

Demographic Reports 2017

County of Fairfax, Virginia



**Economic, Demographic and Statistical Research
Department of Management and Budget**

Fairfax County Board of Supervisors



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DEMOGRAPHIC REPORTS 2017.©

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FOREWORD

The Demographic Reports is a compilation of population, households and housing unit estimates and forecasts; market value estimates; residential development activity estimates; and industrial and commercial gross floor area estimates. Various geographic arrangements are used to present these data, such as supervisor districts, towns, planning districts, human services regions, ZIP Codes, sewersheds, and census tracts. These small area estimates and forecasts are produced on an annual basis. The methodology used for estimating and forecasting housing units, households and population is contained in Appendix A. The methodologies used to estimate market value, residential development, and gross floor area are contained in their respective sections. All data, except historical data, are as of January 1 of the given year.

The summary level data for Fairfax County contained in the Demographic Reports are produced by the Economic, Demographic and Statistical Research unit within the Fairfax County Department of Management and Budget. Information produced by the Economic, Demographic and Statistical Research unit is used by every county department, board, authority and the Fairfax County Public Schools. In addition to the small area estimates and forecasts, state and federal data on Fairfax County are collected and summarized, and special studies and quantitative research are conducted by the unit. The information produced by the Economic, Demographic and Statistical Research unit is used for program and capital improvement planning, decision-making; strategic planning; grant writing; budgeting; and the development of policy initiatives.

Periodically, the Economic, Demographic and Statistical Research unit provides data to the Metropolitan Washington Council of Governments (MWCOG) along with other jurisdictions for the purpose of transportation planning, air quality modeling and other programs of regional significance. The unit also provides data to and acts as a liaison to the Northern Virginia Regional Commission (NVRC) and the U.S. Census Bureau.

This report along with other reports produced by Economic, Demographic and Statistical Research are available electronically at:

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

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

<https://www.fairfaxcounty.gov/maps/open-geospatial-data>

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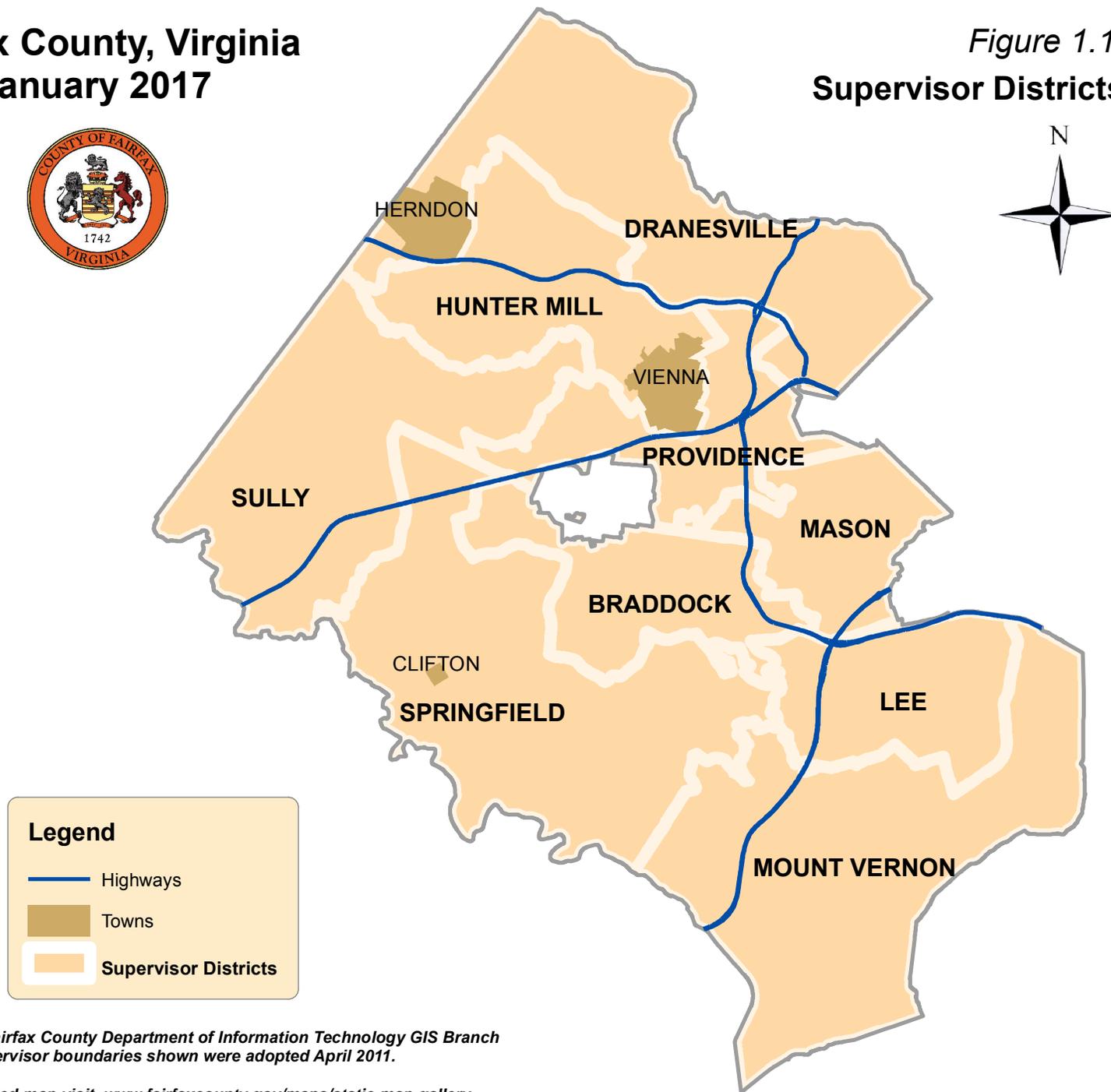
MAP NOTES

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

Fairfax County, Virginia January 2017



Figure 1.1
Supervisor Districts and Towns



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

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

Fairfax County, Virginia January 2017



Figure 1.2
Planning Districts



Legend

- Highways
- Planning Districts

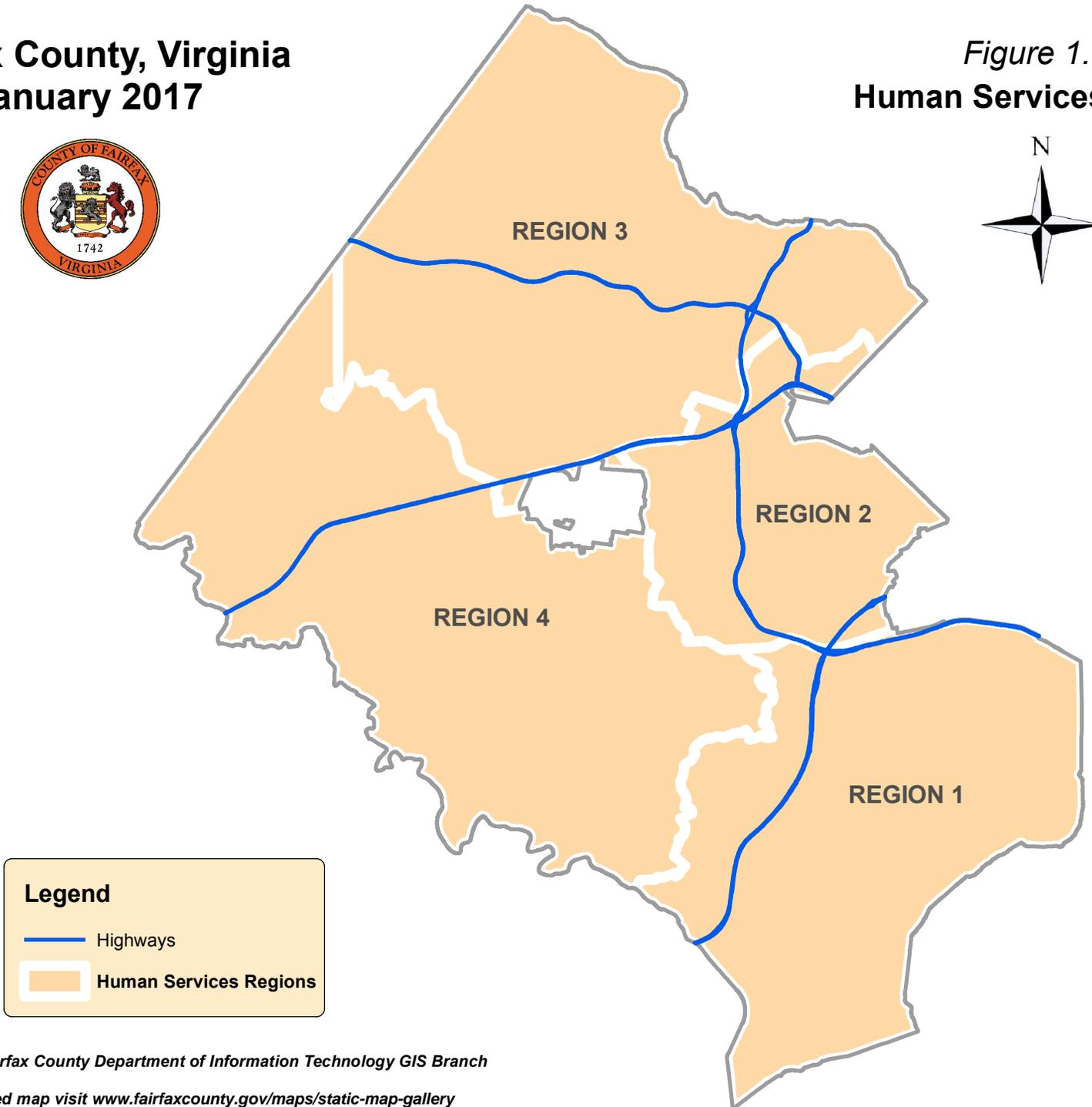
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2017



Figure 1.3
Human Services Regions



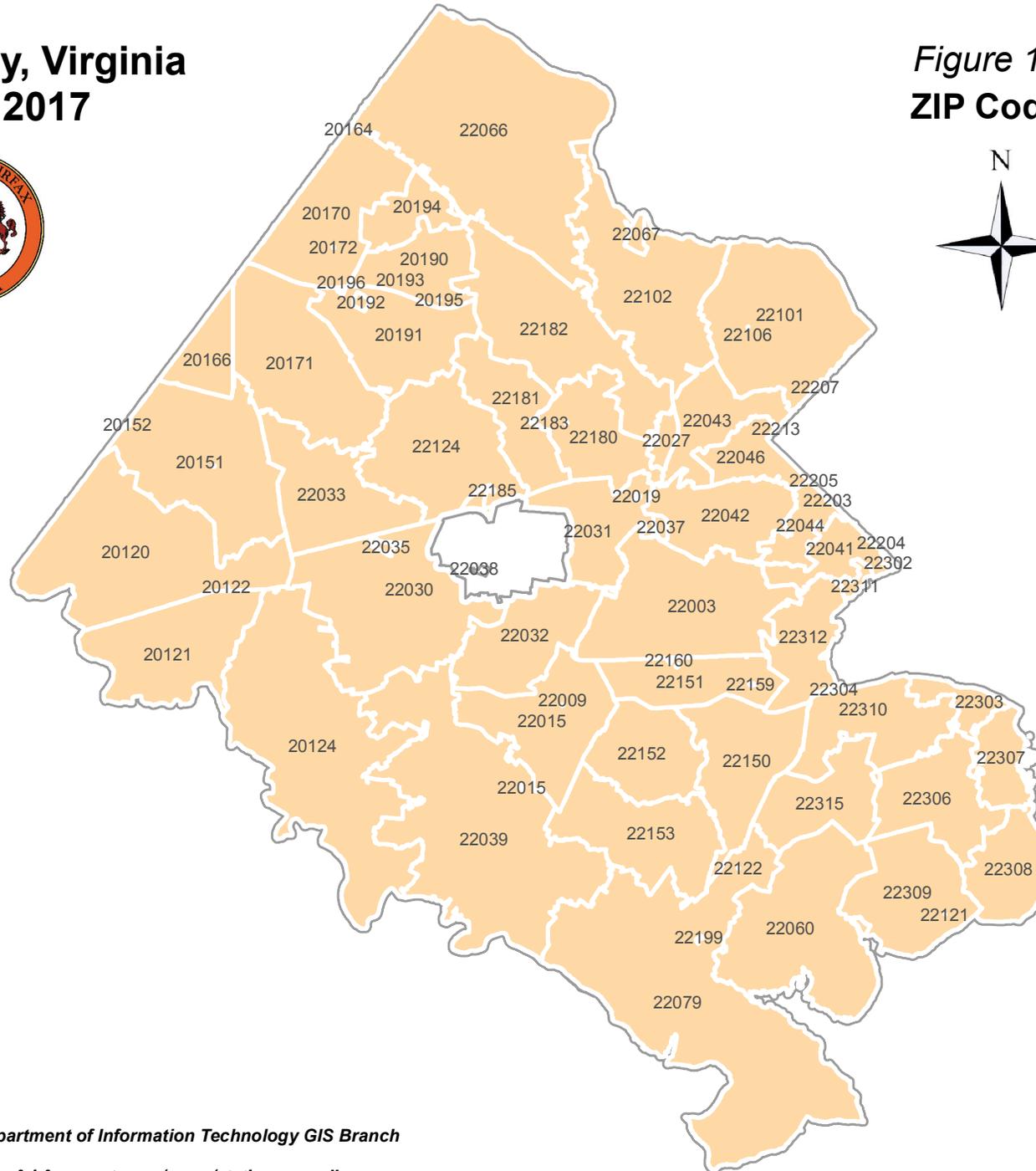
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2017



Figure 1.4
ZIP Codes

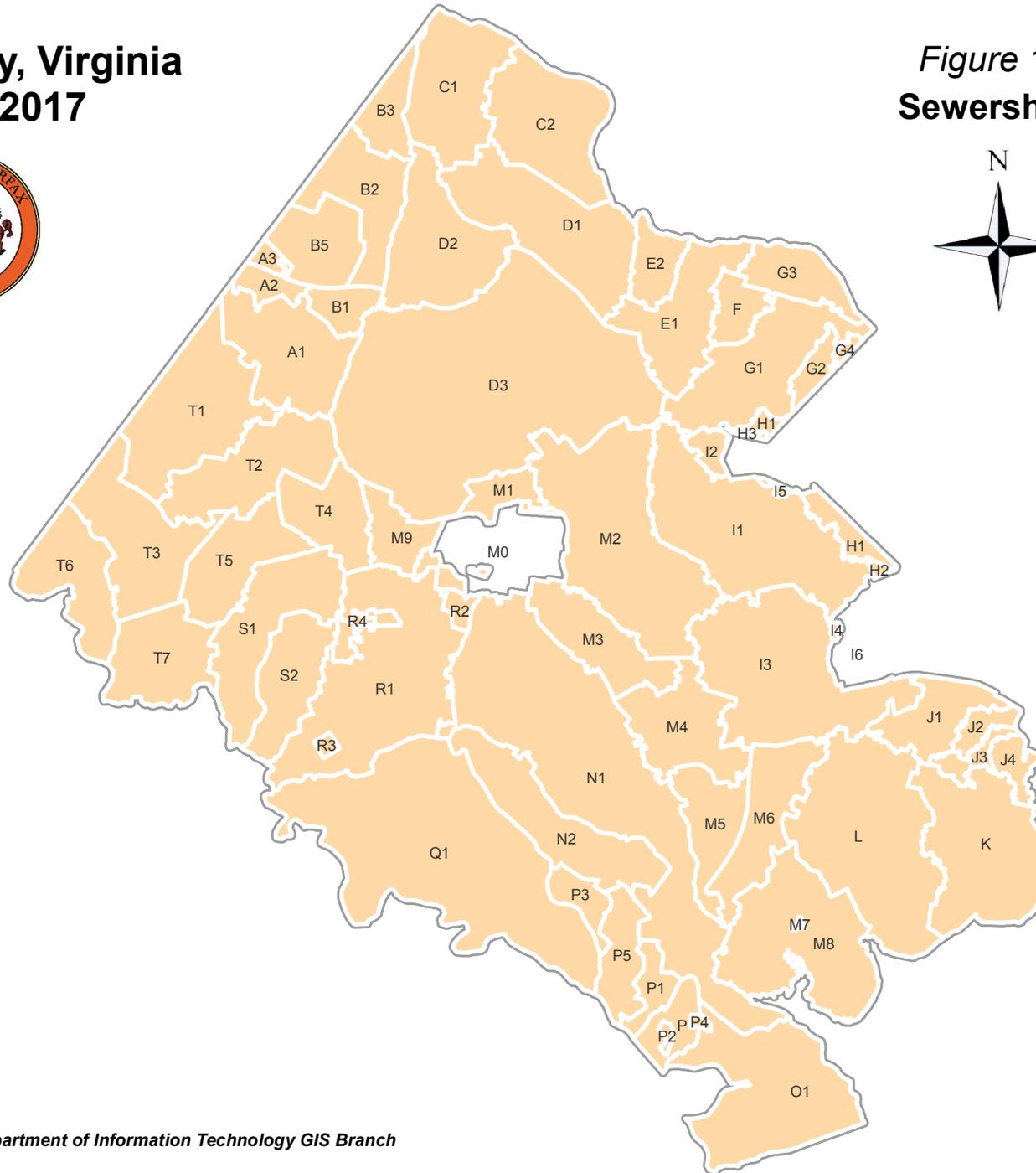


Source: Fairfax County Department of Information Technology GIS Branch
For a detailed map visit www.fairfaxcounty.gov/maps/static-map-gallery

Fairfax County, Virginia January 2017



Figure 1.5
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

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

TABLE 1.1

Fairfax County Sewershed Codes

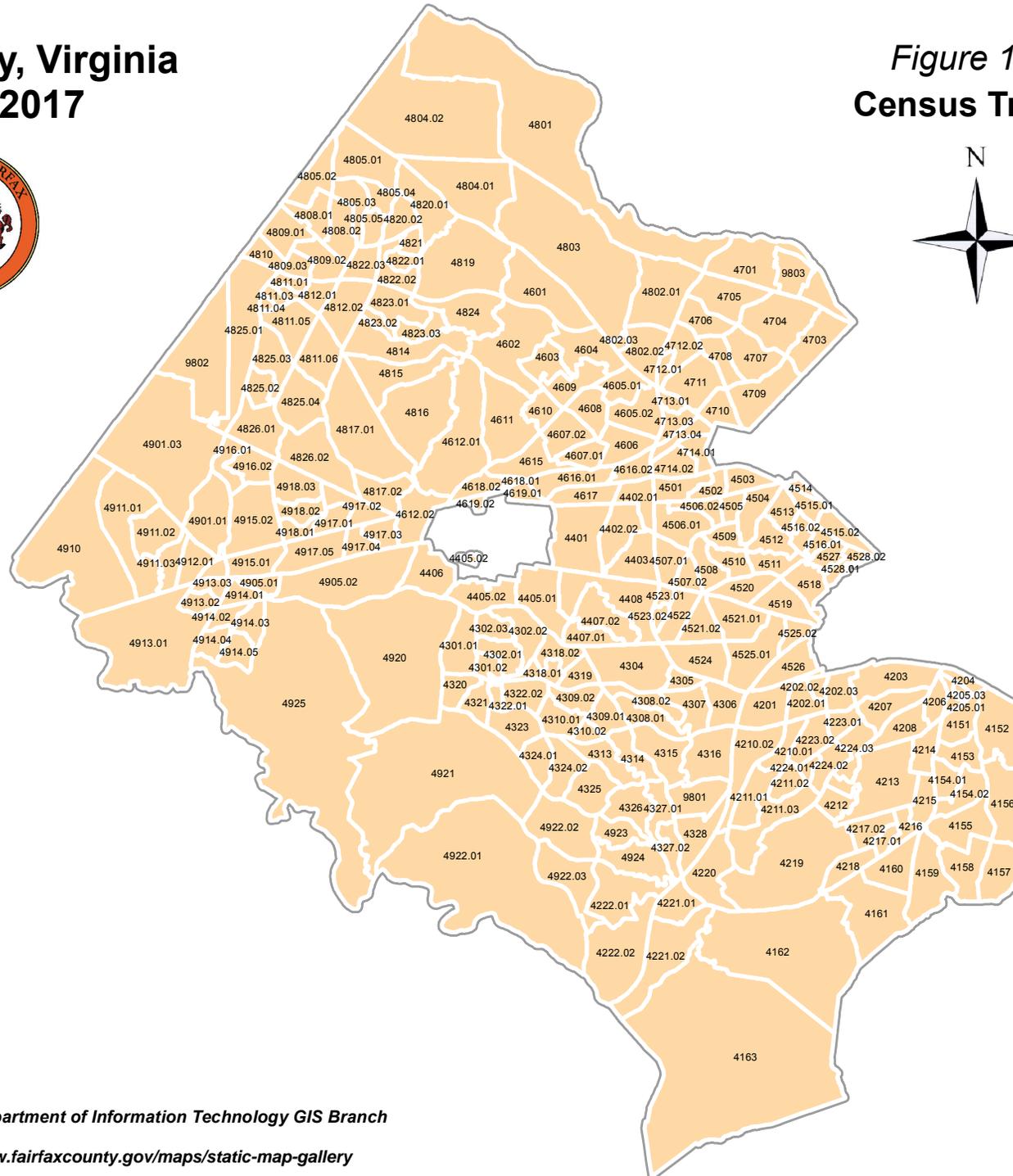
<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon)	Blue Plains
C1	Nichols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

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

Fairfax County, Virginia January 2017



Figure 1.6
Census Tracts



Source: Fairfax County Department of Information Technology GIS Branch

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

DEMOGRAPHIC TRENDS NOTES

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

Population, Housing Units and Households
Population Age Distribution
Racial and Ethnic Distribution
Average Household Size by Race
Measures of Income
Housing Units by Type of Structure
Rental Housing Complex Characteristics
Market Value of Housing Units
Unemployment Rates and Total Employment

Data presented cover historical, current and future time frames.

More detailed information about some of these subjects can be found in other sections of the Demographic Reports.

TABLE 2.1

Estimates and Forecasts of
Population, Housing Units and Households
Fairfax County, 1970 through 2045

Year		Population			Total Housing Units	Households		
		Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970		454,300 ¹	--	--	130,800	126,500	--	--
1975		537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980		596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985		668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990		818,600	30,100	4.1%	302,500	289,000	10,100	3.9%
1995		879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000		969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2005		1,033,600	12,800	1.3%	385,600	376,700	4,700	1.3%
2010	Estimates	1,081,700 ²	9,600	0.9%	396,400	386,100	1,900	0.5%
2011		1,096,800	15,100	1.4%	403,900	394,100	8,000	2.1%
2012		1,109,700	12,900	1.2%	408,100	398,700	4,600	1.2%
2013		1,111,600	1,900	0.2%	409,100	399,500	800	0.2%
2014		1,116,200	4,600	0.4%	410,000	401,000	1,500	0.4%
2015		1,125,400	9,200	0.8%	412,200	403,900	2,900	0.7%
2016		1,131,900	6,500	0.6%	413,700	402,400	-1,500	-0.4%
2017		1,142,900	11,000	1.0%	415,700	405,800	3,400	0.8%
2020		1,161,800	6,300	0.5%	424,900	414,500	2,900	0.7%
2025		1,204,600	8,600	0.7%	446,200	434,200	3,900	0.9%
2030		1,257,000	10,500	0.9%	470,800	457,700	4,700	1.1%
2035		1,307,100	10,000	0.8%	494,300	480,100	4,500	1.0%
2040		1,351,400	8,900	0.7%	515,000	499,900	4,000	0.8%
2045		1,394,100	8,500	0.6%	535,000	519,000	3,800	0.8%

Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, 1970, 1980, 1990, 2000 and 2010 (figures as of April 1); and housing units and households 1970 and 1980. Department of Management and Budget, Fairfax County, all other estimates; Integrated Parcel Lifecycle System (IPLS) 2017.

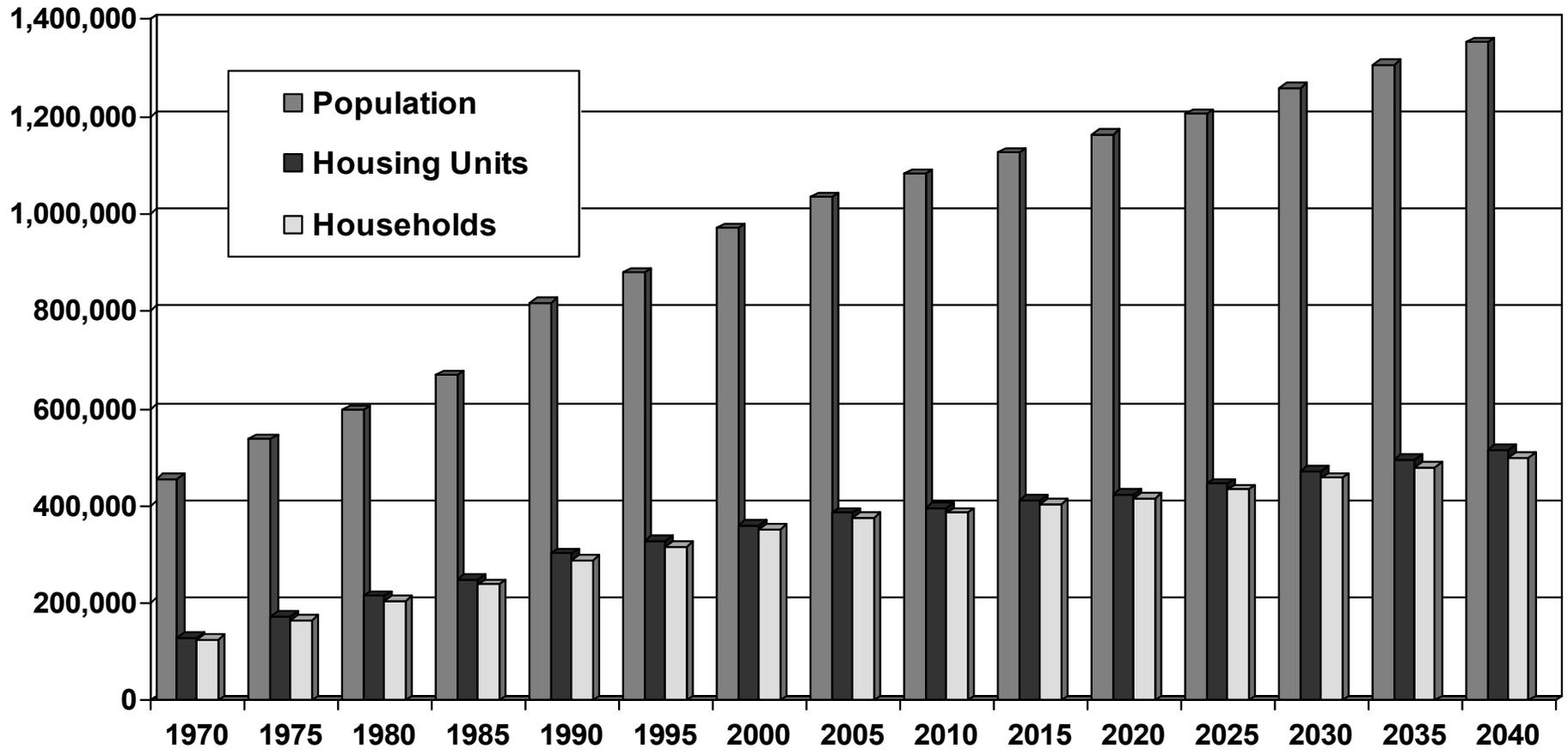
Note: All numbers are rounded to nearest hundred. Households are occupied housing units.

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 Management and Budget, all other estimates and forecasts; 2017 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, 2017 through 2035**

Age Group	2017		2020		2025		2030		2035	
	Persons	Percent								
Under 5	73,971	6.5%	73,175	6.1%	77,304	6.2%	80,515	6.2%	83,593	6.2%
5 to 9	76,268	6.7%	75,606	6.3%	79,765	6.3%	84,189	6.4%	87,425	6.5%
10 to 14	75,627	6.6%	78,339	6.5%	73,935	5.9%	77,931	6.0%	82,009	6.1%
15 to 19	73,310	6.4%	74,974	6.2%	78,716	6.3%	74,224	5.7%	78,003	5.8%
20 to 24	68,014	6.0%	69,958	5.8%	76,571	6.1%	80,324	6.1%	75,503	5.6%
25 to 34	153,167	13.4%	174,220	14.5%	179,390	14.3%	185,826	14.2%	198,382	14.7%
35 to 44	165,625	14.5%	170,358	14.1%	176,687	14.1%	195,772	15.0%	200,505	14.8%
45 to 54	169,188	14.8%	157,260	13.1%	168,022	13.4%	166,963	12.8%	172,733	12.8%
55 to 64	145,685	12.7%	139,733	11.6%	132,477	10.5%	134,041	10.3%	142,686	10.6%
65 and Over	142,033	12.4%	191,010	15.9%	214,114	17.0%	227,323	17.4%	230,537	17.1%
Total	1,142,888	100.0%	1,204,632	100.0%	1,256,980	100.0%	1,307,108	100.0%	1,351,375	100.0%

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

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

TABLE 2.4

**Population of Towns
Fairfax County, 1992 through 2017**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
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
2017	284	21,935	16,689	38,908

Sources: U.S. Bureau of the Census, Census of Population and Housing, 2000 and 2010; Fairfax County Department of Management and Budget, 1992 through 1999, 2001 through 2009, 2011 through 2017.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 2000, 2010 and 2017**

Race	2000		2010		2017	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	707,838	61.9%
Black	83,098	8.6%	99,218	9.2%	111,403	9.7%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	218,970	19.2%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	2,457	0.2%
Other	79,457	8.2%	110,109	10.2%	102,221	8.9%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,142,888	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	184,055	16.1%

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 and 2010; and Fairfax County Department of Management and Budget, 2017 population, and Census Bureau, one-year American Community Survey, percentages.

TABLE 2.6

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

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

Source: U.S. Bureau of the Census, 1990, 2000 and 2010 Decennial Census.

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

TABLE 2.7		
Household and Family Income Distribution Fairfax County, 2016		
Income Level	Percent of Households	Percent of Families
Under \$25,000	8.0%	5.7%
\$25,000 - \$49,999	9.8%	8.7%
\$50,000 - \$74,999	12.1%	10.1%
\$75,000 - \$99,999	12.0%	10.0%
\$100,000 - \$149,999	21.2%	21.0%
\$150,000 - \$199,999	14.9%	17.0%
\$200,000 or More	22.1%	27.5%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, American Community Survey, 2016.

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

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

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

TABLE 2.8		
Estimates of Median Household Income and Median Family Income Fairfax County, 1991 through 2016		
Year	Median Household Income	Median Family Income
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1995	\$70,000	\$78,000
1997	\$72,000	\$84,000
1999	\$81,050	\$92,146
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612
2003	\$80,753	\$93,978
2004	\$88,133	\$90,194
2005	\$94,610	\$110,107
2006	\$100,318	\$119,812
2007	\$105,241	\$122,027
2008	\$107,448	\$126,910
2009	\$102,499	\$122,651
2010	\$103,010	\$122,189
2011	\$105,797	\$119,634
2012	\$107,096	\$124,831
2013	\$111,079	\$128,066
2014	\$110,674	\$130,071
2015	\$113,208	\$129,538
2016	\$115,717	\$135,595

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey, 2002 - 2016; and Fairfax County Department of Management and Budget, all other years.

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

Year	Single Family Detached		Single Family Attached		Multifamily		Total Housing Units	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1950	19,979	75.2%	1,997	7.5%	4,582	17.3%	26,558	100.0%
1960	59,261	85.7%	3,526	5.1%	6,394	9.2%	69,181	100.0%
1970*	91,134	69.7%	7,747	5.9%	31,887	24.4%	130,768	100.0%
1980*	125,717	58.3%	31,882	14.8%	58,072	26.9%	215,671	100.0%
1990	163,029	53.9%	67,306	22.3%	72,129	23.8%	302,464	100.0%
2000	181,591	50.6%	87,171	24.3%	90,198	25.1%	358,960	100.0%
2010	191,873	48.4%	98,972	25.0%	105,541	26.6%	396,386	100.0%
2017	195,462	47.0%	100,542	24.2%	119,686	28.8%	415,690	100.0%
2020	196,284	46.2%	101,232	23.8%	127,397	30.0%	424,913	100.0%
2025	197,281	44.2%	102,438	23.0%	146,453	32.8%	446,172	100.0%
2030	200,350	42.6%	102,681	21.8%	167,766	35.6%	470,797	100.0%
2035	203,608	41.2%	102,886	20.8%	187,769	38.0%	494,263	100.0%
2040	206,527	40.1%	102,924	20.0%	205,576	39.9%	515,027	100.0%
2045	209,442	39.1%	103,002	19.3%	222,575	41.6%	535,018	100.0%

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Management and Budget, 1990 through 2045, Integrated Parcel Lifecycle System (IPLS) 2017.

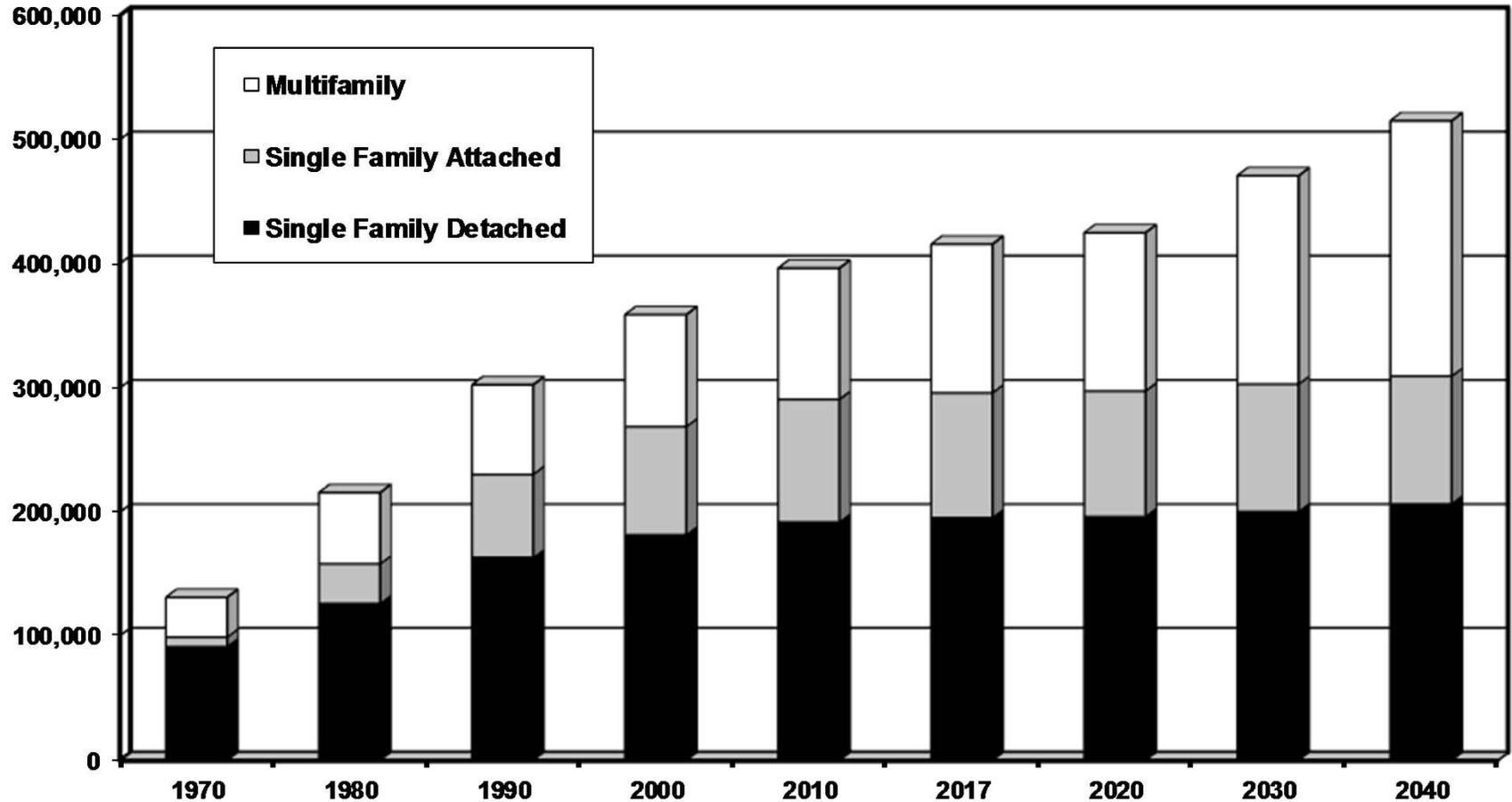
Note: 1950 through 2017 are estimates and 2020 through 2045 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units.

