



Demographic Reports 2020

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 2020[©]

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FOREWORD

The *Demographic Reports* is a compilation of population, household 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 methodologies used for estimating and forecasting housing units, households and population are 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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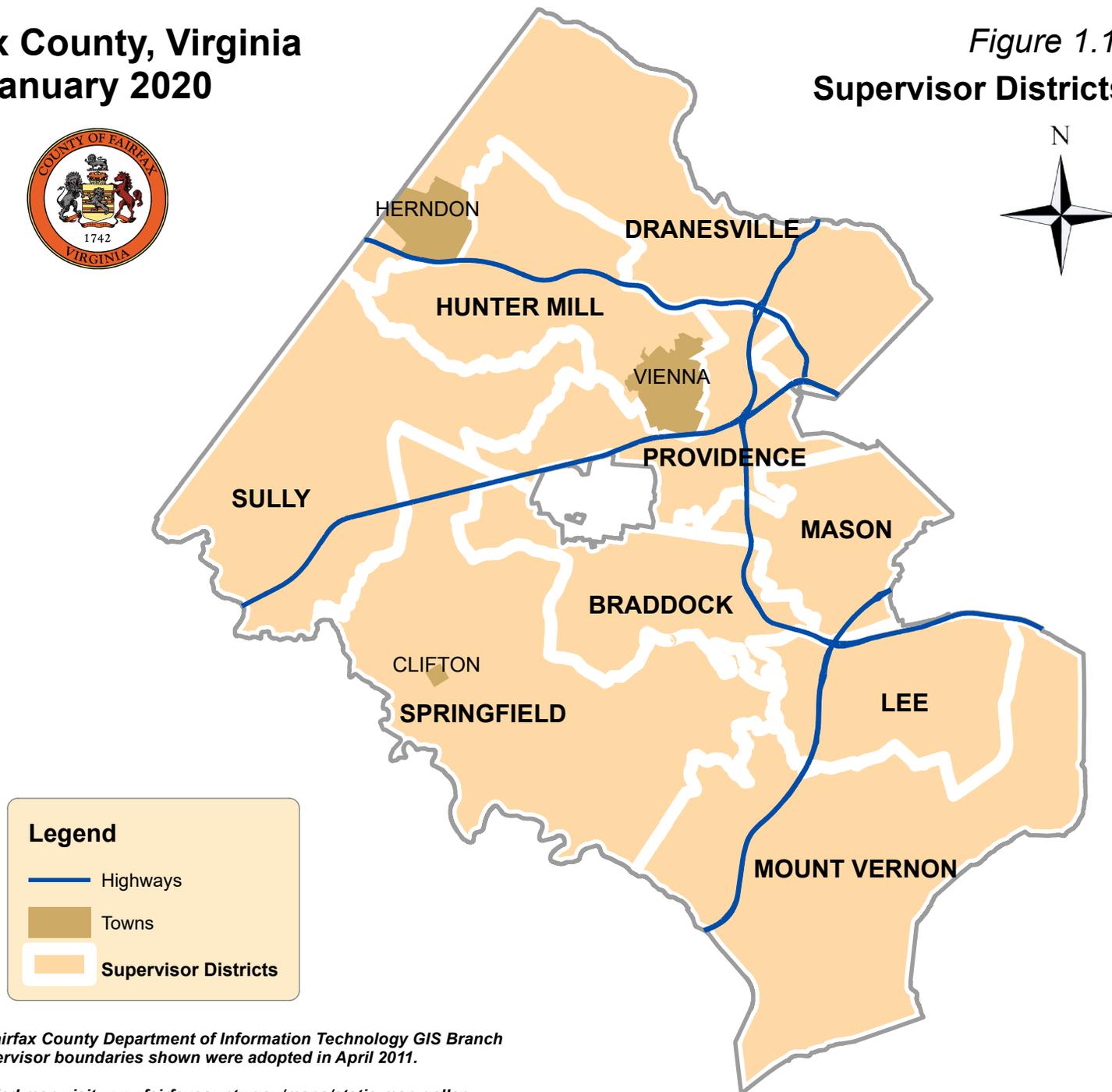
MAP NOTES

The information contained in the *Demographic Reports* is presented in a variety of geographic arrangements -- supervisor districts and towns, planning districts, human services regions, ZIP Codes, sanitary sewersheds, and census tracts. 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 website map gallery at: www.fairfaxcounty.gov/maps/static-map-gallery.

Fairfax County, Virginia January 2020



Figure 1.1
Supervisor Districts and Towns



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

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

Fairfax County, Virginia January 2020



Figure 1.2
Planning Districts



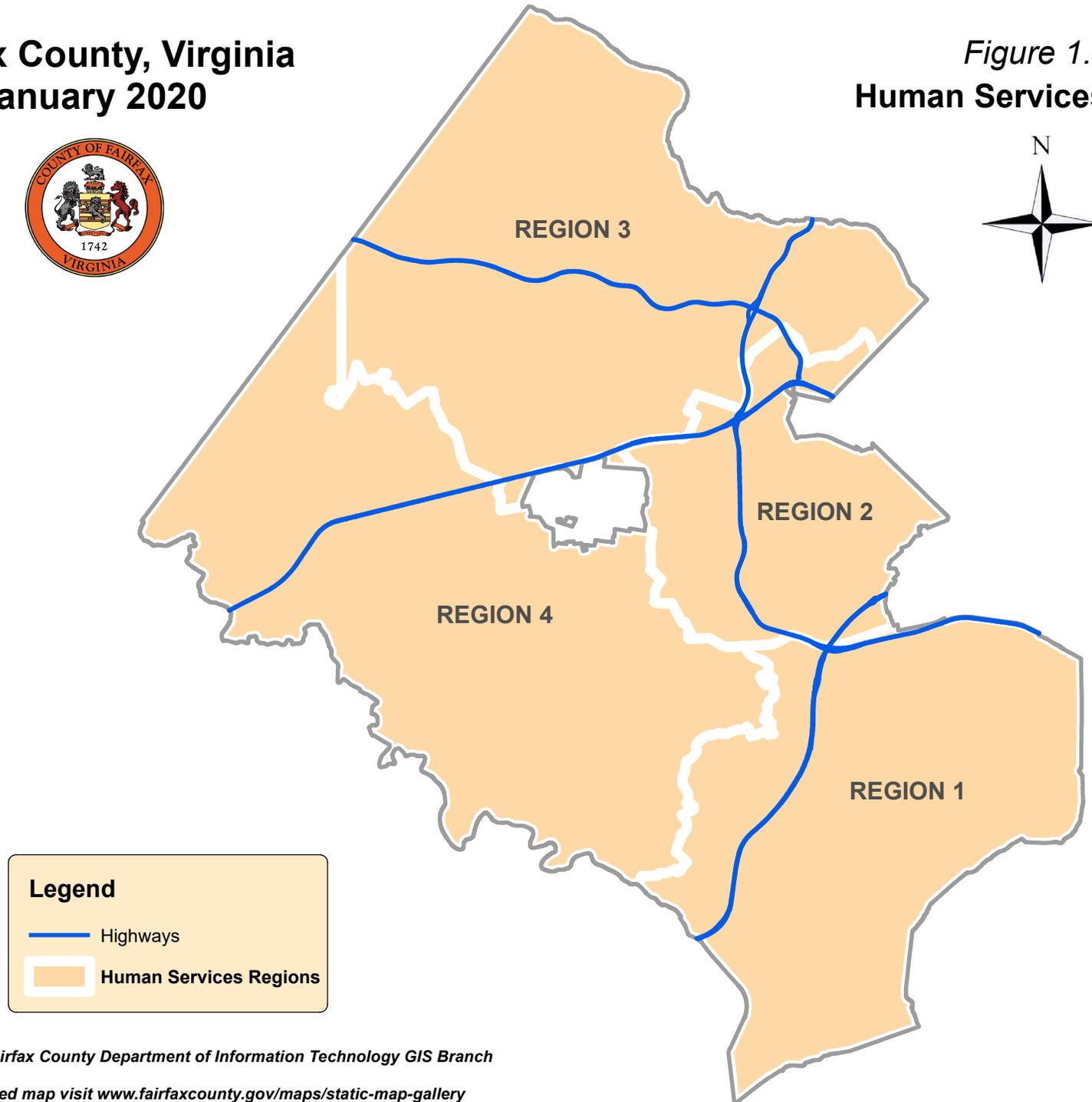
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2020



Figure 1.3
Human Services Regions



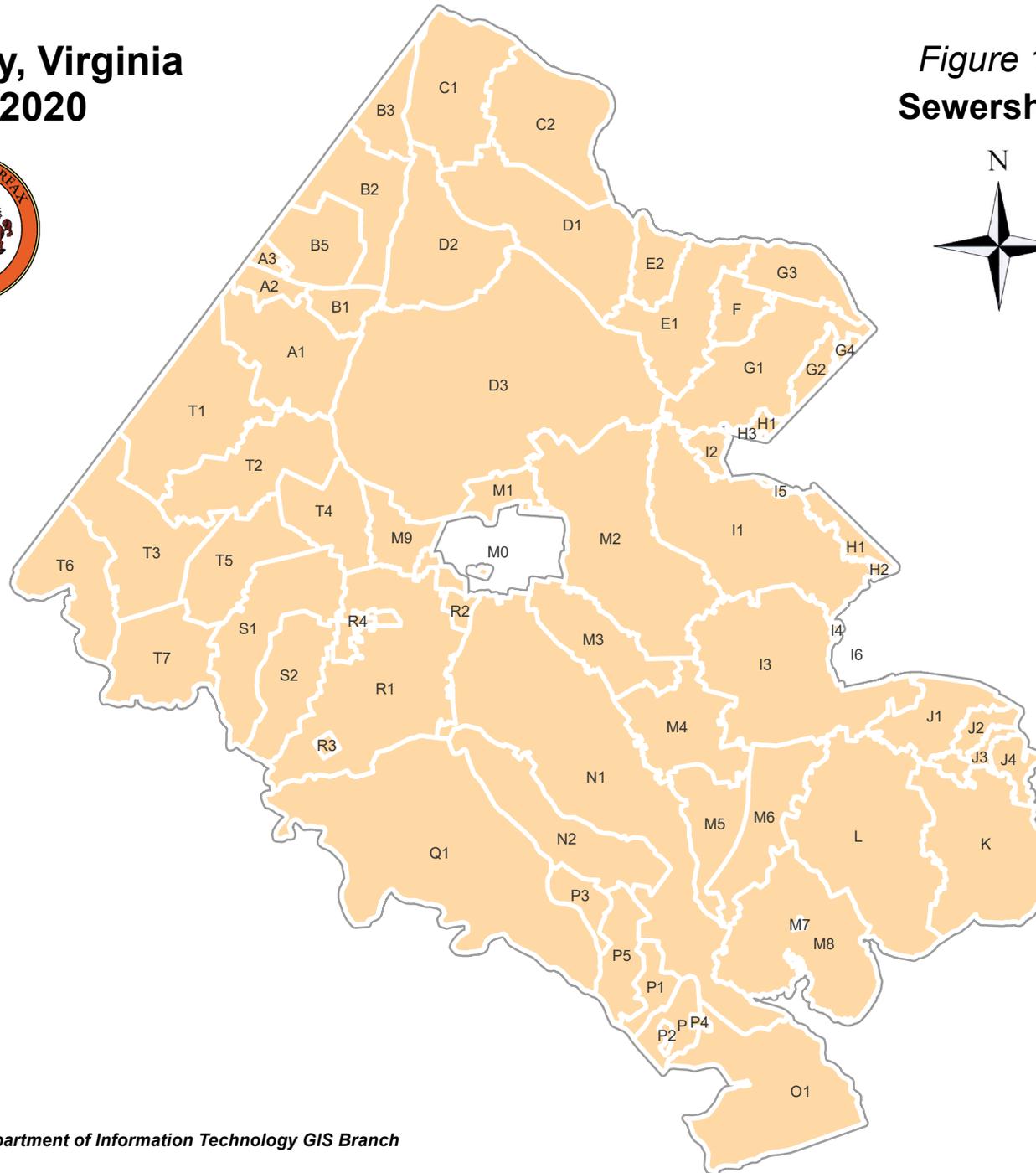
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2020



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

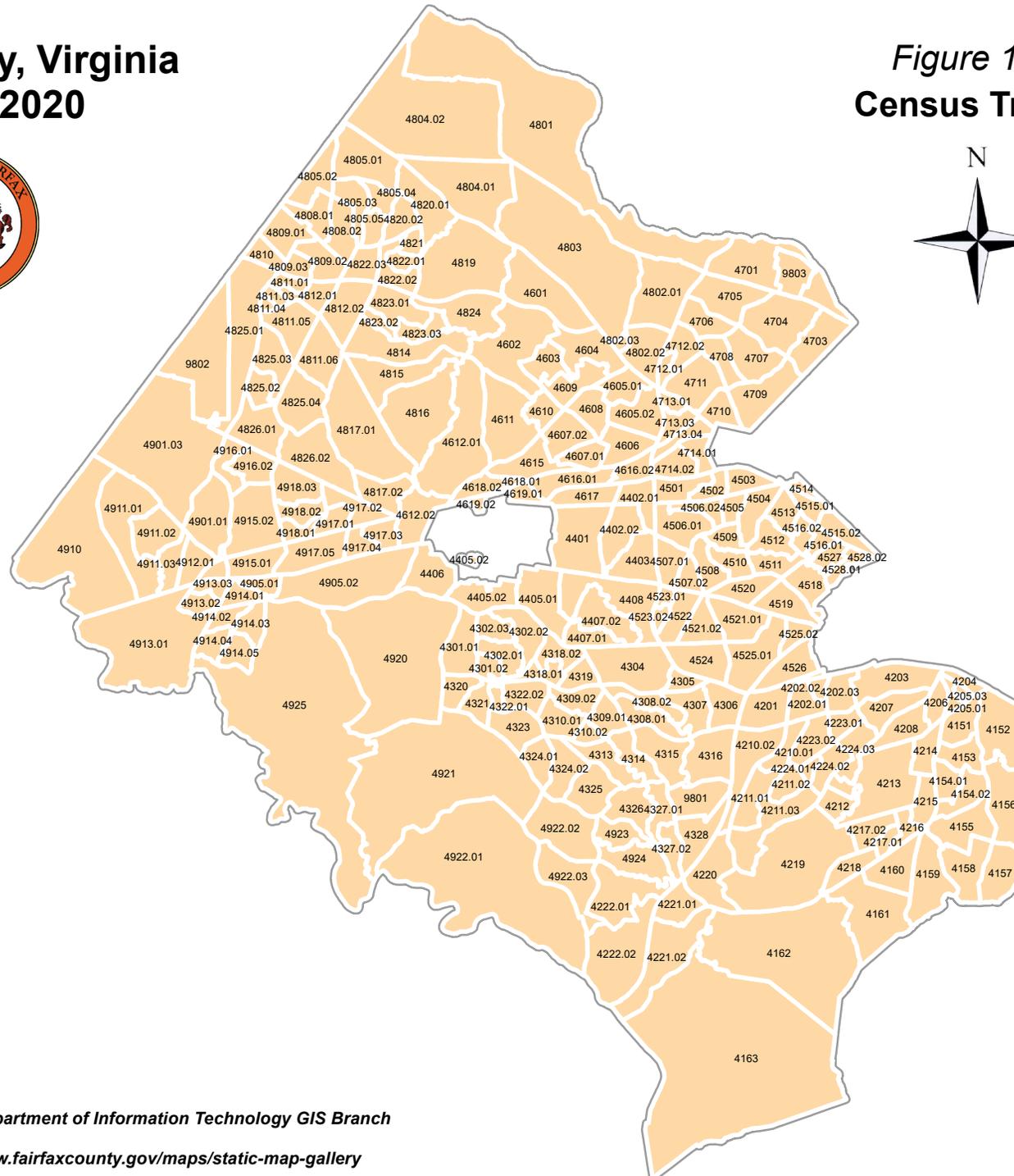
<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon)	Blue Plains
C1	Nichols 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 2020



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 TREND NOTES

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

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 topics 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 2050**

Year		Population			Total Housing Units	Households		
		Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	Estimates	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		1,081,700 ²	9,600	0.9%	396,400	386,100	1,900	0.5%
2015		1,125,400	8,700	0.8%	412,200	403,900	3,600	0.9%
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%
2018		1,152,900	10,000	0.9%	418,300	409,600	3,800	0.9%
2019	1,167,000	14,100	1.2%	421,100	415,300	5,700	1.4%	
2020	1,171,800	4,800	0.4%	424,100	417,500	2,200	0.5%	
2025	Forecasts	1,209,800	7,600	0.6%	441,400	434,100	3,300	0.8%
2030		1,249,100	7,900	0.6%	459,100	451,000	3,400	0.8%
2035		1,282,500	6,700	0.5%	474,200	465,600	2,900	0.6%
2040		1,317,300	7,000	0.5%	489,900	480,700	3,000	0.6%
2045		1,350,600	6,700	0.5%	504,800	495,100	2,900	0.6%
2050		1,385,700	7,000	0.5%	520,500	510,100	3,000	0.6%

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

Department of Management and Budget, Fairfax County, all other estimates; Integrated Parcel Lifecycle System (IPLS) 2020.

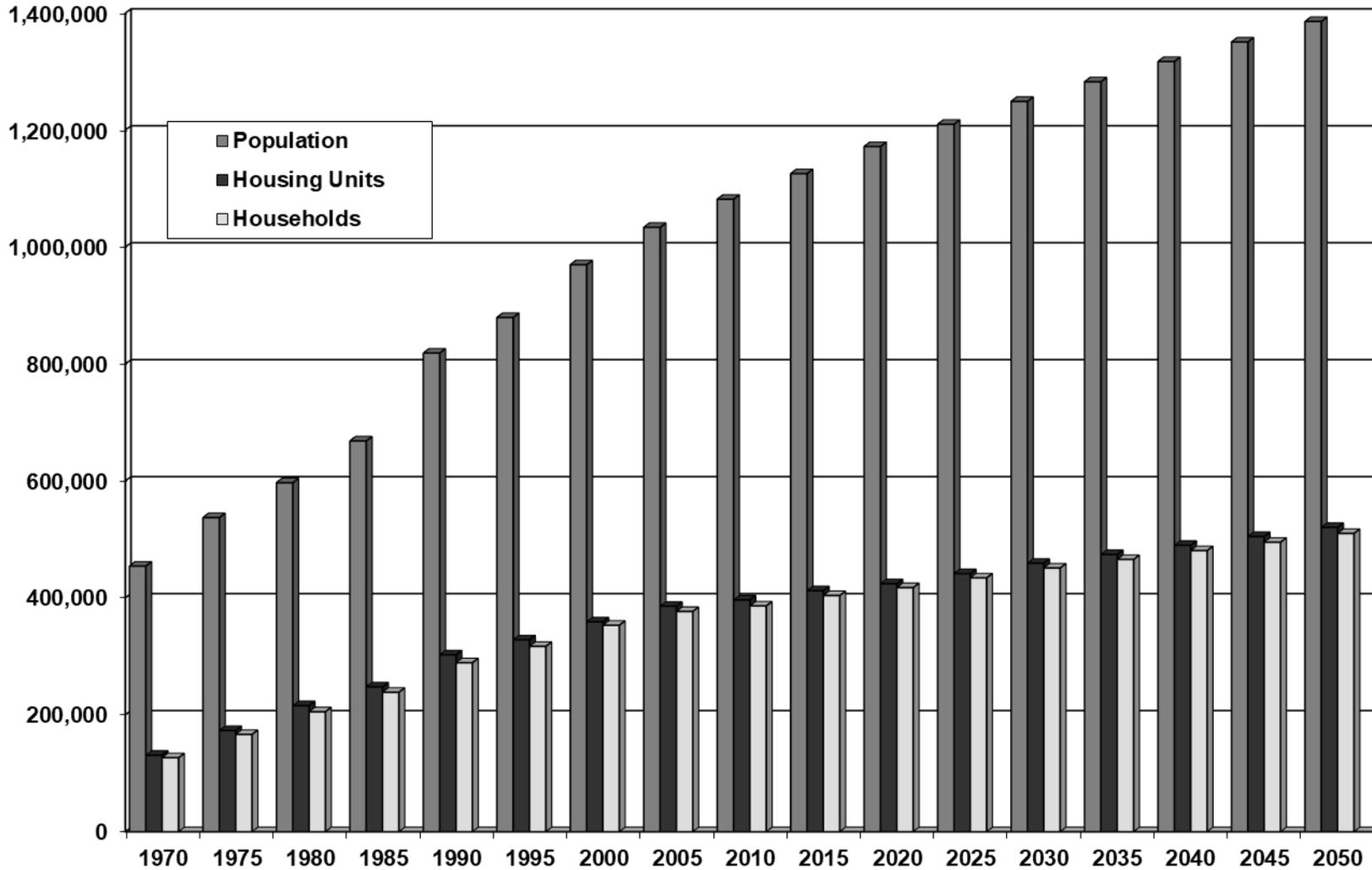
Note: All numbers are rounded to nearest hundred. Households are occupied housing units. Estimates from 1970 to 2020 and forecasts from 2025 to 2050 are shown at five-year intervals.

¹ Datum is 1970 Census total population after 1975 revision.

² Datum is 2010 Census total population after 2013 revision.

FIGURE 2.1

**Estimated and Forecasted
Population, Housing Units and Households
Fairfax County, 1970 through 2050**



Sources: U.S. Bureau of the Census, population 1970, 1980, 1990, 2000 (figures as of April 1) and 2010 (revised figure as of 2013) Decennial Census; housing units and households 1970 and 1980 Decennial Census.

Fairfax County Department of Management and Budget, all other estimates and forecasts; Integrated Parcel Lifecycle System (IPLS) 2020.

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, Decennial Census 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, 2020 through 2040**

Age Group	2020		2025		2030		2035		2040	
	Persons	Percent								
Under 5	73,357	6.3%	71,160	5.9%	76,368	6.1%	80,630	6.3%	82,872	6.3%
5 to 9	70,758	6.0%	79,169	6.5%	76,824	6.2%	81,994	6.4%	87,017	6.6%
10 to 14	81,789	7.0%	68,537	5.7%	76,672	6.1%	73,995	5.8%	79,383	6.0%
15 to 19	75,682	6.5%	81,348	6.7%	68,215	5.5%	75,879	5.9%	73,608	5.6%
20 to 24	68,494	5.8%	76,490	6.3%	82,409	6.6%	68,488	5.3%	76,719	5.8%
25 to 34	154,978	13.2%	162,720	13.4%	181,308	14.5%	197,752	15.4%	188,538	14.3%
35 to 44	169,277	14.4%	174,568	14.4%	170,714	13.7%	178,550	13.9%	198,994	15.1%
45 to 54	163,776	14.0%	158,834	13.1%	163,093	13.1%	167,069	13.0%	163,362	12.4%
55 to 64	149,703	12.8%	144,790	12.0%	137,011	11.0%	132,201	10.3%	135,747	10.3%
65 and Over	164,033	14.0%	192,227	15.9%	216,457	17.3%	225,977	17.6%	231,013	17.5%
Total	1,171,848	100.0%	1,209,842	100.0%	1,249,070	100.0%	1,282,535	100.0%	1,317,252	100.0%

Source: Fairfax County Department of Management and Budget, 2020.

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

TABLE 2.4

**Population of Towns
Fairfax County, 1990 through 2020**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1990	176	16,143	14,852	31,171
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
2018	281	22,050	16,618	38,949
2019	283	22,210	16,934	39,427
2020	287	22,367	17,004	39,658

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

Fairfax County Department of Management and Budget,

1991 through 1999, 2001 through 2009, 2011 through 2020.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 2000, 2010 and 2020**

Race	2000		2010		2020	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	700,765	59.8%
Black	83,098	8.6%	99,218	9.2%	119,528	10.2%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	233,198	19.9%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	3,516	0.3%
Other	79,457	8.2%	110,109	10.2%	114,841	9.8%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,171,848	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	193,355	16.5%

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

Fairfax County Department of Management and Budget, 2020 population; and Census Bureau, 2019 American Community Survey (1-Year), percentages.

* Hispanic persons may be of any race.

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.

* Hispanic persons may be of any race.

Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.

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

TABLE 2.7		
Household and Family Income Distribution Fairfax County, 2019		
Income Level	Percent of Households	Percent of Families
Under \$25,000	6.7%	4.2%
\$25,000 - \$49,999	10.1%	9.1%
\$50,000 - \$74,999	10.6%	7.7%
\$75,000 - \$99,999	11.1%	9.3%
\$100,000 - \$149,999	19.4%	19.0%
\$150,000 - \$199,999	15.2%	16.8%
\$200,000 or More	26.8%	33.7%
Total	100%	100%

Source: U.S. Bureau of the Census, 2019 American Community Survey (1-Year).

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 2019		
Year	Median Household Income	Median Family Income
1991	\$61,000	\$70,000
1995	\$70,000	\$78,000
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
2017	\$118,279	\$136,602
2018	\$122,227	\$142,961
2019	\$128,374	\$151,028

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 (1-Year), 2002 - 2019; 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 2050

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%
2020	196,238	46.3%	101,893	24.0%	125,956	29.7%	424,087	100.0%
2025	197,479	44.7%	104,039	23.6%	139,888	31.7%	441,407	100.0%
2030	199,626	43.5%	105,683	23.0%	153,774	33.5%	459,082	100.0%
2035	201,696	42.5%	105,785	22.3%	166,713	35.2%	474,193	100.0%
2040	203,719	41.6%	106,009	21.6%	180,145	36.8%	489,873	100.0%
2045	205,776	40.8%	106,293	21.1%	192,773	38.2%	504,841	100.0%
2050	208,303	40.0%	106,481	20.5%	205,748	39.5%	520,532	100.0%

Sources: U.S. Bureau of the Census, Decennial Census 1950 through 1980; Fairfax County Department of Management and Budget, 1990 through 2050, Integrated Parcel Lifecycle System (IPLS) 2020.

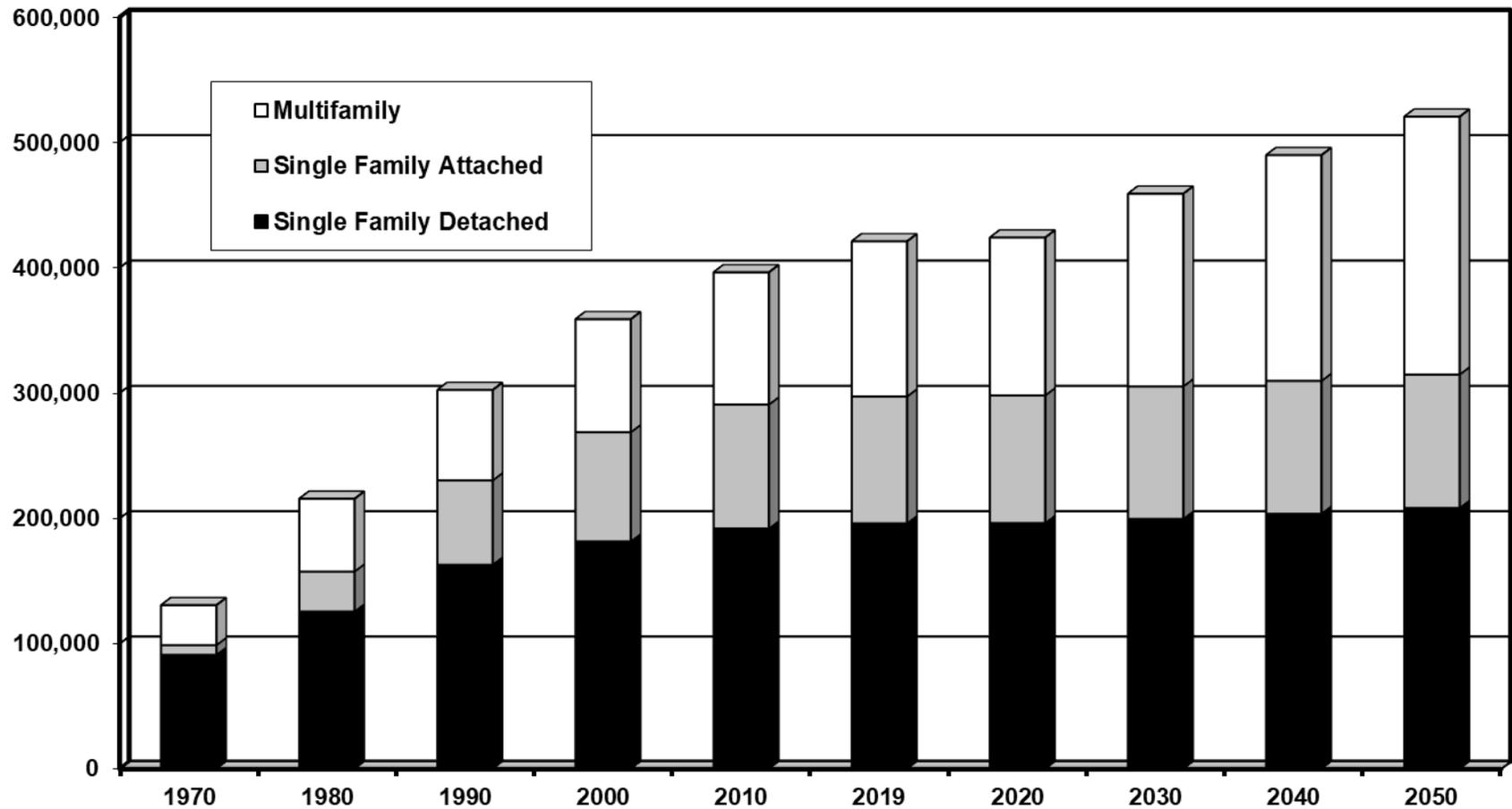
Note: 1950 through 2020 are estimates and 2025 through 2050 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and 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

**Estimated and Forecasted Housing Units
by Type of Structure
Fairfax County, 1970 through 2050**



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Management and Budget, 1990 through 2050, 2020 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 (low-rise), mid-rise and high-rise units.

TABLE 2.10			
Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1988 through 2019			
Year	Total Units	Vacancy Rate	Average Monthly Rent
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
2017	79,473*	5.3%	\$1,788
2018	79,521	5.8%	\$1,798
2019	81,501	6.0%	\$1,877

Source: Fairfax County Department of Management and Budget, 2019.

*The 2017 total rental housing units were adjusted to address some leased properties.

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

TABLE 2.11		
Estimated Median Market Value Owned Housing Units Fairfax County, 1990 through 2020		
Year	Median Market Value	Percent Change
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%
2018	\$519,560	2.7%
2019	\$536,183	3.2%
2020	\$553,970	3.3%

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2020.

TABLE 2.12

**2010 and 2019 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			2019		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
Fairfax County, VA	1,081,699*	103,010	122,189	1,147,532	128,374	151,028
Arlington County, VA	207,627	94,986	116,586	236,842	119,755	160,454
Fauquier County, VA	65,203	85,614	94,402	71,222	104,809	121,366
Loudoun County, VA	312,311	119,540	126,174	413,538	151,800	169,887
Prince William County, VA	402,002	92,655	102,117	470,335	106,861	115,167
Spotsylvania County, VA	122,397	72,217	77,868	136,215	91,073	104,679
Stafford County, VA	128,961	94,317	101,015	152,882	110,446	120,298
Alexandria City, VA	139,993*	77,793	101,064	159,428	103,284	138,441
Anne Arundel County, MD	537,656	81,455	97,974	579,234	101,147	116,535
Calvert County, MD	88,737	88,862	100,397	92,525	112,380	124,633
Charles County, MD	146,551	87,007	95,366	163,257	103,932	114,652
Frederick County, MD	233,385	82,133	95,786	259,547	103,516	116,728
Howard County, MD	287,085	101,771	120,664	325,690	121,618	148,680
Montgomery County, MD	971,777	89,155	108,828	1,050,688	110,389	135,141
Prince George's County, MD	863,420	70,019	80,032	909,327	86,290	100,654
District of Columbia	601,723	60,903	77,514	705,749	92,266	130,291
Berkeley County, WV	104,169	50,724	62,136	119,171	62,370	64,770
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	6,280,697	105,659	126,378
State of Virginia	8,001,024	60,674	72,476	8,535,519	76,456	93,497
United States	308,745,538	50,046	60,609	328,239,523	65,712	80,944

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2019 one-year American Community Survey.

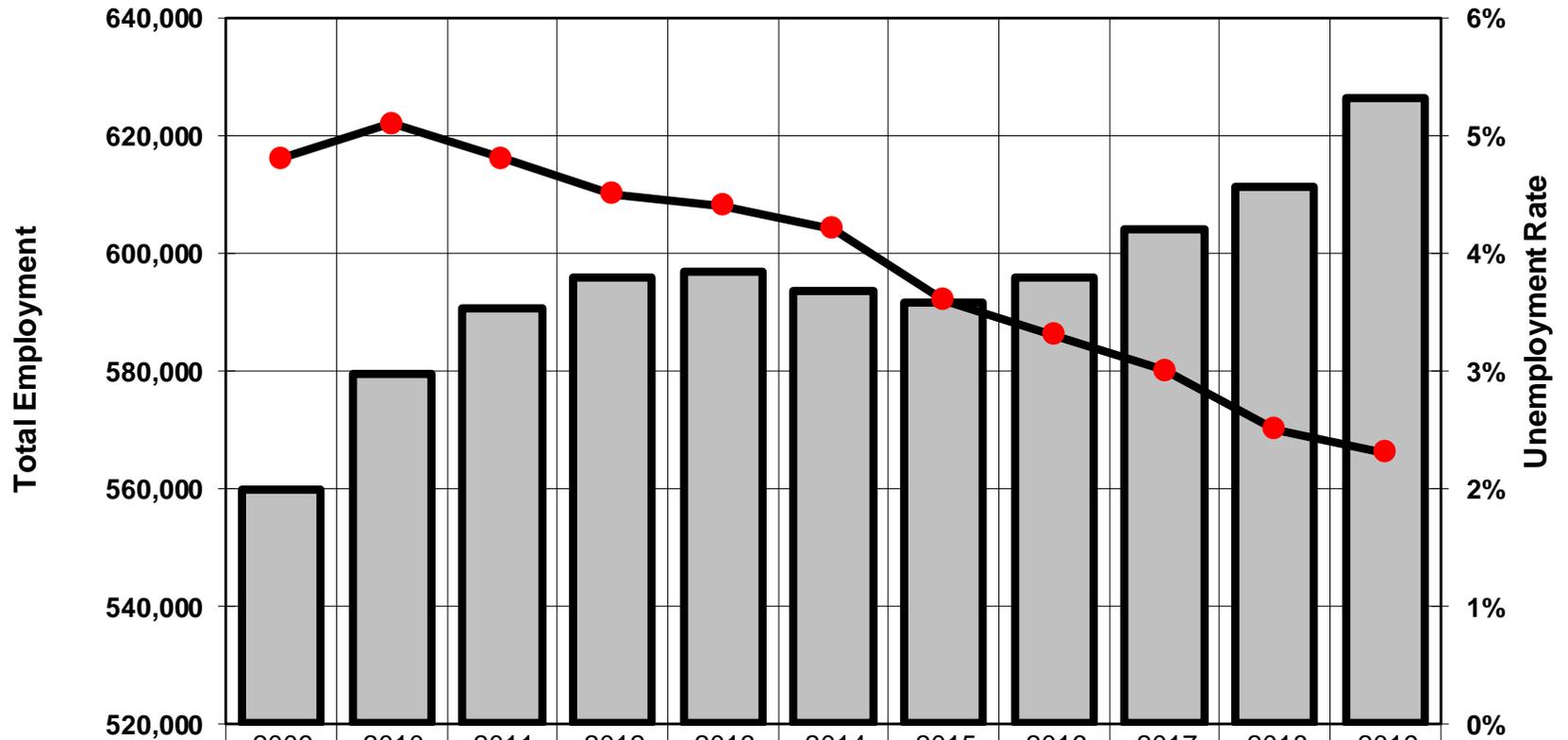
*2010 Census of Population and Housing was revised in 2013 for Fairfax County, Virginia and City of Alexandria, Virginia

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

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, 2009 through 2019**



Total Employment	559,644	579,499	590,687	595,687	596,686	593,460	591,667	595,834	604,061	611,282	626,394
Unemployment Rate	4.8%	5.1%	4.8%	4.5%	4.4%	4.2%	3.6%	3.3%	3.0%	2.5%	2.3%

Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of March 6, 2021.

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 unit and household 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.

