



# DEMOGRAPHIC REPORTS 2024

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 2024.©

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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 methodology used to estimate and forecast housing units, households and population is contained in Appendix A, while the methodology to estimate market value, residential development, and gross floor area is outlined in their respective sections. All data, except historical data, are as of January 1 of the current report year.

The summary-level data for Fairfax County contained in the *Demographic Reports* is produced by the Integrated Parcel Lifecycle System (IPLS), a spatial-explicit and systematic application for demographic modeling developed by the Economic, Demographic, and Statistical Research unit (EDSR) within the Fairfax County Department of Management and Budget. The EDSR works on small area estimates and forecasts, collection, and summarization of state and federal data for Fairfax County and performs special studies and quantitative research. The information produced by EDSR is used by many county departments, boards, authorities, and the Fairfax County Public Schools. It is also used for program and capital improvement planning, decision-making, strategic planning, grant writing, budgeting, and the development of policy initiatives.

Periodically, the EDSR 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 EDSR also provides data and acts as a liaison to the Northern Virginia Regional Commission (NVRC) and the U.S. Census Bureau.

This report, along with other reports and data visualization tools produced by EDSR, is available electronically at:

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

The datasets presented in this report along with other datasets produced by EDSR are available in downloadable formats or accessible via APIs at:

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

Inquiries concerning the *Demographic Reports* should be directed to:

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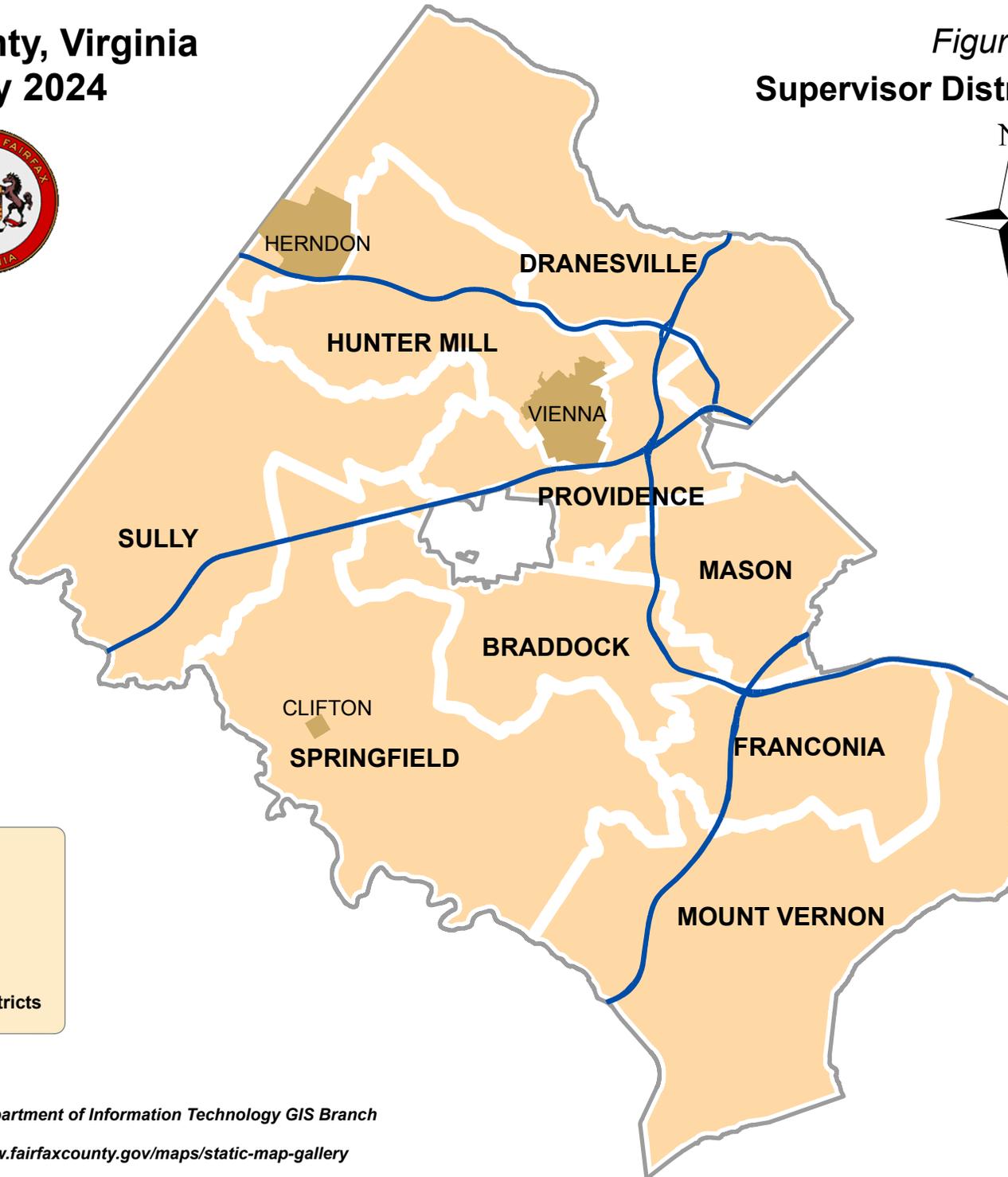
## MAP NOTES

The information contained in the *Demographic Reports* is presented in a variety of geographic arrangements -- supervisor 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](http://www.fairfaxcounty.gov/maps/static-map-gallery).

# Fairfax County, Virginia January 2024



Figure 1.1  
Supervisor Districts and Towns



**Legend**

- Highways
- Towns
- Supervisor Districts

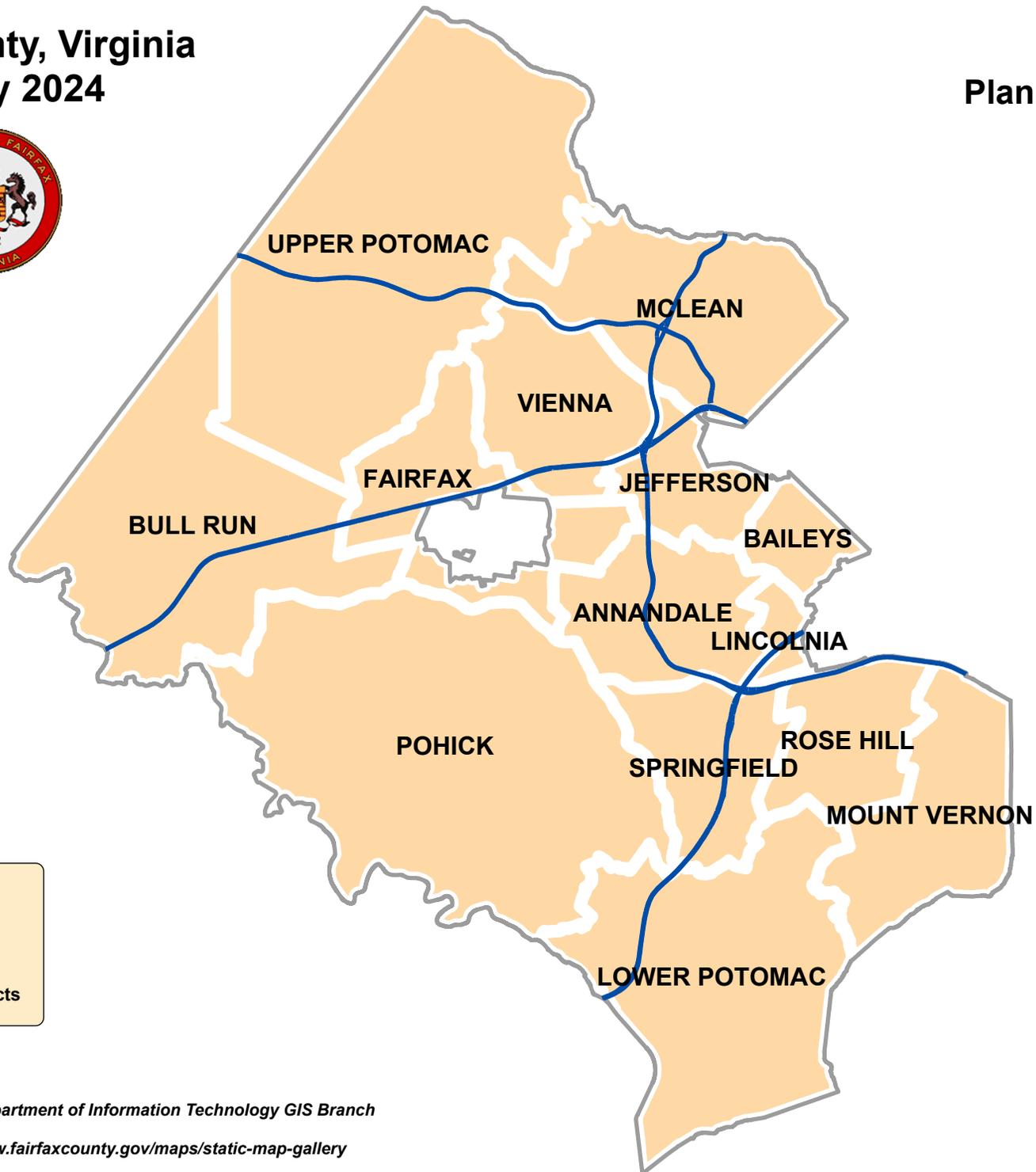
Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit [www.fairfaxcounty.gov/maps/static-map-gallery](http://www.fairfaxcounty.gov/maps/static-map-gallery)

# Fairfax County, Virginia January 2024



Figure 1.2  
Planning Districts



## Legend

-  Highways
-  Planning Districts

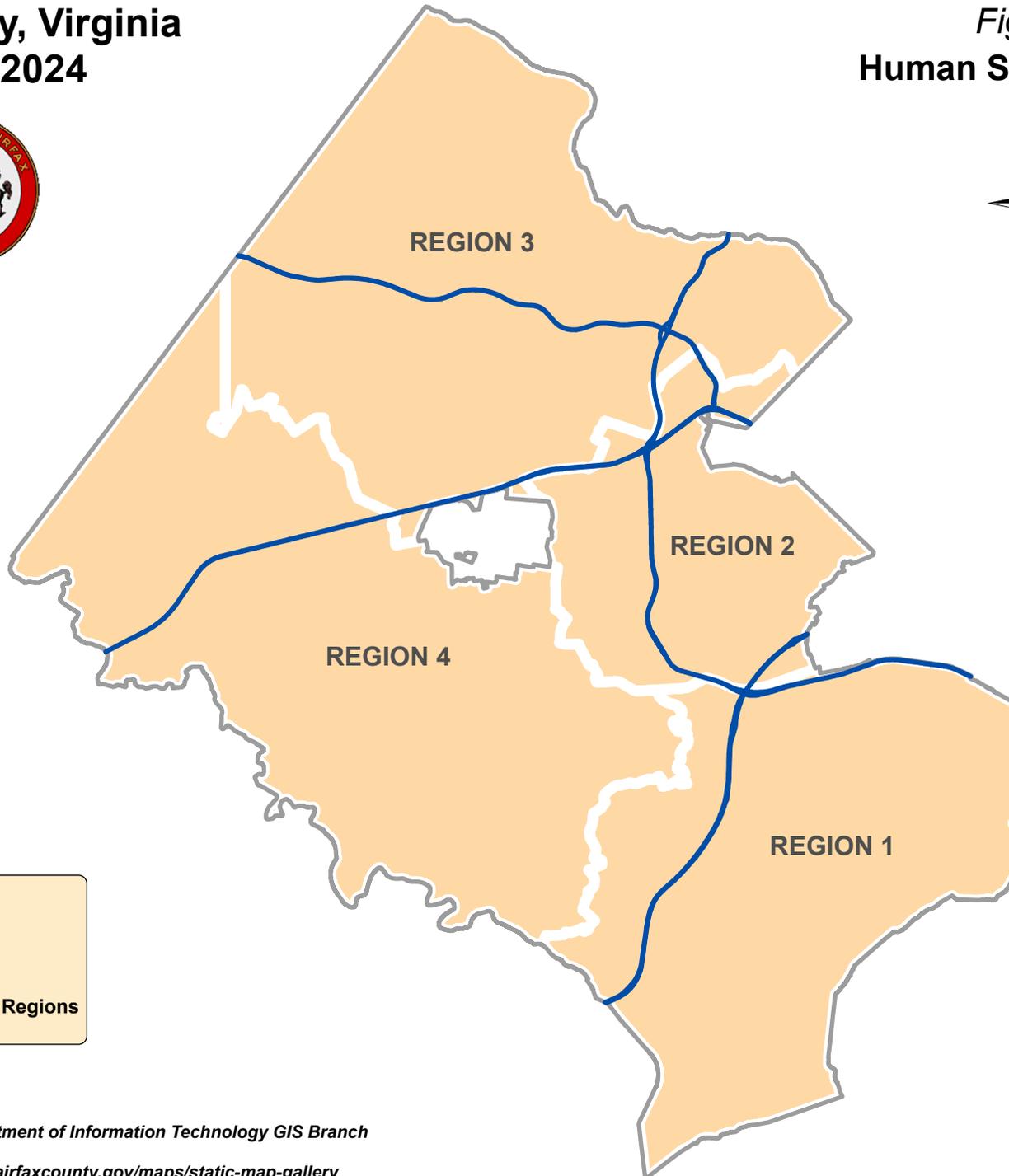
Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit [www.fairfaxcounty.gov/maps/static-map-gallery](http://www.fairfaxcounty.gov/maps/static-map-gallery)

# Fairfax County, Virginia January 2024



Figure 1.3  
Human Services Regions



**Legend**

- Highways
- Human Services Regions

Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit [www.fairfaxcounty.gov/maps/static-map-gallery](http://www.fairfaxcounty.gov/maps/static-map-gallery)

# Fairfax County, Virginia January 2024

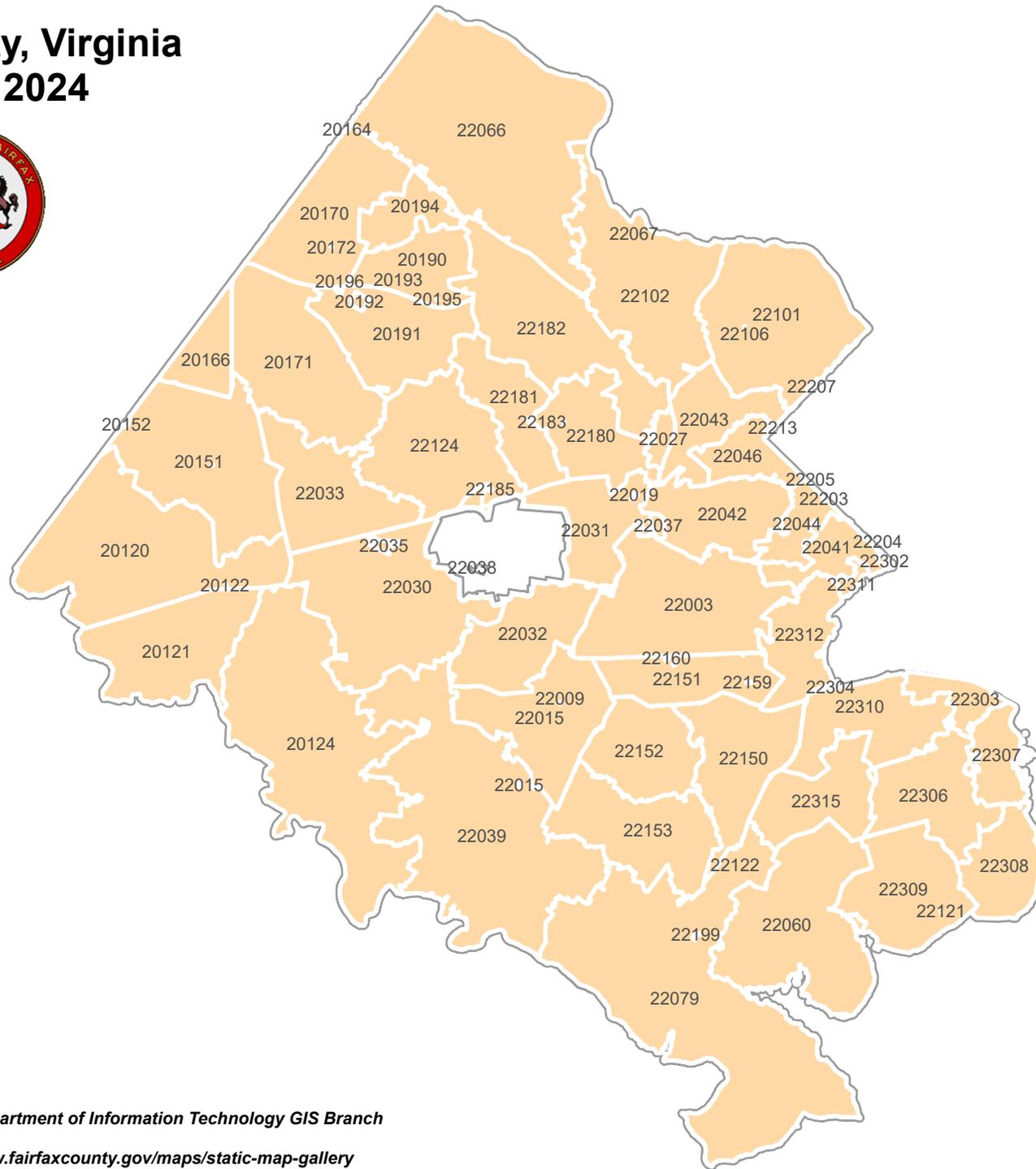


Figure 1.4  
ZIP Codes



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit [www.fairfaxcounty.gov/maps/static-map-gallery](http://www.fairfaxcounty.gov/maps/static-map-gallery)

# Fairfax County, Virginia January 2024

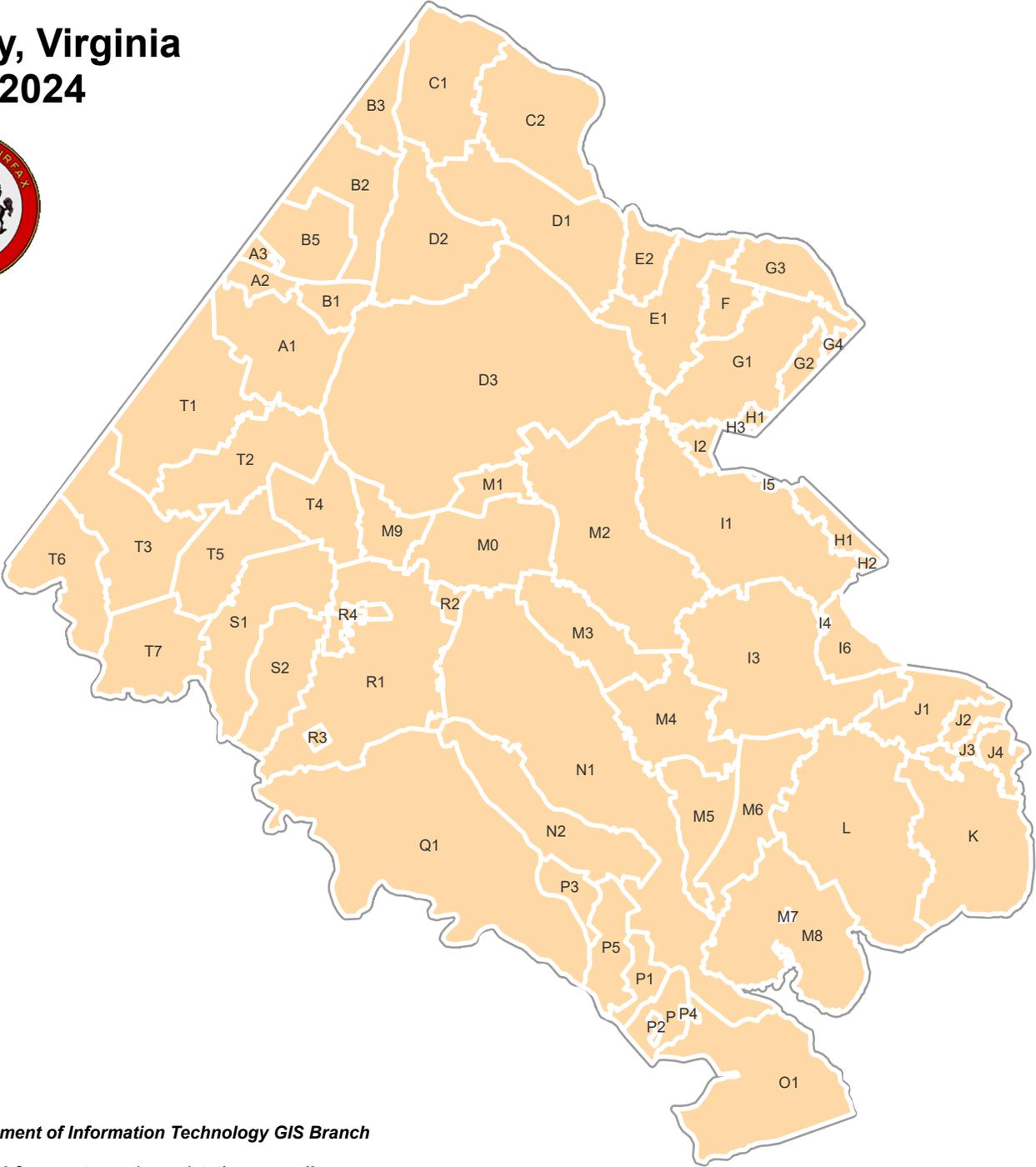


Figure 1.5  
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit [www.fairfaxcounty.gov/maps/static-map-gallery](http://www.fairfaxcounty.gov/maps/static-map-gallery)

**TABLE 1.1**

**Fairfax County Sewershed Codes**

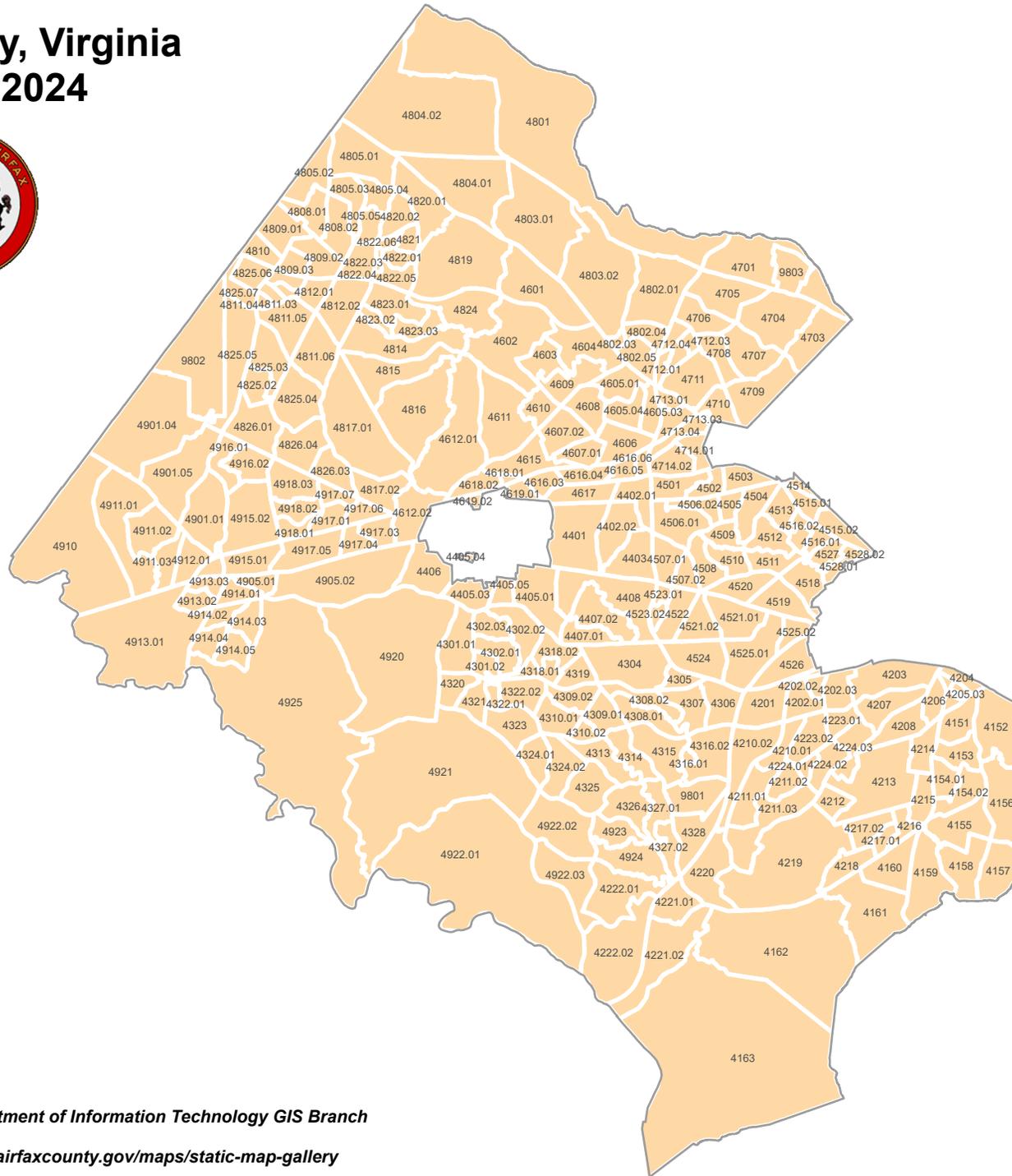
<b><u>Code</u></b>	<b><u>Sewershed</u></b>	<b><u>Sewer Treatment Area</u></b>
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon)	Blue Plains
C1	Nichols Run	Blue Plains
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	Golf Run	Blue Plains
H1	Four Mile Run	Arlington
H2	Four Mile Run	Arlington
H3	Falls Church	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	Noman M. Cole
L	Dogue Creek	Noman M. Cole

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

# Fairfax County, Virginia January 2024



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](http://www.fairfaxcounty.gov/maps/static-map-gallery)

## DEMOGRAPHIC PROFILE 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  
Income and Poverty  
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	454,300 <sup>1</sup>	--	--	130,800	126,500	--	--
1975	537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980	596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985	668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990	818,600	30,100	4.1%	302,500	289,000	10,100	3.9%
1995	879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000	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 <sup>2</sup>	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%
2021	1,170,000	-1,800	-0.2%	425,600	418,200	700	0.2%
2022	1,172,600	2,600	0.2%	426,400	418,800	600	0.1%
2023	1,186,000	13,400	1.1%	432,600	422,900	4,100	1.0%
<b>2024</b>	<b>1,196,500</b>	<b>10,500</b>	<b>0.9%</b>	<b>437,100</b>	<b>426,000</b>	<b>3,600</b>	<b>0.9%</b>
2025	1,202,300	9,900	0.8%	440,400	429,100	3,400	0.8%
2030	1,237,700	7,100	0.6%	456,300	444,000	3,000	0.7%
2035	1,269,600	6,400	0.5%	471,100	457,900	2,800	0.6%
2040	1,301,800	6,400	0.5%	486,200	472,100	2,800	0.6%
2045	1,335,500	6,700	0.5%	501,900	486,900	3,000	0.6%
2050	1,368,300	6,600	0.5%	517,200	501,200	2,900	0.6%

Sources: U.S. Census Bureau, Decennial Censuses 1970, 1980, 1990, 2000 and 2010 for population; Decennial Censuses 1970 and 1980 for housing units and households; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, for all other estimates and forecasts.

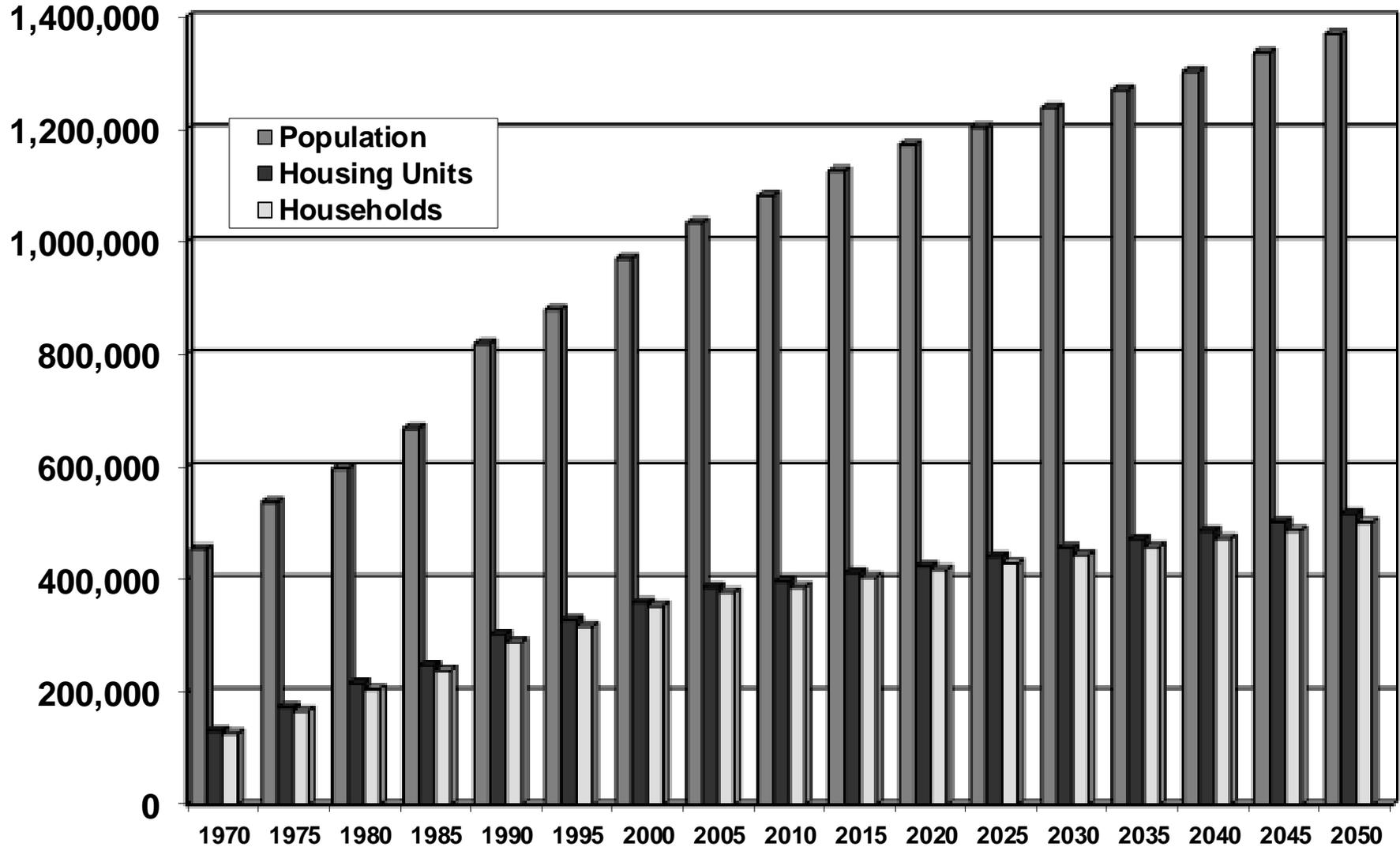
Note: All numbers are rounded to the nearest hundred. Households are occupied housing units. Estimates from 1970 to 2015 and forecasts from 2025 to 2050 are shown at five-year intervals.

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

<sup>2</sup> 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. Census Bureau, Decennial Censuses 1970, 1980, 1990, 2000, and 2010 for population; Decennial Censuses 1970 and 1980 for housing units and households; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, for all other estimates and forecasts.

**TABLE 2.2**

**Population Age Distribution  
Fairfax County, 1970 through 2020**

Age Group	1970 <sup>1</sup>		1980		1990		2000		2010		2020	
	Persons	Percent										
Under 5	40,726	9.0%	38,326	6.4%	57,892	7.1%	67,781	7.0%	72,960	6.7%	66,316	5.8%
5 to 9	52,113	11.5%	45,307	7.6%	55,698	6.8%	70,076	7.2%	72,670	6.7%	74,028	6.4%
10 to 14	56,178	12.3%	54,936	9.2%	53,112	6.5%	68,544	7.1%	72,332	6.7%	78,454	6.8%
15 to 19	42,934	9.4%	54,754	9.2%	54,207	6.6%	59,762	6.2%	67,443	6.2%	75,477	6.6%
20 to 24	34,269	7.5%	47,646	8.0%	59,425	7.3%	52,425	5.4%	60,139	5.6%	69,281	6.0%
25 to 34	64,926	14.3%	112,191	18.8%	158,602	19.4%	150,257	15.5%	158,642	14.7%	155,159	13.5%
35 to 44	67,648	14.9%	98,037	16.4%	158,119	19.3%	178,871	18.4%	164,990	15.3%	166,038	14.4%
45 to 54	59,141	13.0%	70,151	11.8%	107,709	13.2%	157,350	16.2%	174,767	16.2%	159,639	13.9%
55 to 64	23,412	5.1%	48,564	8.1%	60,276	7.4%	87,865	9.1%	131,493	12.2%	147,230	12.8%
65 and Over	13,674	3.0%	26,989	4.5%	53,544	6.5%	76,818	7.9%	106,290	9.8%	158,687	13.8%
<b>Total</b>	<b>455,021</b>	<b>100.0%</b>	<b>596,901</b>	<b>100.0%</b>	<b>818,584</b>	<b>100.0%</b>	<b>969,749</b>	<b>100.0%</b>	<b>1,081,726</b>	<b>100.0%</b>	<b>1,150,309</b>	<b>100.0%</b>
<b>Median Age</b>	<b>25.2 Years</b>		<b>30.1 Years</b>		<b>33.1 Years</b>		<b>35.9 Years</b>		<b>37.3 Years</b>		<b>38.3 Years</b>	

Source: U.S. Census Bureau, Decennial Censuses 1970 through 2020.

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

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

**TABLE 2.3**

**Estimated and Projected Population Age Distribution  
Fairfax County, 2024 through 2050**

Age Group	2024		2025		2030		2040		2050	
	Persons	Percent								
Under 5	67,874	5.7%	65,645	5.5%	68,716	5.6%	76,468	5.9%	75,428	5.5%
5 to 9	70,637	5.9%	70,116	5.8%	66,773	5.4%	74,058	5.7%	78,643	5.7%
10 to 14	82,006	6.9%	73,954	6.2%	72,042	5.8%	71,773	5.5%	80,961	5.9%
15 to 19	78,089	6.5%	85,300	7.1%	78,198	6.3%	72,498	5.6%	81,505	6.0%
20 to 24	70,054	5.9%	75,295	6.3%	85,000	6.9%	75,886	5.8%	76,625	5.6%
25 to 34	155,654	13.0%	157,094	13.1%	167,935	13.6%	190,748	14.7%	175,657	12.8%
35 to 44	174,134	14.6%	168,679	14.0%	166,890	13.5%	184,907	14.2%	212,349	15.5%
45 to 54	163,628	13.7%	162,694	13.5%	170,612	13.8%	167,904	12.9%	188,659	13.8%
55 to 64	148,143	12.4%	143,527	11.9%	140,721	11.4%	149,491	11.5%	149,170	10.9%
65 and Over	186,256	15.6%	199,984	16.6%	220,806	17.8%	238,063	18.3%	249,274	18.2%
<b>Total</b>	<b>1,196,475</b>	<b>100.0%</b>	<b>1,202,287</b>	<b>100.0%</b>	<b>1,237,693</b>	<b>100.0%</b>	<b>1,301,796</b>	<b>100.0%</b>	<b>1,368,270</b>	<b>100.0%</b>

Sources: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 through 2050; U.S. Census Bureau, 2023 American Community Survey 1-Year Estimates.

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

**TABLE 2.4**

**Population of Towns  
Fairfax County, 1990 through 2024**

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
2021	290	22,342	16,966	39,598
2022	293	22,308	17,088	39,689
2023	293	22,174	17,279	39,745
<b>2024</b>	<b>296</b>	<b>22,347</b>	<b>17,427</b>	<b>40,070</b>

Sources: U.S. Census Bureau, 1990, 2000, and 2010 Decennial Censuses; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, for all other estimates and forecasts.

**TABLE 2.5**

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

Race and Ethnicity	2000		2010		2020	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	569,013	49.5%
Black	83,098	8.6%	99,218	9.2%	110,889	9.6%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	235,923	20.5%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	6,500	0.6%
Other	79,457	8.2%	110,109	10.2%	227,984	19.8%
Hispanic*	106,958	11.0%	168,482	15.6%	199,234	17.3%
<b>Fairfax County</b>	<b>969,749</b>	<b>100.0%</b>	<b>1,081,726</b>	<b>100.0%</b>	<b>1,150,309</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2000, 2010 and 2020 Decennial Censuses.

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

\*Hispanic persons may be of any race.

**TABLE 2.6**

**Average Household Size by Race  
Fairfax County, 1990, 2000, 2010 and 2020**

Race and Ethnicity	Average Household Size			
	1990	2000	2010	2020
White	2.65	2.57	2.55	2.40
Black	2.86	2.74	2.68	2.69
Asian	3.69	3.33	3.17	3.08
Hispanic*	3.66	4.06	3.87	3.79
<b>Fairfax County</b>	<b>2.75</b>	<b>2.74</b>	<b>2.74</b>	<b>2.77</b>

Source: U.S. Census Bureau, 1990, 2000, 2010 and 2020 Decennial Censuses.

\*Hispanic persons may be of any race.

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

<b>Income Level</b>	<b>Percent of Households</b>	<b>Percent of Families</b>
Under \$25,000	6.1%	3.3%
\$25,000 - \$49,999	7.9%	6.5%
\$50,000 - \$74,999	9.3%	7.5%
\$75,000 - \$99,999	10.7%	9.2%
\$100,000 - \$149,999	18.7%	17.1%
\$150,000 - \$199,999	14.0%	15.3%
\$200,000 or More	33.3%	41.1%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census Bureau, 2023 American Community Survey 1-Year Estimates.

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, and other forms of income.

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

<b>Year</b>	<b>Median Household Income</b>	<b>Median Family Income</b>
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
2021*	\$134,115	\$159,645
2022	\$145,164	\$174,085
<b>2023</b>	<b>\$141,553</b>	<b>\$170,061</b>

Sources: U.S. Census Bureau, 1999 U.S. Census of Population and Housing, 2001 Supplemental Survey, 2002 - 2023 American Community Survey 1-Year Estimates; and Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS), all other years.

\*The 2020 American Community Survey 1-Year Estimates is not available due to COVID-19 introduced nonresponse bias.

**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
<b>1950</b>	19,979	75.2%	1,997	7.5%	4,582	17.3%	26,558	100.0%
<b>1960</b>	59,261	85.7%	3,526	5.1%	6,394	9.2%	69,181	100.0%
<b>1970*</b>	91,134	69.7%	7,747	5.9%	31,887	24.4%	130,768	100.0%
<b>1980*</b>	125,717	58.3%	31,882	14.8%	58,072	26.9%	215,671	100.0%
<b>1990</b>	163,029	53.9%	67,306	22.3%	72,129	23.8%	302,464	100.0%
<b>2000</b>	181,591	50.6%	87,171	24.3%	90,198	25.1%	358,960	100.0%
<b>2010</b>	191,873	48.4%	98,972	25.0%	105,541	26.6%	396,386	100.0%
<b>2020</b>	196,238	46.3%	101,893	24.0%	125,956	29.7%	424,087	100.0%
<b>2024</b>	<b>197,336</b>	<b>45.1%</b>	<b>105,009</b>	<b>24.0%</b>	<b>134,799</b>	<b>30.8%</b>	<b>437,144</b>	<b>100.0%</b>
<b>2025</b>	197,874	44.9%	104,712	23.8%	137,827	31.3%	440,413	100.0%
<b>2030</b>	199,910	43.8%	107,003	23.5%	149,376	32.7%	456,288	100.0%
<b>2035</b>	201,446	42.8%	107,552	22.8%	162,125	34.4%	471,122	100.0%
<b>2040</b>	203,022	41.8%	107,691	22.2%	175,447	36.1%	486,160	100.0%
<b>2045</b>	204,615	40.8%	107,939	21.5%	189,389	37.7%	501,943	100.0%
<b>2050</b>	206,359	39.9%	108,099	20.9%	202,721	39.2%	517,179	100.0%

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 1990 through 2050.

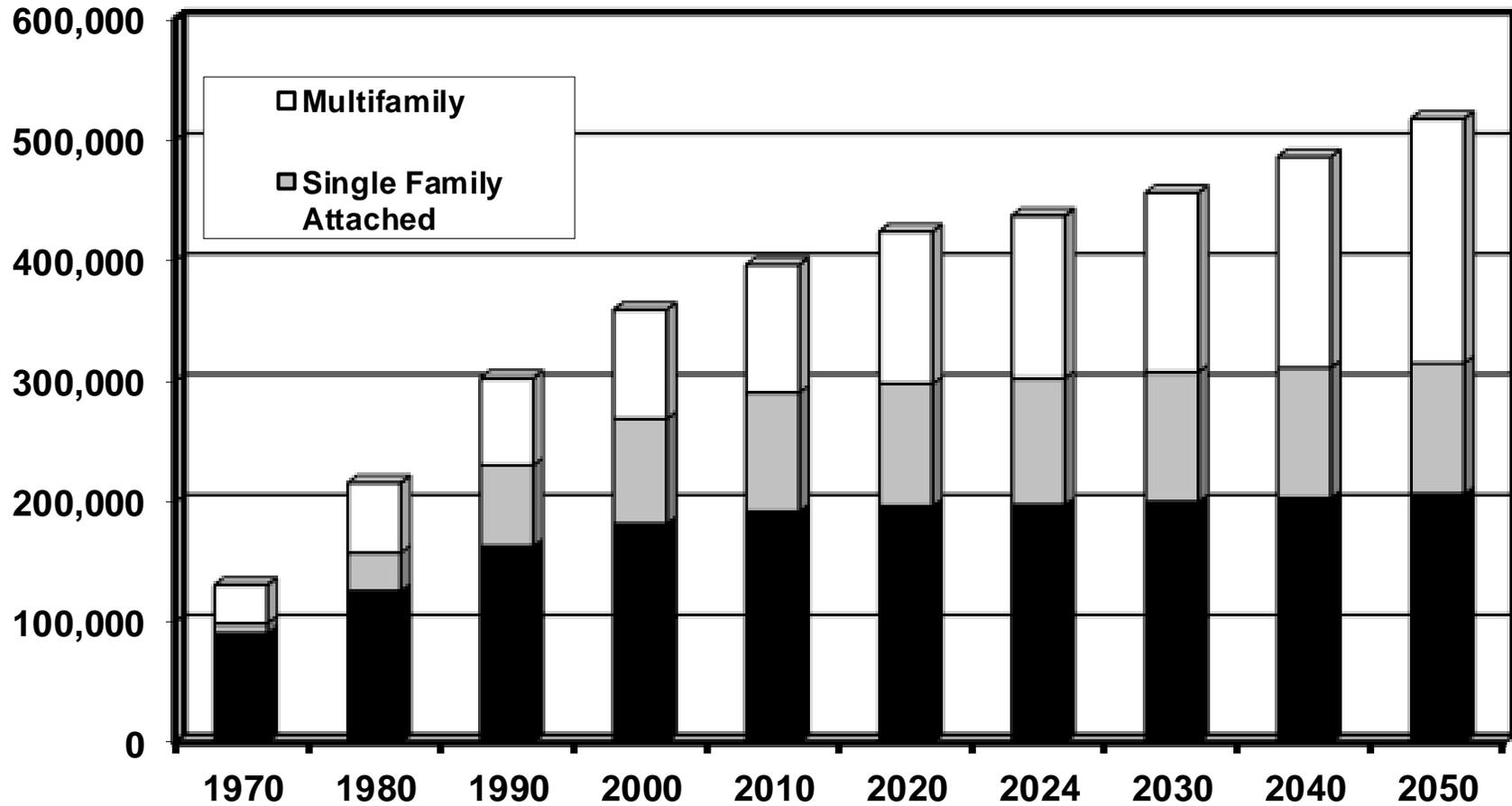
Note: 1950 through 2024 are estimates and the subsequent years are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; 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, Integrated Parcel Lifecycle System (IPLS) 2024, 1990 through 2050.