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

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

FIGURE 2.2

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



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Management and Budget, 1990 through 2040, 2017 Integrated Parcel Lifecycle System (IPLS).

Note: Single family detached category includes single family detached units and mobile homes; single family attached category includes townhouses, duplex and multiplex units; multifamily category includes garden, mid-rise and high-rise units.

Year	Total Units	Vacancy Rate	Average Monthly Rent
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
2016	77,403	8.1%	\$1,750

Source: Fairfax County Department of Management and Budget, 2016.

Note: Vacancy rate and average monthly rent figures are calculated based on information provided by those rental housing complexes in major rental housing projects having five or more units.

Year	Median Market Value	Percent Change
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%
2017	\$505,722	1.5%

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2017.

TABLE 2.12

**2010 and 2016 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			2016		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
Fairfax County, VA	1,081,699*	103,010	122,189	1,138,652	115,717	135,595
Arlington County, VA	207,627	94,986	116,586	230,050	110,388	151,342
Fauquier County, VA	65,203	85,614	94,402	69,069	94,347	121,469
Loudoun County, VA	312,311	119,540	126,174	385,945	134,464	146,826
Prince William County, VA	402,002	92,655	102,117	455,210	97,986	109,980
Spotsylvania County, VA	122,397	72,217	77,868	132,010	81,146	90,747
Stafford County, VA	128,961	94,317	101,015	144,361	97,484	108,466
Alexandria City, VA	139,993*	77,793	101,064	155,810	87,920	120,726
Anne Arundel County, MD	537,656	81,455	97,974	568,346	96,483	109,140
Calvert County, MD	88,737	88,862	100,397	91,251	98,732	102,562
Charles County, MD	146,551	87,007	95,366	157,705	95,735	106,471
Frederick County, MD	233,385	82,133	95,786	247,591	90,043	102,496
Howard County, MD	287,085	101,771	120,664	317,233	120,941	138,956
Montgomery County, MD	971,777	89,155	108,828	1,043,863	99,763	120,827
Prince Georges County, MD	863,420	70,019	80,032	908,049	79,184	89,035
District of Columbia	601,723	60,903	77,514	681,170	75,506	98,498
Berkeley County, WV	104,169	50,724	62,136	113,525	57,357	71,714
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	6,133,552	95,843	112,792
State of Virginia	8,001,024	60,674	72,476	8,411,808	68,114	83,306
United States	308,745,538	50,046	60,609	323,127,515	57,617	71,062

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

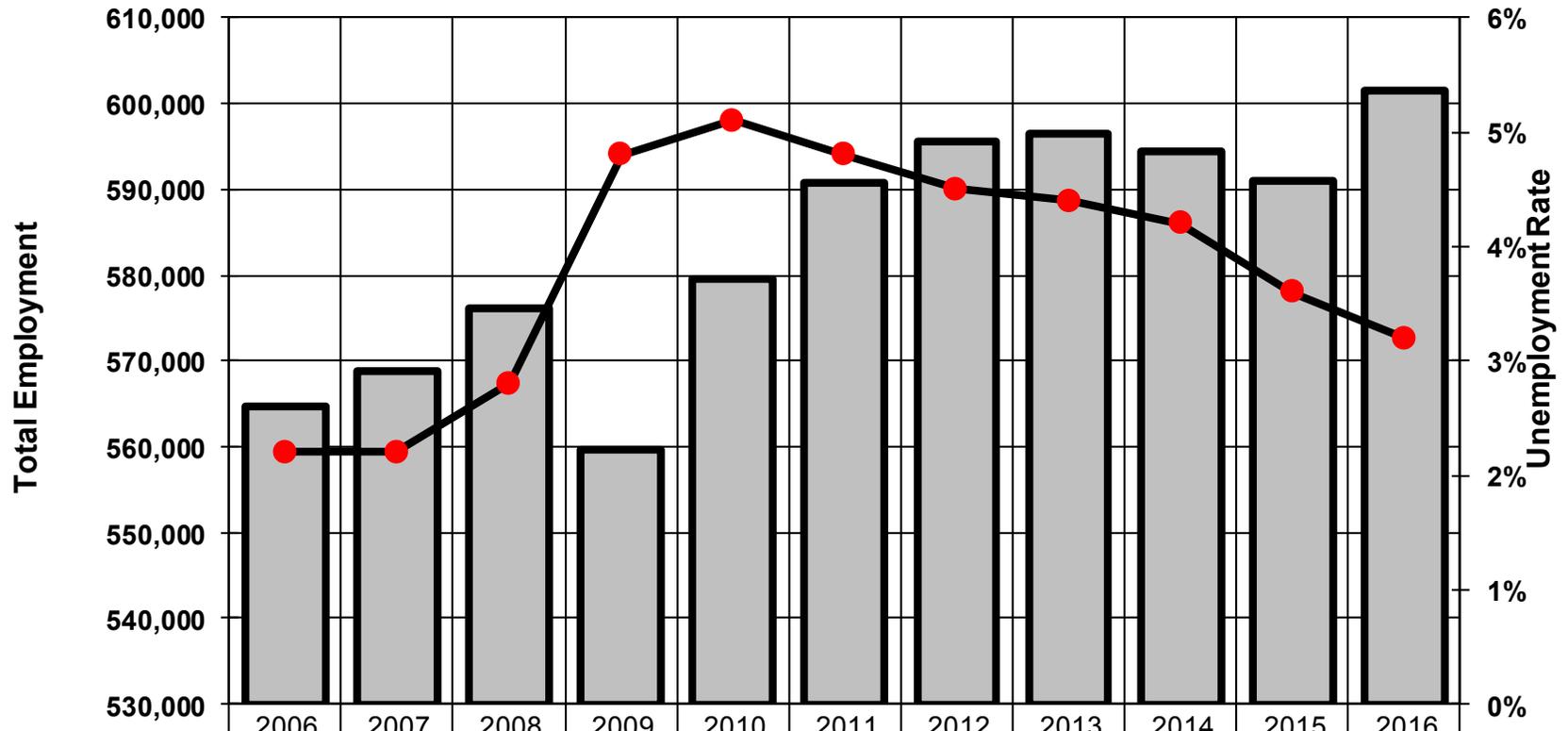
*2010 Census of Population and Housing was revised in 2015 for Fairfax County, Virginia and City of Alexandria, Virginia

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, 2006 through 2016**



Total Employment	564,587	568,732	576,057	559,644	579,499	590,687	595,687	596,597	594,491	590,992	601,617
Unemployment Rate	2.2%	2.2%	2.8%	4.8%	5.1%	4.8%	4.5%	4.4%	4.2%	3.6%	3.2%

Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of October 2, 2017.

Note: Total Employment refers to the number of employed Fairfax County residents, regardless of their place of employment.

CURRENT POPULATION, HOUSING UNITS AND HOUSEHOLDS

The population, housing units and households estimates are as of January 1 of the respective year on the table. Housing units are obtained from the real estate tax assessment files for the same time period. Households are occupied housing units. Total population is a combination of household population (persons living in housing units) and group quarters population (persons living in facilities such as detention centers, nursing homes, military quarters, dormitories, etc.). The current estimates are summarized by supervisor district and town, planning district, human services region, ZIP Code, sewershed, and census tract.

Population density is based on the total land and water area in the county.

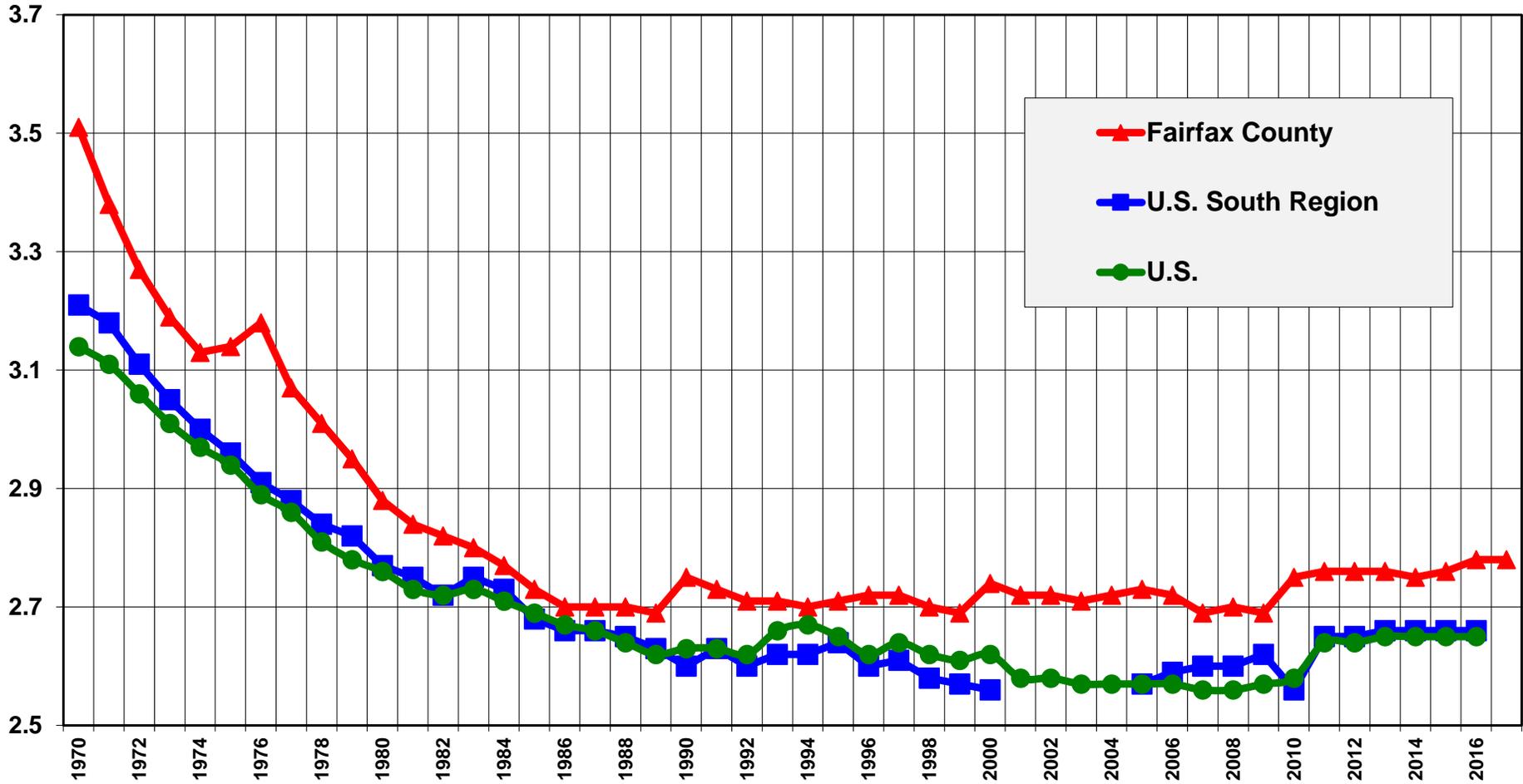
For detailed methodology, please refer to Appendix A.

Table 3.1
Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2017

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	2.53		2.92	0.88	1.72	1.08
Baileys	2.84	3.03	2.41		2.58	2.27	3.42	3.01
Bull Run	3.32	3.09	2.14	2.64	2.99	0.92	3.48	1.44
Fairfax	3.13	2.73	2.20	3.33	2.64	1.59	5.98	3.52
Jefferson	2.93	2.70	2.31		2.59	1.33	8.01	4.68
Lincolnia	2.75	2.79	2.83		2.80	0.99	3.18	1.89
Lower Potomac	3.46	3.29	2.25		3.15	1.76	4.34	2.31
McLean	2.93	2.60	1.89		2.54	2.53	10.5	5.26
Mount Vernon	2.87	2.93	2.14	2.78	2.58	1.66	6.64	3.67
Pohick	3.14	3.03	1.82		3.06	0.96	1.74	0.99
Rose Hill	2.86	2.73	1.89		2.60	1.32	2.58	1.60
Springfield	3.22	2.94	2.04		2.87	0.83	1.78	1.04
Upper Potomac	3.17	2.81	1.98		2.72	1.03	3.53	1.79
Vienna	3.02	3.04	2.34		2.91	1.04	6.36	1.97
Fairfax County	3.08	2.94	2.17	2.79	2.78	1.25	5.14	2.37

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

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1970 through 2017



Sources: U.S. Bureau of the Census; Fairfax County Department of Management and Budget, 2017.

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 2017	
Type	Total
Fort Belvoir Barracks	404
George Mason University	6,380
Correctional Institutions	1,063
Other*	2,757
Total	10,604

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Management and Budget, 2017.

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

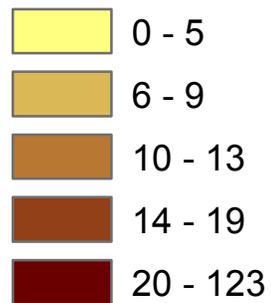
Fairfax County, Virginia January 2017



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.

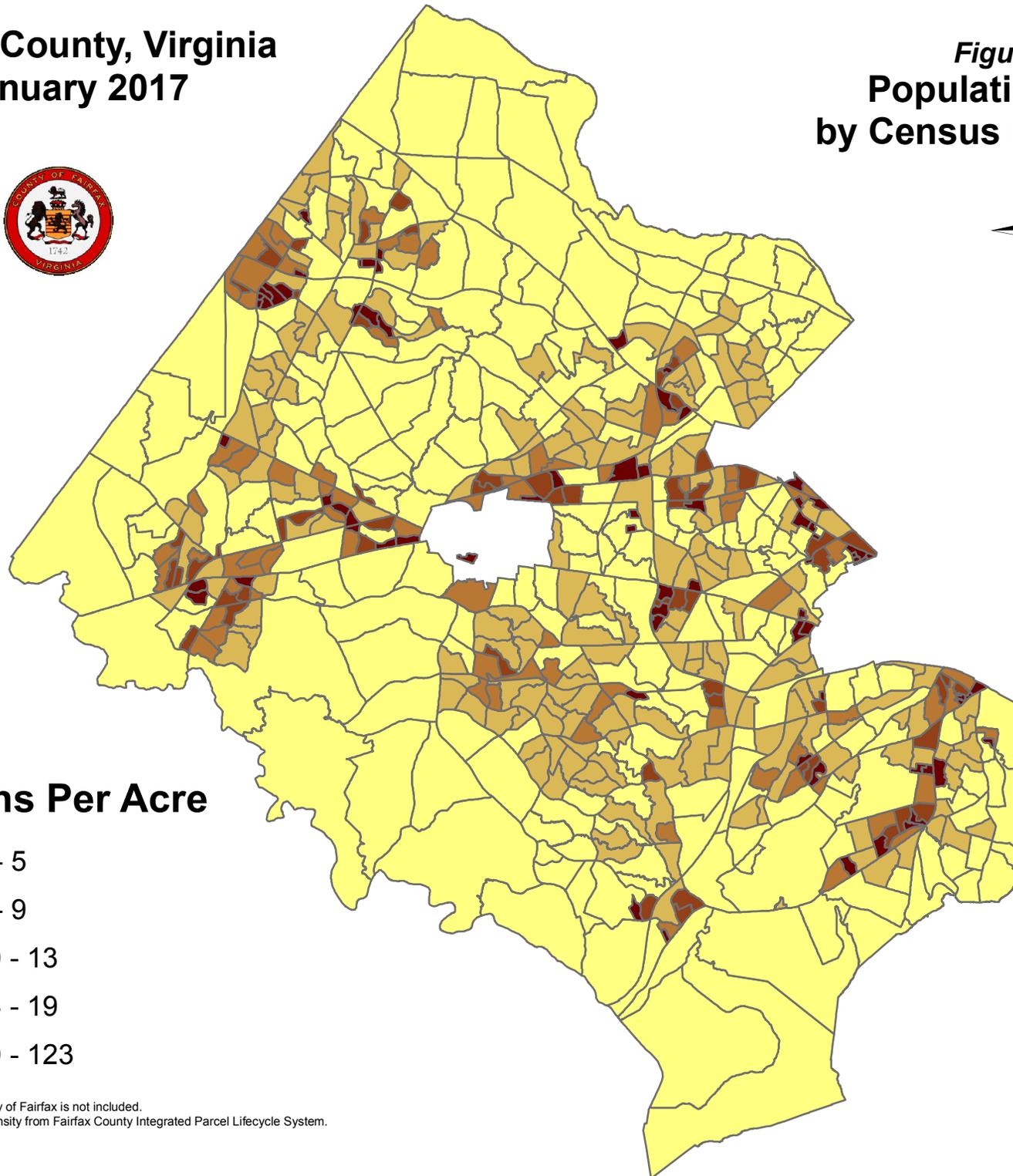


Table 3.3

**2017 Population, Housing Units and Households by Supervisor District
Fairfax County, January 2017**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	122,949	41,368	40,643	17,389	7.1	27.17	4,525
Dranesville 1/	124,536	43,869	42,930	40,733	3.1	63.64	1,957
Hunter Mill 2/	129,461	50,974	49,987	24,001	5.4	37.50	3,452
Lee	124,380	45,112	44,308	17,261	7.2	26.97	4,612
Mason	115,697	42,906	41,946	14,213	8.1	22.21	5,209
Mount Vernon	129,377	48,760	47,297	47,242	2.7	73.82	1,753
Providence	138,752	56,462	53,654	17,065	8.1	26.66	5,204
Springfield 3/	124,083	42,728	42,120	46,427	2.7	72.54	1,711
Sully	133,654	43,511	42,952	36,000	3.7	56.25	2,376
Fairfax County	1,142,888	415,690	405,837	260,331	4.4	406.77	2,810

Table 3.4

**2017 Population, Housing Units and Households by Town
Fairfax County, January 2017**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	284	89	88	159	1.8	0.25	1,137
Town of Herndon	21,935	7,912	7,766	2,739	8.0	4.28	5,125
Town of Vienna	16,689	5,617	5,504	2,816	5.9	4.40	3,793
Towns Total	38,908	13,618	13,358	5,715	6.8	8.93	4,357

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

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 3.5

**2017 Population, Housing Units and Households by Planning District
Fairfax County, January 2017**

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	76,029	26,119	25,836	11,947	6.4	18.67	4,072
Baileys	44,578	17,760	17,226	4,049	11.0	6.33	7,042
Bull Run	131,380	44,480	43,838	32,002	4.1	50.00	2,628
Fairfax	77,042	27,222	26,264	12,977	8.6	20.28	3,799
Jefferson	58,789	23,721	22,610	6,337	9.3	9.90	5,938
Lincolnia	19,354	7,046	6,912	2,055	9.4	3.21	6,029
Lower Potomac	38,661	12,379	12,093	29,271	1.3	45.74	845
McLean	75,956	31,117	29,479	19,335	3.9	30.21	2,514
Mount Vernon	99,498	39,657	38,201	14,401	6.9	22.50	4,422
Pohick 1/	141,884	46,734	46,272	48,947	2.9	76.48	1,855
Rose Hill	53,079	20,706	20,375	9,121	5.8	14.25	3,725
Springfield	57,693	20,245	20,034	10,433	5.5	16.30	3,539
Upper Potomac 2/	196,732	73,274	71,964	47,487	4.1	74.20	2,651
Vienna 3/	72,213	25,230	24,732	11,982	6.0	18.72	3,858
Fairfax County	1,142,888	415,690	405,837	260,343	4.4	406.79	2,810

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

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

**2017 Population, Housing Units and Households by Human Services Region
Fairfax County, January 2017**

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	256,418	94,675	92,403	64,102	4.0	100.16	2,560
Region 2	248,261	92,628	90,108	31,091	8.0	48.58	5,110
Region 3 1/	326,503	124,625	121,092	78,834	4.1	123.18	2,651
Region 4 2/	311,707	103,762	102,234	86,354	3.6	134.93	2,310
Fairfax County	1,142,888	415,690	405,837	260,380	4.4	406.84	2,809

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

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
2017 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2017

ZIP Code	Populations	Housing Units	Households
20120	43,052	14,111	13,995
20121	30,370	10,243	10,075
20124	15,912	4,929	4,886
20151	21,767	6,767	6,649
20152	3	1	1
20164	3	1	1
20170	39,955	13,799	13,593
20171	51,034	18,393	18,038
20190	19,420	10,208	9,868
20191	29,558	11,779	11,610
20194	14,446	5,857	5,767
22003	57,214	19,792	19,567
22015	43,730	14,806	14,652
22027	2,350	731	728
22030	41,477	13,351	12,717
22031	32,531	12,360	11,842
22032	29,030	9,613	9,520
22033	40,325	16,003	15,728
22039	19,183	6,095	6,047
22041	26,816	10,695	10,273
22042	32,634	12,364	11,916
22043	25,289	9,562	9,335
22044	11,135	4,598	4,539
22046	5,286	2,070	2,037
22060	10,167	2,977	2,859
22066	19,175	5,790	5,719

(Continued)

Table 3.7
2017 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2017

ZIP Code	Populations	Housing Units	Households
22067	173		
22079	35,053	11,684	11,493
22101	29,942	11,270	10,913
22102	26,290	12,935	11,783
22124	18,640	6,632	6,506
22150	28,848	9,480	9,400
22151	17,616	5,861	5,804
22152	28,688	10,351	10,223
22153	33,092	10,824	10,741
22180	27,113	10,068	9,586
22181	15,560	5,511	5,370
22182	28,873	9,855	9,763
22203	325	150	148
22204	45	14	14
22206	6	2	2
22207	130	47	45
22213	3	1	1
22302	1,426	650	622
22303	15,030	8,247	7,431
22304	354	148	147
22306	32,035	12,445	12,147
22307	11,030	4,718	4,691
22308	13,669	4,841	4,795
22309	34,120	11,749	11,440
22310	29,398	10,982	10,806
22311	1,651	612	600
22312	23,905	8,547	8,396

(Continued)

Table 3.7

**2017 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2017**

ZIP Code	Populations	Housing Units	Households
22315	28,012	11,171	11,008
Fairfax County	1,142,888	415,690	405,837

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

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

**2017 Population, Housing Units and Households by Sewershed
Fairfax County, January 2017**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	34,174	11,591	11,404	4,870	7.0	7.61	4,491
A2	10,101	4,322	4,204	813	12.4	1.27	7,954
A3	4,348	1,696	1,658	310	14.0	0.48	9,057
B1	6,345	2,156	2,115	1,138	5.6	1.78	3,564
B2	24,498	9,437	9,267	3,579	6.8	5.59	4,383
B3	2,900	833	823	1,702	1.7	2.66	1,090
B5	21,932	7,911	7,765	2,770	7.9	4.33	5,065
C1	3,668	1,097	1,084	4,932	0.7	7.71	476
C2	3,829	1,258	1,242	5,434	0.7	8.49	451
D1	10,386	3,142	3,097	6,746	1.5	10.54	985
D2	25,523	11,746	11,454	5,328	4.8	8.33	3,064
D3	81,872	30,123	29,547	22,942	3.6	35.85	2,284
E1	19,704	10,226	9,256	4,172	4.7	6.52	3,022
E2	2,115	648	635	1,511	1.4	2.36	896
F	7,794	3,074	2,980	1,289	6.0	2.01	3,878
G1	36,786	13,786	13,413	5,564	6.6	8.69	4,233
G2	3,316	1,358	1,316	747	4.4	1.17	2,835
G3	2,227	755	731	2,159	1.0	3.37	661
G4	962	346	335	185	5.2	0.29	3,317
H1	14,872	6,123	5,978	1,195	5.9	0.37	7,953
H2	6,681	3,534	3,388	105	63.5	0.16	41,754
H3	895	328	323	89	10.1	0.14	6,395
I1	74,529	28,027	26,908	9,109	8.2	14.23	5,237
I2	3,542	1,291	1,268	614	5.8	0.96	3,689
I3	64,093	21,842	21,548	9,274	6.9	14.49	4,423
I4	242	79	78	59	4.1	0.09	2,685

(Continued)

Table 3.8

**2017 Population, Housing Units and Households by Sewershed
Fairfax County, January 2017**

I5	984	323	319	97	10.1	0.15	6,560
I6	6	2	2	1,656	0.0	2.59	2
J1	21,954	9,499	8,987	2,558	8.6	4.00	5,489
J2	7,425	3,835	3,447	747	9.9	1.17	6,346
J3	6,096	2,279	2,237	716	8.5	1.12	5,443
J4	3,993	2,122	2,110	838	4.8	1.31	3,048
K	48,448	17,976	17,633	6,870	7.1	10.73	4,515
L	52,554	20,001	19,576	9,832	5.3	15.36	3,421
M0	6,897	1,929	1,847	4,530	1.5	7.08	974
M1	12,739	5,130	4,940	1,174	10.8	1.84	6,923
M2	82,434	29,713	28,991	10,326	8.0	16.13	5,111
M3	19,722	6,471	6,410	3,411	5.8	5.33	3,700
M4	22,218	7,938	7,857	4,013	5.5	6.27	3,544
M5	12,091	4,626	4,572	2,744	4.4	4.29	2,818
M6	20,121	7,335	7,248	3,709	5.4	5.79	3,475
M7	329	123	118	36	9.2	0.06	5,486
M8	8,980	2,654	2,554	7,288	1.2	11.39	788
M9	16,892	8,012	7,613	1,708	9.9	2.67	6,327
N1	128,659	40,598	40,131	17,237	7.5	26.93	4,778
N2	19,019	6,214	6,164	4,967	3.8	7.76	2,451
O1	1,478	503	498	7,586	0.2	11.85	125
P	194	61	60	1,295	0.2	2.02	96
P1	2,466	825	810	1,065	2.3	1.66	1,486
P2	532	181	179	119	4.5	0.19	2,799
P3	3,862	1,160	1,150	1,063	3.6	1.66	2,327
P4	223	76	75	96	2.3	0.15	1,489
P5	907	307	300	2,065	0.4	3.23	281
Q1	7,807	2,580	2,559	16,528	0.5	25.83	302

(Continued)

Table 3.8

**2017 Population, Housing Units and Households by Sewershed
Fairfax County, January 2017**

R1	9,004	2,850	2,804	9,979	0.9	15.59	578
R2	871	288	281	392	2.2	0.61	1,428
R3	284	89	88	159	1.8	0.25	1,137
R4	988	315	308	621	1.6	0.97	1,019
S1	34,611	11,279	11,121	4,997	6.9	7.81	4,432
S2	1,232	386	383	3,284	0.4	5.13	240
T1	6,908	2,448	2,403	6,438	1.1	10.06	687
T2	27,461	8,634	8,516	4,740	5.8	7.41	3,706
T3	19,315	5,864	5,840	5,264	3.7	8.22	2,350
T4	27,456	11,376	11,127	2,844	9.7	4.44	6,184
T5	29,252	10,228	10,069	3,557	8.2	5.56	5,261
T6	587	163	162	3,707	0.2	5.79	101
T7	8,554	2,568	2,533	3,789	2.3	5.92	1,445
Fairfax County	1,142,888	415,690	405,837	260,681	4.4	407.31	2,806

Source: Fairfax County Department of Management and Budget 2017.

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

**2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,714	1,301	1,287	590	6.3	0.92	4,029
4152	3,364	1,939	1,928	1,246	2.7	1.95	1,728
4153	4,178	1,495	1,484	530	7.9	0.83	5,045
4154.01	4,808	2,141	2,079	400	12.0	0.62	7,696
4154.02	2,704	1,135	1,120	592	4.6	0.92	2,923
4155	6,477	2,382	2,344	960	6.7	1.50	4,316
4156	2,754	1,064	1,055	1,129	2.4	1.76	1,561
4157	4,108	1,371	1,358	856	4.8	1.34	3,071
4158	4,824	1,735	1,719	939	5.1	1.47	3,288
4159	3,212	1,207	1,177	1,202	2.7	1.88	1,710
4160	5,907	2,030	1,977	850	6.9	1.33	4,448
4161	3,818	1,503	1,466	1,833	2.1	2.86	1,333
4162	6,041	1,519	1,459	5,694	1.1	8.90	679
4163	2,407	819	811	12,803	0.2	20.01	120
4201	4,037	1,168	1,164	912	4.4	1.43	2,832
4202.01	3,722	1,300	1,283	472	7.9	0.74	5,041
4202.02	2,147	1,066	1,041	162	13.3	0.25	8,504
4202.03	2,799	973	960	497	5.6	0.78	3,606
4203	6,226	2,164	2,128	1,098	5.7	1.72	3,629
4204	3,417	2,428	2,139	215	15.9	0.34	10,180
4205.01	1,368	1,006	866	23	60.2	0.04	38,512
4205.02	1,621	1,036	934	75	21.6	0.12	13,822
4205.03	3,316	1,693	1,502	184	18.0	0.29	11,536
4206	4,700	1,973	1,879	340	13.8	0.53	8,845
4207	4,230	1,447	1,428	709	6.0	1.11	3,818
4208	3,826	1,204	1,188	677	5.6	1.06	3,615
4210.01	3,033	1,022	1,009	434	7.0	0.68	4,470

(Continued)

Table 3.9

**2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4210.02	5,145	2,084	2,061	1,114	4.6	1.74	2,955
4211.01	6,027	2,167	2,139	710	8.5	1.11	5,435
4211.02	3,785	1,528	1,503	388	9.7	0.61	6,239
4211.03	5,268	2,032	2,006	1,224	4.3	1.91	2,753
4212	1,917	689	681	405	4.7	0.63	3,031
4213	3,818	1,460	1,439	1,984	1.9	3.10	1,232
4214	7,551	2,992	2,903	470	16.1	0.73	10,280
4215	7,003	2,411	2,356	449	15.6	0.70	9,977
4216	6,025	1,972	1,919	284	21.2	0.44	13,589
4217.01	4,746	1,422	1,383	209	22.7	0.33	14,550
4217.02	4,572	1,263	1,232	496	9.2	0.78	5,894
4218	5,858	2,359	2,293	488	12.0	0.76	7,680
4219	2,570	739	709	3,677	0.7	5.75	447
4220	3,989	1,439	1,404	1,095	3.6	1.71	2,332
4221.01	7,128	2,534	2,470	610	11.7	0.95	7,482
4221.02	6,702	2,109	2,078	1,686	4.0	2.63	2,544
4222.01	3,674	1,116	1,100	1,281	2.9	2.00	1,835
4222.02	6,407	2,173	2,131	2,119	3.0	3.31	1,935
4223.01	3,054	1,346	1,322	324	9.4	0.51	6,040
4223.02	5,698	2,512	2,464	608	9.4	0.95	5,996
4224.01	2,128	1,126	1,103	138	15.4	0.22	9,847
4224.02	5,436	2,108	2,078	468	11.6	0.73	7,438
4224.03	2,487	1,007	995	542	4.6	0.85	2,935
4301.01	4,647	1,537	1,522	838	5.5	1.31	3,549
4301.02	2,808	1,034	1,024	259	10.8	0.40	6,939
4302.01	4,638	1,425	1,411	494	9.4	0.77	6,004
4302.02	5,098	1,632	1,616	721	7.1	1.13	4,523

(Continued)

Table 3.9**2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4302.03	2,713	902	893	387	7.0	0.61	4,483
4304	7,309	2,322	2,298	1,493	4.9	2.33	3,133
4305	1,652	571	565	280	5.9	0.44	3,783
4306	7,671	1,811	1,799	652	11.8	1.02	7,534
4307	2,867	927	924	646	4.4	1.01	2,842
4308.01	4,267	1,514	1,496	606	7.0	0.95	4,506
4308.02	3,883	1,812	1,786	499	7.8	0.78	4,985
4309.01	4,295	1,415	1,397	475	9.0	0.74	5,785
4309.02	3,482	1,090	1,079	493	7.1	0.77	4,520
4310.01	4,598	1,574	1,559	571	8.0	0.89	5,152
4310.02	2,136	752	743	206	10.4	0.32	6,639
4313	4,198	1,415	1,398	672	6.3	1.05	4,000
4314	4,628	1,462	1,445	551	8.4	0.86	5,372
4315	5,392	2,027	2,003	958	5.6	1.50	3,601
4316	9,127	3,490	3,452	1,064	8.6	1.66	5,489
4318.01	4,308	1,441	1,427	370	11.6	0.58	7,442
4318.02	3,398	1,038	1,028	477	7.1	0.75	4,557
4319	3,288	1,052	1,042	393	8.4	0.61	5,362
4320	3,351	1,127	1,116	456	7.3	0.71	4,699
4321	3,681	1,448	1,430	408	9.0	0.64	5,770
4322.01	1,813	851	839	145	12.5	0.23	7,999
4322.02	4,693	1,613	1,596	614	7.6	0.96	4,895
4323	5,435	1,736	1,718	741	7.3	1.16	4,694
4324.01	3,610	1,179	1,167	490	7.4	0.77	4,711
4324.02	5,244	1,658	1,644	713	7.4	1.11	4,708
4325	5,858	1,884	1,869	820	7.1	1.28	4,572
4326	5,164	1,567	1,555	768	6.7	1.20	4,302

(Continued)

Table 3.9

**2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4327.01	3,253	1,090	1,082	500	6.5	0.78	4,165
4327.02	4,326	1,503	1,492	425	10.2	0.66	6,513
4328	2,251	772	766	831	2.7	1.30	1,734
4401	8,061	2,769	2,697	1,520	5.3	2.38	3,393
4402.01	4,349	1,935	1,798	550	7.9	0.86	5,064
4402.02	6,104	2,207	2,149	807	7.6	1.26	4,843
4403	2,787	957	949	812	3.4	1.27	2,197
4405.01	5,093	1,657	1,641	1,102	4.6	1.72	2,958
4405.02	9,382	620	611	820	11.4	1.28	7,323
4406	3,169	943	920	863	3.7	1.35	2,351
4407.01	2,798	979	971	458	6.1	0.72	3,906
4407.02	5,318	1,805	1,791	865	6.1	1.35	3,934
4408	6,458	2,222	2,204	1,594	4.1	2.49	2,593
4501	5,183	2,259	2,143	527	9.8	0.82	6,297
4502	4,222	1,332	1,317	328	12.9	0.51	8,227
4503	5,256	1,917	1,841	434	12.1	0.68	7,746
4504	2,769	951	940	611	4.5	0.96	2,898
4505	2,887	884	874	257	11.2	0.40	7,193
4506.01	3,779	1,404	1,388	819	4.6	1.28	2,952
4506.02	4,182	1,857	1,742	329	12.7	0.51	8,135
4507.01	3,212	1,077	1,067	507	6.3	0.79	4,055
4507.02	4,364	1,472	1,448	304	14.4	0.47	9,189
4508	3,468	1,204	1,192	502	6.9	0.78	4,421
4509	1,744	604	597	357	4.9	0.56	3,126
4510	2,691	897	889	433	6.2	0.68	3,975
4511	2,164	825	797	461	4.7	0.72	3,002
4512	1,656	643	636	529	3.1	0.83	2,003

(Continued)