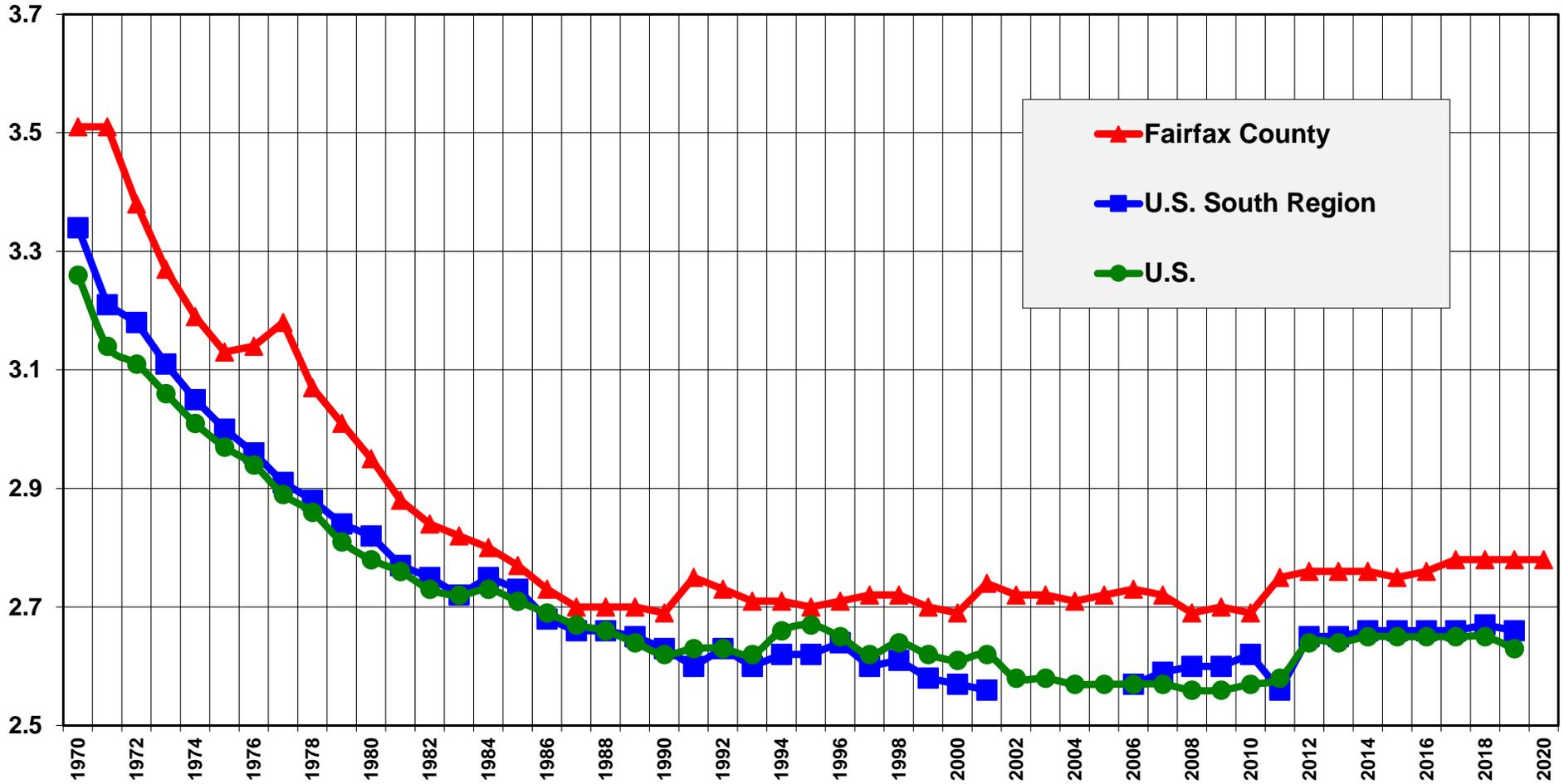
For detailed methodology, please refer to Appendix A.

Table 3.1
Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2020

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	2.54		2.93	0.71	1.52	0.90
Baileys	2.84	3.03	2.44		2.60	0.75	5.94	4.07
Bull Run	3.32	3.10	2.15	2.64	2.99	0.23	3.35	0.87
Fairfax	3.13	2.73	2.20	3.33	2.64	0.76	2.62	1.58
Jefferson	2.93	2.70	2.31		2.59	0.61	3.77	2.22
Lincolnia	2.75	2.79	2.84		2.80	0.80	2.40	1.45
Lower Potomac	3.46	3.29	2.28		3.13	0.71	4.02	1.53
McLean	2.93	2.60	1.86		2.50	1.46	5.64	3.06
Mount Vernon	2.87	2.93	2.13	2.78	2.59	0.71	3.37	1.78
Pohick	3.14	3.03	1.81		3.06	0.39	1.24	0.42
Rose Hill	2.86	2.73	1.89		2.61	0.48	3.02	1.04
Springfield	3.22	2.94	2.05		2.88	0.56	2.62	1.00
Upper Potomac	3.17	2.82	1.96		2.70	0.31	4.86	1.79
Vienna	3.02	3.04	2.34		2.91	0.88	1.91	1.06
Fairfax County	3.08	2.94	2.16	2.79	2.78	0.58	3.89	1.56

Source: Fairfax County Department of Management and Budget, 2020.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1970 through 2020



Sources: U.S. Bureau of the Census; Fairfax County Department of Management and Budget, 2020.

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 2020	
Type	Total
Fort Belvoir Barracks	404
George Mason University	5,995
Correctional Institutions	804
Other*	5,012
Total	12,215

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Management and Budget, 2020.

*Includes nursing homes, assistant living units (without full kitchen), shelters and half-way houses.

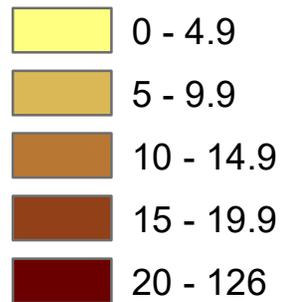
Fairfax County, Virginia January 2020



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



Persons Per Acre



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

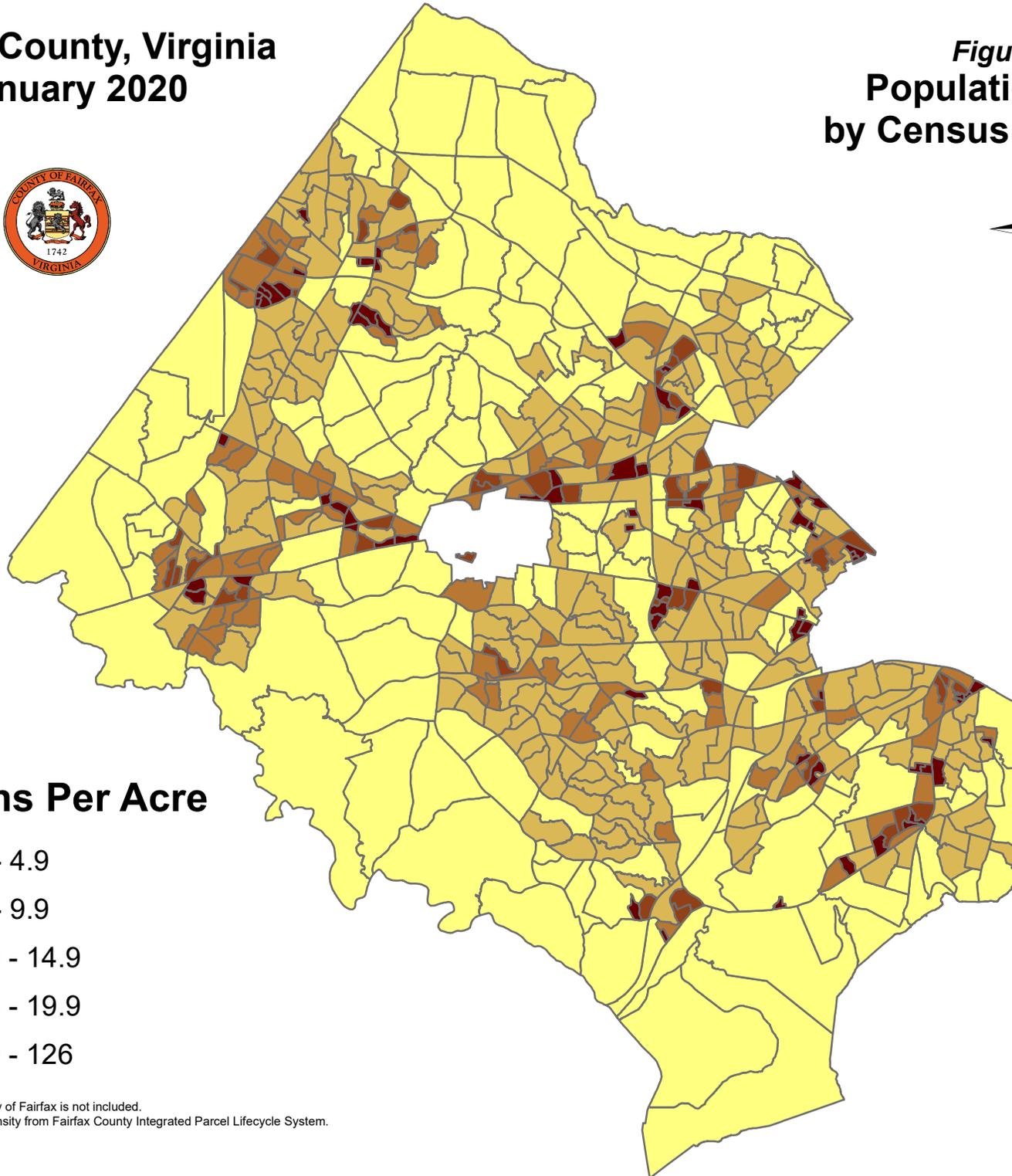


Table 3.3

**2020 Population, Housing Units and Households by Supervisor District
Fairfax County, January 2020**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	124,820	41,776	41,457	17,389	7.2	27.17	4,594
Dranesville 1/	128,611	45,159	44,556	40,733	3.2	63.65	2,021
Hunter Mill 2/	133,781	53,254	52,164	24,001	5.6	37.50	3,568
Lee	125,733	45,283	44,651	17,261	7.3	26.97	4,662
Mason	116,549	43,004	41,957	14,213	8.2	22.21	5,248
Mount Vernon	133,380	49,451	48,775	47,242	2.8	73.82	1,807
Providence	146,200	58,829	57,276	17,065	8.6	26.66	5,484
Springfield 3/	125,437	42,900	42,514	46,427	2.7	72.54	1,729
Sully	137,336	44,431	44,114	36,000	3.8	56.25	2,442
Fairfax County	1,171,848	424,087	417,464	260,331	4.5	406.77	2,881

Table 3.4

**2020 Population, Housing Units and Households by Town
Fairfax County, January 2020**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	287	89	89	159	1.8	0.25	1,147
Town of Herndon	22,367	8,025	7,925	2,739	8.2	4.28	5,226
Town of Vienna	17,004	5,655	5,618	2,816	6.0	4.40	3,865
Towns Total	39,658	13,769	13,633	5,715	6.9	8.93	4,441

Source: Fairfax County Department of Management and Budget, 2020.

Note: Household are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 3.5

**2020 Population, Housing Units and Households by Planning District
Fairfax County, January 2020**

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	76,413	26,070	25,835	11,947	6.4	18.67	4,093
Baileys	45,157	17,984	17,252	4,049	11.2	6.33	7,134
Bull Run	134,100	45,065	44,670	32,002	4.2	50.00	2,682
Fairfax	78,569	27,559	27,118	12,977	8.8	20.28	3,874
Jefferson	61,219	24,157	23,620	6,337	9.7	9.90	6,184
Lincolnia	19,385	7,001	6,899	2,055	9.4	3.21	6,039
Lower Potomac	41,196	13,130	12,929	29,271	1.4	45.74	901
McLean	81,109	33,175	32,160	19,335	4.2	30.21	2,685
Mount Vernon	101,153	39,614	38,911	14,401	7.0	22.50	4,496
Pohick 1/	143,296	46,900	46,705	48,947	2.9	76.48	1,874
Rose Hill	54,060	20,920	20,703	9,121	5.9	14.25	3,794
Springfield	57,845	20,171	19,969	10,433	5.5	16.30	3,549
Upper Potomac 2/	204,974	76,938	75,559	47,487	4.3	74.20	2,762
Vienna 3/	73,373	25,403	25,134	11,982	6.1	18.72	3,919
Fairfax County	1,171,848	424,087	417,464	260,343	4.5	406.79	2,881

Source: Fairfax County Department of Management and Budget, 2020.

Note: Household are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities 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

**2020 Population, Housing Units and Households by Human Services Region
Fairfax County, January 2020**

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	261,849	95,554	94,246	64,102	4.1	100.16	2,614
Region 2	252,579	93,323	91,420	31,091	8.1	48.58	5,199
Region 3 1/	340,830	130,286	127,738	78,834	4.3	123.18	2,767
Region 4 2/	316,590	104,924	104,060	86,354	3.7	134.93	2,346
Fairfax County	1,171,848	424,087	417,464	260,380	4.5	406.84	2,880

Source: Fairfax County Department of Management and Budget, 2020.

Note: Household are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities 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
2020 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2020

ZIP Code	Population	Housing Units	Households
20120	44,018	14,468	14,346
20121	30,760	10,276	10,208
20124	16,096	4,955	4,940
20151	22,618	6,897	6,872
20152	3	1	1
20164	4	1	1
20170	40,578	13,949	13,814
20171	54,220	19,534	19,243
20190	21,854	11,639	11,264
20191	30,672	12,562	12,124
20194	14,545	5,859	5,804
22003	57,454	19,788	19,576
22015	44,251	14,837	14,799
22027	2,353	737	729
22030	42,395	13,521	13,278
22031	34,082	12,691	12,394
22032	29,315	9,645	9,594
22033	40,709	16,116	15,845
22035	561	270	262
22039	19,252	6,115	6,071
22041	27,351	10,899	10,333
22042	33,465	12,488	12,268
22043	25,662	9,652	9,508
22044	11,192	4,615	4,560
22046	5,370	2,088	2,070
22060	11,343	3,314	3,249

(Continued)

Table 3.7
2020 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2020

ZIP Code	Population	Housing Units	Households
22066	19,495	5,834	5,813
22067	169		
22079	36,485	12,108	11,964
22101	30,932	11,520	11,326
22102	29,799	14,311	13,637
22124	19,027	6,651	6,609
22150	28,772	9,382	9,257
22151	17,695	5,812	5,789
22152	28,869	10,349	10,280
22153	33,338	10,855	10,818
22180	27,887	10,108	9,910
22181	15,820	5,517	5,461
22182	29,501	10,242	10,133
22203	324	150	147
22204	47	14	14
22206	7	2	2
22207	138	49	48
22213	14	5	5
22302	1,383	649	556
22303	16,152	8,270	8,066
22304	356	148	148
22306	31,939	12,343	12,046
22307	11,022	4,725	4,683
22308	13,785	4,863	4,836
22309	34,730	11,756	11,615
22310	29,707	11,027	10,920
22311	1,669	614	606

(Continued)

Table 3.7

**2020 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2020**

ZIP Code	Population	Housing Units	Households
22312	23,935	8,502	8,385
22315	28,731	11,364	11,238
Fairfax County	1,171,848	424,087	417,464

Source: Fairfax County Department of Management and Budget, 2020.

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. Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

Table 3.8

**2020 Population, Housing Units and Households by Sewershed
Fairfax County, January 2020**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	34,552	11,599	11,506	4,870	7.1	7.61	4,540
A2	11,995	5,155	5,009	813	14.7	1.27	9,445
A3	4,390	1,696	1,677	310	14.2	0.48	9,147
B1	6,398	2,168	2,126	1,138	5.6	1.78	3,594
B2	25,380	9,945	9,794	3,579	7.1	5.59	4,540
B3	3,029	861	861	1,702	1.8	2.66	1,139
B5	22,363	8,024	7,924	2,770	8.1	4.33	5,165
C1	3,751	1,109	1,108	4,932	0.8	7.71	486
C2	3,896	1,267	1,264	5,434	0.7	8.49	459
D1	10,587	3,179	3,156	6,746	1.6	10.54	1,004
D2	27,939	13,361	12,817	5,328	5.2	8.33	3,354
D3	84,781	31,345	30,894	22,942	3.7	35.85	2,365
E1	21,855	10,937	10,369	4,172	5.2	6.52	3,352
E2	2,150	653	648	1,511	1.4	2.36	911
F	8,157	3,225	3,157	1,289	6.3	2.01	4,058
G1	37,192	13,872	13,647	5,564	6.7	8.69	4,280
G2	3,500	1,359	1,345	747	4.7	1.17	2,992
G3	2,235	753	733	2,159	1.0	3.37	663
G4	992	347	344	185	5.4	0.29	3,422
H1	15,169	6,260	5,938	1,195	14.4	1.50	8,112
H2	6,663	3,534	3,367	105	63.3	0.16	41,643
H3	954	349	344	89	10.7	0.14	6,811
I1	76,461	28,311	27,684	9,109	8.4	14.23	5,373
I2	3,613	1,304	1,292	614	5.9	0.96	3,764
I3	64,092	21,723	21,453	9,274	6.9	14.49	4,423
I4	242	79	78	59	4.1	0.09	2,693

(Continued)

Table 3.8

**2020 Population, Housing Units and Households by Sewershed
Fairfax County, January 2020**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I5	989	325	319	97	10.2	0.15	6,590
I6	6	2	2	1,656	0.0	2.59	2
J1	22,544	9,498	9,317	2,558	8.8	4.00	5,636
J2	8,004	3,856	3,769	747	10.7	1.17	6,841
J3	6,099	2,286	2,235	716	8.5	1.12	5,446
J4	3,986	2,128	2,106	838	4.8	1.31	3,042
K	48,672	17,893	17,609	6,870	7.1	10.73	4,536
L	53,771	20,220	19,977	9,832	5.5	15.36	3,501
M0	6,846	1,944	1,915	4,530	1.5	7.08	967
M1	13,076	5,131	5,062	1,174	11.1	1.84	7,106
M2	84,380	30,076	29,615	10,326	8.2	16.13	5,231
M3	19,828	6,472	6,445	3,411	5.8	5.33	3,720
M4	22,310	7,944	7,885	4,013	5.6	6.27	3,558
M5	12,035	4,520	4,478	2,744	4.4	4.29	2,805
M6	20,364	7,370	7,289	3,709	5.5	5.79	3,517
M7	1,042	406	388	36	29.1	0.06	17,369
M8	9,393	2,708	2,661	7,288	1.3	11.39	825
M9	18,243	8,334	8,186	1,708	10.7	2.67	6,832
N1	130,447	41,048	40,846	17,237	7.6	26.93	4,844
N2	19,118	6,219	6,196	4,967	3.8	7.76	2,464
O1	1,451	501	489	7,586	0.2	11.85	122
P	191	60	59	1,295	0.1	2.02	94
P1	2,494	832	818	1,065	2.3	1.66	1,502
P2	524	181	177	119	4.4	0.19	2,760
P3	3,878	1,163	1,155	1,063	3.6	1.66	2,336
P4	217	75	73	96	2.3	0.15	1,448

(Continued)

Table 3.8

**2020 Population, Housing Units and Households by Sewershed
Fairfax County, January 2020**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P5	1,153	363	356	2,065	0.6	3.23	357
Q1	7,935	2,603	2,601	16,528	0.5	25.83	307
R1	9,078	2,881	2,820	9,979	0.9	15.59	582
R2	870	290	281	392	2.2	0.61	1,426
R3	287	89	89	159	1.8	0.25	1,147
R4	1,020	325	318	621	1.6	0.97	1,052
S1	35,068	11,308	11,268	4,997	7.0	7.81	4,490
S2	1,282	398	398	3,284	0.4	5.13	250
T1	7,833	2,733	2,711	6,438	1.2	10.06	779
T2	28,099	8,675	8,632	4,740	5.9	7.41	3,792
T3	19,372	5,866	5,857	5,264	3.7	8.22	2,357
T4	27,897	11,514	11,265	2,844	9.8	4.44	6,283
T5	30,178	10,615	10,456	3,557	8.5	5.56	5,428
T6	901	250	249	3,707	0.2	5.79	156
T7	8,630	2,570	2,556	3,789	2.3	5.92	1,458
Fairfax County	1,171,848	424,087	417,464	260,681	4.5	407.31	2,877

Source: Fairfax County Department of Management and Budget 2020.

Note: Household are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,724	1,303	1,290	590	6.3	0.92	4,040
4152	3,361	1,945	1,926	1,246	2.7	1.95	1,727
4153	4,191	1,496	1,484	530	7.9	0.83	5,061
4154.01	4,796	2,140	2,071	400	12.0	0.62	7,677
4154.02	2,725	1,138	1,130	592	4.6	0.92	2,946
4155	6,389	2,278	2,254	960	6.7	1.50	4,257
4156	2,765	1,075	1,060	1,129	2.4	1.76	1,567
4157	4,148	1,375	1,371	856	4.8	1.34	3,100
4158	4,867	1,736	1,734	939	5.2	1.47	3,318
4159	3,277	1,208	1,201	1,202	2.7	1.88	1,745
4160	6,072	2,029	2,002	850	7.1	1.33	4,572
4161	3,912	1,508	1,498	1,833	2.1	2.86	1,366
4162	6,212	1,519	1,486	5,694	1.1	8.90	698
4163	2,367	817	797	12,803	0.2	20.01	118
4201	4,019	1,169	1,157	912	4.4	1.43	2,819
4202.01	3,742	1,302	1,290	472	7.9	0.74	5,069
4202.02	2,140	1,066	1,037	162	13.2	0.25	8,474
4202.03	2,827	973	969	497	5.7	0.78	3,642
4203	6,304	2,164	2,155	1,098	5.7	1.72	3,674
4204	3,715	2,427	2,337	215	17.3	0.34	11,067
4205.01	1,574	1,004	995	23	69.2	0.04	44,298
4205.02	1,758	1,036	1,013	75	23.4	0.12	14,991
4205.03	3,544	1,693	1,629	184	19.3	0.29	12,328
4206	4,929	2,000	1,973	340	14.5	0.53	9,276
4207	4,257	1,449	1,437	709	6.0	1.11	3,842
4208	3,832	1,199	1,190	677	5.7	1.06	3,621
4210.01	3,073	1,030	1,022	434	7.1	0.68	4,528

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4210.02	5,184	2,084	2,032	1,114	4.7	1.74	2,977
4211.01	6,108	2,183	2,169	710	8.6	1.11	5,509
4211.02	3,802	1,529	1,507	388	9.8	0.61	6,267
4211.03	5,779	2,198	2,192	1,224	4.7	1.91	3,021
4212	1,937	689	688	405	4.8	0.63	3,062
4213	3,867	1,461	1,457	1,984	1.9	3.10	1,247
4214	7,460	2,994	2,865	470	15.9	0.73	10,156
4215	7,011	2,412	2,358	449	15.6	0.70	9,990
4216	6,133	1,973	1,955	284	21.6	0.44	13,834
4217.01	4,746	1,421	1,385	209	22.7	0.33	14,550
4217.02	4,687	1,266	1,263	496	9.4	0.78	6,043
4218	5,922	2,358	2,318	488	12.1	0.76	7,764
4219	3,379	1,022	1,004	3,677	0.9	5.75	588
4220	4,245	1,504	1,490	1,095	3.9	1.71	2,482
4221.01	7,337	2,587	2,553	610	12.0	0.95	7,702
4221.02	6,771	2,123	2,095	1,686	4.0	2.63	2,570
4222.01	4,635	1,426	1,412	1,281	3.6	2.00	2,316
4222.02	6,504	2,200	2,162	2,119	3.1	3.31	1,965
4223.01	3,071	1,345	1,330	324	9.5	0.51	6,075
4223.02	5,846	2,546	2,524	608	9.6	0.95	6,151
4224.01	2,076	1,126	1,071	138	15.0	0.22	9,606
4224.02	5,469	2,110	2,090	468	11.7	0.73	7,483
4224.03	2,599	1,019	1,019	542	4.8	0.85	3,066
4301.01	4,718	1,547	1,545	838	5.6	1.31	3,604
4301.02	2,877	1,051	1,049	259	11.1	0.40	7,111
4302.01	4,684	1,426	1,425	494	9.5	0.77	6,064
4302.02	5,167	1,641	1,638	721	7.2	1.13	4,585

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4302.03	2,737	902	901	387	7.1	0.61	4,522
4304	7,376	2,321	2,319	1,493	4.9	2.33	3,161
4305	1,670	571	571	280	6.0	0.44	3,823
4306	7,670	1,811	1,799	652	11.8	1.02	7,533
4307	2,874	929	926	646	4.5	1.01	2,849
4308.01	4,306	1,514	1,510	606	7.1	0.95	4,547
4308.02	3,859	1,812	1,776	499	7.7	0.78	4,954
4309.01	4,330	1,415	1,408	475	9.1	0.74	5,832
4309.02	3,503	1,090	1,086	493	7.1	0.77	4,548
4310.01	4,749	1,586	1,582	571	8.3	0.89	5,321
4310.02	2,156	752	750	206	10.5	0.32	6,700
4313	4,221	1,415	1,406	672	6.3	1.05	4,022
4314	4,673	1,462	1,459	551	8.5	0.86	5,424
4315	5,439	2,026	2,019	958	5.7	1.50	3,632
4316	9,026	3,389	3,343	1,064	8.5	1.66	5,428
4318.01	4,335	1,441	1,436	370	11.7	0.58	7,489
4318.02	3,436	1,042	1,039	477	7.2	0.75	4,607
4319	3,327	1,055	1,054	393	8.5	0.61	5,425
4320	3,375	1,127	1,124	456	7.4	0.71	4,732
4321	3,713	1,448	1,443	408	9.1	0.64	5,820
4322.01	1,827	851	845	145	12.6	0.23	8,059
4322.02	4,736	1,614	1,611	614	7.7	0.96	4,939
4323	5,515	1,747	1,743	741	7.4	1.16	4,762
4324.01	3,643	1,179	1,178	490	7.4	0.77	4,754
4324.02	5,289	1,658	1,658	713	7.4	1.11	4,749
4325	5,889	1,883	1,879	820	7.2	1.28	4,595
4326	5,263	1,588	1,585	768	6.9	1.20	4,385

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4327.01	3,284	1,094	1,092	500	6.6	0.78	4,205
4327.02	4,341	1,507	1,496	425	10.2	0.66	6,536
4328	2,265	773	771	831	2.7	1.30	1,745
4401	8,183	2,737	2,696	1,520	5.4	2.38	3,445
4402.01	5,050	2,172	2,085	550	9.2	0.86	5,880
4402.02	6,169	2,207	2,173	807	7.6	1.26	4,894
4403	2,768	954	943	812	3.4	1.27	2,182
4405.01	5,087	1,655	1,639	1,102	4.6	1.72	2,955
4405.02	8,740	634	614	820	10.7	1.28	6,821
4406	3,276	953	950	863	3.8	1.35	2,430
4407.01	2,813	979	976	458	6.1	0.72	3,926
4407.02	5,367	1,807	1,807	865	6.2	1.35	3,970
4408	6,514	2,224	2,201	1,594	4.1	2.49	2,615
4501	5,301	2,256	2,197	527	10.1	0.82	6,440
4502	4,250	1,330	1,326	328	12.9	0.51	8,281
4503	5,780	2,104	2,054	434	13.3	0.68	8,518
4504	2,762	949	938	611	4.5	0.96	2,891
4505	2,917	885	883	257	11.4	0.40	7,267
4506.01	3,811	1,406	1,400	819	4.7	1.28	2,978
4506.02	4,334	1,853	1,809	329	13.2	0.51	8,430
4507.01	3,311	1,078	1,068	507	6.5	0.79	4,181
4507.02	4,357	1,471	1,446	304	14.3	0.47	9,175
4508	3,473	1,206	1,195	502	6.9	0.78	4,428
4509	1,749	603	599	357	4.9	0.56	3,135
4510	2,703	898	896	433	6.2	0.68	3,994
4511	2,243	830	826	461	4.9	0.72	3,112
4512	1,688	651	648	529	3.2	0.83	2,042

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4513	2,261	925	915	438	5.2	0.68	3,305
4514	2,644	1,212	1,192	126	21.0	0.20	13,420
4515.01	5,683	2,249	2,225	314	18.1	0.49	11,600
4515.02	5,415	2,265	1,997	442	12.3	0.69	7,842
4516.01	5,428	1,580	1,523	239	22.7	0.37	14,553
4516.02	2,614	1,137	1,025	272	9.6	0.42	6,160
4518	3,462	1,128	1,120	585	5.9	0.91	3,786
4519	6,685	2,348	2,310	688	9.7	1.08	6,218
4520	2,915	1,127	1,120	573	5.1	0.89	3,257
4521.01	5,253	1,699	1,649	835	6.3	1.30	4,027
4521.02	3,183	1,050	1,037	577	5.5	0.90	3,532
4522	6,356	2,160	2,147	578	11.0	0.90	7,043
4523.01	3,566	1,475	1,462	137	26.1	0.21	16,690
4523.02	5,051	1,722	1,691	149	33.8	0.23	21,643
4524	6,988	2,380	2,362	898	7.8	1.40	4,980
4525.01	3,805	1,310	1,304	1,210	3.1	1.89	2,012
4525.02	5,396	1,600	1,566	301	17.9	0.47	11,467
4526	6,249	2,691	2,663	750	8.3	1.17	5,330
4527	5,884	1,985	1,935	318	18.5	0.50	11,838
4528.01	4,591	2,530	2,363	286	16.1	0.45	10,287
4528.02	3,244	1,492	1,483	31	104.6	0.05	66,959
4601	4,635	1,469	1,464	1,627	2.8	2.54	1,823
4602	4,184	1,340	1,333	2,013	2.1	3.15	1,330
4603	2,919	967	963	557	5.2	0.87	3,353
4604	5,084	2,013	1,999	999	5.1	1.56	3,258
4605.01	2,674	877	872	554	4.8	0.87	3,091
4605.02	8,601	2,801	2,772	859	10.0	1.34	6,405

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4606	4,040	1,350	1,322	694	5.8	1.08	3,724
4607.01	3,692	1,154	1,148	422	8.7	0.66	5,599
4607.02	4,699	1,584	1,568	698	6.7	1.09	4,306
4608	3,513	1,174	1,163	600	5.9	0.94	3,748
4609	2,589	876	874	676	3.8	1.06	2,451
4610	2,511	867	865	416	6.0	0.65	3,865
4611	7,672	2,593	2,549	1,607	4.8	2.51	3,055
4612.01	4,906	1,560	1,545	2,509	2.0	3.92	1,252
4612.02	6,430	2,801	2,751	820	7.8	1.28	5,021
4615	7,131	2,557	2,542	794	9.0	1.24	5,750
4616.01	8,042	3,057	2,990	696	11.6	1.09	7,396
4616.02	8,174	3,883	3,684	402	20.4	0.63	13,027
4617	7,156	2,585	2,563	573	12.5	0.90	7,992
4618.01	1,090	542	539	77	14.2	0.12	9,057
4618.02	5,643	2,404	2,381	397	14.2	0.62	9,087
4619.01	4,116	1,414	1,373	226	18.2	0.35	11,669
4619.02	1,703	594	578	116	14.7	0.18	9,405
4701	2,886	971	946	1,874	1.5	2.93	986
4703	3,349	1,170	1,159	869	3.9	1.36	2,467
4704	4,610	1,739	1,712	1,424	3.2	2.23	2,072
4705	5,835	2,351	2,298	1,033	5.6	1.61	3,615
4706	3,204	1,185	1,165	601	5.3	0.94	3,412
4707	5,354	1,892	1,860	877	6.1	1.37	3,906
4708	3,071	1,164	1,151	488	6.3	0.76	4,025
4709	7,642	2,899	2,856	1,090	7.0	1.70	4,488
4710	2,174	867	857	464	4.7	0.73	2,999
4711	7,148	2,456	2,404	958	7.5	1.50	4,776

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4712.01	2,714	1,571	1,435	180	15.0	0.28	9,625
4712.02	5,545	2,888	2,755	498	11.1	0.78	7,121
4713.01	4,178	1,634	1,605	181	23.1	0.28	14,767
4713.03	3,878	1,740	1,718	342	11.3	0.53	7,253
4713.04	2,062	708	702	368	5.6	0.57	3,587
4714.01	3,410	1,387	1,380	340	10.0	0.53	6,416
4714.02	3,563	1,247	1,241	492	7.2	0.77	4,633
4801	4,750	1,541	1,536	8,757	0.5	13.68	347
4802.01	4,804	1,645	1,634	1,654	2.9	2.58	1,859
4802.02	8,584	5,326	4,976	860	10.0	1.34	6,389
4802.03	3,417	1,572	1,518	93	36.8	0.15	23,530
4803	8,625	2,832	2,785	5,293	1.6	8.27	1,043
4804.01	5,448	1,551	1,544	2,184	2.5	3.41	1,597
4804.02	7,156	2,029	2,029	5,270	1.4	8.23	869
4805.01	3,829	1,133	1,129	1,266	3.0	1.98	1,936
4805.02	6,441	1,954	1,941	745	8.6	1.16	5,533
4805.03	3,567	1,153	1,153	546	6.5	0.85	4,184
4805.04	2,027	840	840	353	5.7	0.55	3,673
4805.05	3,869	1,622	1,597	323	12.0	0.50	7,676
4808.01	4,687	1,620	1,615	571	8.2	0.89	5,257
4808.02	3,608	1,386	1,379	639	5.6	1.00	3,613
4809.01	6,357	1,970	1,964	680	9.3	1.06	5,980
4809.02	3,766	1,519	1,469	590	6.4	0.92	4,082
4809.03	3,946	1,529	1,497	291	13.5	0.46	8,670
4810	5,119	1,927	1,908	351	14.6	0.55	9,333
4811.01	2,753	1,532	1,441	214	12.9	0.33	8,249
4811.02	3,221	1,492	1,445	108	29.8	0.17	19,083

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4811.03	3,384	1,242	1,237	149	22.6	0.23	14,488
4811.04	2,637	1,222	1,198	85	30.9	0.13	19,785
4811.05	5,532	1,698	1,698	836	6.6	1.31	4,233
4811.06	5,858	1,763	1,759	914	6.4	1.43	4,102
4812.01	1,521	392	391	349	4.4	0.55	2,786
4812.02	6,410	2,052	2,032	952	6.7	1.49	4,308
4814	6,800	2,826	2,814	1,410	4.8	2.20	3,087
4815	2,383	821	821	1,224	1.9	1.91	1,246
4816	3,694	1,161	1,157	2,175	1.7	3.40	1,087
4817.01	6,423	2,042	2,039	2,590	2.5	4.05	1,587
4817.02	4,265	1,990	1,977	692	6.2	1.08	3,947
4819	6,027	2,341	2,285	2,607	2.3	4.07	1,480
4820.01	5,518	1,775	1,774	1,027	5.4	1.60	3,440
4820.02	3,810	1,842	1,812	480	7.9	0.75	5,085
4821	2,929	1,532	1,520	229	12.8	0.36	8,202
4822.01	2,093	1,010	985	234	9.0	0.37	5,732
4822.02	5,591	3,659	3,484	545	10.3	0.85	6,566
4822.03	5,945	3,337	3,228	470	12.6	0.73	8,089
4823.01	5,443	2,959	2,580	762	7.1	1.19	4,570
4823.02	4,671	1,820	1,805	190	24.6	0.30	15,729
4823.03	3,428	1,703	1,693	425	8.1	0.66	5,160
4824	2,308	782	782	1,105	2.1	1.73	1,337
4825.01	14,159	5,433	5,325	2,041	6.9	3.19	4,440
4825.02	3,106	1,032	1,031	393	7.9	0.61	5,056
4825.03	5,136	1,546	1,542	738	7.0	1.15	4,454
4825.04	5,596	1,667	1,662	1,032	5.4	1.61	3,469
4826.01	7,512	2,391	2,381	967	7.8	1.51	4,969

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4826.02	7,954	2,512	2,463	1,426	5.6	2.23	3,569
4901.01	5,091	1,809	1,796	1,210	4.2	1.89	2,693
4901.03	6,339	1,994	1,986	4,725	1.3	7.38	859
4905.01	3,399	1,324	1,318	272	12.5	0.43	7,990
4905.02	7,023	2,228	2,214	2,405	2.9	3.76	1,869
4910	2,587	710	709	4,414	0.6	6.90	375
4911.01	3,962	1,179	1,179	1,947	2.0	3.04	1,302
4911.02	3,768	1,131	1,129	828	4.6	1.29	2,912
4911.03	6,866	2,132	2,127	472	14.6	0.74	9,317
4912.01	6,527	2,325	2,316	521	12.5	0.81	8,021
4912.02	2,425	1,195	1,112	190	12.7	0.30	8,150
4913.01	7,340	2,152	2,138	3,981	1.8	6.22	1,180
4913.02	3,869	1,440	1,411	303	12.8	0.47	8,175
4913.03	4,919	1,531	1,522	247	19.9	0.39	12,730
4914.01	4,787	1,884	1,867	327	14.6	0.51	9,364
4914.02	4,320	1,415	1,414	306	14.1	0.48	9,028
4914.03	4,048	1,154	1,154	429	9.4	0.67	6,044
4914.04	4,129	1,334	1,334	390	10.6	0.61	6,782
4914.05	3,137	836	835	423	7.4	0.66	4,746
4915.01	7,224	2,395	2,391	635	11.4	0.99	7,287
4915.02	7,489	2,142	2,140	1,440	5.2	2.25	3,328
4916.01	5,258	1,594	1,583	464	11.3	0.72	7,257
4916.02	5,428	1,586	1,582	554	9.8	0.86	6,275
4917.01	3,705	1,933	1,839	340	10.9	0.53	6,974
4917.02	7,650	3,353	3,278	564	13.6	0.88	8,679
4917.03	5,496	2,640	2,576	382	14.4	0.60	9,207
4917.04	5,115	2,248	2,197	331	15.4	0.52	9,882

(Continued)

Table 3.9

**2020 Population, Housing Units and Households by Census Tract
Fairfax County, January 2020**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4917.05	3,726	964	960	943	4.0	1.47	2,529
4918.01	2,418	1,085	1,061	288	8.4	0.45	5,378
4918.02	3,161	1,161	1,159	417	7.6	0.65	4,848
4918.03	6,794	2,625	2,616	715	9.5	1.12	6,078
4920	6,782	2,201	2,129	5,872	1.2	9.17	739
4921	6,829	2,235	2,231	7,633	0.9	11.93	573
4922.01	3,127	1,045	1,045	7,930	0.4	12.39	252
4922.02	7,263	2,213	2,208	1,461	5.0	2.28	3,181
4922.03	4,265	1,279	1,270	1,193	3.6	1.86	2,288
4923	3,553	1,100	1,092	525	6.8	0.82	4,332
4924	4,805	1,800	1,792	906	5.3	1.42	3,393
4925	4,612	1,432	1,432	11,148	0.4	17.42	265
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
Fairfax County	1,171,848	424,087	417,464	259,975	4.5	406.21	2,885

Source: Fairfax County Department of Management and Budget, 2020.