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.

Year	Total Units	Vacancy Rate	Average Monthly Rent
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
2020	83,077	5.5%	\$1,787
2021	84,274	7.1%	\$1,913
2022	85,131	5.2%	\$1,958
<b>2023</b>	<b>88,035</b>	<b>6.0%</b>	<b>\$2,020</b>

Source: Fairfax County Department of Management and Budget, Rental Housing Complex Analysis 2023.

\*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.

The 1999 rental housing data is not available.

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%
2021	\$584,304	5.5%
2022	\$648,270	10.9%
2023	\$691,564	6.7%
<b>2024</b>	<b>\$708,383</b>	<b>9.3%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

**TABLE 2.12**

**2013 and 2023 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	2013			2023		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
<b>Fairfax County, VA</b>	<b>1,130,924</b>	<b>111,079</b>	<b>128,066</b>	<b>1,141,878</b>	<b>141,553</b>	<b>170,061</b>
Arlington County, VA	224,906	102,501	142,161	234,162	140,219	201,197
Fauquier County, VA	67,207	82,823	100,276	75,165	110,358	140,982
Loudoun County, VA	349,679	116,848	129,630	436,347	174,148	201,042
Prince William County, VA	438,580	95,268	106,139	489,640	131,047	149,542
Spotsylvania County, VA	127,348	71,901	81,604	149,588	112,595	136,695
Stafford County, VA	136,788	93,454	100,813	165,428	134,619	148,152
Alexandria City, VA	148,892	86,775	107,793	155,230	110,294	153,314
Anne Arundel County, MD	555,743	86,230	97,631	594,582	117,650	138,570
Calvert County, MD	90,484	94,196	105,672	94,728	126,358	146,775
Charles County, MD	152,864	88,797	96,278	171,973	105,087	123,457
Frederick County, MD	241,409	84,308	97,231	293,391	114,360	137,333
Howard County, MD	304,580	109,476	126,163	336,001	141,159	169,028
Montgomery County, MD	1,016,677	98,326	114,577	1,058,474	125,371	158,083
Prince George's County, MD	890,081	72,052	82,748	947,430	98,027	115,730
District of Columbia	646,449	67,572	72,337	678,972	108,210	157,210
Berkeley County, WV	108,706	55,134	60,552	132,440	79,625	92,203
Washington DC-MD-VA-WV MSA*	5,950,214	90,149	104,561	6,304,449	121,469	149,931
State of Virginia	8,260,405	62,666	75,524	8,715,698	89,931	109,947
United States	316,128,839	52,250	64,030	334,914,896	77,719	96,401

Sources: U.S. Census Bureau, 2013 and 2023 American Community Survey 1-Year Estimates.

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, and other forms of income. Family Income is derived by including only those households containing two or more persons related by birth, marriage or adoption.

Fairfax County population estimates by Integrated Parcel Lifecycle System (IPLS) in other tables differ from the American Community Survey population estimates in this table due to a difference in methodologies.

\* MSA stands for Metropolitan Statistical Area.

**TABLE 2.13**  
**2013 and 2023 Population, Poverty Rate and Gini Index**  
**by Selected Jurisdictions in the Washington DC Metropolitan Area, State of Virginia and the United States**

Jurisdiction	2013					2023				
	Population <sup>1</sup>	Poverty Rate <sup>2</sup> (%)	Poverty Rate MOE <sup>3</sup>	Gini Index <sup>4</sup>	Gini Index MOE <sup>3</sup>	Population <sup>1</sup>	Poverty Rate <sup>2</sup> (%)	Poverty Rate MOE <sup>3</sup>	Gini Index <sup>4</sup>	Gini Index MOE <sup>3</sup>
<b>Fairfax County, VA</b>	<b>1,120,638</b>	<b>5.8</b>	<b>±0.7</b>	<b>0.42</b>	<b>±0.01</b>	<b>1,128,441</b>	<b>6.0</b>	<b>±0.6</b>	<b>0.43</b>	<b>±0.01</b>
Arlington County, VA	222,314	9.8	±2.0	0.46	±0.02	231,635	6.9	±1.2	0.45	±0.02
Fauquier County, VA	66,871	6.1	±2.3	0.43	±0.04	74,933	5.1	±2.0	0.40	±0.03
Loudoun County, VA	347,923	3.9	±0.9	0.37	±0.01	434,830	4.5	±1.2	0.39	±0.01
Prince William County, VA	433,701	7.0	±1.3	0.38	±0.01	482,961	6.7	±1.1	0.38	±0.01
Spotsylvania County, VA	126,800	7.3	±1.7	0.39	±0.02	148,868	5.7	±1.6	0.40	±0.03
Stafford County, VA	133,463	6.1	±2.5	0.36	±0.02	162,001	4.1	±1.4	0.37	±0.02
Alexandria City, VA	147,906	8.2	±1.9	0.43	±0.02	153,847	7.1	±2.0	0.45	±0.02
Anne Arundel County, MD	540,537	7.1	±1.2	0.42	±0.02	582,587	5.7	±1.0	0.41	±0.01
Calvert County, MD	89,545	6.5	±2.3	0.37	±0.03	94,337	2.6	±1.0	0.39	±0.03
Charles County, MD	149,395	8.0	±2.1	0.39	±0.02	170,360	7.8	±1.9	0.41	±0.04
Frederick County, MD	236,435	6.8	±1.6	0.40	±0.02	289,244	6.4	±1.6	0.40	±0.02
Howard County, MD	302,969	4.5	±1.2	0.40	±0.02	330,946	5.0	±1.3	0.42	±0.02
Montgomery County, MD	1,008,376	6.9	±0.8	0.46	±0.01	1,049,860	7.0	±0.9	0.46	±0.01
Prince George's County, MD	870,701	9.8	±0.9	0.40	±0.01	924,563	11.0	±1.2	0.42	±0.01
District of Columbia	611,788	18.9	±1.2	0.53	±0.01	649,438	14.0	±1.6	0.52	±0.01
Berkeley County, WV	106,676	13.7	±3.5	0.40	±0.03	131,304	12.6	±2.7	0.40	±0.03
Washington DC-MD-VA-WV MSA <sup>5</sup>	5,846,655	8.5	±0.3	0.44	±0.00	6,199,632	7.9	±0.4	0.45	±0.00
State of Virginia	8,010,544	11.7	±0.3	0.47	±0.00	8,472,782	10.2	±0.3	0.47	±0.00
United States	308,196,783	15.8	±0.1	0.48	±0.00	327,076,658	12.5	±0.1	0.48	±0.00

Sources: U.S. Census Bureau, 2013 and 2023 American Community Survey 1-Year Estimates.

<sup>1</sup> Population for whom poverty status is determined, not total population.

<sup>2</sup> Poverty Rate is defined as percentage of people whose income falls below the official poverty threshold.

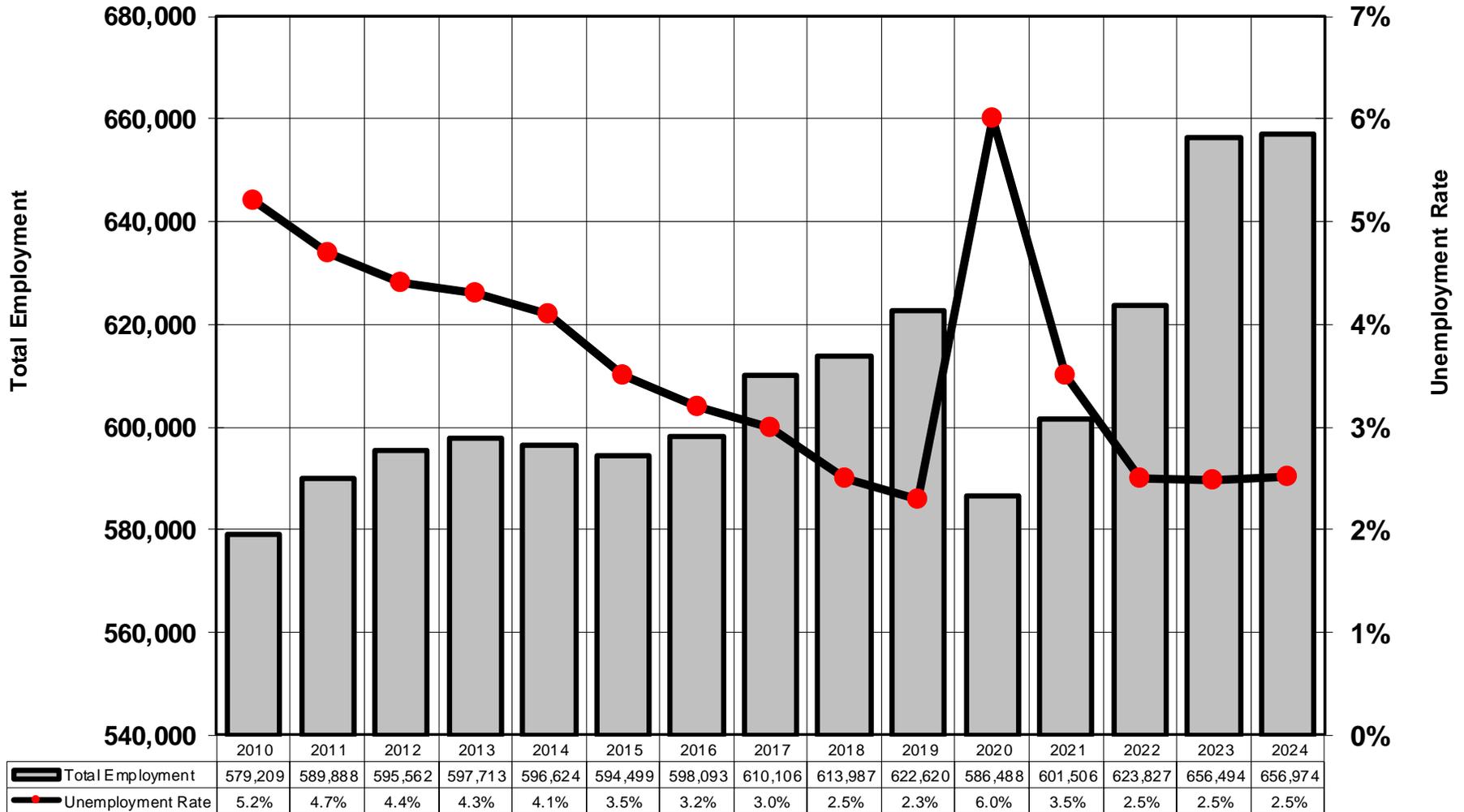
<sup>3</sup> MOE stands for Margin of Error and it represents the uncertainty in ACS estimates. With 90% confidence, the true value falls within the range of the estimate plus or minus the MOE.

<sup>4</sup> The Gini Index (ranging from 0 to 1) is a statistical measure of income inequality within a population, where 0 represents perfect equality (i.e., everyone receives an equal share) and 1 represents perfect inequality (i.e., only one recipient or group of recipients receives all the income).

<sup>5</sup> MSA stands for Metropolitan Statistical Area.

**FIGURE 2.3**

**Average Annual Unemployment Rate and  
Average Annual Total Employment  
Fairfax County, 2010 through 2024**



Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of February 10, 2025

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 report year. Housing units are obtained from the real estate tax assessment files for the same time period. Housing units are residential units such as single-family houses, townhomes, and multifamily units that are intended for occupancy as separate living quarters, i.e., where the occupants live and eat separately from other residents in the building, and which have direct access from the outside of the building or through a common hall. Housing unit statistics do not include group quarters or transient accommodations. 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, and other group living arrangements). 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.

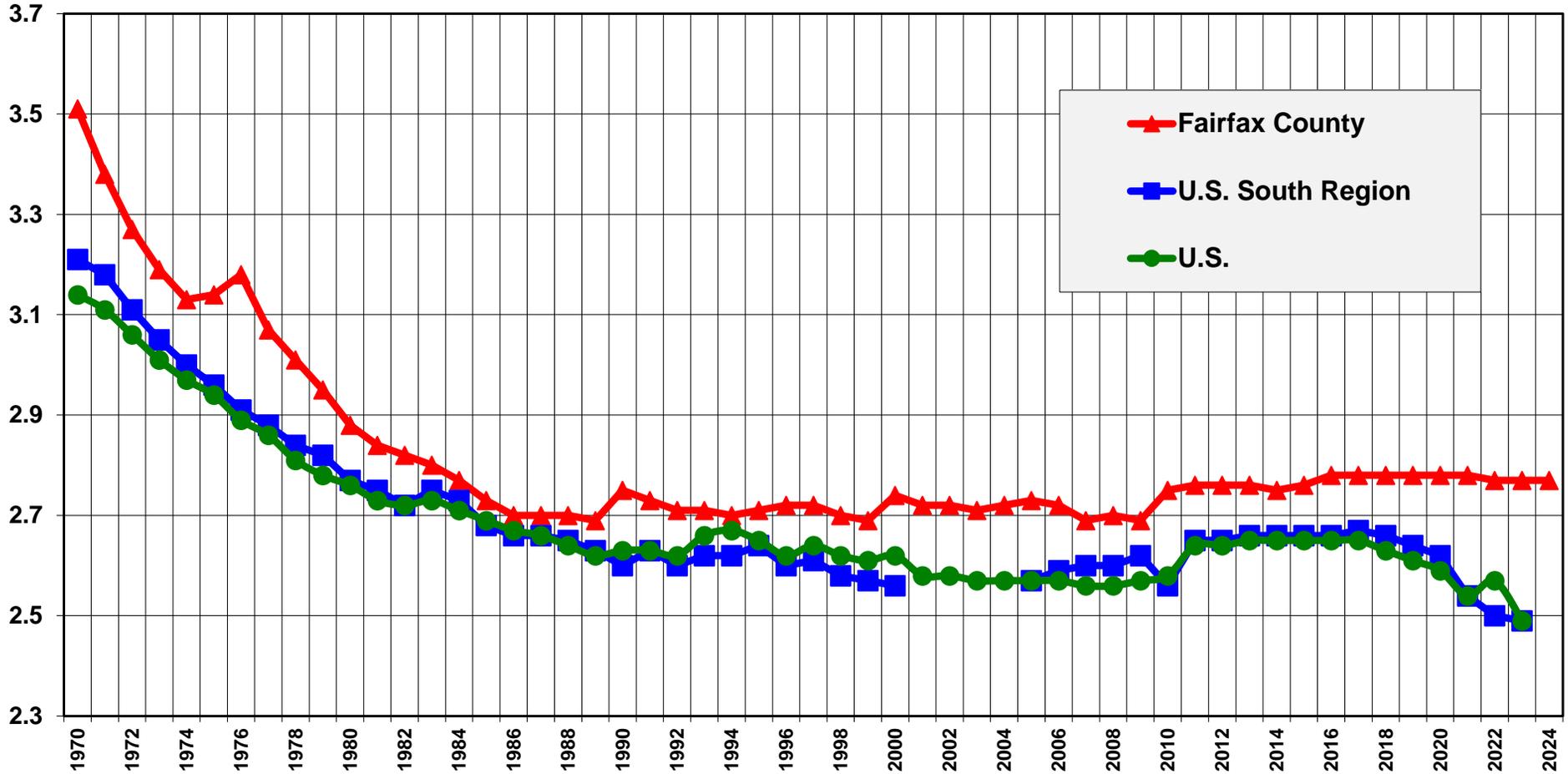
For detailed methodology, please refer to Appendix A.

**Table 3.1**  
**Average Household Size and Vacancy Rate by Planning District**  
**Fairfax County, January 2024**

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	3.15	2.56		2.94	1.61	2.89	1.91
Baileys	2.84	3.01	2.45		2.60	1.62	5.35	4.02
Bull Run	3.32	3.10	2.34	2.64	3.02	0.84	3.72	1.46
Fairfax	3.13	2.73	2.21	3.33	2.64	1.10	3.50	2.18
Jefferson	2.93	2.69	2.31		2.59	1.80	4.62	3.22
Lincolnia	2.75	2.78	2.83		2.79	1.97	2.69	2.26
Lower Potomac	3.46	3.30	2.31		3.15	1.29	5.30	2.22
McLean	2.93	2.58	1.85		2.48	2.09	11.45	5.94
Mount Vernon	2.87	2.92	2.14	2.78	2.58	2.00	7.93	4.48
Pohick	3.14	3.03	1.93		3.06	0.87	1.78	0.90
Rose Hill	2.86	2.73	1.95		2.62	1.56	3.60	2.01
Springfield	3.22	2.94	2.05		2.88	1.37	1.61	1.42
Upper Potomac	3.17	2.84	1.97		2.68	0.90	4.92	2.30
Vienna	3.02	3.04	2.27		2.89	1.10	2.85	1.42
<b>Fairfax County</b>	<b>3.08</b>	<b>2.94</b>	<b>2.17</b>	<b>2.79</b>	<b>2.77</b>	<b>1.27</b>	<b>5.41</b>	<b>2.55</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

**FIGURE 3.1**  
**Average Persons per Household**  
**Fairfax County, U.S. South Region, and the U.S. 1970 through 2024**



Sources: U.S. Census Bureau; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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

<b>TABLE 3.2</b>	
<b>Special Institutional (Group Quarters) Population Fairfax County, January 2024</b>	
<b>Type</b>	<b>Total</b>
Fort Belvoir Barracks	404
George Mason University	6,038
Correctional Institutions	688
Other*	7,738
<b>Total</b>	<b>14,868</b>

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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

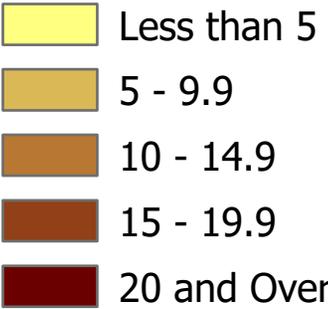
# Fairfax County, Virginia January 2024



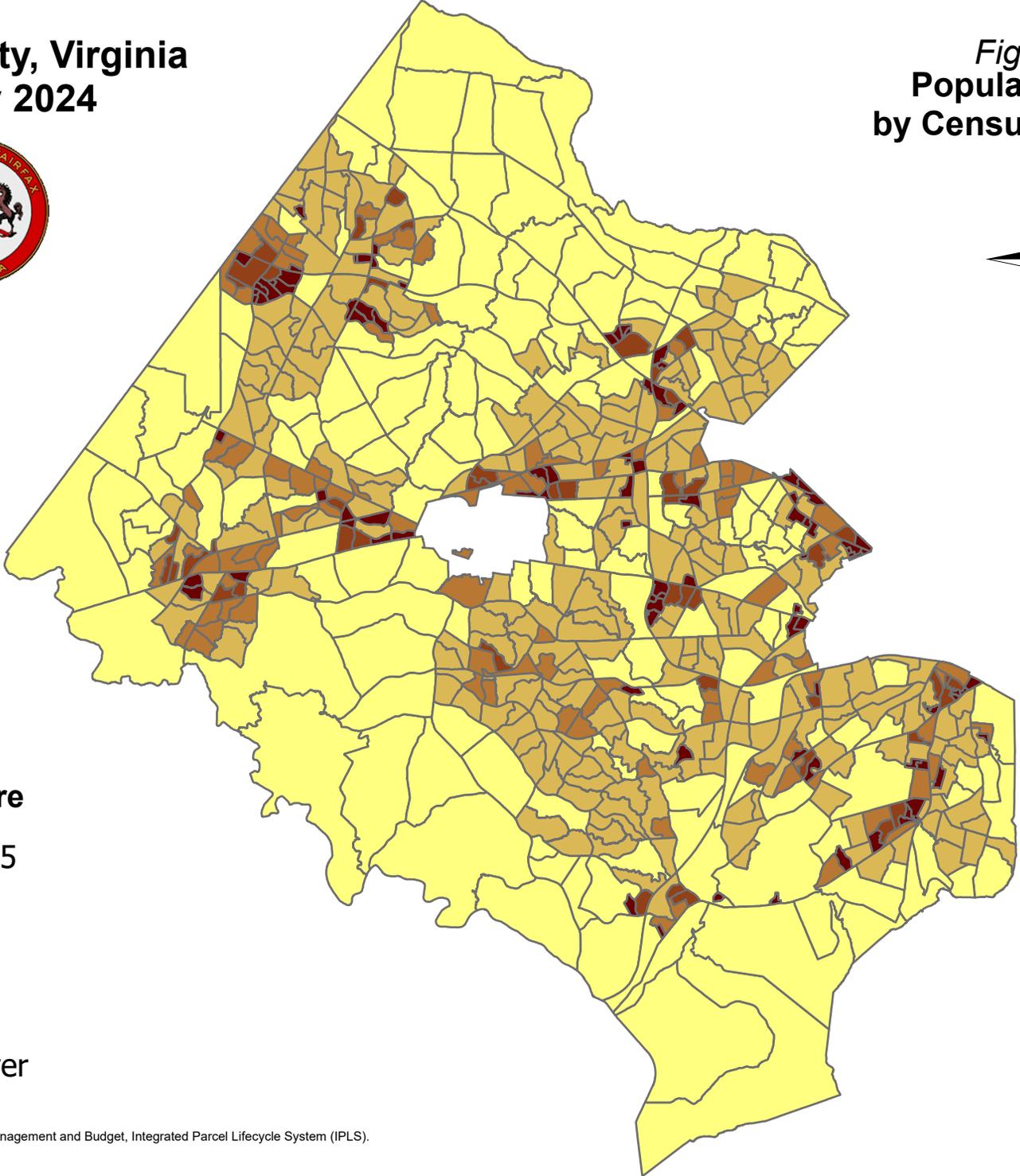
*Figure 3.2*  
**Population Density  
by Census Block Group**



### Persons Per Acre



Note: City of Fairfax is not included.  
Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS).



**Table 3.3**

**Population, Housing Units and Households by Supervisor District  
Fairfax County, January 2024**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	130,367	44,152	43,431	18,004	7.2	28.13	4,634
Dranesville 1/	132,451	46,802	45,661	40,733	3.3	63.64	2,081
Franconia	130,620	47,483	46,470	17,900	7.3	27.97	4,670
Hunter Mill 2/	140,303	56,326	55,086	24,001	5.8	37.50	3,741
Mason	123,762	45,792	44,448	14,950	8.3	23.36	5,298
Mount Vernon	128,742	48,923	47,074	46,580	2.8	72.78	1,769
Providence	136,492	56,158	53,488	15,101	9.0	23.60	5,784
Springfield 3/	131,392	45,676	45,074	47,164	2.8	73.69	1,783
Sully	142,346	45,832	45,284	35,897	4.0	56.09	2,538
<b>Fairfax County</b>	<b>1,196,475</b>	<b>437,144</b>	<b>426,017</b>	<b>260,329</b>	<b>4.6</b>	<b>406.76</b>	<b>2,941</b>

**Table 3.4**

**Population, Housing Units and Households by Town  
Fairfax County, January 2024**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	296	92	92	159	1.9	0.25	1,185
Town of Herndon	22,347	8,033	7,908	2,739	8.2	4.28	5,221
Town of Vienna	17,427	5,816	5,778	2,816	6.2	4.40	3,961
<b>Towns Total</b>	<b>40,070</b>	<b>13,941</b>	<b>13,778</b>	<b>5,715</b>	<b>7.0</b>	<b>8.93</b>	<b>4,487</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

Note: Households are occupied housing units. 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**  
**Population, Housing Units and Households by Planning District**  
**Fairfax County, January 2024**

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
<b>Annandale</b>	75,945	26,061	25,562	11,947	6.4	18.67	4,068
<b>Baileys</b>	46,473	18,343	17,605	4,049	11.5	6.33	7,342
<b>Bull Run</b>	139,031	46,483	45,803	32,002	4.3	50.00	2,781
<b>Fairfax</b>	80,655	28,471	27,851	12,977	9.0	20.28	3,977
<b>Jefferson</b>	60,995	24,329	23,545	6,337	9.6	9.90	6,161
<b>Lincolnia</b>	19,493	7,114	6,953	2,055	9.5	3.21	6,073
<b>Lower Potomac</b>	41,001	13,071	12,781	29,271	1.4	45.74	896
<b>McLean</b>	84,297	35,532	33,420	19,335	4.4	30.21	2,790
<b>Mount Vernon</b>	102,653	41,343	39,489	14,401	7.1	22.50	4,562
<b>Pohick 1/</b>	144,243	47,443	47,017	48,947	2.9	76.48	1,886
<b>Rose Hill</b>	54,419	21,207	20,780	9,121	6.0	14.25	3,819
<b>Springfield</b>	57,498	20,099	19,814	10,433	5.5	16.30	3,527
<b>Upper Potomac 2/</b>	215,689	81,884	79,997	47,487	4.5	74.20	2,907
<b>Vienna 3/</b>	74,084	25,764	25,399	11,982	6.2	18.72	3,957
<b>Fairfax County</b>	<b>1,196,475</b>	<b>437,144</b>	<b>426,017</b>	<b>260,342</b>	<b>4.6</b>	<b>406.78</b>	<b>2,941</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*Note: Households are occupied housing units. 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**

**Population, Housing Units and Households by Human Services Region  
Fairfax County, January 2024**

<b>Human Services Region</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>Region 1</b>	263,073	97,447	94,562	64,101	4.1	100.16	2,627
<b>Region 2</b>	253,993	94,002	91,373	31,091	8.2	48.58	5,228
<b>Region 3 1/</b>	353,979	137,568	133,389	78,834	4.5	123.18	2,874
<b>Region 4 2/</b>	325,431	108,127	106,693	86,354	3.8	134.93	2,412
<b>Fairfax County</b>	<b>1,196,475</b>	<b>437,144</b>	<b>426,017</b>	<b>260,379</b>	<b>4.6</b>	<b>406.84</b>	<b>2,941</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*Note: Households are occupied housing units. 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 Towns of Herndon and Vienna.*

*2/ Includes the Town of Clifton.*

**Table 3.7**  
**Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2024**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
20120	44,153	14,631	14,450
20121	30,558	10,276	10,134
20124	16,223	5,008	4,979
20151	27,448	8,043	7,951
20152	3	1	1
20164	4	1	1
20170	40,510	13,976	13,781
20171	59,441	21,958	21,303
20190	23,850	12,577	12,170
20191	33,776	13,908	13,476
20194	14,441	5,860	5,766
22003	57,281	19,835	19,442
22015	44,202	14,851	14,723
22027	2,333	734	723
22030	44,506	14,465	14,109
22031	34,683	12,798	12,474
22032	30,053	9,962	9,867
22033	41,605	16,506	16,175
22035	539	270	252
22039	19,359	6,148	6,105
22041	28,256	11,111	10,505
22042	33,404	12,638	12,253
22043	25,638	9,643	9,416
22044	11,458	4,761	4,678
22046	5,329	2,113	2,047
22060	11,136	3,165	3,124

**Table 3.7**  
**Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2024**

ZIP Code	Population	Housing Units	Households
22066	19,717	5,904	5,873
22079	36,665	12,266	11,992
22101	31,192	11,555	11,233
22102	32,513	16,515	14,953
22124	18,732	6,615	6,512
22150	28,458	9,264	9,110
22151	17,481	5,820	5,716
22152	28,811	10,379	10,262
22153	33,147	10,869	10,752
22180	28,344	10,274	10,084
22181	15,913	5,540	5,493
22182	29,274	10,263	10,047
22203	324	150	147
22204	46	14	14
22206	7	2	2
22207	157	56	55
22213	19	7	7
22302	1,570	650	634
22303	16,807	9,241	8,363
22304	351	148	145
22306	33,213	13,145	12,548
22307	11,092	4,711	4,637
22308	13,736	4,889	4,819
22309	34,183	11,699	11,421
22310	30,003	11,213	10,982
22311	1,657	615	602
22312	24,005	8,612	8,426

(Continued)

**Table 3.7**  
**Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2024**

ZIP Code	Population	Housing Units	Households
<b>22315</b>	28,872	11,489	11,282
<b>Fairfax County</b>	<b>1,196,475</b>	<b>437,144</b>	<b>426,017</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*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.*

*(Continued)*

**Table 3.8**

**Population, Housing Units and Households by Sewershed  
Fairfax County, January 2024**

<b>Sewershed Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>A1</b>	36,130	12,271	12,074	4,870	7.4	7.61	4,748
<b>A2</b>	14,664	6,399	6,005	813	18.0	1.27	11,546
<b>A3</b>	4,345	1,696	1,658	310	14.0	0.48	9,052
<b>B1</b>	9,598	3,550	3,359	1,138	8.4	1.78	5,392
<b>B2</b>	26,011	10,361	10,131	3,579	7.3	5.59	4,653
<b>B3</b>	3,059	870	870	1,702	1.8	2.66	1,150
<b>B5</b>	22,344	8,032	7,907	2,770	8.1	4.33	5,160
<b>C1</b>	3,785	1,119	1,118	4,932	0.8	7.71	491
<b>C2</b>	4,026	1,305	1,304	5,434	0.7	8.49	474
<b>D1</b>	10,513	3,188	3,146	6,746	1.6	10.54	997
<b>D2</b>	30,117	14,259	13,883	5,328	5.7	8.33	3,615
<b>D3</b>	85,011	31,785	31,081	22,942	3.7	35.85	2,371
<b>E1</b>	24,143	12,944	11,645	4,172	5.8	6.52	3,703
<b>E2</b>	2,330	661	651	1,511	1.5	2.36	987
<b>F</b>	8,161	3,252	3,151	1,289	6.3	2.01	4,060
<b>G1</b>	37,333	13,934	13,567	5,564	6.7	8.69	4,296
<b>G2</b>	3,589	1,303	1,249	747	4.8	1.17	3,068
<b>G3</b>	2,273	766	746	2,159	1.1	3.37	674
<b>G4</b>	999	352	346	185	5.4	0.29	3,446
<b>H1</b>	16,337	6,372	6,241	1,195	6.0	0.37	8,737
<b>H2</b>	6,558	3,773	3,307	105	62.3	0.16	40,989
<b>H3</b>	964	356	348	89	10.8	0.14	6,889
<b>I1</b>	76,443	28,445	27,693	9,109	8.4	14.23	5,372
<b>I2</b>	3,657	1,326	1,308	614	6.0	0.96	3,809
<b>I3</b>	64,378	21,999	21,531	9,274	6.9	14.49	4,443
<b>I4</b>	240	79	78	59	4.0	0.09	2,669

**Table 3.8**

**Population, Housing Units and Households by Sewershed  
Fairfax County, January 2024**

<b>Sewershed Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>I5</b>	992	328	320	97	10.2	0.15	6,611
<b>I6</b>	6	2	2	1,656	0.0	2.59	2
<b>J1</b>	22,894	10,083	9,539	2,558	9.0	4.00	5,723
<b>J2</b>	9,015	4,620	4,106	747	12.1	1.17	7,705
<b>J3</b>	6,081	2,294	2,231	716	8.5	1.12	5,430
<b>J4</b>	3,989	2,130	2,109	838	4.8	1.31	3,045
<b>K</b>	48,846	18,261	17,647	6,870	7.1	10.73	4,552
<b>L</b>	53,720	20,350	19,943	9,832	5.5	15.36	3,497
<b>M0</b>	6,768	1,944	1,928	4,530	1.5	7.08	956
<b>M1</b>	13,030	5,137	5,032	1,174	11.1	1.84	7,082
<b>M2</b>	84,802	30,188	29,529	10,326	8.2	16.13	5,257
<b>M3</b>	19,687	6,482	6,398	3,411	5.8	5.33	3,694
<b>M4</b>	22,125	7,945	7,826	4,013	5.5	6.27	3,529
<b>M5</b>	12,034	4,498	4,459	2,744	4.4	4.29	2,805
<b>M6</b>	20,132	7,303	7,181	3,709	5.4	5.79	3,477
<b>M7</b>	943	386	350	36	26.3	0.06	15,710
<b>M8</b>	9,327	2,595	2,589	7,288	1.3	11.39	819
<b>M9</b>	18,560	8,563	8,287	1,708	10.9	2.67	6,951
<b>N1</b>	130,947	41,470	40,985	17,237	7.6	26.93	4,862
<b>N2</b>	19,042	6,233	6,169	4,967	3.8	7.76	2,454
<b>O1</b>	1,396	503	470	7,586	0.2	11.85	118
<b>P</b>	183	59	57	1,295	0.1	2.02	91
<b>P1</b>	2,643	878	866	1,065	2.5	1.66	1,592
<b>P2</b>	502	181	169	119	4.2	0.19	2,644
<b>P3</b>	3,980	1,194	1,185	1,063	3.7	1.66	2,397
<b>P4</b>	214	77	72	96	2.2	0.15	1,425

*(Continued)*

**Table 3.8**

**Population, Housing Units and Households by Sewershed  
Fairfax County, January 2024**

<b>Sewershed Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>P5</b>	1,343	415	409	2,065	0.7	3.23	416
<b>Q1</b>	8,049	2,647	2,638	16,528	0.5	25.83	312
<b>R1</b>	9,303	2,925	2,894	9,979	0.9	15.59	597
<b>R2</b>	2,100	801	796	392	5.3	0.61	3,442
<b>R3</b>	296	92	92	159	1.9	0.25	1,185
<b>R4</b>	1,057	333	330	621	1.7	0.97	1,090
<b>S1</b>	35,206	11,421	11,322	4,997	7.0	7.81	4,508
<b>S2</b>	1,362	423	423	3,284	0.4	5.13	266
<b>T1</b>	7,845	2,745	2,714	6,438	1.2	10.06	780
<b>T2</b>	33,052	9,936	9,805	4,740	7.0	7.41	4,460
<b>T3</b>	19,259	5,869	5,823	5,264	3.7	8.22	2,343
<b>T4</b>	29,025	11,961	11,671	2,844	10.2	4.44	6,537
<b>T5</b>	30,136	10,622	10,442	3,557	8.5	5.56	5,420
<b>T6</b>	1,005	281	277	3,707	0.3	5.79	174
<b>T7</b>	8,570	2,572	2,538	3,789	2.3	5.92	1,448
<b>Fairfax County</b>	<b>1,196,475</b>	<b>437,144</b>	<b>426,017</b>	<b>260,681</b>	<b>4.6</b>	<b>407.31</b>	<b>2,938</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*Note: Households are occupied housing units. 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.*

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4151	4,471	1,655	1,570	583	7.7	0.91	4,905
4152	3,366	1,944	1,929	1,245	2.7	1.95	1,730
4153	4,306	1,484	1,454	528	8.1	0.83	5,215
4154.01	5,335	2,548	2,302	396	13.5	0.62	8,626
4154.02	2,679	1,139	1,109	591	4.5	0.92	2,902
4155	6,448	2,324	2,273	960	6.7	1.50	4,301
4156	2,767	1,087	1,060	1,129	2.5	1.76	1,568
4157	4,129	1,375	1,365	856	4.8	1.34	3,086
4158	4,842	1,742	1,725	939	5.2	1.47	3,301
4159	3,243	1,212	1,188	1,203	2.7	1.88	1,725
4160	5,815	1,948	1,919	846	6.9	1.32	4,401
4161	3,879	1,515	1,485	1,827	2.1	2.85	1,359
4162	6,269	1,519	1,519	5,663	1.1	8.85	709
4163	2,279	821	768	12,938	0.2	20.21	113
4201	4,004	1,169	1,153	916	4.4	1.43	2,798
4202.01	3,732	1,305	1,286	472	7.9	0.74	5,056
4202.02	2,114	1,066	1,025	162	13.1	0.25	8,365
4202.03	3,325	1,126	1,107	497	6.7	0.78	4,283
4203	6,199	2,167	2,119	1,138	5.4	1.78	3,487
4204	3,811	2,490	2,384	237	16.1	0.37	10,286
4205.01	1,572	1,004	995	21	74.3	0.03	47,554
4205.02	1,972	1,167	1,135	81	24.4	0.13	15,634
4205.03	3,116	2,055	1,396	183	17.0	0.29	10,896
4206	5,722	2,417	2,338	342	16.7	0.53	10,707
4207	4,250	1,459	1,435	709	6.0	1.11	3,836
4208	3,845	1,218	1,194	677	5.7	1.06	3,633
4210.01	3,036	1,032	1,010	434	7.0	0.68	4,475

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4210.02	5,009	1,990	1,943	1,101	4.6	1.72	2,913
4211.01	6,135	2,204	2,178	712	8.6	1.11	5,513
4211.02	3,717	1,529	1,468	388	9.6	0.61	6,131
4211.03	6,075	2,318	2,298	1,225	5.0	1.91	3,173
4212	1,931	689	686	351	5.5	0.55	3,520
4213	3,808	1,458	1,435	2,036	1.9	3.18	1,197
4214	7,508	2,996	2,886	476	15.8	0.74	10,102
4215	6,952	2,411	2,337	454	15.3	0.71	9,811
4216	5,959	1,972	1,896	287	20.8	0.45	13,309
4217.01	4,826	1,422	1,405	209	23.1	0.33	14,756
4217.02	4,610	1,267	1,242	494	9.3	0.77	5,967
4218	5,870	2,370	2,293	502	11.7	0.78	7,482
4219	3,280	1,002	966	3,676	0.9	5.74	571
4220	4,039	1,375	1,358	1,095	3.7	1.71	2,361
4221.01	7,024	2,534	2,427	608	11.6	0.95	7,396
4221.02	6,847	2,151	2,124	1,675	4.1	2.62	2,616
4222.01	4,833	1,483	1,468	1,287	3.8	2.01	2,403
4222.02	6,688	2,255	2,222	2,146	3.1	3.35	1,994
4223.01	3,016	1,344	1,305	319	9.5	0.50	6,051
4223.02	5,827	2,546	2,522	609	9.6	0.95	6,124
4224.01	2,091	1,126	1,081	138	15.1	0.22	9,673
4224.02	5,450	2,111	2,082	468	11.7	0.73	7,457
4224.03	2,563	1,021	1,005	548	4.7	0.86	2,994
4301.01	4,712	1,547	1,543	830	5.7	1.30	3,633
4301.02	2,847	1,052	1,038	259	11.0	0.40	7,041
4302.01	4,645	1,426	1,413	494	9.4	0.77	6,011
4302.02	5,955	1,981	1,970	716	8.3	1.12	5,323

(Continued)

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4302.03</b>	2,697	902	888	387	7.0	0.60	4,466
<b>4304</b>	7,293	2,324	2,293	1,486	4.9	2.32	3,141
<b>4305</b>	1,652	571	565	284	5.8	0.44	3,721
<b>4306</b>	7,580	1,810	1,776	651	11.6	1.02	7,453
<b>4307</b>	2,837	929	914	646	4.4	1.01	2,812
<b>4308.01</b>	4,293	1,514	1,505	606	7.1	0.95	4,534
<b>4308.02</b>	3,859	1,812	1,776	499	7.7	0.78	4,955
<b>4309.01</b>	4,365	1,439	1,419	484	9.0	0.76	5,768
<b>4309.02</b>	3,497	1,091	1,084	484	7.2	0.76	4,626
<b>4310.01</b>	4,751	1,586	1,575	570	8.3	0.89	5,333
<b>4310.02</b>	2,144	752	746	209	10.3	0.33	6,570
<b>4313</b>	4,206	1,417	1,401	674	6.2	1.05	3,992
<b>4314</b>	4,639	1,462	1,448	553	8.4	0.86	5,364
<b>4315</b>	5,415	2,029	2,012	957	5.7	1.50	3,621
<b>4316.01</b>	2,750	1,371	1,371	91	30.1	0.14	19,263
<b>4316.02</b>	6,278	1,995	1,953	974	6.4	1.52	4,126
<b>4318.01</b>	4,305	1,443	1,426	370	11.6	0.58	7,437
<b>4318.02</b>	3,426	1,042	1,036	474	7.2	0.74	4,624
<b>4319</b>	3,311	1,055	1,049	393	8.4	0.61	5,399
<b>4320</b>	3,341	1,127	1,113	443	7.5	0.69	4,828
<b>4321</b>	3,698	1,448	1,439	412	9.0	0.64	5,746
<b>4322.01</b>	1,793	851	830	146	12.3	0.23	7,844
<b>4322.02</b>	4,886	1,622	1,612	615	7.9	0.96	5,086
<b>4323</b>	5,488	1,747	1,734	743	7.4	1.16	4,730
<b>4324.01</b>	3,621	1,179	1,171	495	7.3	0.77	4,686
<b>4324.02</b>	5,245	1,658	1,644	716	7.3	1.12	4,690
<b>4325</b>	5,867	1,890	1,872	825	7.1	1.29	4,549

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4326</b>	5,237	1,590	1,577	763	6.9	1.19	4,391
<b>4327.01</b>	3,261	1,097	1,084	502	6.5	0.78	4,155
<b>4327.02</b>	4,320	1,507	1,485	418	10.3	0.65	6,614
<b>4328</b>	2,250	773	766	843	2.7	1.32	1,707
<b>4401</b>	8,084	2,575	2,531	1,529	5.3	2.39	3,383
<b>4402.01</b>	5,026	2,197	2,078	549	9.2	0.86	5,862
<b>4402.02</b>	6,125	2,205	2,157	809	7.6	1.26	4,847
<b>4403</b>	2,771	958	944	818	3.4	1.28	2,169
<b>4405.01</b>	5,096	1,660	1,642	1,104	4.6	1.73	2,954
<b>4405.03</b>	7,760	690	686	520	14.9	0.81	9,544
<b>4405.04</b>	683			50	13.8	0.08	8,804
<b>4405.05</b>	1,615	496	492	257	6.3	0.40	4,025
<b>4406</b>	3,271	958	949	870	3.8	1.36	2,407
<b>4407.01</b>	2,778	979	964	464	6.0	0.72	3,834
<b>4407.02</b>	5,310	1,808	1,788	865	6.1	1.35	3,928
<b>4408</b>	6,419	2,168	2,131	1,589	4.0	2.48	2,586
<b>4501</b>	5,238	2,260	2,172	523	10.0	0.82	6,415
<b>4502</b>	4,171	1,336	1,301	325	12.8	0.51	8,223
<b>4503</b>	5,759	2,107	2,048	431	13.3	0.67	8,544
<b>4504</b>	2,755	953	934	614	4.5	0.96	2,870
<b>4505</b>	2,864	885	867	258	11.1	0.40	7,095
<b>4506.01</b>	3,768	1,409	1,384	817	4.6	1.28	2,950
<b>4506.02</b>	4,556	1,971	1,894	333	13.7	0.52	8,757
<b>4507.01</b>	3,147	980	964	506	6.2	0.79	3,980
<b>4507.02</b>	4,327	1,473	1,435	306	14.1	0.48	9,040
<b>4508</b>	3,450	1,208	1,187	500	6.9	0.78	4,412
<b>4509</b>	1,743	606	597	357	4.9	0.56	3,125

