

# Demographic Reports 2018

## 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 2018<sup>©</sup>

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## FOREWORD

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

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

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

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

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

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

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

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 district and town, planning district, human services region, ZIP Code, sanitary sewershed, and census tract. Small scale maps of these geographies, along with sewershed codes, are displayed on the following pages. Detailed views of these geographies can be obtained from the Fairfax County Web site map gallery at: [www.fairfaxcounty.gov/maps/static-map-gallery](http://www.fairfaxcounty.gov/maps/static-map-gallery).

# Fairfax County, Virginia January 2018

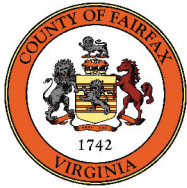
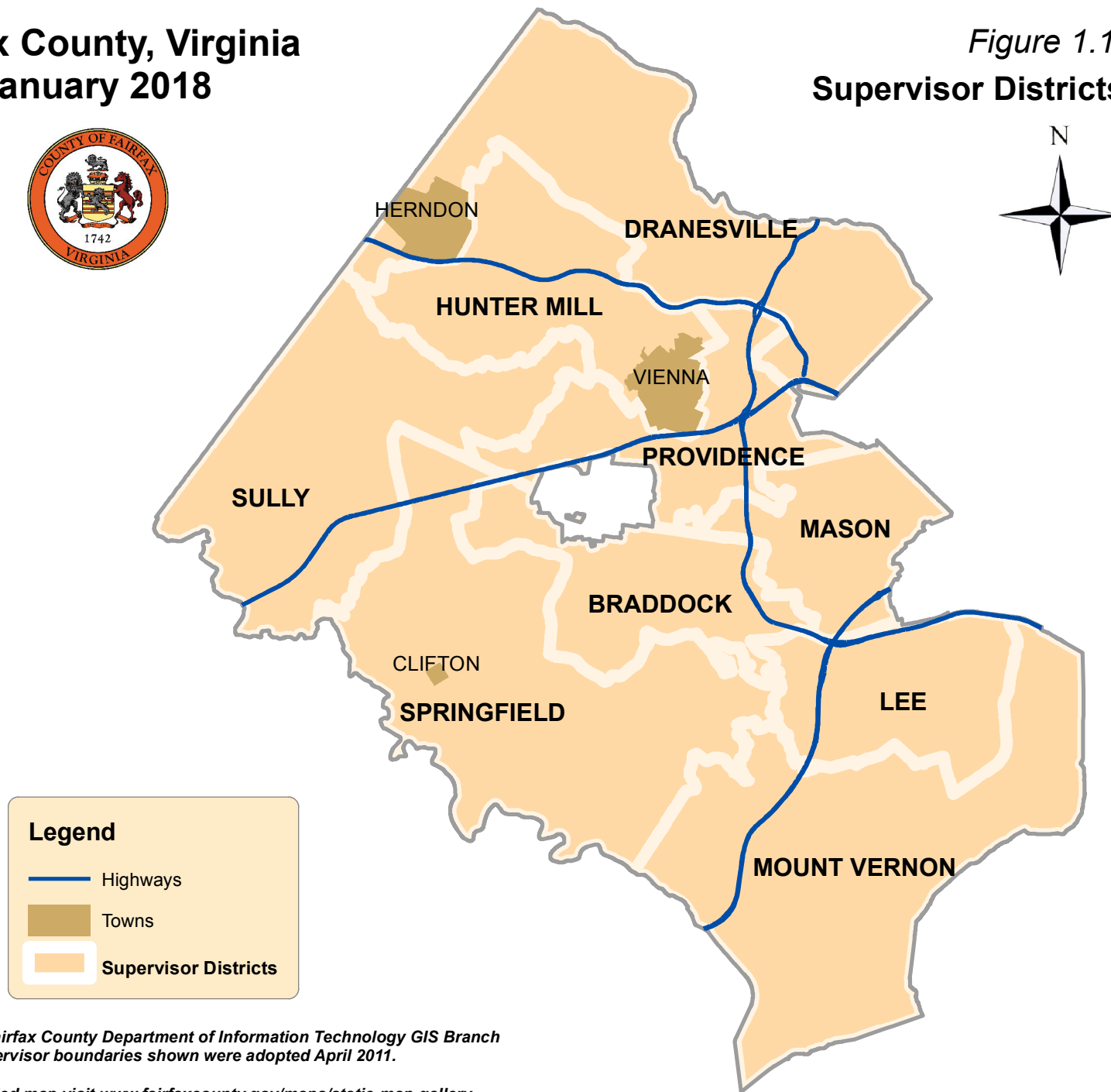


Figure 1.1  
Supervisor Districts and Towns



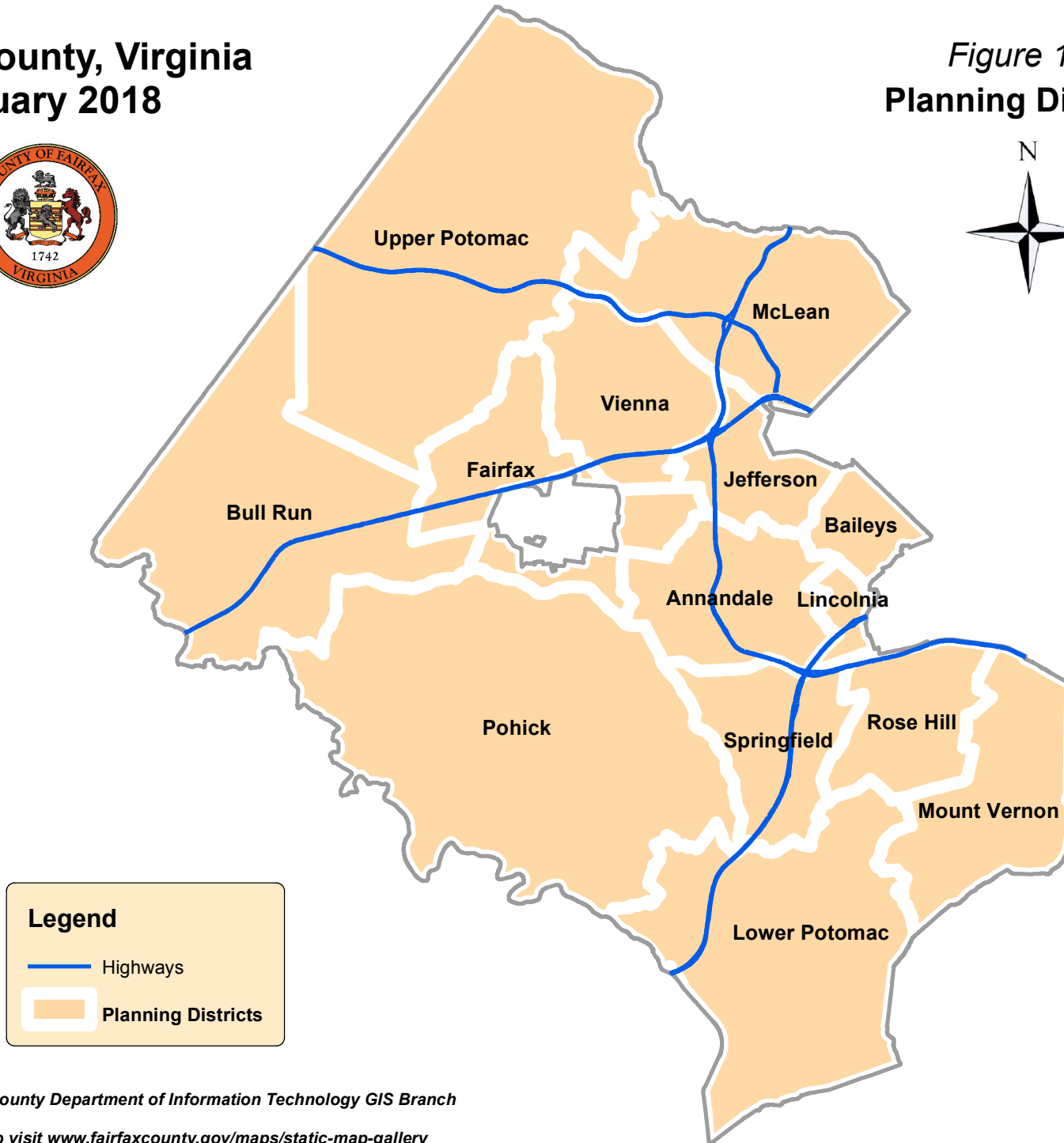
Source: Fairfax County Department of Information Technology GIS Branch  
Note: Supervisor boundaries shown were adopted April 2011.

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

# Fairfax County, Virginia January 2018



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 2018

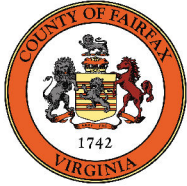
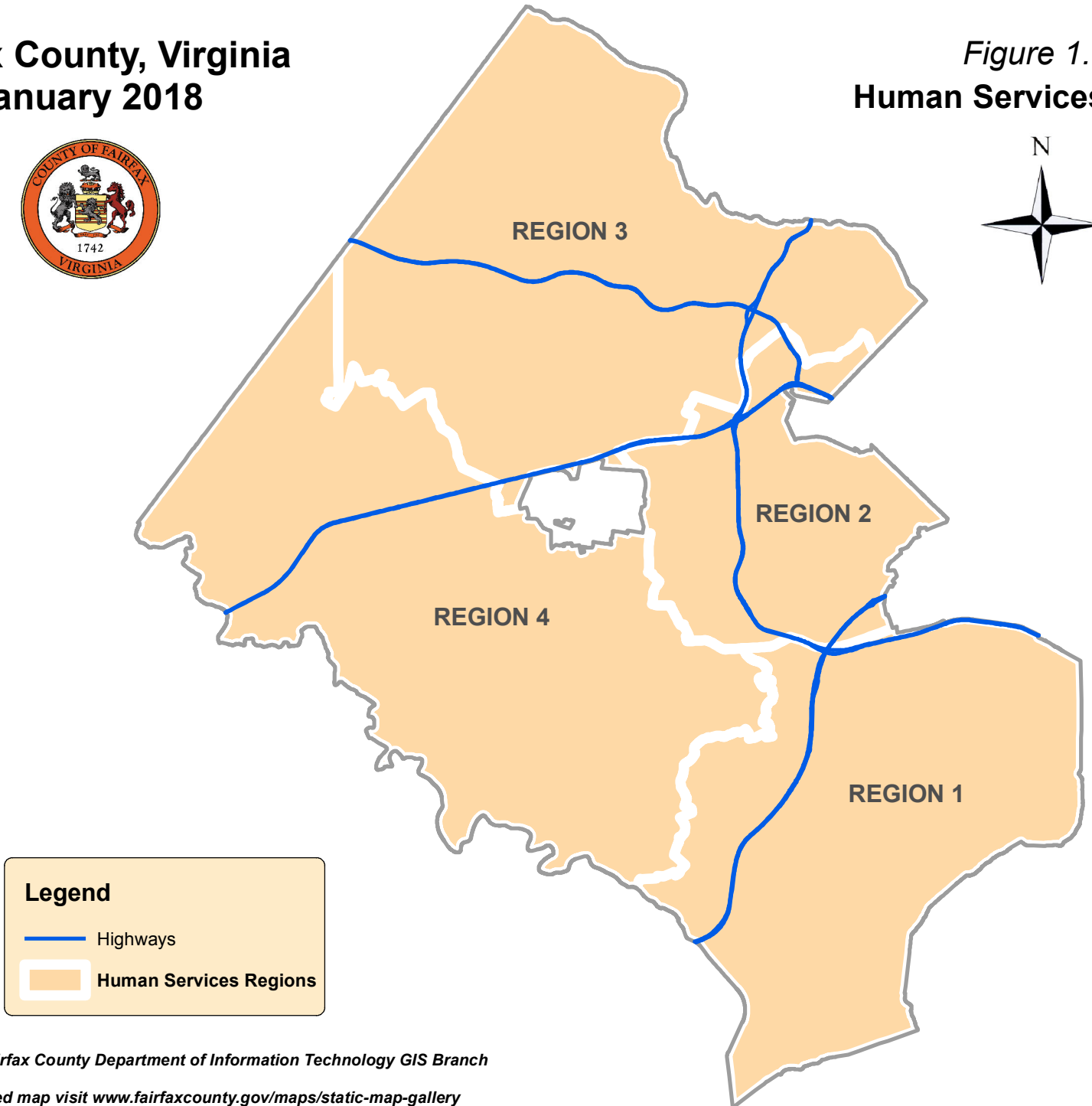


Figure 1.3  
Human Services Regions



Source: Fairfax County Department of Information Technology GIS Branch

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

# Fairfax County, Virginia January 2018

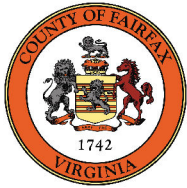
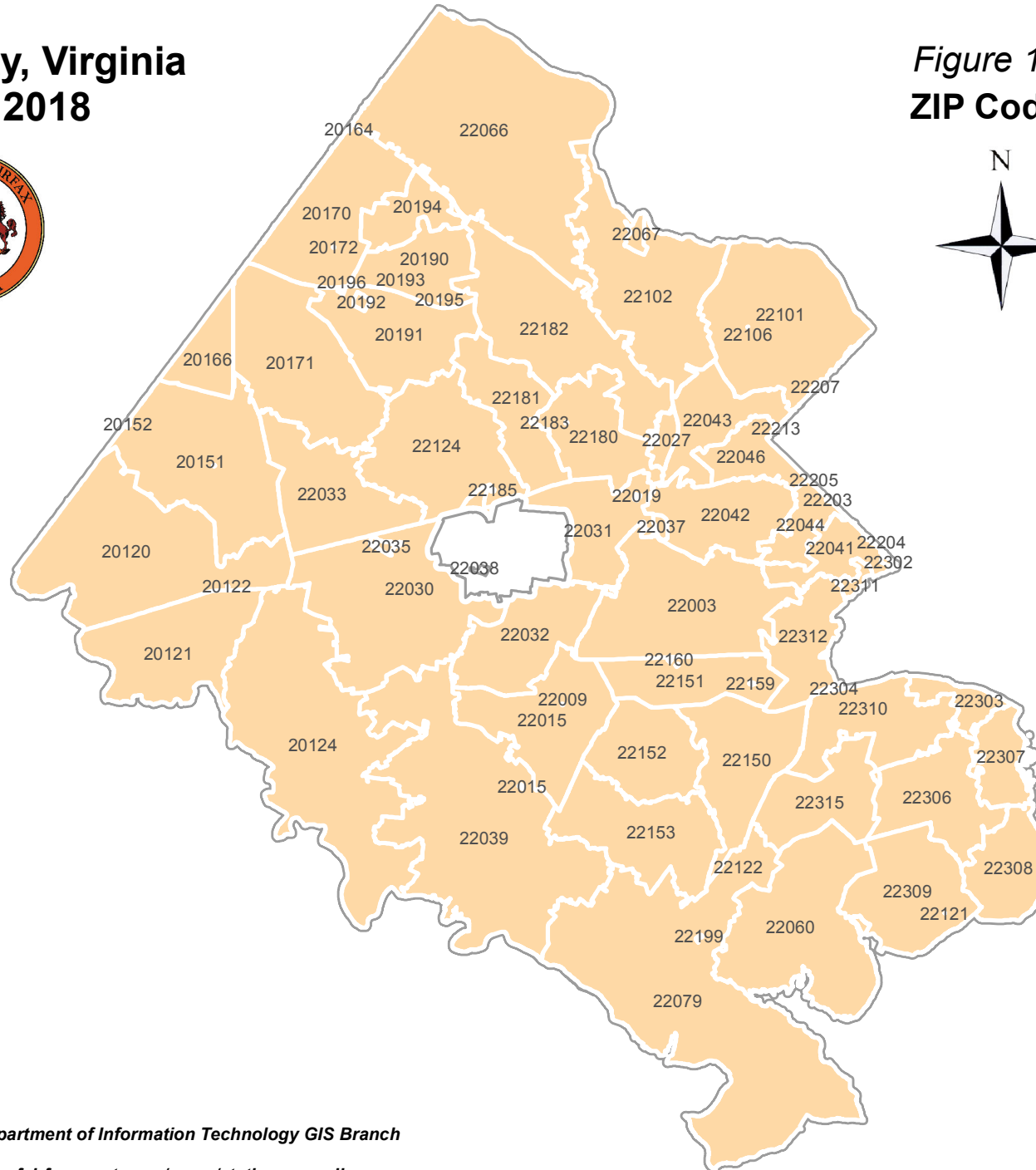


Figure 1.4  
ZIP Codes



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 2018

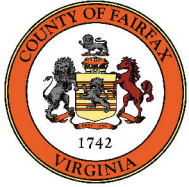
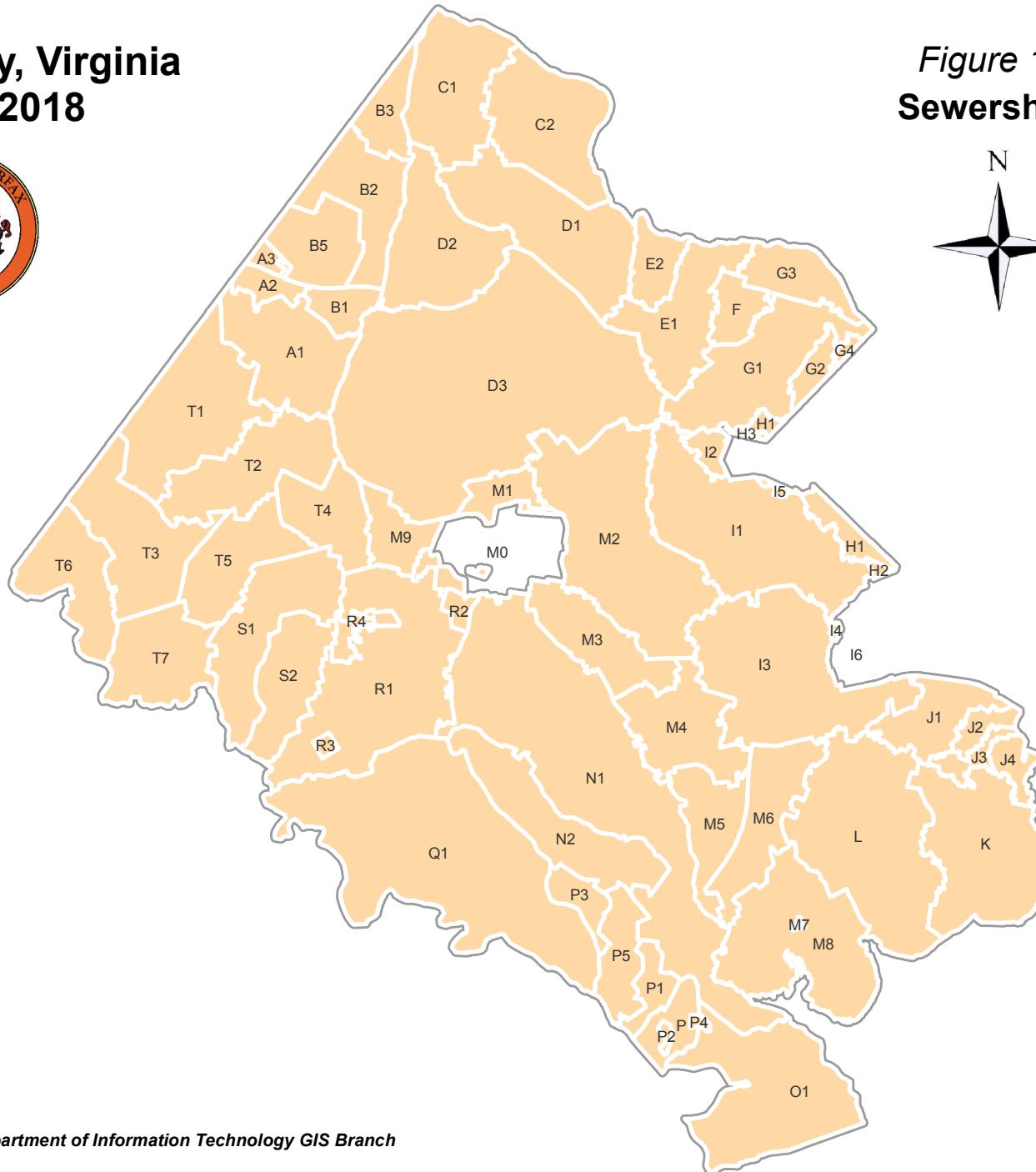


Figure 1.5  
Sewersheds



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

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

# Fairfax County, Virginia January 2018

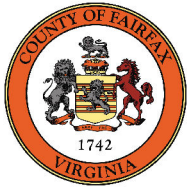
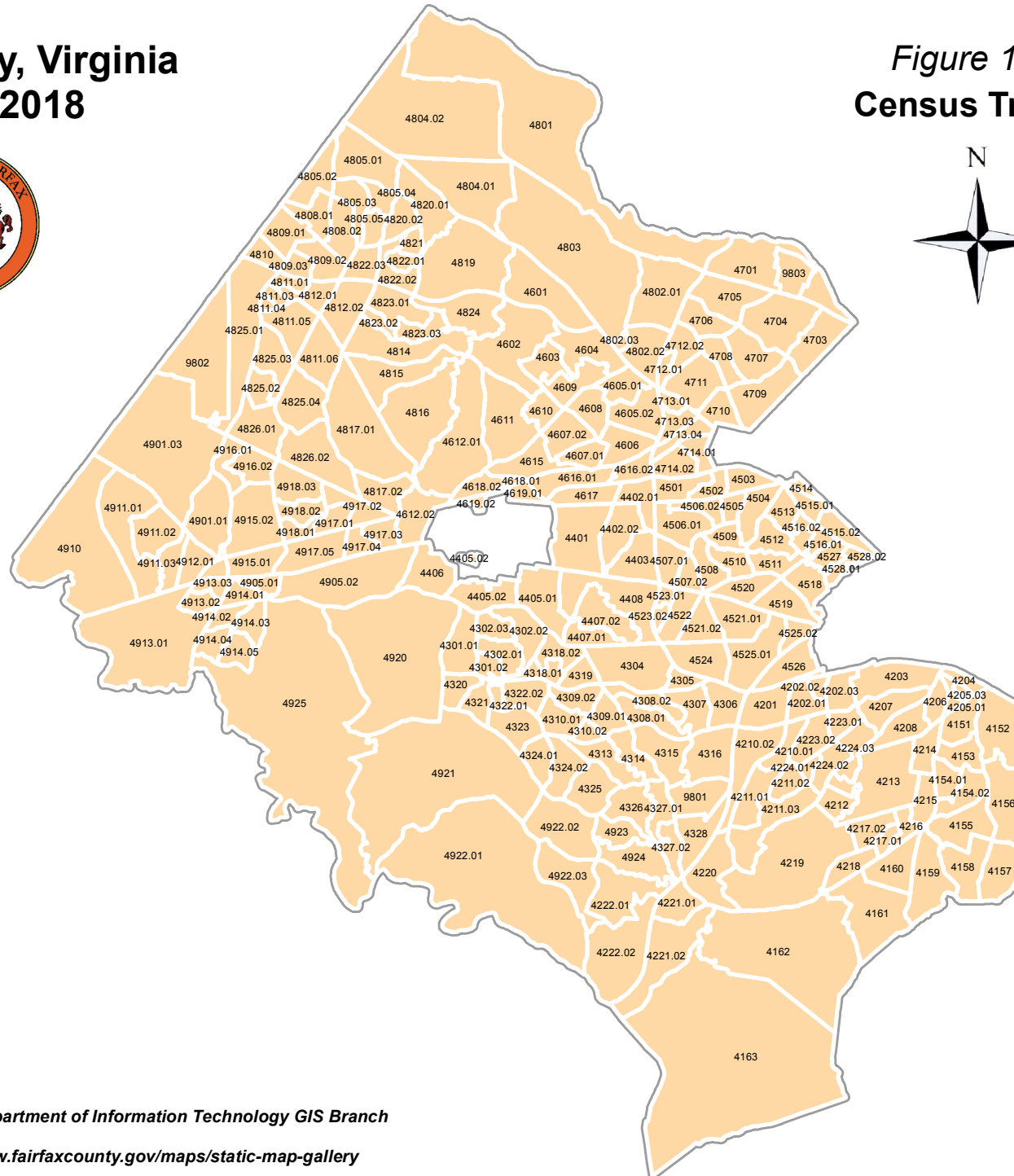


Figure 1.6  
Census Tracts



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 TRENDS NOTES**

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

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

Data presented cover historical, current and future time frames.

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

**TABLE 2.1**

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

Year	Population			Total Housing Units	Households		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	454,300 <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%
2011	1,096,800	15,100	1.4%	403,900	394,100	8,000	2.1%
2012	1,109,700	12,900	1.2%	408,100	398,700	4,600	1.2%
2013	1,111,600	1,900	0.2%	409,100	399,500	800	0.2%
2014	1,116,200	4,600	0.4%	410,000	401,000	1,500	0.4%
2015	1,125,400	9,200	0.8%	412,200	403,900	2,900	0.7%
2016	1,131,900	6,500	0.6%	413,700	402,400	-1,500	-0.4%
2017	1,142,900	11,000	1.0%	415,700	405,800	3,400	0.8%
<b>2018</b>	<b>1,152,873</b>	<b>10,000</b>	<b>0.9%</b>	<b>418,300</b>	<b>409,600</b>	<b>3,800</b>	<b>0.9%</b>
2020	1,164,300	5,700	0.5%	423,500	414,500	2,500	0.6%
2025	1,206,000	8,300	0.7%	443,700	433,500	3,800	0.9%
2030	1,258,800	10,600	0.9%	468,200	457,200	4,700	1.1%
2035	1,313,000	10,800	0.8%	493,200	481,400	4,800	1.0%
2040	1,363,400	10,100	0.8%	516,400	503,900	4,500	0.9%
2045	1,401,800	7,700	0.6%	534,100	521,000	3,400	0.7%

Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, 1970, 1980, 1990, 2000 and 2010 (figures as of April 1); and housing units and households 1970 and 1980. Department of Management and Budget, Fairfax County, all other estimates; Integrated Parcel Lifecycle System (IPLS) 2018.

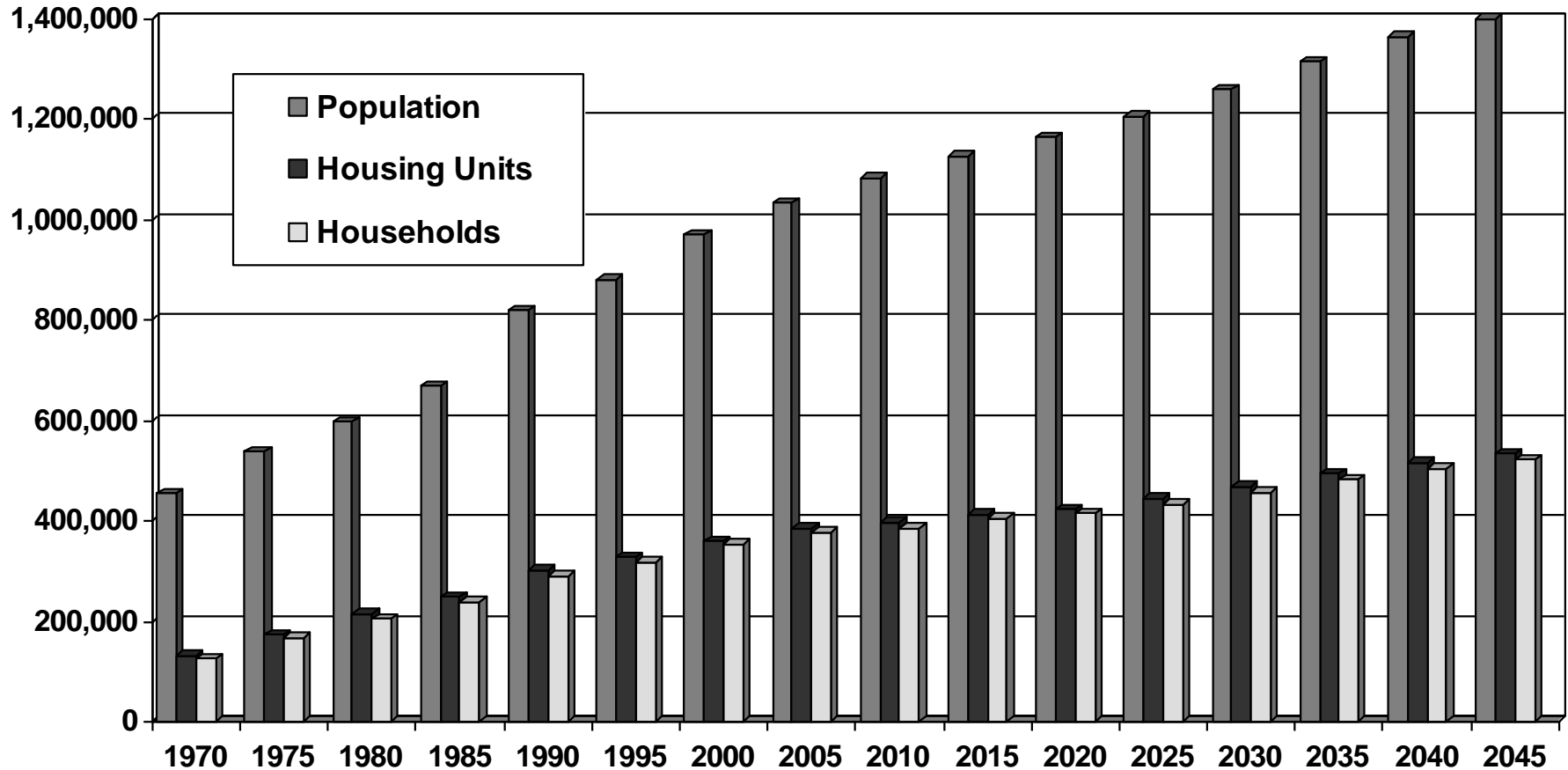
Note: All numbers are rounded to nearest hundred. Households are occupied housing units.

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

<sup>2</sup> Datum is 2010 Census total population after 2013 revision.

**FIGURE 2.1**

**Historical, Estimated and Forecast  
Population, Housing Units and Households  
Fairfax County, 1970 through 2045**



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

Fairfax County Department of Management and Budget, all other estimates and forecasts; 2018 Integrated Parcel Lifecycle System (IPLS).

**TABLE 2.2****Population Age Distribution  
Fairfax County, 1970 through 2010**

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

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

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

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

**TABLE 2.3****Projected Population Age Distribution  
Fairfax County, 2018 through 2035**

Age Group	2018		2020		2025		2030		2035	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	72,981	6.3%	68,716	5.9%	73,169	6.1%	78,159	6.2%	81,401	6.2%
5 to 9	72,960	6.3%	76,906	6.6%	74,341	6.2%	79,798	6.3%	85,608	6.5%
10 to 14	77,676	6.7%	68,944	5.9%	74,638	6.2%	72,732	5.8%	78,409	6.0%
15 to 19	73,627	6.4%	75,456	6.5%	68,741	5.7%	75,031	6.0%	73,431	5.6%
20 to 24	68,697	6.0%	72,701	6.2%	76,404	6.3%	70,337	5.6%	76,989	5.9%
25 to 34	154,599	13.4%	156,832	13.5%	175,222	14.5%	188,692	15.0%	187,565	14.3%
35 to 44	166,415	14.4%	171,407	14.7%	166,516	13.8%	175,274	13.9%	198,127	15.1%
45 to 54	168,406	14.6%	155,051	13.3%	156,841	13.0%	167,043	13.3%	164,209	12.5%
55 to 64	146,655	12.7%	140,440	12.1%	137,848	11.4%	131,336	10.4%	134,555	10.2%
65 and Over	150,858	13.1%	177,862	15.3%	202,287	16.8%	220,377	17.5%	232,748	17.7%
Total	1,152,873	100.0%	1,164,315	100.0%	1,206,007	100.0%	1,258,778	100.0%	1,313,042	100.0%

Source: Fairfax County Department of Management and Budget, 2018.

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

<b>TABLE 2.4</b>				
<b>Population of Towns Fairfax County, 1990 through 2018</b>				
<b>Year</b>	<b>Town of Clifton</b>	<b>Town of Herndon</b>	<b>Town of Vienna</b>	<b>Total</b>
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
<b>2018</b>	<b>281</b>	<b>22,050</b>	<b>16,618</b>	<b>38,949</b>

Sources: U.S. Bureau of the Census, Census of Population and Housing, 1990, 2000 and 2010;  
Fairfax County Department of Management and Budget, 1991 through 1999, 2001 through 2009, 2011 through 2018.

<b>TABLE 2.5</b>						
<b>Racial and Ethnic Population Distribution Fairfax County, 2000, 2010 and 2018</b>						
<b>Race</b>	<b>2000</b>		<b>2010</b>		<b>2018</b>	
	<b>Persons</b>	<b>Percent</b>	<b>Persons</b>	<b>Percent</b>	<b>Persons</b>	<b>Percent</b>
White	677,904	69.9%	677,990	62.7%	704,405	61.1%
Black	83,098	8.6%	99,218	9.2%	111,829	9.7%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	224,810	19.5%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	3,459	0.3%
Other	79,457	8.2%	110,109	10.2%	108,370	9.4%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,152,873	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	186,765	16.2%

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 and 2010;  
and Fairfax County Department of Management and Budget, 2018 population, and Census Bureau, one-year American Community Survey, percentages.

<b>TABLE 2.6</b>			
<b>Average Household Size by Race Fairfax County, 1990, 2000 and 2010</b>			
<b>Racial or Ethnic Origin Group</b>	<b>Average Household Size</b>		
	<b>1990</b>	<b>2000</b>	<b>2010</b>
White	2.65	2.57	2.55
Black	2.86	2.74	2.68
Asian	3.69	3.33	3.17
Hispanic*	3.66	4.06	3.87
<b>Fairfax County</b>	<b>2.75</b>	<b>2.74</b>	<b>2.74</b>

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

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



<b>TABLE 2.7</b>		
<b>Household and Family Income Distribution Fairfax County, 2017</b>		
<b>Income Level</b>	<b>Percent of Households</b>	<b>Percent of Families</b>
Under \$25,000	7.6%	5.9%
\$25,000 - \$49,999	10.5%	9.1%
\$50,000 - \$74,999	12.0%	9.4%
\$75,000 - \$99,999	11.7%	10.0%
\$100,000 - \$149,999	21.1%	21.0%
\$150,000 - \$199,999	14.0%	15.8%
\$200,000 or More	23.1%	28.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, American Community Survey, 2017.

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

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

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

<b>TABLE 2.8</b>		
<b>Estimates of Median Household Income and Median Family Income Fairfax County, 1991 through 2017</b>		
<b>Year</b>	<b>Median Household Income</b>	<b>Median Family Income</b>
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1995	\$70,000	\$78,000
1997	\$72,000	\$84,000
1999	\$81,050	\$92,146
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612
2003	\$80,753	\$93,978
2004	\$88,133	\$90,194
2005	\$94,610	\$110,107
2006	\$100,318	\$119,812
2007	\$105,241	\$122,027
2008	\$107,448	\$126,910
2009	\$102,499	\$122,651
2010	\$103,010	\$122,189
2011	\$105,797	\$119,634
2012	\$107,096	\$124,831
2013	\$111,079	\$128,066
2014	\$110,674	\$130,071
2015	\$113,208	\$129,538
2016	\$115,717	\$135,595
<b>2017</b>	<b>\$118,279</b>	<b>\$136,602</b>

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey, 2002 - 2017; and Fairfax County Department of Management and Budget, all other years.

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

Year	Single Family Detached		Single Family Attached		Multifamily		Total Housing Units	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
<b>1950</b>	19,979	75.2%	1,997	7.5%	4,582	17.3%	<b>26,558</b>	<b>100.0%</b>
<b>1960</b>	59,261	85.7%	3,526	5.1%	6,394	9.2%	<b>69,181</b>	<b>100.0%</b>
<b>1970*</b>	91,134	69.7%	7,747	5.9%	31,887	24.4%	<b>130,768</b>	<b>100.0%</b>
<b>1980*</b>	125,717	58.3%	31,882	14.8%	58,072	26.9%	<b>215,671</b>	<b>100.0%</b>
<b>1990</b>	163,029	53.9%	67,306	22.3%	72,129	23.8%	<b>302,464</b>	<b>100.0%</b>
<b>2000</b>	181,591	50.6%	87,171	24.3%	90,198	25.1%	<b>358,960</b>	<b>100.0%</b>
<b>2010</b>	191,873	48.4%	98,972	25.0%	105,541	26.6%	<b>396,386</b>	<b>100.0%</b>
<b>2018</b>	<b>195,738</b>	<b>46.8%</b>	<b>100,771</b>	<b>24.1%</b>	<b>121,741</b>	<b>29.1%</b>	<b>418,250</b>	<b>100.0%</b>
<b>2020</b>	196,422	46.4%	101,373	23.9%	125,665	29.7%	<b>423,460</b>	<b>100.0%</b>
<b>2025</b>	197,877	44.6%	103,544	23.3%	142,299	32.1%	<b>443,719</b>	<b>100.0%</b>
<b>2030</b>	200,988	42.9%	103,799	22.2%	163,422	34.9%	<b>468,208</b>	<b>100.0%</b>
<b>2035</b>	204,515	41.5%	103,639	21.0%	185,082	37.5%	<b>493,235</b>	<b>100.0%</b>
<b>2040</b>	207,855	40.3%	103,650	20.1%	204,899	39.7%	<b>516,404</b>	<b>100.0%</b>
<b>2045</b>	210,442	39.4%	103,528	19.4%	220,106	41.2%	<b>534,076</b>	<b>100.0%</b>

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Management and Budget, 1990 through 2045, Integrated Parcel Lifecycle System (IPLS) 2018.

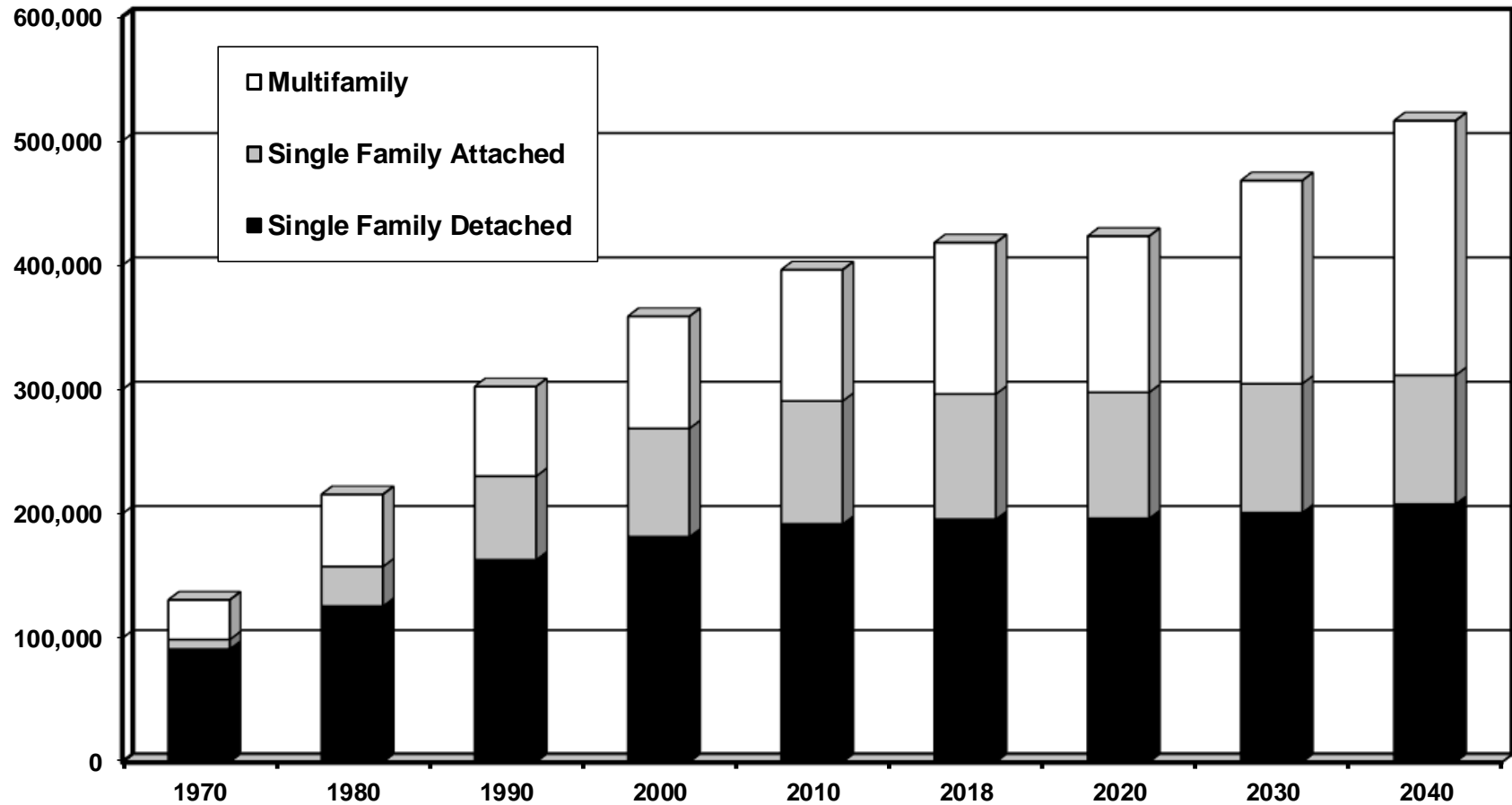
Note: 1950 through 2018 are estimates and 2020 through 2045 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units.

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

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

**FIGURE 2.2**

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



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Management and Budget, 1990 through 2040, 2018 Integrated Parcel Lifecycle System (IPLS).

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

<b>TABLE 2.10</b>			
<b>Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1987 through 2017</b>			
<b>Year</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Average Monthly Rent</b>
1987	41,745	4.4%	\$615
1988	42,802	3.1%	\$662
1989	45,578	7.4%	\$705
1990	48,567	6.6%	\$734
1991	49,253	7.6%	\$747
1992	50,148	6.2%	\$739
1993	49,811	5.2%	\$753
1994	50,184	4.7%	\$767
1995	50,111	4.9%	\$792
1996	51,186	5.4%	\$800
1997	52,024	5.0%	\$809
1998	54,243	5.5%	\$849
2000	57,226	1.6%	\$989
2001	59,128	2.5%	\$1,129
2002	60,175	5.5%	\$1,157
2003	61,297	5.6%	\$1,168
2004	62,934	5.6%	\$1,157
2005	63,269	6.8%	\$1,202
2006	62,156	6.0%	\$1,247
2007	62,182	5.9%	\$1,311
2008	64,316	6.8%	\$1,341
2009	65,571	8.2%	\$1,375
2010	66,327	6.2%	\$1,383
2011	67,485	5.0%	\$1,433
2012	68,396	5.5%	\$1,546
2013	69,547	5.6%	\$1,590
2014	71,670	7.6%	\$1,640
2015	74,091	7.6%	\$1,687
2016	77,403	8.1%	\$1,750
<b>2017</b>	<b>79,638</b>	<b>5.3%</b>	<b>\$1,788</b>

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

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.