Table 3.9**2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4513	2,246	920	909	438	5.1	0.68	3,283
4514	2,651	1,212	1,195	126	21.0	0.20	13,457
4515.01	5,648	2,249	2,213	314	18.0	0.49	11,528
4515.02	5,212	2,129	2,043	442	11.8	0.69	7,548
4516.01	5,410	1,580	1,517	239	22.7	0.37	14,505
4516.02	2,757	1,136	1,091	272	10.2	0.42	6,498
4518	3,448	1,128	1,115	585	5.9	0.91	3,770
4519	6,746	2,396	2,360	688	9.8	1.08	6,275
4520	2,883	1,120	1,108	573	5.0	0.89	3,222
4521.01	5,367	1,699	1,685	835	6.4	1.30	4,115
4521.02	3,195	1,089	1,077	577	5.5	0.90	3,545
4522	6,310	2,158	2,131	578	10.9	0.90	6,991
4523.01	3,532	1,475	1,449	137	25.8	0.21	16,532
4523.02	4,958	1,698	1,670	149	33.2	0.23	21,243
4524	6,967	2,377	2,355	898	7.8	1.40	4,965
4525.01	3,813	1,360	1,345	1,210	3.2	1.89	2,017
4525.02	5,375	1,597	1,559	301	17.8	0.47	11,423
4526	6,180	2,690	2,634	750	8.2	1.17	5,271
4527	5,546	1,917	1,847	318	17.4	0.50	11,157
4528.01	4,711	2,529	2,432	286	16.5	0.45	10,555
4528.02	3,128	1,492	1,430	31	100.9	0.05	64,576
4601	4,637	1,471	1,465	1,627	2.8	2.54	1,824
4602	4,144	1,339	1,320	2,013	2.1	3.15	1,318
4603	2,906	963	959	557	5.2	0.87	3,337
4604	5,058	2,012	1,983	999	5.1	1.56	3,241
4605.01	2,677	878	874	554	4.8	0.87	3,094
4605.02	8,601	2,800	2,773	859	10.0	1.34	6,405

(Continued)

Table 3.9
2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4606	4,102	1,351	1,343	694	5.9	1.08	3,781
4607.01	3,542	1,156	1,105	422	8.4	0.66	5,372
4607.02	4,674	1,570	1,560	698	6.7	1.09	4,283
4608	3,432	1,159	1,125	600	5.7	0.94	3,661
4609	2,552	867	861	676	3.8	1.06	2,416
4610	2,489	865	853	416	6.0	0.65	3,831
4611	7,550	2,597	2,533	1,607	4.7	2.51	3,007
4612.01	4,804	1,543	1,513	2,509	1.9	3.92	1,226
4612.02	6,180	2,784	2,635	820	7.5	1.28	4,826
4615	6,982	2,551	2,491	794	8.8	1.24	5,630
4616.01	7,950	3,053	2,948	696	11.4	1.09	7,311
4616.02	7,613	3,883	3,432	402	19.0	0.63	12,132
4617	6,669	2,461	2,388	573	11.6	0.90	7,448
4618.01	1,072	542	530	77	13.9	0.12	8,907
4618.02	5,512	2,403	2,324	397	13.9	0.62	8,876
4619.01	3,997	1,414	1,338	226	17.7	0.35	11,331
4619.02	1,616	594	549	116	13.9	0.18	8,928
4701	2,874	973	941	1,874	1.5	2.93	982
4703	3,263	1,168	1,130	869	3.8	1.36	2,403
4704	4,534	1,740	1,684	1,424	3.2	2.23	2,038
4705	5,556	2,218	2,150	1,033	5.4	1.61	3,442
4706	3,111	1,167	1,132	601	5.2	0.94	3,312
4707	5,265	1,890	1,829	877	6.0	1.37	3,842
4708	2,926	1,088	1,053	488	6.0	0.76	3,835
4709	7,534	2,884	2,817	1,090	6.9	1.70	4,424
4710	2,103	847	829	464	4.5	0.73	2,900
4711	7,136	2,457	2,400	958	7.4	1.50	4,767

(Continued)

Table 3.9

**2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4712.01	2,630	1,569	1,391	180	14.6	0.28	9,328
4712.02	4,682	2,570	2,306	498	9.4	0.78	6,012
4713.01	4,143	1,634	1,591	181	22.9	0.28	14,644
4713.03	3,817	1,737	1,692	342	11.2	0.53	7,140
4713.04	1,986	691	676	368	5.4	0.57	3,455
4714.01	3,377	1,389	1,366	340	9.9	0.53	6,354
4714.02	3,482	1,244	1,212	492	7.1	0.77	4,527
4801	4,682	1,533	1,512	8,757	0.5	13.68	342
4802.01	4,637	1,647	1,605	1,654	2.8	2.58	1,794
4802.02	5,831	3,856	3,386	860	6.8	1.34	4,339
4802.03	3,172	1,572	1,409	93	34.1	0.15	21,844
4803	8,541	2,818	2,762	5,293	1.6	8.27	1,033
4804.01	5,337	1,531	1,512	2,184	2.4	3.41	1,564
4804.02	6,985	2,005	1,980	5,270	1.3	8.23	848
4805.01	3,742	1,108	1,103	1,266	3.0	1.98	1,892
4805.02	6,436	1,954	1,942	745	8.6	1.16	5,528
4805.03	3,548	1,153	1,147	546	6.5	0.85	4,161
4805.04	2,002	840	829	353	5.7	0.55	3,628
4805.05	3,847	1,622	1,588	323	11.9	0.50	7,633
4808.01	4,564	1,584	1,572	571	8.0	0.89	5,119
4808.02	3,561	1,383	1,357	639	5.6	1.00	3,566
4809.01	6,304	1,967	1,945	680	9.3	1.06	5,931
4809.02	3,606	1,448	1,414	590	6.1	0.92	3,908
4809.03	3,898	1,529	1,477	291	13.4	0.46	8,564
4810	5,073	1,927	1,888	351	14.5	0.55	9,248
4811.01	2,133	1,178	1,138	214	10.0	0.33	6,391
4811.02	3,232	1,492	1,453	108	29.9	0.17	19,150

(Continued)

Table 3.9

**2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4811.03	3,339	1,242	1,218	149	22.3	0.23	14,293
4811.04	2,618	1,222	1,190	85	30.7	0.13	19,641
4811.05	5,470	1,698	1,679	836	6.5	1.31	4,186
4811.06	5,783	1,756	1,736	914	6.3	1.43	4,049
4812.01	1,504	392	387	349	4.3	0.55	2,755
4812.02	6,379	2,052	2,022	952	6.7	1.49	4,287
4814	6,397	2,734	2,694	1,410	4.5	2.20	2,904
4815	2,345	820	808	1,224	1.9	1.91	1,225
4816	3,617	1,155	1,133	2,175	1.7	3.40	1,064
4817.01	6,334	2,040	2,010	2,590	2.4	4.05	1,565
4817.02	4,196	1,987	1,944	692	6.1	1.08	3,883
4819	5,775	2,301	2,246	2,607	2.2	4.07	1,418
4820.01	5,458	1,773	1,754	1,027	5.3	1.60	3,402
4820.02	3,800	1,842	1,810	480	7.9	0.75	5,071
4821	2,863	1,532	1,486	229	12.5	0.36	8,017
4822.01	2,075	1,009	978	234	8.9	0.37	5,682
4822.02	4,339	2,782	2,682	545	8.0	0.85	5,095
4822.03	5,137	2,829	2,727	470	10.9	0.73	6,989
4823.01	4,873	2,268	2,235	762	6.4	1.19	4,091
4823.02	4,640	1,820	1,792	190	24.4	0.30	15,626
4823.03	3,398	1,703	1,679	425	8.0	0.66	5,114
4824	2,290	782	776	1,105	2.1	1.73	1,327
4825.01	11,942	4,656	4,533	2,041	5.9	3.19	3,745
4825.02	3,075	1,032	1,021	393	7.8	0.61	5,005
4825.03	5,088	1,545	1,528	738	6.9	1.15	4,413
4825.04	5,551	1,667	1,649	1,032	5.4	1.61	3,441
4826.01	7,400	2,388	2,360	967	7.6	1.51	4,895

(Continued)

Table 3.9

**2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4826.02	7,687	2,404	2,384	1,426	5.4	2.23	3,449
4901.01	5,192	1,892	1,869	1,210	4.3	1.89	2,747
4901.03	5,918	1,883	1,861	4,725	1.3	7.38	802
4905.01	3,321	1,324	1,286	272	12.2	0.43	7,806
4905.02	6,625	2,176	2,119	2,405	2.8	3.76	1,763
4910	2,289	630	627	4,414	0.5	6.90	332
4911.01	3,942	1,178	1,173	1,947	2.0	3.04	1,296
4911.02	3,759	1,131	1,126	828	4.5	1.29	2,906
4911.03	6,854	2,132	2,123	472	14.5	0.74	9,300
4912.01	6,508	2,325	2,308	521	12.5	0.81	7,998
4912.02	1,773	840	813	190	9.3	0.30	5,960
4913.01	7,254	2,144	2,112	3,981	1.8	6.22	1,166
4913.02	3,849	1,440	1,404	303	12.7	0.47	8,131
4913.03	4,802	1,507	1,484	247	19.4	0.39	12,428
4914.01	4,767	1,884	1,859	327	14.6	0.51	9,325
4914.02	4,289	1,415	1,404	306	14.0	0.48	8,963
4914.03	4,008	1,153	1,143	429	9.4	0.67	5,986
4914.04	4,097	1,334	1,323	390	10.5	0.61	6,728
4914.05	3,113	836	829	423	7.4	0.66	4,710
4915.01	7,171	2,393	2,368	635	11.3	0.99	7,233
4915.02	7,374	2,134	2,107	1,440	5.1	2.25	3,277
4916.01	5,121	1,584	1,558	464	11.0	0.72	7,068
4916.02	5,344	1,586	1,557	554	9.7	0.86	6,178
4917.01	3,793	1,933	1,891	340	11.2	0.53	7,141
4917.02	7,640	3,352	3,270	564	13.5	0.88	8,668
4917.03	4,712	2,370	2,210	382	12.3	0.60	7,894
4917.04	4,883	2,210	2,102	331	14.7	0.52	9,432

(Continued)

Table 3.9
2017 Population, Housing Units and Households by Census Tract
Fairfax County, January 2017

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4917.05	3,601	948	928	943	3.8	1.47	2,444
4918.01	2,414	1,085	1,060	288	8.4	0.45	5,369
4918.02	3,141	1,161	1,152	417	7.5	0.65	4,818
4918.03	6,704	2,625	2,581	715	9.4	1.12	5,998
4920	6,832	2,181	2,145	5,872	1.2	9.17	745
4921	6,743	2,221	2,203	7,633	0.9	11.93	565
4922.01	3,068	1,034	1,025	7,930	0.4	12.39	248
4922.02	7,220	2,212	2,195	1,461	4.9	2.28	3,162
4922.03	4,245	1,275	1,264	1,193	3.6	1.86	2,277
4923	3,548	1,099	1,091	525	6.8	0.82	4,326
4924	4,785	1,800	1,784	906	5.3	1.42	3,379
4925	4,506	1,412	1,399	11,148	0.4	17.42	259
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
Fairfax County	1,142,888	415,690	405,837	259,975	4.4	406.21	2,814

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

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.

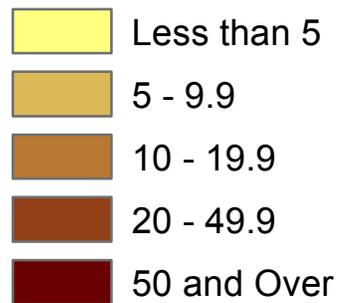
Fairfax County, Virginia January 2017



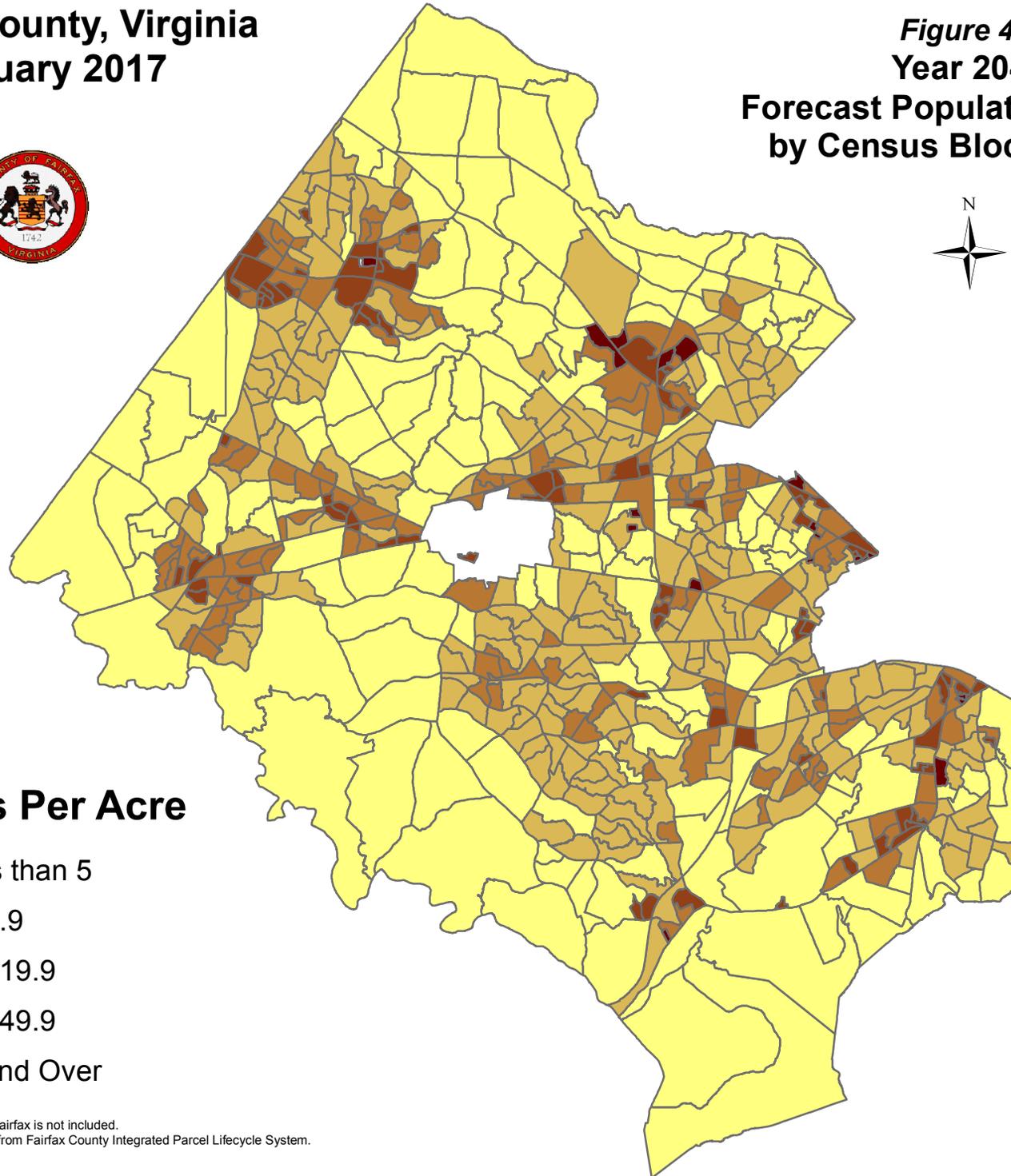
Figure 4.1
Year 2045
Forecast Population Density
by Census Block Groups



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 2017



Figure 4.2
2017 - 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.

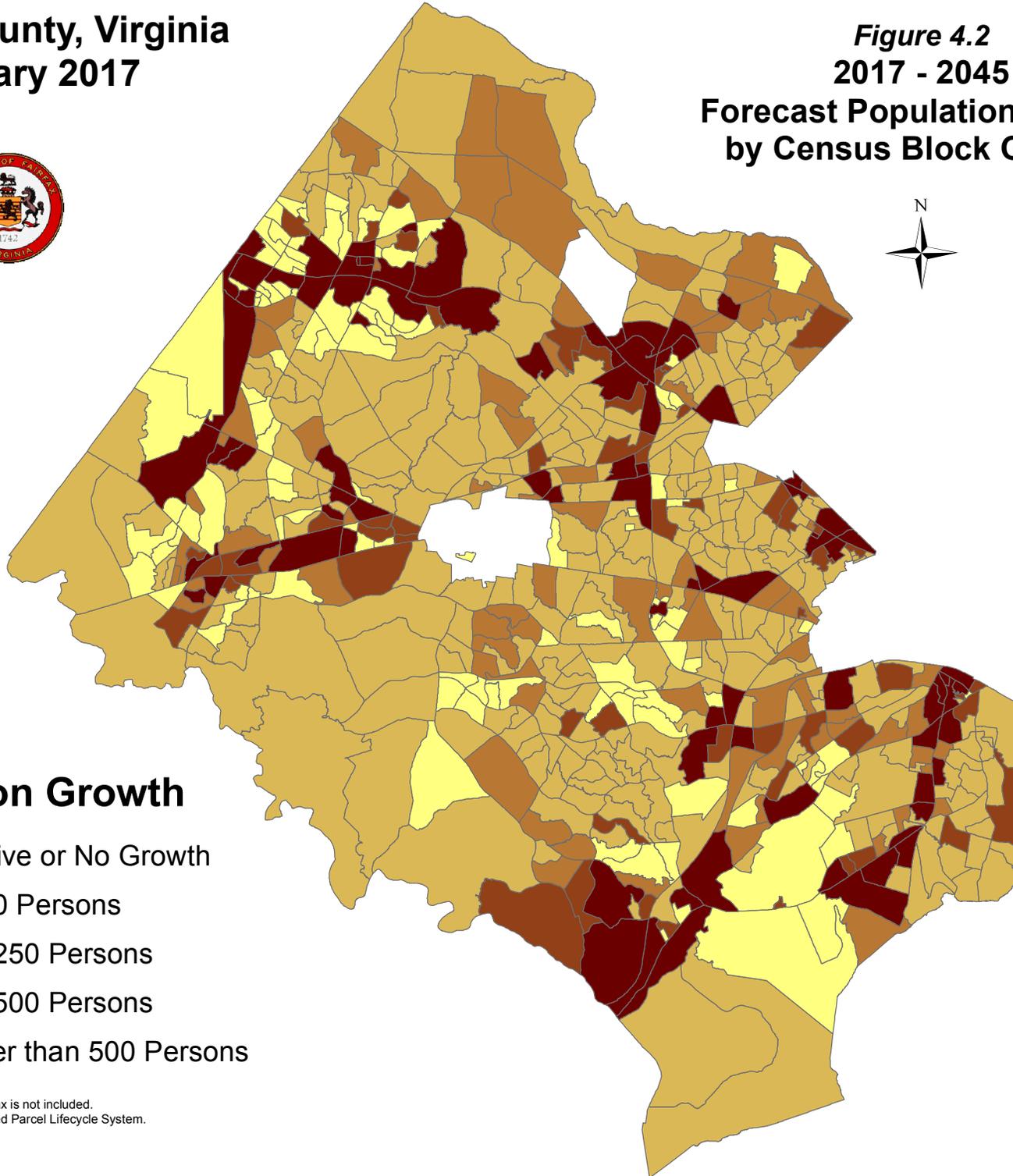


Table 4.1**Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2017**

Supervisor District	2010	2017	2020	2025	2030	2035	2040	2045
Braddock	118,484	122,949	123,753	124,001	124,906	125,925	126,784	127,650
Dranesville 1/	119,740	124,536	126,282	131,280	137,486	142,372	146,702	150,654
Hunter Mill 2/	122,623	129,461	133,411	136,709	149,085	162,809	175,138	187,112
Lee	118,949	124,380	124,833	126,784	131,888	137,630	142,475	147,425
Mason	115,991	115,697	116,096	117,532	121,802	126,490	130,674	134,726
Mount Vernon	121,121	129,377	131,157	136,424	143,658	148,808	152,955	156,770
Providence	121,982	138,752	146,192	166,734	177,842	187,741	196,768	205,471
Springfield 3/	118,212	124,083	124,356	125,163	126,997	128,742	130,322	131,830
Sully	124,624	133,654	135,715	140,023	143,334	146,612	149,578	152,473
Fairfax County	1,081,726	1,142,888	1,161,796	1,204,649	1,256,998	1,307,128	1,351,396	1,394,112

Table 4.2**Historical Estimated and Forecasted Population by Town
Fairfax County, January 2017**

Town	2010	2017	2020	2025	2030	2035	2040	2045
Town of Clifton	282	284	284	284	284	284	284	284
Town of Herndon	23,292	21,935	22,025	22,474	23,032	23,595	24,104	24,596
Town of Vienna	15,687	16,689	16,864	16,877	16,877	16,877	16,877	16,877
Towns Total	39,261	38,908	39,173	39,635	40,193	40,756	41,265	41,757

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Management and Budget 2017 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 2017

Planning District	1990	2000	2010	2017	2020	2025	2030	2035	2040	2045
Annandale	66,329	70,152	74,386	76,029	76,209	77,222	78,251	79,280	80,234	81,168
Baileys	38,392	43,989	45,851	44,578	44,738	45,155	48,273	51,775	54,888	57,894
Bull Run	66,234	107,798	124,691	131,380	132,215	135,965	139,376	142,747	145,792	148,789
Fairfax	45,244	56,024	70,566	77,042	77,785	78,316	79,619	80,840	81,911	82,910
Jefferson	42,859	48,092	53,819	58,789	61,435	62,076	63,411	64,890	66,231	67,527
Lincolnia	14,010	16,819	18,483	19,354	19,364	19,392	19,617	19,884	20,109	20,331
Lower Potomac	24,371	23,769	34,335	38,661	40,240	41,583	43,261	44,869	46,266	47,604
McLean	58,747	63,278	69,607	75,956	80,430	99,719	108,028	114,922	121,224	127,365
Mount Vernon	82,483	86,944	95,581	99,498	99,752	104,236	111,279	116,372	120,579	124,421
Pohick 1/	127,040	137,166	137,045	141,884	142,238	142,659	143,602	144,575	145,376	146,207
Rose Hill	34,520	45,646	50,589	53,079	53,299	54,015	55,111	56,491	57,460	58,631
Springfield	39,919	48,736	55,708	57,693	57,797	58,253	60,435	62,875	65,025	67,134
Upper Potomac 2/	125,169	162,010	185,094	196,732	202,469	210,266	224,603	238,447	250,805	262,473
Vienna 3/	53,267	59,326	65,971	72,213	73,824	75,749	81,700	88,294	94,237	100,019
Fairfax County	818,584	969,749	1,081,726	1,142,888	1,161,796	1,204,607	1,256,566	1,306,260	1,350,137	1,392,472

Source: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Management and Budget, 2017 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 2017

Human Services Region	2017	2020	2025	2030	2035	2040	2045
Region 1	256,418	258,668	265,754	277,957	288,781	297,710	306,423
Region 2	248,261	252,463	255,715	262,357	269,650	276,191	282,540
Region 3 1/	326,503	336,596	364,214	392,261	419,001	443,078	466,138
Region 4 2/	311,707	314,068	318,966	324,423	329,695	334,418	339,011
Fairfax County	1,142,888	1,161,796	1,204,649	1,256,998	1,307,128	1,351,396	1,394,112

Source: Fairfax County Department of Management and Budget 2017 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 2017

ZIP Code	2017	2020	2025	2030	2035	2040	2045
20120	43,052	43,124	43,241	44,059	45,002	45,831	46,674
20121	30,370	30,384	30,458	31,106	31,824	32,461	33,089
20124	15,912	15,945	15,961	15,974	15,978	15,988	15,996
20151	21,767	22,414	25,650	27,230	28,556	29,792	30,961
20152	3	3	3	3	3	3	3
20164	3	3	3	3	3	3	3
20170	39,955	40,117	40,666	41,671	42,620	43,562	44,389
20171	51,034	52,472	56,649	61,374	64,811	67,654	70,234
20190	19,420	21,936	23,205	27,123	31,435	35,344	39,115
20191	29,558	30,349	31,506	35,396	39,687	43,565	47,309
20194	14,446	14,449	14,466	14,622	14,795	14,948	15,100
20196			17	183	367	533	693
22003	57,214	57,379	58,381	59,388	60,396	61,326	62,239
22015	43,730	43,775	43,851	43,965	44,108	44,200	44,313
22027	2,350	2,364	2,382	2,555	2,730	2,904	3,062
22030	41,477	41,636	42,087	42,938	43,686	44,318	44,900
22031	32,531	35,086	36,394	37,491	38,676	39,735	40,769
22032	29,030	29,104	29,157	29,453	29,784	30,052	30,336
22033	40,325	41,072	41,843	42,947	44,152	45,240	46,307
22035		559	561	561	561	561	561
22039	19,183	19,217	19,233	19,451	19,652	19,866	20,055
22041	26,816	26,950	27,206	28,955	30,937	32,683	34,367
22042	32,634	32,964	33,006	33,382	33,804	34,182	34,550

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2017

ZIP Code	2017	2020	2025	2030	2035	2040	2045
22043	25,289	25,467	25,570	25,958	26,399	26,797	27,188
22044	11,135	11,156	11,307	12,628	14,097	15,419	16,696
22046	5,286	5,331	5,344	5,425	5,511	5,596	5,674
22060	10,167	10,886	10,900	11,021	11,168	11,290	11,412
22066	19,175	19,310	19,439	19,581	19,727	19,878	20,017
22067	173	173	173	173	173	173	173
22079	35,053	35,982	37,533	39,219	40,761	42,093	43,368
22101	29,942	30,407	30,973	31,597	32,270	32,898	33,531
22102	26,290	28,736	42,660	48,187	52,548	56,537	60,413
22124	18,640	18,686	18,737	18,819	18,905	18,990	19,073
22150	28,848	28,900	29,206	31,335	33,688	35,792	37,825
22151	17,616	17,629	17,643	17,687	17,731	17,777	17,819
22152	28,688	28,689	28,715	28,819	28,912	29,009	29,089
22153	33,092	33,183	33,258	33,407	33,639	33,793	33,989
22180	27,113	28,024	28,362	28,682	29,045	29,366	29,684
22181	15,560	15,584	15,608	15,824	16,058	16,281	16,487
22182	28,873	30,683	36,288	43,245	50,408	56,852	63,114
22203	325	325	325	327	328	330	331
22204	45	45	45	46	46	47	47
22205			2	17	34	49	64
22206	6	6	6	6	6	6	6
22207	130	135	135	140	145	150	155
22213	3	3	3	4	4	5	6

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2017

ZIP Code	2017	2020	2025	2030	2035	2040	2045
22302	1,426	1,426	1,427	1,430	1,433	1,436	1,439
22303	15,030	15,208	16,504	17,988	19,471	20,804	22,110
22304	354	354	354	354	354	354	354
22306	32,035	32,056	34,897	39,137	41,402	43,103	44,479
22307	11,030	11,036	11,052	11,242	11,449	11,642	11,830
22308	13,669	13,706	13,732	13,827	13,932	14,040	14,150
22309	34,120	34,144	34,462	35,648	36,844	37,865	38,879
22310	29,398	29,434	29,598	30,284	31,064	31,717	32,390
22311	1,651	1,654	1,659	1,673	1,689	1,702	1,716
22312	23,905	23,912	23,940	24,159	24,420	24,640	24,856
22315	28,012	28,221	28,864	29,277	29,896	30,212	30,722
Fairfax County	1,142,888	1,161,796	1,204,649	1,256,998	1,307,128	1,351,396	1,394,112

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

Sewershed	2017	2020	2025	2030	2035	2040	2045
A1	34,174	34,405	36,851	39,189	40,066	40,610	40,960
A2	10,101	10,863	12,314	14,035	15,834	17,453	19,019
A3	4,348	4,347	4,383	4,705	5,067	5,390	5,703
B1	6,345	6,344	6,684	9,906	13,467	16,689	19,798
B2	24,498	25,028	25,581	27,795	30,110	32,300	34,330
B3	2,900	2,972	3,015	3,031	3,048	3,068	3,089
B5	21,932	22,021	22,471	23,029	23,592	24,101	24,592
C1	3,668	3,694	3,698	3,720	3,744	3,766	3,788
C2	3,829	3,845	3,902	3,937	3,967	3,996	4,025
D1	10,386	10,483	10,562	10,682	10,798	10,919	11,027
D2	25,523	27,885	29,036	31,834	34,916	37,697	40,387
D3	81,872	84,569	93,446	102,022	110,635	118,396	125,937
E1	19,704	21,838	33,010	37,329	40,714	43,803	46,803
E2	2,115	2,138	2,151	2,173	2,202	2,248	2,302
F	7,794	7,907	8,256	8,589	8,918	9,221	9,518
G1	36,786	37,170	37,391	38,066	38,827	39,530	40,221
G2	3,316	3,349	3,408	3,462	3,516	3,570	3,625
G3	2,227	2,261	2,276	2,313	2,375	2,414	2,453
G4	962	969	970	1,012	1,053	1,094	1,136
H1	14,872	14,888	15,131	17,442	20,007	22,323	24,563
H2	6,681	6,681	6,681	6,681	6,734	6,734	6,734
H3	895	919	927	967	1,013	1,053	1,089
I1	74,529	75,319	75,619	77,291	79,123	80,795	82,403

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2017

Sewershed	2017	2020	2025	2030	2035	2040	2045
I2	3,542	3,595	3,612	3,720	3,839	3,949	4,055
I3	64,093	64,200	64,592	66,423	68,463	70,269	72,038
I4	242	242	242	243	245	246	247
I5	984	990	993	1,023	1,055	1,085	1,114
I6	6	6	6	6	6	6	6
J1	21,954	21,991	22,276	23,383	24,583	25,650	26,702
J2	7,425	7,576	8,669	9,724	10,760	11,691	12,602
J3	6,096	6,107	6,175	6,852	7,589	8,268	8,908
J4	3,993	3,994	3,994	4,042	4,090	4,138	4,186
K	48,448	48,497	51,279	54,859	56,399	57,425	58,200
L	52,554	52,766	53,682	54,977	56,449	57,514	58,726
M0	6,897	6,894	6,912	7,022	7,144	7,254	7,359
M1	12,739	12,758	12,770	12,881	12,997	13,110	13,222
M2	82,434	85,608	88,028	89,830	91,694	93,383	95,025
M3	19,722	19,730	19,736	19,762	19,791	19,817	19,843
M4	22,218	22,237	22,300	22,845	23,438	23,981	24,504
M5	12,091	12,104	12,120	12,181	12,260	12,316	12,385
M6	20,121	20,234	20,499	21,637	22,929	24,055	25,175
M7	329	1,048	1,053	1,093	1,137	1,176	1,215
M8	8,980	8,997	9,061	9,142	9,245	9,327	9,411
M9	16,892	17,523	17,645	18,297	19,043	19,710	20,342
N1	128,659	129,548	130,509	131,897	133,402	134,686	135,975
N2	19,019	19,036	19,064	19,254	19,504	19,696	19,912
O1	1,478	1,481	1,481	1,481	1,481	1,481	1,481

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2017

Sewershed	2017	2020	2025	2030	2035	2040	2045
P	194	194	200	257	320	377	432
P1	2,466	2,466	2,790	3,260	3,556	3,785	3,978
P2	532	532	532	532	532	532	532
P3	3,862	3,871	3,945	4,123	4,240	4,344	4,441
P4	223	223	223	223	223	223	223
P5	907	1,066	1,306	1,307	1,309	1,310	1,312
Q1	7,807	7,866	7,965	8,014	8,051	8,098	8,134
R1	9,004	9,028	9,039	9,072	9,095	9,121	9,141
R2	871	874	875	882	890	897	904
R3	284	284	284	284	284	284	284
R4	988	1,010	1,010	1,010	1,010	1,010	1,010
S1	34,611	34,629	34,704	35,191	35,768	36,271	36,757
S2	1,232	1,248	1,263	1,278	1,286	1,293	1,300
T1	6,908	7,347	7,597	7,980	8,437	8,832	9,219
T2	27,461	28,089	31,291	32,600	33,612	34,578	35,482
T3	19,315	19,322	19,322	19,328	19,334	19,340	19,346
T4	27,456	28,204	29,188	30,085	30,855	31,516	32,152
T5	29,252	29,268	29,404	30,446	31,609	32,634	33,685
T6	587	650	667	667	667	667	667
T7	8,554	8,568	8,583	8,679	8,784	8,881	8,979
Fairfax County	1,142,888	1,161,796	1,204,649	1,256,998	1,307,128	1,351,396	1,394,112

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

Census Tract	2017	2020	2025	2030	2035	2040	2045
4151	3,714	3,719	3,772	4,270	4,821	5,321	5,805
4152	3,364	3,364	3,365	3,415	3,466	3,517	3,567
4153	4,178	4,181	4,184	4,232	4,277	4,326	4,367
4154.01	4,808	4,808	7,331	10,059	10,750	11,042	11,070
4154.02	2,704	2,712	2,738	2,788	2,847	2,898	2,954
4155	6,477	6,487	6,643	6,793	6,858	6,909	6,951
4156	2,754	2,774	2,795	2,870	2,950	3,031	3,114
4157	4,108	4,117	4,118	4,123	4,129	4,136	4,143
4158	4,824	4,826	4,827	4,838	4,851	4,865	4,879
4159	3,212	3,213	3,217	3,234	3,252	3,272	3,291
4160	5,907	5,906	5,937	6,195	6,490	6,749	7,006
4161	3,818	3,831	3,848	3,943	4,050	4,154	4,259
4162	6,041	6,042	6,042	6,042	6,042	6,042	6,042
4163	2,407	2,409	2,412	2,438	2,466	2,492	2,518
4201	4,037	4,041	4,065	4,100	4,117	4,135	4,149
4202.01	3,722	3,732	3,749	3,792	3,856	3,881	3,926
4202.02	2,147	2,147	2,149	2,165	2,182	2,197	2,212
4202.03	2,799	2,799	2,833	3,160	3,527	3,855	4,173
4203	6,226	6,239	6,255	6,404	6,567	6,721	6,870
4204	3,417	3,417	3,444	3,680	3,946	4,181	4,407
4205.01	1,368	1,368	1,382	1,463	1,546	1,627	1,710
4205.02	1,621	1,639	1,815	1,920	2,015	2,094	2,176
4205.03	3,316	3,338	3,715	4,137	4,558	4,928	5,294

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4206	4,700	4,830	5,514	5,918	6,287	6,621	6,941
4207	4,230	4,235	4,247	4,268	4,292	4,314	4,336
4208	3,826	3,827	3,833	3,933	4,037	4,117	4,216
4210.01	3,033	3,057	3,061	3,083	3,106	3,128	3,150
4210.02	5,145	5,161	5,305	6,216	7,252	8,160	9,038
4211.01	6,027	6,039	6,124	6,124	6,132	6,124	6,135
4211.02	3,785	3,788	3,788	3,849	3,956	3,992	4,075
4211.03	5,268	5,453	6,070	6,393	6,765	7,073	7,401
4212	1,917	1,917	1,917	1,917	1,917	1,917	1,917
4213	3,818	3,820	3,820	3,821	3,824	3,823	3,826
4214	7,551	7,554	7,651	8,577	9,608	10,534	11,421
4215	7,003	7,003	7,019	7,176	7,351	7,508	7,657
4216	6,025	6,031	6,067	6,358	6,672	6,934	7,215
4217.01	4,746	4,746	4,750	4,786	4,826	4,862	4,896
4217.02	4,572	4,576	4,576	4,580	4,584	4,588	4,592
4218	5,858	5,858	6,085	6,571	6,987	7,324	7,639
4219	2,570	3,288	3,293	3,333	3,377	3,417	3,455
4220	3,989	4,048	4,087	4,331	4,600	4,845	5,090
4221.01	7,128	7,128	7,144	7,339	7,559	7,755	7,933
4221.02	6,702	6,728	6,906	7,408	7,926	8,424	8,905
4222.01	3,674	4,421	5,174	5,305	5,418	5,510	5,603
4222.02	6,407	6,431	6,782	7,323	7,740	8,041	8,319
4223.01	3,054	3,053	3,059	3,146	3,265	3,336	3,434

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4223.02	5,698	5,710	5,764	5,873	6,012	6,109	6,226
4224.01	2,128	2,128	2,121	2,055	1,993	1,923	1,866
4224.02	5,436	5,436	5,424	5,329	5,257	5,149	5,077
4224.03	2,487	2,492	2,523	2,608	2,712	2,789	2,878
4301.01	4,647	4,664	4,674	4,706	4,728	4,760	4,782
4301.02	2,808	2,836	2,855	2,875	2,894	2,914	2,931
4302.01	4,638	4,638	4,638	4,692	4,755	4,797	4,849
4302.02	5,098	5,135	5,158	5,231	5,323	5,381	5,456
4302.03	2,713	2,713	2,714	2,745	2,784	2,810	2,841
4304	7,309	7,311	7,313	7,313	7,313	7,314	7,314
4305	1,652	1,652	1,653	1,653	1,654	1,655	1,656
4306	7,671	7,671	7,736	8,352	9,033	9,649	10,244
4307	2,867	2,873	2,878	2,923	2,973	3,018	3,062
4308.01	4,267	4,267	4,267	4,267	4,267	4,267	4,267
4308.02	3,883	3,883	3,883	3,883	3,883	3,883	3,883
4309.01	4,295	4,295	4,312	4,389	4,461	4,529	4,590
4309.02	3,482	3,482	3,483	3,493	3,504	3,515	3,527
4310.01	4,598	4,598	4,641	4,706	4,788	4,857	4,927
4310.02	2,136	2,136	2,136	2,138	2,139	2,140	2,141
4313	4,198	4,201	4,202	4,209	4,216	4,223	4,230
4314	4,628	4,628	4,628	4,637	4,639	4,648	4,650
4315	5,392	5,391	5,398	5,409	5,419	5,430	5,439
4316	9,127	9,154	9,222	9,745	10,313	10,831	11,332