Note: Household are occupied housing units. Household and housing unit figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities 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.

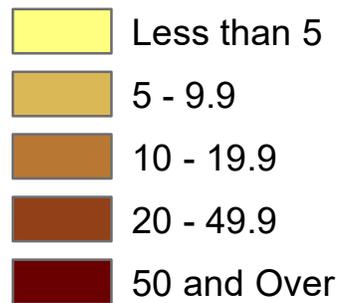
Fairfax County, Virginia January 2020



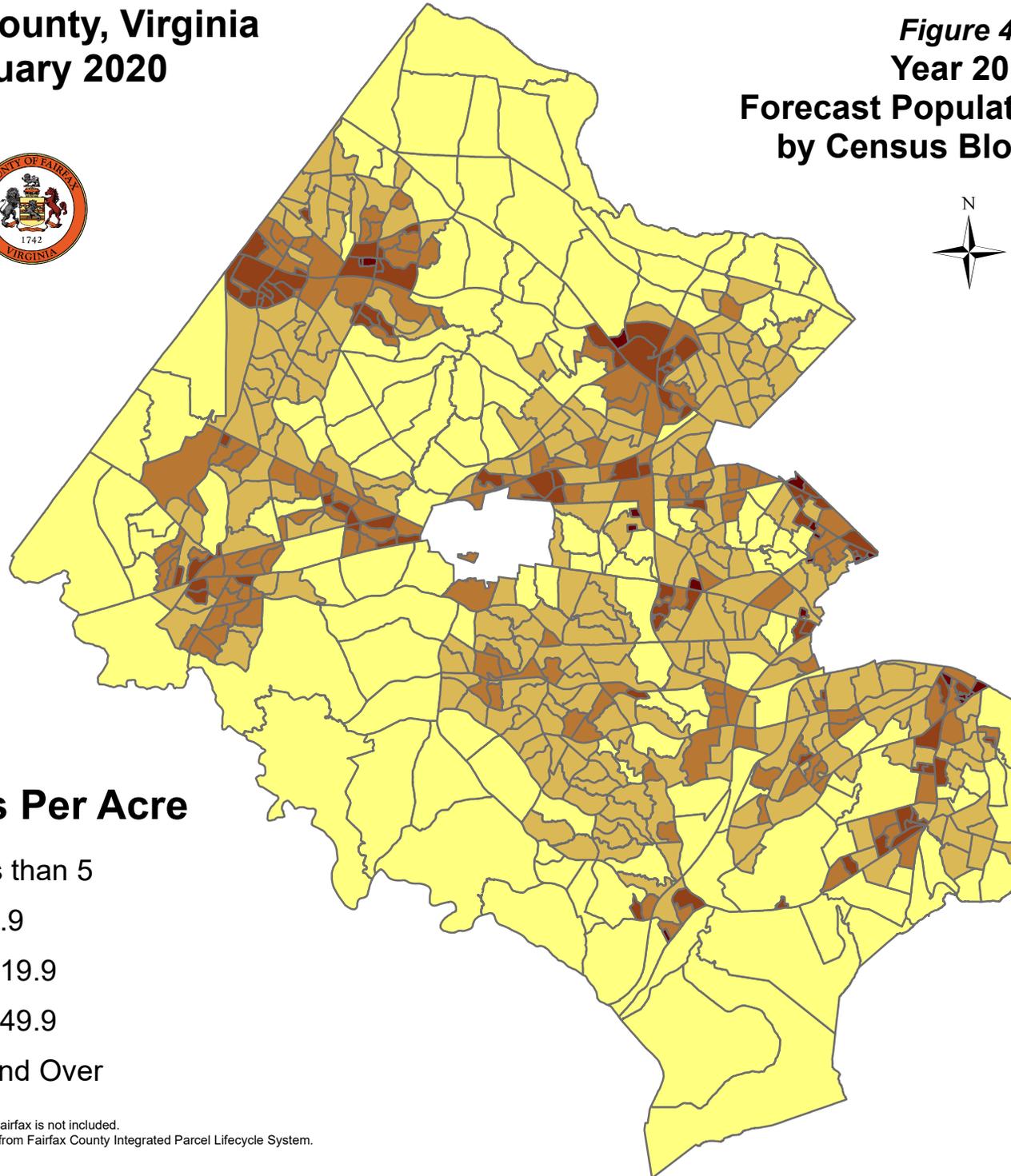
Figure 4.1
Year 2050
Forecast Population Density
by Census Block Group



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 2020



Figure 4.2
2020 - 2050
Forecast Population Growth
by Census Block Group



Population Growth

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

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

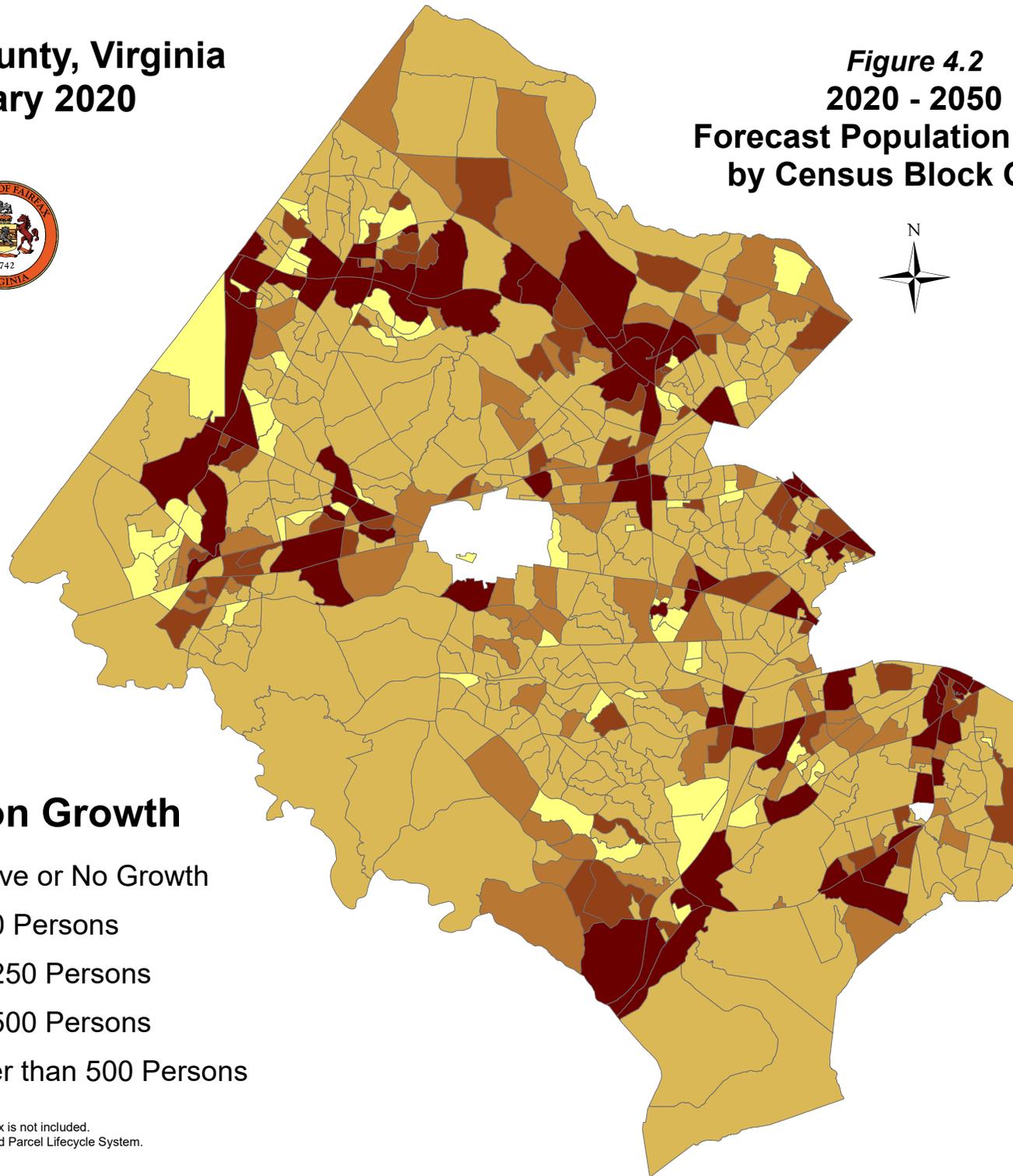


Table 4.1
Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2020

Supervisor District	2010	2020	2025	2030	2035	2040	2045	2050
Braddock	118,484	124,820	126,704	127,765	128,375	128,859	129,402	129,940
Dranesville 1/	119,740	128,611	136,281	142,402	145,555	148,634	151,772	155,491
Hunter Mill 2/	122,623	133,781	140,958	148,595	156,641	165,224	173,315	181,690
Lee	118,949	125,733	126,531	129,904	133,695	137,744	141,688	145,636
Mason	115,991	116,549	118,015	120,770	123,818	126,998	130,003	133,197
Mount Vernon	121,121	133,380	136,162	140,067	143,043	145,964	148,950	152,223
Providence	121,982	146,200	154,685	162,035	169,204	176,579	183,535	190,869
Springfield 3/	118,212	125,437	127,143	128,578	129,570	130,682	131,619	132,593
Sully	124,624	137,336	143,363	148,954	152,634	156,568	160,295	164,045
Fairfax County	1,081,726	1,171,848	1,209,842	1,249,070	1,282,535	1,317,252	1,350,579	1,385,686

Table 4.2
Estimated and Forecasted Population by Town
Fairfax County, January 2020

Town	2010	2020	2025	2030	2035	2040	2045	2050
Town of Clifton	282	287	287	287	287	287	287	287
Town of Herndon	23,292	22,367	23,741	25,754	26,121	26,507	26,843	27,204
Town of Vienna	15,687	17,004	17,152	17,154	17,154	17,154	17,154	17,154
Towns Total	39,261	39,658	41,180	43,195	43,561	43,947	44,283	44,644

Sources: U.S. Bureau of the Census, 2010 Decennial Census; Fairfax County Department of Management and Budget 2020 through 2050.

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 2020

Planning District	1990	2000	2010	2020	2025	2030	2035	2040	2045	2050
Annandale	66,329	70,152	74,386	76,413	77,209	78,165	78,866	79,500	80,116	80,854
Baileys	38,392	43,989	45,851	45,157	45,858	47,473	49,505	51,662	53,667	55,762
Bull Run	66,234	107,798	124,691	134,100	139,448	144,806	148,321	152,117	155,721	159,341
Fairfax	45,244	56,024	70,566	78,569	80,576	81,838	82,647	83,434	84,215	85,055
Jefferson	42,859	48,092	53,819	61,219	62,542	63,801	65,015	66,268	67,457	68,751
Lincolnia	14,010	16,819	18,483	19,385	19,668	20,000	20,368	20,743	21,117	21,483
Lower Potomac	24,371	23,769	34,335	41,196	41,806	42,646	43,473	44,429	45,350	46,269
McLean	58,747	63,278	69,607	81,109	87,965	93,233	98,486	103,788	108,907	114,711
Mount Vernon	82,483	86,944	95,581	101,153	102,966	107,188	110,917	114,605	118,218	122,188
Pohick 1/	127,040	137,166	137,045	143,296	143,791	144,517	145,052	145,522	146,058	146,518
Rose Hill	34,520	45,646	50,589	54,060	54,902	55,906	56,699	57,629	58,517	59,365
Springfield	39,919	48,736	55,708	57,845	58,067	59,139	60,432	61,779	63,104	64,477
Upper Potomac 2/	125,169	162,010	185,094	204,974	218,692	230,316	238,813	247,646	256,047	264,624
Vienna 3/	53,267	59,326	65,971	73,373	76,352	80,041	83,941	88,129	92,085	96,287
Fairfax County	818,584	969,749	1,081,726	1,171,848	1,209,842	1,249,070	1,282,535	1,317,252	1,350,579	1,385,686

Source: U.S. Bureau of the Census, 1990, 2000 and 2010 Decennial Census; Fairfax County Department of Management and Budget, 2020 through 2050.

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 2020

Human Services Region	2020	2025	2030	2035	2040	2045	2050
Region 1	261,849	265,349	272,570	279,304	286,222	293,106	300,238
Region 2	252,579	256,815	261,590	266,458	271,445	276,177	281,350
Region 3 1/	340,830	362,758	382,573	399,671	417,372	434,288	452,215
Region 4 2/	316,590	324,920	332,337	337,102	342,213	347,009	351,883
Fairfax County	1,171,848	1,209,842	1,249,070	1,282,535	1,317,252	1,350,579	1,385,686

Source: Fairfax County Department of Management and Budget 2020 through 2050.

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 2020

ZIP Code	2020	2025	2030	2035	2040	2045	2050
20120	44,018	44,196	44,589	45,083	45,626	46,173	46,665
20121	30,760	30,878	31,223	31,642	32,070	32,522	32,964
20124	16,096	16,138	16,165	16,155	16,155	16,160	16,178
20151	22,618	26,721	30,991	33,498	36,205	38,718	41,308
20152	3	3	3	3	3	3	3
20164	4	4	4	4	4	4	4
20170	40,578	42,059	44,343	45,136	45,881	46,650	47,366
20171	54,220	60,589	64,097	66,000	67,981	69,829	71,720
20190	21,854	25,248	28,107	30,769	33,594	36,255	38,995
20191	30,672	31,997	34,070	36,359	38,792	41,089	43,442
20194	14,545	14,568	14,644	14,737	14,839	14,936	15,042
20196		27	111	220	337	448	562
22003	57,454	58,226	59,170	59,860	60,481	61,086	61,804
22015	44,251	44,359	44,425	44,501	44,533	44,587	44,620
22027	2,353	2,380	2,470	2,568	2,682	2,786	2,905
22030	42,395	44,060	45,124	45,595	46,072	46,523	46,974
22031	34,082	35,868	36,664	37,421	38,223	38,967	39,798
22032	29,315	29,503	29,697	29,913	30,100	30,306	30,513
22033	40,709	41,956	42,860	43,612	44,393	45,127	45,863
22035	561	1,120	1,120	1,120	1,120	1,120	1,120
22037		42	176	349	534	710	890
22039	19,252	19,293	19,418	19,526	19,726	19,835	19,956
22041	27,351	27,689	28,553	29,650	30,827	31,899	33,027

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2020

ZIP Code	2020	2025	2030	2035	2040	2045	2050
22042	33,465	33,682	34,001	34,416	34,829	35,218	35,664
22043	25,662	25,943	26,368	26,548	26,709	26,884	27,112
22044	11,192	11,532	12,259	13,167	14,125	15,037	15,980
22046	5,370	5,436	5,482	5,531	5,577	5,627	5,695
22060	11,343	11,368	11,431	11,504	11,588	11,673	11,756
22066	19,495	20,125	20,417	20,614	20,768	20,935	21,138
22067	169	169	169	169	169	169	169
22079	36,485	37,199	38,061	38,853	39,751	40,641	41,538
22101	30,932	31,716	32,094	32,451	32,733	33,072	33,714
22102	29,799	35,012	38,595	41,981	45,405	48,640	52,215
22124	19,027	19,101	19,153	19,207	19,245	19,290	19,344
22150	28,772	29,103	30,005	31,138	32,320	33,467	34,650
22151	17,695	17,725	17,741	17,757	17,771	17,784	17,798
22152	28,869	28,929	29,147	29,193	29,220	29,250	29,292
22153	33,338	33,142	33,275	33,398	33,472	33,632	33,722
22180	27,887	28,099	28,263	28,466	28,687	28,898	29,130
22181	15,820	15,936	16,063	16,196	16,315	16,432	16,624
22182	29,501	31,690	35,815	40,471	45,490	50,255	55,113
22203	324	324	324	324	324	324	324
22204	47	47	47	47	47	47	47
22205		2	10	20	31	41	51
22206	7	7	7	7	7	7	7
22207	138	142	143	147	149	153	156

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2020

ZIP Code	2020	2025	2030	2035	2040	2045	2050
22213	14	17	18	18	19	21	30
22302	1,383	1,386	1,388	1,390	1,392	1,394	1,396
22303	16,152	17,921	19,694	20,871	21,976	23,037	24,131
22304	356	356	356	356	356	356	356
22306	31,939	31,472	33,065	34,579	36,148	37,662	39,261
22307	11,022	11,070	11,163	11,272	11,371	11,468	11,580
22308	13,785	13,888	13,956	14,002	14,031	14,085	14,293
22309	34,730	35,089	35,828	36,756	37,684	38,619	39,642
22310	29,707	29,934	30,450	31,026	31,641	32,237	32,845
22311	1,669	1,676	1,683	1,691	1,698	1,705	1,712
22312	23,935	24,222	24,552	24,913	25,280	25,644	26,007
22315	28,731	29,457	30,025	30,334	30,746	31,144	31,475
Fairfax County	1,171,848	1,209,842	1,249,070	1,282,535	1,317,252	1,350,579	1,385,686

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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 2020

Sewershed	2020	2025	2030	2035	2040	2045	2050
A1	34,552	36,724	38,344	38,891	39,457	39,975	40,495
A2	11,995	15,131	16,727	17,760	18,834	19,838	20,859
A3	4,390	4,468	4,716	5,034	5,373	5,699	6,030
B1	6,398	8,004	9,753	11,768	13,916	15,955	18,049
B2	25,380	26,537	27,940	29,326	30,705	32,089	33,426
B3	3,029	3,068	3,083	3,099	3,113	3,130	3,172
B5	22,363	23,737	25,751	26,118	26,504	26,839	27,201
C1	3,751	3,774	3,790	3,804	3,811	3,817	3,825
C2	3,896	4,022	4,054	4,071	4,081	4,091	4,103
D1	10,587	11,081	11,310	11,461	11,580	11,715	11,886
D2	27,939	30,694	32,650	34,531	36,519	38,391	40,321
D3	84,781	89,241	94,659	100,392	106,383	112,048	117,894
E1	21,855	25,044	27,554	30,050	32,686	35,187	37,930
E2	2,150	2,185	2,204	2,216	2,231	2,267	2,441
F	8,157	8,316	8,446	8,584	8,722	8,859	9,047
G1	37,192	37,910	38,604	39,024	39,422	39,840	40,430
G2	3,500	3,584	3,614	3,658	3,688	3,730	3,768
G3	2,235	2,269	2,290	2,330	2,346	2,364	2,411
G4	992	1,009	1,019	1,051	1,072	1,104	1,125
H1	15,169	15,669	16,876	18,404	20,000	21,524	23,135
H2	6,663	6,662	6,662	6,662	6,716	6,716	6,716
H3	954	966	989	1,013	1,036	1,064	1,086
I1	76,461	77,064	78,175	79,570	80,998	82,356	83,854

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2020

Sewershed	2020	2025	2030	2035	2040	2045	2050
I2	3,613	3,672	3,701	3,726	3,748	3,773	3,808
I3	64,092	64,841	66,101	67,588	69,123	70,619	72,199
I4	242	250	270	297	325	352	380
I5	989	997	1,012	1,030	1,048	1,066	1,089
I6	6	6	6	6	6	6	6
J1	22,544	23,197	24,644	25,444	26,270	27,073	27,880
J2	8,004	10,033	11,181	12,348	13,467	14,524	15,618
J3	6,099	6,216	6,438	6,714	6,998	7,265	7,555
J4	3,986	3,988	3,991	3,994	3,995	3,996	4,001
K	48,672	47,483	48,424	49,298	50,150	51,043	52,119
L	53,771	54,718	55,890	56,936	58,103	59,217	60,371
M0	6,846	6,870	6,907	6,949	6,983	7,014	7,047
M1	13,076	13,145	13,240	13,350	13,453	13,553	13,667
M2	84,380	86,801	88,272	89,433	90,557	91,617	92,871
M3	19,828	19,863	19,927	19,969	20,005	20,045	20,087
M4	22,310	22,377	22,538	22,666	22,779	22,898	23,033
M5	12,035	11,788	11,838	11,873	11,917	11,962	12,004
M6	20,364	20,669	21,348	22,165	23,039	23,890	24,762
M7	1,042	1,051	1,073	1,102	1,132	1,161	1,191
M8	9,393	9,439	9,490	9,534	9,589	9,645	9,699
M9	18,243	19,022	19,422	19,874	20,331	20,792	21,244
N1	130,447	131,087	131,983	132,776	133,548	134,373	135,187
N2	19,118	19,117	19,275	19,418	19,569	19,767	19,853
O1	1,451	1,470	1,471	1,472	1,472	1,472	1,472

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2020

Sewershed	2020	2025	2030	2035	2040	2045	2050
P	191	204	234	269	303	335	370
P1	2,494	2,641	2,771	2,905	3,053	3,186	3,327
P2	524	524	524	524	524	524	524
P3	3,878	3,953	4,027	4,078	4,164	4,224	4,314
P4	217	226	226	226	226	226	226
P5	1,153	1,278	1,315	1,325	1,335	1,337	1,343
Q1	7,935	7,988	8,025	8,052	8,077	8,101	8,130
R1	9,078	9,114	9,134	9,151	9,166	9,181	9,196
R2	870	1,514	1,995	2,010	2,024	2,038	2,052
R3	287	287	287	287	287	287	287
R4	1,020	1,045	1,049	1,049	1,049	1,049	1,049
S1	35,068	35,789	36,242	36,572	36,929	37,281	37,619
S2	1,282	1,311	1,325	1,328	1,329	1,330	1,331
T1	7,833	8,244	9,007	9,987	11,033	12,031	13,049
T2	28,099	31,978	35,543	37,133	38,859	40,446	42,079
T3	19,372	19,383	19,387	19,390	19,391	19,392	19,393
T4	27,897	29,162	29,841	30,326	30,830	31,285	31,754
T5	30,178	30,360	30,848	31,441	32,112	32,780	33,407
T6	901	926	927	928	928	928	928
T7	8,630	8,657	8,710	8,775	8,832	8,896	8,961
Fairfax County	1,171,848	1,209,842	1,249,070	1,282,535	1,317,252	1,350,579	1,385,686

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4151	3,724	4,487	4,928	5,277	5,633	5,972	6,340
4152	3,361	3,365	3,369	3,373	3,375	3,377	3,381
4153	4,191	4,240	4,269	4,302	4,328	4,349	4,378
4154.01	4,796	5,100	5,335	5,375	5,402	5,431	5,457
4154.02	2,725	2,743	2,772	2,803	2,830	2,863	2,920
4155	6,389	6,496	6,560	6,588	6,612	6,644	6,691
4156	2,765	2,820	2,868	2,903	2,925	2,967	3,129
4157	4,148	4,151	4,154	4,156	4,158	4,161	4,173
4158	4,867	4,894	4,905	4,911	4,914	4,920	4,940
4159	3,277	3,288	3,302	3,312	3,320	3,329	3,351
4160	6,072	6,139	6,302	6,504	6,706	6,904	7,115
4161	3,912	3,979	4,124	4,297	4,465	4,632	4,862
4162	6,212	6,213	6,213	6,213	6,213	6,213	6,213
4163	2,367	2,403	2,417	2,433	2,445	2,456	2,468
4201	4,019	4,025	4,039	4,054	4,068	4,082	4,100
4202.01	3,742	3,749	3,783	3,814	3,842	3,874	3,902
4202.02	2,140	2,142	2,150	2,160	2,172	2,181	2,192
4202.03	2,827	2,894	3,096	3,357	3,631	3,897	4,173
4203	6,304	6,330	6,415	6,516	6,613	6,712	6,837
4204	3,715	4,009	4,874	5,029	5,165	5,289	5,422
4205.01	1,574	1,750	1,956	2,176	2,288	2,401	2,510
4205.02	1,758	1,931	2,032	2,109	2,194	2,272	2,353
4205.03	3,544	3,633	3,904	4,238	4,612	4,961	5,327

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4206	4,929	5,931	6,087	6,254	6,415	6,583	6,739
4207	4,257	4,282	4,303	4,316	4,324	4,330	4,343
4208	3,832	3,854	3,922	3,971	4,038	4,106	4,159
4210.01	3,073	3,111	3,203	3,319	3,438	3,551	3,674
4210.02	5,184	5,345	5,810	6,386	7,001	7,596	8,196
4211.01	6,108	6,174	6,185	6,178	6,171	6,184	6,191
4211.02	3,802	3,805	3,858	3,891	3,947	4,001	4,032
4211.03	5,779	6,475	6,918	7,196	7,502	7,774	8,055
4212	1,937	1,937	1,937	1,937	1,937	1,937	1,937
4213	3,867	3,868	3,872	3,871	3,873	3,878	3,880
4214	7,460	7,679	8,335	9,177	10,070	10,925	11,798
4215	7,011	5,183	5,548	6,025	6,536	7,019	7,523
4216	6,133	6,245	6,394	6,612	6,818	7,043	7,248
4217.01	4,746	4,756	4,774	4,799	4,824	4,848	4,873
4217.02	4,687	4,689	4,691	4,693	4,694	4,694	4,695
4218	5,922	6,011	6,258	6,559	6,877	7,186	7,518
4219	3,379	3,388	3,410	3,439	3,470	3,498	3,528
4220	4,245	4,281	4,406	4,548	4,720	4,878	5,035
4221.01	7,337	7,370	7,476	7,580	7,710	7,850	7,981
4221.02	6,771	6,912	7,204	7,510	7,861	8,198	8,544
4222.01	4,635	4,796	4,881	4,936	4,991	5,042	5,105
4222.02	6,504	6,698	6,893	7,069	7,275	7,470	7,655
4223.01	3,071	3,079	3,138	3,188	3,257	3,324	3,377

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4223.02	5,846	5,892	5,964	6,030	6,111	6,183	6,252
4224.01	2,076	2,065	2,041	1,998	1,959	1,921	1,878
4224.02	5,469	5,452	5,425	5,358	5,305	5,257	5,194
4224.03	2,599	2,613	2,661	2,715	2,777	2,835	2,890
4301.01	4,718	4,719	4,741	4,752	4,773	4,784	4,805
4301.02	2,877	2,880	2,888	2,896	2,907	2,914	2,924
4302.01	4,684	4,695	4,713	4,750	4,779	4,816	4,845
4302.02	5,167	5,195	5,245	5,314	5,365	5,433	5,491
4302.03	2,737	2,749	2,760	2,781	2,794	2,811	2,823
4304	7,376	7,382	7,383	7,383	7,383	7,383	7,383
4305	1,670	1,671	1,671	1,671	1,672	1,672	1,673
4306	7,670	7,768	8,074	8,470	8,892	9,294	9,707
4307	2,874	2,882	2,905	2,934	2,964	2,993	3,023
4308.01	4,306	4,306	4,306	4,306	4,306	4,306	4,306
4308.02	3,859	3,859	3,859	3,859	3,859	3,859	3,859
4309.01	4,330	4,370	4,575	4,603	4,625	4,650	4,678
4309.02	3,503	3,509	3,517	3,522	3,525	3,529	3,545
4310.01	4,749	4,812	4,852	4,897	4,919	4,939	4,948
4310.02	2,156	2,157	2,157	2,158	2,158	2,158	2,158
4313	4,221	4,227	4,230	4,233	4,234	4,234	4,235
4314	4,673	4,674	4,675	4,683	4,684	4,684	4,692
4315	5,439	5,450	5,458	5,464	5,469	5,471	5,474
4316	9,026	9,083	9,179	9,294	9,396	9,504	9,626

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4318.01	4,335	4,344	4,356	4,369	4,380	4,391	4,403
4318.02	3,436	3,432	3,401	3,370	3,325	3,304	3,260
4319	3,327	3,329	3,331	3,332	3,333	3,333	3,334
4320	3,375	3,375	3,376	3,377	3,379	3,381	3,382
4321	3,713	3,713	3,713	3,713	3,713	3,713	3,713
4322.01	1,827	1,827	1,827	1,827	1,827	1,827	1,827
4322.02	4,736	4,764	4,797	4,836	4,877	4,916	4,957
4323	5,515	5,518	5,526	5,535	5,543	5,551	5,559
4324.01	3,643	3,644	3,645	3,646	3,646	3,646	3,646
4324.02	5,289	5,295	5,301	5,307	5,309	5,310	5,312
4325	5,889	5,932	5,942	5,947	5,950	5,953	5,963
4326	5,263	5,283	5,294	5,304	5,308	5,312	5,316
4327.01	3,284	3,290	3,294	3,297	3,298	3,299	3,302
4327.02	4,341	4,349	4,357	4,364	4,366	4,369	4,371
4328	2,265	1,993	2,009	2,013	2,018	2,034	2,050
4401	8,183	8,257	8,281	8,301	8,324	8,342	8,368
4402.01	5,050	5,917	6,275	6,681	7,103	7,494	7,908
4402.02	6,169	6,183	6,194	6,205	6,210	6,220	6,257
4403	2,768	2,777	2,783	2,789	2,791	2,795	2,803
4405.01	5,087	5,112	5,164	5,219	5,274	5,328	5,386
4405.02	8,740	9,487	10,001	10,025	10,046	10,070	10,097
4406	3,276	3,291	3,301	3,311	3,321	3,330	3,340
4407.01	2,813	2,815	2,836	2,838	2,838	2,839	2,839

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4407.02	5,367	5,371	5,377	5,380	5,380	5,384	5,389
4408	6,514	6,556	6,590	6,624	6,645	6,671	6,731
4501	5,301	5,349	5,451	5,581	5,717	5,847	5,983
4502	4,250	4,279	4,287	4,293	4,296	4,300	4,312
4503	5,780	5,798	5,821	5,848	5,876	5,904	5,941
4504	2,762	2,784	2,798	2,813	2,826	2,839	2,852
4505	2,917	2,924	2,924	2,924	2,924	2,924	2,924
4506.01	3,811	3,823	3,826	3,834	3,835	3,839	3,853
4506.02	4,334	4,361	4,401	4,452	4,507	4,560	4,622
4507.01	3,311	3,323	3,332	3,336	3,338	3,341	3,351
4507.02	4,357	4,412	4,552	4,731	4,921	5,103	5,307
4508	3,473	3,525	3,660	3,833	4,012	4,183	4,362
4509	1,749	1,759	1,760	1,761	1,762	1,762	1,762
4510	2,703	2,705	2,706	2,708	2,709	2,709	2,712
4511	2,243	2,246	2,249	2,251	2,252	2,254	2,262
4512	1,688	1,728	1,740	1,744	1,745	1,748	1,752
4513	2,261	2,300	2,408	2,546	2,687	2,823	2,968
4514	2,644	2,815	3,145	3,560	4,002	4,419	4,848
4515.01	5,683	5,787	6,086	6,462	6,851	7,223	7,607
4515.02	5,415	5,562	5,951	6,446	6,951	7,432	7,928
4516.01	5,428	5,535	5,800	6,141	6,494	6,833	7,193
4516.02	2,614	2,623	2,630	2,636	2,638	2,640	2,642
4518	3,462	3,474	3,480	3,485	3,487	3,489	3,493

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4519	6,685	6,763	6,953	7,210	7,468	7,727	7,987
4520	2,915	2,944	3,016	3,108	3,200	3,292	3,405
4521.01	5,253	5,269	5,286	5,297	5,305	5,318	5,345
4521.02	3,183	3,328	3,374	3,389	3,402	3,410	3,423
4522	6,356	6,426	6,730	6,800	6,873	6,940	7,011
4523.01	3,566	3,586	3,614	3,634	3,640	3,647	3,653
4523.02	5,051	5,360	5,478	5,551	5,584	5,610	5,634
4524	6,988	6,999	7,002	7,004	7,005	7,005	7,006
4525.01	3,805	3,821	3,834	3,849	3,862	3,874	3,886
4525.02	5,396	5,428	5,497	5,585	5,679	5,767	5,859
4526	6,249	6,418	6,491	6,513	6,536	6,562	6,577
4527	5,884	5,935	6,087	6,280	6,488	6,686	6,891
4528.01	4,591	4,610	4,654	4,710	4,787	4,842	4,899
4528.02	3,244	3,244	3,244	3,244	3,278	3,278	3,278
4601	4,635	4,711	4,985	5,283	5,629	5,959	6,255
4602	4,184	4,198	4,199	4,201	4,201	4,202	4,207
4603	2,919	2,964	3,063	3,156	3,281	3,406	3,531
4604	5,084	6,122	7,975	10,198	12,587	14,832	17,165
4605.01	2,674	3,359	4,260	5,016	5,819	6,580	7,362
4605.02	8,601	8,714	9,004	9,351	9,726	10,092	10,463
4606	4,040	4,066	4,114	4,172	4,233	4,289	4,348
4607.01	3,692	3,727	3,727	3,727	3,727	3,727	3,727
4607.02	4,699	4,757	4,758	4,758	4,758	4,758	4,758

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4608	3,513	3,542	3,542	3,542	3,542	3,542	3,542
4609	2,589	2,604	2,604	2,604	2,604	2,604	2,604
4610	2,511	2,522	2,523	2,523	2,523	2,523	2,523
4611	7,672	7,742	7,792	7,843	7,883	7,930	8,036
4612.01	4,906	4,908	4,909	4,911	4,911	4,912	4,916
4612.02	6,430	6,498	6,577	6,681	6,765	6,867	6,952
4615	7,131	7,178	7,263	7,350	7,433	7,511	7,631
4616.01	8,042	8,658	8,898	9,163	9,465	9,740	10,037
4616.02	8,174	8,302	8,708	9,233	9,794	10,327	10,874
4617	7,156	7,343	7,472	7,493	7,505	7,511	7,532
4618.01	1,090	1,091	1,092	1,092	1,092	1,093	1,093
4618.02	5,643	5,675	5,741	5,824	5,902	5,984	6,062
4619.01	4,116	4,147	4,163	4,179	4,185	4,190	4,199
4619.02	1,703	1,715	1,728	1,740	1,744	1,748	1,752
4701	2,886	2,932	2,959	3,014	3,038	3,061	3,117
4703	3,349	3,446	3,495	3,594	3,660	3,756	3,820
4704	4,610	4,675	4,713	4,749	4,775	4,819	4,975
4705	5,835	5,934	6,027	6,134	6,241	6,356	6,553
4706	3,204	3,292	3,354	3,395	3,435	3,481	3,586
4707	5,354	5,491	5,538	5,547	5,556	5,566	5,590
4708	3,071	3,293	3,351	3,362	3,371	3,376	3,396
4709	7,642	7,705	7,720	7,733	7,738	7,756	7,812
4710	2,174	2,224	2,340	2,487	2,638	2,794	2,944