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4510</b>	2,687	897	887	432	6.2	0.67	3,985
<b>4511</b>	2,219	830	817	457	4.9	0.71	3,107
<b>4512</b>	1,711	666	657	527	3.2	0.82	2,078
<b>4513</b>	2,256	923	913	441	5.1	0.69	3,275
<b>4514</b>	2,939	1,342	1,322	121	24.2	0.19	15,491
<b>4515.01</b>	5,631	2,253	2,204	316	17.8	0.49	11,396
<b>4515.02</b>	6,350	2,237	2,185	446	14.2	0.70	9,109
<b>4516.01</b>	5,558	1,584	1,557	235	23.7	0.37	15,160
<b>4516.02</b>	2,846	1,138	1,126	272	10.5	0.42	6,709
<b>4518</b>	3,431	1,128	1,110	588	5.8	0.92	3,738
<b>4519</b>	6,638	2,356	2,294	694	9.6	1.08	6,120
<b>4520</b>	2,899	1,128	1,115	582	5.0	0.91	3,186
<b>4521.01</b>	5,280	1,699	1,657	828	6.4	1.29	4,079
<b>4521.02</b>	3,149	1,048	1,021	577	5.5	0.90	3,496
<b>4522</b>	6,464	2,229	2,185	573	11.3	0.90	7,217
<b>4523.01</b>	3,597	1,485	1,475	136	26.5	0.21	16,948
<b>4523.02</b>	5,112	1,773	1,692	149	34.2	0.23	21,906
<b>4524</b>	6,882	2,383	2,326	897	7.7	1.40	4,912
<b>4525.01</b>	3,782	1,315	1,292	1,204	3.1	1.88	2,010
<b>4525.02</b>	5,351	1,606	1,555	299	17.9	0.47	11,468
<b>4526</b>	6,451	2,787	2,747	752	8.6	1.17	5,493
<b>4527</b>	5,838	1,980	1,946	320	18.2	0.50	11,676
<b>4528.01</b>	4,431	2,770	2,277	284	15.6	0.44	9,993
<b>4528.02</b>	3,263	1,492	1,492	31	105.6	0.05	67,607
<b>4601</b>	4,603	1,472	1,452	1,618	2.8	2.53	1,821
<b>4602</b>	4,169	1,342	1,328	2,022	2.1	3.16	1,319
<b>4603</b>	2,931	968	967	548	5.4	0.86	3,427

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4604</b>	5,135	2,029	2,015	1,000	5.1	1.56	3,285
<b>4605.01</b>	2,637	876	857	552	4.8	0.86	3,059
<b>4605.03</b>	4,423	1,467	1,425	362	12.2	0.57	7,812
<b>4605.04</b>	4,056	1,333	1,306	501	8.1	0.78	5,183
<b>4606</b>	4,077	1,352	1,334	700	5.8	1.09	3,725
<b>4607.01</b>	3,685	1,162	1,146	430	8.6	0.67	5,480
<b>4607.02</b>	4,946	1,686	1,664	699	7.1	1.09	4,528
<b>4608</b>	3,568	1,181	1,181	598	6.0	0.93	3,820
<b>4609</b>	2,589	874	874	683	3.8	1.07	2,425
<b>4610</b>	2,638	913	913	412	6.4	0.64	4,102
<b>4611</b>	7,531	2,523	2,510	1,607	4.7	2.51	2,999
<b>4612.01</b>	4,877	1,560	1,536	2,507	1.9	3.92	1,245
<b>4612.02</b>	6,489	2,834	2,771	817	7.9	1.28	5,083
<b>4615</b>	7,135	2,573	2,544	790	9.0	1.23	5,783
<b>4616.03</b>	5,831	2,381	2,310	308	18.9	0.48	12,117
<b>4616.04</b>	2,743	891	874	389	7.0	0.61	4,510
<b>4616.05</b>	5,423	2,526	2,435	240	22.6	0.38	14,461
<b>4616.06</b>	2,815	1,357	1,277	158	17.8	0.25	11,370
<b>4617</b>	7,121	2,606	2,538	568	12.5	0.89	8,020
<b>4618.01</b>	1,083	542	534	77	14.1	0.12	8,994
<b>4618.02</b>	5,546	2,409	2,335	399	13.9	0.62	8,902
<b>4619.01</b>	4,230	1,414	1,411	229	18.5	0.36	11,845
<b>4619.02</b>	1,728	594	587	116	14.9	0.18	9,520
<b>4701</b>	2,913	980	954	1,873	1.6	2.93	995
<b>4703</b>	3,334	1,173	1,153	869	3.8	1.36	2,456
<b>4704</b>	4,601	1,749	1,707	1,423	3.2	2.22	2,069
<b>4705</b>	5,797	2,363	2,278	1,036	5.6	1.62	3,580

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4706</b>	3,243	1,201	1,177	600	5.4	0.94	3,458
<b>4707</b>	5,490	1,909	1,864	877	6.3	1.37	4,006
<b>4708</b>	3,090	1,186	1,155	488	6.3	0.76	4,051
<b>4709</b>	7,943	2,849	2,753	1,085	7.3	1.69	4,687
<b>4710</b>	2,183	877	861	428	5.1	0.67	3,265
<b>4711</b>	7,130	2,467	2,397	960	7.4	1.50	4,751
<b>4712.01</b>	3,736	2,075	1,971	178	21.0	0.28	13,445
<b>4712.03</b>	2,529	1,228	1,189	129	19.6	0.20	12,535
<b>4712.04</b>	2,429	2,021	1,219	369	6.6	0.58	4,216
<b>4713.01</b>	4,080	1,634	1,567	177	23.1	0.28	14,774
<b>4713.03</b>	3,876	1,741	1,718	339	11.4	0.53	7,313
<b>4713.04</b>	2,056	707	700	362	5.7	0.57	3,636
<b>4714.01</b>	3,362	1,406	1,354	341	9.9	0.53	6,308
<b>4714.02</b>	3,495	1,231	1,217	496	7.0	0.77	4,511
<b>4801</b>	5,018	1,570	1,568	8,753	0.6	13.68	367
<b>4802.01</b>	4,629	1,567	1,547	1,655	2.8	2.59	1,789
<b>4802.03</b>	3,557	1,768	1,580	93	38.3	0.15	24,508
<b>4802.04</b>	5,516	3,340	3,184	373	14.8	0.58	9,473
<b>4802.05</b>	5,077	3,208	2,951	490	10.4	0.77	6,626
<b>4803.01</b>	3,410	1,051	1,041	2,609	1.3	4.08	837
<b>4803.02</b>	5,462	1,866	1,795	2,694	2.0	4.21	1,298
<b>4804.01</b>	5,125	1,475	1,456	2,183	2.3	3.41	1,502
<b>4804.02</b>	7,279	2,064	2,064	5,234	1.4	8.18	890
<b>4805.01</b>	3,843	1,140	1,133	1,259	3.1	1.97	1,953
<b>4805.02</b>	6,430	1,953	1,942	744	8.6	1.16	5,527
<b>4805.03</b>	3,548	1,165	1,147	528	6.7	0.83	4,299
<b>4805.04</b>	2,019	840	837	366	5.5	0.57	3,529

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4805.05</b>	3,830	1,622	1,580	335	11.4	0.52	7,320
<b>4808.01</b>	4,711	1,629	1,623	575	8.2	0.90	5,243
<b>4808.02</b>	3,589	1,386	1,368	644	5.6	1.01	3,568
<b>4809.01</b>	6,340	1,971	1,954	677	9.4	1.06	5,990
<b>4809.02</b>	3,793	1,518	1,480	590	6.4	0.92	4,115
<b>4809.03</b>	3,914	1,529	1,483	290	13.5	0.45	8,645
<b>4810</b>	5,067	1,927	1,887	352	14.4	0.55	9,223
<b>4811.01</b>	4,147	2,171	2,100	211	19.7	0.33	12,599
<b>4811.02</b>	3,239	1,493	1,454	108	30.0	0.17	19,193
<b>4811.03</b>	3,318	1,242	1,207	148	22.4	0.23	14,352
<b>4811.04</b>	2,594	1,222	1,176	83	31.2	0.13	19,951
<b>4811.05</b>	5,502	1,698	1,689	837	6.6	1.31	4,210
<b>4811.06</b>	5,822	1,763	1,748	910	6.4	1.42	4,093
<b>4812.01</b>	1,575	418	411	351	4.5	0.55	2,871
<b>4812.02</b>	8,435	2,909	2,700	939	9.0	1.47	5,747
<b>4814</b>	6,657	2,830	2,793	1,399	4.8	2.19	3,046
<b>4815</b>	2,359	822	813	1,225	1.9	1.91	1,233
<b>4816</b>	3,683	1,165	1,154	2,175	1.7	3.40	1,084
<b>4817.01</b>	6,381	2,043	2,025	2,588	2.5	4.04	1,578
<b>4817.02</b>	4,262	1,994	1,976	690	6.2	1.08	3,951
<b>4819</b>	7,199	2,878	2,762	2,635	2.7	4.12	1,749
<b>4820.01</b>	5,475	1,776	1,760	1,026	5.3	1.60	3,415
<b>4820.02</b>	3,803	1,843	1,810	478	8.0	0.75	5,096
<b>4821</b>	2,930	1,531	1,522	229	12.8	0.36	8,174
<b>4822.01</b>	2,103	1,010	991	234	9.0	0.37	5,759
<b>4822.03</b>	6,652	3,739	3,589	490	13.6	0.77	8,689
<b>4822.04</b>	2,035	1,333	1,307	62	32.9	0.10	21,080

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4822.05</b>	2,531	1,671	1,587	392	6.5	0.61	4,130
<b>4822.06</b>	1,101	655	642	109	10.1	0.17	6,487
<b>4823.01</b>	6,730	3,422	3,314	738	9.1	1.15	5,836
<b>4823.02</b>	4,615	1,820	1,782	189	24.4	0.30	15,628
<b>4823.03</b>	3,401	1,703	1,678	430	7.9	0.67	5,062
<b>4824</b>	2,288	782	775	1,072	2.1	1.68	1,366
<b>4825.02</b>	3,095	1,032	1,027	393	7.9	0.61	5,038
<b>4825.03</b>	5,110	1,546	1,534	734	7.0	1.15	4,456
<b>4825.04</b>	5,630	1,683	1,672	1,034	5.4	1.62	3,483
<b>4825.05</b>	5,129	1,704	1,671	1,318	3.9	2.06	2,490
<b>4825.06</b>	8,942	3,867	3,543	407	22.0	0.64	14,053
<b>4825.07</b>	4,093	1,629	1,581	343	11.9	0.54	7,633
<b>4826.01</b>	7,521	2,393	2,382	970	7.8	1.51	4,964
<b>4826.03</b>	4,519	1,462	1,441	551	8.2	0.86	5,249
<b>4826.04</b>	4,111	1,269	1,259	889	4.6	1.39	2,959
<b>4901.01</b>	5,592	2,042	2,009	1,213	4.6	1.90	2,950
<b>4901.04</b>	3,140	1,047	1,039	3,039	1.0	4.75	661
<b>4901.05</b>	7,658	1,959	1,908	1,670	4.6	2.61	2,935
<b>4905.01</b>	3,418	1,331	1,325	281	12.2	0.44	7,796
<b>4905.02</b>	7,143	2,240	2,216	2,422	2.9	3.79	1,887
<b>4910</b>	2,666	741	731	4,429	0.6	6.92	385
<b>4911.01</b>	3,948	1,182	1,175	1,937	2.0	3.03	1,304
<b>4911.02</b>	3,751	1,131	1,124	836	4.5	1.31	2,872
<b>4911.03</b>	6,820	2,132	2,113	471	14.5	0.74	9,263
<b>4912.01</b>	6,500	2,333	2,307	520	12.5	0.81	7,999
<b>4912.02</b>	2,480	1,195	1,137	193	12.9	0.30	8,245
<b>4913.01</b>	7,289	2,153	2,123	4,027	1.8	6.29	1,158

(Continued)

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4913.02</b>	3,839	1,440	1,399	300	12.8	0.47	8,185
<b>4913.03</b>	4,917	1,531	1,516	251	19.6	0.39	12,549
<b>4914.01</b>	4,736	1,884	1,846	329	14.4	0.51	9,206
<b>4914.02</b>	4,278	1,414	1,400	300	14.3	0.47	9,127
<b>4914.03</b>	4,037	1,154	1,151	428	9.4	0.67	6,042
<b>4914.04</b>	4,087	1,334	1,321	386	10.6	0.60	6,773
<b>4914.05</b>	3,133	836	834	423	7.4	0.66	4,741
<b>4915.01</b>	7,197	2,399	2,383	629	11.4	0.98	7,322
<b>4915.02</b>	7,486	2,141	2,139	1,439	5.2	2.25	3,329
<b>4916.01</b>	5,282	1,606	1,591	459	11.5	0.72	7,364
<b>4916.02</b>	5,399	1,592	1,575	551	9.8	0.86	6,267
<b>4917.01</b>	3,877	2,012	1,914	360	10.8	0.56	6,888
<b>4917.03</b>	5,752	2,868	2,696	380	15.1	0.59	9,679
<b>4917.04</b>	5,516	2,398	2,344	328	16.8	0.51	10,764
<b>4917.05</b>	3,774	977	973	922	4.1	1.44	2,619
<b>4917.06</b>	3,500	1,637	1,584	298	11.7	0.47	7,513
<b>4917.07</b>	4,345	1,805	1,769	263	16.5	0.41	10,580
<b>4918.01</b>	2,403	1,085	1,055	284	8.5	0.44	5,414
<b>4918.02</b>	3,132	1,161	1,149	417	7.5	0.65	4,803
<b>4918.03</b>	6,697	2,624	2,579	707	9.5	1.10	6,067
<b>4920</b>	6,977	2,219	2,190	5,868	1.2	9.17	761
<b>4921</b>	6,874	2,262	2,246	7,630	0.9	11.92	577
<b>4922.01</b>	3,181	1,063	1,063	7,902	0.4	12.35	258
<b>4922.02</b>	7,233	2,212	2,199	1,461	5.0	2.28	3,168
<b>4922.03</b>	4,390	1,317	1,307	1,214	3.6	1.90	2,315
<b>4923</b>	3,547	1,102	1,090	524	6.8	0.82	4,335
<b>4924</b>	4,752	1,804	1,772	915	5.2	1.43	3,324

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4925</b>	4,761	1,478	1,478	11,169	0.4	17.45	273
<b>9801</b>				779		1.22	
<b>9802</b>				2,468		3.86	
<b>9803</b>				574		0.90	
<b>Fairfax County</b>	<b>1,196,469</b>	<b>437,142</b>	<b>426,015</b>	<b>260,132</b>	<b>4.6</b>	<b>406.46</b>	<b>2,943</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*Note: Households are occupied housing units. 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.*

*(Continued)*



## POPULATION FORECASTS

The population forecasts reflect projections as of January 1 of the report year. 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 other group living arrangements). The population forecasts 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.

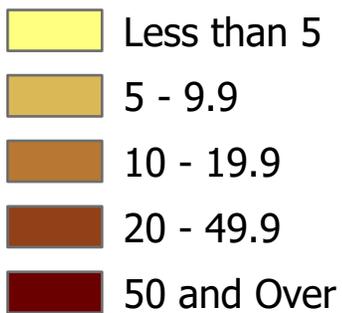
# Fairfax County, Virginia January 2024



*Figure 4.1*  
**Year 2050**  
**Forecast Population Density**  
**by Census Block Group**

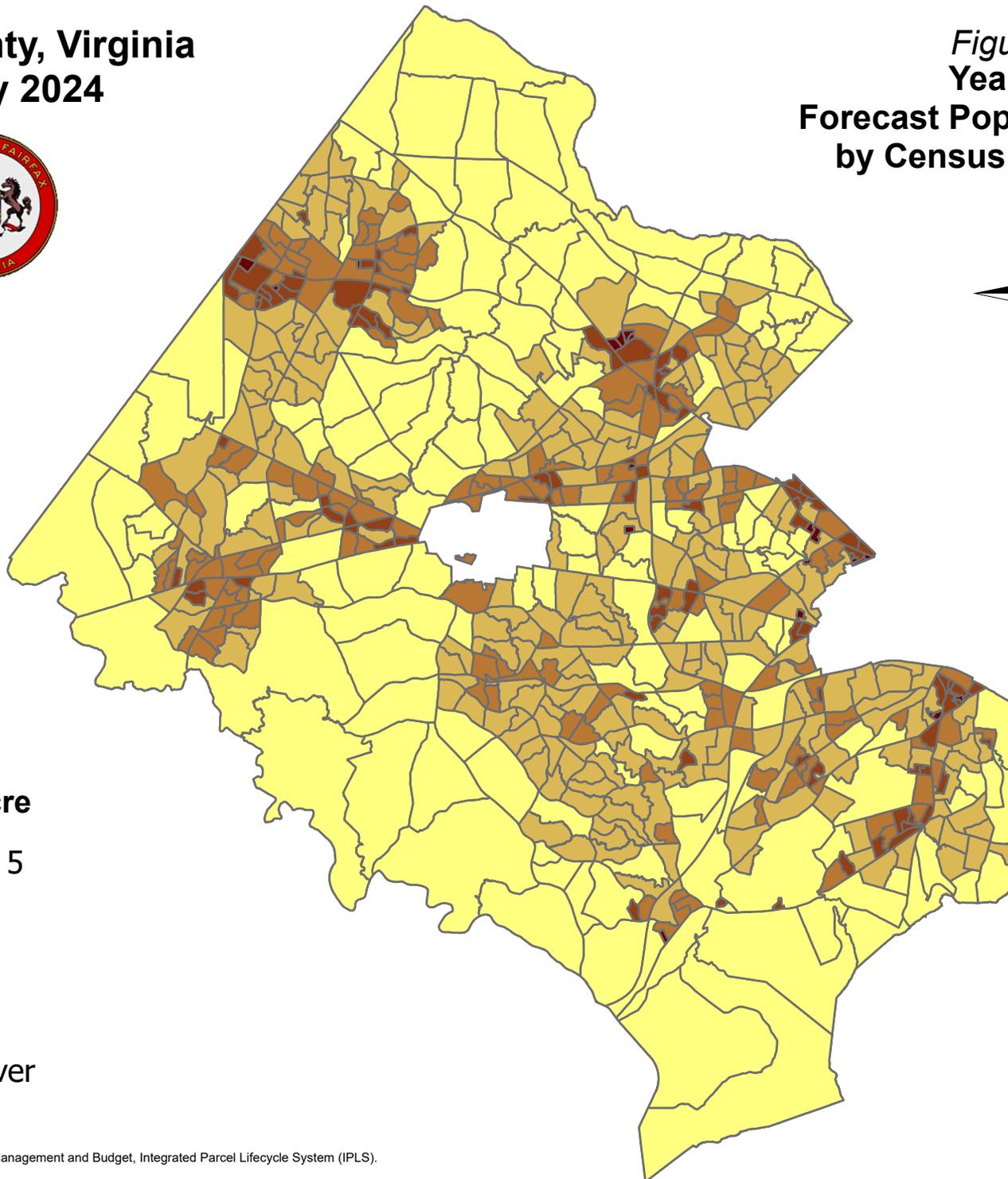


## Persons Per Acre



Note: City of Fairfax is not included.

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



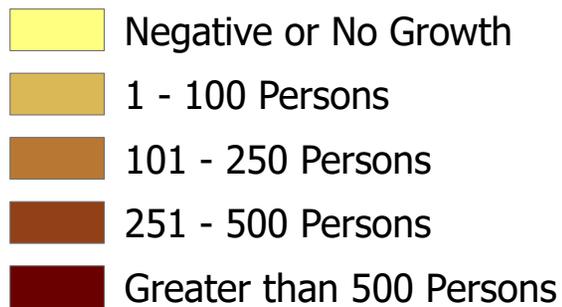
# Fairfax County, Virginia January 2024



Figure 4.2  
2024 - 2050  
Forecast Population Growth  
by Census Block Group

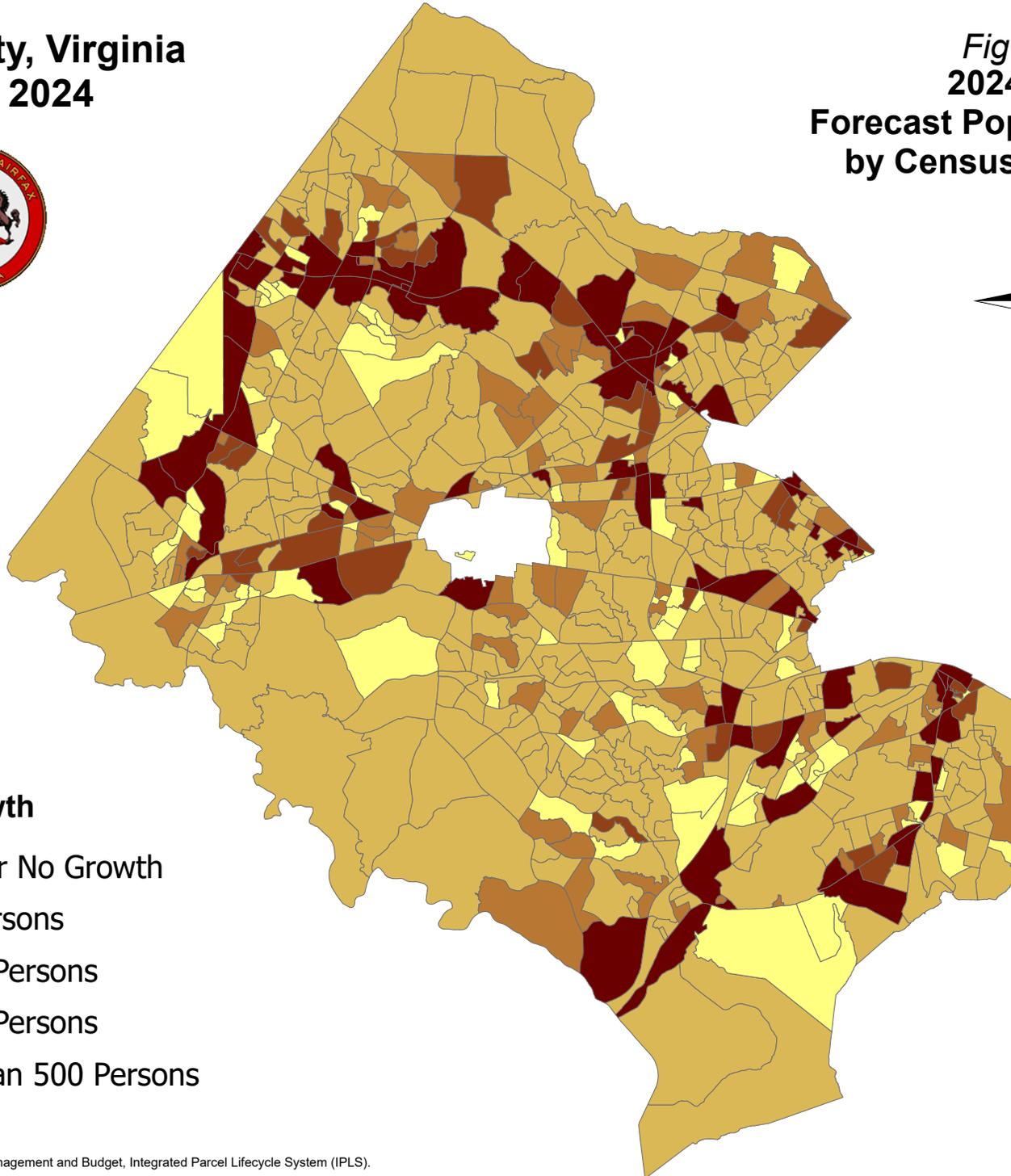


## Population Growth



Note: City of Fairfax is not included.

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



**Table 4.1**  
**Estimated and Forecasted Population by Supervisor District**  
**Fairfax County, January 2024**

Supervisor District	2024	2025	2030	2035	2040	2045	2050
<b>Braddock</b>	130,367	130,355	131,680	132,169	132,532	132,955	133,349
<b>Dranesville 1/</b>	132,451	134,166	143,800	148,590	151,899	155,168	158,580
<b>Franconia</b>	130,620	131,127	134,183	138,067	142,070	146,340	150,431
<b>Hunter Mill 2/</b>	140,303	142,132	147,318	154,365	162,494	171,106	179,308
<b>Mason</b>	123,762	124,235	125,740	128,521	131,691	135,032	138,267
<b>Mount Vernon</b>	128,742	128,930	131,059	133,569	136,186	139,013	141,793
<b>Providence</b>	136,492	138,166	143,397	149,387	155,903	162,745	169,386
<b>Springfield 3/</b>	131,392	131,485	133,056	134,161	135,255	136,236	137,241
<b>Sully</b>	142,346	141,691	147,461	150,792	153,766	156,948	159,914
<b>Fairfax County</b>	<b>1,196,475</b>	<b>1,202,287</b>	<b>1,237,693</b>	<b>1,269,622</b>	<b>1,301,796</b>	<b>1,335,543</b>	<b>1,368,270</b>

**Table 4.2**  
**Estimated and Forecasted Population by Town**  
**Fairfax County, January 2024**

Town	2024	2025	2030	2035	2040	2045	2050
<b>Town of Clifton</b>	296	296	296	296	296	296	296
<b>Town of Herndon</b>	22,347	22,797	26,857	28,406	28,694	28,982	29,275
<b>Town of Vienna</b>	17,427	17,514	17,690	17,691	17,691	17,691	17,691
<b>Towns Total</b>	<b>40,070</b>	<b>40,607</b>	<b>44,844</b>	<b>46,394</b>	<b>46,682</b>	<b>46,969</b>	<b>47,262</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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**  
**Estimated and Forecasted Population by Planning District**  
**Fairfax County, January 2024**

Planning District	1990	2000	2010	2020	2024	2025	2030	2035	2040	2045	2050
Annandale	66,329	70,152	74,386	76,413	75,945	76,045	76,848	77,530	78,127	78,736	79,363
Baileys	38,392	43,989	45,851	45,157	46,473	46,774	47,290	49,040	51,210	53,483	55,677
Bull Run	66,234	107,798	124,691	134,100	139,031	138,348	144,008	147,290	150,220	153,349	156,305
Fairfax	45,244	56,024	70,566	78,569	80,655	80,848	82,510	83,311	83,997	84,672	85,381
Jefferson	42,859	48,092	53,819	61,219	60,995	61,227	62,052	63,110	64,284	65,505	66,702
Lincolnia	14,010	16,819	18,483	19,385	19,493	19,471	19,604	19,912	20,273	20,673	21,044
Lower Potomac	24,371	23,769	34,335	41,196	41,001	40,979	41,325	41,931	42,602	43,341	44,018
McLean	58,747	63,278	69,607	81,109	84,297	85,911	90,990	95,562	100,434	105,572	110,631
Mount Vernon	82,483	86,944	95,581	101,153	102,653	103,395	105,741	108,988	112,528	116,275	119,938
Pohick 1/	127,040	137,166	137,045	143,296	144,243	144,119	144,860	145,398	145,876	146,360	146,830
Rose Hill	34,520	45,646	50,589	54,060	54,419	54,465	55,670	56,557	57,238	57,935	58,636
Springfield	39,919	48,736	55,708	57,845	57,498	57,398	58,485	60,044	61,715	63,507	65,206
Upper Potomac 2/	125,169	162,010	185,094	204,974	215,689	218,484	231,216	240,288	248,569	257,155	265,434
Vienna 3/	53,267	59,326	65,971	73,373	74,084	74,821	77,093	80,660	84,724	88,981	93,106
<b>Fairfax County</b>	<b>818,584</b>	<b>969,749</b>	<b>1,081,726</b>	<b>1,171,848</b>	<b>1,196,475</b>	<b>1,202,287</b>	<b>1,237,693</b>	<b>1,269,622</b>	<b>1,301,796</b>	<b>1,335,543</b>	<b>1,368,270</b>

Sources: U.S. Bureau of the Census, 1990, 2000, and 2010 Decennial Census; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 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 2024**

<b>Human Services Region</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Region 1</b>	263,073	263,752	268,843	275,189	281,763	288,825	295,658
<b>Region 2</b>	253,993	254,914	259,216	263,880	268,724	273,783	278,760
<b>Region 3 1/</b>	353,979	358,804	376,966	393,336	409,932	427,242	444,070
<b>Region 4 2/</b>	325,431	324,816	332,669	337,216	341,376	345,692	349,781
<b>Fairfax County</b>	<b>1,196,475</b>	<b>1,202,287</b>	<b>1,237,693</b>	<b>1,269,622</b>	<b>1,301,796</b>	<b>1,335,543</b>	<b>1,368,270</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>20120</b>	44,153	44,113	44,306	44,751	45,217	45,802	46,278
<b>20121</b>	30,558	30,498	30,642	30,825	31,055	31,289	31,526
<b>20124</b>	16,223	16,221	16,260	16,276	16,276	16,262	16,271
<b>20151</b>	27,448	26,816	31,365	33,806	35,985	38,255	40,419
<b>20152</b>	3	3	3	3	3	3	3
<b>20164</b>	4	4	4	4	4	4	4
<b>20170</b>	40,510	41,004	45,121	46,951	47,674	48,331	49,065
<b>20171</b>	59,441	60,392	64,627	66,681	68,317	69,972	71,547
<b>20190</b>	23,850	24,692	26,888	29,131	31,719	34,468	37,074
<b>20191</b>	33,776	34,124	35,448	37,563	39,996	42,580	45,033
<b>20194</b>	14,441	14,428	14,476	14,578	14,701	14,837	14,964
<b>20196</b>		24	49	185	357	540	713
<b>22003</b>	57,281	57,360	57,975	58,622	59,211	59,820	60,446
<b>22015</b>	44,202	44,129	44,272	44,349	44,383	44,431	44,474
<b>22027</b>	2,333	2,349	2,373	2,463	2,574	2,689	2,806
<b>22030</b>	44,506	44,510	46,060	46,537	46,791	47,061	47,339
<b>22031</b>	34,683	34,911	36,006	36,785	37,457	38,163	38,868
<b>22032</b>	30,053	30,062	30,484	30,711	30,852	31,030	31,183
<b>22033</b>	41,605	41,865	42,977	43,734	44,479	45,240	45,975
<b>22035</b>	539	548	557	602	659	719	776
<b>22037</b>		25	51	191	370	560	740
<b>22039</b>	19,359	19,363	19,386	19,507	19,694	19,810	19,917
<b>22041</b>	28,256	28,445	28,758	29,794	31,067	32,396	33,685

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22042</b>	33,404	33,536	34,006	34,387	34,770	35,155	35,546
<b>22043</b>	25,638	25,756	26,940	27,367	27,597	27,821	28,072
<b>22044</b>	11,458	11,568	11,764	12,464	13,346	14,279	15,169
<b>22046</b>	5,329	5,340	5,358	5,395	5,440	5,488	5,537
<b>22060</b>	11,136	11,148	11,166	11,242	11,343	11,457	11,558
<b>22066</b>	19,717	19,772	20,044	20,182	20,341	20,483	20,650
<b>22079</b>	36,665	36,633	37,220	37,831	38,431	39,092	39,718
<b>22101</b>	31,192	31,322	31,737	32,210	32,757	33,321	33,962
<b>22102</b>	32,513	33,656	36,944	39,596	42,370	45,316	48,140
<b>22106</b>					1	1	2
<b>22124</b>	18,732	18,714	18,821	18,879	18,925	18,961	19,010
<b>22150</b>	28,458	28,722	29,643	31,038	32,547	34,160	35,689
<b>22151</b>	17,481	17,483	17,498	17,512	17,527	17,541	17,556
<b>22152</b>	28,811	28,750	28,829	28,872	28,925	28,970	29,012
<b>22153</b>	33,147	32,837	32,956	33,046	33,127	33,247	33,366
<b>22180</b>	28,344	28,451	28,677	28,849	29,065	29,293	29,509
<b>22181</b>	15,913	15,911	16,004	16,131	16,266	16,383	16,524
<b>22182</b>	29,274	30,031	31,431	35,424	40,298	45,445	50,381
<b>22203</b>	324	324	324	324	324	324	324
<b>22204</b>	46	46	46	47	47	47	47
<b>22206</b>	7	7	7	7	7	7	7
<b>22207</b>	157	157	158	161	163	167	170
<b>22213</b>	19	19	20	21	21	22	24

*(Continued)*

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22302</b>	1,570	1,570	1,571	1,573	1,575	1,577	1,580
<b>22303</b>	16,807	16,975	17,733	18,675	19,747	20,870	21,946
<b>22304</b>	351	347	351	351	351	351	351
<b>22306</b>	33,213	33,567	34,361	35,653	37,141	38,724	40,256
<b>22307</b>	11,092	11,100	11,149	11,237	11,338	11,437	11,541
<b>22308</b>	13,736	13,749	13,824	13,881	13,914	13,947	14,016
<b>22309</b>	34,183	34,367	35,072	35,967	36,853	37,809	38,735
<b>22310</b>	30,003	30,094	30,559	31,130	31,671	32,226	32,786
<b>22311</b>	1,657	1,659	1,662	1,670	1,677	1,683	1,691
<b>22312</b>	24,005	23,984	24,123	24,427	24,781	25,170	25,533
<b>22315</b>	28,872	28,802	29,606	30,027	30,268	30,510	30,751
<b>Fairfax County</b>	<b>1,196,475</b>	<b>1,202,287</b>	<b>1,237,693</b>	<b>1,269,622</b>	<b>1,301,796</b>	<b>1,335,543</b>	<b>1,368,270</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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.*

*(Continued)*

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2024**

<b>Sewershed</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>A1</b>	36,130	36,258	37,025	37,644	38,259	38,900	39,509
<b>A2</b>	14,664	15,408	18,667	19,937	20,800	21,646	22,446
<b>A3</b>	4,345	4,390	4,438	4,699	5,026	5,377	5,709
<b>B1</b>	9,598	10,013	11,380	13,215	15,255	17,424	19,485
<b>B2</b>	26,011	26,439	27,109	28,089	29,399	30,714	32,048
<b>B3</b>	3,059	3,059	3,078	3,095	3,109	3,124	3,143
<b>B5</b>	22,344	22,794	26,854	28,403	28,691	28,979	29,272
<b>C1</b>	3,785	3,795	3,828	3,843	3,853	3,859	3,871
<b>C2</b>	4,026	4,040	4,105	4,127	4,137	4,145	4,156
<b>D1</b>	10,513	10,551	10,746	10,843	10,965	11,076	11,209
<b>D2</b>	30,117	30,578	32,260	34,031	36,031	38,144	40,148
<b>D3</b>	85,011	85,915	87,695	92,340	98,000	103,973	109,714
<b>E1</b>	24,143	25,180	28,309	30,419	32,524	34,751	36,887
<b>E2</b>	2,330	2,341	2,372	2,386	2,398	2,411	2,441
<b>F</b>	8,161	8,221	8,400	8,615	8,859	9,110	9,370
<b>G1</b>	37,333	37,494	38,514	39,162	39,754	40,369	41,009
<b>G2</b>	3,589	3,599	3,637	3,666	3,694	3,738	3,782
<b>G3</b>	2,273	2,270	2,278	2,297	2,338	2,354	2,396
<b>G4</b>	999	1,003	1,021	1,042	1,063	1,095	1,126
<b>H1</b>	16,337	16,535	16,891	18,143	19,712	21,365	22,956
<b>H2</b>	6,558	6,559	6,559	6,559	6,559	6,559	6,559
<b>H3</b>	964	967	973	993	1,017	1,043	1,068
<b>I1</b>	76,443	76,751	77,506	78,791	80,275	81,808	83,326

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2024**

<b>Sewershed</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>I2</b>	3,657	3,688	4,031	4,118	4,133	4,143	4,160
<b>I3</b>	64,378	64,562	65,529	67,222	69,020	70,956	72,800
<b>I4</b>	240	246	252	282	321	361	400
<b>I5</b>	992	994	998	1,013	1,031	1,050	1,070
<b>I6</b>	6	6	6	6	6	6	6
<b>J1</b>	22,894	23,060	23,840	24,681	25,578	26,506	27,422
<b>J2</b>	9,015	9,159	9,327	10,092	11,072	12,089	13,061
<b>J3</b>	6,081	6,115	6,164	6,363	6,596	6,850	7,097
<b>J4</b>	3,989	3,990	3,995	3,998	4,000	4,001	4,004
<b>K</b>	48,846	49,168	50,418	51,332	52,147	53,032	53,913
<b>L</b>	53,720	53,800	54,717	55,771	56,761	57,787	58,811
<b>M0</b>	6,768	6,762	6,799	6,840	6,880	6,916	6,957
<b>M1</b>	13,030	13,000	13,440	13,644	13,732	13,798	13,886
<b>M2</b>	84,802	85,083	86,705	87,821	88,814	89,823	90,862
<b>M3</b>	19,687	19,687	19,714	19,744	19,768	19,794	19,822
<b>M4</b>	22,125	22,138	22,321	22,476	22,593	22,715	22,838
<b>M5</b>	12,034	11,729	11,778	11,824	11,866	11,910	11,941
<b>M6</b>	20,132	20,208	20,967	21,765	22,574	23,443	24,267
<b>M7</b>	943	947	952	977	1,010	1,044	1,077
<b>M8</b>	9,327	9,334	9,347	9,397	9,466	9,546	9,615
<b>M9</b>	18,560	18,710	19,056	19,450	19,908	20,394	20,855
<b>N1</b>	130,947	130,765	131,357	131,938	132,441	133,032	133,560
<b>N2</b>	19,042	19,039	19,145	19,264	19,408	19,566	19,713
<b>O1</b>	1,396	1,401	1,420	1,421	1,421	1,421	1,421

*(Continued)*

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2024**

<b>Sewershed</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>P</b>	183	191	206	236	272	307	343
<b>P1</b>	2,643	2,662	2,794	2,938	3,082	3,232	3,376
<b>P2</b>	502	502	502	502	502	502	502
<b>P3</b>	3,980	3,991	4,076	4,145	4,231	4,285	4,345
<b>P4</b>	214	214	214	214	214	214	214
<b>P5</b>	1,343	1,306	1,342	1,343	1,343	1,343	1,343
<b>Q1</b>	8,049	8,064	8,180	8,230	8,257	8,271	8,298
<b>R1</b>	9,303	9,320	9,383	9,413	9,424	9,442	9,455
<b>R2</b>	2,100	2,157	2,660	2,676	2,681	2,686	2,691
<b>R3</b>	296	296	296	296	296	296	296
<b>R4</b>	1,057	1,062	1,072	1,073	1,073	1,073	1,073
<b>S1</b>	35,206	35,197	35,731	36,108	36,395	36,733	37,057
<b>S2</b>	1,362	1,370	1,399	1,406	1,408	1,409	1,411
<b>T1</b>	7,845	7,977	8,481	9,085	9,754	10,461	11,128
<b>T2</b>	33,052	32,272	36,351	38,233	39,789	41,402	42,942
<b>T3</b>	19,259	19,206	19,262	19,265	19,266	19,267	19,268
<b>T4</b>	29,025	29,048	29,937	30,378	30,765	31,147	31,531
<b>T5</b>	30,136	30,134	30,278	30,654	31,089	31,591	32,024
<b>T6</b>	1,005	1,005	1,006	1,007	1,007	1,007	1,007
<b>T7</b>	8,570	8,561	8,600	8,639	8,684	8,728	8,775
<b>Fairfax County</b>	<b>1,196,475</b>	<b>1,202,287</b>	<b>1,237,693</b>	<b>1,269,622</b>	<b>1,301,796</b>	<b>1,335,543</b>	<b>1,368,270</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 through 2050.*

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

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4151</b>	4,471	4,523	4,613	4,874	5,194	5,529	5,854
<b>4152</b>	3,366	3,367	3,371	3,374	3,377	3,379	3,382
<b>4153</b>	4,306	4,302	4,325	4,353	4,373	4,401	4,421
<b>4154.01</b>	5,335	5,501	5,977	6,057	6,083	6,101	6,118
<b>4154.02</b>	2,679	2,680	2,699	2,725	2,752	2,781	2,814
<b>4155</b>	6,448	6,440	6,487	6,540	6,572	6,604	6,657
<b>4156</b>	2,767	2,774	2,813	2,856	2,882	2,907	2,959
<b>4157</b>	4,129	4,130	4,132	4,134	4,136	4,138	4,141
<b>4158</b>	4,842	4,844	4,872	4,882	4,887	4,890	4,897
<b>4159</b>	3,243	3,246	3,253	3,262	3,269	3,276	3,285
<b>4160</b>	5,815	5,841	5,909	6,110	6,336	6,571	6,807
<b>4161</b>	3,879	3,907	3,958	4,113	4,286	4,462	4,645
<b>4162</b>	6,269	6,269	6,269	6,269	6,269	6,269	6,269
<b>4163</b>	2,279	2,288	2,315	2,328	2,341	2,353	2,367
<b>4201</b>	4,004	4,008	4,015	4,029	4,044	4,059	4,074
<b>4202.01</b>	3,732	3,718	3,730	3,780	3,790	3,817	3,847
<b>4202.02</b>	2,114	2,114	2,117	2,126	2,135	2,147	2,157
<b>4202.03</b>	3,325	3,386	3,725	3,983	4,220	4,463	4,690
<b>4203</b>	6,199	6,198	6,243	6,318	6,415	6,516	6,620
<b>4204</b>	3,811	3,891	4,164	4,391	4,617	4,858	5,086
<b>4205.01</b>	1,572	1,588	1,588	1,635	1,713	1,775	1,839
<b>4205.02</b>	1,972	1,970	1,993	2,043	2,103	2,171	2,233
<b>4205.03</b>	3,116	3,197	3,531	3,860	4,196	4,544	4,875
<b>4206</b>	5,722	5,702	5,778	5,907	6,060	6,230	6,398

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4207</b>	4,250	4,256	4,268	4,279	4,288	4,295	4,305
<b>4208</b>	3,845	3,856	3,901	3,963	4,018	4,054	4,111
<b>4210.01</b>	3,036	3,047	3,081	3,178	3,297	3,420	3,541
<b>4210.02</b>	5,009	5,135	5,756	6,338	6,905	7,517	8,091
<b>4211.01</b>	6,135	6,086	6,142	6,155	6,150	6,146	6,143
<b>4211.02</b>	3,717	3,710	3,719	3,724	3,728	3,733	3,737
<b>4211.03</b>	6,075	6,107	6,180	6,332	6,524	6,729	6,925
<b>4212</b>	1,931	1,931	1,931	1,931	1,931	1,931	1,931
<b>4213</b>	3,808	3,804	3,809	3,813	3,813	3,817	3,819
<b>4214</b>	7,508	7,625	7,752	8,426	9,273	10,174	11,043
<b>4215</b>	6,952	7,020	7,099	7,488	7,982	8,509	9,010
<b>4216</b>	5,959	6,044	6,570	6,822	6,971	7,158	7,308
<b>4217.01</b>	4,826	4,829	4,833	4,853	4,878	4,904	4,929
<b>4217.02</b>	4,610	4,610	4,611	4,613	4,614	4,615	4,616
<b>4218</b>	5,870	5,907	5,955	6,212	6,517	6,841	7,164
<b>4219</b>	3,280	3,284	3,289	3,314	3,347	3,381	3,414
<b>4220</b>	4,039	4,048	4,083	4,220	4,400	4,588	4,759
<b>4221.01</b>	7,024	7,021	7,042	7,092	7,155	7,222	7,285
<b>4221.02</b>	6,847	6,819	6,899	7,024	7,185	7,357	7,516
<b>4222.01</b>	4,833	4,796	4,835	4,884	4,916	4,961	4,994
<b>4222.02</b>	6,688	6,713	6,852	7,058	7,247	7,468	7,673
<b>4223.01</b>	3,016	3,007	3,635	3,889	3,948	4,000	4,061
<b>4223.02</b>	5,827	5,823	5,837	5,860	5,888	5,917	5,944
<b>4224.01</b>	2,091	2,089	2,093	2,100	2,110	2,120	2,127