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017

Census Tract	2017	2020	2025	2030	2035	2040	2045
4318.01	4,308	4,308	4,312	4,347	4,386	4,421	4,455
4318.02	3,398	3,405	3,396	3,345	3,308	3,243	3,201
4319	3,288	3,300	3,308	3,310	3,313	3,316	3,319
4320	3,351	3,351	3,351	3,351	3,351	3,351	3,351
4321	3,681	3,682	3,682	3,682	3,682	3,682	3,682
4322.01	1,813	1,814	1,814	1,814	1,814	1,814	1,814
4322.02	4,693	4,693	4,714	4,773	4,826	4,872	4,916
4323	5,435	5,461	5,472	5,487	5,503	5,517	5,531
4324.01	3,610	3,610	3,610	3,612	3,613	3,615	3,616
4324.02	5,244	5,244	5,245	5,256	5,268	5,278	5,289
4325	5,858	5,858	5,859	5,870	5,883	5,894	5,906
4326	5,164	5,215	5,242	5,259	5,279	5,297	5,315
4327.01	3,253	3,265	3,272	3,278	3,283	3,288	3,293
4327.02	4,326	4,345	4,358	4,371	4,386	4,399	4,412
4328	2,251	2,251	2,252	2,259	2,291	2,298	2,317
4401	8,061	8,095	8,157	8,218	8,254	8,280	8,300
4402.01	4,349	5,874	6,069	6,257	6,469	6,656	6,836
4402.02	6,104	6,110	6,111	6,114	6,118	6,123	6,130
4403	2,787	2,787	2,788	2,796	2,806	2,817	2,829
4405.01	5,093	5,093	5,098	5,144	5,195	5,241	5,287
4405.02	9,382	9,422	9,456	9,483	9,508	9,533	9,558
4406	3,169	3,166	3,177	3,189	3,199	3,208	3,217
4407.01	2,798	2,798	2,798	2,801	2,804	2,807	2,809

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4407.02	5,318	5,321	5,323	5,330	5,336	5,342	5,348
4408	6,458	6,471	6,479	6,520	6,568	6,617	6,666
4501	5,183	5,186	5,187	5,196	5,206	5,215	5,224
4502	4,222	4,225	4,227	4,240	4,254	4,268	4,282
4503	5,256	5,509	5,517	5,563	5,613	5,660	5,706
4504	2,769	2,769	2,771	2,793	2,817	2,840	2,863
4505	2,887	2,897	2,897	2,897	2,897	2,898	2,898
4506.01	3,779	3,786	3,795	3,878	3,971	4,052	4,131
4506.02	4,182	4,234	4,242	4,318	4,401	4,478	4,553
4507.01	3,212	3,217	3,219	3,228	3,239	3,249	3,260
4507.02	4,364	4,436	5,195	5,459	5,651	5,827	5,998
4508	3,468	3,471	3,502	3,768	4,056	4,319	4,573
4509	1,744	1,748	1,750	1,752	1,754	1,756	1,758
4510	2,691	2,693	2,694	2,696	2,700	2,703	2,706
4511	2,164	2,175	2,175	2,178	2,182	2,187	2,191
4512	1,656	1,668	1,677	1,687	1,698	1,709	1,719
4513	2,246	2,253	2,280	2,491	2,723	2,935	3,140
4514	2,651	2,651	2,710	3,271	3,891	4,452	4,993
4515.01	5,648	5,649	5,709	6,292	6,944	7,526	8,090
4515.02	5,212	5,212	5,299	6,130	7,049	7,880	8,683
4516.01	5,410	5,410	5,467	6,005	6,600	7,138	7,657
4516.02	2,757	2,760	2,764	2,778	2,792	2,805	2,817
4518	3,448	3,451	3,454	3,465	3,476	3,486	3,497

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4519	6,746	6,750	6,773	6,948	7,135	7,312	7,485
4520	2,883	2,899	2,919	3,064	3,225	3,371	3,513
4521.01	5,367	5,373	5,376	5,397	5,421	5,443	5,469
4521.02	3,195	3,243	3,388	3,402	3,417	3,431	3,445
4522	6,310	6,309	6,313	6,350	6,391	6,428	6,463
4523.01	3,532	3,532	3,540	3,579	3,617	3,655	3,696
4523.02	4,958	4,957	4,971	5,099	5,241	5,370	5,494
4524	6,967	6,978	6,988	7,012	7,033	7,057	7,079
4525.01	3,813	3,813	3,816	3,839	3,864	3,887	3,910
4525.02	5,375	5,378	5,379	5,387	5,397	5,405	5,414
4526	6,180	6,183	6,186	6,227	6,295	6,333	6,372
4527	5,546	5,665	5,764	6,030	6,320	6,581	6,832
4528.01	4,711	4,715	4,726	4,817	4,936	5,027	5,114
4528.02	3,128	3,129	3,129	3,129	3,162	3,162	3,162
4601	4,637	4,643	4,648	4,698	4,754	4,807	4,859
4602	4,144	4,158	4,166	4,169	4,172	4,175	4,178
4603	2,906	2,915	2,951	3,107	3,324	3,480	3,666
4604	5,058	5,445	6,086	9,383	13,038	16,322	19,512
4605.01	2,677	2,677	2,801	4,003	5,306	6,508	7,662
4605.02	8,601	8,613	8,675	9,226	9,821	10,374	10,893
4606	4,102	4,117	4,127	4,220	4,322	4,416	4,506
4607.01	3,542	3,569	3,571	3,571	3,571	3,571	3,571
4607.02	4,674	4,727	4,730	4,730	4,730	4,730	4,730

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4608	3,432	3,477	3,481	3,481	3,481	3,481	3,481
4609	2,552	2,585	2,588	2,588	2,588	2,588	2,588
4610	2,489	2,505	2,508	2,508	2,508	2,508	2,508
4611	7,550	7,557	7,568	7,658	7,776	7,874	7,973
4612.01	4,804	4,818	4,819	4,822	4,825	4,828	4,831
4612.02	6,180	6,247	6,311	6,432	6,595	6,735	6,858
4615	6,982	7,000	7,016	7,153	7,283	7,424	7,550
4616.01	7,950	8,583	9,118	9,527	9,984	10,385	10,790
4616.02	7,613	8,335	8,706	9,495	10,368	11,157	11,919
4617	6,669	7,014	7,485	7,505	7,528	7,548	7,569
4618.01	1,072	1,072	1,073	1,075	1,077	1,079	1,080
4618.02	5,512	5,514	5,520	5,582	5,646	5,708	5,768
4619.01	3,997	4,011	4,014	4,042	4,073	4,102	4,130
4619.02	1,616	1,616	1,618	1,639	1,663	1,684	1,704
4701	2,874	2,916	2,932	2,983	3,066	3,117	3,169
4703	3,263	3,289	3,345	3,471	3,596	3,721	3,846
4704	4,534	4,566	4,600	4,666	4,748	4,831	4,918
4705	5,556	5,647	5,991	6,263	6,521	6,766	7,007
4706	3,111	3,145	3,156	3,242	3,343	3,439	3,539
4707	5,265	5,337	5,349	5,361	5,374	5,388	5,401
4708	2,926	3,081	3,167	3,175	3,184	3,195	3,207
4709	7,534	7,604	7,613	7,636	7,664	7,693	7,724
4710	2,103	2,135	2,169	2,458	2,786	3,077	3,356

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4711	7,136	7,207	7,237	7,272	7,310	7,347	7,385
4712.01	2,630	2,904	5,602	6,559	7,260	7,895	8,506
4712.02	4,682	5,542	11,240	12,623	13,405	14,124	14,817
4713.01	4,143	4,143	4,143	4,143	4,143	4,143	4,143
4713.03	3,817	3,823	3,838	3,906	3,981	4,051	4,118
4713.04	1,986	2,034	2,053	2,062	2,071	2,083	2,093
4714.01	3,377	3,385	3,387	3,395	3,405	3,414	3,423
4714.02	3,482	3,486	3,496	3,519	3,544	3,567	3,590
4801	4,682	4,709	4,721	4,766	4,813	4,859	4,904
4802.01	4,637	4,649	4,660	4,707	4,767	4,848	4,940
4802.02	5,831	7,594	14,299	17,238	19,703	21,931	24,089
4802.03	3,172	3,171	3,236	3,853	4,535	5,152	5,747
4803	8,541	9,489	12,976	14,422	15,613	16,709	17,764
4804.01	5,337	5,366	5,406	5,443	5,470	5,494	5,516
4804.02	6,985	7,049	7,136	7,170	7,199	7,230	7,262
4805.01	3,742	3,808	3,848	3,869	3,879	3,892	3,901
4805.02	6,436	6,435	6,435	6,500	6,500	6,563	6,563
4805.03	3,548	3,547	3,547	3,577	3,582	3,610	3,614
4805.04	2,002	2,002	2,002	2,005	2,009	2,009	2,012
4805.05	3,847	3,847	3,859	3,969	4,090	4,200	4,306
4808.01	4,564	4,591	4,591	4,591	4,591	4,591	4,591
4808.02	3,561	3,564	3,564	3,564	3,564	3,564	3,564
4809.01	6,304	6,346	6,742	6,790	6,790	6,790	6,790

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4809.02	3,606	3,623	3,677	4,186	4,749	5,258	5,750
4809.03	3,898	3,898	3,898	3,898	3,898	3,898	3,898
4810	5,073	5,072	5,108	5,430	5,792	6,115	6,427
4811.01	2,133	2,218	3,062	3,375	3,610	3,822	4,027
4811.02	3,232	3,232	3,232	3,232	3,232	3,232	3,232
4811.03	3,339	3,338	3,338	3,338	3,338	3,338	3,338
4811.04	2,618	2,618	2,618	2,618	2,618	2,618	2,618
4811.05	5,470	5,470	5,473	5,510	5,551	5,588	5,625
4811.06	5,783	5,801	5,806	5,806	5,806	5,806	5,806
4812.01	1,504	1,504	1,636	2,889	4,273	5,526	6,734
4812.02	6,379	6,378	6,563	8,321	10,263	12,021	13,716
4814	6,397	6,463	6,690	6,887	7,110	7,307	7,498
4815	2,345	2,344	2,346	2,347	2,347	2,347	2,347
4816	3,617	3,646	3,685	3,686	3,687	3,688	3,688
4817.01	6,334	6,340	6,342	6,359	6,376	6,394	6,412
4817.02	4,196	4,196	4,199	4,224	4,251	4,277	4,300
4819	5,775	5,775	5,830	6,377	6,982	7,525	8,050
4820.01	5,458	5,468	5,497	5,527	5,562	5,591	5,623
4820.02	3,800	3,800	3,808	3,888	3,977	4,058	4,135
4821	2,863	2,862	2,886	3,116	3,369	3,598	3,820
4822.01	2,075	2,075	2,075	2,075	2,075	2,075	2,075
4822.02	4,339	6,329	6,970	8,079	9,304	10,413	11,484
4822.03	5,137	5,662	6,205	8,188	10,364	12,342	14,248

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017

Census Tract	2017	2020	2025	2030	2035	2040	2045
4823.01	4,873	5,598	6,227	7,068	7,986	8,816	9,618
4823.02	4,640	4,640	4,640	4,640	4,640	4,640	4,640
4823.03	3,398	3,398	3,405	3,476	3,552	3,622	3,689
4824	2,290	2,290	2,323	2,638	2,985	3,299	3,603
4825.01	11,942	13,268	16,577	20,810	23,816	26,268	28,469
4825.02	3,075	3,075	3,075	3,076	3,076	3,077	3,077
4825.03	5,088	5,090	5,094	5,129	5,169	5,205	5,241
4825.04	5,551	5,551	5,553	5,568	5,583	5,594	5,608
4826.01	7,400	7,406	7,408	7,438	7,481	7,510	7,537
4826.02	7,687	8,349	8,761	8,925	9,094	9,259	9,407
4901.01	5,192	5,192	5,198	5,253	5,314	5,369	5,423
4901.03	5,918	6,541	9,693	10,522	11,031	11,504	11,963
4905.01	3,321	3,321	3,331	3,429	3,539	3,637	3,732
4905.02	6,625	6,641	6,677	6,786	6,886	6,966	7,058
4910	2,289	2,352	2,369	2,369	2,369	2,369	2,369
4911.01	3,942	3,945	3,945	3,945	3,945	3,945	3,945
4911.02	3,759	3,759	3,759	3,760	3,760	3,761	3,761
4911.03	6,854	6,854	6,854	6,855	6,857	6,858	6,859
4912.01	6,508	6,509	6,576	7,027	7,529	8,001	8,459
4912.02	1,773	1,773	1,783	1,869	1,965	2,052	2,135
4913.01	7,254	7,264	7,276	7,353	7,437	7,515	7,594
4913.02	3,849	3,849	3,870	4,069	4,285	4,471	4,662
4913.03	4,802	4,802	4,825	5,018	5,247	5,439	5,633

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017

Census Tract	2017	2020	2025	2030	2035	2040	2045
4914.01	4,767	4,768	4,774	4,844	4,910	4,979	5,037
4914.02	4,289	4,289	4,290	4,298	4,309	4,318	4,327
4914.03	4,008	4,012	4,012	4,012	4,015	4,016	4,018
4914.04	4,097	4,096	4,097	4,102	4,107	4,113	4,118
4914.05	3,113	3,112	3,112	3,123	3,134	3,155	3,166
4915.01	7,171	7,175	7,200	7,455	7,771	8,027	8,285
4915.02	7,374	7,389	7,399	7,432	7,470	7,492	7,542
4916.01	5,121	5,124	5,142	5,363	5,597	5,833	6,043
4916.02	5,344	5,344	5,360	5,500	5,640	5,779	5,903
4917.01	3,793	3,793	3,813	4,073	4,358	4,603	4,860
4917.02	7,640	7,725	8,058	8,682	9,371	9,994	10,599
4917.03	4,712	5,271	5,289	5,439	5,603	5,752	5,897
4917.04	4,883	4,883	5,150	5,418	5,506	5,556	5,582
4917.05	3,601	3,608	3,622	3,747	3,896	4,032	4,160
4918.01	2,414	2,414	2,415	2,424	2,434	2,444	2,453
4918.02	3,141	3,142	3,142	3,145	3,148	3,151	3,154
4918.03	6,704	6,705	6,705	6,724	6,742	6,757	6,774
4920	6,832	6,867	6,870	6,872	6,874	6,876	6,878
4921	6,743	6,761	6,762	6,814	6,849	6,901	6,925
4922.01	3,068	3,116	3,213	3,256	3,287	3,328	3,360
4922.02	7,220	7,221	7,217	7,318	7,420	7,523	7,629
4922.03	4,245	4,254	4,328	4,511	4,634	4,744	4,847
4923	3,548	3,558	3,581	3,681	3,814	3,914	4,028

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4924	4,785	4,785	4,795	4,730	4,710	4,649	4,625
4925	4,506	4,528	4,548	4,572	4,588	4,603	4,618
9801							
9802							
9803							
Fairfax County	1,142,888	1,161,796	1,204,649	1,256,998	1,307,128	1,351,396	1,394,112

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

Supervisor District	2017	2020	2025	2030	2035	2040	2045
Braddock	40,643	40,986	41,070	41,377	41,722	42,015	42,309
Dranesville 1/	42,930	43,617	45,816	48,618	50,850	52,812	54,611
Hunter Mill 2/	49,987	52,385	54,258	60,668	67,765	74,159	80,353
Lee	44,308	44,472	45,236	47,118	49,234	51,020	52,839
Mason	41,946	42,088	42,608	44,385	46,346	48,092	49,782
Mount Vernon	47,297	47,965	50,357	53,456	55,576	57,275	58,820
Providence	53,654	57,209	67,735	73,061	77,723	81,966	86,060
Springfield 3/	42,120	42,214	42,530	43,232	43,911	44,520	45,106
Sully	42,952	43,598	44,611	45,766	46,974	48,068	49,133
Fairfax County	405,837	414,534	434,221	457,681	480,099	499,926	519,014

Table 5.2
Estimated and Forecasted Number of Households by Town
Fairfax County, January 2017

Town	2017	2020	2025	2030	2035	2040	2045
Town of Clifton	88	88	88	88	88	88	88
Town of Herndon	7,766	7,806	8,050	8,332	8,615	8,870	9,117
Town of Vienna	5,504	5,565	5,569	5,569	5,569	5,569	5,569
Towns Total	13,358	13,459	13,707	13,990	14,272	14,527	14,774

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

Planning District	2017	2020	2025	2030	2035	2040	2045
Annandale	25,836	25,897	26,249	26,683	27,125	27,533	27,931
Baileys	17,226	17,281	17,446	18,730	20,174	21,456	22,693
Bull Run	43,838	44,064	44,905	46,095	47,337	48,457	49,561
Fairfax	26,264	26,583	26,776	27,315	27,835	28,294	28,724
Jefferson	22,610	23,728	24,002	24,568	25,196	25,764	26,312
Lincolnia	6,912	6,916	6,926	7,016	7,122	7,211	7,298
Lower Potomac	12,093	12,678	13,131	13,652	14,148	14,579	14,991
McLean	29,479	31,718	41,774	46,070	49,613	52,842	55,981
Mount Vernon	38,201	38,313	40,531	43,752	46,040	47,928	49,645
Pohick 1/	46,272	46,377	46,512	46,798	47,093	47,334	47,585
Rose Hill	20,375	20,456	20,709	21,023	21,440	21,711	22,057
Springfield	20,034	20,063	20,230	21,094	22,059	22,913	23,749
Upper Potomac 2/	71,964	74,969	78,657	85,631	92,470	98,576	104,361
Vienna 3/	24,732	25,490	26,372	29,255	32,448	35,329	38,126
Fairfax County	405,837	414,534	434,221	457,681	480,099	499,926	519,014

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

Human Services Region	2017	2020	2025	2030	2035	2040	2045
Region 1	92,403	93,238	96,352	101,291	105,502	108,964	112,311
Region 2	90,108	91,874	93,164	96,011	99,151	101,963	104,690
Region 3 1/	121,092	126,357	140,394	154,146	167,280	179,103	190,436
Region 4 2/	102,234	103,064	104,311	106,234	108,166	109,895	111,577
Fairfax County	405,837	414,534	434,221	457,681	480,099	499,926	519,014

Source: Fairfax County Department of Management and Budget 2017 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 2017

ZIP Code	2017	2020	2025	2030	2035	2040	2045
20120	13,995	14,016	14,056	14,337	14,659	14,944	15,232
20121	10,075	10,078	10,116	10,461	10,842	11,185	11,518
20124	4,886	4,895	4,900	4,904	4,905	4,908	4,910
20151	6,649	6,804	7,426	7,853	8,248	8,614	8,960
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,593	13,657	13,940	14,446	14,943	15,418	15,851
20171	18,038	18,587	20,322	22,385	23,876	25,113	26,230
20190	9,868	11,446	12,209	14,473	16,967	19,226	21,406
20191	11,610	12,122	12,792	14,552	16,493	18,248	19,941
20194	5,767	5,767	5,776	5,857	5,948	6,028	6,107
20196			7	77	153	223	290
22003	19,567	19,622	19,970	20,392	20,823	21,218	21,606
22015	14,652	14,662	14,686	14,708	14,737	14,752	14,773
22027	728	734	739	796	854	911	963
22030	12,717	12,773	12,930	13,218	13,468	13,680	13,873
22031	11,842	12,926	13,476	13,975	14,518	15,006	15,480
22032	9,520	9,543	9,562	9,658	9,764	9,850	9,942
22033	15,728	16,022	16,337	16,826	17,363	17,844	18,320
22035		262	262	262	262	262	262
22039	6,047	6,057	6,062	6,130	6,192	6,259	6,316
22041	10,273	10,317	10,411	11,077	11,835	12,499	13,139
22042	11,916	12,068	12,085	12,235	12,405	12,556	12,704

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2017

ZIP Code	2017	2020	2025	2030	2035	2040	2045
22043	9,335	9,393	9,438	9,661	9,914	10,141	10,363
22044	4,539	4,547	4,614	5,214	5,880	6,480	7,059
22046	2,037	2,053	2,058	2,086	2,116	2,146	2,173
22060	2,859	3,131	3,138	3,191	3,255	3,309	3,362
22066	5,719	5,761	5,798	5,842	5,887	5,934	5,977
22079	11,493	11,829	12,350	12,857	13,318	13,714	14,093
22101	10,913	11,091	11,379	11,657	11,947	12,218	12,489
22102	11,783	13,107	20,519	23,452	25,764	27,871	29,916
22124	6,506	6,519	6,536	6,569	6,605	6,640	6,674
22150	9,400	9,413	9,524	10,348	11,259	12,075	12,864
22151	5,804	5,810	5,815	5,833	5,852	5,872	5,889
22152	10,223	10,222	10,230	10,264	10,294	10,325	10,351
22153	10,741	10,766	10,791	10,843	10,922	10,973	11,040
22180	9,586	9,976	10,125	10,260	10,413	10,549	10,683
22181	5,370	5,378	5,386	5,453	5,526	5,595	5,660
22182	9,763	10,677	13,434	16,843	20,353	23,516	26,583
22203	148	148	148	149	149	150	151
22204	14	14	14	14	14	14	14
22205			1	8	15	22	29
22206	2	2	2	2	2	2	2
22207	45	47	47	49	51	53	54
22213	1	1	1	1	2	2	2
22302	622	622	622	624	625	627	628

(Continued)

Table 5.5**Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2017**

ZIP Code	2017	2020	2025	2030	2035	2040	2045
22303	7,431	7,515	8,170	8,914	9,656	10,325	10,979
22304	147	147	147	147	147	147	147
22306	12,147	12,158	13,592	15,505	16,465	17,168	17,722
22307	4,691	4,692	4,697	4,777	4,863	4,944	5,024
22308	4,795	4,811	4,821	4,856	4,896	4,936	4,977
22309	11,440	11,446	11,560	12,029	12,509	12,923	13,333
22310	10,806	10,822	10,879	11,096	11,346	11,555	11,770
22311	600	601	603	608	614	619	624
22312	8,396	8,399	8,409	8,497	8,601	8,688	8,773
22315	11,008	11,079	11,306	11,407	11,582	11,646	11,783
Fairfax County	405,837	414,534	434,221	457,681	480,099	499,926	519,014

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

Census Tract	2017	2020	2025	2030	2035	2040	2045
4151	1,287	1,288	1,307	1,484	1,681	1,859	2,031
4152	1,928	1,927	1,927	1,958	1,989	2,020	2,050
4153	1,484	1,484	1,485	1,502	1,517	1,533	1,547
4154.01	2,079	2,079	3,393	4,703	5,032	5,169	5,180
4154.02	1,120	1,124	1,137	1,176	1,222	1,262	1,304
4155	2,344	2,349	2,404	2,458	2,482	2,500	2,516
4156	1,055	1,063	1,071	1,100	1,131	1,162	1,193
4157	1,358	1,361	1,362	1,363	1,365	1,368	1,370
4158	1,719	1,720	1,721	1,725	1,729	1,734	1,739
4159	1,177	1,177	1,179	1,185	1,192	1,199	1,206
4160	1,977	1,977	1,986	2,062	2,150	2,226	2,302
4161	1,466	1,470	1,476	1,513	1,553	1,593	1,632
4162	1,459	1,460	1,460	1,460	1,460	1,460	1,460
4163	811	812	813	821	831	840	848
4201	1,164	1,164	1,171	1,181	1,186	1,192	1,196
4202.01	1,283	1,287	1,293	1,307	1,329	1,338	1,354
4202.02	1,041	1,041	1,042	1,049	1,058	1,065	1,072
4202.03	960	960	970	1,063	1,167	1,260	1,351
4203	2,128	2,133	2,139	2,190	2,246	2,299	2,350
4204	2,139	2,139	2,155	2,311	2,485	2,640	2,790
4205.01	866	866	874	927	979	1,030	1,082
4205.02	934	945	1,046	1,106	1,161	1,207	1,253
4205.03	1,502	1,518	1,731	1,954	2,174	2,370	2,562

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4206	1,879	1,933	2,242	2,416	2,573	2,714	2,850
4207	1,428	1,430	1,434	1,441	1,449	1,457	1,464
4208	1,188	1,189	1,190	1,221	1,254	1,279	1,309
4210.01	1,009	1,017	1,018	1,025	1,033	1,040	1,048
4210.02	2,061	2,066	2,133	2,618	3,164	3,649	4,117
4211.01	2,139	2,143	2,172	2,173	2,176	2,174	2,178
4211.02	1,503	1,503	1,502	1,507	1,526	1,522	1,535
4211.03	2,006	2,073	2,296	2,401	2,523	2,622	2,730
4212	681	681	681	681	681	681	681
4213	1,439	1,441	1,441	1,441	1,442	1,441	1,442
4214	2,903	2,904	2,943	3,307	3,713	4,077	4,426
4215	2,356	2,357	2,363	2,424	2,491	2,552	2,609
4216	1,919	1,921	1,933	2,043	2,160	2,260	2,364
4217.01	1,383	1,383	1,384	1,395	1,408	1,420	1,431
4217.02	1,232	1,232	1,233	1,234	1,235	1,236	1,237
4218	2,293	2,293	2,376	2,605	2,818	2,998	3,168
4219	709	981	983	997	1,013	1,028	1,042
4220	1,404	1,421	1,434	1,520	1,616	1,703	1,790
4221.01	2,470	2,470	2,473	2,515	2,563	2,607	2,644
4221.02	2,078	2,086	2,139	2,286	2,438	2,584	2,725
4222.01	1,100	1,376	1,647	1,690	1,724	1,751	1,779
4222.02	2,131	2,140	2,252	2,430	2,572	2,676	2,772
4223.01	1,322	1,322	1,324	1,360	1,409	1,438	1,478

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017

Census Tract	2017	2020	2025	2030	2035	2040	2045
4223.02	2,464	2,469	2,488	2,522	2,568	2,599	2,637
4224.01	1,103	1,103	1,098	1,058	1,018	976	939
4224.02	2,078	2,077	2,072	2,033	2,003	1,959	1,928
4224.03	995	997	1,009	1,044	1,086	1,117	1,153
4301.01	1,522	1,527	1,530	1,541	1,548	1,558	1,566
4301.02	1,024	1,034	1,041	1,048	1,055	1,063	1,069
4302.01	1,411	1,411	1,411	1,427	1,447	1,460	1,476
4302.02	1,616	1,628	1,635	1,658	1,687	1,706	1,730
4302.03	893	893	893	904	916	925	935
4304	2,298	2,299	2,300	2,300	2,300	2,300	2,300
4305	565	565	565	566	566	566	567
4306	1,799	1,799	1,813	1,947	2,095	2,230	2,359
4307	924	925	927	941	957	971	985
4308.01	1,496	1,496	1,496	1,496	1,496	1,496	1,496
4308.02	1,786	1,786	1,786	1,786	1,786	1,786	1,786
4309.01	1,397	1,397	1,402	1,427	1,450	1,472	1,491
4309.02	1,079	1,079	1,079	1,082	1,086	1,089	1,093
4310.01	1,559	1,558	1,571	1,582	1,596	1,608	1,620
4310.02	743	743	743	743	744	744	745
4313	1,398	1,399	1,399	1,402	1,404	1,406	1,408
4314	1,445	1,444	1,445	1,447	1,448	1,451	1,451
4315	2,003	2,002	2,005	2,009	2,012	2,016	2,020
4316	3,452	3,458	3,481	3,660	3,856	4,034	4,206

(Continued)

Table 5.6**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4318.01	1,427	1,427	1,428	1,439	1,452	1,464	1,475
4318.02	1,028	1,030	1,027	1,012	1,001	982	969
4319	1,042	1,045	1,048	1,048	1,049	1,050	1,051
4320	1,116	1,116	1,116	1,116	1,116	1,116	1,116
4321	1,430	1,429	1,429	1,429	1,429	1,429	1,429
4322.01	839	839	839	839	839	839	839
4322.02	1,596	1,596	1,602	1,616	1,627	1,637	1,645
4323	1,718	1,726	1,729	1,734	1,739	1,743	1,747
4324.01	1,167	1,167	1,167	1,168	1,168	1,169	1,169
4324.02	1,644	1,643	1,644	1,647	1,651	1,654	1,658
4325	1,869	1,869	1,869	1,873	1,877	1,880	1,884
4326	1,555	1,570	1,578	1,583	1,589	1,595	1,600
4327.01	1,082	1,085	1,088	1,090	1,091	1,093	1,095
4327.02	1,492	1,497	1,502	1,506	1,511	1,516	1,520
4328	766	766	766	771	785	790	798
4401	2,697	2,707	2,727	2,753	2,772	2,787	2,800
4402.01	1,798	2,419	2,498	2,574	2,660	2,736	2,809
4402.02	2,149	2,151	2,152	2,157	2,164	2,170	2,177
4403	949	949	950	953	956	960	964
4405.01	1,641	1,640	1,642	1,657	1,673	1,688	1,703
4405.02	611	625	635	643	651	658	665
4406	920	919	922	925	926	928	930
4407.01	971	971	971	972	973	974	975

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4407.02	1,791	1,792	1,792	1,795	1,797	1,799	1,801
4408	2,204	2,208	2,210	2,223	2,239	2,254	2,270
4501	2,143	2,144	2,144	2,148	2,152	2,155	2,159
4502	1,317	1,318	1,318	1,323	1,327	1,331	1,336
4503	1,841	1,960	1,963	1,978	1,994	2,009	2,024
4504	940	941	941	949	957	965	973
4505	874	877	877	877	877	877	878
4506.01	1,388	1,391	1,394	1,425	1,459	1,489	1,518
4506.02	1,742	1,765	1,768	1,802	1,839	1,873	1,906
4507.01	1,067	1,069	1,070	1,073	1,076	1,079	1,083
4507.02	1,448	1,473	1,729	1,817	1,882	1,940	1,997
4508	1,192	1,193	1,207	1,332	1,468	1,592	1,712
4509	597	599	599	600	601	601	602
4510	889	890	890	891	893	894	895
4511	797	800	800	802	803	805	806
4512	636	641	644	648	652	656	660
4513	909	912	926	1,044	1,174	1,292	1,406
4514	1,195	1,195	1,222	1,477	1,759	2,014	2,261
4515.01	2,213	2,213	2,238	2,479	2,748	2,989	3,221
4515.02	2,043	2,043	2,082	2,453	2,863	3,235	3,593
4516.01	1,517	1,517	1,532	1,677	1,838	1,983	2,123
4516.02	1,091	1,092	1,094	1,100	1,106	1,111	1,117
4518	1,115	1,116	1,117	1,121	1,124	1,128	1,131

(Continued)

Table 5.6**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4519	2,360	2,361	2,370	2,438	2,511	2,580	2,647
4520	1,108	1,114	1,125	1,217	1,319	1,411	1,501
4521.01	1,685	1,686	1,687	1,694	1,701	1,708	1,716
4521.02	1,077	1,094	1,143	1,148	1,153	1,158	1,163
4522	2,131	2,131	2,133	2,146	2,162	2,176	2,189
4523.01	1,449	1,448	1,452	1,467	1,483	1,498	1,514
4523.02	1,670	1,670	1,674	1,720	1,771	1,816	1,860
4524	2,355	2,359	2,363	2,371	2,378	2,386	2,393
4525.01	1,345	1,345	1,346	1,358	1,370	1,382	1,393
4525.02	1,559	1,560	1,560	1,563	1,567	1,570	1,574
4526	2,634	2,635	2,637	2,654	2,683	2,699	2,716
4527	1,847	1,887	1,920	2,010	2,108	2,197	2,282
4528.01	2,432	2,434	2,440	2,489	2,552	2,601	2,648
4528.02	1,430	1,431	1,431	1,431	1,445	1,445	1,445
4601	1,465	1,467	1,469	1,484	1,502	1,519	1,535
4602	1,320	1,325	1,328	1,329	1,330	1,331	1,331
4603	959	962	974	1,025	1,097	1,148	1,210
4604	1,983	2,203	2,554	4,411	6,467	8,320	10,115
4605.01	874	874	926	1,418	1,954	2,447	2,920
4605.02	2,773	2,778	2,798	2,975	3,167	3,345	3,512
4606	1,343	1,348	1,352	1,383	1,418	1,449	1,480
4607.01	1,105	1,114	1,114	1,114	1,114	1,114	1,114
4607.02	1,560	1,578	1,579	1,579	1,579	1,579	1,579

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4608	1,125	1,139	1,140	1,140	1,140	1,140	1,140
4609	861	873	874	874	874	874	874
4610	853	861	862	862	862	862	862
4611	2,533	2,535	2,538	2,561	2,591	2,616	2,642
4612.01	1,513	1,517	1,517	1,518	1,519	1,520	1,521
4612.02	2,635	2,661	2,684	2,726	2,785	2,835	2,879
4615	2,491	2,497	2,503	2,551	2,598	2,648	2,693
4616.01	2,948	3,288	3,567	3,765	3,984	4,179	4,373
4616.02	3,432	3,756	3,923	4,277	4,669	5,024	5,365
4617	2,388	2,499	2,650	2,657	2,664	2,671	2,678
4618.01	530	530	530	531	532	533	534
4618.02	2,324	2,324	2,327	2,354	2,383	2,410	2,436
4619.01	1,338	1,338	1,339	1,349	1,359	1,369	1,378
4619.02	549	549	549	557	565	572	579
4701	941	956	961	977	1,004	1,021	1,039
4703	1,130	1,140	1,160	1,202	1,246	1,290	1,333
4704	1,684	1,697	1,709	1,733	1,764	1,795	1,827
4705	2,150	2,192	2,401	2,559	2,706	2,844	2,978
4706	1,132	1,143	1,147	1,176	1,209	1,241	1,274
4707	1,829	1,855	1,860	1,864	1,868	1,873	1,878
4708	1,053	1,109	1,140	1,143	1,146	1,150	1,154
4709	2,817	2,841	2,844	2,853	2,862	2,873	2,884
4710	829	841	862	1,050	1,261	1,449	1,631

(Continued)

Table 5.6**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4711	2,400	2,422	2,432	2,443	2,456	2,468	2,480
4712.01	1,391	1,536	2,950	3,452	3,819	4,152	4,473
4712.02	2,306	2,758	5,723	6,443	6,849	7,223	7,584
4713.01	1,591	1,591	1,591	1,591	1,591	1,591	1,591
4713.03	1,692	1,694	1,699	1,726	1,755	1,782	1,808
4713.04	676	692	698	702	705	708	712
4714.01	1,366	1,369	1,369	1,372	1,376	1,379	1,383
4714.02	1,212	1,213	1,217	1,225	1,234	1,242	1,250
4801	1,512	1,521	1,525	1,540	1,556	1,571	1,587
4802.01	1,605	1,609	1,613	1,629	1,650	1,678	1,709
4802.02	3,386	4,405	8,275	9,971	11,394	12,680	13,925
4802.03	1,409	1,409	1,438	1,712	2,015	2,289	2,553
4803	2,762	3,152	4,605	5,199	5,686	6,132	6,562
4804.01	1,512	1,521	1,532	1,543	1,551	1,558	1,564
4804.02	1,980	1,999	2,024	2,034	2,042	2,051	2,060
4805.01	1,103	1,123	1,134	1,141	1,144	1,148	1,150
4805.02	1,942	1,943	1,943	1,962	1,962	1,981	1,981
4805.03	1,147	1,147	1,147	1,156	1,158	1,167	1,169
4805.04	829	829	829	830	831	831	833
4805.05	1,588	1,588	1,593	1,641	1,695	1,744	1,791
4808.01	1,572	1,582	1,582	1,582	1,582	1,582	1,582
4808.02	1,357	1,358	1,358	1,358	1,358	1,358	1,358
4809.01	1,945	1,968	2,185	2,212	2,212	2,212	2,212