<b>TABLE 2.11</b>		
<b>Estimated Median Market Value Owned Housing Units Fairfax County, 1989 through 2018</b>		
<b>Year</b>	<b>Median Market Value</b>	<b>Percent Change</b>
1989	\$179,500	17.5%
1990	\$194,700	8.5%
1991	\$190,100	-2.4%
1992	\$183,700	-3.4%
1993	\$183,500	-0.1%
1994	\$184,400	0.5%
1995	\$186,800	1.3%
1996	\$186,300	-0.3%
1997	\$185,700	-0.3%
1998	\$185,600	-0.1%
1999	\$192,100	3.5%
2000	\$226,800	18.1%
2001	\$229,200	1.1%
2002	\$265,600	15.9%
2003	\$307,600	15.8%
2004	\$349,000	13.5%
2005	\$431,705	23.7%
2006	\$538,940	24.8%
2007	\$536,162	-0.5%
2008	\$502,205	-6.3%
2009	\$441,679	-12.1%
2010	\$418,440	-5.3%
2011	\$429,155	2.6%
2012	\$430,855	0.4%
2013	\$442,370	2.7%
2014	\$447,541	1.2%
2015	\$492,126	10.0%
2016	\$498,341	1.3%
2017	\$505,722	1.5%
<b>2018</b>	<b>\$519,560</b>	<b>2.7%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2018.

**TABLE 2.12**

**2010 and 2017 Population, Median Household Income and Median Family Income  
by Selected Jurisdictions in the Washington DC Metropolitan Area, State of Virginia and the United States**

Jurisdiction	2010 Census			2017		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
<b>Fairfax County, VA</b>	<b>1,081,699*</b>	<b>103,010</b>	<b>122,189</b>	<b>1,148,433</b>	<b>118,279</b>	<b>136,602</b>
Arlington County, VA	207,627	94,986	116,586	234,965	117,237	154,926
Fauquier County, VA	65,203	85,614	94,402	69,465	98,585	115,763
Loudoun County, VA	312,311	119,540	126,174	398,080	135,842	152,546
Prince William County, VA	402,002	92,655	102,117	463,023	100,845	112,237
Spotsylvania County, VA	122,397	72,217	77,868	133,033	86,491	97,029
Stafford County, VA	128,961	94,317	101,015	146,649	112,795	125,411
Alexandria City, VA	139,993*	77,793	101,064	160,035	100,530	118,757
Anne Arundel County, MD	537,656	81,455	97,974	573,235	97,085	111,132
Calvert County, MD	88,737	88,862	100,397	91,502	100,590	118,614
Charles County, MD	146,551	87,007	95,366	159,700	97,986	113,916
Frederick County, MD	233,385	82,133	95,786	252,022	92,495	104,885
Howard County, MD	287,085	101,771	120,664	321,113	111,473	133,203
Montgomery County, MD	971,777	89,155	108,828	1,058,810	103,235	121,856
Prince George's County, MD	863,420	70,019	80,032	912,756	81,240	94,069
District of Columbia	601,723	60,903	77,514	693,972	82,372	106,528
Berkeley County, WV	104,169	50,724	62,136	114,920	59,142	69,960
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	6,216,710	99,669	117,614
State of Virginia	8,001,024	60,674	72,476	8,470,020	71,535	86,279
United States	308,745,538	50,046	60,609	325,719,178	60,336	73,891

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2017 one-year American Community Survey.

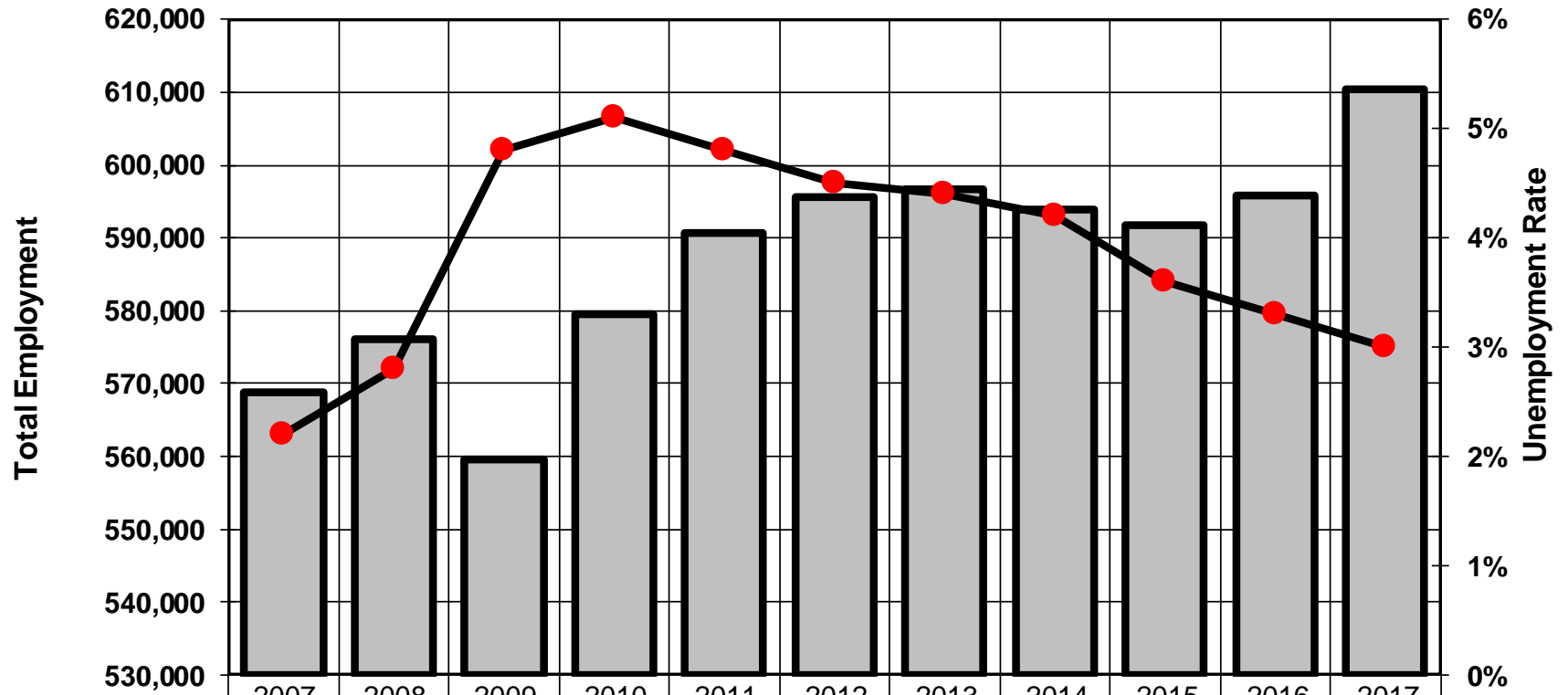
\*2010 Census of Population and Housing was revised in 2013 for Fairfax County, Virginia and City of Alexandria, Virginia

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

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

**FIGURE 2.3**

**Average Annual Unemployment Rate and  
Average Annual Total Employment  
Fairfax County, 2007 through 2017**



Total Employment	568,732	576,057	559,644	579,499	590,687	595,687	596,686	593,857	591,702	595,796	610,531
Unemployment Rate	2.2%	2.8%	4.8%	5.1%	4.8%	4.5%	4.4%	4.2%	3.6%	3.3%	3.0%

Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of September 24, 2018.

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

## **CURRENT POPULATION, HOUSING UNITS AND HOUSEHOLDS**

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

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

For detailed methodology, please refer to Appendix A.

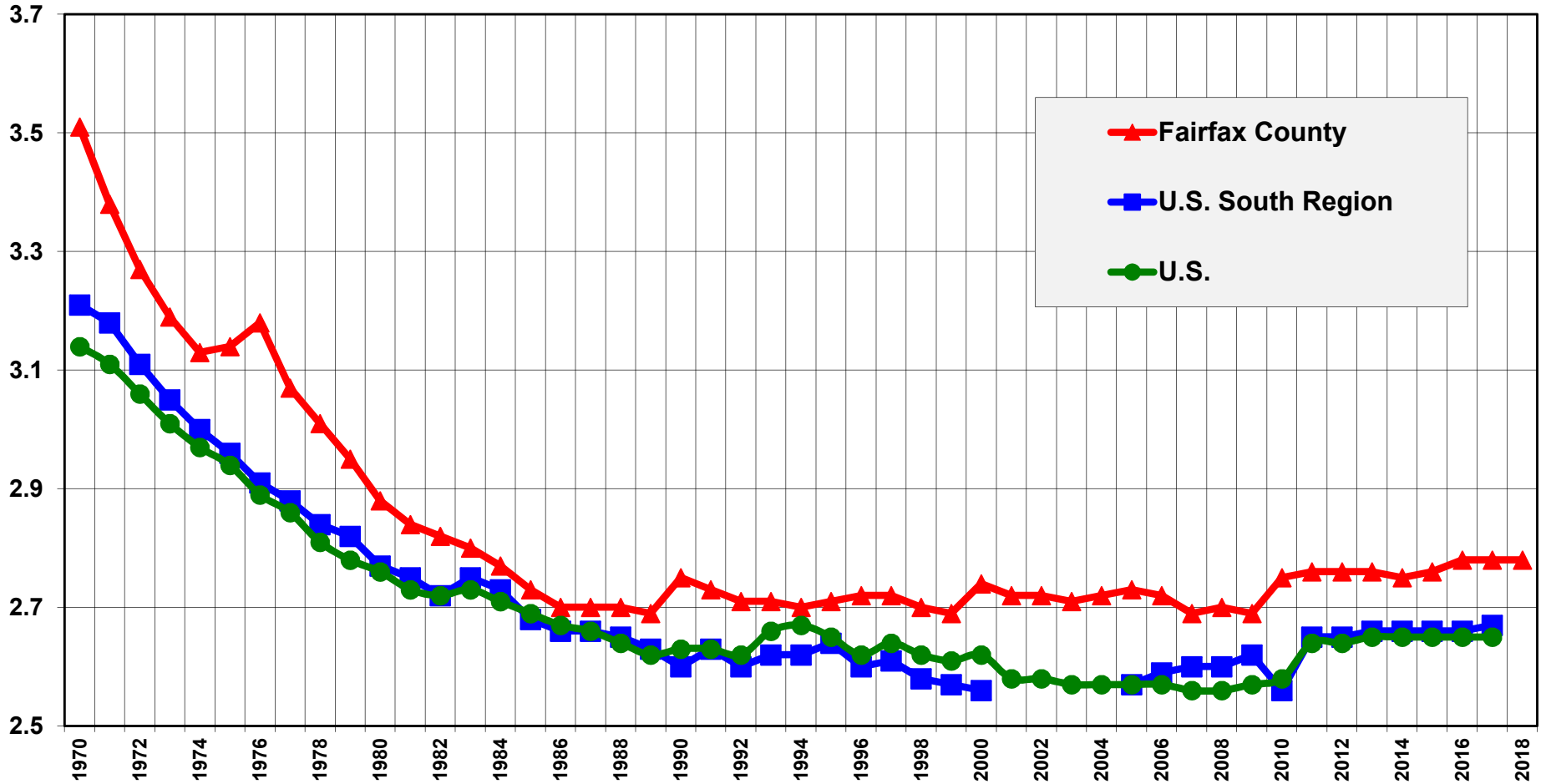
**Table 3.1**  
**Average Household Size and Vacancy Rate by Planning District**  
**Fairfax County, January 2018**

Planning District	Average Household Size (Persons per Occupied Unit)				Overall Average Household Size	Vacancy Rate		Overall Vacancy Rate
	Single Family Detached	Single Family Attached	Multi- Family	Mobile Home		Owner	Renter	
Annandale	3.03	3.14	2.54		2.93	1.68	2.12	1.79
Baileys	2.84	3.03	2.44		2.60	1.96	2.58	2.36
Bull Run	3.32	3.09	2.14	2.64	2.99	0.92	3.97	1.54
Fairfax	3.13	2.73	2.20	3.33	2.63	1.41	4.14	2.62
Jefferson	2.93	2.70	2.31		2.59	2.13	3.99	3.08
Lincolnia	2.75	2.79	2.84		2.80	1.90	2.47	2.13
Lower Potomac	3.46	3.29	2.30		3.13	1.31	4.55	2.10
McLean	2.93	2.60	1.88		2.53	2.10	5.23	3.22
Mount Vernon	2.87	2.93	2.13	2.78	2.58	1.98	5.37	3.35
Pohick	3.14	3.03	1.82		3.06	1.04	0.78	1.03
Rose Hill	2.86	2.73	1.89		2.60	1.66	2.67	1.88
Springfield	3.22	2.94	2.05		2.87	1.51	2.47	1.71
Upper Potomac	3.17	2.81	1.97		2.71	1.06	2.84	1.61
Vienna	3.02	3.04	2.34		2.91	1.64	3.07	1.89
<b>Fairfax County</b>	<b>3.08</b>	<b>2.94</b>	<b>2.17</b>	<b>2.79</b>	<b>2.78</b>	<b>1.43</b>	<b>3.66</b>	<b>2.08</b>

Source: Fairfax County Department of Management and Budget, 2018.



**FIGURE 3.1**  
**Average Persons per Household**  
**Fairfax County, U.S. South Region, and the U.S. 1970 through 2018**



Sources: U.S. Bureau of the Census; Fairfax County Department of Management and Budget, 2018.

Note: U.S. Bureau of the Census 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 2018</b>	
<b>Type</b>	<b>Total</b>
Fort Belvoir Barracks	404
George Mason University	6,595
Correctional Institutions	1,070
Other*	4,589
<b>Total</b>	<b>12,658</b>

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Management and Budget, 2018.

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

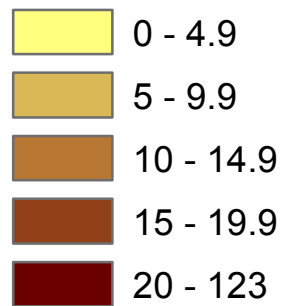
# Fairfax County, Virginia January 2018



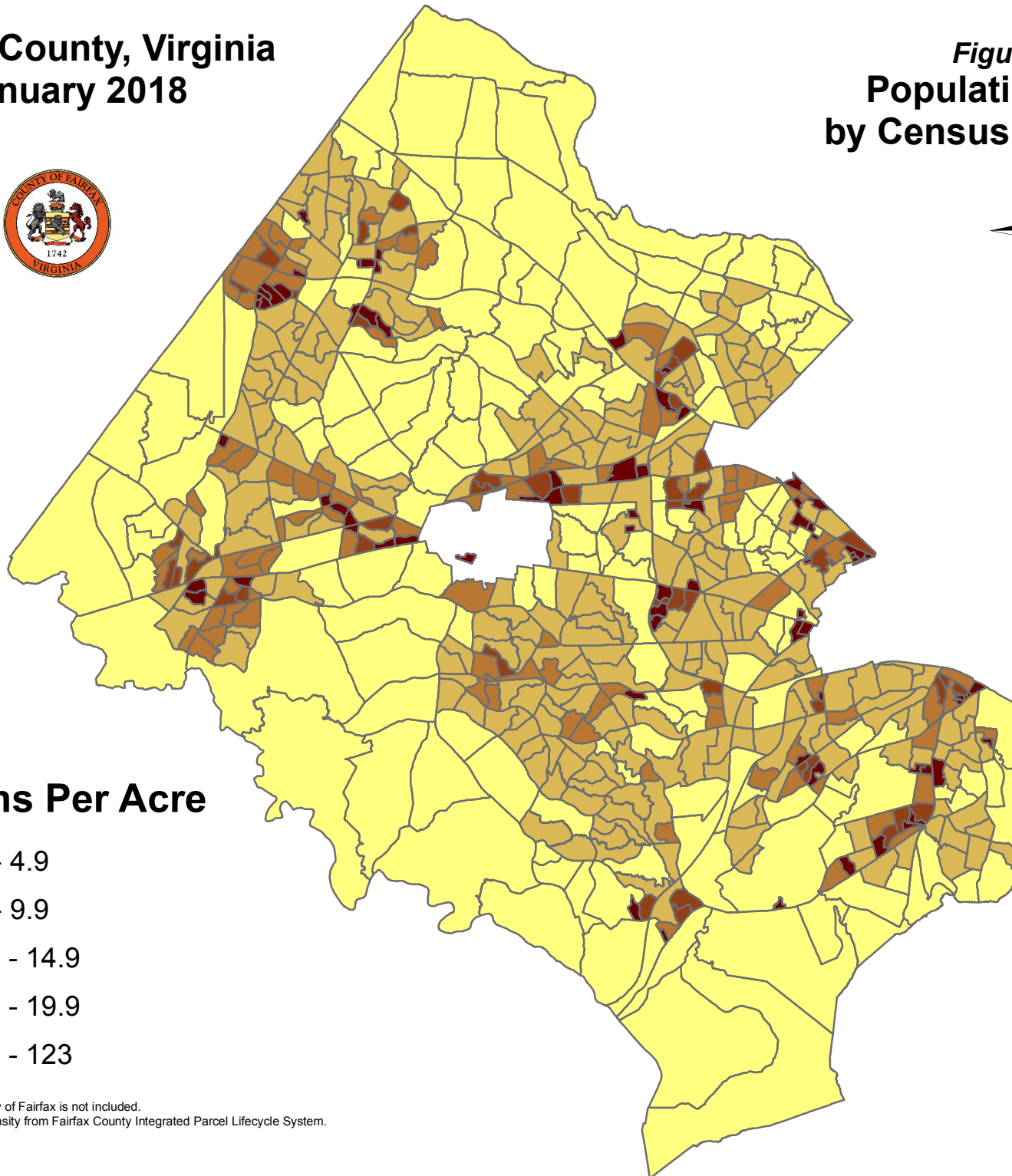
*Figure 3.2*  
**Population Density  
by Census Block Group**



## Persons Per Acre



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



**Table 3.3**

**2018 Population, Housing Units and Households by Supervisor District  
Fairfax County, January 2018**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	124,141	41,691	41,020	17,389	7.1	27.17	4,569
Dranesville 1/	125,044	43,869	43,035	40,733	3.1	63.64	1,965
Hunter Mill 2/	130,581	51,418	50,503	24,001	5.4	37.50	3,482
Lee	123,743	45,026	43,988	17,261	7.2	26.97	4,588
Mason	116,035	42,804	41,862	14,213	8.2	22.21	5,224
Mount Vernon	131,018	49,245	47,931	47,242	2.8	73.82	1,775
Providence	143,401	57,636	55,848	17,065	8.4	26.66	5,379
Springfield 3/	124,359	42,777	42,175	46,427	2.7	72.54	1,714
Sully	134,551	43,784	43,201	36,000	3.7	56.25	2,392
<b>Fairfax County</b>	<b>1,152,873</b>	<b>418,250</b>	<b>409,563</b>	<b>260,331</b>	<b>4.4</b>	<b>406.77</b>	<b>2,834</b>

**Table 3.4**

**2018 Population, Housing Units and Households by Town  
Fairfax County, January 2018**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	281	88	87	159	1.8	0.25	1,124
Town of Herndon	22,050	7,935	7,820	2,739	8.1	4.28	5,152
Town of Vienna	16,618	5,628	5,486	2,816	5.9	4.40	3,777
<b>Towns Total</b>	<b>38,949</b>	<b>13,651</b>	<b>13,393</b>	<b>5,715</b>	<b>6.8</b>	<b>8.93</b>	<b>4,362</b>

Source: Fairfax County Department of Management and Budget, 2018.

Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

**Table 3.5**

**2018 Population, Housing Units and Households by Planning District  
Fairfax County, January 2018**

<b>Planning District</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>Annandale</b>	75,575	26,035	25,570	11,947	6.3	18.67	4,048
<b>Baileys</b>	45,287	17,793	17,373	4,049	11.2	6.33	7,154
<b>Bull Run</b>	131,605	44,539	43,854	32,002	4.1	50.00	2,632
<b>Fairfax</b>	78,539	27,514	26,793	12,977	8.8	20.28	3,873
<b>Jefferson</b>	60,608	24,146	23,403	6,337	9.6	9.90	6,122
<b>Lincolnia</b>	19,255	6,997	6,848	2,055	9.4	3.21	5,999
<b>Lower Potomac</b>	40,242	12,957	12,685	29,271	1.4	45.74	880
<b>McLean</b>	78,716	31,828	30,802	19,335	4.1	30.21	2,606
<b>Mount Vernon</b>	99,543	39,556	38,233	14,401	6.9	22.50	4,424
<b>Pohick 1/</b>	142,136	46,813	46,330	48,947	2.9	76.48	1,858
<b>Rose Hill</b>	52,936	20,714	20,324	9,121	5.8	14.25	3,715
<b>Springfield</b>	57,307	20,152	19,806	10,433	5.5	16.30	3,516
<b>Upper Potomac 2/</b>	198,742	73,930	72,743	47,487	4.2	74.20	2,678
<b>Vienna 3/</b>	72,383	25,276	24,798	11,982	6.0	18.72	3,867
<b>Fairfax County</b>	<b>1,152,873</b>	<b>418,250</b>	<b>409,563</b>	<b>260,343</b>	<b>4.4</b>	<b>406.79</b>	<b>2,834</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

*Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.*

*1/ Includes the Town of Clifton.*

*2/ Includes the Town of Herndon.*

*3/ Includes the Town of Vienna.*

**Table 3.6**

**2018 Population, Housing Units and Households by Human Services Region  
Fairfax County, January 2018**

<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>	257,451	95,090	92,726	64,102	4.0	100.16	2,570
<b>Region 2</b>	250,390	92,995	90,778	31,091	8.1	48.58	5,154
<b>Region 3 1/</b>	331,401	125,898	123,256	78,834	4.2	123.18	2,690
<b>Region 4 2/</b>	313,630	104,267	102,802	86,354	3.6	134.93	2,324
<b>Fairfax County</b>	<b>1,152,873</b>	<b>418,250</b>	<b>409,563</b>	<b>260,380</b>	<b>4.4</b>	<b>406.84</b>	<b>2,834</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

*Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.*

*1/ Includes the Town of Herndon and Vienna.*

*2/ Includes the Town of Clifton.*

**Table 3.7**  
**2018 Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2018**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
20120	43,026	14,149	13,981
20121	30,245	10,247	10,029
20124	15,934	4,937	4,893
20151	22,047	6,769	6,719
20152	3	1	1
20164	3	1	1
20170	40,089	13,836	13,658
20171	51,461	18,463	18,145
20190	20,567	10,628	10,388
20191	29,533	11,791	11,600
20194	14,446	5,858	5,768
22003	56,799	19,756	19,370
22015	43,933	14,820	14,697
22027	2,345	735	727
22030	42,513	13,389	12,994
22031	33,566	12,621	12,254
22032	29,084	9,625	9,519
22033	40,465	16,106	15,767
22035	556	270	260
22039	19,231	6,104	6,063
22041	27,398	10,717	10,414
22042	33,124	12,490	12,157
22043	25,375	9,632	9,354
22044	11,106	4,608	4,526
22046	5,283	2,081	2,035
22060	11,201	3,260	3,219

(Continued)

**Table 3.7**  
**2018 Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2018**

ZIP Code	Population	Housing Units	Households
22066	19,168	5,802	5,717
22067	306		
22079	35,583	11,984	11,718
22101	30,223	11,291	11,015
22102	28,643	13,616	13,008
22124	18,842	6,641	6,550
22150	28,457	9,379	9,171
22151	17,506	5,813	5,730
22152	28,716	10,351	10,231
22153	32,962	10,848	10,697
22180	27,496	10,078	9,782
22181	15,776	5,509	5,445
22182	28,744	9,851	9,724
22203	324	150	147
22204	46	14	14
22206	7	2	2
22207	136	49	48
22213	3	1	1
22302	1,610	650	650
22303	15,544	8,247	7,753
22304	351	148	145
22306	31,530	12,339	11,891
22307	10,850	4,718	4,614
22308	13,592	4,848	4,768
22309	34,372	11,750	11,495
22310	29,232	10,984	10,743
22311	1,652	612	600

(Continued)



**Table 3.7**

**2018 Population, Housing Units and Households by ZIP Code  
Fairfax County, January 2018**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
<b>22312</b>	23,770	8,499	8,321
<b>22315</b>	28,098	11,182	11,044
<b>Fairfax County</b>	<b>1,152,873</b>	<b>418,250</b>	<b>409,563</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

*Note: Density and total area are not shown because ZIP Codes cross jurisdictional boundaries. Only Fairfax County population, households and housing units are included. Households are occupied housing units. ZIP Codes without data are not displayed. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.*

**Table 3.8**

**2018 Population, Housing Units and Households by Sewershed  
Fairfax County, January 2018**

<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>	34,341	11,597	11,437	4,870	7.1	7.61	4,513
<b>A2</b>	9,988	4,266	4,153	813	12.3	1.27	7,865
<b>A3</b>	4,364	1,696	1,668	310	14.1	0.48	9,091
<b>B1</b>	6,336	2,156	2,113	1,138	5.6	1.78	3,560
<b>B2</b>	24,665	9,438	9,290	3,579	6.9	5.59	4,412
<b>B3</b>	2,899	835	823	1,702	1.7	2.66	1,090
<b>B5</b>	22,047	7,934	7,819	2,770	8.0	4.33	5,092
<b>C1</b>	3,680	1,103	1,087	4,932	0.7	7.71	477
<b>C2</b>	3,825	1,260	1,241	5,434	0.7	8.49	451
<b>D1</b>	10,422	3,156	3,107	6,746	1.5	10.54	989
<b>D2</b>	26,491	12,182	11,951	5,328	5.0	8.33	3,180
<b>D3</b>	82,070	30,130	29,618	22,942	3.6	35.85	2,289
<b>E1</b>	21,894	10,923	10,411	4,172	5.2	6.52	3,358
<b>E2</b>	2,259	650	639	1,511	1.5	2.36	957
<b>F</b>	7,870	3,081	3,005	1,289	6.1	2.01	3,915
<b>G1</b>	36,811	13,786	13,412	5,564	6.6	8.69	4,236
<b>G2</b>	3,326	1,353	1,320	747	4.5	1.17	2,843
<b>G3</b>	2,254	758	740	2,159	1.0	3.37	669
<b>G4</b>	967	345	337	185	5.2	0.29	3,335
<b>H1</b>	15,190	6,097	5,983	1,195	5.8	0.37	8,123
<b>H2</b>	6,756	3,534	3,426	105	64.2	0.16	42,222
<b>H3</b>	913	336	329	89	10.3	0.14	6,521
<b>I1</b>	75,955	28,268	27,524	9,109	8.3	14.23	5,338
<b>I2</b>	3,583	1,308	1,281	614	5.8	0.96	3,732
<b>I3</b>	63,523	21,709	21,279	9,274	6.8	14.49	4,384
<b>I4</b>	240	79	77	59	4.0	0.09	2,661

*(Continued)*

**Table 3.8**

**2018 Population, Housing Units and Households by Sewershed  
Fairfax County, January 2018**

<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>	975	323	316	97	10.1	0.15	6,498
<b>I6</b>	6	2	2	1,656	0.0	2.59	2
<b>J1</b>	22,109	9,503	9,115	2,558	8.6	4.00	5,527
<b>J2</b>	7,668	3,832	3,599	747	10.3	1.17	6,554
<b>J3</b>	6,018	2,282	2,207	716	8.4	1.12	5,373
<b>J4</b>	3,928	2,122	2,075	838	4.7	1.31	2,998
<b>K</b>	48,028	17,874	17,378	6,870	7.0	10.73	4,476
<b>L</b>	52,741	20,006	19,636	9,832	5.4	15.36	3,434
<b>M0</b>	7,016	1,931	1,883	4,530	1.5	7.08	991
<b>M1</b>	12,928	5,133	5,012	1,174	11.0	1.84	7,026
<b>M2</b>	83,311	29,981	29,291	10,326	8.1	16.13	5,165
<b>M3</b>	19,616	6,470	6,375	3,411	5.8	5.33	3,680
<b>M4</b>	22,093	7,940	7,816	4,013	5.5	6.27	3,524
<b>M5</b>	11,935	4,522	4,440	2,744	4.3	4.29	2,782
<b>M6</b>	20,190	7,355	7,236	3,709	5.4	5.79	3,487
<b>M7</b>	1,063	406	395	36	29.6	0.06	17,712
<b>M8</b>	9,235	2,654	2,624	7,288	1.3	11.39	811
<b>M9</b>	17,844	8,297	8,004	1,708	10.4	2.67	6,683
<b>N1</b>	129,515	40,894	40,362	17,237	7.5	26.93	4,809
<b>N2</b>	18,974	6,217	6,148	4,967	3.8	7.76	2,445
<b>O1</b>	1,465	501	494	7,586	0.2	11.85	124
<b>P</b>	190	60	59	1,295	0.1	2.02	94
<b>P1</b>	2,453	825	805	1,065	2.3	1.66	1,478
<b>P2</b>	529	181	178	119	4.5	0.19	2,786
<b>P3</b>	3,862	1,161	1,150	1,063	3.6	1.66	2,327
<b>P4</b>	219	75	74	96	2.3	0.15	1,462

*(Continued)*

**Table 3.8**

**2018 Population, Housing Units and Households by Sewershed  
Fairfax County, January 2018**

<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>	1,027	362	350	2,065	0.5	3.23	318
<b>Q1</b>	7,842	2,591	2,570	16,528	0.5	25.83	304
<b>R1</b>	9,092	2,856	2,827	9,979	0.9	15.59	583
<b>R2</b>	885	289	285	392	2.3	0.61	1,450
<b>R3</b>	281	88	87	159	1.8	0.25	1,124
<b>R4</b>	1,017	321	317	621	1.6	0.97	1,048
<b>S1</b>	34,586	11,277	11,108	4,997	6.9	7.81	4,428
<b>S2</b>	1,251	392	388	3,284	0.4	5.13	244
<b>T1</b>	7,294	2,565	2,533	6,438	1.1	10.06	725
<b>T2</b>	27,628	8,635	8,551	4,740	5.8	7.41	3,728
<b>T3</b>	19,250	5,866	5,820	5,264	3.7	8.22	2,342
<b>T4</b>	27,715	11,482	11,217	2,844	9.7	4.44	6,242
<b>T5</b>	29,184	10,228	10,040	3,557	8.2	5.56	5,249
<b>T6</b>	718	201	199	3,707	0.2	5.79	124
<b>T7</b>	8,523	2,570	2,524	3,789	2.2	5.92	1,440
<b>Fairfax County</b>	<b>1,152,873</b>	<b>418,250</b>	<b>409,563</b>	<b>260,681</b>	<b>4.4</b>	<b>407.31</b>	<b>2,831</b>

*Source: Fairfax County Department of Management and Budget 2018.*

*Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.*

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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	3,667	1,303	1,271	590	6.2	0.92	3,978
4152	3,309	1,939	1,896	1,246	2.7	1.95	1,700
4153	4,118	1,495	1,462	530	7.8	0.83	4,973
4154.01	4,735	2,141	2,046	400	11.8	0.62	7,580
4154.02	2,685	1,139	1,112	592	4.5	0.92	2,903
4155	6,296	2,272	2,217	960	6.6	1.50	4,196
4156	2,735	1,068	1,048	1,129	2.4	1.76	1,550
4157	4,079	1,371	1,348	856	4.8	1.34	3,049
4158	4,792	1,736	1,707	939	5.1	1.47	3,267
4159	3,235	1,207	1,186	1,202	2.7	1.88	1,723
4160	6,022	2,031	1,988	850	7.1	1.33	4,535
4161	3,847	1,504	1,477	1,833	2.1	2.86	1,343
4162	6,223	1,519	1,507	5,694	1.1	8.90	699
4163	2,387	816	804	12,803	0.2	20.01	119
4201	3,970	1,168	1,145	912	4.4	1.43	2,785
4202.01	3,705	1,301	1,277	472	7.8	0.74	5,019
4202.02	2,129	1,066	1,032	162	13.2	0.25	8,433
4202.03	2,781	972	954	497	5.6	0.78	3,583
4203	6,189	2,165	2,116	1,098	5.6	1.72	3,607
4204	3,600	2,428	2,263	215	16.8	0.34	10,725
4205.01	1,468	1,005	929	23	64.6	0.04	41,319
4205.02	1,691	1,036	974	75	22.5	0.12	14,422
4205.03	3,453	1,693	1,582	184	18.8	0.29	12,013
4206	4,719	1,973	1,889	340	13.9	0.53	8,879
4207	4,213	1,449	1,422	709	5.9	1.11	3,803
4208	3,805	1,204	1,181	677	5.6	1.06	3,595
4210.01	3,045	1,030	1,013	434	7.0	0.68	4,488

(Continued)

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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	5,173	2,085	2,037	1,114	4.6	1.74	2,971
4211.01	6,034	2,167	2,142	710	8.5	1.11	5,442
4211.02	3,797	1,529	1,509	388	9.8	0.61	6,258
4211.03	5,262	2,032	2,005	1,224	4.3	1.91	2,750
4212	1,919	689	682	405	4.7	0.63	3,034
4213	3,793	1,461	1,429	1,984	1.9	3.10	1,223
4214	7,427	2,990	2,854	470	15.8	0.73	10,111
4215	6,921	2,411	2,328	449	15.4	0.70	9,861
4216	6,052	1,973	1,927	284	21.3	0.44	13,651
4217.01	4,759	1,422	1,387	209	22.8	0.33	14,589
4217.02	4,604	1,263	1,241	496	9.3	0.78	5,936
4218	5,870	2,357	2,297	488	12.0	0.76	7,697
4219	3,384	1,022	1,007	3,677	0.9	5.75	589
4220	4,052	1,450	1,425	1,095	3.7	1.71	2,369
4221.01	7,206	2,587	2,505	610	11.8	0.95	7,564
4221.02	6,672	2,110	2,069	1,686	4.0	2.63	2,533
4222.01	4,189	1,346	1,313	1,281	3.3	2.00	2,093
4222.02	6,379	2,175	2,122	2,119	3.0	3.31	1,927
4223.01	3,040	1,345	1,316	324	9.4	0.51	6,014
4223.02	5,681	2,514	2,456	608	9.3	0.95	5,978
4224.01	2,139	1,126	1,108	138	15.5	0.22	9,894
4224.02	5,452	2,110	2,084	468	11.7	0.73	7,460
4224.03	2,486	1,007	994	542	4.6	0.85	2,933
4301.01	4,650	1,540	1,523	838	5.5	1.31	3,551
4301.02	2,812	1,037	1,025	259	10.9	0.40	6,948
4302.01	4,634	1,426	1,410	494	9.4	0.77	5,999
4302.02	5,113	1,639	1,621	721	7.1	1.13	4,537

(Continued)

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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>	2,709	902	892	387	7.0	0.61	4,476
<b>4304</b>	7,272	2,322	2,286	1,493	4.9	2.33	3,116
<b>4305</b>	1,644	571	562	280	5.9	0.44	3,765
<b>4306</b>	7,558	1,811	1,772	652	11.6	1.02	7,423
<b>4307</b>	2,822	928	909	646	4.4	1.01	2,798
<b>4308.01</b>	4,274	1,514	1,498	606	7.1	0.95	4,513
<b>4308.02</b>	3,880	1,812	1,784	499	7.8	0.78	4,981
<b>4309.01</b>	4,297	1,415	1,398	475	9.0	0.74	5,789
<b>4309.02</b>	3,486	1,090	1,081	493	7.1	0.77	4,525
<b>4310.01</b>	4,685	1,574	1,560	571	8.2	0.89	5,249
<b>4310.02</b>	2,139	752	744	206	10.4	0.32	6,648
<b>4313</b>	4,207	1,416	1,401	672	6.3	1.05	4,009
<b>4314</b>	4,635	1,462	1,447	551	8.4	0.86	5,379
<b>4315</b>	5,397	2,027	2,005	958	5.6	1.50	3,604
<b>4316</b>	8,933	3,387	3,308	1,064	8.4	1.66	5,372
<b>4318.01</b>	4,313	1,441	1,429	370	11.6	0.58	7,451
<b>4318.02</b>	3,409	1,040	1,031	477	7.1	0.75	4,571
<b>4319</b>	3,302	1,055	1,046	393	8.4	0.61	5,383
<b>4320</b>	3,355	1,127	1,117	456	7.4	0.71	4,705
<b>4321</b>	3,696	1,448	1,438	408	9.1	0.64	5,792
<b>4322.01</b>	1,825	851	845	145	12.6	0.23	8,049
<b>4322.02</b>	4,701	1,613	1,600	614	7.7	0.96	4,903
<b>4323</b>	5,473	1,745	1,731	741	7.4	1.16	4,726
<b>4324.01</b>	3,615	1,179	1,169	490	7.4	0.77	4,717
<b>4324.02</b>	5,226	1,658	1,638	713	7.3	1.11	4,692
<b>4325</b>	5,822	1,884	1,858	820	7.1	1.28	4,544
<b>4326</b>	5,187	1,584	1,562	768	6.8	1.20	4,321

*(Continued)*

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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>
4327.01	3,233	1,090	1,075	500	6.5	0.78	4,139
4327.02	4,311	1,507	1,486	425	10.1	0.66	6,490
4328	2,237	772	761	831	2.7	1.30	1,723
4401	8,136	2,773	2,706	1,520	5.4	2.38	3,425
4402.01	5,043	2,157	2,080	550	9.2	0.86	5,871
4402.02	6,099	2,204	2,150	807	7.6	1.26	4,839
4403	2,759	957	940	812	3.4	1.27	2,175
4405.01	5,076	1,654	1,635	1,102	4.6	1.72	2,948
4405.02	9,650	634	627	820	11.8	1.28	7,532
4406	3,215	945	933	863	3.7	1.35	2,384
4407.01	2,771	979	962	458	6.0	0.72	3,869
4407.02	5,269	1,806	1,774	865	6.1	1.35	3,897
4408	6,480	2,220	2,190	1,594	4.1	2.49	2,601
4501	5,279	2,258	2,191	527	10.0	0.82	6,413
4502	4,180	1,333	1,304	328	12.7	0.51	8,147
4503	5,744	2,102	2,043	434	13.2	0.68	8,465
4504	2,731	948	928	611	4.5	0.96	2,859
4505	2,854	883	864	257	11.1	0.40	7,110
4506.01	3,742	1,405	1,375	819	4.6	1.28	2,924
4506.02	4,307	1,857	1,798	329	13.1	0.51	8,377
4507.01	3,287	1,079	1,059	507	6.5	0.79	4,151
4507.02	4,338	1,472	1,439	304	14.3	0.47	9,135
4508	3,433	1,203	1,181	502	6.8	0.78	4,376
4509	1,728	605	592	357	4.8	0.56	3,098
4510	2,671	898	882	433	6.2	0.68	3,946
4511	2,197	827	809	461	4.8	0.72	3,047
4512	1,649	644	633	529	3.1	0.83	1,995

*(Continued)*



**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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>
4513	2,242	923	907	438	5.1	0.68	3,278
4514	2,640	1,212	1,190	126	20.9	0.20	13,399
4515.01	5,632	2,248	2,206	314	18.0	0.49	11,496
4515.02	5,582	2,109	2,069	442	12.6	0.69	8,083
4516.01	5,469	1,579	1,533	239	22.9	0.37	14,665
4516.02	2,793	1,137	1,105	272	10.3	0.42	6,582
4518	3,424	1,129	1,107	585	5.8	0.91	3,744
4519	6,644	2,345	2,298	688	9.7	1.08	6,181
4520	2,865	1,123	1,102	573	5.0	0.89	3,202
4521.01	5,315	1,699	1,669	835	6.4	1.30	4,075
4521.02	3,111	1,048	1,028	577	5.4	0.90	3,452
4522	6,260	2,158	2,115	578	10.8	0.90	6,936
4523.01	3,513	1,475	1,441	137	25.7	0.21	16,444
4523.02	4,927	1,698	1,660	149	33.0	0.23	21,111
4524	6,950	2,378	2,348	898	7.7	1.40	4,953
4525.01	3,746	1,310	1,287	1,210	3.1	1.89	1,982
4525.02	5,397	1,600	1,564	301	17.9	0.47	11,470
4526	6,176	2,691	2,632	750	8.2	1.17	5,268
4527	5,744	1,965	1,913	318	18.1	0.50	11,556
4528.01	4,752	2,528	2,455	286	16.6	0.45	10,647
4528.02	3,163	1,492	1,446	31	102.0	0.05	65,290
4601	4,616	1,473	1,458	1,627	2.8	2.54	1,815
4602	4,146	1,336	1,321	2,013	2.1	3.15	1,318
4603	2,887	964	952	557	5.2	0.87	3,316
4604	5,049	2,013	1,982	999	5.1	1.56	3,235
4605.01	2,658	877	868	554	4.8	0.87	3,072
4605.02	8,567	2,799	2,762	859	10.0	1.34	6,380

(Continued)

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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>
4606	4,045	1,353	1,324	694	5.8	1.08	3,728
4607.01	3,618	1,159	1,126	422	8.6	0.66	5,487
4607.02	4,591	1,569	1,532	698	6.6	1.09	4,207
4608	3,429	1,163	1,132	600	5.7	0.94	3,658
4609	2,535	876	856	676	3.7	1.06	2,399
4610	2,446	861	841	416	5.9	0.65	3,765
4611	7,714	2,594	2,563	1,607	4.8	2.51	3,072
4612.01	4,858	1,551	1,530	2,509	1.9	3.92	1,239
4612.02	6,291	2,782	2,687	820	7.7	1.28	4,912
4615	7,071	2,553	2,523	794	8.9	1.24	5,702
4616.01	7,970	3,055	2,971	696	11.5	1.09	7,330
4616.02	8,262	3,883	3,723	402	20.6	0.63	13,166
4617	6,786	2,498	2,435	573	11.8	0.90	7,579
4618.01	1,083	542	535	77	14.0	0.12	8,991
4618.02	5,572	2,404	2,351	397	14.0	0.62	8,972
4619.01	4,087	1,414	1,368	226	18.1	0.35	11,586
4619.02	1,661	594	564	116	14.3	0.18	9,178
4701	2,894	972	948	1,874	1.5	2.93	989
4703	3,287	1,167	1,139	869	3.8	1.36	2,421
4704	4,571	1,740	1,698	1,424	3.2	2.23	2,054
4705	5,592	2,217	2,163	1,033	5.4	1.61	3,464
4706	3,153	1,174	1,146	601	5.2	0.94	3,358
4707	5,313	1,892	1,846	877	6.1	1.37	3,876
4708	2,940	1,084	1,058	488	6.0	0.76	3,853
4709	7,548	2,885	2,820	1,090	6.9	1.70	4,432
4710	2,121	856	835	464	4.6	0.73	2,925
4711	7,107	2,447	2,389	958	7.4	1.50	4,748

(Continued)

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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>
4712.01	2,819	1,573	1,490	180	15.6	0.28	9,999
4712.02	5,484	2,871	2,727	498	11.0	0.78	7,042
4713.01	4,090	1,634	1,571	181	22.6	0.28	14,457
4713.03	3,784	1,741	1,675	342	11.1	0.53	7,078
4713.04	2,033	706	692	368	5.5	0.57	3,536
4714.01	3,360	1,390	1,358	340	9.9	0.53	6,321
4714.02	3,471	1,244	1,208	492	7.1	0.77	4,513
4801	4,820	1,537	1,513	8,757	0.6	13.68	352
4802.01	4,757	1,649	1,617	1,654	2.9	2.58	1,841
4802.02	6,913	4,251	4,011	860	8.0	1.34	5,145
4802.03	3,362	1,572	1,493	93	36.2	0.15	23,154
4803	8,596	2,831	2,781	5,293	1.6	8.27	1,039
4804.01	5,337	1,534	1,512	2,184	2.4	3.41	1,564
4804.02	6,995	2,013	1,983	5,270	1.3	8.23	850
4805.01	3,736	1,110	1,101	1,266	3.0	1.98	1,889
4805.02	6,417	1,954	1,937	745	8.6	1.16	5,512
4805.03	3,538	1,153	1,144	546	6.5	0.85	4,149
4805.04	2,001	840	829	353	5.7	0.55	3,626
4805.05	3,850	1,622	1,589	323	11.9	0.50	7,638
4808.01	4,589	1,596	1,581	571	8.0	0.89	5,148
4808.02	3,575	1,386	1,366	639	5.6	1.00	3,580
4809.01	6,299	1,968	1,946	680	9.3	1.06	5,926
4809.02	3,643	1,455	1,430	590	6.2	0.92	3,949
4809.03	3,940	1,529	1,496	291	13.5	0.46	8,657
4810	5,086	1,927	1,897	351	14.5	0.55	9,273
4811.01	2,134	1,178	1,139	214	10.0	0.33	6,395
4811.02	3,238	1,492	1,454	108	30.0	0.17	19,181

(Continued)

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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>
4811.03	3,347	1,242	1,221	149	22.4	0.23	14,329
4811.04	2,623	1,222	1,191	85	30.7	0.13	19,677
4811.05	5,486	1,698	1,684	836	6.6	1.31	4,198
4811.06	5,813	1,760	1,745	914	6.4	1.43	4,070
4812.01	1,502	392	386	349	4.3	0.55	2,751
4812.02	6,366	2,052	2,018	952	6.7	1.49	4,278
4814	6,392	2,734	2,691	1,410	4.5	2.20	2,902
4815	2,342	819	807	1,224	1.9	1.91	1,224
4816	3,641	1,157	1,141	2,175	1.7	3.40	1,071
4817.01	6,365	2,043	2,020	2,590	2.5	4.05	1,573
4817.02	4,177	1,985	1,935	692	6.0	1.08	3,865
4819	5,950	2,299	2,257	2,607	2.3	4.07	1,461
4820.01	5,467	1,774	1,757	1,027	5.3	1.60	3,407
4820.02	3,800	1,842	1,810	480	7.9	0.75	5,071
4821	2,893	1,532	1,502	229	12.7	0.36	8,102
4822.01	2,096	1,009	988	234	9.0	0.37	5,741
4822.02	5,026	3,202	3,123	545	9.2	0.85	5,903
4822.03	5,339	2,829	2,760	470	11.4	0.73	7,265
4823.01	4,892	2,280	2,243	762	6.4	1.19	4,108
4823.02	4,629	1,820	1,788	190	24.4	0.30	15,588
4823.03	3,393	1,703	1,676	425	8.0	0.66	5,107
4824	2,280	782	773	1,105	2.1	1.73	1,321
4825.01	12,239	4,717	4,600	2,041	6.0	3.19	3,838
4825.02	3,084	1,032	1,023	393	7.8	0.61	5,019
4825.03	5,106	1,546	1,533	738	6.9	1.15	4,428
4825.04	5,569	1,668	1,654	1,032	5.4	1.61	3,452
4826.01	7,468	2,389	2,367	967	7.7	1.51	4,940

(Continued)

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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>
4826.02	7,964	2,510	2,479	1,426	5.6	2.23	3,574
4901.01	5,182	1,892	1,866	1,210	4.3	1.89	2,742
4901.03	5,946	1,884	1,870	4,725	1.3	7.38	805
4905.01	3,303	1,324	1,279	272	12.1	0.43	7,765
4905.02	6,859	2,195	2,161	2,405	2.9	3.76	1,825
4910	2,407	666	661	4,414	0.5	6.90	349
4911.01	3,931	1,179	1,170	1,947	2.0	3.04	1,292
4911.02	3,745	1,131	1,122	828	4.5	1.29	2,895
4911.03	6,828	2,132	2,115	472	14.5	0.74	9,265
4912.01	6,484	2,325	2,300	521	12.5	0.81	7,968
4912.02	1,767	840	810	190	9.3	0.30	5,940
4913.01	7,231	2,147	2,105	3,981	1.8	6.22	1,163
4913.02	3,826	1,440	1,395	303	12.6	0.47	8,084
4913.03	4,783	1,507	1,477	247	19.3	0.39	12,377
4914.01	4,749	1,884	1,852	327	14.5	0.51	9,290
4914.02	4,274	1,415	1,399	306	14.0	0.48	8,932
4914.03	4,011	1,154	1,144	429	9.4	0.67	5,990
4914.04	4,083	1,334	1,319	390	10.5	0.61	6,705
4914.05	3,112	836	828	423	7.4	0.66	4,709
4915.01	7,148	2,394	2,360	635	11.3	0.99	7,210
4915.02	7,414	2,134	2,119	1,440	5.1	2.25	3,295
4916.01	5,163	1,584	1,571	464	11.1	0.72	7,127
4916.02	5,404	1,586	1,575	554	9.8	0.86	6,247
4917.01	3,778	1,933	1,882	340	11.1	0.53	7,112
4917.02	7,597	3,352	3,255	564	13.5	0.88	8,619
4917.03	5,386	2,640	2,525	382	14.1	0.60	9,024
4917.04	4,968	2,210	2,143	331	15.0	0.52	9,598

(Continued)

**Table 3.9**

**2018 Population, Housing Units and Households by Census Tract  
Fairfax County, January 2018**

<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>4917.05</b>	3,624	945	934	943	3.8	1.47	2,459
<b>4918.01</b>	2,404	1,085	1,055	288	8.4	0.45	5,347
<b>4918.02</b>	3,132	1,161	1,149	417	7.5	0.65	4,804
<b>4918.03</b>	6,684	2,625	2,571	715	9.3	1.12	5,981
<b>4920</b>	6,908	2,189	2,167	5,872	1.2	9.17	753
<b>4921</b>	6,770	2,228	2,212	7,633	0.9	11.93	568
<b>4922.01</b>	3,085	1,040	1,031	7,930	0.4	12.39	249
<b>4922.02</b>	7,211	2,212	2,192	1,461	4.9	2.28	3,158
<b>4922.03</b>	4,246	1,276	1,264	1,193	3.6	1.86	2,277
<b>4923</b>	3,533	1,101	1,086	525	6.7	0.82	4,307
<b>4924</b>	4,758	1,800	1,774	906	5.3	1.42	3,360
<b>4925</b>	4,526	1,418	1,405	11,148	0.4	17.42	260
<b>9801</b>				791		1.24	
<b>9802</b>				2,484		3.88	
<b>9803</b>				574		0.90	
<b>Fairfax County</b>	<b>1,152,873</b>	<b>418,250</b>	<b>409,563</b>	<b>259,975</b>	<b>4.4</b>	<b>406.21</b>	<b>2,838</b>

Source: Fairfax County Department of Management and Budget, 2018.

