\$328,288		\$333,654	\$210,973	\$314,826
4914.02	\$523,572	\$325,453		\$328,608	\$533,407	\$328,206		\$351,844
4914.03	\$594,976	\$333,302		\$588,620	\$607,256	\$332,423		\$565,066
4914.04	\$594,122	\$332,336		\$376,593	\$568,536	\$344,159		\$410,261
4914.05	\$626,698			\$626,698	\$641,555			\$641,555
4915.01	\$630,719	\$438,097	\$251,612	\$437,273	\$655,884	\$429,508	\$247,706	\$441,154
4915.02	\$675,833	\$179,603		\$673,901	\$697,361	\$234,758		\$689,119
4916.01	\$612,864	\$253,953		\$273,336	\$591,679	\$267,456		\$390,733
4916.02	\$429,900	\$285,338		\$401,100	\$481,456	\$279,936		\$423,643
4917.01	\$584,519	\$415,000	\$288,141	\$360,287	\$586,547	\$400,027	\$303,900	\$359,912

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2016

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		\$503,391	\$284,025	\$462,252		\$473,622	\$277,984	\$454,673
4917.03		\$383,723		\$383,723		\$454,949		\$454,949
4917.04	\$674,340	\$491,211		\$504,709	\$682,075	\$439,115		\$451,366
4917.05	\$788,214	\$503,181		\$733,152	\$797,014	\$432,403		\$698,805
4918.01		\$428,064	\$249,438	\$371,280		\$434,484	\$225,325	\$347,675
4918.02	\$467,418	\$302,358		\$449,831	\$479,535	\$373,225		\$419,976
4918.03	\$463,523	\$491,663	\$236,030	\$461,260	\$469,688	\$465,338	\$224,967	\$441,600
4920	\$703,694			\$703,694	\$739,211			\$739,211
4921	\$802,641			\$802,641	\$831,267			\$831,267
4922.01	\$874,661			\$874,661	\$900,177			\$900,177
4922.02	\$709,065	\$455,585		\$702,104	\$718,609	\$458,778		\$704,147
4922.03	\$737,846			\$737,846	\$738,506			\$738,506
4923	\$470,999	\$321,720		\$409,705	\$478,249	\$320,198		\$411,027
4924	\$468,069	\$281,663		\$292,493	\$537,062	\$304,134		\$360,968
4925	\$847,844			\$847,844	\$895,528			\$895,528
9801								
9802								
9803								
Fairfax County	\$617,111	\$385,980	\$242,570	\$498,341	\$698,025	\$406,042	\$269,267	\$558,251

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016. Market value for each unit is derived from the 2016 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 2016**

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	7		5	24	418	1,758	4,269	4,152	4,792	3,447	1,508	1,957	22,337
	Single Family Attached	45	259	742	1,850	3,892	1,551	838	428	261	28	40	24	9,958
	Multifamily	1,689	992	440	251	22	29							3,423
	Total	1,741	1,251	1,187	2,125	4,332	3,338	5,107	4,580	5,053	3,475	1,548	1,981	35,718
Dranesville 1/	Single Family Detached		1	5	47	844	1,640	1,956	1,415	909	747	1,176	20,326	29,066
	Single Family Attached	69	310	1,195	817	737	472	210	224	248	248	433	1,014	5,977
	Multifamily	541	370	166	120	114	65	6					69	1,451
	Total	610	681	1,366	984	1,695	2,177	2,172	1,639	1,157	995	1,609	21,409	36,494
Hunter Mill 2/	Single Family Detached			8	147	100	208	825	1,291	2,663	2,337	2,332	11,680	21,591
	Single Family Attached	112	158	1,143	1,956	1,811	2,495	1,273	1,277	798	455	282	884	12,644
	Multifamily	1,538	1,851	921	1,079	358	488	396	180	45	66	71	360	7,353
	Total	1,650	2,009	2,072	3,182	2,269	3,191	2,494	2,748	3,506	2,858	2,685	12,924	41,588
Lee	Single Family Detached	3	2	69	836	3,543	3,605	2,423	1,641	907	695	698	1,986	16,408
	Single Family Attached	1,297	112	440	2,417	2,376	3,037	2,048	1,298	846	265	12	22	14,170
	Multifamily	833	573	855	681	24								2,966
	Total	2,133	687	1,364	3,934	5,943	6,642	4,471	2,939	1,753	960	710	2,008	33,544
Mason	Single Family Detached	1	2	17	426	1,557	3,027	2,383	2,347	1,875	1,569	1,049	3,487	17,740
	Single Family Attached	151	168	236	443	1,668	1,398	881	471	331	180	60	5	5,992
	Multifamily	3,067	1,522	960	571	197	9	1						6,327
	Total	3,219	1,692	1,213	1,440	3,422	4,434	3,265	2,818	2,206	1,749	1,109	3,492	30,059
Mount Vernon	Single Family Detached	19	22	91	464	1,610	1,454	1,995	2,637	2,872	2,574	1,805	5,307	20,850
	Single Family Attached	1,053	615	1,983	3,441	2,091	1,139	729	261	147	176	21	6	11,662
	Multifamily	1,620	1,426	410	501	130	287	30	1	2	2	1	5	4,415
	Total	2,692	2,063	2,484	4,406	3,831	2,880	2,754	2,899	3,021	2,752	1,827	5,318	36,927

