



Demographic Reports 2019

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 2019[©]

Prepared by:

Economic, Demographic and Statistical Research

Xuemei Han
Fatima Khaja
Madhur Lamsal



Economic, Demographic and Statistical Research
Department of Management and Budget
12000 Government Center Parkway, Suite 561
Fairfax, Virginia 22035
Email: DMBinfo@fairfaxcounty.gov
Web Address: <https://www.fairfaxcounty.gov/demographics/>

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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:

**Economic, Demographic and Statistical Research
Department of Management and Budget, Suite 561
12000 Government Center Parkway
Fairfax, Virginia 22035**

Email: DMBInfo@fairfaxcounty.gov

MAP NOTES

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

Fairfax County, Virginia January 2019

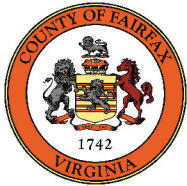
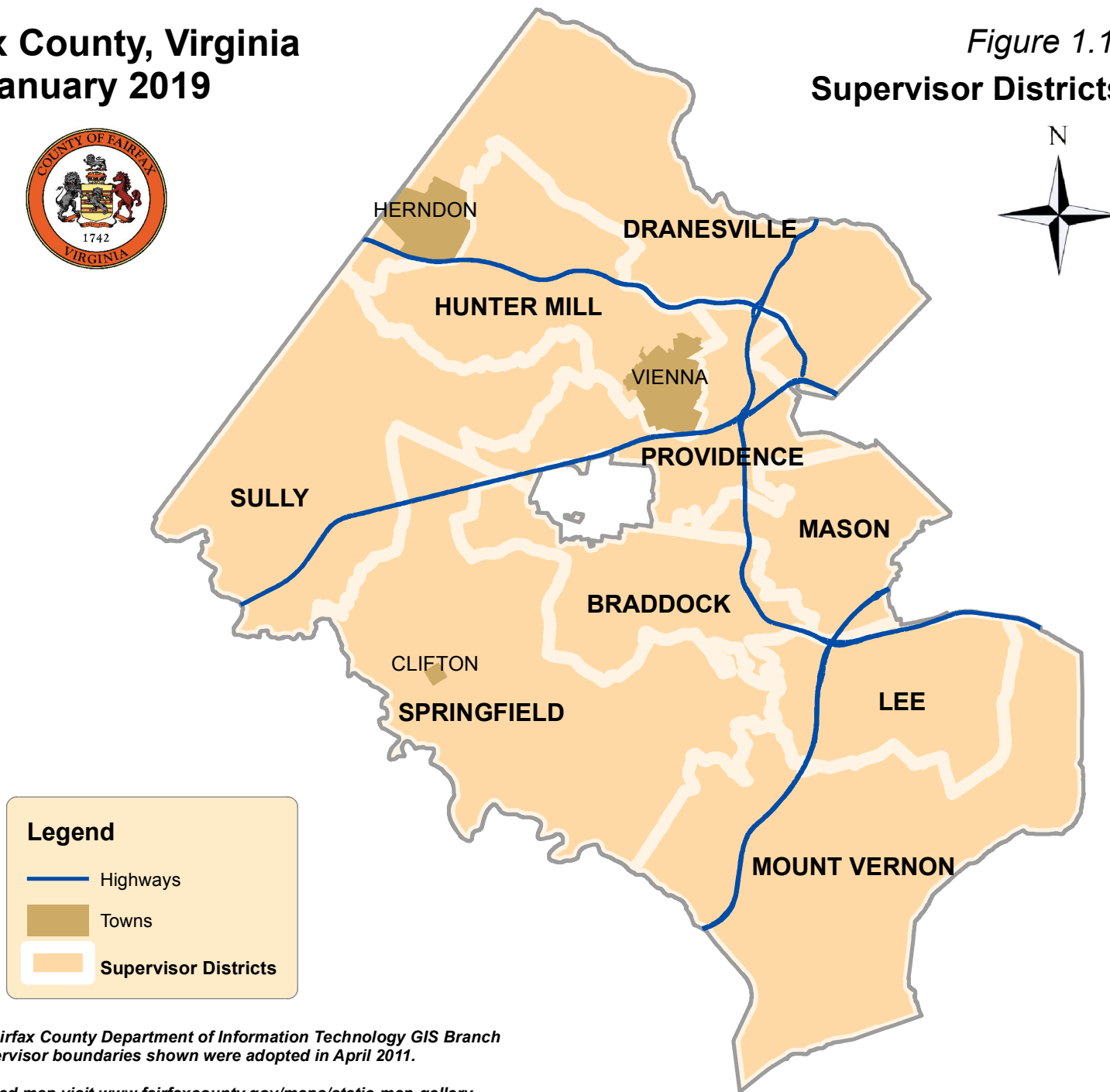


Figure 1.1
Supervisor Districts and Towns



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

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

Fairfax County, Virginia January 2019

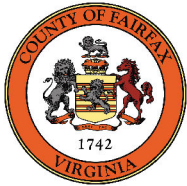
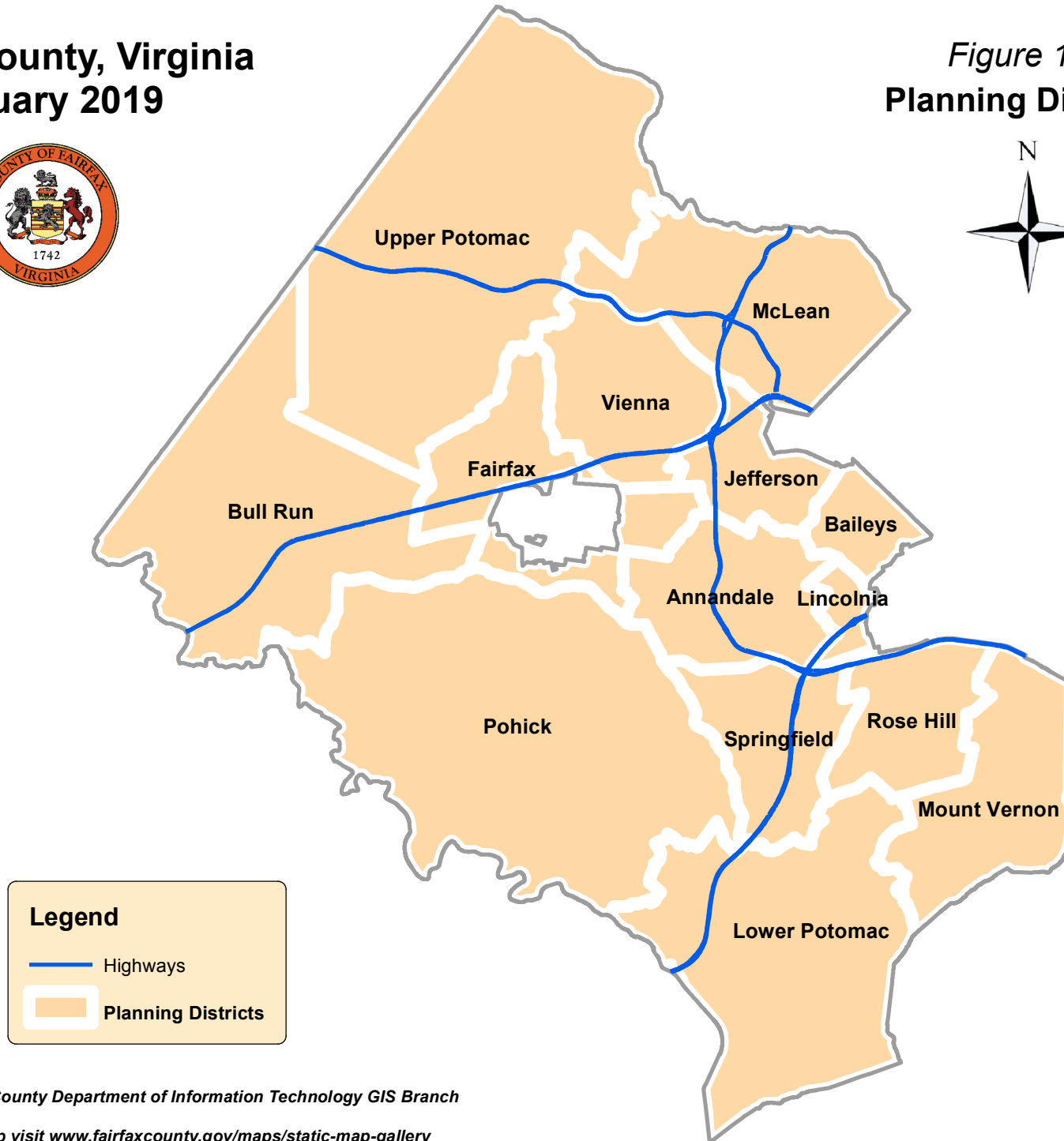


Figure 1.2
Planning Districts



Legend

- Highways
- Planning Districts

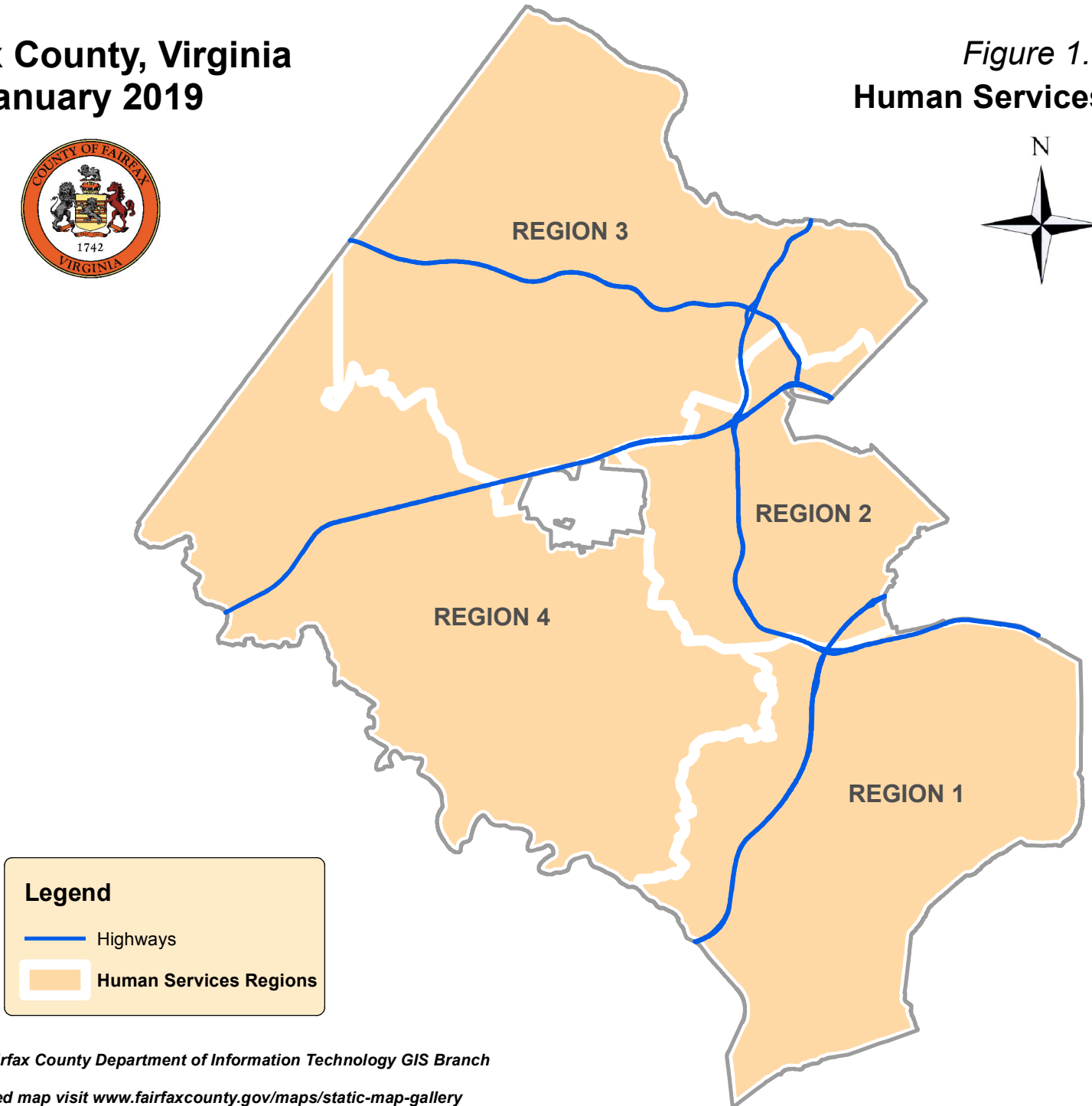
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2019



Figure 1.3
Human Services Regions



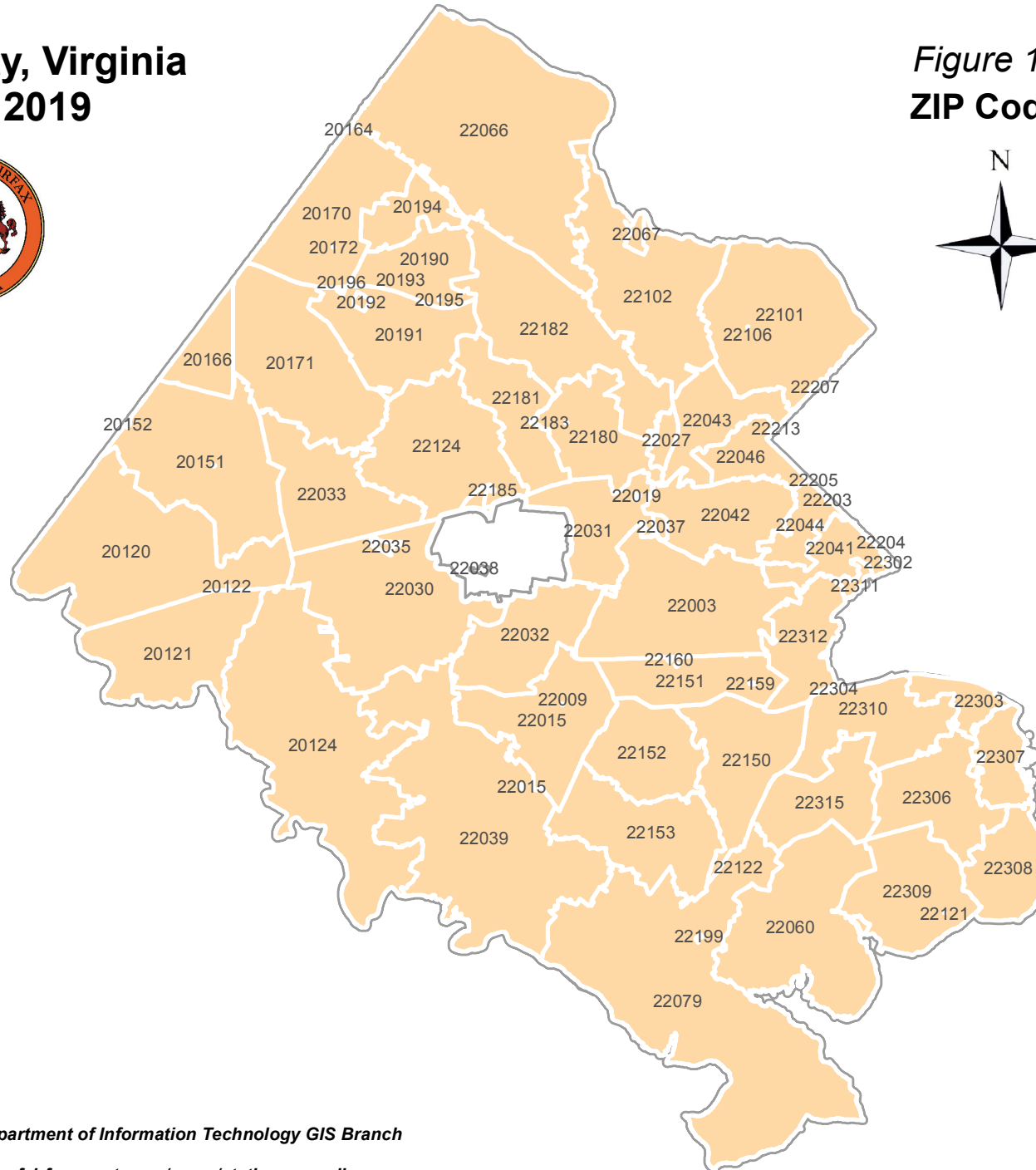
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2019



Figure 1.4
ZIP Codes



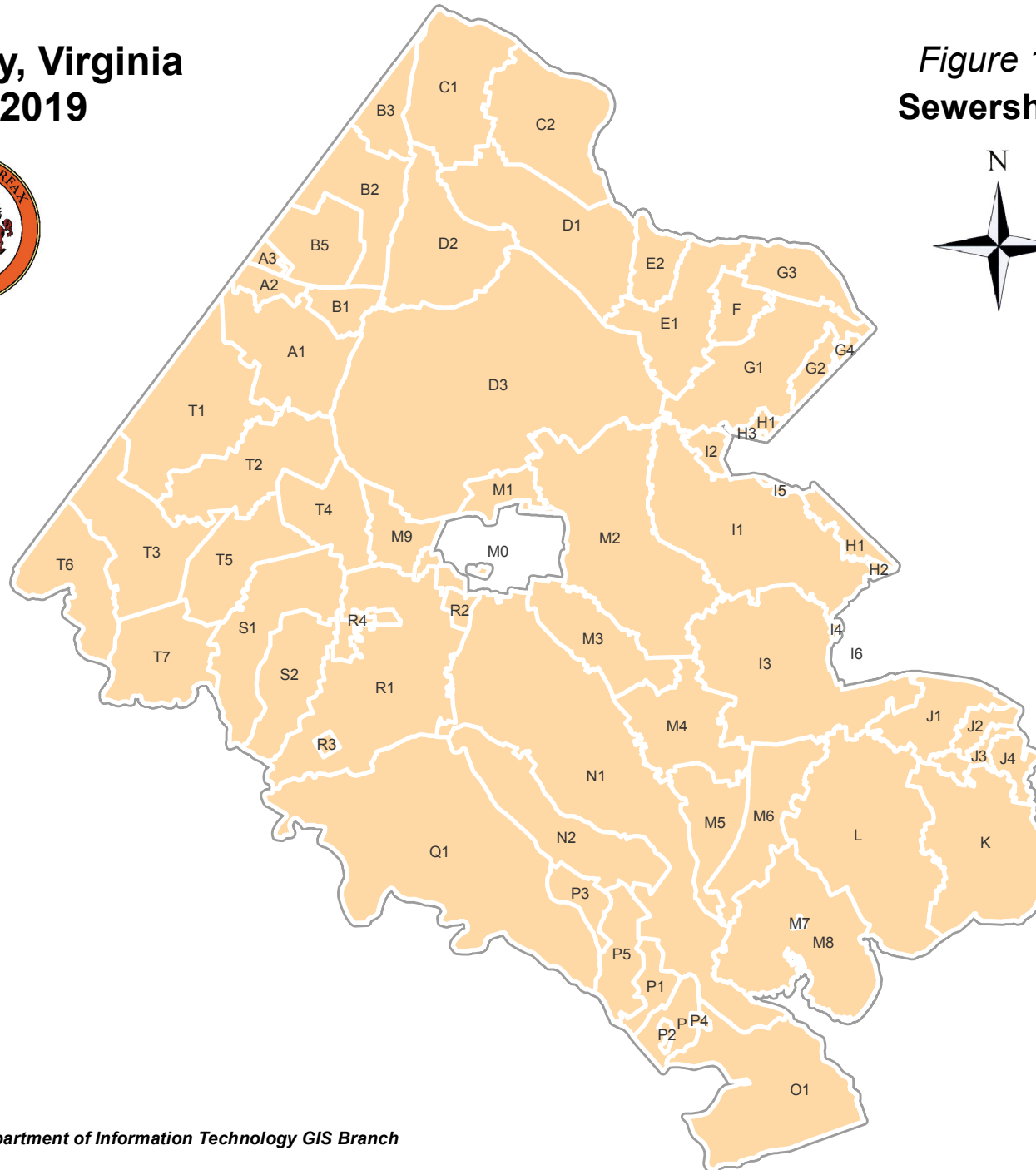
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2019



Figure 1.5
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

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

TABLE 1.1

Fairfax County Sewershed Codes

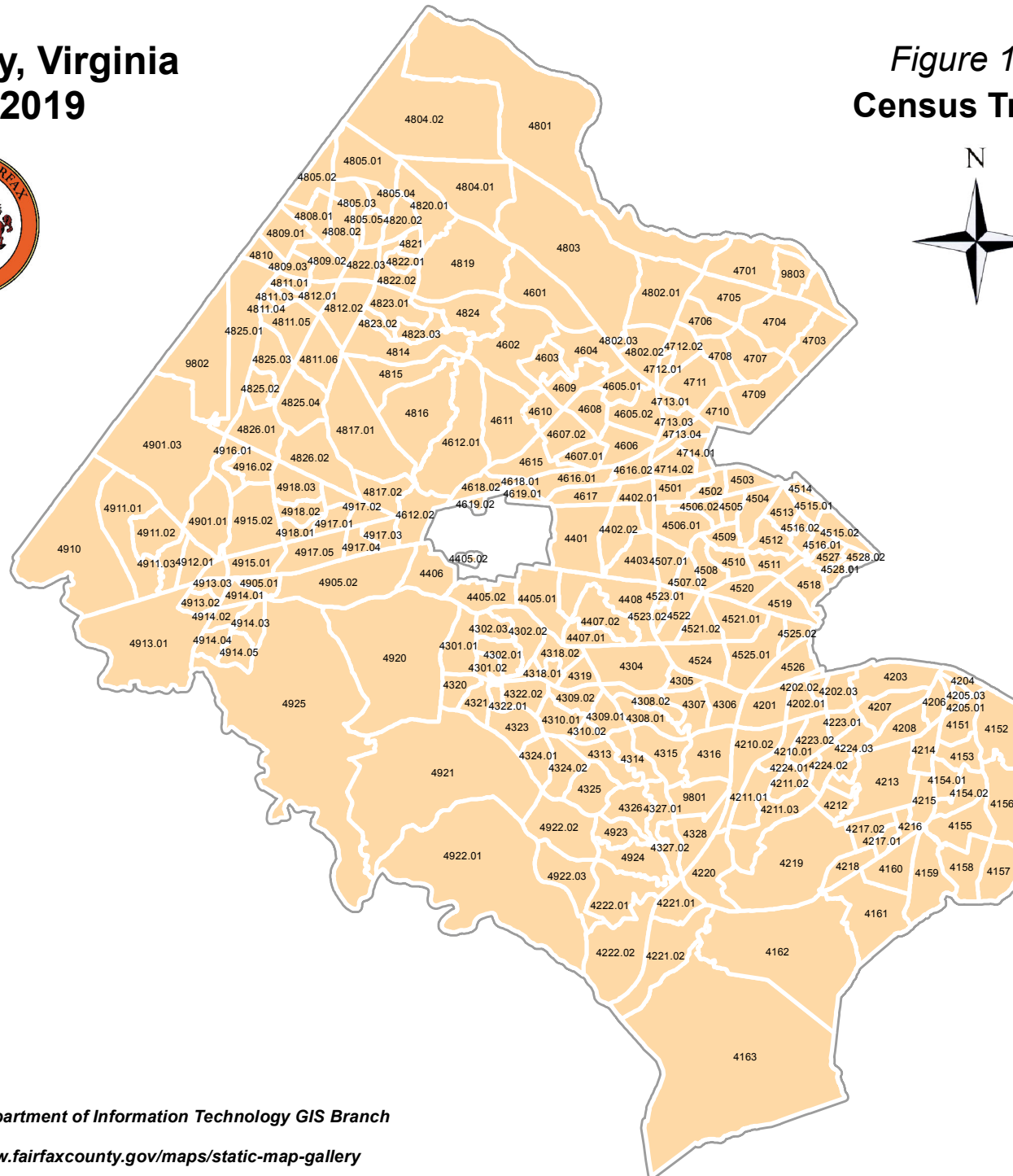
<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon)	Blue Plains
C1	Nichols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

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

Fairfax County, Virginia January 2019



Figure 1.6
Census Tracts



Source: Fairfax County Department of Information Technology GIS Branch

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

DEMOGRAPHIC TRENDS NOTES

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

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

Data presented cover historical, current and future time frames.

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

TABLE 2.1

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

Year		Population			Total Housing Units	Households		
		Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	Estimates	454,300 ¹	--	--	130,800	126,500	--	--
1975		537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980		596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985		668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990		818,600	30,100	4.1%	302,500	289,000	10,100	3.9%
1995		879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000		969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2005		1,033,600	12,800	1.3%	385,600	376,700	4,700	1.3%
2010		1,081,700 ²	9,600	0.9%	396,400	386,100	1,900	0.5%
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%
2018		1,152,900	10,000	0.9%	418,300	409,600	3,800	0.9%
2019		1,167,000	14,100	1.2%	421,100	415,300	5,700	1.4%
2020		Forecasts	1,172,400	5,400	0.5%	424,000	418,100	2,800
2025	1,207,800		7,100	0.6%	440,000	433,500	3,100	0.7%
2030	1,255,700		9,600	0.8%	462,100	454,900	4,300	1.0%
2035	1,312,000		11,300	0.9%	487,900	479,900	5,000	1.1%
2040	1,363,800		10,400	0.8%	511,700	503,000	4,600	0.9%
2045	1,405,900		8,400	0.6%	531,100	521,700	3,700	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) 2019.

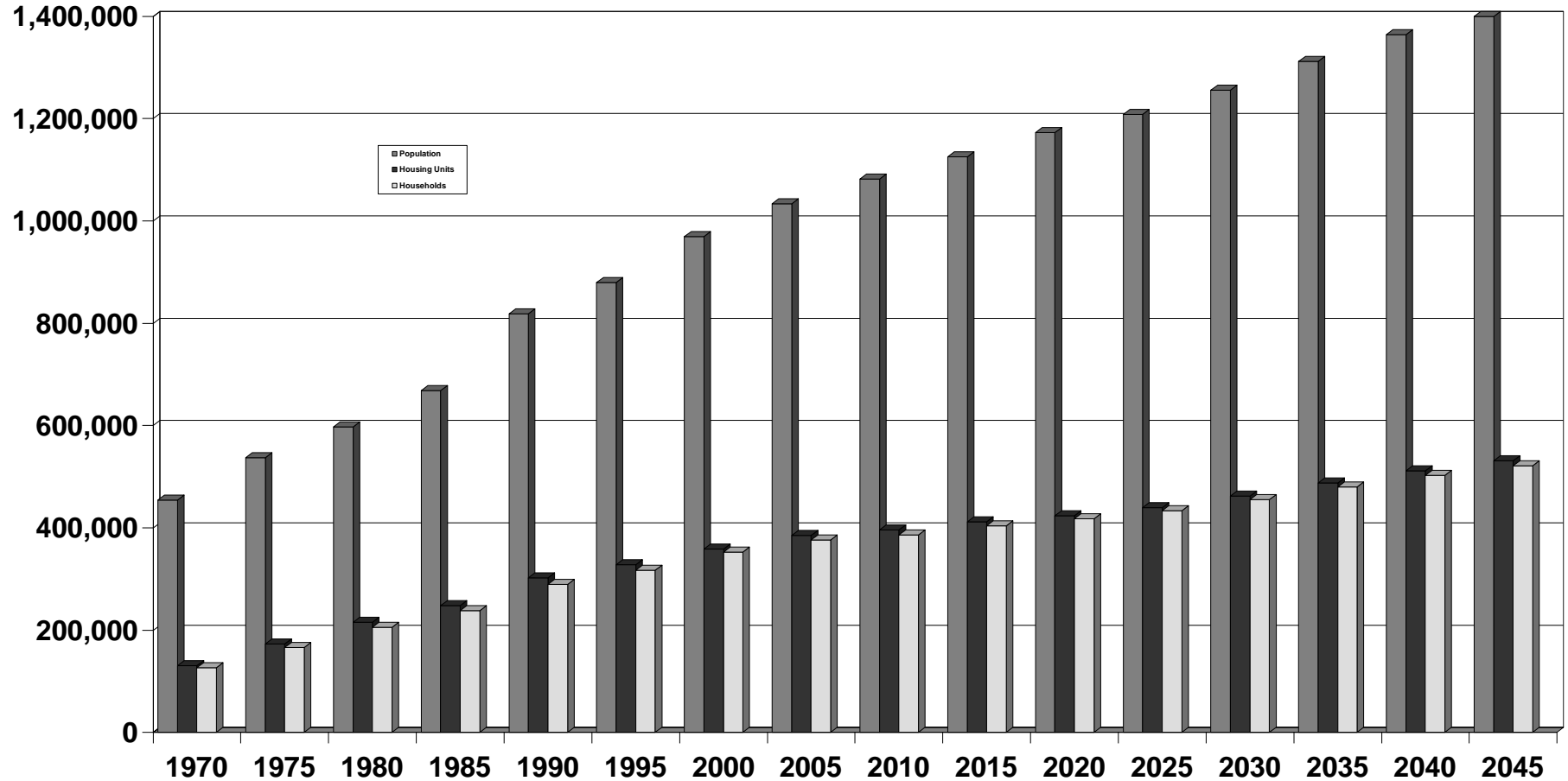
Note: All numbers are rounded to nearest hundred. Households are occupied housing units. Estimates from 1970 to 2010 and forecasts from 2020 to 2045 are shown at five-year intervals.

¹ Datum is 1970 Census total population after 1975 revision.

² Datum is 2010 Census total population after 2013 revision.

FIGURE 2.1

**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; 2019 Integrated Parcel Lifecycle System (IPLS).

TABLE 2.2

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

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

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

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

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

TABLE 2.3

**Projected Population Age Distribution
Fairfax County, 2019 through 2035**

Age Group	2019		2020		2025		2030		2035	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	74,116	6.4%	68,911	5.9%	73,337	6.1%	77,347	6.2%	80,678	6.1%
5 to 9	75,152	6.4%	77,711	6.6%	74,217	6.1%	79,790	6.4%	84,927	6.5%
10 to 14	77,441	6.6%	70,678	6.0%	75,079	6.2%	72,438	5.8%	78,593	6.0%
15 to 19	73,244	6.3%	74,846	6.4%	70,160	5.8%	75,293	6.0%	73,314	5.6%
20 to 24	70,706	6.1%	71,933	6.1%	75,488	6.3%	71,548	5.7%	77,456	5.9%
25 to 34	155,530	13.3%	160,061	13.7%	175,534	14.5%	185,714	14.8%	188,091	14.3%
35 to 44	168,740	14.5%	171,007	14.6%	165,994	13.7%	177,650	14.1%	198,435	15.1%
45 to 54	166,361	14.3%	154,750	13.2%	157,518	13.0%	165,479	13.2%	163,740	12.5%
55 to 64	148,863	12.8%	143,193	12.2%	134,888	11.2%	130,188	10.4%	135,147	10.3%
65 and Over	156,812	13.4%	179,307	15.3%	205,536	17.0%	220,299	17.5%	231,615	17.7%
Total	1,166,965	100.0%	1,172,398	100.0%	1,207,752	100.0%	1,255,746	100.0%	1,311,996	100.0%

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

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

TABLE 2.4

**Population of Towns
Fairfax County, 1990 through 2019**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1990	176	16,143	14,852	31,171
1995	222	16,737	14,838	31,798
1996	218	17,836	15,099	33,153
1997	218	18,085	15,122	33,425
1998	223	18,419	15,654	34,296
1999	223	18,522	15,672	34,471
2000	185	21,655	14,453	36,293
2001	253	18,818	15,543	34,614
2002	273	19,141	15,669	35,083
2003	280	19,721	15,649	35,650
2004	276	19,742	15,660	35,678
2005	261	22,251	15,045	37,557
2006	257	22,596	14,961	37,814
2007	260	22,591	14,930	37,781
2008	260	22,552	14,963	37,775
2009	260	22,680	15,005	37,945
2010	282	23,292	15,687	39,261
2011	276	21,278	16,330	37,884
2012	279	21,670	16,720	38,669
2013	282	21,444	16,676	38,402
2014	279	21,448	16,590	38,317
2015	275	23,607	16,650	40,532
2016	279	21,893	16,630	38,802
2017	284	21,935	16,689	38,908
2018	281	22,050	16,618	38,949
2019	283	22,210	16,934	39,427

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 2019.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 2000, 2010 and 2019**

Race	2000		2010		2019	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	713,016	61.1%
Black	83,098	8.6%	99,218	9.2%	113,196	9.7%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	225,224	19.3%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	2,334	0.2%
Other	79,457	8.2%	110,109	10.2%	113,196	9.7%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,166,965	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	191,382	16.4%

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

and Fairfax County Department of Management and Budget, 2019 population, and Census Bureau, one-year American Community Survey, percentages.

* Hispanic persons may be of any race.

TABLE 2.6

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

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

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

* Hispanic persons may be of any race.

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.

TABLE 2.7		
Household and Family Income Distribution Fairfax County, 2018		
Income Level	Percent of Households	Percent of Families
Under \$25,000	7.5%	5.0%
\$25,000 - \$49,999	10.1%	8.6%
\$50,000 - \$74,999	11.0%	9.2%
\$75,000 - \$99,999	11.6%	10.5%
\$100,000 - \$149,999	20.1%	19.0%
\$150,000 - \$199,999	14.5%	16.3%
\$200,000 or More	25.2%	31.4%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, American Community Survey, 2018.

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

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

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

TABLE 2.8		
Estimates of Median Household Income and Median Family Income Fairfax County, 1991 through 2018		
Year	Median Household Income	Median Family Income
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1995	\$70,000	\$78,000
1997	\$72,000	\$84,000
1999	\$81,050	\$92,146
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612
2003	\$80,753	\$93,978
2004	\$88,133	\$90,194
2005	\$94,610	\$110,107
2006	\$100,318	\$119,812
2007	\$105,241	\$122,027
2008	\$107,448	\$126,910
2009	\$102,499	\$122,651
2010	\$103,010	\$122,189
2011	\$105,797	\$119,634
2012	\$107,096	\$124,831
2013	\$111,079	\$128,066
2014	\$110,674	\$130,071
2015	\$113,208	\$129,538
2016	\$115,717	\$135,595
2017	\$118,279	\$136,602
2018	\$122,227	\$142,961

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 - 2018; and Fairfax County Department of Management and Budget, all other years.

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

Year	Single Family Detached		Single Family Attached		Multifamily		Total Housing Units	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1950	19,979	75.2%	1,997	7.5%	4,582	17.3%	26,558	100.0%
1960	59,261	85.7%	3,526	5.1%	6,394	9.2%	69,181	100.0%
1970*	91,134	69.7%	7,747	5.9%	31,887	24.4%	130,768	100.0%
1980*	125,717	58.3%	31,882	14.8%	58,072	26.9%	215,671	100.0%
1990	163,029	53.9%	67,306	22.3%	72,129	23.8%	302,464	100.0%
2000	181,591	50.6%	87,171	24.3%	90,198	25.1%	358,960	100.0%
2010	191,873	48.4%	98,972	25.0%	105,541	26.6%	396,386	100.0%
2019	195,998	46.5%	101,299	24.1%	123,805	29.4%	421,102	100.0%
2020	195,619	46.1%	101,587	24.0%	126,791	29.9%	423,997	100.0%
2025	196,657	44.7%	103,830	23.6%	139,467	31.7%	439,954	100.0%
2030	199,337	43.1%	104,395	22.6%	158,377	34.3%	462,108	100.0%
2035	202,861	41.6%	104,632	21.4%	180,438	37.0%	487,931	100.0%
2040	206,223	40.3%	104,655	20.5%	200,848	39.2%	511,726	100.0%
2045	209,025	39.4%	104,603	19.7%	217,423	40.9%	531,051	100.0%

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Management and Budget, 1990 through 2045, Integrated Parcel Lifecycle System (IPLS) 2019.

