

DEMOGRAPHIC REPORTS 2021

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 2021.©

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TABLE OF CONTENTS

| | <u>Page</u> | | <u>Page</u> |
|---|-------------|--|-------------|
| Foreword | v | | |
| I. MAPS | | | |
| Map Notes | I-1 | | |
| Figure 1.1 Supervisor Districts and Towns | I-2 | | |
| Figure 1.2 Planning Districts | I-3 | | |
| Figure 1.3 Human Services Regions | I-4 | | |
| Figure 1.4 ZIP Codes | I-5 | | |
| Figure 1.5 Sewersheds | I-6 | | |
| Table 1.1 Fairfax County Sewershed Codes | I-7 | | |
| Figure 1.6 Census Tracts | I-8 | | |
| II. DEMOGRAPHIC PROFILE | | | |
| Demographic Trend Notes | II-1 | | |
| Table 2.1 Estimates and Forecasts of Population, Housing Units and Households, Fairfax County, 1970 through 2050 | II-2 | | |
| Figure 2.1 Estimated and Forecasted Population, Housing Units and Households, Fairfax County, 1970 through 2050 | II-3 | | |
| Table 2.2 Population Age Distribution Fairfax County, 1970 through 2010 | II-4 | | |
| Table 2.3 Projected Population Age Distribution Fairfax County, 2020 through 2040 | II-5 | | |
| Table 2.4 Population of Towns, Fairfax County, 1990 through 2021 | II-6 | | |
| Table 2.5 Racial and Ethnic Population Distribution, Fairfax County, 2000, 2010 and 2020 | II-6 | | |
| Table 2.6 Average Household Size by Race Fairfax County, 1990, 2000 and 2010 | II-6 | | |
| Table 2.7 Household and Family Income Distribution, Fairfax County, 2019 | II-7 | | |
| Table 2.8 Estimates of Median Household Income and Median Family Income, Fairfax County, 1991 through 2019 | II-7 | | |
| Table 2.9 Estimated and Forecasted Housing Units by Type of Structure, Fairfax County, 1950 through 2050 | II-8 | | |
| Figure 2.2 Estimated and Forecasted Housing Units by Type of Structure, Fairfax County, 1970 through 2050 | II-9 | | |
| Table 2.10 Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent, Fairfax County, 1989 through 2020 | II-10 | | |
| Table 2.11 Estimated Median Market Value, Owned Housing Units, Fairfax County, 1990 through 2021 | II-10 | | |
| Table 2.12 2010 and 2020 Population, Median Household Income and Median Family Income by Selected Jurisdictions in Washington DC Metropolitan Area, State of Virginia and the United States | II-11 | | |
| Figure 2.3 Average Annual Unemployment Rate and Average Annual Total Employment, Fairfax County, 2010 through 2020 | II-12 | | |
| III. CURRENT POPULATION | | | |
| Current Population, Housing Units and Households | III-1 | | |
| Table 3.1 Average Household Size and Vacancy Rate by Planning District, Fairfax County, January 2021 | III-2 | | |
| Figure 3.1 Average Persons per Household, Fairfax County, U.S. South Region, and the U.S., 1970 through 2021 | III-3 | | |
| Table 3.2 Special Institutional (Group Quarters) Population, Fairfax County, January 2021 | III-4 | | |
| Figure 3.2 Population Density by Census Block Group, Fairfax County, January 2021 | III-5 | | |
| Table 3.3 Population, Housing Units and Households by Supervisor District, Fairfax County, January 2021 | III-6 | | |
| Table 3.4 Population, Housing Units and Households by Town, Fairfax County, January 2021 | III-6 | | |
| Table 3.5 Population, Housing Units and Households by Planning District, Fairfax County, January 2021 | III-7 | | |
| Table 3.6 Population, Housing Units and Households by Human Services Region, Fairfax County, January 2021 | III-8 | | |
| Table 3.7 Population, Housing Units and Households by ZIP Code, Fairfax County, January 2021 | III-9 | | |
| Table 3.8 Population, Housing Units and Households by Sewershed, Fairfax County, January 2021 | III-12 | | |
| Table 3.9 Population, Housing Units and Households by Census Tract, Fairfax County, January 2021 | III-15 | | |
| IV. POPULATION FORECASTS | | | |
| Population Forecasts | IV-1 | | |
| Figure 4.1 Year 2050 Forecast Population Density by Census Block Group, Fairfax County, January 2021 | IV-2 | | |