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4224.02</b>	5,450	5,423	5,446	5,438	5,426	5,415	5,401
<b>4224.03</b>	2,563	2,555	2,572	2,589	2,609	2,630	2,650
<b>4301.01</b>	4,712	4,713	4,716	4,737	4,749	4,770	4,791
<b>4301.02</b>	2,847	2,838	2,860	2,874	2,881	2,890	2,899
<b>4302.01</b>	4,645	4,642	4,656	4,684	4,710	4,750	4,778
<b>4302.02</b>	5,955	5,952	6,020	6,072	6,111	6,164	6,205
<b>4302.03</b>	2,697	2,683	2,708	2,725	2,739	2,755	2,770
<b>4304</b>	7,293	7,291	7,296	7,296	7,296	7,296	7,296
<b>4305</b>	1,652	1,653	1,653	1,653	1,654	1,654	1,654
<b>4306</b>	7,580	7,695	7,815	8,442	9,236	10,082	10,882
<b>4307</b>	2,837	2,842	2,846	2,870	2,900	2,931	2,961
<b>4308.01</b>	4,293	4,284	4,293	4,293	4,293	4,293	4,293
<b>4308.02</b>	3,859	3,859	3,859	3,859	3,859	3,859	3,859
<b>4309.01</b>	4,365	4,360	4,374	4,407	4,447	4,489	4,523
<b>4309.02</b>	3,497	3,489	3,502	3,507	3,511	3,514	3,519
<b>4310.01</b>	4,751	4,755	4,785	4,834	4,855	4,876	4,902
<b>4310.02</b>	2,144	2,133	2,145	2,146	2,146	2,146	2,147
<b>4313</b>	4,206	4,201	4,207	4,210	4,211	4,212	4,214
<b>4314</b>	4,639	4,627	4,640	4,641	4,648	4,647	4,647
<b>4315</b>	5,415	5,395	5,421	5,427	5,431	5,434	5,438
<b>4316.01</b>	2,750	2,750	2,750	2,750	2,750	2,750	2,750
<b>4316.02</b>	6,278	6,294	6,461	6,609	6,713	6,823	6,932
<b>4318.01</b>	4,305	4,288	4,311	4,322	4,334	4,346	4,358
<b>4318.02</b>	3,426	3,414	3,425	3,399	3,354	3,324	3,279

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4319</b>	3,311	3,312	3,313	3,315	3,316	3,316	3,317
<b>4320</b>	3,341	3,334	3,342	3,343	3,345	3,347	3,348
<b>4321</b>	3,698	3,694	3,699	3,699	3,699	3,699	3,699
<b>4322.01</b>	1,793	1,784	1,792	1,793	1,793	1,793	1,793
<b>4322.02</b>	4,886	4,879	4,897	4,929	4,969	5,011	5,052
<b>4323</b>	5,488	5,484	5,498	5,507	5,515	5,524	5,533
<b>4324.01</b>	3,621	3,621	3,622	3,622	3,623	3,623	3,624
<b>4324.02</b>	5,245	5,237	5,251	5,256	5,260	5,262	5,266
<b>4325</b>	5,867	5,856	5,873	5,878	5,882	5,884	5,888
<b>4326</b>	5,237	5,217	5,245	5,255	5,262	5,266	5,273
<b>4327.01</b>	3,261	3,262	3,264	3,266	3,268	3,269	3,271
<b>4327.02</b>	4,320	4,316	4,328	4,335	4,340	4,342	4,347
<b>4328</b>	2,250	1,965	1,982	1,997	2,001	2,018	2,023
<b>4401</b>	8,084	8,167	8,178	8,208	8,229	8,251	8,283
<b>4402.01</b>	5,026	5,082	5,331	5,624	5,948	6,276	6,602
<b>4402.02</b>	6,125	6,131	6,148	6,160	6,169	6,175	6,190
<b>4403</b>	2,771	2,773	2,781	2,786	2,789	2,791	2,796
<b>4405.01</b>	5,096	5,101	5,121	5,157	5,196	5,237	5,278
<b>4405.03</b>	7,760	7,818	8,320	8,335	8,341	8,347	8,352
<b>4405.04</b>	683	683	683	683	683	683	683
<b>4405.05</b>	1,615	1,629	1,732	1,763	1,772	1,777	1,784
<b>4406</b>	3,271	3,276	3,288	3,290	3,293	3,294	3,296
<b>4407.01</b>	2,778	2,778	2,782	2,789	2,792	2,794	2,799
<b>4407.02</b>	5,310	5,311	5,314	5,316	5,318	5,320	5,321

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4408</b>	6,419	6,446	6,637	6,693	6,714	6,725	6,749
<b>4501</b>	5,238	5,252	5,276	5,379	5,510	5,650	5,782
<b>4502</b>	4,171	4,174	4,180	4,186	4,190	4,193	4,199
<b>4503</b>	5,765	5,771	5,783	5,808	5,835	5,865	5,895
<b>4504</b>	2,755	2,760	2,772	2,785	2,800	2,812	2,827
<b>4505</b>	2,864	2,866	2,871	2,871	2,871	2,871	2,871
<b>4506.01</b>	3,768	3,769	3,779	3,784	3,786	3,788	3,795
<b>4506.02</b>	4,556	4,631	5,006	5,101	5,131	5,158	5,184
<b>4507.01</b>	3,147	3,144	3,156	3,161	3,165	3,169	3,177
<b>4507.02</b>	4,327	4,356	4,388	4,534	4,719	4,914	5,103
<b>4508</b>	3,450	3,481	3,525	3,671	3,848	4,035	4,215
<b>4509</b>	1,743	1,743	1,744	1,745	1,746	1,746	1,747
<b>4510</b>	2,687	2,688	2,691	2,693	2,694	2,694	2,696
<b>4511</b>	2,219	2,220	2,223	2,225	2,226	2,227	2,230
<b>4512</b>	1,711	1,721	1,753	1,760	1,763	1,764	1,766
<b>4513</b>	2,256	2,279	2,308	2,423	2,564	2,712	2,857
<b>4514</b>	2,939	2,968	3,038	3,325	3,690	4,077	4,444
<b>4515.01</b>	5,631	5,681	5,757	6,059	6,441	6,843	7,230
<b>4515.02</b>	6,350	6,419	6,531	6,974	7,522	8,092	8,642
<b>4516.01</b>	5,558	5,618	5,692	5,988	6,355	6,740	7,114
<b>4516.02</b>	2,846	2,848	2,854	2,861	2,865	2,868	2,872
<b>4518</b>	3,431	3,432	3,437	3,442	3,446	3,448	3,452
<b>4519</b>	6,638	6,654	6,716	6,925	7,177	7,453	7,718
<b>4520</b>	2,899	2,910	3,159	3,332	3,402	3,474	3,548

*(Continued)*

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4521.01</b>	5,280	5,281	5,310	5,322	5,332	5,342	5,357
<b>4521.02</b>	3,149	3,150	3,166	3,175	3,183	3,191	3,201
<b>4522</b>	6,464	6,487	6,527	6,596	6,683	6,777	6,864
<b>4523.01</b>	3,597	3,600	3,628	3,650	3,660	3,667	3,680
<b>4523.02</b>	5,112	5,081	5,210	5,225	5,227	5,227	5,227
<b>4524</b>	6,882	6,885	6,889	6,891	6,892	6,892	6,893
<b>4525.01</b>	3,782	3,785	3,793	3,807	3,821	3,835	3,849
<b>4525.02</b>	5,351	5,361	5,377	5,449	5,540	5,637	5,729
<b>4526</b>	6,451	6,401	6,453	6,478	6,495	6,523	6,536
<b>4527</b>	5,838	5,872	5,960	6,124	6,328	6,546	6,752
<b>4528.01</b>	4,431	4,453	4,477	4,596	4,746	4,904	5,055
<b>4528.02</b>	3,263	3,263	3,263	3,263	3,263	3,263	3,263
<b>4601</b>	4,603	4,652	4,710	4,955	5,281	5,622	5,964
<b>4602</b>	4,169	4,171	4,176	4,177	4,179	4,179	4,181
<b>4603</b>	2,931	2,963	2,976	3,072	3,197	3,322	3,448
<b>4604</b>	5,135	5,525	6,491	8,437	10,733	13,145	15,436
<b>4605.01</b>	2,637	2,752	2,867	3,536	4,372	5,259	6,122
<b>4605.03</b>	4,423	4,455	4,511	4,750	5,048	5,365	5,672
<b>4605.04</b>	4,056	4,059	4,097	4,157	4,217	4,286	4,360
<b>4606</b>	4,077	4,087	4,105	4,154	4,218	4,280	4,341
<b>4607.01</b>	3,685	3,694	3,716	3,716	3,716	3,716	3,716
<b>4607.02</b>	4,946	4,965	5,010	5,011	5,011	5,011	5,011
<b>4608</b>	3,568	3,578	3,601	3,601	3,601	3,601	3,601
<b>4609</b>	2,589	2,595	2,613	2,613	2,613	2,613	2,613

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4610</b>	2,638	2,682	2,750	2,750	2,750	2,750	2,750
<b>4611</b>	7,531	7,544	7,596	7,660	7,711	7,757	7,819
<b>4612.01</b>	4,877	4,879	4,892	4,896	4,898	4,898	4,900
<b>4612.02</b>	6,489	6,476	6,539	6,558	6,572	6,584	6,596
<b>4615</b>	7,135	7,117	7,155	7,222	7,313	7,388	7,475
<b>4616.03</b>	5,831	5,905	6,631	6,959	7,168	7,393	7,614
<b>4616.04</b>	2,743	2,736	2,755	2,786	2,809	2,841	2,864
<b>4616.05</b>	5,423	5,479	5,535	5,847	6,244	6,665	7,065
<b>4616.06</b>	2,815	2,836	2,867	3,011	3,194	3,388	3,572
<b>4617</b>	7,121	7,121	7,180	7,199	7,211	7,218	7,233
<b>4618.01</b>	1,083	1,081	1,083	1,084	1,084	1,085	1,085
<b>4618.02</b>	5,546	5,523	5,935	6,114	6,174	6,224	6,289
<b>4619.01</b>	4,230	4,228	4,247	4,263	4,274	4,279	4,291
<b>4619.02</b>	1,728	1,730	1,741	1,753	1,761	1,765	1,773
<b>4701</b>	2,913	2,916	2,932	2,957	3,013	3,036	3,092
<b>4703</b>	3,334	3,346	3,400	3,465	3,530	3,628	3,726
<b>4704</b>	4,601	4,622	4,681	4,722	4,759	4,796	4,855
<b>4705</b>	5,797	5,843	5,909	6,088	6,316	6,555	6,801
<b>4706</b>	3,243	3,265	3,396	3,464	3,511	3,561	3,624
<b>4707</b>	5,490	5,510	5,558	5,649	5,763	5,881	5,997
<b>4708</b>	3,090	3,089	3,109	3,110	3,111	3,113	3,117
<b>4709</b>	7,943	7,948	8,010	8,021	8,030	8,039	8,059
<b>4710</b>	2,183	2,246	2,743	2,977	3,140	3,309	3,474
<b>4711</b>	7,130	7,205	7,822	7,975	8,008	8,030	8,068

(Continued)

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4712.01</b>	3,736	3,841	4,178	4,653	5,181	5,732	6,252
<b>4712.03</b>	2,529	2,527	2,539	2,543	2,547	2,549	2,552
<b>4712.04</b>	2,429	2,736	3,697	4,107	4,486	4,883	5,257
<b>4713.01</b>	4,080	4,071	4,079	4,079	4,079	4,079	4,079
<b>4713.03</b>	3,876	3,877	3,895	3,932	3,976	4,022	4,068
<b>4713.04</b>	2,056	2,056	2,060	2,065	2,068	2,072	2,079
<b>4714.01</b>	3,362	3,363	3,367	3,369	3,370	3,371	3,373
<b>4714.02</b>	3,495	3,492	3,505	3,521	3,533	3,544	3,560
<b>4801</b>	5,018	5,039	5,128	5,159	5,176	5,187	5,205
<b>4802.01</b>	4,629	4,644	4,706	4,782	4,852	4,936	5,027
<b>4802.03</b>	3,557	3,611	3,663	3,958	4,331	4,728	5,104
<b>4802.04</b>	5,516	5,887	6,518	6,964	7,467	8,012	8,526
<b>4802.05</b>	5,077	5,388	6,544	7,669	8,842	10,079	11,265
<b>4803.01</b>	3,410	3,422	3,486	3,513	3,530	3,535	3,552
<b>4803.02</b>	5,462	5,597	5,821	6,444	7,208	8,022	8,805
<b>4804.01</b>	5,125	5,133	5,209	5,270	5,381	5,494	5,607
<b>4804.02</b>	7,279	7,285	7,328	7,353	7,371	7,387	7,411
<b>4805.01</b>	3,843	3,843	3,843	3,854	3,866	3,877	3,890
<b>4805.02</b>	6,430	6,430	6,430	6,430	6,493	6,493	6,558
<b>4805.03</b>	3,548	3,545	3,549	3,551	3,578	3,582	3,608
<b>4805.04</b>	2,019	2,024	2,026	2,052	2,076	2,109	2,136
<b>4805.05</b>	3,830	3,833	3,850	3,909	3,983	4,062	4,136
<b>4808.01</b>	4,711	4,711	4,711	4,711	4,711	4,711	4,711
<b>4808.02</b>	3,589	3,707	3,871	3,871	3,871	3,871	3,871

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4809.01</b>	6,340	6,593	7,308	7,319	7,320	7,320	7,320
<b>4809.02</b>	3,793	3,872	6,476	7,784	8,032	8,287	8,538
<b>4809.03</b>	3,914	3,914	4,492	4,721	4,761	4,793	4,835
<b>4810</b>	5,067	5,112	5,160	5,421	5,749	6,100	6,432
<b>4811.01</b>	4,147	4,257	4,505	4,590	4,653	4,728	4,799
<b>4811.02</b>	3,239	3,232	3,239	3,239	3,239	3,239	3,239
<b>4811.03</b>	3,318	3,308	3,318	3,318	3,318	3,318	3,318
<b>4811.04</b>	2,594	2,591	2,594	2,594	2,594	2,594	2,594
<b>4811.05</b>	5,502	5,497	5,511	5,532	5,556	5,580	5,604
<b>4811.06</b>	5,822	5,823	5,846	5,851	5,853	5,854	5,854
<b>4812.01</b>	1,575	1,709	1,877	2,601	3,516	4,492	5,414
<b>4812.02</b>	8,435	8,655	9,678	10,713	11,782	12,912	13,989
<b>4814</b>	6,657	6,645	6,674	6,688	6,701	6,715	6,729
<b>4815</b>	2,359	2,358	2,358	2,358	2,358	2,358	2,358
<b>4816</b>	3,683	3,684	3,684	3,687	3,688	3,689	3,689
<b>4817.01</b>	6,381	6,385	6,395	6,405	6,411	6,415	6,424
<b>4817.02</b>	4,262	4,264	4,274	4,287	4,304	4,321	4,337
<b>4819</b>	7,199	7,258	7,788	8,108	8,453	8,819	9,162
<b>4820.01</b>	5,475	5,462	5,487	5,500	5,514	5,529	5,544
<b>4820.02</b>	3,803	3,801	3,819	3,862	3,917	3,975	4,030
<b>4821</b>	2,930	2,945	2,976	3,104	3,265	3,437	3,603
<b>4822.01</b>	2,103	2,113	2,123	2,178	2,248	2,322	2,393
<b>4822.03</b>	6,652	7,075	7,721	8,605	9,712	10,902	12,029
<b>4822.04</b>	2,035	2,040	2,045	2,071	2,105	2,141	2,175

*(Continued)*

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4822.05</b>	2,531	2,713	3,481	4,282	5,112	5,980	6,804
<b>4822.06</b>	1,101	1,252	1,468	1,473	1,478	1,483	1,489
<b>4823.01</b>	6,730	6,771	6,867	7,246	7,724	8,235	8,718
<b>4823.02</b>	4,615	4,607	4,614	4,615	4,615	4,615	4,615
<b>4823.03</b>	3,401	3,383	3,402	3,402	3,402	3,402	3,402
<b>4824</b>	2,288	2,319	2,352	2,527	2,747	2,981	3,202
<b>4825.02</b>	3,095	3,092	3,095	3,095	3,095	3,095	3,095
<b>4825.03</b>	5,110	5,134	5,220	5,250	5,267	5,285	5,305
<b>4825.04</b>	5,630	5,634	5,674	5,696	5,702	5,715	5,727
<b>4825.05</b>	5,129	5,199	5,659	5,933	6,174	6,419	6,650
<b>4825.06</b>	8,942	9,642	12,818	14,060	14,889	15,697	16,461
<b>4825.07</b>	4,093	4,178	4,353	4,823	5,397	6,004	6,578
<b>4826.01</b>	7,521	7,524	7,565	7,685	7,832	7,993	8,140
<b>4826.03</b>	4,519	4,581	4,999	5,119	5,164	5,209	5,252
<b>4826.04</b>	4,111	4,111	4,116	4,141	4,171	4,201	4,224
<b>4901.01</b>	5,592	5,868	7,195	7,576	7,813	8,040	8,263
<b>4901.04</b>	3,140	3,141	3,142	3,144	3,145	3,146	3,147
<b>4901.05</b>	7,658	6,669	9,787	11,375	12,711	14,114	15,454
<b>4905.01</b>	3,418	3,422	3,437	3,494	3,563	3,637	3,711
<b>4905.02</b>	7,143	7,197	7,634	7,797	7,855	7,919	7,999
<b>4910</b>	2,666	2,666	2,667	2,668	2,668	2,668	2,668
<b>4911.01</b>	3,948	3,948	3,948	3,948	3,948	3,948	3,948
<b>4911.02</b>	3,751	3,751	3,752	3,752	3,752	3,752	3,752
<b>4911.03</b>	6,820	6,770	6,822	6,824	6,824	6,825	6,825

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4912.01</b>	6,500	6,517	6,607	6,861	7,147	7,483	7,769
<b>4912.02</b>	2,480	2,480	2,481	2,481	2,482	2,483	2,484
<b>4913.01</b>	7,289	7,294	7,317	7,354	7,397	7,440	7,486
<b>4913.02</b>	3,839	3,832	3,841	3,847	3,854	3,861	3,868
<b>4913.03</b>	4,917	4,915	4,935	4,981	5,034	5,096	5,152
<b>4914.01</b>	4,736	4,717	4,747	4,779	4,830	4,872	4,923
<b>4914.02</b>	4,278	4,252	4,281	4,285	4,290	4,295	4,300
<b>4914.03</b>	4,037	4,036	4,036	4,037	4,039	4,040	4,040
<b>4914.04</b>	4,087	4,066	4,089	4,092	4,095	4,096	4,098
<b>4914.05</b>	3,133	3,133	3,133	3,144	3,155	3,155	3,166
<b>4915.01</b>	7,197	7,195	7,238	7,404	7,561	7,786	7,952
<b>4915.02</b>	7,486	7,487	7,490	7,513	7,539	7,562	7,584
<b>4916.01</b>	5,282	5,290	5,321	5,439	5,586	5,720	5,862
<b>4916.02</b>	5,399	5,415	5,433	5,494	5,587	5,698	5,791
<b>4917.01</b>	3,877	3,935	4,228	4,404	4,568	4,729	4,886
<b>4917.03</b>	5,752	5,764	5,778	5,846	5,931	6,022	6,109
<b>4917.04</b>	5,516	5,409	5,530	5,566	5,609	5,656	5,700
<b>4917.05</b>	3,774	3,768	3,816	3,868	3,911	3,979	4,035
<b>4917.06</b>	3,500	3,654	3,975	4,296	4,652	5,017	5,375
<b>4917.07</b>	4,345	4,347	4,380	4,465	4,580	4,700	4,815
<b>4918.01</b>	2,403	2,405	2,406	2,411	2,419	2,427	2,434
<b>4918.02</b>	3,132	3,131	3,135	3,137	3,138	3,140	3,142
<b>4918.03</b>	6,697	6,696	6,703	6,712	6,723	6,733	6,744
<b>4920</b>	6,977	6,983	7,001	7,003	7,004	7,004	7,005

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4921</b>	6,874	6,874	6,888	6,922	6,941	6,973	6,993
<b>4922.01</b>	3,181	3,194	3,302	3,349	3,375	3,389	3,415
<b>4922.02</b>	7,233	7,228	7,225	7,277	7,399	7,443	7,488
<b>4922.03</b>	4,390	4,401	4,486	4,557	4,649	4,705	4,768
<b>4923</b>	3,547	3,558	3,589	3,640	3,695	3,787	3,877
<b>4924</b>	4,752	4,746	4,815	4,800	4,746	4,738	4,732
<b>4925</b>	4,761	4,771	4,808	4,822	4,826	4,829	4,834
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>1,196,475</b>	<b>1,202,287</b>	<b>1,237,693</b>	<b>1,269,622</b>	<b>1,301,796</b>	<b>1,335,543</b>	<b>1,368,270</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 through 2050.*

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

*(Continued)*

## HOUSEHOLD FORECASTS

Households are occupied housing units. The household forecasts reflect projections as of January 1 of the report year. 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 2024**

Supervisor District	2024	2025	2030	2035	2040	2045	2050
Braddock	43,431	43,436	43,919	44,087	44,215	44,364	44,503
Dranesville 1/	45,661	46,361	50,613	52,805	54,293	55,783	57,298
Franconia	46,470	46,667	47,888	49,320	50,772	52,314	53,797
Hunter Mill 2/	55,086	56,064	58,588	62,176	66,342	70,761	74,959
Mason	44,448	44,641	45,291	46,453	47,746	49,112	50,429
Mount Vernon	47,074	47,220	48,156	49,233	50,369	51,580	52,769
Providence	53,488	54,304	56,949	59,817	62,903	66,146	69,282
Springfield 3/	45,074	45,129	45,702	46,127	46,559	46,961	47,367
Sully	45,284	45,266	46,902	47,924	48,872	49,890	50,837
<b>Fairfax County</b>	<b>426,017</b>	<b>429,088</b>	<b>444,007</b>	<b>457,942</b>	<b>472,072</b>	<b>486,912</b>	<b>501,242</b>

**Table 5.2**

**Estimated and Forecasted Number of Households by Town  
Fairfax County, January 2024**

Town	2024	2025	2030	2035	2040	2045	2050
Town of Clifton	92	92	92	92	92	92	92
Town of Herndon	7,908	8,100	10,051	10,809	10,952	11,095	11,241
Town of Vienna	5,778	5,808	5,869	5,869	5,869	5,869	5,869
<b>Towns Total</b>	<b>13,778</b>	<b>14,000</b>	<b>16,012</b>	<b>16,770</b>	<b>16,913</b>	<b>17,057</b>	<b>17,202</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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 2024**

<b>Planning District</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Annandale</b>	25,562	25,611	25,970	26,281	26,534	26,795	27,058
<b>Baileys</b>	17,605	17,729	17,930	18,641	19,526	20,457	21,352
<b>Bull Run</b>	45,803	45,770	47,348	48,352	49,291	50,296	51,246
<b>Fairfax</b>	27,851	27,911	28,616	28,970	29,271	29,568	29,877
<b>Jefferson</b>	23,545	23,642	23,975	24,426	24,933	25,461	25,977
<b>Lincolnia</b>	6,953	6,944	6,994	7,111	7,248	7,400	7,540
<b>Lower Potomac</b>	12,781	12,779	12,889	13,090	13,313	13,561	13,788
<b>McLean</b>	33,420	34,226	36,727	39,003	41,431	43,993	46,487
<b>Mount Vernon</b>	39,489	39,828	40,867	42,261	43,789	45,388	46,955
<b>Pohick 1/</b>	47,017	46,976	47,214	47,380	47,523	47,674	47,820
<b>Rose Hill</b>	20,780	20,801	21,271	21,590	21,824	22,063	22,303
<b>Springfield</b>	19,814	19,790	20,261	20,824	21,410	22,036	22,630
<b>Upper Potomac 2/</b>	79,997	81,318	87,059	91,380	95,364	99,521	103,505
<b>Vienna 3/</b>	25,399	25,762	26,886	28,633	30,616	32,699	34,704
<b>Fairfax County</b>	<b>426,017</b>	<b>429,088</b>	<b>444,007</b>	<b>457,942</b>	<b>472,072</b>	<b>486,912</b>	<b>501,242</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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 2024**

<b>Human Services Region</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Region 1</b>	94,562	94,903	97,030	99,523	102,095	104,836	107,494
<b>Region 2</b>	91,373	91,746	93,641	95,646	97,693	99,833	101,928
<b>Region 3 1/</b>	133,389	135,731	144,226	152,192	160,306	168,808	177,006
<b>Region 4 2/</b>	106,693	106,707	109,110	110,582	111,978	113,435	114,815
<b>Fairfax County</b>	<b>426,017</b>	<b>429,088</b>	<b>444,007</b>	<b>457,942</b>	<b>472,072</b>	<b>486,912</b>	<b>501,242</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
20120	14,450	14,440	14,502	14,648	14,800	14,993	15,149
20121	10,134	10,124	10,180	10,286	10,420	10,558	10,696
20124	4,979	4,979	4,991	4,996	4,995	4,991	4,994
20151	7,951	7,918	9,106	9,779	10,405	11,058	11,680
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,781	13,998	15,978	16,889	17,249	17,595	17,961
20171	21,303	21,683	23,414	24,304	25,024	25,756	26,451
20190	12,170	12,685	13,921	15,232	16,745	18,349	19,871
20191	13,476	13,617	14,094	14,976	16,012	17,114	18,158
20194	5,766	5,764	5,785	5,838	5,903	5,975	6,041
20196		10	20	77	149	226	298
22003	19,442	19,480	19,764	20,062	20,310	20,568	20,828
22015	14,723	14,696	14,737	14,754	14,758	14,768	14,776
22027	723	728	736	766	802	840	879
22030	14,109	14,113	14,727	14,911	15,001	15,095	15,193
22031	12,474	12,549	13,072	13,431	13,740	14,062	14,382
22032	9,867	9,871	10,019	10,093	10,138	10,195	10,244
22033	16,175	16,293	16,757	17,090	17,425	17,766	18,096
22035	252	256	261	282	308	336	363
22037		10	21	78	151	228	301
22039	6,105	6,107	6,114	6,152	6,209	6,245	6,279
22041	10,505	10,576	10,688	11,077	11,556	12,057	12,542

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22042</b>	12,253	12,306	12,492	12,654	12,820	12,989	13,159
<b>22043</b>	9,416	9,472	10,008	10,214	10,333	10,452	10,579
<b>22044</b>	4,678	4,730	4,816	5,133	5,535	5,959	6,364
<b>22046</b>	2,047	2,051	2,058	2,070	2,086	2,102	2,119
<b>22060</b>	3,124	3,130	3,138	3,173	3,219	3,270	3,316
<b>22066</b>	5,873	5,891	5,975	6,017	6,066	6,109	6,158
<b>22079</b>	11,992	11,983	12,172	12,367	12,554	12,764	12,963
<b>22101</b>	11,233	11,290	11,445	11,661	11,920	12,191	12,482
<b>22102</b>	14,953	15,553	17,282	18,693	20,170	21,735	23,233
<b>22106</b>					1	1	1
<b>22124</b>	6,512	6,507	6,548	6,571	6,590	6,604	6,623
<b>22150</b>	9,110	9,212	9,626	10,139	10,676	11,248	11,791
<b>22151</b>	5,716	5,719	5,724	5,731	5,739	5,746	5,754
<b>22152</b>	10,262	10,241	10,268	10,281	10,299	10,313	10,326
<b>22153</b>	10,752	10,652	10,692	10,722	10,750	10,792	10,833
<b>22180</b>	10,084	10,122	10,203	10,275	10,366	10,462	10,554
<b>22181</b>	5,493	5,492	5,520	5,560	5,605	5,645	5,692
<b>22182</b>	10,047	10,417	11,135	13,068	15,415	17,893	20,259
<b>22203</b>	147	147	147	147	147	147	147
<b>22204</b>	14	14	14	14	14	14	14
<b>22206</b>	2	2	2	2	2	2	2
<b>22207</b>	55	55	55	56	57	58	60
<b>22213</b>	7	7	7	7	8	8	9

(Continued)

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22302</b>	634	634	634	635	636	637	638
<b>22303</b>	8,363	8,465	8,888	9,391	9,960	10,549	11,112
<b>22304</b>	145	144	145	145	145	145	145
<b>22306</b>	12,548	12,699	13,022	13,527	14,111	14,732	15,332
<b>22307</b>	4,637	4,642	4,659	4,691	4,727	4,763	4,801
<b>22308</b>	4,819	4,824	4,852	4,873	4,886	4,898	4,924
<b>22309</b>	11,421	11,492	11,753	12,093	12,433	12,790	13,145
<b>22310</b>	10,982	11,010	11,165	11,345	11,509	11,678	11,850
<b>22311</b>	602	602	604	606	609	611	614
<b>22312</b>	8,426	8,418	8,470	8,585	8,720	8,868	9,005
<b>22315</b>	11,282	11,265	11,599	11,769	11,865	11,959	12,053
<b>Fairfax County</b>	<b>426,017</b>	<b>429,088</b>	<b>444,007</b>	<b>457,942</b>	<b>472,072</b>	<b>486,912</b>	<b>501,242</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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.*

*(Continued)*

**Table 5.6****Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4151</b>	1,570	1,588	1,621	1,714	1,828	1,947	2,062
<b>4152</b>	1,929	1,930	1,932	1,934	1,935	1,936	1,938
<b>4153</b>	1,454	1,453	1,461	1,470	1,477	1,486	1,493
<b>4154.01</b>	2,302	2,379	2,579	2,610	2,620	2,626	2,633
<b>4154.02</b>	1,109	1,111	1,121	1,142	1,167	1,193	1,220
<b>4155</b>	2,273	2,271	2,288	2,307	2,318	2,330	2,349
<b>4156</b>	1,060	1,063	1,078	1,094	1,104	1,114	1,134
<b>4157</b>	1,365	1,366	1,366	1,367	1,368	1,368	1,369
<b>4158</b>	1,725	1,726	1,736	1,739	1,741	1,742	1,745
<b>4159</b>	1,188	1,190	1,193	1,196	1,199	1,201	1,204
<b>4160</b>	1,919	1,926	1,948	2,009	2,076	2,147	2,217
<b>4161</b>	1,485	1,495	1,514	1,567	1,626	1,685	1,747
<b>4162</b>	1,519	1,519	1,519	1,519	1,519	1,519	1,519
<b>4163</b>	768	771	780	784	789	793	797
<b>4201</b>	1,153	1,154	1,156	1,160	1,164	1,168	1,173
<b>4202.01</b>	1,286	1,282	1,286	1,304	1,307	1,316	1,327
<b>4202.02</b>	1,025	1,025	1,026	1,030	1,035	1,041	1,046
<b>4202.03</b>	1,107	1,126	1,240	1,317	1,385	1,454	1,519
<b>4203</b>	2,119	2,119	2,135	2,160	2,194	2,229	2,264
<b>4204</b>	2,384	2,432	2,606	2,755	2,906	3,065	3,216
<b>4205.01</b>	995	1,005	1,005	1,034	1,084	1,124	1,164
<b>4205.02</b>	1,135	1,134	1,147	1,176	1,211	1,249	1,285
<b>4205.03</b>	1,396	1,442	1,631	1,819	2,011	2,210	2,399

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4206</b>	2,338	2,332	2,361	2,414	2,479	2,550	2,620
<b>4207</b>	1,435	1,436	1,440	1,444	1,447	1,449	1,453
<b>4208</b>	1,194	1,197	1,211	1,231	1,248	1,259	1,277
<b>4210.01</b>	1,010	1,012	1,022	1,047	1,078	1,110	1,141
<b>4210.02</b>	1,943	2,010	2,342	2,649	2,951	3,275	3,580
<b>4211.01</b>	2,178	2,161	2,181	2,185	2,184	2,183	2,182
<b>4211.02</b>	1,468	1,466	1,469	1,471	1,472	1,474	1,475
<b>4211.03</b>	2,298	2,315	2,351	2,406	2,476	2,550	2,622
<b>4212</b>	686	686	686	686	686	686	686
<b>4213</b>	1,435	1,433	1,435	1,436	1,436	1,438	1,439
<b>4214</b>	2,886	2,932	2,982	3,247	3,582	3,937	4,280
<b>4215</b>	2,337	2,363	2,391	2,534	2,716	2,910	3,094
<b>4216</b>	1,896	1,926	2,115	2,206	2,259	2,320	2,373
<b>4217.01</b>	1,405	1,406	1,407	1,414	1,421	1,430	1,438
<b>4217.02</b>	1,242	1,242	1,242	1,243	1,243	1,243	1,244
<b>4218</b>	2,293	2,313	2,340	2,466	2,617	2,772	2,930
<b>4219</b>	966	968	969	978	990	1,002	1,014
<b>4220</b>	1,358	1,362	1,375	1,425	1,492	1,563	1,627
<b>4221.01</b>	2,427	2,426	2,433	2,448	2,467	2,487	2,506
<b>4221.02</b>	2,124	2,114	2,138	2,175	2,222	2,273	2,320
<b>4222.01</b>	1,468	1,457	1,469	1,483	1,492	1,505	1,515
<b>4222.02</b>	2,222	2,230	2,276	2,347	2,411	2,489	2,559
<b>4223.01</b>	1,305	1,301	1,564	1,670	1,695	1,716	1,742
<b>4223.02</b>	2,522	2,521	2,526	2,536	2,548	2,561	2,572

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
4224.01	1,081	1,080	1,082	1,086	1,092	1,098	1,102
4224.02	2,082	2,073	2,082	2,079	2,075	2,072	2,067
4224.03	1,005	1,002	1,008	1,015	1,023	1,032	1,040
4301.01	1,543	1,543	1,544	1,551	1,555	1,561	1,568
4301.02	1,038	1,035	1,043	1,048	1,051	1,054	1,058
4302.01	1,413	1,412	1,417	1,426	1,433	1,445	1,454
4302.02	1,970	1,968	1,990	2,007	2,019	2,036	2,049
4302.03	888	884	892	897	902	908	912
4304	2,293	2,293	2,295	2,295	2,295	2,295	2,295
4305	565	565	565	566	566	566	566
4306	1,776	1,802	1,828	1,965	2,138	2,322	2,496
4307	914	916	917	925	934	944	954
4308.01	1,505	1,502	1,505	1,505	1,505	1,505	1,505
4308.02	1,776	1,776	1,776	1,776	1,776	1,776	1,776
4309.01	1,419	1,417	1,422	1,432	1,445	1,458	1,469
4309.02	1,084	1,082	1,086	1,088	1,089	1,090	1,091
4310.01	1,575	1,575	1,580	1,590	1,593	1,597	1,602
4310.02	746	742	746	746	747	747	747
4313	1,401	1,400	1,402	1,403	1,403	1,403	1,404
4314	1,448	1,445	1,449	1,449	1,451	1,451	1,451
4315	2,012	2,004	2,013	2,015	2,017	2,018	2,019
4316.01	1,371	1,371	1,371	1,371	1,371	1,371	1,371
4316.02	1,953	1,960	2,012	2,069	2,118	2,169	2,218
4318.01	1,426	1,420	1,428	1,431	1,435	1,439	1,443

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4318.02</b>	1,036	1,032	1,036	1,028	1,015	1,006	993
<b>4319</b>	1,049	1,049	1,049	1,050	1,050	1,050	1,050
<b>4320</b>	1,113	1,110	1,113	1,113	1,114	1,114	1,115
<b>4321</b>	1,439	1,438	1,439	1,439	1,439	1,439	1,439
<b>4322.01</b>	830	827	830	830	830	830	830
<b>4322.02</b>	1,612	1,609	1,614	1,621	1,631	1,640	1,650
<b>4323</b>	1,734	1,733	1,737	1,740	1,742	1,745	1,748
<b>4324.01</b>	1,171	1,171	1,171	1,171	1,171	1,172	1,172
<b>4324.02</b>	1,644	1,642	1,647	1,648	1,650	1,650	1,652
<b>4325</b>	1,872	1,869	1,875	1,876	1,878	1,878	1,880
<b>4326</b>	1,577	1,572	1,580	1,583	1,585	1,586	1,589
<b>4327.01</b>	1,084	1,085	1,086	1,087	1,087	1,087	1,088
<b>4327.02</b>	1,485	1,485	1,489	1,491	1,493	1,494	1,495
<b>4328</b>	766	672	678	684	687	694	698
<b>4401</b>	2,531	2,535	2,540	2,551	2,559	2,566	2,578
<b>4402.01</b>	2,078	2,100	2,201	2,320	2,452	2,585	2,718
<b>4402.02</b>	2,157	2,158	2,164	2,168	2,171	2,173	2,177
<b>4403</b>	944	944	947	949	950	951	952
<b>4405.01</b>	1,642	1,643	1,650	1,662	1,674	1,687	1,700
<b>4405.03</b>	686	710	920	926	928	930	932
<b>4405.04</b>							
<b>4405.05</b>	492	496	528	537	540	542	544
<b>4406</b>	949	951	954	955	956	956	956
<b>4407.01</b>	964	965	966	968	969	970	972

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4407.02</b>	1,788	1,788	1,789	1,790	1,791	1,791	1,792
<b>4408</b>	2,131	2,141	2,217	2,235	2,241	2,245	2,252
<b>4501</b>	2,172	2,179	2,190	2,238	2,300	2,366	2,429
<b>4502</b>	1,301	1,302	1,304	1,306	1,307	1,308	1,310
<b>4503</b>	2,050	2,051	2,055	2,063	2,072	2,082	2,092
<b>4504</b>	934	936	940	944	949	954	959
<b>4505</b>	867	868	869	869	869	869	869
<b>4506.01</b>	1,384	1,384	1,388	1,390	1,391	1,392	1,395
<b>4506.02</b>	1,894	1,925	2,074	2,114	2,128	2,142	2,154
<b>4507.01</b>	964	963	967	969	970	971	974
<b>4507.02</b>	1,435	1,444	1,455	1,504	1,566	1,631	1,695
<b>4508</b>	1,187	1,201	1,219	1,288	1,372	1,461	1,546
<b>4509</b>	597	597	597	598	598	598	598
<b>4510</b>	887	888	889	889	890	890	890
<b>4511</b>	817	817	818	819	819	820	821
<b>4512</b>	657	661	673	676	677	678	679
<b>4513</b>	913	926	940	1,005	1,084	1,168	1,249
<b>4514</b>	1,322	1,336	1,368	1,499	1,665	1,841	2,008
<b>4515.01</b>	2,204	2,225	2,256	2,381	2,539	2,705	2,865
<b>4515.02</b>	2,185	2,214	2,257	2,439	2,666	2,902	3,130
<b>4516.01</b>	1,557	1,573	1,594	1,674	1,773	1,878	1,979
<b>4516.02</b>	1,126	1,127	1,130	1,133	1,135	1,136	1,138
<b>4518</b>	1,110	1,110	1,112	1,114	1,115	1,115	1,117
<b>4519</b>	2,294	2,302	2,326	2,412	2,517	2,632	2,741

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4520</b>	1,115	1,122	1,291	1,408	1,452	1,499	1,545
<b>4521.01</b>	1,657	1,658	1,668	1,671	1,674	1,677	1,682
<b>4521.02</b>	1,021	1,021	1,027	1,030	1,032	1,035	1,039
<b>4522</b>	2,185	2,193	2,207	2,233	2,266	2,302	2,336
<b>4523.01</b>	1,475	1,476	1,487	1,496	1,500	1,503	1,508
<b>4523.02</b>	1,692	1,684	1,716	1,720	1,720	1,720	1,720
<b>4524</b>	2,326	2,328	2,329	2,330	2,330	2,330	2,330
<b>4525.01</b>	1,292	1,293	1,296	1,303	1,310	1,317	1,325
<b>4525.02</b>	1,555	1,557	1,562	1,581	1,605	1,631	1,655
<b>4526</b>	2,747	2,726	2,748	2,758	2,765	2,777	2,783
<b>4527</b>	1,946	1,958	1,988	2,043	2,113	2,187	2,257
<b>4528.01</b>	2,277	2,289	2,301	2,366	2,448	2,535	2,617
<b>4528.02</b>	1,492	1,492	1,492	1,492	1,492	1,492	1,492
<b>4601</b>	1,452	1,467	1,486	1,563	1,667	1,774	1,882
<b>4602</b>	1,328	1,330	1,331	1,332	1,332	1,332	1,333
<b>4603</b>	967	977	981	1,013	1,055	1,096	1,137
<b>4604</b>	2,015	2,236	2,782	3,881	5,174	6,534	7,824
<b>4605.01</b>	857	904	952	1,227	1,570	1,935	2,288
<b>4605.03</b>	1,425	1,436	1,454	1,530	1,626	1,727	1,826
<b>4605.04</b>	1,306	1,308	1,320	1,339	1,359	1,382	1,406
<b>4606</b>	1,334	1,338	1,344	1,360	1,382	1,403	1,424
<b>4607.01</b>	1,146	1,149	1,156	1,156	1,156	1,156	1,156
<b>4607.02</b>	1,664	1,670	1,686	1,686	1,686	1,686	1,686
<b>4608</b>	1,181	1,184	1,191	1,191	1,191	1,191	1,191

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4609</b>	874	876	882	882	882	882	882
<b>4610</b>	913	929	955	955	955	955	955
<b>4611</b>	2,510	2,513	2,527	2,545	2,559	2,573	2,592
<b>4612.01</b>	1,536	1,537	1,541	1,543	1,543	1,543	1,544
<b>4612.02</b>	2,771	2,766	2,789	2,797	2,802	2,807	2,812
<b>4615</b>	2,544	2,537	2,550	2,575	2,608	2,634	2,666
<b>4616.03</b>	2,310	2,353	2,730	2,902	3,013	3,131	3,247
<b>4616.04</b>	874	871	877	887	895	905	912
<b>4616.05</b>	2,435	2,460	2,486	2,626	2,804	2,993	3,172
<b>4616.06</b>	1,277	1,286	1,300	1,365	1,447	1,533	1,616
<b>4617</b>	2,538	2,537	2,557	2,563	2,567	2,569	2,574
<b>4618.01</b>	534	534	535	535	535	535	535
<b>4618.02</b>	2,335	2,328	2,535	2,625	2,653	2,676	2,706
<b>4619.01</b>	1,411	1,410	1,417	1,422	1,426	1,428	1,432
<b>4619.02</b>	587	587	591	595	598	599	602
<b>4701</b>	954	956	961	969	987	995	1,013
<b>4703</b>	1,153	1,157	1,176	1,199	1,221	1,256	1,289
<b>4704</b>	1,707	1,715	1,737	1,752	1,767	1,781	1,803
<b>4705</b>	2,278	2,302	2,334	2,439	2,577	2,721	2,865
<b>4706</b>	1,177	1,185	1,229	1,254	1,271	1,290	1,313
<b>4707</b>	1,864	1,873	1,891	1,930	1,979	2,031	2,081
<b>4708</b>	1,155	1,156	1,163	1,163	1,164	1,164	1,166
<b>4709</b>	2,753	2,755	2,777	2,781	2,784	2,787	2,794
<b>4710</b>	861	900	1,212	1,353	1,449	1,547	1,644