Note: Households are occupied housing units. Area measurements (acres and square miles) include both land and water area. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

## POPULATION FORECASTS

The population forecasts reflect projections as of January 1 of the respective year on the table. The population forecasts include both household population (persons living in housing units) and group quarters population (persons living in facilities such as detention centers, nursing homes, military quarters, dormitories, and etc.). The population forecasts are summarized by supervisor district and town, planning district, human services region, ZIP Code, sewershed, and census tract.

For detailed methodology, please refer to Appendix A.

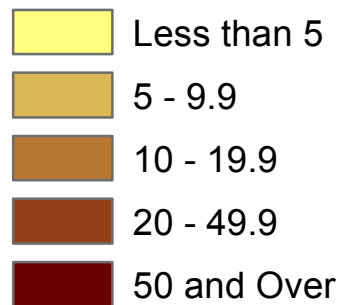
# Fairfax County, Virginia January 2018



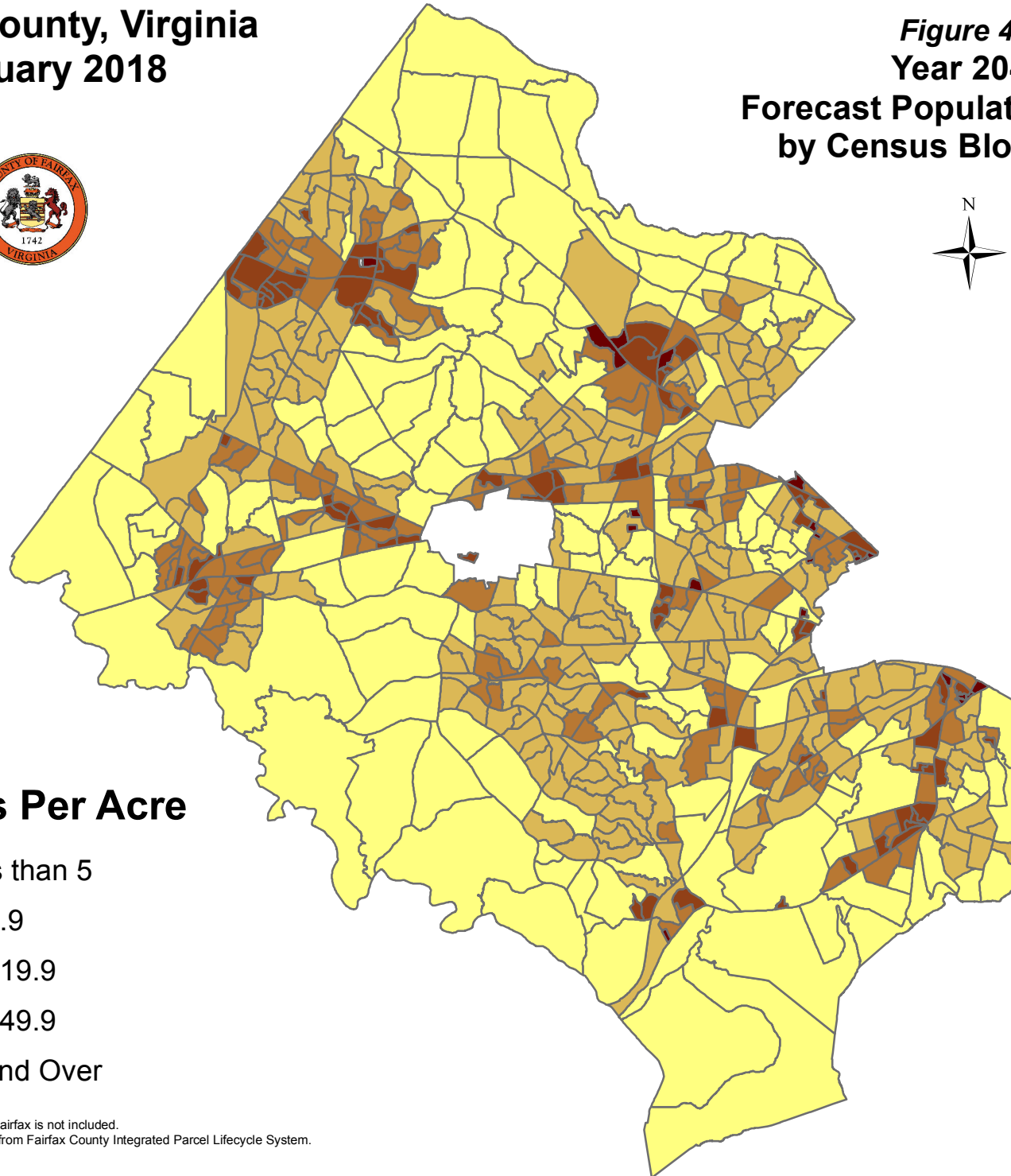
**Figure 4.1**  
**Year 2045**  
**Forecast Population Density**  
**by Census Block Group**



## Persons Per Acre



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





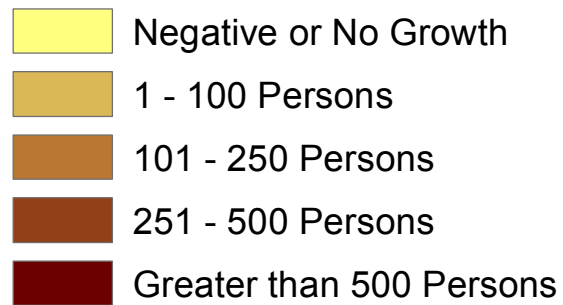
# Fairfax County, Virginia January 2018



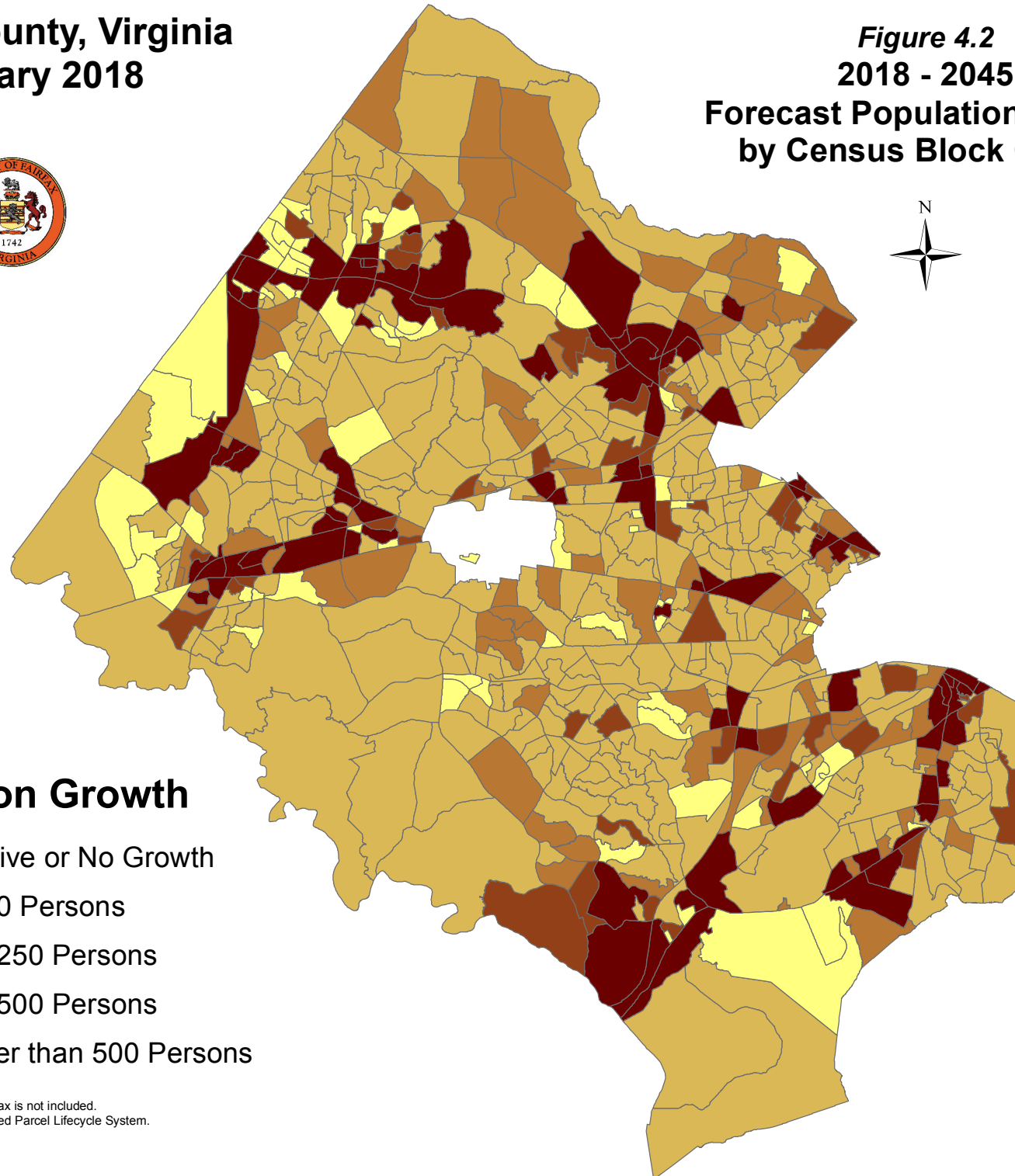
**Figure 4.2**  
**2018 - 2045**  
**Forecast Population Growth**  
**by Census Block Group**



## Population Growth



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



**Table 4.1**

**Historical, Estimated and Forecasted Population by Supervisor District  
Fairfax County, January 2018**

Supervisor District	2010	2018	2020	2025	2030	2035	2040	2045
<b>Braddock</b>	118,484	124,141	124,822	125,425	126,244	127,215	128,103	128,759
<b>Dranesville 1/</b>	119,740	125,044	127,624	135,341	141,826	146,720	151,171	154,514
<b>Hunter Mill 2/</b>	122,623	130,581	134,679	139,423	151,002	165,451	178,795	189,038
<b>Lee</b>	118,949	123,743	123,924	126,161	131,996	138,729	145,217	149,943
<b>Mason</b>	115,991	116,035	116,261	117,738	121,832	126,658	131,088	134,503
<b>Mount Vernon</b>	121,121	131,018	129,724	134,641	140,423	145,534	150,284	153,947
<b>Providence</b>	121,982	143,401	146,823	160,311	172,769	184,486	195,334	203,696
<b>Springfield 3/</b>	118,212	124,359	124,513	125,307	127,043	128,856	130,602	131,925
<b>Sully</b>	124,624	134,551	135,946	141,662	145,643	149,394	152,834	155,474
<b>Fairfax County</b>	<b>1,081,726</b>	<b>1,152,873</b>	<b>1,164,315</b>	<b>1,206,007</b>	<b>1,258,778</b>	<b>1,313,042</b>	<b>1,363,429</b>	<b>1,401,797</b>

**Table 4.2**

**Historical Estimated and Forecasted Population by Town  
Fairfax County, January 2018**

Town	2010	2018	2020	2025	2030	2035	2040	2045
<b>Town of Clifton</b>	282	281	284	284	284	284	284	284
<b>Town of Herndon</b>	23,292	22,050	22,325	23,760	24,967	25,745	26,392	26,874
<b>Town of Vienna</b>	15,687	16,618	16,749	16,782	16,782	16,782	16,782	16,782
<b>Towns Total</b>	<b>39,261</b>	<b>38,949</b>	<b>39,358</b>	<b>40,826</b>	<b>42,033</b>	<b>42,811</b>	<b>43,459</b>	<b>43,940</b>

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Management and Budget 2018 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

**Table 4.3**  
**Historical, Estimated and Forecasted Population by Planning District**  
**Fairfax County, January 2018**

<b>Planning District</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Annandale</b>	66,329	70,152	74,386	75,575	75,743	76,882	77,977	79,020	79,999	80,769
<b>Baileys</b>	38,392	43,989	45,851	45,287	45,350	45,859	48,806	52,508	55,871	58,464
<b>Bull Run</b>	66,234	107,798	124,691	131,605	132,785	136,947	140,513	144,260	147,770	150,422
<b>Fairfax</b>	45,244	56,024	70,566	78,539	79,123	79,845	81,108	82,425	83,671	84,603
<b>Jefferson</b>	42,859	48,092	53,819	60,608	61,940	62,606	64,006	65,623	67,120	68,277
<b>Lincolnia</b>	14,010	16,819	18,483	19,255	19,266	19,300	19,417	19,574	19,734	19,847
<b>Lower Potomac</b>	24,371	23,769	34,335	40,242	40,466	41,206	42,565	44,207	45,705	46,861
<b>McLean</b>	58,747	63,278	69,607	78,716	80,802	93,235	102,782	110,974	118,629	124,567
<b>Mount Vernon</b>	82,483	86,944	95,581	99,543	97,999	102,945	109,880	116,292	122,260	126,833
<b>Pohick 1/</b>	127,040	137,166	137,045	142,136	142,344	142,819	143,721	144,678	145,601	146,314
<b>Rose Hill</b>	34,520	45,646	50,589	52,936	53,036	53,832	55,117	56,500	57,992	58,923
<b>Springfield</b>	39,919	48,736	55,708	57,307	57,356	57,810	59,612	61,808	63,870	65,446
<b>Upper Potomac 2/</b>	125,169	162,010	185,094	198,742	204,528	216,903	231,734	246,469	259,868	270,018
<b>Vienna 3/</b>	53,267	59,326	65,971	72,383	73,578	75,778	81,228	88,046	94,362	99,230
<b>Fairfax County</b>	<b>818,584</b>	<b>969,749</b>	<b>1,081,726</b>	<b>1,152,873</b>	<b>1,164,315</b>	<b>1,205,968</b>	<b>1,258,464</b>	<b>1,312,384</b>	<b>1,362,451</b>	<b>1,400,574</b>

*Source: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Management and Budget, 2018 through 2045.*

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

*1/ Includes the Town of Clifton.*

*2/ Includes the Town of Herndon.*

*3/ Includes the Town of Vienna.*

**Table 4.4**  
**Estimated and Forecasted Population by Human Services Region**  
**Fairfax County, January 2018**

<b>Human Services Region</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Region 1</b>	257,451	256,313	263,309	274,820	286,603	297,789	306,124
<b>Region 2</b>	250,390	252,950	256,357	262,829	270,490	277,559	283,026
<b>Region 3 1/</b>	331,401	339,734	365,311	394,605	423,702	450,483	470,951
<b>Region 4 2/</b>	313,630	315,319	321,030	326,524	332,247	337,599	341,696
<b>Fairfax County</b>	<b>1,152,873</b>	<b>1,164,315</b>	<b>1,206,007</b>	<b>1,258,778</b>	<b>1,313,042</b>	<b>1,363,429</b>	<b>1,401,797</b>

*Source: Fairfax County Department of Management and Budget 2018 through 2045.*

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

*1/ Includes the Towns of Herndon and Vienna.*

*2/ Includes the Town of Clifton.*

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>20120</b>	43,026	43,290	43,940	44,665	45,532	46,375	47,007
<b>20121</b>	30,245	30,257	30,368	30,976	31,739	32,452	32,988
<b>20124</b>	15,934	15,965	15,977	15,990	15,994	16,001	16,002
<b>20151</b>	22,047	22,876	26,094	28,008	29,790	31,413	32,674
<b>20152</b>	3	3	3	3	3	3	3
<b>20164</b>	3	3	3	3	3	3	3
<b>20170</b>	40,089	40,405	42,003	43,679	44,879	46,021	46,794
<b>20171</b>	51,461	53,452	60,561	65,435	68,686	71,450	73,528
<b>20190</b>	20,567	23,094	24,544	28,463	33,312	37,788	41,226
<b>20191</b>	29,533	30,512	31,995	35,660	40,233	44,454	47,692
<b>20194</b>	14,446	14,446	14,466	14,606	14,782	14,944	15,071
<b>20196</b>			22	179	376	557	697
<b>22003</b>	56,799	56,952	58,082	59,174	60,217	61,190	61,953
<b>22015</b>	43,933	43,958	44,038	44,153	44,296	44,438	44,534
<b>22027</b>	2,345	2,352	2,383	2,530	2,728	2,914	3,044
<b>22030</b>	42,513	42,622	43,244	44,034	44,795	45,520	46,033
<b>22031</b>	33,566	35,366	36,772	37,963	39,316	40,566	41,542
<b>22032</b>	29,084	29,139	29,325	29,613	29,917	30,162	30,354
<b>22033</b>	40,465	40,283	40,915	41,981	43,304	44,540	45,490
<b>22035</b>	556	1,055	1,112	1,112	1,112	1,112	1,112
<b>22039</b>	19,231	19,252	19,297	19,519	19,721	19,937	20,126
<b>22041</b>	27,398	27,440	27,693	29,322	31,407	33,283	34,726
<b>22042</b>	33,124	33,163	33,239	33,610	34,076	34,506	34,842

(Continued)

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>22043</b>	25,375	25,521	25,660	26,024	26,469	26,899	27,228
<b>22044</b>	11,106	11,118	11,365	12,643	14,212	15,653	16,768
<b>22046</b>	5,283	5,318	5,335	5,407	5,499	5,586	5,656
<b>22060</b>	11,201	11,202	11,220	11,344	11,493	11,633	11,743
<b>22066</b>	19,168	19,356	19,697	19,821	19,963	20,094	20,207
<b>22067</b>	306	306	306	306	306	306	306
<b>22079</b>	35,583	35,858	36,798	38,161	39,732	41,165	42,276
<b>22101</b>	30,223	30,748	31,210	31,779	32,465	33,145	33,692
<b>22102</b>	28,643	29,492	39,770	46,902	52,124	56,972	60,729
<b>22124</b>	18,842	18,882	18,908	18,986	19,073	19,164	19,236
<b>22150</b>	28,457	28,493	28,796	30,437	32,482	34,384	35,855
<b>22151</b>	17,506	17,516	17,528	17,549	17,577	17,605	17,630
<b>22152</b>	28,716	28,716	28,732	28,819	28,924	29,023	29,094
<b>22153</b>	32,962	32,995	33,077	33,266	33,478	33,701	33,855
<b>22180</b>	27,496	27,915	28,028	28,365	28,790	29,180	29,485
<b>22181</b>	15,776	15,812	15,863	16,074	16,306	16,576	16,759
<b>22182</b>	28,744	29,487	32,069	38,150	45,767	52,770	58,177
<b>22203</b>	324	324	324	324	324	324	324
<b>22204</b>	46	46	46	46	47	47	48
<b>22205</b>			2	17	35	51	64
<b>22206</b>	7	7	7	7	7	7	7
<b>22207</b>	136	139	139	144	149	155	159
<b>22213</b>	3	3	3	4	4	5	6

(Continued)

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>22302</b>	1,610	1,610	1,610	1,614	1,618	1,622	1,625
<b>22303</b>	15,544	13,904	16,890	19,468	21,366	23,133	24,478
<b>22304</b>	351	351	351	351	351	351	351
<b>22306</b>	31,530	31,567	32,980	35,730	38,416	40,919	42,844
<b>22307</b>	10,850	10,855	10,881	11,051	11,262	11,459	11,611
<b>22308</b>	13,592	13,626	13,658	13,757	13,861	13,971	14,069
<b>22309</b>	34,372	34,395	34,880	36,275	37,848	39,316	40,413
<b>22310</b>	29,232	29,261	29,437	30,106	30,947	31,714	32,291
<b>22311</b>	1,652	1,658	1,662	1,676	1,692	1,707	1,718
<b>22312</b>	23,770	23,781	23,814	23,926	24,074	24,229	24,336
<b>22315</b>	28,098	28,170	28,884	29,571	30,163	30,930	31,315
<b>Fairfax County</b>	<b>1,152,873</b>	<b>1,164,315</b>	<b>1,206,007</b>	<b>1,258,778</b>	<b>1,313,042</b>	<b>1,363,429</b>	<b>1,401,797</b>

*Source: Fairfax County Department of Management and Budget, 2018 through 2045.*

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

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2018**

<b>Sewershed</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>A1</b>	34,341	34,448	38,107	40,802	41,583	42,050	42,364
<b>A2</b>	9,988	11,345	13,917	15,590	17,429	19,133	20,434
<b>A3</b>	4,364	4,363	4,408	4,727	5,120	5,488	5,766
<b>B1</b>	6,336	6,486	7,425	10,383	14,083	17,493	20,113
<b>B2</b>	24,665	25,422	25,846	28,095	30,743	33,289	35,158
<b>B3</b>	2,899	2,944	3,016	3,041	3,071	3,103	3,131
<b>B5</b>	22,047	22,322	23,757	24,964	25,741	26,389	26,871
<b>C1</b>	3,680	3,703	3,713	3,734	3,760	3,783	3,802
<b>C2</b>	3,825	3,871	3,930	3,961	3,991	4,019	4,042
<b>D1</b>	10,422	10,577	10,933	11,011	11,096	11,174	11,245
<b>D2</b>	26,491	28,979	30,542	33,245	36,572	39,642	42,001
<b>D3</b>	82,070	83,739	90,083	98,076	107,348	115,884	122,478
<b>E1</b>	21,894	22,205	29,370	35,000	39,088	42,878	45,812
<b>E2</b>	2,259	2,280	2,298	2,321	2,348	2,390	2,441
<b>F</b>	7,870	8,095	8,240	8,507	8,831	9,137	9,377
<b>G1</b>	36,811	37,105	37,433	38,129	38,985	39,808	40,449
<b>G2</b>	3,326	3,368	3,435	3,489	3,544	3,612	3,653
<b>G3</b>	2,254	2,282	2,300	2,339	2,398	2,437	2,477
<b>G4</b>	967	977	978	1,020	1,062	1,114	1,145
<b>H1</b>	15,190	15,221	15,587	17,774	20,481	22,976	24,904
<b>H2</b>	6,756	6,755	6,755	6,755	6,808	6,808	6,808
<b>H3</b>	913	939	954	987	1,029	1,070	1,100
<b>I1</b>	75,955	76,352	76,736	78,352	80,376	82,248	83,685

(Continued)



**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2018**

<b>Sewershed</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>I2</b>	3,583	3,594	3,606	3,674	3,758	3,839	3,903
<b>I3</b>	63,523	63,619	64,028	65,612	67,617	69,478	70,904
<b>I4</b>	240	240	240	241	243	244	245
<b>I5</b>	975	980	985	1,012	1,046	1,078	1,103
<b>I6</b>	6	6	6	6	6	6	6
<b>J1</b>	22,109	20,437	22,713	24,680	26,080	27,407	28,395
<b>J2</b>	7,668	7,701	9,267	11,333	13,307	15,114	16,510
<b>J3</b>	6,018	6,028	6,078	6,458	6,911	7,342	7,667
<b>J4</b>	3,928	3,931	3,932	3,936	3,943	3,949	3,954
<b>K</b>	48,028	48,094	48,746	50,329	51,908	53,403	54,556
<b>L</b>	52,741	52,853	53,964	55,742	57,562	59,447	60,699
<b>M0</b>	7,016	7,024	7,038	7,103	7,185	7,260	7,318
<b>M1</b>	12,928	12,945	12,966	13,136	13,337	13,533	13,691
<b>M2</b>	83,311	85,243	87,615	89,593	91,583	93,476	94,925
<b>M3</b>	19,616	19,636	19,645	19,668	19,697	19,727	19,748
<b>M4</b>	22,093	22,104	22,137	22,314	22,522	22,721	22,874
<b>M5</b>	11,935	11,945	11,972	12,027	12,101	12,170	12,225
<b>M6</b>	20,190	20,218	20,530	21,674	23,040	24,327	25,322
<b>M7</b>	1,063	1,064	1,071	1,109	1,157	1,201	1,235
<b>M8</b>	9,235	9,242	9,297	9,382	9,483	9,580	9,656
<b>M9</b>	17,844	18,351	18,506	19,132	19,925	20,674	21,225
<b>N1</b>	129,515	129,769	130,606	131,972	133,563	135,002	136,077
<b>N2</b>	18,974	18,982	19,033	19,280	19,502	19,768	19,958
<b>O1</b>	1,465	1,481	1,486	1,486	1,486	1,486	1,486

(Continued)

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2018**

<b>Sewershed</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>P</b>	190	190	197	252	318	381	430
<b>P1</b>	2,453	2,489	2,643	2,831	3,073	3,290	3,458
<b>P2</b>	529	529	529	529	529	529	529
<b>P3</b>	3,862	3,869	3,928	4,072	4,177	4,275	4,372
<b>P4</b>	219	221	222	222	222	222	222
<b>P5</b>	1,027	1,027	1,027	1,029	1,032	1,034	1,035
<b>Q1</b>	7,842	7,894	8,015	8,068	8,117	8,155	8,192
<b>R1</b>	9,092	9,124	9,138	9,165	9,189	9,219	9,239
<b>R2</b>	885	885	886	892	901	909	915
<b>R3</b>	281	284	284	284	284	284	284
<b>R4</b>	1,017	1,031	1,036	1,036	1,036	1,036	1,036
<b>S1</b>	34,586	34,640	34,846	35,363	35,960	36,521	36,918
<b>S2</b>	1,251	1,267	1,279	1,291	1,299	1,307	1,313
<b>T1</b>	7,294	7,672	8,004	8,331	8,747	9,148	9,455
<b>T2</b>	27,628	28,448	31,612	33,278	34,737	36,055	37,097
<b>T3</b>	19,250	19,250	19,251	19,257	19,263	19,270	19,275
<b>T4</b>	27,715	27,524	28,448	29,232	30,025	30,776	31,342
<b>T5</b>	29,184	29,422	30,105	31,031	32,139	33,213	34,020
<b>T6</b>	718	760	779	779	779	779	779
<b>T7</b>	8,523	8,526	8,548	8,639	8,763	8,866	8,947
<b>Fairfax County</b>	<b>1,152,873</b>	<b>1,164,315</b>	<b>1,206,007</b>	<b>1,258,778</b>	<b>1,313,042</b>	<b>1,363,429</b>	<b>1,401,797</b>

*Source: Fairfax County Department of Management and Budget, 2018 through 2045.*

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

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4151</b>	3,667	3,667	4,422	5,179	5,790	6,356	6,792
<b>4152</b>	3,309	3,312	3,313	3,320	3,329	3,338	3,345
<b>4153</b>	4,118	4,126	4,130	4,178	4,222	4,273	4,311
<b>4154.01</b>	4,735	4,735	5,052	5,373	5,405	5,437	5,462
<b>4154.02</b>	2,685	2,688	2,707	2,755	2,809	2,871	2,915
<b>4155</b>	6,296	6,326	6,436	6,499	6,554	6,605	6,658
<b>4156</b>	2,735	2,756	2,781	2,861	2,941	3,023	3,097
<b>4157</b>	4,079	4,087	4,091	4,096	4,101	4,108	4,114
<b>4158</b>	4,792	4,793	4,795	4,805	4,819	4,833	4,846
<b>4159</b>	3,235	3,240	3,243	3,260	3,279	3,299	3,316
<b>4160</b>	6,022	6,022	6,061	6,308	6,616	6,910	7,130
<b>4161</b>	3,847	3,851	3,894	4,155	4,482	4,789	5,031
<b>4162</b>	6,223	6,223	6,223	6,223	6,223	6,223	6,223
<b>4163</b>	2,387	2,406	2,417	2,441	2,471	2,499	2,520
<b>4201</b>	3,970	3,974	3,975	3,982	3,990	3,999	4,005
<b>4202.01</b>	3,705	3,710	3,724	3,768	3,828	3,873	3,900
<b>4202.02</b>	2,129	2,129	2,131	2,146	2,165	2,182	2,194
<b>4202.03</b>	2,781	2,779	2,833	3,141	3,529	3,887	4,162
<b>4203</b>	6,189	6,195	6,214	6,357	6,529	6,702	6,822
<b>4204</b>	3,600	1,925	3,919	4,897	5,164	5,414	5,606
<b>4205.01</b>	1,468	1,468	1,483	1,570	1,673	1,761	1,835
<b>4205.02</b>	1,691	1,691	1,863	2,008	2,113	2,207	2,280
<b>4205.03</b>	3,453	3,454	3,528	4,021	4,655	5,230	5,675

(Continued)

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4206</b>	4,719	4,750	5,453	6,008	6,412	6,800	7,088
<b>4207</b>	4,213	4,213	4,217	4,236	4,263	4,290	4,310
<b>4208</b>	3,805	3,805	3,809	3,900	3,999	4,095	4,163
<b>4210.01</b>	3,045	3,045	3,053	3,100	3,156	3,209	3,250
<b>4210.02</b>	5,173	5,187	5,366	6,225	7,300	8,300	9,075
<b>4211.01</b>	6,034	6,038	6,113	6,148	6,139	6,149	6,141
<b>4211.02</b>	3,797	3,797	3,821	3,880	3,941	4,048	4,081
<b>4211.03</b>	5,262	5,339	5,947	6,509	7,038	7,551	7,927
<b>4212</b>	1,919	1,919	1,919	1,919	1,919	1,919	1,919
<b>4213</b>	3,793	3,793	3,795	3,796	3,794	3,798	3,798
<b>4214</b>	7,427	7,430	7,602	8,844	10,390	11,819	12,908
<b>4215</b>	6,921	6,921	7,015	7,716	8,592	9,396	10,018
<b>4216</b>	6,052	6,055	6,129	6,376	6,704	7,018	7,238
<b>4217.01</b>	4,759	4,759	4,764	4,798	4,841	4,881	4,911
<b>4217.02</b>	4,604	4,612	4,615	4,619	4,623	4,627	4,629
<b>4218</b>	5,870	5,873	6,192	6,776	7,321	7,811	8,177
<b>4219</b>	3,384	3,385	3,393	3,431	3,479	3,523	3,557
<b>4220</b>	4,052	4,063	4,116	4,360	4,647	4,907	5,129
<b>4221.01</b>	7,206	7,206	7,248	7,426	7,653	7,844	8,007
<b>4221.02</b>	6,672	6,696	6,923	7,454	8,029	8,585	8,991
<b>4222.01</b>	4,189	4,304	4,521	4,623	4,766	4,883	4,973
<b>4222.02</b>	6,379	6,436	6,622	6,880	7,226	7,541	7,772
<b>4223.01</b>	3,040	3,040	3,062	3,144	3,240	3,360	3,422

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4223.02</b>	5,681	5,695	5,751	5,852	5,973	6,111	6,196
<b>4224.01</b>	2,139	2,139	2,135	2,072	1,990	1,929	1,870
<b>4224.02</b>	5,452	5,452	5,454	5,366	5,246	5,175	5,086
<b>4224.03</b>	2,486	2,495	2,533	2,613	2,710	2,813	2,880
<b>4301.01</b>	4,650	4,656	4,669	4,700	4,732	4,755	4,776
<b>4301.02</b>	2,812	2,835	2,851	2,868	2,885	2,899	2,911
<b>4302.01</b>	4,634	4,634	4,646	4,688	4,754	4,805	4,845
<b>4302.02</b>	5,113	5,128	5,168	5,224	5,316	5,391	5,448
<b>4302.03</b>	2,709	2,709	2,716	2,742	2,780	2,813	2,837
<b>4304</b>	7,272	7,275	7,275	7,276	7,276	7,276	7,277
<b>4305</b>	1,644	1,644	1,645	1,645	1,646	1,647	1,648
<b>4306</b>	7,558	7,559	7,639	8,220	8,946	9,616	10,130
<b>4307</b>	2,822	2,825	2,831	2,873	2,926	2,974	3,011
<b>4308.01</b>	4,274	4,273	4,273	4,273	4,273	4,273	4,273
<b>4308.02</b>	3,880	3,881	3,881	3,881	3,881	3,881	3,881
<b>4309.01</b>	4,297	4,298	4,306	4,367	4,447	4,517	4,571
<b>4309.02</b>	3,486	3,486	3,488	3,497	3,508	3,521	3,531
<b>4310.01</b>	4,685	4,697	4,734	4,804	4,886	4,970	5,028
<b>4310.02</b>	2,139	2,139	2,140	2,141	2,142	2,143	2,144
<b>4313</b>	4,207	4,207	4,208	4,214	4,222	4,230	4,235
<b>4314</b>	4,635	4,635	4,635	4,644	4,647	4,656	4,657
<b>4315</b>	5,397	5,395	5,403	5,414	5,424	5,436	5,444
<b>4316</b>	8,933	8,949	8,985	9,138	9,321	9,497	9,634

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4318.01</b>	4,313	4,313	4,315	4,335	4,360	4,383	4,401
<b>4318.02</b>	3,409	3,416	3,425	3,367	3,311	3,259	3,211
<b>4319</b>	3,302	3,302	3,303	3,305	3,309	3,312	3,314
<b>4320</b>	3,355	3,355	3,355	3,355	3,355	3,355	3,355
<b>4321</b>	3,696	3,695	3,695	3,695	3,695	3,695	3,695
<b>4322.01</b>	1,825	1,825	1,825	1,825	1,825	1,825	1,825
<b>4322.02</b>	4,701	4,702	4,729	4,794	4,865	4,930	4,981
<b>4323</b>	5,473	5,479	5,481	5,494	5,510	5,525	5,536
<b>4324.01</b>	3,615	3,615	3,615	3,616	3,618	3,620	3,621
<b>4324.02</b>	5,226	5,225	5,227	5,237	5,250	5,261	5,270
<b>4325</b>	5,822	5,823	5,833	5,850	5,863	5,874	5,883
<b>4326</b>	5,187	5,198	5,205	5,223	5,244	5,265	5,280
<b>4327.01</b>	3,233	3,244	3,251	3,256	3,262	3,267	3,271
<b>4327.02</b>	4,311	4,318	4,334	4,346	4,362	4,377	4,388
<b>4328</b>	2,237	2,240	2,252	2,259	2,279	2,298	2,304
<b>4401</b>	8,136	8,139	8,146	8,173	8,210	8,249	8,275
<b>4402.01</b>	5,043	6,033	6,440	6,693	6,878	7,043	7,172
<b>4402.02</b>	6,099	6,110	6,113	6,122	6,131	6,142	6,153
<b>4403</b>	2,759	2,759	2,760	2,770	2,782	2,793	2,803
<b>4405.01</b>	5,076	5,084	5,091	5,134	5,189	5,240	5,279
<b>4405.02</b>	9,650	9,650	9,758	9,846	9,872	9,890	9,902
<b>4406</b>	3,215	3,226	3,234	3,249	3,269	3,287	3,301
<b>4407.01</b>	2,771	2,772	2,772	2,774	2,778	2,781	2,783

*(Continued)*

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4407.02</b>	5,269	5,271	5,272	5,277	5,283	5,291	5,296
<b>4408</b>	6,480	6,499	6,510	6,551	6,601	6,653	6,697
<b>4501</b>	5,279	5,282	5,286	5,294	5,305	5,315	5,323
<b>4502</b>	4,180	4,180	4,182	4,194	4,209	4,224	4,236
<b>4503</b>	5,744	5,705	5,714	5,756	5,808	5,858	5,898
<b>4504</b>	2,731	2,735	2,752	2,772	2,799	2,824	2,843
<b>4505</b>	2,854	2,865	2,867	2,867	2,867	2,867	2,867
<b>4506.01</b>	3,742	3,750	3,761	3,844	3,945	4,042	4,116
<b>4506.02</b>	4,307	4,356	4,372	4,447	4,542	4,630	4,699
<b>4507.01</b>	3,287	3,287	3,288	3,297	3,308	3,319	3,328
<b>4507.02</b>	4,338	4,338	5,005	5,421	5,626	5,818	5,967
<b>4508</b>	3,433	3,436	3,482	3,738	4,050	4,337	4,559
<b>4509</b>	1,728	1,731	1,732	1,733	1,736	1,738	1,740
<b>4510</b>	2,671	2,671	2,672	2,674	2,678	2,681	2,684
<b>4511</b>	2,197	2,201	2,202	2,206	2,210	2,214	2,219
<b>4512</b>	1,649	1,655	1,669	1,678	1,690	1,701	1,710
<b>4513</b>	2,242	2,244	2,272	2,472	2,721	2,953	3,131
<b>4514</b>	2,640	2,639	2,777	3,331	3,993	4,604	5,073
<b>4515.01</b>	5,632	5,639	5,714	6,267	6,961	7,595	8,089
<b>4515.02</b>	5,582	5,582	5,687	6,445	7,394	8,270	8,941
<b>4516.01</b>	5,469	5,472	5,545	6,066	6,712	7,310	7,770
<b>4516.02</b>	2,793	2,793	2,797	2,811	2,826	2,840	2,851
<b>4518</b>	3,424	3,427	3,429	3,438	3,450	3,461	3,470

*(Continued)*

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4519</b>	6,644	6,648	6,660	6,728	6,828	6,909	6,978
<b>4520</b>	2,865	2,873	2,893	3,026	3,193	3,350	3,472
<b>4521.01</b>	5,315	5,316	5,325	5,344	5,366	5,391	5,412
<b>4521.02</b>	3,111	3,175	3,309	3,321	3,336	3,351	3,363
<b>4522</b>	6,260	6,263	6,271	6,306	6,349	6,390	6,421
<b>4523.01</b>	3,513	3,514	3,523	3,563	3,608	3,646	3,678
<b>4523.02</b>	4,927	4,985	5,204	5,296	5,412	5,519	5,601
<b>4524</b>	6,950	6,956	6,965	6,967	6,969	6,972	6,974
<b>4525.01</b>	3,746	3,750	3,755	3,777	3,805	3,833	3,857
<b>4525.02</b>	5,397	5,400	5,403	5,411	5,421	5,431	5,438
<b>4526</b>	6,176	6,176	6,194	6,233	6,278	6,346	6,381
<b>4527</b>	5,744	5,774	5,831	6,071	6,371	6,646	6,859
<b>4528.01</b>	4,752	4,760	4,774	4,861	4,989	5,090	5,167
<b>4528.02</b>	3,163	3,163	3,163	3,163	3,196	3,196	3,196
<b>4601</b>	4,616	4,617	4,618	4,618	4,618	4,618	4,618
<b>4602</b>	4,146	4,169	4,178	4,182	4,186	4,190	4,194
<b>4603</b>	2,887	2,896	2,933	3,087	3,303	3,488	3,642
<b>4604</b>	5,049	5,249	6,142	9,001	12,591	15,900	18,442
<b>4605.01</b>	2,658	2,661	2,816	3,967	5,403	6,711	7,736
<b>4605.02</b>	8,567	8,577	8,658	9,179	9,825	10,431	10,887
<b>4606</b>	4,045	4,052	4,068	4,151	4,261	4,363	4,437
<b>4607.01</b>	3,618	3,635	3,637	3,637	3,637	3,637	3,637
<b>4607.02</b>	4,591	4,633	4,646	4,646	4,646	4,646	4,646