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2016

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Providence	Single Family Detached	6	6	8	51	153	497	854	1,263	1,691	1,767	1,649	7,636	15,581
	Single Family Attached	117	104	225	566	1,273	1,670	1,744	1,327	722	698	670	1,275	10,391
	Multifamily	2,043	2,548	2,685	1,772	1,357	719	393	205	74	27	36	245	12,104
	Total	2,166	2,658	2,918	2,389	2,783	2,886	2,991	2,795	2,487	2,492	2,355	9,156	38,076
Springfield 3/	Single Family Detached	1	6	10	36	123	1,263	2,848	3,164	3,765	3,068	2,532	8,788	25,604
	Single Family Attached	256	358	721	1,005	2,728	2,739	1,363	991	408	77	53	2	10,701
	Multifamily	202	368	399	258	100	8	8	23	9	8			1,383
	Total	459	732	1,130	1,299	2,951	4,010	4,219	4,178	4,182	3,153	2,585	8,790	37,688
Sully	Single Family Detached	14	8	20	64	854	1,759	1,827	1,921	2,234	3,834	2,378	6,277	21,190
	Single Family Attached	706	794	2,990	4,298	3,896	1,530	637	307	187	54	31	146	15,576
	Multifamily	462	648	343	25	34	14							1,526
	Total	1,182	1,450	3,353	4,387	4,784	3,303	2,464	2,228	2,421	3,888	2,409	6,423	38,292
Fairfax County	Single Family Detached	51	47	233	2,095	9,202	15,211	19,380	19,831	21,708	20,038	15,127	67,444	190,367
	Single Family Attached	3,806	2,878	9,675	16,793	20,472	16,031	9,723	6,584	3,948	2,181	1,602	3,378	97,071
	Multifamily	11,995	10,298	7,179	5,258	2,336	1,619	834	409	130	103	108	679	40,948
	Total	15,852	13,223	17,087	24,146	32,010	32,861	29,937	26,824	25,786	22,322	16,837	71,501	328,386

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016. Market value for each unit is derived from the 2016 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 Hemdon.

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 2016**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Annandale	Single Family Detached		1	1	41	729	2,271	3,492	2,133	2,566	2,144	1,084	1,639	16,101
	Single Family Attached	130	126	208	95	1,576	953	323	58	56	12	20	1	3,558
	Multifamily	1,556	243	303	80	1	1							2,184
	Total	1,686	370	512	216	2,306	3,225	3,815	2,191	2,622	2,156	1,104	1,640	21,843
Baileys	Single Family Detached		1	1	50	448	733	453	666	432	372	372	1,674	5,202
	Single Family Attached	3		68	138	122	196	296	142	88	30	9	1	1,093
	Multifamily	2,611	1,359	711	361	194	8	1						5,245
	Total	2,614	1,360	780	549	764	937	750	808	520	402	381	1,675	11,540
Bull Run	Single Family Detached	15	8	23	71	756	2,125	2,810	1,803	2,424	2,825	1,744	3,394	17,998
	Single Family Attached	744	882	3,223	4,489	3,533	1,842	840	929	238	16	50	2	16,788
	Multifamily	604	909	697	230	67	8		15	6	7			2,543
	Total	1,363	1,799	3,943	4,790	4,356	3,975	3,650	2,747	2,668	2,848	1,794	3,396	37,329
Fairfax	Single Family Detached			2		13	342	515	740	840	909	1,121	4,693	9,175
	Single Family Attached	127	77	218	242	1,008	640	1,206	1,125	512	148	88	97	5,488
	Multifamily	854	1,366	1,022	530	22	29							3,823
	Total	981	1,443	1,242	772	1,043	1,011	1,721	1,865	1,352	1,057	1,209	4,790	18,486
Jefferson	Single Family Detached	4	3	14	383	746	1,251	1,150	1,452	1,089	769	450	1,359	8,670
	Single Family Attached	21	12	18	214	178	546	194	330	357	130	84	298	2,382
	Multifamily	1,087	717	829	854	449	205	69	8	2	7			4,227
	Total	1,112	732	861	1,451	1,373	2,002	1,413	1,790	1,448	906	534	1,657	15,279
Lincolnia	Single Family Detached	1		8	15	181	402	233	217	136	134	51	239	1,617
	Single Family Attached	18	43	168	216	377	414	258	217	132	127	30	3	2,003
	Multifamily	74	128	30										232
	Total	93	171	206	231	558	816	491	434	268	261	81	242	3,852