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
4711	2,397	2,420	2,619	2,668	2,679	2,686	2,698
4712.01	1,971	2,025	2,202	2,451	2,727	3,016	3,289
4712.03	1,189	1,188	1,193	1,196	1,198	1,199	1,201
4712.04	1,219	1,360	1,817	2,032	2,233	2,443	2,642
4713.01	1,567	1,564	1,567	1,567	1,567	1,567	1,567
4713.03	1,718	1,718	1,725	1,739	1,756	1,774	1,792
4713.04	700	700	701	703	704	705	708
4714.01	1,354	1,355	1,356	1,357	1,357	1,358	1,358
4714.02	1,217	1,216	1,220	1,226	1,230	1,234	1,240
4801	1,568	1,575	1,605	1,616	1,621	1,625	1,631
4802.01	1,547	1,552	1,573	1,600	1,624	1,652	1,684
4802.03	1,580	1,604	1,628	1,758	1,924	2,101	2,268
4802.04	3,184	3,399	3,763	4,020	4,311	4,626	4,923
4802.05	2,951	3,131	3,798	4,448	5,125	5,839	6,523
4803.01	1,041	1,045	1,065	1,074	1,079	1,080	1,086
4803.02	1,795	1,848	1,929	2,186	2,504	2,843	3,168
4804.01	1,456	1,458	1,480	1,498	1,531	1,564	1,595
4804.02	2,064	2,066	2,078	2,086	2,093	2,099	2,106
4805.01	1,133	1,133	1,133	1,136	1,140	1,143	1,147
4805.02	1,942	1,942	1,942	1,942	1,961	1,961	1,980
4805.03	1,147	1,147	1,148	1,149	1,157	1,158	1,167
4805.04	837	839	840	853	865	881	894
4805.05	1,580	1,582	1,589	1,615	1,648	1,683	1,716
4808.01	1,623	1,623	1,623	1,623	1,623	1,623	1,623

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4808.02</b>	1,368	1,437	1,531	1,531	1,531	1,531	1,531
<b>4809.01</b>	1,954	2,038	2,350	2,355	2,356	2,356	2,356
<b>4809.02</b>	1,480	1,520	2,827	3,485	3,611	3,742	3,870
<b>4809.03</b>	1,483	1,483	1,720	1,814	1,831	1,844	1,861
<b>4810</b>	1,887	1,913	1,939	2,086	2,270	2,468	2,655
<b>4811.01</b>	2,100	2,148	2,262	2,310	2,347	2,391	2,432
<b>4811.02</b>	1,454	1,452	1,454	1,454	1,454	1,454	1,454
<b>4811.03</b>	1,207	1,205	1,208	1,208	1,208	1,208	1,208
<b>4811.04</b>	1,176	1,175	1,176	1,176	1,176	1,176	1,176
<b>4811.05</b>	1,689	1,688	1,692	1,699	1,706	1,714	1,721
<b>4811.06</b>	1,748	1,749	1,756	1,758	1,758	1,758	1,759
<b>4812.01</b>	411	467	534	837	1,221	1,630	2,016
<b>4812.02</b>	2,700	2,773	3,109	3,450	3,803	4,175	4,530
<b>4814</b>	2,793	2,789	2,802	2,810	2,820	2,830	2,840
<b>4815</b>	813	813	813	813	813	813	813
<b>4816</b>	1,154	1,155	1,155	1,155	1,156	1,156	1,156
<b>4817.01</b>	2,025	2,026	2,029	2,032	2,034	2,035	2,038
<b>4817.02</b>	1,976	1,977	1,981	1,987	1,994	2,002	2,009
<b>4819</b>	2,762	2,804	3,020	3,185	3,370	3,565	3,749
<b>4820.01</b>	1,760	1,756	1,764	1,768	1,773	1,778	1,783
<b>4820.02</b>	1,810	1,811	1,821	1,848	1,882	1,919	1,954
<b>4821</b>	1,522	1,531	1,547	1,617	1,707	1,801	1,893
<b>4822.01</b>	991	996	1,001	1,028	1,063	1,099	1,134
<b>4822.03</b>	3,589	3,830	4,197	4,700	5,330	6,008	6,649

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4822.04</b>	1,307	1,311	1,314	1,331	1,352	1,375	1,397
<b>4822.05</b>	1,587	1,703	2,197	2,711	3,244	3,802	4,331
<b>4822.06</b>	642	739	878	880	883	885	888
<b>4823.01</b>	3,314	3,346	3,402	3,646	3,955	4,284	4,596
<b>4823.02</b>	1,782	1,779	1,782	1,782	1,782	1,782	1,782
<b>4823.03</b>	1,678	1,669	1,678	1,678	1,678	1,678	1,678
<b>4824</b>	775	788	802	875	967	1,064	1,157
<b>4825.02</b>	1,027	1,026	1,027	1,027	1,027	1,027	1,027
<b>4825.03</b>	1,534	1,541	1,567	1,576	1,581	1,587	1,593
<b>4825.04</b>	1,672	1,674	1,686	1,692	1,694	1,698	1,702
<b>4825.05</b>	1,671	1,699	1,864	1,973	2,072	2,174	2,270
<b>4825.06</b>	3,543	3,817	5,143	5,701	6,087	6,466	6,824
<b>4825.07</b>	1,581	1,616	1,691	1,883	2,118	2,366	2,601
<b>4826.01</b>	2,382	2,384	2,397	2,436	2,483	2,536	2,583
<b>4826.03</b>	1,441	1,469	1,637	1,685	1,704	1,722	1,740
<b>4826.04</b>	1,259	1,259	1,260	1,268	1,277	1,286	1,293
<b>4901.01</b>	2,009	2,111	2,582	2,767	2,912	3,058	3,198
<b>4901.04</b>	1,039	1,039	1,039	1,040	1,040	1,040	1,041
<b>4901.05</b>	1,908	1,747	2,428	2,751	3,023	3,309	3,582
<b>4905.01</b>	1,325	1,327	1,333	1,356	1,385	1,415	1,445
<b>4905.02</b>	2,216	2,232	2,366	2,413	2,426	2,442	2,463
<b>4910</b>	731	731	731	731	731	731	731
<b>4911.01</b>	1,175	1,175	1,175	1,175	1,175	1,175	1,175
<b>4911.02</b>	1,124	1,124	1,124	1,124	1,124	1,124	1,124

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4911.03</b>	2,113	2,097	2,114	2,114	2,114	2,114	2,115
<b>4912.01</b>	2,307	2,313	2,343	2,426	2,518	2,629	2,722
<b>4912.02</b>	1,137	1,137	1,138	1,138	1,138	1,139	1,139
<b>4913.01</b>	2,123	2,125	2,132	2,142	2,155	2,167	2,180
<b>4913.02</b>	1,399	1,397	1,400	1,402	1,405	1,409	1,412
<b>4913.03</b>	1,516	1,523	1,535	1,587	1,651	1,720	1,786
<b>4914.01</b>	1,846	1,840	1,852	1,868	1,892	1,914	1,938
<b>4914.02</b>	1,400	1,391	1,401	1,402	1,404	1,406	1,407
<b>4914.03</b>	1,151	1,151	1,151	1,151	1,151	1,151	1,152
<b>4914.04</b>	1,321	1,314	1,321	1,322	1,323	1,323	1,324
<b>4914.05</b>	834	834	834	837	840	840	843
<b>4915.01</b>	2,383	2,384	2,397	2,453	2,507	2,582	2,639
<b>4915.02</b>	2,139	2,139	2,140	2,146	2,154	2,160	2,167
<b>4916.01</b>	1,591	1,593	1,602	1,636	1,679	1,717	1,758
<b>4916.02</b>	1,575	1,579	1,585	1,602	1,629	1,661	1,688
<b>4917.01</b>	1,914	1,940	2,068	2,151	2,233	2,314	2,393
<b>4917.03</b>	2,696	2,702	2,708	2,740	2,780	2,823	2,863
<b>4917.04</b>	2,344	2,307	2,351	2,368	2,388	2,410	2,431
<b>4917.05</b>	973	971	984	998	1,009	1,027	1,042
<b>4917.06</b>	1,584	1,650	1,789	1,935	2,097	2,264	2,427
<b>4917.07</b>	1,769	1,770	1,784	1,820	1,868	1,918	1,967
<b>4918.01</b>	1,055	1,055	1,056	1,057	1,060	1,063	1,065
<b>4918.02</b>	1,149	1,149	1,151	1,151	1,152	1,152	1,153
<b>4918.03</b>	2,579	2,579	2,582	2,585	2,588	2,592	2,595

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4920</b>	2,190	2,192	2,198	2,198	2,199	2,199	2,199
<b>4921</b>	2,246	2,246	2,251	2,262	2,268	2,279	2,285
<b>4922.01</b>	1,063	1,067	1,104	1,119	1,128	1,133	1,141
<b>4922.02</b>	2,199	2,197	2,197	2,213	2,250	2,264	2,277
<b>4922.03</b>	1,307	1,310	1,336	1,359	1,388	1,407	1,427
<b>4923</b>	1,090	1,093	1,103	1,119	1,137	1,166	1,194
<b>4924</b>	1,772	1,769	1,796	1,792	1,773	1,772	1,771
<b>4925</b>	1,478	1,481	1,493	1,497	1,498	1,499	1,501
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>426,017</b>	<b>429,088</b>	<b>444,007</b>	<b>457,942</b>	<b>472,072</b>	<b>486,912</b>	<b>501,242</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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.*

*(Continued)*



## HOUSING UNIT INVENTORY

Housing units are summarized from the real estate tax assessment files as of January 1 of the respective year. Building permit data, utility hook-up information, and three-dimensional pictometry 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 in 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 district, town, and planning district.

<b>Total Housing Units Fairfax County, 1985 through 2024</b>			
<b>Year</b>	<b>Housing Units</b>	<b>Average Annual Change</b>	
		<b>Number</b>	<b>Percent</b>
1985	247,777	N/A	N/A
1990	302,464	10,937	4.07%
1995	328,151	5,137	1.64%
2000	358,960	6,162	1.81%
2005	385,634	5,335	1.85%
2010	396,386	1,830	0.46%
2015*	412,198	3,162	0.79%
2016	413,746	1,548	0.38%
2017	415,690	1,944	0.47%
2018	418,250	2,560	0.62%
2019	421,102	2,82	0.68%
2020	424,087	2,985	0.71%
2021	425,585	1,498	0.35%
2022**	426,412	827	0.19%
2023	432,550	6,138	1.44%
<b>2024</b>	<b>437,144</b>	<b>4,594</b>	<b>1.06%</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*\*Growth in housing units is over-represented from 2010 to 2015 due to methodology changes. Since 2011, continuing care units are included in the housing unit inventory. Since 2012, units in Fort Belvoir are included in the housing unit inventory.*

*\*\*Growth in housing units is under-represented in 2022 due to the undercount of units in several assisted living facilities.*

# Fairfax County, Virginia January 2024



*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, Integrated Parcel Lifecycle System (IPLS).

# Fairfax County, Virginia January 2024



*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, Integrated Parcel Lifecycle System (IPLS).

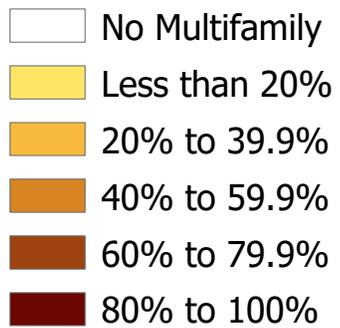
# Fairfax County, Virginia January 2024



*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, Integrated Parcel Lifecycle System (IPLS).

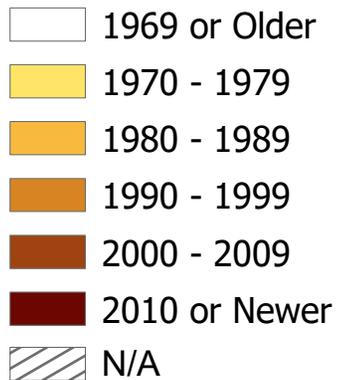
# Fairfax County, Virginia January 2024



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

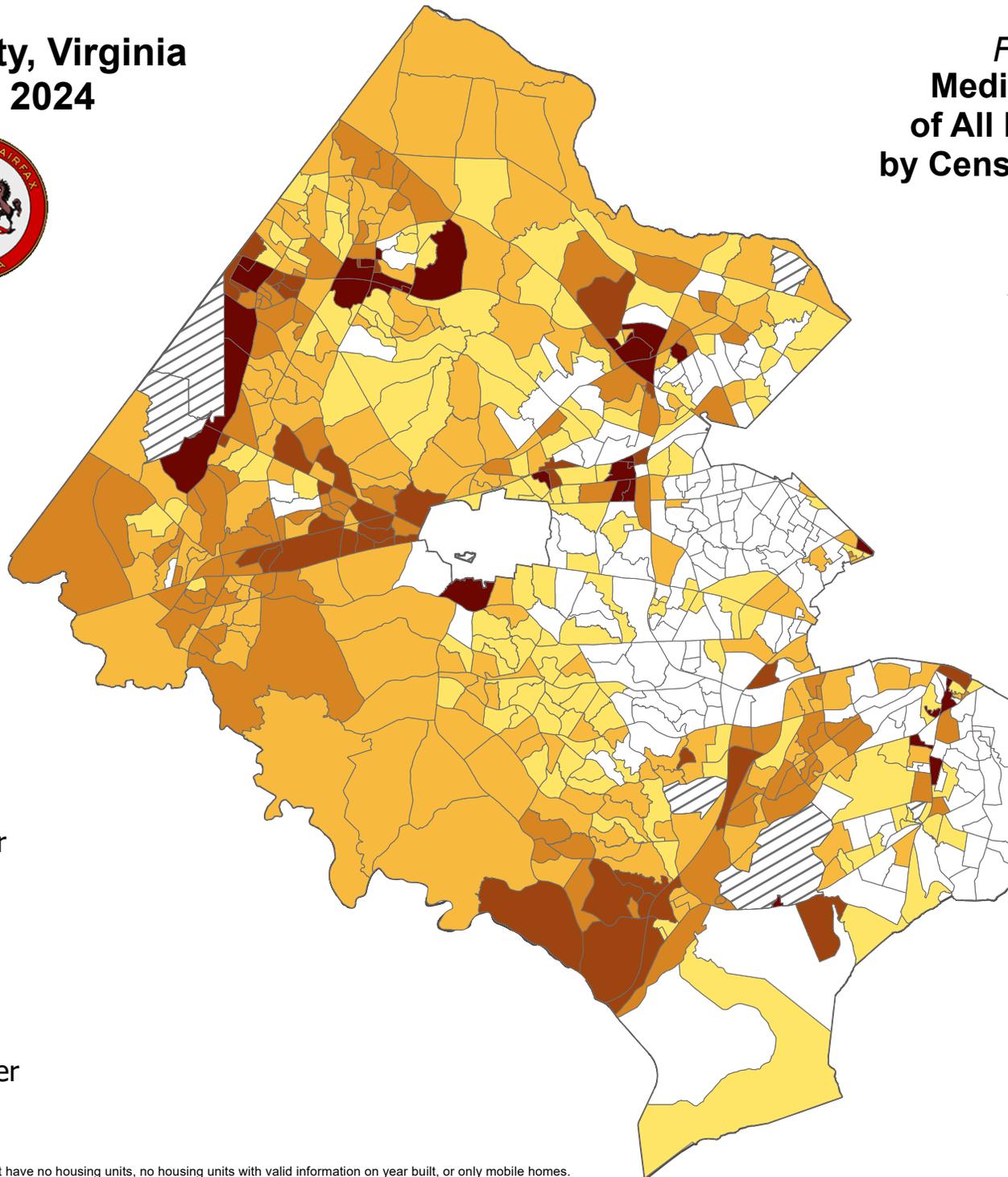


## Median Year Built



Note: City of Fairfax is not included.

N/A applies to the block groups that have no housing units, no housing units with valid information on year built, or only mobile homes.  
Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS).



**Table 6.1**

**Housing Unit Inventory by Unit Type by Supervisor District  
Fairfax County, January 2024**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
<b>Braddock</b>	23,285	366	10,148	304	9,179	490	228	152	44,152
<b>Dranesville 1/</b>	29,904	78	6,347	595	6,633	2,739	506		46,802
<b>Franconia</b>	17,381	597	12,791	1,933	11,929	2,061		791	47,483
<b>Hunter Mill 2/</b>	21,731	38	11,599	1,886	13,191	3,677	4,204		56,326
<b>Mason</b>	19,102	33	6,068	960	11,565	1,784	6,280		45,792
<b>Mount Vernon</b>	22,470	1,145	9,111	1,390	9,410	1,135	3,937	325	48,923
<b>Providence</b>	14,132	1	10,204	1,192	16,144	5,272	9,213		56,158
<b>Springfield 3/</b>	26,204	70	10,026	1,330	7,688	358			45,676
<b>Sully</b>	21,369		14,831	1,966	5,822	1,354		490	45,832
<b>Fairfax County</b>	<b>195,578</b>	<b>2,328</b>	<b>91,125</b>	<b>11,556</b>	<b>91,561</b>	<b>18,870</b>	<b>24,368</b>	<b>1,758</b>	<b>437,144</b>

**Table 6.2**

**Housing Unit Inventory by Unit Type by Town  
Fairfax County, January 2024**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
<b>Town of Clifton</b>	92					92
<b>Town of Herndon</b>	3,070	62	2,331	69	2,501	8,033
<b>Town of Vienna</b>	4,638		507	53	618	5,816
<b>Towns Total</b>	<b>7,800</b>	<b>62</b>	<b>2,838</b>	<b>122</b>	<b>3,119</b>	<b>13,941</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024**

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,194	14	3,458	255	5,124	545	471		26,061
Baileys	5,280	13	945	293	4,780	1,223	5,809		18,343
Bull Run	18,318	70	15,265	2,352	9,034	954		490	46,483
Fairfax	9,400		5,339	791	12,286	275	228	152	28,471
Jefferson	8,752	5	3,012	289	7,505	2,949	1,817		24,329
Lincolnia	1,664	2	2,168	412	2,724	144			7,114
Lower Potomac	5,937	8	3,238	853	2,752	283			13,071
McLean	17,961	16	2,252	680	4,272	2,995	7,356		35,532
Mount Vernon	15,679	1,652	3,675	1,883	11,859	1,542	3,937	1,116	41,343
Pohick 1/	30,619	412	14,344	364	1,704				47,443
Rose Hill	9,152	28	7,000	296	4,731				21,207
Springfield	8,816	8	6,794	291	2,819	1,371			20,099
Upper Potomac 2/	33,041	84	17,757	2,342	18,347	6,109	4,204		81,884
Vienna 3/	14,765	16	5,878	455	3,624	480	546		25,764
<b>Fairfax County</b>	<b>195,578</b>	<b>2,328</b>	<b>91,125</b>	<b>11,556</b>	<b>91,561</b>	<b>18,870</b>	<b>24,368</b>	<b>1,758</b>	<b>437,144</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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

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

**Table 6.4**

**Housing Unit Inventory by Unit Type by Human Services Region  
Fairfax County, January 2024**

<b>Human Services Region</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>Region 1</b>	40,429	1,734	22,524	3,163	21,348	3,196	3,937	1,116	97,447
<b>Region 2</b>	41,046	36	13,571	1,733	23,221	5,752	8,643		94,002
<b>Region 3 1/</b>	59,846	114	24,114	3,306	29,932	8,696	11,560		137,568
<b>Region 4 2/</b>	54,257	444	30,916	3,354	17,060	1,226	228	642	108,127
<b>Fairfax County</b>	<b>195,578</b>	<b>2,328</b>	<b>91,125</b>	<b>11,556</b>	<b>91,561</b>	<b>18,870</b>	<b>24,368</b>	<b>1,758</b>	<b>437,144</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*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 2024**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,406		5,748		2,477				14,631
20121	1,783		5,235	826	2,432				10,276
20124	4,142		618		248				5,008
20151	4,337		1,304	750	566	596		490	8,043
20152	1								1
20164	1								1
20170	7,165	62	3,399	83	3,267				13,976
20171	8,240		3,986	851	6,000	2,881			21,958
20190	544		2,408	204	4,645	1,426	3,350		12,577
20191	3,695	22	4,327	647	2,833	1,530	854		13,908
20194	1,901		2,062	501	1,396				5,860
22003	10,738	14	2,796	255	5,016	545	471		19,835
22015	7,564	364	5,638	265	1,020				14,851
22027	632		102						734
22030	4,581	8	2,567	404	6,334	191	228	152	14,465
22031	3,137		3,172	288	3,598	1,730	873		12,798
22032	7,410	2	2,000		550				9,962
22033	4,669	62	4,371	922	5,852	630			16,506
22035					270				270
22039	6,148								6,148
22041	2,046	10	660	293	2,888	449	4,765		11,111
22042	6,735	5	1,456	181	3,820	441			12,638
22043	4,318		1,752	188	1,814	340	1,231		9,643
22044	1,647	3	255		1,502	310	1,044		4,761
22046	1,447	2			664				2,113
22060	2,304		108		470	283			3,165

**Table 6.5**  
**Housing Unit Inventory by Unit Type by ZIP Code**  
**Fairfax County, January 2024**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,904								5,904
22079	4,971	8	4,152	853	2,282				12,266
22101	9,290	14	1,037	13	244	451	506		11,555
22102	3,388		613	479	3,779	2,204	6,052		16,515
22124	4,228		1,317	128	942				6,615
22150	4,969		1,219		1,705	1,371			9,264
22151	4,755		653		412				5,820
22152	4,881		4,082	259	1,157				10,379
22153	6,405	54	4,310		100				10,869
22180	6,083		1,057	169	1,638	1,068	259		10,274
22181	3,307		1,165	275	793				5,540
22182	6,860	16	1,465		850	274	798		10,263
22203					100	50			150
22204	14								14
22206	2								2
22207	56								56
22213	7								7
22302	22		30		184	414			650
22303	1,113	1,122	568	23	1,647	1,252	3,426	90	9,241
22304			148						148
22306	3,620	6	1,986	265	6,072	290		906	13,145
22307	2,392	522	225		1,061		511		4,711
22308	4,888	1							4,889
22309	5,193	1	1,711	1,595	3,079			120	11,699
22310	5,698	2	2,900	172	2,441				11,213
22311	509				106				615

(Continued)

**Table 6.5**

**Housing Unit Inventory by Unit Type by ZIP Code  
Fairfax County, January 2024**

<b>ZIP Code</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>22312</b>	2,900	2	2,338	412	2,816	144			8,612
<b>22315</b>	2,532	26	6,185	255	2,491				11,489
<b>Fairfax County</b>	<b>195,578</b>	<b>2,328</b>	<b>91,125</b>	<b>11,556</b>	<b>91,561</b>	<b>18,870</b>	<b>24,368</b>	<b>1,758</b>	<b>437,144</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*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.*

*(Continued)*

**Table 6.6**

**Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2024**

<b>Sewershed Code</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
A1	6,606		2,753	216	2,696				12,271
A2	86		1,236	345	2,784	1,948			6,399
A3	197		799	14	686				1,696
B1	1,006	12	402	56	794	800	480		3,550
B2	4,377		1,493	272	2,162		2,057		10,361
B3	870								870
B5	3,069	62	2,331	69	2,501				8,032
C1	1,119								1,119
C2	1,305								1,305
D1	3,188								3,188
D2	2,688		3,305	433	4,013	2,377	1,443		14,259
D3	18,914	26	4,990	703	3,188	500	3,464		31,785
E1	2,337		538	476	3,779	2,204	3,610		12,944
E2	661								661
F	1,942		508	13	162	121	506		3,252
G1	8,035	14	2,121	100	2,024	409	1,231		13,934
G2	1,042					261			1,303
G3	731		35						766
G4	352								352
H1	1,187	2	502		2,333	823	1,525		6,372
H2					256		3,517		3,773
H3	268			88					356
I1	14,067	18	2,663	582	8,180	1,909	1,026		28,445
I2	1,251		75						1,326
I3	10,248	16	5,633	839	4,654	390	219		21,999
I4	79								79

**Table 6.6**

**Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2024**

<b>Sewershed Code</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>I5</b>	285		35		8				328
<b>I6</b>	2								2
<b>J1</b>	3,940	1,121	818	23	1,894	852	1,435		10,083
<b>J2</b>	836	1	188		1,114	400	1,991	90	4,620
<b>J3</b>	1,218	125	155		506	290			2,294
<b>J4</b>	665	2	20		932		511		2,130
<b>K</b>	8,638	402	1,818	1,196	5,301			906	18,261
<b>L</b>	7,461	27	6,151	788	5,803			120	20,350
<b>M0</b>	866		186		740			152	1,944
<b>M1</b>	940		1,614	128	2,455				5,137
<b>M2</b>	11,720	2	5,889	571	8,852	2,029	1,125		30,188
<b>M3</b>	6,179		303						6,482
<b>M4</b>	4,997		1,785		1,163				7,945
<b>M5</b>	1,479	8	1,389	160	91	1,371			4,498
<b>M6</b>	1,812		4,181	131	1,179				7,303
<b>M7</b>	15				88	283			386
<b>M8</b>	2,105		108		382				2,595
<b>M9</b>	465		2,222	170	5,287	191	228		8,563
<b>N1</b>	21,333	366	14,943	1,217	3,611				41,470
<b>N2</b>	4,305	46	1,882						6,233
<b>O1</b>	501	2							503
<b>P</b>	59								59
<b>P1</b>	481	6	196		195				878
<b>P2</b>	181								181
<b>P3</b>	1,194								1,194
<b>P4</b>	77								77

(Continued)

**Table 6.6**  
**Housing Unit Inventory by Unit Type by Sewershed**  
**Fairfax County, January 2024**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
P5	150		85		180				415
Q1	2,647								2,647
R1	2,925								2,925
R2	244				557				801
R3	92								92
R4	333								333
S1	4,855	8	4,802		1,756				11,421
S2	423								423
T1	1,087		242	234	206	486		490	2,745
T2	4,934		2,830	750	826	596			9,936
T3	3,711		2,158						5,869
T4	2,547	62	3,066	1,156	4,500	630			11,961
T5	2,902		3,599	810	3,311				10,622
T6	281								281
T7	1,068		1,076	16	412				2,572
<b>Fairfax County</b>	<b>195,578</b>	<b>2,328</b>	<b>91,125</b>	<b>11,556</b>	<b>91,561</b>	<b>18,870</b>	<b>24,368</b>	<b>1,758</b>	<b>437,144</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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.

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,040		74		451			90	1,655
4152	348	2	151		932		511		1,944
4153	811	520	24		129				1,484
4154.01	314		285		1,834			115	2,548
4154.02	851		228		60				1,139
4155	1,550		435		339				2,324
4156	1,086	1							1,087
4157	1,375								1,375
4158	1,742								1,742
4159	1,212								1,212
4160	1,066	1	202	149	410			120	1,948
4161	1,470				45				1,515
4162	1,519								1,519
4163	819	2							821
4201	1,014		155						1,169
4202.01	608		697						1,305
4202.02	6		42	172	846				1,066
4202.03	639		337		150				1,126
4203	1,607		560						2,167
4204	7	272	172	23	434	360	1,222		2,490
4205.01		1			2		1,001		1,004
4205.02	5	256	104		42	126	634		1,167
4205.03	249	38	84		749	366	569		2,055

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4206	419	555	181		862	400			2,417
4207	1,415		44						1,459
4208	1,147		71						1,218
4210.01	208		824						1,032
4210.02	569		443		978				1,990
4211.01	238		1,634	131	201				2,204
4211.02	257		726		546				1,529
4211.03	938		1,012	124	244				2,318
4212	689								689
4213	955		503						1,458
4214	496	6	95	138	1,971	290			2,996
4215	280		238	127	975			791	2,411
4216	165		140	931	736				1,972
4217.01	224		391	150	657				1,422
4217.02	867		400						1,267
4218	196		578	365	1,231				2,370
4219	631				88	283			1,002
4220	470		523		382				1,375
4221.01	662		653	112	1,107				2,534
4221.02	440		1,166	280	265				2,151
4222.01	820		318		345				1,483
4222.02	645	6	578	461	565				2,255
4223.01	202		587		555				1,344
4223.02	453	28	857		1,208				2,546

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4224.01	10		358		758				1,126
4224.02	99		1,588		424				2,111
4224.03	704		317						1,021
4301.01	1,547								1,547
4301.02	400		652						1,052
4302.01	810		616						1,426
4302.02	1,103	2	536		340				1,981
4302.03	632		270						902
4304	1,998		326						2,324
4305	571								571
4306	1,318		106		386				1,810
4307	929								929
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	464		731		244				1,439
4309.02	607		484						1,091
4310.01	769		738	79					1,586
4310.02	2		750						752
4313	1,115		302						1,417
4314	893		470	99					1,462
4315	1,094	8	676	160	91				2,029
4316.01						1,371			1,371
4316.02	1,139		515		341				1,995
4318.01	111	53	1,279						1,443

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
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	578	183	749		112				1,622
4323	1,152		495		100				1,747
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,458		432						1,890
4326	1,197		393						1,590
4327.01	804		293						1,097
4327.02	244		1,163		100				1,507
4328	291		482						773
4401	1,792		150	161	388	84			2,575
4402.01			287	56	580	1,274			2,197
4402.02	530		579	8	1,088				2,205
4403	958								958
4405.01	1,627		33						1,660
4405.03	86		47		557				690
4405.04									
4405.05	496								496
4406	785		9		12			152	958
4407.01	979								979

*(Continued)*

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4407.02	1,671		137						1,808
4408	1,958				210				2,168
4501	650	1	288	117	1,204				2,260
4502	799		512		25				1,336
4503	1,048		167		723	171			2,109
4504	857	2	94						953
4505	885								885
4506.01	1,374		35						1,409
4506.02	525	2	194		1,250				1,971
4507.01	535		445						980
4507.02	332	2			887		252		1,473
4508	1,004		20		184				1,208
4509	606								606
4510	897								897
4511	830								830
4512	666								666
4513	755	3	57		108				923
4514			139		933	50	220		1,342
4515.01	380		97	81	561	310	824		2,253
4515.02	303		259		731	463	481		2,237
4516.01	248		36		1,300				1,584
4516.02	319					400	419		1,138
4518	1,080		48						1,128
4519	516	2	1,103	210	525				2,356

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4520	556		326			246			1,128
4521.01	938	2	504	255					1,699
4521.02	495	2	332				219		1,048
4522	937	6	361		925				2,229
4523.01			137		1,049	299			1,485
4523.02	15		393		1,365				1,773
4524	1,644		327		412				2,383
4525.01	1,061	2	160		92				1,315
4525.02	302		281		1,023				1,606
4526	491		774	202	1,176	144			2,787
4527	300	10	309	212	801		348		1,980
4528.01	399				346		2,025		2,770
4528.02							1,492		1,492
4601	1,464		8						1,472
4602	1,342								1,342
4603	968								968
4604	951	16	417		371	274			2,029
4605.01	806		70						876
4605.03	468		520		479				1,467
4605.04	782		551						1,333
4606	1,352								1,352
4607.01	862				300				1,162
4607.02	1,342		256		88				1,686
4608	917		20	53	191				1,181

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4609	790		84						874
4610	727		147		39				913
4611	1,816		132	275	300				2,523
4612.01	1,521		39						1,560
4612.02	198		960	72	1,413	191			2,834
4615	996		1,084		493				2,573
4616.03	73		808	127	1,167	206			2,381
4616.04	518		373						891
4616.05					436	1,504	586		2,526
4616.06			221	116	1,020				1,357
4617	390		1,474		196		546		2,606
4618.01	2		300		240				542
4618.02	93		927	128	1,261				2,409
4619.01	236		249		929				1,414
4619.02	2				592				594
4701	945		35						980
4703	1,173								1,173
4704	1,522		227						1,749
4705	1,378		358			121	506		2,363
4706	858		168	13	162				1,201
4707	1,833		7			69			1,909
4708	858	14	232		82				1,186
4709	1,924	2	565		97	261			2,849
4710	515		22	188	152				877

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4711	2,110		17			340			2,467
4712.01			77	132	833	501	532		2,075
4712.03	115		270	200	218		425		1,228
4712.04			65	144	1,083		729		2,021
4713.01			420		1,214				1,634
4713.03	342		168				1,231		1,741
4713.04	612		95						707
4714.01	767				639				1,406
4714.02	286		531		414				1,231
4801	1,570								1,570
4802.01	1,567								1,567
4802.03				3			1,765		1,768
4802.04					1,002	1,703	635		3,340
4802.05			201		643		2,364		3,208
4803.01	1,051								1,051
4803.02	1,466						400		1,866
4804.01	1,475								1,475
4804.02	2,064								2,064
4805.01	1,140								1,140
4805.02	1,873				80				1,953
4805.03	908		257						1,165
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	675		841	5	108				1,629

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4808.02	702		234		450				1,386
4809.01	1,052	2	612		305				1,971
4809.02	370	2	452	64	630				1,518
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01			106	146	1,178	741			2,171
4811.02	82		407		1,004				1,493
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,746		17						1,763
4812.01	392		26						418
4812.02	785	12	561		718	353	480		2,909
4814	1,118		1,042	133	222	91	224		2,830
4815	822								822
4816	1,165								1,165
4817.01	2,043								2,043
4817.02	395		527		1,072				1,994
4819	891		501	54	923	509			2,878
4820.01	1,052		724						1,776
4820.02	415		529	333	566				1,843
4821	91		560	46	727	48	59		1,531
4822.01	73		327		610				1,010
4822.03			326	104	1,252		2,057		3,739

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4822.04					556		777		1,333
4822.05	12		148		185	869	457		1,671
4822.06	37		226		392				655
4823.01	272		1,374	100	575	951	150		3,422
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	781		1						782
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,683								1,683
4825.05	209		576	334	99	486			1,704
4825.06	1		576	255	1,381	1,654			3,867
4825.07	3		526		1,100				1,629
4826.01	1,493		694		206				2,393
4826.03	534		600	56		272			1,462
4826.04	989		280						1,269
4901.01	1,018		500	58	466				2,042
4901.04	557							490	1,047
4901.05	500		751	112		596			1,959
4905.01	261		322		748				1,331
4905.02	1,927		119		194				2,240
4910	741								741
4911.01	1,182								1,182
4911.02	1,054		77						1,131

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
4911.03	149		1,983						2,132
4912.01	382		1,699		252				2,333
4912.02					1,195				1,195
4913.01	960		781		412				2,153
4913.02	177		577		686				1,440
4913.03	70		333	810	318				1,531
4914.01			1,368		516				1,884
4914.02	163		1,251						1,414
4914.03	977		177						1,154
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	582		1,253		564				2,399
4915.02	2,103		38						2,141
4916.01	445		221	580	360				1,606
4916.02	1,137		455						1,592
4917.01	40		570	266	778	358			2,012
4917.03			403		2,237		228		2,868
4917.04	58		968	332	1,040				2,398
4917.05	723	8	246						977
4917.06			90	90	1,457				1,637
4917.07			881	72	852				1,805
4918.01			389		696				1,085
4918.02	509	62	152	438					1,161
4918.03	1,430		197		997				2,624

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>4920</b>	2,219								2,219
<b>4921</b>	2,262								2,262
<b>4922.01</b>	1,063								1,063
<b>4922.02</b>	2,089		123						2,212
<b>4922.03</b>	1,317								1,317
<b>4923</b>	635	46	421						1,102
<b>4924</b>	428		1,376						1,804
<b>4925</b>	1,478								1,478
<b>9801</b>									
<b>9802</b>									
<b>9803</b>									
<b>Fairfax County</b>	<b>195,578</b>	<b>2,328</b>	<b>91,125</b>	<b>11,556</b>	<b>91,561</b>	<b>18,870</b>	<b>24,368</b>	<b>1,758</b>	<b>437,144</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*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.*

*(Continued)*

**Table 6.8**

**Housing Unit Inventory by Year Built and Supervisor District  
Fairfax County, January 2024**

Year Built	Braddock		Dranesville 1/		Franconia		Hunter Mill 2/		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	14,556	33.1	9,783	20.9	15,690	33.6	7,086	12.6	26,294	57.5	18,123	37.6	14,082	25.1	3,590	7.9	2,028	4.5	111,232	25.6
<b>1970 to 1979</b>	12,438	28.3	10,217	21.8	6,424	13.8	14,915	26.5	7,698	16.8	6,699	13.9	11,123	19.8	10,103	22.1	3,512	7.7	83,129	19.1
<b>1980 to 1989</b>	8,524	19.4	7,471	16.0	9,202	19.7	10,308	18.3	5,924	12.9	8,509	17.7	8,053	14.3	17,057	37.4	18,803	41.5	93,851	21.6
<b>1990 to 1999</b>	2,096	4.8	5,340	11.4	8,825	18.9	9,272	16.5	1,719	3.8	3,898	8.1	5,281	9.4	8,938	19.6	11,372	25.1	56,741	13.1
<b>2000 to 2009</b>	3,827	8.7	7,235	15.5	4,503	9.6	6,098	10.8	1,964	4.3	7,010	14.6	5,800	10.3	4,253	9.3	5,399	11.9	46,089	10.6
<b>2010 to 2019</b>	1,205	2.7	4,012	8.6	1,265	2.7	4,409	7.8	1,691	3.7	2,159	4.5	8,383	14.9	1,069	2.3	2,334	5.1	26,527	6.1
<b>2020 to 2024</b>	1,341	3.0	2,706	5.8	765	1.6	4,221	7.5	471	1.0	1,742	3.6	3,419	6.1	633	1.4	1,878	4.1	17,176	4.0
<b>Total Units</b>	<b>43,987</b>	<b>100.0</b>	<b>46,764</b>	<b>100.0</b>	<b>46,674</b>	<b>100.0</b>	<b>56,309</b>	<b>100.0</b>	<b>45,761</b>	<b>100.0</b>	<b>48,140</b>	<b>100.0</b>	<b>56,141</b>	<b>100.0</b>	<b>45,643</b>	<b>100.0</b>	<b>45,326</b>	<b>100.0</b>	<b>434,745</b>	<b>100.0</b>

**Table 6.9**

**Housing Unit Inventory by Year Built and Town  
Fairfax County, January 2024**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	52	57.1	890	11.1	3,084	53.1	4,026	28.9
<b>1970 to 1979</b>	1	1.1	3,261	40.6	583	10.0	3,845	27.6
<b>1980 to 1989</b>	5	5.5	1,448	18.0	285	4.9	1,738	12.5
<b>1990 to 1999</b>	6	6.6	1,482	18.5	266	4.6	1,754	12.6
<b>2000 to 2009</b>	19	20.9	687	8.6	302	5.2	1,008	7.2
<b>2010 to 2019</b>	4	4.4	256	3.2	809	13.9	1,069	7.7
<b>2020 to 2024</b>	4	4.4	8	0.1	484	8.3	496	3.6
<b>Total Units</b>	<b>91</b>	<b>100.0</b>	<b>8,032</b>	<b>100.0</b>	<b>5,813</b>	<b>100.0</b>	<b>13,936</b>	<b>100.0</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct								
<b>Before 1970</b>	15,985	61.4	10,437	56.9	3,160	6.9	5,280	18.7	12,546	51.6	3,625	51.0	1,726	13.7	9,418	26.5
<b>1970 to 1979</b>	6,769	26.0	3,505	19.1	3,061	6.7	5,003	17.7	2,519	10.4	225	3.2	1,280	10.1	5,520	15.5
<b>1980 to 1989</b>	1,334	5.1	2,614	14.3	17,310	37.7	6,383	22.5	2,418	9.9	1,574	22.1	1,837	14.5	4,549	12.8
<b>1990 to 1999</b>	856	3.3	632	3.4	14,102	30.7	3,399	12.0	764	3.1	389	5.5	1,800	14.3	3,033	8.5
<b>2000 to 2009</b>	522	2.0	459	2.5	5,674	12.3	5,484	19.4	1,949	8.0	968	13.6	4,776	37.8	2,762	7.8
<b>2010 to 2019</b>	386	1.5	602	3.3	1,148	2.5	1,564	5.5	3,831	15.8	206	2.9	1,055	8.4	6,242	17.6
<b>2020 to 2024</b>	197	0.8	85	0.5	1,521	3.3	1,194	4.2	295	1.2	120	1.7	152	1.2	3,990	11.2
<b>Total Units</b>	<b>26,049</b>	<b>100.0</b>	<b>18,334</b>	<b>100.0</b>	<b>45,976</b>	<b>100.0</b>	<b>28,307</b>	<b>100.0</b>	<b>24,322</b>	<b>100.0</b>	<b>7,107</b>	<b>100.0</b>	<b>12,626</b>	<b>100.0</b>	<b>35,514</b>	<b>100.0</b>

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
<b>Before 1970</b>	21,471	53.4	3,179	6.7	5,302	25.0	8,293	41.3	4,089	5.0	6,721	26.1	111,232	25.6
<b>1970 to 1979</b>	7,169	17.8	18,177	38.3	1,807	8.5	2,364	11.8	19,685	24.0	6,045	23.5	83,129	19.1
<b>1980 to 1989</b>	4,142	10.3	18,958	40.0	6,213	29.3	3,520	17.5	19,594	23.9	3,405	13.2	93,851	21.6
<b>1990 to 1999</b>	1,543	3.8	4,357	9.2	5,429	25.6	3,296	16.4	13,626	16.6	3,515	13.7	56,741	13.1
<b>2000 to 2009</b>	2,340	5.8	1,631	3.4	1,685	7.9	2,334	11.6	12,204	14.9	3,301	12.8	46,089	10.6
<b>2010 to 2019</b>	1,622	4.0	529	1.1	463	2.2	211	1.1	6,813	8.3	1,855	7.2	26,527	6.1
<b>2020 to 2024</b>	1,927	4.8	577	1.2	296	1.4	75	0.4	5,842	7.1	905	3.5	17,176	4.0
<b>Total Units</b>	<b>40,214</b>	<b>100.0</b>	<b>47,408</b>	<b>100.0</b>	<b>21,195</b>	<b>100.0</b>	<b>20,093</b>	<b>100.0</b>	<b>81,853</b>	<b>100.0</b>	<b>25,747</b>	<b>100.0</b>	<b>434,745</b>	<b>100.0</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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

## HOUSING UNIT FORECASTS

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the development process (i.e., “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, 2024 through 2050**

<b>Supervisor District</b>	<b>Difference 2024 to 2050</b>	<b>Percent of Total Change</b>
Braddock	1,093	1.4%
Dranesville 1/	12,270	15.3%
Franconia	7,580	9.5%
Hunter Mill 2/	20,637	25.8%
Mason	6,177	7.7%
Mount Vernon	6,520	8.1%
Providence	17,687	22.1%
Springfield 3/	2,343	2.9%
Sully	5,728	7.2%
<b>Fairfax County</b>	<b>80,035</b>	<b>100.0%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 through 2050.