*(Continued)*



**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4608</b>	3,429	3,461	3,470	3,470	3,470	3,470	3,470
<b>4609</b>	2,535	2,552	2,555	2,555	2,555	2,555	2,555
<b>4610</b>	2,446	2,469	2,474	2,474	2,474	2,474	2,474
<b>4611</b>	7,714	7,729	7,755	7,839	7,946	8,070	8,158
<b>4612.01</b>	4,858	4,880	4,886	4,888	4,891	4,894	4,897
<b>4612.02</b>	6,291	6,295	6,335	6,457	6,619	6,783	6,887
<b>4615</b>	7,071	7,087	7,111	7,244	7,378	7,536	7,642
<b>4616.01</b>	7,970	8,508	8,884	9,331	9,889	10,395	10,803
<b>4616.02</b>	8,262	8,538	8,680	9,484	10,492	11,420	12,133
<b>4617</b>	6,786	7,032	7,582	7,601	7,625	7,647	7,665
<b>4618.01</b>	1,083	1,082	1,083	1,084	1,085	1,086	1,087
<b>4618.02</b>	5,572	5,575	5,592	5,716	5,862	6,005	6,116
<b>4619.01</b>	4,087	4,101	4,105	4,132	4,167	4,199	4,224
<b>4619.02</b>	1,661	1,661	1,664	1,685	1,711	1,735	1,753
<b>4701</b>	2,894	2,944	2,971	3,023	3,104	3,156	3,209
<b>4703</b>	3,287	3,320	3,381	3,508	3,634	3,792	3,886
<b>4704</b>	4,571	4,595	4,626	4,690	4,776	4,861	4,941
<b>4705</b>	5,592	5,797	5,886	6,096	6,352	6,598	6,794
<b>4706</b>	3,153	3,182	3,245	3,327	3,423	3,523	3,606
<b>4707</b>	5,313	5,377	5,395	5,419	5,448	5,476	5,499
<b>4708</b>	2,940	3,034	3,194	3,202	3,211	3,221	3,232
<b>4709</b>	7,548	7,613	7,631	7,654	7,680	7,712	7,739
<b>4710</b>	2,121	2,149	2,197	2,465	2,799	3,115	3,349

*(Continued)*

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4711</b>	7,107	7,196	7,235	7,270	7,311	7,351	7,384
<b>4712.01</b>	2,819	2,902	5,525	7,047	7,862	8,612	9,189
<b>4712.02</b>	5,484	5,484	9,094	11,419	12,467	13,443	14,185
<b>4713.01</b>	4,090	4,090	4,090	4,090	4,090	4,090	4,090
<b>4713.03</b>	3,784	3,785	3,798	3,863	3,943	4,018	4,076
<b>4713.04</b>	2,033	2,039	2,056	2,062	2,070	2,079	2,087
<b>4714.01</b>	3,360	3,366	3,369	3,378	3,389	3,399	3,407
<b>4714.02</b>	3,471	3,484	3,508	3,527	3,551	3,573	3,591
<b>4801</b>	4,820	4,855	4,886	4,931	4,979	5,026	5,065
<b>4802.01</b>	4,757	4,769	4,780	4,822	4,873	4,944	5,024
<b>4802.02</b>	6,913	7,830	12,295	15,297	18,308	21,079	23,217
<b>4802.03</b>	3,362	3,362	3,446	4,054	4,814	5,515	6,053
<b>4803</b>	8,596	8,992	10,083	11,253	12,704	14,042	15,082
<b>4804.01</b>	5,337	5,379	5,425	5,445	5,469	5,494	5,513
<b>4804.02</b>	6,995	7,063	7,159	7,199	7,242	7,285	7,322
<b>4805.01</b>	3,736	3,771	3,834	3,856	3,865	3,888	3,888
<b>4805.02</b>	6,417	6,416	6,416	6,481	6,481	6,544	6,544
<b>4805.03</b>	3,538	3,538	3,568	3,617	3,627	3,656	3,660
<b>4805.04</b>	2,001	2,000	2,000	2,004	2,007	2,010	2,010
<b>4805.05</b>	3,850	3,850	3,865	3,970	4,102	4,223	4,316
<b>4808.01</b>	4,589	4,646	4,660	4,660	4,660	4,660	4,660
<b>4808.02</b>	3,575	3,575	3,575	3,575	3,575	3,575	3,575
<b>4809.01</b>	6,299	6,406	6,785	6,785	6,785	6,785	6,785

*(Continued)*

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4809.02</b>	3,643	3,754	4,797	6,004	6,782	7,429	7,911
<b>4809.03</b>	3,940	3,940	3,940	3,940	3,940	3,940	3,940
<b>4810</b>	5,086	5,086	5,131	5,449	5,843	6,211	6,489
<b>4811.01</b>	2,134	2,495	4,221	4,558	4,728	4,886	5,007
<b>4811.02</b>	3,238	3,238	3,238	3,238	3,238	3,238	3,238
<b>4811.03</b>	3,347	3,347	3,347	3,348	3,350	3,351	3,352
<b>4811.04</b>	2,623	2,623	2,623	2,623	2,623	2,623	2,623
<b>4811.05</b>	5,486	5,485	5,490	5,525	5,569	5,610	5,642
<b>4811.06</b>	5,813	5,822	5,824	5,824	5,824	5,824	5,824
<b>4812.01</b>	1,502	1,502	1,666	2,855	4,342	5,713	6,766
<b>4812.02</b>	6,366	6,366	6,597	8,263	10,347	12,269	13,745
<b>4814</b>	6,392	6,473	6,690	6,877	7,111	7,330	7,496
<b>4815</b>	2,342	2,347	2,348	2,348	2,348	2,348	2,348
<b>4816</b>	3,641	3,655	3,666	3,667	3,667	3,668	3,668
<b>4817.01</b>	6,365	6,364	6,366	6,381	6,400	6,419	6,435
<b>4817.02</b>	4,177	4,181	4,186	4,209	4,239	4,266	4,289
<b>4819</b>	5,950	6,072	6,643	7,120	7,677	8,191	8,582
<b>4820.01</b>	5,467	5,473	5,501	5,526	5,550	5,574	5,597
<b>4820.02</b>	3,800	3,800	3,810	3,887	3,983	4,072	4,140
<b>4821</b>	2,893	2,893	2,924	3,145	3,421	3,676	3,872
<b>4822.01</b>	2,096	2,097	2,110	2,207	2,329	2,442	2,528
<b>4822.02</b>	5,026	6,674	7,124	8,193	9,532	10,766	11,713
<b>4822.03</b>	5,339	6,098	6,477	8,481	10,975	13,281	15,053

*(Continued)*

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4823.01</b>	4,892	5,788	6,680	7,453	8,411	9,297	9,975
<b>4823.02</b>	4,629	4,629	4,629	4,629	4,629	4,629	4,629
<b>4823.03</b>	3,393	3,393	3,402	3,469	3,551	3,627	3,685
<b>4824</b>	2,280	2,280	2,322	2,625	3,004	3,353	3,623
<b>4825.01</b>	12,239	13,859	19,217	23,569	26,425	28,823	30,616
<b>4825.02</b>	3,084	3,083	3,083	3,084	3,084	3,085	3,085
<b>4825.03</b>	5,106	5,106	5,112	5,147	5,193	5,234	5,266
<b>4825.04</b>	5,569	5,572	5,573	5,598	5,624	5,647	5,665
<b>4826.01</b>	7,468	7,471	7,480	7,509	7,545	7,589	7,613
<b>4826.02</b>	7,964	7,773	8,251	8,415	8,605	8,775	8,919
<b>4901.01</b>	5,182	5,182	5,189	5,241	5,308	5,372	5,419
<b>4901.03</b>	5,946	6,747	9,795	11,012	11,891	12,701	13,326
<b>4905.01</b>	3,303	3,303	3,316	3,408	3,525	3,631	3,714
<b>4905.02</b>	6,859	6,903	6,988	7,089	7,135	7,204	7,235
<b>4910</b>	2,407	2,442	2,458	2,458	2,458	2,458	2,458
<b>4911.01</b>	3,931	3,931	3,931	3,931	3,931	3,931	3,931
<b>4911.02</b>	3,745	3,745	3,745	3,745	3,745	3,746	3,746
<b>4911.03</b>	6,828	6,828	6,829	6,830	6,831	6,833	6,834
<b>4912.01</b>	6,484	6,484	6,550	7,008	7,521	8,039	8,426
<b>4912.02</b>	1,767	1,991	2,514	2,516	2,517	2,518	2,519
<b>4913.01</b>	7,231	7,242	7,263	7,337	7,435	7,518	7,583
<b>4913.02</b>	3,826	3,826	3,865	4,038	4,276	4,489	4,655
<b>4913.03</b>	4,783	4,783	4,813	5,003	5,230	5,451	5,613

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4914.01</b>	4,749	4,749	4,756	4,823	4,893	4,968	5,018
<b>4914.02</b>	4,274	4,275	4,276	4,284	4,295	4,305	4,313
<b>4914.03</b>	4,011	4,011	4,011	4,011	4,012	4,012	4,012
<b>4914.04</b>	4,083	4,083	4,083	4,088	4,095	4,101	4,105
<b>4914.05</b>	3,112	3,112	3,112	3,122	3,143	3,153	3,164
<b>4915.01</b>	7,148	7,149	7,192	7,440	7,752	8,049	8,265
<b>4915.02</b>	7,414	7,428	7,446	7,468	7,517	7,551	7,589
<b>4916.01</b>	5,163	5,180	5,263	5,464	5,725	5,954	6,133
<b>4916.02</b>	5,404	5,404	5,420	5,545	5,720	5,862	5,989
<b>4917.01</b>	3,778	3,778	3,821	4,083	4,405	4,725	4,966
<b>4917.02</b>	7,597	7,597	7,677	8,269	9,012	9,692	10,211
<b>4917.03</b>	5,386	5,886	5,962	6,099	6,271	6,432	6,553
<b>4917.04</b>	4,968	4,968	5,344	5,515	5,548	5,580	5,605
<b>4917.05</b>	3,624	3,658	3,742	3,870	4,039	4,187	4,291
<b>4918.01</b>	2,404	2,404	2,405	2,414	2,425	2,436	2,444
<b>4918.02</b>	3,132	3,132	3,133	3,136	3,139	3,142	3,145
<b>4918.03</b>	6,684	6,685	6,690	6,703	6,723	6,745	6,757
<b>4920</b>	6,908	6,923	6,931	6,933	6,935	6,938	6,939
<b>4921</b>	6,770	6,779	6,802	6,855	6,889	6,941	6,963
<b>4922.01</b>	3,085	3,127	3,244	3,290	3,333	3,365	3,398
<b>4922.02</b>	7,211	7,214	7,210	7,316	7,411	7,513	7,623
<b>4922.03</b>	4,246	4,252	4,312	4,461	4,571	4,675	4,778
<b>4923</b>	3,533	3,535	3,558	3,673	3,812	3,944	4,037

*(Continued)*

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4924</b>	4,758	4,758	4,768	4,739	4,695	4,677	4,643
<b>4925</b>	4,526	4,556	4,571	4,591	4,609	4,625	4,639
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>1,152,873</b>	<b>1,164,315</b>	<b>1,206,007</b>	<b>1,258,778</b>	<b>1,313,042</b>	<b>1,363,429</b>	<b>1,401,797</b>

*Source: Fairfax County Department of Management and Budget, 2018 through 2045.*

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

## HOUSEHOLD FORECASTS

Households are occupied housing units. The household forecasts reflect projections as of January 1 of the respective year on the table. The household forecasts are summarized by supervisor district and town, planning district, human services region, ZIP Code, and census tract.

For detailed methodology, please refer to Appendix A.

**Table 5.1**  
**Estimated and Forecasted Number of Households by Supervisor District**  
**Fairfax County, January 2018**

Supervisor District	2018	2020	2025	2030	2035	2040	2045
Braddock	41,020	41,305	41,506	41,802	42,149	42,466	42,701
Dranesville 1/	43,035	44,123	47,507	50,455	52,724	54,763	56,297
Hunter Mill 2/	50,503	52,961	55,571	61,563	69,036	75,936	81,232
Lee	43,988	44,054	44,927	47,126	49,648	52,073	53,843
Mason	41,862	41,940	42,485	44,155	46,152	47,979	49,386
Mount Vernon	47,931	46,925	49,450	51,986	54,056	55,976	57,460
Providence	55,848	57,474	64,484	70,551	76,103	81,240	85,194
Springfield 3/	42,175	42,221	42,501	43,162	43,868	44,546	45,060
Sully	43,201	43,539	45,066	46,356	47,670	48,879	49,811
<b>Fairfax County</b>	<b>409,563</b>	<b>414,539</b>	<b>433,495</b>	<b>457,158</b>	<b>481,406</b>	<b>503,860</b>	<b>520,984</b>

**Table 5.2**  
**Estimated and Forecasted Number of Households by Town**  
**Fairfax County, January 2018**

Town	2018	2020	2025	2030	2035	2040	2045
Town of Clifton	87	88	88	88	88	88	88
Town of Herndon	7,820	7,953	8,688	9,293	9,683	10,008	10,250
Town of Vienna	5,486	5,532	5,543	5,543	5,543	5,543	5,543
<b>Towns Total</b>	<b>13,393</b>	<b>13,573</b>	<b>14,319</b>	<b>14,925</b>	<b>15,315</b>	<b>15,640</b>	<b>15,882</b>

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.



**Table 5.3**  
**Estimated and Forecasted Number of Households by Planning District**  
**Fairfax County, January 2018**

Planning District	2018	2020	2025	2030	2035	2040	2045
Annandale	25,570	25,619	25,997	26,451	26,907	27,334	27,668
Baileys	17,373	17,394	17,597	18,781	20,277	21,629	22,671
Bull Run	43,854	44,178	45,229	46,426	47,778	49,048	50,011
Fairfax	26,793	27,047	27,327	27,854	28,414	28,942	29,339
Jefferson	23,403	23,956	24,230	24,824	25,512	26,147	26,638
Lincolnia	6,848	6,851	6,866	6,919	6,988	7,059	7,109
Lower Potomac	12,685	12,755	12,992	13,412	13,921	14,387	14,745
McLean	30,802	31,826	38,384	43,321	47,512	51,413	54,428
Mount Vernon	38,233	37,149	39,789	42,913	45,632	48,156	50,094
Pohick 1/	46,330	46,391	46,545	46,820	47,107	47,387	47,602
Rose Hill	20,324	20,364	20,645	21,037	21,448	21,906	22,180
Springfield	19,806	19,824	19,993	20,722	21,614	22,449	23,087
Upper Potomac 2/	72,743	75,829	81,544	88,699	96,037	102,711	107,784
Vienna 3/	24,798	25,355	26,357	28,978	32,257	35,293	37,627
<b>Fairfax County</b>	<b>409,563</b>	<b>414,539</b>	<b>433,495</b>	<b>457,158</b>	<b>481,406</b>	<b>503,860</b>	<b>520,984</b>

Source: Fairfax County Department of Management and Budget 2018 through 2045.

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

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

**Table 5.4**

**Estimated and Forecasted Number of Households by Human Services Region  
Fairfax County, January 2018**

<b>Human Services Region</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Region 1</b>	92,726	91,777	95,124	99,825	104,394	108,721	111,956
<b>Region 2</b>	90,778	91,843	93,143	95,897	99,193	102,227	104,567
<b>Region 3 1/</b>	123,256	127,629	140,358	154,689	169,023	182,196	192,275
<b>Region 4 2/</b>	102,802	103,290	104,870	106,747	108,796	110,715	112,185
<b>Fairfax County</b>	<b>409,563</b>	<b>414,539</b>	<b>433,495</b>	<b>457,158</b>	<b>481,406</b>	<b>503,860</b>	<b>520,984</b>

*Source: Fairfax County Department of Management and Budget 2018 through 2045.*

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

*1/ Includes the Towns of Herndon and Vienna.*

*2/ Includes the Town of Clifton.*

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>20120</b>	13,981	14,092	14,373	14,614	14,898	15,176	15,386
<b>20121</b>	10,029	10,035	10,086	10,412	10,817	11,193	11,480
<b>20124</b>	4,893	4,903	4,906	4,910	4,911	4,913	4,913
<b>20151</b>	6,719	6,904	7,562	8,046	8,547	9,002	9,356
<b>20152</b>	1	1	1	1	1	1	1
<b>20164</b>	1	1	1	1	1	1	1
<b>20170</b>	13,658	13,803	14,600	15,433	16,058	16,632	17,038
<b>20171</b>	18,145	18,992	21,977	24,021	25,418	26,609	27,505
<b>20190</b>	10,388	11,937	12,754	15,014	17,815	20,400	22,386
<b>20191</b>	11,600	12,229	13,102	14,758	16,824	18,731	20,194
<b>20194</b>	5,768	5,768	5,778	5,853	5,947	6,034	6,101
<b>20196</b>			9	75	157	233	291
<b>22003</b>	19,370	19,412	19,787	20,236	20,688	21,108	21,436
<b>22015</b>	14,697	14,700	14,724	14,747	14,775	14,804	14,822
<b>22027</b>	727	729	739	788	853	914	957
<b>22030</b>	12,994	13,023	13,235	13,513	13,780	14,035	14,216
<b>22031</b>	12,254	13,029	13,602	14,145	14,769	15,345	15,792
<b>22032</b>	9,519	9,540	9,609	9,706	9,806	9,884	9,946
<b>22033</b>	15,767	15,643	15,857	16,327	16,913	17,462	17,882
<b>22035</b>	260	493	520	520	520	520	520
<b>22039</b>	6,063	6,068	6,083	6,152	6,214	6,281	6,339
<b>22041</b>	10,414	10,427	10,518	11,108	11,871	12,550	13,072
<b>22042</b>	12,157	12,174	12,203	12,352	12,540	12,713	12,847

(Continued)

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>22043</b>	9,354	9,403	9,462	9,672	9,931	10,177	10,364
<b>22044</b>	4,526	4,531	4,639	5,218	5,929	6,584	7,089
<b>22046</b>	2,035	2,048	2,054	2,079	2,111	2,141	2,165
<b>22060</b>	3,219	3,219	3,226	3,280	3,346	3,408	3,456
<b>22066</b>	5,717	5,772	5,875	5,915	5,961	6,003	6,039
<b>22079</b>	11,718	11,806	12,107	12,512	12,978	13,404	13,734
<b>22101</b>	11,015	11,243	11,419	11,660	11,956	12,245	12,475
<b>22102</b>	13,008	13,492	19,102	22,894	25,667	28,236	30,221
<b>22124</b>	6,550	6,562	6,571	6,603	6,639	6,677	6,707
<b>22150</b>	9,171	9,182	9,299	9,968	10,804	11,579	12,178
<b>22151</b>	5,730	5,735	5,739	5,750	5,764	5,778	5,790
<b>22152</b>	10,231	10,234	10,240	10,268	10,302	10,334	10,357
<b>22153</b>	10,697	10,706	10,734	10,799	10,870	10,946	10,998
<b>22180</b>	9,782	9,956	10,002	10,146	10,326	10,492	10,622
<b>22181</b>	5,445	5,458	5,475	5,540	5,612	5,697	5,754
<b>22182</b>	9,724	10,094	11,359	14,330	18,048	21,471	24,108
<b>22203</b>	147	147	147	147	147	147	147
<b>22204</b>	14	14	14	14	14	14	14
<b>22205</b>			1	8	16	23	29
<b>22206</b>	2	2	2	2	2	2	2
<b>22207</b>	48	49	49	51	52	54	56
<b>22213</b>	1	1	1	1	2	2	2
<b>22302</b>	650	650	650	652	653	655	656

*(Continued)*

**Table 5.5**

**Estimated and Forecasted Number of Households by ZIP Code  
Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>22303</b>	7,753	6,637	8,451	9,869	10,817	11,694	12,367
<b>22304</b>	145	145	145	145	145	145	145
<b>22306</b>	11,891	11,903	12,533	13,617	14,670	15,651	16,404
<b>22307</b>	4,614	4,616	4,625	4,687	4,764	4,835	4,890
<b>22308</b>	4,768	4,783	4,795	4,832	4,871	4,912	4,949
<b>22309</b>	11,495	11,500	11,672	12,214	12,837	13,416	13,851
<b>22310</b>	10,743	10,758	10,818	11,031	11,302	11,547	11,732
<b>22311</b>	600	602	604	609	615	620	624
<b>22312</b>	8,321	8,324	8,339	8,390	8,456	8,525	8,573
<b>22315</b>	11,044	11,068	11,321	11,523	11,679	11,904	12,003
<b>Fairfax County</b>	<b>409,563</b>	<b>414,539</b>	<b>433,495</b>	<b>457,158</b>	<b>481,406</b>	<b>503,860</b>	<b>520,984</b>

*Source: Fairfax County Department of Management and Budget, 2018 through 2045.*

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

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4151</b>	1,271	1,271	1,551	1,825	2,043	2,245	2,400
<b>4152</b>	1,896	1,897	1,898	1,901	1,906	1,910	1,914
<b>4153</b>	1,462	1,465	1,466	1,482	1,497	1,514	1,527
<b>4154.01</b>	2,046	2,046	2,263	2,401	2,413	2,424	2,434
<b>4154.02</b>	1,112	1,113	1,124	1,161	1,206	1,253	1,286
<b>4155</b>	2,217	2,229	2,268	2,291	2,311	2,330	2,349
<b>4156</b>	1,048	1,057	1,066	1,097	1,127	1,159	1,187
<b>4157</b>	1,348	1,352	1,353	1,355	1,357	1,359	1,361
<b>4158</b>	1,707	1,708	1,709	1,712	1,717	1,722	1,727
<b>4159</b>	1,186	1,187	1,188	1,195	1,202	1,209	1,215
<b>4160</b>	1,988	1,987	1,999	2,072	2,163	2,250	2,315
<b>4161</b>	1,477	1,478	1,493	1,583	1,695	1,800	1,884
<b>4162</b>	1,507	1,506	1,506	1,506	1,506	1,506	1,506
<b>4163</b>	804	810	814	822	832	842	849
<b>4201</b>	1,145	1,146	1,146	1,148	1,150	1,153	1,155
<b>4202.01</b>	1,277	1,279	1,284	1,299	1,320	1,335	1,345
<b>4202.02</b>	1,032	1,032	1,033	1,040	1,049	1,058	1,064
<b>4202.03</b>	954	954	970	1,057	1,167	1,269	1,347
<b>4203</b>	2,116	2,119	2,125	2,174	2,234	2,294	2,335
<b>4204</b>	2,263	1,134	2,477	3,133	3,309	3,472	3,598
<b>4205.01</b>	929	929	939	994	1,059	1,115	1,161
<b>4205.02</b>	974	974	1,073	1,156	1,217	1,271	1,312
<b>4205.03</b>	1,582	1,582	1,620	1,889	2,229	2,539	2,779

(Continued)

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4206</b>	1,889	1,901	2,215	2,460	2,631	2,796	2,919
<b>4207</b>	1,422	1,423	1,424	1,431	1,440	1,449	1,456
<b>4208</b>	1,181	1,182	1,183	1,211	1,242	1,272	1,293
<b>4210.01</b>	1,013	1,013	1,016	1,031	1,050	1,068	1,082
<b>4210.02</b>	2,037	2,041	2,124	2,581	3,154	3,685	4,095
<b>4211.01</b>	2,142	2,143	2,169	2,181	2,179	2,183	2,182
<b>4211.02</b>	1,509	1,508	1,514	1,519	1,521	1,540	1,537
<b>4211.03</b>	2,005	2,033	2,252	2,445	2,622	2,796	2,921
<b>4212</b>	682	681	681	681	681	681	681
<b>4213</b>	1,429	1,429	1,430	1,430	1,429	1,431	1,431
<b>4214</b>	2,854	2,855	2,923	3,413	4,022	4,586	5,016
<b>4215</b>	2,328	2,328	2,362	2,619	2,941	3,236	3,464
<b>4216</b>	1,927	1,928	1,954	2,047	2,171	2,288	2,371
<b>4217.01</b>	1,387	1,387	1,388	1,399	1,413	1,426	1,435
<b>4217.02</b>	1,241	1,243	1,243	1,244	1,245	1,246	1,247
<b>4218</b>	2,297	2,297	2,414	2,681	2,956	3,204	3,391
<b>4219</b>	1,007	1,007	1,010	1,024	1,042	1,058	1,070
<b>4220</b>	1,425	1,428	1,446	1,532	1,635	1,727	1,806
<b>4221.01</b>	2,505	2,505	2,516	2,554	2,603	2,642	2,678
<b>4221.02</b>	2,069	2,079	2,158	2,314	2,483	2,646	2,765
<b>4222.01</b>	1,313	1,346	1,409	1,439	1,481	1,516	1,542
<b>4222.02</b>	2,122	2,140	2,201	2,290	2,410	2,519	2,599
<b>4223.01</b>	1,316	1,316	1,325	1,359	1,398	1,447	1,473

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4223.02</b>	2,456	2,461	2,481	2,514	2,552	2,597	2,624
<b>4224.01</b>	1,108	1,108	1,105	1,067	1,017	977	941
<b>4224.02</b>	2,084	2,084	2,084	2,048	1,999	1,968	1,932
<b>4224.03</b>	994	998	1,013	1,046	1,085	1,127	1,154
<b>4301.01</b>	1,523	1,525	1,529	1,539	1,550	1,557	1,564
<b>4301.02</b>	1,025	1,034	1,040	1,046	1,052	1,058	1,062
<b>4302.01</b>	1,410	1,410	1,414	1,427	1,447	1,463	1,475
<b>4302.02</b>	1,621	1,626	1,639	1,656	1,686	1,709	1,728
<b>4302.03</b>	892	892	894	903	915	926	934
<b>4304</b>	2,286	2,288	2,288	2,288	2,288	2,289	2,289
<b>4305</b>	562	562	562	563	563	563	564
<b>4306</b>	1,772	1,772	1,790	1,916	2,075	2,221	2,333
<b>4307</b>	909	910	912	926	942	958	970
<b>4308.01</b>	1,498	1,499	1,499	1,499	1,499	1,499	1,499
<b>4308.02</b>	1,784	1,785	1,785	1,785	1,785	1,785	1,785
<b>4309.01</b>	1,398	1,398	1,400	1,420	1,446	1,468	1,485
<b>4309.02</b>	1,081	1,080	1,081	1,083	1,087	1,091	1,094
<b>4310.01</b>	1,560	1,564	1,575	1,587	1,600	1,616	1,625
<b>4310.02</b>	744	744	745	745	745	746	746
<b>4313</b>	1,401	1,402	1,402	1,404	1,407	1,410	1,411
<b>4314</b>	1,447	1,447	1,447	1,450	1,451	1,454	1,454
<b>4315</b>	2,005	2,005	2,008	2,012	2,015	2,020	2,022
<b>4316</b>	3,308	3,313	3,327	3,397	3,483	3,564	3,626

*(Continued)*



**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4318.01</b>	1,429	1,428	1,429	1,436	1,444	1,452	1,457
<b>4318.02</b>	1,031	1,033	1,035	1,018	1,002	987	972
<b>4319</b>	1,046	1,046	1,046	1,046	1,048	1,048	1,049
<b>4320</b>	1,117	1,117	1,117	1,117	1,117	1,117	1,117
<b>4321</b>	1,438	1,437	1,437	1,437	1,437	1,437	1,437
<b>4322.01</b>	845	845	845	845	845	845	845
<b>4322.02</b>	1,600	1,599	1,607	1,624	1,640	1,655	1,667
<b>4323</b>	1,731	1,732	1,732	1,736	1,741	1,746	1,749
<b>4324.01</b>	1,169	1,168	1,168	1,169	1,169	1,170	1,170
<b>4324.02</b>	1,638	1,638	1,638	1,641	1,645	1,649	1,652
<b>4325</b>	1,858	1,858	1,861	1,867	1,871	1,874	1,877
<b>4326</b>	1,562	1,565	1,567	1,573	1,579	1,585	1,590
<b>4327.01</b>	1,075	1,078	1,081	1,082	1,084	1,086	1,087
<b>4327.02</b>	1,486	1,488	1,493	1,497	1,503	1,508	1,511
<b>4328</b>	761	762	767	771	781	790	794
<b>4401</b>	2,706	2,707	2,710	2,725	2,746	2,766	2,780
<b>4402.01</b>	2,080	2,483	2,652	2,755	2,829	2,896	2,948
<b>4402.02</b>	2,150	2,153	2,155	2,163	2,171	2,180	2,188
<b>4403</b>	940	940	940	943	948	951	955
<b>4405.01</b>	1,635	1,638	1,641	1,655	1,672	1,689	1,701
<b>4405.02</b>	627	627	670	703	712	717	721
<b>4406</b>	933	936	938	941	946	950	954
<b>4407.01</b>	962	961	961	962	964	965	965

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4407.02</b>	1,774	1,774	1,775	1,776	1,779	1,781	1,783
<b>4408</b>	2,190	2,196	2,200	2,213	2,229	2,245	2,260
<b>4501</b>	2,191	2,192	2,194	2,197	2,201	2,205	2,208
<b>4502</b>	1,304	1,304	1,304	1,308	1,313	1,317	1,321
<b>4503</b>	2,043	2,030	2,033	2,047	2,064	2,080	2,093
<b>4504</b>	928	929	934	941	950	959	965
<b>4505</b>	864	867	867	867	867	867	867
<b>4506.01</b>	1,375	1,377	1,381	1,411	1,449	1,484	1,511
<b>4506.02</b>	1,798	1,820	1,827	1,861	1,903	1,942	1,972
<b>4507.01</b>	1,059	1,059	1,059	1,062	1,066	1,069	1,072
<b>4507.02</b>	1,439	1,439	1,665	1,804	1,873	1,937	1,987
<b>4508</b>	1,181	1,181	1,201	1,320	1,467	1,602	1,706
<b>4509</b>	592	593	593	593	594	595	595
<b>4510</b>	882	882	882	883	884	885	886
<b>4511</b>	809	811	811	812	814	815	817
<b>4512</b>	633	635	640	644	649	653	656
<b>4513</b>	907	908	923	1,035	1,174	1,304	1,403
<b>4514</b>	1,190	1,190	1,249	1,501	1,802	2,080	2,293
<b>4515.01</b>	2,206	2,209	2,239	2,468	2,755	3,017	3,221
<b>4515.02</b>	2,069	2,069	2,112	2,423	2,812	3,171	3,447
<b>4516.01</b>	1,533	1,534	1,554	1,694	1,869	2,030	2,154
<b>4516.02</b>	1,105	1,105	1,106	1,112	1,119	1,125	1,130
<b>4518</b>	1,107	1,108	1,109	1,112	1,115	1,119	1,122

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4519</b>	2,298	2,298	2,304	2,337	2,382	2,421	2,452
<b>4520</b>	1,102	1,104	1,116	1,202	1,309	1,409	1,487
<b>4521.01</b>	1,669	1,668	1,671	1,677	1,684	1,692	1,698
<b>4521.02</b>	1,028	1,050	1,095	1,099	1,105	1,110	1,114
<b>4522</b>	2,115	2,115	2,118	2,131	2,147	2,163	2,174
<b>4523.01</b>	1,441	1,440	1,444	1,461	1,478	1,493	1,506
<b>4523.02</b>	1,660	1,674	1,730	1,766	1,811	1,853	1,885
<b>4524</b>	2,348	2,351	2,354	2,354	2,355	2,356	2,357
<b>4525.01</b>	1,287	1,288	1,290	1,301	1,315	1,329	1,340
<b>4525.02</b>	1,564	1,565	1,566	1,569	1,573	1,577	1,580
<b>4526</b>	2,632	2,632	2,640	2,656	2,675	2,704	2,719
<b>4527</b>	1,913	1,923	1,942	2,024	2,126	2,219	2,291
<b>4528.01</b>	2,455	2,457	2,465	2,511	2,580	2,634	2,675
<b>4528.02</b>	1,446	1,446	1,446	1,446	1,462	1,462	1,462
<b>4601</b>	1,458	1,459	1,459	1,459	1,459	1,459	1,459
<b>4602</b>	1,321	1,329	1,332	1,333	1,334	1,336	1,337
<b>4603</b>	952	956	967	1,018	1,089	1,151	1,201
<b>4604</b>	1,982	2,094	2,587	4,197	6,216	8,077	9,506
<b>4605.01</b>	868	869	933	1,405	1,994	2,533	2,953
<b>4605.02</b>	2,762	2,766	2,792	2,960	3,168	3,364	3,511
<b>4606</b>	1,324	1,326	1,332	1,360	1,397	1,431	1,456
<b>4607.01</b>	1,126	1,131	1,132	1,132	1,132	1,132	1,132
<b>4607.02</b>	1,532	1,547	1,551	1,551	1,551	1,551	1,551

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4608</b>	1,132	1,142	1,145	1,145	1,145	1,145	1,145
<b>4609</b>	856	862	863	863	863	863	863
<b>4610</b>	841	850	853	853	853	853	853
<b>4611</b>	2,563	2,568	2,576	2,597	2,624	2,656	2,680
<b>4612.01</b>	1,530	1,537	1,539	1,539	1,540	1,541	1,542
<b>4612.02</b>	2,687	2,688	2,702	2,747	2,804	2,863	2,900
<b>4615</b>	2,523	2,528	2,537	2,584	2,632	2,689	2,727
<b>4616.01</b>	2,971	3,261	3,457	3,675	3,948	4,197	4,393
<b>4616.02</b>	3,723	3,847	3,910	4,272	4,724	5,141	5,461
<b>4617</b>	2,435	2,514	2,691	2,697	2,705	2,712	2,718
<b>4618.01</b>	535	535	535	535	536	537	537
<b>4618.02</b>	2,351	2,352	2,358	2,408	2,466	2,523	2,568
<b>4619.01</b>	1,368	1,368	1,369	1,378	1,390	1,401	1,409
<b>4619.02</b>	564	564	565	572	581	589	595
<b>4701</b>	948	965	974	991	1,017	1,034	1,051
<b>4703</b>	1,139	1,151	1,172	1,216	1,260	1,314	1,348
<b>4704</b>	1,698	1,707	1,719	1,742	1,774	1,806	1,835
<b>4705</b>	2,163	2,275	2,319	2,437	2,583	2,720	2,828
<b>4706</b>	1,146	1,156	1,177	1,204	1,236	1,269	1,297
<b>4707</b>	1,846	1,868	1,875	1,884	1,896	1,907	1,916
<b>4708</b>	1,058	1,092	1,150	1,152	1,156	1,160	1,164
<b>4709</b>	2,820	2,844	2,851	2,859	2,868	2,880	2,890
<b>4710</b>	835	846	874	1,048	1,266	1,471	1,624

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4711</b>	2,389	2,417	2,430	2,442	2,455	2,468	2,478
<b>4712.01</b>	1,490	1,533	2,908	3,705	4,132	4,526	4,828
<b>4712.02</b>	2,727	2,727	4,605	5,815	6,361	6,868	7,254
<b>4713.01</b>	1,571	1,571	1,571	1,571	1,571	1,571	1,571
<b>4713.03</b>	1,675	1,676	1,681	1,706	1,737	1,766	1,789
<b>4713.04</b>	692	694	700	702	705	708	711
<b>4714.01</b>	1,358	1,361	1,362	1,365	1,369	1,373	1,376
<b>4714.02</b>	1,208	1,213	1,221	1,228	1,236	1,244	1,250
<b>4801</b>	1,513	1,525	1,535	1,550	1,566	1,582	1,595
<b>4802.01</b>	1,617	1,620	1,624	1,638	1,656	1,680	1,708
<b>4802.02</b>	4,011	4,553	7,175	8,908	10,646	12,245	13,479
<b>4802.03</b>	1,493	1,494	1,531	1,801	2,139	2,450	2,689
<b>4803</b>	2,781	2,933	3,359	3,841	4,440	4,992	5,420
<b>4804.01</b>	1,512	1,523	1,537	1,542	1,549	1,556	1,562
<b>4804.02</b>	1,983	2,002	2,029	2,042	2,056	2,070	2,082
<b>4805.01</b>	1,101	1,111	1,130	1,136	1,139	1,146	1,146
<b>4805.02</b>	1,937	1,937	1,937	1,956	1,956	1,975	1,975
<b>4805.03</b>	1,144	1,143	1,153	1,169	1,172	1,182	1,183
<b>4805.04</b>	829	828	828	830	831	832	832
<b>4805.05</b>	1,589	1,589	1,596	1,642	1,701	1,754	1,796
<b>4808.01</b>	1,581	1,600	1,605	1,605	1,605	1,605	1,605
<b>4808.02</b>	1,366	1,365	1,365	1,365	1,365	1,365	1,365
<b>4809.01</b>	1,946	2,004	2,212	2,212	2,212	2,212	2,212

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4809.02</b>	1,430	1,486	2,009	2,615	3,005	3,330	3,572
<b>4809.03</b>	1,496	1,496	1,496	1,496	1,496	1,496	1,496
<b>4810</b>	1,897	1,897	1,922	2,104	2,330	2,540	2,700
<b>4811.01</b>	1,139	1,313	2,097	2,243	2,334	2,418	2,483
<b>4811.02</b>	1,454	1,455	1,455	1,455	1,455	1,455	1,455
<b>4811.03</b>	1,221	1,221	1,221	1,222	1,222	1,222	1,223
<b>4811.04</b>	1,191	1,192	1,192	1,192	1,192	1,192	1,192
<b>4811.05</b>	1,684	1,684	1,686	1,697	1,710	1,723	1,733
<b>4811.06</b>	1,745	1,748	1,749	1,749	1,749	1,749	1,749
<b>4812.01</b>	386	386	455	952	1,574	2,147	2,588
<b>4812.02</b>	2,018	2,019	2,095	2,644	3,330	3,963	4,449
<b>4814</b>	2,691	2,753	2,919	3,066	3,250	3,422	3,552
<b>4815</b>	807	809	809	809	809	809	809
<b>4816</b>	1,141	1,145	1,149	1,149	1,149	1,149	1,149
<b>4817.01</b>	2,020	2,020	2,021	2,026	2,032	2,038	2,043
<b>4817.02</b>	1,935	1,938	1,940	1,950	1,963	1,975	1,985
<b>4819</b>	2,257	2,319	2,605	2,844	3,126	3,386	3,584
<b>4820.01</b>	1,757	1,759	1,768	1,776	1,784	1,792	1,799
<b>4820.02</b>	1,810	1,810	1,817	1,865	1,926	1,982	2,025
<b>4821</b>	1,502	1,501	1,518	1,639	1,791	1,931	2,038
<b>4822.01</b>	988	988	995	1,043	1,103	1,159	1,202
<b>4822.02</b>	3,123	4,181	4,470	5,157	6,017	6,809	7,417
<b>4822.03</b>	2,760	3,191	3,406	4,547	5,966	7,278	8,287

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4823.01</b>	2,243	2,808	3,376	3,880	4,505	5,082	5,525
<b>4823.02</b>	1,788	1,788	1,788	1,788	1,788	1,788	1,788
<b>4823.03</b>	1,676	1,676	1,683	1,733	1,796	1,853	1,897
<b>4824</b>	773	773	790	917	1,074	1,220	1,332
<b>4825.01</b>	4,600	5,265	7,458	9,292	10,520	11,554	12,329
<b>4825.02</b>	1,023	1,024	1,024	1,024	1,024	1,024	1,024
<b>4825.03</b>	1,533	1,534	1,535	1,546	1,560	1,572	1,582
<b>4825.04</b>	1,654	1,655	1,656	1,663	1,671	1,678	1,683
<b>4826.01</b>	2,367	2,368	2,370	2,372	2,374	2,381	2,382
<b>4826.02</b>	2,479	2,348	2,495	2,553	2,622	2,683	2,735
<b>4901.01</b>	1,866	1,865	1,870	1,904	1,947	1,988	2,018
<b>4901.03</b>	1,870	2,047	2,647	2,881	3,057	3,220	3,346
<b>4905.01</b>	1,279	1,279	1,284	1,322	1,370	1,413	1,447
<b>4905.02</b>	2,161	2,174	2,200	2,232	2,246	2,268	2,277
<b>4910</b>	661	669	674	674	674	674	674
<b>4911.01</b>	1,170	1,170	1,170	1,170	1,170	1,170	1,170
<b>4911.02</b>	1,122	1,122	1,122	1,122	1,122	1,122	1,122
<b>4911.03</b>	2,115	2,115	2,115	2,115	2,116	2,116	2,117
<b>4912.01</b>	2,300	2,300	2,322	2,472	2,639	2,809	2,936
<b>4912.02</b>	810	913	1,153	1,154	1,154	1,155	1,155
<b>4913.01</b>	2,105	2,109	2,115	2,137	2,165	2,189	2,208
<b>4913.02</b>	1,395	1,395	1,407	1,464	1,542	1,611	1,666
<b>4913.03</b>	1,477	1,477	1,501	1,675	1,886	2,084	2,236

*(Continued)*

**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4914.01</b>	1,852	1,852	1,856	1,888	1,924	1,960	1,985
<b>4914.02</b>	1,399	1,399	1,400	1,402	1,406	1,409	1,412
<b>4914.03</b>	1,144	1,144	1,144	1,144	1,144	1,144	1,144
<b>4914.04</b>	1,319	1,319	1,320	1,321	1,323	1,325	1,327
<b>4914.05</b>	828	828	828	831	837	840	843
<b>4915.01</b>	2,360	2,360	2,374	2,458	2,563	2,663	2,737
<b>4915.02</b>	2,119	2,122	2,127	2,134	2,148	2,157	2,168
<b>4916.01</b>	1,571	1,576	1,601	1,659	1,735	1,801	1,852
<b>4916.02</b>	1,575	1,575	1,580	1,616	1,666	1,707	1,744
<b>4917.01</b>	1,882	1,883	1,904	2,032	2,190	2,347	2,465
<b>4917.02</b>	3,255	3,255	3,292	3,556	3,889	4,193	4,426
<b>4917.03</b>	2,525	2,759	2,794	2,859	2,940	3,015	3,072
<b>4917.04</b>	2,143	2,142	2,277	2,339	2,351	2,362	2,371
<b>4917.05</b>	934	942	964	998	1,042	1,081	1,108
<b>4918.01</b>	1,055	1,055	1,056	1,059	1,062	1,066	1,069
<b>4918.02</b>	1,149	1,149	1,150	1,150	1,152	1,153	1,154
<b>4918.03</b>	2,571	2,572	2,573	2,577	2,584	2,592	2,596
<b>4920</b>	2,167	2,171	2,174	2,174	2,175	2,176	2,176
<b>4921</b>	2,212	2,214	2,222	2,239	2,251	2,268	2,275
<b>4922.01</b>	1,031	1,045	1,084	1,099	1,114	1,124	1,135
<b>4922.02</b>	2,192	2,192	2,191	2,224	2,254	2,285	2,319
<b>4922.03</b>	1,264	1,266	1,284	1,331	1,367	1,400	1,433
<b>4923</b>	1,086	1,086	1,094	1,130	1,173	1,215	1,244

*(Continued)*



**Table 5.6**

**Estimated and Forecasted Number of Households by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4924</b>	1,774	1,774	1,778	1,770	1,755	1,751	1,741
<b>4925</b>	1,405	1,414	1,419	1,425	1,431	1,436	1,440
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>409,563</b>	<b>414,539</b>	<b>433,495</b>	<b>457,158</b>	<b>481,406</b>	<b>503,860</b>	<b>520,984</b>

*Source: Fairfax County Department of Management and Budget, 2018 through 2045.*

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



## HOUSING UNIT INVENTORY

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

<b>Total Housing Units Fairfax County, 1985 through 2018</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%
2011*	403,929	7,543	1.90%
2012*	408,119	4,190	1.04%
2013	409,072	953	0.23%
2014	409,979	907	0.22%
2015	412,198	2,219	0.54%
2016	413,746	1,548	0.38%
2017	415,690	1,944	0.47%
<b>2018</b>	<b>418,250</b>	<b>2,560</b>	<b>0.61%</b>

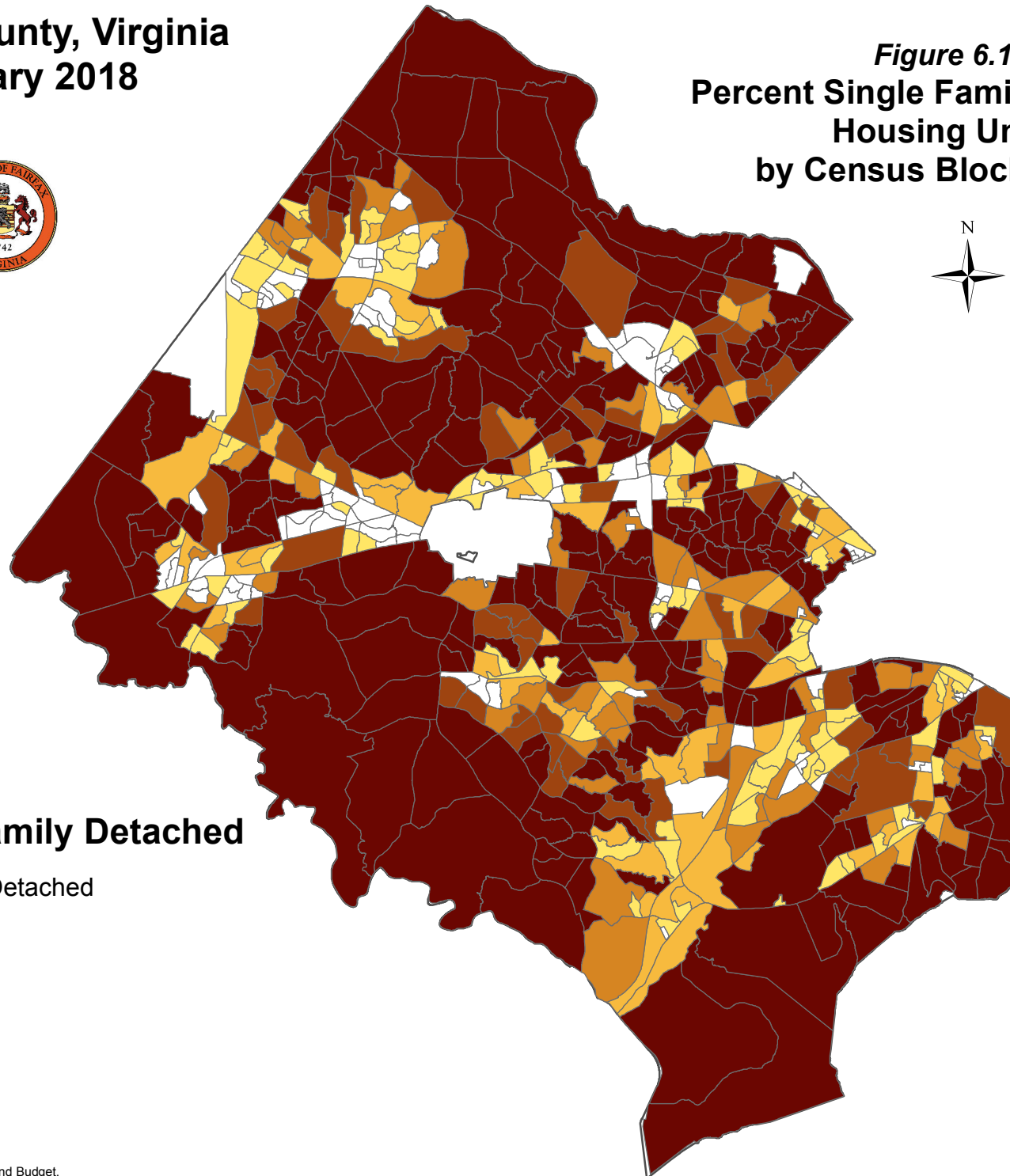
Source: Fairfax County Department of Management and Budget, 2018.