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4711	7,148	7,251	7,281	7,301	7,308	7,320	7,352
4712.01	2,714	3,608	4,134	4,629	5,147	5,635	6,135
4712.02	5,545	6,027	6,660	7,382	8,155	8,889	9,651
4713.01	4,178	4,178	4,178	4,178	4,178	4,178	4,178
4713.03	3,878	3,946	4,223	4,244	4,263	4,278	4,303
4713.04	2,062	2,070	2,076	2,081	2,085	2,091	2,107
4714.01	3,410	3,454	3,465	3,469	3,471	3,473	3,479
4714.02	3,563	3,599	3,611	3,623	3,632	3,641	3,653
4801	4,750	4,850	4,882	4,906	4,919	4,935	4,968
4802.01	4,804	4,875	4,930	4,987	5,060	5,148	5,446
4802.02	8,584	12,062	14,145	15,951	17,830	19,573	21,351
4802.03	3,417	3,699	4,164	4,708	5,146	5,565	5,990
4803	8,625	9,255	9,967	10,779	11,610	12,417	13,304
4804.01	5,448	5,510	5,628	5,741	5,854	5,968	6,084
4804.02	7,156	7,258	7,290	7,313	7,330	7,349	7,395
4805.01	3,829	3,853	3,864	3,877	3,888	3,900	3,911
4805.02	6,441	6,441	6,441	6,506	6,506	6,571	6,571
4805.03	3,567	3,568	3,571	3,597	3,600	3,627	3,631
4805.04	2,027	2,027	2,030	2,030	2,034	2,034	2,037
4805.05	3,869	3,886	3,941	4,013	4,090	4,163	4,237
4808.01	4,687	4,710	4,710	4,710	4,710	4,710	4,710
4808.02	3,608	3,608	3,608	3,608	3,608	3,608	3,608
4809.01	6,357	6,705	6,810	6,830	6,845	6,845	6,845

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4809.02	3,766	4,768	6,677	7,023	7,395	7,730	8,091
4809.03	3,946	3,946	3,946	3,946	3,946	3,946	3,946
4810	5,119	5,196	5,445	5,762	6,102	6,428	6,758
4811.01	2,753	4,314	4,740	4,837	4,932	5,011	5,092
4811.02	3,221	3,221	3,221	3,221	3,221	3,221	3,221
4811.03	3,384	3,384	3,385	3,385	3,386	3,386	3,387
4811.04	2,637	2,637	2,637	2,637	2,637	2,637	2,637
4811.05	5,532	5,539	5,559	5,582	5,605	5,627	5,650
4811.06	5,858	5,859	5,860	5,861	5,862	5,862	5,863
4812.01	1,521	1,807	2,461	3,286	4,164	4,999	5,855
4812.02	6,410	6,922	7,943	9,077	10,289	11,439	12,619
4814	6,800	6,882	6,964	7,003	7,041	7,073	7,103
4815	2,383	2,386	2,386	2,386	2,386	2,386	2,386
4816	3,694	3,693	3,694	3,696	3,696	3,697	3,698
4817.01	6,423	6,439	6,447	6,456	6,460	6,466	6,488
4817.02	4,265	4,274	4,287	4,303	4,319	4,335	4,353
4819	6,027	7,113	7,564	7,930	8,311	8,665	9,029
4820.01	5,518	5,528	5,543	5,557	5,570	5,584	5,609
4820.02	3,810	3,823	3,863	3,914	3,969	4,022	4,075
4821	2,929	2,966	3,084	3,238	3,402	3,557	3,717
4822.01	2,093	2,109	2,160	2,226	2,297	2,364	2,433
4822.02	5,591	6,703	7,586	8,418	9,306	10,149	11,015
4822.03	5,945	7,081	8,412	9,622	10,906	12,112	13,356

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4823.01	5,443	5,916	6,314	6,713	7,132	7,522	7,918
4823.02	4,671	4,671	4,671	4,671	4,671	4,671	4,671
4823.03	3,428	3,439	3,474	3,520	3,567	3,613	3,661
4824	2,308	2,363	2,527	2,740	2,965	3,179	3,398
4825.01	14,159	18,885	21,774	23,465	25,234	26,886	28,563
4825.02	3,106	3,106	3,107	3,107	3,107	3,107	3,107
4825.03	5,136	5,153	5,237	5,256	5,268	5,281	5,294
4825.04	5,596	5,628	5,662	5,669	5,681	5,697	5,710
4826.01	7,512	7,546	7,657	7,798	7,946	8,093	8,239
4826.02	7,954	8,667	8,940	9,066	9,194	9,301	9,406
4901.01	5,091	5,441	7,070	7,217	7,371	7,497	7,648
4901.03	6,339	9,879	12,068	13,917	15,887	17,705	19,580
4905.01	3,399	3,418	3,469	3,537	3,606	3,674	3,742
4905.02	7,023	7,565	7,724	7,773	7,818	7,853	7,902
4910	2,587	2,611	2,612	2,613	2,613	2,613	2,613
4911.01	3,962	3,972	3,972	3,972	3,972	3,972	3,972
4911.02	3,768	3,768	3,768	3,768	3,768	3,768	3,768
4911.03	6,866	6,866	6,866	6,867	6,867	6,867	6,868
4912.01	6,527	6,633	6,844	7,133	7,451	7,773	8,063
4912.02	2,425	2,425	2,426	2,426	2,427	2,428	2,429
4913.01	7,340	7,362	7,405	7,457	7,503	7,556	7,610
4913.02	3,869	3,902	4,006	4,131	4,255	4,404	4,533
4913.03	4,919	4,951	5,059	5,179	5,321	5,459	5,591

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4914.01	4,787	4,798	4,828	4,877	4,919	4,959	5,010
4914.02	4,320	4,323	4,328	4,334	4,338	4,342	4,348
4914.03	4,048	4,048	4,048	4,048	4,051	4,051	4,051
4914.04	4,129	4,132	4,135	4,138	4,139	4,141	4,142
4914.05	3,137	3,137	3,147	3,147	3,158	3,169	3,180
4915.01	7,224	7,255	7,396	7,575	7,745	7,942	8,102
4915.02	7,489	7,494	7,516	7,528	7,565	7,577	7,599
4916.01	5,258	5,373	5,498	5,617	5,768	5,915	6,058
4916.02	5,428	5,443	5,527	5,602	5,695	5,791	5,884
4917.01	3,705	3,762	3,908	4,086	4,262	4,436	4,601
4917.02	7,650	8,106	8,556	8,971	9,408	9,827	10,254
4917.03	5,496	6,078	6,153	6,249	6,351	6,451	6,551
4917.04	5,115	5,320	5,400	5,448	5,500	5,540	5,592
4917.05	3,726	3,873	4,000	4,070	4,172	4,257	4,345
4918.01	2,418	2,420	2,425	2,432	2,440	2,447	2,454
4918.02	3,161	3,161	3,162	3,164	3,166	3,168	3,170
4918.03	6,794	6,796	6,808	6,815	6,830	6,839	6,850
4920	6,782	6,809	6,810	6,811	6,812	6,812	6,813
4921	6,829	6,856	6,891	6,915	6,947	6,967	6,998
4922.01	3,127	3,170	3,203	3,227	3,251	3,274	3,297
4922.02	7,263	7,256	7,311	7,356	7,477	7,528	7,575
4922.03	4,265	4,340	4,416	4,470	4,562	4,624	4,719
4923	3,553	3,567	3,633	3,722	3,776	3,881	3,936

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4924	4,805	4,782	4,784	4,771	4,713	4,741	4,711
4925	4,612	4,659	4,686	4,694	4,696	4,699	4,706
9801							
9802							
9803							
Fairfax County	1,171,848	1,209,842	1,249,070	1,282,535	1,317,252	1,350,579	1,385,686

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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

HOUSEHOLD FORECASTS

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 2020**

Supervisor District	2020	2025	2030	2035	2040	2045	2050
Braddock	41,457	42,197	42,595	42,808	42,978	43,167	43,354
Dranesville 1/	44,556	47,789	50,529	51,925	53,316	54,699	56,298
Hunter Mill 2/	52,164	55,945	59,872	63,998	68,394	72,535	76,810
Lee	44,651	45,095	46,335	47,727	49,210	50,652	52,094
Mason	41,957	42,523	43,616	44,856	46,163	47,392	48,688
Mount Vernon	48,775	50,076	51,880	53,128	54,321	55,523	56,840
Providence	57,276	61,545	65,048	68,457	71,967	75,273	78,731
Springfield 3/	42,514	43,161	43,693	44,084	44,516	44,892	45,281
Sully	44,114	45,769	47,480	48,596	49,788	50,918	52,053
Fairfax County	417,464	434,100	451,048	465,579	480,652	495,051	510,149

Table 5.2**Estimated and Forecasted Number of Households by Town
Fairfax County, January 2020**

Town	2020	2025	2030	2035	2040	2045	2050
Town of Clifton	89	89	89	89	89	89	89
Town of Herndon	7,925	8,626	9,642	9,829	10,026	10,197	10,380
Town of Vienna	5,618	5,667	5,667	5,667	5,667	5,667	5,667
Towns Total	13,633	14,382	15,399	15,586	15,782	15,953	16,137

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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 2020

Planning District	2020	2025	2030	2035	2040	2045	2050
Annandale	25,835	26,098	26,455	26,748	27,021	27,284	27,588
Baileys	17,252	17,528	18,178	18,997	19,876	20,688	21,533
Bull Run	44,670	46,108	47,747	48,822	49,979	51,082	52,187
Fairfax	27,118	27,955	28,477	28,812	29,137	29,459	29,800
Jefferson	23,620	24,154	24,681	25,200	25,739	26,249	26,799
Lincolnia	6,899	7,012	7,140	7,279	7,421	7,563	7,701
Lower Potomac	12,929	13,127	13,385	13,639	13,933	14,213	14,494
McLean	32,160	35,642	38,285	40,900	43,557	46,100	48,899
Mount Vernon	38,911	39,990	41,992	43,599	45,157	46,674	48,332
Pohick 1/	46,705	46,856	47,082	47,248	47,392	47,562	47,705
Rose Hill	20,703	21,047	21,370	21,601	21,880	22,148	22,397
Springfield	19,969	20,066	20,481	20,988	21,518	22,036	22,571
Upper Potomac 2/	75,559	81,993	87,496	91,553	95,798	99,812	103,922
Vienna 3/	25,134	26,523	28,279	30,194	32,246	34,183	36,220
Fairfax County	417,464	434,100	451,048	465,579	480,652	495,051	510,149

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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 2020**

Human Services Region	2020	2025	2030	2035	2040	2045	2050
Region 1	94,246	95,966	98,991	101,619	104,278	106,906	109,636
Region 2	91,420	93,113	95,056	97,110	99,233	101,241	103,405
Region 3 1/	127,738	138,354	147,926	156,242	164,893	173,110	181,746
Region 4 2/	104,060	106,667	109,075	110,607	112,249	113,794	115,362
Fairfax County	417,464	434,100	451,048	465,579	480,652	495,051	510,149

Source: Fairfax County Department of Management and Budget 2020 through 2050.

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 2020

ZIP Code	2020	2025	2030	2035	2040	2045	2050
20120	14,346	14,405	14,532	14,693	14,869	15,047	15,207
20121	10,208	10,268	10,448	10,674	10,911	11,148	11,386
20124	4,940	4,954	4,962	4,959	4,959	4,960	4,965
20151	6,872	7,818	9,020	9,661	10,354	10,998	11,662
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,814	14,566	15,728	16,127	16,521	16,907	17,284
20171	19,243	21,953	23,400	24,210	25,054	25,842	26,649
20190	11,264	13,206	14,857	16,399	18,035	19,577	21,165
20191	12,124	12,740	13,644	14,626	15,668	16,649	17,652
20194	5,804	5,816	5,856	5,906	5,960	6,012	6,067
20196		11	46	92	141	187	235
22003	19,576	19,832	20,185	20,474	20,742	21,002	21,300
22015	14,799	14,828	14,841	14,857	14,862	14,875	14,881
22027	729	738	768	800	838	872	911
22030	13,278	13,914	14,312	14,480	14,648	14,810	14,971
22031	12,394	13,175	13,518	13,864	14,228	14,569	14,940
22032	9,594	9,652	9,713	9,782	9,841	9,906	9,971
22033	15,845	16,356	16,743	17,074	17,418	17,742	18,068
22035	262	524	524	524	524	524	524
22037		17	71	142	217	289	362
22039	6,071	6,083	6,122	6,156	6,217	6,250	6,287
22041	10,333	10,453	10,765	11,161	11,595	11,984	12,391

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2020

ZIP Code	2020	2025	2030	2035	2040	2045	2050
22042	12,268	12,350	12,487	12,665	12,844	13,012	13,202
22043	9,508	9,619	9,812	9,921	10,024	10,131	10,257
22044	4,560	4,708	5,036	5,449	5,885	6,299	6,728
22046	2,070	2,094	2,111	2,127	2,143	2,161	2,184
22060	3,249	3,258	3,284	3,315	3,350	3,385	3,420
22066	5,813	6,008	6,097	6,158	6,205	6,255	6,316
22079	11,964	12,194	12,455	12,692	12,960	13,225	13,489
22101	11,326	11,613	11,766	11,913	12,036	12,176	12,425
22102	13,637	16,510	18,430	20,217	22,032	23,741	25,577
22124	6,609	6,640	6,661	6,684	6,699	6,716	6,736
22150	9,257	9,387	9,749	10,208	10,688	11,152	11,629
22151	5,789	5,800	5,807	5,815	5,822	5,829	5,836
22152	10,280	10,301	10,371	10,386	10,395	10,404	10,418
22153	10,818	10,753	10,797	10,840	10,865	10,919	10,953
22180	9,910	9,985	10,054	10,140	10,232	10,321	10,418
22181	5,461	5,496	5,535	5,579	5,619	5,659	5,725
22182	10,133	11,180	13,146	15,397	17,812	20,100	22,439
22203	147	147	147	147	147	147	147
22204	14	14	14	14	14	14	14
22205		1	5	9	14	18	23
22206	2	2	2	2	2	2	2
22207	48	50	50	52	52	54	55
22213	5	6	6	7	7	7	11

(Continued)

Table 5.5

**Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2020**

ZIP Code	2020	2025	2030	2035	2040	2045	2050
22302	556	557	558	559	559	560	561
22303	8,066	8,980	10,020	10,630	11,190	11,723	12,272
22304	148	148	148	148	148	148	148
22306	12,046	12,009	12,638	13,233	13,849	14,443	15,070
22307	4,683	4,701	4,734	4,774	4,810	4,845	4,885
22308	4,836	4,874	4,899	4,916	4,927	4,947	5,026
22309	11,615	11,760	12,050	12,409	12,759	13,109	13,494
22310	10,920	10,994	11,154	11,329	11,516	11,698	11,883
22311	606	609	612	615	617	620	622
22312	8,385	8,498	8,626	8,762	8,902	9,040	9,178
22315	11,238	11,545	11,729	11,808	11,925	12,039	12,125
Fairfax County	417,464	434,100	451,048	465,579	480,652	495,051	510,149

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4151	1,290	1,572	1,732	1,857	1,984	2,105	2,237
4152	1,926	1,929	1,931	1,933	1,934	1,935	1,937
4153	1,484	1,500	1,510	1,521	1,530	1,537	1,547
4154.01	2,071	2,283	2,385	2,401	2,412	2,423	2,434
4154.02	1,130	1,141	1,163	1,188	1,214	1,240	1,277
4155	2,254	2,292	2,315	2,325	2,334	2,346	2,363
4156	1,060	1,081	1,099	1,113	1,121	1,137	1,200
4157	1,371	1,372	1,373	1,373	1,374	1,375	1,379
4158	1,734	1,744	1,747	1,750	1,751	1,753	1,760
4159	1,201	1,205	1,210	1,214	1,217	1,220	1,228
4160	2,002	2,023	2,072	2,132	2,192	2,251	2,314
4161	1,498	1,522	1,572	1,631	1,687	1,744	1,825
4162	1,486	1,486	1,486	1,486	1,486	1,486	1,486
4163	797	809	814	820	824	827	831
4201	1,157	1,159	1,163	1,168	1,171	1,175	1,181
4202.01	1,290	1,293	1,305	1,315	1,324	1,336	1,345
4202.02	1,037	1,038	1,042	1,047	1,053	1,057	1,063
4202.03	969	988	1,046	1,120	1,197	1,273	1,352
4203	2,155	2,165	2,194	2,229	2,262	2,296	2,339
4204	2,337	2,534	3,114	3,213	3,300	3,380	3,464
4205.01	995	1,107	1,238	1,376	1,448	1,519	1,588
4205.02	1,013	1,112	1,170	1,214	1,263	1,308	1,355
4205.03	1,629	1,676	1,822	2,003	2,204	2,393	2,589

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4206	1,973	2,419	2,484	2,554	2,621	2,691	2,756
4207	1,437	1,446	1,453	1,458	1,460	1,462	1,467
4208	1,190	1,196	1,217	1,233	1,254	1,275	1,291
4210.01	1,022	1,032	1,056	1,087	1,118	1,147	1,179
4210.02	2,032	2,114	2,357	2,664	2,992	3,307	3,626
4211.01	2,169	2,192	2,196	2,194	2,192	2,196	2,199
4211.02	1,507	1,506	1,516	1,517	1,525	1,533	1,532
4211.03	2,192	2,495	2,650	2,743	2,845	2,936	3,030
4212	688	688	688	688	688	688	688
4213	1,457	1,457	1,458	1,458	1,459	1,461	1,461
4214	2,865	2,951	3,210	3,542	3,894	4,232	4,576
4215	2,358	1,710	1,844	2,020	2,208	2,385	2,570
4216	1,955	1,999	2,056	2,134	2,203	2,279	2,347
4217.01	1,385	1,388	1,394	1,402	1,410	1,418	1,425
4217.02	1,263	1,264	1,265	1,265	1,265	1,265	1,266
4218	2,318	2,366	2,488	2,638	2,791	2,939	3,096
4219	1,004	1,007	1,015	1,025	1,036	1,046	1,057
4220	1,490	1,502	1,545	1,594	1,653	1,707	1,761
4221.01	2,553	2,560	2,584	2,604	2,632	2,663	2,691
4221.02	2,095	2,148	2,236	2,326	2,430	2,529	2,630
4222.01	1,412	1,459	1,484	1,500	1,516	1,531	1,549
4222.02	2,162	2,225	2,291	2,353	2,425	2,492	2,557
4223.01	1,330	1,333	1,357	1,378	1,406	1,434	1,455

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4223.02	2,524	2,540	2,565	2,585	2,611	2,635	2,657
4224.01	1,071	1,064	1,048	1,022	997	973	947
4224.02	2,090	2,083	2,071	2,043	2,021	2,001	1,975
4224.03	1,019	1,025	1,044	1,066	1,091	1,115	1,137
4301.01	1,545	1,546	1,553	1,557	1,564	1,567	1,574
4301.02	1,049	1,050	1,053	1,056	1,060	1,062	1,066
4302.01	1,425	1,428	1,433	1,445	1,454	1,465	1,474
4302.02	1,638	1,647	1,664	1,687	1,705	1,728	1,748
4302.03	901	905	909	916	920	926	930
4304	2,319	2,321	2,321	2,321	2,321	2,321	2,321
4305	571	571	571	571	572	572	572
4306	1,799	1,821	1,887	1,974	2,066	2,153	2,243
4307	926	929	936	945	955	964	973
4308.01	1,510	1,509	1,509	1,509	1,509	1,509	1,509
4308.02	1,776	1,776	1,776	1,776	1,776	1,776	1,776
4309.01	1,408	1,420	1,486	1,495	1,502	1,510	1,519
4309.02	1,086	1,087	1,090	1,092	1,092	1,094	1,099
4310.01	1,582	1,597	1,604	1,613	1,618	1,622	1,623
4310.02	750	750	750	750	751	751	751
4313	1,406	1,409	1,409	1,410	1,411	1,411	1,411
4314	1,459	1,459	1,460	1,462	1,462	1,463	1,465
4315	2,019	2,024	2,027	2,029	2,031	2,032	2,032
4316	3,343	3,365	3,406	3,457	3,505	3,553	3,606

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4318.01	1,436	1,440	1,443	1,448	1,451	1,455	1,459
4318.02	1,039	1,038	1,028	1,019	1,006	1,000	987
4319	1,054	1,054	1,055	1,055	1,056	1,056	1,056
4320	1,124	1,124	1,124	1,125	1,125	1,126	1,126
4321	1,443	1,444	1,444	1,444	1,444	1,444	1,444
4322.01	845	845	845	845	845	845	845
4322.02	1,611	1,620	1,628	1,638	1,647	1,656	1,666
4323	1,743	1,744	1,746	1,749	1,752	1,754	1,757
4324.01	1,178	1,178	1,178	1,179	1,179	1,179	1,179
4324.02	1,658	1,660	1,662	1,664	1,664	1,665	1,665
4325	1,879	1,893	1,896	1,898	1,899	1,900	1,903
4326	1,585	1,591	1,594	1,597	1,598	1,600	1,601
4327.01	1,092	1,094	1,095	1,096	1,096	1,097	1,098
4327.02	1,496	1,499	1,502	1,504	1,505	1,506	1,506
4328	771	681	687	691	694	701	708
4401	2,696	2,723	2,734	2,745	2,753	2,760	2,769
4402.01	2,085	2,440	2,585	2,749	2,920	3,079	3,247
4402.02	2,173	2,177	2,181	2,185	2,186	2,190	2,202
4403	943	947	949	951	951	952	955
4405.01	1,639	1,646	1,663	1,681	1,698	1,716	1,735
4405.02	614	917	1,128	1,137	1,144	1,153	1,163
4406	950	954	957	959	961	963	965
4407.01	976	977	984	985	985	985	985

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4407.02	1,807	1,808	1,810	1,812	1,812	1,813	1,815
4408	2,201	2,214	2,223	2,232	2,236	2,242	2,258
4501	2,197	2,218	2,266	2,327	2,391	2,452	2,516
4502	1,326	1,335	1,337	1,339	1,340	1,341	1,345
4503	2,054	2,060	2,067	2,076	2,085	2,094	2,106
4504	938	945	950	955	960	964	968
4505	883	885	885	885	885	885	885
4506.01	1,400	1,405	1,406	1,409	1,410	1,412	1,417
4506.02	1,809	1,820	1,837	1,860	1,885	1,908	1,935
4507.01	1,068	1,072	1,075	1,076	1,077	1,078	1,081
4507.02	1,446	1,464	1,511	1,571	1,635	1,696	1,764
4508	1,195	1,218	1,281	1,362	1,447	1,529	1,613
4509	599	602	603	603	603	603	603
4510	896	897	897	898	898	898	899
4511	826	827	828	829	829	830	833
4512	648	663	668	669	670	671	672
4513	915	936	996	1,073	1,154	1,230	1,311
4514	1,192	1,266	1,416	1,605	1,806	1,996	2,191
4515.01	2,225	2,267	2,391	2,546	2,707	2,861	3,019
4515.02	1,997	2,055	2,214	2,417	2,627	2,827	3,032
4516.01	1,523	1,552	1,624	1,716	1,812	1,904	2,002
4516.02	1,025	1,029	1,032	1,035	1,036	1,037	1,038
4518	1,120	1,124	1,126	1,127	1,128	1,129	1,130

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4519	2,310	2,341	2,421	2,526	2,634	2,741	2,849
4520	1,120	1,137	1,183	1,242	1,303	1,363	1,430
4521.01	1,649	1,655	1,660	1,664	1,666	1,670	1,678
4521.02	1,037	1,086	1,102	1,107	1,111	1,114	1,119
4522	2,147	2,171	2,270	2,298	2,327	2,354	2,383
4523.01	1,462	1,471	1,482	1,490	1,493	1,495	1,498
4523.02	1,691	1,776	1,813	1,839	1,850	1,858	1,867
4524	2,362	2,366	2,367	2,367	2,368	2,368	2,368
4525.01	1,304	1,310	1,316	1,324	1,331	1,338	1,344
4525.02	1,566	1,576	1,594	1,617	1,642	1,666	1,690
4526	2,663	2,734	2,764	2,773	2,783	2,794	2,801
4527	1,935	1,953	2,004	2,070	2,141	2,208	2,277
4528.01	2,363	2,373	2,396	2,426	2,468	2,498	2,528
4528.02	1,483	1,483	1,483	1,483	1,499	1,499	1,499
4601	1,464	1,487	1,574	1,668	1,778	1,882	1,976
4602	1,333	1,338	1,338	1,339	1,339	1,339	1,341
4603	963	978	1,011	1,042	1,082	1,123	1,164
4604	1,999	2,576	3,616	4,871	6,214	7,477	8,782
4605.01	872	1,157	1,529	1,840	2,169	2,483	2,803
4605.02	2,772	2,808	2,902	3,014	3,135	3,253	3,373
4606	1,322	1,331	1,347	1,367	1,387	1,406	1,426
4607.01	1,148	1,159	1,159	1,159	1,159	1,159	1,159
4607.02	1,568	1,588	1,588	1,588	1,588	1,588	1,588

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4608	1,163	1,172	1,172	1,172	1,172	1,172	1,172
4609	874	879	879	879	879	879	879
4610	865	869	869	869	869	869	869
4611	2,549	2,568	2,580	2,593	2,605	2,620	2,656
4612.01	1,545	1,546	1,547	1,547	1,548	1,548	1,549
4612.02	2,751	2,776	2,804	2,841	2,871	2,908	2,938
4615	2,542	2,559	2,589	2,620	2,650	2,678	2,721
4616.01	2,990	3,311	3,428	3,565	3,716	3,856	4,005
4616.02	3,684	3,741	3,923	4,159	4,410	4,649	4,895
4617	2,563	2,624	2,666	2,673	2,677	2,679	2,686
4618.01	539	539	539	539	540	540	540
4618.02	2,381	2,396	2,424	2,457	2,487	2,518	2,548
4619.01	1,373	1,383	1,389	1,394	1,396	1,398	1,401
4619.02	578	582	587	591	592	594	595
4701	946	961	970	987	995	1,003	1,021
4703	1,159	1,192	1,209	1,244	1,267	1,300	1,322
4704	1,712	1,735	1,749	1,763	1,773	1,789	1,847
4705	2,298	2,337	2,388	2,448	2,510	2,573	2,666
4706	1,165	1,195	1,216	1,229	1,243	1,258	1,293
4707	1,860	1,914	1,933	1,937	1,940	1,944	1,952
4708	1,151	1,232	1,253	1,257	1,260	1,261	1,269
4709	2,856	2,879	2,884	2,889	2,891	2,897	2,917
4710	857	886	960	1,057	1,157	1,258	1,356

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4711	2,404	2,437	2,447	2,453	2,455	2,459	2,470
4712.01	1,435	1,903	2,179	2,438	2,710	2,965	3,227
4712.02	2,755	2,978	3,300	3,675	4,076	4,458	4,854
4713.01	1,605	1,605	1,605	1,605	1,605	1,605	1,605
4713.03	1,718	1,745	1,854	1,862	1,869	1,875	1,884
4713.04	702	705	706	708	709	712	717
4714.01	1,380	1,396	1,400	1,402	1,402	1,403	1,405
4714.02	1,241	1,253	1,257	1,261	1,264	1,267	1,271
4801	1,536	1,570	1,580	1,588	1,593	1,598	1,609
4802.01	1,634	1,658	1,676	1,694	1,718	1,748	1,849
4802.02	4,976	7,026	8,239	9,282	10,367	11,374	12,401
4802.03	1,518	1,643	1,849	2,091	2,285	2,471	2,661
4803	2,785	3,000	3,284	3,617	3,961	4,294	4,654
4804.01	1,544	1,562	1,596	1,629	1,661	1,695	1,728
4804.02	2,029	2,058	2,068	2,076	2,082	2,089	2,103
4805.01	1,129	1,135	1,139	1,142	1,146	1,149	1,153
4805.02	1,941	1,940	1,940	1,959	1,959	1,979	1,979
4805.03	1,153	1,153	1,154	1,163	1,164	1,172	1,174
4805.04	840	840	841	841	843	843	844
4805.05	1,597	1,605	1,629	1,661	1,695	1,727	1,760
4808.01	1,615	1,623	1,623	1,623	1,623	1,623	1,623
4808.02	1,379	1,379	1,379	1,379	1,379	1,379	1,379
4809.01	1,964	2,153	2,210	2,221	2,229	2,229	2,229

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4809.02	1,469	1,973	2,932	3,108	3,297	3,467	3,651
4809.03	1,497	1,497	1,497	1,497	1,497	1,497	1,497
4810	1,908	1,952	2,091	2,270	2,461	2,644	2,830
4811.01	1,441	2,148	2,319	2,367	2,415	2,456	2,499
4811.02	1,445	1,445	1,445	1,445	1,445	1,445	1,445
4811.03	1,237	1,237	1,237	1,237	1,237	1,238	1,238
4811.04	1,198	1,198	1,198	1,198	1,198	1,198	1,198
4811.05	1,698	1,701	1,707	1,714	1,721	1,728	1,735
4811.06	1,759	1,760	1,760	1,760	1,760	1,760	1,761
4812.01	391	504	776	1,122	1,490	1,839	2,198
4812.02	2,032	2,200	2,537	2,911	3,310	3,688	4,077
4814	2,814	2,877	2,941	2,974	3,007	3,034	3,061
4815	821	822	822	822	822	822	822
4816	1,157	1,158	1,158	1,158	1,158	1,159	1,159
4817.01	2,039	2,043	2,045	2,048	2,049	2,051	2,058
4817.02	1,977	1,981	1,987	1,994	2,001	2,008	2,016
4819	2,285	2,835	3,061	3,246	3,440	3,619	3,804
4820.01	1,774	1,777	1,781	1,786	1,790	1,795	1,803
4820.02	1,812	1,820	1,846	1,878	1,913	1,946	1,980
4821	1,520	1,541	1,605	1,690	1,780	1,865	1,952
4822.01	985	993	1,018	1,051	1,086	1,119	1,153
4822.02	3,484	4,198	4,766	5,300	5,870	6,412	6,968
4822.03	3,228	3,875	4,631	5,320	6,051	6,737	7,446

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4823.01	2,580	2,859	3,112	3,373	3,647	3,901	4,161
4823.02	1,805	1,805	1,805	1,805	1,805	1,805	1,805
4823.03	1,693	1,701	1,727	1,762	1,798	1,832	1,868
4824	782	804	873	962	1,056	1,145	1,237
4825.01	5,325	7,301	8,514	9,234	9,987	10,692	11,409
4825.02	1,031	1,031	1,031	1,031	1,031	1,031	1,031
4825.03	1,542	1,548	1,574	1,579	1,583	1,587	1,591
4825.04	1,662	1,671	1,681	1,684	1,687	1,692	1,696
4826.01	2,381	2,393	2,430	2,475	2,524	2,572	2,619
4826.02	2,463	2,730	2,830	2,875	2,921	2,959	2,996
4901.01	1,796	1,917	2,465	2,553	2,646	2,728	2,819
4901.03	1,986	2,739	3,238	3,612	4,008	4,372	4,748
4905.01	1,318	1,326	1,347	1,374	1,403	1,431	1,459
4905.02	2,214	2,423	2,474	2,489	2,503	2,514	2,529
4910	709	716	716	716	716	716	716
4911.01	1,179	1,182	1,182	1,182	1,182	1,182	1,182
4911.02	1,129	1,129	1,129	1,129	1,129	1,129	1,129
4911.03	2,127	2,128	2,128	2,128	2,128	2,129	2,129
4912.01	2,316	2,351	2,420	2,514	2,617	2,723	2,818
4912.02	1,112	1,112	1,112	1,113	1,113	1,113	1,114
4913.01	2,138	2,144	2,157	2,172	2,185	2,200	2,216
4913.02	1,411	1,422	1,456	1,497	1,538	1,586	1,628
4913.03	1,522	1,552	1,647	1,765	1,896	2,020	2,146

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4914.01	1,867	1,871	1,887	1,910	1,932	1,952	1,976
4914.02	1,414	1,414	1,416	1,418	1,419	1,421	1,423
4914.03	1,154	1,154	1,154	1,154	1,155	1,155	1,155
4914.04	1,334	1,335	1,336	1,337	1,337	1,338	1,338
4914.05	835	835	838	838	841	844	847
4915.01	2,391	2,402	2,449	2,510	2,568	2,634	2,688
4915.02	2,140	2,141	2,147	2,151	2,161	2,165	2,171
4916.01	1,583	1,618	1,655	1,689	1,732	1,775	1,816
4916.02	1,582	1,587	1,611	1,633	1,660	1,687	1,714
4917.01	1,839	1,866	1,937	2,024	2,111	2,196	2,278
4917.02	3,278	3,487	3,690	3,876	4,071	4,259	4,450
4917.03	2,576	2,849	2,884	2,929	2,977	3,024	3,071
4917.04	2,197	2,271	2,300	2,317	2,336	2,350	2,369
4917.05	960	999	1,032	1,050	1,077	1,099	1,122
4918.01	1,061	1,062	1,064	1,066	1,068	1,071	1,073
4918.02	1,159	1,160	1,161	1,161	1,162	1,163	1,163
4918.03	2,616	2,616	2,620	2,623	2,628	2,631	2,634
4920	2,129	2,136	2,137	2,137	2,137	2,137	2,138
4921	2,231	2,239	2,251	2,258	2,269	2,275	2,286
4922.01	1,045	1,060	1,070	1,079	1,086	1,094	1,102
4922.02	2,208	2,206	2,224	2,237	2,274	2,290	2,304
4922.03	1,270	1,293	1,317	1,335	1,364	1,384	1,413
4923	1,092	1,097	1,117	1,145	1,163	1,195	1,213

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4924	1,792	1,783	1,784	1,782	1,763	1,774	1,764
4925	1,432	1,446	1,455	1,457	1,458	1,459	1,461
9801							
9802							
9803							
Fairfax County	417,464	434,100	451,048	465,579	480,652	495,051	510,149

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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, utility hook-up information, and pictometry three-dimensional aerial images 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 include 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 is available by supervisor districts, towns, and planning districts.

Total Housing Units Fairfax County, 1985 through 2020			
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%
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%
2018	418,250	2,560	0.62%
2019	421,102	2,852	0.68%
2020	424,087	2,985	0.71%

Source: Fairfax County Department of Management and Budget, 2020.