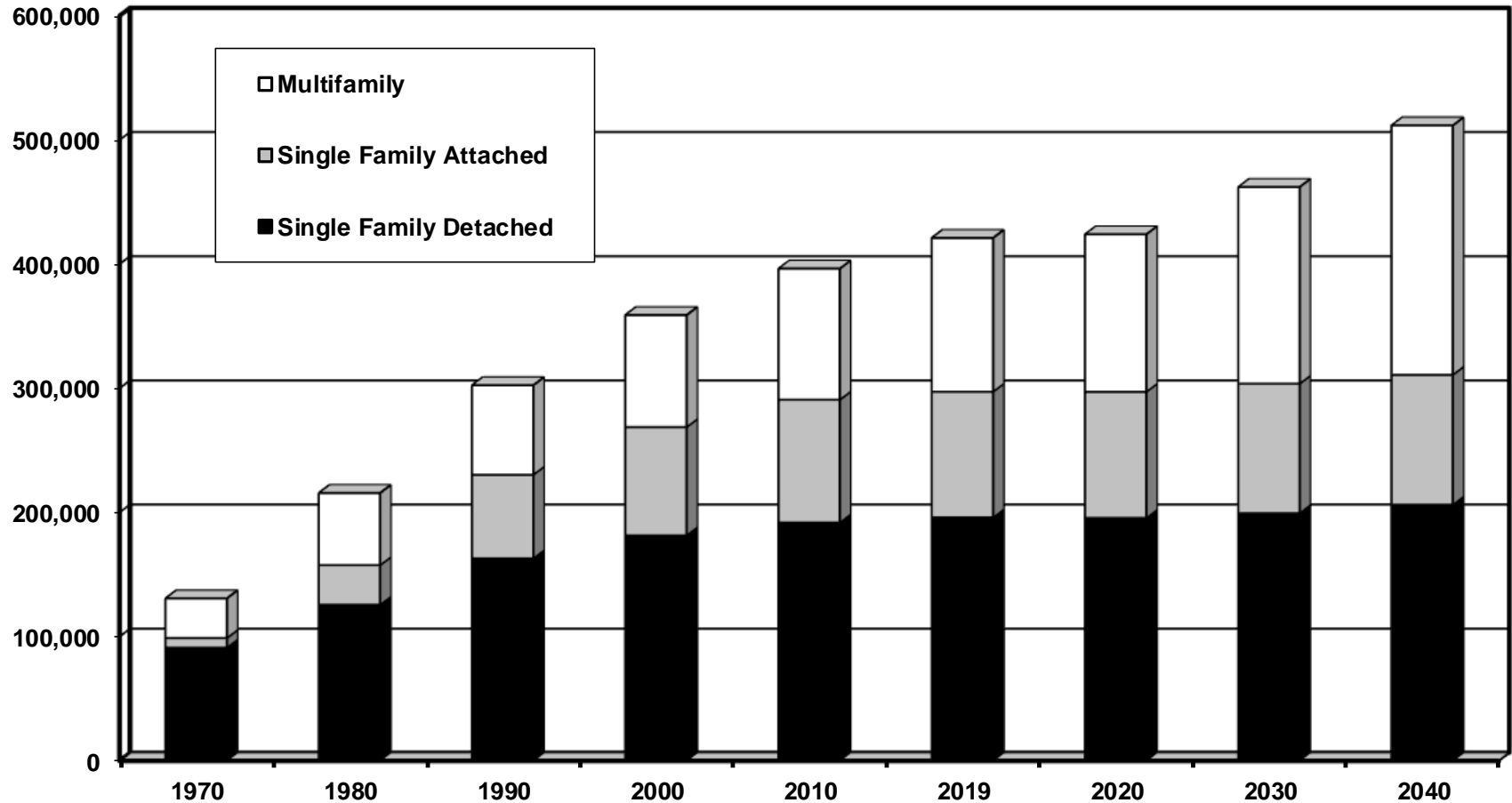
Note: 1950 through 2019 are estimates and 2020 through 2045 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and 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, 2019 Integrated Parcel Lifecycle System (IPLS).

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

Year	Total Units	Vacancy Rate	Average Monthly Rent
1988	42,802	3.1%	\$662
1989	45,578	7.4%	\$705
1990	48,567	6.6%	\$734
1991	49,253	7.6%	\$747
1992	50,148	6.2%	\$739
1993	49,811	5.2%	\$753
1994	50,184	4.7%	\$767
1995	50,111	4.9%	\$792
1996	51,186	5.4%	\$800
1997	52,024	5.0%	\$809
1998	54,243	5.5%	\$849
2000	57,226	1.6%	\$989
2001	59,128	2.5%	\$1,129
2002	60,175	5.5%	\$1,157
2003	61,297	5.6%	\$1,168
2004	62,934	5.6%	\$1,157
2005	63,269	6.8%	\$1,202
2006	62,156	6.0%	\$1,247
2007	62,182	5.9%	\$1,311
2008	64,316	6.8%	\$1,341
2009	65,571	8.2%	\$1,375
2010	66,327	6.2%	\$1,383
2011	67,485	5.0%	\$1,433
2012	68,396	5.5%	\$1,546
2013	69,547	5.6%	\$1,590
2014	71,670	7.6%	\$1,640
2015	74,091	7.6%	\$1,687
2016	77,403	8.1%	\$1,750
2017	79,473*	5.3%	\$1,788
2018	79,521	5.8%	\$1,798

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

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

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

Year	Median Market Value	Percent Change
1990	\$194,700	8.5%
1991	\$190,100	-2.4%
1992	\$183,700	-3.4%
1993	\$183,500	-0.1%
1994	\$184,400	0.5%
1995	\$186,800	1.3%
1996	\$186,300	-0.3%
1997	\$185,700	-0.3%
1998	\$185,600	-0.1%
1999	\$192,100	3.5%
2000	\$226,800	18.1%
2001	\$229,200	1.1%
2002	\$265,600	15.9%
2003	\$307,600	15.8%
2004	\$349,000	13.5%
2005	\$431,705	23.7%
2006	\$538,940	24.8%
2007	\$536,162	-0.5%
2008	\$502,205	-6.3%
2009	\$441,679	-12.1%
2010	\$418,440	-5.3%
2011	\$429,155	2.6%
2012	\$430,855	0.4%
2013	\$442,370	2.7%
2014	\$447,541	1.2%
2015	\$492,126	10.0%
2016	\$498,341	1.3%
2017	\$505,722	1.5%
2018	\$519,560	2.7%
2019	\$536,183	3.2%

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2019.

TABLE 2.12

**2010 and 2018 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			2018		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
Fairfax County, VA	1,081,699*	103,010	122,189	1,150,795	122,227	142,961
Arlington County, VA	207,627	94,986	116,586	237,521	122,394	154,608
Fauquier County, VA	65,203	85,614	94,402	70,675	92,145	109,023
Loudoun County, VA	312,311	119,540	126,174	406,850	139,915	161,683
Prince William County, VA	402,002	92,655	102,117	468,011	107,925	119,903
Spotsylvania County, VA	122,397	72,217	77,868	134,238	88,431	98,552
Stafford County, VA	128,961	94,317	101,015	149,960	110,307	118,454
Alexandria City, VA	139,993*	77,793	101,064	160,530	101,215	125,680
Anne Arundel County, MD	537,656	81,455	97,974	576,031	97,814	114,547
Calvert County, MD	88,737	88,862	100,397	92,003	107,884	122,392
Charles County, MD	146,551	87,007	95,366	161,503	94,368	100,768
Frederick County, MD	233,385	82,133	95,786	255,648	95,850	113,048
Howard County, MD	287,085	101,771	120,664	323,196	116,984	146,269
Montgomery County, MD	971,777	89,155	108,828	1,052,567	108,188	127,733
Prince George's County, MD	863,420	70,019	80,032	909,308	83,034	96,929
District of Columbia	601,723	60,903	77,514	702,455	85,203	117,713
Berkeley County, WV	104,169	50,724	62,136	117,123	59,328	70,847
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	6,251,240	102,180	122,211
State of Virginia	8,001,024	60,674	72,476	8,517,685	72,577	88,929
United States	308,745,538	50,046	60,609	327,167,439	61,937	76,401

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2018 one-year American Community Survey.

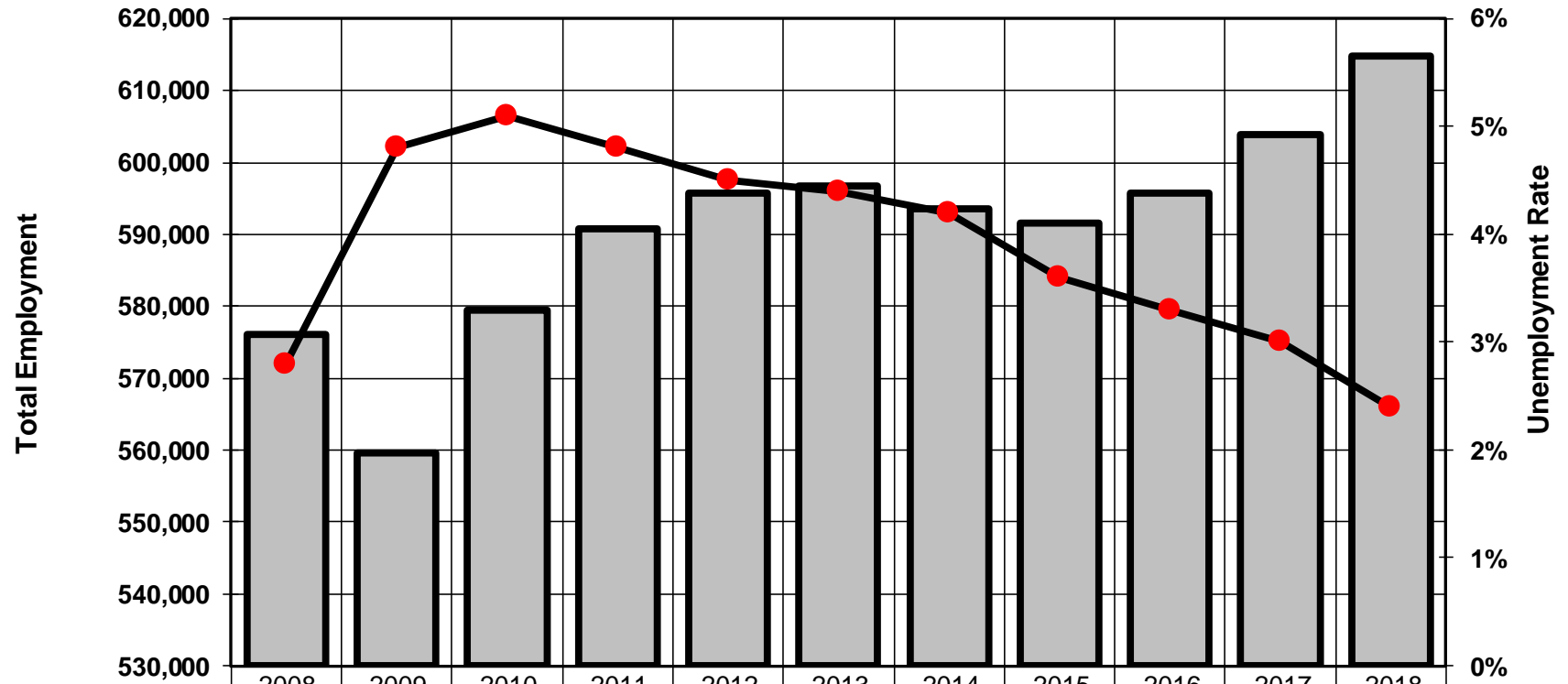
*2010 Census of Population and Housing was revised in 2013 for Fairfax County, Virginia and City of Alexandria, Virginia

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, 2008 through 2018**



Total Employment	576,057	559,644	579,499	590,687	595,687	596,686	593,460	591,608	595,783	603,827	614,909
Unemployment Rate	2.8%	4.8%	5.1%	4.8%	4.5%	4.4%	4.2%	3.6%	3.3%	3.0%	2.4%

Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of November 18, 2019.

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.

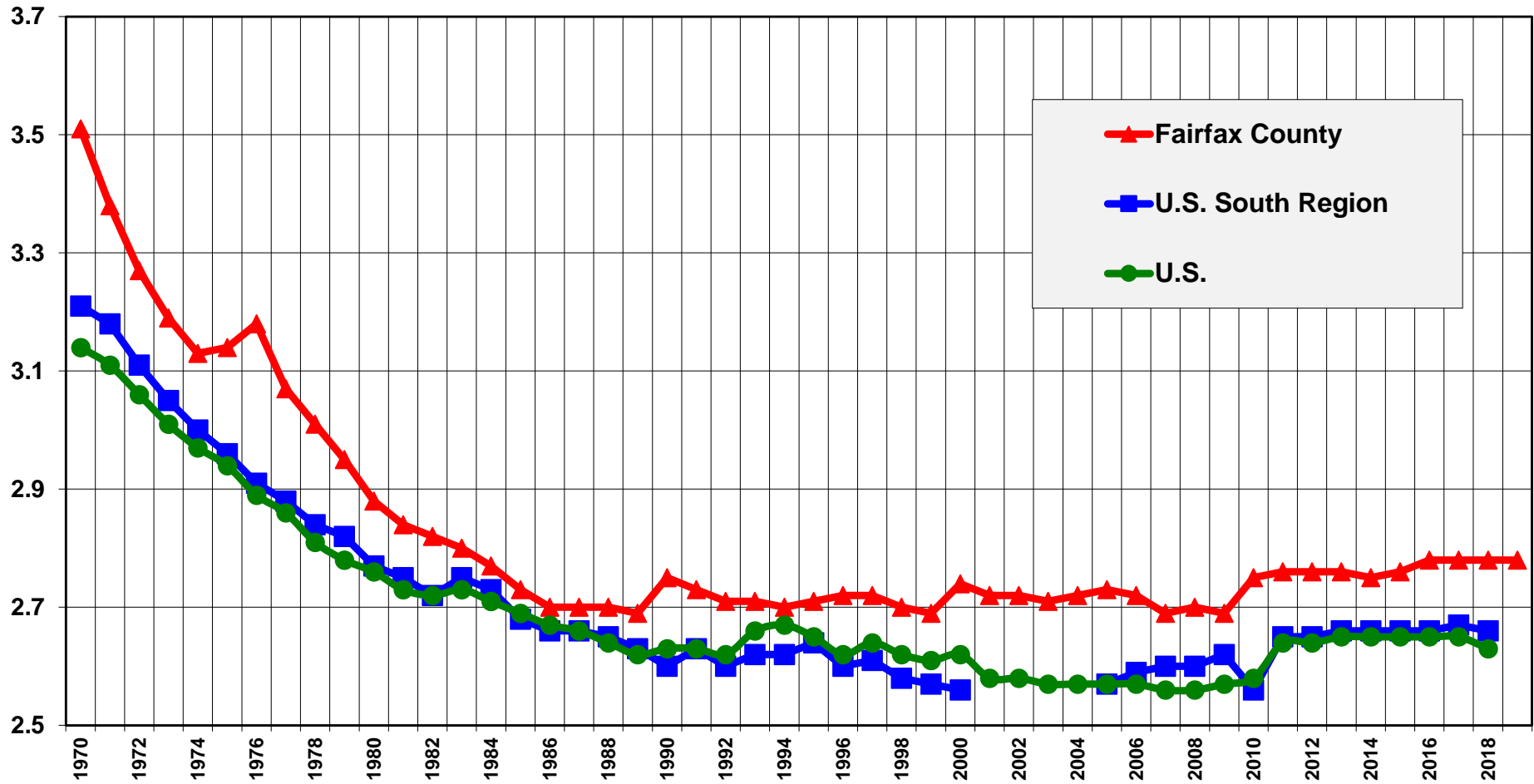
For detailed methodology, please refer to Appendix A.

Table 3.1
Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2019

Planning District	Average Household Size (Persons per Occupied Unit)				Overall Average Household Size	Vacancy Rate		Overall Vacancy Rate
	Single Family Detached	Single Family Attached	Multi- Family	Mobile Home		Owner	Renter	
Annandale	3.03	3.14	2.54		2.93	0.76	0.99	0.82
Baileys	2.84	3.03	2.44		2.60	0.76	3.07	2.23
Bull Run	3.32	3.10	2.14	2.64	2.99	0.24	2.54	0.71
Fairfax	3.13	2.73	2.20	3.33	2.63	0.77	3.18	1.84
Jefferson	2.93	2.70	2.31		2.59	0.53	4.48	2.54
Lincolnia	2.75	2.79	2.84		2.80	1.07	3.22	1.95
Lower Potomac	3.46	3.29	2.28		3.12	0.74	3.53	1.43
McLean	2.93	2.60	1.88		2.52	1.30	4.28	2.38
Mount Vernon	2.87	2.93	2.13	2.78	2.58	0.69	2.70	1.50
Pohick	3.14	3.03	1.82		3.06	0.43	1.78	0.47
Rose Hill	2.86	2.73	1.89		2.60	0.52	2.55	0.96
Springfield	3.22	2.94	2.05		2.87	0.65	3.48	1.26
Upper Potomac	3.17	2.82	1.96		2.69	0.37	3.90	1.50
Vienna	3.02	3.04	2.33		2.91	1.03	1.72	1.15
Fairfax County	3.08	2.94	2.16	2.79	2.77	0.61	3.25	1.38

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

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1970 through 2019



Sources: U.S. Bureau of the Census; Fairfax County Department of Management and Budget, 2019.

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

TABLE 3.2	
Special Institutional (Group Quarters) Population Fairfax County, January 2019	
Type	Total
Fort Belvoir Barracks	404
George Mason University	6,319
Correctional Institutions	1,014
Other*	4,663
Total	12,400

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Management and Budget, 2019.

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

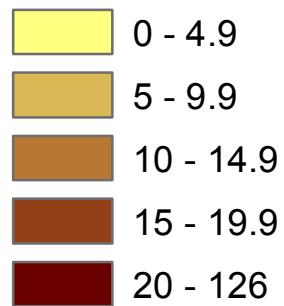
Fairfax County, Virginia January 2019



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.

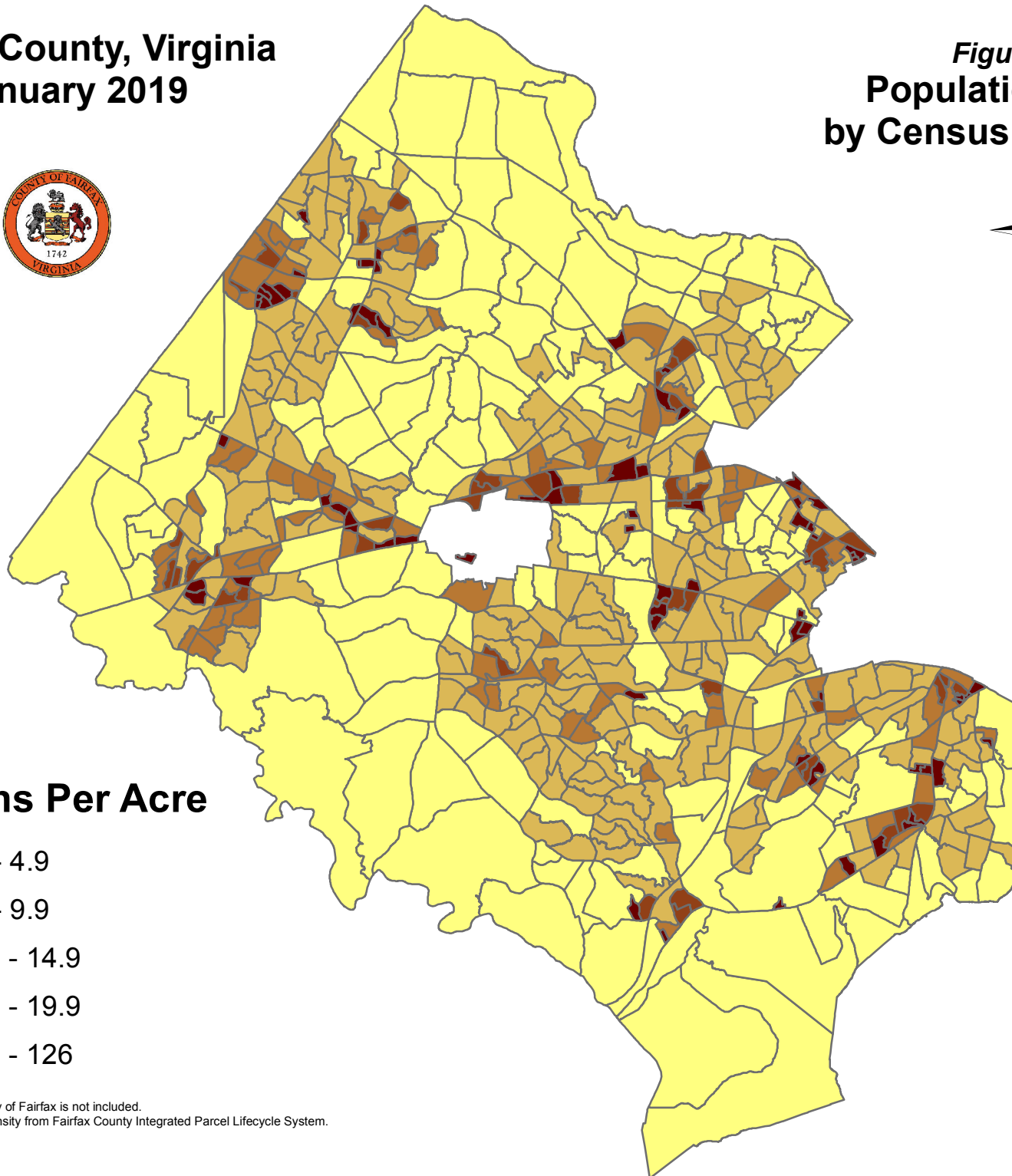


Table 3.3

**2019 Population, Housing Units and Households by Supervisor District
Fairfax County, January 2019**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	124,928	41,739	41,375	17,389	7.2	27.17	4,598
Dranesville 1/	127,456	44,659	44,091	40,733	3.1	63.64	2,003
Hunter Mill 2/	133,273	52,848	51,908	24,001	5.6	37.50	3,554
Lee	125,387	45,136	44,531	17,261	7.3	26.97	4,649
Mason	116,606	42,832	42,052	14,213	8.2	22.21	5,250
Mount Vernon	133,037	49,352	48,742	47,242	2.8	73.82	1,802
Providence	144,834	57,724	56,381	17,065	8.5	26.66	5,433
Springfield 3/	124,996	42,820	42,352	46,427	2.7	72.54	1,723
Sully	136,448	43,992	43,837	36,000	3.8	56.25	2,426
Fairfax County	1,166,965	421,102	415,270	260,331	4.5	406.77	2,869

Table 3.4

**2019 Population, Housing Units and Households by Town
Fairfax County, January 2019**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	283	88	88	159	1.8	0.25	1,134
Town of Herndon	22,210	8,000	7,869	2,739	8.1	4.28	5,189
Town of Vienna	16,934	5,655	5,594	2,816	6.0	4.40	3,849
Towns Total	39,427	13,743	13,551	5,715	6.9	8.93	4,415

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

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 3.5

**2019 Population, Housing Units and Households by Planning District
Fairfax County, January 2019**

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	76,299	26,039	25,826	11,947	6.4	18.67	4,087
Baileys	45,500	17,820	17,422	4,049	11.2	6.33	7,188
Bull Run	133,130	44,659	44,344	32,002	4.2	50.00	2,663
Fairfax	78,909	27,540	27,034	12,977	8.8	20.28	3,891
Jefferson	61,034	24,150	23,536	6,337	9.6	9.90	6,165
Lincolnia	19,234	6,997	6,860	2,055	9.4	3.21	5,992
Lower Potomac	40,833	13,052	12,866	29,271	1.4	45.74	893
McLean	79,568	32,047	31,284	19,335	4.1	30.21	2,634
Mount Vernon	101,289	39,575	38,982	14,401	7.0	22.50	4,502
Pohick 1/	143,129	46,864	46,645	48,947	2.9	76.48	1,871
Rose Hill	53,793	20,812	20,611	9,121	5.9	14.25	3,775
Springfield	57,646	20,153	19,900	10,433	5.5	16.30	3,537
Upper Potomac 2/	203,351	76,012	74,870	47,487	4.3	74.20	2,741
Vienna 3/	73,248	25,382	25,089	11,982	6.1	18.72	3,913
Fairfax County	1,166,965	421,102	415,270	260,343	4.5	406.79	2,869

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

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

**2019 Population, Housing Units and Households by Human Services Region
Fairfax County, January 2019**

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	261,154	95,311	94,092	64,102	4.1	100.16	2,607
Region 2	252,440	93,110	91,491	31,091	8.1	48.58	5,196
Region 3 1/	337,500	128,240	126,059	78,834	4.3	123.18	2,740
Region 4 2/	315,871	104,441	103,627	86,354	3.7	134.93	2,341
Fairfax County	1,166,965	421,102	415,270	260,380	4.5	406.84	2,868

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

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
2019 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2019

ZIP Code	Population	Housing Units	Households
20120	43,440	14,165	14,134
20121	30,691	10,252	10,198
20124	16,062	4,943	4,930
20151	22,451	6,835	6,823
20152	3	1	1
20164	4	1	1
20170	40,361	13,905	13,743
20171	53,320	19,071	18,871
20190	21,755	11,607	11,093
20191	30,278	12,199	12,038
20194	14,517	5,859	5,791
22003	57,381	19,759	19,579
22015	44,213	14,832	14,780
22027	2,357	739	731
22030	42,543	13,436	13,124
22031	34,074	12,679	12,420
22032	29,317	9,640	9,596
22033	40,665	16,111	15,825
22035	553	270	259
22039	19,230	6,106	6,063
22041	27,717	10,738	10,512
22042	33,453	12,490	12,263
22043	25,580	9,651	9,462
22044	11,008	4,610	4,485
22046	5,333	2,084	2,052
22060	11,261	3,314	3,267

(Continued)

Table 3.7
2019 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2019

ZIP Code	Population	Housing Units	Households
22066	19,431	5,814	5,797
22067	166		
22079	36,203	12,028	11,881
22101	30,789	11,499	11,286
22102	28,921	13,615	13,126
22124	18,983	6,656	6,588
22150	28,626	9,379	9,204
22151	17,689	5,813	5,790
22152	28,867	10,350	10,281
22153	33,323	10,857	10,815
22180	27,859	10,110	9,906
22181	15,832	5,523	5,464
22182	28,952	9,847	9,791
22203	322	150	147
22204	46	14	14
22206	7	2	2
22207	138	49	49
22213	3	1	1
22302	1,537	650	620
22303	16,182	8,261	8,094
22304	356	148	148
22306	32,100	12,338	12,117
22307	11,004	4,718	4,674
22308	13,745	4,856	4,822
22309	34,736	11,749	11,612
22310	29,621	10,990	10,886
22311	1,675	614	608

(Continued)

Table 3.7

**2019 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2019**

ZIP Code	Population	Housing Units	Households
22312	23,788	8,500	8,347
22315	28,498	11,274	11,163
Fairfax County	1,166,965	421,102	415,270

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

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

**2019 Population, Housing Units and Households by Sewershed
Fairfax County, January 2019**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	34,564	11,601	11,511	4,870	7.1	7.61	4,542
A2	11,260	4,756	4,682	813	13.8	1.27	8,866
A3	4,382	1,696	1,674	310	14.1	0.48	9,130
B1	6,350	2,156	2,115	1,138	5.6	1.78	3,567
B2	25,268	9,946	9,609	3,579	7.1	5.59	4,520
B3	2,958	840	840	1,702	1.7	2.66	1,112
B5	22,207	7,999	7,868	2,770	8.0	4.33	5,129
C1	3,743	1,106	1,106	4,932	0.8	7.71	485
C2	3,902	1,267	1,266	5,434	0.7	8.49	460
D1	10,514	3,156	3,135	6,746	1.6	10.54	998
D2	27,854	13,060	12,780	5,328	5.2	8.33	3,344
D3	82,821	30,179	29,887	22,942	3.6	35.85	2,310
E1	22,030	10,922	10,471	4,172	5.3	6.52	3,379
E2	2,157	655	651	1,511	1.4	2.36	914
F	8,109	3,210	3,137	1,289	6.3	2.01	4,035
G1	37,109	13,869	13,600	5,564	6.7	8.69	4,270
G2	3,438	1,355	1,337	747	4.6	1.17	2,939
G3	2,230	754	732	2,159	1.0	3.37	662
G4	987	345	342	185	5.3	0.29	3,402
H1	15,001	6,098	5,899	1,195	14.2	1.50	8,022
H2	6,780	3,534	3,431	105	64.4	0.16	42,373
H3	944	343	341	89	10.6	0.14	6,744
I1	76,843	28,303	27,822	9,109	8.4	14.23	5,400
I2	3,632	1,310	1,299	614	5.9	0.96	3,784
I3	63,818	21,711	21,405	9,274	6.9	14.49	4,404
I4	242	79	78	59	4.1	0.09	2,693

(Continued)

Table 3.8

**2019 Population, Housing Units and Households by Sewershed
Fairfax County, January 2019**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I5	994	324	321	97	10.2	0.15	6,624
I6	6	2	2	1,656	0.0	2.59	2
J1	22,600	9,501	9,345	2,558	8.8	4.00	5,650
J2	8,002	3,843	3,779	747	10.7	1.17	6,839
J3	6,143	2,283	2,253	716	8.6	1.12	5,485
J4	3,971	2,122	2,098	838	4.7	1.31	3,031
K	48,718	17,883	17,635	6,870	7.1	10.73	4,540
L	53,500	20,105	19,878	9,832	5.4	15.36	3,483
M0	7,108	1,944	1,931	4,530	1.6	7.08	1,004
M1	13,069	5,134	5,047	1,174	11.1	1.84	7,102
M2	84,260	30,052	29,614	10,326	8.2	16.13	5,224
M3	19,849	6,474	6,451	3,411	5.8	5.33	3,724
M4	22,272	7,942	7,869	4,013	5.5	6.27	3,552
M5	11,983	4,523	4,444	2,744	4.4	4.29	2,793
M6	20,330	7,353	7,283	3,709	5.5	5.79	3,511
M7	1,067	406	397	36	29.8	0.06	17,782
M8	9,283	2,707	2,668	7,288	1.3	11.39	815
M9	18,076	8,312	8,107	1,708	10.6	2.67	6,770
N1	130,420	40,966	40,733	17,237	7.6	26.93	4,843
N2	19,107	6,216	6,192	4,967	3.8	7.76	2,462
O1	1,445	502	487	7,586	0.2	11.85	122
P	190	60	59	1,295	0.1	2.02	94
P1	2,496	825	821	1,065	2.3	1.66	1,504
P2	521	181	175	119	4.4	0.19	2,742
P3	3,891	1,163	1,158	1,063	3.7	1.66	2,344
P4	216	75	73	96	2.3	0.15	1,439

(Continued)

Table 3.8

**2019 Population, Housing Units and Households by Sewershed
Fairfax County, January 2019**

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P5	1,151	363	355	2,065	0.6	3.23	356
Q1	7,917	2,597	2,595	16,528	0.5	25.83	306
R1	9,015	2,865	2,802	9,979	0.9	15.59	578
R2	867	289	280	392	2.2	0.61	1,422
R3	283	88	88	159	1.8	0.25	1,134
R4	1,013	323	316	621	1.6	0.97	1,044
S1	34,996	11,289	11,251	4,997	7.0	7.81	4,481
S2	1,272	395	395	3,284	0.4	5.13	248
T1	7,667	2,680	2,660	6,438	1.2	10.06	762
T2	28,086	8,698	8,679	4,740	5.9	7.41	3,790
T3	19,335	5,865	5,846	5,264	3.7	8.22	2,352
T4	27,751	11,478	11,211	2,844	9.8	4.44	6,250
T5	29,558	10,233	10,187	3,557	8.3	5.56	5,316
T6	799	221	221	3,707	0.2	5.79	138
T7	8,594	2,570	2,545	3,789	2.3	5.92	1,452
Fairfax County	1,166,965	421,102	415,270	260,681	4.5	407.31	2,865

Source: Fairfax County Department of Management and Budget 2019.

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

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,718	1,302	1,288	590	6.3	0.92	4,034
4152	3,349	1,939	1,919	1,246	2.7	1.95	1,721
4153	4,188	1,495	1,483	530	7.9	0.83	5,058
4154.01	4,861	2,140	2,102	400	12.2	0.62	7,781
4154.02	2,728	1,138	1,130	592	4.6	0.92	2,949
4155	6,385	2,273	2,253	960	6.6	1.50	4,255
4156	2,749	1,074	1,053	1,129	2.4	1.76	1,558
4157	4,133	1,373	1,366	856	4.8	1.34	3,089
4158	4,861	1,736	1,732	939	5.2	1.47	3,314
4159	3,285	1,208	1,204	1,202	2.7	1.88	1,749
4160	6,039	2,030	1,992	850	7.1	1.33	4,547
4161	3,894	1,504	1,491	1,833	2.1	2.86	1,359
4162	6,183	1,519	1,497	5,694	1.1	8.90	695
4163	2,355	818	793	12,803	0.2	20.01	118
4201	4,010	1,168	1,156	912	4.4	1.43	2,813
4202.01	3,745	1,301	1,291	472	7.9	0.74	5,073
4202.02	2,148	1,066	1,041	162	13.3	0.25	8,506
4202.03	2,825	972	969	497	5.7	0.78	3,639
4203	6,321	2,166	2,161	1,098	5.8	1.72	3,684
4204	3,727	2,428	2,345	215	17.3	0.34	11,104
4205.01	1,574	1,005	996	23	69.2	0.04	44,303
4205.02	1,770	1,036	1,019	75	23.6	0.12	15,089
4205.03	3,578	1,693	1,652	184	19.4	0.29	12,445
4206	4,890	1,986	1,959	340	14.4	0.53	9,202
4207	4,257	1,449	1,437	709	6.0	1.11	3,842
4208	3,838	1,201	1,192	677	5.7	1.06	3,627
4210.01	3,076	1,030	1,023	434	7.1	0.68	4,533

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4210.02	5,204	2,083	2,045	1,114	4.7	1.74	2,989
4211.01	6,058	2,168	2,152	710	8.5	1.11	5,464
4211.02	3,772	1,529	1,492	388	9.7	0.61	6,217
4211.03	5,564	2,122	2,115	1,224	4.5	1.91	2,908
4212	1,937	689	688	405	4.8	0.63	3,062
4213	3,853	1,461	1,452	1,984	1.9	3.10	1,243
4214	7,598	2,991	2,920	470	16.2	0.73	10,344
4215	6,976	2,411	2,346	449	15.5	0.70	9,939
4216	6,122	1,973	1,949	284	21.6	0.44	13,808
4217.01	4,818	1,420	1,404	209	23.1	0.33	14,771
4217.02	4,669	1,263	1,258	496	9.4	0.78	6,019
4218	5,928	2,358	2,320	488	12.1	0.76	7,772
4219	3,404	1,022	1,013	3,677	0.9	5.75	592
4220	4,164	1,504	1,487	1,095	3.8	1.71	2,435
4221.01	7,233	2,587	2,509	610	11.9	0.95	7,592
4221.02	6,772	2,112	2,104	1,686	4.0	2.63	2,571
4222.01	4,472	1,380	1,365	1,281	3.5	2.00	2,234
4222.02	6,506	2,178	2,166	2,119	3.1	3.31	1,965
4223.01	3,096	1,345	1,341	324	9.6	0.51	6,124
4223.02	5,722	2,517	2,471	608	9.4	0.95	6,021
4224.01	2,139	1,126	1,107	138	15.5	0.22	9,896
4224.02	5,481	2,110	2,095	468	11.7	0.73	7,500
4224.03	2,579	1,013	1,011	542	4.8	0.85	3,043
4301.01	4,703	1,542	1,540	838	5.6	1.31	3,592
4301.02	2,861	1,049	1,043	259	11.0	0.40	7,070
4302.01	4,684	1,426	1,425	494	9.5	0.77	6,064
4302.02	5,161	1,641	1,636	721	7.2	1.13	4,579

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4302.03	2,734	902	900	387	7.1	0.61	4,517
4304	7,360	2,322	2,314	1,493	4.9	2.33	3,154
4305	1,670	571	571	280	6.0	0.44	3,823
4306	7,597	1,810	1,783	652	11.7	1.02	7,461
4307	2,874	929	926	646	4.5	1.01	2,849
4308.01	4,309	1,514	1,511	606	7.1	0.95	4,551
4308.02	3,859	1,812	1,776	499	7.7	0.78	4,954
4309.01	4,335	1,415	1,410	475	9.1	0.74	5,839
4309.02	3,497	1,089	1,084	493	7.1	0.77	4,539
4310.01	4,736	1,583	1,578	571	8.3	0.89	5,307
4310.02	2,156	752	750	206	10.5	0.32	6,700
4313	4,218	1,415	1,405	672	6.3	1.05	4,019
4314	4,670	1,462	1,458	551	8.5	0.86	5,420
4315	5,436	2,027	2,019	958	5.7	1.50	3,630
4316	8,940	3,389	3,294	1,064	8.4	1.66	5,377
4318.01	4,347	1,441	1,440	370	11.7	0.58	7,510
4318.02	3,436	1,042	1,039	477	7.2	0.75	4,607
4319	3,321	1,055	1,052	393	8.5	0.61	5,415
4320	3,365	1,127	1,120	456	7.4	0.71	4,718
4321	3,716	1,448	1,444	408	9.1	0.64	5,825
4322.01	1,817	851	839	145	12.5	0.23	8,014
4322.02	4,732	1,613	1,609	614	7.7	0.96	4,935
4323	5,515	1,747	1,740	741	7.4	1.16	4,762
4324.01	3,643	1,179	1,178	490	7.4	0.77	4,754
4324.02	5,279	1,658	1,655	713	7.4	1.11	4,740
4325	5,885	1,884	1,878	820	7.2	1.28	4,593
4326	5,257	1,589	1,583	768	6.8	1.20	4,379

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4327.01	3,275	1,094	1,089	500	6.6	0.78	4,194
4327.02	4,357	1,507	1,502	425	10.2	0.66	6,559
4328	2,265	773	771	831	2.7	1.30	1,745
4401	8,188	2,774	2,722	1,520	5.4	2.38	3,447
4402.01	4,979	2,157	2,055	550	9.1	0.86	5,797
4402.02	6,227	2,208	2,196	807	7.7	1.26	4,940
4403	2,768	957	943	812	3.4	1.27	2,182
4405.01	5,115	1,656	1,648	1,102	4.6	1.72	2,971
4405.02	9,280	633	615	820	11.3	1.28	7,243
4406	3,264	950	947	863	3.8	1.35	2,421
4407.01	2,818	979	978	458	6.1	0.72	3,934
4407.02	5,363	1,807	1,806	865	6.2	1.35	3,967
4408	6,515	2,220	2,202	1,594	4.1	2.49	2,615
4501	5,417	2,257	2,252	527	10.3	0.82	6,581
4502	4,260	1,332	1,329	328	13.0	0.51	8,301
4503	5,756	2,101	2,043	434	13.3	0.68	8,484
4504	2,764	947	939	611	4.5	0.96	2,894
4505	2,921	885	884	257	11.4	0.40	7,276
4506.01	3,828	1,408	1,406	819	4.7	1.28	2,991
4506.02	4,216	1,855	1,757	329	12.8	0.51	8,201
4507.01	3,317	1,079	1,070	507	6.5	0.79	4,189
4507.02	4,385	1,469	1,455	304	14.4	0.47	9,234
4508	3,470	1,204	1,194	502	6.9	0.78	4,424
4509	1,752	604	600	357	4.9	0.56	3,140
4510	2,709	898	898	433	6.3	0.68	4,002
4511	2,232	829	822	461	4.8	0.72	3,097
4512	1,670	648	641	529	3.2	0.83	2,020