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







# Fairfax County, Virginia January 2018



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



## Percent Single Family Detached

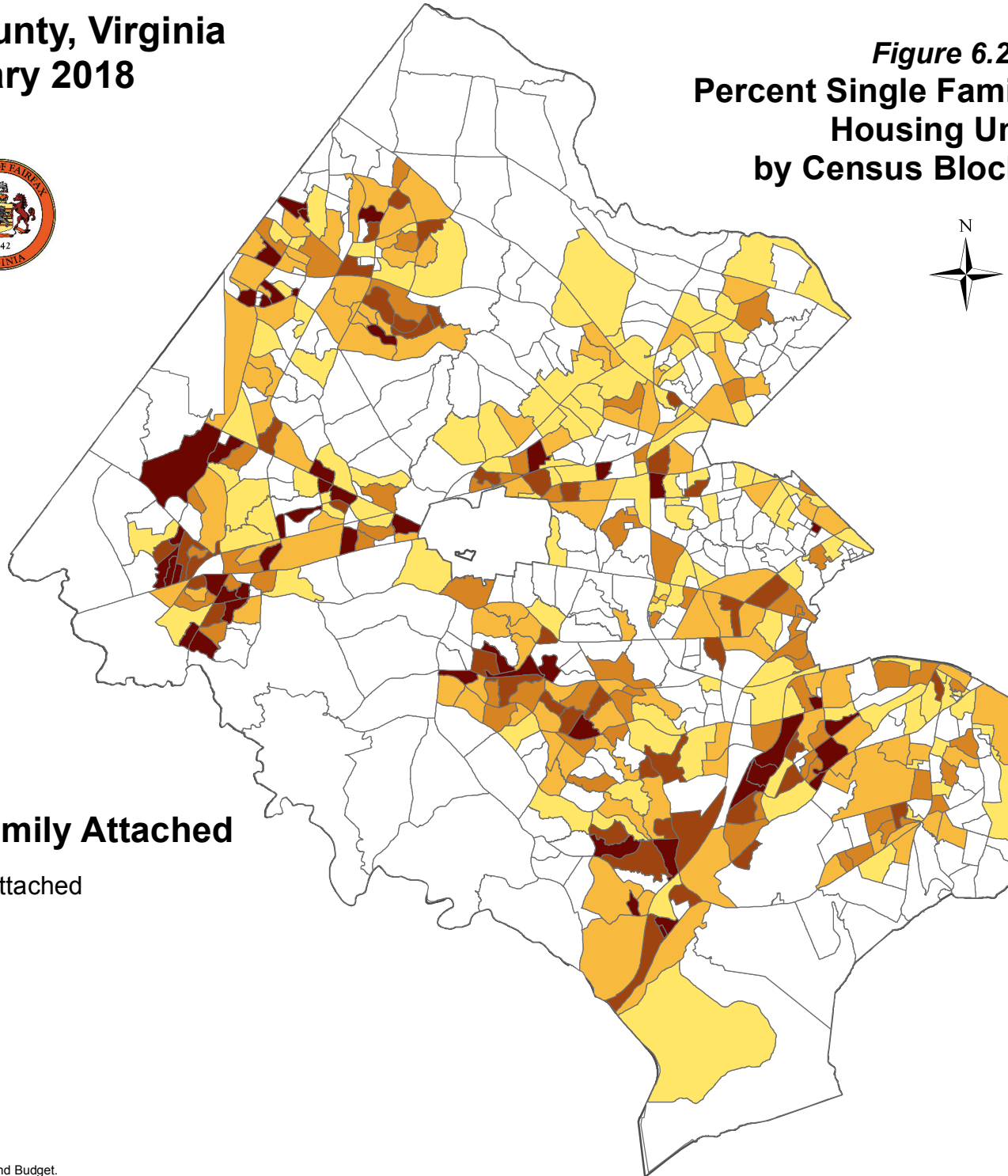
-  No Single Family Detached
-  Less than 20%
-  20% to 39.9%
-  40% to 59.9%
-  60% to 79.9%
-  80% to 100%

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







# Fairfax County, Virginia January 2018



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



## Percent Single Family Attached

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

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

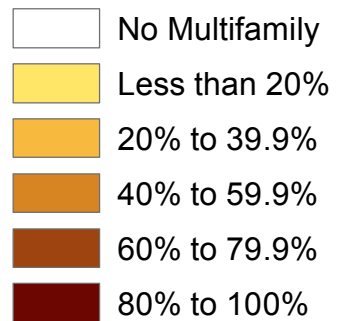
# Fairfax County, Virginia January 2018



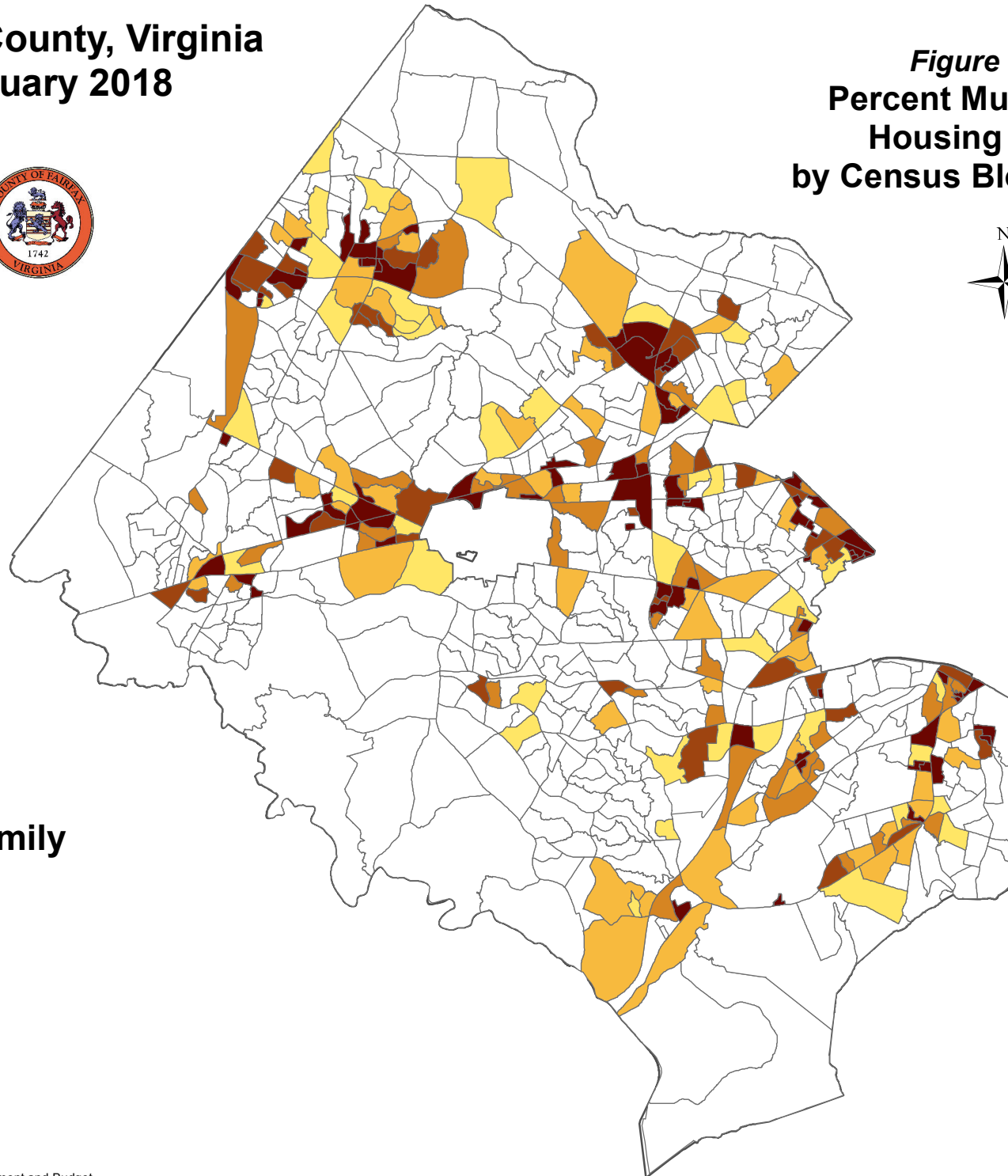
**Figure 6.3**  
**Percent Multifamily**  
**Housing Units**  
**by Census Block Group**



## Percent Multifamily



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



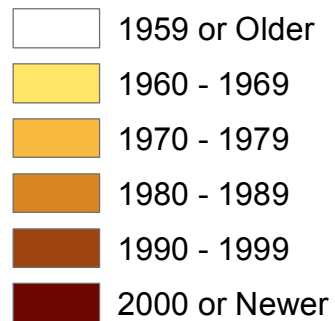
# Fairfax County, Virginia January 2018



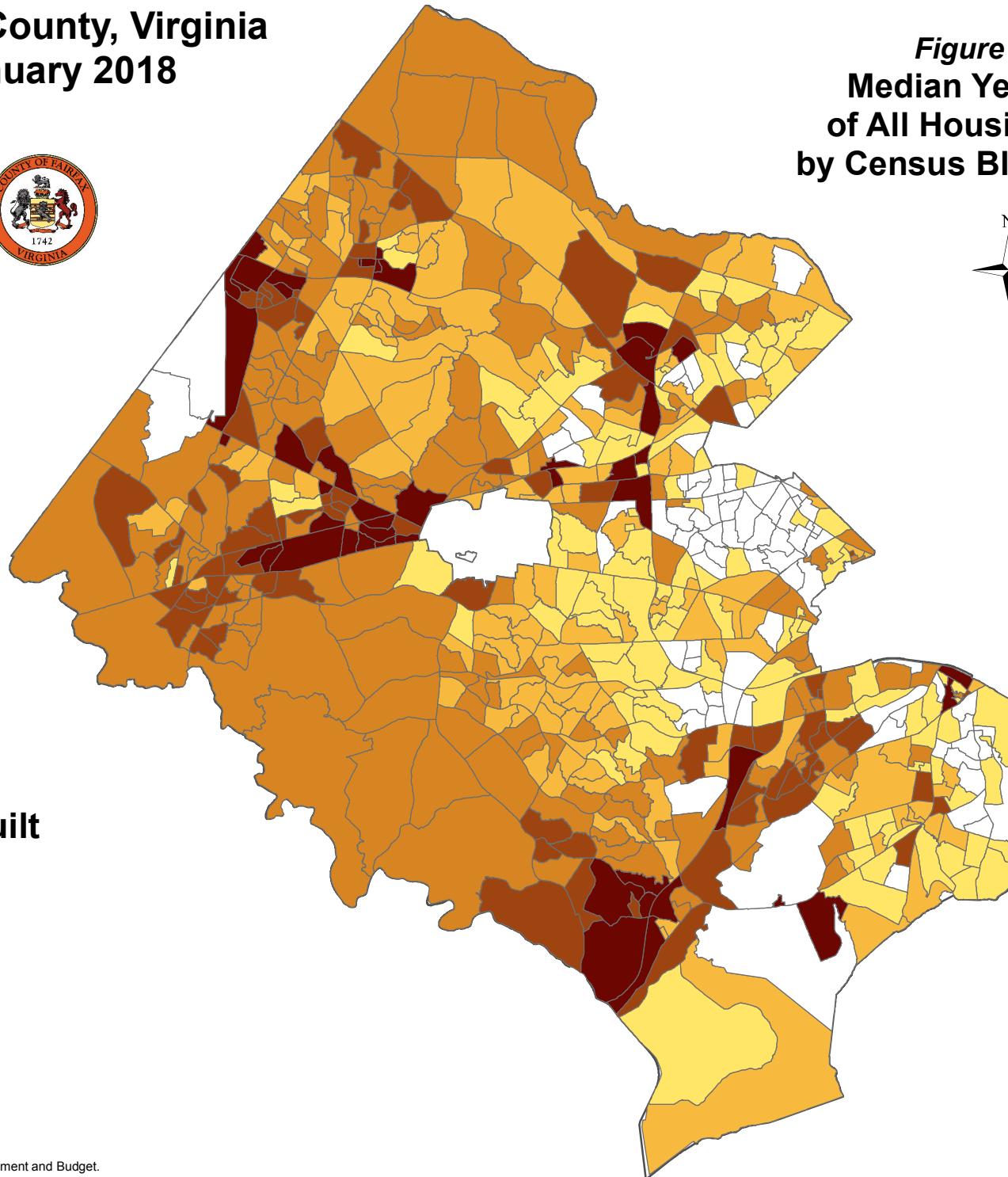
**Figure 6.4**  
**Median Year Built**  
**of All Housing Units**  
**by Census Block Group**



## Median Year Built



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



**Table 6.1**

**Housing Unit Inventory by Unit Type by Supervisor District  
Fairfax County, January 2018**

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>	22,432	366	9,509	304	8,438	490		152	41,691
<b>Dranesville 1/</b>	29,462	80	6,145	215	6,736	725	506		43,869
<b>Hunter Mill 2/</b>	21,676	38	11,168	1,742	12,819	1,723	2,252		51,418
<b>Lee</b>	16,526	588	12,000	1,649	11,783	1,689		791	45,026
<b>Mason</b>	17,869	33	5,615	960	10,894	1,613	5,820		42,804
<b>Mount Vernon</b>	23,183	1,144	9,527	1,367	9,117	643	3,939	325	49,245
<b>Providence</b>	15,705		10,692	1,048	19,193	3,858	7,140		57,636
<b>Springfield 3/</b>	25,817	78	9,261	1,400	5,863	358			42,777
<b>Sully</b>	21,310		14,230	1,612	5,692	450		490	43,784
<b>Fairfax County</b>	<b>193,980</b>	<b>2,327</b>	<b>88,147</b>	<b>10,297</b>	<b>90,535</b>	<b>11,549</b>	<b>19,657</b>	<b>1,758</b>	<b>418,250</b>

**Table 6.2**

**Housing Unit Inventory by Unit Type by Town  
Fairfax County, January 2018**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
<b>Town of Clifton</b>	88					88
<b>Town of Herndon</b>	3,049	62	2,323		2,501	7,935
<b>Town of Vienna</b>	4,625		429	53	521	5,628
<b>Towns Total</b>	<b>7,762</b>	<b>62</b>	<b>2,752</b>	<b>53</b>	<b>3,022</b>	<b>13,651</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,162	14	3,348	255	5,240	545	471		26,035
Baileys	5,245	13	894	293	4,776	1,223	5,349		17,793
Bull Run	18,124	70	14,668	2,182	8,647	358		490	44,539
Fairfax	9,258		5,197	701	11,764	442		152	27,514
Jefferson	8,705	4	2,852	289	7,752	2,727	1,817		24,146
Lincolnia	1,644	2	2,071	412	2,724	144			6,997
Lower Potomac	5,854	8	3,065	853	2,894	283			12,957
McLean	17,687	18	2,187	536	4,520	1,605	5,275		31,828
Mount Vernon	15,600	1,650	3,417	1,860	11,324	650	3,939	1,116	39,556
Pohick 1/	30,344	412	14,329	364	1,364				46,813
Rose Hill	9,068	28	6,865	172	4,581				20,714
Springfield	8,781	8	6,759	291	2,914	1,399			20,152
Upper Potomac 2/	32,838	84	16,789	1,634	18,434	1,899	2,252		73,930
Vienna 3/	14,670	16	5,706	455	3,601	274	554		25,276
<b>Fairfax County</b>	<b>193,980</b>	<b>2,327</b>	<b>88,147</b>	<b>10,297</b>	<b>90,535</b>	<b>11,549</b>	<b>19,657</b>	<b>1,758</b>	<b>418,250</b>

Source: Fairfax County Department of Management and Budget, 2018.

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

1/ Includes Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

**Table 6.4**

**Housing Unit Inventory by Unit Type by Human Services Region  
Fairfax County, January 2018**

<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>	40,135	1,732	21,920	3,016	20,900	2,332	3,939	1,116	95,090
<b>Region 2</b>	40,798	35	13,059	1,733	23,633	5,546	8,191		92,995
<b>Region 3 1/</b>	59,312	116	23,094	2,510	30,026	3,313	7,527		125,898
<b>Region 4 2/</b>	53,735	444	30,074	3,038	15,976	358		642	104,267
<b>Fairfax County</b>	<b>193,980</b>	<b>2,327</b>	<b>88,147</b>	<b>10,297</b>	<b>90,535</b>	<b>11,549</b>	<b>19,657</b>	<b>1,758</b>	<b>418,250</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

*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 2018**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,319		5,744		2,086				14,149
20121	1,776		5,213	826	2,432				10,247
20124	4,071		618		248				4,937
20151	4,321		812	580	566			490	6,769
20152	1								1
20164	1								1
20170	7,102	62	3,391	14	3,267				13,836
20171	8,222		3,396	322	6,073	450			18,463
20190	544		2,232	150	4,510	1,314	1,878		10,628
20191	3,694	22	4,225	647	2,694	135	374		11,791
20194	1,899		2,062	501	1,396				5,858
22003	10,713	14	2,686	255	5,072	545	471		19,756
22015	7,545	364	5,626	265	1,020				14,820
22027	633		102						735
22030	4,447	8	2,425	404	5,762	191		152	13,389
22031	3,072		3,038	288	3,873	1,469	881		12,621
22032	7,353	2	2,000		270				9,625
22033	4,657	62	4,201	776	6,052	358			16,106
22035					270				270
22039	6,104								6,104
22041	2,037	10	646	293	2,884	449	4,398		10,717
22042	6,708	4	1,336	181	3,820	441			12,490
22043	4,282		1,752	188	1,839	340	1,231		9,632
22044	1,624	3	218		1,502	310	951		4,608
22046	1,415	2			664				2,081
22060	2,304		108		565	283			3,260

(Continued)

**Table 6.5**  
**Housing Unit Inventory by Unit Type by ZIP Code**  
**Fairfax County, January 2018**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,714				88				5,802
22079	4,818	8	3,976	853	2,329				11,984
22101	9,174	14	1,037	13	162	385	506		11,291
22102	3,373	2	548	335	4,109	880	4,369		13,616
22124	4,179		1,317	128	1,017				6,641
22150	4,961		1,219		1,800	1,399			9,379
22151	4,748		653		412				5,813
22152	4,853		4,082	259	1,157				10,351
22153	6,384	54	4,310		100				10,848
22180	6,062		979	169	1,541	1,068	259		10,078
22181	3,276		1,165	275	793				5,509
22182	6,847	16	1,464		850	274	400		9,851
22203					100	50			150
22204	14								14
22206	2								2
22207	49								49
22213	1								1
22302	22		30		184	414			650
22303	1,113	1,121	489		1,645	360	3,429	90	8,247
22304			148						148
22306	3,606	6	1,822	265	5,444	290		906	12,339
22307	2,387	522	225		1,074		510		4,718
22308	4,847	1							4,848
22309	5,178		1,696	1,595	3,161			120	11,750
22310	5,651	2	2,868	172	2,291				10,984
22311	506				106				612

(Continued)

**Table 6.5**

**Housing Unit Inventory by Unit Type by ZIP Code  
Fairfax County, January 2018**

<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>	2,884	2	2,241	412	2,816	144			8,499
<b>22315</b>	2,487	26	6,047	131	2,491				11,182
<b>Fairfax County</b>	<b>193,980</b>	<b>2,327</b>	<b>88,147</b>	<b>10,297</b>	<b>90,535</b>	<b>11,549</b>	<b>19,657</b>	<b>1,758</b>	<b>418,250</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

*Note: Only Fairfax County housing units are included. ZIP Codes without data are not displayed. Figures exclude group quarters (i.e. nursing homes, dormitories and other institutions). Countywide totals may vary by table depending on rounding and how well the geographic layer aligns with actual county boundaries.*

Table 6.6

Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2018

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,592		2,413	116	2,476				11,597
A2	86		1,103		3,077				4,266
A3	197		799	14	686				1,696
B1	1,006	12	368		770				2,156
B2	4,364		1,493	272	2,268		1,041		9,438
B3	835								835
B5	3,048	62	2,323		2,501				7,934
C1	1,103								1,103
C2	1,260								1,260
D1	3,066	2			88				3,156
D2	2,687		3,053	379	3,762	1,314	987		12,182
D3	18,821	26	4,911	703	3,067	409	2,193		30,130
E1	2,329		473	332	4,109	880	2,800		10,923
E2	650								650
F	1,892		508	13	162		506		3,081
G1	7,969	14	2,121	100	1,942	409	1,231		13,786
G2	1,037					316			1,353
G3	723		35						758
G4	345								345
H1	1,170	2	465		2,333	823	1,304		6,097
H2					256		3,278		3,534
H3	248			88					336
I1	14,004	17	2,529	582	8,201	1,909	1,026		28,268
I2	1,233		75						1,308
I3	10,205	16	5,536	839	4,504	390	219		21,709
I4	79								79

(Continued)

**Table 6.6**

**Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2018**

<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>	280		35		8				323
<b>I6</b>	2								2
<b>J1</b>	3,914	1,121	779		1,894	360	1,435		9,503
<b>J2</b>	837		148		763		1,994	90	3,832
<b>J3</b>	1,206	125	155		506	290			2,282
<b>J4</b>	661	2	20		929		510		2,122
<b>K</b>	8,596	402	1,654	1,196	5,120			906	17,874
<b>L</b>	7,392	26	6,001	664	5,803			120	20,006
<b>M0</b>	853		186		740			152	1,931
<b>M1</b>	936		1,614	128	2,455				5,133
<b>M2</b>	11,625	2	5,645	571	9,237	1,768	1,133		29,981
<b>M3</b>	6,167		303						6,470
<b>M4</b>	4,992		1,785		1,163				7,940
<b>M5</b>	1,475	8	1,389	160	91	1,399			4,522
<b>M6</b>	1,804		4,146	131	1,274				7,355
<b>M7</b>	15				108	283			406
<b>M8</b>	2,089		108		457				2,654
<b>M9</b>	448		2,222	72	5,364	191			8,297
<b>N1</b>	21,182	366	14,811	1,217	3,318				40,894
<b>N2</b>	4,292	46	1,879						6,217
<b>O1</b>	499	2							501
<b>P</b>	60								60
<b>P1</b>	428	6	196		195				825
<b>P2</b>	181								181
<b>P3</b>	1,161								1,161
<b>P4</b>	75								75

(Continued)

**Table 6.6**

**Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2018**

<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>P5</b>	150		32		180				362
<b>Q1</b>	2,591								2,591
<b>R1</b>	2,856								2,856
<b>R2</b>	243		46						289
<b>R3</b>	88								88
<b>R4</b>	321								321
<b>S1</b>	4,802	8	4,803		1,664				11,277
<b>S2</b>	392								392
<b>T1</b>	1,087		126	206	206	450		490	2,565
<b>T2</b>	4,920		2,345	580	790				8,635
<b>T3</b>	3,708		2,158						5,866
<b>T4</b>	2,546	62	2,708	1,108	4,700	358			11,482
<b>T5</b>	2,891		3,571	810	2,956				10,228
<b>T6</b>	201								201
<b>T7</b>	1,065		1,077	16	412				2,570
<b>Fairfax County</b>	<b>193,980</b>	<b>2,327</b>	<b>88,147</b>	<b>10,297</b>	<b>90,535</b>	<b>11,549</b>	<b>19,657</b>	<b>1,758</b>	<b>418,250</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

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



**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,037		74		102			90	1,303
4152	347	2	151		929		510		1,939
4153	806	520	24		145				1,495
4154.01	315		156		1,555			115	2,141
4154.02	851		228		60				1,139
4155	1,533		400		339				2,272
4156	1,067	1							1,068
4157	1,371								1,371
4158	1,736								1,736
4159	1,207								1,207
4160	1,067		203	149	492			120	2,031
4161	1,459				45				1,504
4162	1,519								1,519
4163	814	2							816
4201	1,013		155						1,168
4202.01	604		697						1,301
4202.02	6		42	172	846				1,066
4202.03	635		337						972
4203	1,605		560						2,165
4204	7	272	133		434	360	1,222		2,428
4205.01		1					1,004		1,005
4205.02	5	251	104		42		634		1,036
4205.03	248	43	84		749		569		1,693

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4206	416	554	141		862				1,973
4207	1,405		44						1,449
4208	1,133		71						1,204
4210.01	206		824						1,030
4210.02	569		443		1,073				2,085
4211.01	236		1,599	131	201				2,167
4211.02	257		726		546				1,529
4211.03	879		909		244				2,032
4212	689								689
4213	958		503						1,461
4214	490	6	95	138	1,971	290			2,990
4215	280		238	127	975			791	2,411
4216	171		135	931	736				1,973
4217.01	224		391	150	657				1,422
4217.02	863		400						1,263
4218	194		567	365	1,231				2,357
4219	631				108	283			1,022
4220	470		523		457				1,450
4221.01	662		653	112	1,160				2,587
4221.02	437		1,128	280	265				2,110
4222.01	808		193		345				1,346
4222.02	581	6	568	461	559				2,175
4223.01	203		587		555				1,345

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4223.02	453	28	825		1,208				2,514
4224.01	10		358		758				1,126
4224.02	98		1,588		424				2,110
4224.03	690		317						1,007
4301.01	1,540								1,540
4301.02	385		652						1,037
4302.01	810		616						1,426
4302.02	1,101	2	536						1,639
4302.03	632		270						902
4304	1,996		326						2,322
4305	571								571
4306	1,319		106		386				1,811
4307	928								928
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	440		731		244				1,415
4309.02	606		484						1,090
4310.01	769		726	79					1,574
4310.02	2		750						752
4313	1,114		302						1,416
4314	893		470	99					1,462
4315	1,092	8	676	160	91				2,027
4316	1,132		515		341	1,399			3,387

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract  
Fairfax County, January 2018

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4318.01	109	52	1,280						1,441
4318.02	758		282						1,040
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	569	184	748		112				1,613
4323	1,150		495		100				1,745
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,452		432						1,884
4326	1,191		393						1,584
4327.01	797		293						1,090
4327.02	244		1,163		100				1,507
4328	290		482						772
4401	1,769		150	161	442	251			2,773
4402.01			247	56	802	1,052			2,157
4402.02	529		579	8	1,088				2,204
4403	957								957
4405.01	1,621		33						1,654
4405.02	541		93						634
4406	772		9		12			152	945
4407.01	979								979

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4407.02	1,669		137						1,806
4408	1,950				270				2,220
4501	648		289	117	1,204				2,258
4502	796		512		25				1,333
4503	1,041		167		723	171			2,102
4504	852	2	94						948
4505	883								883
4506.01	1,370		35						1,405
4506.02	524	2	81		1,250				1,857
4507.01	534		445		100				1,079
4507.02	331	2			887		252		1,472
4508	999		20		184				1,203
4509	605								605
4510	898								898
4511	827								827
4512	644								644
4513	755	3	57		108				923
4514			102		933	50	127		1,212
4515.01	375		97	81	561	310	824		2,248
4515.02	303		259		731	463	353		2,109
4516.01	247		36		1,296				1,579
4516.02	318					400	419		1,137
4518	1,081		48						1,129

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4519	505	2	1,103	210	525				2,345
4520	551		326			246			1,123
4521.01	938	2	504	255					1,699
4521.02	495	2	332				219		1,048
4522	935	6	336		881				2,158
4523.01			127		1,049	299			1,475
4523.02	15		318		1,365				1,698
4524	1,639		327		412				2,378
4525.01	1,056	2	160		92				1,310
4525.02	296		281		1,023				1,600
4526	492		677	202	1,176	144			2,691
4527	299	10	295	212	801		348		1,965
4528.01	396				346		1,786		2,528
4528.02							1,492		1,492
4601	1,465		8						1,473
4602	1,336								1,336
4603	964								964
4604	935	16	417		371	274			2,013
4605.01	807		70						877
4605.02	1,249		1,071		479				2,799
4606	1,353								1,353
4607.01	859				300				1,159
4607.02	1,342		227						1,569

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4608	910		15	53	185				1,163
4609	792		84						876
4610	722		103		36				861
4611	1,812		132	275	375				2,594
4612.01	1,512		39						1,551
4612.02	165		960	72	1,394	191			2,782
4615	976		1,084		493				2,553
4616.01	581		1,181	127	1,166				3,055
4616.02			221	116	1,456	1,504	586		3,883
4617	368		1,380		196		554		2,498
4618.01	2		300		240				542
4618.02	88		927	128	1,261				2,404
4619.01	236		249		929				1,414
4619.02	2				592				594
4701	937		35						972
4703	1,167								1,167
4704	1,513		227						1,740
4705	1,353		358				506		2,217
4706	831		168	13	162				1,174
4707	1,816		7			69			1,892
4708	838	14	232						1,084
4709	1,905	2	565		97	316			2,885
4710	494		22	188	152				856

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4711	2,090		17			340			2,447
4712.01			77	132	833		531		1,573
4712.02	110		270	200	1,547		744		2,871
4713.01			420		1,214				1,634
4713.03	342		168				1,231		1,741
4713.04	611		95						706
4714.01	751				639				1,390
4714.02	282		523		439				1,244
4801	1,537								1,537
4802.01	1,565				84				1,649
4802.02			201		1,645	880	1,525		4,251
4802.03				3			1,569		1,572
4803	2,429	2					400		2,831
4804.01	1,446				88				1,534
4804.02	2,013								2,013
4805.01	1,110								1,110
4805.02	1,874				80				1,954
4805.03	896		257						1,153
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	655		833		108				1,596
4808.02	702		234		450				1,386
4809.01	1,049	2	612		305				1,968

(Continued)



**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4809.02	371	2	452		630				1,455
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01					1,178				1,178
4811.02	82		407		1,003				1,492
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,743		17						1,760
4812.01	392								392
4812.02	785	12	561		694				2,052
4814	1,113		1,042	133	222		224		2,734
4815	819								819
4816	1,157								1,157
4817.01	2,043								2,043
4817.02	386		527		1,072				1,985
4819	893		326		923	157			2,299
4820.01	1,051		723						1,774
4820.02	414		529	333	566				1,842
4821	91		560	46	727	48	60		1,532
4822.01	73		327		609				1,009
4822.02	49		374		893	1,109	777		3,202
4822.03			326	104	1,358		1,041		2,829

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4823.01	272		1,298	100	460		150		2,280
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	782								782
4825.01	213		1,194	206	2,654	450			4,717
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,668								1,668
4826.01	1,489		694		206				2,389
4826.02	1,521		789		200				2,510
4901.01	1,018		444		430				1,892
4901.03	1,055		339					490	1,884
4905.01	254		322		748				1,324
4905.02	1,878		119		198				2,195
4910	666								666
4911.01	1,179								1,179
4911.02	1,054		77						1,131
4911.03	149		1,983						2,132
4912.01	378		1,695		252				2,325
4912.02					840				840
4913.01	953		782		412				2,147
4913.02	177		577		686				1,440
4913.03	70		309	810	318				1,507

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4914.01			1,368		516				1,884
4914.02	163		1,252						1,415
4914.03	977		177						1,154
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	577		1,253		564				2,394
4915.02	2,096		38						2,134
4916.01	447		197	580	360				1,584
4916.02	1,131		455						1,586
4917.01	40		491	266	778	358			1,933
4917.02			971	72	2,309				3,352
4917.03			403		2,237				2,640
4917.04	58		780	332	1,040				2,210
4917.05	691	8	246						945
4918.01			389		696				1,085
4918.02	509	62	152	438					1,161
4918.03	1,431		197		997				2,625
4920	2,189								2,189
4921	2,228								2,228
4922.01	1,040								1,040
4922.02	2,089		123						2,212
4922.03	1,276								1,276
4923	634	46	421						1,101

(Continued)

**Table 6.7**

**Housing Unit Inventory by Unit Type by Census Tract  
Fairfax County, January 2018**

<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>4924</b>	427		1,373						1,800
<b>4925</b>	1,418								1,418
<b>9801</b>									
<b>9802</b>									
<b>9803</b>									
<b>Fairfax County</b>	<b>193,980</b>	<b>2,327</b>	<b>88,147</b>	<b>10,297</b>	<b>90,535</b>	<b>11,549</b>	<b>19,657</b>	<b>1,758</b>	<b>418,250</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

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

**Table 6.8**

**Housing Unit Inventory by Year Built and Supervisor District  
Fairfax County, January 2018**

Year Built	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	13,531	32.6	10,996	25.1	7,662	14.9	15,479	35.0	24,980	58.4	18,695	38.2	15,881	27.6	4,950	11.6	2,066	4.8	114,240	27.4
<b>1970 to 1979</b>	12,255	29.5	10,326	23.6	14,981	29.1	6,250	14.1	7,280	17.0	7,758	15.9	11,351	19.7	9,391	22.0	3,521	8.1	83,113	20.0
<b>1980 to 1989</b>	8,572	20.6	7,577	17.3	10,658	20.7	8,254	18.7	5,808	13.6	9,275	19.0	9,726	16.9	15,856	37.1	18,844	43.5	94,570	22.7
<b>1990 to 1999</b>	2,096	5.0	5,348	12.2	9,379	18.2	8,942	20.2	1,670	3.9	4,036	8.3	5,920	10.3	8,117	19.0	11,811	27.3	57,319	13.8
<b>2000 to 2009</b>	3,979	9.6	7,268	16.6	6,210	12.1	4,348	9.8	1,933	4.5	7,115	14.6	6,384	11.1	3,829	9.0	5,401	12.5	46,467	11.2
<b>2010 to 2018</b>	1,094	2.6	2,315	5.3	2,512	4.9	946	2.1	1,106	2.6	2,018	4.1	8,358	14.5	597	1.4	1,636	3.8	20,582	4.9
<b>Total Units</b>	<b>41,527</b>	<b>100.0</b>	<b>43,830</b>	<b>100.0</b>	<b>51,402</b>	<b>100.0</b>	<b>44,219</b>	<b>100.0</b>	<b>42,777</b>	<b>100.0</b>	<b>48,897</b>	<b>100.0</b>	<b>57,620</b>	<b>100.0</b>	<b>42,740</b>	<b>100.0</b>	<b>43,279</b>	<b>100.0</b>	<b>416,291</b>	<b>100.0</b>

**Table 6.9**

**Housing Unit Inventory by Year Built and Town  
Fairfax County, January 2018**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	53	61.6	810	10.2	3,567	63.4	4,430	32.5
<b>1970 to 1979</b>	1	1.2	3,261	41.1	589	10.5	3,851	28.2
<b>1980 to 1989</b>	5	5.8	1,530	19.3	287	5.1	1,822	13.4
<b>1990 to 1999</b>	6	7.0	1,481	18.7	265	4.7	1,752	12.8
<b>2000 to 2009</b>	19	22.1	689	8.7	303	5.4	1,011	7.4
<b>2010 to 2018</b>	2	2.3	164	2.1	614	10.9	780	5.7
<b>Total Units</b>	<b>86</b>	<b>100.0</b>	<b>7,935</b>	<b>100.0</b>	<b>5,625</b>	<b>100.0</b>	<b>13,646</b>	<b>100.0</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	16,061	61.7	10,225	57.5	3,196	7.3	5,381	19.7	12,720	52.7	3,638	52.0	2,139	16.5	10,874	34.2
<b>1970 to 1979</b>	6,770	26.0	3,267	18.4	3,061	7.0	5,009	18.3	2,526	10.5	225	3.2	1,280	9.9	5,589	17.6
<b>1980 to 1989</b>	1,335	5.1	2,641	14.9	17,315	39.3	6,577	24.0	2,417	10.0	1,574	22.5	1,839	14.2	4,565	14.4
<b>1990 to 1999</b>	859	3.3	630	3.5	14,172	32.2	3,453	12.6	764	3.2	389	5.6	1,936	15.0	3,039	9.6
<b>2000 to 2009</b>	582	2.2	459	2.6	5,772	13.1	5,484	20.1	1,951	8.1	968	13.8	4,776	36.9	2,849	9.0
<b>2010 to 2018</b>	417	1.6	562	3.2	514	1.2	1,446	5.3	3,763	15.6	197	2.8	978	7.6	4,890	15.4
<b>Total Units</b>	<b>26,024</b>	<b>100.0</b>	<b>17,784</b>	<b>100.0</b>	<b>44,030</b>	<b>100.0</b>	<b>27,350</b>	<b>100.0</b>	<b>24,141</b>	<b>100.0</b>	<b>6,991</b>	<b>100.0</b>	<b>12,948</b>	<b>100.0</b>	<b>31,806</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>	21,633	56.3	3,229	6.9	5,342	25.8	8,327	41.3	4,103	5.6	7,372	29.2	114,240	27.3
<b>1970 to 1979</b>	7,171	18.7	18,183	38.9	1,809	8.7	2,366	11.7	19,764	26.7	6,093	24.1	83,113	19.9
<b>1980 to 1989</b>	4,159	10.8	18,970	40.6	6,214	30.0	3,522	17.5	20,028	27.1	3,414	13.5	94,570	22.6
<b>1990 to 1999</b>	1,542	4.0	4,359	9.3	5,431	26.2	3,419	17.0	13,734	18.6	3,592	14.2	57,319	13.7
<b>2000 to 2009</b>	2,418	6.3	1,629	3.5	1,685	8.1	2,332	11.6	12,261	16.6	3,301	13.1	46,467	11.1
<b>2010 to 2018</b>	1,504	3.9	407	0.9	222	1.1	181	0.9	4,011	5.4	1,490	5.9	20,581	4.9
<b>Total Units</b>	<b>38,427</b>	<b>100.0</b>	<b>46,777</b>	<b>100.0</b>	<b>20,703</b>	<b>100.0</b>	<b>20,147</b>	<b>100.0</b>	<b>73,901</b>	<b>100.0</b>	<b>25,262</b>	<b>100.0</b>	<b>416,291</b>	<b>100.0</b>

Source: Fairfax County Department of Management and Budget, 2018.

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

1/ Includes Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

## HOUSING UNIT FORECASTS

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

For detailed methodology, please refer to Appendix A.

**TABLE 7.1**

**Forecast Housing Unit Change  
by Supervisor District  
Fairfax County, 2018 through 2045**

Supervisor District	Difference 2018 to 2045	Percent of Total Change
Braddock	1,722	1.5%
Dranesville	13,561	11.8%
Hunter Mill	31,488	27.3%
Lee	10,238	8.9%
Mason	7,713	6.7%
Mount Vernon	9,972	8.7%
Providence	30,755	26.7%
Springfield	2,949	2.6%
Sully	6,751	5.9%
<b>Fairfax County</b>	<b>115,148</b>	<b>100.0%</b>

Source: Fairfax County Department of Management and Budget, 2018.