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

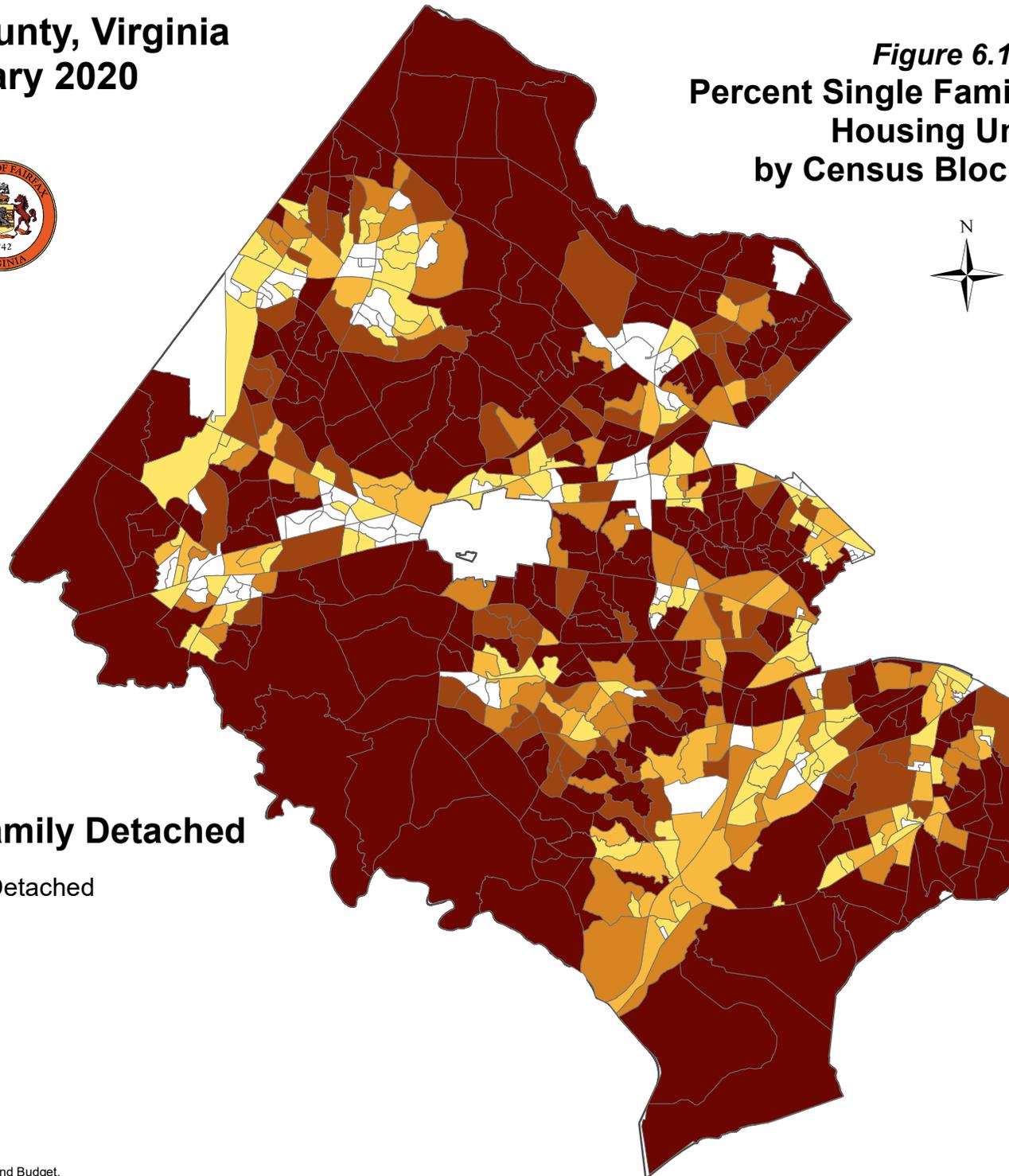
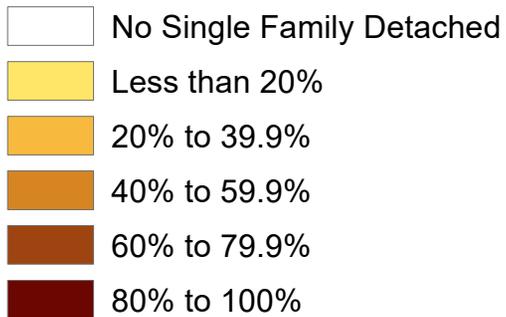
Fairfax County, Virginia January 2020



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



Percent Single Family Detached

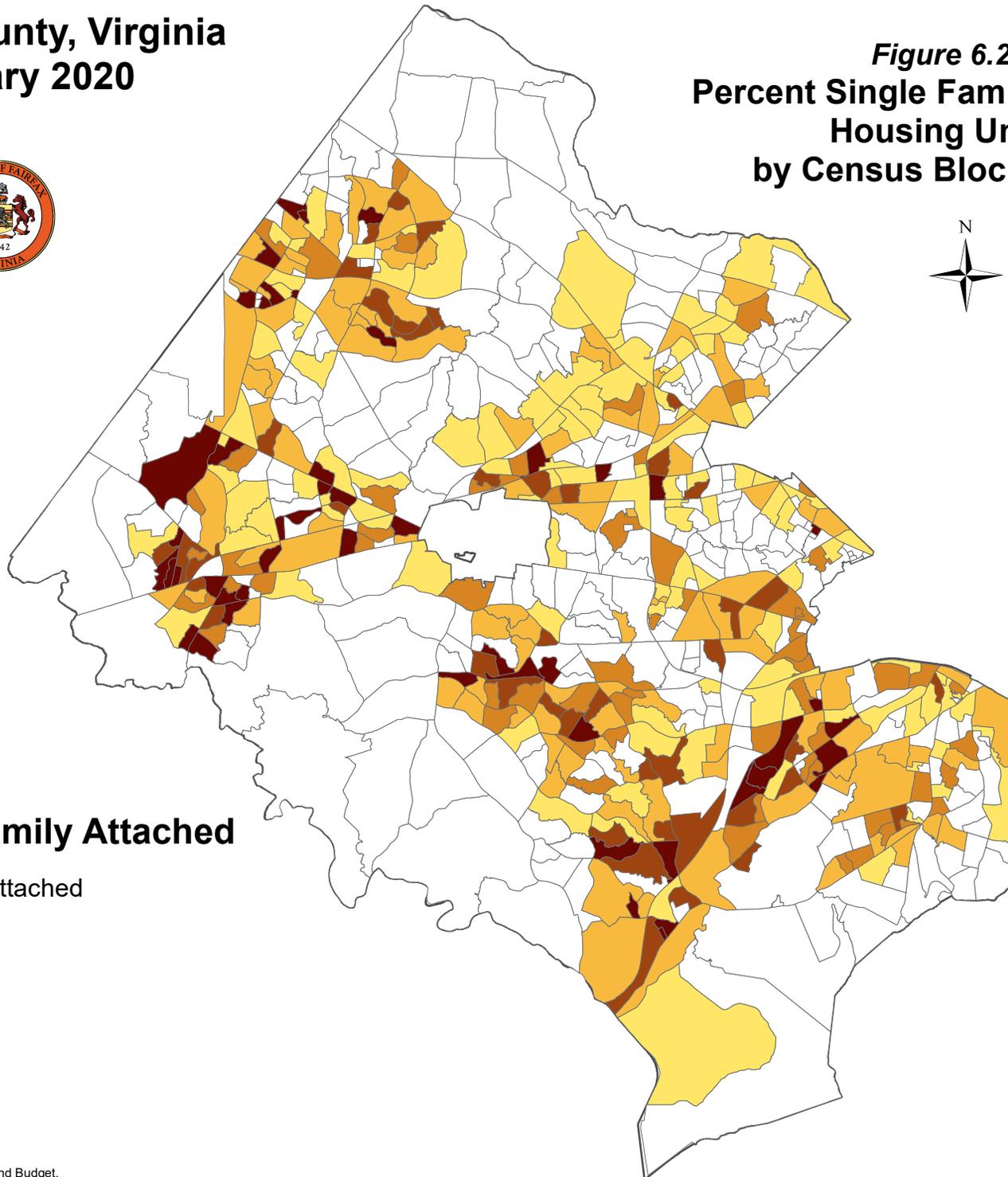


Note: City of Fairfax is not included.
Source: Fairfax County Department of Management and Budget.

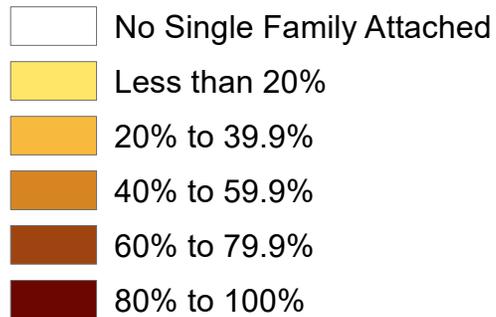
Fairfax County, Virginia January 2020



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



Percent Single Family Attached

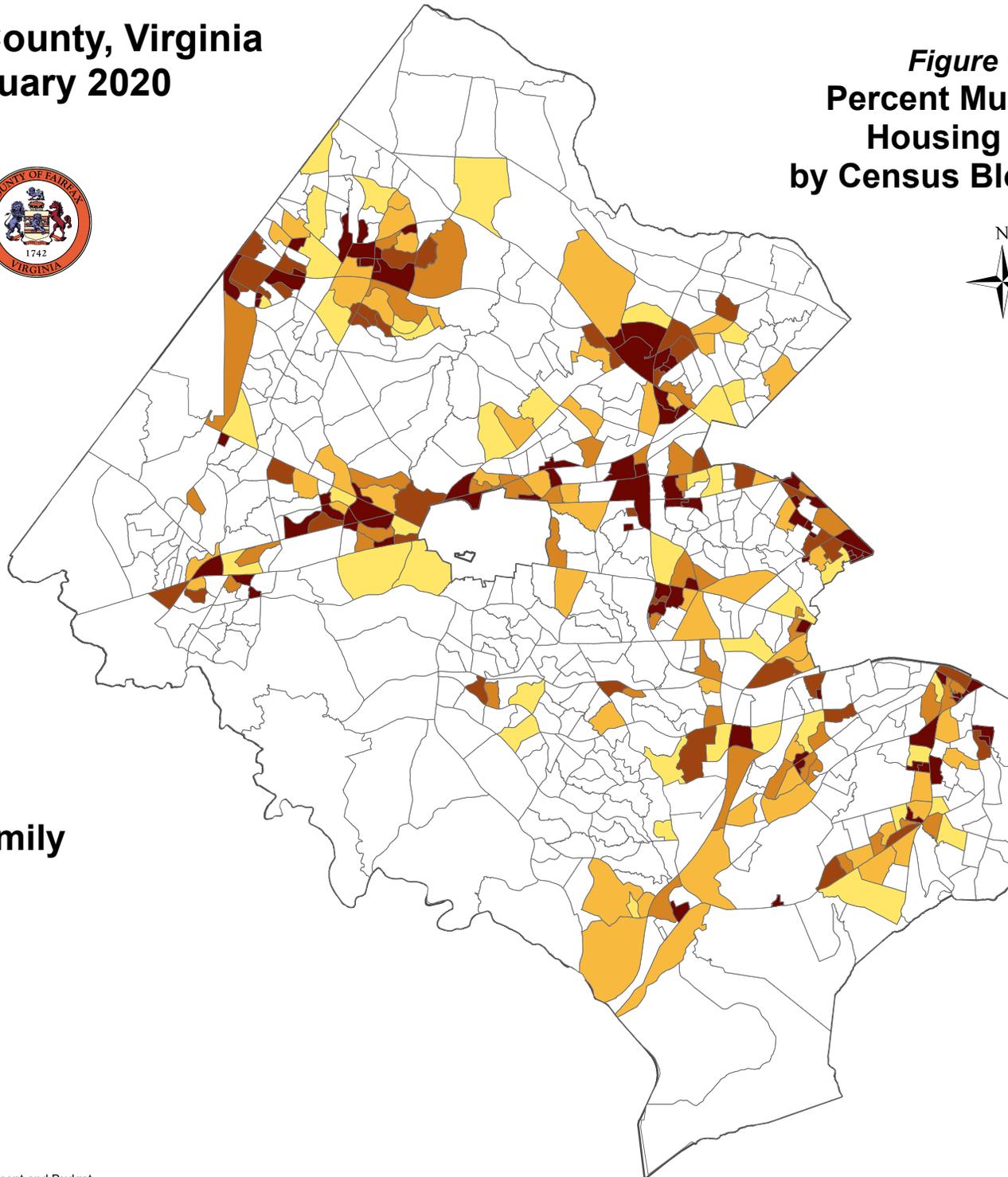


Note: City of Fairfax is not included.
Source: Fairfax County Department of Management and Budget.

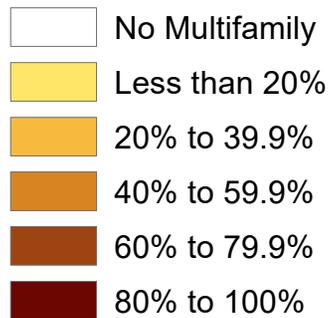
Fairfax County, Virginia January 2020



Figure 6.3
Percent Multifamily
Housing Units
by Census Block Group



Percent Multifamily



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

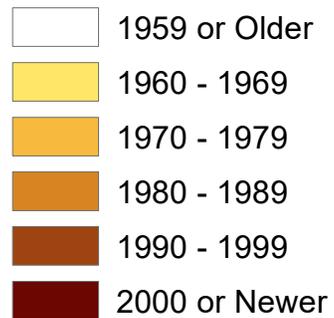
Fairfax County, Virginia January 2020



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



Median Year Built



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

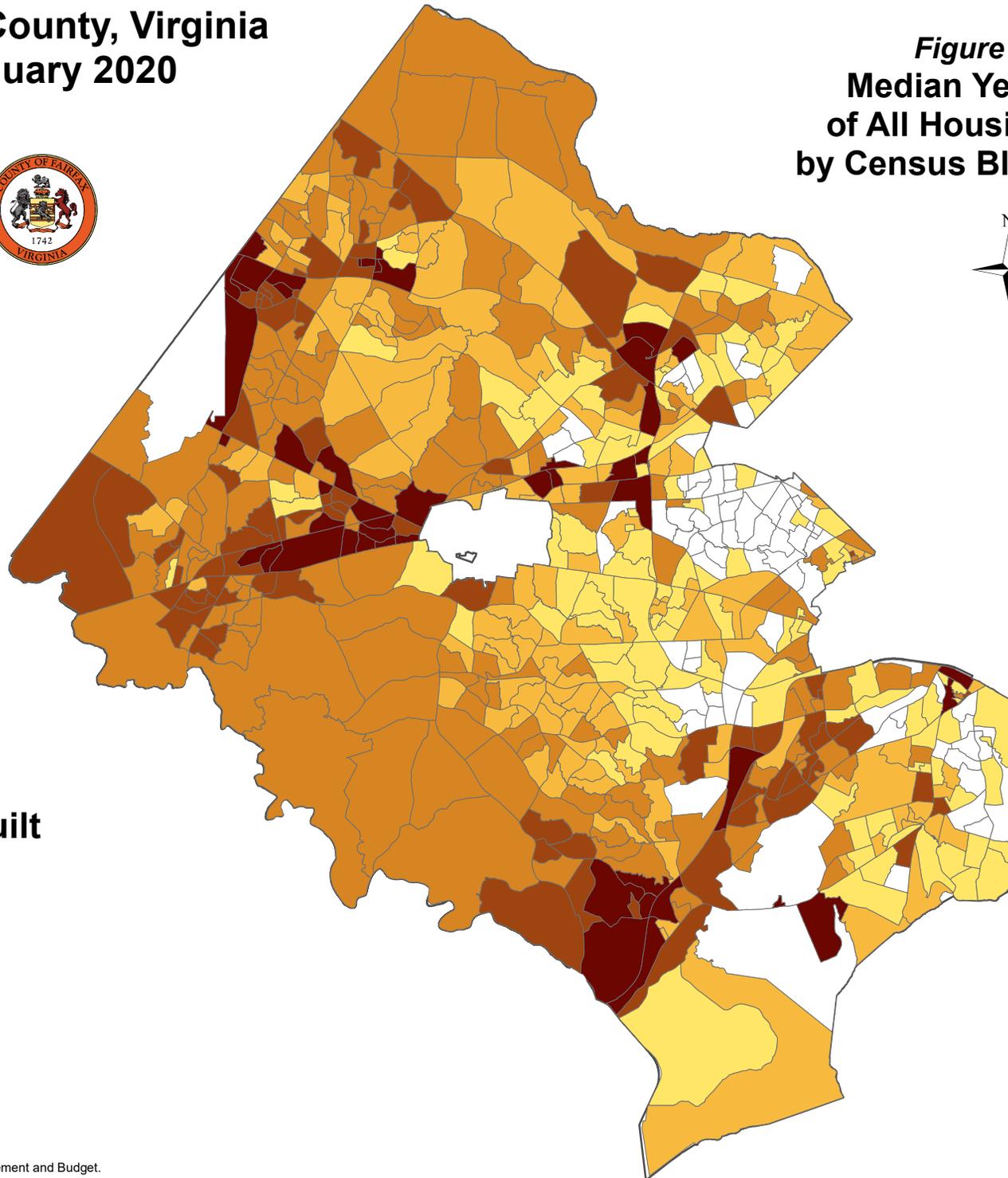


Table 6.1

**Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2020**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,493	366	9,533	304	8,438	490		152	41,776
Dranesville 1/	29,587	80	6,213	415	7,105	1,253	506		45,159
Hunter Mill 2/	21,690	38	11,215	1,764	12,839	2,491	3,217		53,254
Lee	16,566	589	12,136	1,728	11,784	1,689		791	45,283
Mason	17,895	33	5,629	960	10,897	1,613	5,977		43,004
Mount Vernon	23,246	1,145	9,611	1,368	9,176	643	3,937	325	49,451
Providence	15,739	1	10,811	1,048	18,937	4,080	8,213		58,829
Springfield 3/	25,890	78	9,311	1,400	5,863	358			42,900
Sully	21,374		14,477	1,640	5,764	686		490	44,431
Fairfax County	194,480	2,330	88,936	10,627	90,803	13,303	21,850	1,758	424,087

Table 6.2

**Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2020**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	89					89
Town of Herndon	3,062	62	2,331	69	2,501	8,025
Town of Vienna	4,626		446	53	530	5,655
Towns Total	7,777	62	2,777	122	3,031	13,769

Source: Fairfax County Department of Management and Budget, 2020.

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 2020

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,173	14	3,372	255	5,240	545	471		26,070
Baileys	5,262	13	908	293	4,779	1,223	5,506		17,984
Bull Run	18,235	70	14,811	2,182	8,919	358		490	45,065
Fairfax	9,300		5,235	701	11,729	442		152	27,559
Jefferson	8,701	5	2,866	289	7,530	2,949	1,817		24,157
Lincolnia	1,648	2	2,071	412	2,724	144			7,001
Lower Potomac	5,889	8	3,149	853	2,948	283			13,130
McLean	17,740	18	2,205	536	4,602	1,726	6,348		33,175
Mount Vernon	15,627	1,652	3,441	1,861	11,330	650	3,937	1,116	39,614
Pohick 1/	30,419	412	14,341	364	1,364				46,900
Rose Hill	9,097	28	6,963	251	4,581				20,920
Springfield	8,786	8	6,773	291	2,914	1,399			20,171
Upper Potomac 2/	32,920	84	16,991	1,884	18,532	3,310	3,217		76,938
Vienna 3/	14,683	16	5,810	455	3,611	274	554		25,403
Fairfax County	194,480	2,330	88,936	10,627	90,803	13,303	21,850	1,758	424,087

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

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	40,239	1,734	22,140	3,096	20,960	2,332	3,937	1,116	95,554
Region 2	40,879	36	13,198	1,733	23,361	5,768	8,348		93,323
Region 3 1/	59,435	116	23,331	2,760	30,434	4,645	9,565		130,286
Region 4 2/	53,927	444	30,267	3,038	16,048	558		642	104,924
Fairfax County	194,480	2,330	88,936	10,627	90,803	13,303	21,850	1,758	424,087

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,367		5,743		2,358				14,468
20121	1,782		5,236	826	2,432				10,276
20124	4,089		618		248				4,955
20151	4,328		933	580	566			490	6,897
20152	1								1
20164	1								1
20170	7,138	62	3,399	83	3,267				13,949
20171	8,224		3,566	491	6,360	893			19,534
20190	545		2,232	162	4,511	1,346	2,843		11,639
20191	3,695	22	4,249	647	2,704	871	374		12,562
20194	1,900		2,062	501	1,396				5,859
22003	10,721	14	2,710	255	5,072	545	471		19,788
22015	7,550	364	5,638	265	1,020				14,837
22027	635		102						737
22030	4,522	8	2,463	404	5,781	191		152	13,521
22031	3,093		3,140	288	3,598	1,691	881		12,691
22032	7,373	2	2,000		270				9,645
22033	4,667	62	4,201	776	5,852	558			16,116
22035					270				270
22039	6,115								6,115
22041	2,045	10	660	293	2,887	449	4,555		10,899
22042	6,706	5	1,335	181	3,820	441			12,488
22043	4,302		1,752	188	1,839	340	1,231		9,652
22044	1,631	3	218		1,502	310	951		4,615
22046	1,422	2			664				2,088
22060	2,304		108		619	283			3,314

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2020

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,746				88				5,834
22079	4,858	8	4,060	853	2,329				12,108
22101	9,200	14	1,037	13	244	506	506		11,520
22102	3,375	2	566	335	4,109	880	5,044		14,311
22124	4,189		1,317	128	1,017				6,651
22150	4,964		1,219		1,800	1,399			9,382
22151	4,747		653		412				5,812
22152	4,851		4,082	259	1,157				10,349
22153	6,391	54	4,310		100				10,855
22180	6,066		996	169	1,550	1,068	259		10,108
22181	3,284		1,165	275	793				5,517
22182	6,840	16	1,464		850	274	798		10,242
22203					100	50			150
22204	14								14
22206	2								2
22207	49								49
22213	5								5
22302	21		30		184	414			649
22303	1,112	1,122	513	1	1,645	360	3,427	90	8,270
22304			148						148
22306	3,608	6	1,823	265	5,445	290		906	12,343
22307	2,389	522	225		1,079		510		4,725
22308	4,862	1							4,863
22309	5,184	1	1,695	1,595	3,161			120	11,756
22310	5,662	2	2,900	172	2,291				11,027
22311	508				106				614

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2020

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22312	2,887	2	2,241	412	2,816	144			8,502
22315	2,510	26	6,127	210	2,491				11,364
Fairfax County	194,480	2,330	88,936	10,627	90,803	13,303	21,850	1,758	424,087

Source: Fairfax County Department of Management and Budget, 2020.

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 2020

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,594		2,413	116	2,476				11,599
A2	86		1,167	131	3,364	407			5,155
A3	197		799	14	686				1,696
B1	1,006	12	370	10	770				2,168
B2	4,363		1,493	272	2,268		1,549		9,945
B3	861								861
B5	3,061	62	2,331	69	2,501				8,024
C1	1,109								1,109
C2	1,267								1,267
D1	3,089	2			88				3,179
D2	2,685		3,077	391	3,773	1,991	1,444		13,361
D3	18,850	26	4,928	703	3,070	500	3,268		31,345
E1	2,327		491	332	4,109	880	2,798		10,937
E2	653								653
F	1,915		508	13	162	121	506		3,225
G1	7,973	14	2,121	100	2,024	409	1,231		13,872
G2	1,043					316			1,359
G3	718		35						753
G4	347								347
H1	1,176	2	465		2,333	823	1,461		6,260
H2					256		3,278		3,534
H3	261			88					349
I1	14,030	18	2,542	582	8,204	1,909	1,026		28,311
I2	1,229		75						1,304
I3	10,219	16	5,536	839	4,504	390	219		21,723
I4	79								79

(Continued)

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2020**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
I5	282		35		8				325
I6	2								2
J1	3,909	1,121	779		1,894	360	1,435		9,498
J2	837	1	172	1	763		1,992	90	3,856
J3	1,210	125	155		506	290			2,286
J4	662	2	20		934		510		2,128
K	8,613	402	1,655	1,196	5,121			906	17,893
L	7,429	27	6,098	743	5,803			120	20,220
M0	866		186		740			152	1,944
M1	934		1,614	128	2,455				5,131
M2	11,641	2	5,771	571	8,968	1,990	1,133		30,076
M3	6,169		303						6,472
M4	4,996		1,785		1,163				7,944
M5	1,473	8	1,389	160	91	1,399			4,520
M6	1,805		4,160	131	1,274				7,370
M7	15				108	283			406
M8	2,089		108		511				2,708
M9	458		2,222	80	5,383	191			8,334
N1	21,240	366	14,907	1,217	3,318				41,048
N2	4,294	46	1,879						6,219
O1	499	2							501
P	60								60
P1	435	6	196		195				832
P2	181								181
P3	1,163								1,163
P4	75								75

(Continued)

Table 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2020

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
P5	151		32		180				363
Q1	2,603								2,603
R1	2,881								2,881
R2	244		46						290
R3	89								89
R4	325								325
S1	4,833	8	4,803		1,664				11,308
S2	398								398
T1	1,087		230	234	206	486		490	2,733
T2	4,922		2,466	580	707				8,675
T3	3,708		2,158						5,866
T4	2,548	62	2,746	1,100	4,500	558			11,514
T5	2,900		3,594	810	3,311				10,615
T6	250								250
T7	1,066		1,076	16	412				2,570
Fairfax County	194,480	2,330	88,936	10,627	90,803	13,303	21,850	1,758	424,087

Source: Fairfax County Department of Management and Budget, 2020.

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 2020

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,037		74		102			90	1,303
4152	348	2	151		934		510		1,945
4153	807	520	24		145				1,496
4154.01	314		156		1,555			115	2,140
4154.02	850		228		60				1,138
4155	1,538		401		339				2,278
4156	1,074	1							1,075
4157	1,375								1,375
4158	1,736								1,736
4159	1,208								1,208
4160	1,065	1	202	149	492			120	2,029
4161	1,463				45				1,508
4162	1,519								1,519
4163	815	2							817
4201	1,014		155						1,169
4202.01	605		697						1,302
4202.02	6		42	172	846				1,066
4202.03	636		337						973
4203	1,604		560						2,164
4204	6	272	133		434	360	1,222		2,427
4205.01		1		1			1,002		1,004
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 2020

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4206	418	555	165		862				2,000
4207	1,405		44						1,449
4208	1,128		71						1,199
4210.01	206		824						1,030
4210.02	568		443		1,073				2,084
4211.01	238		1,613	131	201				2,183
4211.02	257		726		546				1,529
4211.03	900		975	79	244				2,198
4212	689								689
4213	958		503						1,461
4214	494	6	95	138	1,971	290			2,994
4215	280		238	127	976			791	2,412
4216	171		135	931	736				1,973
4217.01	223		391	150	657				1,421
4217.02	866		400						1,266
4218	195		567	365	1,231				2,358
4219	631				108	283			1,022
4220	470		523		511				1,504
4221.01	662		653	112	1,160				2,587
4221.02	441		1,137	280	265				2,123
4222.01	826		255		345				1,426
4222.02	593	6	581	461	559				2,200
4223.01	203		587		555				1,345

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4223.02	453	28	857		1,208				2,546
4224.01	10		358		758				1,126
4224.02	98		1,588		424				2,110
4224.03	702		317						1,019
4301.01	1,547								1,547
4301.02	399		652						1,051
4302.01	810		616						1,426
4302.02	1,103	2	536						1,641
4302.03	632		270						902
4304	1,995		326						2,321
4305	571								571
4306	1,319		106		386				1,811
4307	929								929
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		738	79					1,586
4310.02	2		750						752
4313	1,113		302						1,415
4314	893		470	99					1,462
4315	1,091	8	676	160	91				2,026
4316	1,134		515		341	1,399			3,389

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020

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	53	1,279						1,441
4318.02	760		282						1,042
4319	1,055								1,055
4320	502		625						1,127
4321	505	128	181	186	448				1,448
4322.01			491		360				851
4322.02	570	183	749		112				1,614
4323	1,152		495		100				1,747
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,451		432						1,883
4326	1,195		393						1,588
4327.01	801		293						1,094
4327.02	244		1,163		100				1,507
4328	291		482						773
4401	1,787		150	161	388	251			2,737
4402.01			262	56	580	1,274			2,172
4402.02	532		579	8	1,088				2,207
4403	954								954
4405.01	1,622		33						1,655
4405.02	541		93						634
4406	780		9		12			152	953
4407.01	979								979

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4407.02	1,670		137						1,807
4408	1,954				270				2,224
4501	646	1	288	117	1,204				2,256
4502	793		512		25				1,330
4503	1,043		167		723	171			2,104
4504	853	2	94						949
4505	885								885
4506.01	1,371		35						1,406
4506.02	520	2	81		1,250				1,853
4507.01	533		445		100				1,078
4507.02	330	2			887		252		1,471
4508	1,002		20		184				1,206
4509	603								603
4510	898								898
4511	830								830
4512	651								651
4513	757	3	57		108				925
4514			102		933	50	127		1,212
4515.01	376		97	81	561	310	824		2,249
4515.02	302		259		731	463	510		2,265
4516.01	248		36		1,296				1,580
4516.02	318					400	419		1,137
4518	1,080		48						1,128

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4519	508	2	1,103	210	525				2,348
4520	555		326			246			1,127
4521.01	938	2	504	255					1,699
4521.02	497	2	332				219		1,050
4522	937	6	336		881				2,160
4523.01			127		1,049	299			1,475
4523.02	15		342		1,365				1,722
4524	1,641		327		412				2,380
4525.01	1,056	2	160		92				1,310
4525.02	296		281		1,023				1,600
4526	492		677	202	1,176	144			2,691
4527	302	10	309	212	804		348		1,985
4528.01	398				346		1,786		2,530
4528.02							1,492		1,492
4601	1,461		8						1,469
4602	1,340								1,340
4603	967								967
4604	935	16	417		371	274			2,013
4605.01	807		70						877
4605.02	1,251		1,071		479				2,801
4606	1,350								1,350
4607.01	854				300				1,154
4607.02	1,340		244						1,584

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4608	915		15	53	191				1,174
4609	792		84						876
4610	725		103		39				867
4611	1,811		132	275	375				2,593
4612.01	1,521		39						1,560
4612.02	165		960	72	1,413	191			2,801
4615	980		1,084		493				2,557
4616.01	582		1,181	127	1,167				3,057
4616.02			221	116	1,456	1,504	586		3,883
4617	368		1,467		196		554		2,585
4618.01	2		300		240				542
4618.02	88		927	128	1,261				2,404
4619.01	236		249		929				1,414
4619.02	2				592				594
4701	936		35						971
4703	1,170								1,170
4704	1,512		227						1,739
4705	1,366		358			121	506		2,351
4706	842		168	13	162				1,185
4707	1,816		7			69			1,892
4708	836	14	232		82				1,164
4709	1,919	2	565		97	316			2,899
4710	505		22	188	152				867

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4711	2,099		17			340			2,456
4712.01			77	132	833		529		1,571
4712.02	109		288	200	1,547		744		2,888
4713.01			420		1,214				1,634
4713.03	341		168				1,231		1,740
4713.04	613		95						708
4714.01	748				639				1,387
4714.02	285		523		439				1,247
4801	1,541								1,541
4802.01	1,561				84				1,645
4802.02			201		1,645	880	2,600		5,326
4802.03				3			1,569		1,572
4803	2,430	2					400		2,832
4804.01	1,463				88				1,551
4804.02	2,029								2,029
4805.01	1,133								1,133
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	666		841	5	108				1,620
4808.02	702		234		450				1,386
4809.01	1,051	2	612		305				1,970

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4809.02	371	2	452	64	630				1,519
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01			30	30	1,178	294			1,532
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	1,746		17						1,763
4812.01	392								392
4812.02	785	12	561		694				2,052
4814	1,114		1,042	133	222	91	224		2,826
4815	821								821
4816	1,161								1,161
4817.01	2,042								2,042
4817.02	391		527		1,072				1,990
4819	891		326	12	923	189			2,341
4820.01	1,052		723						1,775
4820.02	414		529	333	566				1,842
4821	91		560	46	727	48	60		1,532
4822.01	73		327		610				1,010
4822.02	49		374		893	1,109	1,234		3,659
4822.03			326	104	1,358		1,549		3,337

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020

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		1,322	100	470	645	150		2,959
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	782								782
4825.01	214		1,334	345	2,941	599			5,433
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,667								1,667
4826.01	1,491		694		206				2,391
4826.02	1,523		789			200			2,512
4901.01	1,018		444		347				1,809
4901.03	1,055		449					490	1,994
4905.01	254		322		748				1,324
4905.02	1,911		119		198				2,228
4910	710								710
4911.01	1,179								1,179
4911.02	1,054		77						1,131
4911.03	149		1,983						2,132
4912.01	379		1,694		252				2,325
4912.02					1,195				1,195
4913.01	959		781		412				2,152
4913.02	177		577		686				1,440
4913.03	70		333	810	318				1,531

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020

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	977		177						1,154
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	578		1,253		564				2,395
4915.02	2,104		38						2,142
4916.01	446		208	580	360				1,594
4916.02	1,131		455						1,586
4917.01	40		491	266	778	358			1,933
4917.02	1		971	72	2,309				3,353
4917.03			403		2,237				2,640
4917.04	58		818	332	1,040				2,248
4917.05	710	8	246						964
4918.01			389		696				1,085
4918.02	509	62	152	438					1,161
4918.03	1,431		197		997				2,625
4920	2,201								2,201
4921	2,235								2,235
4922.01	1,045								1,045
4922.02	2,090		123						2,213
4922.03	1,279								1,279
4923	633	46	421						1,100

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2020**

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	1,432								1,432
9801									
9802									
9803									
Fairfax County	194,480	2,330	88,936	10,627	90,803	13,303	21,850	1,758	424,087

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

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	13,510	32.5	10,561	23.4	7,459	14.0	15,446	34.7	25,077	58.4	18,691	38.1	15,559	26.5	4,935	11.5	2,057	4.7	113,295	26.8
1970 to 1979	12,256	29.5	10,289	22.8	14,973	28.1	6,249	14.1	7,278	16.9	7,756	15.8	11,586	19.7	9,389	21.9	3,516	8.0	83,292	19.7
1980 to 1989	8,571	20.6	7,572	16.8	10,655	20.0	8,252	18.6	5,809	13.5	9,275	18.9	9,745	16.6	15,850	37.0	18,844	42.9	94,573	22.4
1990 to 1999	2,096	5.0	5,348	11.9	9,379	17.6	8,942	20.1	1,669	3.9	4,082	8.3	5,866	10.0	8,117	18.9	11,741	26.7	57,240	13.6
2000 to 2009	3,979	9.6	7,264	16.1	6,210	11.7	4,349	9.8	1,932	4.5	7,116	14.5	6,385	10.9	3,829	8.9	5,401	12.3	46,465	11.0
2010 to 2020	1,200	2.9	4,080	9.0	4,559	8.6	1,236	2.8	1,209	2.8	2,181	4.4	9,668	16.4	741	1.7	2,367	5.4	27,241	6.5
Total Units	41,612	100.0	45,114	100.0	53,235	100.0	44,474	100.0	42,974	100.0	49,101	100.0	58,809	100.0	42,861	100.0	43,926	100.0	422,106	100.0

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2020**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	53	60.9	813	10.1	3,395	60.1	4,261	31.0
1970 to 1979	1	1.1	3,261	40.6	588	10.4	3,850	28.0
1980 to 1989	5	5.7	1,530	19.1	287	5.1	1,822	13.2
1990 to 1999	6	6.9	1,482	18.5	265	4.7	1,753	12.7
2000 to 2009	19	21.8	687	8.6	303	5.4	1,009	7.3
2010 to 2020	3	3.4	251	3.1	814	14.4	1,068	7.8
Total Units	87	100.0	8,024	100.0	5,652	100.0	13,763	100.0

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct								
Before 1970	16,026	61.5	10,373	57.7	3,187	7.2	5,353	19.5	12,665	52.4	3,631	51.9	2,186	16.7	10,231	30.9
1970 to 1979	6,768	26.0	3,267	18.2	3,062	6.9	5,005	18.3	2,525	10.5	225	3.2	1,280	9.8	5,807	17.5
1980 to 1989	1,335	5.1	2,642	14.7	17,313	38.9	6,596	24.1	2,417	10.0	1,574	22.5	1,839	14.0	4,561	13.8
1990 to 1999	858	3.3	630	3.5	14,102	31.6	3,399	12.4	764	3.2	389	5.6	1,982	15.1	3,038	9.2
2000 to 2009	582	2.2	459	2.6	5,772	13.0	5,484	20.0	1,950	8.1	968	13.8	4,776	36.4	2,848	8.6
2010 to 2020	489	1.9	603	3.4	1,121	2.5	1,557	5.7	3,829	15.9	207	3.0	1,057	8.1	6,664	20.1
Total Units	26,058	100.0	17,974	100.0	44,557	100.0	27,394	100.0	24,150	100.0	6,994	100.0	13,120	100.0	33,149	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	21,577	56.1	3,211	6.9	5,325	25.5	8,318	41.2	4,075	5.3	7,137	28.1	113,295	26.7
1970 to 1979	7,170	18.6	18,181	38.8	1,809	8.7	2,364	11.7	19,748	25.7	6,081	24.0	83,292	19.6
1980 to 1989	4,159	10.8	18,964	40.5	6,213	29.7	3,521	17.5	20,025	26.0	3,414	13.4	94,573	22.3
1990 to 1999	1,543	4.0	4,359	9.3	5,430	26.0	3,419	17.0	13,735	17.9	3,592	14.2	57,240	13.5
2000 to 2009	2,420	6.3	1,629	3.5	1,685	8.1	2,332	11.6	12,258	15.9	3,302	13.0	46,465	11.0
2010 to 2020	1,615	4.2	518	1.1	446	2.1	211	1.0	7,065	9.2	1,859	7.3	27,241	6.4
Total Units	38,484	100.0	46,862	100.0	20,908	100.0	20,165	100.0	76,906	100.0	25,385	100.0	422,106	100.0

Source: Fairfax County Department of Management and Budget, 2020.