(Continued)

Table 5.6**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4809.02	1,414	1,420	1,447	1,702	1,985	2,240	2,487
4809.03	1,477	1,477	1,477	1,477	1,477	1,477	1,477
4810	1,888	1,888	1,908	2,094	2,301	2,486	2,666
4811.01	1,138	1,170	1,490	1,641	1,766	1,879	1,989
4811.02	1,453	1,453	1,453	1,453	1,453	1,453	1,453
4811.03	1,218	1,219	1,219	1,219	1,219	1,219	1,219
4811.04	1,190	1,190	1,190	1,190	1,190	1,190	1,190
4811.05	1,679	1,679	1,680	1,692	1,704	1,716	1,727
4811.06	1,736	1,742	1,744	1,744	1,744	1,744	1,744
4812.01	387	387	442	965	1,544	2,068	2,574
4812.02	2,022	2,022	2,083	2,662	3,302	3,881	4,439
4814	2,694	2,743	2,916	3,072	3,246	3,401	3,551
4815	808	808	808	808	808	808	808
4816	1,133	1,142	1,155	1,155	1,155	1,155	1,156
4817.01	2,010	2,012	2,013	2,018	2,024	2,029	2,035
4817.02	1,944	1,945	1,946	1,957	1,969	1,981	1,991
4819	2,246	2,246	2,274	2,549	2,852	3,125	3,389
4820.01	1,754	1,757	1,767	1,777	1,788	1,798	1,808
4820.02	1,810	1,809	1,815	1,866	1,922	1,973	2,022
4821	1,486	1,486	1,499	1,625	1,764	1,890	2,012
4822.01	978	978	978	978	978	978	978
4822.02	2,682	3,960	4,372	5,084	5,871	6,584	7,271
4822.03	2,727	3,027	3,334	4,463	5,702	6,827	7,912

(Continued)

Table 5.6**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4823.01	2,235	2,699	3,085	3,629	4,225	4,765	5,286
4823.02	1,792	1,792	1,792	1,792	1,792	1,792	1,792
4823.03	1,679	1,679	1,684	1,737	1,794	1,847	1,898
4824	776	776	790	921	1,067	1,198	1,325
4825.01	4,533	5,039	6,446	8,295	9,592	10,653	11,599
4825.02	1,021	1,021	1,021	1,021	1,021	1,021	1,021
4825.03	1,528	1,529	1,530	1,540	1,553	1,563	1,574
4825.04	1,649	1,649	1,650	1,654	1,658	1,662	1,666
4826.01	2,360	2,363	2,363	2,365	2,371	2,372	2,373
4826.02	2,384	2,634	2,786	2,845	2,906	2,966	3,020
4901.01	1,869	1,869	1,873	1,909	1,949	1,985	2,020
4901.03	1,861	2,010	2,602	2,759	2,859	2,952	3,042
4905.01	1,286	1,286	1,290	1,330	1,375	1,416	1,455
4905.02	2,119	2,124	2,134	2,157	2,177	2,191	2,210
4910	627	645	649	649	649	649	649
4911.01	1,173	1,174	1,174	1,174	1,174	1,174	1,174
4911.02	1,126	1,126	1,126	1,127	1,127	1,127	1,127
4911.03	2,123	2,123	2,124	2,124	2,124	2,125	2,125
4912.01	2,308	2,309	2,332	2,479	2,642	2,797	2,947
4912.02	813	813	817	857	901	941	979
4913.01	2,112	2,115	2,119	2,141	2,165	2,187	2,210
4913.02	1,404	1,404	1,411	1,476	1,547	1,608	1,670
4913.03	1,484	1,483	1,503	1,683	1,887	2,068	2,244

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4914.01	1,859	1,859	1,862	1,896	1,930	1,963	1,992
4914.02	1,404	1,404	1,404	1,407	1,410	1,413	1,416
4914.03	1,143	1,144	1,144	1,144	1,145	1,145	1,145
4914.04	1,323	1,323	1,323	1,325	1,327	1,329	1,331
4914.05	829	828	828	831	834	840	843
4915.01	2,368	2,369	2,378	2,464	2,569	2,656	2,744
4915.02	2,107	2,111	2,114	2,124	2,135	2,141	2,155
4916.01	1,558	1,559	1,564	1,628	1,696	1,764	1,825
4916.02	1,557	1,557	1,562	1,602	1,643	1,683	1,719
4917.01	1,891	1,891	1,900	2,030	2,172	2,294	2,422
4917.02	3,270	3,310	3,462	3,741	4,050	4,329	4,599
4917.03	2,210	2,472	2,480	2,550	2,627	2,697	2,765
4917.04	2,102	2,102	2,199	2,295	2,327	2,345	2,354
4917.05	928	930	933	966	1,005	1,041	1,074
4918.01	1,060	1,060	1,060	1,063	1,067	1,070	1,073
4918.02	1,152	1,153	1,153	1,154	1,155	1,156	1,157
4918.03	2,581	2,582	2,582	2,588	2,594	2,599	2,605
4920	2,145	2,156	2,157	2,158	2,158	2,159	2,160
4921	2,203	2,208	2,209	2,226	2,238	2,255	2,262
4922.01	1,025	1,041	1,074	1,088	1,098	1,112	1,123
4922.02	2,195	2,194	2,193	2,225	2,256	2,288	2,321
4922.03	1,264	1,267	1,289	1,346	1,385	1,421	1,454
4923	1,091	1,093	1,100	1,133	1,174	1,206	1,242

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4924	1,784	1,784	1,788	1,766	1,761	1,741	1,734
4925	1,399	1,406	1,412	1,419	1,424	1,429	1,433
9801							
9802							
9803							
Fairfax County	405,837	414,534	434,221	457,681	480,099	499,926	519,014

Source: Fairfax County Department of Management and Budget, 2017 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 2017			
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%
2017	415,690	1,944	0.47%

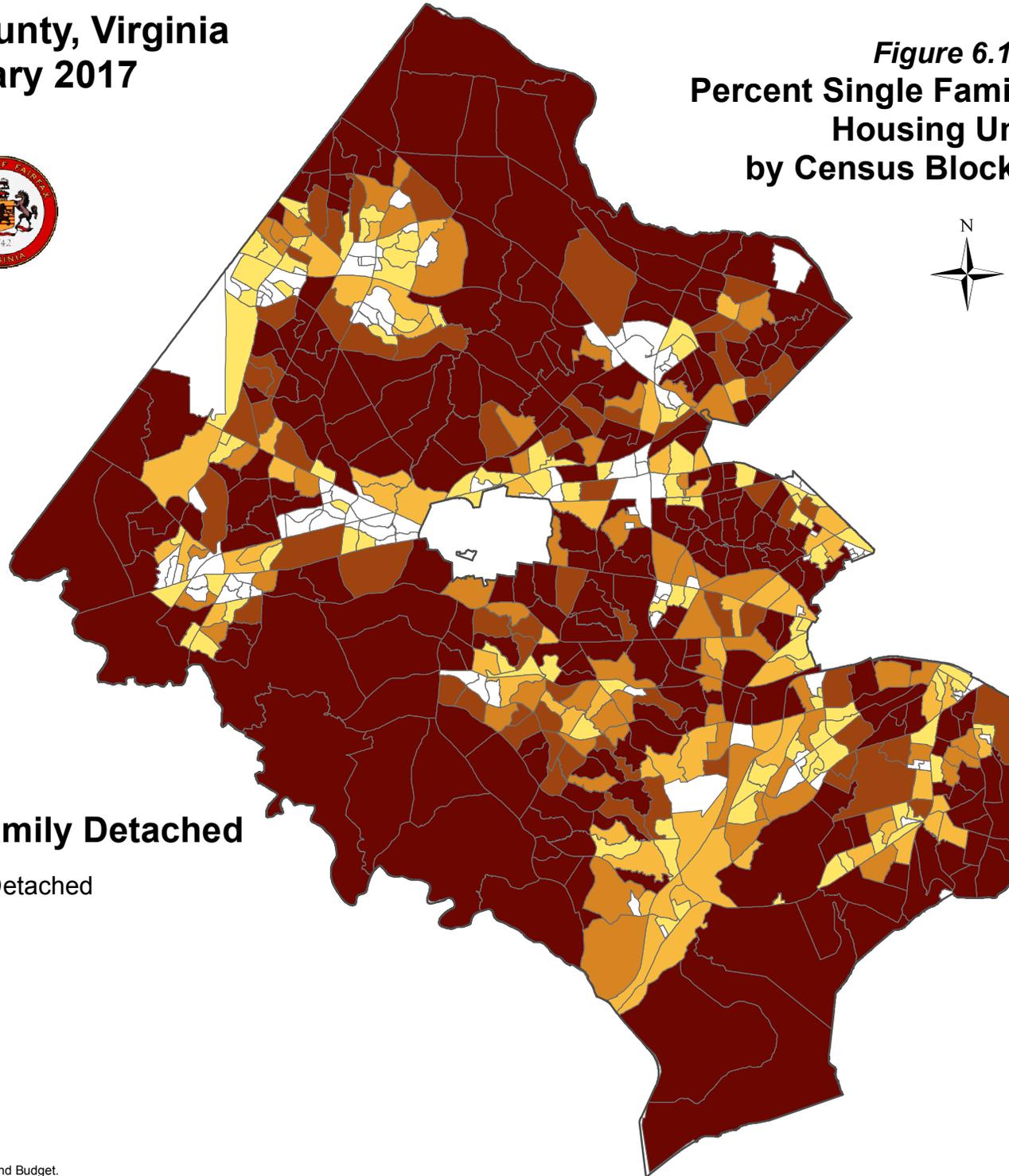
Source: Fairfax County Department of Management and Budget, 2017.

*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 2017



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



Percent Single Family Detached

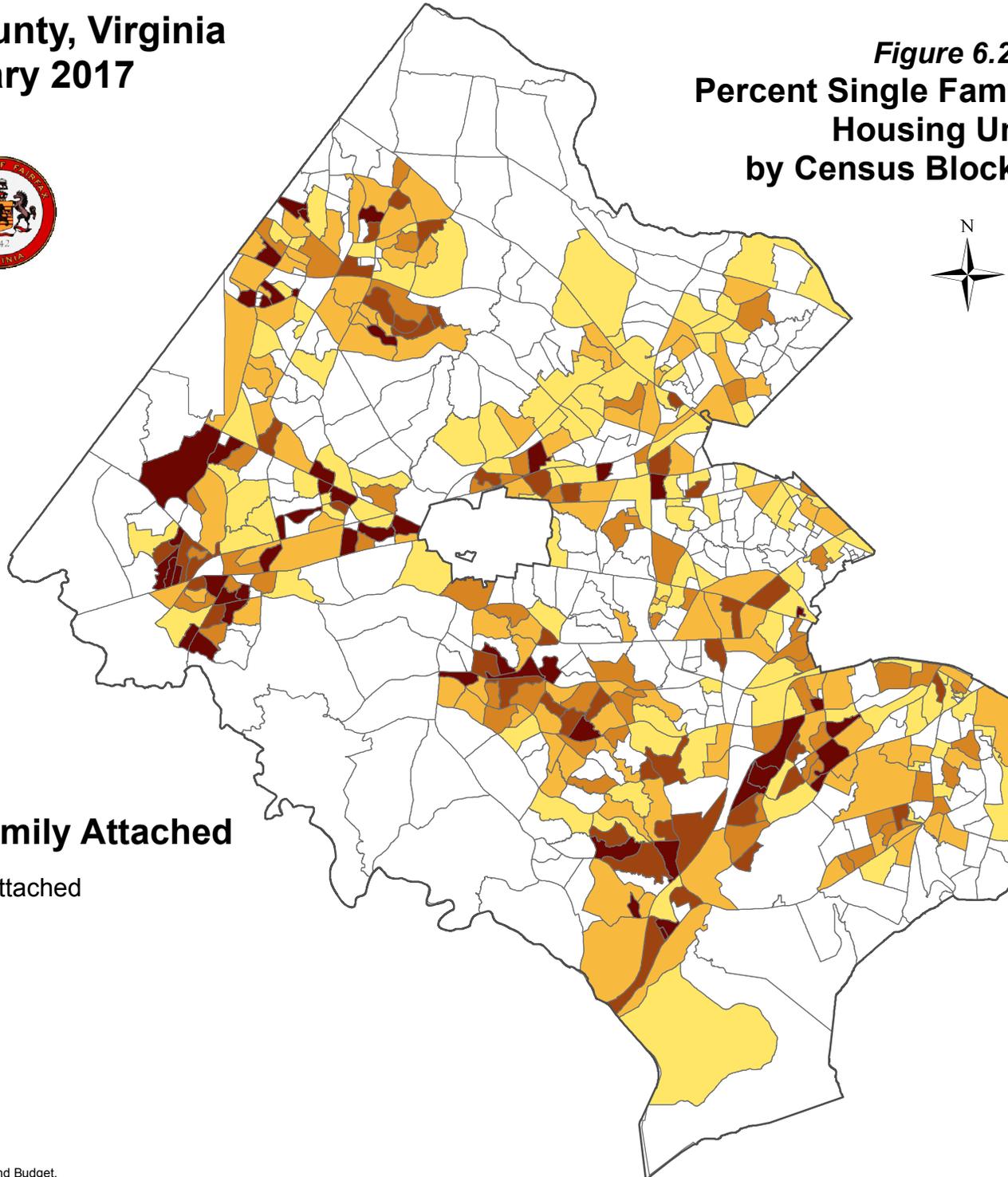
-  No Single Family Detached
-  Less than 20%
-  20% to 39.9%
-  40% to 59.9%
-  60% to 79.9%
-  80% to 100%

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

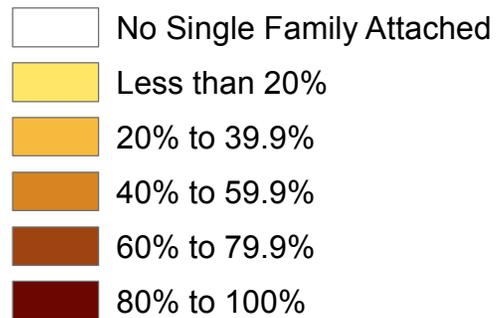
Fairfax County, Virginia January 2017



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



Percent Single Family Attached



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

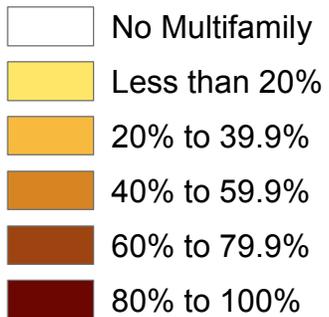
Fairfax County, Virginia January 2017



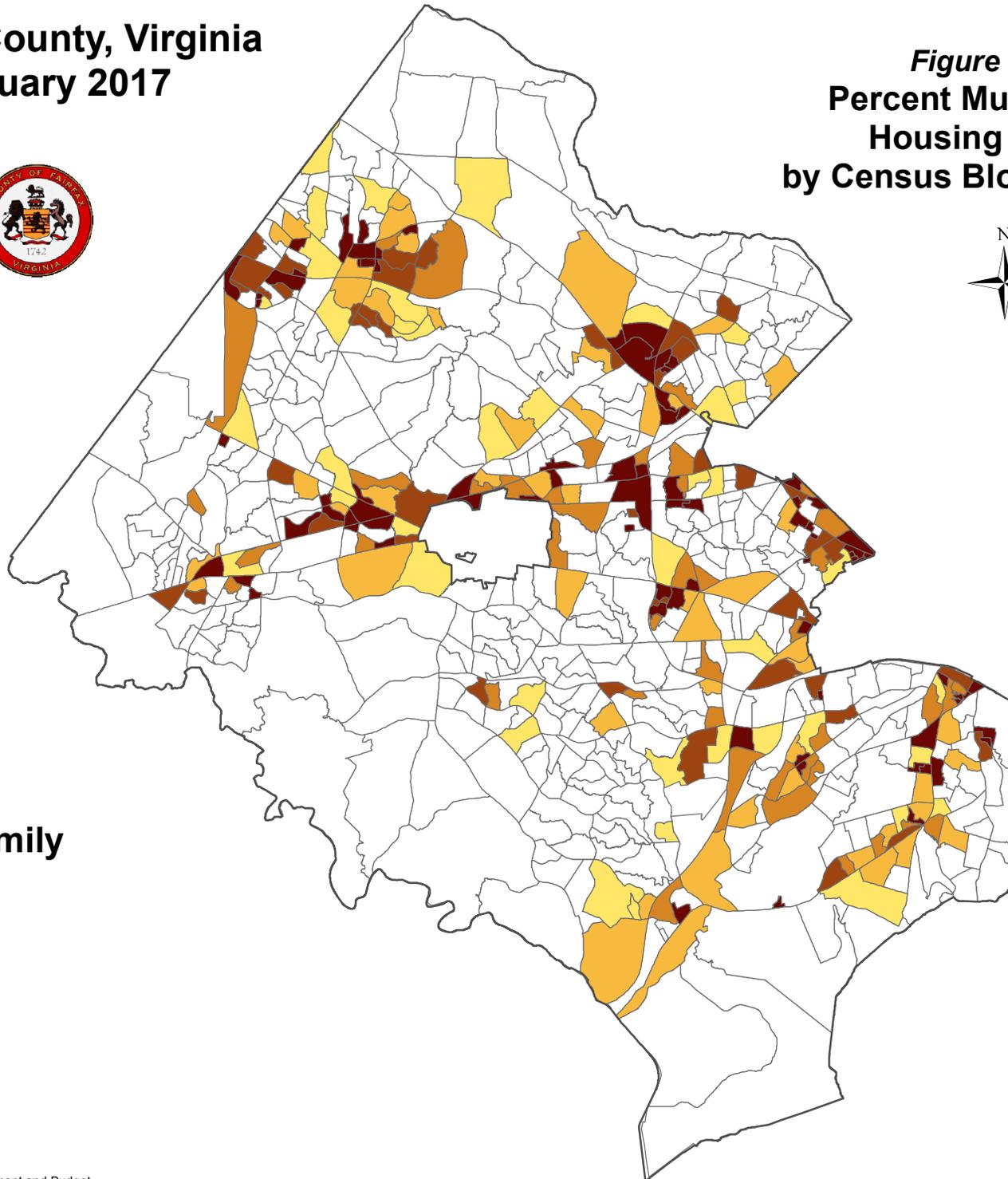
Figure 6.3
Percent Multifamily
Housing Units
by Census Block Groups



Percent Multifamily



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



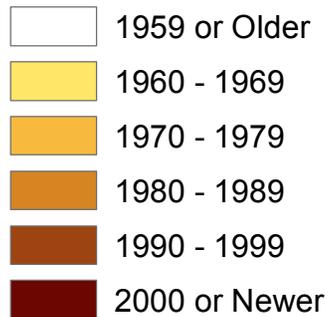
Fairfax County, Virginia January 2017



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



Median Year Built



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

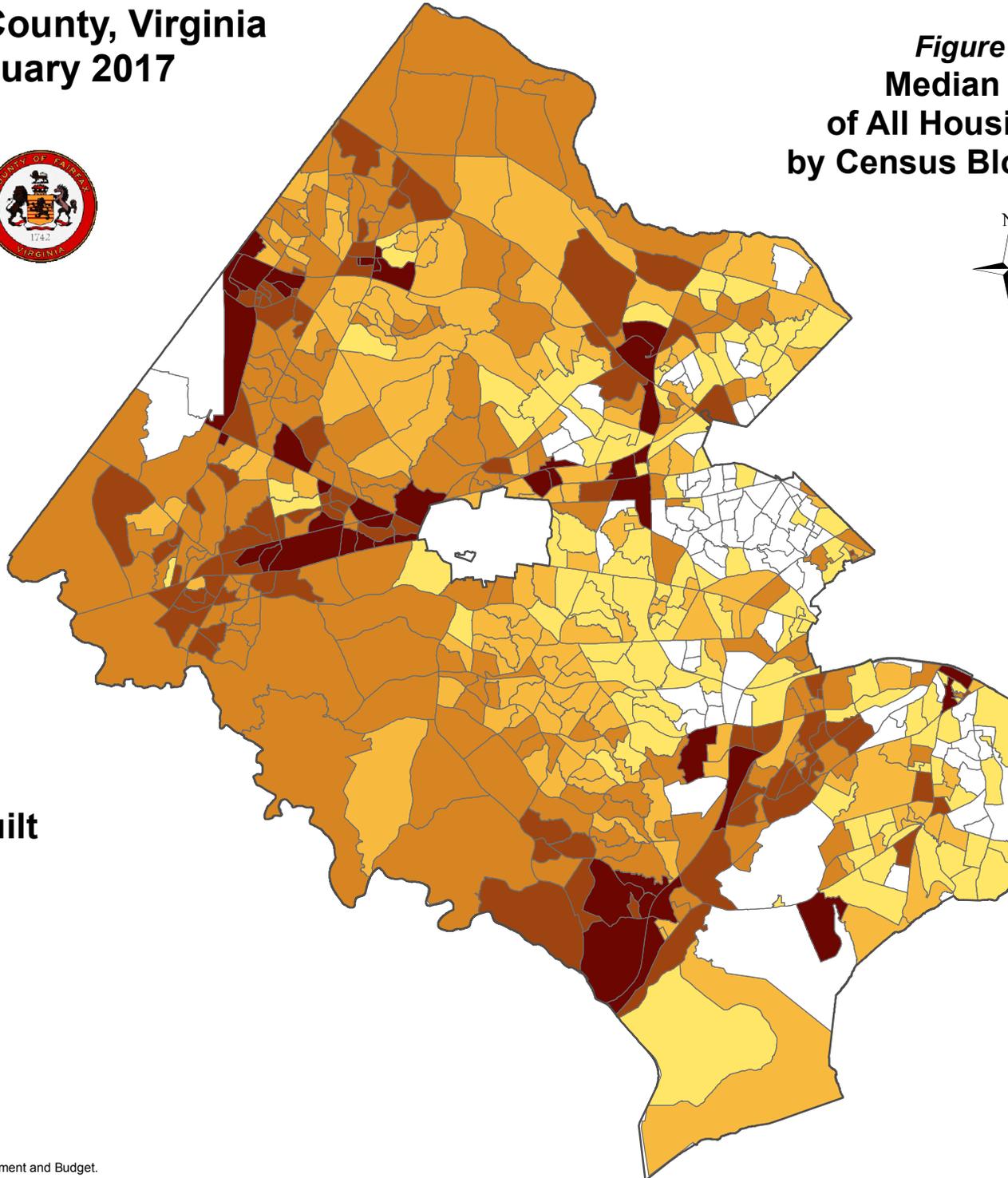


Table 6.1

**Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2017**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,384	366	9,504	304	8,168	490		152	41,368
Dranesville 1/	29,411	80	6,140	215	6,792	725	506		43,869
Hunter Mill 2/	21,665	38	11,156	1,742	12,819	1,302	2,252		50,974
Lee	16,513	588	11,993	1,649	11,784	1,794		791	45,112
Mason	17,859	33	5,567	960	11,034	1,613	5,840		42,906
Mount Vernon	23,164	1,144	9,504	1,367	8,956	360	3,940	325	48,760
Providence	15,678		10,645	1,048	18,971	3,303	6,817		56,462
Springfield 3/	25,768	78	9,261	1,400	6,071	150			42,728
Sully	21,262		14,189	1,571	5,585	414		490	43,511
Fairfax County	193,704	2,327	87,959	10,256	90,180	10,151	19,355	1,758	415,690

Table 6.2

**Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2017**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	89					89
Town of Herndon	3,031	62	2,318		2,501	7,912
Town of Vienna	4,614		429	53	521	5,617
Towns Total	7,734	62	2,747	53	3,022	13,618

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

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 2017

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,158	14	3,348	255	5,328	545	471		26,119
Baileys	5,240	13	846	293	4,776	1,223	5,369		17,760
Bull Run	18,065	70	14,668	2,182	8,855	150		490	44,480
Fairfax	9,230		5,192	701	11,494	453		152	27,222
Jefferson	8,702	4	2,823	289	7,530	2,556	1,817		23,721
Lincolnia	1,641	2	2,071	412	2,776	144			7,046
Lower Potomac	5,851	8	3,046	853	2,621				12,379
McLean	17,676	18	2,205	536	4,520	1,210	4,952		31,117
Mount Vernon	15,587	1,650	3,417	1,860	11,437	650	3,940	1,116	39,657
Pohick 1/	30,269	412	14,325	364	1,364				46,734
Rose Hill	9,060	28	6,865	172	4,581				20,706
Springfield	8,776	8	6,752	291	2,914	1,504			20,245
Upper Potomac 2/	32,789	84	16,731	1,593	18,383	1,442	2,252		73,274
Vienna 3/	14,660	16	5,670	455	3,601	274	554		25,230
Fairfax County	193,704	2,327	87,959	10,256	90,180	10,151	19,355	1,758	415,690

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

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

1/ Includes Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 6.4

**Housing Unit Inventory by Unit Type by Human Services Region
Fairfax County, January 2017**

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	40,087	1,732	21,890	3,016	20,740	2,154	3,940	1,116	94,675
Region 2	40,766	35	12,946	1,733	23,551	5,386	8,211		92,628
Region 3 1/	59,238	116	23,054	2,469	30,083	2,461	7,204		124,625
Region 4 2/	53,613	444	30,069	3,038	15,806	150		642	103,762
Fairfax County	193,704	2,327	87,959	10,256	90,180	10,151	19,355	1,758	415,690

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

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 2017

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,281		5,744		2,086				14,111
20121	1,772		5,213	826	2,432				10,243
20124	4,063		618		248				4,929
20151	4,319		812	580	566		490		6,767
20152	1								1
20164	1								1
20170	7,070	62	3,386	14	3,267				13,799
20171	8,213		3,355	281	6,130	414			18,393
20190	545		2,232	150	4,510	893	1,878		10,208
20191	3,694	22	4,213	647	2,694	135	374		11,779
20194	1,898		2,062	501	1,396				5,857
22003	10,709	14	2,686	255	5,112	545	471		19,792
22015	7,531	364	5,626	265	1,020				14,806
22027	629		102						731
22030	4,414	8	2,420	404	5,762	191		152	13,351
22031	3,058		3,002	288	3,651	1,480	881		12,360
22032	7,341	2	2,000		270				9,613
22033	4,662	62	4,201	776	6,152	150			16,003
22039	6,095								6,095
22041	2,043	10	598	293	2,884	449	4,418		10,695
22042	6,711	4	1,378	181	3,820	270			12,364
22043	4,283		1,681	188	1,839	340	1,231		9,562
22044	1,614	3	218		1,502	310	951		4,598
22046	1,404	2			664				2,070
22060	2,304		108		565				2,977
22066	5,702				88				5,790

(Continued)

Table 6.5

**Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2017**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22079	4,810	8	3,957	853	2,056				11,684
22101	9,153	14	1,037	13	162	385	506		11,270
22102	3,392	2	566	335	4,109	485	4,046		12,935
22124	4,170		1,317	128	1,017				6,632
22150	4,957		1,219		1,800	1,504			9,480
22151	4,748		653		460				5,861
22152	4,853		4,082	259	1,157				10,351
22153	6,364	54	4,306		100				10,824
22180	6,052		979	169	1,541	1,068	259		10,068
22181	3,278		1,165	275	793				5,511
22182	6,851	16	1,464		850	274	400		9,855
22203					100	50			150
22204	14								14
22206	2								2
22207	47								47
22213	1								1
22302	22		30		184	414			650
22303	1,112	1,121	489		1,645	360	3,430	90	8,247
22304			148						148
22306	3,599	6	1,822	265	5,557	290		906	12,445
22307	2,387	522	225		1,074		510		4,718
22308	4,840	1							4,841
22309	5,177		1,696	1,595	3,161			120	11,749
22310	5,649	2	2,868	172	2,291				10,982
22311	506				106				612
22312	2,880	2	2,241	412	2,868	144			8,547

(Continued)

Table 6.5

**Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2017**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22315	2,483	26	6,040	131	2,491				11,171
Fairfax County	193,704	2,327	87,959	10,256	90,180	10,151	19,355	1,758	415,690

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

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 2017

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,586		2,413	116	2,476				11,591
A2	86		1,103		3,133				4,322
A3	197		799	14	686				1,696
B1	1,006	12	368		770				2,156
B2	4,363		1,493	272	2,268		1,041		9,437
B3	833								833
B5	3,030	62	2,318		2,501				7,911
C1	1,097								1,097
C2	1,258								1,258
D1	3,052	2			88				3,142
D2	2,684		3,041	379	3,762	893	987		11,746
D3	18,814	26	4,911	703	3,067	409	2,193		30,123
E1	2,332		491	332	4,109	485	2,477		10,226
E2	648								648
F	1,885		508	13	162		506		3,074
G1	7,969	14	2,121	100	1,942	409	1,231		13,786
G2	1,042					316			1,358
G3	720		35						755
G4	346								346
H1	1,176	2	465		2,333	823	1,324		6,123
H2					256		3,278		3,534
H3	240			88					328
I1	13,996	17	2,467	582	8,201	1,738	1,026		28,027
I2	1,231		60						1,291
I3	10,198	16	5,536	839	4,644	390	219		21,842
I4	79								79

(Continued)

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2017**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
I5	280		35		8				323
I6	2								2
J1	3,910	1,121	779		1,894	360	1,435		9,499
J2	839		148		763		1,995	90	3,835
J3	1,203	125	155		506	290			2,279
J4	661	2	20		929		510		2,122
K	8,585	402	1,654	1,196	5,233			906	17,976
L	7,387	26	6,001	664	5,803			120	20,001
M0	851		186		740			152	1,929
M1	933		1,614	128	2,455				5,130
M2	11,604	2	5,609	571	9,015	1,779	1,133		29,713
M3	6,168		303						6,471
M4	4,990		1,785		1,163				7,938
M5	1,474	8	1,389	160	91	1,504			4,626
M6	1,799		4,131	131	1,274				7,335
M7	15				108				123
M8	2,089		108		457				2,654
M9	433		2,222	72	5,094	191			8,012
N1	21,124	366	14,791	1,217	3,100				40,598
N2	4,289	46	1,879						6,214
O1	501	2							503
P	61								61
P1	428	6	196		195				825
P2	181								181
P3	1,160								1,160
P4	76								76

(Continued)

Table 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2017

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
P5	150		32		125				307
Q1	2,580								2,580
R1	2,850								2,850
R2	242		46						288
R3	89								89
R4	315								315
S1	4,804	8	4,803		1,664				11,279
S2	386								386
T1	1,087		85	165	207	414		490	2,448
T2	4,919		2,345	580	790				8,634
T3	3,706		2,158						5,864
T4	2,548	62	2,708	1,108	4,800	150			11,376
T5	2,891		3,571	810	2,956				10,228
T6	163								163
T7	1,063		1,077	16	412				2,568
Fairfax County	193,704	2,327	87,959	10,256	90,180	10,151	19,355	1,758	415,690

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

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 2017

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,035		74		102			90	1,301
4152	347	2	151		929		510		1,939
4153	806	520	24		145				1,495
4154.01	315		156		1,555			115	2,141
4154.02	847		228		60				1,135
4155	1,531		400		451				2,382
4156	1,063	1							1,064
4157	1,371								1,371
4158	1,735								1,735
4159	1,207								1,207
4160	1,066		203	149	492			120	2,030
4161	1,458				45				1,503
4162	1,519								1,519
4163	817	2							819
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

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4206	416	554	141		862				1,973
4207	1,403		44						1,447
4208	1,133		71						1,204
4210.01	205		817						1,022
4210.02	568		443		1,073				2,084
4211.01	236		1,599	131	201				2,167
4211.02	256		726		546				1,528
4211.03	879		909		244				2,032
4212	689								689
4213	957		503						1,460
4214	491	6	95	138	1,972	290			2,992
4215	280		238	127	975			791	2,411
4216	170		135	931	736				1,972
4217.01	224		391	150	657				1,422
4217.02	863		400						1,263
4218	196		567	365	1,231				2,359
4219	631				108				739
4220	467		515		457				1,439
4221.01	662		653	112	1,107				2,534
4221.02	436		1,128	280	265				2,109
4222.01	809		182		125				1,116
4222.02	579	6	568	461	559				2,173
4223.01	204		587		555				1,346

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4223.02	451	28	825		1,208				2,512
4224.01	10		358		758				1,126
4224.02	96		1,588		424				2,108
4224.03	690		317						1,007
4301.01	1,537								1,537
4301.02	382		652						1,034
4302.01	809		616						1,425
4302.02	1,094	2	536						1,632
4302.03	632		270						902
4304	1,996		326						2,322
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	440		731		244				1,415
4309.02	606		484						1,090
4310.01	769		726	79					1,574
4310.02	2		750						752
4313	1,113		302						1,415
4314	893		470	99					1,462
4315	1,092	8	676	160	91				2,027
4316	1,130		515		341	1,504			3,490

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4318.01	109	52	1,280						1,441
4318.02	756		282						1,038
4319	1,052								1,052
4320	502		625						1,127
4321	505	128	181	186	448				1,448
4322.01			491		360				851
4322.02	569	184	748		112				1,613
4323	1,141		495		100				1,736
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,452		432						1,884
4326	1,174		393						1,567
4327.01	797		293						1,090
4327.02	244		1,159		100				1,503
4328	290		482						772
4401	1,754		150	161	442	262			2,769
4402.01			247	56	580	1,052			1,935
4402.02	532		579	8	1,088				2,207
4403	957								957
4405.01	1,624		33						1,657
4405.02	532		88						620
4406	770		9		12			152	943
4407.01	979								979

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4407.02	1,668		137						1,805
4408	1,952				270				2,222
4501	649		289	117	1,204				2,259
4502	795		512		25				1,332
4503	1,041		153		723				1,917
4504	855	2	94						951
4505	884								884
4506.01	1,369		35						1,404
4506.02	524	2	81		1,250				1,857
4507.01	532		445		100				1,077
4507.02	331	2			887		252		1,472
4508	1,000		20		184				1,204
4509	604								604
4510	897								897
4511	825								825
4512	643								643
4513	752	3	57		108				920
4514			102		933	50	127		1,212
4515.01	376		97	81	561	310	824		2,249
4515.02	303		259		731	463	373		2,129
4516.01	248		36		1,296				1,580
4516.02	317					400	419		1,136
4518	1,080		48						1,128

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4519	504	2	1,103	210	577				2,396
4520	548		326			246			1,120
4521.01	938	2	504	255					1,699
4521.02	496	2	332		40		219		1,089
4522	935	6	336		881				2,158
4523.01			127		1,049	299			1,475
4523.02	15		318		1,365				1,698
4524	1,638		327		412				2,377
4525.01	1,058	2	160		140				1,360
4525.02	293		281		1,023				1,597
4526	491		677	202	1,176	144			2,690
4527	299	10	247	212	801		348		1,917
4528.01	397				346		1,786		2,529
4528.02							1,492		1,492
4601	1,463		8						1,471
4602	1,339								1,339
4603	963								963
4604	934	16	417		371	274			2,012
4605.01	808		70						878
4605.02	1,250		1,071		479				2,800
4606	1,351								1,351
4607.01	856				300				1,156
4607.02	1,343		227						1,570

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4608	906		15	53	185				1,159
4609	783		84						867
4610	726		103		36				865
4611	1,815		132	275	375				2,597
4612.01	1,504		39						1,543
4612.02	167		960	72	1,394	191			2,784
4615	974		1,084		493				2,551
4616.01	579		1,181	127	1,166				3,053
4616.02			221	116	1,456	1,504	586		3,883
4617	367		1,344		196		554		2,461
4618.01	2		300		240				542
4618.02	87		927	128	1,261				2,403
4619.01	236		249		929				1,414
4619.02	2				592				594
4701	938		35						973
4703	1,168								1,168
4704	1,513		227						1,740
4705	1,354		358				506		2,218
4706	824		168	13	162				1,167
4707	1,814		7			69			1,890
4708	842	14	232						1,088
4709	1,904	2	565		97	316			2,884
4710	485		22	188	152				847