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2016**

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	6	13	53	168	344	150	81	408	687	646	259	820	3,635
	Single Family Attached	375	447	555	845	518	331	613	192	2				3,878
	Multifamily	30	185	9	179	61								464
	Total	411	645	617	1,192	923	481	694	600	689	646	259	820	7,977
McLean	Single Family Detached		1	3	3	17	63	788	491	376	410	707	14,700	17,559
	Single Family Attached	32	63	68	131	112	53	93	56	139	237	419	1,152	2,555
	Multifamily	185	447	1,021	774	778	508	293	166	50	14	35	314	4,585
	Total	217	511	1,092	908	907	624	1,174	713	565	661	1,161	16,166	24,699
Mount Vernon	Single Family Detached	13	8	61	562	1,728	1,327	1,363	1,445	1,934	1,863	1,346	3,805	15,455
	Single Family Attached	1,743	118	734	1,903	1,036	584	197	72	146	177	21	6	6,737
	Multifamily	2,126	1,341	450	322	79	287	30	1	2	2	1	5	4,646
	Total	3,882	1,467	1,245	2,787	2,843	2,198	1,590	1,518	2,082	2,042	1,368	3,816	26,838
Pohick 1/	Single Family Detached	7	8	14	64	349	1,173	3,228	5,225	5,029	3,891	2,689	8,420	30,097
	Single Family Attached	53	333	1,431	3,318	6,072	2,818	800	94	13	11			14,943
	Multifamily	24	345	79										448
	Total	84	686	1,524	3,382	6,421	3,991	4,028	5,319	5,042	3,902	2,689	8,420	45,488
Rose Hill	Single Family Detached	2	1	9	341	1,386	1,603	1,608	1,177	584	438	450	1,414	9,013
	Single Family Attached	119	4	114	826	1,017	1,897	1,377	807	613	251	12	22	7,059
	Multifamily	198	473	747	539	14								1,971
	Total	319	478	870	1,706	2,417	3,500	2,985	1,984	1,197	689	462	1,436	18,043
Springfield	Single Family Detached	1		27	195	1,462	1,787	1,361	1,256	960	465	357	882	8,753
	Single Family Attached	120	303	450	1,386	1,245	1,615	1,035	520	232	13			6,919
	Multifamily	524	403	59	171	33		8	8	3	1			1,210
	Total	645	706	536	1,752	2,740	3,402	2,404	1,784	1,195	479	357	882	16,882

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2016**

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			17	201	1,041	1,971	2,235	2,519	2,890	3,572	2,887	15,181	32,514
	Single Family Attached	244	469	2,342	2,741	3,209	3,426	1,574	1,295	993	414	222	652	17,581
	Multifamily	2,087	2,129	1,027	1,131	392	425	354	149	45	66	71	360	8,236
	Total	2,331	2,598	3,386	4,073	4,642	5,822	4,163	3,963	3,928	4,052	3,180	16,193	58,331
Vienna 3/	Single Family Detached	2	3		1	2	13	63	299	1,761	1,600	1,610	9,224	14,578
	Single Family Attached	77	1	78	249	469	716	917	747	427	615	647	1,144	6,087
	Multifamily	35	253	195	87	246	148	79	62	22	6	1		1,134
	Total	114	257	273	337	717	877	1,059	1,108	2,210	2,221	2,258	10,368	21,799
Fairfax County	Single Family Detached	51	47	233	2,095	9,202	15,211	19,380	19,831	21,708	20,038	15,127	67,444	190,367
	Single Family Attached	3,806	2,878	9,675	16,793	20,472	16,031	9,723	6,584	3,948	2,181	1,602	3,378	97,071
	Multifamily	11,995	10,298	7,179	5,258	2,336	1,619	834	409	130	103	108	679	40,948
	Total	15,852	13,223	17,087	24,146	32,010	32,861	29,937	26,824	25,786	22,322	16,837	71,501	328,386

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016. Market value for each unit is derived from the 2016 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 2016**

Human Services Region/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Region 1	Single Family Detached	22	22	152	1,282	5,162	5,116	4,486	4,582	3,996	3,414	2,493	6,936	37,663
	Single Family Attached	2,350	727	2,427	5,952	4,635	4,293	2,787	1,559	993	441	33	28	26,225
	Multifamily	2,453	1,999	1,265	1,182	154	287	30	1	2	2	1	5	7,381
	Total	4,825	2,748	3,844	8,416	9,951	9,696	7,303	6,142	4,991	3,857	2,527	6,969	71,269
Region 2	Single Family Detached	7	9	26	492	2,117	4,729	6,168	5,079	5,114	4,523	3,195	9,119	40,578
	Single Family Attached	257	184	513	816	2,932	2,893	1,866	1,068	805	613	447	702	13,096
	Multifamily	5,702	2,709	1,891	1,338	782	303	110	39	24	13	1		12,912
	Total	5,966	2,902	2,430	2,646	5,831	7,925	8,144	6,186	5,943	5,149	3,643	9,821	66,586
Region 3 1/	Single Family Detached			12	193	1,005	1,874	2,197	2,626	4,138	4,257	4,476	37,983	58,761
	Single Family Attached	237	559	2,545	3,143	3,261	3,478	2,749	2,486	1,491	1,034	1,041	2,488	24,512
	Multifamily	2,733	3,826	3,202	2,479	1,300	1,021	686	346	95	80	106	674	16,548
	Total	2,970	4,385	5,759	5,815	5,566	6,373	5,632	5,458	5,724	5,371	5,623	41,145	99,821
Region 4 2/	Single Family Detached	22	16	43	128	918	3,492	6,529	7,544	8,460	7,844	4,963	13,406	53,365
	Single Family Attached	962	1,408	4,190	6,882	9,644	5,367	2,321	1,471	659	93	81	160	33,238
	Multifamily	1,107	1,764	821	259	100	8	8	23	9	8			4,107
	Total	2,091	3,188	5,054	7,269	10,662	8,867	8,858	9,038	9,128	7,945	5,044	13,566	90,710
Fairfax County	Single Family Detached	51	47	233	2,095	9,202	15,211	19,380	19,831	21,708	20,038	15,127	67,444	190,367
	Single Family Attached	3,806	2,878	9,675	16,793	20,472	16,031	9,723	6,584	3,948	2,181	1,602	3,378	97,071
	Multifamily	11,995	10,298	7,179	5,258	2,336	1,619	834	409	130	103	108	679	40,948
	Total	15,852	13,223	17,087	24,146	32,010	32,861	29,937	26,824	25,786	22,322	16,837	71,501	328,386