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4513	2,259	924	914	438	5.2	0.68	3,302
4514	2,635	1,212	1,188	126	20.9	0.20	13,375
4515.01	5,527	2,248	2,161	314	17.6	0.49	11,280
4515.02	5,487	2,109	2,027	442	12.4	0.69	7,946
4516.01	5,588	1,580	1,567	239	23.4	0.37	14,984
4516.02	2,849	1,137	1,127	272	10.5	0.42	6,715
4518	3,466	1,129	1,121	585	5.9	0.91	3,789
4519	6,672	2,344	2,308	688	9.7	1.08	6,206
4520	2,918	1,126	1,123	573	5.1	0.89	3,262
4521.01	5,239	1,697	1,645	835	6.3	1.30	4,016
4521.02	3,132	1,050	1,035	577	5.4	0.90	3,474
4522	6,369	2,160	2,152	578	11.0	0.90	7,056
4523.01	3,559	1,475	1,460	137	26.0	0.21	16,656
4523.02	4,965	1,698	1,671	149	33.2	0.23	21,275
4524	7,009	2,379	2,368	898	7.8	1.40	4,994
4525.01	3,783	1,309	1,300	1,210	3.1	1.89	2,001
4525.02	5,260	1,601	1,529	301	17.5	0.47	11,178
4526	6,252	2,691	2,664	750	8.3	1.17	5,333
4527	5,828	1,982	1,941	318	18.3	0.50	11,725
4528.01	4,716	2,530	2,431	286	16.5	0.45	10,566
4528.02	3,244	1,492	1,483	31	104.6	0.05	66,959
4601	4,635	1,469	1,464	1,627	2.8	2.54	1,823
4602	4,188	1,343	1,334	2,013	2.1	3.15	1,332
4603	2,913	964	961	557	5.2	0.87	3,346
4604	5,090	2,015	1,994	999	5.1	1.56	3,262
4605.01	2,665	874	869	554	4.8	0.87	3,080
4605.02	8,645	2,804	2,786	859	10.1	1.34	6,437

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4606	4,044	1,355	1,323	694	5.8	1.08	3,728
4607.01	3,695	1,157	1,149	422	8.8	0.66	5,603
4607.02	4,675	1,586	1,560	698	6.7	1.09	4,284
4608	3,501	1,173	1,159	600	5.8	0.94	3,735
4609	2,571	877	868	676	3.8	1.06	2,434
4610	2,492	862	858	416	6.0	0.65	3,836
4611	7,708	2,601	2,560	1,607	4.8	2.51	3,070
4612.01	4,899	1,561	1,543	2,509	2.0	3.92	1,250
4612.02	6,350	2,784	2,711	820	7.7	1.28	4,959
4615	7,121	2,558	2,539	794	9.0	1.24	5,742
4616.01	8,081	3,057	3,013	696	11.6	1.09	7,432
4616.02	8,248	3,883	3,717	402	20.5	0.63	13,144
4617	6,997	2,550	2,506	573	12.2	0.90	7,815
4618.01	1,092	542	540	77	14.2	0.12	9,072
4618.02	5,562	2,405	2,341	397	14.0	0.62	8,957
4619.01	4,221	1,414	1,408	226	18.7	0.35	11,964
4619.02	1,726	594	586	116	14.9	0.18	9,537
4701	2,876	971	942	1,874	1.5	2.93	982
4703	3,329	1,163	1,152	869	3.8	1.36	2,452
4704	4,601	1,743	1,709	1,424	3.2	2.23	2,068
4705	5,797	2,343	2,281	1,033	5.6	1.61	3,592
4706	3,202	1,179	1,164	601	5.3	0.94	3,409
4707	5,319	1,884	1,848	877	6.1	1.37	3,881
4708	3,085	1,167	1,157	488	6.3	0.76	4,044
4709	7,615	2,889	2,856	1,090	7.0	1.70	4,471
4710	2,171	861	856	464	4.7	0.73	2,994
4711	7,198	2,457	2,422	958	7.5	1.50	4,809

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4712.01	2,739	1,573	1,448	180	15.2	0.28	9,716
4712.02	5,537	2,871	2,754	498	11.1	0.78	7,111
4713.01	4,109	1,634	1,578	181	22.7	0.28	14,523
4713.03	3,775	1,741	1,669	342	11.0	0.53	7,060
4713.04	2,062	708	702	368	5.6	0.57	3,587
4714.01	3,375	1,390	1,363	340	9.9	0.53	6,350
4714.02	3,573	1,248	1,244	492	7.3	0.77	4,645
4801	4,768	1,544	1,543	8,757	0.5	13.68	348
4802.01	4,816	1,649	1,638	1,654	2.9	2.58	1,864
4802.02	7,000	4,251	4,061	860	8.1	1.34	5,210
4802.03	3,460	1,572	1,537	93	37.2	0.15	23,832
4803	8,688	2,828	2,810	5,293	1.6	8.27	1,050
4804.01	5,388	1,536	1,527	2,184	2.5	3.41	1,579
4804.02	7,121	2,019	2,019	5,270	1.4	8.23	865
4805.01	3,761	1,113	1,109	1,266	3.0	1.98	1,902
4805.02	6,460	1,954	1,951	745	8.7	1.16	5,549
4805.03	3,561	1,153	1,151	546	6.5	0.85	4,176
4805.04	2,019	840	836	353	5.7	0.55	3,659
4805.05	3,850	1,622	1,589	323	11.9	0.50	7,639
4808.01	4,666	1,616	1,608	571	8.2	0.89	5,234
4808.02	3,594	1,386	1,371	639	5.6	1.00	3,599
4809.01	6,350	1,969	1,961	680	9.3	1.06	5,974
4809.02	3,665	1,499	1,437	590	6.2	0.92	3,972
4809.03	3,932	1,529	1,491	291	13.5	0.46	8,639
4810	5,109	1,927	1,905	351	14.6	0.55	9,314
4811.01	2,177	1,194	1,154	214	10.2	0.33	6,524
4811.02	3,312	1,492	1,491	108	30.7	0.17	19,621

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4811.03	3,392	1,242	1,241	149	22.7	0.23	14,523
4811.04	2,611	1,222	1,183	85	30.6	0.13	19,588
4811.05	5,525	1,698	1,696	836	6.6	1.31	4,228
4811.06	5,865	1,763	1,761	914	6.4	1.43	4,106
4812.01	1,525	392	392	349	4.4	0.55	2,793
4812.02	6,298	2,052	1,995	952	6.6	1.49	4,233
4814	6,457	2,734	2,717	1,410	4.6	2.20	2,932
4815	2,380	821	820	1,224	1.9	1.91	1,244
4816	3,690	1,160	1,156	2,175	1.7	3.40	1,086
4817.01	6,419	2,042	2,038	2,590	2.5	4.05	1,586
4817.02	4,259	1,985	1,975	692	6.2	1.08	3,941
4819	6,002	2,310	2,274	2,607	2.3	4.07	1,473
4820.01	5,521	1,776	1,775	1,027	5.4	1.60	3,441
4820.02	3,810	1,842	1,812	480	7.9	0.75	5,085
4821	2,894	1,532	1,501	229	12.7	0.36	8,104
4822.01	2,048	1,010	959	234	8.8	0.37	5,608
4822.02	5,697	3,659	3,553	545	10.5	0.85	6,691
4822.03	5,843	3,337	3,045	470	12.4	0.73	7,951
4823.01	5,513	2,687	2,631	762	7.2	1.19	4,629
4823.02	4,657	1,820	1,799	190	24.5	0.30	15,682
4823.03	3,430	1,703	1,693	425	8.1	0.66	5,163
4824	2,302	781	780	1,105	2.1	1.73	1,334
4825.01	13,770	5,307	5,209	2,041	6.7	3.19	4,318
4825.02	3,106	1,032	1,031	393	7.9	0.61	5,056
4825.03	5,132	1,546	1,541	738	7.0	1.15	4,451
4825.04	5,593	1,669	1,661	1,032	5.4	1.61	3,467
4826.01	7,518	2,390	2,383	967	7.8	1.51	4,973

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4826.02	8,046	2,512	2,507	1,426	5.6	2.23	3,610
4901.01	5,241	1,892	1,892	1,210	4.3	1.89	2,773
4901.03	6,182	1,947	1,940	4,725	1.3	7.38	837
4905.01	3,409	1,324	1,322	272	12.5	0.43	8,013
4905.02	7,010	2,226	2,213	2,405	2.9	3.76	1,866
4910	2,481	680	680	4,414	0.6	6.90	360
4911.01	3,962	1,179	1,179	1,947	2.0	3.04	1,302
4911.02	3,758	1,131	1,126	828	4.5	1.29	2,905
4911.03	6,840	2,132	2,119	472	14.5	0.74	9,281
4912.01	6,538	2,325	2,321	521	12.6	0.81	8,035
4912.02	1,832	840	840	190	9.6	0.30	6,157
4913.01	7,307	2,152	2,128	3,981	1.8	6.22	1,175
4913.02	3,902	1,440	1,427	303	12.9	0.47	8,243
4913.03	4,858	1,507	1,507	247	19.6	0.39	12,573
4914.01	4,792	1,884	1,869	327	14.6	0.51	9,373
4914.02	4,308	1,415	1,410	306	14.1	0.48	9,002
4914.03	4,048	1,154	1,154	429	9.4	0.67	6,044
4914.04	4,123	1,334	1,332	390	10.6	0.61	6,771
4914.05	3,137	836	835	423	7.4	0.66	4,746
4915.01	7,218	2,394	2,389	635	11.4	0.99	7,280
4915.02	7,482	2,139	2,138	1,440	5.2	2.25	3,325
4916.01	5,246	1,583	1,579	464	11.3	0.72	7,240
4916.02	5,438	1,586	1,585	554	9.8	0.86	6,287
4917.01	3,704	1,933	1,839	340	10.9	0.53	6,973
4917.02	7,576	3,353	3,244	564	13.4	0.88	8,595
4917.03	5,425	2,640	2,543	382	14.2	0.60	9,088
4917.04	4,994	2,211	2,152	331	15.1	0.52	9,648

(Continued)

Table 3.9

**2019 Population, Housing Units and Households by Census Tract
Fairfax County, January 2019**

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4917.05	3,667	948	945	943	3.9	1.47	2,489
4918.01	2,415	1,085	1,059	288	8.4	0.45	5,371
4918.02	3,165	1,161	1,161	417	7.6	0.65	4,854
4918.03	6,733	2,625	2,589	715	9.4	1.12	6,024
4920	6,759	2,195	2,120	5,872	1.2	9.17	737
4921	6,814	2,230	2,226	7,633	0.9	11.93	571
4922.01	3,121	1,043	1,043	7,930	0.4	12.39	252
4922.02	7,260	2,212	2,207	1,461	5.0	2.28	3,179
4922.03	4,279	1,279	1,274	1,193	3.6	1.86	2,295
4923	3,547	1,100	1,090	525	6.8	0.82	4,324
4924	4,808	1,800	1,793	906	5.3	1.42	3,395
4925	4,574	1,420	1,420	11,148	0.4	17.42	263
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
Fairfax County	1,166,965	421,102	415,270	259,975	4.5	406.21	2,873

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

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 per Square Mile is calculated based on Square Miles more precise than shown.

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.

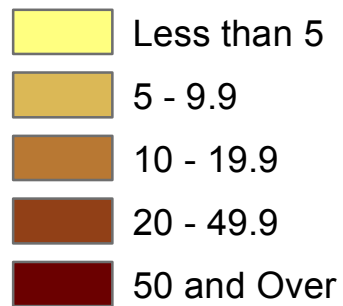
Fairfax County, Virginia January 2019



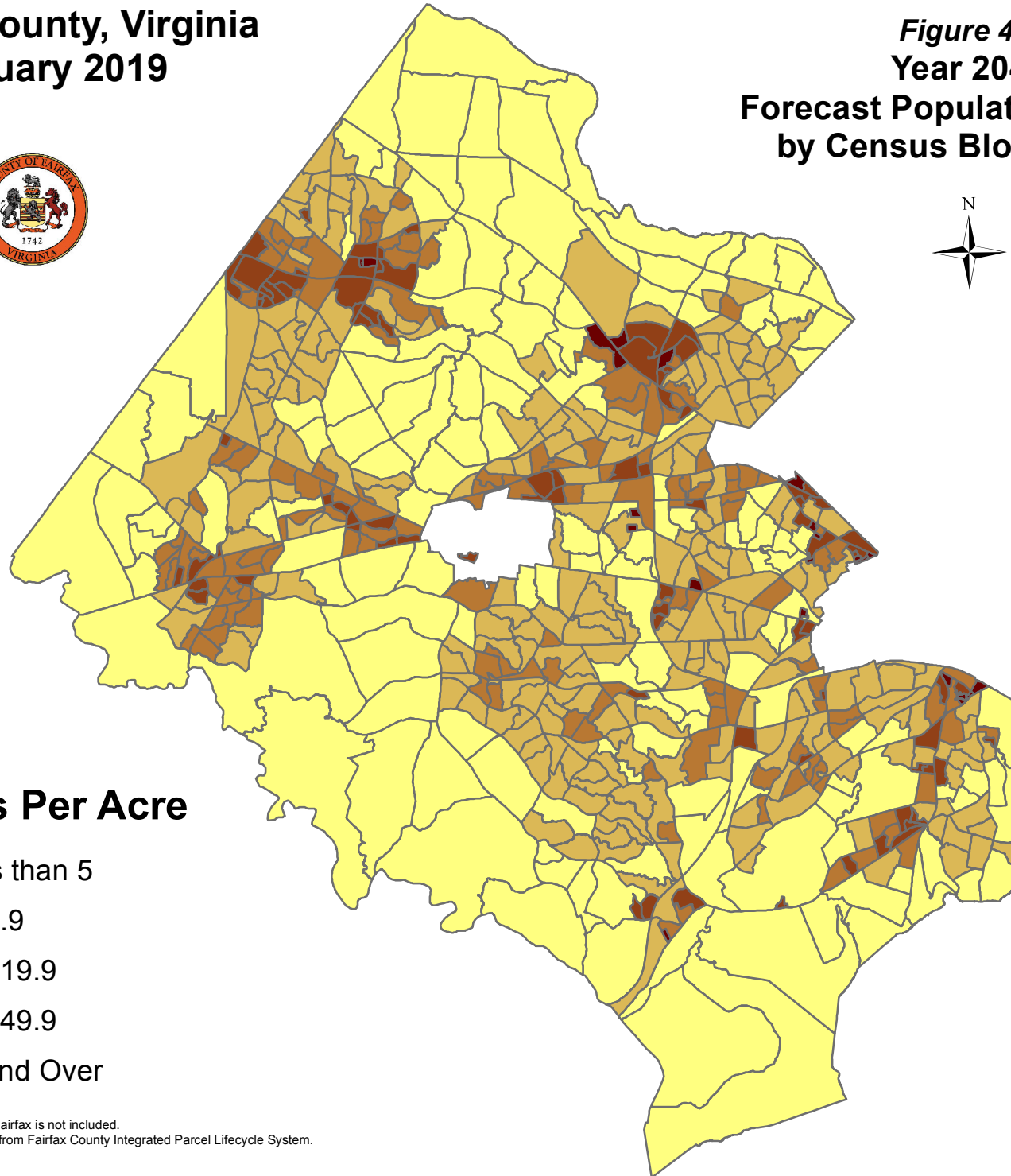
Figure 4.1
Year 2045
Forecast Population Density
by Census Block Group



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 2019

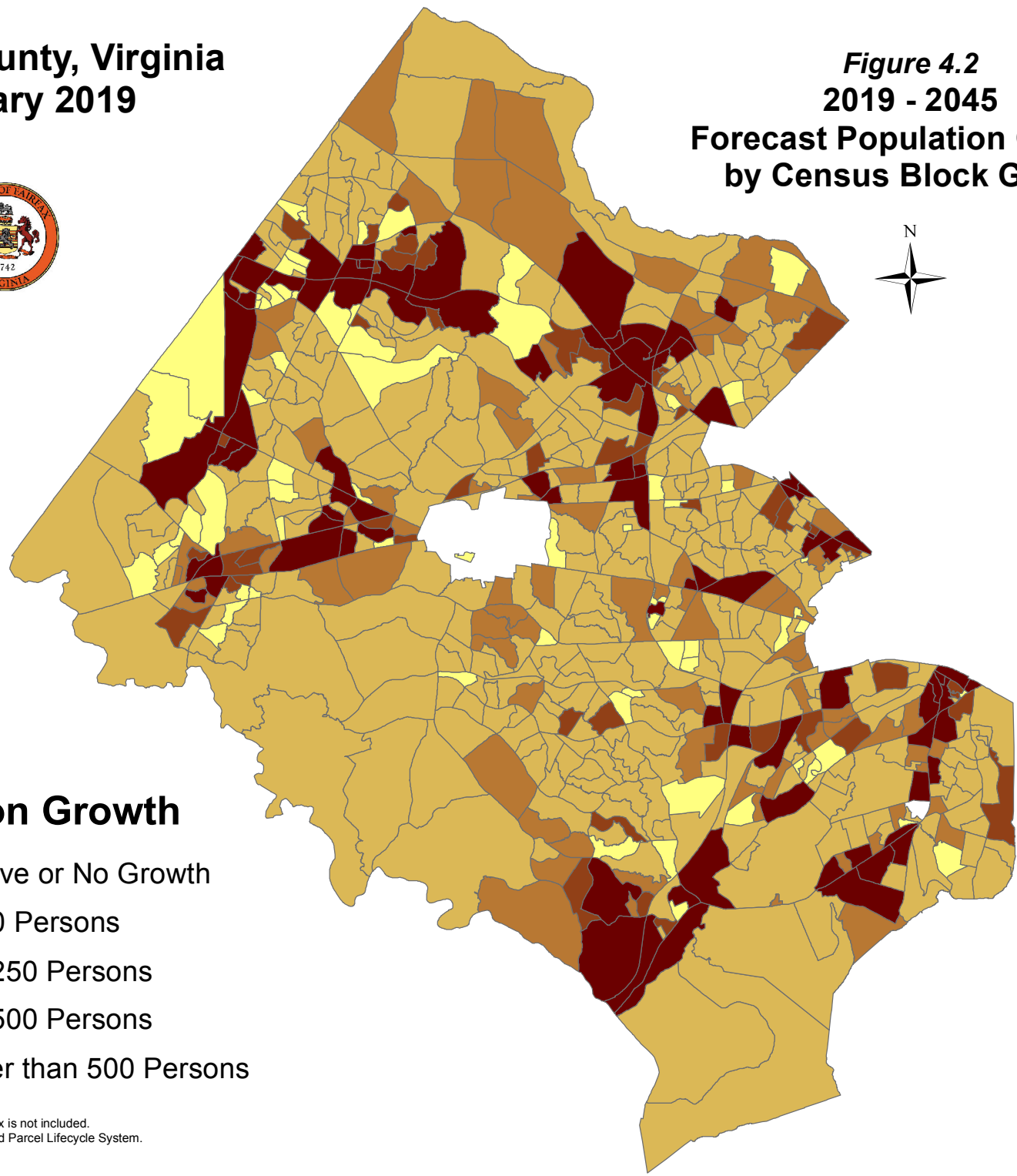


Figure 4.2
2019 - 2045
Forecast Population Growth
by Census Block Group



Population Growth

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



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

Table 4.1

**Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2019**

Supervisor District	2010	2019	2020	2025	2030	2035	2040	2045
Braddock	118,484	124,928	125,365	125,853	126,631	127,737	128,729	129,599
Dranesville 1/	119,740	127,456	128,826	137,462	143,709	148,340	152,674	156,166
Hunter Mill 2/	122,623	133,273	135,171	140,738	151,445	165,639	178,808	189,553
Lee	118,949	125,387	123,692	125,627	130,609	137,632	144,188	149,392
Mason	115,991	116,606	116,749	117,913	121,621	126,548	131,116	134,830
Mount Vernon	121,121	133,037	133,293	134,947	140,364	145,973	151,090	155,254
Providence	121,982	144,834	146,408	155,890	166,927	179,725	191,461	201,021
Springfield 3/	118,212	124,996	125,124	126,001	127,543	129,518	131,321	132,824
Sully	124,624	136,448	137,770	143,320	146,896	150,885	154,435	157,281
Fairfax County	1,081,726	1,166,965	1,172,398	1,207,752	1,255,746	1,311,996	1,363,821	1,405,920

Table 4.2

**Historical, Estimated and Forecasted Population by Town
Fairfax County, January 2019**

Town	2010	2019	2020	2025	2030	2035	2040	2045
Town of Clifton	282	283	286	287	287	287	287	287
Town of Herndon	23,292	22,210	22,434	24,384	25,367	25,799	26,156	26,434
Town of Vienna	15,687	16,934	17,042	17,125	17,125	17,125	17,125	17,125
Towns Total	39,261	39,427	39,762	41,796	42,779	43,211	43,568	43,846

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Management and Budget 2019 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 2019

Planning District	1990	2000	2010	2019	2020	2025	2030	2035	2040	2045
Annandale	66,329	70,152	74,386	76,299	76,380	77,318	78,445	79,624	80,707	81,603
Baileys	38,392	43,989	45,851	45,500	45,513	45,755	48,327	52,073	55,569	58,408
Bull Run	66,234	107,798	124,691	133,130	134,260	138,814	142,285	146,242	149,802	152,697
Fairfax	45,244	56,024	70,566	78,909	79,341	80,026	81,144	82,586	83,920	85,034
Jefferson	42,859	48,092	53,819	61,034	61,442	61,999	63,290	65,021	66,643	67,971
Lincolnia	14,010	16,819	18,483	19,234	19,269	19,456	19,589	19,743	19,870	19,967
Lower Potomac	24,371	23,769	34,335	40,833	40,968	41,632	42,923	44,601	46,185	47,429
McLean	58,747	63,278	69,607	79,568	81,009	89,262	97,323	106,338	114,594	121,374
Mount Vernon	82,483	86,944	95,581	101,289	99,563	101,468	107,472	114,298	120,576	125,686
Pohick 1/	127,040	137,166	137,045	143,129	143,205	143,426	144,282	145,372	146,291	147,119
Rose Hill	34,520	45,646	50,589	53,793	53,903	54,565	55,766	57,247	58,656	59,673
Springfield	39,919	48,736	55,708	57,646	57,673	57,965	59,642	62,055	64,301	66,130
Upper Potomac 2/	125,169	162,010	185,094	203,351	206,204	220,018	233,753	248,008	261,187	271,781
Vienna 3/	53,267	59,326	65,971	73,248	73,667	76,047	81,503	88,789	95,520	101,049
Fairfax County	818,584	969,749	1,081,726	1,166,965	1,172,398	1,207,752	1,255,746	1,311,996	1,363,821	1,405,920

Source: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Management and Budget, 2019 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 2019

Human Services Region	2019	2020	2025	2030	2035	2040	2045
Region 1	261,154	259,707	263,188	273,489	286,058	297,669	306,980
Region 2	252,440	253,310	256,360	262,464	270,530	278,010	284,118
Region 3 1/	337,500	341,854	364,857	391,172	420,524	447,618	469,661
Region 4 2/	315,871	317,526	323,346	328,621	334,884	340,525	345,162
Fairfax County	1,166,965	1,172,398	1,207,752	1,255,746	1,311,996	1,363,821	1,405,920

Source: Fairfax County Department of Management and Budget 2019 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 2019

ZIP Code	2019	2020	2025	2030	2035	2040	2045
20120	43,440	43,978	44,322	44,938	45,855	46,674	47,346
20121	30,691	30,694	30,726	31,279	32,097	32,848	33,442
20124	16,062	16,080	16,104	16,110	16,113	16,123	16,134
20151	22,451	22,995	26,816	28,924	30,945	32,764	34,230
20152	3	3	3	3	3	3	3
20164	4	4	4	4	4	4	4
20170	40,361	40,607	42,662	44,215	45,307	46,374	47,162
20171	53,320	54,152	61,129	65,539	68,662	71,439	73,642
20190	21,755	23,241	25,851	29,577	34,125	38,338	41,770
20191	30,278	30,427	31,908	34,986	39,168	43,075	46,252
20194	14,517	14,517	14,524	14,644	14,816	14,980	15,116
20196			9	147	347	535	689
22003	57,381	57,456	58,379	59,491	60,646	61,707	62,583
22015	44,213	44,219	44,248	44,356	44,517	44,645	44,751
22027	2,357	2,357	2,372	2,500	2,698	2,871	3,026
22030	42,543	42,618	43,115	43,830	44,702	45,471	46,148
22031	34,074	34,659	36,076	37,344	38,893	40,310	41,469
22032	29,317	29,323	29,355	29,597	29,965	30,293	30,583
22033	40,665	40,733	41,459	42,433	43,743	44,939	45,908
22035	553	928	1,104	1,104	1,104	1,104	1,104
22039	19,230	19,252	19,289	19,490	19,715	19,937	20,129
22041	27,717	27,718	27,822	29,207	31,281	33,187	34,744
22042	33,453	33,510	33,604	33,961	34,476	34,960	35,355

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2019

ZIP Code	2019	2020	2025	2030	2035	2040	2045
22043	25,580	25,642	25,756	26,089	26,558	27,003	27,368
22044	11,008	11,016	11,152	12,302	13,923	15,463	16,705
22046	5,333	5,355	5,375	5,438	5,526	5,613	5,686
22060	11,261	11,261	11,273	11,368	11,511	11,640	11,753
22066	19,431	19,535	19,900	20,055	20,197	20,338	20,459
22067	166	166	166	166	166	166	166
22079	36,203	36,344	37,133	38,446	40,072	41,585	42,770
22101	30,789	31,127	31,724	32,233	32,847	33,409	33,912
22102	28,921	29,473	35,691	41,484	47,512	53,013	57,496
22124	18,983	18,991	19,029	19,113	19,199	19,284	19,349
22150	28,626	28,645	28,798	30,187	32,236	34,143	35,696
22151	17,689	17,694	17,706	17,729	17,762	17,792	17,817
22152	28,867	28,868	28,882	28,949	29,062	29,161	29,242
22153	33,323	33,328	33,324	33,520	33,771	33,959	34,139
22180	27,859	27,969	28,070	28,342	28,738	29,109	29,414
22181	15,832	15,839	15,878	16,068	16,325	16,560	16,760
22182	28,952	29,483	31,972	37,934	45,974	53,427	59,520
22203	322	322	322	322	322	322	322
22204	46	46	47	47	47	48	48
22205			1	13	31	48	62
22206	7	7	7	7	7	7	7
22207	138	138	138	142	148	153	157
22213	3	3	3	3	4	5	6

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2019

ZIP Code	2019	2020	2025	2030	2035	2040	2045
22302	1,537	1,537	1,537	1,540	1,544	1,547	1,550
22303	16,182	16,286	17,024	19,327	21,406	23,273	24,797
22304	356	356	356	356	356	356	356
22306	32,100	30,235	31,250	33,634	36,466	39,082	41,212
22307	11,004	11,009	11,021	11,164	11,371	11,566	11,727
22308	13,745	13,763	13,786	13,857	13,957	14,062	14,167
22309	34,736	34,751	34,863	36,003	37,684	39,242	40,495
22310	29,621	29,654	29,803	30,521	31,517	32,466	33,233
22311	1,675	1,677	1,678	1,689	1,706	1,721	1,733
22312	23,788	23,821	24,006	24,132	24,277	24,395	24,487
22315	28,498	28,584	29,196	29,885	30,595	31,279	31,713
Fairfax County	1,166,965	1,172,398	1,207,752	1,255,746	1,311,996	1,363,821	1,405,920

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

Sewershed	2019	2020	2025	2030	2035	2040	2045
A1	34,564	34,624	37,851	39,969	40,532	41,033	41,408
A2	11,260	11,828	14,830	16,617	18,543	20,268	21,654
A3	4,382	4,382	4,404	4,749	5,249	5,718	6,101
B1	6,350	6,426	7,387	10,071	13,709	17,100	19,861
B2	25,268	25,814	26,664	28,582	30,851	33,040	34,765
B3	2,958	2,982	3,039	3,065	3,097	3,129	3,160
B5	22,207	22,431	24,387	25,460	26,025	26,507	26,887
C1	3,743	3,758	3,768	3,787	3,813	3,838	3,858
C2	3,902	3,922	4,017	4,055	4,088	4,117	4,141
D1	10,514	10,609	10,961	11,075	11,157	11,244	11,319
D2	27,854	28,907	31,533	34,192	37,458	40,494	42,958
D3	82,821	84,252	88,940	96,260	106,028	115,035	122,398
E1	22,030	21,779	25,971	30,653	35,296	39,546	43,002
E2	2,157	2,160	2,179	2,203	2,228	2,265	2,317
F	8,109	8,273	8,431	8,623	8,885	9,132	9,340
G1	37,109	37,274	37,681	38,334	39,205	40,022	40,704
G2	3,438	3,459	3,531	3,583	3,655	3,711	3,754
G3	2,230	2,248	2,275	2,316	2,353	2,389	2,428
G4	987	991	998	1,030	1,083	1,125	1,157
H1	15,001	15,024	15,215	17,132	19,870	22,468	24,578
H2	6,780	6,780	6,780	6,780	6,834	6,834	6,834
H3	944	952	960	992	1,036	1,075	1,106
I1	76,843	76,914	77,132	78,542	80,594	82,517	84,105

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2019

Sewershed	2019	2020	2025	2030	2035	2040	2045
I2	3,632	3,636	3,642	3,702	3,789	3,873	3,944
I3	63,818	63,888	64,343	65,779	67,770	69,636	71,167
I4	242	242	242	244	245	247	248
I5	994	996	998	1,022	1,056	1,088	1,115
I6	6	6	6	6	6	6	6
J1	22,600	22,600	22,474	24,463	26,094	27,539	28,694
J2	8,002	8,169	9,773	11,201	13,127	14,927	16,399
J3	6,143	6,155	6,214	6,568	7,082	7,570	7,968
J4	3,971	3,973	3,974	3,978	3,985	3,991	3,996
K	48,718	46,798	47,074	48,551	50,239	51,777	53,034
L	53,500	53,621	54,322	55,863	57,837	59,700	61,088
M0	7,108	7,108	7,112	7,169	7,252	7,331	7,394
M1	13,069	13,068	13,104	13,271	13,471	13,665	13,823
M2	84,260	84,931	87,167	89,272	91,593	93,703	95,433
M3	19,849	19,853	19,865	19,889	19,927	19,963	19,994
M4	22,272	22,280	22,297	22,441	22,654	22,857	23,024
M5	11,983	11,983	11,995	12,056	12,134	12,209	12,257
M6	20,330	20,347	20,547	21,660	23,264	24,749	25,963
M7	1,067	1,067	1,071	1,104	1,153	1,198	1,235
M8	9,283	9,281	9,327	9,395	9,491	9,575	9,651
M9	18,076	18,456	18,672	19,231	20,024	20,763	21,388
N1	130,420	130,521	130,943	132,150	133,805	135,319	136,552
N2	19,107	19,119	19,089	19,345	19,643	19,860	20,079
O1	1,445	1,454	1,465	1,465	1,465	1,465	1,465

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2019

Sewershed	2019	2020	2025	2030	2035	2040	2045
P	190	190	193	239	307	370	423
P1	2,496	2,512	2,637	2,830	3,068	3,305	3,472
P2	521	521	521	521	521	521	521
P3	3,891	3,894	3,939	4,069	4,172	4,273	4,372
P4	216	216	222	222	222	222	222
P5	1,151	1,176	1,342	1,380	1,409	1,425	1,439
Q1	7,917	7,932	8,019	8,069	8,123	8,175	8,214
R1	9,015	9,035	9,062	9,082	9,113	9,142	9,168
R2	867	869	871	877	885	893	900
R3	283	286	287	287	287	287	287
R4	1,013	1,022	1,032	1,034	1,034	1,034	1,034
S1	34,996	35,018	35,131	35,595	36,199	36,775	37,264
S2	1,272	1,278	1,289	1,300	1,310	1,319	1,326
T1	7,667	7,799	8,072	8,738	9,706	10,590	11,304
T2	28,086	28,628	32,394	33,899	35,030	36,007	36,787
T3	19,335	19,340	19,342	19,347	19,354	19,360	19,365
T4	27,751	27,847	28,877	29,630	30,495	31,263	31,885
T5	29,558	30,070	30,418	31,198	32,417	33,474	34,324
T6	799	822	850	850	850	850	850
T7	8,594	8,599	8,602	8,686	8,805	8,918	9,014
Fairfax County	1,166,965	1,172,398	1,207,752	1,255,746	1,311,996	1,363,821	1,405,920

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

Census Tract	2019	2020	2025	2030	2035	2040	2045
4151	3,718	3,781	4,473	5,002	5,629	6,207	6,674
4152	3,349	3,352	3,353	3,359	3,368	3,377	3,385
4153	4,188	4,198	4,229	4,270	4,326	4,379	4,418
4154.01	4,861	4,863	4,983	5,363	5,446	5,498	5,534
4154.02	2,728	2,729	2,730	2,774	2,836	2,894	2,941
4155	6,385	6,397	6,472	6,552	6,609	6,668	6,725
4156	2,749	2,757	2,771	2,827	2,902	2,981	3,059
4157	4,133	4,137	4,142	4,146	4,152	4,158	4,164
4158	4,861	4,861	4,862	4,871	4,884	4,898	4,912
4159	3,285	3,286	3,289	3,304	3,324	3,343	3,362
4160	6,039	6,040	6,059	6,309	6,676	7,025	7,305
4161	3,894	3,897	3,922	4,146	4,467	4,774	5,032
4162	6,183	6,184	6,184	6,184	6,184	6,184	6,184
4163	2,355	2,364	2,382	2,402	2,432	2,460	2,483
4201	4,010	4,013	4,014	4,020	4,029	4,037	4,044
4202.01	3,745	3,749	3,762	3,813	3,857	3,902	3,947
4202.02	2,148	2,148	2,149	2,162	2,181	2,197	2,212
4202.03	2,825	2,820	2,849	3,126	3,524	3,904	4,212
4203	6,321	6,324	6,331	6,450	6,634	6,803	6,946
4204	3,727	3,728	3,545	4,690	5,093	5,394	5,627
4205.01	1,574	1,573	1,573	1,653	1,762	1,873	1,967
4205.02	1,770	1,770	1,775	1,874	2,012	2,144	2,252
4205.03	3,578	3,578	3,611	4,104	4,818	5,492	6,044

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019

Census Tract	2019	2020	2025	2030	2035	2040	2045
4206	4,890	4,992	5,864	6,093	6,412	6,695	6,922
4207	4,257	4,256	4,256	4,273	4,297	4,321	4,338
4208	3,838	3,839	3,844	3,912	4,012	4,111	4,183
4210.01	3,076	3,076	3,087	3,236	3,452	3,656	3,823
4210.02	5,204	5,210	5,307	6,045	7,145	8,153	8,975
4211.01	6,058	6,069	6,148	6,209	6,247	6,283	6,324
4211.02	3,772	3,772	3,774	3,831	3,916	4,004	4,040
4211.03	5,564	5,636	6,209	6,732	7,260	7,739	8,107
4212	1,937	1,937	1,937	1,937	1,937	1,937	1,937
4213	3,853	3,852	3,853	3,853	3,856	3,857	3,858
4214	7,598	7,601	7,682	8,760	10,342	11,834	13,050
4215	6,976	5,029	5,072	5,667	6,555	7,376	8,051
4216	6,122	6,122	6,145	6,365	6,725	7,041	7,277
4217.01	4,818	4,823	4,827	4,857	4,901	4,942	4,975
4217.02	4,669	4,673	4,676	4,679	4,683	4,687	4,691
4218	5,928	5,928	5,962	6,361	6,927	7,449	7,871
4219	3,404	3,404	3,408	3,442	3,490	3,535	3,572
4220	4,164	4,164	4,178	4,372	4,654	4,920	5,139
4221.01	7,233	7,233	7,251	7,400	7,642	7,859	8,045
4221.02	6,772	6,803	6,981	7,473	8,065	8,632	9,090
4222.01	4,472	4,535	4,813	4,935	5,061	5,174	5,257
4222.02	6,506	6,537	6,691	6,972	7,328	7,677	7,916
4223.01	3,096	3,096	3,099	3,175	3,285	3,393	3,459