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, 2020 through 2050**

Supervisor District	Difference 2020 to 2050	Percent of Total Change
Braddock	1,919	2.0%
Dranesville	12,164	12.6%
Hunter Mill	25,874	26.8%
Lee	7,665	7.9%
Mason	7,025	7.3%
Mount Vernon	8,293	8.6%
Providence	22,628	23.5%
Springfield	2,824	2.9%
Sully	8,053	8.4%
Fairfax County	96,445	100.0%

Source: Fairfax County Department of Management and Budget, 2020.

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

TABLE 7.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2020 through 2050**

Planning District	Difference 2020 to 2050	Percent of Total Change
Annandale	1,767	1.8%
Baileys	4,541	4.7%
Bull Run	7,579	7.9%
Fairfax	2,727	2.8%
Jefferson	3,330	3.5%
Lincolnia	820	0.9%
Lower Potomac	1,580	1.6%
McLean	17,735	18.4%
Mount Vernon	9,781	10.1%
Pohick	1,001	1.0%
Rose Hill	1,680	1.7%
Springfield	2,688	2.8%
Upper Potomac	30,022	31.1%
Vienna	11,192	11.6%
Fairfax County	96,445	100.0%

Source: Fairfax County Department of Management and Budget, 2020.

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

Table 7.3

**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2020**

Supervisor District	2020	2025	2030	2035	2040	2045	2050
Braddock	41,776	42,526	42,929	43,144	43,315	43,506	43,695
Dranesville 1/	45,159	48,490	51,411	52,842	54,269	55,687	57,323
Hunter Mill 2/	53,254	57,259	61,382	65,707	70,314	74,651	79,128
Lee	45,283	45,740	47,013	48,447	49,975	51,461	52,948
Mason	43,004	43,585	44,722	46,020	47,388	48,674	50,029
Mount Vernon	49,451	50,800	52,662	53,941	55,164	56,395	57,744
Providence	58,829	63,324	67,009	70,609	74,316	77,807	81,457
Springfield 3/	42,900	43,556	44,096	44,497	44,939	45,325	45,724
Sully	44,431	46,126	47,858	48,987	50,194	51,336	52,484
Fairfax County	424,087	441,407	459,082	474,193	489,873	504,841	520,532

Table 7.4

**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2020**

Town	2020	2025	2030	2035	2040	2045	2050
Town of Clifton	89	89	89	89	89	89	89
Town of Herndon	8,025	8,773	9,934	10,130	10,337	10,515	10,708
Town of Vienna	5,655	5,703	5,704	5,704	5,704	5,704	5,704
Towns Total	13,769	14,565	15,727	15,923	16,130	16,308	16,501

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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
Estimated and Forecasted Housing Units by Planning District
Fairfax County, January 2020

Planning District	1990	2000	2010	2020	2025	2030	2035	2040	2045	2050
Annandale	24,901	25,614	25,767	26,070	26,333	26,693	26,989	27,264	27,530	27,837
Baileys	16,573	17,367	17,976	17,984	18,272	18,961	19,832	20,764	21,627	22,525
Bull Run	24,559	38,745	44,307	45,065	46,509	48,159	49,245	50,414	51,528	52,644
Fairfax	17,181	20,992	25,647	27,559	28,406	28,937	29,278	29,611	29,939	30,286
Jefferson	17,365	18,862	20,409	24,157	24,711	25,261	25,806	26,373	26,909	27,487
Lincolnia	5,464	5,908	6,800	7,001	7,115	7,245	7,388	7,534	7,679	7,821
Lower Potomac	3,936	5,898	9,609	13,130	13,330	13,592	13,848	14,144	14,427	14,710
McLean	23,601	26,269	28,213	33,175	36,858	39,656	42,430	45,251	47,950	50,910
Mount Vernon	35,338	37,000	37,425	39,614	40,751	42,828	44,490	46,106	47,679	49,395
Pohick 1/	41,032	45,153	46,667	46,900	47,051	47,277	47,442	47,587	47,757	47,901
Rose Hill	13,524	19,102	20,401	20,920	21,263	21,584	21,813	22,089	22,353	22,600
Springfield	14,590	17,151	18,803	20,171	20,270	20,698	21,222	21,771	22,306	22,859
Upper Potomac 2/	44,898	58,989	69,977	76,938	83,726	89,609	93,896	98,382	102,619	106,960
Vienna 3/	19,502	21,910	24,385	25,403	26,812	28,582	30,514	32,584	34,539	36,595
Fairfax County	302,464	358,960	396,386	424,087	441,407	459,082	474,193	489,873	504,841	520,532

Source: Fairfax County Department of Management and Budget, 1990 through 2050.

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 2020

Human Services Region	2020	2025	2030	2035	2040	2045	2050
Region 1	95,554	97,335	100,451	103,151	105,885	108,586	111,392
Region 2	93,323	95,067	97,084	99,230	101,450	103,550	105,809
Region 3 1/	130,286	141,419	151,524	160,233	169,295	177,896	186,930
Region 4 2/	104,924	107,586	110,024	111,579	113,243	114,810	116,400
Fairfax County	424,087	441,407	459,082	474,193	489,873	504,841	520,532

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

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 2020

ZIP Code	2020	2025	2030	2035	2040	2045	2050
20120	14,468	14,525	14,651	14,812	14,989	15,167	15,327
20121	10,276	10,337	10,519	10,748	10,987	11,227	11,467
20124	4,955	4,968	4,976	4,974	4,973	4,975	4,980
20151	6,897	7,844	9,053	9,700	10,399	11,050	11,719
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,949	14,751	16,062	16,476	16,885	17,284	17,676
20171	19,534	22,319	23,797	24,626	25,489	26,296	27,122
20190	11,639	13,674	15,401	17,011	18,721	20,332	21,991
20191	12,562	13,276	14,290	15,390	16,556	17,651	18,773
20194	5,859	5,872	5,914	5,966	6,023	6,076	6,134
20196		11	46	92	141	187	235
22003	19,788	20,044	20,400	20,692	20,962	21,224	21,526
22015	14,837	14,865	14,879	14,894	14,900	14,912	14,918
22027	737	746	776	809	847	881	921
22030	13,521	14,162	14,563	14,733	14,902	15,065	15,228
22031	12,691	13,500	13,858	14,222	14,605	14,963	15,352
22032	9,645	9,705	9,766	9,835	9,894	9,959	10,025
22033	16,116	16,670	17,078	17,423	17,781	18,119	18,457
22035	270	539	539	539	539	539	539
22037		18	75	149	228	303	380
22039	6,115	6,128	6,167	6,201	6,262	6,295	6,333
22041	10,899	11,030	11,377	11,818	12,300	12,734	13,187
22042	12,488	12,571	12,714	12,900	13,087	13,263	13,461

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2020

ZIP Code	2020	2025	2030	2035	2040	2045	2050
22043	9,652	9,764	9,958	10,068	10,171	10,280	10,406
22044	4,615	4,764	5,097	5,515	5,957	6,377	6,811
22046	2,088	2,112	2,129	2,146	2,162	2,179	2,203
22060	3,314	3,324	3,351	3,382	3,418	3,454	3,489
22066	5,834	6,030	6,120	6,181	6,227	6,278	6,339
22079	12,108	12,340	12,605	12,842	13,111	13,378	13,645
22101	11,520	11,811	11,967	12,117	12,243	12,387	12,641
22102	14,311	17,370	19,421	21,335	23,280	25,109	27,071
22124	6,651	6,682	6,704	6,727	6,742	6,759	6,779
22150	9,382	9,515	9,890	10,366	10,865	11,346	11,840
22151	5,812	5,823	5,830	5,838	5,845	5,852	5,859
22152	10,349	10,369	10,439	10,454	10,463	10,472	10,486
22153	10,855	10,790	10,834	10,877	10,902	10,957	10,990
22180	10,108	10,184	10,256	10,347	10,445	10,538	10,640
22181	5,517	5,553	5,592	5,636	5,677	5,717	5,784
22182	10,242	11,300	13,296	15,584	18,040	20,367	22,746
22203	150	150	150	150	150	150	150
22204	14	14	14	14	14	14	14
22205		1	5	9	14	19	24
22206	2	2	2	2	2	2	2
22207	49	50	51	52	53	54	55
22213	5	6	6	7	7	8	11
22302	649	650	651	652	653	654	655
22303	8,270	9,211	10,290	10,922	11,501	12,055	12,623

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2020

ZIP Code	2020	2025	2030	2035	2040	2045	2050
22304	148	148	148	148	148	148	148
22306	12,343	12,336	12,994	13,616	14,263	14,885	15,541
22307	4,725	4,743	4,778	4,819	4,857	4,893	4,936
22308	4,863	4,901	4,927	4,944	4,955	4,976	5,055
22309	11,756	11,902	12,196	12,561	12,917	13,273	13,663
22310	11,027	11,100	11,260	11,436	11,624	11,806	11,992
22311	614	617	619	622	625	627	630
22312	8,502	8,617	8,747	8,887	9,030	9,172	9,313
22315	11,364	11,670	11,852	11,928	12,042	12,152	12,236
Fairfax County	424,087	441,407	459,082	474,193	489,873	504,841	520,532

Sources: Fairfax County Department of Management and Budget, 2020 through 2050.

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 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4151	1,303	1,606	1,777	1,910	2,045	2,174	2,313
4152	1,945	1,947	1,949	1,951	1,952	1,953	1,956
4153	1,496	1,512	1,522	1,533	1,542	1,549	1,559
4154.01	2,140	2,360	2,465	2,482	2,492	2,504	2,514
4154.02	1,138	1,149	1,170	1,196	1,222	1,248	1,285
4155	2,278	2,317	2,340	2,351	2,360	2,371	2,389
4156	1,075	1,096	1,115	1,129	1,137	1,154	1,217
4157	1,375	1,376	1,377	1,378	1,378	1,379	1,383
4158	1,736	1,745	1,749	1,751	1,753	1,754	1,762
4159	1,208	1,212	1,218	1,221	1,224	1,228	1,236
4160	2,029	2,050	2,100	2,162	2,223	2,283	2,347
4161	1,508	1,532	1,583	1,643	1,700	1,758	1,840
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	817	829	834	840	844	848	852
4201	1,169	1,171	1,175	1,179	1,183	1,187	1,193
4202.01	1,302	1,305	1,316	1,327	1,337	1,349	1,358
4202.02	1,066	1,067	1,071	1,076	1,082	1,086	1,092
4202.03	973	992	1,050	1,124	1,201	1,277	1,356
4203	2,164	2,173	2,203	2,237	2,271	2,306	2,349
4204	2,427	2,632	3,238	3,341	3,432	3,514	3,602
4205.01	1,004	1,117	1,249	1,389	1,461	1,533	1,603
4205.02	1,036	1,138	1,197	1,243	1,293	1,339	1,387
4205.03	1,693	1,742	1,894	2,083	2,293	2,491	2,695

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020

Census Tract	2020	2025	2030	2035	2040	2045	2050
4206	2,000	2,459	2,525	2,595	2,664	2,735	2,801
4207	1,449	1,458	1,465	1,469	1,472	1,474	1,479
4208	1,199	1,206	1,227	1,243	1,264	1,285	1,301
4210.01	1,030	1,041	1,065	1,095	1,126	1,155	1,188
4210.02	2,084	2,169	2,423	2,744	3,086	3,415	3,749
4211.01	2,183	2,206	2,210	2,208	2,206	2,211	2,214
4211.02	1,529	1,527	1,537	1,537	1,545	1,552	1,551
4211.03	2,198	2,501	2,657	2,750	2,853	2,944	3,038
4212	689	689	689	689	689	689	689
4213	1,461	1,461	1,463	1,463	1,463	1,465	1,466
4214	2,994	3,084	3,357	3,707	4,079	4,435	4,798
4215	2,412	1,761	1,901	2,085	2,281	2,467	2,661
4216	1,973	2,017	2,074	2,152	2,222	2,298	2,366
4217.01	1,421	1,424	1,430	1,438	1,446	1,454	1,462
4217.02	1,266	1,267	1,267	1,268	1,268	1,268	1,268
4218	2,358	2,406	2,531	2,685	2,841	2,992	3,152
4219	1,022	1,025	1,034	1,044	1,056	1,066	1,077
4220	1,504	1,517	1,560	1,609	1,669	1,723	1,778
4221.01	2,587	2,594	2,617	2,636	2,662	2,692	2,719
4221.02	2,123	2,177	2,267	2,358	2,462	2,561	2,663
4222.01	1,426	1,472	1,497	1,514	1,530	1,545	1,563
4222.02	2,200	2,264	2,332	2,396	2,470	2,540	2,607
4223.01	1,345	1,348	1,373	1,393	1,422	1,449	1,471

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4223.02	2,546	2,562	2,587	2,607	2,634	2,657	2,679
4224.01	1,126	1,119	1,101	1,073	1,046	1,020	991
4224.02	2,110	2,103	2,090	2,062	2,039	2,017	1,990
4224.03	1,019	1,025	1,044	1,066	1,091	1,115	1,137
4301.01	1,547	1,547	1,554	1,558	1,565	1,569	1,576
4301.02	1,051	1,052	1,055	1,058	1,062	1,064	1,068
4302.01	1,426	1,430	1,435	1,446	1,455	1,467	1,475
4302.02	1,641	1,650	1,667	1,691	1,708	1,731	1,751
4302.03	902	906	910	917	921	926	930
4304	2,321	2,323	2,323	2,323	2,323	2,323	2,323
4305	571	571	571	571	572	572	572
4306	1,811	1,833	1,901	1,990	2,084	2,174	2,266
4307	929	932	939	948	958	967	976
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	1,428	1,493	1,502	1,510	1,517	1,526
4309.02	1,090	1,092	1,094	1,096	1,097	1,098	1,103
4310.01	1,586	1,601	1,608	1,616	1,621	1,625	1,627
4310.02	752	752	752	753	753	753	753
4313	1,415	1,417	1,418	1,419	1,419	1,420	1,420
4314	1,462	1,462	1,463	1,465	1,465	1,465	1,468
4315	2,026	2,030	2,033	2,035	2,037	2,038	2,039
4316	3,389	3,411	3,453	3,505	3,554	3,603	3,657

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4318.01	1,441	1,444	1,448	1,452	1,456	1,459	1,463
4318.02	1,042	1,041	1,032	1,023	1,009	1,003	990
4319	1,055	1,056	1,056	1,057	1,057	1,057	1,057
4320	1,127	1,127	1,128	1,128	1,129	1,129	1,130
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	1,614	1,623	1,631	1,640	1,649	1,658	1,668
4323	1,747	1,748	1,751	1,753	1,756	1,758	1,761
4324.01	1,179	1,179	1,180	1,180	1,180	1,180	1,180
4324.02	1,658	1,660	1,662	1,664	1,664	1,665	1,665
4325	1,883	1,897	1,900	1,902	1,902	1,903	1,907
4326	1,588	1,594	1,597	1,600	1,602	1,603	1,604
4327.01	1,094	1,096	1,097	1,098	1,098	1,099	1,100
4327.02	1,507	1,510	1,512	1,515	1,515	1,516	1,517
4328	773	684	690	693	697	704	711
4401	2,737	2,765	2,776	2,787	2,796	2,802	2,812
4402.01	2,172	2,543	2,696	2,868	3,048	3,215	3,391
4402.02	2,207	2,212	2,215	2,219	2,221	2,224	2,236
4403	954	957	959	961	962	963	966
4405.01	1,655	1,663	1,680	1,698	1,716	1,733	1,752
4405.02	634	940	1,153	1,162	1,170	1,179	1,189
4406	953	957	960	962	964	966	968
4407.01	979	980	987	988	988	988	988

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4407.02	1,807	1,808	1,810	1,812	1,812	1,813	1,815
4408	2,224	2,237	2,246	2,254	2,259	2,265	2,281
4501	2,256	2,277	2,327	2,391	2,458	2,522	2,589
4502	1,330	1,339	1,342	1,344	1,345	1,346	1,350
4503	2,104	2,109	2,117	2,126	2,135	2,144	2,156
4504	949	957	961	967	971	975	980
4505	885	887	887	887	887	887	887
4506.01	1,406	1,410	1,412	1,415	1,416	1,417	1,423
4506.02	1,853	1,864	1,882	1,906	1,931	1,956	1,983
4507.01	1,078	1,082	1,085	1,086	1,087	1,088	1,091
4507.02	1,471	1,490	1,538	1,599	1,663	1,726	1,795
4508	1,206	1,229	1,292	1,374	1,459	1,540	1,624
4509	603	606	607	607	607	607	608
4510	898	899	899	900	900	900	901
4511	830	831	832	833	833	834	837
4512	651	666	671	673	673	674	676
4513	925	946	1,006	1,083	1,164	1,240	1,321
4514	1,212	1,288	1,440	1,632	1,837	2,030	2,229
4515.01	2,249	2,292	2,417	2,575	2,738	2,894	3,055
4515.02	2,265	2,332	2,518	2,758	3,006	3,242	3,485
4516.01	1,580	1,610	1,685	1,782	1,882	1,978	2,080
4516.02	1,137	1,141	1,145	1,148	1,149	1,150	1,151
4518	1,128	1,132	1,134	1,135	1,136	1,137	1,138

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4519	2,348	2,380	2,461	2,569	2,680	2,790	2,900
4520	1,127	1,144	1,191	1,250	1,312	1,372	1,440
4521.01	1,699	1,704	1,710	1,713	1,716	1,720	1,729
4521.02	1,050	1,100	1,116	1,121	1,125	1,128	1,133
4522	2,160	2,183	2,284	2,312	2,341	2,368	2,398
4523.01	1,475	1,483	1,494	1,502	1,505	1,507	1,510
4523.02	1,722	1,807	1,845	1,871	1,882	1,891	1,899
4524	2,380	2,384	2,385	2,385	2,386	2,386	2,386
4525.01	1,310	1,316	1,322	1,330	1,337	1,344	1,350
4525.02	1,600	1,610	1,629	1,653	1,679	1,703	1,728
4526	2,691	2,762	2,792	2,802	2,812	2,823	2,830
4527	1,985	2,003	2,056	2,124	2,196	2,265	2,337
4528.01	2,530	2,540	2,565	2,598	2,643	2,675	2,708
4528.02	1,492	1,492	1,492	1,492	1,508	1,508	1,508
4601	1,469	1,493	1,580	1,674	1,784	1,889	1,983
4602	1,340	1,345	1,345	1,345	1,346	1,346	1,347
4603	967	982	1,015	1,046	1,087	1,128	1,169
4604	2,013	2,593	3,640	4,901	6,252	7,522	8,835
4605.01	877	1,162	1,534	1,845	2,175	2,488	2,810
4605.02	2,801	2,838	2,933	3,047	3,171	3,291	3,413
4606	1,350	1,359	1,376	1,396	1,417	1,436	1,456
4607.01	1,154	1,165	1,165	1,165	1,165	1,165	1,165
4607.02	1,584	1,604	1,604	1,604	1,604	1,604	1,604

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4608	1,174	1,183	1,183	1,183	1,183	1,183	1,183
4609	876	881	881	881	881	881	881
4610	867	871	871	871	871	871	871
4611	2,593	2,613	2,625	2,638	2,651	2,666	2,702
4612.01	1,560	1,560	1,561	1,561	1,562	1,562	1,563
4612.02	2,801	2,826	2,854	2,891	2,921	2,958	2,988
4615	2,557	2,573	2,603	2,635	2,665	2,693	2,736
4616.01	3,057	3,393	3,517	3,660	3,818	3,965	4,121
4616.02	3,883	3,944	4,136	4,386	4,653	4,906	5,166
4617	2,585	2,646	2,688	2,695	2,699	2,701	2,708
4618.01	542	542	543	543	543	543	543
4618.02	2,404	2,419	2,446	2,480	2,510	2,541	2,571
4619.01	1,414	1,420	1,425	1,431	1,433	1,435	1,438
4619.02	594	598	603	607	609	610	611
4701	971	986	995	1,014	1,022	1,030	1,049
4703	1,170	1,204	1,221	1,256	1,279	1,313	1,335
4704	1,739	1,764	1,778	1,791	1,801	1,818	1,877
4705	2,351	2,393	2,444	2,506	2,571	2,636	2,731
4706	1,185	1,215	1,236	1,250	1,263	1,279	1,315
4707	1,892	1,945	1,965	1,968	1,972	1,975	1,984
4708	1,164	1,245	1,266	1,270	1,274	1,275	1,283
4709	2,899	2,922	2,927	2,932	2,934	2,940	2,961
4710	867	896	971	1,068	1,169	1,270	1,369

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4711	2,456	2,490	2,500	2,506	2,509	2,513	2,524
4712.01	1,571	2,091	2,398	2,686	2,988	3,271	3,563
4712.02	2,888	3,119	3,457	3,854	4,278	4,681	5,099
4713.01	1,634	1,634	1,634	1,634	1,634	1,634	1,634
4713.03	1,740	1,767	1,876	1,884	1,892	1,897	1,907
4713.04	708	711	713	715	716	718	723
4714.01	1,387	1,403	1,407	1,409	1,409	1,410	1,412
4714.02	1,247	1,259	1,263	1,268	1,271	1,274	1,278
4801	1,541	1,574	1,585	1,593	1,598	1,603	1,614
4802.01	1,645	1,669	1,687	1,706	1,730	1,760	1,862
4802.02	5,326	7,499	8,794	9,913	11,077	12,156	13,258
4802.03	1,572	1,702	1,916	2,167	2,368	2,561	2,756
4803	2,832	3,054	3,354	3,707	4,073	4,426	4,807
4804.01	1,551	1,569	1,603	1,636	1,669	1,702	1,736
4804.02	2,029	2,058	2,068	2,076	2,082	2,089	2,103
4805.01	1,133	1,140	1,143	1,147	1,150	1,154	1,157
4805.02	1,954	1,954	1,954	1,973	1,973	1,992	1,992
4805.03	1,153	1,153	1,154	1,163	1,164	1,172	1,174
4805.04	840	840	841	841	843	843	844
4805.05	1,622	1,630	1,655	1,688	1,723	1,757	1,791
4808.01	1,620	1,628	1,628	1,628	1,628	1,628	1,628
4808.02	1,386	1,386	1,386	1,386	1,386	1,386	1,386
4809.01	1,970	2,184	2,344	2,356	2,366	2,366	2,367

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4809.02	1,519	2,045	3,046	3,230	3,427	3,605	3,797
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	1,927	1,972	2,115	2,300	2,496	2,684	2,876
4811.01	1,532	2,268	2,442	2,492	2,543	2,588	2,633
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	1,243	1,243
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,701	1,707	1,714	1,721	1,728	1,735
4811.06	1,763	1,763	1,763	1,763	1,764	1,764	1,764
4812.01	392	505	778	1,123	1,491	1,840	2,199
4812.02	2,052	2,225	2,570	2,953	3,362	3,750	4,149
4814	2,826	2,890	2,955	2,988	3,021	3,049	3,076
4815	821	822	822	822	822	822	822
4816	1,161	1,161	1,161	1,162	1,162	1,162	1,162
4817.01	2,042	2,047	2,049	2,052	2,053	2,055	2,062
4817.02	1,990	1,994	2,000	2,007	2,014	2,021	2,029
4819	2,341	2,918	3,155	3,350	3,553	3,742	3,935
4820.01	1,775	1,778	1,783	1,788	1,792	1,797	1,805
4820.02	1,842	1,850	1,877	1,911	1,948	1,983	2,019
4821	1,532	1,553	1,618	1,703	1,794	1,880	1,969
4822.01	1,010	1,018	1,044	1,078	1,114	1,148	1,183
4822.02	3,659	4,414	5,013	5,578	6,181	6,754	7,341
4822.03	3,337	4,008	4,795	5,510	6,269	6,982	7,718

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4823.01	2,959	3,332	3,685	4,052	4,439	4,798	5,165
4823.02	1,820	1,820	1,820	1,820	1,820	1,820	1,820
4823.03	1,703	1,711	1,738	1,773	1,810	1,845	1,881
4824	782	804	873	962	1,056	1,145	1,237
4825.01	5,433	7,456	8,699	9,437	10,210	10,932	11,668
4825.02	1,032	1,032	1,032	1,032	1,032	1,032	1,032
4825.03	1,546	1,551	1,577	1,582	1,586	1,590	1,594
4825.04	1,667	1,677	1,686	1,689	1,692	1,697	1,701
4826.01	2,391	2,402	2,439	2,485	2,533	2,581	2,629
4826.02	2,512	2,814	2,927	2,977	3,027	3,069	3,110
4901.01	1,809	1,931	2,480	2,571	2,668	2,752	2,846
4901.03	1,994	2,748	3,248	3,622	4,019	4,384	4,760
4905.01	1,324	1,332	1,353	1,380	1,409	1,437	1,465
4905.02	2,228	2,438	2,489	2,504	2,518	2,529	2,544
4910	710	716	716	716	716	716	716
4911.01	1,179	1,182	1,182	1,182	1,182	1,182	1,182
4911.02	1,131	1,131	1,131	1,131	1,131	1,131	1,131
4911.03	2,132	2,132	2,132	2,133	2,133	2,133	2,133
4912.01	2,325	2,360	2,429	2,523	2,627	2,732	2,826
4912.02	1,195	1,195	1,195	1,196	1,196	1,197	1,197
4913.01	2,152	2,159	2,171	2,186	2,199	2,215	2,230
4913.02	1,440	1,451	1,485	1,526	1,567	1,616	1,658
4913.03	1,531	1,562	1,657	1,777	1,909	2,035	2,162

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4914.01	1,884	1,889	1,905	1,929	1,951	1,972	1,996
4914.02	1,415	1,416	1,418	1,419	1,421	1,422	1,424
4914.03	1,154	1,154	1,154	1,154	1,155	1,155	1,155
4914.04	1,334	1,335	1,336	1,337	1,337	1,338	1,338
4914.05	836	836	839	839	842	845	847
4915.01	2,395	2,406	2,453	2,513	2,572	2,638	2,693
4915.02	2,142	2,143	2,149	2,153	2,164	2,167	2,173
4916.01	1,594	1,629	1,666	1,701	1,746	1,790	1,832
4916.02	1,586	1,591	1,615	1,636	1,663	1,691	1,718
4917.01	1,933	1,961	2,035	2,126	2,217	2,307	2,393
4917.02	3,353	3,569	3,777	3,968	4,169	4,362	4,558
4917.03	2,640	2,920	2,956	3,002	3,051	3,099	3,147
4917.04	2,248	2,322	2,351	2,368	2,387	2,401	2,420
4917.05	964	1,003	1,036	1,054	1,081	1,104	1,127
4918.01	1,085	1,086	1,087	1,090	1,092	1,095	1,097
4918.02	1,161	1,161	1,162	1,162	1,163	1,164	1,164
4918.03	2,625	2,626	2,630	2,632	2,637	2,640	2,644
4920	2,201	2,209	2,210	2,210	2,210	2,210	2,210
4921	2,235	2,243	2,255	2,263	2,273	2,280	2,290
4922.01	1,045	1,060	1,070	1,079	1,086	1,094	1,102
4922.02	2,213	2,211	2,228	2,242	2,279	2,294	2,309
4922.03	1,279	1,302	1,326	1,344	1,373	1,394	1,424
4923	1,100	1,104	1,125	1,153	1,171	1,204	1,221

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2020**

Census Tract	2020	2025	2030	2035	2040	2045	2050
4924	1,800	1,792	1,793	1,790	1,770	1,782	1,773
4925	1,432	1,446	1,455	1,457	1,458	1,459	1,461
9801							
9802							
9803							
Fairfax County	424,087	441,407	459,082	474,193	489,873	504,841	520,532

Source: Fairfax County Department of Management and Budget, 2020 through 2050.

Note: 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 2020



FIGURE 8.1
Median Market Value
of Owned Housing Units
by Census Tract



Median Market Value



Note: City of Fairfax is not included.

Source: Fairfax County Department of Management and Budget

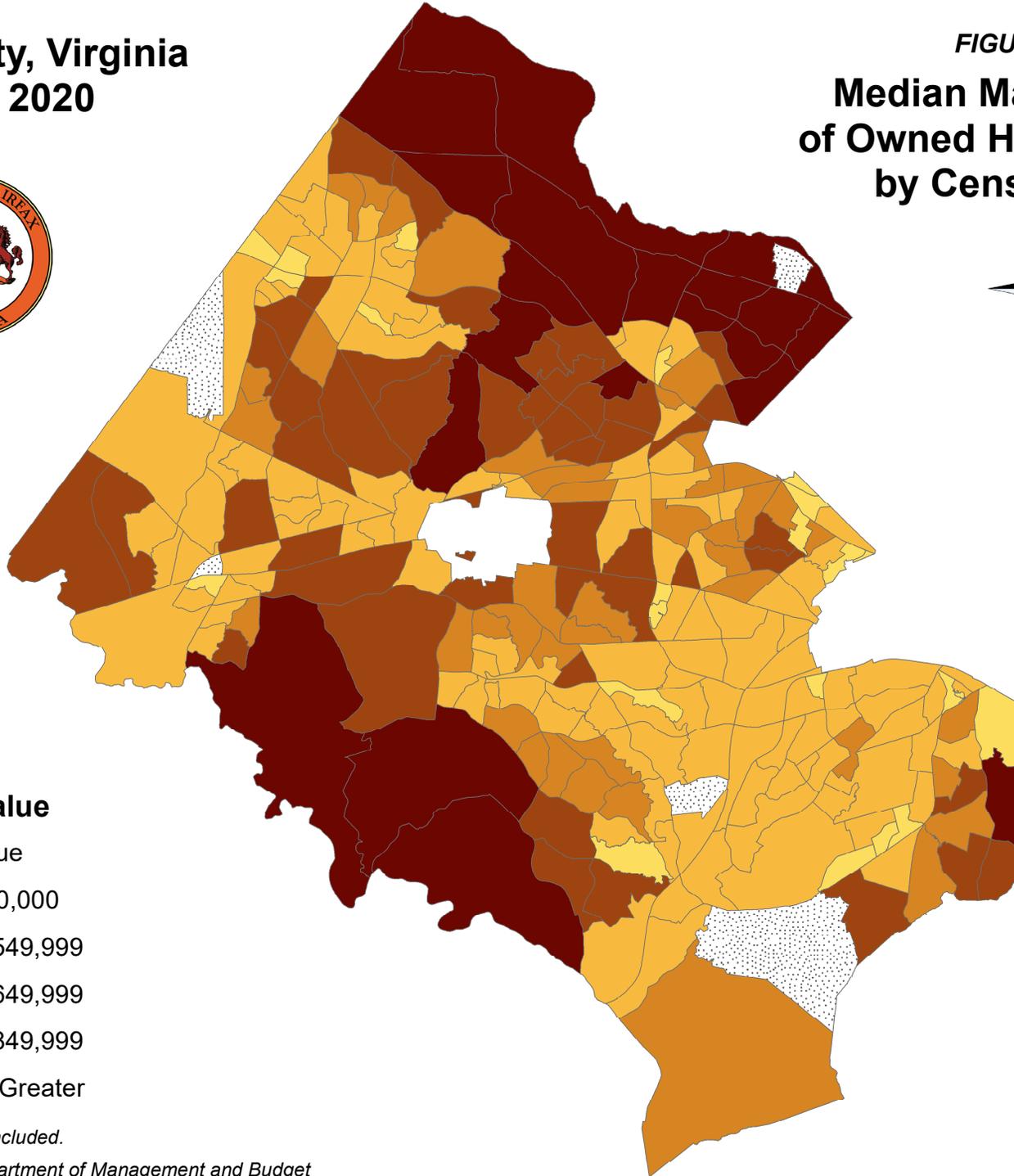


TABLE 8.1			
Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2019 and 2020			
Supervisor District	Median Market Value		Percent Change
	2019	2020	
Braddock	\$ 531,227	\$ 547,712	3.1%
Dranesville	\$ 822,313	\$ 848,132	3.1%
Hunter Mill	\$ 601,151	\$ 617,846	2.8%
Lee	\$ 452,445	\$ 475,419	5.1%
Mason	\$ 484,292	\$ 504,945	4.3%
Mount Vernon	\$ 495,621	\$ 514,400	3.8%
Providence	\$ 541,800	\$ 568,537	4.9%
Springfield	\$ 590,835	\$ 605,336	2.5%
Sully	\$ 496,036	\$ 512,904	3.4%
Fairfax County	\$ 536,183	\$ 553,970	3.3%

Source: Fairfax County Department of Management and Budget, 2020.

TABLE 8.2			
Median Market Value of Owned Housing Units by Planning District Fairfax County, 2019 and 2020			
Planning District	Median Market Value		Percent Change
	2019	2020	
Annandale	\$ 525,756	\$ 541,296	3.0%
Baileys	\$ 419,339	\$ 429,660	2.5%
Bull Run	\$ 466,688	\$ 483,625	3.6%
Fairfax	\$ 563,981	\$ 578,818	2.6%
Jefferson	\$ 502,037	\$ 527,867	5.1%
Lincolnia	\$ 461,874	\$ 479,500	3.8%
Lower Potomac	\$ 464,310	\$ 488,271	5.2%
McLean	\$ 877,989	\$ 905,525	3.1%
Mount Vernon	\$ 469,513	\$ 489,741	4.3%
Pohick	\$ 572,329	\$ 589,491	3.0%
Rose Hill	\$ 479,288	\$ 500,577	4.4%
Springfield	\$ 461,748	\$ 481,231	4.2%
Upper Potomac	\$ 556,910	\$ 571,295	2.6%
Vienna	\$ 728,973	\$ 748,262	2.6%
Fairfax County	\$ 536,183	\$ 553,970	3.3%

Source: Fairfax County Department of Management and Budget, 2020.

Table 8.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2020

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	\$614,576	\$423,528	\$220,989	\$547,712	\$627,641	\$432,498	\$235,823	\$535,921
Dranesville 1/	\$934,931	\$458,472	\$263,866	\$848,132	\$1,099,954	\$535,538	\$391,367	\$974,682
Hunter Mill 2/	\$766,248	\$457,559	\$273,904	\$617,846	\$835,181	\$480,432	\$322,402	\$638,283
Lee	\$517,671	\$449,652	\$286,857	\$475,419	\$561,379	\$443,941	\$264,377	\$485,347
Mason	\$591,917	\$458,031	\$228,960	\$504,945	\$642,496	\$467,777	\$239,652	\$522,935
Mount Vernon	\$629,139	\$385,875	\$245,878	\$514,400	\$685,753	\$386,288	\$264,634	\$542,610
Providence	\$762,725	\$540,950	\$300,458	\$568,537	\$815,451	\$559,486	\$337,789	\$592,628
Springfield 3/	\$674,006	\$450,392	\$309,530	\$605,336	\$711,637	\$450,481	\$311,097	\$622,866
Sully	\$666,950	\$390,558	\$253,029	\$512,904	\$706,000	\$395,777	\$259,178	\$560,183
Fairfax County	\$670,646	\$433,314	\$265,629	\$553,970	\$760,812	\$453,115	\$296,709	\$611,773

Source: Fairfax County Department of Management and Budget, 2020.