Table of Contents (continued)

| | <u>Page</u> |
|---|-------------|
| Figure 4.2 2021 - 2050 Forecast Population Growth by Census Block Group, Fairfax County, January 2021 | IV-3 |
| Table 4.1 Estimated and Forecasted Population by Supervisor District, Fairfax County, January 2021 | IV-4 |
| Table 4.2 Estimated and Forecasted Population by Town, Fairfax County, January 2021 | IV-4 |
| Table 4.3 Estimated and Forecasted Population by Planning District, Fairfax County, January 2021 | IV-5 |
| Table 4.4 Estimated and Forecasted Population by Human Services Region, Fairfax County, January 2021 | IV-6 |
| Table 4.5 Estimated and Forecasted Population by ZIP Code, Fairfax County, January 2021 | IV-7 |
| Table 4.6 Estimated and Forecasted Population by Sewershed, Fairfax County, January 2021 | IV-10 |
| Table 4.7 Estimated and Forecasted Population by Census Tract, Fairfax County, January 2021 | IV-13 |
| V. HOUSEHOLD FORECASTS | |
| Household Forecasts | V-1 |
| Table 5.1 Estimated and Forecasted Number of Households by Supervisor District, Fairfax County, January 2021 | V-2 |
| Table 5.2 Estimated and Forecasted Number of Households by Town, Fairfax County, January 2021 | V-2 |
| Table 5.3 Estimated and Forecasted Number of Households by Planning District, Fairfax County, January 2021 | V-3 |
| Table 5.4 Estimated and Forecasted Number of Households by Human Services Region, Fairfax County, January 2021 | V-4 |
| Table 5.5 Estimated and Forecasted Number of Households by ZIP Code, Fairfax County, January 2021 | V-5 |
| Table 5.6 Estimated and Forecasted Number of Households by Census Tract, Fairfax County, January 2021 | V-8 |
| VI. HOUSING UNIT INVENTORY | |
| Housing Unit Inventory | VI-1 |
| Figure 6.1 Percent Single Family Detached Housing Units by Census Block Group, Fairfax County, January 2021 | VI-2 |
| Figure 6.2 Percent Single Family Attached Housing Units by Census Block Group, Fairfax County, January 2021 | VI-3 |
| Figure 6.3 Percent Multifamily Housing Units by Census Block Group, Fairfax County, January 2021 | VI-4 |

| | <u>Page</u> |
|--|-------------|
| Figure 6.4 Median Year Built of All Housing Units by Census Block Group, Fairfax County, January 2021 | VI-5 |
| Table 6.1 Housing Unit Inventory by Unit Type by Supervisor District, Fairfax County, January 2021 | VI-6 |
| Table 6.2 Housing Unit Inventory by Unit Type by Town, Fairfax County, January 2021 | VI-6 |
| Table 6.3 Housing Unit Inventory by Unit Type by Planning District, Fairfax County, January 2021 | VI-7 |
| Table 6.4 Housing Unit Inventory by Unit Type by Human Services Region, Fairfax County, January 2021 | VI-8 |
| Table 6.5 Housing Unit Inventory by Unit Type by ZIP Code, Fairfax County, January 2021 | VI-9 |
| Table 6.6 Housing Unit Inventory by Unit Type by Sewershed, Fairfax County, January 2021 | VI-12 |
| Table 6.7 Housing Unit Inventory by Unit Type by Census Tract, Fairfax County, January 2021 | VI-15 |
| Table 6.8 Housing Unit Inventory by Year Built and Supervisor District, Fairfax County, January 2021 | VI-27 |
| Table 6.9 Housing Unit Inventory by Year Built and Town Fairfax County, January 2021 | VI-27 |
| Table 6.10 Housing Unit Inventory by Year Built and Planning District, Fairfax County, January 2021 | VI-28 |
| VII. HOUSING UNIT FORECASTS | |
| Housing Unit Forecasts | VII-1 |
| Table 7.1 Forecast Housing Unit Change by Supervisor District Fairfax County, 2021 through 2050 | VII-2 |
| Table 7.2 Forecast Housing Unit Change by Planning District Fairfax County, 2021 through 2050 | VII-2 |
| Table 7.3 Estimated and Forecasted Housing Units by Supervisor District, Fairfax County, January 2021 | VII-3 |
| Table 7.4 Estimated and Forecasted Housing Units by Town, Fairfax County, January 2021 | VII-3 |
| Table 7.5 Estimated and Forecasted Housing Units by Planning District, Fairfax County, January 2021 | VII-4 |
| Table 7.6 Estimated and Forecasted Housing Units by Human Services Region, Fairfax County, January 2021 | VII-5 |
| Table 7.7 Estimated and Forecasted Housing Units by ZIP Code, Fairfax County, January 2021 | VII-6 |
| Table 7.8 Estimated and Forecasted Housing Units by Census Tract, Fairfax County, January 2021 | VII-9 |