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

**TABLE 7.2**

**Forecast Housing Unit Change  
by Planning District  
Fairfax County, 2018 through 2045**

Planning District	Difference 2018 to 2045	Percent of Total Change
Annandale	2,148	1.9%
Baileys	5,431	4.7%
Bull Run	6,297	5.5%
Fairfax	2,626	2.3%
Jefferson	3,365	2.9%
Lincolnia	268	0.2%
Lower Potomac	2,092	1.8%
McLean	24,841	21.6%
Mount Vernon	12,537	10.9%
Pohick	1,290	1.1%
Rose Hill	1,885	1.6%
Springfield	3,362	2.9%
Upper Potomac	35,840	31.1%
Vienna	13,168	11.4%
<b>Fairfax County</b>	<b>115,148</b>	<b>100.0%</b>

Source: Fairfax County Department of Management and Budget, 2018.

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



**Table 7.3**

**Estimated and Forecasted Housing Units by Supervisor District  
Fairfax County, January 2018**

Supervisor District	2018	2020	2025	2030	2035	2040	2045
Braddock	41,691	41,988	42,192	42,495	42,849	43,173	43,413
Dranesville 1/	43,869	44,987	48,469	51,486	53,796	55,870	57,430
Hunter Mill 2/	51,418	53,932	56,608	62,748	70,407	77,478	82,906
Lee	45,026	45,091	46,000	48,288	50,908	53,425	55,264
Mason	42,804	42,888	43,446	45,157	47,203	49,076	50,517
Mount Vernon	49,245	48,152	50,835	53,500	55,664	57,669	59,217
Providence	57,636	59,328	66,709	73,078	78,885	84,256	88,391
Springfield 3/	42,777	42,824	43,109	43,784	44,506	45,201	45,726
Sully	43,784	44,122	45,674	46,993	48,340	49,580	50,535
<b>Fairfax County</b>	<b>418,250</b>	<b>423,311</b>	<b>443,041</b>	<b>467,530</b>	<b>492,557</b>	<b>515,726</b>	<b>533,398</b>

**Table 7.4**

**Estimated and Forecasted Housing Units by Town  
Fairfax County, January 2018**

Town	2018	2020	2025	2030	2035	2040	2045
Town of Clifton	88	89	89	89	89	89	89
Town of Herndon	7,935	8,072	8,826	9,424	9,794	10,099	10,325
Town of Vienna	5,628	5,673	5,685	5,685	5,685	5,685	5,685
<b>Towns Total</b>	<b>13,651</b>	<b>13,835</b>	<b>14,600</b>	<b>15,198</b>	<b>15,568</b>	<b>15,873</b>	<b>16,099</b>

Source: Fairfax County Department of Management and Budget, 2018 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

**Table 7.5**  
**Historical, Estimated and Forecasted Housing Units by Planning District**  
**Fairfax County, January 2018**

Planning District	1990	2000	2010	2018	2020	2025	2030	2035	2040	2045
<b>Annandale</b>	24,901	25,614	25,767	26,035	26,087	26,474	26,938	27,405	27,841	28,183
<b>Baileys</b>	16,573	17,367	17,976	17,793	17,815	18,023	19,237	20,769	22,155	23,224
<b>Bull Run</b>	24,559	38,745	44,307	44,539	44,868	45,940	47,164	48,548	49,849	50,836
<b>Fairfax</b>	17,181	20,992	25,647	27,514	27,780	28,065	28,606	29,185	29,730	30,140
<b>Jefferson</b>	17,365	18,862	20,409	24,146	24,724	25,008	25,626	26,340	27,001	27,511
<b>Lincolnia</b>	5,464	5,908	6,800	6,997	7,001	7,016	7,070	7,141	7,214	7,265
<b>Lower Potomac</b>	3,936	5,898	9,609	12,957	13,031	13,271	13,697	14,214	14,686	15,049
<b>McLean</b>	23,601	26,269	28,213	31,828	32,884	39,795	45,001	49,405	53,502	56,669
<b>Mount Vernon</b>	35,338	37,000	37,425	39,556	38,382	41,204	44,514	47,385	50,047	52,093
<b>Pohick 1/</b>	41,032	45,153	46,667	46,813	46,880	47,035	47,312	47,604	47,887	48,103
<b>Rose Hill</b>	13,524	19,102	20,401	20,714	20,751	21,037	21,436	21,853	22,320	22,599
<b>Springfield</b>	14,590	17,151	18,803	20,152	20,168	20,341	21,088	22,003	22,859	23,514
<b>Upper Potomac 2/</b>	44,898	58,989	69,977	73,930	77,093	82,954	90,273	97,771	104,587	109,770
<b>Vienna 3/</b>	19,502	21,910	24,385	25,276	25,846	26,877	29,568	32,933	36,047	38,444
<b>Fairfax County</b>	<b>302,464</b>	<b>358,960</b>	<b>396,386</b>	<b>418,250</b>	<b>423,311</b>	<b>443,041</b>	<b>467,530</b>	<b>492,557</b>	<b>515,726</b>	<b>533,398</b>

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

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

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

**Table 7.6**  
**Estimated and Forecasted Housing Units by Human Services Region**  
**Fairfax County, January 2018**

<b>Human Services Region</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>Region 1</b>	95,090	94,053	97,594	102,510	107,271	111,774	115,142
<b>Region 2</b>	92,995	94,105	95,442	98,280	101,676	104,803	107,215
<b>Region 3 1/</b>	125,898	130,388	143,632	158,446	173,218	186,790	197,177
<b>Region 4 2/</b>	104,267	104,765	106,374	108,293	110,392	112,359	113,865
<b>Fairfax County</b>	<b>418,250</b>	<b>423,311</b>	<b>443,041</b>	<b>467,530</b>	<b>492,557</b>	<b>515,726</b>	<b>533,398</b>

*Source: Fairfax County Department of Management and Budget, 2018 through 2045.*

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

*1/ Includes the Towns of Herndon and Vienna.*

*2/ Includes the Town of Clifton.*

**Table 7.7**  
**Estimated and Forecasted Housing Units by ZIP Code**  
**Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>20120</b>	14,149	14,266	14,556	14,797	15,084	15,364	15,575
<b>20121</b>	10,247	10,250	10,304	10,647	11,072	11,467	11,769
<b>20124</b>	4,937	4,947	4,951	4,955	4,956	4,958	4,958
<b>20151</b>	6,769	6,956	7,623	8,115	8,622	9,085	9,444
<b>20152</b>	1	1	1	1	1	1	1
<b>20164</b>	1	1	1	1	1	1	1
<b>20170</b>	13,836	13,986	14,802	15,635	16,246	16,807	17,203
<b>20171</b>	18,463	19,331	22,401	24,508	25,952	27,181	28,107
<b>20190</b>	10,628	12,222	13,061	15,383	18,260	20,917	22,958
<b>20191</b>	11,791	12,430	13,320	15,007	17,112	19,055	20,546
<b>20194</b>	5,858	5,858	5,869	5,947	6,044	6,134	6,203
<b>20196</b>			9	76	160	237	297
<b>22003</b>	19,756	19,803	20,186	20,646	21,109	21,539	21,874
<b>22015</b>	14,820	14,828	14,852	14,875	14,903	14,933	14,951
<b>22027</b>	735	737	748	796	863	924	968
<b>22030</b>	13,389	13,421	13,636	13,919	14,192	14,453	14,639
<b>22031</b>	12,621	13,428	14,020	14,585	15,234	15,834	16,299
<b>22032</b>	9,625	9,644	9,713	9,813	9,913	9,993	10,055
<b>22033</b>	16,106	15,971	16,190	16,674	17,276	17,840	18,273
<b>22035</b>	270	512	540	540	540	540	540
<b>22039</b>	6,104	6,111	6,125	6,194	6,257	6,324	6,382
<b>22041</b>	10,717	10,732	10,825	11,433	12,219	12,920	13,458
<b>22042</b>	12,490	12,509	12,540	12,694	12,888	13,067	13,206
<b>22043</b>	9,632	9,683	9,743	9,962	10,232	10,489	10,685

(Continued)

**Table 7.7**

**Estimated and Forecasted Housing Units by ZIP Code  
Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>22044</b>	4,608	4,613	4,723	5,312	6,038	6,704	7,219
<b>22046</b>	2,081	2,094	2,100	2,126	2,158	2,189	2,214
<b>22060</b>	3,260	3,260	3,268	3,323	3,391	3,453	3,502
<b>22066</b>	5,802	5,859	5,964	6,005	6,051	6,094	6,130
<b>22079</b>	11,984	12,075	12,380	12,790	13,264	13,695	14,029
<b>22101</b>	11,291	11,520	11,701	11,949	12,252	12,549	12,785
<b>22102</b>	13,616	14,123	20,062	24,087	27,030	29,756	31,862
<b>22124</b>	6,641	6,654	6,663	6,696	6,732	6,770	6,800
<b>22150</b>	9,379	9,390	9,509	10,197	11,055	11,851	12,465
<b>22151</b>	5,813	5,816	5,821	5,831	5,845	5,859	5,871
<b>22152</b>	10,351	10,351	10,356	10,385	10,419	10,451	10,475
<b>22153</b>	10,848	10,859	10,886	10,951	11,025	11,102	11,154
<b>22180</b>	10,078	10,257	10,305	10,455	10,643	10,816	10,951
<b>22181</b>	5,509	5,521	5,538	5,605	5,676	5,763	5,820
<b>22182</b>	9,851	10,227	11,528	14,576	18,392	21,904	24,611
<b>22203</b>	150	150	150	150	150	150	150
<b>22204</b>	14	14	14	14	14	14	15
<b>22205</b>			1	8	16	24	30
<b>22206</b>	2	2	2	2	2	2	2
<b>22207</b>	49	50	50	52	54	56	57
<b>22213</b>	1	1	1	1	2	2	2
<b>22302</b>	650	650	650	652	653	655	656
<b>22303</b>	8,247	7,038	8,998	10,527	11,547	12,490	13,214
<b>22304</b>	148	148	148	148	148	148	148

*(Continued)*

**Table 7.7**  
**Estimated and Forecasted Housing Units by ZIP Code**  
**Fairfax County, January 2018**

<b>ZIP Code</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>22306</b>	12,339	12,352	13,015	14,156	15,265	16,298	17,091
<b>22307</b>	4,718	4,720	4,729	4,793	4,871	4,944	5,000
<b>22308</b>	4,848	4,861	4,873	4,911	4,951	4,992	5,030
<b>22309</b>	11,750	11,758	11,934	12,493	13,137	13,735	14,186
<b>22310</b>	10,984	10,995	11,057	11,277	11,554	11,806	11,996
<b>22311</b>	612	614	616	621	627	633	637
<b>22312</b>	8,499	8,503	8,517	8,570	8,637	8,709	8,758
<b>22315</b>	11,182	11,209	11,465	11,667	11,822	12,050	12,148
<b>Fairfax County</b>	<b>418,250</b>	<b>423,311</b>	<b>443,041</b>	<b>467,530</b>	<b>492,557</b>	<b>515,726</b>	<b>533,398</b>

*Sources: Fairfax County Department of Management and Budget, 2018 through 2045.*

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

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4151</b>	1,303	1,303	1,599	1,889	2,120	2,333	2,497
<b>4152</b>	1,939	1,940	1,941	1,944	1,949	1,953	1,957
<b>4153</b>	1,495	1,498	1,499	1,516	1,531	1,549	1,562
<b>4154.01</b>	2,141	2,141	2,369	2,513	2,525	2,537	2,547
<b>4154.02</b>	1,139	1,140	1,151	1,191	1,238	1,288	1,323
<b>4155</b>	2,272	2,283	2,323	2,346	2,367	2,386	2,406
<b>4156</b>	1,068	1,076	1,086	1,117	1,148	1,180	1,209
<b>4157</b>	1,371	1,374	1,375	1,377	1,379	1,381	1,383
<b>4158</b>	1,736	1,736	1,737	1,740	1,745	1,750	1,755
<b>4159</b>	1,207	1,209	1,210	1,217	1,224	1,231	1,237
<b>4160</b>	2,031	2,031	2,043	2,118	2,212	2,302	2,369
<b>4161</b>	1,504	1,506	1,521	1,613	1,728	1,836	1,922
<b>4162</b>	1,519	1,519	1,519	1,519	1,519	1,519	1,519
<b>4163</b>	816	823	826	834	845	854	862
<b>4201</b>	1,168	1,169	1,169	1,171	1,174	1,176	1,178
<b>4202.01</b>	1,301	1,303	1,308	1,324	1,345	1,361	1,370
<b>4202.02</b>	1,066	1,066	1,067	1,074	1,084	1,092	1,098
<b>4202.03</b>	972	971	988	1,078	1,192	1,297	1,378
<b>4203</b>	2,165	2,167	2,174	2,224	2,285	2,346	2,389
<b>4204</b>	2,428	1,206	2,659	3,368	3,558	3,734	3,870
<b>4205.01</b>	1,005	1,005	1,015	1,075	1,146	1,206	1,256
<b>4205.02</b>	1,036	1,036	1,142	1,232	1,296	1,354	1,398
<b>4205.03</b>	1,693	1,693	1,734	2,024	2,391	2,726	2,985

(Continued)

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4206</b>	1,973	1,985	2,323	2,585	2,768	2,943	3,074
<b>4207</b>	1,449	1,449	1,450	1,457	1,466	1,476	1,483
<b>4208</b>	1,204	1,204	1,205	1,234	1,265	1,296	1,317
<b>4210.01</b>	1,030	1,030	1,033	1,048	1,068	1,086	1,100
<b>4210.02</b>	2,085	2,089	2,174	2,644	3,232	3,778	4,199
<b>4211.01</b>	2,167	2,168	2,195	2,207	2,205	2,209	2,207
<b>4211.02</b>	1,529	1,529	1,535	1,540	1,541	1,560	1,557
<b>4211.03</b>	2,032	2,060	2,283	2,477	2,656	2,831	2,958
<b>4212</b>	689	689	689	689	689	689	689
<b>4213</b>	1,461	1,461	1,462	1,462	1,462	1,463	1,463
<b>4214</b>	2,990	2,991	3,063	3,579	4,222	4,816	5,269
<b>4215</b>	2,411	2,411	2,447	2,719	3,059	3,370	3,611
<b>4216</b>	1,973	1,974	2,000	2,098	2,227	2,348	2,435
<b>4217.01</b>	1,422	1,422	1,424	1,435	1,449	1,462	1,472
<b>4217.02</b>	1,263	1,265	1,266	1,267	1,268	1,269	1,270
<b>4218</b>	2,357	2,358	2,477	2,753	3,037	3,294	3,488
<b>4219</b>	1,022	1,022	1,025	1,039	1,057	1,074	1,087
<b>4220</b>	1,450	1,453	1,471	1,559	1,663	1,758	1,837
<b>4221.01</b>	2,587	2,587	2,597	2,634	2,680	2,718	2,751
<b>4221.02</b>	2,110	2,121	2,202	2,360	2,532	2,698	2,818
<b>4222.01</b>	1,346	1,380	1,444	1,474	1,517	1,552	1,579
<b>4222.02</b>	2,175	2,194	2,256	2,348	2,472	2,584	2,667
<b>4223.01</b>	1,345	1,345	1,354	1,388	1,428	1,478	1,504

*(Continued)*



**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4223.02</b>	2,514	2,519	2,539	2,572	2,610	2,656	2,684
<b>4224.01</b>	1,126	1,126	1,123	1,083	1,033	992	956
<b>4224.02</b>	2,110	2,110	2,110	2,073	2,023	1,992	1,955
<b>4224.03</b>	1,007	1,011	1,026	1,059	1,099	1,142	1,169
<b>4301.01</b>	1,540	1,542	1,546	1,557	1,567	1,575	1,582
<b>4301.02</b>	1,037	1,046	1,052	1,058	1,064	1,069	1,074
<b>4302.01</b>	1,426	1,426	1,430	1,443	1,463	1,479	1,491
<b>4302.02</b>	1,639	1,644	1,657	1,675	1,704	1,728	1,747
<b>4302.03</b>	902	902	904	913	926	937	945
<b>4304</b>	2,322	2,323	2,323	2,323	2,323	2,323	2,324
<b>4305</b>	571	571	571	571	572	572	572
<b>4306</b>	1,811	1,811	1,829	1,959	2,121	2,271	2,386
<b>4307</b>	928	929	931	945	962	977	989
<b>4308.01</b>	1,514	1,514	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>	1,415	1,415	1,418	1,437	1,463	1,486	1,503
<b>4309.02</b>	1,090	1,090	1,090	1,093	1,097	1,101	1,104
<b>4310.01</b>	1,574	1,578	1,589	1,601	1,615	1,630	1,639
<b>4310.02</b>	752	752	752	752	753	753	754
<b>4313</b>	1,416	1,416	1,416	1,418	1,421	1,424	1,426
<b>4314</b>	1,462	1,462	1,462	1,465	1,466	1,468	1,469
<b>4315</b>	2,027	2,027	2,029	2,033	2,037	2,041	2,044
<b>4316</b>	3,387	3,392	3,406	3,478	3,566	3,649	3,713

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4318.01</b>	1,441	1,441	1,442	1,449	1,457	1,465	1,471
<b>4318.02</b>	1,040	1,042	1,045	1,028	1,011	995	981
<b>4319</b>	1,055	1,055	1,055	1,056	1,057	1,058	1,059
<b>4320</b>	1,127	1,127	1,127	1,127	1,127	1,127	1,127
<b>4321</b>	1,448	1,448	1,448	1,448	1,448	1,448	1,448
<b>4322.01</b>	851	851	851	851	851	851	851
<b>4322.02</b>	1,613	1,613	1,621	1,638	1,654	1,670	1,682
<b>4323</b>	1,745	1,747	1,748	1,752	1,757	1,761	1,765
<b>4324.01</b>	1,179	1,179	1,179	1,180	1,180	1,181	1,181
<b>4324.02</b>	1,658	1,658	1,658	1,662	1,666	1,669	1,672
<b>4325</b>	1,884	1,884	1,887	1,893	1,897	1,901	1,904
<b>4326</b>	1,584	1,587	1,590	1,595	1,602	1,608	1,613
<b>4327.01</b>	1,090	1,094	1,096	1,098	1,100	1,101	1,103
<b>4327.02</b>	1,507	1,509	1,515	1,519	1,524	1,529	1,533
<b>4328</b>	772	773	778	782	792	801	805
<b>4401</b>	2,773	2,774	2,777	2,793	2,814	2,835	2,850
<b>4402.01</b>	2,157	2,576	2,751	2,859	2,936	3,006	3,060
<b>4402.02</b>	2,204	2,208	2,209	2,218	2,227	2,237	2,246
<b>4403</b>	957	957	957	961	965	969	972
<b>4405.01</b>	1,654	1,657	1,659	1,673	1,691	1,708	1,720
<b>4405.02</b>	634	634	678	712	720	726	729
<b>4406</b>	945	948	951	954	959	963	966
<b>4407.01</b>	979	979	979	980	981	982	983

*(Continued)*

**Table 7.8****Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4407.02</b>	1,806	1,807	1,807	1,809	1,811	1,814	1,816
<b>4408</b>	2,220	2,226	2,230	2,243	2,260	2,276	2,291
<b>4501</b>	2,258	2,259	2,260	2,264	2,268	2,272	2,275
<b>4502</b>	1,333	1,333	1,334	1,337	1,342	1,347	1,351
<b>4503</b>	2,102	2,089	2,092	2,106	2,123	2,140	2,153
<b>4504</b>	948	950	955	962	972	980	987
<b>4505</b>	883	887	887	887	887	887	887
<b>4506.01</b>	1,405	1,408	1,412	1,444	1,482	1,519	1,547
<b>4506.02</b>	1,857	1,880	1,887	1,922	1,965	2,006	2,037
<b>4507.01</b>	1,079	1,079	1,079	1,082	1,086	1,089	1,092
<b>4507.02</b>	1,472	1,472	1,703	1,846	1,916	1,982	2,033
<b>4508</b>	1,203	1,204	1,224	1,346	1,496	1,635	1,741
<b>4509</b>	605	606	606	607	608	608	609
<b>4510</b>	898	898	898	899	900	902	902
<b>4511</b>	827	829	829	830	832	834	835
<b>4512</b>	644	646	652	655	660	664	668
<b>4513</b>	923	924	940	1,053	1,196	1,327	1,428
<b>4514</b>	1,212	1,212	1,273	1,528	1,835	2,118	2,336
<b>4515.01</b>	2,248	2,250	2,282	2,514	2,807	3,074	3,282
<b>4515.02</b>	2,109	2,109	2,154	2,474	2,876	3,246	3,530
<b>4516.01</b>	1,579	1,580	1,600	1,746	1,925	2,092	2,220
<b>4516.02</b>	1,137	1,137	1,138	1,145	1,151	1,158	1,163
<b>4518</b>	1,129	1,130	1,130	1,133	1,137	1,141	1,144

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4519</b>	2,345	2,346	2,351	2,385	2,432	2,471	2,504
<b>4520</b>	1,123	1,126	1,138	1,226	1,336	1,438	1,517
<b>4521.01</b>	1,699	1,699	1,702	1,708	1,715	1,723	1,729
<b>4521.02</b>	1,048	1,070	1,117	1,121	1,126	1,131	1,136
<b>4522</b>	2,158	2,159	2,162	2,175	2,192	2,208	2,220
<b>4523.01</b>	1,475	1,475	1,479	1,495	1,514	1,529	1,542
<b>4523.02</b>	1,698	1,713	1,770	1,807	1,853	1,896	1,928
<b>4524</b>	2,378	2,380	2,383	2,384	2,384	2,385	2,386
<b>4525.01</b>	1,310	1,311	1,314	1,325	1,339	1,352	1,364
<b>4525.02</b>	1,600	1,601	1,602	1,606	1,610	1,613	1,616
<b>4526</b>	2,691	2,691	2,699	2,715	2,735	2,764	2,780
<b>4527</b>	1,965	1,975	1,995	2,079	2,184	2,280	2,355
<b>4528.01</b>	2,528	2,531	2,539	2,587	2,658	2,713	2,756
<b>4528.02</b>	1,492	1,492	1,492	1,492	1,508	1,508	1,508
<b>4601</b>	1,473	1,474	1,474	1,474	1,474	1,474	1,474
<b>4602</b>	1,336	1,343	1,346	1,348	1,349	1,350	1,351
<b>4603</b>	964	967	979	1,031	1,103	1,165	1,216
<b>4604</b>	2,013	2,128	2,634	4,288	6,360	8,271	9,738
<b>4605.01</b>	877	878	944	1,428	2,033	2,585	3,016
<b>4605.02</b>	2,799	2,802	2,829	3,001	3,213	3,413	3,563
<b>4606</b>	1,353	1,355	1,361	1,389	1,427	1,462	1,488
<b>4607.01</b>	1,159	1,164	1,165	1,165	1,165	1,165	1,165
<b>4607.02</b>	1,569	1,583	1,588	1,588	1,588	1,588	1,588

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4608</b>	1,163	1,173	1,176	1,176	1,176	1,176	1,176
<b>4609</b>	876	882	883	883	883	883	883
<b>4610</b>	861	871	873	873	873	873	873
<b>4611</b>	2,594	2,599	2,607	2,628	2,655	2,687	2,711
<b>4612.01</b>	1,551	1,558	1,560	1,561	1,562	1,563	1,564
<b>4612.02</b>	2,782	2,784	2,799	2,843	2,901	2,960	2,997
<b>4615</b>	2,553	2,559	2,567	2,615	2,664	2,721	2,759
<b>4616.01</b>	3,055	3,358	3,561	3,787	4,070	4,329	4,534
<b>4616.02</b>	3,883	4,013	4,079	4,456	4,928	5,362	5,696
<b>4617</b>	2,498	2,578	2,759	2,765	2,773	2,781	2,787
<b>4618.01</b>	542	542	542	543	543	544	544
<b>4618.02</b>	2,404	2,405	2,412	2,462	2,521	2,579	2,624
<b>4619.01</b>	1,414	1,414	1,415	1,425	1,437	1,448	1,457
<b>4619.02</b>	594	594	595	603	612	620	627
<b>4701</b>	972	989	998	1,015	1,043	1,060	1,078
<b>4703</b>	1,167	1,179	1,201	1,246	1,291	1,347	1,381
<b>4704</b>	1,740	1,749	1,761	1,785	1,818	1,850	1,881
<b>4705</b>	2,217	2,332	2,377	2,498	2,647	2,788	2,899
<b>4706</b>	1,174	1,184	1,206	1,233	1,266	1,300	1,328
<b>4707</b>	1,892	1,914	1,921	1,931	1,943	1,954	1,963
<b>4708</b>	1,084	1,119	1,178	1,181	1,184	1,188	1,192
<b>4709</b>	2,885	2,909	2,915	2,924	2,933	2,945	2,955
<b>4710</b>	856	867	896	1,079	1,307	1,522	1,682

(Continued)

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4711</b>	2,447	2,476	2,489	2,501	2,514	2,528	2,539
<b>4712.01</b>	1,573	1,619	3,079	3,926	4,379	4,797	5,118
<b>4712.02</b>	2,871	2,871	4,865	6,150	6,729	7,268	7,678
<b>4713.01</b>	1,634	1,634	1,634	1,634	1,634	1,634	1,634
<b>4713.03</b>	1,741	1,741	1,747	1,772	1,804	1,834	1,857
<b>4713.04</b>	706	708	714	716	719	722	725
<b>4714.01</b>	1,390	1,392	1,393	1,397	1,401	1,405	1,408
<b>4714.02</b>	1,244	1,249	1,257	1,264	1,272	1,280	1,286
<b>4801</b>	1,537	1,549	1,560	1,575	1,591	1,607	1,620
<b>4802.01</b>	1,649	1,653	1,657	1,672	1,690	1,715	1,743
<b>4802.02</b>	4,251	4,816	7,571	9,403	11,238	12,927	14,230
<b>4802.03</b>	1,572	1,572	1,611	1,892	2,243	2,567	2,816
<b>4803</b>	2,831	2,988	3,425	3,925	4,546	5,119	5,563
<b>4804.01</b>	1,534	1,546	1,560	1,566	1,573	1,580	1,586
<b>4804.02</b>	2,013	2,032	2,060	2,073	2,088	2,102	2,114
<b>4805.01</b>	1,110	1,120	1,139	1,146	1,148	1,155	1,155
<b>4805.02</b>	1,954	1,954	1,954	1,973	1,973	1,992	1,992
<b>4805.03</b>	1,153	1,153	1,163	1,179	1,182	1,192	1,193
<b>4805.04</b>	840	840	840	841	843	844	844
<b>4805.05</b>	1,622	1,622	1,629	1,677	1,737	1,793	1,835
<b>4808.01</b>	1,596	1,615	1,620	1,620	1,620	1,620	1,620
<b>4808.02</b>	1,386	1,386	1,386	1,386	1,386	1,386	1,386
<b>4809.01</b>	1,968	2,028	2,242	2,242	2,242	2,242	2,242

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4809.02</b>	1,455	1,513	2,048	2,646	3,016	3,321	3,547
<b>4809.03</b>	1,529	1,529	1,529	1,529	1,529	1,529	1,529
<b>4810</b>	1,927	1,927	1,953	2,141	2,374	2,590	2,755
<b>4811.01</b>	1,178	1,357	2,160	2,309	2,404	2,491	2,558
<b>4811.02</b>	1,492	1,492	1,492	1,492	1,492	1,492	1,492
<b>4811.03</b>	1,242	1,242	1,242	1,242	1,243	1,243	1,243
<b>4811.04</b>	1,222	1,222	1,222	1,222	1,222	1,222	1,222
<b>4811.05</b>	1,698	1,698	1,700	1,710	1,724	1,737	1,747
<b>4811.06</b>	1,760	1,762	1,763	1,763	1,763	1,763	1,763
<b>4812.01</b>	392	392	462	971	1,608	2,195	2,646
<b>4812.02</b>	2,052	2,052	2,129	2,689	3,388	4,033	4,529
<b>4814</b>	2,734	2,797	2,966	3,116	3,303	3,478	3,611
<b>4815</b>	819	821	821	821	821	821	821
<b>4816</b>	1,157	1,161	1,165	1,165	1,165	1,165	1,166
<b>4817.01</b>	2,043	2,043	2,044	2,048	2,054	2,061	2,066
<b>4817.02</b>	1,985	1,987	1,989	1,999	2,013	2,025	2,035
<b>4819</b>	2,299	2,363	2,656	2,902	3,191	3,458	3,662
<b>4820.01</b>	1,774	1,776	1,785	1,793	1,802	1,809	1,817
<b>4820.02</b>	1,842	1,842	1,849	1,899	1,962	2,021	2,065
<b>4821</b>	1,532	1,532	1,549	1,674	1,830	1,973	2,084
<b>4822.01</b>	1,009	1,009	1,016	1,065	1,127	1,184	1,228
<b>4822.02</b>	3,202	4,290	4,587	5,292	6,176	6,990	7,615
<b>4822.03</b>	2,829	3,272	3,494	4,666	6,124	7,472	8,509

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4823.01</b>	2,280	2,855	3,434	3,947	4,584	5,173	5,624
<b>4823.02</b>	1,820	1,820	1,820	1,820	1,820	1,820	1,820
<b>4823.03</b>	1,703	1,703	1,710	1,761	1,825	1,883	1,927
<b>4824</b>	782	782	800	928	1,089	1,238	1,352
<b>4825.01</b>	4,717	5,402	7,661	9,552	10,820	11,887	12,687
<b>4825.02</b>	1,032	1,032	1,032	1,032	1,032	1,033	1,033
<b>4825.03</b>	1,546	1,546	1,548	1,558	1,572	1,585	1,595
<b>4825.04</b>	1,668	1,669	1,669	1,677	1,685	1,692	1,697
<b>4826.01</b>	2,389	2,390	2,392	2,394	2,396	2,402	2,403
<b>4826.02</b>	2,510	2,372	2,520	2,579	2,650	2,713	2,766
<b>4901.01</b>	1,892	1,892	1,896	1,931	1,975	2,016	2,047
<b>4901.03</b>	1,884	2,063	2,670	2,907	3,086	3,250	3,378
<b>4905.01</b>	1,324	1,324	1,329	1,369	1,420	1,466	1,502
<b>4905.02</b>	2,195	2,209	2,235	2,267	2,281	2,303	2,313
<b>4910</b>	666	674	679	679	679	679	679
<b>4911.01</b>	1,179	1,179	1,179	1,179	1,179	1,179	1,179
<b>4911.02</b>	1,131	1,131	1,131	1,131	1,131	1,131	1,132
<b>4911.03</b>	2,132	2,132	2,132	2,132	2,133	2,133	2,134
<b>4912.01</b>	2,325	2,325	2,347	2,498	2,665	2,835	2,962
<b>4912.02</b>	840	947	1,195	1,196	1,196	1,197	1,197
<b>4913.01</b>	2,147	2,150	2,156	2,178	2,207	2,231	2,250
<b>4913.02</b>	1,440	1,440	1,452	1,510	1,589	1,660	1,715
<b>4913.03</b>	1,507	1,507	1,532	1,718	1,943	2,154	2,316

*(Continued)*



**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4914.01</b>	1,884	1,884	1,888	1,922	1,959	1,998	2,024
<b>4914.02</b>	1,415	1,415	1,415	1,418	1,422	1,425	1,428
<b>4914.03</b>	1,154	1,154	1,154	1,154	1,154	1,154	1,154
<b>4914.04</b>	1,334	1,334	1,334	1,336	1,338	1,340	1,341
<b>4914.05</b>	836	836	836	839	844	847	850
<b>4915.01</b>	2,394	2,395	2,409	2,494	2,600	2,702	2,777
<b>4915.02</b>	2,134	2,138	2,143	2,149	2,164	2,173	2,184
<b>4916.01</b>	1,584	1,589	1,615	1,673	1,750	1,817	1,869
<b>4916.02</b>	1,586	1,586	1,591	1,627	1,678	1,719	1,756
<b>4917.01</b>	1,933	1,933	1,955	2,086	2,248	2,409	2,530
<b>4917.02</b>	3,352	3,352	3,389	3,663	4,006	4,321	4,561
<b>4917.03</b>	2,640	2,882	2,920	2,987	3,071	3,150	3,210
<b>4917.04</b>	2,210	2,210	2,347	2,409	2,421	2,433	2,442
<b>4917.05</b>	945	954	976	1,010	1,055	1,094	1,122
<b>4918.01</b>	1,085	1,085	1,085	1,088	1,092	1,096	1,098
<b>4918.02</b>	1,161	1,161	1,161	1,162	1,163	1,165	1,165
<b>4918.03</b>	2,625	2,625	2,627	2,631	2,638	2,645	2,649
<b>4920</b>	2,189	2,194	2,196	2,197	2,198	2,198	2,199
<b>4921</b>	2,228	2,231	2,238	2,256	2,267	2,284	2,291
<b>4922.01</b>	1,040	1,054	1,094	1,110	1,124	1,135	1,146
<b>4922.02</b>	2,212	2,213	2,212	2,245	2,274	2,305	2,339
<b>4922.03</b>	1,276	1,278	1,296	1,344	1,380	1,415	1,448
<b>4923</b>	1,101	1,102	1,109	1,146	1,190	1,232	1,262

*(Continued)*

**Table 7.8**

**Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2018**

<b>Census Tract</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>4924</b>	1,800	1,800	1,804	1,795	1,781	1,777	1,766
<b>4925</b>	1,418	1,427	1,432	1,439	1,444	1,449	1,453
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>418,250</b>	<b>423,311</b>	<b>443,041</b>	<b>467,530</b>	<b>492,557</b>	<b>515,726</b>	<b>533,398</b>

*Source: Fairfax County Department of Management and Budget, 2018 through 2045.*

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

## MARKET VALUE

Market value refers to the estimated market value of owned housing units as of January 1 of the respective year on the table. Estimated market value for each dwelling unit represents a previous year sales price or is derived from the latest tax assessment value. For housing units without a previous year sales price, market value is derived by comparing the spread between current sales prices and assessments of properties that sold during the previous year.

Median market value is a statistic calculated from individual market value information for a particular geography. The estimated median market value of individually owned housing units indicates that half of all owned housing units in the county had market values exceeding this value and half had values below this level.

Average market value also is a statistic calculated from individual market value information for a particular geography. Often called the mean, the average is a measure of central tendency. The estimated average market value of individually owned housing units is calculated by summing the individual market values of all owned housing units and dividing by the number of owned housing units.

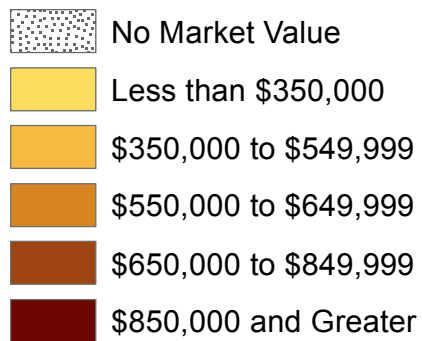
# Fairfax County, Virginia January 2018



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

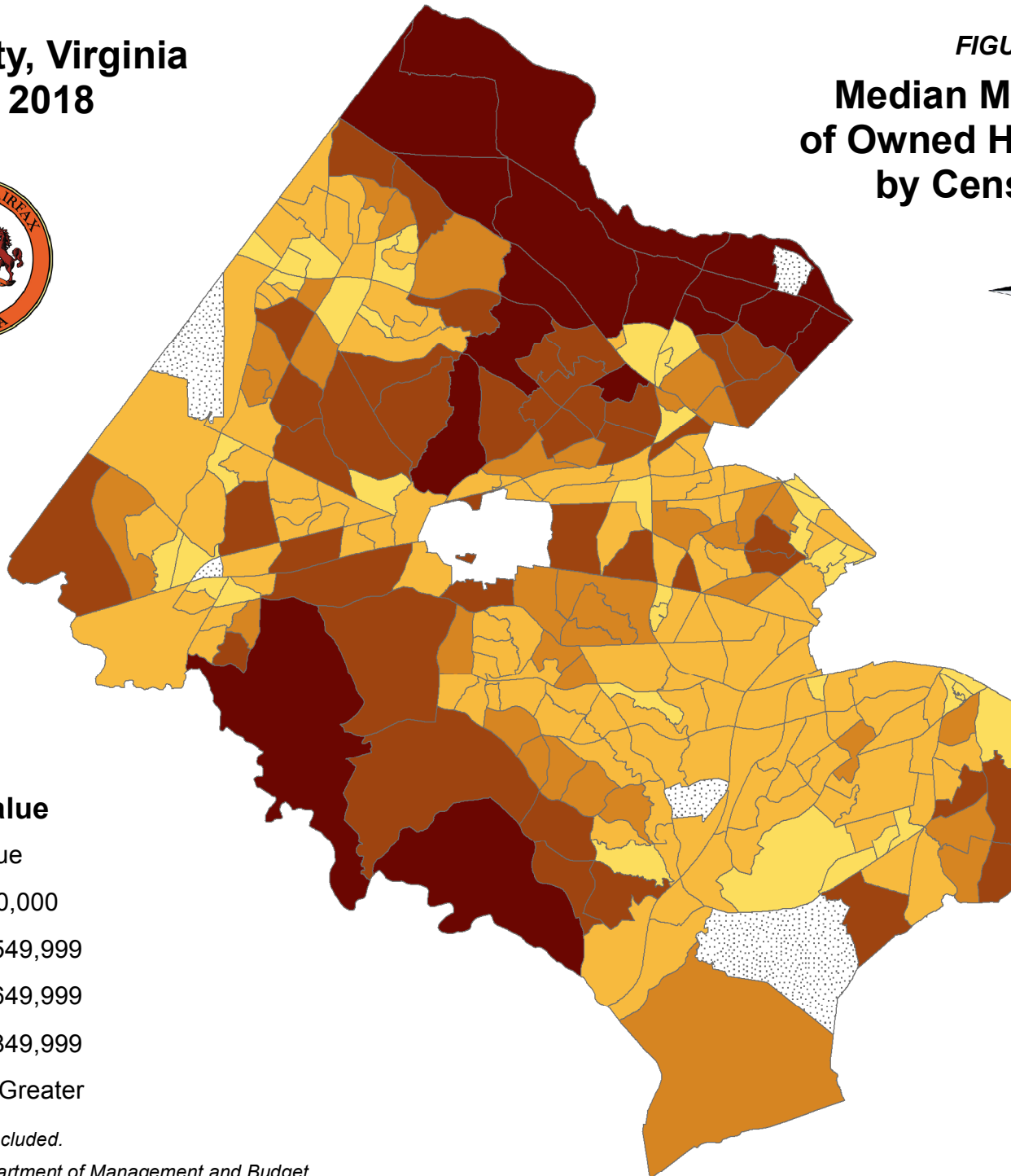


## Median Market Value



*Note: City of Fairfax is not included.*

*Source: Fairfax County Department of Management and Budget*



<b>TABLE 8.1</b>			
<b>Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2017 and 2018</b>			
<b>Supervisor District</b>	<b>Median Market Value</b>		<b>Percent Change</b>
	<b>2017</b>	<b>2018</b>	
Braddock	\$ 498,995	\$ 512,054	2.6%
Dranesville	\$ 788,309	\$ 810,096	2.8%
Hunter Mill	\$ 570,000	\$ 584,094	2.5%
Lee	\$ 425,783	\$ 440,055	3.4%
Mason	\$ 457,083	\$ 473,269	3.5%
Mount Vernon	\$ 463,093	\$ 475,104	2.6%
Providence	\$ 510,000	\$ 521,304	2.2%
Springfield	\$ 556,364	\$ 574,949	3.3%
Sully	\$ 466,000	\$ 479,036	2.8%
<b>Fairfax County</b>	<b>\$ 505,722</b>	<b>\$ 519,560</b>	<b>2.7%</b>

Source: Fairfax County Department of Management and Budget, 2018.

<b>TABLE 8.2</b>			
<b>Median Market Value of Owned Housing Units by Planning District Fairfax County, 2017 and 2018</b>			
<b>Planning District</b>	<b>Median Market Value</b>		<b>Percent Change</b>
	<b>2017</b>	<b>2018</b>	
Annandale	\$ 490,663	\$ 501,984	2.3%
Baileys	\$ 393,813	\$ 416,787	5.8%
Bull Run	\$ 435,110	\$ 447,290	2.8%
Fairfax	\$ 536,890	\$ 543,139	1.2%
Jefferson	\$ 467,733	\$ 483,651	3.4%
Lincolnia	\$ 446,774	\$ 454,671	1.8%
Lower Potomac	\$ 433,897	\$ 450,760	3.9%
McLean	\$ 836,745	\$ 853,829	2.0%
Mount Vernon	\$ 434,897	\$ 447,426	2.9%
Pohick	\$ 539,028	\$ 557,986	3.5%
Rose Hill	\$ 452,844	\$ 466,169	2.9%
Springfield	\$ 431,653	\$ 446,754	3.5%
Upper Potomac	\$ 529,211	\$ 539,627	2.0%
Vienna	\$ 683,524	\$ 702,524	2.8%
<b>Fairfax County</b>	<b>\$ 505,722</b>	<b>\$ 519,560</b>	<b>2.7%</b>

Source: Fairfax County Department of Management and Budget, 2018.