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016. Market value for each unit is derived from the 2016 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 2016**

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			12	12	269	5	19	293	1	42	27	70			15	15
Dranesville 1/	4		145	149			51	51	411		206	617	1		146	147
Hunter Mill 2/	448		60	508	69		21	90	725		36	761	210		26	236
Lee	3		16	19		15	4	19			6	6		41	334	375
Mason	24		35	59			10	10		73	22	95			69	69
Mount Vernon	8	5	29	42		19	13	32	283	98	62	443	67		81	148
Providence	2,873	54	37	2,964	1,105		17	1,122	2,306	196	26	2,528	810	140	48	998
Springfield 3/			22	22			16	16			29	29			7	7
Sully	305	42	10	357	92		6	98		300	12	312		4	6	10
Fairfax County	3,665	101	366	4,132	1,535	39	157	1,731	3,726	709	426	4,861	1,088	185	732	2,005

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			12	12					270	47	85	402
Dranesville 1/	420		11	431			11	11	836		570	1,406
Hunter Mill 2/	301			301	57	207	95	359	1,810	207	238	2,255
Lee	405		8	413			51	51	408	56	419	883
Mason	310			310					334	73	136	543
Mount Vernon	615	114	18	747		99		99	973	335	203	1,511
Providence	12,640		2	12,642					19,734	390	130	20,254
Springfield 3/							37	37			111	111
Sully	716			716					1,113	346	34	1,493
Fairfax County	15,407	114	51	15,572	57	307	194	558	25,478	1,455	1,926	28,859

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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 2016

Town	Under Construction			Building Permit Issued, No Construction			Rezoning Granted			Total Development Activity		
	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total
Town of Herndon	4	10	14				180		180	184	10	194
Town of Vienna		44	44	5	13	18				5	57	62
Fairfax County	4	54	58	5	13	18	180		180	189	67	256

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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 2016**

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			25	25			7	7			7	7			67	67
Baileys			6	6			3	3		73	15	88			1	1
Bull Run			10	10			4	4			8	8	4		7	11
Fairfax			17	17	269	5	22	296	2	43	3	48			40	40
Jefferson	2,058	54	14	2,126	788		10	798	1,065	54	4	1,123	200		9	209
Lincolnia			4	4			2	2								
Lower Potomac	8	5	13	26		19	2	21	283	88	41	412	67		9	76
McLean	544		106	650	317		44	361	1,118		122	1,240	410		122	532
Mount Vernon	3		16	19		1	10	11			8	8		41	28	69
Pohick 1/			25	25			17	17		10	65	75			58	58
Rose Hill			3	3			1	1			6	6			314	314
Springfield			11	11		14	3	17			3	3			27	27
Upper Potomac 2/	757	42	45	844	156		14	170	768	300	120	1,188	211		46	257
Vienna 3/	295		71	366	5		18	23	490	141	24	655	200	140	4	344
Fairfax County	3,665	101	366	4,132	1,535	39	157	1,731	3,726	709	426	4,861	1,088	185	732	2,005

Table 9.3

**Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2016**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale	310			310					310		106	416
Baileys										73	25	98
Bull Run	650			650			37	37	650	4	66	720
Fairfax	420		12	432					691	48	94	833
Jefferson									4,111	108	37	4,256
Lincolnia											6	6
Lower Potomac	171	114		285					529	226	65	820
McLean	12,460		11	12,471					14,849		405	15,254
Mount Vernon	849			849		99		99	852	141	62	1,055
Pohick 1/										10	165	175
Rose Hill			5	5							329	329
Springfield			21	21			51	51		14	116	130
Upper Potomac 2/	246			246	57	207	11	275	2,195	549	236	2,980
Vienna 3/	301		2	303			95	95	1,291	281	214	1,786
Fairfax County	15,407	114	51	15,572	57	307	194	558	25,478	1,455	1,926	28,859

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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 2016**

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	11	5	44	60		34	16	50	283	98	86	467	67	41	378	486
Region 2	2,353	54	84	2,491	788		35	823	1,187	268	113	1,568	400	140	95	635
Region 3 1/	1,301	42	200	1,543	478		69	547	2,255	142	181	2,578	621		194	815
Region 4 2/			38	38	269	5	37	311	1	201	46	248		4	65	69
Fairfax County	3,665	101	366	4,132	1,535	39	157	1,731	3,726	709	426	4,861	1,088	185	732	2,005

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	1,020	114	26	1,160		99	51	150	1,381	391	601	2,373
Region 2	310		2	312					5,038	462	329	5,829
Region 3 1/	13,427		11	13,438	57	207	106	370	18,139	391	761	19,291
Region 4 2/	650		12	662			37	37	920	210	235	1,365
Fairfax County	15,407	114	51	15,572	57	307	194	558	25,478	1,455	1,926	28,859

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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 2016

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4153		2		1			3
4154.02	3			9			12
4155	2			14		99	115
4156	2	4					6
4157	2	1		1			4
4158	3	1	8				12
4161	1	2		3			6
4163	8	1		8			17
4201	1						1
4202.01			3	7			10
4203	1		3	2			6
4204					30		30
4205.02					139		139
4205.03	1				275		276
4206				41	405		446
4207				4			4
4210.01		14					14
4210.02				20			20
4211.01	2	2				51	55
4211.03			3	266	18		287
4214	5	1					6
4219			283				283
4220	6	20	15				41
4221.02	3		7	1	40		51
4222.01			107	67	245		419
4222.02	9						9