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4711	2,100		17			340			2,457
4712.01			77	132	833		527		1,569
4712.02	110		288	200	1,547		425		2,570
4713.01			420		1,214				1,634
4713.03	338		168				1,231		1,737
4713.04	611		80						691
4714.01	750				639				1,389
4714.02	282		523		439				1,244
4801	1,533								1,533
4802.01	1,563				84				1,647
4802.02			201		1,645	485	1,525		3,856
4802.03				3			1,569		1,572
4803	2,416	2					400		2,818
4804.01	1,443				88				1,531
4804.02	2,005								2,005
4805.01	1,108								1,108
4805.02	1,874				80				1,954
4805.03	896		257						1,153
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	650		826		108				1,584
4808.02	699		234		450				1,383
4809.01	1,048	2	612		305				1,967

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4809.02	362	2	454		630				1,448
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01					1,178				1,178
4811.02	82		407		1,003				1,492
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,739		17						1,756
4812.01	392								392
4812.02	785	12	561		694				2,052
4814	1,113		1,042	133	222		224		2,734
4815	820								820
4816	1,155								1,155
4817.01	2,040								2,040
4817.02	388		527		1,072				1,987
4819	895		326		923	157			2,301
4820.01	1,050		723						1,773
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		1,041		2,829

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4823.01	272		1,286	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	165	2,711	414			4,656
4825.02	820		212						1,032
4825.03	1,301		244						1,545
4825.04	1,667								1,667
4826.01	1,488		694		206				2,388
4826.02	1,523		789		92				2,404
4901.01	1,018		444		430				1,892
4901.03	1,054		339					490	1,883
4905.01	254		322		748				1,324
4905.02	1,859		119		198				2,176
4910	630								630
4911.01	1,178								1,178
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	950		782		412				2,144
4913.02	177		577		686				1,440
4913.03	70		309	810	318				1,507

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4914.01			1,368		516				1,884
4914.02	163		1,252						1,415
4914.03	976		177						1,153
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	576		1,253		564				2,393
4915.02	2,096		38						2,134
4916.01	447		197	580	360				1,584
4916.02	1,131		455						1,586
4917.01	40		491	266	986	150			1,933
4917.02			971	72	2,309				3,352
4917.03			403		1,967				2,370
4917.04	58		780	332	1,040				2,210
4917.05	694	8	246						948
4918.01			389		696				1,085
4918.02	509	62	152	438					1,161
4918.03	1,431		197		997				2,625
4920	2,181								2,181
4921	2,221								2,221
4922.01	1,034								1,034
4922.02	2,089		123						2,212
4922.03	1,275								1,275
4923	632	46	421						1,099

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2017**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4924	427		1,373						1,800
4925	1,412								1,412
9801									
9802									
9803									
Fairfax County	193,704	2,327	87,959	10,256	90,180	10,151	19,355	1,758	415,690

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

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

Table 6.8

**Housing Unit Inventory by Year Built and Supervisor District
Fairfax County, January 2017**

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	13,545	32.9	11,225	25.6	7,762	15.2	15,496	35.0	25,051	58.4	18,565	38.3	15,936	28.2	4,973	11.6	2,073	4.8	114,626	27.7
1970 to 1979	12,255	29.7	10,329	23.6	14,987	29.4	6,249	14.1	7,281	17.0	7,754	16.0	11,347	20.1	9,387	22.0	3,521	8.2	83,110	20.1
1980 to 1989	8,572	20.8	7,574	17.3	10,657	20.9	8,252	18.6	5,879	13.7	9,276	19.2	9,737	17.3	15,852	37.1	18,844	43.8	94,643	22.9
1990 to 1999	2,096	5.1	5,344	12.2	9,380	18.4	8,765	19.8	1,717	4.0	3,981	8.2	5,921	10.5	8,114	19.0	11,812	27.5	57,130	13.8
2000 to 2009	3,979	9.7	7,323	16.7	6,211	12.2	4,628	10.4	1,932	4.5	7,224	14.9	6,384	11.3	3,829	9.0	5,491	12.8	47,001	11.4
2010 to 2017	757	1.8	2,029	4.6	1,960	3.8	915	2.1	1,019	2.4	1,611	3.3	7,121	12.6	535	1.3	1,264	2.9	17,211	4.2
Total Units	41,204	100.0	43,824	100.0	50,957	100.0	44,305	100.0	42,879	100.0	48,411	100.0	56,446	100.0	42,690	100.0	43,005	100.0	413,721	100.0

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2017**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	53	61.6	813	10.3	3,646	64.9	4,512	33.1
1970 to 1979	1	1.2	3,259	41.2	589	10.5	3,849	28.3
1980 to 1989	5	5.8	1,530	19.3	288	5.1	1,823	13.4
1990 to 1999	6	7.0	1,481	18.7	266	4.7	1,753	12.9
2000 to 2009	19	22.1	689	8.7	304	5.4	1,012	7.4
2010 to 2017	2	2.3	139	1.8	521	9.3	662	4.9
Total Units	86	100.0	7,911	100.0	5,614	100.0	13,611	100.0

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

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 6.10

**Housing Unit Inventory by Year Built and Planning District
Fairfax County, January 2017**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct								
Before 1970	16,119	61.7	10,232	57.6	3,202	7.3	5,398	19.9	12,738	53.7	3,641	51.7	1,977	16.0	11,105	35.7
1970 to 1979	6,770	25.9	3,268	18.4	3,063	7.0	5,010	18.5	2,527	10.7	225	3.2	1,280	10.3	5,589	18.0
1980 to 1989	1,335	5.1	2,660	15.0	17,314	39.4	6,589	24.4	2,417	10.2	1,626	23.1	1,841	14.9	4,567	14.7
1990 to 1999	906	3.5	630	3.5	14,173	32.2	3,454	12.8	764	3.2	389	5.5	1,883	15.2	3,038	9.8
2000 to 2009	582	2.2	459	2.6	5,770	13.1	5,483	20.3	1,951	8.2	967	13.7	4,775	38.6	2,846	9.2
2010 to 2017	396	1.5	502	2.8	448	1.0	1,124	4.2	3,319	14.0	192	2.7	613	5.0	3,946	12.7
Total Units	26,108	100.0	17,751	100.0	43,970	100.0	27,058	100.0	23,716	100.0	7,040	100.0	12,369	100.0	31,091	100.0

Year Built	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	21,664	56.2	3,253	7.0	5,351	25.9	8,333	41.2	4,127	5.6	7,486	29.7	114,626	27.6
1970 to 1979	7,170	18.6	18,175	38.9	1,809	8.7	2,364	11.7	19,764	27.0	6,096	24.2	83,110	20.0
1980 to 1989	4,159	10.8	18,965	40.6	6,212	30.0	3,522	17.4	20,024	27.3	3,412	13.5	94,643	22.8
1990 to 1999	1,540	4.0	4,356	9.3	5,429	26.2	3,244	16.0	13,731	18.7	3,593	14.2	57,130	13.7
2000 to 2009	2,528	6.6	1,629	3.5	1,685	8.1	2,612	12.9	12,411	16.9	3,303	13.1	47,001	11.3
2010 to 2017	1,467	3.8	319	0.7	209	1.0	165	0.8	3,185	4.3	1,326	5.3	17,208	4.1
Total Units	38,528	100.0	46,697	100.0	20,695	100.0	20,240	100.0	73,242	100.0	25,216	100.0	413,721	100.0

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

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

1/ Includes Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

HOUSING UNIT FORECASTS

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

For detailed methodology, please refer to Appendix A.

TABLE 7.1

**Forecast Housing Unit Change
by Supervisor District
Fairfax County, 2017 through 2045**

Supervisor District	Difference 2017 to 2045	Percent of Total Change
Braddock	1,708	1.4%
Dranesville	12,077	10.1%
Hunter Mill	31,330	26.3%
Lee	8,807	7.4%
Mason	8,051	6.7%
Mount Vernon	12,142	10.2%
Providence	35,846	30.0%
Springfield	3,057	2.6%
Sully	6,310	5.3%
Fairfax County	119,327	100.0%

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

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

TABLE 7.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2017 through 2045**

Planning District	Difference 2017 to 2045	Percent of Total Change
Annandale	2,130	1.8%
Baileys	5,628	4.7%
Bull Run	5,835	4.9%
Fairfax	2,558	2.1%
Jefferson	4,086	3.4%
Lincolnia	395	0.3%
Lower Potomac	2,952	2.5%
McLean	29,410	24.6%
Mount Vernon	12,204	10.2%
Pohick	1,334	1.1%
Rose Hill	1,699	1.4%
Springfield	3,773	3.2%
Upper Potomac	33,420	28.0%
Vienna	13,902	11.7%
Fairfax County	119,327	100.0%

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

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

Table 7.3**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2017**

Supervisor District	2017	2020	2025	2030	2035	2040	2045
Braddock	41,368	41,723	41,809	42,122	42,475	42,775	43,076
Dranesville 1/	43,869	44,567	46,836	49,738	52,051	54,082	55,946
Hunter Mill 2/	50,974	53,452	55,381	61,996	69,317	75,913	82,304
Lee	45,112	45,284	46,102	48,041	50,212	52,048	53,919
Mason	42,906	43,051	43,583	45,408	47,425	49,220	50,957
Mount Vernon	48,760	49,452	51,967	55,221	57,461	59,262	60,902
Providence	56,462	60,389	72,146	78,023	83,147	87,809	92,308
Springfield 3/	42,728	42,827	43,151	43,870	44,563	45,186	45,785
Sully	43,511	44,167	45,195	46,376	47,612	48,731	49,821
Fairfax County	415,690	424,912	446,171	470,796	494,262	515,026	535,017

Table 7.4**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2017**

Town	2017	2020	2025	2030	2035	2040	2045
Town of Clifton	89	89	89	89	89	89	89
Town of Herndon	7,912	7,952	8,208	8,505	8,802	9,071	9,330
Town of Vienna	5,617	5,676	5,681	5,681	5,681	5,681	5,681
Towns Total	13,618	13,717	13,978	14,275	14,572	14,841	15,100

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

Planning District	1990	2000	2010	2017	2020	2025	2030	2035	2040	2045
Annandale	24,901	25,614	25,767	26,119	26,180	26,538	26,979	27,429	27,844	28,249
Baileys	16,573	17,367	17,976	17,760	17,816	17,986	19,307	20,795	22,114	23,388
Bull Run	24,559	38,745	44,307	44,480	44,708	45,562	46,777	48,045	49,188	50,315
Fairfax	17,181	20,992	25,647	27,222	27,552	27,750	28,312	28,853	29,332	29,780
Jefferson	17,365	18,862	20,409	23,721	24,967	25,275	25,896	26,583	27,206	27,807
Lincolnia	5,464	5,908	6,800	7,046	7,050	7,061	7,152	7,261	7,352	7,441
Lower Potomac	3,936	5,898	9,609	12,379	12,983	13,447	13,976	14,479	14,914	15,331
McLean	23,601	26,269	28,213	31,117	33,575	44,809	49,576	53,493	57,060	60,527
Mount Vernon	35,338	37,000	37,425	39,657	39,778	42,157	45,563	48,002	50,022	51,861
Pohick 1/	41,032	45,153	46,667	46,734	46,848	46,985	47,272	47,571	47,814	48,068
Rose Hill	13,524	19,102	20,401	20,706	20,787	21,042	21,361	21,780	22,054	22,405
Springfield	14,590	17,151	18,803	20,245	20,279	20,447	21,324	22,303	23,170	24,018
Upper Potomac 2/	44,898	58,989	69,977	73,274	76,367	80,166	87,365	94,423	100,724	106,694
Vienna 3/	19,502	21,910	24,385	25,230	26,024	26,945	29,936	33,246	36,233	39,132
Fairfax County	302,464	358,960	396,386	415,690	424,912	446,171	470,796	494,262	515,026	535,017

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

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

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

Table 7.6
Estimated and Forecasted Housing Units by Human Services Region
Fairfax County, January 2017

Human Services Region	2017	2020	2025	2030	2035	2040	2045
Region 1	94,675	95,544	98,834	103,982	108,368	111,982	115,475
Region 2	92,628	94,556	95,917	98,889	102,170	105,108	107,955
Region 3 1/	124,625	130,197	145,537	160,074	173,897	186,341	198,271
Region 4 2/	103,762	104,615	105,883	107,851	109,826	111,595	113,315
Fairfax County	415,690	424,912	446,171	470,796	494,262	515,026	535,017

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

Zip Code	2017	2020	2025	2030	2035	2040	2045
20120	14,111	14,131	14,171	14,454	14,779	15,066	15,357
20121	10,243	10,247	10,286	10,646	11,042	11,399	11,745
20124	4,929	4,939	4,945	4,949	4,950	4,952	4,955
20151	6,767	6,925	7,555	7,990	8,391	8,765	9,117
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,799	13,861	14,158	14,689	15,212	15,710	16,166
20171	18,393	18,953	20,740	22,872	24,414	25,693	26,847
20190	10,208	11,850	12,645	15,002	17,596	19,948	22,217
20191	11,779	12,301	12,982	14,770	16,743	18,525	20,246
20194	5,857	5,858	5,867	5,952	6,046	6,129	6,211
20196			7	78	156	226	294
22003	19,792	19,848	20,202	20,631	21,070	21,472	21,866
22015	14,806	14,820	14,843	14,866	14,895	14,911	14,932
22027	731	736	742	799	857	914	967
22030	13,351	13,407	13,567	13,866	14,125	14,343	14,544
22031	12,360	13,526	14,109	14,650	15,238	15,766	16,279
22032	9,613	9,638	9,656	9,753	9,860	9,948	10,040
22033	16,003	16,298	16,623	17,125	17,674	18,168	18,654
22035		270	271	271	271	271	271
22039	6,095	6,106	6,111	6,179	6,241	6,308	6,366
22041	10,695	10,741	10,839	11,532	12,325	13,017	13,685
22042	12,364	12,531	12,549	12,712	12,894	13,057	13,216
22043	9,562	9,624	9,670	9,900	10,159	10,392	10,620

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2017

Zip Code	2017	2020	2025	2030	2035	2040	2045
22044	4,598	4,606	4,674	5,283	5,958	6,566	7,154
22046	2,070	2,087	2,091	2,120	2,150	2,180	2,208
22060	2,977	3,260	3,266	3,322	3,388	3,444	3,500
22066	5,790	5,831	5,869	5,913	5,959	6,006	6,050
22079	11,684	12,029	12,562	13,076	13,541	13,940	14,323
22101	11,270	11,449	11,745	12,033	12,331	12,611	12,889
22102	12,935	14,448	22,943	26,299	28,944	31,353	33,690
22124	6,632	6,647	6,664	6,699	6,735	6,771	6,805
22150	9,480	9,496	9,609	10,445	11,370	12,199	12,999
22151	5,861	5,865	5,870	5,889	5,908	5,928	5,946
22152	10,351	10,352	10,360	10,394	10,425	10,456	10,483
22153	10,824	10,853	10,877	10,928	11,008	11,061	11,128
22180	10,068	10,514	10,689	10,845	11,020	11,176	11,329
22181	5,511	5,520	5,527	5,596	5,670	5,741	5,807
22182	9,855	10,799	13,658	17,191	20,826	24,102	27,278
22203	150	150	150	151	151	152	153
22204	14	14	14	14	14	14	15
22205			1	8	16	23	30
22206	2	2	2	2	2	2	2
22207	47	49	49	51	53	54	56
22213	1	1	1	1	2	2	2
22302	650	650	650	652	653	655	656
22303	8,247	8,340	9,099	9,948	10,793	11,555	12,300
22304	148	148	148	148	148	148	148

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2017

Zip Code	2017	2020	2025	2030	2035	2040	2045
22306	12,445	12,453	13,941	15,920	16,913	17,641	18,213
22307	4,718	4,720	4,725	4,806	4,892	4,973	5,053
22308	4,841	4,854	4,864	4,900	4,940	4,981	5,022
22309	11,749	11,758	11,875	12,358	12,853	13,280	13,704
22310	10,982	10,995	11,053	11,276	11,530	11,742	11,961
22311	612	613	615	620	626	631	636
22312	8,547	8,550	8,561	8,650	8,757	8,846	8,933
22315	11,171	11,246	11,476	11,575	11,748	11,811	11,949
Fairfax County	415,690	424,912	446,171	470,796	494,262	515,026	535,017

Sources: Fairfax County Department of Management and Budget, 2017 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 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4151	1,301	1,303	1,323	1,512	1,722	1,913	2,097
4152	1,939	1,939	1,939	1,970	2,000	2,031	2,062
4153	1,495	1,496	1,497	1,514	1,529	1,545	1,559
4154.01	2,141	2,141	3,504	4,861	5,201	5,343	5,354
4154.02	1,135	1,138	1,151	1,193	1,240	1,282	1,325
4155	2,382	2,386	2,442	2,498	2,521	2,540	2,556
4156	1,064	1,072	1,080	1,109	1,140	1,171	1,203
4157	1,371	1,374	1,374	1,376	1,378	1,380	1,382
4158	1,735	1,736	1,736	1,740	1,745	1,750	1,755
4159	1,207	1,208	1,209	1,215	1,222	1,230	1,237
4160	2,030	2,030	2,039	2,118	2,208	2,287	2,365
4161	1,503	1,508	1,515	1,552	1,593	1,634	1,674
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	819	820	821	830	839	848	857
4201	1,168	1,169	1,176	1,186	1,191	1,196	1,200
4202.01	1,300	1,304	1,310	1,325	1,347	1,356	1,372
4202.02	1,066	1,066	1,067	1,075	1,083	1,090	1,098
4202.03	973	973	983	1,078	1,185	1,281	1,374
4203	2,164	2,168	2,174	2,226	2,283	2,337	2,389
4204	2,428	2,428	2,447	2,626	2,828	3,006	3,179
4205.01	1,006	1,006	1,016	1,076	1,137	1,197	1,257
4205.02	1,036	1,048	1,165	1,233	1,294	1,345	1,397
4205.03	1,693	1,712	1,961	2,217	2,470	2,696	2,917

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4206	1,973	2,032	2,389	2,585	2,758	2,916	3,067
4207	1,447	1,449	1,453	1,460	1,468	1,476	1,483
4208	1,204	1,205	1,206	1,238	1,271	1,296	1,327
4210.01	1,022	1,030	1,031	1,039	1,047	1,054	1,061
4210.02	2,084	2,089	2,157	2,651	3,207	3,700	4,176
4211.01	2,167	2,171	2,201	2,201	2,205	2,203	2,207
4211.02	1,528	1,529	1,527	1,532	1,550	1,546	1,558
4211.03	2,032	2,100	2,326	2,431	2,554	2,654	2,762
4212	689	689	689	689	689	689	689
4213	1,460	1,461	1,461	1,461	1,462	1,462	1,463
4214	2,992	2,993	3,033	3,410	3,829	4,206	4,568
4215	2,411	2,411	2,418	2,481	2,551	2,614	2,674
4216	1,972	1,974	1,987	2,100	2,221	2,324	2,433
4217.01	1,422	1,422	1,423	1,435	1,448	1,460	1,471
4217.02	1,263	1,264	1,264	1,265	1,266	1,268	1,269
4218	2,359	2,359	2,444	2,680	2,900	3,086	3,262
4219	739	1,022	1,024	1,039	1,056	1,071	1,085
4220	1,439	1,457	1,470	1,559	1,657	1,746	1,834
4221.01	2,534	2,534	2,537	2,577	2,623	2,664	2,700
4221.02	2,109	2,117	2,170	2,318	2,472	2,620	2,762
4222.01	1,116	1,402	1,682	1,727	1,761	1,788	1,816
4222.02	2,173	2,182	2,295	2,477	2,622	2,728	2,827
4223.01	1,346	1,346	1,348	1,384	1,434	1,463	1,504

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4223.02	2,512	2,516	2,536	2,571	2,617	2,648	2,686
4224.01	1,126	1,126	1,122	1,080	1,038	995	958
4224.02	2,108	2,108	2,103	2,063	2,031	1,986	1,954
4224.03	1,007	1,009	1,022	1,057	1,100	1,131	1,168
4301.01	1,537	1,543	1,546	1,557	1,564	1,574	1,582
4301.02	1,034	1,044	1,052	1,059	1,066	1,073	1,080
4302.01	1,425	1,425	1,425	1,442	1,461	1,474	1,490
4302.02	1,632	1,644	1,651	1,675	1,704	1,723	1,747
4302.03	902	902	902	913	925	934	944
4304	2,322	2,323	2,323	2,323	2,323	2,323	2,324
4305	571	571	571	571	572	572	572
4306	1,811	1,811	1,825	1,962	2,113	2,250	2,382
4307	927	929	930	945	961	975	989
4308.01	1,514	1,514	1,514	1,514	1,514	1,514	1,514
4308.02	1,812	1,812	1,812	1,812	1,812	1,812	1,812
4309.01	1,415	1,415	1,421	1,446	1,469	1,491	1,510
4309.02	1,090	1,090	1,090	1,093	1,097	1,100	1,104
4310.01	1,574	1,574	1,587	1,598	1,613	1,625	1,638
4310.02	752	752	752	752	753	753	754
4313	1,415	1,416	1,416	1,419	1,421	1,423	1,426
4314	1,462	1,462	1,462	1,465	1,466	1,468	1,469
4315	2,027	2,027	2,029	2,033	2,037	2,041	2,044
4316	3,490	3,497	3,520	3,701	3,898	4,078	4,251

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4318.01	1,441	1,441	1,442	1,454	1,467	1,479	1,490
4318.02	1,038	1,040	1,037	1,022	1,011	992	979
4319	1,052	1,056	1,058	1,059	1,060	1,061	1,062
4320	1,127	1,127	1,127	1,127	1,127	1,127	1,127
4321	1,448	1,448	1,448	1,448	1,448	1,448	1,448
4322.01	851	851	851	851	851	851	851
4322.02	1,613	1,613	1,619	1,633	1,644	1,654	1,662
4323	1,736	1,744	1,747	1,752	1,757	1,762	1,766
4324.01	1,179	1,179	1,179	1,180	1,180	1,181	1,181
4324.02	1,658	1,658	1,658	1,662	1,666	1,669	1,672
4325	1,884	1,884	1,884	1,888	1,892	1,896	1,900
4326	1,567	1,583	1,591	1,596	1,602	1,608	1,613
4327.01	1,090	1,094	1,097	1,098	1,100	1,102	1,103
4327.02	1,503	1,509	1,513	1,518	1,523	1,528	1,532
4328	772	772	773	778	791	796	805
4401	2,769	2,780	2,800	2,828	2,848	2,865	2,879
4402.01	1,935	2,607	2,693	2,776	2,869	2,952	3,031
4402.02	2,207	2,209	2,210	2,218	2,227	2,236	2,245
4403	957	957	957	960	964	967	971
4405.01	1,657	1,657	1,659	1,673	1,690	1,705	1,720
4405.02	620	634	645	652	660	667	675
4406	943	942	945	948	950	951	953
4407.01	979	979	979	980	981	982	983

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017

Census Tract	2017	2020	2025	2030	2035	2040	2045
4407.02	1,805	1,806	1,807	1,809	1,811	1,813	1,815
4408	2,222	2,226	2,228	2,242	2,257	2,273	2,289
4501	2,259	2,260	2,260	2,264	2,268	2,272	2,275
4502	1,332	1,333	1,333	1,338	1,342	1,347	1,351
4503	1,917	2,051	2,054	2,069	2,085	2,101	2,116
4504	951	951	952	959	968	976	983
4505	884	887	887	887	887	887	887
4506.01	1,404	1,407	1,410	1,443	1,480	1,513	1,544
4506.02	1,857	1,882	1,886	1,922	1,963	2,000	2,036
4507.01	1,077	1,079	1,079	1,082	1,086	1,089	1,092
4507.02	1,472	1,497	1,758	1,848	1,914	1,974	2,032
4508	1,204	1,205	1,219	1,346	1,485	1,611	1,733
4509	604	606	606	607	608	608	609
4510	897	898	898	899	900	901	902
4511	825	829	829	830	832	834	835
4512	643	648	651	655	660	664	667
4513	920	923	938	1,057	1,189	1,309	1,424
4514	1,212	1,212	1,239	1,498	1,784	2,043	2,292
4515.01	2,249	2,249	2,274	2,519	2,792	3,036	3,273
4515.02	2,129	2,129	2,170	2,557	2,984	3,372	3,745
4516.01	1,580	1,580	1,596	1,748	1,915	2,067	2,213
4516.02	1,136	1,137	1,138	1,145	1,151	1,157	1,163
4518	1,128	1,129	1,130	1,134	1,137	1,141	1,144

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4519	2,396	2,398	2,407	2,476	2,551	2,622	2,690
4520	1,120	1,125	1,137	1,231	1,334	1,428	1,519
4521.01	1,699	1,701	1,702	1,708	1,716	1,722	1,730
4521.02	1,089	1,106	1,155	1,160	1,165	1,170	1,175
4522	2,158	2,158	2,159	2,174	2,189	2,203	2,217
4523.01	1,475	1,475	1,479	1,494	1,510	1,526	1,542
4523.02	1,698	1,698	1,703	1,749	1,801	1,847	1,892
4524	2,377	2,381	2,384	2,392	2,399	2,408	2,415
4525.01	1,360	1,360	1,361	1,373	1,386	1,397	1,409
4525.02	1,597	1,598	1,598	1,602	1,605	1,609	1,612
4526	2,690	2,691	2,693	2,711	2,740	2,757	2,773
4527	1,917	1,958	1,992	2,086	2,189	2,281	2,370
4528.01	2,529	2,530	2,536	2,587	2,654	2,705	2,753
4528.02	1,492	1,492	1,492	1,492	1,508	1,508	1,508
4601	1,471	1,473	1,475	1,490	1,508	1,525	1,541
4602	1,339	1,344	1,346	1,347	1,348	1,349	1,350
4603	963	966	978	1,030	1,102	1,153	1,215
4604	2,012	2,240	2,604	4,529	6,661	8,582	10,443
4605.01	878	878	931	1,441	1,996	2,506	2,997
4605.02	2,800	2,804	2,824	3,006	3,202	3,385	3,556
4606	1,351	1,356	1,359	1,391	1,426	1,458	1,488
4607.01	1,156	1,165	1,165	1,165	1,165	1,165	1,165
4607.02	1,570	1,588	1,589	1,589	1,589	1,589	1,589

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4608	1,159	1,173	1,174	1,174	1,174	1,174	1,174
4609	867	878	879	879	879	879	879
4610	865	873	874	874	874	874	874
4611	2,597	2,600	2,603	2,625	2,656	2,682	2,708
4612.01	1,543	1,548	1,548	1,549	1,550	1,551	1,552
4612.02	2,784	2,809	2,833	2,877	2,937	2,987	3,032
4615	2,551	2,557	2,563	2,613	2,661	2,712	2,758
4616.01	3,053	3,423	3,724	3,936	4,172	4,381	4,589
4616.02	3,883	4,266	4,460	4,855	5,292	5,687	6,068
4617	2,461	2,573	2,726	2,732	2,740	2,747	2,753
4618.01	542	542	542	543	544	545	546
4618.02	2,403	2,404	2,406	2,435	2,464	2,492	2,519
4619.01	1,414	1,414	1,415	1,425	1,436	1,446	1,456
4619.02	594	594	595	603	611	619	627
4701	973	987	993	1,010	1,038	1,055	1,073
4703	1,168	1,178	1,198	1,243	1,288	1,333	1,378
4704	1,740	1,753	1,766	1,791	1,823	1,855	1,888
4705	2,218	2,260	2,475	2,637	2,788	2,930	3,067
4706	1,167	1,179	1,182	1,212	1,247	1,280	1,314
4707	1,890	1,916	1,920	1,925	1,929	1,934	1,939
4708	1,088	1,146	1,178	1,181	1,184	1,188	1,193
4709	2,884	2,909	2,913	2,921	2,931	2,942	2,953
4710	847	859	881	1,074	1,291	1,485	1,671

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4711	2,457	2,481	2,491	2,502	2,515	2,527	2,540
4712.01	1,569	1,734	3,355	3,930	4,351	4,733	5,100
4712.02	2,570	3,089	6,487	7,312	7,779	8,207	8,620
4713.01	1,634	1,634	1,634	1,634	1,634	1,634	1,634
4713.03	1,737	1,739	1,745	1,772	1,802	1,829	1,856
4713.04	691	708	714	717	721	724	728
4714.01	1,389	1,392	1,392	1,396	1,399	1,403	1,406
4714.02	1,244	1,245	1,249	1,257	1,266	1,274	1,282
4801	1,533	1,542	1,547	1,562	1,578	1,593	1,609
4802.01	1,647	1,651	1,655	1,672	1,693	1,721	1,754
4802.02	3,856	4,985	9,287	11,197	12,805	14,259	15,667
4802.03	1,572	1,572	1,603	1,899	2,225	2,521	2,806
4803	2,818	3,225	4,774	5,410	5,932	6,410	6,871
4804.01	1,531	1,539	1,551	1,562	1,570	1,577	1,583
4804.02	2,005	2,024	2,048	2,058	2,067	2,076	2,085
4805.01	1,108	1,127	1,139	1,146	1,148	1,152	1,155
4805.02	1,954	1,954	1,954	1,973	1,973	1,992	1,992
4805.03	1,153	1,153	1,153	1,163	1,164	1,173	1,175
4805.04	840	840	840	841	843	843	844
4805.05	1,622	1,622	1,627	1,678	1,734	1,784	1,833
4808.01	1,584	1,593	1,593	1,593	1,593	1,593	1,593
4808.02	1,383	1,384	1,384	1,384	1,384	1,384	1,384
4809.01	1,967	1,991	2,219	2,247	2,247	2,247	2,247

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4809.02	1,448	1,454	1,482	1,751	2,048	2,317	2,576
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	1,927	1,927	1,948	2,144	2,362	2,558	2,747
4811.01	1,178	1,211	1,535	1,691	1,820	1,937	2,050
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	1,699	1,711	1,723	1,735	1,746
4811.06	1,756	1,761	1,763	1,763	1,763	1,763	1,763
4812.01	392	392	448	984	1,575	2,110	2,627
4812.02	2,052	2,052	2,114	2,702	3,352	3,941	4,508
4814	2,734	2,784	2,960	3,118	3,295	3,453	3,605
4815	820	820	821	821	821	821	821
4816	1,155	1,164	1,177	1,177	1,178	1,178	1,178
4817.01	2,040	2,042	2,043	2,048	2,054	2,059	2,065
4817.02	1,987	1,987	1,988	1,999	2,011	2,023	2,033
4819	2,301	2,301	2,330	2,615	2,931	3,215	3,489
4820.01	1,773	1,776	1,786	1,796	1,808	1,817	1,828
4820.02	1,842	1,842	1,848	1,901	1,959	2,012	2,063
4821	1,532	1,532	1,546	1,677	1,822	1,953	2,079
4822.01	1,009	1,009	1,009	1,009	1,009	1,009	1,009
4822.02	2,782	4,113	4,541	5,282	6,101	6,843	7,558
4822.03	2,829	3,141	3,462	4,636	5,925	7,097	8,226

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4823.01	2,268	2,740	3,131	3,684	4,290	4,838	5,368
4823.02	1,820	1,820	1,820	1,820	1,820	1,820	1,820
4823.03	1,703	1,703	1,708	1,762	1,820	1,874	1,926
4824	782	782	796	930	1,077	1,211	1,340
4825.01	4,656	5,175	6,629	8,540	9,881	10,976	11,954
4825.02	1,032	1,032	1,032	1,032	1,032	1,032	1,033
4825.03	1,545	1,546	1,547	1,558	1,570	1,581	1,592
4825.04	1,667	1,667	1,668	1,672	1,677	1,680	1,684
4826.01	2,388	2,390	2,390	2,392	2,398	2,400	2,401
4826.02	2,404	2,659	2,814	2,874	2,937	2,997	3,052
4901.01	1,892	1,892	1,896	1,932	1,973	2,009	2,044
4901.03	1,883	2,034	2,634	2,793	2,895	2,989	3,080
4905.01	1,324	1,324	1,328	1,370	1,417	1,460	1,500
4905.02	2,176	2,181	2,191	2,214	2,232	2,246	2,264
4910	630	647	652	652	652	652	652
4911.01	1,178	1,179	1,179	1,179	1,179	1,179	1,179
4911.02	1,131	1,131	1,131	1,131	1,131	1,131	1,131
4911.03	2,132	2,132	2,132	2,132	2,133	2,133	2,134
4912.01	2,325	2,325	2,348	2,495	2,659	2,813	2,963
4912.02	840	840	844	885	931	972	1,011
4913.01	2,144	2,147	2,151	2,173	2,197	2,220	2,243
4913.02	1,440	1,440	1,447	1,513	1,584	1,646	1,709
4913.03	1,507	1,507	1,527	1,718	1,932	2,122	2,309

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4914.01	1,884	1,884	1,887	1,923	1,958	1,993	2,023
4914.02	1,415	1,415	1,415	1,418	1,422	1,425	1,428
4914.03	1,153	1,154	1,154	1,154	1,155	1,155	1,156
4914.04	1,334	1,334	1,334	1,336	1,338	1,340	1,341
4914.05	836	836	836	839	842	847	850
4915.01	2,393	2,394	2,403	2,490	2,597	2,684	2,774
4915.02	2,134	2,138	2,141	2,151	2,162	2,168	2,182
4916.01	1,584	1,585	1,590	1,655	1,723	1,793	1,854
4916.02	1,586	1,586	1,591	1,632	1,673	1,714	1,750
4917.01	1,933	1,933	1,943	2,075	2,220	2,345	2,476
4917.02	3,352	3,393	3,550	3,837	4,154	4,441	4,720
4917.03	2,370	2,640	2,649	2,724	2,806	2,882	2,954
4917.04	2,210	2,210	2,309	2,407	2,440	2,458	2,468
4917.05	948	950	954	987	1,027	1,064	1,098
4918.01	1,085	1,085	1,085	1,089	1,092	1,095	1,098
4918.02	1,161	1,161	1,161	1,162	1,163	1,164	1,165
4918.03	2,625	2,625	2,625	2,631	2,638	2,642	2,648
4920	2,181	2,192	2,193	2,194	2,194	2,195	2,196
4921	2,221	2,227	2,227	2,244	2,256	2,273	2,281
4922.01	1,034	1,050	1,083	1,097	1,108	1,122	1,132
4922.02	2,212	2,212	2,211	2,242	2,274	2,305	2,338
4922.03	1,275	1,278	1,300	1,358	1,398	1,434	1,468
4923	1,099	1,102	1,109	1,141	1,183	1,215	1,251

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2017**

Census Tract	2017	2020	2025	2030	2035	2040	2045
4924	1,800	1,800	1,804	1,782	1,777	1,756	1,749
4925	1,412	1,419	1,425	1,433	1,438	1,442	1,447
9801							
9802							
9803							
Fairfax County	415,690	424,912	446,171	470,796	494,262	515,026	535,017