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

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

**TABLE 7.2**

**Forecast Housing Unit Change  
by Planning District  
Fairfax County, 2024 through 2050**

<b>Planning District</b>	<b>Difference 2024 to 2050</b>	<b>Percent of Total Change</b>
Annandale	1,513	1.9%
Baileys	3,896	4.9%
Bull Run	5,616	7.0%
Fairfax	2,089	2.6%
Jefferson	2,556	3.2%
Lincolnia	608	0.8%
Lower Potomac	1,026	1.3%
McLean	14,820	18.5%
Mount Vernon	8,418	10.5%
Pohick 1/	804	1.0%
Rose Hill	1,542	1.9%
Springfield	2,901	3.6%
Upper Potomac 2/	24,820	31.0%
Vienna 3/	9,426	11.8%
<b>Fairfax County</b>	<b>80,035</b>	<b>100.0%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 through 2050.

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

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

**Table 7.3****Estimated and Forecasted Housing Units by Supervisor District  
Fairfax County, January 2024**

Supervisor District	2024	2025	2030	2035	2040	2045	2050
Braddock	44,152	44,156	44,643	44,815	44,948	45,101	45,245
Dranesville 1/	46,802	47,537	52,015	54,328	55,899	57,472	59,072
Franconia	47,483	47,688	48,948	50,429	51,933	53,529	55,063
Hunter Mill 2/	56,326	57,340	59,979	63,707	68,027	72,609	76,963
Mason	45,792	45,989	46,651	47,851	49,191	50,606	51,969
Mount Vernon	48,923	49,110	50,196	51,427	52,721	54,095	55,443
Providence	56,158	57,064	60,059	63,277	66,726	70,348	73,845
Springfield 3/	45,676	45,726	46,309	46,744	47,188	47,602	48,019
Sully	45,832	45,803	47,487	48,545	49,528	50,580	51,560
<b>Fairfax County</b>	<b>437,144</b>	<b>440,413</b>	<b>456,288</b>	<b>471,122</b>	<b>486,160</b>	<b>501,943</b>	<b>517,179</b>

**Table 7.4****Estimated and Forecasted Housing Units by Town  
Fairfax County, January 2024**

Town	2024	2025	2030	2035	2040	2045	2050
Town of Clifton	92	92	92	92	92	92	92
Town of Herndon	8,033	8,231	10,257	11,043	11,192	11,341	11,492
Town of Vienna	5,816	5,847	5,908	5,908	5,908	5,908	5,908
<b>Towns Total</b>	<b>13,941</b>	<b>14,170</b>	<b>16,256</b>	<b>17,043</b>	<b>17,192</b>	<b>17,341</b>	<b>17,492</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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 2024**

<b>Planning District</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Annandale</b>	24,901	25,614	25,767	26,070	26,061	26,106	26,469	26,785	27,042	27,306	27,574
<b>Baileys</b>	16,573	17,367	17,976	17,984	18,343	18,471	18,677	19,417	20,339	21,307	22,239
<b>Bull Run</b>	24,559	38,745	44,307	45,065	46,483	46,436	48,057	49,096	50,072	51,114	52,099
<b>Fairfax</b>	17,181	20,992	25,647	27,559	28,471	28,531	29,253	29,620	29,932	30,240	30,560
<b>Jefferson</b>	17,365	18,862	20,409	24,157	24,329	24,431	24,775	25,250	25,784	26,342	26,885
<b>Lincolnia</b>	5,464	5,908	6,800	7,001	7,114	7,105	7,157	7,278	7,420	7,577	7,722
<b>Lower Potomac</b>	3,936	5,898	9,609	13,130	13,071	13,069	13,181	13,386	13,614	13,866	14,097
<b>McLean</b>	23,601	26,269	28,213	33,175	35,532	36,425	39,248	41,847	44,609	47,521	50,352
<b>Mount Vernon</b>	35,338	37,000	37,425	39,614	41,343	41,729	42,936	44,507	46,219	48,010	49,761
<b>Pohick 1/</b>	41,032	45,153	46,667	46,900	47,443	47,399	47,639	47,805	47,948	48,101	48,247
<b>Rose Hill</b>	13,524	19,102	20,401	20,920	21,207	21,227	21,702	22,026	22,264	22,506	22,749
<b>Springfield</b>	14,590	17,151	18,803	20,171	20,099	20,078	20,563	21,142	21,745	22,389	23,000
<b>Upper Potomac 2/</b>	44,898	58,989	69,977	76,938	81,884	83,274	89,351	93,915	98,118	102,502	106,704
<b>Vienna 3/</b>	19,502	21,910	24,385	25,403	25,764	26,133	27,280	29,048	31,055	33,162	35,190
<b>Fairfax County</b>	<b>302,464</b>	<b>358,960</b>	<b>396,386</b>	<b>424,087</b>	<b>437,144</b>	<b>440,413</b>	<b>456,288</b>	<b>471,122</b>	<b>486,160</b>	<b>501,943</b>	<b>517,179</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 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 2024**

<b>Human Services Region</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Region 1</b>	97,447	97,836	100,152	102,846	105,628	108,587	111,455
<b>Region 2</b>	94,002	94,384	96,326	98,401	100,527	102,751	104,925
<b>Region 3 1/</b>	137,568	140,064	149,221	157,769	166,454	175,549	184,319
<b>Region 4 2/</b>	108,127	108,129	110,589	112,106	113,551	115,056	116,480
<b>Fairfax County</b>	<b>437,144</b>	<b>440,413</b>	<b>456,288</b>	<b>471,122</b>	<b>486,160</b>	<b>501,943</b>	<b>517,179</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>20120</b>	14,631	14,620	14,683	14,830	14,985	15,179	15,337
<b>20121</b>	10,276	10,265	10,321	10,431	10,570	10,713	10,855
<b>20124</b>	5,008	5,007	5,019	5,024	5,024	5,020	5,022
<b>20151</b>	8,043	7,999	9,224	9,925	10,577	11,258	11,906
<b>20152</b>	1	1	1	1	1	1	1
<b>20164</b>	1	1	1	1	1	1	1
<b>20170</b>	13,976	14,201	16,257	17,203	17,578	17,939	18,320
<b>20171</b>	21,958	22,363	24,238	25,206	25,985	26,776	27,528
<b>20190</b>	12,577	13,114	14,407	15,781	17,366	19,047	20,642
<b>20191</b>	13,908	14,062	14,588	15,532	16,634	17,805	18,916
<b>20194</b>	5,860	5,858	5,879	5,935	6,002	6,076	6,145
<b>20196</b>		10	20	77	149	226	298
<b>22003</b>	19,835	19,871	20,158	20,460	20,711	20,973	21,237
<b>22015</b>	14,851	14,824	14,866	14,883	14,887	14,897	14,905
<b>22027</b>	734	740	748	778	815	853	892
<b>22030</b>	14,465	14,467	15,094	15,283	15,376	15,473	15,574
<b>22031</b>	12,798	12,878	13,425	13,799	14,120	14,455	14,787
<b>22032</b>	9,962	9,966	10,117	10,191	10,236	10,294	10,344
<b>22033</b>	16,506	16,626	17,105	17,449	17,795	18,148	18,490
<b>22035</b>	270	274	279	301	330	360	389
<b>22037</b>		11	22	83	161	243	322
<b>22039</b>	6,148	6,150	6,157	6,195	6,252	6,288	6,321
<b>22041</b>	11,111	11,186	11,303	11,714	12,222	12,754	13,268
<b>22042</b>	12,638	12,694	12,883	13,054	13,231	13,410	13,590

**Table 7.7**  
**Estimated and Forecasted Housing Units by ZIP Code**  
**Fairfax County, January 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22043</b>	9,643	9,699	10,241	10,449	10,569	10,688	10,816
<b>22044</b>	4,761	4,813	4,900	5,223	5,632	6,064	6,476
<b>22046</b>	2,113	2,117	2,124	2,137	2,152	2,169	2,187
<b>22060</b>	3,165	3,171	3,179	3,215	3,262	3,314	3,362
<b>22066</b>	5,904	5,922	6,006	6,049	6,098	6,141	6,192
<b>22079</b>	12,266	12,258	12,449	12,646	12,837	13,050	13,252
<b>22101</b>	11,555	11,613	11,771	11,995	12,265	12,544	12,847
<b>22102</b>	16,515	17,193	19,227	20,910	22,658	24,508	26,275
<b>22106</b>					1	1	1
<b>22124</b>	6,615	6,609	6,650	6,674	6,693	6,707	6,728
<b>22150</b>	9,264	9,368	9,795	10,324	10,877	11,467	12,027
<b>22151</b>	5,820	5,822	5,827	5,834	5,841	5,849	5,856
<b>22152</b>	10,379	10,358	10,385	10,399	10,416	10,431	10,444
<b>22153</b>	10,869	10,766	10,806	10,837	10,864	10,906	10,948
<b>22180</b>	10,274	10,314	10,396	10,472	10,569	10,671	10,768
<b>22181</b>	5,540	5,539	5,567	5,607	5,653	5,693	5,741
<b>22182</b>	10,263	10,644	11,375	13,364	15,779	18,331	20,767
<b>22203</b>	150	150	150	150	150	150	150
<b>22204</b>	14	14	14	14	14	14	14
<b>22206</b>	2	2	2	2	2	2	2
<b>22207</b>	56	56	56	57	58	59	61
<b>22213</b>	7	7	7	8	8	8	9
<b>22302</b>	650	650	650	651	652	653	654
<b>22303</b>	9,241	9,375	9,925	10,566	11,275	12,011	12,714

(Continued)

**Table 7.7**  
**Estimated and Forecasted Housing Units by ZIP Code**  
**Fairfax County, January 2024**

<b>ZIP Code</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22304</b>	148	146	148	148	148	148	148
<b>22306</b>	13,145	13,308	13,653	14,181	14,794	15,444	16,073
<b>22307</b>	4,711	4,715	4,733	4,768	4,807	4,847	4,888
<b>22308</b>	4,889	4,894	4,923	4,945	4,957	4,970	4,997
<b>22309</b>	11,699	11,773	12,051	12,406	12,758	13,127	13,494
<b>22310</b>	11,213	11,242	11,399	11,581	11,748	11,919	12,093
<b>22311</b>	615	616	617	620	622	625	628
<b>22312</b>	8,612	8,604	8,657	8,776	8,916	9,069	9,212
<b>22315</b>	11,489	11,471	11,809	11,981	12,078	12,174	12,269
<b>Fairfax County</b>	<b>437,144</b>	<b>440,413</b>	<b>456,288</b>	<b>471,122</b>	<b>486,160</b>	<b>501,943</b>	<b>517,179</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 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.*

*(Continued)*

**Table 7.8****Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4151</b>	1,655	1,676	1,712	1,818	1,947	2,082	2,214
<b>4152</b>	1,944	1,944	1,946	1,948	1,950	1,950	1,952
<b>4153</b>	1,484	1,483	1,491	1,500	1,507	1,517	1,524
<b>4154.01</b>	2,548	2,633	2,849	2,880	2,890	2,897	2,904
<b>4154.02</b>	1,139	1,141	1,152	1,173	1,198	1,225	1,252
<b>4155</b>	2,324	2,321	2,339	2,358	2,370	2,382	2,402
<b>4156</b>	1,087	1,090	1,105	1,122	1,132	1,142	1,163
<b>4157</b>	1,375	1,375	1,376	1,377	1,377	1,378	1,379
<b>4158</b>	1,742	1,743	1,753	1,757	1,758	1,760	1,762
<b>4159</b>	1,212	1,213	1,216	1,219	1,222	1,224	1,227
<b>4160</b>	1,948	1,956	1,978	2,039	2,107	2,179	2,250
<b>4161</b>	1,515	1,525	1,544	1,598	1,657	1,717	1,779
<b>4162</b>	1,519	1,519	1,519	1,519	1,519	1,519	1,519
<b>4163</b>	821	824	834	839	843	848	853
<b>4201</b>	1,169	1,170	1,172	1,176	1,180	1,185	1,189
<b>4202.01</b>	1,305	1,300	1,304	1,322	1,325	1,335	1,346
<b>4202.02</b>	1,066	1,066	1,067	1,072	1,077	1,082	1,087
<b>4202.03</b>	1,126	1,145	1,261	1,340	1,409	1,478	1,543
<b>4203</b>	2,167	2,167	2,183	2,209	2,243	2,279	2,315
<b>4204</b>	2,490	2,540	2,721	2,878	3,035	3,201	3,358
<b>4205.01</b>	1,004	1,014	1,014	1,044	1,094	1,134	1,175
<b>4205.02</b>	1,167	1,166	1,180	1,209	1,245	1,285	1,322
<b>4205.03</b>	2,055	2,130	2,437	2,742	3,055	3,379	3,687

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4206</b>	2,417	2,411	2,440	2,496	2,563	2,636	2,709
<b>4207</b>	1,459	1,461	1,465	1,469	1,472	1,474	1,478
<b>4208</b>	1,218	1,222	1,236	1,256	1,273	1,284	1,302
<b>4210.01</b>	1,032	1,034	1,045	1,070	1,101	1,133	1,165
<b>4210.02</b>	1,990	2,059	2,402	2,719	3,031	3,365	3,680
<b>4211.01</b>	2,204	2,187	2,207	2,211	2,210	2,209	2,209
<b>4211.02</b>	1,529	1,527	1,530	1,531	1,533	1,534	1,536
<b>4211.03</b>	2,318	2,336	2,372	2,428	2,498	2,573	2,645
<b>4212</b>	689	689	689	689	689	689	689
<b>4213</b>	1,458	1,456	1,458	1,460	1,460	1,461	1,462
<b>4214</b>	2,996	3,044	3,096	3,373	3,721	4,091	4,448
<b>4215</b>	2,411	2,438	2,468	2,620	2,812	3,017	3,212
<b>4216</b>	1,972	2,004	2,209	2,306	2,363	2,428	2,483
<b>4217.01</b>	1,422	1,423	1,424	1,431	1,439	1,447	1,456
<b>4217.02</b>	1,267	1,267	1,268	1,268	1,268	1,269	1,269
<b>4218</b>	2,370	2,392	2,420	2,552	2,709	2,871	3,036
<b>4219</b>	1,002	1,004	1,006	1,016	1,028	1,042	1,054
<b>4220</b>	1,375	1,380	1,392	1,444	1,511	1,582	1,647
<b>4221.01</b>	2,534	2,533	2,539	2,555	2,574	2,594	2,614
<b>4221.02</b>	2,151	2,142	2,166	2,204	2,252	2,303	2,350
<b>4222.01</b>	1,483	1,472	1,484	1,498	1,507	1,520	1,530
<b>4222.02</b>	2,255	2,264	2,310	2,382	2,448	2,527	2,599
<b>4223.01</b>	1,344	1,340	1,606	1,713	1,738	1,760	1,785

(Continued)

**Table 7.8****Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4223.02</b>	2,546	2,545	2,550	2,560	2,573	2,585	2,596
<b>4224.01</b>	1,126	1,126	1,127	1,132	1,138	1,144	1,149
<b>4224.02</b>	2,111	2,101	2,110	2,108	2,104	2,100	2,096
<b>4224.03</b>	1,021	1,018	1,025	1,031	1,040	1,048	1,057
<b>4301.01</b>	1,547	1,548	1,548	1,555	1,559	1,566	1,573
<b>4301.02</b>	1,052	1,049	1,057	1,062	1,065	1,068	1,072
<b>4302.01</b>	1,426	1,425	1,430	1,438	1,446	1,459	1,467
<b>4302.02</b>	1,981	1,980	2,002	2,018	2,031	2,048	2,061
<b>4302.03</b>	902	897	906	911	916	922	926
<b>4304</b>	2,324	2,324	2,325	2,325	2,325	2,325	2,325
<b>4305</b>	571	571	571	571	571	571	572
<b>4306</b>	1,810	1,836	1,863	2,003	2,182	2,371	2,551
<b>4307</b>	929	930	932	940	949	959	969
<b>4308.01</b>	1,514	1,511	1,514	1,514	1,514	1,514	1,514
<b>4308.02</b>	1,812	1,812	1,812	1,812	1,812	1,812	1,812
<b>4309.01</b>	1,439	1,437	1,442	1,452	1,465	1,479	1,490
<b>4309.02</b>	1,091	1,089	1,093	1,094	1,095	1,096	1,098
<b>4310.01</b>	1,586	1,586	1,591	1,601	1,603	1,608	1,613
<b>4310.02</b>	752	748	752	752	753	753	753
<b>4313</b>	1,417	1,415	1,418	1,418	1,419	1,419	1,420
<b>4314</b>	1,462	1,458	1,462	1,462	1,465	1,464	1,464
<b>4315</b>	2,029	2,021	2,031	2,033	2,035	2,035	2,037
<b>4316.01</b>	1,371	1,371	1,371	1,371	1,371	1,371	1,371

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4316.02</b>	1,995	2,002	2,055	2,114	2,164	2,216	2,267
<b>4318.01</b>	1,443	1,437	1,445	1,449	1,453	1,457	1,461
<b>4318.02</b>	1,042	1,038	1,042	1,034	1,021	1,012	999
<b>4319</b>	1,055	1,055	1,056	1,056	1,056	1,056	1,057
<b>4320</b>	1,127	1,124	1,127	1,128	1,128	1,129	1,129
<b>4321</b>	1,448	1,447	1,448	1,448	1,448	1,448	1,448
<b>4322.01</b>	851	847	851	851	851	851	851
<b>4322.02</b>	1,622	1,619	1,625	1,632	1,641	1,651	1,661
<b>4323</b>	1,747	1,746	1,750	1,753	1,755	1,758	1,761
<b>4324.01</b>	1,179	1,179	1,179	1,180	1,180	1,180	1,180
<b>4324.02</b>	1,658	1,656	1,660	1,662	1,663	1,664	1,665
<b>4325</b>	1,890	1,886	1,892	1,894	1,895	1,895	1,897
<b>4326</b>	1,590	1,584	1,593	1,596	1,598	1,599	1,601
<b>4327.01</b>	1,097	1,097	1,098	1,099	1,099	1,099	1,100
<b>4327.02</b>	1,507	1,506	1,510	1,512	1,514	1,514	1,516
<b>4328</b>	773	678	684	690	694	701	704
<b>4401</b>	2,575	2,579	2,584	2,596	2,604	2,612	2,624
<b>4402.01</b>	2,197	2,221	2,329	2,456	2,597	2,740	2,881
<b>4402.02</b>	2,205	2,207	2,212	2,216	2,219	2,221	2,226
<b>4403</b>	958	959	962	963	964	965	967
<b>4405.01</b>	1,660	1,661	1,668	1,680	1,693	1,706	1,719
<b>4405.03</b>	690	714	925	931	933	935	937
<b>4405.04</b>							

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4405.05</b>	496	500	532	541	544	546	548
<b>4406</b>	958	960	963	964	964	965	965
<b>4407.01</b>	979	979	981	983	984	985	987
<b>4407.02</b>	1,808	1,808	1,809	1,810	1,811	1,811	1,812
<b>4408</b>	2,168	2,178	2,255	2,273	2,280	2,284	2,292
<b>4501</b>	2,260	2,267	2,279	2,330	2,395	2,465	2,531
<b>4502</b>	1,336	1,337	1,339	1,341	1,342	1,343	1,345
<b>4503</b>	2,109	2,111	2,115	2,123	2,132	2,142	2,152
<b>4504</b>	953	955	959	964	969	973	978
<b>4505</b>	885	886	887	887	887	887	887
<b>4506.01</b>	1,409	1,410	1,413	1,416	1,417	1,418	1,421
<b>4506.02</b>	1,971	2,002	2,153	2,194	2,209	2,224	2,238
<b>4507.01</b>	980	979	983	985	986	987	990
<b>4507.02</b>	1,473	1,483	1,494	1,544	1,608	1,676	1,741
<b>4508</b>	1,208	1,222	1,240	1,308	1,392	1,481	1,567
<b>4509</b>	606	606	606	607	607	607	607
<b>4510</b>	897	898	899	899	900	900	900
<b>4511</b>	830	831	832	832	833	833	834
<b>4512</b>	666	670	682	685	686	687	688
<b>4513</b>	923	935	950	1,014	1,094	1,178	1,259
<b>4514</b>	1,342	1,357	1,390	1,523	1,691	1,871	2,040
<b>4515.01</b>	2,253	2,274	2,306	2,434	2,597	2,767	2,931
<b>4515.02</b>	2,237	2,267	2,311	2,498	2,730	2,973	3,207

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4516.01</b>	1,584	1,601	1,621	1,703	1,804	1,910	2,012
<b>4516.02</b>	1,138	1,139	1,141	1,144	1,147	1,148	1,150
<b>4518</b>	1,128	1,128	1,130	1,132	1,133	1,134	1,135
<b>4519</b>	2,356	2,365	2,389	2,479	2,588	2,706	2,820
<b>4520</b>	1,128	1,134	1,305	1,423	1,468	1,515	1,562
<b>4521.01</b>	1,699	1,699	1,709	1,712	1,715	1,718	1,723
<b>4521.02</b>	1,048	1,048	1,054	1,057	1,060	1,063	1,066
<b>4522</b>	2,229	2,237	2,251	2,278	2,312	2,350	2,384
<b>4523.01</b>	1,485	1,486	1,496	1,505	1,510	1,512	1,517
<b>4523.02</b>	1,773	1,765	1,797	1,801	1,802	1,802	1,802
<b>4524</b>	2,383	2,384	2,386	2,386	2,386	2,386	2,387
<b>4525.01</b>	1,315	1,316	1,319	1,326	1,333	1,341	1,348
<b>4525.02</b>	1,606	1,609	1,613	1,633	1,659	1,685	1,711
<b>4526</b>	2,787	2,766	2,788	2,799	2,806	2,818	2,824
<b>4527</b>	1,980	1,992	2,022	2,079	2,149	2,223	2,294
<b>4528.01</b>	2,770	2,785	2,800	2,881	2,984	3,092	3,196
<b>4528.02</b>	1,492	1,492	1,492	1,492	1,492	1,492	1,492
<b>4601</b>	1,472	1,488	1,506	1,585	1,689	1,799	1,908
<b>4602</b>	1,342	1,343	1,345	1,345	1,345	1,346	1,346
<b>4603</b>	968	978	982	1,014	1,056	1,097	1,138
<b>4604</b>	2,029	2,252	2,803	3,911	5,215	6,588	7,889
<b>4605.01</b>	876	924	972	1,246	1,590	1,956	2,310
<b>4605.03</b>	1,467	1,478	1,496	1,577	1,677	1,783	1,886

*(Continued)*

**Table 7.8****Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4605.04</b>	1,333	1,334	1,347	1,367	1,387	1,410	1,435
<b>4606</b>	1,352	1,356	1,362	1,378	1,401	1,422	1,443
<b>4607.01</b>	1,162	1,165	1,172	1,172	1,172	1,172	1,172
<b>4607.02</b>	1,686	1,692	1,708	1,708	1,708	1,708	1,708
<b>4608</b>	1,181	1,184	1,191	1,191	1,191	1,191	1,191
<b>4609</b>	874	876	882	882	882	882	882
<b>4610</b>	913	929	955	955	955	955	955
<b>4611</b>	2,523	2,527	2,541	2,558	2,572	2,587	2,605
<b>4612.01</b>	1,560	1,561	1,565	1,566	1,567	1,567	1,567
<b>4612.02</b>	2,834	2,829	2,853	2,860	2,865	2,870	2,875
<b>4615</b>	2,573	2,566	2,580	2,604	2,637	2,664	2,697
<b>4616.03</b>	2,381	2,425	2,820	2,999	3,115	3,239	3,359
<b>4616.04</b>	891	889	895	905	913	923	931
<b>4616.05</b>	2,526	2,552	2,578	2,724	2,909	3,105	3,291
<b>4616.06</b>	1,357	1,367	1,382	1,452	1,540	1,634	1,723
<b>4617</b>	2,606	2,606	2,626	2,632	2,636	2,639	2,643
<b>4618.01</b>	542	541	542	543	543	543	543
<b>4618.02</b>	2,409	2,401	2,618	2,712	2,741	2,765	2,796
<b>4619.01</b>	1,414	1,413	1,420	1,425	1,429	1,431	1,435
<b>4619.02</b>	594	595	599	603	606	607	610
<b>4701</b>	980	981	986	995	1,014	1,022	1,040
<b>4703</b>	1,173	1,177	1,196	1,220	1,243	1,277	1,312
<b>4704</b>	1,749	1,757	1,779	1,795	1,810	1,824	1,847

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4705</b>	2,363	2,389	2,422	2,534	2,680	2,832	2,984
<b>4706</b>	1,201	1,209	1,254	1,279	1,296	1,315	1,339
<b>4707</b>	1,909	1,918	1,936	1,975	2,024	2,076	2,126
<b>4708</b>	1,186	1,186	1,193	1,194	1,194	1,195	1,196
<b>4709</b>	2,849	2,851	2,873	2,878	2,881	2,884	2,891
<b>4710</b>	877	916	1,227	1,369	1,465	1,564	1,661
<b>4711</b>	2,467	2,491	2,695	2,746	2,757	2,764	2,777
<b>4712.01</b>	2,075	2,133	2,320	2,584	2,877	3,183	3,471
<b>4712.03</b>	1,228	1,227	1,233	1,235	1,237	1,238	1,240
<b>4712.04</b>	2,021	2,208	2,878	3,273	3,647	4,037	4,407
<b>4713.01</b>	1,634	1,631	1,634	1,634	1,634	1,634	1,634
<b>4713.03</b>	1,741	1,741	1,748	1,763	1,780	1,798	1,816
<b>4713.04</b>	707	707	709	710	711	713	715
<b>4714.01</b>	1,406	1,407	1,408	1,409	1,409	1,410	1,410
<b>4714.02</b>	1,231	1,230	1,234	1,240	1,244	1,248	1,254
<b>4801</b>	1,570	1,577	1,607	1,617	1,623	1,627	1,633
<b>4802.01</b>	1,567	1,572	1,594	1,620	1,645	1,674	1,706
<b>4802.03</b>	1,768	1,794	1,821	1,967	2,152	2,350	2,537
<b>4802.04</b>	3,340	3,565	3,947	4,217	4,521	4,852	5,163
<b>4802.05</b>	3,208	3,405	4,134	4,844	5,585	6,366	7,114
<b>4803.01</b>	1,051	1,055	1,075	1,084	1,089	1,090	1,096
<b>4803.02</b>	1,866	1,925	2,012	2,297	2,652	3,029	3,390
<b>4804.01</b>	1,475	1,477	1,500	1,517	1,550	1,583	1,616

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4804.02</b>	2,064	2,066	2,078	2,086	2,093	2,099	2,106
<b>4805.01</b>	1,140	1,140	1,140	1,143	1,147	1,150	1,154
<b>4805.02</b>	1,953	1,953	1,953	1,953	1,972	1,972	1,991
<b>4805.03</b>	1,165	1,164	1,165	1,166	1,175	1,176	1,185
<b>4805.04</b>	840	842	843	856	868	884	897
<b>4805.05</b>	1,622	1,624	1,632	1,659	1,693	1,730	1,765
<b>4808.01</b>	1,629	1,629	1,629	1,629	1,629	1,629	1,629
<b>4808.02</b>	1,386	1,457	1,556	1,556	1,556	1,556	1,556
<b>4809.01</b>	1,971	2,056	2,382	2,388	2,388	2,388	2,388
<b>4809.02</b>	1,518	1,559	2,914	3,596	3,728	3,863	3,996
<b>4809.03</b>	1,529	1,529	1,777	1,875	1,892	1,905	1,923
<b>4810</b>	1,927	1,954	1,982	2,135	2,328	2,535	2,731
<b>4811.01</b>	2,171	2,221	2,338	2,388	2,427	2,472	2,516
<b>4811.02</b>	1,493	1,490	1,493	1,493	1,493	1,493	1,493
<b>4811.03</b>	1,242	1,239	1,242	1,242	1,242	1,242	1,242
<b>4811.04</b>	1,222	1,221	1,222	1,222	1,222	1,222	1,222
<b>4811.05</b>	1,698	1,696	1,701	1,707	1,715	1,722	1,730
<b>4811.06</b>	1,763	1,763	1,770	1,772	1,772	1,773	1,773
<b>4812.01</b>	418	474	541	845	1,228	1,637	2,023
<b>4812.02</b>	2,909	2,992	3,376	3,764	4,166	4,591	4,996
<b>4814</b>	2,830	2,826	2,838	2,847	2,857	2,867	2,877
<b>4815</b>	822	822	822	822	822	822	822
<b>4816</b>	1,165	1,165	1,165	1,166	1,166	1,167	1,167

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4817.01</b>	2,043	2,044	2,047	2,050	2,052	2,053	2,056
<b>4817.02</b>	1,994	1,995	1,999	2,005	2,012	2,020	2,027
<b>4819</b>	2,878	2,924	3,149	3,325	3,522	3,730	3,926
<b>4820.01</b>	1,776	1,772	1,780	1,784	1,789	1,794	1,799
<b>4820.02</b>	1,843	1,844	1,853	1,882	1,918	1,956	1,993
<b>4821</b>	1,531	1,540	1,556	1,627	1,716	1,811	1,902
<b>4822.01</b>	1,010	1,015	1,020	1,048	1,083	1,121	1,157
<b>4822.03</b>	3,739	3,991	4,374	4,900	5,559	6,268	6,938
<b>4822.04</b>	1,333	1,336	1,339	1,357	1,379	1,402	1,424
<b>4822.05</b>	1,671	1,794	2,315	2,857	3,419	4,007	4,565
<b>4822.06</b>	655	754	896	898	901	904	907
<b>4823.01</b>	3,422	3,457	3,515	3,773	4,098	4,445	4,773
<b>4823.02</b>	1,820	1,816	1,820	1,820	1,820	1,820	1,820
<b>4823.03</b>	1,703	1,694	1,703	1,703	1,703	1,703	1,703
<b>4824</b>	782	795	809	882	974	1,071	1,164
<b>4825.02</b>	1,032	1,031	1,032	1,032	1,032	1,032	1,032
<b>4825.03</b>	1,546	1,554	1,580	1,589	1,594	1,599	1,606
<b>4825.04</b>	1,683	1,684	1,696	1,703	1,705	1,709	1,712
<b>4825.05</b>	1,704	1,732	1,901	2,012	2,115	2,219	2,318
<b>4825.06</b>	3,867	4,164	5,625	6,251	6,687	7,116	7,521
<b>4825.07</b>	1,629	1,666	1,743	1,941	2,183	2,440	2,682
<b>4826.01</b>	2,393	2,394	2,408	2,447	2,495	2,547	2,595
<b>4826.03</b>	1,462	1,492	1,666	1,716	1,736	1,755	1,773

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4826.04</b>	1,269	1,269	1,271	1,278	1,287	1,297	1,304
<b>4901.01</b>	2,042	2,145	2,624	2,816	2,968	3,122	3,269
<b>4901.04</b>	1,047	1,047	1,048	1,048	1,049	1,049	1,049
<b>4901.05</b>	1,959	1,783	2,494	2,835	3,121	3,423	3,711
<b>4905.01</b>	1,331	1,333	1,339	1,362	1,391	1,421	1,451
<b>4905.02</b>	2,240	2,256	2,391	2,439	2,453	2,468	2,490
<b>4910</b>	741	741	741	742	742	742	742
<b>4911.01</b>	1,182	1,182	1,182	1,182	1,182	1,182	1,182
<b>4911.02</b>	1,131	1,131	1,131	1,131	1,131	1,131	1,131
<b>4911.03</b>	2,132	2,116	2,133	2,133	2,134	2,134	2,134
<b>4912.01</b>	2,333	2,338	2,369	2,453	2,547	2,658	2,752
<b>4912.02</b>	1,195	1,195	1,195	1,195	1,196	1,196	1,197
<b>4913.01</b>	2,153	2,155	2,161	2,172	2,184	2,197	2,210
<b>4913.02</b>	1,440	1,438	1,441	1,444	1,447	1,451	1,454
<b>4913.03</b>	1,531	1,538	1,551	1,606	1,673	1,745	1,815
<b>4914.01</b>	1,884	1,878	1,890	1,907	1,932	1,955	1,980
<b>4914.02</b>	1,414	1,405	1,415	1,417	1,418	1,420	1,422
<b>4914.03</b>	1,154	1,154	1,154	1,154	1,155	1,155	1,155
<b>4914.04</b>	1,334	1,327	1,335	1,336	1,337	1,337	1,338
<b>4914.05</b>	836	836	836	839	842	842	845
<b>4915.01</b>	2,399	2,400	2,413	2,470	2,524	2,599	2,656
<b>4915.02</b>	2,141	2,141	2,142	2,148	2,156	2,163	2,169
<b>4916.01</b>	1,606	1,608	1,617	1,652	1,696	1,735	1,777

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2024**

<b>Census Tract</b>	<b>2024</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4916.02</b>	1,592	1,597	1,602	1,620	1,647	1,679	1,706
<b>4917.01</b>	2,012	2,038	2,169	2,256	2,342	2,427	2,510
<b>4917.03</b>	2,868	2,874	2,881	2,915	2,958	3,004	3,047
<b>4917.04</b>	2,398	2,360	2,405	2,422	2,443	2,465	2,487
<b>4917.05</b>	977	975	988	1,002	1,013	1,031	1,046
<b>4917.06</b>	1,637	1,705	1,848	1,999	2,167	2,340	2,509
<b>4917.07</b>	1,805	1,806	1,820	1,857	1,906	1,957	2,007
<b>4918.01</b>	1,085	1,085	1,086	1,088	1,090	1,093	1,095
<b>4918.02</b>	1,161	1,161	1,162	1,163	1,163	1,164	1,165
<b>4918.03</b>	2,624	2,623	2,626	2,629	2,633	2,636	2,640
<b>4920</b>	2,219	2,221	2,227	2,227	2,228	2,228	2,228
<b>4921</b>	2,262	2,262	2,266	2,278	2,284	2,295	2,301
<b>4922.01</b>	1,063	1,067	1,104	1,119	1,128	1,133	1,141
<b>4922.02</b>	2,212	2,211	2,210	2,226	2,263	2,277	2,291
<b>4922.03</b>	1,317	1,321	1,346	1,369	1,399	1,417	1,438
<b>4923</b>	1,102	1,106	1,115	1,132	1,149	1,179	1,207
<b>4924</b>	1,804	1,802	1,829	1,824	1,805	1,804	1,803
<b>4925</b>	1,478	1,481	1,493	1,497	1,498	1,499	1,501
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>437,144</b>	<b>440,413</b>	<b>456,288</b>	<b>471,122</b>	<b>486,160</b>	<b>501,943</b>	<b>517,179</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024, 2024 through 2050.*

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

*(Continued)*

## MARKET VALUE

Market value refers to the estimated market value of owned housing units as of January 1 of the respective year. 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 were 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 is also 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 2024



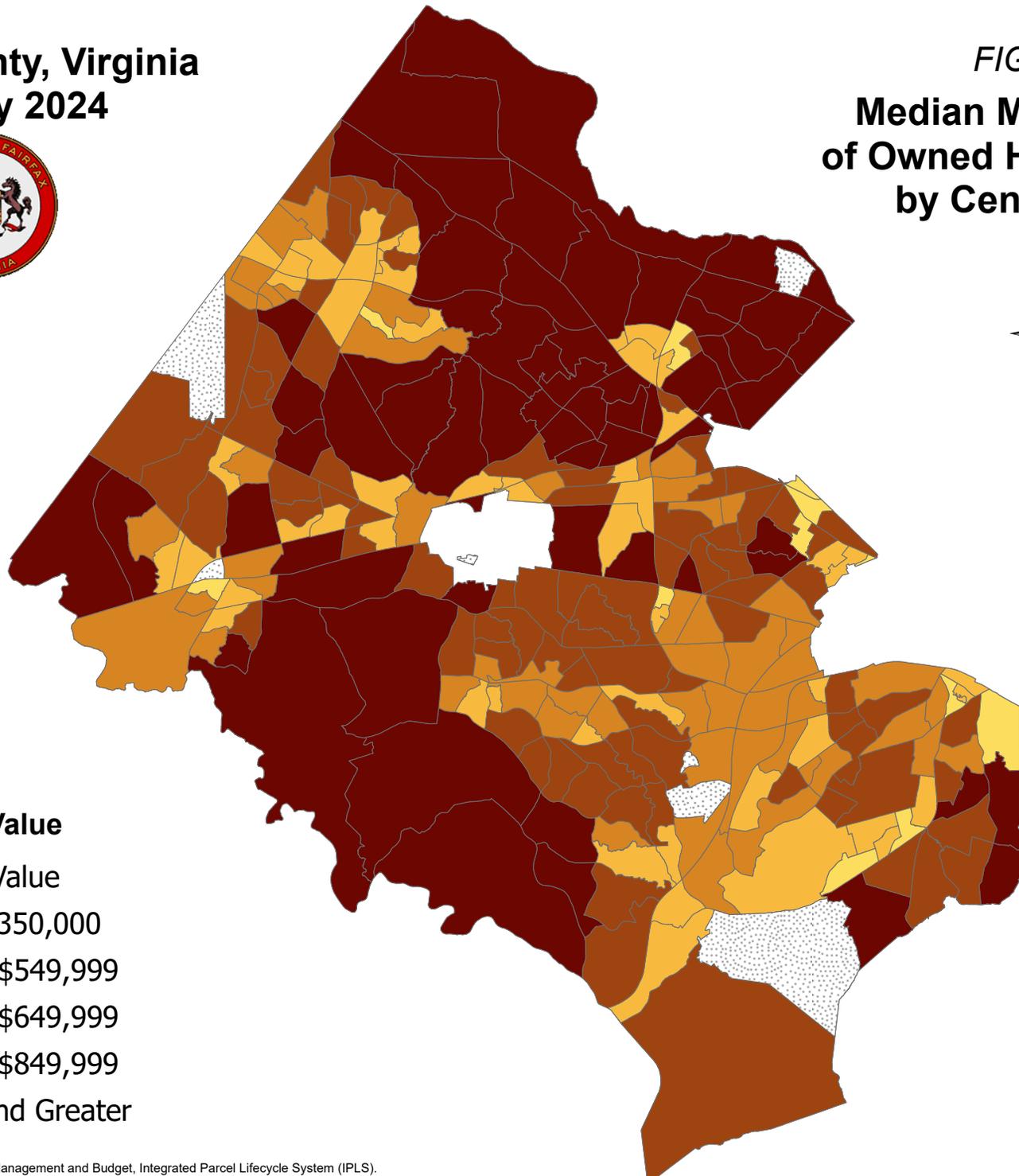
**FIGURE 8.1**  
**Median Market Value**  
**of Owned Housing Units**  
**by Census Tract**



## Median Market Value

-  No Market Value
-  Less than \$350,000
-  \$350,000 - \$549,999
-  \$550,000 - \$649,999
-  \$650,000 - \$849,999
-  \$850,000 and Greater

Note: City of Fairfax is not included.  
Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS).