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2016

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4223.02	1	1		16	5		23
4224.01	1						1
4224.03				26			26
4301.01	2		13				15
4302.02			10	9			19
4304	1	1					2
4307	1						1
4309.02	1						1
4313		1					1
4316	7	1			3		11
4318.01	1						1
4318.02				2			2
4319			3	3			6
4323	2		11				13
4326			18				18
4327.01			6				6
4327.02			10				10
4401		1					1
4402.01	786		779	200			1,765
4402.02	1						1
4405.02	4	20	2		10		36
4406					2		2
4408	3	2					5
4503	405	1	300				706
4504				1			1
4505	2						2

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2016

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4506.01	1	1		1			3
4506.02	25	1					26
4507.01	1						1
4507.02	1			3	310		314
4508	1						1
4509	1						1
4511	2						2
4512	1		8				9
4513		1	6				7
4515.01	1						1
4516.02		1					1
4519		1					1
4520	6	1					7
4521.01	8	2	7				17
4521.02	4	1		64			69
4525.01	2						2
4525.02	2						2
4526		1					1
4527	2		74	1			77
4528.01		1					1
4601	3		24				27
4602	4	1	2	4			11
4603	3					4	7
4604	2		370		301	90	763
4605.02	7	1	3		2		13
4606	5						5

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2016

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4607.01	5	3					8
4607.02	19	9					28
4608	8	1					9
4609	7						7
4610	5	5					10
4611	4	2					6
4612.01	4			1			5
4612.02	3	3	42	11	420		479
4615	2	1	18				21
4616.01	295		122	200			617
4616.02	899	788					1,687
4617			141	140			281
4619.01		2	2				4
4701	5	6	4	4			19
4703	4	1					5
4704	8	4	1	14			27
4705	12	5	4		240		261
4706	2	2					4
4707	15	5					20
4708	7	4		85			96
4709	13	4	87	3			107
4710	1						1
4711	15	8		15	2		40
4712.01					391		391
4712.02	204	257	319		4,110		4,890
4713.03	1		4				5

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2016

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4713.04	3	5	40	7			55
4714.01	3	1					4
4714.02		1					1
4801	13	1	2	2			18
4802.01	5	1					6
4802.02			395	410	4,098		4,903
4802.03			404		74		478
4803	361	65	5	6	3,556		3,993
4804.01	1	2	93			11	107
4804.02	12	3	9	8			32
4805.01	1			9			10
4808.01	4						4
4809.01	10				180		190
4811.06	1		8				9
4814				210			210
4816	2	7	4	12			25
4817.01	1						1
4817.02	4			28			32
4819						57	57
4820.01				10			10
4822.02	448	64	357				869
4823.01						207	207
4825.01	347	92	512	1	66		1,018
4826.02			200				200
4901.03					650		650
4905.02	1			1			2

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2016

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4910	4	4	1				9
4912.01				10			10
4915.01	2						2
4915.02			7				7
4916.01	1						1
4917.03		270	1				271
4917.04			0				0
4917.05	2					37	39
4920	5						5
4921	5	1					6
4922.01	5	13		44			62
4922.03	1						1
4923	1		4				5
4925	2	2					4
Fairfax County	4,132	1,731	4,861	2,005	15,572	558	28,859

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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

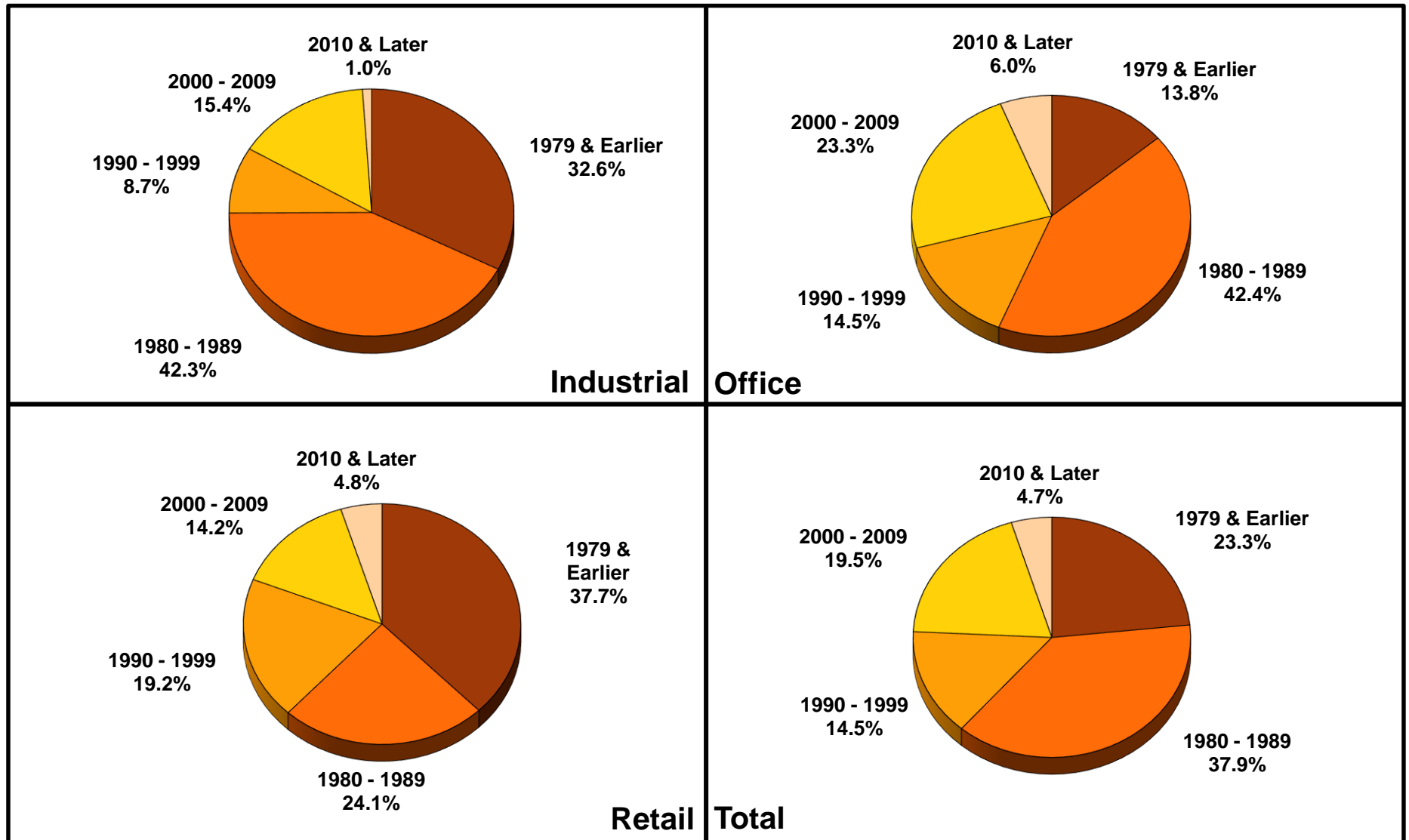
Cluster Office
Condominium Office
Finance, Insurance, Real Estate
General Low Rise Office
General Medium/High Rise Office
Other Offices