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4223.02	5,722	5,751	5,821	5,917	6,050	6,178	6,266
4224.01	2,139	2,139	2,134	2,084	2,009	1,940	1,876
4224.02	5,481	5,482	5,473	5,406	5,306	5,214	5,115
4224.03	2,579	2,582	2,599	2,671	2,774	2,875	2,947
4301.01	4,703	4,709	4,715	4,739	4,772	4,804	4,826
4301.02	2,861	2,863	2,867	2,880	2,898	2,914	2,927
4302.01	4,684	4,684	4,684	4,724	4,790	4,845	4,897
4302.02	5,161	5,161	5,162	5,236	5,356	5,457	5,552
4302.03	2,734	2,734	2,734	2,759	2,798	2,831	2,862
4304	7,360	7,363	7,364	7,364	7,364	7,365	7,365
4305	1,670	1,670	1,670	1,671	1,672	1,673	1,674
4306	7,597	7,600	7,634	8,116	8,818	9,480	10,020
4307	2,874	2,874	2,877	2,914	2,967	3,017	3,058
4308.01	4,309	4,309	4,309	4,309	4,309	4,309	4,309
4308.02	3,859	3,859	3,859	3,859	3,859	3,859	3,859
4309.01	4,335	4,335	4,341	4,391	4,472	4,542	4,604
4309.02	3,497	3,499	3,500	3,508	3,520	3,532	3,543
4310.01	4,736	4,737	4,748	4,811	4,902	4,981	5,039
4310.02	2,156	2,156	2,156	2,157	2,158	2,160	2,161
4313	4,218	4,220	4,221	4,226	4,232	4,238	4,242
4314	4,670	4,670	4,670	4,672	4,681	4,690	4,692
4315	5,436	5,433	5,440	5,448	5,462	5,474	5,482
4316	8,940	8,948	8,966	9,093	9,279	9,457	9,599

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4318.01	4,347	4,347	4,348	4,366	4,391	4,415	4,434
4318.02	3,436	3,436	3,427	3,387	3,340	3,278	3,234
4319	3,321	3,321	3,321	3,324	3,327	3,330	3,333
4320	3,365	3,365	3,365	3,365	3,365	3,365	3,365
4321	3,716	3,717	3,717	3,717	3,717	3,717	3,717
4322.01	1,817	1,817	1,817	1,817	1,817	1,817	1,817
4322.02	4,732	4,734	4,759	4,812	4,885	4,952	5,007
4323	5,515	5,515	5,516	5,527	5,543	5,558	5,571
4324.01	3,643	3,643	3,643	3,644	3,646	3,648	3,649
4324.02	5,279	5,280	5,280	5,289	5,302	5,314	5,324
4325	5,885	5,883	5,900	5,910	5,922	5,933	5,943
4326	5,257	5,258	5,266	5,281	5,302	5,321	5,337
4327.01	3,275	3,276	3,276	3,280	3,285	3,290	3,294
4327.02	4,357	4,356	4,357	4,368	4,384	4,399	4,411
4328	2,265	2,266	2,266	2,283	2,303	2,322	2,329
4401	8,188	8,194	8,249	8,285	8,326	8,361	8,388
4402.01	4,979	5,323	5,719	6,109	6,538	6,926	7,239
4402.02	6,227	6,226	6,228	6,243	6,266	6,291	6,315
4403	2,768	2,770	2,771	2,779	2,791	2,803	2,813
4405.01	5,115	5,115	5,126	5,168	5,231	5,290	5,341
4405.02	9,280	9,282	9,291	9,316	9,350	9,383	9,411
4406	3,264	3,270	3,276	3,290	3,309	3,328	3,343
4407.01	2,818	2,819	2,819	2,821	2,824	2,827	2,830

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4407.02	5,363	5,364	5,364	5,367	5,376	5,382	5,387
4408	6,515	6,525	6,548	6,596	6,665	6,733	6,795
4501	5,417	5,419	5,426	5,433	5,444	5,454	5,462
4502	4,260	4,255	4,277	4,288	4,301	4,314	4,325
4503	5,756	5,761	5,770	5,807	5,860	5,910	5,953
4504	2,764	2,772	2,786	2,804	2,831	2,857	2,878
4505	2,921	2,925	2,930	2,930	2,930	2,930	2,930
4506.01	3,828	3,828	3,827	3,836	3,847	3,859	3,868
4506.02	4,216	4,256	4,278	4,341	4,432	4,518	4,590
4507.01	3,317	3,317	3,319	3,329	3,340	3,350	3,359
4507.02	4,385	4,386	4,885	5,329	5,577	5,792	5,965
4508	3,470	3,475	3,494	3,715	4,034	4,335	4,579
4509	1,752	1,756	1,758	1,760	1,762	1,764	1,766
4510	2,709	2,710	2,710	2,712	2,715	2,719	2,722
4511	2,232	2,233	2,236	2,240	2,244	2,248	2,253
4512	1,670	1,672	1,678	1,686	1,698	1,709	1,719
4513	2,259	2,260	2,273	2,447	2,701	2,940	3,137
4514	2,635	2,635	2,718	3,256	4,001	4,701	5,272
4515.01	5,527	5,531	5,564	6,027	6,687	7,321	7,824
4515.02	5,487	5,487	5,531	6,169	7,098	7,975	8,690
4516.01	5,588	5,589	5,622	6,072	6,729	7,349	7,856
4516.02	2,849	2,850	2,853	2,864	2,880	2,895	2,906
4518	3,466	3,468	3,469	3,477	3,489	3,500	3,510

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4519	6,672	6,681	6,689	6,758	6,852	6,944	7,013
4520	2,918	2,921	2,930	3,046	3,216	3,378	3,514
4521.01	5,239	5,244	5,252	5,271	5,295	5,319	5,341
4521.02	3,132	3,152	3,290	3,321	3,346	3,361	3,374
4522	6,369	6,369	6,371	6,401	6,446	6,488	6,522
4523.01	3,559	3,559	3,557	3,592	3,639	3,687	3,729
4523.02	4,965	4,994	5,218	5,350	5,511	5,654	5,767
4524	7,009	7,009	7,018	7,021	7,025	7,028	7,031
4525.01	3,783	3,787	3,796	3,816	3,846	3,874	3,896
4525.02	5,260	5,260	5,262	5,269	5,280	5,289	5,297
4526	6,252	6,276	6,449	6,505	6,554	6,578	6,596
4527	5,828	5,828	5,843	6,048	6,346	6,627	6,856
4528.01	4,716	4,718	4,724	4,797	4,923	5,024	5,107
4528.02	3,244	3,244	3,244	3,244	3,278	3,278	3,278
4601	4,635	4,638	4,645	4,648	4,652	4,657	4,660
4602	4,188	4,187	4,188	4,190	4,193	4,196	4,200
4603	2,913	2,916	2,931	3,091	3,310	3,496	3,652
4604	5,090	5,149	5,824	8,605	12,562	16,264	19,287
4605.01	2,665	2,672	3,224	4,458	5,865	7,169	8,230
4605.02	8,645	8,644	8,706	9,165	9,829	10,434	10,945
4606	4,044	4,047	4,055	4,129	4,239	4,337	4,421
4607.01	3,695	3,706	3,717	3,717	3,717	3,717	3,717
4607.02	4,675	4,726	4,769	4,769	4,769	4,769	4,769

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4608	3,501	3,520	3,535	3,535	3,535	3,535	3,535
4609	2,571	2,579	2,583	2,583	2,583	2,583	2,583
4610	2,492	2,510	2,522	2,522	2,522	2,522	2,522
4611	7,708	7,709	7,716	7,787	7,913	8,019	8,115
4612.01	4,899	4,903	4,905	4,907	4,910	4,913	4,916
4612.02	6,350	6,350	6,349	6,475	6,642	6,788	6,929
4615	7,121	7,127	7,157	7,281	7,423	7,564	7,680
4616.01	8,081	8,239	8,604	9,072	9,691	10,260	10,728
4616.02	8,248	8,248	8,294	8,961	9,931	10,847	11,594
4617	6,997	7,075	7,657	7,746	7,792	7,818	7,838
4618.01	1,092	1,092	1,092	1,093	1,095	1,096	1,097
4618.02	5,562	5,562	5,596	5,719	5,864	6,003	6,110
4619.01	4,221	4,221	4,222	4,247	4,282	4,316	4,344
4619.02	1,726	1,726	1,728	1,746	1,773	1,798	1,819
4701	2,876	2,905	2,941	2,997	3,047	3,097	3,149
4703	3,329	3,354	3,426	3,531	3,694	3,822	3,918
4704	4,601	4,621	4,645	4,697	4,769	4,846	4,925
4705	5,797	5,946	6,049	6,194	6,398	6,596	6,770
4706	3,202	3,219	3,286	3,363	3,450	3,533	3,608
4707	5,319	5,366	5,471	5,517	5,537	5,555	5,571
4708	3,085	3,123	3,297	3,324	3,338	3,343	3,349
4709	7,615	7,655	7,692	7,713	7,741	7,769	7,797
4710	2,171	2,186	2,212	2,455	2,804	3,135	3,398

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4711	7,198	7,233	7,285	7,320	7,361	7,401	7,436
4712.01	2,739	2,765	4,657	6,224	7,149	7,945	8,578
4712.02	5,537	5,114	6,141	7,587	9,090	10,470	11,587
4713.01	4,109	4,109	4,109	4,109	4,109	4,109	4,109
4713.03	3,775	3,773	3,783	3,839	3,920	3,997	4,061
4713.04	2,062	2,064	2,068	2,072	2,080	2,088	2,097
4714.01	3,375	3,379	3,381	3,389	3,400	3,410	3,419
4714.02	3,573	3,575	3,593	3,612	3,636	3,660	3,679
4801	4,768	4,785	4,852	4,896	4,945	4,994	5,036
4802.01	4,816	4,826	4,838	4,879	4,928	4,993	5,076
4802.02	7,000	8,261	11,808	14,309	17,515	20,444	22,817
4802.03	3,460	3,460	3,497	4,026	4,798	5,525	6,119
4803	8,688	8,843	9,886	11,073	12,615	14,039	15,206
4804.01	5,388	5,419	5,485	5,507	5,532	5,555	5,576
4804.02	7,121	7,159	7,238	7,279	7,327	7,370	7,411
4805.01	3,761	3,784	3,838	3,863	3,874	3,887	3,896
4805.02	6,460	6,460	6,460	6,525	6,525	6,590	6,590
4805.03	3,561	3,561	3,561	3,589	3,594	3,624	3,629
4805.04	2,019	2,019	2,019	2,022	2,026	2,026	2,029
4805.05	3,850	3,851	3,857	3,946	4,076	4,198	4,298
4808.01	4,666	4,683	4,692	4,692	4,692	4,692	4,692
4808.02	3,594	3,594	3,594	3,594	3,594	3,594	3,594
4809.01	6,350	6,381	6,746	6,799	6,812	6,816	6,816

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4809.02	3,665	3,840	5,422	6,443	6,995	7,473	7,852
4809.03	3,932	3,932	3,932	3,932	3,932	3,932	3,932
4810	5,109	5,109	5,131	5,475	5,975	6,445	6,827
4811.01	2,177	2,536	4,052	4,522	4,766	4,930	5,060
4811.02	3,312	3,312	3,312	3,312	3,312	3,312	3,312
4811.03	3,392	3,392	3,393	3,393	3,394	3,395	3,389
4811.04	2,611	2,611	2,611	2,611	2,611	2,611	2,611
4811.05	5,525	5,524	5,526	5,557	5,601	5,642	5,677
4811.06	5,865	5,866	5,866	5,866	5,866	5,866	5,866
4812.01	1,525	1,534	1,691	2,734	4,239	5,658	6,813
4812.02	6,298	6,298	6,608	8,095	10,082	11,949	13,468
4814	6,457	6,485	6,685	6,753	6,822	6,873	6,916
4815	2,380	2,379	2,379	2,379	2,379	2,379	2,379
4816	3,690	3,694	3,699	3,700	3,700	3,701	3,701
4817.01	6,419	6,425	6,431	6,444	6,463	6,482	6,499
4817.02	4,259	4,264	4,277	4,299	4,328	4,356	4,379
4819	6,002	6,128	7,036	7,621	8,278	8,879	9,361
4820.01	5,521	5,520	5,545	5,572	5,596	5,620	5,645
4820.02	3,810	3,810	3,815	3,879	3,974	4,063	4,135
4821	2,894	2,893	2,906	3,094	3,367	3,625	3,836
4822.01	2,048	2,048	2,053	2,134	2,252	2,363	2,453
4822.02	5,697	6,514	7,350	8,472	9,790	11,016	12,013
4822.03	5,843	6,389	7,233	8,943	11,064	13,024	14,631

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4823.01	5,513	5,626	6,453	7,074	7,902	8,668	9,288
4823.02	4,657	4,657	4,657	4,657	4,657	4,657	4,657
4823.03	3,430	3,430	3,434	3,490	3,573	3,650	3,713
4824	2,302	2,302	2,321	2,583	2,964	3,323	3,616
4825.01	13,770	14,247	19,685	23,458	26,096	28,483	30,378
4825.02	3,106	3,106	3,106	3,107	3,107	3,108	3,108
4825.03	5,132	5,132	5,135	5,166	5,211	5,254	5,289
4825.04	5,593	5,587	5,595	5,611	5,641	5,664	5,682
4826.01	7,518	7,521	7,534	7,709	7,976	8,216	8,413
4826.02	8,046	8,085	8,498	8,655	8,816	8,944	9,043
4901.01	5,241	5,240	5,240	5,240	5,240	5,240	5,240
4901.03	6,182	6,711	10,430	11,789	12,754	13,577	14,241
4905.01	3,409	3,409	3,414	3,499	3,620	3,736	3,830
4905.02	7,010	7,015	7,024	7,061	7,131	7,192	7,265
4910	2,481	2,505	2,535	2,535	2,535	2,535	2,535
4911.01	3,962	3,964	3,965	3,965	3,965	3,965	3,965
4911.02	3,758	3,758	3,758	3,758	3,759	3,759	3,760
4911.03	6,840	6,839	6,839	6,840	6,842	6,843	6,844
4912.01	6,538	6,535	6,576	6,937	7,510	8,005	8,404
4912.02	1,832	2,344	2,619	2,619	2,619	2,619	2,619
4913.01	7,307	7,312	7,314	7,382	7,477	7,568	7,644
4913.02	3,902	3,901	3,913	4,074	4,317	4,532	4,703
4913.03	4,858	4,858	4,867	5,047	5,308	5,544	5,731

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019

Census Tract	2019	2020	2025	2030	2035	2040	2045
4914.01	4,792	4,791	4,794	4,844	4,927	5,006	5,062
4914.02	4,308	4,307	4,308	4,316	4,326	4,337	4,345
4914.03	4,048	4,048	4,048	4,048	4,048	4,049	4,049
4914.04	4,123	4,123	4,123	4,127	4,133	4,140	4,145
4914.05	3,137	3,137	3,137	3,147	3,158	3,179	3,189
4915.01	7,218	7,220	7,219	7,457	7,758	8,068	8,324
4915.02	7,482	7,485	7,494	7,518	7,568	7,590	7,613
4916.01	5,246	5,255	5,320	5,514	5,779	6,035	6,236
4916.02	5,438	5,439	5,436	5,567	5,726	5,885	6,011
4917.01	3,704	3,704	3,714	3,946	4,282	4,592	4,845
4917.02	7,576	7,600	7,889	8,425	9,173	9,865	10,430
4917.03	5,425	5,800	5,984	6,103	6,277	6,441	6,575
4917.04	4,994	5,026	5,367	5,534	5,656	5,751	5,831
4917.05	3,667	3,684	3,788	3,930	4,103	4,238	4,362
4918.01	2,415	2,415	2,415	2,423	2,434	2,445	2,453
4918.02	3,165	3,165	3,165	3,168	3,171	3,174	3,177
4918.03	6,733	6,732	6,733	6,749	6,768	6,787	6,800
4920	6,759	6,770	6,784	6,787	6,789	6,792	6,794
4921	6,814	6,822	6,850	6,886	6,940	6,992	7,014
4922.01	3,121	3,130	3,206	3,252	3,299	3,345	3,379
4922.02	7,260	7,263	7,260	7,375	7,477	7,578	7,689
4922.03	4,279	4,282	4,327	4,462	4,571	4,678	4,783
4923	3,547	3,551	3,540	3,650	3,804	3,924	4,037

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4924	4,808	4,808	4,775	4,771	4,760	4,706	4,682
4925	4,574	4,593	4,621	4,641	4,659	4,677	4,692
9801							
9802							
9803							
Fairfax County	1,166,965	1,172,398	1,207,752	1,255,746	1,311,996	1,363,821	1,405,920

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

Supervisor District	2019	2020	2025	2030	2035	2040	2045
Braddock	41,375	41,569	41,737	42,006	42,391	42,738	43,040
Dranesville 1/	44,091	44,693	48,488	51,303	53,447	55,442	57,052
Hunter Mill 2/	51,908	53,018	56,069	61,587	68,877	75,641	81,158
Lee	44,531	43,956	44,751	46,595	49,190	51,617	53,543
Mason	42,052	42,107	42,537	44,044	46,081	47,967	49,500
Mount Vernon	48,742	48,829	49,444	51,886	54,200	56,299	58,009
Providence	56,381	57,209	62,021	67,325	73,410	78,984	83,516
Springfield 3/	42,352	42,395	42,724	43,313	44,075	44,773	45,351
Sully	43,837	44,288	45,739	46,873	48,254	49,497	50,497
Fairfax County	415,270	418,065	433,510	454,932	479,925	502,957	521,666

Table 5.2**Estimated and Forecasted Number of Households by Town
Fairfax County, January 2019**

Town	2019	2020	2025	2030	2035	2040	2045
Town of Clifton	88	89	89	89	89	89	89
Town of Herndon	7,869	7,980	8,971	9,468	9,688	9,870	10,012
Town of Vienna	5,594	5,632	5,660	5,660	5,660	5,660	5,660
Towns Total	13,551	13,701	14,720	15,217	15,437	15,619	15,760

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

Planning District	2019	2020	2025	2030	2035	2040	2045
Annandale	25,826	25,852	26,154	26,599	27,095	27,554	27,933
Baileys	17,422	17,427	17,524	18,560	20,073	21,480	22,623
Bull Run	44,344	44,720	45,833	46,945	48,334	49,600	50,630
Fairfax	27,034	27,232	27,502	27,961	28,560	29,115	29,576
Jefferson	23,536	23,704	23,929	24,476	25,213	25,904	26,468
Lincolnia	6,860	6,874	6,952	7,009	7,079	7,135	7,180
Lower Potomac	12,866	12,910	13,121	13,514	14,028	14,513	14,894
McLean	31,284	32,044	36,329	40,461	45,077	49,302	52,754
Mount Vernon	38,982	38,381	39,197	41,983	44,908	47,589	49,772
Pohick 1/	46,645	46,668	46,737	47,000	47,336	47,617	47,870
Rose Hill	20,611	20,667	20,924	21,297	21,740	22,162	22,456
Springfield	19,900	19,909	20,014	20,674	21,624	22,510	23,232
Upper Potomac 2/	74,870	76,401	82,967	89,511	96,394	102,746	107,872
Vienna 3/	25,089	25,278	26,327	28,940	32,464	35,729	38,406
Fairfax County	415,270	418,065	433,510	454,932	479,925	502,957	521,666

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

Human Services Region	2019	2020	2025	2030	2035	2040	2045
Region 1	94,092	93,602	94,976	99,230	104,116	108,619	112,236
Region 2	91,491	91,846	92,989	95,552	98,995	102,188	104,793
Region 3 1/	126,059	128,388	139,724	152,574	167,018	180,339	191,173
Region 4 2/	103,627	104,230	105,820	107,577	109,795	111,811	113,464
Fairfax County	415,270	418,065	433,510	454,932	479,925	502,957	521,666

Source: Fairfax County Department of Management and Budget 2019 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 2019

ZIP Code	2019	2020	2025	2030	2035	2040	2045
20120	14,134	14,376	14,523	14,728	15,029	15,299	15,521
20121	10,198	10,200	10,220	10,513	10,944	11,345	11,666
20124	4,930	4,936	4,943	4,945	4,946	4,949	4,952
20151	6,823	6,938	7,740	8,270	8,836	9,351	9,765
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,743	13,860	14,890	15,668	16,246	16,791	17,209
20171	18,871	19,250	22,233	24,132	25,483	26,688	27,648
20190	11,093	11,991	13,480	15,629	18,251	20,681	22,661
20191	12,038	12,129	12,944	14,284	16,104	17,801	19,181
20194	5,791	5,791	5,795	5,859	5,951	6,038	6,110
20196			4	61	145	224	288
22003	19,579	19,602	19,899	20,339	20,827	21,279	21,651
22015	14,780	14,781	14,790	14,812	14,847	14,871	14,891
22027	731	731	735	778	843	900	951
22030	13,124	13,148	13,315	13,564	13,871	14,143	14,381
22031	12,420	12,672	13,238	13,795	14,489	15,125	15,645
22032	9,596	9,598	9,609	9,685	9,801	9,904	9,995
22033	15,825	15,855	16,159	16,586	17,159	17,684	18,111
22035	259	434	516	516	516	516	516
22039	6,063	6,069	6,081	6,144	6,213	6,282	6,340
22041	10,512	10,513	10,550	11,051	11,807	12,495	13,057
22042	12,263	12,287	12,321	12,468	12,679	12,878	13,040

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2019

ZIP Code	2019	2020	2025	2030	2035	2040	2045
22043	9,462	9,482	9,526	9,717	9,987	10,244	10,455
22044	4,485	4,487	4,546	5,067	5,804	6,504	7,069
22046	2,052	2,059	2,067	2,089	2,119	2,149	2,175
22060	3,267	3,267	3,271	3,311	3,371	3,426	3,473
22066	5,797	5,828	5,940	5,989	6,034	6,080	6,118
22079	11,881	11,928	12,179	12,571	13,058	13,509	13,863
22101	11,286	11,435	11,667	11,875	12,130	12,366	12,574
22102	13,126	13,458	16,883	19,962	23,165	26,079	28,446
22124	6,588	6,591	6,609	6,646	6,684	6,721	6,750
22150	9,204	9,211	9,268	9,838	10,675	11,457	12,093
22151	5,790	5,793	5,797	5,808	5,823	5,838	5,849
22152	10,281	10,282	10,287	10,308	10,345	10,377	10,403
22153	10,815	10,816	10,814	10,880	10,965	11,030	11,092
22180	9,906	9,945	9,981	10,096	10,263	10,420	10,549
22181	5,464	5,468	5,481	5,541	5,620	5,693	5,756
22182	9,791	10,078	11,250	14,150	18,098	21,766	24,762
22203	147	147	147	147	147	147	147
22204	14	14	14	14	14	14	14
22205				6	14	22	28
22206	2	2	2	2	2	2	2
22207	49	49	49	50	52	54	55
22213	1	1	1	1	2	2	2
22302	620	620	620	621	623	624	625

(Continued)

Table 5.5

**Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2019**

ZIP Code	2019	2020	2025	2030	2035	2040	2045
22303	8,094	8,141	8,434	9,761	10,831	11,786	12,563
22304	148	148	148	148	148	148	148
22306	12,117	11,455	11,922	12,869	13,979	15,005	15,840
22307	4,674	4,675	4,679	4,731	4,805	4,876	4,935
22308	4,822	4,829	4,837	4,864	4,901	4,940	4,980
22309	11,612	11,619	11,660	12,106	12,763	13,374	13,868
22310	10,886	10,898	10,950	11,172	11,478	11,769	12,004
22311	608	609	610	614	620	626	630
22312	8,347	8,360	8,437	8,492	8,558	8,612	8,655
22315	11,163	11,209	11,448	11,659	11,858	12,052	12,162
Fairfax County	415,270	418,065	433,510	454,932	479,925	502,957	521,666

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

Census Tract	2019	2020	2025	2030	2035	2040	2045
4151	1,288	1,311	1,568	1,759	1,983	2,188	2,355
4152	1,919	1,920	1,920	1,923	1,928	1,932	1,936
4153	1,483	1,486	1,496	1,511	1,529	1,547	1,560
4154.01	2,102	2,102	2,236	2,400	2,433	2,454	2,468
4154.02	1,130	1,130	1,131	1,166	1,214	1,260	1,297
4155	2,253	2,256	2,283	2,312	2,333	2,355	2,375
4156	1,053	1,057	1,062	1,083	1,112	1,142	1,172
4157	1,366	1,368	1,369	1,370	1,372	1,374	1,377
4158	1,732	1,733	1,733	1,736	1,741	1,746	1,751
4159	1,204	1,205	1,206	1,212	1,219	1,226	1,233
4160	1,992	1,993	1,999	2,073	2,183	2,287	2,371
4161	1,491	1,492	1,501	1,578	1,688	1,794	1,883
4162	1,497	1,496	1,496	1,496	1,496	1,496	1,496
4163	793	797	803	810	820	829	837
4201	1,156	1,157	1,157	1,159	1,162	1,164	1,166
4202.01	1,291	1,292	1,297	1,314	1,330	1,346	1,361
4202.02	1,041	1,041	1,042	1,048	1,057	1,065	1,072
4202.03	969	967	976	1,055	1,168	1,276	1,363
4203	2,161	2,162	2,165	2,206	2,269	2,327	2,376
4204	2,345	2,345	2,222	2,990	3,256	3,454	3,608
4205.01	996	996	996	1,046	1,116	1,185	1,245
4205.02	1,019	1,019	1,022	1,079	1,159	1,235	1,297
4205.03	1,652	1,651	1,670	1,937	2,323	2,690	2,987

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4206	1,959	2,006	2,397	2,491	2,623	2,741	2,835
4207	1,437	1,437	1,437	1,443	1,451	1,459	1,465
4208	1,192	1,192	1,193	1,214	1,246	1,276	1,299
4210.01	1,023	1,023	1,026	1,065	1,121	1,175	1,219
4210.02	2,045	2,047	2,089	2,482	3,061	3,598	4,037
4211.01	2,152	2,156	2,183	2,205	2,218	2,231	2,246
4211.02	1,492	1,492	1,492	1,499	1,509	1,521	1,520
4211.03	2,115	2,155	2,385	2,565	2,743	2,902	3,024
4212	688	688	688	688	688	688	688
4213	1,452	1,452	1,452	1,452	1,454	1,454	1,454
4214	2,920	2,921	2,953	3,378	4,002	4,590	5,070
4215	2,346	1,654	1,670	1,889	2,213	2,515	2,763
4216	1,949	1,949	1,957	2,040	2,173	2,292	2,382
4217.01	1,404	1,406	1,407	1,417	1,431	1,444	1,455
4217.02	1,258	1,259	1,260	1,261	1,262	1,263	1,264
4218	2,320	2,321	2,337	2,533	2,814	3,075	3,289
4219	1,013	1,013	1,015	1,027	1,044	1,061	1,075
4220	1,487	1,487	1,491	1,558	1,655	1,746	1,822
4221.01	2,509	2,510	2,515	2,546	2,600	2,648	2,690
4221.02	2,104	2,115	2,180	2,325	2,500	2,666	2,801
4222.01	1,365	1,383	1,463	1,499	1,536	1,569	1,593
4222.02	2,166	2,177	2,227	2,322	2,446	2,566	2,650
4223.01	1,341	1,341	1,342	1,374	1,419	1,463	1,490

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4223.02	2,471	2,481	2,505	2,537	2,580	2,621	2,649
4224.01	1,107	1,107	1,104	1,073	1,026	983	944
4224.02	2,095	2,095	2,091	2,063	2,022	1,983	1,943
4224.03	1,011	1,012	1,019	1,048	1,090	1,131	1,160
4301.01	1,540	1,543	1,545	1,552	1,563	1,574	1,581
4301.02	1,043	1,043	1,045	1,050	1,056	1,062	1,067
4302.01	1,425	1,425	1,425	1,437	1,457	1,474	1,490
4302.02	1,636	1,636	1,637	1,662	1,703	1,737	1,769
4302.03	900	900	900	908	921	932	942
4304	2,314	2,316	2,316	2,316	2,316	2,316	2,317
4305	571	571	571	571	572	572	572
4306	1,783	1,784	1,792	1,897	2,050	2,194	2,312
4307	926	926	927	939	956	972	985
4308.01	1,511	1,511	1,511	1,511	1,511	1,511	1,511
4308.02	1,776	1,776	1,776	1,776	1,776	1,776	1,776
4309.01	1,410	1,411	1,413	1,428	1,454	1,477	1,496
4309.02	1,084	1,084	1,085	1,087	1,091	1,094	1,098
4310.01	1,578	1,579	1,581	1,593	1,609	1,623	1,631
4310.02	750	750	750	750	751	751	751
4313	1,405	1,406	1,406	1,408	1,410	1,412	1,413
4314	1,458	1,458	1,458	1,458	1,461	1,464	1,465
4315	2,019	2,018	2,020	2,024	2,028	2,033	2,036
4316	3,294	3,296	3,303	3,362	3,447	3,529	3,595

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4318.01	1,440	1,440	1,440	1,446	1,454	1,462	1,468
4318.02	1,039	1,039	1,036	1,024	1,011	992	980
4319	1,052	1,052	1,052	1,053	1,054	1,055	1,055
4320	1,120	1,120	1,120	1,120	1,120	1,120	1,120
4321	1,444	1,444	1,444	1,444	1,444	1,444	1,444
4322.01	839	839	839	839	839	839	839
4322.02	1,609	1,611	1,619	1,632	1,649	1,664	1,677
4323	1,740	1,740	1,740	1,744	1,749	1,753	1,757
4324.01	1,178	1,178	1,178	1,178	1,179	1,179	1,180
4324.02	1,655	1,655	1,655	1,658	1,662	1,665	1,669
4325	1,878	1,878	1,883	1,886	1,890	1,894	1,897
4326	1,583	1,583	1,585	1,590	1,596	1,602	1,607
4327.01	1,089	1,090	1,090	1,091	1,093	1,094	1,096
4327.02	1,502	1,501	1,502	1,505	1,511	1,516	1,520
4328	771	771	771	779	788	798	802
4401	2,722	2,725	2,742	2,760	2,780	2,800	2,814
4402.01	2,055	2,195	2,359	2,518	2,692	2,850	2,977
4402.02	2,196	2,196	2,196	2,201	2,209	2,216	2,224
4403	943	943	944	947	951	955	958
4405.01	1,648	1,648	1,651	1,665	1,685	1,704	1,721
4405.02	615	616	619	626	636	646	654
4406	947	948	950	953	958	962	966
4407.01	978	978	978	979	980	981	982

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019

Census Tract	2019	2020	2025	2030	2035	2040	2045
4407.02	1,806	1,805	1,805	1,807	1,809	1,812	1,813
4408	2,202	2,206	2,213	2,225	2,243	2,260	2,276
4501	2,252	2,252	2,255	2,258	2,262	2,266	2,269
4502	1,329	1,327	1,334	1,337	1,341	1,345	1,349
4503	2,043	2,045	2,048	2,060	2,077	2,093	2,107
4504	939	942	947	953	962	971	978
4505	884	886	887	887	887	887	887
4506.01	1,406	1,407	1,406	1,410	1,415	1,419	1,423
4506.02	1,757	1,774	1,784	1,812	1,852	1,890	1,922
4507.01	1,070	1,070	1,071	1,074	1,077	1,081	1,084
4507.02	1,455	1,456	1,624	1,774	1,857	1,929	1,987
4508	1,194	1,195	1,204	1,307	1,457	1,598	1,713
4509	600	601	602	602	603	604	605
4510	898	898	898	899	900	901	902
4511	822	822	824	825	827	828	830
4512	641	642	644	647	652	656	660
4513	914	915	922	1,019	1,161	1,295	1,404
4514	1,188	1,188	1,223	1,467	1,805	2,124	2,383
4515.01	2,161	2,162	2,175	2,367	2,639	2,901	3,109
4515.02	2,027	2,027	2,045	2,306	2,687	3,047	3,340
4516.01	1,567	1,567	1,576	1,698	1,875	2,042	2,179
4516.02	1,127	1,127	1,128	1,133	1,140	1,147	1,152
4518	1,121	1,122	1,122	1,125	1,129	1,132	1,135

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4519	2,308	2,311	2,314	2,346	2,390	2,432	2,465
4520	1,123	1,124	1,130	1,204	1,314	1,418	1,503
4521.01	1,645	1,646	1,649	1,654	1,662	1,669	1,676
4521.02	1,035	1,042	1,089	1,100	1,108	1,113	1,118
4522	2,152	2,152	2,153	2,164	2,181	2,197	2,210
4523.01	1,460	1,460	1,459	1,473	1,492	1,511	1,528
4523.02	1,671	1,678	1,735	1,779	1,835	1,886	1,927
4524	2,368	2,368	2,371	2,372	2,373	2,374	2,375
4525.01	1,300	1,302	1,305	1,315	1,330	1,343	1,354
4525.02	1,529	1,530	1,531	1,533	1,537	1,541	1,544
4526	2,664	2,674	2,746	2,769	2,790	2,801	2,809
4527	1,941	1,942	1,947	2,016	2,118	2,213	2,291
4528.01	2,431	2,432	2,435	2,474	2,543	2,597	2,641
4528.02	1,483	1,483	1,483	1,483	1,499	1,499	1,499
4601	1,464	1,465	1,468	1,469	1,470	1,471	1,472
4602	1,334	1,335	1,335	1,336	1,337	1,338	1,339
4603	961	962	967	1,020	1,092	1,153	1,204
4604	1,994	2,029	2,404	3,967	6,196	8,282	9,984
4605.01	869	871	1,101	1,611	2,188	2,723	3,159
4605.02	2,786	2,786	2,805	2,954	3,168	3,363	3,528
4606	1,323	1,325	1,327	1,352	1,389	1,422	1,451
4607.01	1,149	1,152	1,155	1,155	1,155	1,155	1,155
4607.02	1,560	1,578	1,592	1,592	1,592	1,592	1,592

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4608	1,159	1,167	1,172	1,172	1,172	1,172	1,172
4609	868	871	872	872	872	872	872
4610	858	865	869	869	869	869	869
4611	2,560	2,562	2,563	2,581	2,613	2,640	2,665
4612.01	1,543	1,544	1,544	1,545	1,546	1,547	1,548
4612.02	2,711	2,712	2,711	2,756	2,816	2,869	2,919
4615	2,539	2,541	2,552	2,596	2,646	2,697	2,739
4616.01	3,013	3,096	3,285	3,510	3,807	4,079	4,302
4616.02	3,717	3,717	3,738	4,037	4,473	4,884	5,220
4617	2,506	2,531	2,718	2,746	2,761	2,770	2,776
4618.01	540	540	540	541	541	542	542
4618.02	2,341	2,341	2,358	2,410	2,470	2,528	2,572
4619.01	1,408	1,408	1,408	1,416	1,428	1,440	1,449
4619.02	586	586	587	593	602	611	618
4701	942	951	963	982	998	1,015	1,032
4703	1,152	1,160	1,185	1,222	1,278	1,323	1,357
4704	1,709	1,715	1,724	1,743	1,771	1,799	1,828
4705	2,281	2,365	2,418	2,497	2,611	2,719	2,812
4706	1,164	1,170	1,192	1,218	1,247	1,274	1,299
4707	1,848	1,864	1,905	1,925	1,932	1,939	1,945
4708	1,157	1,171	1,233	1,243	1,248	1,250	1,252
4709	2,856	2,870	2,883	2,891	2,901	2,911	2,921
4710	856	862	876	1,034	1,261	1,476	1,649

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4711	2,422	2,432	2,449	2,461	2,474	2,487	2,498
4712.01	1,448	1,462	2,454	3,274	3,759	4,176	4,508
4712.02	2,754	2,531	3,039	3,787	4,567	5,285	5,866
4713.01	1,578	1,578	1,578	1,578	1,578	1,578	1,578
4713.03	1,669	1,668	1,672	1,694	1,726	1,756	1,780
4713.04	702	702	704	705	708	711	714
4714.01	1,363	1,364	1,365	1,368	1,372	1,376	1,379
4714.02	1,244	1,245	1,251	1,257	1,266	1,274	1,281
4801	1,543	1,548	1,570	1,585	1,602	1,618	1,632
4802.01	1,638	1,640	1,645	1,659	1,676	1,698	1,727
4802.02	4,061	4,794	6,883	8,332	10,185	11,876	13,245
4802.03	1,537	1,537	1,553	1,789	2,131	2,455	2,718
4803	2,810	2,870	3,276	3,761	4,399	4,985	5,466
4804.01	1,527	1,536	1,555	1,562	1,569	1,575	1,582
4804.02	2,019	2,030	2,053	2,066	2,081	2,096	2,109
4805.01	1,109	1,115	1,131	1,138	1,142	1,145	1,148
4805.02	1,951	1,950	1,950	1,969	1,969	1,989	1,989
4805.03	1,151	1,151	1,151	1,160	1,161	1,171	1,173
4805.04	836	836	836	837	839	839	840
4805.05	1,589	1,589	1,592	1,631	1,689	1,743	1,787
4808.01	1,608	1,614	1,617	1,617	1,617	1,617	1,617
4808.02	1,371	1,371	1,371	1,371	1,371	1,371	1,371
4809.01	1,961	1,979	2,176	2,205	2,212	2,214	2,214