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 2020. Market value for each unit is derived from the 2020 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 2020

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	\$588,693	\$441,515	\$192,634	\$541,296	\$617,966	\$435,629	\$212,941	\$547,716
Baileys	\$641,566	\$521,430	\$228,610	\$429,660	\$702,859	\$503,241	\$237,049	\$472,909
Bull Run	\$630,971	\$391,157	\$263,592	\$483,625	\$649,908	\$398,310	\$275,237	\$511,616
Fairfax	\$761,376	\$518,847	\$267,299	\$578,818	\$817,613	\$501,023	\$271,066	\$611,327
Jefferson	\$597,555	\$557,382	\$284,652	\$527,867	\$633,285	\$574,967	\$292,157	\$530,041
Lincolnia	\$545,183	\$463,176	\$228,706	\$479,500	\$594,127	\$472,275	\$228,739	\$509,002
Lower Potomac	\$617,012	\$378,116	\$364,707	\$488,271	\$661,403	\$385,727	\$332,060	\$513,177
McLean	\$1,046,735	\$746,597	\$386,094	\$905,525	\$1,250,927	\$753,500	\$454,562	\$1,045,685
Mount Vernon	\$630,000	\$375,459	\$242,274	\$489,741	\$683,491	\$361,891	\$248,427	\$527,560
Pohick 1/	\$654,885	\$417,606	\$256,032	\$589,491	\$695,107	\$415,245	\$256,925	\$599,149
Rose Hill	\$541,385	\$486,728	\$305,874	\$500,577	\$586,994	\$487,430	\$292,316	\$515,713
Springfield	\$539,196	\$434,900	\$235,479	\$481,231	\$570,437	\$435,676	\$253,243	\$492,396
Upper Potomac 2/	\$713,223	\$436,233	\$265,850	\$571,295	\$807,658	\$452,136	\$309,307	\$629,599
Vienna 3/	\$822,014	\$587,717	\$396,663	\$748,262	\$905,135	\$599,526	\$387,556	\$790,399
Fairfax County	\$670,646	\$433,314	\$265,629	\$553,970	\$760,812	\$453,115	\$296,709	\$611,773

Source: Fairfax County Department of Management and Budget, 2020.

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 2020. Market value for each unit is derived from the 2020 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 2020

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	\$581,511	\$414,782	\$258,735	\$486,507	\$629,030	\$418,111	\$264,527	\$514,362
Region 2	\$629,013	\$479,500	\$233,624	\$547,491	\$688,666	\$511,491	\$258,611	\$570,021
Region 3 1/	\$833,296	\$476,091	\$294,065	\$667,338	\$967,031	\$506,795	\$348,120	\$749,917
Region 4 2/	\$649,677	\$414,540	\$256,032	\$553,823	\$681,859	\$417,243	\$264,829	\$566,204
Fairfax County	\$670,646	\$433,314	\$265,629	\$553,970	\$760,812	\$453,115	\$296,709	\$611,773

Source: Fairfax County Department of Management and Budget, 2020.

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 2020. Market value for each unit is derived from the 2020 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 2020**

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	\$692,811	\$632,000	\$168,551	\$648,168	\$814,329	\$629,932	\$180,998	\$749,233
4152	\$736,791	\$610,491	\$244,107	\$252,842	\$735,128	\$581,115	\$228,206	\$345,061
4153	\$513,020	\$383,245		\$439,457	\$547,582	\$381,625		\$480,359
4154.01	\$702,146	\$384,368		\$601,640	\$688,865	\$385,788		\$588,055
4154.02	\$751,905	\$385,949		\$706,125	\$735,335	\$374,435		\$658,719
4155	\$601,913	\$484,922		\$584,420	\$630,940	\$484,326		\$609,586
4156	\$880,165	\$781,253		\$880,000	\$1,037,215	\$781,253		\$1,036,975
4157	\$733,593			\$733,593	\$779,282			\$779,282
4158	\$667,275			\$667,275	\$700,483			\$700,483
4159	\$587,900			\$587,900	\$655,784			\$655,784
4160	\$551,933	\$380,567		\$525,956	\$583,806	\$323,238		\$518,664
4161	\$664,734			\$664,734	\$779,875			\$779,875
4162								
4163	\$589,103			\$589,103	\$772,531			\$772,531
4201	\$521,703	\$405,920		\$506,951	\$544,092	\$405,050		\$528,156
4202.01	\$589,935	\$461,685		\$504,494	\$643,470	\$458,715		\$544,184
4202.02	\$898,181	\$334,835	\$336,296	\$335,628	\$836,255	\$345,652	\$340,010	\$349,950
4202.03	\$596,159	\$502,562		\$533,547	\$644,799	\$500,101		\$594,528
4203	\$512,148	\$470,736		\$502,499	\$556,196	\$517,195		\$546,094
4204	\$511,166	\$421,000	\$322,993	\$391,587	\$502,761	\$474,570	\$316,799	\$393,737
4205.01		\$534,467	\$333,349	\$333,349		\$534,467	\$363,236	\$363,577

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$477,320	\$399,378	\$185,012	\$351,446	\$483,498	\$405,438	\$195,265	\$323,374
4205.03	\$466,583	\$418,184	\$201,146	\$254,442	\$480,219	\$441,738	\$191,621	\$338,321
4206	\$617,442	\$442,166		\$467,192	\$604,555	\$460,350		\$513,158
4207	\$509,334	\$665,616		\$513,660	\$574,668	\$658,256		\$577,220
4208	\$472,794	\$394,349		\$467,954	\$517,878	\$394,865		\$510,551
4210.01	\$502,976	\$426,164		\$433,902	\$552,416	\$462,001		\$479,802
4210.02	\$493,595	\$464,604		\$482,811	\$528,023	\$459,184		\$497,859
4211.01	\$638,705	\$440,911	\$333,179	\$441,074	\$676,045	\$464,692	\$331,733	\$475,124
4211.02	\$700,676	\$514,295		\$526,449	\$673,580	\$509,488		\$552,389
4211.03	\$661,475	\$434,133	\$310,787	\$492,886	\$690,769	\$443,737	\$303,922	\$529,072
4212	\$547,922			\$547,922	\$556,088			\$556,088
4213	\$527,273	\$370,041		\$503,045	\$531,900	\$376,661		\$478,307
4214	\$498,729	\$402,980	\$214,533	\$472,526	\$511,739	\$414,863	\$298,322	\$474,828
4215	\$441,919	\$441,252	\$177,476	\$386,085	\$504,844	\$392,607	\$193,987	\$354,486
4216	\$419,066	\$215,534	\$192,602	\$215,534	\$427,359	\$220,940	\$184,196	\$244,910
4217.01	\$418,656	\$320,660	\$127,348	\$320,523	\$432,603	\$305,840	\$137,801	\$294,295
4217.02	\$444,050	\$365,022		\$423,733	\$455,480	\$367,248		\$427,602
4218	\$440,790	\$293,696	\$175,218	\$218,705	\$472,626	\$289,361	\$180,914	\$281,393
4219	\$359,531			\$359,531	\$375,465			\$375,465
4220	\$488,843	\$401,867		\$451,280	\$535,294	\$434,886		\$482,411
4221.01	\$579,222	\$349,986		\$402,182	\$557,706	\$351,975		\$447,416

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$629,008	\$385,875		\$413,102	\$631,667	\$352,576		\$418,245
4222.01	\$781,190	\$545,486	\$409,784	\$704,125	\$752,567	\$545,196	\$388,604	\$670,996
4222.02	\$637,592	\$415,128	\$251,591	\$502,703	\$636,164	\$391,917	\$251,741	\$468,849
4223.01	\$673,533	\$533,789	\$188,309	\$527,184	\$658,940	\$549,180	\$186,244	\$528,856
4223.02	\$763,865	\$525,021	\$291,352	\$381,960	\$673,520	\$526,363	\$289,316	\$442,997
4224.01	\$832,613	\$488,177	\$324,380	\$466,589	\$834,596	\$492,825	\$302,363	\$417,941
4224.02	\$816,701	\$459,961		\$468,206	\$776,101	\$457,510		\$475,672
4224.03	\$580,235	\$606,879		\$590,825	\$617,600	\$578,887		\$605,557
4301.01	\$632,898			\$632,898	\$645,046			\$645,046
4301.02	\$589,638	\$409,818		\$435,204	\$639,803	\$411,869		\$498,402
4302.01	\$603,246	\$431,655		\$546,184	\$629,284	\$430,169		\$543,271
4302.02	\$615,972	\$418,415		\$579,453	\$642,153	\$445,932		\$577,905
4302.03	\$601,776	\$499,002		\$577,070	\$609,195	\$498,771		\$576,141
4304	\$539,228	\$422,279		\$533,705	\$543,528	\$421,202		\$526,346
4305	\$515,025			\$515,025	\$522,119			\$522,119
4306	\$468,195	\$394,632		\$466,032	\$481,130	\$391,915		\$474,489
4307	\$468,106			\$468,106	\$480,013			\$480,013
4308.01	\$549,339	\$450,041		\$520,863	\$562,062	\$433,176		\$515,465
4308.02	\$643,724	\$305,897	\$234,960	\$282,996	\$641,773	\$327,665	\$223,874	\$347,147
4309.01	\$700,812	\$411,453		\$449,831	\$726,674	\$415,837		\$532,301
4309.02	\$577,059	\$399,977		\$470,621	\$576,194	\$401,760		\$498,739

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$575,085	\$407,064		\$464,352	\$574,329	\$385,055		\$476,705
4310.02	\$730,238	\$421,103		\$421,197	\$730,238	\$425,444		\$426,255
4313	\$568,848	\$451,175		\$555,986	\$584,304	\$451,064		\$555,847
4314	\$558,348	\$462,063		\$522,491	\$571,511	\$438,857		\$519,777
4315	\$629,738	\$501,170	\$473,703	\$549,539	\$649,755	\$459,738	\$418,886	\$560,139
4316	\$553,550	\$469,875	\$185,161	\$507,481	\$612,636	\$461,265	\$185,475	\$543,688
4318.01	\$664,335	\$430,463		\$432,653	\$695,222	\$429,742		\$449,824
4318.02	\$638,778	\$370,671		\$618,828	\$654,595	\$371,472		\$577,899
4319	\$659,789			\$659,789	\$653,130			\$653,130
4320	\$653,641	\$404,817		\$475,398	\$637,681	\$401,381		\$516,885
4321	\$653,919	\$403,547	\$256,032	\$411,369	\$650,877	\$396,579	\$256,925	\$442,059
4322.01		\$389,015		\$389,015		\$389,429		\$389,429
4322.02	\$631,922	\$430,479		\$466,977	\$634,210	\$437,253		\$511,916
4323	\$643,409	\$426,615		\$611,510	\$704,845	\$442,810		\$626,043
4324.01	\$618,629			\$618,629	\$626,197			\$626,197
4324.02	\$619,992	\$460,415		\$598,694	\$639,657	\$462,022		\$586,945
4325	\$639,482	\$455,768		\$617,810	\$639,626	\$457,027		\$597,689
4326	\$636,836	\$419,276		\$613,988	\$655,054	\$426,123		\$598,255
4327.01	\$567,326	\$424,900		\$546,441	\$573,150	\$429,245		\$534,574
4327.02	\$564,023	\$397,415		\$405,972	\$578,047	\$395,746		\$427,360
4328	\$544,667	\$393,404		\$426,143	\$564,738	\$393,166		\$467,353

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$803,135	\$344,747		\$779,667	\$830,293	\$429,830		\$770,674
4402.01		\$636,799	\$264,364	\$359,298		\$690,636	\$292,982	\$414,106
4402.02	\$679,082	\$439,005	\$225,593	\$434,669	\$760,574	\$443,209	\$225,377	\$468,259
4403	\$703,028			\$703,028	\$726,727			\$726,727
4405.01	\$625,811	\$512,600		\$623,716	\$640,748	\$513,694		\$638,213
4405.02	\$715,512	\$694,995		\$711,317	\$705,942	\$711,520		\$706,393
4406	\$522,186	\$430,185		\$520,000	\$580,053	\$428,685		\$578,327
4407.01	\$631,544			\$631,544	\$646,609			\$646,609
4407.02	\$653,861	\$458,304		\$647,567	\$667,888	\$466,779		\$652,641
4408	\$664,298			\$664,298	\$702,286			\$702,286
4501	\$570,182	\$427,418	\$269,229	\$480,837	\$582,524	\$477,687	\$282,081	\$457,087
4502	\$568,523			\$568,523	\$577,131			\$577,131
4503	\$591,544	\$479,619	\$164,374	\$576,650	\$608,750	\$519,538	\$162,629	\$542,036
4504	\$623,217	\$578,508		\$608,769	\$673,361	\$569,626		\$663,064
4505	\$460,173			\$460,173	\$499,549			\$499,549
4506.01	\$584,084	\$464,552		\$582,026	\$603,194	\$463,601		\$599,714
4506.02	\$478,191	\$537,086	\$301,443	\$434,364	\$508,894	\$551,350	\$313,164	\$440,403
4507.01	\$626,630	\$468,069		\$505,092	\$679,467	\$473,201		\$585,518
4507.02	\$692,827			\$692,827	\$721,442			\$721,442
4508	\$550,310	\$544,703	\$202,301	\$537,254	\$606,693	\$547,868	\$223,702	\$547,186
4509	\$588,315			\$588,315	\$611,461			\$611,461

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$570,276			\$570,276	\$578,428			\$578,428
4511	\$758,630			\$758,630	\$792,048			\$792,048
4512	\$826,644			\$826,644	\$939,707			\$939,707
4513	\$629,454	\$543,764	\$299,121	\$613,232	\$709,442	\$564,795	\$274,543	\$649,139
4514		\$579,952	\$188,073	\$189,146		\$594,514	\$173,701	\$297,755
4515.01	\$575,017	\$406,287	\$180,105	\$198,835	\$592,497	\$421,850	\$187,923	\$295,507
4515.02	\$599,366	\$530,618	\$204,569	\$545,769	\$623,621	\$528,474	\$192,132	\$543,119
4516.01	\$571,909			\$571,909	\$681,819			\$681,819
4516.02	\$735,478		\$176,458	\$193,100	\$819,815		\$178,257	\$416,037
4518	\$512,006	\$634,100		\$518,035	\$561,497	\$639,589		\$564,832
4519	\$651,004	\$450,419		\$480,522	\$695,289	\$437,093		\$524,990
4520	\$643,020	\$459,202		\$579,133	\$681,598	\$456,798		\$597,748
4521.01	\$598,196	\$424,599		\$527,604	\$639,280	\$407,082		\$534,936
4521.02	\$613,085	\$451,348		\$493,390	\$667,137	\$445,199		\$577,059
4522	\$510,158	\$439,436	\$190,609	\$486,035	\$525,549	\$443,136	\$180,127	\$455,392
4523.01		\$322,707	\$198,957	\$202,471		\$362,603	\$215,046	\$227,750
4523.02	\$513,429	\$414,036	\$190,620	\$238,617	\$531,867	\$402,674	\$193,154	\$298,472
4524	\$500,346	\$432,716		\$488,124	\$531,521	\$429,741		\$514,575
4525.01	\$522,561	\$499,874	\$322,039	\$508,264	\$567,388	\$510,972	\$312,732	\$542,385
4525.02	\$553,223	\$471,608		\$510,245	\$577,492	\$453,427		\$535,027
4526	\$447,923	\$545,000	\$228,706	\$446,493	\$500,947	\$514,247	\$228,739	\$468,844

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$682,122	\$502,572	\$279,988	\$376,226	\$633,749	\$481,220	\$260,438	\$437,106
4528.01	\$593,040		\$275,213	\$310,062	\$632,129		\$279,888	\$372,657
4528.02			\$258,481	\$258,481			\$270,020	\$270,020
4601	\$905,704	\$517,141		\$905,520	\$1,008,766	\$517,141		\$1,006,079
4602	\$891,188			\$891,188	\$995,830			\$995,830
4603	\$814,002			\$814,002	\$907,876			\$907,876
4604	\$846,631	\$800,121	\$472,304	\$812,028	\$940,406	\$781,260	\$484,798	\$848,850
4605.01	\$991,006	\$811,818		\$971,324	\$980,626	\$813,509		\$967,211
4605.02	\$891,965	\$674,751		\$773,798	\$920,519	\$681,232		\$812,798
4606	\$716,646			\$716,646	\$793,238			\$793,238
4607.01	\$673,570			\$673,570	\$800,999			\$800,999
4607.02	\$728,133	\$627,659		\$702,230	\$914,387	\$668,890		\$876,451
4608	\$791,973	\$448,644	\$268,254	\$747,936	\$989,774	\$518,501	\$281,396	\$847,230
4609	\$849,461	\$698,003		\$834,740	\$982,407	\$694,089		\$954,665
4610	\$760,988	\$544,257	\$230,497	\$736,040	\$872,158	\$588,401	\$248,764	\$811,726
4611	\$864,287	\$320,597		\$838,320	\$939,086	\$437,504		\$846,588
4612.01	\$912,072	\$592,851		\$901,997	\$1,062,256	\$596,347		\$1,050,548
4612.02	\$1,253,060	\$532,812	\$332,609	\$482,000	\$1,206,745	\$527,205	\$317,073	\$491,060
4615	\$863,552	\$615,132	\$363,972	\$639,188	\$879,383	\$626,613	\$349,339	\$669,620
4616.01	\$681,146	\$518,123	\$465,626	\$551,250	\$746,145	\$545,790	\$467,609	\$584,683
4616.02		\$694,460	\$370,724	\$411,773		\$654,600	\$373,923	\$449,232

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$782,696	\$481,866		\$551,502	\$769,351	\$543,762		\$590,121
4618.01	\$622,881	\$471,371	\$325,385	\$358,197	\$622,881	\$493,650	\$309,562	\$405,096
4618.02	\$590,641	\$499,086	\$274,004	\$429,534	\$671,490	\$496,000	\$264,954	\$416,460
4619.01	\$687,005	\$446,166	\$251,223	\$423,885	\$722,770	\$494,465	\$236,700	\$447,586
4619.02	\$801,617			\$801,617	\$801,617			\$801,617
4701	\$1,460,986	\$1,386,294		\$1,453,778	\$2,137,694	\$1,368,800		\$2,109,515
4703	\$1,166,571			\$1,166,571	\$1,298,807			\$1,298,807
4704	\$1,147,188	\$850,458		\$1,075,972	\$1,391,621	\$893,059		\$1,325,899
4705	\$1,065,797	\$810,647	\$337,462	\$974,663	\$1,376,331	\$876,456	\$668,758	\$1,164,394
4706	\$1,145,000	\$1,062,485		\$1,141,424	\$1,291,213	\$1,182,616		\$1,272,030
4707	\$877,863	\$680,369	\$1,101,626	\$881,596	\$1,065,754	\$689,195	\$1,093,526	\$1,065,374
4708	\$854,889	\$728,280		\$838,157	\$973,792	\$773,808		\$928,240
4709	\$1,013,974	\$744,303		\$947,373	\$1,189,279	\$781,882		\$1,096,503
4710	\$845,817	\$495,726	\$415,523	\$702,692	\$921,570	\$534,259	\$403,611	\$736,524
4711	\$621,338	\$727,524		\$622,881	\$747,713	\$725,501		\$747,534
4712.01		\$264,642	\$295,634	\$295,237		\$429,565	\$359,066	\$374,576
4712.02	\$818,307	\$693,347	\$325,000	\$374,304	\$863,126	\$603,554	\$356,638	\$457,735
4713.01		\$628,121		\$628,121		\$654,197		\$654,197
4713.03	\$816,386	\$595,082	\$257,983	\$359,616	\$888,721	\$593,796	\$273,604	\$471,878
4713.04	\$745,805	\$654,854		\$744,844	\$801,020	\$817,110		\$803,186
4714.01	\$690,438		\$217,766	\$611,447	\$730,749		\$242,955	\$538,396

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$737,300	\$484,155	\$189,040	\$485,562	\$785,657	\$444,628	\$227,898	\$485,524
4801	\$1,329,794			\$1,329,794	\$1,529,176			\$1,529,176
4802.01	\$1,149,950			\$1,149,950	\$1,447,795			\$1,447,795
4802.02		\$476,616	\$400,267	\$433,000		\$477,428	\$534,258	\$533,043
4802.03		\$434,186	\$417,629	\$417,629		\$414,603	\$425,062	\$425,035
4803	\$1,272,002			\$1,272,002	\$1,509,605			\$1,509,605
4804.01	\$911,684			\$911,684	\$1,040,030			\$1,040,030
4804.02	\$1,117,174			\$1,117,174	\$1,210,526			\$1,210,526
4805.01	\$712,383			\$712,383	\$769,016			\$769,016
4805.02	\$526,491			\$526,491	\$538,497			\$538,497
4805.03	\$585,055	\$387,545		\$559,703	\$617,413	\$407,285		\$570,576
4805.04	\$745,878	\$275,699	\$310,191	\$567,530	\$776,395	\$365,556	\$304,153	\$560,164
4805.05	\$726,952	\$386,694		\$397,289	\$717,264	\$408,710		\$461,605
4808.01	\$561,272	\$369,931	\$317,500	\$422,289	\$587,856	\$387,723	\$312,380	\$469,087
4808.02	\$518,385	\$328,529		\$507,775	\$564,104	\$430,493		\$530,630
4809.01	\$490,000	\$312,638		\$427,000	\$515,610	\$338,018		\$450,018
4809.02	\$574,245	\$534,670	\$212,856	\$408,681	\$599,361	\$498,900	\$210,654	\$422,950
4809.03	\$436,926	\$360,150	\$250,121	\$294,515	\$465,581	\$358,089	\$244,839	\$330,489
4810	\$456,918	\$318,864		\$323,978	\$456,297	\$320,298		\$344,198
4811.01		\$639,681	\$257,933	\$289,480		\$633,314	\$266,843	\$300,986
4811.02	\$735,583	\$532,287	\$327,590	\$506,373	\$737,615	\$546,690	\$327,982	\$505,499

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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		\$459,071		\$459,071		\$436,684		\$436,684
4811.04		\$484,848		\$484,848		\$465,294		\$465,294
4811.05	\$732,795	\$496,319		\$711,596	\$711,723	\$510,274		\$686,557
4811.06	\$596,043	\$360,497		\$594,505	\$660,963	\$360,648		\$658,063
4812.01	\$650,122			\$650,122	\$651,042			\$651,042
4812.02	\$568,649	\$336,966	\$207,344	\$350,774	\$535,758	\$332,575	\$201,837	\$417,612
4814	\$675,680	\$435,288	\$225,152	\$471,681	\$718,304	\$439,160	\$222,204	\$543,681
4815	\$752,073			\$752,073	\$837,684			\$837,684
4816	\$829,931			\$829,931	\$945,887			\$945,887
4817.01	\$806,048			\$806,048	\$861,952			\$861,952
4817.02	\$795,008	\$541,548	\$277,211	\$358,764	\$900,493	\$523,248	\$265,478	\$463,282
4819	\$1,019,708	\$445,646	\$252,252	\$641,792	\$1,074,160	\$461,220	\$266,034	\$719,523
4820.01	\$851,141	\$462,725		\$687,614	\$870,709	\$479,871		\$711,422
4820.02	\$757,764	\$555,886	\$313,121	\$581,406	\$803,822	\$507,898	\$309,780	\$577,316
4821	\$694,491	\$566,669	\$227,378	\$313,509	\$782,420	\$546,445	\$251,783	\$419,698
4822.01	\$721,497	\$499,853		\$516,537	\$707,841	\$502,873		\$553,253
4822.02	\$618,566	\$446,166	\$292,289	\$378,893	\$654,706	\$447,177	\$359,172	\$389,789
4822.03		\$644,033	\$392,469	\$426,342		\$681,592	\$459,839	\$503,192
4823.01	\$749,094	\$487,205	\$248,768	\$473,603	\$779,515	\$531,312	\$261,283	\$488,137
4823.02		\$362,765	\$213,822	\$283,185		\$363,461	\$217,017	\$294,412
4823.03	\$712,409	\$389,797	\$160,041	\$402,413	\$736,620	\$450,956	\$197,761	\$468,543

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$809,943			\$809,943	\$836,514			\$836,514
4825.01	\$721,187	\$485,804	\$378,242	\$488,891	\$726,840	\$497,621	\$389,110	\$514,371
4825.02	\$631,108	\$395,383		\$612,035	\$613,082	\$392,820		\$567,835
4825.03	\$678,557	\$378,242		\$662,519	\$704,394	\$369,171		\$651,487
4825.04	\$720,195			\$720,195	\$780,104			\$780,104
4826.01	\$653,814	\$423,575	\$248,433	\$551,780	\$640,244	\$417,106	\$248,958	\$541,724
4826.02	\$801,591	\$499,963		\$700,597	\$850,041	\$549,104		\$747,383
4901.01	\$558,836	\$430,337		\$541,370	\$569,631	\$403,160		\$519,005
4901.03	\$482,234	\$428,379		\$469,434	\$502,073	\$481,726		\$495,987
4905.01	\$714,320	\$409,929		\$455,107	\$715,668	\$393,861		\$535,769
4905.02	\$762,017	\$496,671		\$749,936	\$766,115	\$509,816		\$750,986
4910	\$727,571			\$727,571	\$824,562			\$824,562
4911.01	\$661,427			\$661,427	\$719,285			\$719,285
4911.02	\$495,158	\$431,225		\$489,836	\$498,126	\$430,212		\$493,502
4911.03	\$567,273	\$351,666		\$355,005	\$571,986	\$360,139		\$374,945
4912.01	\$529,179	\$369,516		\$379,292	\$537,698	\$362,823		\$395,488
4912.02								
4913.01	\$611,063	\$377,570	\$177,125	\$443,730	\$627,128	\$379,444	\$197,322	\$495,222
4913.02	\$588,924	\$424,368		\$434,123	\$564,173	\$422,246		\$455,563
4913.03	\$486,722	\$226,475	\$237,909	\$231,116	\$488,095	\$293,448	\$222,599	\$287,539
4914.01		\$385,324	\$254,900	\$375,186		\$384,122	\$244,636	\$362,789

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$599,540	\$380,846		\$385,046	\$600,825	\$384,331		\$409,270
4914.03	\$650,150	\$393,698		\$644,390	\$662,039	\$393,046		\$620,781
4914.04	\$640,091	\$389,204		\$424,232	\$609,852	\$391,880		\$456,095
4914.05	\$683,109			\$683,109	\$695,468			\$695,468
4915.01	\$682,001	\$484,481	\$279,206	\$482,654	\$705,613	\$479,890	\$269,671	\$484,861
4915.02	\$731,446	\$389,099		\$728,926	\$757,768	\$363,824		\$750,773
4916.01	\$662,408	\$308,091		\$357,331	\$644,274	\$315,074		\$439,080
4916.02	\$481,950	\$332,567		\$447,494	\$529,477	\$323,679		\$470,437
4917.01	\$641,571	\$463,995	\$320,124	\$410,361	\$643,093	\$445,271	\$341,971	\$402,064
4917.02	\$4,585,193	\$550,000	\$312,239	\$525,903	\$4,585,193	\$529,653	\$304,537	\$511,502
4917.03		\$429,356		\$429,356		\$492,846		\$492,846
4917.04	\$676,058	\$537,390		\$541,742	\$695,782	\$478,947		\$489,358
4917.05	\$819,630	\$556,757		\$781,179	\$831,938	\$493,460		\$742,289
4918.01		\$477,519	\$281,558	\$419,318		\$474,798	\$249,444	\$381,268
4918.02	\$534,891	\$339,035		\$516,884	\$544,996	\$418,406		\$473,905
4918.03	\$533,652	\$531,930	\$255,549	\$529,405	\$535,332	\$506,506	\$244,340	\$499,392
4920	\$747,196			\$747,196	\$785,191			\$785,191
4921	\$850,311			\$850,311	\$870,676			\$870,676
4922.01	\$904,475			\$904,475	\$942,325			\$942,325
4922.02	\$726,091	\$533,610		\$720,174	\$744,241	\$536,999		\$732,712
4922.03	\$758,415			\$758,415	\$761,526			\$761,526

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2020**

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	\$529,641	\$377,895		\$465,360	\$540,151	\$374,996		\$470,035
4924	\$525,084	\$332,483		\$343,880	\$585,380	\$353,261		\$409,898
4925	\$873,437			\$873,437	\$924,653			\$924,653
9801								
9802								
9803								
Fairfax County	\$670,646	\$433,314	\$265,629	\$553,970	\$760,812	\$453,115	\$296,709	\$611,773

Source: Fairfax County Department of Management and Budget, 2020.

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 2020. Market value for each unit is derived from the 2020 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 2020

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	3		4	5	21	400	1,508	3,539	4,313	5,044	3,719	3,905	22,461
	Single Family Attached	11	12	346	850	1,635	4,064	1,380	919	433	246	63	28	9,987
	Multifamily	1,204	904	903	210	153	49							3,423
	Total	1,218	916	1,253	1,065	1,809	4,513	2,888	4,458	4,746	5,290	3,782	3,933	35,871
Dranesville 1/	Single Family Detached		4	3	13	79	941	1,574	1,488	1,498	919	807	21,935	29,261
	Single Family Attached	33	34	355	1,346	912	389	610	222	334	195	293	1,536	6,259
	Multifamily	175	491	383	156	42	60	67	23			1	174	1,572
	Total	208	529	741	1,515	1,033	1,390	2,251	1,733	1,832	1,114	1,101	23,645	37,092
Hunter Mill 2/	Single Family Detached			5	125	40	71	390	660	1,366	2,218	2,684	14,069	21,628
	Single Family Attached	55	151	456	1,443	1,887	1,980	2,277	1,310	909	692	413	1,153	12,726
	Multifamily	748	2,017	1,597	1,027	318	414	277	189	107	50	67	311	7,122
	Total	803	2,168	2,058	2,595	2,245	2,465	2,944	2,159	2,382	2,960	3,164	15,533	41,476
Lee	Single Family Detached	3	1	3	50	628	2,421	3,976	3,017	1,774	1,097	740	2,756	16,466
	Single Family Attached	592	604	149	826	2,416	2,631	2,823	2,183	1,136	699	206	142	14,407
	Multifamily	751	337	565	1,164	144	5							2,966
	Total	1,346	942	717	2,040	3,188	5,057	6,799	5,200	2,910	1,796	946	2,898	33,839
Mason	Single Family Detached		1	5	24	287	1,330	2,537	2,575	2,478	1,950	1,628	4,974	17,789
	Single Family Attached	30	68	242	198	537	1,549	1,605	728	539	293	205	71	6,065

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2020

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	2,207	1,761	1,028	959	308	27	37						6,327
	Total	2,237	1,830	1,275	1,181	1,132	2,906	4,179	3,303	3,017	2,243	1,833	5,045	30,181
Mount Vernon	Single Family Detached	10	16	44	107	366	1,157	1,678	2,273	3,170	2,837	2,246	7,065	20,969
	Single Family Attached	674	456	669	1,749	3,361	2,480	1,013	672	407	196	85	31	11,793
	Multifamily	1,069	1,047	989	373	268	166	17	197	29	3	1	7	4,166
	Total	1,753	1,519	1,702	2,229	3,995	3,803	2,708	3,142	3,606	3,036	2,332	7,103	36,928
Providence	Single Family Detached	2	5	5	11	24	120	336	657	1,176	1,504	1,674	10,170	15,684
	Single Family Attached	90	70	149	362	426	1,244	1,620	1,613	1,391	993	600	1,965	10,523
	Multifamily	917	2,363	2,870	1,936	1,437	1,193	696	268	124	106	76	359	12,345
	Total	1,009	2,438	3,024	2,309	1,887	2,557	2,652	2,538	2,691	2,603	2,350	12,494	38,552
Springfield 3/	Single Family Detached		1	7	18	29	110	904	2,647	3,211	4,140	3,573	11,107	25,747
	Single Family Attached	116	155	423	769	1,077	2,813	2,623	1,322	889	415	43	107	10,752
	Multifamily	32	200	404	480	99	85	38	10	9	23	6		1,386
	Total	148	356	834	1,267	1,205	3,008	3,565	3,979	4,109	4,578	3,622	11,214	37,885
Sully	Single Family Detached	12	6	13	23	123	889	1,739	1,804	2,101	2,743	3,498	8,383	21,334
	Single Family Attached	120	891	698	2,598	4,656	4,144	1,286	646	387	280	94	198	15,998
	Multifamily	159	589	589	116	79	65							1,597
	Total	291	1,486	1,300	2,737	4,858	5,098	3,025	2,450	2,488	3,023	3,592	8,581	38,929

(Continued)

Table 8.7

**Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2020**

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	30	34	89	376	1,597	7,439	14,642	18,660	21,087	22,452	20,569	84,364	191,339
	Single Family Attached	1,721	2,441	3,487	10,141	16,907	21,294	15,237	9,615	6,425	4,009	2,002	5,231	98,510
	Multifamily	7,262	9,709	9,328	6,421	2,848	2,064	1,132	687	269	182	151	851	40,904
	Total	9,013	12,184	12,904	16,938	21,352	30,797	31,011	28,962	27,781	26,643	22,722	90,446	330,753

Source: Fairfax County Department of Management and Budget, 2020.

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 2020. Market value for each unit is derived from the 2020 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 2020**

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			3		34	586	1,931	3,414	2,629	2,433	1,996	3,097	16,123
	Single Family Attached	27	26	203	215	108	1,463	1,194	138	144	37	9	18	3,582
	Multifamily	1,246	405	404	104	23	1	1						2,184
	Total	1,273	431	610	319	165	2,050	3,126	3,552	2,773	2,470	2,005	3,115	21,889
Baileys	Single Family Detached		1	1	14	63	324	553	547	653	511	438	2,121	5,226
	Single Family Attached	3		8	43	229	110	85	331	145	88	97	27	1,166
	Multifamily	1,842	1,572	800	769	211	15	36						5,245
	Total	1,845	1,573	809	826	503	449	674	878	798	599	535	2,148	11,637
Bull Run	Single Family Detached	12	6	20	31	87	825	1,895	2,700	2,115	2,564	2,647	5,296	18,198
	Single Family Attached	130	925	873	2,765	4,700	3,684	1,641	901	846	322	18	103	16,908
	Multifamily	182	686	890	566	99	83	8	10	1	15	2		2,542
	Total	324	1,617	1,783	3,362	4,886	4,592	3,544	3,611	2,962	2,901	2,667	5,399	37,648
Fairfax	Single Family Detached			1	1	8	29	364	489	703	889	720	6,061	9,265
	Single Family Attached	68	82	112	312	280	924	687	1,108	1,121	534	154	152	5,534
	Multifamily	277	1,100	1,296	781	320	49							3,823
	Total	345	1,182	1,409	1,094	608	1,002	1,051	1,597	1,824	1,423	874	6,213	18,622
Jefferson	Single Family Detached	2	1	4	11	202	577	1,037	1,082	1,491	1,206	902	2,164	8,679
	Single Family Attached	15		12	73	174	185	376	342	300	369	152	439	2,437
	Multifamily	636	828	827	701	799	171	232	22	3	7		1	4,227
	Total	653	829	843	785	1,175	933	1,645	1,446	1,794	1,582	1,054	2,604	15,343
Lincolnia	Single Family Detached				8	18	313	267	229	202	142	133	316	1,628
	Single Family Attached	3	42	31	153	234	416	422	210	238	149	82	23	2,003
	Multifamily	72	86	74										232

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2020**

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	75	128	105	161	252	729	689	439	440	291	215	339	3,863
Lower Potomac	Single Family Detached	6	7	29	54	84	303	269	191	607	806	360	981	3,697
	Single Family Attached	269	196	447	500	875	541	333	541	242	11	24	18	3,997
	Multifamily		12	86		44	71							213
	Total	275	215	562	554	1,003	915	602	732	849	817	384	999	7,907
McLean	Single Family Detached		2	1	10	4	14	30	405	542	323	292	15,990	17,613
	Single Family Attached	14	54	74	48	141	48	142	24	30	118	236	1,633	2,562
	Multifamily	48	480	783	809	446	869	482	233	44	46	77	532	4,849
	Total	62	536	858	867	591	931	654	662	616	487	605	18,155	25,024
Mount Vernon	Single Family Detached	5	9	11	63	474	1,281	1,472	1,529	1,858	1,796	1,759	5,252	15,509
	Single Family Attached	875	861	198	515	1,832	1,224	600	213	161	195	53	39	6,766
	Multifamily	1,570	1,070	1,052	373	229	100	17	197	29	3	1	7	4,648
	Total	2,450	1,940	1,261	951	2,535	2,605	2,089	1,939	2,048	1,994	1,813	5,298	26,923
Pohick 1/	Single Family Detached	3	1	6	20	61	283	940	2,484	4,913	5,826	4,742	10,999	30,278
	Single Family Attached	41	5	320	1,681	3,048	6,274	2,747	703	103	21	11	11	14,965
	Multifamily	22	83	343										448
	Total	66	89	669	1,701	3,109	6,557	3,687	3,187	5,016	5,847	4,753	11,010	45,691
Rose Hill	Single Family Detached	2	1	2	15	308	818	1,752	1,889	1,233	670	451	1,909	9,050
	Single Family Attached	63	3	22	389	815	927	1,985	1,469	716	547	190	114	7,240
	Multifamily	160	293	416	963	139								1,971
	Total	225	297	440	1,367	1,262	1,745	3,737	3,358	1,949	1,217	641	2,023	18,261
Springfield	Single Family Detached			1	15	92	1,006	1,991	1,615	1,185	1,000	551	1,311	8,767
	Single Family Attached	19	53	373	545	1,368	1,781	1,155	1,033	459	144	16	2	6,948

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2020**

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	Multifamily	286	496	146	233		2	30		8	8	4		1,213
	Total	305	549	520	793	1,460	2,789	3,176	2,648	1,652	1,152	571	1,313	16,928
Upper Potomac 2/	Single Family Detached		2	9	132	160	1,079	2,133	2,032	2,766	3,139	3,991	17,237	32,680
	Single Family Attached	130	190	745	2,686	3,053	3,219	3,151	1,636	1,277	871	389	876	18,223
	Multifamily	885	2,526	1,877	1,058	401	444	202	187	76	43	67	305	8,071
	Total	1,015	2,718	2,631	3,876	3,614	4,742	5,486	3,855	4,119	4,053	4,447	18,418	58,974
Vienna 3/	Single Family Detached		4	1	2	2	1	8	54	190	1,147	1,587	11,630	14,626
	Single Family Attached	64	4	69	216	50	498	719	966	643	603	571	1,776	6,179
	Multifamily	36	72	334	64	137	259	124	38	108	60		6	1,238
	Total	100	80	404	282	189	758	851	1,058	941	1,810	2,158	13,412	22,043
Fairfax County	Single Family Detached	30	34	89	376	1,597	7,439	14,642	18,660	21,087	22,452	20,569	84,364	191,339
	Single Family Attached	1,721	2,441	3,487	10,141	16,907	21,294	15,237	9,615	6,425	4,009	2,002	5,231	98,510
	Multifamily	7,262	9,709	9,328	6,421	2,848	2,064	1,132	687	269	182	151	851	40,904
	Total	9,013	12,184	12,904	16,938	21,352	30,797	31,011	28,962	27,781	26,643	22,722	90,446	330,753

Source: Fairfax County Department of Management and Budget, 2020.