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 2016**



Source: Department of Neighborhood and Community Services, 2016.

Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2016**

Year Built	Industrial	Office	Retail	Total
Unknown	4,358	217,413	132,760	354,531
1964 and Earlier	3,808,957	5,293,050	5,978,992	15,080,999
1965 to 1969	2,354,834	1,523,399	6,095,758	9,973,991
1970 to 1974	4,328,177	5,389,710	4,384,477	14,102,364
1975 to 1979	3,984,213	5,428,175	4,485,343	13,897,731
1980 to 1984	6,892,572	17,522,490	4,834,215	29,249,277
1985 to 1989	11,916,862	36,533,894	8,546,688	56,997,444
1990 to 1994	1,327,113	5,728,043	5,936,699	12,991,855
1995 to 1999	2,524,439	12,798,739	4,722,387	20,045,565
2000 to 2004	4,553,932	18,998,205	4,770,007	28,322,144
2005 to 2009	2,271,097	10,750,410	3,092,182	16,113,689
2010 to 2014	460,199	7,613,124	2,375,435	10,448,758
2015		28,127	297,086	325,213
Total	44,426,753	127,824,779	55,652,029	227,903,561

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,179,649	3,251,109	2,493,527	8,924,285
Dranesville 1/	1,761,729	19,621,564	4,676,658	26,059,951
Hunter Mill 2/	1,325,633	25,227,270	5,875,759	32,428,662
Lee	5,811,674	4,066,147	9,155,660	19,033,481
Mason	4,289,402	7,985,582	7,344,231	19,619,215
Mount Vernon	9,984,923	4,153,073	3,714,766	17,852,762
Providence	4,096,218	41,546,901	10,263,121	55,906,240
Springfield 3/	490,573	4,420,939	5,986,023	10,897,535
Sully	13,486,952	17,552,194	6,142,284	37,181,430
Fairfax County	44,426,753	127,824,779	55,652,029	227,903,561

Table 10.3

**Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2016**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		6,488	36,363	42,851
Town of Herndon	808,064	6,379,279	2,084,400	9,271,743
Town of Vienna	330,249	1,959,097	1,078,496	3,367,842
Towns Total	1,138,313	8,344,864	3,199,259	12,682,436

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,708,468	3,442,592	2,170,051	9,321,111
Baileys	474,182	3,727,705	3,777,697	7,979,584
Bull Run	10,986,174	15,373,533	6,253,741	32,613,448
Fairfax	466,079	9,942,569	4,034,840	14,443,488
Jefferson	2,900,772	10,151,120	3,378,564	16,430,456
Lincolnia	1,887,731	850,296	1,129,838	3,867,865
Lower Potomac	3,176,333	398,243	595,454	4,170,030
McLean	1,273,474	26,194,750	6,985,665	34,453,889
Mount Vernon	329,437	1,132,497	4,588,150	6,050,084
Pohick 1/	663,055	694,365	2,219,961	3,577,381
Rose Hill	393,036	755,751	1,788,231	2,937,018
Springfield	12,371,592	6,095,108	5,800,839	24,267,539
Upper Potomac 2/	5,145,290	39,242,951	8,872,699	53,260,940
Vienna 3/	651,130	9,823,299	4,056,299	14,530,728
Fairfax County	44,426,753	127,824,779	55,652,029	227,903,561