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4809.02	1,437	1,525	2,318	2,833	3,112	3,354	3,547
4809.03	1,491	1,491	1,491	1,491	1,491	1,491	1,491
4810	1,905	1,905	1,918	2,112	2,395	2,661	2,878
4811.01	1,154	1,336	2,023	2,226	2,348	2,433	2,501
4811.02	1,491	1,491	1,491	1,491	1,491	1,491	1,491
4811.03	1,241	1,241	1,241	1,241	1,242	1,242	1,240
4811.04	1,183	1,183	1,183	1,183	1,183	1,183	1,183
4811.05	1,696	1,696	1,697	1,706	1,720	1,733	1,743
4811.06	1,761	1,761	1,761	1,761	1,761	1,761	1,761
4812.01	392	395	454	890	1,520	2,115	2,599
4812.02	1,995	1,995	2,097	2,587	3,242	3,857	4,357
4814	2,717	2,739	2,891	2,946	3,003	3,048	3,085
4815	820	820	820	820	820	820	820
4816	1,156	1,158	1,160	1,160	1,160	1,160	1,160
4817.01	2,038	2,039	2,041	2,046	2,051	2,057	2,063
4817.02	1,975	1,978	1,984	1,993	2,006	2,018	2,028
4819	2,274	2,338	2,797	3,091	3,424	3,728	3,972
4820.01	1,775	1,774	1,782	1,791	1,799	1,807	1,815
4820.02	1,812	1,812	1,815	1,856	1,916	1,972	2,018
4821	1,501	1,501	1,509	1,611	1,761	1,903	2,018
4822.01	959	959	962	1,002	1,060	1,114	1,159
4822.02	3,553	4,077	4,614	5,334	6,181	6,968	7,608
4822.03	3,045	3,356	3,836	4,809	6,016	7,132	8,046

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4823.01	2,631	2,697	3,202	3,601	4,138	4,637	5,041
4823.02	1,799	1,799	1,799	1,799	1,799	1,799	1,799
4823.03	1,693	1,694	1,696	1,739	1,801	1,859	1,907
4824	780	780	788	897	1,056	1,206	1,328
4825.01	5,209	5,405	7,693	9,331	10,475	11,515	12,345
4825.02	1,031	1,031	1,031	1,031	1,031	1,031	1,032
4825.03	1,541	1,541	1,542	1,552	1,565	1,578	1,589
4825.04	1,661	1,659	1,661	1,666	1,675	1,682	1,687
4826.01	2,383	2,384	2,388	2,445	2,532	2,610	2,674
4826.02	2,507	2,523	2,684	2,737	2,787	2,826	2,857
4901.01	1,892	1,892	1,892	1,892	1,892	1,892	1,892
4901.03	1,940	2,051	2,819	3,094	3,299	3,473	3,613
4905.01	1,322	1,322	1,325	1,359	1,409	1,456	1,495
4905.02	2,213	2,214	2,216	2,228	2,249	2,269	2,291
4910	680	687	695	695	695	695	695
4911.01	1,179	1,180	1,180	1,180	1,180	1,180	1,180
4911.02	1,126	1,126	1,126	1,127	1,127	1,127	1,127
4911.03	2,119	2,119	2,119	2,120	2,120	2,120	2,121
4912.01	2,321	2,320	2,333	2,451	2,639	2,800	2,931
4912.02	840	1,075	1,201	1,201	1,201	1,201	1,201
4913.01	2,128	2,129	2,130	2,150	2,177	2,203	2,225
4913.02	1,427	1,427	1,431	1,483	1,563	1,633	1,690
4913.03	1,507	1,507	1,518	1,676	1,905	2,119	2,291

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4914.01	1,869	1,869	1,870	1,896	1,936	1,975	2,003
4914.02	1,410	1,411	1,411	1,413	1,417	1,420	1,423
4914.03	1,154	1,154	1,154	1,154	1,154	1,154	1,154
4914.04	1,332	1,333	1,333	1,334	1,336	1,338	1,340
4914.05	835	835	835	838	841	846	849
4915.01	2,389	2,389	2,389	2,470	2,572	2,676	2,763
4915.02	2,138	2,140	2,143	2,149	2,163	2,169	2,176
4916.01	1,579	1,582	1,601	1,658	1,735	1,809	1,867
4916.02	1,585	1,584	1,584	1,621	1,667	1,713	1,750
4917.01	1,839	1,839	1,843	1,957	2,120	2,271	2,394
4917.02	3,244	3,255	3,388	3,628	3,962	4,272	4,525
4917.03	2,543	2,719	2,805	2,861	2,942	3,019	3,082
4917.04	2,152	2,164	2,287	2,347	2,391	2,425	2,454
4917.05	945	950	977	1,014	1,059	1,095	1,127
4918.01	1,059	1,059	1,059	1,061	1,065	1,069	1,072
4918.02	1,161	1,161	1,161	1,162	1,163	1,164	1,165
4918.03	2,589	2,589	2,589	2,594	2,601	2,607	2,611
4920	2,120	2,124	2,128	2,129	2,130	2,131	2,131
4921	2,226	2,228	2,237	2,249	2,267	2,284	2,291
4922.01	1,043	1,046	1,072	1,087	1,103	1,118	1,129
4922.02	2,207	2,208	2,207	2,243	2,274	2,305	2,339
4922.03	1,274	1,275	1,288	1,331	1,366	1,401	1,435
4923	1,090	1,092	1,088	1,122	1,171	1,209	1,244

(Continued)

Table 5.6

**Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4924	1,793	1,793	1,781	1,781	1,779	1,762	1,756
4925	1,420	1,426	1,435	1,441	1,446	1,452	1,457
9801							
9802							
9803							
Fairfax County	415,270	418,065	433,510	454,932	479,925	502,957	521,666

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

Total Housing Units Fairfax County, 1985 through 2019			
Year	Housing Units	Average Annual Change	
		Number	Percent
1985	247,777	N/A	N/A
1990	302,464	10,937	4.07%
1995	328,151	5,137	1.64%
2000	358,960	6,162	1.81%
2005	385,634	5,335	1.85%
2010	396,386	1,830	0.46%
2011*	403,929	7,543	1.90%
2012*	408,119	4,190	1.04%
2013	409,072	953	0.23%
2014	409,979	907	0.22%
2015	412,198	2,219	0.54%
2016	413,746	1,548	0.38%
2017	415,690	1,944	0.47%
2018	418,250	2,560	0.62%
2019	421,102	2,852	0.68%

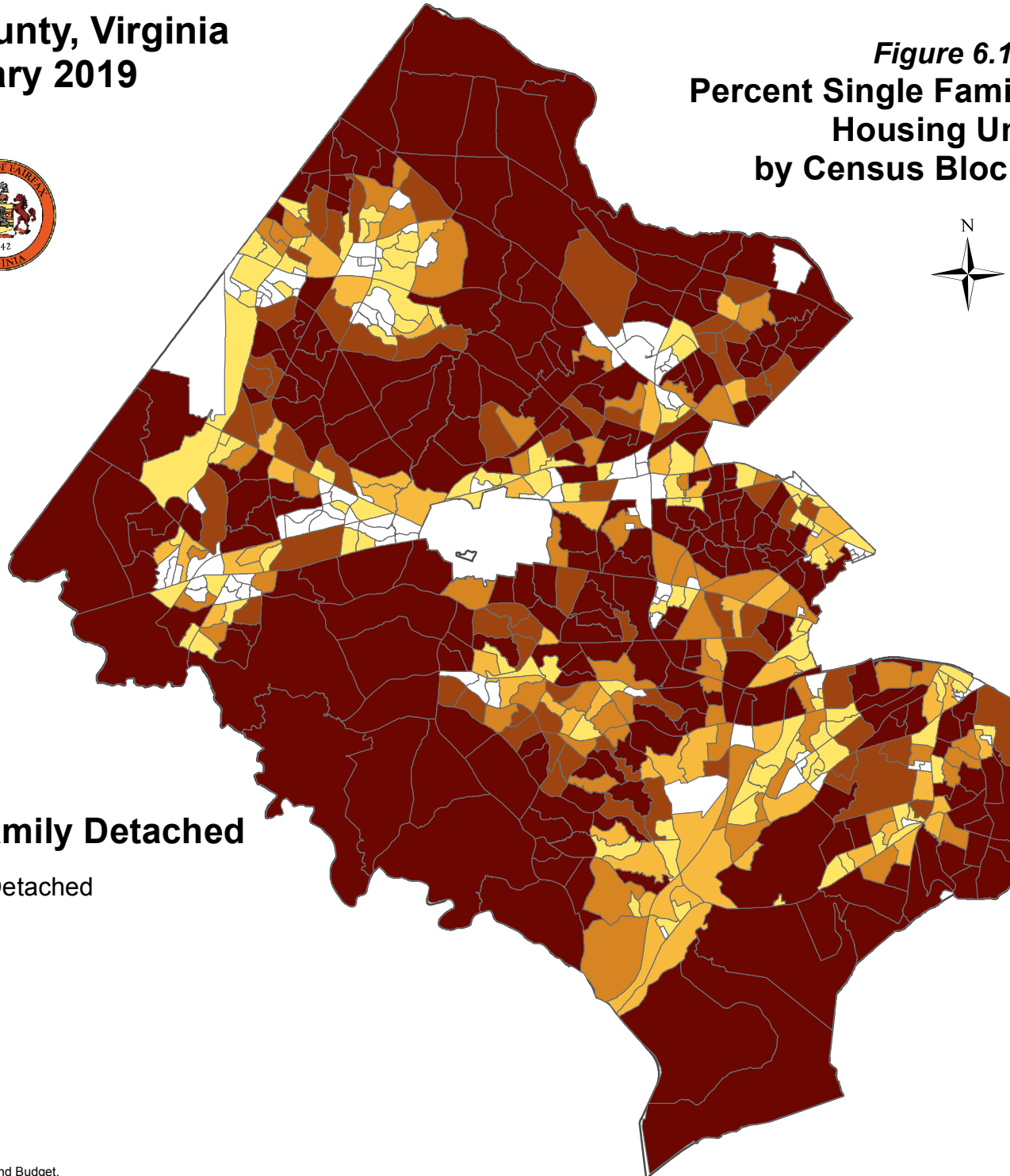
Source: Fairfax County Department of Management and Budget, 2019.

**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.*

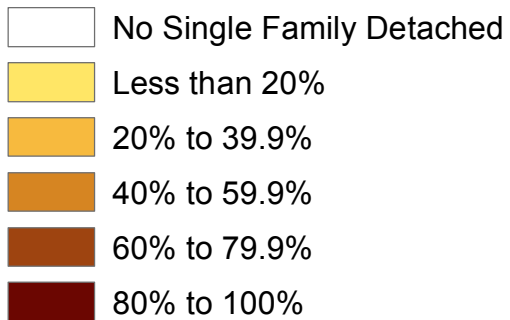
Fairfax County, Virginia January 2019



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



Percent Single Family Detached

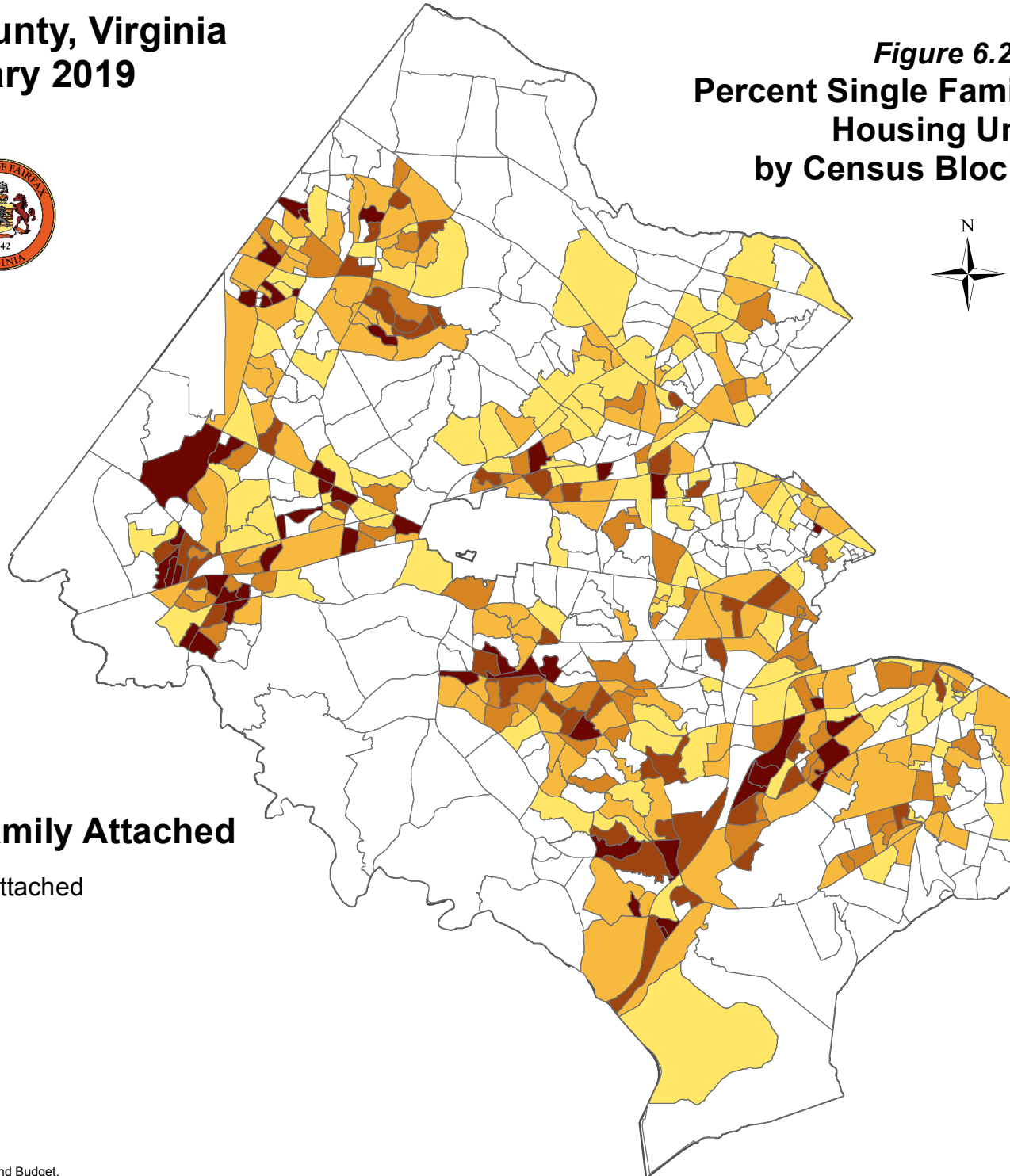


Note: City of Fairfax is not included.
Source: Fairfax County Department of Management and Budget.







Fairfax County, Virginia January 2019



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.

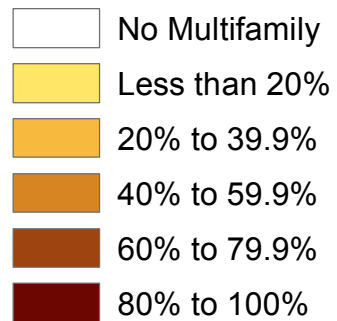
Fairfax County, Virginia January 2019



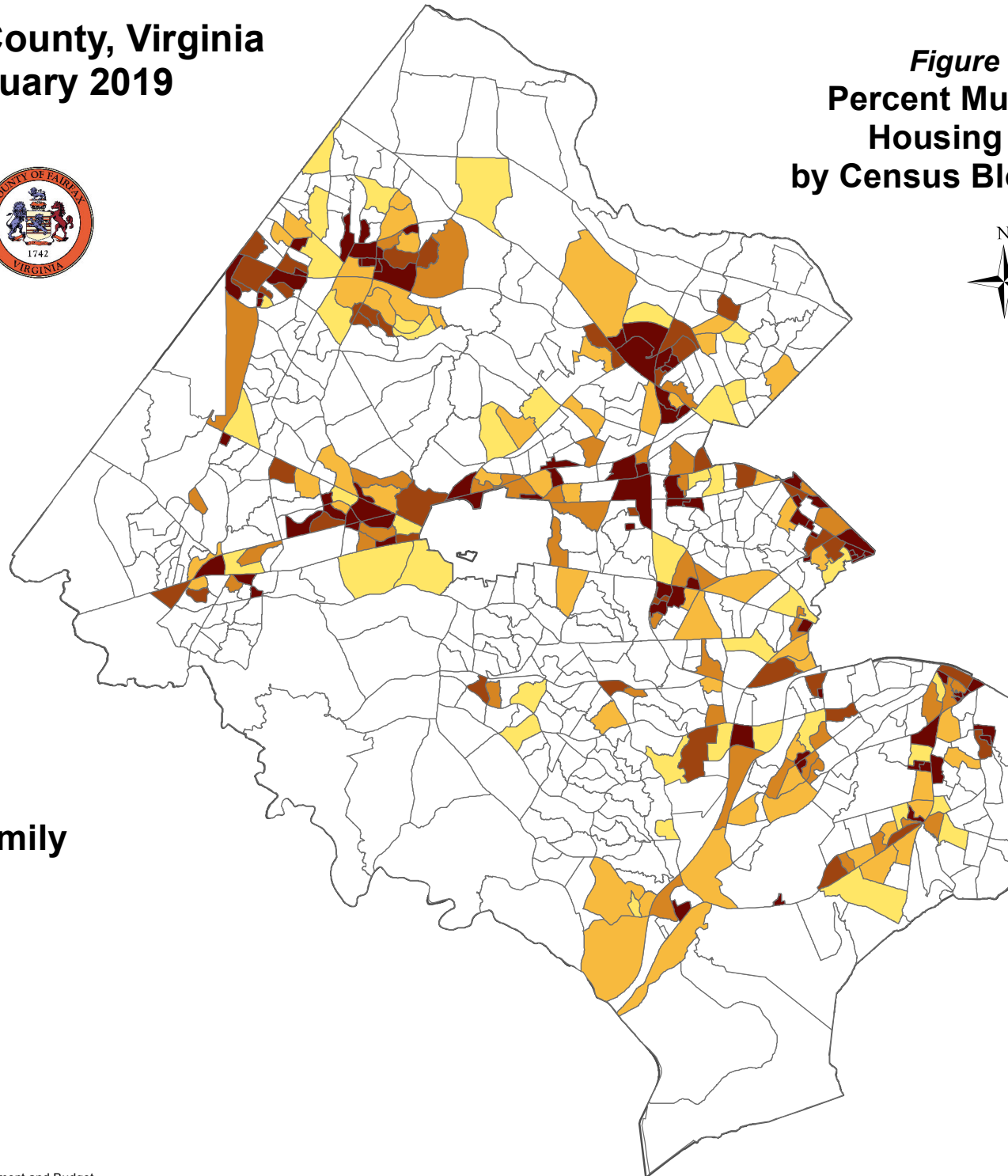
Figure 6.3
Percent Multifamily
Housing Units
by Census Block Group



Percent Multifamily



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



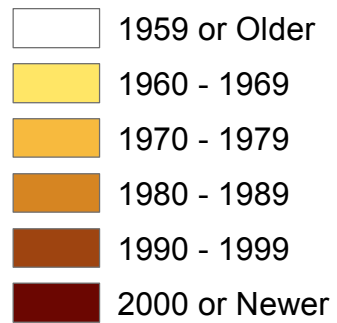
Fairfax County, Virginia January 2019



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.

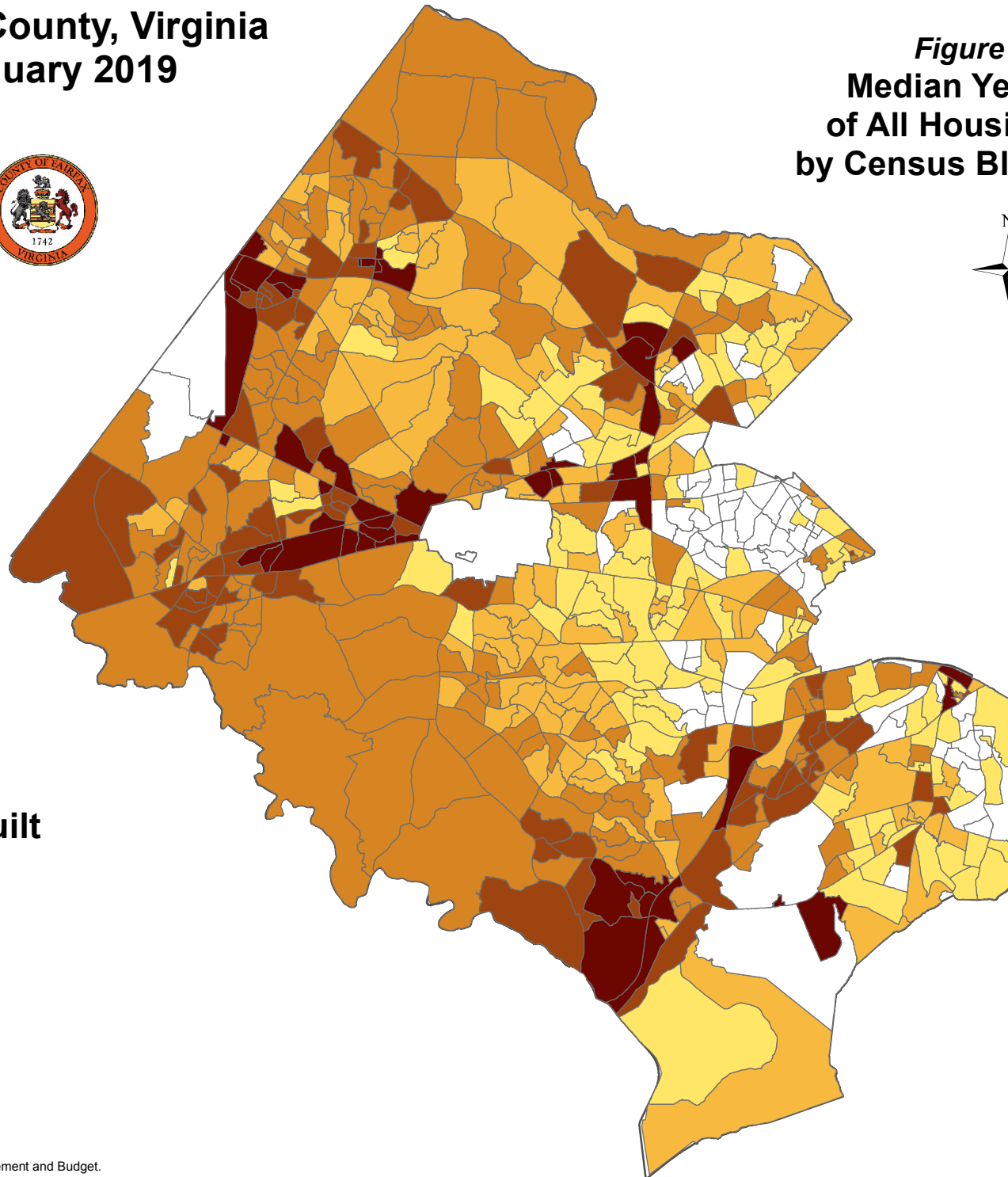


Table 6.1

**Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2019**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,480	365	9,510	304	8,438	490		152	41,739
Dranesville 1/	29,502	80	6,182	325	7,105	959	506		44,659
Hunter Mill 2/	21,695	38	11,197	1,754	12,839	2,108	3,217		52,848
Lee	16,537	588	12,059	1,689	11,783	1,689		791	45,136
Mason	17,883	33	5,629	960	10,894	1,613	5,820		42,832
Mount Vernon	23,212	1,145	9,550	1,367	9,171	643	3,939	325	49,352
Providence	15,740		10,744	1,048	18,972	4,080	7,140		57,724
Springfield 3/	25,851	78	9,270	1,400	5,863	358			42,820
Sully	21,340		14,344	1,640	5,492	686		490	43,992
Fairfax County	194,240	2,327	88,485	10,487	90,557	12,626	20,622	1,758	421,102

Table 6.2

**Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2019**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	88					88
Town of Herndon	3,057	62	2,331	49	2,501	8,000
Town of Vienna	4,626		446	53	530	5,655
Towns Total	7,771	62	2,777	102	3,031	13,743

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

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 2019

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,166	14	3,348	255	5,240	545	471		26,039
Baileys	5,258	13	908	293	4,776	1,223	5,349		17,820
Bull Run	18,181	70	14,731	2,182	8,647	358		490	44,659
Fairfax	9,284		5,197	701	11,764	442		152	27,540
Jefferson	8,709	4	2,852	289	7,530	2,949	1,817		24,150
Lincolnia	1,644	2	2,071	412	2,724	144			6,997
Lower Potomac	5,871	8	3,089	853	2,948	283			13,052
McLean	17,703	18	2,187	536	4,602	1,726	5,275		32,047
Mount Vernon	15,608	1,651	3,427	1,860	11,324	650	3,939	1,116	39,575
Pohick 1/	30,386	411	14,339	364	1,364				46,864
Rose Hill	9,078	28	6,913	212	4,581				20,812
Springfield	8,782	8	6,759	291	2,914	1,399			20,153
Upper Potomac 2/	32,873	84	16,889	1,784	18,532	2,633	3,217		76,012
Vienna 3/	14,697	16	5,775	455	3,611	274	554		25,382
Fairfax County	194,240	2,327	88,485	10,487	90,557	12,626	20,622	1,758	421,102

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

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 2019**

Human Services Region	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Region 1	40,179	1,733	22,002	3,056	20,954	2,332	3,939	1,116	95,311
Region 2	40,846	35	13,125	1,733	23,412	5,768	8,191		93,110
Region 3 1/	59,378	116	23,211	2,660	30,415	3,968	8,492		128,240
Region 4 2/	53,837	443	30,147	3,038	15,776	558		642	104,441
Fairfax County	194,240	2,327	88,485	10,487	90,557	12,626	20,622	1,758	421,102

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

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 2019

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,335		5,744		2,086				14,165
20121	1,781		5,213	826	2,432				10,252
20124	4,077		618		248				4,943
20151	4,324		875	580	566			490	6,835
20152	1								1
20164	1								1
20170	7,114	62	3,399	63	3,267				13,905
20171	8,225		3,476	411	6,360	599			19,071
20190	545		2,232	162	4,511	1,314	2,843		11,607
20191	3,695	22	4,237	647	2,704	520	374		12,199
20194	1,900		2,062	501	1,396				5,859
22003	10,716	14	2,686	255	5,072	545	471		19,759
22015	7,548	363	5,636	265	1,020				14,832
22027	637		102						739
22030	4,494	8	2,425	404	5,762	191		152	13,436
22031	3,077		3,090	288	3,652	1,691	881		12,679
22032	7,368	2	2,000		270				9,640
22033	4,662	62	4,201	776	5,852	558			16,111
22035					270				270
22039	6,106								6,106
22041	2,044	10	660	293	2,884	449	4,398		10,738
22042	6,708	4	1,336	181	3,820	441			12,490
22043	4,301		1,752	188	1,839	340	1,231		9,651
22044	1,626	3	218		1,502	310	951		4,610
22046	1,418	2			664				2,084
22060	2,304		108		619	283			3,314

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2019

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,726				88				5,814
22079	4,838	8	4,000	853	2,329				12,028
22101	9,179	14	1,037	13	244	506	506		11,499
22102	3,372	2	548	335	4,109	880	4,369		13,615
22124	4,194		1,317	128	1,017				6,656
22150	4,961		1,219		1,800	1,399			9,379
22151	4,748		653		412				5,813
22152	4,852		4,082	259	1,157				10,350
22153	6,393	54	4,310		100				10,857
22180	6,068		996	169	1,550	1,068	259		10,110
22181	3,290		1,165	275	793				5,523
22182	6,843	16	1,464		850	274	400		9,847
22203					100	50			150
22204	14								14
22206	2								2
22207	49								49
22213	1								1
22302	22		30		184	414			650
22303	1,116	1,121	500		1,645	360	3,429	90	8,261
22304			148						148
22306	3,605	6	1,822	265	5,444	290		906	12,338
22307	2,387	522	225		1,074		510		4,718
22308	4,855	1							4,856
22309	5,177	1	1,695	1,595	3,161			120	11,749
22310	5,653	2	2,872	172	2,291				10,990
22311	508				106				614

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2019

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22312	2,885	2	2,241	412	2,816	144			8,500
22315	2,495	26	6,091	171	2,491				11,274
Fairfax County	194,240	2,327	88,485	10,487	90,557	12,626	20,622	1,758	421,102

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

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 2019

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,596		2,413	116	2,476				11,601
A2	86		1,132	61	3,364	113			4,756
A3	197		799	14	686				1,696
B1	1,006	12	368		770				2,156
B2	4,364		1,493	272	2,268		1,549		9,946
B3	840								840
B5	3,056	62	2,331	49	2,501				7,999
C1	1,106								1,106
C2	1,267								1,267
D1	3,066	2			88				3,156
D2	2,688		3,065	391	3,773	1,699	1,444		13,060
D3	18,850	26	4,928	703	3,070	409	2,193		30,179
E1	2,328		473	332	4,109	880	2,800		10,922
E2	655								655
F	1,900		508	13	162	121	506		3,210
G1	7,970	14	2,121	100	2,024	409	1,231		13,869
G2	1,039					316			1,355
G3	719		35						754
G4	345								345
H1	1,171	2	465		2,333	823	1,304		6,098
H2					256		3,278		3,534
H3	255			88					343
I1	14,025	17	2,543	582	8,201	1,909	1,026		28,303
I2	1,235		75						1,310
I3	10,207	16	5,536	839	4,504	390	219		21,711
I4	79								79

(Continued)

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2019**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
I5	281		35		8				324
I6	2								2
J1	3,912	1,121	779		1,894	360	1,435		9,501
J2	837		159		763		1,994	90	3,843
J3	1,207	125	155		506	290			2,283
J4	661	2	20		929		510		2,122
K	8,605	402	1,654	1,196	5,120			906	17,883
L	7,403	27	6,048	704	5,803			120	20,105
M0	866		186		740			152	1,944
M1	937		1,614	128	2,455				5,134
M2	11,637	2	5,697	571	9,022	1,990	1,133		30,052
M3	6,171		303						6,474
M4	4,994		1,785		1,163				7,942
M5	1,476	8	1,389	160	91	1,399			4,523
M6	1,802		4,146	131	1,274				7,353
M7	15				108	283			406
M8	2,088		108		511				2,707
M9	455		2,222	80	5,364	191			8,312
N1	21,221	365	14,845	1,217	3,318				40,966
N2	4,291	46	1,879						6,216
O1	500	2							502
P	60								60
P1	428	6	196		195				825
P2	181								181
P3	1,163								1,163
P4	75								75

(Continued)

Table 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2019

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
P5	151		32		180				363
Q1	2,597								2,597
R1	2,865								2,865
R2	243		46						289
R3	88								88
R4	323								323
S1	4,814	8	4,803		1,664				11,289
S2	395								395
T1	1,087		177	234	206	486		490	2,680
T2	4,920		2,408	580	790				8,698
T3	3,707		2,158						5,865
T4	2,550	62	2,708	1,100	4,500	558			11,478
T5	2,896		3,571	810	2,956				10,233
T6	221								221
T7	1,065		1,077	16	412				2,570
Fairfax County	194,240	2,327	88,485	10,487	90,557	12,626	20,622	1,758	421,102

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

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 2019

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,036		74		102			90	1,302
4152	347	2	151		929		510		1,939
4153	806	520	24		145				1,495
4154.01	314		156		1,555			115	2,140
4154.02	850		228		60				1,138
4155	1,534		400		339				2,273
4156	1,073	1							1,074
4157	1,373								1,373
4158	1,736								1,736
4159	1,208								1,208
4160	1,066	1	202	149	492			120	2,030
4161	1,459				45				1,504
4162	1,519								1,519
4163	816	2							818
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	1,606		560						2,166
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 2019

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4206	418	554	152		862				1,986
4207	1,405		44						1,449
4208	1,130		71						1,201
4210.01	206		824						1,030
4210.02	567		443		1,073				2,083
4211.01	237		1,599	131	201				2,168
4211.02	257		726		546				1,529
4211.03	885		953	40	244				2,122
4212	689								689
4213	958		503						1,461
4214	491	6	95	138	1,971	290			2,991
4215	280		238	127	975			791	2,411
4216	171		135	931	736				1,973
4217.01	222		391	150	657				1,420
4217.02	863		400						1,263
4218	195		567	365	1,231				2,358
4219	631				108	283			1,022
4220	470		523		511				1,504
4221.01	662		653	112	1,160				2,587
4221.02	439		1,128	280	265				2,112
4222.01	818		217		345				1,380
4222.02	584	6	568	461	559				2,178
4223.01	203		587		555				1,345

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2019**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4223.02	452	28	829		1,208				2,517
4224.01	10		358		758				1,126
4224.02	98		1,588		424				2,110
4224.03	696		317						1,013
4301.01	1,542								1,542
4301.02	397		652						1,049
4302.01	810		616						1,426
4302.02	1,103	2	536						1,641
4302.03	632		270						902
4304	1,996		326						2,322
4305	571								571
4306	1,318		106		386				1,810
4307	929								929
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	440		731		244				1,415
4309.02	605		484						1,089
4310.01	769		735	79					1,583
4310.02	2		750						752
4313	1,113		302						1,415
4314	893		470	99					1,462
4315	1,092	8	676	160	91				2,027
4316	1,134		515		341	1,399			3,389

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2019

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	760		282						1,042
4319	1,055								1,055
4320	502		625						1,127
4321	505	128	181	186	448				1,448
4322.01			491		360				851
4322.02	569	183	749		112				1,613
4323	1,152		495		100				1,747
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,452		432						1,884
4326	1,196		393						1,589
4327.01	801		293						1,094
4327.02	244		1,163		100				1,507
4328	291		482						773
4401	1,770		150	161	442	251			2,774
4402.01			247	56	580	1,274			2,157
4402.02	533		579	8	1,088				2,208
4403	957								957
4405.01	1,623		33						1,656
4405.02	540		93						633
4406	777		9		12			152	950
4407.01	979								979

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2019

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4407.02	1,670		137						1,807
4408	1,950				270				2,220
4501	647		289	117	1,204				2,257
4502	795		512		25				1,332
4503	1,040		167		723	171			2,101
4504	851	2	94						947
4505	885								885
4506.01	1,373		35						1,408
4506.02	522	2	81		1,250				1,855
4507.01	534		445		100				1,079
4507.02	328	2			887		252		1,469
4508	1,000		20		184				1,204
4509	604								604
4510	898								898
4511	829								829
4512	648								648
4513	756	3	57		108				924
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	248		36		1,296				1,580
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 2019

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4519	504	2	1,103	210	525				2,344
4520	554		326			246			1,126
4521.01	936	2	504	255					1,697
4521.02	497	2	332				219		1,050
4522	937	6	336		881				2,160
4523.01			127		1,049	299			1,475
4523.02	15		318		1,365				1,698
4524	1,640		327		412				2,379
4525.01	1,055	2	160		92				1,309
4525.02	297		281		1,023				1,601
4526	492		677	202	1,176	144			2,691
4527	302	10	309	212	801		348		1,982
4528.01	398				346		1,786		2,530
4528.02							1,492		1,492
4601	1,461		8						1,469
4602	1,343								1,343
4603	964								964
4604	937	16	417		371	274			2,015
4605.01	804		70						874
4605.02	1,254		1,071		479				2,804
4606	1,355								1,355
4607.01	857				300				1,157
4607.02	1,342		244						1,586

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2019

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4608	914		15	53	191				1,173
4609	793		84						877
4610	720		103		39				862
4611	1,819		132	275	375				2,601
4612.01	1,522		39						1,561
4612.02	167		960	72	1,394	191			2,784
4615	981		1,084		493				2,558
4616.01	582		1,181	127	1,167				3,057
4616.02			221	116	1,456	1,504	586		3,883
4617	368		1,432		196		554		2,550
4618.01	2		300		240				542
4618.02	89		927	128	1,261				2,405
4619.01	236		249		929				1,414
4619.02	2				592				594
4701	936		35						971
4703	1,163								1,163
4704	1,516		227						1,743
4705	1,358		358			121	506		2,343
4706	836		168	13	162				1,179
4707	1,808		7			69			1,884
4708	839	14	232		82				1,167
4709	1,909	2	565		97	316			2,889
4710	499		22	188	152				861

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2019

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4711	2,100		17			340			2,457
4712.01			77	132	833		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	613		95						708
4714.01	751				639				1,390
4714.02	286		523		439				1,248
4801	1,544								1,544
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	2,426	2					400		2,828
4804.01	1,448				88				1,536
4804.02	2,019								2,019
4805.01	1,113								1,113
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	662		841	5	108				1,616
4808.02	702		234		450				1,386
4809.01	1,050	2	612		305				1,969

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2019

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	44	630				1,499
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01			6	10	1,178				1,194
4811.02	82		407		1,003				1,492
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,746		17						1,763
4812.01	392								392
4812.02	785	12	561		694				2,052
4814	1,113		1,042	133	222		224		2,734
4815	821								821
4816	1,160								1,160
4817.01	2,042								2,042
4817.02	386		527		1,072				1,985
4819	892		326	12	923	157			2,310
4820.01	1,053		723						1,776
4820.02	414		529	333	566				1,842
4821	91		560	46	727	48	60		1,532
4822.01	73		327		610				1,010
4822.02	49		374		893	1,109	1,234		3,659
4822.03			326	104	1,358		1,549		3,337

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2019

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		1,310	100	470	385	150		2,687
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	781								781
4825.01	214		1,268	285	2,941	599			5,307
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,669								1,669
4826.01	1,490		694		206				2,390
4826.02	1,523		789			200			2,512
4901.01	1,018		444		430				1,892
4901.03	1,055		402					490	1,947
4905.01	254		322		748				1,324
4905.02	1,909		119		198				2,226
4910	680								680
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	958		782		412				2,152
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 2019