**Table 8.3**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Supervisor District**  
**Fairfax County, January 2018**

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>	\$576,408	\$398,822	\$208,939	\$512,054	\$590,073	\$406,590	\$219,290	\$503,524
<b>Dranesville 1/</b>	\$885,859	\$389,162	\$234,207	\$810,096	\$1,042,160	\$498,759	\$294,194	\$923,456
<b>Hunter Mill 2/</b>	\$729,083	\$431,036	\$256,562	\$584,094	\$789,162	\$454,407	\$311,977	\$605,039
<b>Lee</b>	\$480,407	\$420,315	\$270,947	\$440,055	\$523,893	\$413,868	\$248,415	\$453,071
<b>Mason</b>	\$561,387	\$424,662	\$200,902	\$473,269	\$608,754	\$437,695	\$219,440	\$492,706
<b>Mount Vernon</b>	\$601,183	\$350,469	\$236,213	\$475,104	\$651,578	\$353,356	\$240,822	\$510,124
<b>Providence</b>	\$716,573	\$500,399	\$277,943	\$521,304	\$766,662	\$526,487	\$304,239	\$553,808
<b>Springfield 3/</b>	\$644,653	\$423,035	\$284,172	\$574,949	\$682,537	\$419,587	\$290,413	\$593,618
<b>Sully</b>	\$641,288	\$359,935	\$227,609	\$479,036	\$672,774	\$362,176	\$237,913	\$528,377
<b>Fairfax County</b>	<b>\$637,014</b>	<b>\$404,366</b>	<b>\$247,454</b>	<b>\$519,560</b>	<b>\$720,552</b>	<b>\$422,137</b>	<b>\$271,214</b>	<b>\$576,705</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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 2018**

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>	\$551,996	\$410,755	\$181,697	\$501,984	\$580,982	\$403,359	\$196,165	\$513,616
<b>Baileys</b>	\$617,217	\$498,878	\$199,900	\$416,787	\$672,949	\$477,001	\$215,943	\$446,969
<b>Bull Run</b>	\$601,466	\$359,888	\$247,811	\$447,290	\$613,979	\$365,403	\$255,353	\$478,070
<b>Fairfax</b>	\$725,246	\$491,211	\$247,454	\$543,139	\$778,350	\$473,486	\$251,974	\$579,457
<b>Jefferson</b>	\$554,306	\$516,275	\$266,627	\$483,651	\$588,120	\$537,206	\$274,928	\$493,737
<b>Lincolnia</b>	\$517,645	\$428,747	\$210,929	\$454,671	\$571,258	\$442,411	\$220,477	\$483,292
<b>Lower Potomac</b>	\$604,121	\$345,671	\$354,019	\$450,760	\$635,381	\$350,648	\$320,809	\$483,599
<b>McLean</b>	\$970,746	\$711,333	\$338,204	\$853,829	\$1,167,673	\$719,127	\$376,934	\$974,249
<b>Mount Vernon</b>	\$595,224	\$345,000	\$211,411	\$447,426	\$644,233	\$332,537	\$225,644	\$493,676
<b>Pohick 1/</b>	\$621,642	\$392,616	\$246,514	\$557,986	\$664,927	\$388,121	\$247,124	\$570,061
<b>Rose Hill</b>	\$509,219	\$450,944	\$287,578	\$466,169	\$550,978	\$454,907	\$275,850	\$483,361
<b>Springfield</b>	\$504,499	\$406,849	\$216,579	\$446,754	\$535,482	\$405,939	\$234,346	\$460,757
<b>Upper Potomac 2/</b>	\$690,254	\$407,269	\$243,323	\$539,627	\$779,946	\$421,525	\$299,158	\$604,952
<b>Vienna 3/</b>	\$769,293	\$547,670	\$359,804	\$702,524	\$845,312	\$566,592	\$354,508	\$740,489
<b>Fairfax County</b>	<b>\$637,014</b>	<b>\$404,366</b>	<b>\$247,454</b>	<b>\$519,560</b>	<b>\$720,552</b>	<b>\$422,137</b>	<b>\$271,214</b>	<b>\$576,705</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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 2018**

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>	\$550,358	\$387,324	\$242,486	\$449,358	\$593,295	\$386,670	\$243,981	\$481,977
<b>Region 2</b>	\$592,190	\$447,017	\$214,087	\$505,691	\$642,289	\$475,169	\$239,838	\$530,987
<b>Region 3 1/</b>	\$796,814	\$446,439	\$271,127	\$634,872	\$921,268	\$479,232	\$314,360	\$712,849
<b>Region 4 2/</b>	\$617,180	\$386,673	\$240,456	\$521,782	\$648,950	\$386,717	\$246,546	\$534,854
<b>Fairfax County</b>	<b>\$637,014</b>	<b>\$404,366</b>	<b>\$247,454</b>	<b>\$519,560</b>	<b>\$720,552</b>	<b>\$422,137</b>	<b>\$271,214</b>	<b>\$576,705</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 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 2018**

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	\$621,994	\$599,639	\$165,187	\$594,820	\$777,802	\$600,132	\$170,208	\$715,304
4152	\$697,337	\$615,972	\$241,478	\$247,684	\$689,551	\$582,511	\$213,432	\$326,261
4153	\$466,295	\$335,795		\$403,305	\$506,642	\$334,519		\$436,869
4154.01	\$641,760	\$355,068		\$547,717	\$638,028	\$356,152		\$544,469
4154.02	\$732,228	\$358,402		\$684,674	\$716,557	\$352,503		\$639,344
4155	\$574,639	\$442,213		\$552,484	\$599,230	\$437,217		\$575,645
4156	\$798,074	\$767,603		\$797,822	\$958,044	\$767,603		\$957,864
4157	\$684,884			\$684,884	\$727,337			\$727,337
4158	\$634,085			\$634,085	\$669,625			\$669,625
4159	\$539,900			\$539,900	\$618,038			\$618,038
4160	\$527,919	\$369,747		\$503,559	\$552,405	\$305,563		\$490,782
4161	\$652,145			\$652,145	\$759,323			\$759,323
4162								
4163	\$584,336			\$584,336	\$760,806			\$760,806
4201	\$482,500	\$380,258		\$470,484	\$512,904	\$379,233		\$497,570
4202.01	\$564,102	\$421,281		\$461,465	\$619,735	\$418,596		\$511,561
4202.02	\$850,190	\$324,051	\$305,386	\$315,641	\$794,112	\$330,688	\$310,715	\$327,757
4202.03	\$547,344	\$455,249		\$490,067	\$595,221	\$454,355		\$546,230
4203	\$486,822	\$446,418		\$476,942	\$523,495	\$493,377		\$515,698
4204	\$466,599	\$355,350	\$304,426	\$342,127	\$464,766	\$423,516	\$303,584	\$362,332
4205.01		\$353,483	\$299,793	\$299,825		\$353,483	\$310,053	\$310,096

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4205.02	\$441,515	\$367,521	\$176,753	\$328,440	\$446,076	\$378,935	\$185,819	\$303,489
4205.03	\$428,510	\$370,230	\$184,789	\$225,192	\$438,729	\$403,796	\$178,838	\$310,896
4206	\$548,935	\$427,949		\$449,453	\$547,020	\$431,065		\$474,352
4207	\$463,880	\$621,364		\$468,605	\$541,440	\$614,656		\$543,675
4208	\$422,693	\$356,465		\$416,567	\$467,533	\$357,496		\$461,006
4210.01	\$430,196	\$395,981		\$401,975	\$490,680	\$432,519		\$443,970
4210.02	\$452,025	\$458,063		\$453,306	\$488,712	\$450,786		\$472,110
4211.01	\$609,058	\$413,212	\$309,573	\$413,259	\$635,460	\$431,395	\$308,343	\$441,848
4211.02	\$672,158	\$489,809		\$496,230	\$641,228	\$482,402		\$523,926
4211.03	\$631,932	\$387,608	\$289,950	\$455,737	\$659,116	\$396,910	\$283,541	\$496,402
4212	\$517,650			\$517,650	\$527,480			\$527,480
4213	\$494,927	\$348,138		\$472,983	\$499,178	\$353,300		\$448,817
4214	\$443,573	\$387,324	\$192,997	\$425,560	\$458,569	\$401,725	\$280,948	\$435,135
4215	\$400,832	\$420,704	\$156,156	\$364,886	\$461,890	\$370,889	\$178,347	\$328,921
4216	\$378,137	\$197,421	\$163,485	\$197,421	\$385,240	\$198,659	\$174,375	\$220,913
4217.01	\$377,969	\$283,112	\$117,497	\$281,363	\$389,867	\$274,855	\$127,908	\$265,809
4217.02	\$402,392	\$347,928		\$383,985	\$415,721	\$349,682		\$394,806
4218	\$394,112	\$272,307	\$153,738	\$198,185	\$431,716	\$256,649	\$158,896	\$250,533
4219	\$319,124			\$319,124	\$333,243			\$333,243
4220	\$440,626	\$359,205		\$408,026	\$506,424	\$392,785		\$446,572
4221.01	\$564,323	\$324,734		\$373,947	\$536,329	\$321,377		\$421,095

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4221.02	\$617,885	\$364,560		\$392,222	\$615,794	\$326,916		\$394,740
4222.01	\$734,596	\$480,176	\$397,776	\$677,435	\$707,911	\$468,315	\$377,769	\$630,193
4222.02	\$622,337	\$391,372	\$239,995	\$464,352	\$610,904	\$361,447	\$239,901	\$440,536
4223.01	\$657,400	\$514,343	\$187,132	\$506,573	\$632,621	\$525,195	\$176,930	\$506,157
4223.02	\$730,333	\$470,232	\$284,684	\$351,000	\$646,063	\$486,603	\$274,747	\$416,218
4224.01	\$779,819	\$441,247	\$298,826	\$426,599	\$781,186	\$455,797	\$288,023	\$390,216
4224.02	\$784,219	\$427,513		\$434,075	\$743,062	\$429,576		\$447,447
4224.03	\$541,580	\$573,626		\$557,225	\$579,457	\$545,290		\$568,701
4301.01	\$596,159			\$596,159	\$607,146			\$607,146
4301.02	\$548,373	\$397,247		\$417,995	\$589,509	\$395,202		\$467,341
4302.01	\$570,596	\$401,147		\$522,433	\$600,876	\$399,203		\$513,758
4302.02	\$577,248	\$397,289		\$545,486	\$606,728	\$420,770		\$545,766
4302.03	\$564,921	\$469,245		\$547,591	\$575,039	\$467,578		\$542,873
4304	\$496,073	\$400,181		\$490,964	\$499,491	\$399,235		\$485,416
4305	\$486,119			\$486,119	\$492,826			\$492,826
4306	\$437,771	\$376,478		\$435,677	\$449,705	\$373,673		\$444,045
4307	\$437,766			\$437,766	\$448,309			\$448,309
4308.01	\$505,979	\$429,692		\$482,475	\$522,361	\$408,084		\$481,046
4308.02	\$602,611	\$275,793	\$215,265	\$255,917	\$602,144	\$301,272	\$206,631	\$322,100
4309.01	\$652,491	\$395,724		\$425,087	\$678,078	\$397,711		\$502,908
4309.02	\$542,168	\$384,374		\$432,086	\$540,851	\$384,990		\$471,643

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4310.01	\$552,888	\$374,420		\$435,572	\$552,834	\$350,100		\$449,017
4310.02	\$698,570	\$395,404		\$395,540	\$698,570	\$397,853		\$398,653
4313	\$542,031	\$426,311		\$530,282	\$556,497	\$429,215		\$529,332
4314	\$524,633	\$449,799		\$484,145	\$534,618	\$413,913		\$487,544
4315	\$592,169	\$459,025	\$430,021	\$514,721	\$614,100	\$419,624	\$387,049	\$522,841
4316	\$522,396	\$430,983	\$173,766	\$461,260	\$572,874	\$424,641	\$173,870	\$506,375
4318.01	\$631,607	\$402,365		\$404,723	\$658,619	\$403,300		\$422,613
4318.02	\$593,030	\$352,564		\$575,001	\$616,404	\$351,862		\$544,603
4319	\$627,365			\$627,365	\$622,756			\$622,756
4320	\$614,402	\$357,147		\$440,360	\$596,778	\$358,782		\$475,115
4321	\$619,343	\$384,857	\$246,514	\$388,883	\$614,324	\$368,769	\$247,124	\$416,772
4322.01		\$370,682		\$370,682		\$366,121		\$366,121
4322.02	\$600,111	\$406,660		\$437,693	\$603,696	\$413,218		\$485,345
4323	\$607,500	\$404,114		\$558,327	\$664,097	\$423,773		\$591,737
4324.01	\$604,380			\$604,380	\$610,764			\$610,764
4324.02	\$591,969	\$425,822		\$567,231	\$612,196	\$433,653		\$559,215
4325	\$600,000	\$419,402		\$579,989	\$604,948	\$423,877		\$563,385
4326	\$612,000	\$391,430		\$584,729	\$623,749	\$396,945		\$567,335
4327.01	\$536,114	\$385,823		\$514,017	\$536,643	\$390,828		\$497,411
4327.02	\$538,787	\$366,408		\$380,289	\$551,011	\$367,375		\$399,221
4328	\$541,632	\$370,078		\$402,119	\$556,389	\$371,199		\$451,117

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4401	\$755,270	\$319,977		\$734,979	\$778,789	\$400,485		\$721,979
4402.01		\$550,568	\$261,807	\$342,437		\$645,744	\$280,971	\$388,383
4402.02	\$651,525	\$386,043	\$201,737	\$381,596	\$705,401	\$390,122	\$207,408	\$428,560
4403	\$658,271			\$658,271	\$679,709			\$679,709
4405.01	\$582,803	\$487,127		\$579,705	\$606,197	\$487,227		\$603,822
4405.02	\$652,565	\$681,324		\$659,610	\$675,725	\$701,626		\$677,817
4406	\$492,114	\$367,521		\$490,000	\$538,706	\$366,767		\$536,725
4407.01	\$583,769			\$583,769	\$596,085			\$596,085
4407.02	\$624,000	\$428,201		\$616,487	\$637,558	\$439,935		\$622,567
4408	\$626,840			\$626,840	\$662,664			\$662,664
4501	\$518,511	\$388,374	\$251,475	\$426,972	\$529,843	\$432,736	\$265,070	\$418,309
4502	\$504,877			\$504,877	\$517,520			\$517,520
4503	\$540,593	\$438,186	\$161,921	\$525,000	\$552,952	\$478,731	\$159,796	\$494,356
4504	\$606,842	\$575,011		\$594,573	\$643,710	\$560,757		\$635,467
4505	\$428,957			\$428,957	\$461,309			\$461,309
4506.01	\$565,488	\$436,674		\$560,522	\$571,086	\$436,420		\$567,726
4506.02	\$438,816	\$521,756	\$280,476	\$408,392	\$470,136	\$535,391	\$288,250	\$408,947
4507.01	\$602,301	\$452,876		\$485,147	\$644,644	\$456,320		\$558,955
4507.02	\$672,011			\$672,011	\$696,623			\$696,623
4508	\$517,713	\$533,652	\$194,280	\$504,578	\$570,174	\$536,335	\$210,130	\$514,449
4509	\$550,336			\$550,336	\$571,659			\$571,659

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4510	\$545,528			\$545,528	\$551,197			\$551,197
4511	\$730,000			\$730,000	\$757,693			\$757,693
4512	\$780,902			\$780,902	\$887,950			\$887,950
4513	\$617,111	\$519,193	\$230,338	\$601,121	\$694,796	\$541,677	\$222,703	\$629,439
4514		\$548,471	\$167,547	\$168,593		\$566,237	\$156,356	\$277,188
4515.01	\$566,718	\$400,250	\$156,520	\$183,804	\$584,111	\$409,515	\$168,138	\$278,668
4515.02	\$557,963	\$512,171	\$192,994	\$519,591	\$585,413	\$513,142	\$181,423	\$517,210
4516.01	\$529,682			\$529,682	\$639,080			\$639,080
4516.02	\$696,521		\$156,912	\$168,095	\$763,676		\$161,575	\$384,731
4518	\$487,208	\$602,276		\$490,218	\$541,298	\$613,001		\$544,357
4519	\$628,331	\$418,289		\$448,702	\$677,864	\$409,979		\$500,810
4520	\$613,064	\$416,551		\$562,149	\$658,963	\$418,652		\$568,916
4521.01	\$567,032	\$394,706		\$479,435	\$598,053	\$371,257		\$496,196
4521.02	\$559,997	\$404,392		\$451,999	\$621,865	\$399,083		\$531,223
4522	\$468,836	\$391,881	\$181,536	\$445,998	\$483,070	\$396,057	\$167,891	\$416,367
4523.01		\$303,398	\$183,000	\$184,693		\$343,410	\$197,992	\$210,513
4523.02	\$470,159	\$367,049	\$175,095	\$202,294	\$485,947	\$353,295	\$171,996	\$260,204
4524	\$472,826	\$419,223		\$463,082	\$507,933	\$413,332		\$492,182
4525.01	\$480,564	\$466,578	\$307,529	\$470,689	\$528,375	\$478,150	\$298,581	\$505,897
4525.02	\$531,851	\$423,780		\$482,769	\$556,985	\$412,232		\$507,438
4526	\$426,494	\$512,190	\$210,929	\$427,413	\$477,323	\$483,335	\$220,477	\$443,447

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4527	\$663,899	\$462,202	\$259,244	\$342,931	\$618,074	\$444,004	\$239,543	\$409,822
4528.01	\$547,294		\$257,230	\$288,272	\$600,249		\$255,217	\$345,747
4528.02			\$239,311	\$239,311			\$249,984	\$249,984
4601	\$864,050	\$504,137		\$863,195	\$961,780	\$503,186		\$959,281
4602	\$865,779			\$865,779	\$959,149			\$959,149
4603	\$765,251			\$765,251	\$847,373			\$847,373
4604	\$819,630	\$762,762	\$435,929	\$775,220	\$896,404	\$745,522	\$442,751	\$807,343
4605.01	\$921,207	\$795,963		\$896,002	\$917,949	\$795,937		\$908,154
4605.02	\$842,500	\$664,734		\$728,889	\$876,277	\$660,132		\$778,888
4606	\$662,970			\$662,970	\$736,718			\$736,718
4607.01	\$635,313			\$635,313	\$728,049			\$728,049
4607.02	\$666,330	\$601,220		\$655,935	\$834,361	\$621,063		\$803,403
4608	\$764,736	\$458,168	\$237,342	\$717,371	\$918,833	\$488,839	\$236,155	\$785,097
4609	\$787,028	\$673,344		\$774,543	\$902,360	\$668,941		\$879,901
4610	\$710,336	\$536,445	\$215,135	\$686,905	\$801,640	\$575,340	\$226,451	\$749,979
4611	\$790,724	\$308,375		\$764,747	\$859,392	\$422,135		\$778,829
4612.01	\$869,017	\$540,278		\$857,136	\$1,017,148	\$544,106		\$1,005,192
4612.02	\$1,266,820	\$510,024	\$299,702	\$456,708	\$1,222,858	\$506,362	\$291,738	\$471,208
4615	\$837,270	\$576,639	\$326,529	\$616,072	\$845,877	\$603,694	\$316,474	\$640,413
4616.01	\$649,535	\$468,804	\$452,907	\$522,186	\$721,366	\$508,851	\$441,505	\$552,549
4616.02		\$636,258	\$322,000	\$365,600		\$600,083	\$345,881	\$414,086

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4617	\$754,483	\$444,938		\$492,440	\$725,165	\$490,795		\$541,462
4618.01	\$597,917	\$422,704	\$286,598	\$361,400	\$597,917	\$465,757	\$280,433	\$376,617
4618.02	\$561,593	\$484,061	\$253,229	\$419,000	\$679,915	\$474,635	\$252,886	\$400,053
4619.01	\$636,358	\$435,236	\$234,833	\$412,986	\$685,408	\$478,026	\$222,288	\$424,662
4619.02	\$776,417			\$776,417	\$776,417			\$776,417
4701	\$1,374,608	\$1,211,217		\$1,368,644	\$1,990,404	\$1,273,294		\$1,964,150
4703	\$1,077,925			\$1,077,925	\$1,190,702			\$1,190,702
4704	\$1,049,123	\$846,825		\$994,340	\$1,275,752	\$864,742		\$1,221,602
4705	\$979,745	\$774,370	\$302,810	\$914,949	\$1,276,012	\$850,430	\$306,805	\$1,073,518
4706	\$1,071,189	\$1,010,153		\$1,060,003	\$1,205,954	\$1,158,496		\$1,197,432
4707	\$835,027	\$630,819	\$1,099,623	\$836,966	\$993,003	\$640,922	\$1,099,665	\$995,591
4708	\$817,404	\$669,165		\$805,555	\$907,714	\$729,740		\$867,176
4709	\$910,319	\$695,373		\$827,820	\$1,060,175	\$733,667		\$985,397
4710	\$749,270	\$471,818	\$414,418	\$633,376	\$824,713	\$489,744	\$391,942	\$665,316
4711	\$558,044	\$730,023		\$559,682	\$664,265	\$731,226		\$664,807
4712.01		\$257,975	\$291,489	\$289,195		\$405,298	\$335,059	\$350,479
4712.02	\$769,262	\$653,945	\$271,127	\$346,395	\$822,056	\$578,642	\$317,134	\$422,414
4713.01		\$595,088		\$595,088		\$624,787		\$624,787
4713.03	\$771,372	\$546,740	\$237,321	\$349,841	\$817,876	\$553,150	\$256,640	\$438,388
4713.04	\$736,124	\$591,906		\$735,756	\$777,592	\$780,280		\$777,955
4714.01	\$634,337		\$217,455	\$542,399	\$657,757		\$231,049	\$489,901

(Continued)



**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4714.02	\$720,190	\$461,769	\$194,145	\$465,161	\$743,056	\$417,019	\$224,222	\$458,704
4801	\$1,304,242			\$1,304,242	\$1,493,125			\$1,493,125
4802.01	\$1,114,061			\$1,114,061	\$1,434,916			\$1,434,916
4802.02		\$463,428	\$349,376	\$349,376		\$464,047	\$438,172	\$438,794
4802.03		\$376,110	\$360,888	\$360,888		\$364,840	\$373,548	\$373,526
4803	\$1,263,864			\$1,263,864	\$1,482,548			\$1,482,548
4804.01	\$899,294			\$899,294	\$1,034,015			\$1,034,015
4804.02	\$1,094,168			\$1,094,168	\$1,181,330			\$1,181,330
4805.01	\$699,248			\$699,248	\$758,644			\$758,644
4805.02	\$488,213			\$488,213	\$509,163			\$509,163
4805.03	\$575,573	\$363,321		\$539,543	\$606,273	\$381,796		\$556,238
4805.04	\$743,033	\$255,203	\$307,167	\$560,648	\$769,829	\$359,704	\$302,142	\$554,473
4805.05	\$711,365	\$360,318		\$375,344	\$697,593	\$387,497		\$440,657
4808.01	\$537,516	\$333,963	\$309,213	\$375,165	\$559,574	\$349,904	\$299,369	\$436,150
4808.02	\$489,851	\$292,802		\$481,394	\$544,797	\$400,185		\$508,566
4809.01	\$468,342	\$279,458		\$411,075	\$498,547	\$294,327		\$423,120
4809.02	\$527,730	\$349,902	\$204,506	\$343,245	\$564,979	\$440,605	\$199,198	\$387,703
4809.03	\$409,542	\$323,799	\$239,708	\$285,264	\$431,761	\$329,530	\$224,978	\$304,838
4810	\$433,377	\$291,869		\$296,142	\$433,954	\$295,415		\$319,761
4811.01			\$258,449	\$258,449			\$255,639	\$255,639
4811.02	\$730,952	\$521,472	\$297,606	\$495,605	\$732,883	\$533,997	\$308,400	\$491,830

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

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		\$433,871		\$433,871		\$412,785		\$412,785
4811.04		\$455,000		\$455,000		\$443,961		\$443,961
4811.05	\$712,929	\$460,635		\$691,478	\$690,967	\$484,924		\$665,226
4811.06	\$553,261	\$340,043		\$553,077	\$608,945	\$340,428		\$606,347
4812.01	\$631,034			\$631,034	\$631,386			\$631,386
4812.02	\$518,690	\$309,026	\$193,545	\$326,755	\$508,752	\$304,386	\$183,214	\$391,267
4814	\$621,779	\$406,130	\$210,654	\$443,672	\$669,318	\$411,412	\$208,782	\$507,724
4815	\$708,614			\$708,614	\$797,125			\$797,125
4816	\$823,326			\$823,326	\$933,009			\$933,009
4817.01	\$786,734			\$786,734	\$833,363			\$833,363
4817.02	\$755,412	\$513,387	\$260,337	\$335,000	\$848,905	\$494,172	\$247,026	\$434,208
4819	\$951,038	\$438,008	\$222,218	\$630,368	\$1,016,890	\$441,469	\$222,634	\$684,326
4820.01	\$830,669	\$443,520		\$665,963	\$849,984	\$461,635		\$691,622
4820.02	\$756,179	\$526,769	\$297,362	\$552,437	\$811,478	\$478,274	\$291,571	\$559,708
4821	\$709,622	\$535,196	\$212,848	\$324,240	\$773,860	\$516,456	\$243,835	\$401,822
4822.01	\$740,891	\$469,917		\$497,480	\$720,718	\$476,178		\$536,284
4822.02	\$569,258	\$409,211	\$285,394	\$348,474	\$624,703	\$415,852	\$351,641	\$375,798
4822.03		\$733,110	\$382,872	\$422,310		\$702,492	\$471,574	\$516,719
4823.01	\$691,693	\$457,086	\$242,104	\$441,541	\$728,650	\$494,769	\$238,937	\$454,224
4823.02		\$338,027	\$195,104	\$265,191		\$336,952	\$196,646	\$270,797
4823.03	\$683,734	\$354,218	\$175,981	\$359,405	\$702,522	\$418,375	\$188,124	\$438,976

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4824	\$764,978			\$764,978	\$797,790			\$797,790
4825.01	\$688,265	\$446,439	\$380,000	\$452,519	\$691,879	\$452,684	\$383,232	\$478,832
4825.02	\$605,084	\$368,708		\$572,103	\$581,318	\$366,842		\$537,259
4825.03	\$647,136	\$358,244		\$625,711	\$671,187	\$347,842		\$620,155
4825.04	\$696,213			\$696,213	\$750,491			\$750,491
4826.01	\$644,091	\$392,238	\$224,160	\$516,201	\$620,654	\$386,554	\$233,791	\$519,290
4826.02	\$767,734	\$465,276		\$666,267	\$801,090	\$511,825		\$702,246
4901.01	\$516,553	\$396,134		\$499,727	\$529,430	\$373,703		\$482,072
4901.03	\$452,597	\$394,244		\$435,110	\$475,158	\$403,828		\$457,774
4905.01	\$672,336	\$377,260		\$420,373	\$673,811	\$363,471		\$500,322
4905.02	\$717,087	\$436,601		\$706,031	\$716,061	\$448,883		\$700,028
4910	\$690,302			\$690,302	\$766,265			\$766,265
4911.01	\$641,230			\$641,230	\$689,347			\$689,347
4911.02	\$466,006	\$411,506		\$459,911	\$469,576	\$411,163		\$465,600
4911.03	\$546,242	\$317,321		\$320,455	\$551,145	\$328,897		\$344,429
4912.01	\$489,956	\$337,764		\$346,532	\$492,998	\$333,070		\$362,865
4912.02								
4913.01	\$577,353	\$355,060	\$162,500	\$410,515	\$600,037	\$355,048	\$169,210	\$468,716
4913.02	\$575,820	\$388,637		\$396,149	\$540,068	\$387,083		\$422,996
4913.03	\$477,110	\$211,859	\$213,759	\$213,759	\$478,747	\$270,737	\$206,624	\$266,871
4914.01		\$354,769	\$229,268	\$347,981		\$353,656	\$224,919	\$333,899

(Continued)

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4914.02	\$545,769	\$354,218		\$357,462	\$547,403	\$352,486		\$374,939
4914.03	\$619,710	\$354,690		\$613,799	\$632,204	\$353,357		\$589,435
4914.04	\$601,430	\$365,841		\$381,754	\$575,478	\$361,970		\$424,870
4914.05	\$650,055			\$650,055	\$666,068			\$666,068
4915.01	\$653,352	\$444,864	\$258,216	\$443,898	\$681,061	\$442,969	\$249,321	\$454,732
4915.02	\$700,896	\$266,679		\$698,775	\$717,562	\$272,444		\$709,628
4916.01	\$612,864	\$271,551		\$295,000	\$595,176	\$280,863		\$400,371
4916.02	\$453,632	\$301,613		\$423,948	\$500,862	\$293,844		\$441,472
4917.01	\$599,708	\$427,014	\$292,415	\$389,340	\$600,979	\$416,177	\$317,149	\$374,656
4917.02		\$521,661	\$297,203	\$478,737		\$493,729	\$290,844	\$474,077
4917.03		\$399,756		\$399,756		\$478,652		\$478,652
4917.04	\$668,246	\$485,171		\$490,397	\$682,395	\$440,990		\$452,957
4917.05	\$782,387	\$508,709		\$736,034	\$795,579	\$437,756		\$698,891
4918.01		\$436,695	\$260,316	\$380,090		\$445,633	\$236,608	\$358,880
4918.02	\$506,814	\$316,565		\$489,000	\$519,363	\$387,100		\$445,086
4918.03	\$502,735	\$509,429	\$240,702	\$499,900	\$508,398	\$478,160	\$228,522	\$473,561
4920	\$724,726			\$724,726	\$756,117			\$756,117
4921	\$825,248			\$825,248	\$846,034			\$846,034
4922.01	\$889,140			\$889,140	\$919,501			\$919,501
4922.02	\$710,483	\$503,444		\$705,191	\$727,396	\$506,528		\$715,103
4922.03	\$740,187			\$740,187	\$736,410			\$736,410

(Continued)

Table 8.6

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2018**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4923	\$497,464	\$345,314		\$426,122	\$506,666	\$338,616		\$435,386
4924	\$491,768	\$300,594		\$310,842	\$556,416	\$324,368		\$380,987
4925	\$851,109			\$851,109	\$897,341			\$897,341
9801								
9802								
9803								
<b>Fairfax County</b>	<b>\$637,014</b>	<b>\$404,366</b>	<b>\$247,454</b>	<b>\$519,551</b>	<b>\$720,555</b>	<b>\$422,137</b>	<b>\$271,214</b>	<b>\$576,703</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 tax assessment and is adjusted to reflect the unit market value, or sales price if the unit sold during the prior year. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2018

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Braddock</b>	<b>Single Family Detached</b>	6		6	11	142	1,004	3,320	4,025	5,075	4,262	2,055	2,494	22,400
	<b>Single Family Attached</b>	9	85	531	1,302	3,191	2,628	1,092	634	221	192	44	34	9,963
	<b>Multifamily</b>	1,460	1,069	586	161	116	31							3,423
	<b>Total</b>	1,475	1,154	1,123	1,474	3,449	3,663	4,412	4,659	5,296	4,454	2,099	2,528	35,786
<b>Dranesville 1/</b>	<b>Single Family Detached</b>	1	2	6	17	291	1,605	1,752	1,519	1,031	853	859	21,194	29,130
	<b>Single Family Attached</b>	51	259	1,156	917	654	294	467	192	217	233	323	1,229	5,992
	<b>Multifamily</b>	308	657	94	142	31	70	57	23				69	1,451
	<b>Total</b>	360	918	1,256	1,076	976	1,969	2,276	1,734	1,248	1,086	1,182	22,492	36,573
<b>Hunter Mill 2/</b>	<b>Single Family Detached</b>			5	140	84	174	770	1,075	1,941	2,768	2,421	12,236	21,614
	<b>Single Family Attached</b>	110	197	929	2,168	1,425	2,538	1,418	1,283	715	650	287	937	12,657
	<b>Multifamily</b>	1,547	1,893	1,219	819	334	373	218	158	88	44	28	353	7,074
	<b>Total</b>	1,657	2,090	2,153	3,127	1,843	3,085	2,406	2,516	2,744	3,462	2,736	13,526	41,345
<b>Lee</b>	<b>Single Family Detached</b>	8	3	17	386	1,876	4,002	3,024	2,179	1,322	669	628	2,312	16,426
	<b>Single Family Attached</b>	1,133	124	359	1,682	2,511	3,149	2,404	1,473	913	381	35	27	14,191
	<b>Multifamily</b>	790	488	777	881	30								2,966
	<b>Total</b>	1,931	615	1,153	2,949	4,417	7,151	5,428	3,652	2,235	1,050	663	2,339	33,583
<b>Mason</b>	<b>Single Family Detached</b>		1	2	95	712	2,346	2,981	2,248	2,215	1,738	1,425	4,004	17,767
	<b>Single Family Attached</b>	56	247	171	448	954	1,865	839	725	333	232	159	22	6,051

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2018

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Mason	Multifamily	3,072	1,261	1,116	631	208	38	1						6,327
	Total	3,128	1,509	1,289	1,174	1,874	4,249	3,821	2,973	2,548	1,970	1,584	4,026	30,145
Mount Vernon	Single Family Detached	15	19	61	195	989	1,713	1,624	2,571	3,196	2,692	1,860	5,965	20,900
	Single Family Attached	1,009	432	1,438	2,922	2,802	1,443	920	334	187	175	37	8	11,707
	Multifamily	1,558	1,348	418	335	139	311	39	4	4		1	6	4,163
	Total	2,582	1,799	1,917	3,452	3,930	3,467	2,583	2,909	3,387	2,867	1,898	5,979	36,770
Providence	Single Family Detached	5	5	6	21	67	371	657	1,067	1,312	1,940	1,759	8,440	15,650
	Single Family Attached	100	90	226	480	783	1,715	1,797	1,488	935	701	613	1,492	10,420
	Multifamily	1,662	2,757	2,727	1,991	1,460	609	409	72	136	93	73	218	12,207
	Total	1,767	2,852	2,959	2,492	2,310	2,695	2,863	2,627	2,383	2,734	2,445	10,150	38,277
Springfield 3/	Single Family Detached		3	10	23	52	430	1,770	3,239	3,782	3,887	2,873	9,605	25,674
	Single Family Attached	185	377	485	648	2,368	2,907	2,089	827	665	87	18	47	10,703
	Multifamily	87	275	590	225	107	52	9	13	12	16			1,386
	Total	272	655	1,085	896	2,527	3,389	3,868	4,079	4,459	3,990	2,891	9,652	37,763
Sully	Single Family Detached	15	10	18	37	423	1,684	1,704	1,994	2,098	3,323	3,035	6,927	21,268
	Single Family Attached	410	815	1,554	4,072	5,100	2,154	758	351	283	92	75	84	15,748
	Multifamily	368	707	378	6	72	31							1,562
	Total	793	1,532	1,950	4,115	5,595	3,869	2,462	2,345	2,381	3,415	3,110	7,011	38,578

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2018

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	50	43	131	925	4,636	13,329	17,602	19,917	21,972	22,132	16,915	73,177	190,829
	Single Family Attached	3,063	2,626	6,849	14,639	19,788	18,693	11,784	7,307	4,469	2,743	1,591	3,880	97,432
	Multifamily	10,852	10,455	7,905	5,191	2,497	1,515	733	270	240	153	102	646	40,559
	<b>Total</b>	<b>13,965</b>	<b>13,124</b>	<b>14,885</b>	<b>20,755</b>	<b>26,921</b>	<b>33,537</b>	<b>30,119</b>	<b>27,494</b>	<b>26,681</b>	<b>25,028</b>	<b>18,608</b>	<b>77,703</b>	<b>328,820</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.



Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2018**

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>				12	320	1,289	3,601	2,741	2,430	2,204	1,479	2,039	16,115
	<b>Single Family Attached</b>	50	204	54	182	925	1,489	477	79	49	21	21	7	3,558
	<b>Multifamily</b>	1,528	311	238	95	11	1							2,184
	<b>Total</b>	1,578	515	292	289	1,256	2,779	4,078	2,820	2,479	2,225	1,500	2,046	21,857
<b>Baileys</b>	<b>Single Family Detached</b>		1		15	86	472	819	468	532	488	442	1,886	5,209
	<b>Single Family Attached</b>	3	1	22	224	69	75	187	318	100	74	71	8	1,152
	<b>Multifamily</b>	2,634	1,100	895	431	147	37	1						5,245
	<b>Total</b>	2,637	1,102	917	670	302	584	1,007	786	632	562	513	1,894	11,606
<b>Bull Run</b>	<b>Single Family Detached</b>	15	9	25	46	355	1,575	2,336	2,610	1,999	2,926	2,163	4,027	18,086
	<b>Single Family Attached</b>	437	898	1,740	4,201	4,720	2,374	1,049	748	542	19	15	47	16,790
	<b>Multifamily</b>	401	881	906	198	107	20	9	5	4	12			2,543
	<b>Total</b>	853	1,788	2,671	4,445	5,182	3,969	3,394	3,363	2,545	2,957	2,178	4,074	37,419
<b>Fairfax</b>	<b>Single Family Detached</b>			2	4	6	281	419	650	833	833	981	5,214	9,223
	<b>Single Family Attached</b>	67	99	222	232	801	762	839	1,272	671	331	89	111	5,496
	<b>Multifamily</b>	642	1,385	1,011	637	117	31							3,823
	<b>Total</b>	709	1,484	1,235	873	924	1,074	1,258	1,922	1,504	1,164	1,070	5,325	18,542
<b>Jefferson</b>	<b>Single Family Detached</b>	3	2	5	78	464	1,157	1,153	1,374	1,191	993	624	1,640	8,684
	<b>Single Family Attached</b>	21	6	6	205	173	227	470	381	336	139	106	352	2,422
	<b>Multifamily</b>	937	870	675	936	494	186	108	9	8	3	1		4,227
	<b>Total</b>	961	878	686	1,219	1,131	1,570	1,731	1,764	1,535	1,135	731	1,992	15,333
<b>Lincolnia</b>	<b>Single Family Detached</b>			2	8	40	414	253	233	176	131	100	267	1,624
	<b>Single Family Attached</b>	3	42	148	204	263	536	202	287	142	117	53	6	2,003
	<b>Multifamily</b>	73	86	73										232

(Continued)

**Table 8.8**

**Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2018**

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>	76	128	223	212	303	950	455	520	318	248	153	273	3,859
<b>Lower Potomac</b>	<b>Single Family Detached</b>	6	12	33	69	244	324	105	211	758	788	279	827	3,656
	<b>Single Family Attached</b>	334	420	477	795	628	329	622	294	3	3	4	4	3,913
	<b>Multifamily</b>		97	1		60	55							213
	<b>Total</b>	340	529	511	864	932	708	727	505	761	791	283	831	7,782
<b>McLean</b>	<b>Single Family Detached</b>	1	1	5	7	11	16	436	597	336	360	403	15,382	17,555
	<b>Single Family Attached</b>	17	67	68	137	106	3	152	45	65	213	321	1,369	2,563
	<b>Multifamily</b>	136	589	1,109	693	793	437	322	58	44	51	71	287	4,590
	<b>Total</b>	154	657	1,182	837	910	456	910	700	445	624	795	17,038	24,708
<b>Mount Vernon</b>	<b>Single Family Detached</b>	13	7	23	249	1,243	1,524	1,355	1,601	1,903	1,750	1,431	4,383	15,482
	<b>Single Family Attached</b>	1,678	119	476	1,435	1,215	964	370	84	196	166	31	5	6,739
	<b>Multifamily</b>	2,058	1,340	513	335	89	256	39	4	4		1	6	4,645
	<b>Total</b>	3,749	1,466	1,012	2,019	2,547	2,744	1,764	1,689	2,103	1,916	1,463	4,394	26,866
<b>Pohick 1/</b>	<b>Single Family Detached</b>	6	4	18	45	122	798	1,461	4,101	6,114	5,061	3,216	9,257	30,203
	<b>Single Family Attached</b>	50	188	914	2,162	5,378	4,346	1,570	292	26	25	2		14,953
	<b>Multifamily</b>	24	210	214										448
	<b>Total</b>	80	402	1,146	2,207	5,500	5,144	3,031	4,393	6,140	5,086	3,218	9,257	45,604
<b>Rose Hill</b>	<b>Single Family Detached</b>	3	1	4	164	725	1,533	1,707	1,574	918	362	397	1,633	9,021
	<b>Single Family Attached</b>	46	5	88	668	1,044	1,640	1,618	906	635	354	33	26	7,063
	<b>Multifamily</b>	194	396	626	735	20								1,971
	<b>Total</b>	243	402	718	1,567	1,789	3,173	3,325	2,480	1,553	716	430	1,659	18,055
<b>Springfield</b>	<b>Single Family Detached</b>	1	1	5	70	576	2,017	1,585	1,311	1,056	712	353	1,075	8,762
	<b>Single Family Attached</b>	86	115	506	944	1,528	1,637	1,264	556	270	26	2		6,934

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2018**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Springfield	Multifamily	328	542	117	174		32		8	8	4			1,213
	<b>Total</b>	415	658	628	1,188	2,104	3,686	2,849	1,875	1,334	742	355	1,075	16,909
Upper Potomac 2/	Single Family Detached		2	9	156	443	1,922	2,331	2,341	2,894	3,440	3,277	15,781	32,596
	Single Family Attached	203	458	2,053	3,039	2,795	3,379	1,985	1,403	983	598	243	633	17,772
	Multifamily	1,861	2,386	1,334	863	406	305	180	145	88	44	28	353	7,993
	<b>Total</b>	2,064	2,846	3,396	4,058	3,644	5,606	4,496	3,889	3,965	4,082	3,548	16,767	58,361
Vienna 3/	Single Family Detached	2	3		2	1	7	41	105	832	2,084	1,770	9,766	14,613
	Single Family Attached	68	4	75	211	143	932	979	642	451	657	600	1,312	6,074
	Multifamily	36	262	193	94	253	155	74	41	84	39	1		1,232
	<b>Total</b>	106	269	268	307	397	1,094	1,094	788	1,367	2,780	2,371	11,078	21,919
Fairfax County	Single Family Detached	<b>50</b>	<b>43</b>	<b>131</b>	<b>925</b>	<b>4,636</b>	<b>13,329</b>	<b>17,602</b>	<b>19,917</b>	<b>21,972</b>	<b>22,132</b>	<b>16,915</b>	<b>73,177</b>	<b>190,829</b>
	Single Family Attached	<b>3,063</b>	<b>2,626</b>	<b>6,849</b>	<b>14,639</b>	<b>19,788</b>	<b>18,693</b>	<b>11,784</b>	<b>7,307</b>	<b>4,469</b>	<b>2,743</b>	<b>1,591</b>	<b>3,880</b>	<b>97,432</b>
	Multifamily	<b>10,852</b>	<b>10,455</b>	<b>7,905</b>	<b>5,191</b>	<b>2,497</b>	<b>1,515</b>	<b>733</b>	<b>270</b>	<b>240</b>	<b>153</b>	<b>102</b>	<b>646</b>	<b>40,559</b>
	<b>Total</b>	<b>13,965</b>	<b>13,124</b>	<b>14,885</b>	<b>20,755</b>	<b>26,921</b>	<b>33,537</b>	<b>30,119</b>	<b>27,494</b>	<b>26,681</b>	<b>25,028</b>	<b>18,608</b>	<b>77,703</b>	<b>328,820</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018. Market value for each unit is derived from the 2018 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

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

Table 8.9

**Market Value of Owned Housing Units by Unit Type by Human Services Region  
Fairfax County, January 2018**

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>	23	21	67	566	2,836	5,745	4,720	4,837	4,788	3,628	2,581	7,939	37,751
	<b>Single Family Attached</b>	2,142	556	1,798	4,645	5,491	4,727	3,360	1,809	1,100	556	72	35	26,291
	<b>Multifamily</b>	2,348	1,836	1,195	1,216	169	311	39	4	4		1	6	7,129
	<b>Total</b>	4,513	2,413	3,060	6,427	8,496	10,783	8,119	6,650	5,892	4,184	2,654	7,980	71,171
<b>Region 2</b>	<b>Single Family Detached</b>	5	7	12	119	917	3,355	6,284	5,492	4,940	4,894	3,746	10,872	40,643
	<b>Single Family Attached</b>	154	259	281	940	1,769	3,310	2,182	1,463	755	655	494	920	13,182
	<b>Multifamily</b>	5,428	2,735	1,903	1,539	732	308	192	37	92	42	2		13,010
	<b>Total</b>	5,587	3,001	2,196	2,598	3,418	6,973	8,658	6,992	5,787	5,591	4,242	11,792	66,835
<b>Region 3 1/</b>	<b>Single Family Detached</b>	1	1	7	159	426	1,813	2,266	2,301	3,461	4,662	4,509	39,279	58,885
	<b>Single Family Attached</b>	187	550	2,312	3,378	2,700	3,515	2,698	2,721	1,597	1,357	922	2,776	24,713
	<b>Multifamily</b>	2,374	4,153	3,565	2,210	1,489	844	493	216	132	95	99	640	16,310
	<b>Total</b>	2,562	4,704	5,884	5,747	4,615	6,172	5,457	5,238	5,190	6,114	5,530	42,695	99,908
<b>Region 4 2/</b>	<b>Single Family Detached</b>	21	14	45	81	457	2,416	4,332	7,287	8,783	8,948	6,079	15,087	53,550
	<b>Single Family Attached</b>	580	1,261	2,458	5,676	9,828	7,141	3,544	1,314	1,017	175	103	149	33,246
	<b>Multifamily</b>	702	1,731	1,242	226	107	52	9	13	12	16			4,110
	<b>Total</b>	1,303	3,006	3,745	5,983	10,392	9,609	7,885	8,614	9,812	9,139	6,182	15,236	90,906
<b>Fairfax County</b>	<b>Single Family Detached</b>	<b>50</b>	<b>43</b>	<b>131</b>	<b>925</b>	<b>4,636</b>	<b>13,329</b>	<b>17,602</b>	<b>19,917</b>	<b>21,972</b>	<b>22,132</b>	<b>16,915</b>	<b>73,177</b>	<b>190,829</b>
	<b>Single Family Attached</b>	<b>3,063</b>	<b>2,626</b>	<b>6,849</b>	<b>14,639</b>	<b>19,788</b>	<b>18,693</b>	<b>11,784</b>	<b>7,307</b>	<b>4,469</b>	<b>2,743</b>	<b>1,591</b>	<b>3,880</b>	<b>97,432</b>
	<b>Multifamily</b>	<b>10,852</b>	<b>10,455</b>	<b>7,905</b>	<b>5,191</b>	<b>2,497</b>	<b>1,515</b>	<b>733</b>	<b>270</b>	<b>240</b>	<b>153</b>	<b>102</b>	<b>646</b>	<b>40,559</b>
	<b>Total</b>	<b>13,965</b>	<b>13,124</b>	<b>14,885</b>	<b>20,755</b>	<b>26,921</b>	<b>33,537</b>	<b>30,119</b>	<b>27,494</b>	<b>26,681</b>	<b>25,028</b>	<b>18,608</b>	<b>77,703</b>	<b>328,820</b>

Source: Fairfax County Department of Management and Budget, 2018.