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,796,597	8,219,220	12,738,777	36,754,594
Region 2	9,327,710	20,916,092	11,016,444	41,260,246
Region 3 1/	6,987,833	76,916,415	18,910,554	102,814,802
Region 4 2/	12,314,613	21,773,052	12,986,254	47,073,919
Fairfax County	44,426,753	127,824,779	55,652,029	227,903,561

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016

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	5,119,106		5,536,726
B2	685,082	4,652,774	1,501,314	6,839,170
B3			33,057	33,057
B5	808,064	6,379,279	2,084,400	9,271,743
C1			9,905	9,905
C2	8,226	40,826	13,242	62,294
D1	95,576	38,177	189,999	323,752
D2	294,424	7,887,001	713,070	8,894,495
D3	1,394,128	17,118,912	4,457,088	22,970,128
E1	96,470	15,456,793	5,425,855	20,979,118
E2		6,151	20,307	26,458
F	94,511	955,091	327,261	1,376,863
G1	25,018	2,047,165	822,931	2,895,114
G2		11,825	112,566	124,391
G3		3,046,518		3,046,518
H1	442,735	927,268	3,104,851	4,474,854
H2		2,421,888	262,679	2,684,567
I1	898,280	7,617,917	2,619,458	11,135,655
I2	9,289	172,233	19,798	201,320
I3	4,834,762	3,259,800	3,873,910	11,968,472
I4			484,648	484,648
I5		209,216	3,736	212,952
J1	43,872	255,335	545,451	844,658
J2	30,045	90,585	998,789	1,119,419
J3	10,004	159,893	387,324	557,221

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2016**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
J4		54,608	193,635	248,243
K	262,020	196,247	1,676,441	2,134,708
L	279,769	1,044,235	2,388,771	3,712,775
M0	292,237	1,655,451	233,895	2,181,583
M1		1,569,247	60,425	1,629,672
M2	2,365,797	5,665,915	1,881,401	9,913,113
M3	714,808	457,928	238,504	1,411,240
M4	1,751,546	375,156	705,106	2,831,808
M5	4,106,148	3,021,995	377,135	7,505,278
M6	8,285,397	2,434,240	3,258,255	13,977,892
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	537,289	2,439,392	4,132,461
N2	2,376		27,548	29,924
O1	144			144
P	99,890			99,890
P1	919,910	222,800	63,267	1,205,977
P3			139,663	139,663
Q1	6,357	2,608	6,200	15,165
R1	23,224		30,247	53,471
R3		6,488	36,363	42,851
R4		5,419		5,419
S1	819	3,102	224,320	228,241
T1	9,133,934	7,693,690	1,976,975	18,804,599
T2	2,126,554	6,610,770	1,638,476	10,375,800
T3		12,748	146,629	159,377
T4	428,659	4,662,591	2,407,685	7,498,935

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2016**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
T5	125,873	849,451	1,716,664	2,691,988
T6	480	8,436	1,875	10,791
T7	432,035	144,559	28,730	605,324
Fairfax County	44,426,753	127,824,779	55,652,029	227,903,561

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 2016

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	39,431	471,389	540,865
4152		167,037	348,614	515,651
4153	10,004	49,219	33,873	93,096
4154.01		2,842	195,102	197,944
4154.02		44,614	44,433	89,047
4155		118,675	118,347	237,022
4158	3,761	16,960	11,984	32,705
4160		121,099	142,659	263,758
4161	6,290	20,617	340,531	367,438
4162		3,050		3,050
4163	1,284			1,284
4201	347,301		253,956	601,257
4202.01		63,458	88,830	152,288
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	144,622	134,010	299,710
4205.02			44,465	44,465
4205.03		17,344	124,781	142,125
4206			224,026	224,026
4207	4,422		9,896	14,318
4208		131,412	41,023	172,435
4210.01	887,809	1,611,775	20,341	2,519,925
4210.02	2,048,047	687,631	3,041,470	5,777,148
4211.01	667,398	4,200	29,305	700,903
4211.02		3,612	22,265	25,877
4211.03	541,598	2,151	444,608	988,357

(Continued)

Table 10.7
Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2016

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	1,169,293	1,271,819
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	4,268,130	229,164	21,279	4,518,573
4221.01	123,221	94,471	271,531	489,223
4221.02	1,068,745	190,238	231,400	1,490,383
4222.02	345,019	107,700	75,700	528,419
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	192,496	264,163
4302.02			110,850	110,850
4304	1,202,338	278,287	238,504	1,719,129
4306	48,997	255,493	1,281,444	1,585,934
4307	741,655			741,655
4308.01		144,035	100,816	244,851
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	378,620	413,966
4313		56,152		56,152
4314		4,850		4,850
4315			55,576	55,576
4316		125,255	453,316	578,571

(Continued)

Table 10.7
Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2016

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	283,340	626,985
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	3,978,563	621,995	377,135	4,977,693
4401	21,368	54,210	62,610	138,188
4402.01	758,111	3,752,171	1,027,519	5,537,801
4402.02		1,379,621	59,376	1,438,997
4403		216,353	6,546	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		54,439	55,615	110,054
4503	41,464	469,291	248,705	759,460
4504	132,096	301,322	166,815	600,233
4505			90,549	90,549
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	252,996	457,036
4508		147,411	138,040	285,451

(Continued)