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



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

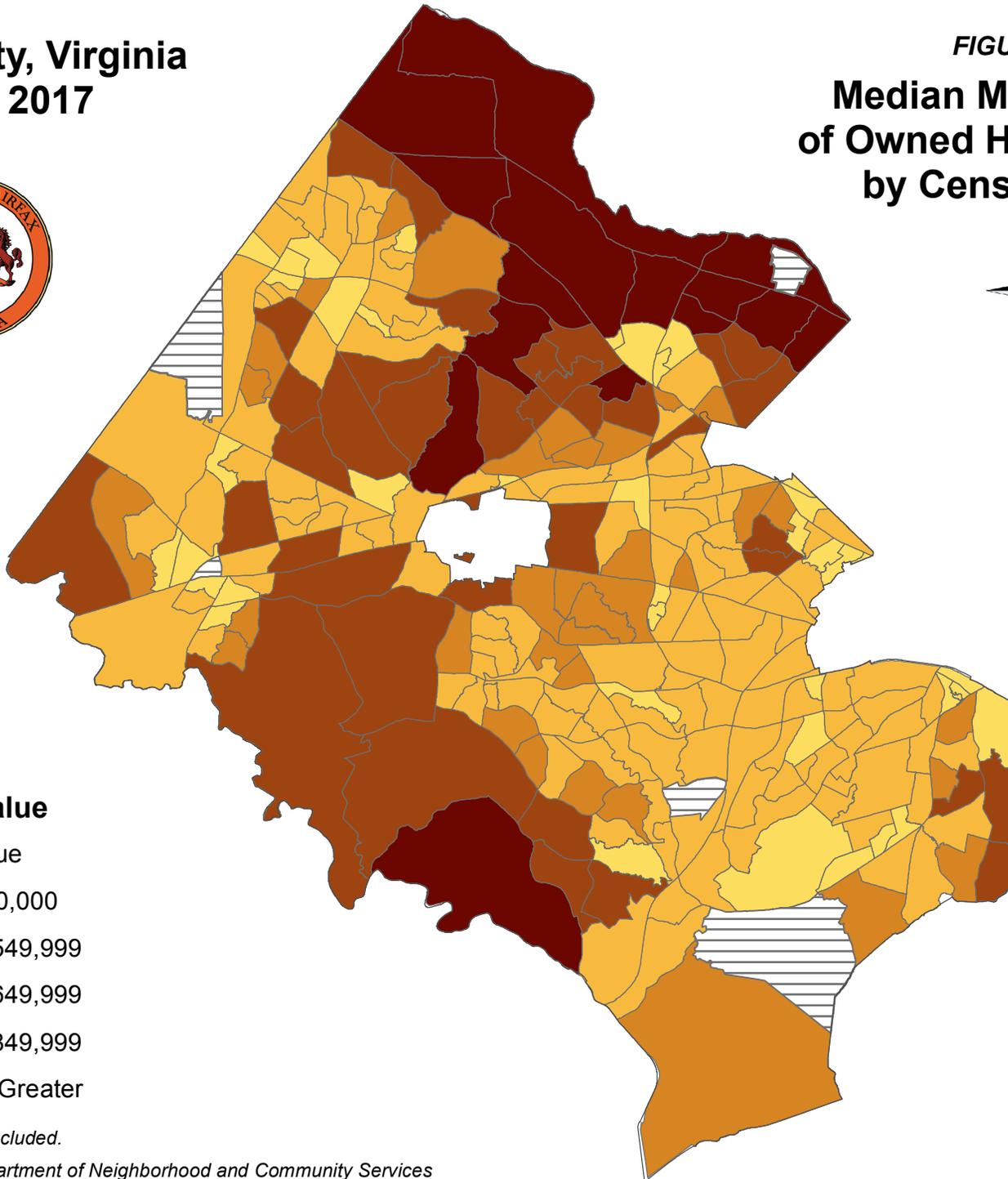


TABLE 8.1			
Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2016 and 2017			
Supervisor District	Median Market Value		Percent Change
	2016	2017	
Braddock	\$488,412	\$ 498,995	2.2%
Dranesville	\$775,703	\$ 788,309	1.6%
Hunter Mill	\$567,672	\$ 570,000	0.4%
Lee	\$416,395	\$ 425,783	2.3%
Mason	\$444,670	\$ 457,083	2.8%
Mount Vernon	\$452,277	\$ 463,093	2.4%
Providence	\$505,000	\$ 510,000	1.0%
Springfield	\$548,594	\$ 556,364	1.4%
Sully	\$463,061	\$ 466,000	0.6%
Fairfax County	\$498,341	\$ 505,722	1.5%

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

TABLE 8.2			
Median Market Value of Owned Housing Units by Planning District Fairfax County, 2016 and 2017			
Planning District	Median Market Value		Percent Change
	2016	2017	
Annandale	\$481,653	\$ 490,663	1.9%
Baileys	\$380,993	\$ 393,813	3.4%
Bull Run	\$428,568	\$ 435,110	1.5%
Fairfax	\$528,374	\$ 536,890	1.6%
Jefferson	\$452,334	\$ 467,733	3.4%
Lincolnia	\$435,787	\$ 446,774	2.5%
Lower Potomac	\$417,291	\$ 433,897	4.0%
McLean	\$823,767	\$ 836,745	1.6%
Mount Vernon	\$425,696	\$ 434,897	2.2%
Pohick	\$524,633	\$ 539,028	2.7%
Rose Hill	\$445,830	\$ 452,844	1.6%
Springfield	\$422,760	\$ 431,653	2.1%
Upper Potomac	\$527,276	\$ 529,211	0.4%
Vienna	\$688,131	\$ 683,524	-0.7%
Fairfax County	\$498,341	\$ 505,722	1.5%

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

Table 8.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2017

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	\$567,578	\$384,176	\$206,573	\$498,995	\$578,317	\$391,594	\$211,832	\$491,175
Dranesville 1/	\$860,916	\$387,377	\$224,985	\$788,309	\$1,011,666	\$490,924	\$285,977	\$897,508
Hunter Mill 2/	\$709,506	\$420,567	\$259,080	\$570,000	\$772,264	\$444,377	\$314,858	\$593,614
Lee	\$465,960	\$411,521	\$258,576	\$425,783	\$510,258	\$403,100	\$239,551	\$441,043
Mason	\$546,515	\$410,000	\$200,011	\$457,083	\$593,314	\$421,074	\$214,491	\$479,278
Mount Vernon	\$594,038	\$337,769	\$226,405	\$463,093	\$640,924	\$344,444	\$232,991	\$500,362
Providence	\$704,025	\$486,806	\$274,667	\$510,000	\$749,584	\$517,104	\$301,767	\$543,408
Springfield 3/	\$630,032	\$408,651	\$266,314	\$556,364	\$669,170	\$407,701	\$285,721	\$580,868
Sully	\$626,871	\$349,178	\$225,324	\$466,000	\$660,601	\$351,928	\$238,860	\$517,949
Fairfax County	\$623,532	\$392,689	\$240,376	\$505,722	\$704,274	\$411,180	\$267,721	\$563,606

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

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 2017. Market value for each unit is derived from the 2017 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 2017

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	\$542,964	\$396,223	\$170,596	\$490,663	\$570,057	\$393,193	\$189,988	\$503,276
Baileys	\$594,984	\$464,352	\$200,192	\$393,813	\$653,827	\$446,130	\$211,929	\$433,360
Bull Run	\$589,701	\$349,529	\$247,743	\$435,110	\$599,871	\$354,049	\$250,242	\$465,597
Fairfax	\$713,327	\$477,446	\$242,062	\$536,890	\$771,298	\$463,455	\$246,601	\$571,596
Jefferson	\$533,831	\$509,807	\$268,551	\$467,733	\$568,453	\$528,270	\$271,038	\$480,050
Lincolnia	\$507,199	\$420,179	\$196,725	\$446,774	\$564,565	\$426,986	\$201,597	\$471,261
Lower Potomac	\$593,513	\$335,384	\$305,185	\$433,897	\$622,351	\$343,219	\$293,399	\$473,253
McLean	\$930,531	\$690,000	\$325,812	\$836,745	\$1,128,421	\$710,587	\$375,595	\$945,266
Mount Vernon	\$590,786	\$329,416	\$208,650	\$434,897	\$635,220	\$324,085	\$218,153	\$484,968
Pohick 1/	\$607,152	\$378,886	\$237,037	\$539,028	\$651,359	\$374,492	\$237,540	\$556,366
Rose Hill	\$492,188	\$440,391	\$272,208	\$452,844	\$537,227	\$445,177	\$266,681	\$471,654
Springfield	\$489,487	\$398,339	\$209,763	\$431,653	\$521,417	\$392,686	\$230,464	\$447,756
Upper Potomac 2/	\$672,788	\$395,420	\$243,026	\$529,211	\$766,609	\$413,051	\$301,825	\$595,654
Vienna 3/	\$752,682	\$537,999	\$361,630	\$683,524	\$820,183	\$555,520	\$355,715	\$720,945
Fairfax County	\$623,532	\$392,689	\$240,376	\$505,722	\$704,274	\$411,180	\$267,721	\$563,606

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

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 2017. Market value for each unit is derived from the 2017 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 2017

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	\$536,718	\$373,044	\$235,299	\$435,321	\$580,604	\$376,767	\$235,720	\$470,714
Region 2	\$575,231	\$435,409	\$210,156	\$492,251	\$624,182	\$461,965	\$235,596	\$516,569
Region 3 1/	\$781,699	\$435,246	\$271,593	\$621,380	\$900,887	\$470,225	\$314,175	\$698,832
Region 4 2/	\$604,779	\$374,756	\$237,037	\$505,911	\$635,946	\$374,660	\$241,024	\$522,388
Fairfax County	\$623,532	\$392,689	\$240,376	\$505,722	\$704,274	\$411,180	\$267,721	\$563,606

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

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 2017. Market value for each unit is derived from the 2017 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 2017**

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	\$625,718	\$607,905	\$138,394	\$597,160	\$784,824	\$607,397	\$156,703	\$720,492
4152	\$681,665	\$621,838	\$229,734	\$235,691	\$675,585	\$586,490	\$201,458	\$315,202
4153	\$454,729	\$319,155		\$386,752	\$494,246	\$317,776		\$422,711
4154.01	\$645,540	\$350,277		\$554,062	\$633,206	\$351,192		\$539,601
4154.02	\$716,465	\$334,472		\$671,457	\$706,383	\$335,750		\$627,481
4155	\$565,600	\$421,689		\$541,920	\$585,572	\$419,744		\$561,404
4156	\$777,171	\$774,913		\$776,689	\$945,459	\$774,913		\$945,297
4157	\$676,333			\$676,333	\$709,746			\$709,746
4158	\$635,189			\$635,189	\$671,187			\$671,187
4159	\$542,264			\$542,264	\$615,023			\$615,023
4160	\$508,768	\$354,973		\$484,600	\$532,966	\$294,460		\$473,381
4161	\$644,305			\$644,305	\$756,542			\$756,542
4162								
4163	\$574,067			\$574,067	\$739,314			\$739,314
4201	\$476,650	\$353,105		\$465,245	\$500,681	\$334,468		\$481,615
4202.01	\$551,654	\$407,148		\$446,061	\$606,008	\$407,401		\$499,113
4202.02	\$821,846	\$324,051	\$299,397	\$315,641	\$768,630	\$327,012	\$304,646	\$322,628
4202.03	\$531,290	\$453,821		\$476,679	\$580,350	\$444,665		\$533,210
4203	\$465,334	\$440,196		\$459,034	\$503,516	\$487,329		\$499,324
4204	\$455,418	\$344,023	\$307,919	\$335,065	\$460,434	\$419,314	\$306,839	\$361,954
4205.01		\$343,122	\$296,705	\$296,705		\$343,122	\$305,688	\$305,726

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4205.02	\$390,970	\$356,000	\$168,370	\$318,191	\$417,922	\$367,593	\$177,505	\$293,188
4205.03	\$419,988	\$353,743	\$173,988	\$212,466	\$430,749	\$387,110	\$166,897	\$299,510
4206	\$561,689	\$414,513		\$435,000	\$557,303	\$418,699		\$470,441
4207	\$436,653	\$621,364		\$440,790	\$520,077	\$614,636		\$522,969
4208	\$408,812	\$348,842		\$404,187	\$458,444	\$350,163		\$452,021
4210.01	\$414,269	\$372,929		\$379,174	\$472,204	\$412,799		\$424,528
4210.02	\$430,567	\$439,142		\$434,081	\$466,850	\$435,145		\$452,958
4211.01	\$599,165	\$412,503	\$306,362	\$412,755	\$632,854	\$424,209	\$304,680	\$435,480
4211.02	\$642,401	\$483,215		\$489,421	\$623,812	\$474,169		\$513,180
4211.03	\$604,030	\$379,218	\$273,787	\$444,985	\$637,766	\$386,019	\$269,252	\$480,589
4212	\$499,601			\$499,601	\$509,608			\$509,608
4213	\$484,995	\$340,673		\$462,819	\$490,575	\$347,188		\$441,040
4214	\$438,787	\$387,144	\$184,179	\$420,974	\$454,353	\$393,974	\$271,559	\$429,577
4215	\$390,949	\$420,000	\$133,359	\$363,649	\$457,506	\$368,005	\$168,275	\$323,090
4216	\$364,200	\$188,118	\$167,014	\$188,118	\$365,676	\$191,706	\$164,071	\$212,011
4217.01	\$354,581	\$278,695	\$100,753	\$276,994	\$367,427	\$267,592	\$113,418	\$253,444
4217.02	\$380,413	\$331,943		\$361,640	\$391,896	\$333,499		\$373,402
4218	\$381,377	\$274,900	\$155,799	\$196,333	\$421,376	\$256,071	\$159,985	\$249,474
4219	\$322,088			\$322,088	\$335,393			\$335,393
4220	\$420,000	\$357,898		\$390,710	\$488,184	\$380,287		\$431,599
4221.01	\$559,571	\$312,711		\$359,100	\$527,864	\$312,704		\$412,519

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4221.02	\$588,158	\$349,599		\$370,724	\$595,071	\$322,049		\$386,036
4222.01	\$727,398	\$478,685	\$368,308	\$675,134	\$695,697	\$451,644	\$340,654	\$616,129
4222.02	\$626,924	\$395,248	\$226,405	\$469,251	\$611,957	\$357,213	\$226,275	\$437,417
4223.01	\$655,673	\$499,065	\$178,218	\$493,059	\$637,289	\$510,526	\$168,572	\$496,699
4223.02	\$711,674	\$463,155	\$270,671	\$345,486	\$637,000	\$478,538	\$265,935	\$407,432
4224.01	\$802,190	\$438,107	\$299,180	\$413,861	\$805,157	\$445,934	\$279,330	\$381,378
4224.02	\$810,258	\$410,949		\$415,979	\$760,458	\$417,334		\$436,510
4224.03	\$533,405	\$561,498		\$542,724	\$572,824	\$534,712		\$560,827
4301.01	\$598,490			\$598,490	\$607,850			\$607,850
4301.02	\$560,086	\$380,826		\$401,454	\$590,120	\$378,382		\$456,607
4302.01	\$548,541	\$384,685		\$503,318	\$580,796	\$384,167		\$495,797
4302.02	\$557,844	\$372,765		\$526,024	\$588,132	\$398,732		\$525,774
4302.03	\$542,535	\$445,460		\$527,510	\$554,981	\$444,544		\$521,923
4304	\$485,984	\$403,097		\$482,199	\$490,645	\$402,275		\$478,238
4305	\$470,205			\$470,205	\$478,245			\$478,245
4306	\$422,622	\$360,791		\$420,311	\$433,659	\$356,761		\$427,935
4307	\$425,908			\$425,908	\$434,855			\$434,855
4308.01	\$487,955	\$407,379		\$462,891	\$504,989	\$391,812		\$464,072
4308.02	\$594,708	\$265,188	\$209,303	\$241,146	\$589,138	\$287,937	\$200,099	\$311,920
4309.01	\$646,622	\$381,112		\$412,001	\$665,010	\$383,246		\$488,968
4309.02	\$508,137	\$370,730		\$425,507	\$516,447	\$370,259		\$451,534

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4310.01	\$528,938	\$372,431		\$421,483	\$524,980	\$346,919		\$433,797
4310.02	\$698,570	\$380,482		\$380,498	\$698,570	\$384,207		\$385,043
4313	\$522,459	\$415,679		\$510,101	\$537,341	\$415,869		\$511,397
4314	\$506,651	\$439,190		\$473,025	\$514,371	\$409,252		\$473,375
4315	\$575,766	\$451,679	\$434,078	\$501,645	\$605,352	\$410,066	\$396,118	\$514,556
4316	\$506,802	\$428,264	\$184,917	\$447,976	\$560,850	\$406,185	\$179,640	\$493,383
4318.01	\$614,922	\$384,160		\$386,879	\$644,666	\$382,406		\$402,244
4318.02	\$581,028	\$328,139		\$555,429	\$597,090	\$328,584		\$524,073
4319	\$603,929			\$603,929	\$607,620			\$607,620
4320	\$582,204	\$350,044		\$423,724	\$572,362	\$352,481		\$459,959
4321	\$590,000	\$362,001	\$237,037	\$366,469	\$587,891	\$355,671	\$237,540	\$400,111
4322.01		\$359,722		\$359,722		\$354,672		\$354,672
4322.02	\$599,571	\$391,659		\$417,054	\$599,166	\$396,053		\$472,965
4323	\$607,877	\$390,000		\$558,789	\$661,953	\$408,907		\$585,343
4324.01	\$586,467			\$586,467	\$592,847			\$592,847
4324.02	\$569,998	\$422,786		\$545,039	\$591,109	\$426,112		\$542,147
4325	\$579,490	\$397,124		\$559,577	\$582,755	\$403,891		\$541,698
4326	\$578,734	\$379,900		\$561,761	\$594,160	\$387,306		\$542,082
4327.01	\$512,342	\$383,709		\$487,484	\$516,223	\$389,036		\$482,003
4327.02	\$513,749	\$349,832		\$364,417	\$528,241	\$349,960		\$380,965
4328	\$523,603	\$358,845		\$388,831	\$540,160	\$358,427		\$436,853

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4401	\$738,311	\$319,977		\$717,673	\$759,216	\$389,893		\$703,350
4402.01		\$550,305	\$264,300	\$345,698		\$644,145	\$276,897	\$385,037
4402.02	\$641,152	\$386,043	\$196,768	\$381,644	\$692,930	\$389,688	\$202,241	\$422,301
4403	\$641,745			\$641,745	\$665,200			\$665,200
4405.01	\$585,152	\$487,232		\$583,398	\$600,841	\$488,187		\$598,596
4405.02	\$656,023	\$675,528		\$658,700	\$661,588	\$685,814		\$663,379
4406	\$478,134	\$178,910		\$476,799	\$529,069	\$179,324		\$525,028
4407.01	\$588,586			\$588,586	\$598,763			\$598,763
4407.02	\$611,647	\$387,812		\$605,218	\$624,805	\$406,735		\$608,253
4408	\$621,038			\$621,038	\$654,078			\$654,078
4501	\$507,392	\$397,005	\$251,708	\$423,323	\$514,645	\$435,069	\$255,554	\$409,296
4502	\$493,133			\$493,133	\$499,440			\$499,440
4503	\$523,446	\$437,105	\$157,378	\$509,093	\$536,903	\$486,460	\$156,600	\$481,875
4504	\$600,548	\$559,393		\$585,186	\$634,105	\$545,587		\$625,318
4505	\$399,620			\$399,620	\$430,899			\$430,899
4506.01	\$536,099	\$414,918		\$533,006	\$550,838	\$414,745		\$547,441
4506.02	\$415,023	\$530,933	\$277,391	\$378,068	\$441,080	\$531,974	\$280,698	\$389,957
4507.01	\$590,250	\$439,487		\$466,299	\$631,255	\$438,424		\$543,336
4507.02	\$648,773			\$648,773	\$677,848			\$677,848
4508	\$507,364	\$538,734	\$192,464	\$496,260	\$563,624	\$541,443	\$207,681	\$508,768
4509	\$535,000			\$535,000	\$560,012			\$560,012

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4510	\$525,463			\$525,463	\$535,286			\$535,286
4511	\$716,751			\$716,751	\$739,803			\$739,803
4512	\$775,952			\$775,952	\$873,305			\$873,305
4513	\$599,000	\$482,013	\$235,039	\$582,247	\$675,671	\$505,528	\$227,216	\$611,814
4514		\$528,008	\$155,749	\$156,498		\$544,353	\$147,511	\$264,499
4515.01	\$534,987	\$391,325	\$153,011	\$183,804	\$563,470	\$399,261	\$163,734	\$270,466
4515.02	\$540,982	\$467,649	\$162,180	\$501,502	\$570,264	\$477,532	\$153,097	\$492,249
4516.01	\$505,392			\$505,392	\$628,399			\$628,399
4516.02	\$695,858		\$159,837	\$164,883	\$728,814		\$161,942	\$371,625
4518	\$456,966	\$577,180		\$459,923	\$509,524	\$580,984		\$512,576
4519	\$610,337	\$404,376		\$435,614	\$676,520	\$391,481		\$487,998
4520	\$597,893	\$403,971		\$545,794	\$637,493	\$404,876		\$550,027
4521.01	\$553,437	\$373,629		\$479,730	\$591,680	\$358,947		\$487,157
4521.02	\$529,449	\$387,006		\$420,937	\$603,747	\$385,197		\$514,936
4522	\$453,765	\$393,069	\$166,515	\$433,052	\$470,016	\$397,603	\$153,984	\$406,400
4523.01		\$278,759	\$179,999	\$181,546		\$324,518	\$191,474	\$202,930
4523.02	\$454,316	\$370,110	\$170,125	\$196,471	\$475,680	\$354,141	\$167,635	\$258,023
4524	\$455,948	\$396,228		\$446,355	\$492,521	\$397,308		\$476,660
4525.01	\$473,841	\$471,022	\$310,877	\$467,455	\$518,614	\$480,859	\$302,129	\$498,646
4525.02	\$512,319	\$423,623		\$459,411	\$541,726	\$404,745		\$494,523
4526	\$429,968	\$494,666	\$196,725	\$428,102	\$481,085	\$469,885	\$201,597	\$434,465

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4527	\$665,765	\$370,776	\$249,153	\$327,306	\$619,754	\$403,151	\$228,435	\$388,854
4528.01	\$543,891		\$241,659	\$280,948	\$598,199		\$253,005	\$343,918
4528.02			\$238,903	\$238,903			\$246,654	\$246,654
4601	\$858,501	\$180,653		\$858,071	\$958,470	\$181,020		\$954,221
4602	\$859,982			\$859,982	\$945,892			\$945,892
4603	\$749,543			\$749,543	\$821,841			\$821,841
4604	\$784,529	\$760,263	\$427,904	\$759,875	\$858,308	\$749,282	\$433,818	\$784,096
4605.01	\$890,841	\$766,526		\$875,280	\$895,531	\$766,437		\$885,179
4605.02	\$835,900	\$646,181		\$726,348	\$855,168	\$649,920		\$762,730
4606	\$643,776			\$643,776	\$713,203			\$713,203
4607.01	\$605,992			\$605,992	\$692,962			\$692,962
4607.02	\$633,491	\$557,046		\$621,737	\$795,097	\$588,430		\$765,120
4608	\$731,708	\$408,028	\$230,105	\$688,853	\$878,551	\$477,431	\$235,517	\$752,375
4609	\$764,117	\$655,116		\$750,467	\$866,576	\$650,578		\$845,576
4610	\$693,599	\$512,201	\$226,543	\$673,454	\$777,737	\$554,629	\$231,648	\$727,808
4611	\$787,280	\$305,319		\$760,778	\$849,911	\$412,817		\$769,487
4612.01	\$876,806	\$543,827		\$868,363	\$1,025,240	\$547,971		\$1,013,114
4612.02	\$1,287,550	\$495,022	\$292,019	\$445,074	\$1,241,188	\$489,591	\$283,821	\$461,721
4615	\$814,160	\$575,579	\$329,639	\$598,135	\$826,228	\$592,967	\$312,140	\$627,367
4616.01	\$622,356	\$464,210	\$466,384	\$521,580	\$686,958	\$502,149	\$455,049	\$541,876
4616.02		\$660,849	\$315,414	\$359,001		\$598,034	\$340,735	\$409,771

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4617	\$750,656	\$440,349		\$479,829	\$714,131	\$472,675		\$525,862
4618.01	\$510,311	\$415,427	\$280,476	\$348,920	\$510,311	\$455,889	\$271,598	\$366,935
4618.02	\$564,694	\$467,492	\$245,443	\$410,849	\$679,863	\$469,895	\$247,720	\$395,220
4619.01	\$616,761	\$418,121	\$232,299	\$397,467	\$659,742	\$466,025	\$216,951	\$413,258
4619.02	\$748,980			\$748,980	\$748,980			\$748,980
4701	\$1,356,653	\$1,208,204		\$1,352,222	\$1,927,452	\$1,272,357		\$1,903,618
4703	\$1,044,787			\$1,044,787	\$1,152,243			\$1,152,243
4704	\$1,033,352	\$816,029		\$981,141	\$1,245,867	\$836,569		\$1,191,943
4705	\$937,109	\$768,112	\$282,713	\$879,218	\$1,208,554	\$842,924	\$296,711	\$1,024,525
4706	\$1,031,945	\$1,064,942		\$1,034,786	\$1,154,025	\$1,151,275		\$1,153,527
4707	\$819,116	\$630,819	\$1,127,819	\$822,082	\$955,986	\$640,922	\$1,127,873	\$961,095
4708	\$798,719	\$659,552		\$782,581	\$875,614	\$723,359		\$841,062
4709	\$864,649	\$676,589		\$796,373	\$1,012,716	\$710,010		\$943,277
4710	\$736,575	\$453,968	\$398,475	\$606,732	\$789,175	\$493,091	\$381,305	\$642,223
4711	\$530,513	\$718,095		\$532,413	\$630,610	\$715,709		\$631,296
4712.01		\$257,975	\$301,983	\$298,918		\$424,633	\$339,784	\$358,490
4712.02	\$767,634	\$654,974	\$274,551	\$346,395	\$808,382	\$581,992	\$312,794	\$419,601
4713.01		\$586,331		\$586,331		\$616,342		\$616,342
4713.03	\$740,114	\$548,441	\$246,545	\$359,488	\$790,258	\$553,527	\$267,646	\$437,594
4713.04	\$724,637	\$551,098		\$721,518	\$761,663	\$702,970		\$754,848
4714.01	\$617,757		\$199,375	\$517,556	\$630,071		\$216,866	\$467,395

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

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	\$701,164	\$441,158	\$184,896	\$444,560	\$726,479	\$403,648	\$212,838	\$444,944
4801	\$1,310,978			\$1,310,978	\$1,496,944			\$1,496,944
4802.01	\$1,076,681			\$1,076,681	\$1,383,018			\$1,383,018
4802.02		\$463,428	\$339,052	\$339,052		\$463,465	\$438,594	\$439,192
4802.03		\$349,892	\$334,621	\$334,621		\$367,259	\$370,779	\$370,770
4803	\$1,237,247			\$1,237,247	\$1,441,287			\$1,441,287
4804.01	\$895,000			\$895,000	\$1,005,867			\$1,005,867
4804.02	\$1,087,385			\$1,087,385	\$1,173,275			\$1,173,275
4805.01	\$696,360			\$696,360	\$737,208			\$737,208
4805.02	\$483,499			\$483,499	\$498,791			\$498,791
4805.03	\$552,568	\$346,626		\$520,937	\$588,740	\$367,683		\$539,467
4805.04	\$720,657	\$250,194	\$319,961	\$548,877	\$756,388	\$353,246	\$312,399	\$546,805
4805.05	\$711,354	\$351,393		\$363,710	\$686,771	\$373,585		\$427,274
4808.01	\$517,697	\$321,809	\$294,489	\$373,217	\$536,484	\$337,606	\$292,600	\$419,525
4808.02	\$469,676	\$291,186		\$458,000	\$532,724	\$387,264		\$496,164
4809.01	\$460,866	\$273,882		\$399,373	\$486,190	\$292,194		\$414,496
4809.02	\$485,793	\$351,985	\$189,358	\$342,437	\$528,509	\$434,825	\$188,319	\$367,275
4809.03	\$399,609	\$323,694	\$229,743	\$282,303	\$423,410	\$326,249	\$215,419	\$297,123
4810	\$435,572	\$291,816		\$295,680	\$435,694	\$295,061		\$319,776
4811.01			\$258,449	\$258,449			\$256,362	\$256,362
4811.02	\$711,732	\$505,323	\$309,647	\$480,029	\$713,573	\$512,701	\$312,797	\$479,410

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4811.03		\$419,066		\$419,066		\$400,730		\$400,730
4811.04		\$444,329		\$444,329		\$438,313		\$438,313
4811.05	\$695,090	\$447,421		\$673,302	\$678,203	\$466,997		\$651,818
4811.06	\$538,036	\$325,196		\$536,624	\$594,351	\$326,400		\$591,753
4812.01	\$611,615			\$611,615	\$613,502			\$613,502
4812.02	\$527,877	\$298,000	\$186,507	\$315,945	\$504,971	\$294,706	\$178,395	\$385,187
4814	\$620,550	\$400,376	\$221,625	\$437,971	\$666,900	\$407,295	\$218,200	\$505,557
4815	\$674,849			\$674,849	\$783,148			\$783,148
4816	\$822,136			\$822,136	\$931,044			\$931,044
4817.01	\$765,230			\$765,230	\$824,265			\$824,265
4817.02	\$732,704	\$486,203	\$248,877	\$308,184	\$838,880	\$471,626	\$244,395	\$425,112
4819	\$921,879	\$423,764	\$228,451	\$639,461	\$1,014,296	\$429,039	\$226,902	\$682,122
4820.01	\$826,508	\$442,082		\$654,949	\$850,385	\$459,086		\$690,730
4820.02	\$748,472	\$527,636	\$300,362	\$551,859	\$797,304	\$479,821	\$294,233	\$556,720
4821	\$656,481	\$520,443	\$195,591	\$297,465	\$734,940	\$502,951	\$233,547	\$388,162
4822.01	\$692,570	\$467,633		\$490,245	\$681,146	\$469,698		\$521,670
4822.02	\$569,515	\$408,077	\$306,881	\$359,900	\$612,405	\$415,257	\$354,217	\$377,289
4822.03		\$718,079	\$403,372	\$443,737		\$690,463	\$486,393	\$526,289
4823.01	\$691,955	\$439,037	\$242,104	\$424,856	\$724,826	\$472,834	\$237,890	\$439,865
4823.02		\$337,159	\$189,507	\$248,115		\$326,984	\$190,363	\$262,566
4823.03	\$688,065	\$358,139	\$179,575	\$365,000	\$705,782	\$408,832	\$186,201	\$432,950

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4824	\$741,820			\$741,820	\$785,336			\$785,336
4825.01	\$673,239	\$436,884	\$370,216	\$441,179	\$672,644	\$449,422	\$562,197	\$485,819
4825.02	\$593,376	\$367,642		\$567,772	\$573,343	\$366,635		\$530,880
4825.03	\$635,922	\$345,277		\$617,610	\$663,127	\$339,247		\$611,977
4825.04	\$675,932			\$675,932	\$735,941			\$735,941
4826.01	\$616,812	\$380,683	\$220,692	\$507,465	\$599,570	\$376,210	\$229,597	\$502,741
4826.02	\$763,660	\$444,098		\$671,108	\$787,478	\$509,695		\$692,640
4901.01	\$505,612	\$383,031		\$487,767	\$518,929	\$365,315		\$472,214
4901.03	\$432,422	\$383,660		\$419,664	\$457,085	\$393,729		\$441,634
4905.01	\$652,223	\$360,749		\$401,573	\$652,342	\$351,328		\$484,067
4905.02	\$708,729	\$423,014		\$697,746	\$704,279	\$435,032		\$687,966
4910	\$682,757			\$682,757	\$740,848			\$740,848
4911.01	\$639,986			\$639,986	\$688,265			\$688,265
4911.02	\$451,558	\$401,499		\$445,956	\$457,131	\$400,683		\$453,288
4911.03	\$540,635	\$304,049		\$307,445	\$544,670	\$319,658		\$335,384
4912.01	\$481,383	\$320,775		\$345,093	\$484,600	\$324,809		\$354,578
4912.02								
4913.01	\$568,880	\$344,348	\$154,149	\$402,308	\$578,619	\$343,413	\$170,562	\$452,693
4913.02	\$556,500	\$376,425		\$384,914	\$522,060	\$371,499		\$406,843
4913.03	\$454,220	\$211,859	\$214,078	\$213,000	\$454,435	\$261,433	\$202,161	\$257,890
4914.01		\$345,230	\$236,974	\$339,182		\$342,845	\$225,404	\$324,822

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4914.02	\$545,675	\$333,863		\$337,103	\$546,677	\$335,547		\$359,868
4914.03	\$607,178	\$346,941		\$600,663	\$618,910	\$345,562		\$576,947
4914.04	\$595,067	\$354,470		\$379,822	\$569,168	\$353,700		\$417,178
4914.05	\$638,374			\$638,374	\$653,159			\$653,159
4915.01	\$635,255	\$440,601	\$243,842	\$439,446	\$661,623	\$435,724	\$241,293	\$444,273
4915.02	\$674,954	\$180,663		\$672,977	\$699,035	\$235,761		\$690,778
4916.01	\$612,413	\$254,489		\$275,000	\$594,157	\$268,369		\$392,241
4916.02	\$442,964	\$285,338		\$413,018	\$493,074	\$279,948		\$431,931
4917.01	\$584,519	\$412,986	\$292,581	\$378,305	\$585,503	\$402,000	\$312,175	\$364,761
4917.02		\$506,667	\$275,261	\$469,382		\$479,708	\$269,939	\$459,390
4917.03		\$391,398		\$391,398		\$467,772		\$467,772
4917.04	\$674,611	\$491,915		\$504,988	\$684,049	\$437,655		\$449,869
4917.05	\$785,957	\$504,322		\$735,525	\$799,424	\$432,587		\$700,615
4918.01		\$428,064	\$247,743	\$371,091		\$434,396	\$227,879	\$348,684
4918.02	\$481,719	\$310,000		\$464,006	\$494,512	\$370,962		\$425,128
4918.03	\$478,270	\$476,007	\$248,019	\$475,167	\$484,347	\$454,455	\$232,576	\$452,720
4920	\$716,153			\$716,153	\$749,400			\$749,400
4921	\$819,819			\$819,819	\$840,502			\$840,502
4922.01	\$887,954			\$887,954	\$911,409			\$911,409
4922.02	\$701,915	\$474,392		\$697,389	\$713,628	\$477,740		\$700,499
4922.03	\$729,036			\$729,036	\$731,856			\$731,856

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2017**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4923	\$474,763	\$338,098		\$419,018	\$488,396	\$334,606		\$423,046
4924	\$466,652	\$290,186		\$301,930	\$539,536	\$314,577		\$369,467
4925	\$849,230			\$849,230	\$903,636			\$903,636
9801								
9802								
9803								
Fairfax County	\$623,532	\$392,689	\$240,376	\$505,722	\$704,274	\$411,180	\$267,721	\$563,606

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

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 2017. Market value for each unit is derived from the 2017 tax assessment and is adjusted to reflect the unit market value, or sales price if the unit sold during the prior year. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2017

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	1	4	14	272	1,376	3,793	4,066	4,940	3,830	1,875	2,174	22,352
	Single Family Attached	30	273	439	1,694	4,007	1,783	864	423	325	51	47	22	9,958
	Multifamily	1,644	996	481	233	41	28							3,423
	Total	1,681	1,270	924	1,941	4,320	3,187	4,657	4,489	5,265	3,881	1,922	2,196	35,733
Dranesville 1/	Single Family Detached		1	8	18	666	1,650	1,928	1,336	1,068	805	1,122	20,487	29,089
	Single Family Attached	65	243	1,217	877	644	444	331	270	218	187	420	1,069	5,985
	Multifamily	536	482	92	68	101	84	19					69	1,451
	Total	601	726	1,317	963	1,411	2,178	2,278	1,606	1,286	992	1,542	21,625	36,525
Hunter Mill 2/	Single Family Detached			12	151	77	420	668	1,188	2,627	2,666	2,526	11,266	21,601
	Single Family Attached	126	217	978	2,139	1,679	2,728	1,145	1,334	656	485	301	857	12,645
	Multifamily	1,796	1,599	1,010	1,038	165	548	258	164	45	85	53	313	7,074
	Total	1,922	1,816	2,000	3,328	1,921	3,696	2,071	2,686	3,328	3,236	2,880	12,436	41,320
Lee	Single Family Detached	3	2	42	672	2,826	3,793	2,788	1,757	989	697	679	2,162	16,410
	Single Family Attached	1,195	167	359	2,451	2,079	3,227	2,291	1,311	782	282	13	27	14,184
	Multifamily	823	590	886	655	12								2,966
	Total	2,021	759	1,287	3,778	4,917	7,020	5,079	3,068	1,771	979	692	2,189	33,560
Mason	Single Family Detached		1	10	263	1,126	2,792	2,599	2,248	2,201	1,626	1,195	3,694	17,755
	Single Family Attached	60	243	229	468	1,539	1,421	888	551	384	165	44	11	6,003