**TABLE 8.1**

**Median Market Value of Owned Housing Units  
by Supervisor District  
Fairfax County, 2023 and 2024**

Supervisor District	Median Market Value		Percent Change
	2023	2024	
Braddock	\$ 684,842	\$ 698,786	2.0%
Dranesville 1/	\$ 1,064,346	\$ 1,106,133	3.9%
Franconia	\$ 595,561	\$ 612,029	2.8%
Hunter Mill 2/	\$ 747,252	\$ 764,854	2.4%
Mason	\$ 638,215	\$ 652,817	2.3%
Mount Vernon	\$ 650,423	\$ 665,569	2.3%
Providence	\$ 686,102	\$ 697,999	1.7%
Springfield 3/	\$ 744,681	\$ 771,246	3.6%
Sully	\$ 657,542	\$ 676,858	2.9%
<b>Fairfax County</b>	<b>\$ 691,564</b>	<b>\$ 708,383</b>	<b>2.4%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

**TABLE 8.2**

**Median Market Value of Owned Housing Units  
by Planning District  
Fairfax County, 2023 and 2024**

Planning District	Median Market Value		Percent Change
	2023	2024	
Annandale	\$672,987	\$689,745	2.5%
Baileys	\$556,039	\$560,030	0.7%
Bull Run	\$612,460	\$633,951	3.5%
Fairfax	\$702,446	\$717,449	2.1%
Jefferson	\$662,141	\$670,940	1.3%
Lincolnia	\$582,430	\$611,039	4.9%
Lower Potomac	\$609,788	\$627,627	2.9%
McLean	\$1,144,206	\$1,184,537	3.5%
Mount Vernon	\$614,623	\$626,493	1.9%
Pohick 1/	\$743,846	\$765,429	2.9%
Rose Hill	\$626,000	\$641,477	2.5%
Springfield	\$595,000	\$617,568	3.8%
Upper Potomac 2/	\$699,447	\$718,489	2.7%
Vienna 3/	\$916,444	\$931,782	1.7%
<b>Fairfax County</b>	<b>\$691,564</b>	<b>\$708,383</b>	<b>2.4%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

**Table 8.3**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Supervisor District**  
**Fairfax County, January 2024**

Supervisor District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Braddock</b>	\$785,000	\$544,961	\$278,271	\$698,786	\$805,310	\$548,973	\$292,107	\$685,111
<b>Dranesville 1/</b>	\$1,247,831	\$562,391	\$333,543	\$1,106,133	\$1,467,386	\$651,552	\$447,284	\$1,280,551
<b>Franconia</b>	\$671,958	\$573,678	\$363,752	\$612,029	\$731,358	\$561,722	\$338,309	\$624,891
<b>Hunter Mill 2/</b>	\$980,606	\$576,182	\$332,304	\$764,854	\$1,092,203	\$605,011	\$379,074	\$816,533
<b>Mason</b>	\$777,914	\$577,752	\$266,543	\$652,817	\$837,691	\$585,690	\$279,349	\$671,448
<b>Mount Vernon</b>	\$816,496	\$490,628	\$301,739	\$665,569	\$885,811	\$497,560	\$313,380	\$695,794
<b>Providence</b>	\$967,292	\$651,210	\$340,116	\$697,999	\$1,054,543	\$672,187	\$393,697	\$736,764
<b>Springfield 3/</b>	\$888,017	\$568,302	\$366,041	\$771,246	\$953,923	\$575,000	\$361,092	\$806,096
<b>Sully</b>	\$865,596	\$511,056	\$324,975	\$676,858	\$927,094	\$520,780	\$332,234	\$731,279
<b>Fairfax County</b>	<b>\$864,885</b>	<b>\$554,421</b>	<b>\$321,741</b>	<b>\$708,383</b>	<b>\$996,250</b>	<b>\$571,965</b>	<b>\$350,120</b>	<b>\$787,477</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024. Market value for each unit is derived from the 2024 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 2024**

Planning District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Annandale</b>	\$749,579	\$556,248	\$227,200	\$689,745	\$786,044	\$545,867	\$255,273	\$693,290
<b>Baileys</b>	\$843,313	\$645,036	\$265,850	\$560,030	\$939,451	\$614,985	\$277,235	\$609,224
<b>Bull Run</b>	\$833,096	\$508,904	\$341,744	\$633,951	\$863,981	\$518,837	\$344,222	\$671,772
<b>Fairfax</b>	\$959,763	\$643,876	\$317,310	\$717,449	\$1,052,670	\$621,307	\$328,392	\$775,323
<b>Jefferson</b>	\$782,093	\$668,304	\$319,767	\$670,940	\$828,583	\$683,493	\$329,451	\$668,699
<b>Lincolnia</b>	\$709,145	\$586,635	\$295,751	\$611,039	\$768,700	\$596,789	\$311,120	\$639,295
<b>Lower Potomac</b>	\$785,736	\$501,123	\$442,008	\$627,627	\$831,272	\$501,576	\$414,704	\$652,697
<b>McLean</b>	\$1,418,524	\$875,805	\$415,000	\$1,184,537	\$1,674,056	\$898,277	\$497,816	\$1,358,892
<b>Mount Vernon</b>	\$807,839	\$479,388	\$287,837	\$626,493	\$876,962	\$471,060	\$297,431	\$673,404
<b>Pohick 1/</b>	\$849,419	\$533,390	\$328,858	\$765,429	\$917,222	\$529,580	\$325,863	\$784,991
<b>Rose Hill</b>	\$697,473	\$611,762	\$389,120	\$641,477	\$756,124	\$614,875	\$363,697	\$657,903
<b>Springfield</b>	\$709,380	\$545,937	\$291,627	\$617,568	\$746,598	\$552,679	\$310,932	\$635,893
<b>Upper Potomac 2/</b>	\$906,629	\$557,303	\$330,320	\$718,489	\$1,046,124	\$575,138	\$370,309	\$801,671
<b>Vienna 3/</b>	\$1,080,665	\$693,158	\$411,789	\$931,782	\$1,197,522	\$706,837	\$444,544	\$1,012,216
<b>Fairfax County</b>	<b>\$864,885</b>	<b>\$554,421</b>	<b>\$321,741</b>	<b>\$708,383</b>	<b>\$996,250</b>	<b>\$571,965</b>	<b>\$350,120</b>	<b>\$787,477</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024. Market value for each unit is derived from the 2024 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 2024**

Human Services Region	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Region 1</b>	\$750,614	\$530,528	\$311,840	\$622,566	\$809,172	\$533,496	\$321,735	\$657,839
<b>Region 2</b>	\$808,080	\$592,578	\$273,830	\$693,546	\$892,538	\$621,329	\$303,283	\$722,011
<b>Region 3 1/</b>	\$1,091,457	\$592,914	\$344,211	\$830,657	\$1,274,883	\$628,334	\$402,773	\$963,871
<b>Region 4 2/</b>	\$846,526	\$534,429	\$328,858	\$718,673	\$900,025	\$539,161	\$332,884	\$740,377
<b>Fairfax County</b>	<b>\$864,885</b>	<b>\$554,421</b>	<b>\$321,741</b>	<b>\$708,383</b>	<b>\$996,250</b>	<b>\$571,965</b>	<b>\$350,120</b>	<b>\$787,477</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*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 2024. Market value for each unit is derived from the 2024 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 2024**

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	\$860,858	\$773,131	\$191,195	\$817,084	\$1,025,980	\$778,549	\$228,618	\$943,359
4152	\$936,327	\$820,596	\$289,989	\$301,739	\$945,937	\$773,782	\$265,082	\$424,855
4153	\$685,346	\$497,333		\$559,461	\$707,583	\$496,064		\$622,032
4154.01	\$877,968	\$520,863		\$756,733	\$881,721	\$608,387		\$751,453
4154.02	\$972,521	\$493,206		\$911,337	\$956,516	\$480,114		\$855,474
4155	\$779,405	\$558,852		\$762,998	\$827,440	\$595,751		\$790,254
4156	\$1,139,880	\$972,279		\$1,139,061	\$1,336,938	\$972,279		\$1,336,599
4157	\$912,030			\$912,030	\$981,775			\$981,775
4158	\$839,307			\$839,307	\$886,051			\$886,051
4159	\$763,292			\$763,292	\$848,447			\$848,447
4160	\$732,191	\$461,837		\$699,615	\$769,050	\$413,960		\$680,404
4161	\$861,320			\$861,320	\$990,058			\$990,058
4162								
4163	\$703,091			\$703,091	\$903,341			\$903,341
4201	\$658,928	\$494,729		\$643,829	\$709,133	\$493,458		\$684,414
4202.01	\$741,594	\$567,483		\$622,598	\$833,220	\$563,752		\$688,966
4202.02	\$1,112,643	\$402,969	\$403,704	\$402,969	\$1,038,384	\$420,792	\$405,174	\$422,137
4202.03	\$762,316	\$659,705		\$685,356	\$821,921	\$645,237		\$760,852
4203	\$654,224	\$613,090		\$645,635	\$707,892	\$659,583		\$695,396
4204	\$725,813	\$561,887	\$359,011	\$464,058	\$817,410	\$583,652	\$358,981	\$478,067
4205.01		\$472,479	\$412,986	\$413,086		\$472,479	\$434,603	\$434,641
4205.02	\$659,883	\$503,312	\$219,251	\$439,110	\$673,537	\$508,871	\$232,030	\$402,304

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4205.03	\$561,771	\$491,631	\$198,744	\$314,748	\$578,452	\$565,324	\$196,725	\$396,555
4206	\$790,734	\$578,655		\$607,835	\$779,005	\$595,642		\$661,958
4207	\$670,415	\$778,927		\$677,628	\$763,714	\$771,594		\$763,953
4208	\$608,549	\$503,979		\$601,955	\$669,040	\$504,226		\$659,377
4210.01	\$668,514	\$549,565		\$565,465	\$748,006	\$580,203		\$613,503
4210.02	\$644,469	\$575,264		\$611,972	\$684,048	\$564,638		\$631,777
4211.01	\$790,823	\$543,554	\$404,723	\$544,829	\$850,949	\$587,097	\$408,600	\$598,853
4211.02	\$849,471	\$653,951		\$664,834	\$856,368	\$647,142		\$701,899
4211.03	\$856,097	\$565,194	\$395,619	\$642,994	\$877,506	\$571,628	\$383,406	\$675,242
4212	\$680,915			\$680,915	\$691,871			\$691,871
4213	\$689,262	\$493,689		\$655,331	\$690,113	\$498,625		\$623,869
4214	\$641,718	\$475,031	\$328,711	\$611,888	\$662,486	\$506,983	\$386,488	\$605,809
4215	\$590,468	\$563,840	\$218,946	\$527,084	\$658,494	\$502,215	\$258,981	\$460,836
4216	\$519,173	\$254,436	\$237,395	\$261,156	\$532,546	\$287,061	\$234,764	\$313,907
4217.01	\$547,197	\$412,629	\$168,882	\$410,335	\$558,115	\$396,545	\$193,832	\$384,717
4217.02	\$569,163	\$470,495		\$545,507	\$590,130	\$476,347		\$554,208
4218	\$542,698	\$404,943	\$248,850	\$290,861	\$577,835	\$380,393	\$246,004	\$367,193
4219	\$467,859			\$467,859	\$459,507			\$459,507
4220	\$611,615	\$504,305		\$572,786	\$668,415	\$554,574		\$608,456
4221.01	\$746,445	\$455,249		\$491,946	\$723,895	\$453,332		\$578,849
4221.02	\$781,190	\$512,180		\$529,431	\$782,013	\$462,866		\$536,933
4222.01	\$1,004,740	\$706,514	\$496,640	\$842,856	\$964,705	\$699,316	\$469,146	\$848,839

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4222.02	\$852,747	\$524,045	\$335,486	\$657,909	\$855,340	\$503,760	\$337,372	\$622,805
4223.01	\$915,495	\$700,697	\$229,257	\$696,838	\$875,457	\$703,737	\$221,676	\$682,694
4223.02	\$932,337	\$665,585	\$368,613	\$495,317	\$887,818	\$657,419	\$362,144	\$562,055
4224.01	\$1,013,539	\$610,009	\$401,857	\$590,363	\$1,002,228	\$621,045	\$379,590	\$525,293
4224.02	\$1,071,420	\$575,678		\$585,000	\$1,035,664	\$577,854		\$604,208
4224.03	\$747,154	\$716,888		\$727,146	\$781,252	\$692,944		\$753,834
4301.01	\$806,285			\$806,285	\$824,963			\$824,963
4301.02	\$789,789	\$533,048		\$554,741	\$837,959	\$531,465		\$648,003
4302.01	\$789,432	\$529,730		\$717,791	\$815,981	\$530,046		\$692,463
4302.02	\$789,779	\$547,013		\$740,282	\$821,509	\$564,109		\$737,229
4302.03	\$780,507	\$608,843		\$740,444	\$786,950	\$607,701		\$733,294
4304	\$686,002	\$554,143		\$679,754	\$694,266	\$556,747		\$674,975
4305	\$652,481			\$652,481	\$663,817			\$663,817
4306	\$605,525	\$526,948		\$602,637	\$622,272	\$523,698		\$614,929
4307	\$601,834			\$601,834	\$618,986			\$618,986
4308.01	\$731,047	\$619,857		\$692,370	\$751,873	\$587,142		\$692,317
4308.02	\$855,661	\$380,142	\$278,744	\$353,441	\$852,145	\$414,030	\$273,781	\$443,253
4309.01	\$981,498	\$541,937		\$581,453	\$981,439	\$542,671		\$712,813
4309.02	\$714,819	\$541,496		\$600,852	\$734,266	\$536,142		\$646,373
4310.01	\$733,226	\$525,305		\$600,653	\$730,491	\$499,719		\$611,463
4310.02	\$895,970	\$533,521		\$533,547	\$895,970	\$540,064		\$541,011
4313	\$758,042	\$591,770		\$739,715	\$773,485	\$593,680		\$735,137

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4314	\$732,706	\$620,897		\$689,735	\$746,817	\$569,523		\$677,673
4315	\$803,602	\$629,648	\$538,272	\$722,894	\$867,944	\$576,623	\$496,033	\$729,948
4316.01								
4316.02	\$727,692	\$581,333	\$246,908	\$640,815	\$794,312	\$571,570	\$250,959	\$698,079
4318.01	\$861,210	\$557,419		\$562,853	\$896,368	\$553,026		\$579,437
4318.02	\$816,060	\$464,620		\$793,527	\$841,241	\$465,625		\$739,489
4319	\$849,366			\$849,366	\$837,551			\$837,551
4320	\$824,980	\$509,061		\$582,110	\$801,833	\$493,857		\$644,396
4321	\$823,956	\$513,534	\$328,858	\$516,705	\$818,537	\$493,785	\$325,863	\$555,091
4322.01		\$470,306		\$470,306		\$475,208		\$475,208
4322.02	\$820,943	\$552,332		\$594,647	\$827,307	\$559,486		\$661,894
4323	\$830,046	\$556,395		\$770,343	\$900,708	\$571,098		\$801,584
4324.01	\$825,174			\$825,174	\$831,004			\$831,004
4324.02	\$837,459	\$595,796		\$807,140	\$854,402	\$597,106		\$778,051
4325	\$835,664	\$572,933		\$806,799	\$841,088	\$577,340		\$780,739
4326	\$837,942	\$551,712		\$801,575	\$866,496	\$557,798		\$790,003
4327.01	\$740,534	\$543,585		\$706,146	\$746,424	\$549,053		\$693,660
4327.02	\$747,175	\$502,814		\$514,280	\$760,806	\$501,777		\$546,697
4328	\$729,614	\$509,103		\$553,634	\$750,644	\$510,819		\$614,517
4401	\$991,578	\$468,384		\$964,898	\$1,041,499	\$547,809		\$968,246
4402.01		\$889,833	\$312,559	\$410,582		\$818,879	\$353,752	\$502,993
4402.02	\$906,166	\$547,953	\$243,254	\$543,060	\$1,000,989	\$553,812	\$252,010	\$590,692

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4403	\$863,877			\$863,877	\$905,554			\$905,554
4405.01	\$797,622	\$624,225		\$794,913	\$828,297	\$626,454		\$824,282
4405.03	\$1,034,360	\$788,645		\$961,842	\$1,009,671	\$816,075		\$940,213
4405.04								
4405.05	\$840,520			\$840,520	\$896,805			\$896,805
4406	\$685,000	\$560,322		\$684,443	\$754,489	\$561,430		\$752,301
4407.01	\$799,733			\$799,733	\$822,073			\$822,073
4407.02	\$815,252	\$572,156		\$806,390	\$836,488	\$586,024		\$817,509
4408	\$833,175			\$833,175	\$894,147			\$894,147
4501	\$726,752	\$513,193	\$304,574	\$597,135	\$743,996	\$553,796	\$334,651	\$562,150
4502	\$743,862			\$743,862	\$755,378			\$755,378
4503	\$788,687	\$596,316	\$202,577	\$762,437	\$807,140	\$629,118	\$198,765	\$712,282
4504	\$873,065	\$700,775		\$842,037	\$913,852	\$685,814		\$891,312
4505	\$601,482			\$601,482	\$654,986			\$654,986
4506.01	\$759,287	\$550,473		\$753,979	\$780,470	\$550,467		\$774,744
4506.02	\$617,416	\$769,251	\$341,870	\$580,703	\$668,008	\$735,900	\$352,945	\$577,090
4507.01	\$814,590	\$591,224		\$654,255	\$868,129	\$593,990		\$743,520
4507.02	\$880,003			\$880,003	\$930,443			\$930,443
4508	\$710,855	\$760,473	\$227,063	\$689,089	\$780,867	\$764,808	\$254,899	\$700,353
4509	\$784,497			\$784,497	\$806,664			\$806,664
4510	\$740,807			\$740,807	\$746,950			\$746,950
4511	\$1,032,974			\$1,032,974	\$1,082,294			\$1,082,294

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4512	\$1,110,496			\$1,110,496	\$1,279,611			\$1,279,611
4513	\$847,581	\$696,103	\$308,616	\$819,252	\$945,479	\$695,953	\$289,946	\$852,593
4514		\$715,000	\$235,588	\$236,177		\$756,094	\$212,329	\$409,674
4515.01	\$783,269	\$489,993	\$206,756	\$238,602	\$808,407	\$502,586	\$210,941	\$365,484
4515.02	\$838,173	\$652,817	\$297,392	\$685,876	\$837,581	\$660,983	\$282,808	\$711,503
4516.01	\$713,570			\$713,570	\$865,506			\$865,506
4516.02	\$973,623		\$223,913	\$247,233	\$1,132,800		\$224,120	\$561,570
4518	\$650,423	\$735,285		\$661,385	\$705,563	\$735,397		\$706,837
4519	\$851,505	\$576,786		\$610,292	\$908,175	\$547,116		\$671,330
4520	\$821,583	\$556,479		\$771,330	\$877,655	\$562,686		\$760,306
4521.01	\$757,691	\$525,725		\$669,827	\$802,018	\$497,485		\$665,249
4521.02	\$753,732	\$548,520		\$637,035	\$847,630	\$537,911		\$721,307
4522	\$651,494	\$518,112	\$220,734	\$613,809	\$667,009	\$546,266	\$202,398	\$570,068
4523.01		\$389,267	\$237,154	\$249,800		\$448,799	\$262,504	\$279,691
4523.02	\$660,965	\$551,387	\$227,200	\$370,724	\$695,121	\$536,029	\$227,210	\$392,841
4524	\$636,899	\$553,203		\$624,881	\$687,551	\$555,993		\$665,669
4525.01	\$666,792	\$612,990	\$391,575	\$641,996	\$714,509	\$626,227	\$381,313	\$680,184
4525.02	\$719,430	\$604,359		\$649,609	\$755,637	\$576,602		\$695,035
4526	\$586,778	\$676,704	\$295,751	\$570,814	\$644,592	\$649,048	\$311,120	\$578,880
4527	\$884,237	\$624,026	\$341,524	\$451,752	\$859,030	\$572,765	\$318,187	\$547,763
4528.01	\$792,981		\$324,629	\$357,168	\$843,544		\$323,484	\$460,707
4528.02			\$310,406	\$310,406			\$314,725	\$314,725

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4601	\$1,191,661	\$612,355		\$1,190,191	\$1,298,887	\$612,355		\$1,295,146
4602	\$1,186,108			\$1,186,108	\$1,298,602			\$1,298,602
4603	\$1,033,977			\$1,033,977	\$1,176,194			\$1,176,194
4604	\$1,056,385	\$918,971	\$522,743	\$962,178	\$1,195,819	\$895,253	\$527,400	\$1,043,975
4605.01	\$1,235,918	\$889,886		\$1,213,817	\$1,212,573	\$893,894		\$1,186,962
4605.03	\$1,304,388	\$835,527		\$937,464	\$1,233,067	\$814,619		\$1,012,385
4605.04	\$982,440	\$789,128		\$880,331	\$1,109,873	\$782,581		\$981,869
4606	\$866,640			\$866,640	\$995,238			\$995,238
4607.01	\$904,058			\$904,058	\$1,148,380			\$1,148,380
4607.02	\$1,150,778	\$701,978		\$975,000	\$1,305,634	\$782,213		\$1,221,730
4608	\$1,134,211	\$562,674	\$311,493	\$1,026,493	\$1,362,738	\$642,561	\$335,709	\$1,152,124
4609	\$1,104,170	\$835,028		\$1,079,387	\$1,319,403	\$813,754		\$1,270,637
4610	\$1,047,778	\$739,694	\$309,094	\$1,009,168	\$1,204,404	\$878,351	\$316,867	\$1,115,844
4611	\$1,154,266	\$388,553		\$1,118,963	\$1,255,714	\$506,559		\$1,117,872
4612.01	\$1,234,181	\$722,673		\$1,221,371	\$1,380,287	\$728,271		\$1,363,903
4612.02	\$1,565,624	\$665,805	\$417,029	\$607,178	\$1,546,461	\$650,805	\$397,695	\$627,873
4615	\$1,124,760	\$711,543	\$368,300	\$761,923	\$1,144,880	\$721,857	\$357,393	\$815,134
4616.03	\$825,708	\$631,460	\$578,330	\$622,766	\$864,354	\$641,280	\$541,897	\$615,181
4616.04	\$939,845	\$635,523		\$836,828	\$980,710	\$639,771		\$837,662
4616.05			\$360,234	\$360,234			\$388,432	\$388,432
4616.06		\$796,877	\$452,435	\$550,956		\$719,370	\$442,178	\$608,691
4617	\$1,004,647	\$603,551		\$674,751	\$1,018,617	\$654,115		\$732,555

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4618.01	\$780,812	\$583,622	\$387,702	\$472,988	\$780,812	\$620,108	\$376,697	\$502,977
4618.02	\$754,310	\$606,984	\$295,460	\$511,025	\$879,883	\$587,516	\$304,464	\$494,806
4619.01	\$851,550	\$564,260	\$283,269	\$546,037	\$879,470	\$615,953	\$264,656	\$538,834
4619.02	\$936,626			\$936,626	\$936,626			\$936,626
4701	\$1,892,814	\$1,475,712		\$1,867,814	\$2,901,744	\$1,504,316		\$2,851,008
4703	\$1,529,997			\$1,529,997	\$1,756,843			\$1,756,843
4704	\$1,565,508	\$1,046,357		\$1,464,755	\$1,888,532	\$1,074,644		\$1,781,985
4705	\$1,388,772	\$1,005,375	\$410,918	\$1,202,744	\$1,833,335	\$1,061,585	\$675,389	\$1,496,719
4706	\$1,529,409	\$1,406,003		\$1,500,036	\$1,699,875	\$1,421,514		\$1,651,243
4707	\$1,218,746	\$888,552	\$1,203,993	\$1,216,908	\$1,488,572	\$887,961	\$1,226,323	\$1,476,891
4708	\$1,148,070	\$859,887		\$1,105,792	\$1,371,612	\$922,605		\$1,271,380
4709	\$1,368,360	\$826,056		\$1,220,625	\$1,524,832	\$886,641		\$1,379,671
4710	\$1,093,134	\$540,204	\$480,913	\$899,084	\$1,207,481	\$586,823	\$452,837	\$927,431
4711	\$861,231	\$881,990		\$861,719	\$1,033,055	\$882,125		\$1,031,845
4712.01		\$325,353	\$385,266	\$384,101		\$533,225	\$429,946	\$450,233
4712.03	\$1,097,628	\$842,688	\$1,067,367	\$848,064	\$1,127,491	\$706,366	\$1,004,102	\$800,300
4712.04		\$1,184,096	\$338,037	\$349,304		\$1,072,124	\$362,653	\$469,018
4713.01		\$747,548		\$747,548		\$791,676		\$791,676
4713.03	\$1,071,488	\$697,520	\$273,399	\$369,537	\$1,126,879	\$692,869	\$289,490	\$555,713
4713.04	\$964,772	\$863,699		\$964,646	\$1,027,336	\$971,299		\$1,019,785
4714.01	\$859,089		\$247,191	\$759,707	\$956,482		\$282,066	\$694,568
4714.02	\$999,122	\$582,110	\$224,900	\$583,952	\$1,033,379	\$541,263	\$265,567	\$608,896

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4801	\$1,712,292			\$1,712,292	\$2,002,282			\$2,002,282
4802.01	\$1,474,935			\$1,474,935	\$1,854,463			\$1,854,463
4802.03		\$445,442	\$445,673	\$445,673		\$450,692	\$470,598	\$470,547
4802.04			\$362,282	\$362,282			\$454,435	\$454,435
4802.05		\$481,961	\$485,541	\$481,961		\$485,070	\$795,715	\$779,586
4803.01	\$1,414,581			\$1,414,581	\$1,666,676			\$1,666,676
4803.02	\$1,918,896			\$1,918,896	\$2,235,840			\$2,235,840
4804.01	\$1,191,233			\$1,191,233	\$1,397,044			\$1,397,044
4804.02	\$1,474,396			\$1,474,396	\$1,608,850			\$1,608,850
4805.01	\$932,111			\$932,111	\$1,014,376			\$1,014,376
4805.02	\$689,975			\$689,975	\$706,617			\$706,617
4805.03	\$752,271	\$494,550		\$721,468	\$811,798	\$512,702		\$745,817
4805.04	\$982,079	\$353,409	\$394,685	\$726,353	\$1,012,174	\$460,408	\$386,144	\$722,868
4805.05	\$951,666	\$490,676		\$512,190	\$941,483	\$517,708		\$590,356
4808.01	\$721,606	\$464,399	\$381,922	\$564,743	\$773,187	\$490,813	\$374,617	\$606,164
4808.02	\$700,000	\$408,545		\$687,283	\$746,528	\$524,962		\$690,959
4809.01	\$681,819	\$408,933		\$583,827	\$695,619	\$436,736		\$600,061
4809.02	\$741,348	\$532,500	\$265,692	\$519,964	\$761,341	\$594,966	\$261,155	\$524,060
4809.03	\$559,118	\$456,131	\$318,465	\$394,979	\$585,138	\$462,791	\$303,862	\$416,552
4810	\$576,725	\$402,514		\$412,304	\$580,793	\$415,721		\$444,730
4811.01		\$702,975	\$345,293	\$388,154		\$709,214	\$343,834	\$445,239
4811.02	\$836,822	\$651,347	\$436,706	\$624,383	\$839,613	\$664,364	\$421,879	\$612,671

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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		\$560,417		\$560,417		\$534,421		\$534,421
4811.04		\$591,812		\$591,812		\$583,177		\$583,177
4811.05	\$883,044	\$602,579		\$866,433	\$880,820	\$601,505		\$845,926
4811.06	\$745,063	\$466,127		\$743,966	\$824,359	\$466,060		\$820,898
4812.01	\$796,495	\$870,440		\$797,258	\$804,210	\$798,444		\$803,851
4812.02	\$736,552	\$444,948	\$236,460	\$473,151	\$706,701	\$439,905	\$229,463	\$546,502
4814	\$826,185	\$557,666	\$289,034	\$600,395	\$906,387	\$557,352	\$280,965	\$688,113
4815	\$944,995			\$944,995	\$1,065,540			\$1,065,540
4816	\$1,113,446			\$1,113,446	\$1,257,231			\$1,257,231
4817.01	\$974,201			\$974,201	\$1,083,080			\$1,083,080
4817.02	\$1,008,777	\$668,178	\$358,307	\$460,367	\$1,149,542	\$648,141	\$341,044	\$588,319
4819	\$1,315,216	\$611,867	\$328,230	\$858,473	\$1,396,873	\$710,598	\$355,935	\$912,259
4820.01	\$1,118,024	\$600,043		\$904,307	\$1,137,160	\$616,031		\$924,598
4820.02	\$968,951	\$672,830	\$365,526	\$715,600	\$1,020,134	\$613,487	\$370,413	\$711,721
4821	\$879,408	\$672,105	\$281,442	\$424,830	\$1,023,694	\$666,879	\$299,122	\$513,046
4822.01	\$889,033	\$628,976		\$661,049	\$881,283	\$642,006		\$700,818
4822.03		\$785,337	\$426,101	\$466,400		\$843,105	\$502,110	\$568,808
4822.04			\$363,846	\$363,846			\$431,771	\$431,771
4822.05	\$950,640	\$476,238		\$476,238	\$978,665	\$523,511		\$557,648
4822.06	\$715,659	\$594,673	\$269,850	\$534,786	\$738,479	\$599,212	\$264,266	\$488,950
4823.01	\$923,138	\$611,651	\$305,049	\$586,556	\$967,138	\$666,894	\$331,819	\$613,606
4823.02		\$468,972	\$285,348	\$345,335		\$463,671	\$282,586	\$378,289

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4823.03	\$916,423	\$499,380	\$188,885	\$510,762	\$932,024	\$551,362	\$246,386	\$579,462
4824	\$978,380	\$887,492		\$978,115	\$1,053,933	\$887,492		\$1,053,720
4825.02	\$816,592	\$528,701		\$784,665	\$791,257	\$527,046		\$736,981
4825.03	\$867,006	\$490,917		\$841,052	\$913,718	\$484,988		\$846,053
4825.04	\$905,272			\$905,272	\$1,008,952			\$1,008,952
4825.05	\$936,293	\$650,616	\$441,105	\$660,272	\$942,539	\$634,548	\$442,941	\$663,447
4825.06		\$608,244	\$578,603	\$595,140		\$599,553	\$589,542	\$598,477
4825.07	\$375,706	\$588,719		\$588,704	\$375,706	\$581,888		\$581,414
4826.01	\$854,715	\$543,470	\$317,174	\$733,181	\$836,553	\$531,927	\$313,109	\$703,091
4826.03	\$890,199	\$613,720	\$512,159	\$776,002	\$952,926	\$678,063	\$501,232	\$784,145
4826.04	\$1,117,378	\$791,259		\$1,054,830	\$1,146,186	\$784,689		\$1,066,423
4901.01	\$725,416	\$574,622		\$700,001	\$741,476	\$571,885		\$681,354
4901.04	\$692,397			\$692,397	\$699,314			\$699,314
4901.05	\$653,787	\$681,944		\$669,687	\$694,972	\$673,168		\$681,167
4905.01	\$879,556	\$539,380		\$596,768	\$890,550	\$535,666		\$694,542
4905.02	\$988,895	\$609,483		\$973,483	\$1,005,370	\$620,704		\$982,843
4910	\$974,903			\$974,903	\$1,094,754			\$1,094,754
4911.01	\$885,418			\$885,418	\$967,390			\$967,390
4911.02	\$652,531	\$575,106		\$647,607	\$657,408	\$573,925		\$651,724
4911.03	\$747,024	\$465,843		\$469,928	\$754,730	\$471,583		\$491,371
4912.01	\$672,655	\$470,337		\$495,359	\$690,690	\$469,938		\$511,336
4912.02								

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4913.01	\$810,847	\$488,901	\$237,500	\$565,457	\$838,653	\$494,781	\$230,958	\$655,119
4913.02	\$822,825	\$545,045		\$558,119	\$765,403	\$545,055		\$596,782
4913.03	\$684,575	\$310,359	\$293,916	\$308,942	\$690,696	\$383,626	\$287,287	\$377,560
4914.01		\$497,506	\$337,859	\$488,455		\$500,012	\$323,227	\$472,882
4914.02	\$798,668	\$480,270		\$486,633	\$784,051	\$480,942		\$515,883
4914.03	\$853,618	\$475,766		\$843,739	\$870,278	\$476,446		\$809,872
4914.04	\$811,112	\$531,563		\$566,165	\$776,457	\$523,294		\$597,877
4914.05	\$900,375			\$900,375	\$918,914			\$918,914
4915.01	\$908,637	\$613,379	\$342,447	\$612,056	\$923,360	\$606,479	\$339,872	\$620,676
4915.02	\$1,024,585	\$446,959		\$1,018,893	\$1,035,820	\$427,740		\$1,025,017
4916.01	\$843,665	\$393,288		\$473,104	\$848,108	\$412,366		\$574,494
4916.02	\$635,417	\$435,236		\$584,933	\$701,781	\$418,116		\$620,708
4917.01	\$859,003	\$596,159	\$398,444	\$499,323	\$862,452	\$583,872	\$411,212	\$513,993
4917.03		\$534,587		\$534,587		\$599,619		\$599,619
4917.04	\$882,205	\$673,969		\$677,670	\$912,963	\$622,868		\$635,258
4917.05	\$1,087,602	\$676,552		\$1,041,583	\$1,104,132	\$588,032		\$969,267
4917.06		\$749,270		\$749,270		\$694,599		\$694,599
4917.07		\$686,942	\$386,201	\$674,552		\$650,913	\$374,256	\$621,763
4918.01		\$597,335	\$341,744	\$516,159		\$609,637	\$308,484	\$484,647
4918.02	\$700,808	\$417,165		\$675,538	\$724,228	\$503,709		\$600,388
4918.03	\$694,422	\$664,136	\$351,572	\$687,855	\$706,384	\$632,601	\$337,413	\$656,813
4920	\$996,219			\$996,219	\$1,059,656			\$1,059,656

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2024**

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
4921	\$1,155,851			\$1,155,851	\$1,176,167			\$1,176,167
4922.01	\$1,199,342			\$1,199,342	\$1,256,635			\$1,256,635
4922.02	\$986,738	\$697,043		\$977,592	\$1,009,731	\$699,760		\$992,480
4922.03	\$1,001,963			\$1,001,963	\$1,001,226			\$1,001,226
4923	\$702,261	\$471,093		\$610,139	\$712,024	\$475,327		\$611,718
4924	\$695,536	\$415,984		\$431,487	\$770,531	\$445,287		\$524,651
4925	\$1,158,066			\$1,158,066	\$1,244,762			\$1,244,762
9801								
9802								
9803								
<b>Fairfax County</b>	<b>\$864,885</b>	<b>\$554,421</b>	<b>\$321,741</b>	<b>\$708,383</b>	<b>\$996,250</b>	<b>\$571,965</b>	<b>\$350,120</b>	<b>\$787,477</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024. Market value for each unit is derived from the 2024 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.

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2024

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	1				3	5	7	70	552	1,866	2,815	17,933	23,252
	Single Family Attached	8	10	15	140	572	748	1,134	2,994	2,162	1,318	896	651	10,648
	Multifamily	222	1,171	667	595	384	193	138	52	1				3,423
	<b>Total</b>	231	1,181	682	735	959	946	1,279	3,116	2,715	3,184	3,711	18,584	37,323
Dranesville 1/	Single Family Detached			3	1	7	4	27	237	944	1,125	1,160	26,081	29,589
	Single Family Attached	19	18	12	104	601	1,125	617	657	533	326	446	2,116	6,574
	Multifamily	13	111	620	301	134	63	75	70	77	10	25	173	1,672
	<b>Total</b>	32	129	635	406	742	1,192	719	964	1,554	1,461	1,631	28,370	37,835
Franconia	Single Family Detached	1	1		1	6	32	353	1,094	2,816	3,079	2,482	7,426	17,291
	Single Family Attached	54	500	639	213	202	731	1,944	2,237	2,539	2,335	1,671	2,209	15,274
	Multifamily	322	393	255	399	769	822	44	33	8		12		3,057
	<b>Total</b>	377	894	894	613	977	1,585	2,341	3,364	5,363	5,414	4,165	9,635	35,622
Hunter Mill 2/	Single Family Detached					1	51	80	99	126	394	570	20,356	21,677
	Single Family Attached	34	34	143	317	778	871	1,801	1,353	2,375	1,259	1,029	3,238	13,232
	Multifamily	159	665	1,837	1,586	928	608	392	301	239	146	66	335	7,262
	<b>Total</b>	193	699	1,980	1,903	1,707	1,530	2,273	1,753	2,740	1,799	1,665	23,929	42,171
Mason	Single Family Detached		1	2	3	11	26	143	575	1,440	2,372	1,871	12,555	18,999
	Single Family Attached	22	6	74	241	272	343	293	1,049	1,516	836	719	1,063	6,434

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2024

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	897	1,806	1,447	1,208	843	370	56	20		1			6,648
	Total	919	1,813	1,523	1,452	1,126	739	492	1,644	2,956	3,209	2,590	13,618	32,081
Mount Vernon	Single Family Detached	7	3	13	34	40	105	287	665	1,031	1,088	1,432	15,495	20,200
	Single Family Attached	44	733	155	431	526	1,732	2,518	1,816	1,239	702	562	868	11,326
	Multifamily	531	841	650	1,023	238	385	184	74	194	33	1	12	4,166
	Total	582	1,577	818	1,488	804	2,222	2,989	2,555	2,464	1,823	1,995	16,375	35,692
Providence	Single Family Detached		2	1	1	1		2	25	145	270	401	13,232	14,080
	Single Family Attached	50	29	58	149	223	388	374	945	1,685	1,145	1,311	3,764	10,121
	Multifamily	175	1,643	2,091	2,002	1,176	1,382	1,000	413	236	245	165	609	11,137
	Total	225	1,674	2,150	2,152	1,400	1,770	1,376	1,383	2,066	1,660	1,877	17,605	35,338
Springfield 3/	Single Family Detached	1			2	9	11	26	41	228	738	1,897	23,098	26,051
	Single Family Attached	71	41	96	235	305	698	863	2,554	2,201	1,399	1,338	1,589	11,390
	Multifamily	15	133	374	603	968	388	193	30	7	10	6	12	2,739
	Total	87	174	470	840	1,282	1,097	1,082	2,625	2,436	2,147	3,241	24,699	40,180
Sully	Single Family Detached	6	6	4	8	13	15	33	300	867	1,134	1,372	17,575	21,333
	Single Family Attached	54	78	516	576	889	1,976	3,399	3,665	2,435	1,180	589	1,322	16,679
	Multifamily	6	197	357	544	319	123	84	8	32				1,670
	Total	66	281	877	1,128	1,221	2,114	3,516	3,973	3,334	2,314	1,961	18,897	39,682

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2024

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	16	13	23	50	91	249	958	3,106	8,149	12,066	14,000	153,751	192,472
	Single Family Attached	356	1,449	1,708	2,406	4,368	8,612	12,943	17,270	16,685	10,500	8,561	16,820	101,678
	Multifamily	2,340	6,960	8,298	8,261	5,759	4,334	2,166	1,001	794	445	275	1,141	41,774
	<b>Total</b>	<b>2,712</b>	<b>8,422</b>	<b>10,029</b>	<b>10,717</b>	<b>10,218</b>	<b>13,195</b>	<b>16,067</b>	<b>21,377</b>	<b>25,628</b>	<b>23,011</b>	<b>22,836</b>	<b>171,712</b>	<b>335,924</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024. Market value for each unit is derived from the 2024 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.

(Continued)

**Table 8.8**

**Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2024**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Annandale</b>	<b>Single Family Detached</b>				1	2	5	15	164	873	2,237	2,578	10,267	16,142
	<b>Single Family Attached</b>	18	14	25	194	199	55	182	837	1,358	419	182	184	3,667
	<b>Multifamily</b>	354	1,052	244	208	288	35	1	2					2,184
	<b>Total</b>	372	1,066	269	403	489	95	198	1,003	2,231	2,656	2,760	10,451	21,993
<b>Baileys</b>	<b>Single Family Detached</b>			1		4	10	18	134	257	514	383	3,931	5,252
	<b>Single Family Attached</b>	1			19	80	135	70	94	8	222	271	303	1,203
	<b>Multifamily</b>	691	1,386	1,275	955	685	183	52	17		1			5,245
	<b>Total</b>	692	1,386	1,276	974	769	328	140	245	265	737	654	4,234	11,700
<b>Bull Run</b>	<b>Single Family Detached</b>	6	6	4	7	16	21	28	240	809	1,291	1,970	13,886	18,284
	<b>Single Family Attached</b>	57	59	515	659	1,032	2,149	3,704	3,333	2,305	1,289	954	1,477	17,533
	<b>Multifamily</b>	21	204	427	743	741	219	123	30	7	10	6	12	2,543
	<b>Total</b>	84	269	946	1,409	1,789	2,389	3,855	3,603	3,121	2,590	2,930	15,375	38,360
<b>Fairfax</b>	<b>Single Family Detached</b>					2	1	7	7	65	323	497	8,465	9,367
	<b>Single Family Attached</b>	48	39	74	66	248	146	207	784	709	639	1,294	1,520	5,774
	<b>Multifamily</b>	21	610	1,015	749	654	512	209	52	1				3,823
	<b>Total</b>	69	649	1,089	815	904	659	423	843	775	962	1,791	9,985	18,964
<b>Jefferson</b>	<b>Single Family Detached</b>		2	1	1	5	10	98	313	577	938	760	6,025	8,730
	<b>Single Family Attached</b>	6	2	19	13	62	141	139	178	457	209	237	1,120	2,583
	<b>Multifamily</b>	204	872	830	637	629	494	394	109	33	10	6	9	4,227
	<b>Total</b>	210	876	850	651	696	645	631	600	1,067	1,157	1,003	7,154	15,540
<b>Lincolnia</b>	<b>Single Family Detached</b>				1	1	4	17	48	320	231	162	859	1,643
	<b>Single Family Attached</b>	3		36	28	163	197	37	284	422	226	274	429	2,099
	<b>Multifamily</b>		72	125	101	11	67							376

**Table 8.8**

**Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2024**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Lincolnia</b>	<b>Total</b>	3	72	161	130	175	268	54	332	742	457	436	1,288	4,118
	<b>Single Family Detached</b>	4	1	10	27	33	60	67	145	276	186	266	2,676	3,751
<b>Lower Potomac</b>	<b>Single Family Attached</b>	15	247	47	407	249	427	634	698	222	358	433	360	4,097
	<b>Multifamily</b>			10	81	7	9	50	56					213
	<b>Total</b>	19	248	67	515	289	496	751	899	498	544	699	3,036	8,061
	<b>Single Family Detached</b>			2		4	2	5	14	9	118	226	17,456	17,836
<b>McLean</b>	<b>Single Family Attached</b>	5	10	38	107	31	125	97	114	27	23	97	2,080	2,754
	<b>Multifamily</b>	8	443	401	1,049	452	683	609	337	144	156	73	700	5,055
	<b>Total</b>	13	453	441	1,156	487	810	711	465	180	297	396	20,236	25,645
	<b>Single Family Detached</b>	3	2	2	6	8	64	333	795	1,097	971	1,044	11,240	15,565
<b>Mount Vernon</b>	<b>Single Family Attached</b>	28	919	693	119	176	545	1,708	802	893	414	167	558	7,022
	<b>Multifamily</b>	831	1,043	662	1,014	320	376	144	18	194	33	1	12	4,648
	<b>Total</b>	862	1,964	1,357	1,139	504	985	2,185	1,615	2,184	1,418	1,212	11,810	27,235
	<b>Single Family Detached</b>	2		1	4	7	9	36	66	436	867	1,708	27,331	30,467
<b>Pohick 1/</b>	<b>Single Family Attached</b>	18	5	1	166	295	1,904	2,011	4,734	3,588	1,487	561	198	14,968
	<b>Multifamily</b>			99	214	135								448
	<b>Total</b>	20	5	101	384	437	1,913	2,047	4,800	4,024	2,354	2,269	27,529	45,883
	<b>Single Family Detached</b>	1	1			4	6	178	396	945	1,512	1,588	4,480	9,111
<b>Rose Hill</b>	<b>Single Family Attached</b>	24	57	1	19	46	275	558	824	1,458	1,427	1,044	1,588	7,321
	<b>Multifamily</b>	21	129	197	318	618	661	27						1,971
	<b>Total</b>	46	187	198	337	668	942	763	1,220	2,403	2,939	2,632	6,068	18,403
	<b>Single Family Detached</b>													

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2024

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Springfield	Single Family Detached						3	44	392	1,351	1,330	1,079	4,600	8,799
	Single Family Attached	13	5	53	187	351	418	1,013	1,537	978	1,068	768	578	6,969
	Multifamily	1	385	361	173	72	161	7	33	8		12		1,213
	<b>Total</b>	<b>14</b>	<b>390</b>	<b>414</b>	<b>360</b>	<b>423</b>	<b>582</b>	<b>1,064</b>	<b>1,962</b>	<b>2,337</b>	<b>2,398</b>	<b>1,859</b>	<b>5,178</b>	<b>16,981</b>
Upper Potomac 2/	Single Family Detached			1	2	5	54	111	391	1,130	1,539	1,710	27,872	32,815
	Single Family Attached	77	77	201	365	1,214	2,079	2,504	2,606	3,494	1,941	1,413	3,477	19,448
	Multifamily	167	734	2,445	1,794	990	706	462	239	278	150	89	329	8,383
	<b>Total</b>	<b>244</b>	<b>811</b>	<b>2,647</b>	<b>2,161</b>	<b>2,209</b>	<b>2,839</b>	<b>3,077</b>	<b>3,236</b>	<b>4,902</b>	<b>3,630</b>	<b>3,212</b>	<b>31,678</b>	<b>60,646</b>
Vienna 3/	Single Family Detached		1	1	1			1	1	4	9	29	14,663	14,710
	Single Family Attached	43	15	5	57	222	16	79	445	766	778	866	2,948	6,240
	Multifamily	21	30	207	225	157	228	88	108	129	85	88	79	1,445
	<b>Total</b>	<b>64</b>	<b>46</b>	<b>213</b>	<b>283</b>	<b>379</b>	<b>244</b>	<b>168</b>	<b>554</b>	<b>899</b>	<b>872</b>	<b>983</b>	<b>17,690</b>	<b>22,395</b>
Fairfax County	Single Family Detached	16	13	23	50	91	249	958	3,106	8,149	12,066	14,000	153,751	192,472
	Single Family Attached	356	1,449	1,708	2,406	4,368	8,612	12,943	17,270	16,685	10,500	8,561	16,820	101,678
	Multifamily	2,340	6,960	8,298	8,261	5,759	4,334	2,166	1,001	794	445	275	1,141	41,774
	<b>Total</b>	<b>2,712</b>	<b>8,422</b>	<b>10,029</b>	<b>10,717</b>	<b>10,218</b>	<b>13,195</b>	<b>16,067</b>	<b>21,377</b>	<b>25,628</b>	<b>23,011</b>	<b>22,836</b>	<b>171,712</b>	<b>335,924</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024. Market value for each unit is derived from the 2024 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.