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	2,101		38						2,139
4916.01	446		197	580	360				1,583
4916.02	1,131		455						1,586
4917.01	40		491	266	778	358			1,933
4917.02	1		971	72	2,309				3,353
4917.03			403		2,237				2,640
4917.04	59		780	332	1,040				2,211
4917.05	694	8	246						948
4918.01			389		696				1,085
4918.02	509	62	152	438					1,161
4918.03	1,431		197		997				2,625
4920	2,195								2,195
4921	2,230								2,230
4922.01	1,043								1,043
4922.02	2,089		123						2,212
4922.03	1,279								1,279
4923	633	46	421						1,100

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2019**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4924	427		1,373						1,800
4925	1,420								1,420
9801									
9802									
9803									
Fairfax County	194,240	2,327	88,485	10,487	90,557	12,626	20,622	1,758	421,102

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

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 2019**

Year Built	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	13,521	32.5	10,765	24.1	7,558	14.3	15,454	34.9	24,945	58.3	18,720	38.2	15,595	27.0	4,943	11.6	2,062	4.7	113,563	27.1
1970 to 1979	12,255	29.5	10,307	23.1	14,977	28.3	6,250	14.1	7,280	17.0	7,758	15.8	11,595	20.1	9,390	21.9	3,520	8.1	83,332	19.9
1980 to 1989	8,572	20.6	7,576	17.0	10,658	20.2	8,253	18.6	5,809	13.6	9,276	18.9	9,727	16.9	15,852	37.1	18,845	43.3	94,568	22.6
1990 to 1999	2,096	5.0	5,348	12.0	9,379	17.8	8,942	20.2	1,670	3.9	4,081	8.3	5,920	10.3	8,117	19.0	11,810	27.2	57,363	13.7
2000 to 2009	3,979	9.6	7,265	16.3	6,210	11.8	4,349	9.8	1,932	4.5	7,115	14.5	6,385	11.1	3,829	9.0	5,401	12.4	46,465	11.1
2010 to 2019	1,152	2.8	3,347	7.5	4,047	7.7	1,079	2.4	1,168	2.7	2,052	4.2	8,484	14.7	649	1.5	1,850	4.3	23,828	5.7
Total Units	41,575	100.0	44,608	100.0	52,829	100.0	44,327	100.0	42,804	100.0	49,002	100.0	57,706	100.0	42,780	100.0	43,488	100.0	419,119	100.0

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2019**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	53	61.6	812	10.2	3,479	61.6	4,344	31.6
1970 to 1979	1	1.2	3,261	40.8	588	10.4	3,850	28.0
1980 to 1989	5	5.8	1,530	19.1	287	5.1	1,822	13.3
1990 to 1999	6	7.0	1,481	18.5	265	4.7	1,752	12.8
2000 to 2009	19	22.1	687	8.6	303	5.4	1,009	7.3
2010 to 2019	2	2.3	228	2.9	730	12.9	960	7.0
Total Units	86	100.0	7,999	100.0	5,652	100.0	13,737	100.0

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

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 2019**

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
Before 1970	16,041	61.6	10,219	57.4	3,192	7.2	5,370	19.6	12,693	52.6	3,634	52.0	2,192	16.8	10,407	32.5
1970 to 1979	6,770	26.0	3,267	18.3	3,061	6.9	5,007	18.3	2,526	10.5	225	3.2	1,280	9.8	5,821	18.2
1980 to 1989	1,335	5.1	2,642	14.8	17,314	39.2	6,577	24.0	2,417	10.0	1,574	22.5	1,839	14.1	4,564	14.3
1990 to 1999	858	3.3	631	3.5	14,171	32.1	3,453	12.6	764	3.2	389	5.6	1,982	15.2	3,039	9.5
2000 to 2009	582	2.2	459	2.6	5,772	13.1	5,484	20.0	1,950	8.1	968	13.8	4,776	36.6	2,848	8.9
2010 to 2019	441	1.7	593	3.3	642	1.5	1,483	5.4	3,794	15.7	201	2.9	973	7.5	5,336	16.7
Total Units	26,027	100.0	17,811	100.0	44,152	100.0	27,374	100.0	24,144	100.0	6,991	100.0	13,042	100.0	32,015	100.0

Year Built	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	21,600	56.2	3,220	6.9	5,330	25.6	8,320	41.3	4,087	5.4	7,258	28.6	113,563	27.0
1970 to 1979	7,171	18.7	18,182	38.8	1,809	8.7	2,366	11.7	19,758	26.0	6,089	24.0	83,332	19.8
1980 to 1989	4,160	10.8	18,967	40.5	6,213	29.9	3,522	17.5	20,029	26.4	3,415	13.5	94,568	22.5
1990 to 1999	1,542	4.0	4,359	9.3	5,431	26.1	3,418	17.0	13,734	18.1	3,592	14.2	57,363	13.6
2000 to 2009	2,419	6.3	1,629	3.5	1,685	8.1	2,332	11.6	12,259	16.1	3,302	13.0	46,465	11.0
2010 to 2019	1,553	4.0	469	1.0	332	1.6	189	0.9	6,112	8.0	1,710	6.7	23,827	5.7
Total Units	38,445	100.0	46,826	100.0	20,800	100.0	20,147	100.0	75,979	100.0	25,366	100.0	419,119	100.0

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

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, 2019 through 2045		
Supervisor District	Difference 2019 to 2045	Percent of Total Change
Braddock	1,692	1.5%
Dranesville	13,272	12.1%
Hunter Mill	30,603	27.8%
Lee	9,251	8.4%
Mason	7,639	6.9%
Mount Vernon	9,500	8.6%
Providence	28,222	25.7%
Springfield	3,081	2.8%
Sully	6,688	6.1%
Fairfax County	109,949	100.0%

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

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

TABLE 7.2		
Forecast Housing Unit Change by Planning District Fairfax County, 2019 through 2045		
Planning District	Difference 2019 to 2045	Percent of Total Change
Annandale	2,117	1.9%
Baileys	5,370	4.9%
Bull Run	6,333	5.8%
Fairfax	2,617	2.4%
Jefferson	3,069	2.8%
Lincolnia	322	0.3%
Lower Potomac	2,022	1.8%
McLean	22,421	20.4%
Mount Vernon	11,176	10.2%
Pohick	1,227	1.1%
Rose Hill	1,836	1.7%
Springfield	3,434	3.1%
Upper Potomac	34,390	31.3%
Vienna	13,616	12.4%
Fairfax County	109,949	100.0%

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

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

Table 7.3**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2019**

Supervisor District	2019	2020	2025	2030	2035	2040	2045
Braddock	41,739	41,940	42,111	42,384	42,773	43,124	43,431
Dranesville 1/	44,659	45,278	49,166	52,048	54,244	56,284	57,931
Hunter Mill 2/	52,848	54,013	57,200	62,977	70,603	77,680	83,451
Lee	45,136	44,550	45,358	47,249	49,915	52,408	54,387
Mason	42,832	42,887	43,322	44,867	46,959	48,897	50,471
Mount Vernon	49,352	49,440	50,079	52,590	54,958	57,105	58,852
Providence	57,724	58,583	63,619	69,150	75,464	81,246	85,946
Springfield 3/	42,820	42,864	43,201	43,805	44,588	45,306	45,901
Sully	43,992	44,442	45,899	47,038	48,427	49,676	50,680
Fairfax County	421,102	423,997	439,954	462,108	487,931	511,726	531,051

Table 7.4**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2019**

Town	2019	2020	2025	2030	2035	2040	2045
Town of Clifton	88	89	89	89	89	89	89
Town of Herndon	8,000	8,115	9,140	9,654	9,882	10,071	10,217
Town of Vienna	5,655	5,692	5,721	5,721	5,721	5,721	5,721
Towns Total	13,743	13,896	14,950	15,464	15,692	15,881	16,027

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

Planning District	1990	2000	2010	2019	2020	2025	2030	2035	2040	2045
Annandale	24,901	25,614	25,767	26,039	26,063	26,367	26,815	27,314	27,775	28,156
Baileys	16,573	17,367	17,976	17,820	17,825	17,924	18,994	20,556	22,010	23,190
Bull Run	24,559	38,745	44,307	44,659	45,035	46,156	47,276	48,678	49,954	50,992
Fairfax	17,181	20,992	25,647	27,540	27,743	28,020	28,493	29,110	29,682	30,157
Jefferson	17,365	18,862	20,409	24,150	24,325	24,560	25,134	25,905	26,628	27,219
Lincolnia	5,464	5,908	6,800	6,997	7,011	7,088	7,147	7,217	7,274	7,319
Lower Potomac	3,936	5,898	9,609	13,052	13,095	13,307	13,701	14,212	14,695	15,074
McLean	23,601	26,269	28,213	32,047	32,836	37,334	41,664	46,474	50,874	54,468
Mount Vernon	35,338	37,000	37,425	39,575	38,967	39,817	42,700	45,724	48,496	50,751
Pohick 1/	41,032	45,153	46,667	46,864	46,888	46,957	47,221	47,557	47,837	48,091
Rose Hill	13,524	19,102	20,401	20,812	20,866	21,124	21,495	21,936	22,356	22,648
Springfield	14,590	17,151	18,803	20,153	20,161	20,268	20,948	21,928	22,842	23,587
Upper Potomac 2/	44,898	58,989	69,977	76,012	77,609	84,392	91,209	98,403	105,043	110,402
Vienna 3/	19,502	21,910	24,385	25,382	25,572	26,642	29,312	32,917	36,260	38,998
Fairfax County	302,464	358,960	396,386	421,102	423,997	439,954	462,108	487,931	511,726	531,051

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 2019

Human Services Region	2019	2020	2025	2030	2035	2040	2045
Region 1	95,311	94,811	96,222	100,592	105,603	110,221	113,928
Region 2	93,110	93,473	94,638	97,272	100,814	104,099	106,778
Region 3 1/	128,240	130,662	142,439	155,813	170,836	184,687	195,953
Region 4 2/	104,441	105,052	106,655	108,432	110,678	112,719	114,393
Fairfax County	421,102	423,997	439,954	462,108	487,931	511,726	531,051

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

ZIP Code	2019	2020	2025	2030	2035	2040	2045
20120	14,165	14,406	14,554	14,759	15,061	15,332	15,554
20121	10,252	10,253	10,273	10,567	10,999	11,401	11,723
20124	4,943	4,948	4,956	4,958	4,959	4,961	4,965
20151	6,835	6,951	7,754	8,287	8,857	9,376	9,794
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,905	14,026	15,091	15,895	16,491	17,053	17,484
20171	19,071	19,458	22,508	24,447	25,826	27,056	28,036
20190	11,607	12,559	14,133	16,430	19,236	21,835	23,954
20191	12,199	12,291	13,134	14,528	16,421	18,185	19,621
20194	5,859	5,859	5,863	5,930	6,027	6,118	6,193
20196			4	61	145	224	288
22003	19,759	19,781	20,080	20,523	21,014	21,468	21,842
22015	14,832	14,834	14,843	14,865	14,899	14,923	14,943
22027	739	739	744	787	853	911	962
22030	13,436	13,460	13,628	13,881	14,192	14,467	14,708
22031	12,679	12,940	13,522	14,100	14,819	15,478	16,017
22032	9,640	9,642	9,653	9,729	9,846	9,950	10,042
22033	16,111	16,140	16,451	16,893	17,486	18,032	18,474
22035	270	453	539	539	539	539	539
22039	6,106	6,113	6,125	6,187	6,256	6,325	6,384
22041	10,738	10,738	10,777	11,296	12,079	12,792	13,374
22042	12,490	12,515	12,550	12,704	12,926	13,135	13,305
22043	9,651	9,672	9,717	9,908	10,181	10,439	10,651

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2019

ZIP Code	2019	2020	2025	2030	2035	2040	2045
22044	4,610	4,613	4,673	5,209	5,968	6,689	7,270
22046	2,084	2,092	2,099	2,121	2,152	2,182	2,208
22060	3,314	3,314	3,318	3,360	3,421	3,477	3,524
22066	5,814	5,845	5,957	6,006	6,052	6,098	6,136
22079	12,028	12,073	12,325	12,717	13,200	13,648	13,998
22101	11,499	11,654	11,889	12,102	12,365	12,606	12,820
22102	13,615	13,961	17,583	20,842	24,211	27,275	29,763
22124	6,656	6,659	6,677	6,716	6,756	6,794	6,824
22150	9,379	9,385	9,443	10,033	10,899	11,708	12,367
22151	5,813	5,815	5,819	5,830	5,846	5,860	5,872
22152	10,350	10,350	10,355	10,377	10,413	10,446	10,472
22153	10,857	10,858	10,856	10,923	11,009	11,073	11,135
22180	10,110	10,148	10,185	10,304	10,479	10,643	10,777
22181	5,523	5,526	5,539	5,599	5,679	5,752	5,814
22182	9,847	10,145	11,339	14,302	18,341	22,096	25,162
22203	150	150	150	150	150	150	150
22204	14	14	14	14	14	14	15
22205				6	15	22	29
22206	2	2	2	2	2	2	2
22207	49	49	49	50	52	54	55
22213	1	1	1	1	2	2	2
22302	650	650	650	651	653	655	656
22303	8,261	8,309	8,606	9,981	11,086	12,070	12,871
22304	148	148	148	148	148	148	148

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2019

ZIP Code	2019	2020	2025	2030	2035	2040	2045
22306	12,338	11,670	12,164	13,144	14,295	15,359	16,224
22307	4,718	4,719	4,724	4,778	4,856	4,930	4,991
22308	4,856	4,863	4,871	4,898	4,936	4,976	5,016
22309	11,749	11,754	11,797	12,257	12,934	13,563	14,072
22310	10,990	11,002	11,054	11,276	11,583	11,875	12,111
22311	614	615	615	619	625	631	636
22312	8,500	8,513	8,590	8,646	8,713	8,767	8,810
22315	11,274	11,319	11,559	11,768	11,965	12,156	12,264
Fairfax County	421,102	423,997	439,954	462,108	487,931	511,726	531,051

Sources: Fairfax County Department of Management and Budget, 2019 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 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4151	1,302	1,327	1,606	1,811	2,051	2,272	2,450
4152	1,939	1,940	1,940	1,943	1,948	1,952	1,956
4153	1,495	1,498	1,509	1,523	1,542	1,559	1,573
4154.01	2,140	2,141	2,278	2,444	2,478	2,499	2,513
4154.02	1,138	1,139	1,140	1,175	1,225	1,272	1,310
4155	2,273	2,277	2,305	2,334	2,355	2,377	2,398
4156	1,074	1,077	1,083	1,104	1,134	1,164	1,195
4157	1,373	1,374	1,376	1,377	1,379	1,381	1,383
4158	1,736	1,736	1,736	1,740	1,744	1,749	1,754
4159	1,208	1,209	1,210	1,215	1,222	1,229	1,236
4160	2,030	2,030	2,036	2,114	2,228	2,337	2,423
4161	1,504	1,505	1,514	1,594	1,708	1,818	1,910
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	818	821	828	835	845	855	863
4201	1,168	1,169	1,169	1,171	1,173	1,176	1,178
4202.01	1,301	1,302	1,307	1,325	1,340	1,356	1,372
4202.02	1,066	1,066	1,066	1,073	1,082	1,090	1,097
4202.03	972	970	979	1,058	1,171	1,279	1,366
4203	2,166	2,167	2,169	2,210	2,274	2,332	2,382
4204	2,428	2,428	2,300	3,101	3,377	3,583	3,744
4205.01	1,005	1,005	1,005	1,055	1,126	1,196	1,256
4205.02	1,036	1,036	1,039	1,097	1,178	1,255	1,318
4205.03	1,693	1,693	1,712	1,985	2,381	2,756	3,061

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019

Census Tract	2019	2020	2025	2030	2035	2040	2045
4206	1,986	2,033	2,433	2,528	2,662	2,782	2,878
4207	1,449	1,449	1,449	1,455	1,463	1,471	1,477
4208	1,201	1,201	1,203	1,224	1,255	1,286	1,309
4210.01	1,030	1,030	1,033	1,072	1,129	1,183	1,227
4210.02	2,083	2,085	2,128	2,532	3,128	3,681	4,132
4211.01	2,168	2,172	2,199	2,221	2,234	2,248	2,262
4211.02	1,529	1,529	1,529	1,534	1,543	1,554	1,551
4211.03	2,122	2,163	2,393	2,574	2,752	2,913	3,035
4212	689	689	689	689	689	689	689
4213	1,461	1,461	1,461	1,461	1,462	1,463	1,463
4214	2,991	2,992	3,025	3,463	4,105	4,711	5,205
4215	2,411	1,711	1,728	1,958	2,300	2,617	2,878
4216	1,973	1,973	1,982	2,067	2,207	2,330	2,425
4217.01	1,420	1,421	1,423	1,432	1,446	1,459	1,470
4217.02	1,263	1,264	1,265	1,266	1,267	1,268	1,269
4218	2,358	2,358	2,374	2,575	2,862	3,129	3,346
4219	1,022	1,022	1,024	1,036	1,054	1,071	1,085
4220	1,504	1,504	1,509	1,576	1,674	1,766	1,842
4221.01	2,587	2,587	2,592	2,620	2,669	2,712	2,750
4221.02	2,112	2,123	2,187	2,334	2,509	2,676	2,812
4222.01	1,380	1,398	1,478	1,514	1,551	1,585	1,609
4222.02	2,178	2,189	2,239	2,335	2,459	2,580	2,664
4223.01	1,345	1,345	1,346	1,378	1,423	1,468	1,495

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4223.02	2,517	2,528	2,552	2,584	2,627	2,668	2,696
4224.01	1,126	1,126	1,123	1,091	1,043	998	959
4224.02	2,110	2,110	2,106	2,078	2,035	1,995	1,954
4224.03	1,013	1,014	1,021	1,050	1,093	1,133	1,163
4301.01	1,542	1,544	1,546	1,554	1,565	1,575	1,582
4301.02	1,049	1,050	1,051	1,056	1,063	1,069	1,074
4302.01	1,426	1,426	1,426	1,438	1,459	1,475	1,491
4302.02	1,641	1,641	1,642	1,667	1,708	1,742	1,775
4302.03	902	902	902	910	923	934	944
4304	2,322	2,323	2,323	2,323	2,323	2,323	2,324
4305	571	571	571	571	572	572	572
4306	1,810	1,811	1,819	1,930	2,092	2,245	2,370
4307	929	929	930	942	959	975	988
4308.01	1,514	1,514	1,514	1,514	1,514	1,514	1,514
4308.02	1,812	1,812	1,812	1,812	1,812	1,812	1,812
4309.01	1,415	1,415	1,417	1,433	1,459	1,481	1,501
4309.02	1,089	1,090	1,090	1,093	1,096	1,100	1,103
4310.01	1,583	1,583	1,586	1,598	1,614	1,627	1,636
4310.02	752	752	752	752	753	753	754
4313	1,415	1,416	1,416	1,418	1,420	1,422	1,423
4314	1,462	1,462	1,462	1,463	1,465	1,468	1,469
4315	2,027	2,026	2,029	2,032	2,036	2,041	2,044
4316	3,389	3,391	3,398	3,459	3,548	3,633	3,701

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4318.01	1,441	1,441	1,441	1,447	1,456	1,463	1,470
4318.02	1,042	1,042	1,039	1,027	1,014	995	982
4319	1,055	1,055	1,055	1,056	1,057	1,058	1,059
4320	1,127	1,127	1,127	1,127	1,127	1,127	1,127
4321	1,448	1,448	1,448	1,448	1,448	1,448	1,448
4322.01	851	851	851	851	851	851	851
4322.02	1,613	1,614	1,622	1,635	1,652	1,667	1,680
4323	1,747	1,747	1,747	1,751	1,756	1,760	1,764
4324.01	1,179	1,179	1,179	1,179	1,180	1,181	1,181
4324.02	1,658	1,658	1,658	1,661	1,665	1,669	1,672
4325	1,884	1,883	1,889	1,892	1,896	1,899	1,903
4326	1,589	1,589	1,592	1,596	1,603	1,608	1,613
4327.01	1,094	1,094	1,094	1,095	1,097	1,099	1,100
4327.02	1,507	1,507	1,507	1,511	1,516	1,521	1,525
4328	773	773	773	781	791	800	805
4401	2,774	2,776	2,794	2,812	2,834	2,854	2,869
4402.01	2,157	2,305	2,477	2,645	2,829	2,997	3,132
4402.02	2,208	2,208	2,208	2,213	2,221	2,229	2,237
4403	957	958	958	961	965	969	973
4405.01	1,656	1,656	1,659	1,673	1,693	1,713	1,729
4405.02	633	634	636	644	655	665	673
4406	950	951	953	956	961	965	969
4407.01	979	979	979	980	981	982	983

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4407.02	1,807	1,807	1,807	1,808	1,811	1,813	1,815
4408	2,220	2,223	2,231	2,243	2,261	2,278	2,295
4501	2,257	2,258	2,260	2,263	2,267	2,271	2,275
4502	1,332	1,331	1,338	1,341	1,345	1,349	1,352
4503	2,101	2,103	2,106	2,118	2,135	2,151	2,165
4504	947	949	954	961	970	979	986
4505	885	886	888	888	888	888	888
4506.01	1,408	1,408	1,408	1,411	1,416	1,421	1,425
4506.02	1,855	1,873	1,884	1,914	1,957	1,998	2,032
4507.01	1,079	1,079	1,080	1,083	1,086	1,090	1,093
4507.02	1,469	1,469	1,639	1,789	1,873	1,945	2,004
4508	1,204	1,205	1,214	1,317	1,467	1,608	1,723
4509	604	605	606	607	607	608	609
4510	898	898	898	899	900	901	902
4511	829	829	830	832	833	835	837
4512	648	649	651	654	659	664	667
4513	924	925	932	1,029	1,171	1,305	1,414
4514	1,212	1,212	1,248	1,497	1,843	2,168	2,434
4515.01	2,248	2,249	2,264	2,465	2,753	3,029	3,249
4515.02	2,109	2,109	2,128	2,403	2,803	3,181	3,489
4516.01	1,580	1,580	1,589	1,712	1,891	2,061	2,199
4516.02	1,137	1,137	1,138	1,143	1,150	1,157	1,162
4518	1,129	1,130	1,130	1,133	1,137	1,140	1,143

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4519	2,344	2,347	2,350	2,382	2,426	2,469	2,503
4520	1,126	1,127	1,132	1,207	1,317	1,420	1,506
4521.01	1,697	1,699	1,701	1,707	1,715	1,722	1,730
4521.02	1,050	1,057	1,105	1,116	1,124	1,129	1,134
4522	2,160	2,160	2,161	2,172	2,189	2,205	2,218
4523.01	1,475	1,475	1,474	1,488	1,507	1,527	1,543
4523.02	1,698	1,705	1,762	1,806	1,864	1,916	1,957
4524	2,379	2,379	2,382	2,384	2,385	2,386	2,387
4525.01	1,309	1,311	1,314	1,324	1,338	1,352	1,363
4525.02	1,601	1,601	1,602	1,605	1,609	1,613	1,616
4526	2,691	2,701	2,773	2,796	2,818	2,828	2,837
4527	1,982	1,982	1,987	2,059	2,163	2,261	2,340
4528.01	2,530	2,531	2,534	2,575	2,646	2,702	2,748
4528.02	1,492	1,492	1,492	1,492	1,508	1,508	1,508
4601	1,469	1,470	1,472	1,473	1,474	1,476	1,477
4602	1,343	1,343	1,343	1,344	1,345	1,346	1,347
4603	964	965	970	1,023	1,095	1,157	1,208
4604	2,015	2,051	2,438	4,051	6,352	8,505	10,262
4605.01	874	876	1,107	1,616	2,194	2,730	3,165
4605.02	2,804	2,804	2,824	2,973	3,188	3,383	3,549
4606	1,355	1,356	1,359	1,384	1,422	1,456	1,485
4607.01	1,157	1,161	1,164	1,164	1,164	1,164	1,164
4607.02	1,586	1,603	1,618	1,618	1,618	1,618	1,618

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4608	1,173	1,181	1,186	1,186	1,186	1,186	1,186
4609	877	880	881	881	881	881	881
4610	862	868	872	872	872	872	872
4611	2,601	2,602	2,603	2,621	2,653	2,680	2,705
4612.01	1,561	1,562	1,563	1,564	1,565	1,566	1,567
4612.02	2,784	2,784	2,783	2,829	2,889	2,941	2,991
4615	2,558	2,560	2,571	2,615	2,666	2,717	2,759
4616.01	3,057	3,142	3,336	3,566	3,870	4,149	4,378
4616.02	3,883	3,883	3,905	4,218	4,675	5,106	5,457
4617	2,550	2,575	2,765	2,794	2,809	2,817	2,824
4618.01	542	542	542	542	543	544	544
4618.02	2,405	2,405	2,423	2,477	2,538	2,597	2,642
4619.01	1,414	1,414	1,415	1,423	1,435	1,446	1,455
4619.02	594	594	594	601	610	619	626
4701	971	981	993	1,012	1,029	1,046	1,064
4703	1,163	1,172	1,197	1,234	1,291	1,336	1,370
4704	1,743	1,750	1,759	1,779	1,807	1,836	1,866
4705	2,343	2,430	2,485	2,567	2,685	2,798	2,895
4706	1,179	1,185	1,208	1,234	1,263	1,291	1,316
4707	1,884	1,901	1,942	1,962	1,970	1,976	1,982
4708	1,167	1,181	1,244	1,254	1,259	1,261	1,263
4709	2,889	2,903	2,916	2,924	2,934	2,944	2,955
4710	861	867	882	1,040	1,268	1,484	1,658

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4711	2,457	2,468	2,486	2,497	2,511	2,524	2,536
4712.01	1,573	1,588	2,679	3,583	4,116	4,576	4,941
4712.02	2,871	2,636	3,165	3,949	4,768	5,522	6,132
4713.01	1,634	1,634	1,634	1,634	1,634	1,634	1,634
4713.03	1,741	1,740	1,744	1,766	1,798	1,828	1,853
4713.04	708	709	710	712	714	717	720
4714.01	1,390	1,391	1,392	1,395	1,399	1,403	1,406
4714.02	1,248	1,249	1,255	1,261	1,270	1,278	1,285
4801	1,544	1,549	1,572	1,587	1,603	1,619	1,634
4802.01	1,649	1,653	1,657	1,671	1,688	1,710	1,739
4802.02	4,251	5,017	7,192	8,710	10,652	12,425	13,861
4802.03	1,572	1,572	1,588	1,829	2,180	2,510	2,780
4803	2,828	2,887	3,294	3,779	4,417	5,004	5,485
4804.01	1,536	1,545	1,564	1,571	1,578	1,584	1,591
4804.02	2,019	2,030	2,053	2,066	2,081	2,096	2,109
4805.01	1,113	1,120	1,136	1,143	1,146	1,150	1,153
4805.02	1,954	1,954	1,954	1,973	1,973	1,992	1,992
4805.03	1,153	1,153	1,153	1,162	1,164	1,173	1,175
4805.04	840	840	840	841	843	843	844
4805.05	1,622	1,622	1,625	1,666	1,726	1,783	1,829
4808.01	1,616	1,622	1,625	1,625	1,625	1,625	1,625
4808.02	1,386	1,386	1,386	1,386	1,386	1,386	1,386
4809.01	1,969	1,987	2,190	2,219	2,226	2,228	2,228

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4809.02	1,499	1,590	2,412	2,945	3,234	3,485	3,685
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	1,927	1,927	1,940	2,141	2,432	2,706	2,929
4811.01	1,194	1,382	2,084	2,290	2,415	2,504	2,574
4811.02	1,492	1,492	1,492	1,492	1,492	1,492	1,492
4811.03	1,242	1,242	1,242	1,242	1,242	1,243	1,241
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,698	1,699	1,708	1,722	1,734	1,745
4811.06	1,763	1,763	1,763	1,763	1,763	1,763	1,763
4812.01	392	395	454	890	1,520	2,115	2,599
4812.02	2,052	2,052	2,162	2,689	3,393	4,054	4,592
4814	2,734	2,755	2,910	2,966	3,024	3,069	3,107
4815	821	821	821	821	821	821	821
4816	1,160	1,161	1,163	1,163	1,163	1,163	1,164
4817.01	2,042	2,043	2,045	2,050	2,056	2,062	2,067
4817.02	1,985	1,987	1,993	2,003	2,015	2,028	2,038
4819	2,310	2,376	2,849	3,151	3,493	3,806	4,057
4820.01	1,776	1,776	1,784	1,793	1,801	1,809	1,817
4820.02	1,842	1,842	1,845	1,888	1,951	2,010	2,059
4821	1,532	1,532	1,539	1,646	1,801	1,948	2,067
4822.01	1,010	1,010	1,013	1,055	1,117	1,175	1,222
4822.02	3,659	4,201	4,757	5,501	6,377	7,191	7,853
4822.03	3,337	3,682	4,215	5,297	6,638	7,878	8,895

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4823.01	2,687	2,755	3,279	3,693	4,251	4,770	5,189
4823.02	1,820	1,820	1,820	1,820	1,820	1,820	1,820
4823.03	1,703	1,703	1,706	1,749	1,812	1,872	1,920
4824	781	781	789	898	1,057	1,206	1,328
4825.01	5,307	5,507	7,848	9,524	10,696	11,761	12,610
4825.02	1,032	1,032	1,032	1,032	1,032	1,032	1,033
4825.03	1,546	1,546	1,547	1,556	1,570	1,583	1,593
4825.04	1,669	1,667	1,670	1,674	1,683	1,690	1,696
4826.01	2,390	2,391	2,395	2,452	2,539	2,617	2,681
4826.02	2,512	2,527	2,688	2,741	2,792	2,832	2,862
4901.01	1,892	1,892	1,892	1,892	1,892	1,892	1,892
4901.03	1,947	2,058	2,828	3,103	3,308	3,482	3,623
4905.01	1,324	1,324	1,326	1,361	1,410	1,458	1,497
4905.02	2,226	2,228	2,230	2,242	2,263	2,283	2,306
4910	680	687	695	695	695	695	695
4911.01	1,179	1,180	1,180	1,180	1,180	1,180	1,180
4911.02	1,131	1,131	1,131	1,131	1,131	1,131	1,131
4911.03	2,132	2,132	2,132	2,132	2,133	2,133	2,134
4912.01	2,325	2,324	2,337	2,455	2,644	2,805	2,936
4912.02	840	1,075	1,201	1,201	1,201	1,201	1,201
4913.01	2,152	2,153	2,154	2,174	2,201	2,228	2,250
4913.02	1,440	1,440	1,444	1,497	1,576	1,648	1,704
4913.03	1,507	1,507	1,518	1,676	1,905	2,119	2,291

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4914.01	1,884	1,884	1,886	1,912	1,952	1,992	2,020
4914.02	1,415	1,415	1,415	1,418	1,421	1,425	1,428
4914.03	1,154	1,154	1,154	1,154	1,154	1,154	1,154
4914.04	1,334	1,334	1,334	1,336	1,337	1,340	1,341
4914.05	836	836	836	839	842	847	850
4915.01	2,394	2,395	2,394	2,476	2,577	2,682	2,768
4915.02	2,139	2,140	2,143	2,149	2,164	2,170	2,177
4916.01	1,583	1,586	1,606	1,663	1,740	1,815	1,873
4916.02	1,586	1,586	1,585	1,623	1,669	1,715	1,751
4917.01	1,933	1,933	1,938	2,056	2,227	2,385	2,514
4917.02	3,353	3,365	3,504	3,754	4,102	4,424	4,687
4917.03	2,640	2,823	2,913	2,971	3,055	3,135	3,200
4917.04	2,211	2,223	2,346	2,406	2,451	2,485	2,514
4917.05	948	953	980	1,017	1,063	1,098	1,131
4918.01	1,085	1,085	1,085	1,088	1,092	1,095	1,098
4918.02	1,161	1,161	1,161	1,162	1,163	1,164	1,165
4918.03	2,625	2,625	2,625	2,631	2,637	2,643	2,648
4920	2,195	2,199	2,203	2,204	2,205	2,206	2,206
4921	2,230	2,232	2,242	2,253	2,271	2,288	2,295
4922.01	1,043	1,046	1,072	1,087	1,103	1,118	1,129
4922.02	2,212	2,213	2,212	2,247	2,279	2,310	2,344
4922.03	1,279	1,280	1,293	1,336	1,372	1,407	1,440
4923	1,100	1,101	1,098	1,133	1,182	1,220	1,256

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2019**

Census Tract	2019	2020	2025	2030	2035	2040	2045
4924	1,800	1,800	1,788	1,788	1,787	1,769	1,762
4925	1,420	1,426	1,435	1,441	1,446	1,452	1,457
9801							
9802							
9803							
Fairfax County	421,102	423,997	439,954	462,108	487,931	511,726	531,051

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

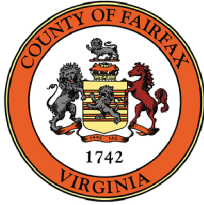
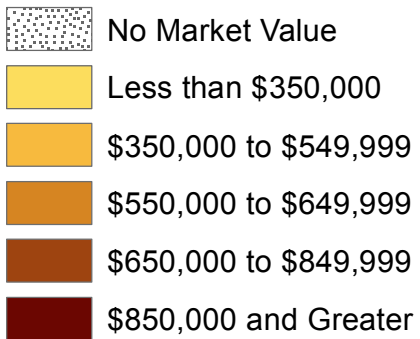


FIGURE 8.1
Median Market Value
of Owned Housing Units
by Census Tract



Median Market Value



Note: City of Fairfax is not included.