Continued

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2017

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Mason	Multifamily	3,159	1,442	969	534	213	9	1						6,327
	Total	3,219	1,686	1,208	1,265	2,878	4,222	3,488	2,799	2,585	1,791	1,239	3,705	30,085
Mount Vernon	Single Family Detached	15	23	80	291	1,328	1,704	1,882	2,603	2,831	2,471	2,073	5,580	20,881
	Single Family Attached	1,007	577	1,729	3,305	2,307	1,286	770	327	131	180	60	5	11,684
	Multifamily	1,633	1,350	357	345	151	307	11		3	1	1	5	4,164
	Total	2,655	1,950	2,166	3,941	3,786	3,297	2,663	2,930	2,965	2,652	2,134	5,590	36,729
Providence	Single Family Detached	5	6	8	26	131	451	787	1,249	1,564	1,844	1,611	7,943	15,625
	Single Family Attached	102	97	220	514	1,079	1,665	1,926	1,060	1,023	757	652	1,275	10,370
	Multifamily	2,276	2,324	2,639	2,086	1,141	743	411	104	101	75	66	237	12,203
	Total	2,383	2,427	2,867	2,626	2,351	2,859	3,124	2,413	2,688	2,676	2,329	9,455	38,198
Springfield 3/	Single Family Detached	1	7	11	29	92	1,050	2,405	3,233	3,904	3,240	2,630	9,020	25,622
	Single Family Attached	239	372	609	801	2,704	2,988	1,459	984	414	77	54	2	10,703
	Multifamily	86	380	487	220	113	52	10	9	17	12			1,386
	Total	326	759	1,107	1,050	2,909	4,090	3,874	4,226	4,335	3,329	2,684	9,022	37,711
Sully	Single Family Detached	14	12	18	57	748	1,750	1,784	1,970	2,282	3,803	2,434	6,348	21,220
	Single Family Attached	445	968	2,455	4,076	4,675	1,651	640	293	227	58	28	150	15,666
	Multifamily	418	733	303	4	53	15						1	1,527
	Total	877	1,713	2,776	4,137	5,476	3,416	2,424	2,263	2,509	3,861	2,462	6,499	38,413

Continued

Table 8.7

**Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2017**

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Fairfax County	Single Family Detached	45	53	193	1,521	7,266	14,986	18,634	19,650	22,406	20,982	16,145	68,674	190,555
	Single Family Attached	3,269	3,157	8,235	16,325	20,713	17,193	10,314	6,553	4,160	2,242	1,619	3,418	97,198
	Multifamily	12,371	9,896	7,224	5,183	1,990	1,786	710	277	166	173	120	625	40,521
	Total	15,685	13,106	15,652	23,029	29,969	33,965	29,658	26,480	26,732	23,397	17,884	72,717	328,274

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

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 2017. Market value for each unit is derived from the 2017 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2017**

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			2	15	485	1,776	3,704	2,361	2,546	2,132	1,281	1,809	16,111
	Single Family Attached	54	200	110	135	1,469	1,092	313	89	65	13	14	4	3,558
	Multifamily	1,547	299	233	103	1	1							2,184
	Total	1,601	499	345	253	1,955	2,869	4,017	2,450	2,611	2,145	1,295	1,813	21,853
Baileys	Single Family Detached		1		26	261	725	560	495	579	422	389	1,746	5,204
	Single Family Attached	3	1	57	207	81	135	280	196	86	38	16	4	1,104
	Multifamily	2,610	1,380	756	288	202	8	1						5,245
	Total	2,613	1,382	813	521	544	868	841	691	665	460	405	1,750	11,553
Bull Run	Single Family Detached	14	11	23	64	641	2,009	2,609	2,065	2,189	2,961	1,850	3,591	18,027
	Single Family Attached	514	1,062	2,636	4,250	4,201	1,971	922	894	271	16	51	2	16,790
	Multifamily	449	999	744	191	112	20	10	1	9	8			2,543
	Total	977	2,072	3,403	4,505	4,954	4,000	3,541	2,960	2,469	2,985	1,901	3,593	37,360
Fairfax	Single Family Detached			2		10	281	496	703	786	855	1,161	4,901	9,195
	Single Family Attached	104	100	230	194	936	694	1,163	873	822	186	95	94	5,491
	Multifamily	879	1,291	896	682	47	28							3,823
	Total	983	1,391	1,128	876	993	1,003	1,659	1,576	1,608	1,041	1,256	4,995	18,509
Jefferson	Single Family Detached	3	3	11	237	710	1,218	1,105	1,487	1,094	867	468	1,478	8,681
	Single Family Attached	21		12	203	185	318	416	332	322	178	98	322	2,407
	Multifamily	1,268	502	804	914	428	207	86	7	3	7		1	4,227
	Total	1,292	505	827	1,354	1,323	1,743	1,607	1,826	1,419	1,052	566	1,801	15,315
Lincolnia	Single Family Detached			4	14	52	433	273	204	180	127	76	258	1,621
	Single Family Attached	3	42	171	232	369	398	287	220	173	93	12	3	2,003
	Multifamily	157	2	73										232

Continued

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2017**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Lincolnia	Total	160	44	248	246	421	831	560	424	353	220	88	261	3,856
	Single Family Detached	6	14	44	89	353	224	83	394	709	654	284	799	3,653
Lower Potomac	Single Family Attached	340	470	525	811	520	362	586	275	5				3,894
	Multifamily	1	99		39	74								213
	Total	347	583	569	939	947	586	669	669	714	654	284	799	7,760
	Single Family Detached		1	6	4	15	42	691	497	390	383	561	14,958	17,548
McLean	Single Family Attached	26	64	68	127	103	62	95	69	125	184	423	1,217	2,563
	Multifamily	212	522	1,109	845	560	547	312	70	26	16	62	305	4,586
	Total	238	587	1,183	976	678	651	1,098	636	541	583	1,046	16,480	24,697
	Single Family Detached	9	8	50	434	1,473	1,466	1,302	1,459	1,867	1,734	1,570	4,094	15,466
Mount Vernon	Single Family Attached	1,708	176	457	1,845	902	917	290	74	127	177	60	6	6,739
	Multifamily	2,168	1,399	358	306	87	307	11		3	1	1	5	4,646
	Total	3,885	1,583	865	2,585	2,462	2,690	1,603	1,533	1,997	1,912	1,631	4,105	26,851
	Single Family Detached	8	10	16	55	233	1,009	2,358	4,929	5,696	4,214	2,991	8,606	30,125
Pohick 1/	Single Family Attached	51	269	1,230	2,776	6,107	3,341	1,018	120	20	17			14,949
	Multifamily	26	253	169										448
	Total	85	532	1,415	2,831	6,340	4,350	3,376	5,049	5,716	4,231	2,991	8,606	45,522
	Single Family Detached	3	1	5	294	1,110	1,561	1,813	1,244	584	443	415	1,540	9,013
Rose Hill	Single Family Attached	42	4	120	813	1,053	1,834	1,489	826	576	267	13	26	7,063
	Multifamily	197	433	825	514	2								1,971
	Total	242	438	950	1,621	2,165	3,395	3,302	2,070	1,160	710	428	1,566	18,047
	Single Family Detached													

Continued

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2017**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Springfield	Single Family Detached			11	115	1,070	2,036	1,429	1,207	999	554	342	994	8,757
	Single Family Attached	120	304	374	1,483	1,232	1,664	1,036	493	207	14			6,927
	Multifamily	482	448	60	170	1	32		8	8	4			1,213
	Total	602	752	445	1,768	2,303	3,732	2,465	1,708	1,214	572	342	994	16,897
Upper Potomac 2/	Single Family Detached		1	18	171	851	2,193	2,139	2,389	3,097	3,843	3,090	14,761	32,553
	Single Family Attached	214	461	2,166	3,016	3,202	3,557	1,549	1,413	846	410	221	616	17,671
	Multifamily	2,339	1,926	1,074	1,069	217	454	226	156	45	85	53	314	7,958
	Total	2,553	2,388	3,258	4,256	4,270	6,204	3,914	3,958	3,988	4,338	3,364	15,691	58,182
Vienna 3/	Single Family Detached	2	3	1	3	2	13	72	216	1,690	1,793	1,667	9,139	14,601
	Single Family Attached	69	4	79	233	353	848	870	679	515	649	616	1,124	6,039
	Multifamily	36	343	123	62	259	182	64	35	72	52	4		1,232
	Total	107	350	203	298	614	1,043	1,006	930	2,277	2,494	2,287	10,263	21,872
Fairfax County	Single Family Detached	45	53	193	1,521	7,266	14,986	18,634	19,650	22,406	20,982	16,145	68,674	190,555
	Single Family Attached	3,269	3,157	8,235	16,325	20,713	17,193	10,314	6,553	4,160	2,242	1,619	3,418	97,198
	Multifamily	12,371	9,896	7,224	5,183	1,990	1,786	710	277	166	173	120	625	40,521
	Total	15,685	13,106	15,652	23,029	29,969	33,965	29,658	26,480	26,732	23,397	17,884	72,717	328,274

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

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 2017. Market value for each unit is derived from the 2017 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 2017**

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	18	24	112	947	4,147	5,553	4,736	4,503	4,221	3,314	2,715	7,408	37,698
	Single Family Attached	2,202	744	2,092	5,834	4,532	4,651	3,088	1,638	913	462	73	32	26,261
	Multifamily	2,456	1,940	1,243	1,000	163	307	11		3	1	1	5	7,130
	Total	4,676	2,708	3,447	7,781	8,842	10,511	7,835	6,141	5,137	3,777	2,789	7,445	71,089
Region 2	Single Family Detached	5	8	23	295	1,518	4,210	6,367	5,147	5,272	4,628	3,386	9,749	40,608
	Single Family Attached	159	249	403	913	2,633	2,898	2,018	1,202	822	617	436	734	13,084
	Multifamily	5,965	2,424	1,889	1,362	741	336	120	34	75	59	4	1	13,010
	Total	6,129	2,681	2,315	2,570	4,892	7,444	8,505	6,383	6,169	5,304	3,826	10,484	66,702
Region 3 1/	Single Family Detached			15	168	805	2,091	2,103	2,423	4,248	4,742	4,616	37,611	58,822
	Single Family Attached	218	567	2,402	3,359	3,014	3,749	2,744	2,344	1,633	1,062	1,029	2,491	24,612
	Multifamily	3,037	3,727	3,133	2,601	973	1,091	569	234	71	101	115	619	16,271
	Total	3,255	4,294	5,550	6,128	4,792	6,931	5,416	5,001	5,952	5,905	5,760	40,721	99,705
Region 4 2/	Single Family Detached	22	21	43	111	796	3,132	5,428	7,577	8,665	8,298	5,428	13,906	53,427
	Single Family Attached	690	1,597	3,338	6,219	10,534	5,895	2,464	1,369	792	101	81	161	33,241
	Multifamily	913	1,805	959	220	113	52	10	9	17	12			4,110
	Total	1,625	3,423	4,340	6,550	11,443	9,079	7,902	8,955	9,474	8,411	5,509	14,067	90,778
Fairfax County	Single Family Detached	45	53	193	1,521	7,266	14,986	18,634	19,650	22,406	20,982	16,145	68,674	190,555
	Single Family Attached	3,269	3,157	8,235	16,325	20,713	17,193	10,314	6,553	4,160	2,242	1,619	3,418	97,198
	Multifamily	12,371	9,896	7,224	5,183	1,990	1,786	710	277	166	173	120	625	40,521
	Total	15,685	13,106	15,652	23,029	29,969	33,965	29,658	26,480	26,732	23,397	17,884	72,717	328,274

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

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 2017. Market value for each unit is derived from the 2017 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 2017**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock	269	5	20	294			17	17	1	42	38	81			3	3
Dranesville 1/	82	7	187	276	311		68	379	19		142	161	68	26	51	145
Hunter Mill 2/	1,219		66	1,285	882		15	897	773		11	784	667		22	689
Lee		7	23	30			7	7		41	3	44		5	321	326
Mason	24	7	27	58		16	10	26		36	14	50			73	73
Mount Vernon	412	8	22	442	96		17	113	14	98	51	163		80	81	161
Providence	1,568	31	27	1,626	809	43	21	873	1,015	78	11	1,104	784	140	14	938
Springfield			32	32			21	21			21	21	169		16	185
Sully	54	16	25	95	181	12	9	202		605	11	616		4	8	12
Fairfax County	3,628	81	429	4,138	2,279	71	185	2,535	1,822	900	302	3,024	1,688	255	589	2,532

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			12	12			12	12	270	47	102	419
Dranesville 1/	552	351	30	933	2,200		11	2,211	3,232	384	489	4,105
Hunter Mill 2/		44	23	67					3,541	44	137	3,722
Lee	400	35	8	443					400	88	362	850
Mason	310			310		6		6	334	65	124	523
Mount Vernon	585	40		625	3,282	242	276	3,800	4,389	468	447	5,304
Providence	12,193		2	12,195			30	30	16,369	292	105	16,766
Springfield		12		12		217	8	225	169	229	98	496
Sully	716			716					951	637	53	1,641
fairfax county	14,756	482	75	15,313	5,483	465	338	6,286	29,656	2,254	1,918	33,828

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

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 2017

Town	Under Construction				Building Permit Issued, No Construction				Rezoning Granted				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Herndon		7	21	28					280			280	280	7	21	308
Town of Vienna	3		49	52	2		10	12					5		59	64
Fairfax County	3	7	70	80	2		10	12	280			280	285	7	80	372

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

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 2017**

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			15	15			8	8			1	1			73	73
Baileys		7	7	14		16	4	20		36	13	49				
Bull Run			24	24			10	10		155	8	163	169	4	21	194
Fairfax	269	5	17	291			19	19	2	42		44			2	2
Jefferson	889	26	15	930	502	3	7	512	204			204			12	12
Lincolnia			3	3			1	1								
Lower Potomac	412	8	4	424	96		1	97	14	88	36	138		80	1	81
McLean	408		144	552	307		51	358	810		97	907	416		46	462
Mount Vernon			17	17			14	14		41	5	46		5	18	23
Pohick 1/			41	41			28	28		10	66	76			40	40
Rose Hill			9	9			2	2			3	3			301	301
Springfield		7	11	18			5	5			3	3			48	48
Upper Potomac 2/	1,352	23	54	1,429	1,372	12	23	1,407	424	450	51	925	735	26	27	788
Vienna 3/	298	5	68	371	2	40	12	54	368	78	19	465	368	140		508
Fairfax County	3,628	81	429	4,138	2,279	71	185	2,535	1,822	900	302	3,024	1,688	255	589	2,532

(Continued)

Table 9.3

**Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2017**

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		97	407
Baileys						6		6		65	24	89
Bull Run	650			650					819	159	63	1,041
Fairfax			12	12		217	30	247	271	264	80	615
Jefferson									1,595	29	34	1,658
Lincolnia											4	4
Lower Potomac	171	40		211			214	214	693	216	256	1,165
McLean	12,433		11	12,444					14,374		349	14,723
Mount Vernon	814			814	3,282	242		3,524	4,096	288	54	4,438
Pohick 1/		12		12			83	83		22	258	280
Rose Hill			5	5							320	320
Springfield		35	3	38						42	70	112
Upper Potomac 2/	378	395	19	792	2,200		11	2,211	6,461	906	185	7,552
Vienna 3/			25	25					1,036	263	124	1,423
Fairfax County	14,756	482	75	15,313	5,483	465	338	6,286	29,656	2,254	1,918	33,828

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

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 2017**

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	412	15	47	474	96		27	123	14	139	69	222		85	365	450
Region 2	1,184	38	102	1,324	502	59	45	606	204	114	17	335	368	140	93	601
Region 3 1/	1,741	23	214	1,978	1,500	12	75	1,587	1,603	291	164	2,058	1,151	26	67	1,244
Region 4 2/	291	5	66	362	181		38	219	1	356	52	409	169	4	64	237
Fairfax County	3,628	81	429	4,138	2,279	71	185	2,535	1,822	900	302	3,024	1,688	255	589	2,532

Human Services Region	Rezoning Granted					Rezoning Pending					Total Development Activity			
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	Total
Region 1	985	75	8		1,068	3,282	242	214		3,738	4,789	556	730	6,075
Region 2	310		2		312		6	30		37	2,568	357	289	3,215
Region 3 1/	12,811	395	53		13,259	2,200		11		2,211	21,006	747	584	22,337
Region 4 2/	650	12	12		674		217	83		299	1,292	594	315	2,200
Fairfax County	14,756	482	75		15,313	5,483	465	338		6,286	29,656	2,254	1,918	33,828

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

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 2017

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151	1	1					2
4153	1						1
4154.01						3,282	3,282
4154.02	1	1	2	6			10
4155	2	2		12		99	115
4156	4	6					10
4157	2	1					3
4158	1						1
4159		1					1
4161	2	2	3				7
4163	1						1
4201	1						1
4202.01	1		3	7			11
4203	4			2			6
4205.02					139		139
4205.03					275		275
4206			41		400		441
4207		1		4			5
4208		1					1
4210.01	8						8
4210.02		1		20			21

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2017

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4211.01		2			35		37
4211.02	1						1
4211.03			3	284			287
4213	1						1
4214	1						1
4216	1			5			6
4217.02	1						1
4218						143	143
4219	282		1				283
4220	11		11				22
4221.02		1	6	1	40		48
4222.01	122	96	120	71	171		580
4222.02	8			9		214	230
4223.02	2			16	5		23
4224.03				13			13
4301.01	1		8				9
4301.02		3	14				17
4302.02	1	2	16				19
4304		1					1
4307	2						2
4309.01						8	8
4310.01					12		12

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2017**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4313	1						1
4315				3			3
4316	7	2			3		12
4318.02	2						2
4319	3			3			6
4322.02						12	12
4323	3	2	6				11
4326	4	4	15				23
4327.01	1	1	4				6
4327.02			10				10
4401	4	11		1		30	46
4402.01	550	111	89				750
4402.02	2						2
4405.02	10	4	1		10		25
4406					2		2
4407.02	1						1
4408	2	3					5
4501	1						1
4502	1						1
4503	186		115				301
4505	3						3
4506.01	2	1					3

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2017

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4506.02	25						25
4507.01	1	1					2
4507.02				3	310		313
4508	1						1
4509	1	1					2
4510	1						1
4511	4						4
4512			8				8
4513		1	4				5
4516.02	1						1
4518	1						1
4519	1	1					2
4520	4	2		1			7
4521.01	1		1				2
4521.02	1			65			66
4524	3	1		4			8
4525.02	1						1
4526	1						1
4527	8	17	37			6	68
4528.01		2					2
4601	2						2
4602	1		6				7

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2017

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4603	4				2		6
4604	4		370		21		395
4605.02	2		3		2		7
4606	5						5
4607.01	8	1					9
4607.02	16	3					19
4608	12	3					15
4609	10	2					12
4610	6	3					9
4611	2	1					3
4612.01	4	1					5
4612.02			42				42
4615	1		8	1			10
4616.01	295	1		368			664
4616.02	144	391					535
4617	6	40	78	140			264
4618.02		1					1
4701	8	5	4	3			20
4703	5	1		26			32
4704	9	4	3	10			26
4705	16	6	3		240		265
4706	11	1					12

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2017

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4707	20	10					30
4708	7	1	82				90
4709	21	4	3				28
4710	10	4					14
4711	19	5		7	2		33
4712.01					1,940		1,940
4712.02	13	307			4,110		4,430
4713.03	1	3		2			6
4713.04	13	3		7			23
4714.01	2	1					3
4714.02	1	1		3			5
4801	7	2	2				11
4802.01	3	2					5
4802.02	395		410	416	4,508		5,729
4803	15	12	402		1,644		2,073
4804.01	3	6	6			11	26
4804.02	11	2	9	5	19		46
4805.01	1	3	27				31
4808.01	10						10
4808.02	2						2
4809.01	5				280		285
4809.02	11						11

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2017

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4811.01					383		383
4811.06	3	1	3				7
4814				210			210
4816	1	6	3	12			22
4817.01	2						2
4820.01	1			10			11
4822.02	1,216	7	1	457			1,681
4822.03		511					511
4823.01		362	404		44		810
4825.01	130	323	270	94	66	2,200	3,083
4825.03	1						1
4826.01	2						2
4826.02	22	181	200				403
4901.03	1		155		650		806
4905.02	2	3		13			18
4910	12	7	1	2			22
4911.01	1						1
4912.01				10			10
4913.01	3						3
4914.03	1						1
4915.01	1						1
4915.02			7				7

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2017**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4916.01	1						1
4917.02				169			169
4917.03	269	1	1				271
4917.04			0			217	217
4917.05	2						2
4920	10	2					12
4921	5	1					6
4922.01	2	9		37			48
4922.03	2	1				63	66
4923	1		3				4
4925	5	3					8
Fairfax County	4,138	2,535	3,024	2,532	15,313	6,286	33,828

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

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

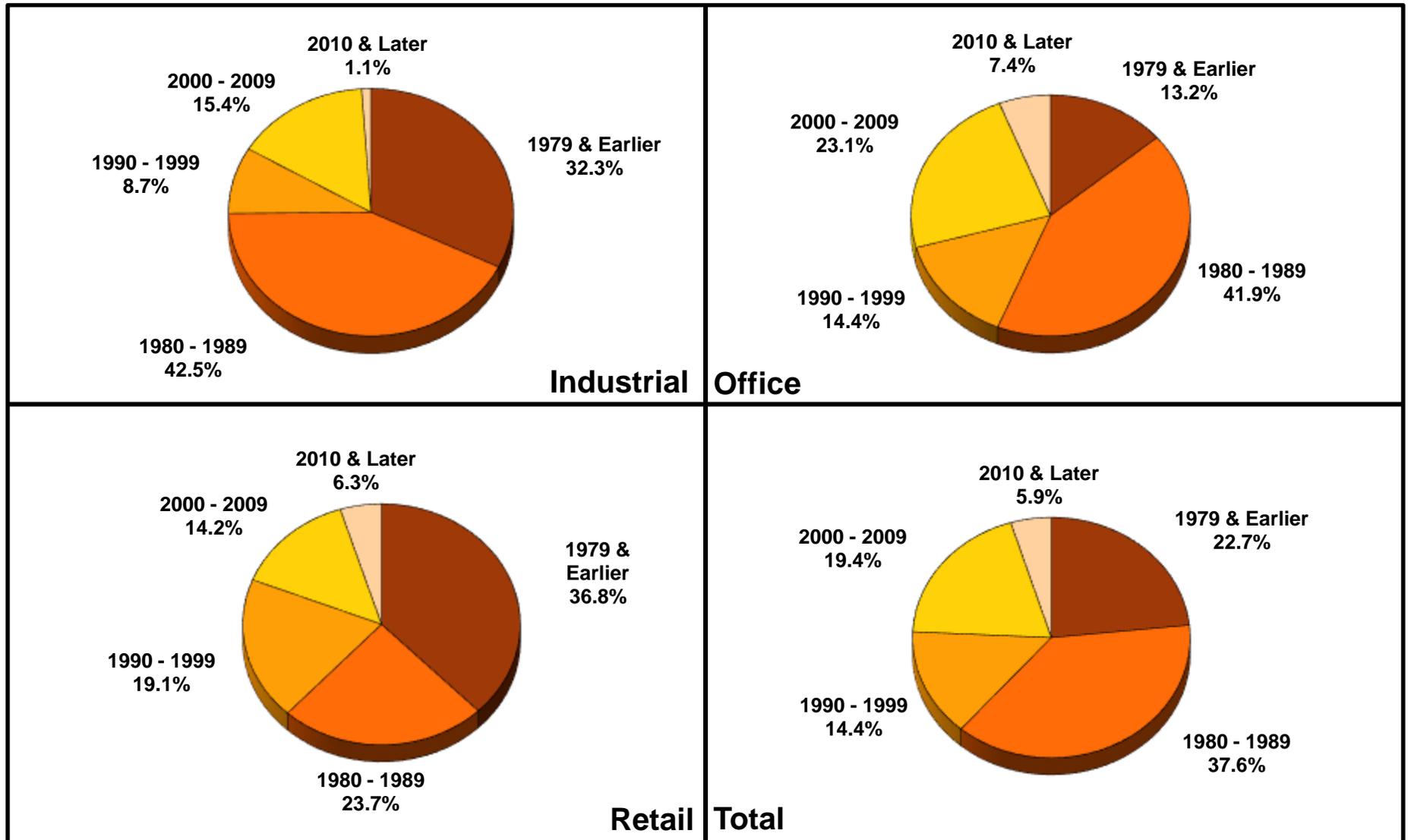
Cluster Office
Condominium Office
Finance, Insurance, Real Estate
General Low Rise Office
General Medium/High Rise Office
Other Offices

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 2017**



Source: Department of Management and Budget, 2017.

Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2017**

Year Built	Industrial	Office	Retail	Total
Unknown	2,458	219,203	132,760	354,421
1964 and Earlier	3,810,221	5,287,707	5,856,427	14,954,355
1965 to 1969	2,235,568	1,308,027	6,085,835	9,629,430
1970 to 1974	4,275,425	5,314,840	4,326,295	13,916,560
1975 to 1979	3,984,213	5,103,286	4,494,957	13,582,456
1980 to 1984	6,883,069	17,519,862	4,841,091	29,244,022
1985 to 1989	11,950,930	36,449,757	8,542,173	56,942,860
1990 to 1994	1,327,006	5,734,726	5,959,937	13,021,669
1995 to 1999	2,524,439	12,800,665	4,804,069	20,129,173
2000 to 2004	4,554,920	18,997,289	4,769,962	28,322,171
2005 to 2009	2,271,097	10,743,205	3,227,143	16,241,445
2010 to 2014	460,199	7,431,262	2,448,481	10,339,942
2015 and Later	4,816	2,082,540	1,093,978	3,181,334
Fairfax County	44,284,361	128,992,369	56,583,108	229,859,838

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

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 2017**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,064,849	3,522,316	2,486,385	9,073,550
Dranesville 1/	1,757,263	19,627,028	4,687,762	26,072,053
Hunter Mill 2/	1,316,070	25,332,082	6,281,216	32,929,368
Lee	5,713,909	4,063,996	9,272,176	19,050,081
Mason	4,289,402	7,811,943	7,379,363	19,480,708
Mount Vernon	9,973,857	4,161,389	3,773,443	17,908,689
Providence	4,086,618	42,502,227	10,464,407	57,053,252
Springfield 3/	490,573	4,426,148	5,998,578	10,915,299
Sully	13,591,820	17,545,240	6,239,778	37,376,838
Fairfax County	44,284,361	128,992,369	56,583,108	229,859,838

Table 10.3**Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2017**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		6,488	36,363	42,851
Town of Herndon	808,064	6,382,125	2,081,052	9,271,241
Town of Vienna	337,823	2,194,384	1,088,947	3,621,154
Towns Total	1,145,887	8,582,997	3,206,362	12,935,246

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

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 2017**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,593,668	3,441,782	2,166,728	9,202,178
Baileys	474,182	3,554,876	3,813,464	7,842,522
Bull Run	11,091,042	15,260,266	6,347,271	32,698,579
Fairfax	466,079	10,216,889	4,038,370	14,721,338
Jefferson	2,891,172	10,158,443	3,578,908	16,628,523
Lincolnia	1,887,731	850,296	1,129,838	3,867,865
Lower Potomac	3,163,386	406,559	579,111	4,149,056
McLean	1,269,008	27,140,306	6,992,138	35,401,452
Mount Vernon	329,437	1,132,497	4,692,262	6,154,196
Pohick 1/	663,063	696,461	2,227,877	3,587,401
Rose Hill	393,036	753,600	1,793,340	2,939,976
Springfield	12,275,700	6,095,108	5,883,154	24,253,962
Upper Potomac 2/	5,128,153	39,224,253	9,269,258	53,621,664
Vienna 3/	658,704	10,061,033	4,071,389	14,791,126
Fairfax County	44,284,361	128,992,369	56,583,108	229,859,838

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

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 2017**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,687,758	8,225,385	12,913,970	36,827,113
Region 2	9,198,844	20,749,776	11,249,232	41,197,852
Region 3 1/	6,978,270	78,004,430	19,332,206	104,314,906
Region 4 2/	12,419,489	22,012,778	13,087,700	47,519,967
Fairfax County	44,284,361	128,992,369	56,583,108	229,859,838

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

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 2017**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,581,676	2,102,575	1,095,494	4,779,745
A2	34,650	5,868,328	1,470,902	7,373,880
A3		173,160		173,160
B1	417,620	5,118,190		5,535,810
B2	667,432	4,652,774	1,516,979	6,837,185
B3			35,607	35,607
B5	808,064	6,382,125	2,081,052	9,271,241
C1			9,905	9,905
C2	8,226	40,826	13,242	62,294
D1	95,576	40,795	188,201	324,572
D2	294,937	7,757,291	1,092,411	9,144,639
D3	1,401,702	16,809,892	4,456,535	22,668,129
E1	96,470	16,714,863	5,434,271	22,245,604
E2		6,151	20,307	26,458
F	94,511	955,091	327,261	1,376,863
G1	20,552	2,047,165	836,631	2,904,348
G2		11,825	112,566	124,391
G3		3,046,518		3,046,518
H1	442,735	754,439	3,121,579	4,318,753
H2		2,421,888	281,718	2,703,606
I1	888,680	7,625,240	2,815,702	11,329,622

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2017**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
I2	9,289	172,233	19,798	201,320
I3	4,834,762	3,258,990	3,878,534	11,972,286
I4			484,648	484,648
I5		209,216	3,736	212,952
J1	43,872	255,335	549,257	848,464
J2	30,045	90,585	998,789	1,119,419
J3	10,004	159,893	424,851	594,748
J4		54,608	200,068	254,676
K	262,020	196,247	1,677,318	2,135,585
L	279,769	1,042,084	2,447,194	3,769,047
M0	292,237	1,655,451	237,425	2,185,113
M1		1,569,247	60,425	1,629,672
M2	2,365,797	5,900,306	1,882,716	10,148,819
M3	600,008	457,928	238,504	1,296,440
M4	1,751,546	375,156	705,106	2,831,808
M5	4,077,965	3,021,995	379,655	7,479,615
M6	8,204,741	2,434,240	3,335,043	13,974,024
M8		3,050		3,050
M9	108,564	4,872,996	3,159,569	8,141,129
N1	1,155,780	542,965	2,435,446	4,134,191
N2	2,376		27,548	29,924

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2017**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
O1	144			144
P	99,890			99,890
P1	919,910	222,800	63,267	1,205,977
P3			152,005	152,005
Q1	6,365	2,608	6,200	15,173
R1	23,224	4,736	30,247	58,207
R3		6,488	36,363	42,851
R4		5,419		5,419
S1	819	3,102	224,262	228,183
T1	9,237,834	7,573,740	1,981,124	18,792,698
T2	2,127,522	6,610,770	1,738,562	10,476,854
T3		12,748	146,629	159,377
T4	428,659	4,739,168	2,407,870	7,575,697
T5	125,873	856,134	1,709,981	2,691,988
T6	480	8,436	1,875	10,791
T7	432,035	144,559	28,730	605,324
Fairfax County	44,284,361	128,992,369	56,583,108	229,859,838

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

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 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	39,431	471,389	540,865
4152		167,037	355,047	522,084
4153	10,004	49,219	39,873	99,096
4154.01		2,842	195,102	197,944
4154.02		44,614	45,225	89,839
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			81,475	81,475
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			48,271	48,271
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

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4210.01	887,809	1,611,775	23,303	2,522,887
4210.02	1,979,196	687,631	3,118,195	5,785,022
4211.01	667,398	4,200	29,305	700,903
4211.02		3,612	22,265	25,877
4211.03	541,598		447,625	989,223
4214	163,237	130,246	677,339	970,822
4215	95,022	7,504	1,169,378	1,271,904
4216		176,913	159,992	336,905
4217.01			10,031	10,031
4218		75,374	424,277	499,651
4220	4,256,325	229,164	21,279	4,506,768
4221.01	123,221	94,471	271,531	489,223
4221.02	1,068,745	190,238	231,880	1,490,863
4222.02	345,019	116,016	75,700	536,735
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	191,568	263,235
4302.02			110,850	110,850
4304	1,087,538	278,287	238,504	1,604,329
4306	48,997	255,493	1,281,444	1,585,934
4307	741,655			741,655

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4308.01		144,035	100,816	244,851
4308.02	473,801	18,344		492,145
4309.01		135,668	194,919	330,587
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	453,361	578,616
4318.01	171,176	1,476	111,275	283,927
4318.02		196,141		196,141
4320	273,710	67,295	279,814	620,819
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	3,950,380	621,995	379,655	4,952,030
4401	21,368	54,210	62,610	138,188
4402.01	748,511	3,761,771	1,129,015	5,639,297
4402.02		1,379,621	59,376	1,438,997

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
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	466,870	343,453	851,787
4504	132,096	301,322	166,815	600,233
4505			90,549	90,549
4506.01		1,811,368	308,062	2,119,430
4506.02			313,897	313,897
4507.01		83,196		83,196
4507.02		204,040	252,611	456,651
4508		145,743	138,690	284,433
4512	897			897
4513		295,469	179,512	474,981
4514		32,126	537,356	569,482
4515.01		153,931	717,673	871,604
4515.02	162,777	482,564	1,353,689	1,999,030
4516.01		44,083	349,344	393,427
4518			118,344	118,344
4519		91,543	673,641	765,184

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4520	2,304	391,982	396,096	790,382
4521.01		259,021	331,858	590,879
4521.02	75,838	24,095	65,407	165,340
4522	40,570	660,134	89,423	790,127
4523.02			82,345	82,345
4524	710,737	86,996	19,838	817,571
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	182,623	597,104
4528.01		2,394,983	329,352	2,724,335
4528.02		47,747	45,571	93,318
4601	289,020	3,120		292,140
4602		3,238		3,238
4604		2,238,623	1,840,747	4,079,370
4605.01		3,925,507	611,329	4,536,836
4605.02	4,702	821,577	6,816	833,095
4606			8,265	8,265
4607.01			80,582	80,582
4607.02		184,504	188,744	373,248
4608		1,560,161	349,984	1,910,145
4609	285,942	200,353	152,520	638,815

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4610	51,881	249,366	317,117	618,364
4611		51,265	141,002	192,267
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	545,150	3,778,425
4617	311,144	200,193	358,481	869,818
4618.02		1,503,733	6,758	1,510,491
4619.01	123,588		14,190	137,778
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	222,447	623,847
4709		11,825	6,419	18,244
4710	14,036	101,460		115,496
4711	508	397,894	51,395	449,797
4712.01	93,250	1,473,844	146,596	1,713,690
4712.02		4,450,093	64,816	4,514,909
4713.01		559,439	355,560	914,999

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4713.04	8,641	70,773	19,798	99,212
4714.01	648			648
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		14,433,259	5,445,335	19,878,594
4802.03		891,777	102,130	993,907
4803	771,771	562,198	412,106	1,746,075
4804.01	99,969	105,669	153,648	359,286
4804.02		16,934	52,126	69,060
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	163,523	306,387
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	2,725,576	394,001	3,817,179
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

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4811.03			319,536	319,536
4811.06		20,090	111,203	131,293
4812.01		439,646		439,646
4812.02	417,620	4,862,906		5,280,526
4814		3,055	128,504	131,559
4819	66,292	2,628,445	10,986	2,705,723
4820.01			15,704	15,704
4821		98,417	48,245	146,662
4822.01		9,730		9,730
4822.02	228,645	3,292,841	181,163	3,702,649
4822.03	263,767	4,624,349	1,138,065	6,026,181
4823.01		1,718,005	938,717	2,656,722
4823.03			7,785	7,785
4824	1,702	2,844,840		2,846,542
4825.01	2,659,896	8,565,679	1,738,265	12,963,840
4825.03	88,300	27,668	226,822	342,790
4826.01			793,624	793,624
4826.02	86,400	1,264,034	290,040	1,640,474
4901.01	310,742	2,102,642	119,050	2,532,434
4901.03	8,168,365	9,248,814	2,198,188	19,615,367
4905.01		3,102	188,021	191,123
4905.02		62,074	86,915	148,989

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
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		6,683	207,888	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	994,379	89,880	112,095	1,196,354
4916.02		4,181	107,237	111,418
4917.01		1,794,222	538,904	2,333,126
4917.02		1,397,681	2,634,247	4,031,928
4917.03		1,639,234	440,534	2,079,768
4917.04	43,910		348,555	392,465
4917.05	292,815	159,277	5,715	457,807
4918.01	4,422	69,090	1,007,746	1,081,258
4918.02	1,112	568,583	13,162	582,857
4918.03		116,581	355,159	471,740
4920	23,224	10,155	122,867	156,246
4921	117,450	2,608	9,960	130,018
4922.01	6,365			6,365

(Continued)

Table 10.7

**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2017**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4922.02	2,376		23,788	26,164
4922.03			152,005	152,005
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	44,284,361	128,992,369	56,583,108	229,859,838

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

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.



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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.