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. Excluded 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 2018. Market value for each unit is derived from the 2018 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon & Vienna.

2/ Includes the Town of Clifton.

## RESIDENTIAL DEVELOPMENT ACTIVITY

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

Stages in the development process include the following:

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

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

**Table 9.1**

**Residential Development Activity by Stage of Development by Supervisor District  
Fairfax County, January 2018**

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>	269		26	295			22	22	1	1	16	18		67		67
<b>Dranesville 1/</b>	566	16	198	780	16		66	82	85	114	159	358	1,062		186	1,248
<b>Hunter Mill 2/</b>	1,965	22	65	2,052	266	1	19	286	1,199		2	1,201	661	62	33	756
<b>Lee</b>			10	10			7	7		41	117	158		5	35	40
<b>Mason</b>	24	4	30	58		5	9	14		6	75	81			10	10
<b>Mount Vernon</b>	8		37	45		18	13	31	14	66	37	117	39	35	138	212
<b>Providence</b>	892	15	35	942		22	10	32	1,697	83	8	1,788	728	718	20	1,466
<b>Springfield 3/</b>			28	28		3	15	18		33	8	41			15	15
<b>Sully</b>	51	77	16	144	27	36	9	72	668	545	9	1,222		28	7	35
<b>Fairfax County</b>	<b>3,775</b>	<b>134</b>	<b>445</b>	<b>4,354</b>	<b>309</b>	<b>85</b>	<b>170</b>	<b>564</b>	<b>3,664</b>	<b>889</b>	<b>431</b>	<b>4,984</b>	<b>2,490</b>	<b>915</b>	<b>444</b>	<b>3,849</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>			9	9		80		80	270	148	73	491
<b>Dranesville 1/</b>		263		263	3,097		19	3,116	4,826	393	628	5,847
<b>Hunter Mill 2/</b>	41	23		64					4,132	108	119	4,359
<b>Lee</b>	400	35	174	609					400	81	343	824
<b>Mason</b>	310	37		347					334	52	124	510
<b>Mount Vernon</b>	2,781	236		3,017		159	42	201	2,842	514	267	3,623
<b>Providence</b>	6,099	40	2	6,141					9,416	878	75	10,369
<b>Springfield 3/</b>		188		188			37	37		224	103	327
<b>Sully</b>	337			337			412	412	1,083	686	453	2,222
<b>Fairfax county</b>	<b>9,968</b>	<b>822</b>	<b>185</b>	<b>10,975</b>	<b>3,097</b>	<b>239</b>	<b>510</b>	<b>3,846</b>	<b>23,303</b>	<b>3,084</b>	<b>2,185</b>	<b>28,572</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

Town	Under Construction				Building Permit Issued, No Construction				Development Plan Submitted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Clifton			1	1															1	1
Town of Herndon	64	13	10	87					274		3	277	897			897	1,235	13	13	1,261
Town of Vienna	3		39	42	2	1	12	15									5	1	51	57
<b>Fairfax County</b>	<b>67</b>	<b>13</b>	<b>50</b>	<b>130</b>	<b>2</b>	<b>1</b>	<b>12</b>	<b>15</b>	<b>274</b>		<b>3</b>	<b>277</b>	<b>897</b>			<b>897</b>	<b>1,240</b>	<b>14</b>	<b>65</b>	<b>1,319</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

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>			16	16			5	5			68	68		67	5	72
<b>Baileys</b>		4	12	16		5	3	8		6	7	13				
<b>Bull Run</b>		25	21	46		31	17	48	668	179	15	862		28	7	35
<b>Fairfax</b>	269		22	291			5	5	2	1		3			8	8
<b>Jefferson</b>	634		17	651			6	6	3			3		8	15	23
<b>Lincolnia</b>			3	3			2	2								
<b>Lower Potomac</b>	8		10	18		18	7	25	14	59	26	99	38		53	91
<b>McLean</b>	95		163	258	16		44	60	1,487		100	1,587	728	570	168	1,466
<b>Mount Vernon</b>			23	23			8	8		41	3	44	1	40	24	65
<b>Pohick 1/</b>			35	35		3	24	27		16	21	37			59	59
<b>Rose Hill</b>			2	2							117	117			11	11
<b>Springfield</b>			7	7			5	5			3	3			41	41
<b>Upper Potomac 2/</b>	2,484	90	45	2,619	291	5	28	324	916	504	61	1,481	1,723	62	28	1,813
<b>Vienna 3/</b>	285	15	69	369	2	23	16	41	574	83	10	667		140	25	165
<b>Fairfax County</b>	<b>3,775</b>	<b>134</b>	<b>445</b>	<b>4,354</b>	<b>309</b>	<b>85</b>	<b>170</b>	<b>564</b>	<b>3,664</b>	<b>889</b>	<b>431</b>	<b>4,984</b>	<b>2,490</b>	<b>915</b>	<b>444</b>	<b>3,849</b>

(Continued)



**Table 9.3**

**Residential Development Activity by Stage of Development by Planning District  
Fairfax County, January 2018**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Annandale</b>	310			310					310	67	94	471
<b>Baileys</b>		37		37						52	22	74
<b>Bull Run</b>	337			337			30	30	1,005	263	90	1,358
<b>Fairfax</b>		188		188		80		80	271	269	35	575
<b>Jefferson</b>	127	40		167					764	48	38	850
<b>Lincolnia</b>											5	5
<b>Lower Potomac</b>		40		40					60	117	96	273
<b>McLean</b>	5,972			5,972					8,298	570	475	9,343
<b>Mount Vernon</b>	3,181	196		3,377		159		159	3,182	436	58	3,676
<b>Pohick 1/</b>			9	9			49	49		19	197	216
<b>Rose Hill</b>			174	174							304	304
<b>Springfield</b>		35		35						35	56	91
<b>Upper Potomac 2/</b>	41	286		327	3,097		431	3,528	8,552	947	593	10,092
<b>Vienna 3/</b>			2	2					861	261	122	1,244
<b>Fairfax County</b>	<b>9,968</b>	<b>822</b>	<b>185</b>	<b>10,975</b>	<b>3,097</b>	<b>239</b>	<b>510</b>	<b>3,846</b>	<b>23,303</b>	<b>3,084</b>	<b>2,185</b>	<b>28,572</b>

Source: Fairfax County Department of Management and Budget, 2018.

Note: Only development stages with current activity are shown in the table. SFD are single family detached housing units. SFA are single family attached housing units which include townhouses, duplexes and multiplexes. MF are multifamily housing units which include apartments, condominiums and cooperatives. Countywide totals may vary by table depending on how well the geographic layer aligns with county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

**Table 9.4**

**Residential Development Activity by Stage of Development by Human Services Region  
Fairfax County, January 2018**

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>	8		47	55		18	23	41	14	107	154	275	39	40	126	205
<b>Region 2</b>	916	19	117	1,052		27	31	58	209	89	76	374		215	27	242
<b>Region 3 1/</b>	2,582	90	222	2,894	309	6	75	390	2,772	304	170	3,246	2,451	632	222	3,305
<b>Region 4 2/</b>	269	25	59	353		34	41	75	669	389	31	1,089		28	69	97
<b>Fairfax County</b>	<b>3,775</b>	<b>134</b>	<b>445</b>	<b>4,354</b>	<b>309</b>	<b>85</b>	<b>170</b>	<b>564</b>	<b>3,664</b>	<b>889</b>	<b>431</b>	<b>4,984</b>	<b>2,490</b>	<b>915</b>	<b>444</b>	<b>3,849</b>

Human Services Region	Rezoning Granted					Rezoning Pending					Total Development Activity			
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	Total
<b>Region 1</b>	3,181	271	174		3,626		159			159	3,242	595	524	4,361
<b>Region 2</b>	437	77			514						1,562	427	251	2,240
<b>Region 3 1/</b>	6,013	286	2		6,301	3,097		431		3,528	17,224	1,318	1,122	19,664
<b>Region 4 2/</b>	337	188	9		534		80	79		160	1,275	744	288	2,308
<b>Fairfax County</b>	<b>9,968</b>	<b>822</b>	<b>185</b>		<b>10,975</b>	<b>3,097</b>	<b>239</b>	<b>510</b>		<b>3,846</b>	<b>23,303</b>	<b>3,084</b>	<b>2,185</b>	<b>28,572</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151					375		375
4152	1						1
4153	3						3
4154.01					475		475
4154.02				6			6
4155	3			47			50
4156	7	3		2			12
4157	2	2					4
4159	2						2
4161	1		3				4
4163	5	4					9
4201	1						1
4202.01			3	4			7
4202.03				5			5
4203	2			2			4
4204				1	1,988		1,989
4205.02					139		139
4206	1		41	4	400		446
4210.02				20			20
4211.01	1	1			35		37
4211.03			88	18	174		280

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4214		2					2
4216				5			5
4217.02	2	1					3
4218	1					159	160
4219			1				1
4220			11				11
4221.02	1	1	4	39	40		85
4222.01	3	20	83				106
4222.02	10			52			62
4223.02			16				16
4224.03			13				13
4301.01			6				6
4301.02	4	10					14
4302.02	2		10				12
4304	1						1
4307	1						1
4310.01		3	9				12
4315				3			3
4316	3	4					7
4318.02	1	2					3
4322.02					9		9
4323	2						2

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4325						7	7
4326	2	3					5
4327.01	3		3				6
4327.02			7				7
4328	1						1
4401	1						1
4402.01	466				167		633
4402.02	4						4
4405.01	3						3
4405.02			1			80	81
4406	2	3					5
4407.02	1						1
4408	6	2					8
4501		2					2
4503	1		3	1			5
4504	1	1		5			7
4505	4						4
4506.01	3						3
4506.02	25						25
4507.02					310		310
4508		1		2			3
4509	1						1

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2018**

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4511	2						2
4512		1	6				7
4513	1						1
4514					37		37
4515.01	2	1					3
4516.01	1						1
4518	1						1
4519	1						1
4520	3						3
4521.01	1			2			3
4521.02	3		64	1			68
4522		2					2
4523.02				67			67
4524	1		4				5
4525.01	1	1					2
4525.02	1	1					2
4527	6	5	7				18
4528.01	3	1					4
4601		1					1
4602	7	1	2				10
4603	4			2			6
4604	4		368	21			393

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2018**

<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>
4605.01	1						1
4605.02	2	2	1		2		7
4606	2	1					3
4607.01	6						6
4607.02	12	7					19
4608	9	4					13
4609	6	1					7
4610	9	3					12
4611	5			2			7
4612.01	7	2					9
4612.02	1		1	8			10
4615	4		7				11
4616.01	283		206				489
4616.02	144						144
4617	15	22	83	140			260
4618.02	1						1
4701	14	4	4	4			26
4703	8	2		26			36
4704	10	2	1	8			21
4705	113	19	10	1			143
4706	5	1		21			27
4707	21	7					28

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2018**

<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>4708</b>	11	1	82				94
<b>4709</b>	24	4	1				29
<b>4710</b>	9	5					14
<b>4711</b>	28	5		7			40
<b>4712.01</b>				210	1,730		1,940
<b>4712.02</b>					2,937		2,937
<b>4713.03</b>	1			2			3
<b>4713.04</b>	1			7			8
<b>4714.01</b>	2	1					3
<b>4714.02</b>	2	2		8			12
<b>4801</b>	9	5	2	3			19
<b>4802.01</b>	4	1					5
<b>4802.02</b>			1,087	1,088	1,305		3,480
<b>4803</b>	12	7	400	107			526
<b>4804.01</b>	5	9	11				25
<b>4804.02</b>	10	2	26	6			44
<b>4805.01</b>		8	21				29
<b>4805.03</b>						19	19
<b>4808.01</b>	22			3			25
<b>4809.01</b>				274			274
<b>4809.02</b>	65					897	962
<b>4811.01</b>			88	695	263		1,046

(Continued)



**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2018**

<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>
4811.06	2	1					3
4814			210				210
4815	2						2
4816	2	4	2				8
4817.02	2						2
4819	1			286	54		341
4820.01				10			10
4822.02	1,107	180					1,287
4822.03	475	31					506
4823.01	402	53	621		10		1,086
4825.01	513	32	302	530		2,612	3,989
4825.04	1						1
4826.01	1						1
4826.02	2		200				202
4901.03	25	31	468		337		861
4905.02	8	8	8			30	54
4910	6	5	1	1			13
4912.01				10			10
4912.02			355				355
4913.01	3	1					4
4915.01		1					1
4915.02	1	2	6				9

(Continued)

**Table 9.5**  
**Summary of Residential Development Activity by Stage of Development**  
**by Census Tract**  
**Fairfax County, January 2018**

<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>
4916.01	1			24			25
4917.03	269		1				270
4917.04			0		188		188
4917.05	2		24				26
4920	4	1		2			7
4921	3			9			12
4922.01	2	4		47			53
4922.02	1						1
4922.03	1	2				42	45
4923			2				2
4925	9	2		1			12
<b>Fairfax County</b>	<b>4,354</b>	<b>564</b>	<b>4,984</b>	<b>3,849</b>	<b>10,975</b>	<b>3,846</b>	<b>28,572</b>

Source: Fairfax County Department of Management and Budget, 2018.

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

## INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA

Industrial and commercial gross floor area are summarized as of January 1 of the year shown. Totals of gross floor area are categorized by year built and general activity type – retail, office and industrial. It should be noted that the data presented are continuously updated and represent the latest information available on the gross floor area by year built. Previous year’s totals may change due to newly available information, structure demolitions or use modifications.

This table lists the individual land use categories included in each of the general activity types that are presented in the data tables in this chapter.

### **Retail**

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

### **Office**

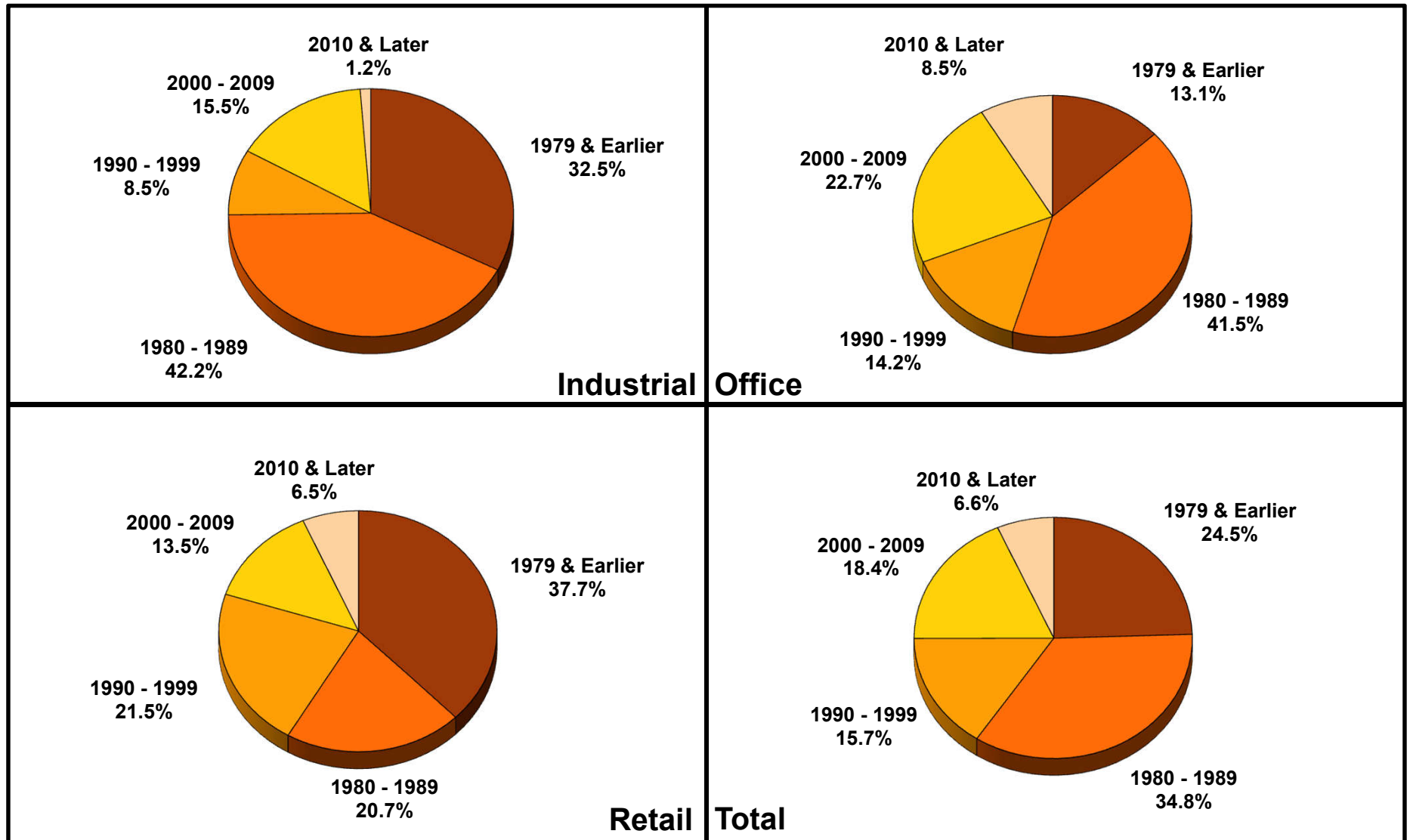
Cluster Office  
 Condominium Office  
 Finance, Insurance, Real Estate  
 General Low Rise Office  
 General Medium/High Rise Office  
 Other Offices

### **Industrial**

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

**Figure 10.1**

**Industrial and Commercial Gross Floor Area  
Inventory by Year Built  
Fairfax County, January 2018**



Source: Department of Management and Budget, 2018.

**Table 10.1**

**Industrial and Commercial Gross Floor Area by General Activity  
Inventory of Existing Structures by Year Built  
Fairfax County, January 2018**

<b>Year Built</b>	<b>Industrial</b>	<b>Office</b>	<b>Retail</b>	<b>Total</b>
<b>Unknown</b>	15,688	219,768	209,823	445,279
<b>1964 and Earlier</b>	3,872,881	5,277,908	10,202,661	19,353,450
<b>1965 to 1969</b>	2,231,794	1,164,466	8,938,506	12,334,766
<b>1970 to 1974</b>	4,348,820	5,372,063	6,529,984	16,250,867
<b>1975 to 1979</b>	4,000,095	5,113,651	6,568,966	15,682,712
<b>1980 to 1984</b>	6,881,624	17,525,461	6,375,386	30,782,471
<b>1985 to 1989</b>	11,895,492	36,839,634	11,487,455	60,222,581
<b>1990 to 1994</b>	1,353,571	5,733,200	10,518,301	17,605,072
<b>1995 to 1999</b>	2,445,572	12,895,388	8,022,193	23,363,153
<b>2000 to 2004</b>	4,610,762	18,950,253	6,930,664	30,491,679
<b>2005 to 2009</b>	2,271,097	10,743,815	4,739,776	17,754,688
<b>2010 to 2014</b>	278,784	7,445,727	3,934,231	11,658,742
<b>2015 and Later</b>	253,705	3,666,081	1,671,911	5,591,697
<b>Fairfax County</b>	<b>44,459,885</b>	<b>130,947,415</b>	<b>86,129,857</b>	<b>261,537,157</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

*Notes: Totals based on year built of each nonresidential structure in current County inventory. All data in square feet. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.*

**Table 10.2**

**Industrial and Commercial Gross Floor Area by General Activity by Supervisor District  
Fairfax County, January 2018**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Braddock</b>	3,131,441	3,679,552	4,615,438	11,426,431
<b>Dranesville 1/</b>	1,775,933	19,560,631	6,886,014	28,222,578
<b>Hunter Mill 2/</b>	1,253,478	25,355,461	9,379,730	35,988,669
<b>Lee</b>	5,777,621	4,118,025	14,024,194	23,919,840
<b>Mason</b>	4,339,221	8,259,130	12,978,372	25,576,723
<b>Mount Vernon</b>	10,088,503	4,199,634	6,029,738	20,317,875
<b>Providence</b>	3,991,922	43,265,008	13,368,290	60,625,220
<b>Springfield 3/</b>	490,573	4,265,724	9,243,687	13,999,984
<b>Sully</b>	13,611,193	18,244,250	9,604,394	41,459,837
<b>Fairfax County</b>	<b>44,459,885</b>	<b>130,947,415</b>	<b>86,129,857</b>	<b>261,537,157</b>

**Table 10.3**

**Industrial and Commercial Gross Floor Area by General Activity by Town  
Fairfax County, January 2018**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Town of Clifton</b>		6,488	45,683	52,171
<b>Town of Herndon</b>	813,096	6,332,181	3,176,944	10,322,221
<b>Town of Vienna</b>	337,823	2,227,447	1,848,509	4,413,779
<b>Towns Total</b>	<b>1,150,919</b>	<b>8,566,116</b>	<b>5,071,136</b>	<b>14,788,171</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Annandale</b>	3,657,390	3,457,011	3,615,008	10,729,409
<b>Baileys</b>	513,746	4,086,288	7,026,146	11,626,180
<b>Bull Run</b>	11,118,281	15,518,820	10,449,722	37,086,823
<b>Fairfax</b>	466,079	10,215,381	5,497,370	16,178,830
<b>Jefferson</b>	2,792,494	10,077,197	5,820,406	18,690,097
<b>Lincolnia</b>	1,896,756	852,866	1,918,169	4,667,791
<b>Lower Potomac</b>	3,271,272	436,191	982,605	4,690,068
<b>McLean</b>	1,269,008	27,882,123	8,092,982	37,244,113
<b>Mount Vernon</b>	329,437	1,152,158	7,719,383	9,200,978
<b>Pohick 1/</b>	663,063	696,461	4,303,667	5,663,191
<b>Rose Hill</b>	393,036	760,725	3,389,018	4,542,779
<b>Springfield</b>	12,350,272	6,130,964	7,755,138	26,236,374
<b>Upper Potomac 2/</b>	5,076,365	39,587,021	13,575,634	58,239,020
<b>Vienna 3/</b>	662,686	10,094,209	5,984,609	16,741,504
<b>Fairfax County</b>	<b>44,459,885</b>	<b>130,947,415</b>	<b>86,129,857</b>	<b>261,537,157</b>

Source: Fairfax County Department of Management and Budget, 2018.

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 2018**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Region 1</b>	15,866,116	8,317,659	19,791,594	43,975,369
<b>Region 2</b>	9,216,459	21,219,541	19,334,915	49,770,915
<b>Region 3 1/</b>	6,926,482	79,142,071	25,736,278	111,804,831
<b>Region 4 2/</b>	12,450,828	22,268,144	21,267,070	55,986,042
<b>Fairfax County</b>	<b>44,459,885</b>	<b>130,947,415</b>	<b>86,129,857</b>	<b>261,537,157</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

*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 2018**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>A1</b>	1,581,676	2,102,575	1,539,639	5,223,890
<b>A2</b>	34,650	5,868,328	1,918,514	7,821,492
<b>A3</b>		147,384		147,384
<b>B1</b>	355,028	4,991,122		5,346,150
<b>B2</b>	667,432	4,814,594	2,377,300	7,859,326
<b>B3</b>			62,240	62,240
<b>B5</b>	813,096	6,332,181	3,176,944	10,322,221
<b>C1</b>			9,905	9,905
<b>C2</b>	16,452	40,826	23,886	81,164
<b>D1</b>	100,988	40,795	285,410	427,193
<b>D2</b>	294,937	7,720,444	1,308,363	9,323,744
<b>D3</b>	1,401,702	17,558,933	6,450,803	25,411,438
<b>E1</b>	96,470	16,714,863	5,616,027	22,427,360
<b>E2</b>		6,151	36,692	42,843
<b>F</b>	94,511	955,778	520,364	1,570,653
<b>G1</b>	20,552	2,055,141	1,345,421	3,421,114
<b>G2</b>		11,825	223,836	235,661
<b>G3</b>		3,046,518		3,046,518
<b>H1</b>	482,299	676,938	5,747,853	6,907,090
<b>H2</b>		3,030,801	517,865	3,548,666
<b>I1</b>	971,067	7,531,359	4,375,519	12,877,945

(Continued)

**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2018**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
I2	9,289	172,233	29,974	211,496
I3	4,845,017	3,312,080	5,792,445	13,949,542
I4			969,296	969,296
I5		209,216	3,736	212,952
J1	43,872	255,335	810,767	1,109,974
J2	30,045	101,689	1,416,788	1,548,522
J3	10,004	159,893	802,560	972,457
J4		54,608	387,179	441,787
K	262,020	203,751	3,010,311	3,476,082
L	279,769	1,050,262	4,425,530	5,755,561
M0	292,237	1,655,451	465,768	2,413,456
M1		1,569,127	110,576	1,679,703
M2	2,188,714	5,932,722	3,614,357	11,735,793
M3	662,500	457,928	449,276	1,569,704
M4	1,755,646	375,156	1,154,066	3,284,868
M5	4,077,965	3,021,995	550,803	7,650,763
M6	8,275,213	2,434,240	3,982,693	14,692,146
M8		3,050		3,050
M9	108,564	4,869,808	3,840,001	8,818,373
N1	1,263,666	572,597	4,620,853	6,457,116
N2	2,376		54,136	56,512

*(Continued)*

**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2018**

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>	919,910	222,800	66,974	1,209,684
<b>P3</b>			301,034	301,034
<b>Q1</b>	6,365	2,608	12,400	21,373
<b>R1</b>	23,224	4,736	59,234	87,194
<b>R3</b>		6,488	45,683	52,171
<b>R4</b>		5,419		5,419
<b>S1</b>	819	3,102	404,443	408,364
<b>T1</b>	9,230,642	8,268,569	2,731,497	20,230,708
<b>T2</b>	2,127,522	6,614,951	2,780,955	11,523,428
<b>T3</b>		12,748	262,959	275,707
<b>T4</b>	428,659	4,739,168	4,217,395	9,385,222
<b>T5</b>	152,438	856,134	3,166,625	4,175,197
<b>T6</b>	480	8,436	1,875	10,791
<b>T7</b>	432,035	144,559	51,087	627,681
<b>Fairfax County</b>	<b>44,459,885</b>	<b>130,947,415</b>	<b>86,129,857</b>	<b>261,537,157</b>

Source: Fairfax County Department of Management and Budget, 2018.

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

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	46,991	705,878	782,914
4152		167,037	542,158	709,195
4153	10,004	49,219	74,286	133,509
4154.01		2,842	345,837	348,679
4154.02		44,614	86,096	130,710
4155		118,675	234,792	353,467
4158	3,761	16,960	14,684	35,405
4160		121,099	215,204	336,303
4161	6,290	20,617	397,316	424,223
4162		3,050		3,050
4163	1,284			1,284
4201	347,301		316,640	663,941
4202.01		63,458	155,883	219,341
4202.02			81,563	81,563
4202.03	96,763	16,513	17,820	131,096
4203		8,608	2,323	10,931
4204	21,078	144,622	153,310	319,010
4205.02			87,236	87,236
4205.03		17,344	185,660	203,004
4206			192,128	192,128
4207	4,422		9,896	14,318
4208		131,412	80,708	212,120

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4210.01	887,809	1,611,775	27,573	2,527,157
4210.02	1,979,196	687,631	3,673,947	6,340,774
4211.01	731,110	4,200	35,418	770,728
4211.02		3,612	33,365	36,977
4211.03	548,078	7,125	800,181	1,355,384
4214	163,237	133,790	1,230,946	1,527,973
4215	95,022	15,008	2,183,451	2,293,481
4216		176,913	296,941	473,854
4217.01			15,681	15,681
4218		76,427	757,779	834,206
4220	4,256,605	229,164	29,039	4,514,808
4221.01	123,221	94,471	510,522	728,214
4221.02	1,176,631	190,238	384,811	1,751,680
4222.01		29,632		29,632
4222.02	345,019	116,016	87,272	548,307
4223.01	18,372	11,288	335,230	364,890
4223.02		344,449	1,326,980	1,671,429
4224.02	273,479	174,260	789,358	1,237,097
4301.01		71,667	354,757	426,424
4302.02			216,594	216,594
4304	1,150,030	278,287	449,276	1,877,593
4306	48,997	291,349	1,886,053	2,226,399

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4307</b>	741,655			741,655
<b>4308.01</b>		144,035	186,278	330,313
<b>4308.02</b>	477,901	18,344		496,245
<b>4309.01</b>		135,668	384,481	520,149
<b>4309.02</b>		5,174	203,912	209,086
<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</b>		125,255	701,602	826,857
<b>4318.01</b>	171,176	1,476	222,550	395,202
<b>4318.02</b>		196,141		196,141
<b>4320</b>	273,710	67,295	537,414	878,419
<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>			232,248	232,248
<b>4328</b>	3,950,380	621,995	550,803	5,123,178
<b>4401</b>	21,368	56,010	116,126	193,504
<b>4402.01</b>	642,931	3,765,866	2,149,890	6,558,687

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4402.02</b>		1,379,621	72,066	1,451,687
<b>4403</b>		216,353	11,302	227,655
<b>4405.01</b>			19,491	19,491
<b>4405.02</b>		1,597,921		1,597,921
<b>4406</b>	61,273	17,398	440,092	518,763
<b>4501</b>		1,659,893	332,223	1,992,116
<b>4502</b>		58,331	109,289	167,620
<b>4503</b>	48,016	470,257	468,773	987,046
<b>4504</b>	132,096	197,498	240,839	570,433
<b>4505</b>			123,741	123,741
<b>4506.01</b>		1,811,449	308,062	2,119,511
<b>4506.02</b>			611,022	611,022
<b>4507.01</b>		83,196		83,196
<b>4507.02</b>		204,040	488,247	692,287
<b>4508</b>		160,407	271,736	432,143
<b>4512</b>	897			897
<b>4513</b>		293,957	354,650	648,607
<b>4514</b>			1,040,793	1,040,793
<b>4515.01</b>		154,343	1,334,173	1,488,516
<b>4515.02</b>	162,777	484,604	2,493,524	3,140,905
<b>4516.01</b>		41,803	672,906	714,709
<b>4518</b>			231,708	231,708

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4519</b>		94,113	1,230,773	1,324,886
<b>4520</b>	2,304	391,982	754,981	1,149,267
<b>4521.01</b>		259,021	611,645	870,666
<b>4521.02</b>	75,838	24,095	65,407	165,340
<b>4522</b>	40,570	660,699	170,150	871,419
<b>4523.02</b>			142,264	142,264
<b>4524</b>	710,737	86,996	19,838	817,571
<b>4525.01</b>	1,677,911	1,186,871	945,128	3,809,910
<b>4525.02</b>		114,136	141,547	255,683
<b>4526</b>	1,896,756	549,681	230,883	2,677,320
<b>4527</b>	350,072	58,426	202,849	611,347
<b>4528.01</b>		3,003,896	649,372	3,653,268
<b>4528.02</b>		47,747	45,571	93,318
<b>4601</b>	289,020	3,780		292,800
<b>4602</b>		3,238		3,238
<b>4604</b>		2,230,907	2,412,934	4,643,841
<b>4605.01</b>		3,927,990	802,232	4,730,222
<b>4605.02</b>	4,702	826,923	9,446	841,071
<b>4606</b>			10,890	10,890
<b>4607.01</b>			155,122	155,122
<b>4607.02</b>		175,791	310,443	486,234
<b>4608</b>		1,577,577	677,101	2,254,678

*(Continued)*



**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4609</b>	285,942	208,353	228,745	723,040
<b>4610</b>	51,881	265,726	477,098	794,705
<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	2,547,953	651,611	3,415,504
<b>4615</b>		37,980	21,514	59,494
<b>4616.01</b>	5,035	635,396	23,178	663,609
<b>4616.02</b>	1,801,986	1,444,274	866,680	4,112,940
<b>4617</b>	315,126	200,193	618,794	1,134,113
<b>4618.02</b>		1,503,613	6,758	1,510,371
<b>4619.01</b>	123,588		25,676	149,264
<b>4701</b>	2,920			2,920
<b>4703</b>			210,998	210,998
<b>4704</b>	1,588	45,168	172,336	219,092
<b>4705</b>	76,919	1,135,402	325,130	1,537,451
<b>4706</b>	17,592	190,360	409,006	616,958
<b>4707</b>	1,500	399,900	400,277	801,677
<b>4709</b>		11,825	12,838	24,663
<b>4710</b>	14,036	101,460		115,496
<b>4711</b>	508	397,894	101,294	499,696
<b>4712.01</b>	93,250	1,473,844	141,679	1,708,773
<b>4712.02</b>		4,450,093	127,823	4,577,916

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4713.01</b>		559,439	457,742	1,017,181
<b>4713.04</b>	8,641	70,773	29,974	109,388
<b>4714.01</b>	648			648
<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	29,608	35,759
<b>4802.02</b>		15,165,753	5,690,560	20,856,313
<b>4802.03</b>		891,777	162,402	1,054,179
<b>4803</b>	777,183	562,198	535,625	1,875,006
<b>4804.01</b>	99,969	105,669	186,662	392,300
<b>4804.02</b>		16,934	85,373	102,307
<b>4805.01</b>	398,955		25,048	424,003
<b>4805.02</b>			65,746	65,746
<b>4805.03</b>	221	6,174		6,395
<b>4805.04</b>			261,156	261,156
<b>4805.05</b>		10,297	332,376	342,673
<b>4808.01</b>	23,617	124,279	301,800	449,696
<b>4808.02</b>	52,141	1,460,857	1,209,641	2,722,639
<b>4809.01</b>	39,736	331,614	450,171	821,521
<b>4809.02</b>	697,602	2,671,567	416,878	3,786,047
<b>4809.03</b>		1,743,864	798,454	2,542,318
<b>4810</b>		147,384	416,637	564,021

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4811.01		2,094,343	383,160	2,477,503
4811.03			611,865	611,865
4811.06		20,090	220,231	240,321
4812.01		439,646		439,646
4812.02	355,028	4,735,838		5,090,866
4814		3,055	249,161	252,216
4819	66,292	2,591,598	17,556	2,675,446
4820.01			15,704	15,704
4821		98,417	48,245	146,662
4822.01		9,730		9,730
4822.02	228,645	3,292,841	342,693	3,864,179
4822.03	263,767	4,798,123	1,666,596	6,728,486
4823.01		1,718,005	1,055,891	2,773,896
4823.03			15,570	15,570
4824	1,702	2,844,967		2,846,669
4825.01	2,652,030	9,006,135	1,790,662	13,448,827
4825.03	88,300	27,668	433,290	549,258
4826.01			1,504,513	1,504,513
4826.02	86,400	1,264,034	433,303	1,783,737
4901.01	310,742	2,102,642	147,469	2,560,853
4901.03	8,169,039	9,503,187	3,127,293	20,799,519
4905.01		3,102	350,742	353,844

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4905.02</b>		62,074	141,083	203,157
<b>4910</b>	480	12,748	1,875	15,103
<b>4912.01</b>			262,959	262,959
<b>4912.02</b>		528,327	261,365	789,692
<b>4913.01</b>	584,473	152,995	60,351	797,819
<b>4913.02</b>		6,683	394,226	400,909
<b>4913.03</b>		76,945	936,492	1,013,437
<b>4914.01</b>		203,765	347,870	551,635
<b>4914.05</b>	819			819
<b>4915.01</b>		37,761	138,363	176,124
<b>4916.01</b>	994,379	89,880	121,171	1,205,430
<b>4916.02</b>		8,362	214,314	222,676
<b>4917.01</b>		1,794,222	836,030	2,630,252
<b>4917.02</b>		1,237,257	3,054,312	4,291,569
<b>4917.03</b>		1,796,470	853,798	2,650,268
<b>4917.04</b>	43,910		692,903	736,813
<b>4917.05</b>	292,815	159,277	11,430	463,522
<b>4918.01</b>	4,422	69,090	1,857,096	1,930,608
<b>4918.02</b>	1,112	568,583	19,650	589,345
<b>4918.03</b>		116,581	680,662	797,243
<b>4920</b>	23,224	10,155	240,482	273,861
<b>4921</b>	117,450	2,608	19,920	139,978

*(Continued)*

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2018**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4922.01</b>	6,365			6,365
<b>4922.02</b>	2,376		46,616	48,992
<b>4922.03</b>			301,034	301,034
<b>4925</b>		6,488	45,683	52,171
<b>9801</b>		2,400,000		2,400,000
<b>9802</b>	760,000			760,000
<b>9803</b>		3,046,518		3,046,518
<b>Fairfax County</b>	<b>44,459,885</b>	<b>130,947,415</b>	<b>86,129,857</b>	<b>261,537,157</b>

*Source: Fairfax County Department of Management and Budget, 2018.*

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



## **Appendix A**

### **Housing Units, Households and Population Estimate and Forecast Methodology**

#### **Housing Units Estimates**

The real estate tax assessment files as of January 1 of the current year provide the foundation from which the current counts of housing units are estimated. In addition to the number of units located on a property, housing attributes, such as the type of unit, age of the structure, percent complete, condition of the structure, assessed value, sales value, existing land use and zoning, and access to utilities, are obtained from the real estate tax assessment files for each property. Because only habitable housing units are included, certain conditions must be met in order for a housing unit to be included in the current inventory.

Conditions for inclusion in the Housing Unit inventory include the following:

- Existing land use designates that the property contains a housing unit with residential use.
- Number of housing units on a property is consistent with existing land use.
- Housing unit has sufficient assessed value to indicate an adequate structure on the property.
- Housing unit is hooked up to utilities (i.e., water, sewer, gas, electric) and/or access to well and/or septic tank.
- Building permits and inspections data indicate sufficient completeness of construction of housing units.

In some cases, a property has an existing land use designation of vacant land with a dilapidated residential structure. Many of these housing units are old structures in very poor condition but some are still used. The criteria used to determine if a dilapidated structure is a habitable housing unit are 1) the owner's mailing address is the same as the property address and/or 2) the housing unit is hooked up to utilities (i.e., water, sewer, electric, gas). Units meeting these criteria are brought into the current inventory. There are very few housing units in this category.

Based on the current land use, housing units are categorized as one of the following eight categories:

- Single Family Detached Units (single-family and mobile homes)
- Single Family Attached Units (duplexes, townhouses and multiplexes)
- Multifamily Units (garden/low-rise, mid-rise, high-rise)

The multifamily units of 1 to 4 stories are usually considered garden style or low-rise structures, 5 to 8 stories are mid-rise structures, and 9 or more stories are high-rise structures. The housing unit estimates include both rental and owned units and housing units on Fort Belvoir but not George Mason University. The housing units on Fort Belvoir and George Mason University are not part of the county's real estate assessment database. Fort Belvoir has provided us the information that allows us to capture the type and location of their units. Similar information will be incorporated in the future years. Also, continuing care and assisted living units are part of the housing unit inventory. They are classified in a similar manner to multifamily units.

### **Households Estimates**

Current households estimates are derived as of January 1 of each year. A household is an occupied housing unit. It includes all the people who occupy that unit as their usual place of residence. The information used to determine housing occupancy rates by housing type and geography comes from water utility accounts serving Fairfax County residents, U.S. Census Bureau survey data and Fairfax County surveys of rental housing complexes. Water consumption and sewer usage is analyzed using water accounts information for housing units with individual meters. Occupancy is determined when water/sewer consumption is above a certain level. The unit is deemed vacant if there is very low consumption, zero consumption or no utilities connected. The occupancy rates are applied and calculated based on unit type and sub-geographies of the county. For homes that use both septic tanks and well water, occupancy rates cannot be determined using the data from water utility accounts. These housing units are assumed to have the same occupancy rates as other similar units within the same geographical area.

Many multifamily housing structures do not have units with individual water/sewer meters. The occupancy rates for these multifamily units are derived from the annual Fairfax County surveys of rental housing complexes containing five or more units. These surveys include information for both privately owned rental complexes and subsidized rental complexes. The occupancy rates derived from the rental complexes are applied to unmetered rental and non-rental multifamily units by sub-geographies of the county. Occupancy data from U.S. Census Bureau survey results for Fairfax County are analyzed and compared to the occupancy rates derived from the water accounts and rental housing complexes to help validate the resulting occupancy rate assumptions.



## **Population Estimates**

Total population estimates are derived as of January 1 of each year. The total population estimate is a combination of household population (persons living in housing units) and group quarters population. Household population estimates are developed by applying household size factors and variances to occupied housing units (households). Household sizes differ by the type of housing unit and where the housing unit is located. The household size assumptions are based on the most recent U.S. Census Bureau survey data. Historical and current data and their variances are analyzed to discern developing patterns and trends.

Group quarters population are those persons who reside in institutions (correctional facilities, nursing homes) and non-institutional facilities (college dormitories, military barracks and adult group homes). Group quarters population for each land parcel where these facilities are located is added to the household population to obtain the total population estimate. The group quarters populations for Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population is included in all geographies.

## **Housing Units, Household and Population Forecasting Methodology**

### **Housing Unit Forecasts**

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the process of being developed (in the “development pipeline”). Both short-term and long-term forecasts are produced, each with different methods, with long-term forecasts building upon the short-term figures. All housing unit forecasts reflect projections as of January 1 of each year.

## Short-Term Forecasts

The short-term housing unit forecast horizon is five years into the future. Active residential development is the primary influence on short-term forecasts. Fairfax County's short-term forecasting method assumes that housing units in the "development pipeline" are expected to be built before units which may be planned at some future time that are not presently in that process. Furthermore, housing units in the process of being developed are expected to be completed according to their stage within the process as of January 1 of the current report year. The general stages considered are:

- 1) units under construction;
- 2) units with building permits issued but not started;
- 3) units shown on an approved development plan;
- 4) units shown on a development plan under review;
- 5) units shown on a development plan proffered as a condition to a rezoning approval; and
- 6) units shown on a proposed development plan submitted with a rezoning application under review.

The past five years of "development pipeline" data along with assumption data on how likely and quickly housing units will be built are used to forecast short-term housing unit growth. The "development pipeline" data is analyzed and linked by parcel (location) across the records contained in the three "development pipeline" databases to ensure that housing units are not double counted or missed. The complexities of connecting the "development pipeline" data by parcel include:

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

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

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

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

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

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

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

## **Long-Term Forecasts**

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

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

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

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

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

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

## **Household Forecasts**

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

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

## **Population Forecasts**

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

## Household Population Methodology

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

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

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

Socioeconomic trends that have tended to reduce average household sizes within households of all racial and ethnic groups include:

- Fewer conventional partnerships. More adults are remaining single whether or not they are parents and those who do marry often delay until they are older than past generations. In addition, better finances and fewer negative connotations have resulted in higher numbers of divorces.
- Fewer offspring. Greater economic and occupational choices for women have resulted in fewer children per family and delays in beginning families.
- More choices for older adults. Older adults have more alternatives that allow them to age independently and, thus, they are less likely to live with family as they age.

One socioeconomic trend recently has become strong enough to put noticeable upward pressure on household sizes in Fairfax County – economic stress. Economic stress often results in the doubling up of both family and nonfamily members. The primary sources of this economic stress are two-fold. This economic stress is coming from the current recession with its high unemployment and/or under-employment and is coming from the area's high housing costs (housing affordability).

### **Group Quarters Population Methodology**

Group quarters population for each geographical area is added to the household population to obtain the total population estimate. The population of special institutions, such as Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, assistant living units without full kitchen, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population is included in all geographies.







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