Table 10.7
Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2016

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	712,034	871,919
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		91,543	673,641	765,184
4520	2,304	393,074	396,096	791,474
4521.01		259,021	332,758	591,779
4521.02	75,838	22,305	65,407	163,550
4522	40,570	659,974	89,423	789,967
4523.02			84,745	84,745
4524	710,737	86,996	20,126	817,859
4525.01	1,676,681	1,186,871	707,299	3,570,851
4525.02		114,136	72,946	187,082
4526	1,887,731	549,681	221,362	2,658,774
4527	310,508	103,973	180,830	595,311
4528.01		2,394,983	329,352	2,724,335
4528.02		47,747	26,532	74,279
4601	289,020	3,120		292,140
4602		3,238		3,238
4604		2,238,623	1,840,747	4,079,370
4605.01		3,923,060	606,961	4,530,021
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 2016

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4607.02		183,608	188,744	372,352
4608		1,325,770	349,821	1,675,591
4609	282,540	200,353	152,520	635,413
4610	47,709	249,366	306,829	603,904
4611		51,265	140,731	191,996
4612.01		54,604	43,206	97,810
4612.02	215,940	2,547,953	446,778	3,210,671
4615		37,980	12,515	50,495
4616.01	5,035	635,396	13,748	654,179
4616.02	1,801,636	1,431,639	541,050	3,774,325
4617	311,144	200,193	358,481	869,818
4618.02		1,503,733	6,758	1,510,491
4619.01	123,588		10,660	134,248
4701	2,920			2,920
4703			106,147	106,147
4704	1,588	43,728	91,039	136,355
4705	76,919	1,128,866	187,125	1,392,910
4706	17,592	189,673	256,326	463,591
4707	1,500	399,900	208,747	610,147
4709	4,466	11,825	6,419	22,710
4710	14,036	101,460		115,496
4711	508	397,894	51,395	449,797
4712.01	93,250	1,473,844	138,180	1,705,274
4712.02		3,192,023	64,816	3,256,839
4713.01		559,439	355,560	914,999
4713.04	8,641	70,773	19,798	99,212
4714.01	648			648

(Continued)

Table 10.7
Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2016

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4714.02	158,176	40,929	71,539	270,644
4801	8,226	23,892	6,628	38,746
4802.01		6,151	14,804	20,955
4802.02		14,745,773	5,460,978	20,206,751
4802.03		891,777	102,130	993,907
4803	771,771	562,198	412,106	1,746,075
4804.01	99,969	103,051	155,446	358,466
4804.02		16,934	49,576	66,510
4805.01	398,955		15,362	414,317
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	18,585	124,279	166,871	309,735
4808.02	52,141	1,460,857	731,366	2,244,364
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	4,863,822		5,281,442
4814		3,055	128,504	131,559
4819	65,779	2,637,766	83,945	2,787,490
4820.01			15,704	15,704

(Continued)

Table 10.7
Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2016

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4821		98,417	48,245	146,662
4822.01		9,730		9,730
4822.02	228,645	3,292,841	181,163	3,702,649
4822.03	281,417	4,624,349	1,122,400	6,028,166
4823.01		1,838,394	486,417	2,324,811
4823.03			7,785	7,785
4824	1,702	2,844,689		2,846,391
4825.01	2,659,896	8,535,943	1,734,116	12,929,955
4825.03	88,300	27,668	226,822	342,790
4826.01			793,624	793,624
4826.02	86,400	1,187,457	290,040	1,563,897
4901.01	310,742	2,102,642	119,050	2,532,434
4901.03	8,064,465	9,368,764	2,098,102	19,531,331
4905.01		3,102	188,079	191,181
4905.02		62,074	86,915	148,989
4910	480	12,748	1,875	15,103
4912.01			146,629	146,629
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	515,634	592,579
4914.01		203,765	173,935	377,700
4914.05	819			819
4915.01		37,761	78,631	116,392
4916.01	993,411	89,880	112,095	1,195,386
4916.02		4,181	107,237	111,418
4917.01		1,794,222	538,904	2,333,126

(Continued)

Table 10.7
Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2016

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4917.02		1,397,208	2,634,247	4,031,455
4917.03		1,365,387	440,534	1,805,921
4917.04	43,910		348,555	392,465
4917.05	292,815	159,277	5,715	457,807
4918.01	4,422	69,090	1,007,561	1,081,073
4918.02	1,112	568,583	13,162	582,857
4918.03		116,581	355,159	471,740
4920	23,224	5,419	122,867	151,510
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		6,488	36,363	42,851
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
Fairfax County	44,426,753	127,823,267	55,651,429	227,901,449

Source: Fairfax County Department of Neighborhood and Community Services, 2016.

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 ensure that housing units are not double counted or missed. The complexities of connecting the "development pipeline" data by parcel include:

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

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

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

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

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

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

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

Long-Term Forecasts

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

characteristics that would make it more or less attractive for development. Only the most likely forecast scenarios are published in the annual *Demographic Reports*.

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

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

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

Timing of Development Assumptions: Long-range forecast 'timing of development assumptions' are based on past trends and housing absorption rates. In addition, external events such as economic growth cycles are taken into account when developing these long-range 'timing of development assumptions.' Different 'timing of development assumptions' are applied to land parcels based on the site characteristics of the parcel.

Household Forecasts

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

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

Population Forecasts

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

Household Population Methodology

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

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

Average Household Size Assumptions: Household size assumptions are based primarily on the most recent U.S. Census Bureau data and Fairfax County surveys. Historical, current and forecast average household sizes and variances produced by the U.S. Census Bureau and Fairfax County surveys are analyzed to develop current and forecast average household sizes and variances by housing unit type and geography. The 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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