Source: Fairfax County Department of Management and Budget

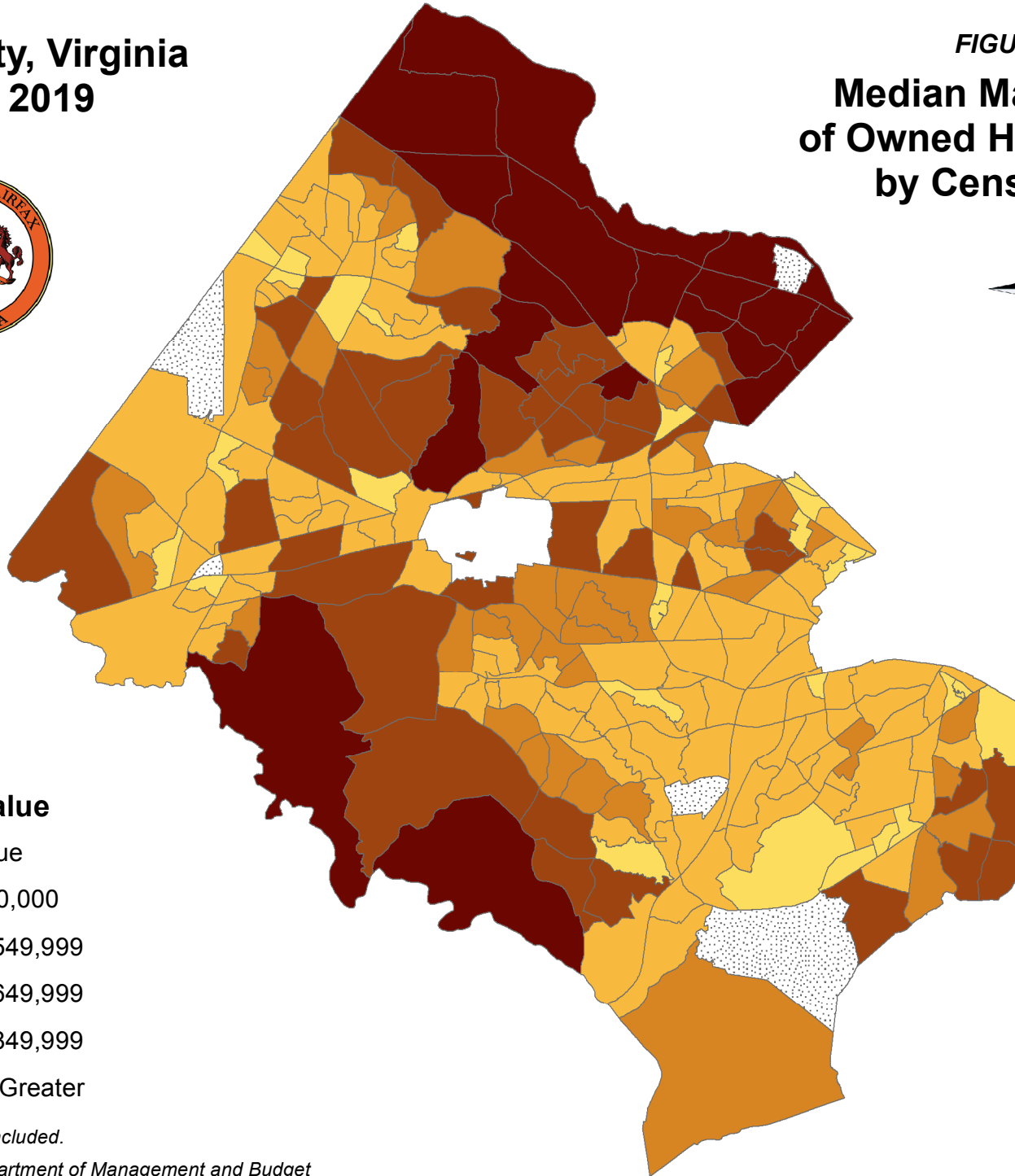


TABLE 8.1			
Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2018 and 2019			
Supervisor District	Median Market Value		Percent Change
	2018	2019	
Braddock	\$ 512,054	\$ 531,227	3.7%
Dranesville	\$ 810,096	\$ 822,313	1.5%
Hunter Mill	\$ 584,094	\$ 601,151	2.9%
Lee	\$ 440,055	\$ 452,445	2.8%
Mason	\$ 473,269	\$ 484,292	2.3%
Mount Vernon	\$ 475,104	\$ 495,621	4.3%
Providence	\$ 521,304	\$ 541,800	3.9%
Springfield	\$ 574,949	\$ 590,835	2.8%
Sully	\$ 479,036	\$ 496,036	3.5%
Fairfax County	\$ 519,560	\$ 536,183	3.2%

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

TABLE 8.2			
Median Market Value of Owned Housing Units by Planning District Fairfax County, 2018 and 2019			
Planning District	Median Market Value		Percent Change
	2018	2019	
Annandale	\$ 501,984	\$ 525,756	4.7%
Baileys	\$ 416,787	\$ 419,339	0.6%
Bull Run	\$ 447,290	\$ 466,688	4.3%
Fairfax	\$ 543,139	\$ 563,981	3.8%
Jefferson	\$ 483,651	\$ 502,037	3.8%
Lincolnia	\$ 454,671	\$ 461,874	1.6%
Lower Potomac	\$ 450,760	\$ 464,310	3.0%
McLean	\$ 853,829	\$ 877,989	2.8%
Mount Vernon	\$ 447,426	\$ 469,513	4.9%
Pohick	\$ 557,986	\$ 572,329	2.6%
Rose Hill	\$ 466,169	\$ 479,288	2.8%
Springfield	\$ 446,754	\$ 461,748	3.4%
Upper Potomac	\$ 539,627	\$ 556,910	3.2%
Vienna	\$ 702,524	\$ 728,973	3.8%
Fairfax County	\$ 519,560	\$ 536,183	3.2%

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

Table 8.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2019

Supervisor District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Braddock	\$594,552	\$413,480	\$215,890	\$531,227	\$609,016	\$419,879	\$225,400	\$519,783
Dranesville 1/	\$907,169	\$419,900	\$244,542	\$822,313	\$1,066,312	\$515,888	\$378,276	\$945,394
Hunter Mill 2/	\$752,540	\$442,736	\$265,011	\$601,151	\$814,515	\$468,576	\$316,416	\$623,200
Lee	\$492,797	\$429,860	\$267,582	\$452,445	\$539,660	\$425,368	\$250,141	\$465,699
Mason	\$576,755	\$435,750	\$207,813	\$484,292	\$622,793	\$449,097	\$223,060	\$504,058
Mount Vernon	\$615,195	\$367,133	\$234,716	\$495,621	\$668,289	\$367,629	\$251,698	\$525,408
Providence	\$741,983	\$518,490	\$285,649	\$541,800	\$792,740	\$541,554	\$313,219	\$571,596
Springfield 3/	\$656,334	\$437,010	\$298,673	\$590,835	\$696,675	\$435,360	\$299,777	\$608,092
Sully	\$651,116	\$374,992	\$240,524	\$496,036	\$688,245	\$379,038	\$250,665	\$543,550
Fairfax County	\$652,113	\$418,467	\$253,859	\$536,183	\$739,616	\$436,637	\$281,110	\$592,991

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

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 2019. Market value for each unit is derived from the 2019 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 2019**

Planning District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Annandale	\$575,705	\$423,066	\$175,398	\$525,756	\$601,761	\$416,424	\$198,839	\$531,339
Baileys	\$624,970	\$500,745	\$206,456	\$419,339	\$682,015	\$483,378	\$219,607	\$453,618
Bull Run	\$610,990	\$375,134	\$255,917	\$466,688	\$629,830	\$381,198	\$264,282	\$493,457
Fairfax	\$741,122	\$505,738	\$258,767	\$563,981	\$800,743	\$488,115	\$263,950	\$597,686
Jefferson	\$574,361	\$527,431	\$270,743	\$502,037	\$607,126	\$549,854	\$280,061	\$507,940
Lincolnia	\$536,886	\$443,405	\$228,706	\$461,874	\$585,478	\$455,086	\$231,545	\$496,520
Lower Potomac	\$613,767	\$361,127	\$364,707	\$464,310	\$649,394	\$365,391	\$329,312	\$497,752
McLean	\$1,000,850	\$711,375	\$357,105	\$877,989	\$1,203,417	\$732,307	\$411,077	\$1,004,601
Mount Vernon	\$612,245	\$354,218	\$226,003	\$469,513	\$662,694	\$343,812	\$235,825	\$508,875
Pohick 1/	\$636,342	\$404,838	\$258,470	\$572,329	\$678,574	\$401,499	\$257,749	\$583,646
Rose Hill	\$521,987	\$466,088	\$288,572	\$479,288	\$567,982	\$467,468	\$274,744	\$496,549
Springfield	\$519,771	\$420,000	\$218,307	\$461,748	\$550,124	\$419,466	\$240,341	\$474,326
Upper Potomac 2/	\$702,282	\$420,378	\$253,785	\$556,910	\$792,246	\$438,311	\$304,090	\$616,722
Vienna 3/	\$804,216	\$570,407	\$370,934	\$728,973	\$880,456	\$583,283	\$363,586	\$768,485
Fairfax County	\$652,113	\$418,467	\$253,859	\$536,183	\$739,616	\$436,637	\$281,110	\$592,991

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

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 2019. Market value for each unit is derived from the 2019 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 2019

Human Services Region	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Region 1	\$565,346	\$398,003	\$245,459	\$465,455	\$609,893	\$399,557	\$251,050	\$496,153
Region 2	\$611,250	\$461,307	\$217,804	\$526,470	\$664,991	\$489,951	\$244,100	\$548,562
Region 3 1/	\$816,785	\$461,171	\$281,992	\$651,252	\$943,145	\$493,678	\$329,956	\$730,693
Region 4 2/	\$630,294	\$400,979	\$250,058	\$536,298	\$663,931	\$402,064	\$254,502	\$549,668
Fairfax County	\$652,113	\$418,467	\$253,859	\$536,183	\$739,616	\$436,637	\$281,110	\$592,991

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

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 2019. Market value for each unit is derived from the 2019 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 2019**

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	\$653,783	\$613,001	\$168,551	\$620,519	\$790,501	\$611,233	\$172,101	\$726,935
4152	\$693,840	\$606,144	\$227,529	\$234,716	\$701,985	\$580,544	\$213,691	\$328,481
4153	\$500,908	\$354,197		\$428,017	\$534,200	\$353,411		\$460,914
4154.01	\$678,363	\$376,509		\$594,804	\$659,981	\$377,757		\$566,107
4154.02	\$735,247	\$373,601		\$695,557	\$722,392	\$361,687		\$645,817
4155	\$588,599	\$446,507		\$568,103	\$615,370	\$444,396		\$590,494
4156	\$846,972	\$781,253		\$846,920	\$1,010,712	\$781,253		\$1,010,496
4157	\$689,000			\$689,000	\$738,227			\$738,227
4158	\$653,310			\$653,310	\$685,611			\$685,611
4159	\$559,000			\$559,000	\$639,130			\$639,130
4160	\$545,738	\$379,156		\$521,493	\$570,676	\$313,660		\$506,468
4161	\$654,623			\$654,623	\$773,823			\$773,823
4162								
4163	\$582,278			\$582,278	\$760,100			\$760,100
4201	\$483,903	\$387,639		\$472,605	\$515,850	\$386,521		\$501,015
4202.01	\$580,010	\$433,640		\$472,374	\$633,870	\$431,690		\$525,136
4202.02	\$863,289	\$320,408	\$314,265	\$315,420	\$806,750	\$329,008	\$318,271	\$330,691
4202.03	\$572,349	\$488,334		\$512,736	\$617,763	\$473,906		\$567,732
4203	\$500,126	\$455,175		\$489,195	\$536,698	\$503,929		\$528,218
4204	\$479,241	\$383,901	\$310,020	\$365,398	\$483,165	\$442,732	\$301,923	\$370,832
4205.01		\$364,854	\$304,697	\$304,697		\$364,854	\$344,836	\$344,856

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$453,852	\$377,202	\$181,769	\$331,758	\$460,146	\$385,526	\$184,943	\$307,208
4205.03	\$450,744	\$382,032	\$195,400	\$254,442	\$461,859	\$413,636	\$190,913	\$326,484
4206	\$600,821	\$433,676		\$455,616	\$585,179	\$441,632		\$494,774
4207	\$466,263	\$665,616		\$470,736	\$549,911	\$658,045		\$553,213
4208	\$449,232	\$371,448		\$443,961	\$497,994	\$372,002		\$490,502
4210.01	\$442,323	\$409,127		\$414,645	\$511,983	\$443,081		\$456,646
4210.02	\$463,880	\$453,663		\$460,578	\$496,925	\$450,378		\$476,509
4211.01	\$620,361	\$425,759	\$317,311	\$426,095	\$661,218	\$446,836	\$316,149	\$457,780
4211.02	\$699,101	\$504,410		\$514,621	\$668,592	\$498,510		\$543,022
4211.03	\$647,441	\$412,734	\$295,528	\$481,010	\$676,018	\$423,403	\$289,334	\$513,035
4212	\$533,148			\$533,148	\$543,107			\$543,107
4213	\$501,428	\$360,000		\$479,430	\$505,075	\$367,648		\$457,631
4214	\$457,648	\$395,073	\$214,533	\$440,150	\$477,281	\$407,711	\$293,749	\$449,708
4215	\$400,990	\$430,000	\$169,028	\$363,274	\$463,345	\$379,465	\$182,056	\$333,782
4216	\$389,571	\$201,621	\$176,755	\$201,621	\$396,064	\$205,666	\$175,190	\$228,000
4217.01	\$389,996	\$305,088	\$122,112	\$303,308	\$402,743	\$287,007	\$137,093	\$277,171
4217.02	\$418,000	\$347,928		\$399,683	\$428,718	\$349,462		\$403,617
4218	\$410,351	\$283,080	\$167,512	\$206,724	\$441,770	\$276,009	\$170,458	\$266,742
4219	\$337,617			\$337,617	\$350,763			\$350,763
4220	\$449,143	\$383,943		\$416,105	\$514,555	\$413,381		\$461,268
4221.01	\$578,424	\$335,339		\$381,150	\$549,017	\$333,477		\$433,468

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$619,955	\$379,982		\$396,386	\$623,284	\$341,024		\$407,528
4222.01	\$770,506	\$497,228	\$409,784	\$701,190	\$739,633	\$497,922	\$388,252	\$656,552
4222.02	\$635,266	\$413,495	\$245,459	\$475,398	\$628,822	\$370,143	\$245,591	\$452,546
4223.01	\$682,154	\$518,963	\$186,181	\$513,450	\$656,068	\$529,990	\$176,211	\$514,401
4223.02	\$753,879	\$496,314	\$276,444	\$354,160	\$667,560	\$496,576	\$272,227	\$422,449
4224.01	\$818,963	\$470,395	\$299,496	\$449,253	\$823,622	\$474,506	\$280,038	\$398,050
4224.02	\$815,840	\$438,548		\$444,108	\$773,665	\$439,532		\$458,580
4224.03	\$564,254	\$578,634		\$571,169	\$597,470	\$552,765		\$583,480
4301.01	\$621,149			\$621,149	\$632,276			\$632,276
4301.02	\$566,517	\$405,809		\$427,235	\$615,544	\$404,952		\$484,652
4302.01	\$587,113	\$420,992		\$527,688	\$610,034	\$419,365		\$527,669
4302.02	\$595,623	\$402,292		\$560,637	\$622,304	\$425,228		\$557,776
4302.03	\$583,459	\$479,199		\$558,878	\$590,054	\$480,145		\$557,154
4304	\$521,514	\$416,236		\$516,490	\$526,719	\$415,503		\$511,105
4305	\$513,660			\$513,660	\$520,535			\$520,535
4306	\$451,332	\$387,849		\$449,253	\$463,797	\$385,177		\$457,941
4307	\$451,889			\$451,889	\$463,028			\$463,028
4308.01	\$525,746	\$439,782		\$498,204	\$538,775	\$422,144		\$496,609
4308.02	\$615,337	\$289,947	\$217,830	\$268,244	\$615,891	\$312,868	\$211,092	\$330,915
4309.01	\$677,213	\$405,374		\$444,591	\$703,792	\$410,493		\$520,386
4309.02	\$552,731	\$391,319		\$446,156	\$554,300	\$391,465		\$481,929

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$554,757	\$399,572		\$450,440	\$554,745	\$376,809		\$463,132
4310.02	\$711,338	\$403,043		\$403,100	\$711,338	\$406,978		\$407,787
4313	\$561,913	\$426,137		\$548,226	\$574,481	\$435,820		\$544,866
4314	\$539,632	\$459,218		\$500,924	\$550,690	\$430,479		\$503,808
4315	\$618,413	\$480,433	\$438,617	\$531,531	\$634,497	\$439,665	\$388,487	\$542,238
4316	\$544,441	\$454,209	\$192,878	\$490,198	\$592,518	\$438,108	\$193,107	\$524,248
4318.01	\$631,785	\$416,798		\$419,349	\$660,247	\$414,796		\$433,362
4318.02	\$617,285	\$355,782		\$585,417	\$630,597	\$355,195		\$555,993
4319	\$641,571			\$641,571	\$636,070			\$636,070
4320	\$622,130	\$371,490		\$453,821	\$605,982	\$373,015		\$486,890
4321	\$628,709	\$395,777	\$258,470	\$400,964	\$623,811	\$388,172	\$257,749	\$430,001
4322.01		\$385,000		\$385,000		\$378,915		\$378,915
4322.02	\$602,690	\$420,966		\$453,201	\$607,582	\$427,572		\$495,736
4323	\$620,571	\$423,896		\$580,902	\$683,032	\$439,649		\$609,943
4324.01	\$609,021			\$609,021	\$616,713			\$616,713
4324.02	\$607,882	\$442,433		\$584,399	\$624,163	\$449,106		\$572,216
4325	\$615,000	\$430,043		\$595,996	\$617,120	\$432,463		\$574,734
4326	\$625,779	\$405,279		\$597,671	\$641,770	\$414,161		\$585,334
4327.01	\$541,202	\$395,525		\$520,000	\$546,424	\$401,299		\$507,521
4327.02	\$546,294	\$381,927		\$394,202	\$560,157	\$383,374		\$414,031
4328	\$543,606	\$385,791		\$418,478	\$563,284	\$386,141		\$462,736

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$788,036	\$333,123		\$765,161	\$810,683	\$406,288		\$749,985
4402.01		\$609,861	\$261,807	\$355,908		\$658,820	\$281,042	\$392,283
4402.02	\$663,999	\$427,434	\$211,226	\$422,924	\$738,107	\$430,702	\$213,546	\$452,580
4403	\$666,976			\$666,976	\$691,833			\$691,833
4405.01	\$603,272	\$507,350		\$600,243	\$617,424	\$508,217		\$615,247
4405.02	\$685,923	\$694,995		\$687,435	\$685,112	\$710,583		\$687,172
4406	\$516,684	\$427,949		\$514,904	\$568,232	\$428,805		\$566,636
4407.01	\$617,474			\$617,474	\$630,263			\$630,263
4407.02	\$639,419	\$437,525		\$630,294	\$654,998	\$462,542		\$640,399
4408	\$648,260			\$648,260	\$682,644			\$682,644
4501	\$536,991	\$394,774	\$266,690	\$449,552	\$546,411	\$440,216	\$270,976	\$429,061
4502	\$528,350			\$528,350	\$541,253			\$541,253
4503	\$565,730	\$460,751	\$171,780	\$547,166	\$576,596	\$506,855	\$165,540	\$515,925
4504	\$610,302	\$580,661		\$598,878	\$657,269	\$568,463		\$648,435
4505	\$435,918			\$435,918	\$473,008			\$473,008
4506.01	\$575,484	\$436,674		\$571,121	\$587,917	\$436,570		\$584,150
4506.02	\$449,495	\$534,440	\$292,866	\$412,298	\$481,682	\$547,207	\$296,229	\$419,076
4507.01	\$610,628	\$454,577		\$488,455	\$656,306	\$457,142		\$565,685
4507.02	\$672,961			\$672,961	\$706,134			\$706,134
4508	\$525,357	\$533,652	\$192,464	\$510,242	\$584,371	\$536,335	\$208,263	\$525,998
4509	\$568,575			\$568,575	\$591,169			\$591,169

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$548,856			\$548,856	\$559,262			\$559,262
4511	\$741,930			\$741,930	\$769,269			\$769,269
4512	\$799,465			\$799,465	\$904,519			\$904,519
4513	\$622,682	\$513,182	\$253,054	\$604,632	\$699,962	\$536,174	\$238,130	\$635,210
4514		\$579,826	\$186,576	\$187,652		\$589,152	\$162,897	\$288,556
4515.01	\$574,907	\$402,066	\$164,872	\$188,765	\$585,603	\$406,661	\$170,759	\$280,513
4515.02	\$587,150	\$507,255	\$204,569	\$519,986	\$610,284	\$504,662	\$192,103	\$526,771
4516.01	\$554,484			\$554,484	\$654,945			\$654,945
4516.02	\$712,940		\$160,834	\$183,073	\$784,853		\$166,290	\$395,548
4518	\$491,978	\$598,096		\$496,997	\$544,322	\$607,340		\$547,011
4519	\$653,525	\$437,157		\$461,339	\$691,045	\$422,314		\$513,309
4520	\$636,741	\$430,500		\$581,837	\$674,966	\$431,081		\$583,893
4521.01	\$584,808	\$398,013		\$509,959	\$622,975	\$386,660		\$516,717
4521.02	\$607,588	\$420,147		\$482,276	\$656,795	\$417,597		\$559,712
4522	\$492,193	\$417,827	\$167,650	\$468,332	\$506,048	\$421,426	\$163,513	\$435,840
4523.01		\$294,042	\$184,429	\$187,758		\$341,083	\$202,628	\$214,549
4523.02	\$496,104	\$390,138	\$174,847	\$206,265	\$515,643	\$368,506	\$175,779	\$269,692
4524	\$499,905	\$419,223		\$487,473	\$529,675	\$415,635		\$510,698
4525.01	\$503,790	\$480,853	\$303,016	\$491,316	\$547,763	\$495,504	\$294,716	\$523,367
4525.02	\$554,610	\$440,276		\$501,554	\$581,210	\$423,478		\$527,341
4526	\$432,931	\$530,355	\$228,706	\$431,697	\$485,987	\$496,784	\$231,545	\$455,083

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$674,384	\$480,806	\$279,988	\$354,018	\$618,719	\$461,001	\$259,347	\$424,939
4528.01	\$552,547		\$255,060	\$288,834	\$601,316		\$260,238	\$350,067
4528.02			\$234,101	\$234,101			\$246,631	\$246,631
4601	\$893,366	\$501,601		\$892,290	\$990,562	\$501,601		\$987,890
4602	\$893,844			\$893,844	\$997,366			\$997,366
4603	\$812,889			\$812,889	\$897,506			\$897,506
4604	\$839,979	\$774,081	\$432,674	\$800,000	\$929,754	\$758,769	\$439,505	\$831,376
4605.01	\$955,458	\$789,443		\$937,713	\$954,595	\$790,371		\$941,366
4605.02	\$866,938	\$682,752		\$755,339	\$905,017	\$671,729		\$800,135
4606	\$683,109			\$683,109	\$762,183			\$762,183
4607.01	\$649,740			\$649,740	\$759,968			\$759,968
4607.02	\$691,394	\$617,159		\$676,305	\$872,253	\$659,646		\$839,441
4608	\$781,625	\$467,334	\$250,383	\$742,466	\$953,640	\$506,350	\$271,409	\$816,622
4609	\$827,463	\$705,999		\$814,259	\$950,930	\$686,684		\$925,533
4610	\$756,935	\$568,628	\$230,192	\$720,510	\$840,735	\$599,432	\$242,566	\$786,160
4611	\$826,403	\$311,892		\$799,166	\$902,698	\$427,451		\$815,373
4612.01	\$913,222	\$571,778		\$901,593	\$1,050,732	\$575,457		\$1,038,797
4612.02	\$1,240,523	\$522,748	\$322,049	\$463,512	\$1,199,558	\$516,572	\$305,868	\$481,143
4615	\$842,126	\$602,301	\$326,529	\$632,720	\$865,050	\$617,866	\$320,775	\$654,993
4616.01	\$667,643	\$495,842	\$469,950	\$537,852	\$734,552	\$526,987	\$449,786	\$567,893
4616.02		\$666,467	\$335,696	\$375,314		\$627,515	\$354,108	\$427,466

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$772,223	\$457,118		\$507,938	\$753,959	\$514,417		\$564,630
4618.01	\$630,861	\$452,750	\$307,050	\$350,955	\$630,861	\$478,779	\$296,933	\$391,402
4618.02	\$570,644	\$498,236	\$262,848	\$424,662	\$685,248	\$486,742	\$262,506	\$411,039
4619.01	\$646,139	\$440,244	\$251,612	\$417,769	\$694,126	\$486,652	\$235,724	\$436,913
4619.02	\$789,017			\$789,017	\$789,017			\$789,017
4701	\$1,431,355	\$1,405,016		\$1,428,746	\$2,053,800	\$1,437,103		\$2,031,198
4703	\$1,127,338			\$1,127,338	\$1,243,213			\$1,243,213
4704	\$1,078,686	\$854,910		\$1,013,250	\$1,311,080	\$864,958		\$1,252,407
4705	\$1,003,286	\$793,506	\$327,716	\$935,041	\$1,310,030	\$854,106	\$654,137	\$1,114,194
4706	\$1,103,036	\$1,048,362		\$1,094,599	\$1,236,631	\$1,153,457		\$1,221,784
4707	\$850,526	\$652,365	\$1,045,674	\$853,178	\$1,022,810	\$668,062	\$1,046,234	\$1,022,350
4708	\$825,090	\$696,565		\$810,611	\$933,966	\$747,143		\$891,451
4709	\$953,526	\$704,970		\$879,191	\$1,121,600	\$747,247		\$1,036,038
4710	\$792,225	\$472,122	\$398,192	\$655,620	\$864,138	\$521,665	\$387,979	\$696,157
4711	\$593,261	\$736,607		\$594,673	\$706,130	\$731,589		\$706,335
4712.01		\$251,391	\$291,837	\$287,711		\$415,930	\$339,240	\$356,076
4712.02	\$790,241	\$669,680	\$295,000	\$363,405	\$850,025	\$591,180	\$332,134	\$437,573
4713.01		\$593,145		\$593,145		\$628,680		\$628,680
4713.03	\$776,470	\$566,837	\$245,742	\$342,904	\$843,002	\$567,106	\$263,431	\$450,796
4713.04	\$737,909	\$624,740		\$737,709	\$784,832	\$792,769		\$785,900
4714.01	\$661,437		\$217,455	\$589,979	\$697,994		\$234,597	\$515,704

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$720,584	\$465,696	\$194,145	\$469,497	\$757,789	\$427,430	\$224,371	\$468,943
4801	\$1,317,089			\$1,317,089	\$1,514,831			\$1,514,831
4802.01	\$1,129,580			\$1,129,580	\$1,423,305			\$1,423,305
4802.02		\$486,602	\$365,726	\$368,900		\$486,696	\$452,810	\$453,625
4802.03		\$391,157	\$372,698	\$372,698		\$373,517	\$381,177	\$381,157
4803	\$1,274,761			\$1,274,761	\$1,502,117			\$1,502,117
4804.01	\$913,432			\$913,432	\$1,035,371			\$1,035,371
4804.02	\$1,096,410			\$1,096,410	\$1,184,694			\$1,184,694
4805.01	\$719,560			\$719,560	\$750,625			\$750,625
4805.02	\$507,355			\$507,355	\$522,171			\$522,171
4805.03	\$577,773	\$378,000		\$542,126	\$606,700	\$396,621		\$559,874
4805.04	\$752,766	\$255,203	\$313,145	\$552,484	\$782,305	\$357,894	\$306,152	\$560,495
4805.05	\$715,633	\$370,000		\$384,311	\$697,244	\$395,059		\$446,862
4808.01	\$533,694	\$361,678	\$318,488	\$411,710	\$567,083	\$373,913	\$312,501	\$452,615
4808.02	\$487,011	\$323,883		\$471,896	\$548,436	\$420,450		\$516,371
4809.01	\$487,090	\$290,000		\$427,796	\$516,588	\$316,774		\$442,833
4809.02	\$535,311	\$519,972	\$208,831	\$383,544	\$572,092	\$477,964	\$204,733	\$404,202
4809.03	\$434,238	\$355,598	\$241,627	\$291,575	\$456,915	\$354,915	\$230,847	\$320,528
4810	\$451,962	\$300,599		\$310,401	\$451,292	\$305,397		\$331,036
4811.01		\$543,375	\$249,998	\$255,736		\$588,447	\$256,041	\$264,905
4811.02	\$715,145	\$514,658	\$315,085	\$489,206	\$717,667	\$530,900	\$327,005	\$493,949

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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		\$443,184		\$443,184		\$426,039		\$426,039
4811.04		\$481,488		\$481,488		\$465,056		\$465,056
4811.05	\$713,528	\$489,542		\$694,145	\$696,177	\$499,341		\$671,587
4811.06	\$581,333	\$355,887		\$580,524	\$636,783	\$355,980		\$634,071
4812.01	\$664,398			\$664,398	\$664,817			\$664,817
4812.02	\$551,964	\$324,828	\$200,775	\$346,453	\$525,230	\$321,804	\$193,739	\$407,312
4814	\$639,000	\$417,491	\$227,296	\$451,432	\$689,419	\$422,352	\$221,526	\$522,881
4815	\$731,798			\$731,798	\$818,100			\$818,100
4816	\$834,650			\$834,650	\$928,784			\$928,784
4817.01	\$772,238			\$772,238	\$833,782			\$833,782
4817.02	\$769,393	\$527,216	\$269,282	\$345,000	\$867,166	\$508,216	\$260,626	\$448,858
4819	\$977,051	\$449,453	\$231,737	\$640,033	\$1,036,397	\$456,799	\$231,883	\$698,241
4820.01	\$852,427	\$457,317		\$675,402	\$867,832	\$477,289		\$708,755
4820.02	\$744,681	\$555,503	\$306,626	\$571,967	\$803,701	\$496,910	\$303,920	\$569,992
4821	\$683,613	\$544,819	\$225,621	\$325,356	\$754,799	\$530,014	\$248,611	\$408,932
4822.01	\$706,062	\$501,800		\$514,973	\$686,186	\$497,021		\$543,516
4822.02	\$569,258	\$428,591	\$294,362	\$367,619	\$610,542	\$435,521	\$350,259	\$379,097
4822.03		\$685,183	\$387,536	\$428,642		\$704,241	\$467,113	\$513,473
4823.01	\$735,168	\$469,702	\$253,647	\$451,668	\$771,473	\$511,495	\$253,996	\$472,861
4823.02		\$357,515	\$208,756	\$266,691		\$352,246	\$209,910	\$285,134
4823.03	\$718,715	\$373,097	\$155,576	\$375,417	\$741,635	\$431,078	\$190,027	\$455,119

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$806,096			\$806,096	\$824,098			\$824,098
4825.01	\$694,507	\$463,397	\$399,832	\$465,150	\$703,180	\$475,232	\$410,007	\$496,431
4825.02	\$621,700	\$381,759		\$594,431	\$600,531	\$379,642		\$555,155
4825.03	\$656,681	\$373,307		\$642,301	\$685,958	\$361,641		\$634,772
4825.04	\$721,000			\$721,000	\$776,441			\$776,441
4826.01	\$641,561	\$410,834	\$230,751	\$523,152	\$622,858	\$403,937	\$240,791	\$526,317
4826.02	\$791,138	\$488,870		\$699,363	\$829,473	\$541,826		\$731,267
4901.01	\$535,353	\$408,035		\$518,742	\$548,834	\$386,721		\$499,534
4901.03	\$467,964	\$419,984		\$452,088	\$489,848	\$461,106		\$481,902
4905.01	\$676,137	\$393,950		\$437,246	\$678,158	\$384,172		\$513,812
4905.02	\$737,205	\$456,036		\$723,881	\$736,811	\$468,584		\$720,962
4910	\$696,890			\$696,890	\$788,874			\$788,874
4911.01	\$642,485			\$642,485	\$697,579			\$697,579
4911.02	\$480,664	\$423,854		\$474,884	\$484,430	\$422,270		\$480,198
4911.03	\$564,449	\$329,942		\$334,031	\$569,402	\$342,717		\$358,559
4912.01	\$506,229	\$350,217		\$366,314	\$508,427	\$348,401		\$378,214
4912.02								
4913.01	\$591,402	\$360,623	\$164,500	\$425,387	\$606,740	\$363,567	\$182,593	\$476,967
4913.02	\$582,404	\$402,507		\$412,167	\$549,385	\$401,999		\$436,597
4913.03	\$477,110	\$220,206	\$226,580	\$225,000	\$478,849	\$280,152	\$215,535	\$275,746
4914.01		\$367,668	\$239,306	\$360,875		\$365,901	\$232,012	\$345,424

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$558,054	\$360,000		\$363,825	\$569,278	\$361,656		\$385,573
4914.03	\$623,627	\$378,252		\$618,051	\$636,511	\$377,617		\$596,802
4914.04	\$623,490	\$384,552		\$400,040	\$593,365	\$378,009		\$441,453
4914.05	\$657,263			\$657,263	\$672,544			\$672,544
4915.01	\$678,762	\$467,880	\$263,403	\$467,313	\$696,540	\$465,296	\$255,806	\$471,677
4915.02	\$721,980	\$368,729		\$717,791	\$741,995	\$350,904		\$735,040
4916.01	\$628,940	\$280,875		\$305,000	\$620,148	\$290,597		\$415,899
4916.02	\$473,781	\$315,105		\$441,158	\$519,596	\$306,299		\$458,404
4917.01	\$633,911	\$447,542	\$306,191	\$388,973	\$635,913	\$430,766	\$328,330	\$388,160
4917.02	\$4,548,632	\$530,996	\$306,117	\$506,016	\$4,548,632	\$515,702	\$301,098	\$498,547
4917.03		\$435,897		\$435,897		\$494,976		\$494,976
4917.04	\$668,220	\$514,868		\$523,205	\$905,771	\$457,083		\$479,690
4917.05	\$788,214	\$521,677		\$750,918	\$801,051	\$462,768		\$709,933
4918.01		\$453,317	\$270,732	\$391,713		\$457,736	\$245,675	\$369,723
4918.02	\$522,333	\$331,144		\$506,405	\$534,291	\$405,776		\$462,119
4918.03	\$520,910	\$512,999	\$250,499	\$516,658	\$524,681	\$488,223	\$235,117	\$488,083
4920	\$736,554			\$736,554	\$773,629			\$773,629
4921	\$842,279			\$842,279	\$859,680			\$859,680
4922.01	\$895,766			\$895,766	\$921,893			\$921,893
4922.02	\$729,456	\$519,288		\$721,445	\$737,914	\$519,081		\$725,734
4922.03	\$744,786			\$744,786	\$743,902			\$743,902

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2019**

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	\$516,390	\$358,617		\$453,049	\$527,678	\$356,401		\$454,963
4924	\$509,408	\$309,099		\$322,072	\$570,518	\$334,235		\$391,888
4925	\$865,520			\$865,520	\$913,813			\$913,813
9801								
9802								
9803								
Fairfax County	\$652,113	\$418,467	\$253,859	\$536,183	\$739,616	\$436,637	\$281,110	\$592,991

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

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 2019. Market value for each unit is derived from the 2019 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 2019

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Braddock	Single Family Detached	5		5	6	24	486	2,061	4,411	4,764	4,939	2,682	3,064	22,447
	Single Family Attached	8	18	532	1,200	1,996	3,603	1,152	845	299	223	52	35	9,963
	Multifamily	1,350	838	856	209	121	49							3,423
	Total	1,363	856	1,393	1,415	2,141	4,138	3,213	5,256	5,063	5,162	2,734	3,099	35,833
Dranesville 1/	Single Family Detached	2	2	4	10	130	1,362	1,602	1,556	1,236	912	843	21,520	29,179
	Single Family Attached	35	226	861	776	1,043	259	566	184	329	187	401	1,272	6,139
	Multifamily	284	521	255	144	60	52	63	18			3	172	1,572
	Total	321	749	1,120	930	1,233	1,673	2,231	1,758	1,565	1,099	1,247	22,964	36,890
Hunter Mill 2/	Single Family Detached			7	135	52	180	498	725	1,733	2,693	2,291	13,318	21,632
	Single Family Attached	72	212	760	1,468	1,941	2,229	1,846	1,110	985	684	337	1,054	12,698
	Multifamily	879	2,143	1,483	845	396	470	178	185	107	35	45	324	7,090
	Total	951	2,355	2,250	2,448	2,389	2,879	2,522	2,020	2,825	3,412	2,673	14,696	41,420
Lee	Single Family Detached	5	5	4	254	1,311	3,575	3,468	2,358	1,331	942	600	2,583	16,436
	Single Family Attached	699	516	255	1,471	2,386	3,012	2,585	1,727	1,028	436	103	71	14,289
	Multifamily	804	395	826	892	49								2,966
	Total	1,508	916	1,085	2,617	3,746	6,587	6,053	4,085	2,359	1,378	703	2,654	33,691
Mason	Single Family Detached		1	1	64	492	1,913	2,911	2,301	2,323	1,826	1,587	4,362	17,781
	Single Family Attached	30	70	338	448	615	2,008	917	738	365	301	190	45	6,065

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2019

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Mason	Multifamily	2,650	1,563	1,198	759	117	37	3						6,327
	Total	2,680	1,634	1,537	1,271	1,224	3,958	3,831	3,039	2,688	2,127	1,777	4,407	30,173
Mount Vernon	Single Family Detached	13	18	57	144	686	1,455	1,567	2,483	3,161	2,826	2,106	6,413	20,929
	Single Family Attached	696	686	872	2,241	3,387	1,930	961	489	250	161	46	12	11,731
	Multifamily	1,182	1,468	643	302	198	123	11	190	38		1	7	4,163
	Total	1,891	2,172	1,572	2,687	4,271	3,508	2,539	3,162	3,449	2,987	2,153	6,432	36,823
Providence	Single Family Detached	5	4	4	16	30	240	510	915	1,137	1,742	1,714	9,368	15,685
	Single Family Attached	97	115	198	324	602	1,526	1,708	1,591	1,275	725	651	1,661	10,473
	Multifamily	1,288	2,649	2,913	1,846	1,666	693	516	96	141	104	50	245	12,207
	Total	1,390	2,768	3,115	2,186	2,298	2,459	2,734	2,602	2,553	2,571	2,415	11,274	38,365
Springfield 3/	Single Family Detached		3	11	20	40	244	1,274	3,018	3,445	4,362	3,025	10,266	25,708
	Single Family Attached	117	215	413	772	1,780	2,894	2,433	913	779	296	44	54	10,710
	Multifamily	83	180	439	468	84	81	4	17	13	16	1		1,386
	Total	200	398	863	1,260	1,904	3,219	3,711	3,948	4,237	4,674	3,070	10,320	37,804
Sully	Single Family Detached	12	8	17	29	173	1,351	1,719	1,996	2,086	3,158	3,186	7,564	21,299
	Single Family Attached	244	932	1,047	3,607	4,632	3,055	1,169	454	298	202	71	179	15,890
	Multifamily	245	685	502	21	74	70							1,597
	Total	501	1,625	1,566	3,657	4,879	4,476	2,888	2,450	2,384	3,360	3,257	7,743	38,786

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2019

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	42	41	110	678	2,938	10,806	15,610	19,763	21,216	23,400	18,034	78,458	191,096
	Single Family Attached	1,998	2,990	5,276	12,307	18,382	20,516	13,337	8,051	5,608	3,215	1,895	4,383	97,958
	Multifamily	8,765	10,442	9,115	5,486	2,765	1,575	775	506	299	155	100	748	40,731
	Total	10,805	13,473	14,501	18,471	24,085	32,897	29,722	28,320	27,123	26,770	20,029	83,589	329,785

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

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 2019. Market value for each unit is derived from the 2019 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 2019**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Annandale	Single Family Detached				1	65	811	2,551	3,461	2,509	2,415	1,812	2,493	16,118
	Single Family Attached	24	27	312	127	475	1,816	459	199	69	22	18	10	3,558
	Multifamily	1,451	200	442	80	10	1							2,184
	Total	1,475	227	754	208	550	2,628	3,010	3,660	2,578	2,437	1,830	2,503	21,860
Baileys	Single Family Detached		1		15	88	451	688	517	572	476	451	1,963	5,222
	Single Family Attached	3	1	21	194	95	80	171	304	132	73	70	22	1,166
	Multifamily	2,213	1,418	945	564	67	35	3						5,245
	Total	2,216	1,420	966	773	250	566	862	821	704	549	521	1,985	11,633
Bull Run	Single Family Detached	12	8	27	37	133	1,237	1,978	2,885	2,112	3,037	2,156	4,522	18,144
	Single Family Attached	253	993	1,204	3,735	4,664	2,844	1,499	612	761	186	32	69	16,852
	Multifamily	319	752	836	471	84	49	4	9	5	12	1		2,542
	Total	584	1,753	2,067	4,243	4,881	4,130	3,481	3,506	2,878	3,235	2,189	4,591	37,538
Fairfax	Single Family Detached			1		6	62	458	629	763	846	821	5,663	9,249
	Single Family Attached	68	93	227	227	360	1,038	590	1,301	900	446	122	124	5,496
	Multifamily	454	1,075	1,240	806	199	49							3,823
	Total	522	1,168	1,468	1,033	565	1,149	1,048	1,930	1,663	1,292	943	5,787	18,568
Jefferson	Single Family Detached	3	1	3	56	355	909	1,100	1,230	1,333	1,058	770	1,870	8,688
	Single Family Attached	21		12	101	265	169	421	342	416	182	120	373	2,422
	Multifamily	743	1,092	621	937	482	228	95	19	6	3	1		4,227
	Total	767	1,093	636	1,094	1,102	1,306	1,616	1,591	1,755	1,243	891	2,243	15,337
Lincolnia	Single Family Detached			1	7	25	379	223	232	197	116	142	302	1,624
	Single Family Attached	3	42	112	234	195	492	277	241	133	179	86	9	2,003
	Multifamily	72	86	74										232