(Continued)

**Table 8.9**

**Market Value of Owned Housing Units by Unit Type by Human Services Region  
Fairfax County, January 2024**

Human Services Region/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Region 1</b>	<b>Single Family Detached</b>	8	4	12	33	47	133	630	1,742	3,871	4,224	4,110	23,255	38,069
	<b>Single Family Attached</b>	98	1,233	741	546	720	2,516	4,642	4,619	3,953	2,873	2,061	3,052	27,054
	<b>Multifamily</b>	852	1,226	905	1,422	1,007	1,182	224	74	194	33	1	12	7,132
	<b>Total</b>	958	2,463	1,658	2,001	1,774	3,831	5,496	6,435	8,018	7,130	6,172	26,319	72,255
<b>Region 2</b>	<b>Single Family Detached</b>		3	4	4	16	30	149	670	2,033	4,038	4,122	29,820	40,889
	<b>Single Family Attached</b>	72	39	84	256	563	636	493	2,041	3,005	1,649	1,567	3,282	13,687
	<b>Multifamily</b>	1,274	3,742	2,728	1,948	1,654	870	554	204	121	90	94	82	13,361
	<b>Total</b>	1,346	3,784	2,816	2,208	2,233	1,536	1,196	2,915	5,159	5,777	5,783	33,184	67,937
<b>Region 3 1/</b>	<b>Single Family Detached</b>			2	1	6	56	115	388	1,104	1,505	1,667	54,606	59,450
	<b>Single Family Attached</b>	71	64	250	555	1,537	2,224	2,714	2,609	3,711	2,405	2,690	7,681	26,511
	<b>Multifamily</b>	192	1,457	3,717	3,687	2,176	2,038	1,239	652	432	312	162	1,035	17,099
	<b>Total</b>	263	1,521	3,969	4,243	3,719	4,318	4,068	3,649	5,247	4,222	4,519	63,322	103,060
<b>Region 4 2/</b>	<b>Single Family Detached</b>	8	6	5	12	22	30	64	306	1,141	2,299	4,101	46,070	54,064
	<b>Single Family Attached</b>	115	113	633	1,049	1,548	3,236	5,094	8,001	6,016	3,573	2,243	2,805	34,426
	<b>Multifamily</b>	22	535	948	1,204	922	244	149	71	47	10	18	12	4,182
	<b>Total</b>	145	654	1,586	2,265	2,492	3,510	5,307	8,378	7,204	5,882	6,362	48,887	92,672
<b>Fairfax County</b>	<b>Single Family Detached</b>	16	13	23	50	91	249	958	3,106	8,149	12,066	14,000	153,751	192,472
	<b>Single Family Attached</b>	356	1,449	1,708	2,406	4,368	8,612	12,943	17,270	16,685	10,500	8,561	16,820	101,678
	<b>Multifamily</b>	2,340	6,960	8,298	8,261	5,759	4,334	2,166	1,001	794	445	275	1,141	41,774
	<b>Total</b>	2,712	8,422	10,029	10,717	10,218	13,195	16,067	21,377	25,628	23,011	22,836	171,712	335,924

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024. Market value for each unit is derived from the 2024 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 (i.e., January 1 of the 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 as of January 1 of the 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 is 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 2024**

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
<b>Braddock</b>		1	29	30	269		78	347		19	102	121			9	9
<b>Dranesville 1/</b>	229	378	121	728	273	74	80	427	1,359	111	11	1,481	1,321	104	110	1,535
<b>Franconia</b>	33		18	51			105	105		150	8	158	721		8	729
<b>Hunter Mill 2/</b>	717	84	81	882	88	14	144	246	1,015	5	20	1,040	781	35	31	847
<b>Mason</b>	4	41	38	83	16	17	65	98		172	17	189		3	3	6
<b>Mount Vernon</b>	176	47	30	253	5	7	103	115	1,623	145	40	1,808			38	38
<b>Providence</b>	515	202	48	765		10	130	140	1,117		5	1,122	1,746		15	1,761
<b>Springfield 3/</b>		106	47	153		4	87	91	90	127	198	415			49	49
<b>Sully</b>	36	248	67	351		144	147	291	460	361	22	843	435	283	4	722
<b>Fairfax County</b>	<b>1,710</b>	<b>1,107</b>	<b>479</b>	<b>3,296</b>	<b>651</b>	<b>270</b>	<b>939</b>	<b>1,860</b>	<b>5,664</b>	<b>1,090</b>	<b>423</b>	<b>7,177</b>	<b>5,004</b>	<b>425</b>	<b>267</b>	<b>5,696</b>

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Braddock</b>			3	3			38	38	269	20	259	548
<b>Dranesville 1/</b>	1,755		3	1,758	401	170		571	5,338	837	325	6,500
<b>Franconia</b>						540		540	754	690	139	1,583
<b>Hunter Mill 2/</b>									2,601	138	276	3,015
<b>Mason</b>	280			280					300	233	123	656
<b>Mount Vernon</b>						63	27	91	1,804	262	238	2,305
<b>Providence</b>			2	2	366		5	371	3,744	212	205	4,161
<b>Springfield 3/</b>									90	237	381	708
<b>Sully</b>									931	1,036	240	2,207
<b>Fairfax County</b>	<b>2,035</b>		<b>8</b>	<b>2,043</b>	<b>767</b>	<b>774</b>	<b>70</b>	<b>1,611</b>	<b>15,831</b>	<b>3,666</b>	<b>2,186</b>	<b>21,683</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024**

Town	Under Construction				Building Permit Issued, No Construction				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Clifton												
Town of Herndon	170	141	1	312	273			273	477		4	481
Town of Vienna		38	37	75			20	20				
<b>Towns Total</b>	<b>170</b>	<b>179</b>	<b>38</b>	<b>387</b>	<b>273</b>		<b>20</b>	<b>293</b>	<b>477</b>		<b>4</b>	<b>481</b>

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	1,755			1,755	401	49		450	3,076	190	5	3,271
Town of Vienna										38	57	95
<b>Towns Total</b>	<b>1,755</b>			<b>1,755</b>	<b>401</b>	<b>49</b>		<b>450</b>	<b>3,076</b>	<b>228</b>	<b>62</b>	<b>3,366</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024**

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
<b>Annandale</b>		8	26	34	30	4	35	69		19	64	83			2	2
<b>Baileys</b>	4		11	15	16	3	17	36			11	11		3	1	4
<b>Bull Run</b>		240	71	311		141	138	279	232	356	183	771	435	283	3	721
<b>Fairfax</b>		86	39	125	239		61	300	90		63	153			8	8
<b>Jefferson</b>		33	10	43		10	21	31		172		172	127			127
<b>Lincolnia</b>			4	4			34	34			2	2				
<b>Lower Potomac</b>			15	15			42	42							1	1
<b>McLean</b>	515	219	116	850		66	124	190	1,117		1	1,118	1,504	104	78	1,686
<b>Mount Vernon</b>	166	47	17	230	5	7	63	75	1,623	145	5	1,773	280		13	293
<b>Pohick 1/</b>			24	24			94	94			35	35			78	78
<b>Rose Hill</b>	33		11	44			47	47		150	8	158			7	7
<b>Springfield</b>	10		6	16			45	45					441		1	442
<b>Upper Potomac 2/</b>	982	436	67	1,485	361	39	160	560	2,086	248	41	2,375	1,664	35	59	1,758
<b>Vienna 3/</b>		38	62	100			58	58	516		10	526	553		16	569
<b>Fairfax County</b>	<b>1,710</b>	<b>1,107</b>	<b>479</b>	<b>3,296</b>	<b>651</b>	<b>270</b>	<b>939</b>	<b>1,860</b>	<b>5,664</b>	<b>1,090</b>	<b>423</b>	<b>7,177</b>	<b>5,004</b>	<b>425</b>	<b>267</b>	<b>5,696</b>

**Table 9.3**

**Residential Development Activity by Stage of Development by Planning District  
Fairfax County, January 2024**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Annandale</b>	280			280					310	31	127	468
<b>Baileys</b>									20	6	40	66
<b>Bull Run</b>							14	14	667	1,020	409	2,096
<b>Fairfax</b>			3	3	366			366	695	86	174	955
<b>Jefferson</b>									127	215	31	373
<b>Lincolnia</b>											40	40
<b>Lower Potomac</b>						63		63		63	58	121
<b>McLean</b>			3	3	121			121	3,136	510	322	3,968
<b>Mount Vernon</b>							16	16	2,074	199	114	2,387
<b>Pohick 1/</b>							35	35			266	266
<b>Rose Hill</b>						470		470	33	620	73	726
<b>Springfield</b>						71		71	451	71	52	574
<b>Upper Potomac 2/</b>	1,755			1,755	401	49		450	7,249	807	327	8,383
<b>Vienna 3/</b>			2	2			5	5	1,069	38	153	1,260
<b>Fairfax County</b>	<b>2,035</b>		<b>8</b>	<b>2,043</b>	<b>767</b>	<b>774</b>	<b>70</b>	<b>1,611</b>	<b>15,831</b>	<b>3,666</b>	<b>2,186</b>	<b>21,683</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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.

(Continued)

**Table 9.4**

**Residential Development Activity by Stage of Development by Human Services Region  
Fairfax County, January 2024**

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
<b>Region 1</b>	209	47	48	304	5	7	206	218	1,623	295	13	1,931	721		36	757
<b>Region 2</b>	4	58	95	157	46	66	137	249		191	83	274	1,118	107	7	1,232
<b>Region 3 1/</b>	1,461	661	206	2,328	361	56	325	742	3,591	186	67	3,844	2,730	35	157	2,922
<b>Region 4 2/</b>	36	341	130	507	239	141	271	651	450	418	260	1,128	435	283	67	785
<b>Fairfax County</b>	<b>1,710</b>	<b>1,107</b>	<b>479</b>	<b>3,296</b>	<b>651</b>	<b>270</b>	<b>939</b>	<b>1,860</b>	<b>5,664</b>	<b>1,090</b>	<b>423</b>	<b>7,177</b>	<b>5,004</b>	<b>425</b>	<b>267</b>	<b>5,696</b>

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Region 1</b>						604	27	631	2,558	953	330	3,841
<b>Region 2</b>	280		2	282		121		121	1,448	543	324	2,315
<b>Region 3 1/</b>	1,755		3	1,758	767	49	5	821	10,665	987	763	12,415
<b>Region 4 2/</b>			3	3			38	38	1,160	1,183	769	3,112
<b>Fairfax County</b>	<b>2,035</b>		<b>5</b>	<b>2,040</b>	<b>767</b>	<b>774</b>	<b>70</b>	<b>1,611</b>	<b>15,831</b>	<b>3,666</b>	<b>2,186</b>	<b>21,683</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024**

<b>Census Tract</b>	<b>Under Construction</b>	<b>Building Permit Issued, No Construction</b>	<b>Development Plan Approved</b>	<b>Development Plan Submitted</b>	<b>Rezoning Granted</b>	<b>Rezoning Pending</b>	<b>Total Development Activity</b>
4151	1	3	18				22
4153	3	4					7
4154.01	174	14	145				333
4154.02		2					2
4155	3	8		5			16
4156		4					4
4158			5	7			12
4159	1						1
4160		1				16	17
4161	1	1		1			3
4163	4	5		1			10
4201				1			1
4202.01		5					5
4202.02		1					1
4202.03		2	150				152
4203	2	5					7
4204	43	6	1,224				1,273
4205.02		6	2				8
4205.03			379				379
4206	2	16					18
4207	2	1					3

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4208	4		8	7			19
4210.01	1	4					5
4210.02				441			441
4211.01		21					21
4211.02		3					3
4211.03	33	6					39
4213		2					2
4214		3					3
4215		1					1
4216		2		280			282
4218	2	4					6
4220		5					5
4221.01		4					4
4221.02	1	18					19
4222.01	9	8					17
4222.02	1	2				63	66
4223.01	1	6				470	477
4223.02		4					4
4224.01		2					2
4224.02		11					11
4224.03	2	5					7
4301.01	1						1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4301.02		4				8	12
4302.01		1					1
4302.02		1		9		15	25
4302.03	1	5					6
4304	1	1					2
4306	1	1					2
4308.01	1	3					4
4309.01	1	4					5
4309.02		3					3
4310.01		4					4
4310.02	1	4					5
4313		2					2
4314	2	3					5
4315		9					9
4316.02	3	1				71	75
4318.01	2	6					8
4318.02		2					2
4320		3					3
4321	1	1					2
4322.01		4					4
4322.02	1	4					5
4323		4					4

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4324.02		3					3
4325	1	4					5
4326		7					7
4327.02		2					2
4328	10						10
4401	2						2
4402.01		4		127			131
4402.02	2	1		1			4
4403	1	1					2
4405.01		3			2		5
4405.03		239					239
4405.05	1		42		1		44
4406	3	1					4
4407.01		1					1
4408	2	31	60				93
4501		2					2
4502	1						1
4503	1	1					2
4504	2	1					3
4505	1	1					2
4506.01	2						2
4506.02	33	10	172				215

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4507.01	1	2					3
4507.02	1		1				2
4508	4		3				7
4510	1						1
4511	1						1
4512	7		11				18
4513	2						2
4514		10					10
4515.01		1					1
4515.02		4					4
4516.01	4	1		1			6
4519	1	10	2				13
4520	1				280		281
4521.01	5	4		1			10
4521.02	1	4		1			6
4522	8	4					12
4523.01	2	2					4
4523.02	4	19	19				42
4524	2						2
4525.01		1					1
4525.02		1					1
4526	3	22					25

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4527	1	20		3			24
4601	2				3		5
4602	2						2
4603	2			4			6
4604		4	521				525
4605.01		1					1
4605.03	2	4					6
4605.04		3		11			14
4606	2			1			3
4607.01	6	4					10
4607.02	16	7					23
4608	9	2					11
4609	3	5					8
4610	41	2					43
4611	5	2				5	12
4612.01	1	1		3			5
4612.02		9	21				30
4615	2	9					11
4616.03		6		553			559
4616.04	3	3			2		8
4616.06		3					3
4617	9	7	5				21

(Continued)

**Table 9.5**

**Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Under Construction</b>	<b>Building Permit Issued, No Construction</b>	<b>Development Plan Approved</b>	<b>Development Plan Submitted</b>	<b>Rezoning Granted</b>	<b>Rezoning Pending</b>	<b>Total Development Activity</b>
4618.01		1					1
4618.02	1	11				366	378
4619.01		2					2
4701	5	3					8
4703	10	2					12
4704	9	8		1			18
4705	8	3					11
4706	3	9		44			56
4707	3	6		5			14
4708	3	6					9
4709	14	12		1			27
4710	1			438			439
4711	28	50	1	105		121	305
4712.01			210				210
4712.03	1	3					4
4712.04	220	73	607				900
4713.01	1	3					4
4713.03	1	3					4
4714.01	1						1
4714.02		3					3
4801	11	11	7	4			33
4802.01	7	3		2			12

*(Continued)*

**Table 9.5**

**Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Under Construction</b>	<b>Building Permit Issued, No Construction</b>	<b>Development Plan Approved</b>	<b>Development Plan Submitted</b>	<b>Rezoning Granted</b>	<b>Rezoning Pending</b>	<b>Total Development Activity</b>
4802.04	412			234			646
4802.05	103		300	832			1,235
4803.01	5	3		19			27
4803.02	20	8		24			52
4804.01	3	3	3				9
4804.02	3	4		5			12
4805.03		1					1
4805.05		3					3
4808.02	170						170
4809.01	142	273		4			419
4809.02				477	1,755		2,232
4809.03						450	450
4810		1					1
4811.01	94	8	72				174
4811.02		3					3
4811.03	1	3					4
4811.04		1					1
4811.05		3					3
4811.06	1	1	8				10
4812.01		14	1				15
4812.02		2		480			482
4814	1	6	7				14

*(Continued)*

**Table 9.5**

**Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Under Construction</b>	<b>Building Permit Issued, No Construction</b>	<b>Development Plan Approved</b>	<b>Development Plan Submitted</b>	<b>Rezoning Granted</b>	<b>Rezoning Pending</b>	<b>Total Development Activity</b>
4817.01	1						1
4817.02		1		4			5
4819	123	39	90	41			293
4820.01		7					7
4820.02		5					5
4821	2	3					5
4822.03	361	91					452
4822.05			340	301			641
4822.06	240	2					242
4823.01		13	1				14
4823.02		4					4
4823.03		10					10
4825.02		1					1
4825.03	14	2		21			37
4825.04			16				16
4825.05	16	14	191				221
4825.06	243	18	1,449	343			2,053
4825.07	1	1		63			65
4826.01	3	5					8
4826.03	51	9	190				250
4901.01	103	108	307	129			647
4901.05	167	78	151	589			985

*(Continued)*

**Table 9.5**

**Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Under Construction</b>	<b>Building Permit Issued, No Construction</b>	<b>Development Plan Approved</b>	<b>Development Plan Submitted</b>	<b>Rezoning Granted</b>	<b>Rezoning Pending</b>	<b>Total Development Activity</b>
4905.01		2					2
4905.02	9	2	170			14	195
4911.03	4	16					20
4912.01		12	9				21
4913.01	3	2					5
4913.02	1	2					3
4913.03	1	2					3
4914.01		10					10
4914.02	1	9					10
4914.04		8					8
4915.01		8		3			11
4915.02		1					1
4916.01		4					4
4917.01	21	6	127				154
4917.03	2						2
4917.04	26	30					56
4917.05		2	7				9
4917.06	85		90				175
4917.07		5					5
4918.02	1	1					2
4918.03		1					1
4920	4	2		2			8

*(Continued)*

**Table 9.5**

**Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2024**

<b>Census Tract</b>	<b>Under Construction</b>	<b>Building Permit Issued, No Construction</b>	<b>Development Plan Approved</b>	<b>Development Plan Submitted</b>	<b>Rezoning Granted</b>	<b>Rezoning Pending</b>	<b>Total Development Activity</b>
<b>4921</b>	1	1		4			6
<b>4922.01</b>	3	3		46			52
<b>4922.03</b>			35				35
<b>4923</b>		4					4
<b>4924</b>		8		14		11	33
<b>4925</b>	5	5		3			13
<b>Fairfax County</b>	<b>3,296</b>	<b>1,860</b>	<b>7,177</b>	<b>5,696</b>	<b>2,043</b>	<b>1,611</b>	<b>21,683</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

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

*(Continued)*



## 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 years' 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 section.

### **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**

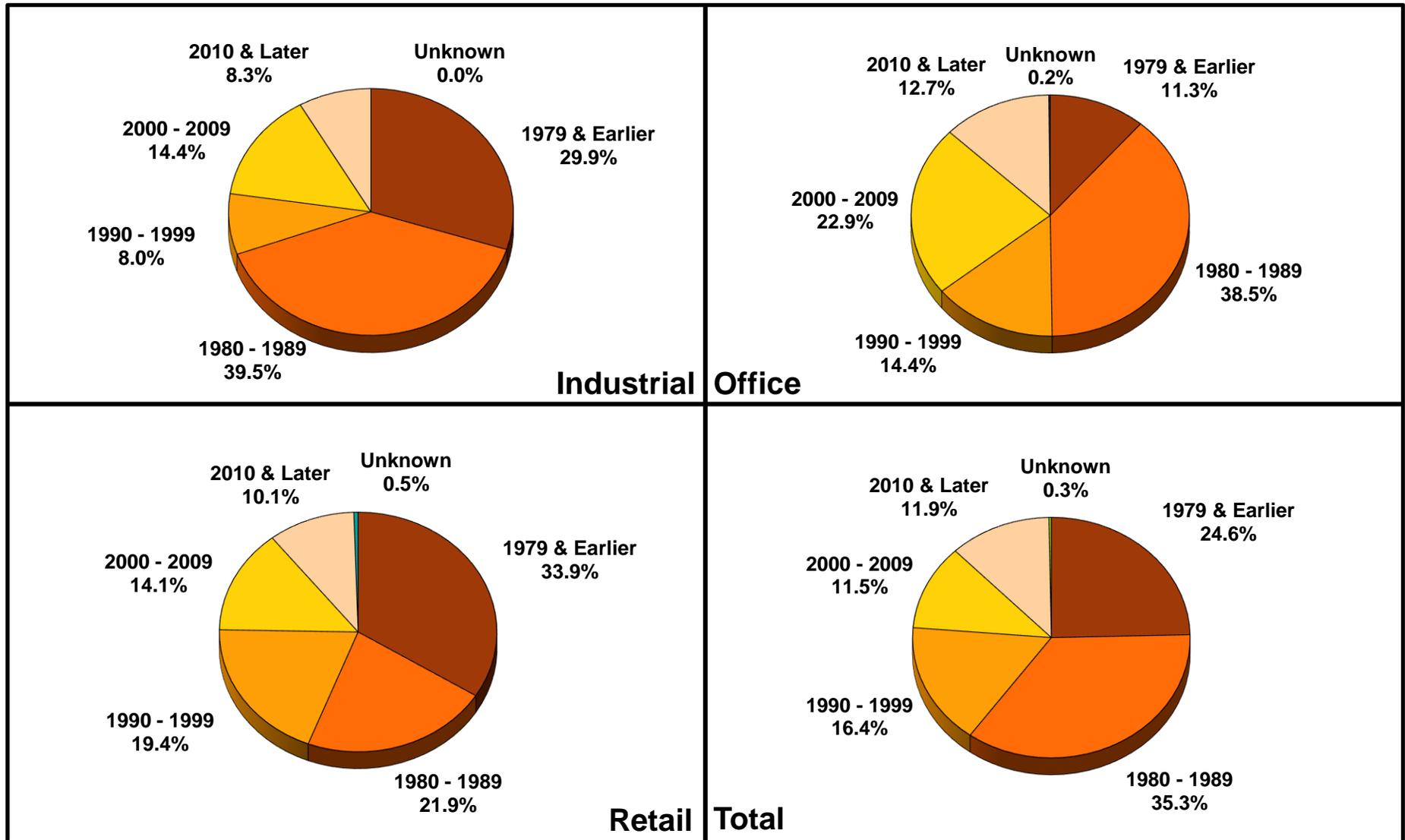
Cluster Office  
Condominium Office  
Finance, Insurance, Real Estate  
General Low-Rise Office  
General Medium/High Rise Office  
Other Offices

### **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 2024**



Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.  
Note: Percentages may not sum to total due to rounding.

**Table 10.1**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**Inventory of Existing Structures by Year Built**  
**Fairfax County, January 2024**

<b>Year Built</b>	<b>Industrial</b>	<b>Office</b>	<b>Retail</b>	<b>Total</b>
<b>Unknown</b>	2,679	212,132	501,613	716,424
<b>1901 to 1964</b>	3,904,472	5,239,790	10,285,242	19,429,504
<b>1965 to 1969</b>	2,117,153	744,079	8,813,210	11,674,442
<b>1970 to 1974</b>	4,276,073	5,035,703	8,387,718	17,699,494
<b>1975 to 1979</b>	4,212,928	3,597,915	7,189,479	15,000,322
<b>1980 to 1984</b>	6,946,488	15,945,747	7,119,997	30,012,232
<b>1985 to 1989</b>	12,188,990	34,069,370	15,312,705	61,571,065
<b>1990 to 1994</b>	1,299,793	5,759,268	10,866,165	17,925,226
<b>1995 to 1999</b>	2,556,663	12,958,978	9,001,984	24,517,625
<b>2000 to 2004</b>	4,949,669	18,768,481	8,609,738	32,327,888
<b>2005 to 2009</b>	2,007,506	11,012,272	5,772,886	18,792,664
<b>2010 to 2014</b>	312,928	7,310,280	4,771,008	12,394,216
<b>2015 to 2019</b>	1,157,567	4,295,431	2,738,039	8,191,037
<b>2020 and Later</b>	2,540,545	4,880,410	2,860,834	10,281,789
<b>Fairfax County</b>	<b>48,473,454</b>	<b>129,829,856</b>	<b>102,230,618</b>	<b>280,533,928</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*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 2024**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Braddock</b>	3,303,706	4,010,770	4,904,451	12,218,927
<b>Dranesville 1/</b>	1,841,059	18,696,973	8,829,838	29,367,870
<b>Franconia</b>	5,786,256	4,426,392	15,585,412	25,798,060
<b>Hunter Mill 2/</b>	2,058,318	26,654,883	11,804,351	40,517,552
<b>Mason</b>	4,820,716	8,999,395	14,078,040	27,898,151
<b>Mount Vernon</b>	10,154,997	4,224,396	8,314,399	22,693,792
<b>Providence</b>	4,302,743	38,764,694	16,399,779	59,467,216
<b>Springfield 3/</b>	603,650	5,369,817	10,215,729	16,189,196
<b>Sully</b>	15,602,009	18,682,536	12,098,619	46,383,164
<b>Fairfax County</b>	<b>48,473,454</b>	<b>129,829,856</b>	<b>102,230,618</b>	<b>280,533,928</b>

**Table 10.3**

**Industrial and Commercial Gross Floor Area by General Activity by Town  
Fairfax County, January 2024**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Town of Clifton</b>		3,016	45,683	48,699
<b>Town of Herndon</b>	881,950	5,857,744	3,925,308	10,665,002
<b>Town of Vienna</b>	438,835	2,135,753	1,841,731	4,416,319
<b>Towns Total</b>	<b>1,320,785</b>	<b>7,996,513</b>	<b>5,812,722</b>	<b>15,130,020</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,993,673	3,460,989	3,637,574	11,092,236
Baileys	518,052	2,437,646	7,127,307	10,083,005
Bull Run	12,900,955	15,386,338	12,291,868	40,579,161
Fairfax	586,365	10,048,271	6,095,639	16,730,275
Jefferson	2,775,539	10,074,782	7,034,520	19,884,841
Lincolnia	2,171,987	853,475	1,922,109	4,947,571
Lower Potomac	3,311,951	464,239	1,407,818	5,184,008
McLean	1,586,374	27,254,374	10,845,084	39,685,832
Mount Vernon	343,462	1,146,640	9,977,771	11,467,873
Pohick 1/	673,343	682,249	4,342,488	5,698,080
Rose Hill	393,036	765,111	3,518,594	4,676,741
Springfield	12,373,743	6,709,510	9,020,088	28,103,341
Upper Potomac 2/	6,057,880	40,500,009	17,963,224	64,521,113
Vienna 3/	787,094	10,046,223	7,046,534	17,879,851
<b>Fairfax County</b>	<b>48,473,454</b>	<b>129,829,856</b>	<b>102,230,618</b>	<b>280,533,928</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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 2024**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Region 1</b>	15,941,245	8,650,788	23,869,835	48,461,868
<b>Region 2</b>	9,843,534	19,408,175	20,727,808	49,979,517
<b>Region 3 1/</b>	8,323,052	79,526,084	33,993,049	121,842,185
<b>Region 4 2/</b>	14,365,623	22,244,809	23,639,926	60,250,358
<b>Fairfax County</b>	<b>48,473,454</b>	<b>129,829,856</b>	<b>102,230,618</b>	<b>280,533,928</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.*

*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 2024**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>A1</b>	1,782,220	1,919,678	2,140,001	5,841,899
<b>A2</b>	34,650	5,756,004	2,806,370	8,597,024
<b>A3</b>		147,384		147,384
<b>B1</b>	1,035,041	4,657,431	190,632	5,883,104
<b>B2</b>	403,886	6,477,300	3,549,442	10,430,628
<b>B3</b>			98,462	98,462
<b>B5</b>	881,950	5,857,744	3,925,308	10,665,002
<b>C1</b>			9,523	9,523
<b>C2</b>	16,452	40,826	23,886	81,164
<b>D1</b>	100,988	40,795	284,906	426,689
<b>D2</b>	582,298	7,781,597	1,528,068	9,891,963
<b>D3</b>	1,594,846	17,850,235	7,471,076	26,916,157
<b>E1</b>	322,212	16,050,981	8,266,863	24,640,056
<b>E2</b>		6,151	44,414	50,565
<b>F</b>	94,511	866,332	591,700	1,552,543
<b>G1</b>	21,264	1,879,397	1,647,081	3,547,742
<b>G2</b>		11,825	223,894	235,719
<b>G3</b>		3,046,518		3,046,518
<b>H1</b>	486,605	678,467	5,848,906	7,013,978
<b>H2</b>		1,479,596	517,865	1,997,461
<b>I1</b>	955,609	7,460,955	5,118,353	13,534,917

**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2024**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>I2</b>	9,371	172,498	29,974	211,843
<b>I3</b>	5,295,812	3,322,865	6,544,779	15,163,456
<b>I4</b>			971,678	971,678
<b>I5</b>		209,216	3,736	212,952
<b>J1</b>	52,672	257,117	2,256,656	2,566,445
<b>J2</b>	30,045	101,689	1,781,777	1,913,511
<b>J3</b>	10,004	159,893	805,859	975,756
<b>J4</b>		63,684	388,890	452,574
<b>K</b>	267,520	203,751	3,092,893	3,564,164
<b>L</b>	279,494	1,036,792	4,787,588	6,103,874
<b>M0</b>	292,258	1,484,762	463,986	2,241,006
<b>M1</b>		1,569,127	110,576	1,679,703
<b>M2</b>	2,219,070	5,865,895	3,890,823	11,975,788
<b>M3</b>	760,727	457,928	449,276	1,667,931
<b>M4</b>	1,821,184	641,414	1,285,876	3,748,474
<b>M5</b>	4,090,945	3,021,995	550,843	7,663,783
<b>M6</b>	8,282,179	2,737,236	4,528,445	15,547,860
<b>M7</b>			22,124	22,124
<b>M9</b>	108,564	4,869,808	4,394,459	9,372,831
<b>N1</b>	1,274,270	601,526	4,960,947	6,836,743
<b>N2</b>	4,256		54,136	58,392

*(Continued)*

**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2024**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>O1</b>	144			144
<b>P</b>	99,890			99,890
<b>P1</b>	958,864	221,819	71,774	1,252,457
<b>P3</b>			301,034	301,034
<b>P5</b>			87,340	87,340
<b>Q1</b>	6,365	3,152	12,400	21,917
<b>R1</b>	23,224	4,736	86,840	114,800
<b>R3</b>		3,016	45,683	48,699
<b>R4</b>		3,360		3,360
<b>S1</b>	3,159	3,102	395,307	401,568
<b>T1</b>	10,348,635	8,988,911	3,402,359	22,739,905
<b>T2</b>	2,704,367	6,510,077	3,833,449	13,047,893
<b>T3</b>		12,748	262,959	275,707
<b>T4</b>	539,856	4,289,395	4,675,668	9,504,919
<b>T5</b>	245,532	850,133	3,339,756	4,435,421
<b>T6</b>	480	8,436	1,875	10,791
<b>T7</b>	432,035	144,559	52,103	628,697
<b>Fairfax County</b>	<b>48,473,454</b>	<b>129,829,856</b>	<b>102,230,618</b>	<b>280,533,928</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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

(Continued)

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	46,991	913,042	990,078
4152		176,113	698,848	874,961
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		121,249	227,516	348,765
4161	6,015	9,685	683,847	699,547
4163	1,284			1,284
4201	347,301		507,912	855,213
4202.01		63,458	155,417	218,875
4202.02			208,851	208,851
4202.03	96,763	17,993	18,434	133,190
4203		10,390	2,323	12,713
4204	29,878	144,622	1,444,108	1,618,608
4205.02			87,236	87,236
4205.03		17,344	248,377	265,721
4206			286,674	286,674
4207	4,422		9,896	14,318
4208		131,412	80,708	212,120
4210.01	900,673	1,662,906	35,789	2,599,368

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4210.02</b>	1,952,700	942,050	4,209,291	7,104,041
<b>4211.01</b>	747,877	4,200	35,418	787,495
<b>4211.02</b>		3,612	33,365	36,977
<b>4211.03</b>	548,078	8,249	808,438	1,364,765
<b>4214</b>	163,237	133,790	1,280,985	1,578,012
<b>4215</b>	100,522	15,008	2,218,195	2,333,725
<b>4216</b>		175,327	294,752	470,079
<b>4217.01</b>			15,681	15,681
<b>4218</b>		74,201	822,281	896,482
<b>4219</b>			22,124	22,124
<b>4220</b>	4,260,436	229,810	29,039	4,519,285
<b>4221.01</b>	123,221	126,550	511,083	760,854
<b>4221.02</b>	1,199,953	189,257	401,123	1,790,333
<b>4222.01</b>		29,632	313,544	343,176
<b>4222.02</b>	362,855	116,016	159,944	638,815
<b>4223.01</b>	18,372	11,288	335,230	364,890
<b>4223.02</b>		344,449	1,331,271	1,675,720
<b>4224.02</b>	273,479	174,260	789,358	1,237,097
<b>4301.01</b>		71,667	369,150	440,817
<b>4302.02</b>			216,594	216,594
<b>4304</b>	1,310,749	278,287	449,276	2,038,312
<b>4306</b>	48,997	291,366	2,333,263	2,673,626

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4307</b>	741,655			741,655
<b>4308.01</b>		416,368	186,278	602,646
<b>4308.02</b>	480,947	18,344		499,291
<b>4309.01</b>		129,593	394,157	523,750
<b>4309.02</b>		2,204	217,304	219,508
<b>4310.01</b>		35,346	736,609	771,955
<b>4313</b>		56,152		56,152
<b>4314</b>		4,850		4,850
<b>4315</b>			103,496	103,496
<b>4316.02</b>		125,255	774,062	899,317
<b>4318.01</b>	171,176		222,550	393,726
<b>4318.02</b>		196,141		196,141
<b>4320</b>	282,110	67,295	538,660	888,065
<b>4321</b>	70,674			70,674
<b>4322.01</b>		103,441	497,031	600,472
<b>4322.02</b>	4,445		57,300	61,745
<b>4325</b>			204,060	204,060
<b>4326</b>			2,976	2,976
<b>4327.02</b>			232,362	232,362
<b>4328</b>	3,963,360	621,995	550,843	5,136,198
<b>4401</b>	21,368	56,010	116,126	193,504
<b>4402.01</b>	624,130	3,667,842	2,514,140	6,806,112

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4402.02</b>	9,759	1,379,621	118,752	1,508,132
<b>4403</b>		216,353	11,302	227,655
<b>4405.01</b>			19,491	19,491
<b>4405.04</b>		1,431,144		1,431,144
<b>4406</b>	61,273	17,398	438,310	516,981
<b>4501</b>		1,659,893	332,491	1,992,384
<b>4502</b>		58,331	109,289	167,620
<b>4503</b>	48,016	470,655	650,053	1,168,724
<b>4504</b>	132,096	313,327	314,541	759,964
<b>4505</b>			123,741	123,741
<b>4506.01</b>		1,816,848	616,124	2,432,972
<b>4506.02</b>			342,028	342,028
<b>4507.01</b>		83,196		83,196
<b>4507.02</b>		204,040	489,733	693,773
<b>4508</b>		159,607	271,738	431,345
<b>4512</b>	897			897
<b>4513</b>		194,607	354,650	549,257
<b>4514</b>			907,879	907,879
<b>4515.01</b>		154,343	1,392,341	1,546,684
<b>4515.02</b>	162,777	486,058	2,630,808	3,279,643
<b>4516.01</b>		41,803	720,185	761,988
<b>4518</b>			231,816	231,816

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4519</b>		94,113	1,233,265	1,327,378
<b>4520</b>	3,744	386,599	758,583	1,148,926
<b>4521.01</b>		259,021	636,520	895,541
<b>4521.02</b>	75,838	24,095	65,411	165,344
<b>4522</b>	40,570	660,095	167,947	868,612
<b>4523.02</b>			137,064	137,064
<b>4524</b>	710,837	86,996	19,838	817,671
<b>4525.01</b>	1,851,935	1,196,241	946,576	3,994,752
<b>4525.02</b>		114,136	141,547	255,683
<b>4526</b>	2,171,987	551,685	230,883	2,954,555
<b>4527</b>	354,378	58,885	193,685	606,948
<b>4528.01</b>		1,452,691	649,372	2,102,063
<b>4528.02</b>		47,747	45,571	93,318
<b>4601</b>	289,020	3,780		292,800
<b>4604</b>		2,231,212	3,274,132	5,505,344
<b>4605.01</b>		3,961,050	1,005,311	4,966,361
<b>4605.03</b>	1,220	479,577		480,797
<b>4605.04</b>	7,919	358,549	9,446	375,914
<b>4606</b>			10,890	10,890
<b>4607.01</b>			155,122	155,122
<b>4607.02</b>		152,135	283,764	435,899
<b>4608</b>		1,555,961	678,455	2,234,416

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4609</b>	391,770	211,146	204,622	807,538
<b>4610</b>	47,065	216,511	519,768	783,344
<b>4611</b>		51,265	254,518	305,783
<b>4612.01</b>		54,604	86,412	141,016
<b>4612.02</b>	215,940	2,544,041	893,556	3,653,537
<b>4615</b>		37,980	21,514	59,494
<b>4616.03</b>		498,594		498,594
<b>4616.04</b>	5,035	136,283	23,178	164,496
<b>4616.05</b>	1,765,950	781,362	1,131,677	3,678,989
<b>4616.06</b>	37,800	615,000	39,599	692,399
<b>4617</b>	334,085	203,090	623,220	1,160,395
<b>4618.02</b>		1,503,613	6,758	1,510,371
<b>4619.01</b>	123,609		25,676	149,285
<b>4701</b>	2,920			2,920
<b>4703</b>			211,056	211,056
<b>4704</b>	1,588	45,168	172,544	219,300
<b>4705</b>	76,919	1,048,363	342,586	1,467,868
<b>4706</b>	17,592	189,180	512,652	719,424
<b>4707</b>	1,500	368,573	400,613	770,686
<b>4709</b>		11,825	12,838	24,663
<b>4710</b>	14,036	101,460		115,496
<b>4711</b>		230,620	101,294	331,914

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4712.01</b>	322,212	672,975	140,736	1,135,923
<b>4712.04</b>		5,334,403	1,267,359	6,601,762
<b>4713.01</b>		581,069	709,092	1,290,161
<b>4713.04</b>	8,641	71,038	29,974	109,653
<b>4714.01</b>	730			730
<b>4714.02</b>	158,176	40,929	122,771	321,876
<b>4801</b>	16,452	23,892	10,658	51,002
<b>4802.01</b>		6,151	37,330	43,481
<b>4802.03</b>		695,898	162,402	858,300
<b>4802.04</b>		5,009,753	732,340	5,742,093
<b>4802.05</b>		9,949,647	6,656,390	16,606,037
<b>4803.01</b>	5,508		226,594	232,102
<b>4803.02</b>	860,587	540,060	94,944	1,495,591
<b>4804.01</b>	99,969	105,669	186,158	391,796
<b>4804.02</b>		16,934	121,213	138,147
<b>4805.01</b>	398,955		25,048	424,003
<b>4805.02</b>			65,746	65,746
<b>4805.03</b>	442	6,174		6,616
<b>4805.04</b>			265,710	265,710
<b>4805.05</b>		10,297	332,376	342,673
<b>4808.01</b>	23,617	127,667	272,104	423,388
<b>4808.02</b>	120,995	1,396,070	1,426,208	2,943,273

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4809.01</b>	39,736	202,663	433,719	676,118
<b>4809.02</b>	697,602	2,358,728	764,187	3,820,517
<b>4809.03</b>		1,772,616	1,029,090	2,801,706
<b>4810</b>		147,384	592,465	739,849
<b>4811.01</b>		2,094,343	484,602	2,578,945
<b>4811.03</b>			611,865	611,865
<b>4811.06</b>		20,090	220,231	240,321
<b>4812.01</b>		439,646		439,646
<b>4812.02</b>	1,035,041	4,402,147	190,632	5,627,820
<b>4814</b>		3,055	249,161	252,216
<b>4819</b>	424,317	2,182,311	205,844	2,812,472
<b>4820.01</b>			15,704	15,704
<b>4821</b>		98,417	48,245	146,662
<b>4822.01</b>		9,730		9,730
<b>4822.03</b>		6,460,829	2,834,184	9,295,013
<b>4822.04</b>		131,988	13,946	145,934
<b>4822.05</b>	157,981	3,657,742	344,667	4,160,390
<b>4823.01</b>		1,691,556	1,071,388	2,762,944
<b>4823.03</b>			15,570	15,570
<b>4824</b>	1,702	2,848,848		2,850,550
<b>4825.03</b>	88,300	24,600	444,446	557,346
<b>4825.05</b>	2,817,924	4,315,534	1,678,268	8,811,726

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4825.06</b>		2,132,592	602,928	2,735,520
<b>4825.07</b>	34,650	2,540,229	1,060,086	3,634,965
<b>4826.01</b>	4,792		1,558,517	1,563,309
<b>4826.03</b>	86,400	1,278,258	561,664	1,926,322
<b>4826.04</b>	3,497			3,497
<b>4901.01</b>	310,742	2,111,263	218,331	2,640,336
<b>4901.04</b>	6,458,986	1,968,998	2,003,071	10,431,055
<b>4901.05</b>	3,396,602	7,875,025	2,357,771	13,629,398
<b>4905.01</b>		3,102	349,305	352,407
<b>4905.02</b>		62,074	160,990	223,064
<b>4910</b>	480	12,748	1,875	15,103
<b>4912.01</b>			262,959	262,959
<b>4912.02</b>		524,979	337,969	862,948
<b>4913.01</b>	543,167	152,995	100,961	797,123
<b>4913.02</b>		6,683	394,804	401,487
<b>4913.03</b>	134,400	76,945	991,419	1,202,764
<b>4914.01</b>		203,765	347,870	551,635
<b>4914.02</b>	2,340			2,340
<b>4914.05</b>	819			819
<b>4915.01</b>		37,761	139,791	177,552
<b>4916.01</b>	994,379	89,880	127,082	1,211,341
<b>4916.02</b>			222,516	222,516

*(Continued)*

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2024**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4917.01		1,393,083	1,077,808	2,470,891
4917.03		1,796,470	853,798	2,650,268
4917.04	154,416		692,903	847,319
4917.05	292,815	159,277	11,430	463,522
4917.06		1,218,240	2,826,451	4,044,691
4917.07	1,803	22,596	539,281	563,680
4918.01	4,422		1,932,323	1,936,745
4918.02		568,583	19,650	588,233
4918.03		116,581	694,662	811,243
4920	23,224	8,096	240,482	271,802
4921	117,450	4,448	19,920	141,818
4922.01	6,365			6,365
4922.02	4,256		46,616	50,872
4922.03			301,034	301,034
4925		3,016	45,683	48,699
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
<b>Fairfax County</b>	<b>48,473,454</b>	<b>129,829,856</b>	<b>102,230,618</b>	<b>280,533,928</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2024.

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

(Continued)



## **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 of completion, 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 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. There are very few housing units in this category.

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. Furthermore, three-dimensional pictometry 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, and 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 Fairfax County's real estate assessment database. The housing units at Fort Belvoir and George Mason University are not part of this database. However, Fort Belvoir has provided us with the information that allows us to capture the type and location of their units. Therefore, the estimates include housing units in Fort Belvoir but not George Mason University. Similar information will be incorporated in future years. Also, continuing care and assisted living units with a 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 are 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 quarter 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 quarter population for Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, assistant living units without a 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 to 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 approach, which prioritizes housing units currently in the "development pipeline" over those that may be planned in the future but are not yet part of the 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 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 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 is 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. Starting in 2022, the range of density allowed in the Herndon Department of Community Development's *Town of Herndon, Virginia, 2030 Comprehensive Plan* has been incorporated into the long-term forecasts.

*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 is analyzed individually. The additional capacity of land parcels contained in plan option areas are analyzed as a group across all parcels comprising the plan option area.

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

*Site Characteristics Assumptions:* Site-specific characteristics are used to modify the likelihood and capacity of development as indicated by the *Comprehensive Plan*. The site characteristics considered include recent sales of vacant property; recent development activity; the 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’ is 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 a 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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