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 2020. Market value for each unit is derived from the 2020 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 2020**

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	13	17	43	151	974	3,572	5,675	5,361	5,114	4,299	3,141	9,501	37,861
	Single Family Attached	1,266	1,060	818	2,581	5,911	5,242	3,936	2,877	1,543	895	291	173	26,593
	Multifamily	1,820	1,384	1,554	1,537	412	171	17	197	29	3	1	7	7,132
	Total	3,099	2,461	2,415	4,269	7,297	8,985	9,628	8,435	6,686	5,197	3,433	9,681	71,586
Region 2	Single Family Detached	2	8	10	41	320	1,814	3,826	5,708	5,594	4,990	4,417	13,990	40,720
	Single Family Attached	121	73	267	637	784	2,843	2,880	1,710	1,194	903	560	1,351	13,323
	Multifamily	3,927	3,298	2,210	1,616	1,091	310	357	60	80	60		1	13,010
	Total	4,050	3,379	2,487	2,294	2,195	4,967	7,063	7,478	6,868	5,953	4,977	15,342	67,053
Region 3 1/	Single Family Detached		2	8	133	156	1,052	2,062	1,957	2,790	3,774	4,630	42,452	59,016
	Single Family Attached	114	257	961	2,996	3,296	3,072	3,514	2,697	2,297	1,528	1,062	3,387	25,181
	Multifamily	1,115	3,668	4,082	2,670	1,246	1,498	720	420	151	96	144	843	16,653
	Total	1,229	3,927	5,051	5,799	4,698	5,622	6,296	5,074	5,238	5,398	5,836	46,682	100,850
Region 4 2/	Single Family Detached	15	7	28	51	147	1,001	3,079	5,634	7,589	9,389	8,381	18,421	53,742
	Single Family Attached	220	1,051	1,441	3,927	6,916	10,137	4,907	2,331	1,391	683	89	320	33,413
	Multifamily	400	1,359	1,482	598	99	85	38	10	9	23	6		4,109
	Total	635	2,417	2,951	4,576	7,162	11,223	8,024	7,975	8,989	10,095	8,476	18,741	91,264
Fairfax County	Single Family Detached	30	34	89	376	1,597	7,439	14,642	18,660	21,087	22,452	20,569	84,364	191,339
	Single Family Attached	1,721	2,441	3,487	10,141	16,907	21,294	15,237	9,615	6,425	4,009	2,002	5,231	98,510
	Multifamily	7,262	9,709	9,328	6,421	2,848	2,064	1,132	687	269	182	151	851	40,904
	Total	9,013	12,184	12,904	16,938	21,352	30,797	31,011	28,962	27,781	26,643	22,722	90,446	330,753

Source: Fairfax County Department of Management and Budget, 2020.

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, but 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 2020. Market value for each unit is derived from the 2020 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) Rezoning requests approved (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) Development plans approved.
- 5) The number of residential 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/low-rise, medium-rise, or high-rise structure types).

Table 9.1

Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2020

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	6	11	286		10	12	22		67	4	71			50	50
Dranesville 1/	40	8	176	224	16		81	97	411	114	192	717	991	81	151	1,223
Hunter Mill 2/	762	19	51	832	249	22	14	285	1,348	89	23	1,460	261	40		301
Lee	344	23	17	384	169	14	4	187		46	126	172			11	11
Mason	3	6	37	46		6	10	16		124	71	195			24	24
Mount Vernon	13	23	37	73		19	23	42	225	72	37	334	1,730	186	94	2,010
Providence	578	16	38	632	188	17	20	225	1,461	97	25	1,583	1,223	733	22	1,978
Springfield 3/		8	24	32	91	11	20	122		109	177	286	169		10	179
Sully	358	38	14	410	27	52	1	80	340	584	3	927	100	95	12	207
Fairfax County	2,367	147	405	2,919	740	151	185	1,076	3,785	1,302	658	5,745	4,474	1,135	374	5,983

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock	580			580			10	10	849	83	87	1,019
Dranesville 1/	1,772	263		2,035	900	141	50	1,091	4,130	607	650	5,387
Hunter Mill 2/	1,242	23	4	1,269			33	33	3,862	193	125	4,180
Lee			174	174					513	83	332	928
Mason						110		110	3	246	142	391
Mount Vernon	1,039	21		1,060					3,007	321	191	3,519
Providence	393		39	432		144	32	176	3,843	1,007	176	5,026
Springfield 3/	90		24	114			84	84	350	128	339	817
Sully			12	12		872		872	825	1,641	42	2,508
Fairfax County	5,116	307	253	5,676	900	1,268	209	2,377	17,382	4,310	2,084	23,776

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

Town	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
Town of Clifton																
Town of Herndon			8	8					273			273			4	4
Town of Vienna			38	38			11	11								
Towns Total			46	46			11	11	273			273			4	4

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Clifton												
Town of Herndon	635			635	900	141		1,041	1,808	141	12	1,961
Town of Vienna											49	49
Towns Total	635			635	900	141		1,041	1,808	141	61	2,010

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

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		6	13	19		10	9	19		67	71	138			1	1
Baileys	3	6	8	17		6	2	8		25		25			18	18
Bull Run	313	33	15	361	91	52	3	146	112	289	171	572	169	4	8	181
Fairfax	269	8	11	288		11	8	19		96	23	119			54	54
Jefferson	212	16	32	260		17	9	26			1	1	127		17	144
Lincolnia			6	6			2	2		99		99			5	5
Lower Potomac	3	19	11	33		14	12	26	39	47	37	123			1	1
McLean	159		122	281	92		66	158	1,461		176	1,637	1,096	733	132	1,961
Mount Vernon	231	13	26	270	169	12	10	191	186	71		257	1,730	186	27	1,943
Pohick 1/			31	31			22	22		11	8	19			57	57
Rose Hill	113		4	117			2	2			126	126			1	1
Springfield	10	14	7	31		7	3	10			2	2			29	29
Upper Potomac 2/	847	32	57	936	292	22	21	335	1,619	522	19	2,160	1,352	212	23	1,587
Vienna 3/	207		62	269	96		16	112	368	75	24	467			1	1
Fairfax County	2,367	147	405	2,919	740	151	185	1,076	3,785	1,302	658	5,745	4,474	1,135	374	5,983

(Continued)

Table 9.3
Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2020

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale						110		110		193	94	287
Baileys									3	37	28	68
Bull Run			24	24		872	1	873	685	1,250	222	2,157
Fairfax	670			670			2	2	939	115	98	1,152
Jefferson						144		144	339	177	59	575
Lincolnia										99	13	112
Lower Potomac									42	80	61	183
McLean	52		13	65			4	4	2,860	733	513	4,106
Mount Vernon	1,039	21		1,060					3,355	303	63	3,721
Pohick 1/							91	91		11	209	220
Rose Hill			174	174					113		307	420
Springfield									10	21	41	72
Upper Potomac 2/	2,970	286	12	3,268	900	141	76	1,117	7,980	1,215	208	9,403
Vienna 3/	385		30	415			36	36	1,056	75	169	1,300
Fairfax County	5,116	307	253	5,676	900	1,268	209	2,377	17,382	4,310	2,084	23,776

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

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	357	46	54	457	169	33	26	228	225	118	163	506	1,730	186	61	1,977
Region 2	422	28	95	545	96	33	44	173		288	73	361	127		51	178
Region 3 1/	1,006	32	212	1,250	384	22	86	492	3,320	431	241	3,992	2,348	854	150	3,352
Region 4 2/	582	41	44	667	91	63	29	183	240	465	181	886	269	95	112	476
Fairfax County	2,367	147	405	2,919	740	151	185	1,076	3,785	1,302	658	5,745	4,474	1,135	374	5,983

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	1,039	21	174	1,234					3,520	404	478	4,402
Region 2						254	32	287	645	603	295	1,544
Region 3 1/	3,407	286	55	3,748	900	141	83	1,124	11,365	1,766	827	13,958
Region 4 2/	670		24	694		872	94	966	1,852	1,536	484	3,872
Fairfax County	5,116	307	253	5,676	900	1,268	209	2,377	17,382	4,310	2,084	23,776

Source: Fairfax County Department of Management and Budget, 2020.

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 2020

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151		1		347	28		376
4153	3			14			17
4154.01	1			394	81		476
4154.02	1						1
4155	5	10	25	3			43
4156	6	2					8
4158	1			10			11
4159	2						2
4160	1	1					2
4161	1						1
4163	5	4		1			10
4202.01	1	1	2				4
4202.03			5				5
4203	1						1
4204		1	186	1,038	951		2,176
4205.02				126			126
4206	243	176	41				460
4207			16				16
4208	2			1			3
4210.01	1						1
4210.02				10			10

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2020

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4211.01	14	7					21
4211.03	116		86	19	174		395
4214	4						4
4215	1						1
4216			5				5
4217.01	1						1
4218				11			11
4219			1				1
4221.02	9		39				48
4222.01	11	6	42				59
4222.02	8	16	41				65
4223.02			16				16
4224.02		1					1
4224.03			1				1
4302.02	1					8	9
4304	1	1					2
4309.01						83	83
4310.01			11				11
4313	1						1
4315		1	2				3
4316	3	2					5
4318.01		1					1

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2020

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4322.02	1	3	4				8
4325	2	5		7			14
4326	1			3			4
4327.01	1						1
4328	10						10
4401	2	3	22				27
4402.01	225	12		127			364
4402.02	1						1
4403	1						1
4405.01	1			7		2	10
4405.02		2		43	580		625
4406	2	1					3
4408	2	3					5
4501	3	1					4
4502	2	5	1				8
4503	2						2
4504	5						5
4505	2						2
4506.01	2						2
4506.02	4	1					5
4507.01	1	1					2
4507.02	2	1	3				6

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2020

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4508	1						1
4509	3						3
4512	1			18			19
4514	6	6	25				37
4515.01	2						2
4515.02		1					1
4516.01	4						4
4516.02		1					1
4518	2						2
4519	3			5			8
4521.01		1	1	1			3
4521.02	2	2	64				68
4522						110	110
4523.02	6	10	67				83
4524	1		3				4
4525.01	3						3
4525.02	2	2					4
4526			99				99
4527	1						1
4528.01	1						1
4601	2	1				4	7
4602	4						4

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2020

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4603	1		2		4		7
4604	2		389			3	394
4605.01					385		385
4605.02	4				11		15
4606	1	1		1			3
4607.01	10	1					11
4607.02	15	5					20
4608	8	1					9
4609	2	3					5
4610	3	1					4
4611	8	2					10
4612.02			22	3			25
4615	3	1			15		19
4616.01	209	98	1				308
4617			75			32	107
4618.02	2			1			3
4701	12	4					16
4703	5	1	27				33
4704	8	5	1				14
4705	12	8	1				21
4706	4	4	15	9			32
4707	22	4		2	44		72

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2020

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4708	9	1	91	10			111
4709	13	6					19
4710	3	1		2			6
4711	14	9		7			30
4712.01	19	92	99	380			590
4712.02	2	1	160	163	13		339
4713.03	1	1		2		144	148
4713.04	2						2
4714.01	4	1		15			20
4714.02	5	5					10
4801	15	6	3	8			32
4802.01	6	6		1			13
4802.02	140	2	1,202	1,286	8		2,638
4803	16	14	41	101			172
4804.01	8	4	2	7			21
4804.02	14	4	10				28
4805.01	4	3					7
4808.01	8						8
4809.01			273	4		141	418
4809.02					635	900	1,535
4811.01	394	8	157	96	263		918
4812.01				40			40

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2020

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4812.02					145		145
4814			210				210
4815	1						1
4817.01	1	1					2
4817.02	1	1	1				3
4819	36	243	164	165	54		662
4820.01		1					1
4822.02	348	7			480		835
4822.03			259		576		835
4823.01	11	14	367		10		402
4825.01	90	43	493	1,072	1,093	46	2,837
4825.03						30	30
4825.04			3	4	12		19
4826.02	1		219	191			411
4901.01						673	673
4901.03	339	46	360	1		199	945
4905.01	1						1
4905.02	3	92	171			1	267
4910	5			1			6
4911.01	3						3
4912.01				10			10
4913.01	1						1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2020

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4915.02	1						1
4916.01	8	6	17				31
4917.02				169	90		259
4917.03	269						269
4917.04	8	11	74				93
4917.05		2	24		24		50
4920	5	3					8
4921	3	2	4				9
4922.01	4	3		10			17
4922.03	1			37			38
4923	3						3
4924	1						1
4925	7	5					12
Fairfax County	2,919	1,076	5,745	5,983	5,676	2,377	23,776

Source: Fairfax County Department of Management and Budget, 2020.

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

INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA

Industrial and commercial gross floor area are summarized as of January 1 of the report year. 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

Apparel & Accessories
Building Material-Hardware
Community Shopping Center
Condominium Center
Condominium Retail
Department and Variety Store
Drug Store
Food Store
Furniture Store
Gas Station
Motels, Hotels, Tourist Homes
Motor Vehicle Sales
Neighborhood Shopping Center
Other Auto Retail and Repair
Personal and Repair Service
Promotional Center
Regional Shopping Center
Restaurants
Specialty Shopping Center
Super Regional Center
Town Center
Veterinary Hospitals
Other Retail

Office

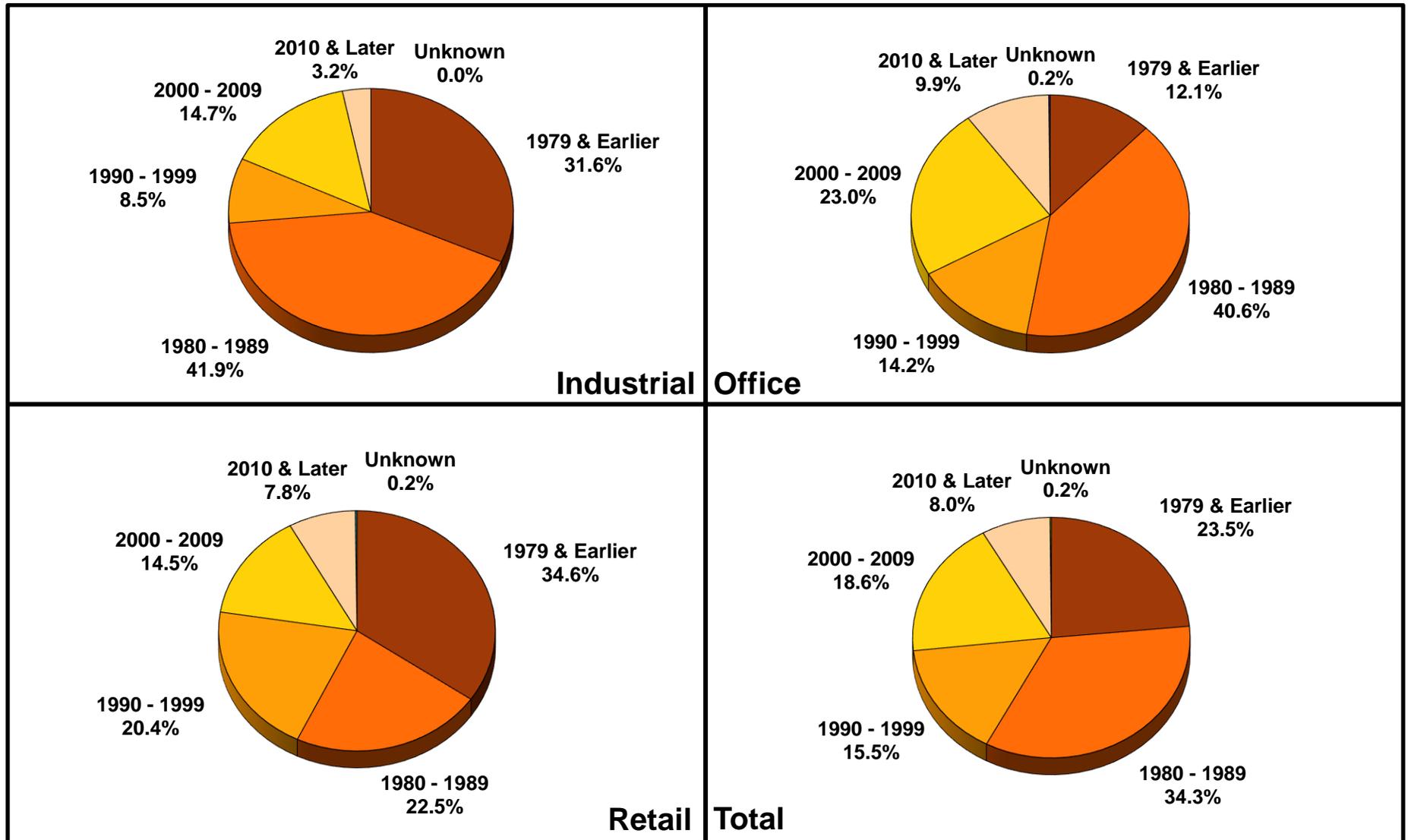
Cluster Office
Condominium Office
Finance, Insurance, Real Estate
General Low Rise Office
General Medium/High Rise Office
Other Offices

Industrial

Communication Related
Contract Construction
Manufacturing
Printing and Publishing
Quarries
Research and Testing
Transportation Related
Utility Related
Wholesale-Warehouse & Storage
Other Industrial

Figure 10.1

**Industrial and Commercial Gross Floor Area
Inventory by Year Built
Fairfax County, January 2020**



Source: Fairfax County Department of Management and Budget, 2020.

Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2020**

Year Built	Industrial	Office	Retail	Total
Unknown	2,460	212,340	363,433	578,233
1964 and Earlier	3,970,606	5,239,486	10,438,992	19,649,084
1965 to 1969	2,203,470	895,674	8,811,907	11,911,051
1970 to 1974	4,156,529	5,081,552	8,249,390	17,487,471
1975 to 1979	4,045,215	4,559,617	7,098,793	15,703,625
1980 to 1984	6,876,963	17,168,689	7,120,010	31,165,662
1985 to 1989	12,182,631	35,789,110	15,308,859	63,280,600
1990 to 1994	1,311,913	5,727,479	11,204,387	18,243,779
1995 to 1999	2,556,138	12,797,083	9,190,901	24,544,122
2000 to 2004	4,684,781	19,004,618	8,603,310	32,292,709
2005 to 2009	2,007,506	11,013,186	5,844,807	18,865,499
2010 to 2014	312,928	7,458,387	4,722,498	12,493,813
2015 and Later	1,152,960	5,420,839	3,102,641	9,676,440
Fairfax County	45,464,100	130,368,060	100,059,928	275,892,088

Source: Fairfax County Department of Management and Budget, 2020.

Notes: All data are in square feet. Total square feet are based on year built of each nonresidential structure in current County inventory. 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 2020**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,292,160	3,679,552	4,771,741	11,743,453
Dranesville 1/	1,775,935	19,211,843	8,959,874	29,947,652
Hunter Mill 2/	1,253,290	25,643,609	10,801,154	37,698,053
Lee	5,779,695	4,752,610	15,368,061	25,900,366
Mason	4,569,514	8,264,513	12,869,652	25,703,679
Mount Vernon	10,142,607	4,189,760	8,358,667	22,691,034
Providence	4,065,637	42,184,869	17,106,065	63,356,571
Springfield 3/	490,573	4,205,588	9,874,020	14,570,181
Sully	14,094,689	18,235,716	11,950,694	44,281,099
Fairfax County	45,464,100	130,368,060	100,059,928	275,892,088

Table 10.3

**Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2020**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		6,488	45,683	52,171
Town of Herndon	813,096	6,125,518	3,913,547	10,852,161
Town of Vienna	337,471	2,133,865	1,842,478	4,313,814
Towns Total	1,150,567	8,265,871	5,801,708	15,218,146

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	4,031,206	3,452,304	3,598,364	11,081,874
Baileys	520,492	3,986,938	7,124,264	11,631,694
Bull Run	11,488,944	15,341,952	12,117,374	38,948,270
Fairfax	466,079	10,048,604	6,099,242	16,613,925
Jefferson	2,775,665	10,306,099	6,972,961	20,054,725
Lincolnia	1,907,206	854,996	1,918,169	4,680,371
Lower Potomac	3,312,396	432,160	1,259,045	5,003,601
McLean	1,356,337	26,792,578	10,266,329	38,415,244
Mount Vernon	329,437	1,144,729	9,848,517	11,322,683
Pohick 1/	663,063	697,757	4,318,060	5,678,880
Rose Hill	393,036	762,507	3,462,370	4,617,913
Springfield	12,365,326	6,765,353	8,949,008	28,079,687
Upper Potomac 2/	5,189,362	39,756,166	17,092,301	62,037,829
Vienna 3/	665,551	10,025,917	7,033,924	17,725,392
Fairfax County	45,464,100	130,368,060	100,059,928	275,892,088

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,922,294	8,942,370	23,464,390	48,329,054
Region 2	9,590,644	21,346,516	20,616,384	51,553,544
Region 3 1/	7,129,671	78,156,963	32,536,315	117,822,949
Region 4 2/	12,821,491	21,922,211	23,442,839	58,186,541
Fairfax County	45,464,100	130,368,060	100,059,928	275,892,088

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,694,509	1,990,238	2,133,924	5,818,671
A2	34,650	5,755,504	2,987,084	8,777,238
A3		147,384		147,384
B1	687,985	4,998,623		5,686,608
B2	403,665	5,286,538	2,939,945	8,630,148
B3			62,240	62,240
B5	813,096	6,125,518	3,913,547	10,852,161
C1			9,523	9,523
C2	16,452	40,826	23,886	81,164
D1	100,988	40,795	284,906	426,689
D2	225,254	7,622,729	1,333,210	9,181,193
D3	1,402,007	17,613,586	7,598,819	26,614,412
E1	183,797	15,546,876	7,558,684	23,289,357
E2		6,151	44,414	50,565
F	94,511	957,904	592,348	1,644,763
G1	20,554	2,026,444	1,640,909	3,687,907
G2		11,825	223,836	235,661
G3		3,046,518		3,046,518
H1	489,045	676,938	5,845,863	7,011,846
H2		3,030,801	517,865	3,548,666
I1	955,609	7,657,809	5,111,373	13,724,791

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2020**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
I2	9,371	172,293	29,974	211,638
I3	5,068,564	3,314,301	6,392,104	14,774,969
I4			969,296	969,296
I5		209,216	3,736	212,952
J1	43,872	257,117	2,256,656	2,557,645
J2	30,045	101,689	1,761,293	1,893,027
J3	10,004	159,893	803,094	972,991
J4		50,991	386,090	437,081
K	262,020	203,751	3,089,033	3,554,804
L	279,769	1,046,450	4,683,952	6,010,171
M0	292,237	1,488,674	465,768	2,246,679
M1		1,569,127	110,576	1,679,703
M2	2,190,478	5,916,234	3,831,253	11,937,965
M3	760,727	457,928	449,276	1,667,931
M4	1,818,138	375,156	1,275,932	3,469,226
M5	4,090,945	3,021,995	550,803	7,663,743
M6	8,277,287	3,065,429	4,518,019	15,860,735
M9	108,564	4,869,808	4,394,459	9,372,831
N1	1,265,870	573,893	4,906,886	6,746,649
N2	2,376		54,136	56,512
O1	144			144

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2020**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
P	99,890			99,890
P1	958,830	221,819	71,774	1,252,423
P3			301,034	301,034
Q1	6,365	2,608	12,400	21,373
R1	23,224	4,736	57,090	85,050
R3		6,488	45,683	52,171
R4		5,419		5,419
S1	819	3,102	395,409	399,330
T1	9,450,638	8,480,830	3,283,036	21,214,504
T2	2,185,095	6,510,077	3,811,642	12,506,814
T3		12,748	262,959	275,707
T4	428,659	4,676,805	4,671,275	9,776,739
T5	245,532	853,481	3,338,936	4,437,949
T6	480	8,436	1,875	10,791
T7	432,035	144,559	52,103	628,697
Fairfax County	45,464,100	130,368,060	100,059,928	275,892,088

Source: Fairfax County Department of Management and Budget, 2020.

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 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	46,991	987,666	1,064,702
4152		163,420	696,048	859,468
4153	10,004	49,219	74,820	134,043
4154.01		2,842	345,837	348,679
4154.02		44,614	86,096	130,710
4155		118,675	234,792	353,467
4158	3,761	16,960	14,684	35,405
4160		121,099	224,220	345,319
4161	6,290	20,617	593,487	620,394
4163	1,284			1,284
4201	347,301		507,912	855,213
4202.01		63,458	155,417	218,875
4202.02			157,532	157,532
4202.03	96,763	16,513	17,820	131,096
4203		10,390	2,323	12,713
4204	21,078	144,622	1,444,108	1,609,808
4205.02			87,236	87,236
4205.03		17,344	248,377	265,721
4206			192,240	192,240
4207	4,422		9,896	14,318
4208		131,412	80,708	212,120
4210.01	889,760	1,614,975	30,307	2,535,042

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4210.02	1,979,196	1,318,820	4,209,273	7,507,289
4211.01	731,233	4,200	35,418	770,851
4211.02		3,612	33,365	36,977
4211.03	548,078	7,125	798,030	1,353,233
4214	163,237	133,790	1,277,546	1,574,573
4215	95,022	15,008	2,215,573	2,325,603
4216		175,327	294,752	470,079
4217.01			15,681	15,681
4218		74,201	815,354	889,555
4220	4,256,605	229,164	29,039	4,514,808
4221.01	123,221	94,471	510,522	728,214
4221.02	1,199,919	189,257	389,611	1,778,787
4222.01		29,632	198,968	228,600
4222.02	362,855	116,016	159,944	638,815
4223.01	18,372	11,288	335,230	364,890
4223.02		344,449	1,326,980	1,671,429
4224.02	273,479	174,260	789,358	1,237,097
4301.01		71,667	369,150	440,817
4302.02			216,594	216,594
4304	1,310,749	278,287	449,276	2,038,312
4306	48,997	291,349	2,278,399	2,618,745
4307	741,655			741,655

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4308.01		144,035	186,278	330,313
4308.02	477,901	18,344		496,245
4309.01		135,668	384,481	520,149
4309.02		5,174	203,912	209,086
4310.01		35,346	736,609	771,955
4313		56,152		56,152
4314		4,850		4,850
4315			103,496	103,496
4316		125,255	773,794	899,049
4318.01	171,176	1,476	222,550	395,202
4318.02		196,141		196,141
4320	273,710	67,295	537,414	878,419
4321	70,674			70,674
4322.01		103,441	497,031	600,472
4322.02	4,445		57,300	61,745
4325			204,060	204,060
4326			2,976	2,976
4327.02			232,248	232,248
4328	3,963,360	621,995	550,803	5,136,158
4401	21,368	56,010	116,126	193,504
4402.01	624,256	3,875,659	2,514,140	7,014,055
4402.02		1,379,621	119,480	1,499,101

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4403		216,353	11,302	227,655
4405.01			19,491	19,491
4405.02		1,431,144		1,431,144
4406	61,273	17,398	440,092	518,763
4501		1,659,893	332,491	1,992,384
4502		58,331	109,289	167,620
4503	48,016	469,143	644,055	1,161,214
4504	132,096	304,808	314,541	751,445
4505			123,741	123,741
4506.01		1,811,449	616,124	2,427,573
4506.02			341,926	341,926
4507.01		83,196		83,196
4507.02		204,040	489,537	693,577
4508		159,093	271,738	430,831
4512	897			897
4513		194,607	354,650	549,257
4514		1,512	908,879	910,391
4515.01		154,343	1,392,341	1,546,684
4515.02	162,777	484,604	2,619,639	3,267,020
4516.01		41,803	719,147	760,950
4518			231,816	231,816
4519		94,113	1,230,773	1,324,886

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4520	3,744	388,195	729,550	1,121,489
4521.01		259,021	626,715	885,736
4521.02	75,838	24,095	65,411	165,344
4522	40,570	660,415	167,771	868,756
4523.02			137,064	137,064
4524	710,737	86,996	19,838	817,571
4525.01	1,889,568	1,189,679	945,128	4,024,375
4525.02		114,136	141,547	255,683
4526	1,907,206	549,681	230,883	2,687,770
4527	356,818	58,426	202,849	618,093
4528.01		3,003,896	649,372	3,653,268
4528.02		47,747	45,571	93,318
4601	289,020	3,780	2,887	295,687
4602		3,238		3,238
4604		2,230,907	3,265,175	5,496,082
4605.01		3,944,315	1,005,311	4,949,626
4605.02	7,919	835,888	9,446	853,253
4606			10,890	10,890
4607.01			155,122	155,122
4607.02		168,961	283,764	452,725
4608		1,560,161	680,877	2,241,038
4609	285,590	188,232	220,644	694,466

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4610	51,881	216,511	502,071	770,463
4611		51,265	254,518	305,783
4612.01		54,604	86,412	141,016
4612.02	215,940	2,547,953	893,556	3,657,449
4615		37,980	21,514	59,494
4616.01	5,035	635,396	23,178	663,609
4616.02	1,803,750	1,452,885	1,114,817	4,371,452
4617	315,126	200,193	618,820	1,134,139
4618.02		1,503,613	6,758	1,510,371
4619.01	123,588		25,676	149,264
4701	2,920			2,920
4703			210,998	210,998
4704	1,588	45,168	172,336	219,092
4705	76,919	1,137,950	337,270	1,552,139
4706	17,592	190,360	512,652	720,604
4707	1,500	368,051	400,613	770,164
4709		11,825	12,838	24,663
4710	14,036	101,460		115,496
4711	510	397,894	101,294	499,698
4712.01	180,577	1,258,423	143,927	1,582,927
4712.02		4,413,975	565,791	4,979,766
4713.01		562,169	709,092	1,271,261

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4713.04	8,641	70,833	29,974	109,448
4714.01	730			730
4714.02	158,176	40,929	122,771	321,876
4801	16,452	23,892	10,658	51,002
4802.01		6,151	37,330	43,481
4802.02		14,389,927	7,364,472	21,754,399
4802.03		891,777	143,142	1,034,919
4803	777,183	529,319	487,373	1,793,875
4804.01	99,969	105,669	186,158	391,796
4804.02		16,934	84,991	101,925
4805.01	398,955		25,048	424,003
4805.02			65,746	65,746
4805.03	221	6,174		6,395
4805.04			265,710	265,710
4805.05		10,297	332,376	342,673
4808.01	23,617	125,091	272,814	421,522
4808.02	52,141	1,465,809	1,419,683	2,937,633
4809.01	39,736	331,614	427,773	799,123
4809.02	697,602	2,448,642	764,187	3,910,431
4809.03		1,754,362	1,029,090	2,783,452
4810		147,384	592,465	739,849
4811.01		2,094,343	484,602	2,578,945

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4811.03			611,865	611,865
4811.06		20,090	220,231	240,321
4812.01		439,646		439,646
4812.02	687,985	4,743,339		5,431,324
4814		3,055	249,161	252,216
4819	66,292	2,447,159	10,986	2,524,437
4820.01			15,704	15,704
4821	981	98,417	48,245	147,643
4822.01		9,730		9,730
4822.02	157,981	3,366,014	358,613	3,882,608
4822.03		5,270,067	2,224,687	7,494,754
4823.01		1,691,556	1,071,388	2,762,944
4823.03	657		15,570	16,227
4824	1,702	2,844,967		2,846,669
4825.01	2,764,863	9,006,865	3,514,483	15,286,211
4825.03	88,300	24,600	444,446	557,346
4826.01			1,557,363	1,557,363
4826.02	86,400	1,260,450	561,664	1,908,514
4901.01	310,742	2,111,263	216,873	2,638,878
4901.03	8,446,608	9,387,492	4,223,760	22,057,860
4905.01		3,102	349,407	352,509
4905.02		62,074	131,240	193,314

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4910	480	12,748	1,875	15,103
4912.01			262,959	262,959
4912.02		528,327	337,969	866,296
4913.01	543,167	152,995	100,961	797,123
4913.02		6,683	394,804	401,487
4913.03	134,400	76,945	991,419	1,202,764
4914.01		203,765	347,870	551,635
4914.05	819			819
4915.01		37,761	138,971	176,732
4916.01	994,379	89,880	127,082	1,211,341
4916.02			222,516	222,516
4917.01		1,735,443	1,077,808	2,813,251
4917.02		1,237,257	3,366,825	4,604,082
4917.03		1,796,470	853,798	2,650,268
4917.04	43,910		692,903	736,813
4917.05	292,815	159,277	11,430	463,522
4918.01	4,422	66,437	1,940,837	2,011,696
4918.02	1,112	568,583	19,650	589,345
4918.03		116,581	680,662	797,243
4920	23,224	10,155	240,482	273,861
4921	117,450	3,904	19,920	141,274
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 2020**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4922.02	2,376		46,616	48,992
4922.03			301,034	301,034
4925		6,488	45,683	52,171
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
Fairfax County	45,464,100	130,368,060	100,059,928	275,892,088

Source: Fairfax County Department of Management and Budget, 2020.

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 Unit, Household and Population Estimate and Forecast Methodology

Housing Unit Estimates

The real estate tax assessment files as of January 1 of the report 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 its designated 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.

Furthermore, pictometry three-dimensional aerial images are used to visually determine the condition of questionable housing units.

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 homes)
- 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 housing units in the Fairfax County's real estate assessment database. The housing units on Fort Belvoir and George Mason University are not part of this database. However, Fort Belvoir has provided us the information that allows us to capture the type and location of their units. Therefore, the estimates include housing units on Fort Belvoir but not George Mason University. Similar information will be incorporated in the future years. Also, continuing care and assisted living units with complete kitchen are part of the housing unit inventory. They are classified in a similar manner to multifamily units.

Household Estimates

Current household estimates are derived as of January 1 of the report 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, Fairfax County survey of rental housing complexes, U.S. Postal Service (USPS) vacant address data, and U.S. Census Bureau survey data. 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. In areas where water utility data or rental complex survey data are deficient, U.S. Postal Service vacant address data are used to fill in the gap. 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, assistant living units without full kitchen, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population are included in all geographies.

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 (5 year) and long-term (6-30 year) 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 pipeline is the primary determinant 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. These scenarios are based on the range of density allowed in the Fairfax County Department of Planning and Development’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 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*. 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 an analysis of inactive water accounts, survey data collected on the county's rental housing complexes, U.S. Postal Service (USPS) vacant address data, and the U.S. Census Bureau's American Community Surveys. 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.

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 average household sizes are also compared to the Fairfax County Public School enrollment trends over the past 10 years. 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.

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, assistant living units without full kitchen, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population is included in all geographies.



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