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2019**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Lincolnia	Total	75	128	187	241	220	871	500	473	330	295	228	311	3,859
Lower Potomac	Single Family Detached	6	9	34	62	212	327	132	184	677	757	331	942	3,673
	Single Family Attached	287	427	375	676	723	441	495	410	74	10	13	6	3,937
	Multifamily		96	2		45	70							213
	Total	293	532	411	738	980	838	627	594	751	767	344	948	7,823
McLean	Single Family Detached		1	3	8	8	16	161	555	455	354	346	15,667	17,574
	Single Family Attached	14	100	31	61	128	58	129	24	115	143	371	1,389	2,563
	Multifamily	143	556	1,072	454	945	452	448	59	53	60	52	417	4,711
	Total	157	657	1,106	523	1,081	526	738	638	623	557	769	17,473	24,848
Mount Vernon	Single Family Detached	8	9	15	161	890	1,427	1,319	1,579	1,877	1,917	1,613	4,674	15,489
	Single Family Attached	990	769	329	1,046	1,606	1,034	460	133	188	151	30	14	6,750
	Multifamily	1,703	1,424	753	302	163	53	11	190	38		1	7	4,645
	Total	2,701	2,202	1,097	1,509	2,659	2,514	1,790	1,902	2,103	2,068	1,644	4,695	26,884
Pohick 1/	Single Family Detached	5	4	15	29	81	511	1,303	3,335	5,481	5,801	3,680	10,000	30,245
	Single Family Attached	42	34	517	2,160	4,006	5,461	2,178	487	37	25	6	8	14,961
	Multifamily	24	78	346										448
	Total	71	116	878	2,189	4,087	5,972	3,481	3,822	5,518	5,826	3,686	10,008	45,654
Rose Hill	Single Family Detached	4	2	1	109	504	1,425	1,684	1,633	921	525	373	1,850	9,031
	Single Family Attached	58	5	38	524	968	1,440	1,772	1,131	660	391	100	63	7,150
	Multifamily	196	331	697	708	39								1,971
	Total	258	338	736	1,341	1,511	2,865	3,456	2,764	1,581	916	473	1,913	18,152
Springfield	Single Family Detached		2		50	345	1,593	1,833	1,395	1,056	923	407	1,159	8,763
	Single Family Attached	20	53	470	827	1,416	1,764	1,292	688	361	40	3		6,934

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2019**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Springfield	Multifamily	286	571	102	202		32		8	8	4			1,213
	Total	306	626	572	1,079	1,761	3,389	3,125	2,091	1,425	967	410	1,159	16,910
Upper Potomac 2/	Single Family Detached	2	1	10	142	221	1,657	2,164	2,059	2,889	3,444	3,580	16,468	32,637
	Single Family Attached	150	442	1,560	2,175	3,387	3,200	2,699	1,406	1,159	742	326	776	18,022
	Multifamily	1,125	2,616	1,682	884	472	437	165	153	107	35	45	318	8,039
	Total	1,277	3,059	3,252	3,201	4,080	5,294	5,028	3,618	4,155	4,221	3,951	17,562	58,698
Vienna 3/	Single Family Detached	2	3		1	5	1	16	69	374	1,731	1,552	10,885	14,639
	Single Family Attached	65	4	68	220	94	679	895	773	603	625	598	1,520	6,144
	Multifamily	36	147	303	78	259	169	49	68	82	41		6	1,238
	Total	103	154	371	299	358	849	960	910	1,059	2,397	2,150	12,411	22,021
Fairfax County	Single Family Detached	42	41	110	678	2,938	10,806	15,610	19,763	21,216	23,400	18,034	78,458	191,096
	Single Family Attached	1,998	2,990	5,276	12,307	18,382	20,516	13,337	8,051	5,608	3,215	1,895	4,383	97,958
	Multifamily	8,765	10,442	9,115	5,486	2,765	1,575	775	506	299	155	100	748	40,731
	Total	10,805	13,473	14,501	18,471	24,085	32,897	29,722	28,320	27,123	26,770	20,029	83,589	329,785

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

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 2019. Market value for each unit is derived from the 2019 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 2019**

Human Services Region/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Region 1	Single Family Detached	18	22	50	386	1,974	5,041	5,094	4,907	4,721	4,053	2,828	8,700	37,794
	Single Family Attached	1,395	1,202	1,127	3,732	5,935	5,053	3,625	2,237	1,278	597	149	83	26,413
	Multifamily	1,986	1,863	1,469	1,194	247	123	11	190	38		1	7	7,129
	Total	3,399	3,087	2,646	5,312	8,156	10,217	8,730	7,334	6,037	4,650	2,978	8,790	71,336
Region 2	Single Family Detached	5	6	7	85	538	2,563	4,734	6,039	5,205	5,024	4,233	12,252	40,691
	Single Family Attached	125	76	507	772	1,104	3,469	2,287	1,621	961	703	623	1,001	13,249
	Multifamily	4,615	3,284	2,121	1,622	674	329	177	55	88	44	1		13,010
	Total	4,745	3,366	2,635	2,479	2,316	6,361	7,198	7,715	6,254	5,771	4,857	13,253	66,950
Region 3 1/	Single Family Detached	2	1	9	141	219	1,583	2,079	1,974	3,121	4,380	4,322	41,128	58,959
	Single Family Attached	133	561	1,780	2,466	3,614	3,165	2,944	2,609	2,211	1,414	1,030	3,053	24,980
	Multifamily	1,622	3,793	4,165	2,181	1,760	1,042	583	244	160	95	97	741	16,483
	Total	1,757	4,355	5,954	4,788	5,593	5,790	5,606	4,827	5,492	5,889	5,449	44,922	100,422
Region 4 2/	Single Family Detached	17	12	44	66	207	1,619	3,703	6,843	8,169	9,943	6,651	16,378	53,652
	Single Family Attached	345	1,151	1,862	5,337	7,729	8,829	4,481	1,584	1,158	501	93	246	33,316
	Multifamily	542	1,502	1,360	489	84	81	4	17	13	16	1		4,109
	Total	904	2,665	3,266	5,892	8,020	10,529	8,188	8,444	9,340	10,460	6,745	16,624	91,077
Fairfax County	Single Family Detached	42	41	110	678	2,938	10,806	15,610	19,763	21,216	23,400	18,034	78,458	191,096
	Single Family Attached	1,998	2,990	5,276	12,307	18,382	20,516	13,337	8,051	5,608	3,215	1,895	4,383	97,958
	Multifamily	8,765	10,442	9,115	5,486	2,765	1,575	775	506	299	155	100	748	40,731
	Total	10,805	13,473	14,501	18,471	24,085	32,897	29,722	28,320	27,123	26,770	20,029	83,589	329,785

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

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 2019. Market value for each unit is derived from the 2019 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 2019**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock	269		13	282		6	11	17		67	9	76			5	5
Dranesville 1/	403	5	199	607	144	29	89	262	613	114	174	901	1,222		141	1,363
Hunter Mill 2/	1,354	23	43	1,420	266	13	19	298	987	103	2	1,092	832	40	31	903
Lee	40	15	14	69	440	15	11	466		76	118	194		5	30	35
Mason	24		29	53			17	17		100	70	170			2	2
Mount Vernon	8	17	28	53		17	19	36	52	99	62	213	347	35	64	446
Providence	1,133	6	17	1,156	260	29	10	299	1,393	144	10	1,547	1,038	881	11	1,930
Springfield 3/			24	24		3	14	17		140	13	153	169		13	182
Sully	442	32	18	492	310	64	9	383		215	2	217	340	443	10	793
Fairfax County	3,673	98	385	4,156	1,420	176	199	1,795	3,045	1,058	460	4,563	3,948	1,404	307	5,659

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity				
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	
Braddock									269	73	38	380	
Dranesville 1/	44	263		307	3,097			46	3,143	5,523	411	649	6,583
Hunter Mill 2/	1,242	23	4	1,269					4,681	202	99	4,982	
Lee			174	174					480	111	347	938	
Mason	310	37		347					334	137	118	589	
Mount Vernon	2,358	236	37	2,631		16		16	2,765	420	210	3,395	
Providence	2,932		15	2,947	30			37	67	6,786	1,060	100	7,946
Springfield 3/		72		72				19	19	169	215	83	467
Sully	337			337					1,429	754	39	2,222	
Fairfax County	7,223	631	230	8,084	3,128	16	103	3,247	22,437	3,383	1,684	27,504	

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

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 2019

Town	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				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	MF	SFA	SFD	Total	
Town of Clifton			1	1																			1	1	
Town of Herndon	64		10	74					475			475	273		4	277	897				897	1,709		14	1,723
Town of Vienna	6	13	34	53			13	13													6	13	47	66	
Towns Total	70	13	45	128			13	13	475			475	273		4	277	897				897	1,715	13	62	1,790

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

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 2019**

Planning District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale			13	13		6	10	16		67	69	136			1	1
Baileys			6	6			6	6		1		1				
Bull Run	391	17	20	428	283	51	10	344		203	4	207	281	124	8	413
Fairfax	269		9	278			5	5		138	5	143			3	3
Jefferson	236		16	252			11	11		40	1	41		8	10	18
Lincolnia			5	5			2	2		99		99			2	2
Lower Potomac	8	17	6	31		17	11	28	52	99	58	209			1	1
McLean	936		147	1,083	260		61	321	1,187		139	1,326	1,038	733	115	1,886
Mount Vernon		2	24	26	400	7	10	417		41	7	48	347	40	13	400
Pohick 1/			26	26		3	15	18			18	18			45	45
Rose Hill	40	13	3	56	40	8	5	53			114	114			10	10
Springfield			6	6			3	3		35	3	38			38	38
Upper Potomac 2/	1,691	30	58	1,779	437	55	33	525	1,232	253	35	1,520	2,282	359	39	2,680
Vienna 3/	102	19	46	167		29	17	46	574	82	7	663		140	22	162
Fairfax County	3,673	98	385	4,156	1,420	176	199	1,795	3,045	1,058	460	4,563	3,948	1,404	307	5,659

(Continued)

Table 9.3
Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2019

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale	310			310					310	73	93	476
Baileys		37		37						38	12	50
Bull Run	337			337			19	19	1,292	395	61	1,748
Fairfax		72		72	30			30	299	210	22	531
Jefferson	127			127					363	48	38	449
Lincolnia										99	9	108
Lower Potomac		40		40					60	173	76	309
McLean	2,464		13	2,477					5,885	733	475	7,093
Mount Vernon	2,358	196		2,554		16		16	3,105	302	54	3,461
Pohick 1/			37	37						3	141	144
Rose Hill			174	174					80	21	306	407
Springfield										35	50	85
Upper Potomac 2/	1,242	286		1,528	3,097		46	3,143	9,981	983	211	11,175
Vienna 3/	385		6	391			37	37	1,061	270	135	1,466
Fairfax County	7,223	631	230	8,084	3,128	16	103	3,247	22,437	3,383	1,684	27,504

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

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 2019**

Human Services Region	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	48	32	41	121	440	32	30	502	52	175	180	407	347	40	65	452
Region 2	332	6	84	422		35	45	80	206	311	75	592		148	23	171
Region 3 1/	2,633	43	211	2,887	697	55	96	848	2,787	253	181	3,221	3,192	1,001	166	4,359
Region 4 2/	660	17	49	726	283	54	28	365		319	24	343	409	215	53	677
Fairfax County	3,673	98	385	4,156	1,420	176	199	1,795	3,045	1,058	460	4,563	3,948	1,404	307	5,659

Human Services Region	Rezoning Granted					Rezoning Pending					Total Development Activity			
	MF	SFA	SFD	TH	Total	MF	SFA	SFD	TH	Total	MF	SFA	SFD	Total
Region 1	2,358	236	174		2,768		16			16	3,245	531	490	4,266
Region 2	437	37			474						975	537	227	1,739
Region 3 1/	4,091	286	19		4,396	3,128		83		3,211	16,528	1,638	756	18,922
Region 4 2/	337	72	37		446			19		19	1,689	677	210	2,576
Fairfax County	7,223	631	230		8,084	3,128	16	103		3,246	22,437	3,383	1,684	27,503

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

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 2019

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151	1			347	28		376
4152	1						1
4153	3			13			16
4154.01	1				475		476
4154.02	1						1
4155	3			35			38
4156	4	3					7
4157	2	1					3
4159	1						1
4160		1					1
4161	1	1	3				5
4163	4	5					9
4201	1						1
4202.01	1		2	5			8
4202.03				5			5
4203	1						1
4204					2,051		2,051
4206	3	407	45				455
4208		1					1
4210.02	1			20			21
4211.01			35				35

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2019

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4211.03	41	42	92	18	174		367
4214	1	3					4
4215		1					1
4216				5			5
4217.01	2						2
4217.02	2						2
4218						16	16
4219			1				1
4221.02	8	11	39	1	40		99
4222.01	11	10	109				130
4222.02	8	2	60				70
4223.02	12	9	16				37
4224.03	1	2	4				7
4301.01	3	1					4
4301.02	1	1					2
4304	1						1
4306	1						1
4309.02	1						1
4310.01		3					3
4313	1						1
4315			3				3
4316	3	2					5

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2019

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4322.02			9	1			10
4325				7			7
4326				3			3
4401		1	22				23
4402.01	212		40		127		379
4403	1						1
4405.01	1			3			4
4405.02	1	2					3
4406	2	1					3
4408	4	5		1			10
4501	1	2					3
4502		1		8			9
4503	2	2					4
4504	3	3	1				7
4505	2	1					3
4506.02	27						27
4507.02		2			310		312
4508	2						2
4509	2						2
4511		1					1
4512	1	2					3
4513	1						1

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2019

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4514					37		37
4515.01	2	1					3
4516.01		1					1
4516.02		1					1
4518	1						1
4519	4	1		1			6
4520	1						1
4521.01	2	1	1				4
4521.02	1	1	64				66
4523.02		6	67				73
4524			4				4
4525.01	2	2					4
4525.02				1			1
4526			99				99
4527			1				1
4528.01	1						1
4601	1	2					3
4603	2	2	2		4		10
4604	2	1	368	21			392
4605.01	3				385		388
4605.02		1			2	17	20
4606	1			1			2

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2019

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4607.01	5	2					7
4607.02	24	8					32
4608	11	2					13
4609	4						4
4610	9	1					10
4611	1						1
4612.01	2						2
4615	3					21	24
4616.01	96		211				307
4617	6	29	82	140			257
4618.02						30	30
4701	13	8		2			23
4703	10	3	27				40
4704	10	4	1				15
4705	126	3	8				137
4706	5	4	21				30
4707	23	10		2	44		79
4708	8	2	82				92
4709	20	6		2			28
4710	8	2					10
4711	15	7		7			29
4712.01				210	1,730		1,940

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2019

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4712.02				163	698		861
4713.03		1		2			3
4713.04	1	1					2
4714.01	2						2
4714.02				8			8
4801	8	7		17			32
4802.01	5	1					6
4802.02	825	260	787	1,398	5		3,275
4803	16	10	400	102			528
4804.01	12	8	6	5			31
4804.02	13	3	20				36
4805.01	7	9	8				24
4808.01	10						10
4809.01				277			277
4809.02	64		475			897	1,436
4811.01	176	140	525		263		1,104
4812.01				40			40
4812.02					145		145
4814		1	210				211
4816	2	1					3
4817.01	2	1					3
4817.02	2	1	5				8

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2019

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4819	38		8	563	54		663
4820.01		1		10			11
4822.02	796	7			480		1,283
4822.03	507				576		1,083
4823.01	19	272	67	269	10		637
4825.01	123	73	201	1,277		2,246	3,920
4825.04				3			3
4826.01	1						1
4826.02		1		219			220
4901.03	66	315	155	233	337		1,106
4905.02	2	1	2	1			6
4910	9	6					15
4911.01	1						1
4912.01				10			10
4912.02	342	19					361
4913.01	2						2
4915.01	1						1
4915.02	1	1	2				4
4916.01	1		24				25
4917.02				169			169
4917.03	269						269
4917.04			116		72		188

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2019

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4917.05	3	2	24			19	48
4920	5	3					8
4921	2	3	8				13
4922.01	1	1		33			35
4922.02	1						1
4922.03	1				37		38
4923	2		1				3
4924		1					1
4925	8	5		1			14
Fairfax County	4,156	1,795	4,563	5,659	8,084	3,246	27,503

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

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

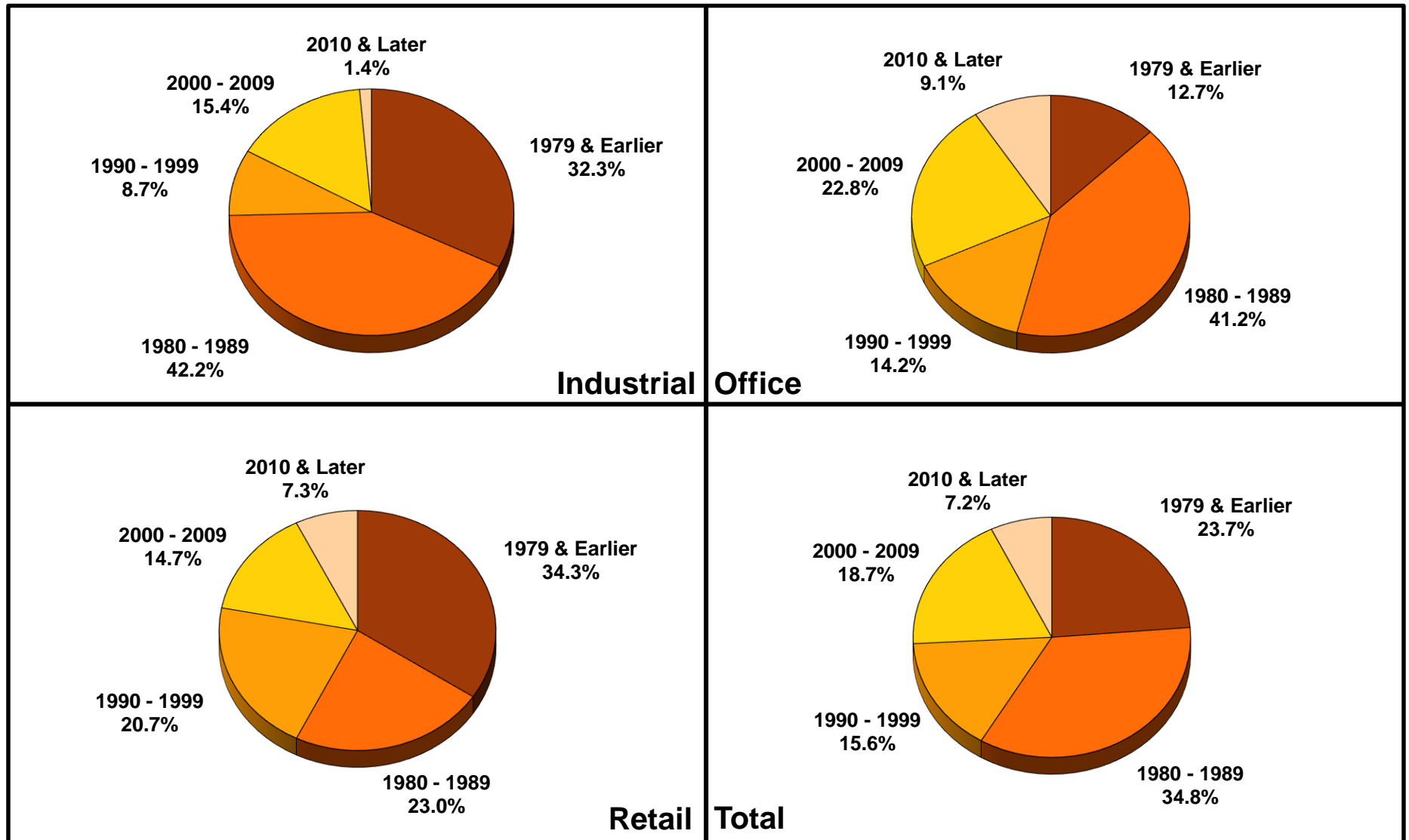
- Cluster Office
- Condominium Office
- Finance, Insurance, Real Estate
- General Low Rise Office
- General Medium/High Rise Office
- Other Offices

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 2019



Source: Department of Management and Budget, 2019.

Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2019**

Year Built	Industrial	Office	Retail	Total
Unknown	2,458	219,965	199,825	422,248
1964 and Earlier	3,972,518	5,269,824	10,457,282	19,699,624
1965 to 1969	2,231,794	1,083,226	9,098,035	12,413,055
1970 to 1974	4,154,108	5,250,057	7,090,050	16,494,215
1975 to 1979	4,095,012	4,988,677	7,069,905	16,153,594
1980 to 1984	6,866,513	17,371,155	7,238,712	31,476,380
1985 to 1989	12,003,748	36,313,798	15,341,260	63,658,806
1990 to 1994	1,311,913	5,730,679	11,199,957	18,242,549
1995 to 1999	2,556,138	12,782,895	9,190,824	24,529,857
2000 to 2004	4,622,616	18,950,352	8,569,368	32,142,336
2005 to 2009	2,271,097	10,749,419	5,857,869	18,878,385
2010 to 2014	284,766	7,458,387	4,778,505	12,521,658
2015 and Later	318,724	4,392,289	2,399,695	7,110,708
Fairfax County	44,691,405	130,560,723	98,491,287	273,743,415

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

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

Table 10.2

**Industrial and Commercial Gross Floor Area by General Activity by Supervisor District
Fairfax County, January 2019**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,292,160	3,679,552	4,759,492	11,731,204
Dranesville 1/	1,775,933	19,449,241	8,952,412	30,177,586
Hunter Mill 2/	1,253,126	25,235,295	10,826,713	37,315,134
Lee	5,779,464	4,121,225	15,338,420	25,239,109
Mason	4,127,590	8,267,421	13,307,351	25,702,362
Mount Vernon	10,107,084	4,198,653	6,863,861	21,169,598
Providence	4,073,202	43,194,223	16,590,752	63,858,177
Springfield 3/	490,573	4,263,071	9,873,392	14,627,036
Sully	13,792,273	18,152,042	11,978,894	43,923,209
Fairfax County	44,691,405	130,560,723	98,491,287	273,743,415

Table 10.3

**Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2019**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		6,488	45,683	52,171
Town of Herndon	813,096	6,333,615	3,906,485	11,053,196
Town of Vienna	337,471	2,195,711	1,905,767	4,438,949
Towns Total	1,150,567	8,535,814	5,857,935	15,544,316

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

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 2019**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,606,478	3,457,342	3,624,658	10,688,478
Baileys	513,746	3,986,938	7,266,573	11,767,257
Bull Run	11,186,528	15,389,808	12,146,809	38,723,145
Fairfax	466,079	10,215,381	6,098,514	16,779,974
Jefferson	2,775,665	10,352,250	7,078,018	20,205,933
Lincolnia	1,896,756	852,866	1,918,169	4,667,791
Lower Potomac	3,289,828	435,210	1,059,607	4,784,645
McLean	1,363,900	27,665,181	9,915,409	38,944,490
Mount Vernon	329,437	1,152,158	8,523,629	10,005,224
Pohick 1/	663,063	696,461	4,303,667	5,663,191
Rose Hill	393,036	760,725	3,464,987	4,618,748
Springfield	12,352,140	6,134,164	8,946,270	27,432,574
Upper Potomac 2/	5,189,198	39,421,352	17,097,798	61,708,348
Vienna 3/	665,551	10,040,887	7,047,179	17,753,617
Fairfax County	44,691,405	130,560,723	98,491,287	273,743,415

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

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 2019**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,886,540	8,319,878	21,939,943	46,146,361
Region 2	9,148,718	21,395,575	20,889,226	51,433,519
Region 3 1/	7,137,072	78,782,715	32,196,180	118,115,967
Region 4 2/	12,519,075	22,062,555	23,465,938	58,047,568
Fairfax County	44,691,405	130,560,723	98,491,287	273,743,415

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

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 2019**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,694,509	1,993,438	2,140,970	5,828,917
A2	34,650	5,755,504	2,987,084	8,777,238
A3		147,384		147,384
B1	355,028	4,991,123		5,346,151
B2	667,432	4,727,772	2,939,945	8,335,149
B3			62,240	62,240
B5	813,096	6,333,615	3,906,485	11,053,196
C1			9,523	9,523
C2	16,452	40,826	23,886	81,164
D1	100,988	40,795	284,906	426,689
D2	294,937	7,718,835	1,333,210	9,346,982
D3	1,401,350	17,640,663	7,703,830	26,745,843
E1	191,362	16,378,071	7,124,807	23,694,240
E2		6,151	44,414	50,565
F	94,511	955,778	636,150	1,686,439
G1	20,552	2,057,371	1,596,707	3,674,630
G2		11,825	223,836	235,661
G3		3,046,518		3,046,518
H1	482,299	676,938	5,988,280	7,147,517
H2		3,030,801	517,865	3,548,666
I1	955,609	7,707,046	5,216,534	13,879,189

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2019**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
I2	9,371	172,233	29,974	211,578
I3	4,633,386	3,315,895	6,417,204	14,366,485
I4			969,296	969,296
I5		209,216	3,736	212,952
J1	43,872	255,335	977,726	1,276,933
J2	30,045	101,689	1,761,293	1,893,027
J3	10,004	159,893	802,560	972,457
J4		54,608	386,090	440,698
K	262,020	203,751	3,056,911	3,522,682
L	279,769	1,050,262	4,672,801	6,002,832
M0	292,237	1,655,451	465,768	2,413,456
M1		1,569,127	110,576	1,679,703
M2	2,190,478	5,915,022	3,820,836	11,926,336
M3	760,727	457,928	449,276	1,667,931
M4	1,818,138	375,156	1,275,932	3,469,226
M5	4,077,990	3,021,995	550,803	7,650,788
M6	8,277,056	2,434,240	4,518,019	15,229,315
M8		3,050		3,050
M9	108,564	4,869,808	4,394,459	9,372,831
N1	1,263,666	572,597	4,693,055	6,529,318
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 2019**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
O1	144			144
P	99,890			99,890
P1	938,466	221,819	71,774	1,232,059
P3			301,034	301,034
Q1	6,365	2,608	12,400	21,373
R1	23,224	4,736	59,234	87,194
R3		6,488	45,683	52,171
R4		5,419		5,419
S1	819	3,102	395,409	399,330
T1	9,340,195	8,461,874	3,324,996	21,127,065
T2	2,127,522	6,515,152	3,795,080	12,437,754
T3		12,748	262,959	275,707
T4	428,659	4,662,591	4,678,813	9,770,063
T5	111,132	853,481	3,338,804	4,303,417
T6	480	8,436	1,875	10,791
T7	432,035	144,559	52,103	628,697
Fairfax County	44,691,405	130,560,723	98,491,287	273,743,415

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

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 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	46,991	987,666	1,064,702
4152		167,037	696,048	863,085
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	224,220	345,319
4161	6,290	20,617	579,689	606,596
4162		3,050		3,050
4163	1,284			1,284
4201	347,301		507,912	855,213
4202.01		63,458	155,883	219,341
4202.02			157,532	157,532
4202.03	96,763	16,513	17,820	131,096
4203		8,608	2,323	10,931
4204	21,078	144,622	165,178	330,878
4205.02			87,236	87,236
4205.03		17,344	248,377	265,721
4206			192,240	192,240
4207	4,422		9,896	14,318
4208		131,412	80,708	212,120

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4210.01	889,652	1,614,975	27,573	2,532,200
4210.02	1,979,196	687,631	4,209,273	6,876,100
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	1,277,546	1,574,573
4215	95,022	15,008	2,183,451	2,293,481
4216		176,913	297,354	474,267
4217.01			15,681	15,681
4218		76,427	813,248	889,675
4220	4,256,605	229,164	29,039	4,514,808
4221.01	123,221	94,471	510,522	728,214
4221.02	1,177,351	189,257	389,611	1,756,219
4222.01		29,632		29,632
4222.02	362,855	116,016	159,474	638,345
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	1,310,749	278,287	449,276	2,038,312
4306	48,997	291,349	2,278,395	2,618,741

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4307	741,655			741,655
4308.01		144,035	186,278	330,313
4308.02	477,901	18,344		496,245
4309.01		135,668	384,481	520,149
4309.02		5,174	203,912	209,086
4310.01		35,346	736,609	771,955
4313		56,152		56,152
4314		4,850		4,850
4315			103,496	103,496
4316		125,255	773,794	899,049
4318.01	171,176	1,476	222,550	395,202
4318.02		196,141		196,141
4320	273,710	67,295	537,414	878,419
4321	70,674			70,674
4322.01		103,441	497,031	600,472
4322.02	4,445		57,300	61,745
4325			204,060	204,060
4326			2,976	2,976
4327.02			232,248	232,248
4328	3,950,405	621,995	550,803	5,123,203
4401	21,368	56,010	116,126	193,504
4402.01	624,256	3,931,379	2,517,487	7,073,122

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4402.02		1,379,621	118,752	1,498,373
4403		216,353	11,302	227,655
4405.01			19,491	19,491
4405.02		1,597,921		1,597,921
4406	61,273	17,398	440,092	518,763
4501		1,659,893	332,491	1,992,384
4502		58,331	109,289	167,620
4503	48,016	468,745	644,055	1,160,816
4504	132,096	304,808	314,541	751,445
4505			123,741	123,741
4506.01		1,811,449	616,124	2,427,573
4506.02			611,022	611,022
4507.01		83,196		83,196
4507.02		204,040	488,247	692,287
4508		160,407	271,736	432,143
4512	897			897
4513		194,607	354,650	549,257
4514		1,512	1,041,793	1,043,305
4515.01		154,343	1,392,341	1,546,684
4515.02	162,777	484,604	2,625,393	3,272,774
4516.01		41,803	722,896	764,699
4518			231,708	231,708

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4519		94,113	1,230,773	1,324,886
4520	2,304	391,982	754,981	1,149,267
4521.01		259,021	626,495	885,516
4521.02	75,838	24,095	65,407	165,340
4522	40,570	660,415	170,150	871,135
4523.02			137,064	137,064
4524	710,737	86,996	19,838	817,571
4525.01	1,466,280	1,187,486	945,128	3,598,894
4525.02		114,136	141,547	255,683
4526	1,896,756	549,681	230,883	2,677,320
4527	350,072	58,426	202,849	611,347
4528.01		3,003,896	649,372	3,653,268
4528.02		47,747	45,571	93,318
4601	289,020	3,780	2,887	295,687
4602		3,238		3,238
4604		2,230,907	3,215,167	5,446,074
4605.01		3,904,190	1,005,311	4,909,501
4605.02	7,919	829,137	9,446	846,502
4606			10,890	10,890
4607.01			155,122	155,122
4607.02		169,271	358,765	528,036
4608		1,560,161	680,877	2,241,038

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4609	285,590	208,353	228,745	722,688
4610	51,881	257,926	482,258	792,065
4611		51,265	254,518	305,783
4612.01		54,604	86,412	141,016
4612.02	215,940	2,547,953	893,556	3,657,449
4615		37,980	21,514	59,494
4616.01	5,035	635,396	23,178	663,609
4616.02	1,803,750	1,444,274	947,431	4,195,455
4617	315,126	200,193	618,794	1,134,113
4618.02		1,503,613	6,758	1,510,371
4619.01	123,588		25,676	149,264
4701	2,920			2,920
4703			210,998	210,998
4704	1,588	45,168	172,336	219,092
4705	76,919	1,135,402	337,270	1,549,591
4706	17,592	190,360	512,652	720,604
4707	1,500	399,900	400,277	801,677
4709		11,825	12,838	24,663
4710	14,036	101,460		115,496
4711	508	397,894	101,230	499,632
4712.01	188,142	1,279,198	141,679	1,609,019
4712.02		4,413,975	127,823	4,541,798

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4713.01		561,669	709,092	1,270,761
4713.04	8,641	70,773	29,974	109,388
4714.01	730			730
4714.02	158,176	40,929	122,771	321,876
4801	16,452	23,892	10,658	51,002
4802.01		6,151	37,330	43,481
4802.02		15,179,575	7,386,656	22,566,231
4802.03		891,777	162,402	1,054,179
4803	777,183	562,198	535,625	1,875,006
4804.01	99,969	105,669	186,158	391,796
4804.02		16,934	84,991	101,925
4805.01	398,955		25,048	424,003
4805.02			65,746	65,746
4805.03	221	6,174		6,395
4805.04			265,710	265,710
4805.05		10,297	332,376	342,673
4808.01	23,617	124,476	274,070	422,163
4808.02	52,141	1,460,857	1,419,683	2,932,681
4809.01	39,736	331,614	427,773	799,123
4809.02	697,602	2,672,804	755,869	4,126,275
4809.03		1,743,864	1,029,090	2,772,954
4810		147,384	592,465	739,849

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4811.01		2,094,343	496,880	2,591,223
4811.03			611,865	611,865
4811.06		20,090	220,231	240,321
4812.01		439,646		439,646
4812.02	355,028	4,735,839		5,090,867
4814		3,055	249,161	252,216
4819	66,292	2,294,683	10,986	2,371,961
4820.01			15,704	15,704
4821		98,417	48,245	146,662
4822.01		9,730		9,730
4822.02	228,645	3,614,596	358,613	4,201,854
4822.03	263,767	4,711,301	2,224,687	7,199,755
4823.01		1,691,556	1,071,388	2,762,944
4823.03			15,570	15,570
4824	1,702	2,844,967		2,846,669
4825.01	2,764,863	9,003,907	3,511,939	15,280,709
4825.03	88,300	27,800	439,214	555,314
4826.01			1,557,254	1,557,254
4826.02	86,400	1,187,457	569,830	1,843,687
4901.01	310,742	2,107,976	216,873	2,635,591
4901.03	8,278,592	9,371,494	4,266,084	21,916,170
4905.01		3,102	349,407	352,509

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4905.02		62,074	133,384	195,458
4910	480	12,748	1,875	15,103
4912.01			262,959	262,959
4912.02		528,327	337,969	866,296
4913.01	543,167	152,995	100,961	797,123
4913.02		6,683	394,880	401,563
4913.03		76,945	991,419	1,068,364
4914.01		203,765	347,870	551,635
4914.05	819			819
4915.01		37,761	138,763	176,524
4916.01	994,379	89,880	121,171	1,205,430
4916.02		8,362	214,154	222,516
4917.01		1,794,222	1,077,808	2,872,030
4917.02		1,237,257	3,366,825	4,604,082
4917.03		1,796,470	853,798	2,650,268
4917.04	43,910		692,903	736,813
4917.05	292,815	159,277	11,430	463,522
4918.01	4,422	66,437	1,940,209	2,011,068
4918.02	1,112	568,583	19,650	589,345
4918.03		116,581	680,662	797,243
4920	23,224	10,155	240,482	273,861
4921	117,450	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 2019**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4922.01	6,365			6,365
4922.02	2,376		46,616	48,992
4922.03			301,034	301,034
4925		6,488	45,683	52,171
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
Fairfax County	44,691,405	130,560,723	98,491,287	273,743,415

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

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 housing units in the Fairfax County's real estate assessment database. The housing units on Fort Belvoir and George Mason University are not part of this database. However, Fort Belvoir has provided us the information that allows us to capture the type and location of their units. Therefore, the estimates include housing units on Fort Belvoir but not George Mason University. Similar information will be incorporated in the future years. Also, continuing care and assisted living units 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, Fairfax County survey of rental housing complexes and U.S. Postal Service (USPS) vacant address data. Water consumption and sewer usage is analyzed using water accounts information for housing units with individual meters. Occupancy is determined when water/sewer consumption is above a certain level. The unit is deemed vacant if there is very low consumption, zero consumption or no utilities connected. The occupancy rates are applied and calculated based on unit type and sub-geographies of the county. For homes that use both septic tanks and well water, occupancy rates cannot be determined using the data from water utility accounts. These housing units are assumed to have the same occupancy rates as other similar units within the same geographical area.

Many multifamily housing structures do not have units with individual water/sewer meters. The occupancy rates for these multifamily units are derived from the annual Fairfax County surveys of rental housing complexes containing five or more units. These surveys include information for both privately owned rental complexes and subsidized rental complexes. The occupancy rates derived from the rental complexes are applied to unmetered rental and non-rental multifamily units by sub-geographies of the county. In areas where water utility data or rental complex survey

data are deficient, U.S. Postal Service vacant address data are used to fill in the gap. Occupancy data from U.S. Census Bureau survey results for Fairfax County are analyzed and compared to the occupancy rates derived from the water accounts and rental housing complexes to help validate the resulting occupancy rate assumptions.

Population Estimates

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

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