Table of Contents (continued)

| | <u>Page</u> |
|---|-------------|
| VIII. MARKET VALUE | |
| Market Value | VIII-1 |
| Figure 8.1 Median Market Value of Owned Housing Units by Census Tract, Fairfax County, January 2021 | VIII-2 |
| Table 8.1 Median Market Value of Owned Housing Units by Supervisor District, Fairfax County, 2020 and 2021..... | VIII-3 |
| Table 8.2 Median Market Value of Owned Housing Units by Planning District, Fairfax County, 2020 and 2021..... | VIII-3 |
| Table 8.3 Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Supervisor District, Fairfax County, January 2021..... | VIII-4 |
| Table 8.4 Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Planning District, Fairfax County, January 2021..... | VIII-5 |
| Table 8.5 Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Human Services Region, Fairfax County, January 2021..... | VIII-6 |
| Table 8.6 Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Census Tract, Fairfax County, January 2021..... | VIII-7 |
| Table 8.7 Market Value of Owned Housing Units by Unit Type by Supervisor District, Fairfax County, January 2021..... | VIII-20 |
| Table 8.8 Market Value of Owned Housing Units by Unit Type by Planning District, Fairfax County, January 2021 | VIII-23 |
| Table 8.9 Market Value of Owned Housing Units by Unit Type by Human Services Region, Fairfax County, January 2021 | VIII-26 |

IX. RESIDENTIAL DEVELOPMENT ACTIVITY

| | |
|--|------|
| Residential Development Activity | IX-1 |
| Table 9.1 Residential Development Activity by Stage of Development by Supervisor District, Fairfax County, January 2021 | IX-2 |
| Table 9.2 Residential Development Activity by Stage of Development by Town, Fairfax County, January 2021 | IX-3 |
| Table 9.3 Residential Development Activity by Stage of Development by Planning District, Fairfax County, January 2021 | IX-4 |
| Table 9.4 Residential Development Activity by Stage of Development by Human Services Region, Fairfax County, January 2021 | IX-6 |
| Table 9.5 Summary of Residential Development Activity by Stage of Development by Census Tract, Fairfax County, January 2021 | IX-7 |

| | <u>Page</u> |
|--|-------------|
| X. INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA | |
| Industrial and Commercial Gross Floor Area..... | X-1 |
| Figure 10.1 Industrial and Commercial Gross Floor Area Inventory by Year Built, Fairfax County, January 2021..... | X-2 |
| Table 10.1 Industrial and Commercial Gross Floor Area by General Activity, Inventory of Existing Structures by Year Built, Fairfax County, January 2021..... | X-3 |
| Table 10.2 Industrial and Commercial Gross Floor Area by General Activity by Supervisor District, Fairfax County, January 2021 | X-4 |
| Table 10.3 Industrial and Commercial Gross Floor Area by General Activity by Town, Fairfax County, January 2021 | X-4 |
| Table 10.4 Industrial and Commercial Gross Floor Area by General Activity by Planning District, Fairfax County, January 2021..... | X-5 |
| Table 10.5 Industrial and Commercial Gross Floor Area by General Activity by Human Services Region, Fairfax County, January 2021 | X-6 |
| Table 10.6 Industrial and Commercial Gross Floor Area by General Activity by Sewershed, Fairfax County, January 2021..... | X-7 |
| Table 10.7 Industrial and Commercial Gross Floor Area by General Activity by Census Tract, Fairfax County, January 2021 | X-10 |
| Appendix A | |
| Housing Unit, Household and Population Estimate and Forecast Methodology | A-1 |

FOREWORD

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

The summary-level data for Fairfax County contained in the *Demographic Reports* are produced by the Economic, Demographic and Statistical Research unit within the Fairfax County Department of Management and Budget. Information produced by the Economic, Demographic and Statistical Research unit (EDSR) 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 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 is available electronically at:

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

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

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

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

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MAP NOTES

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

Fairfax County, Virginia January 2021

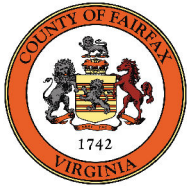
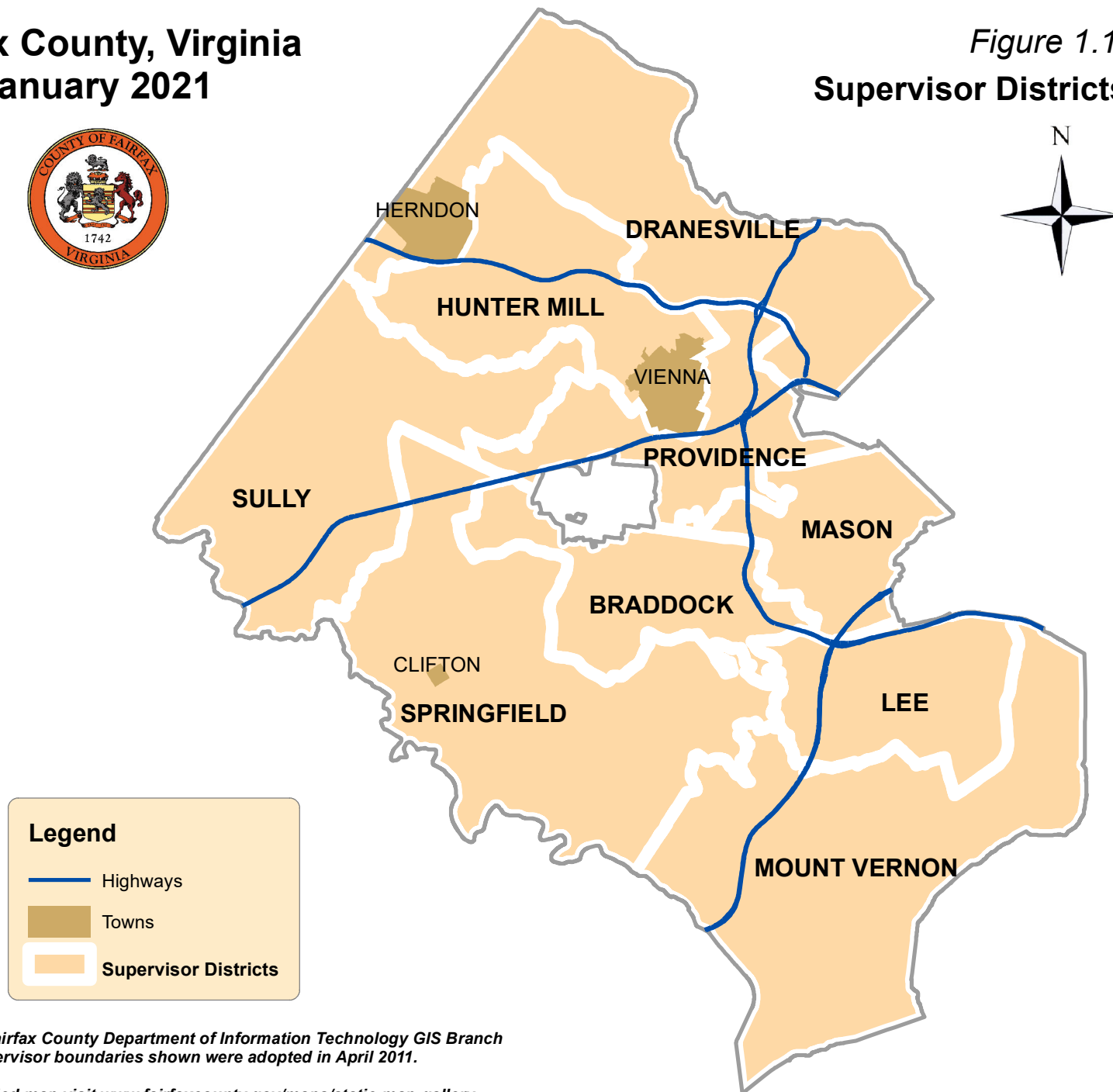


Figure 1.1
Supervisor Districts and Towns



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 2021



Figure 1.2
Planning Districts



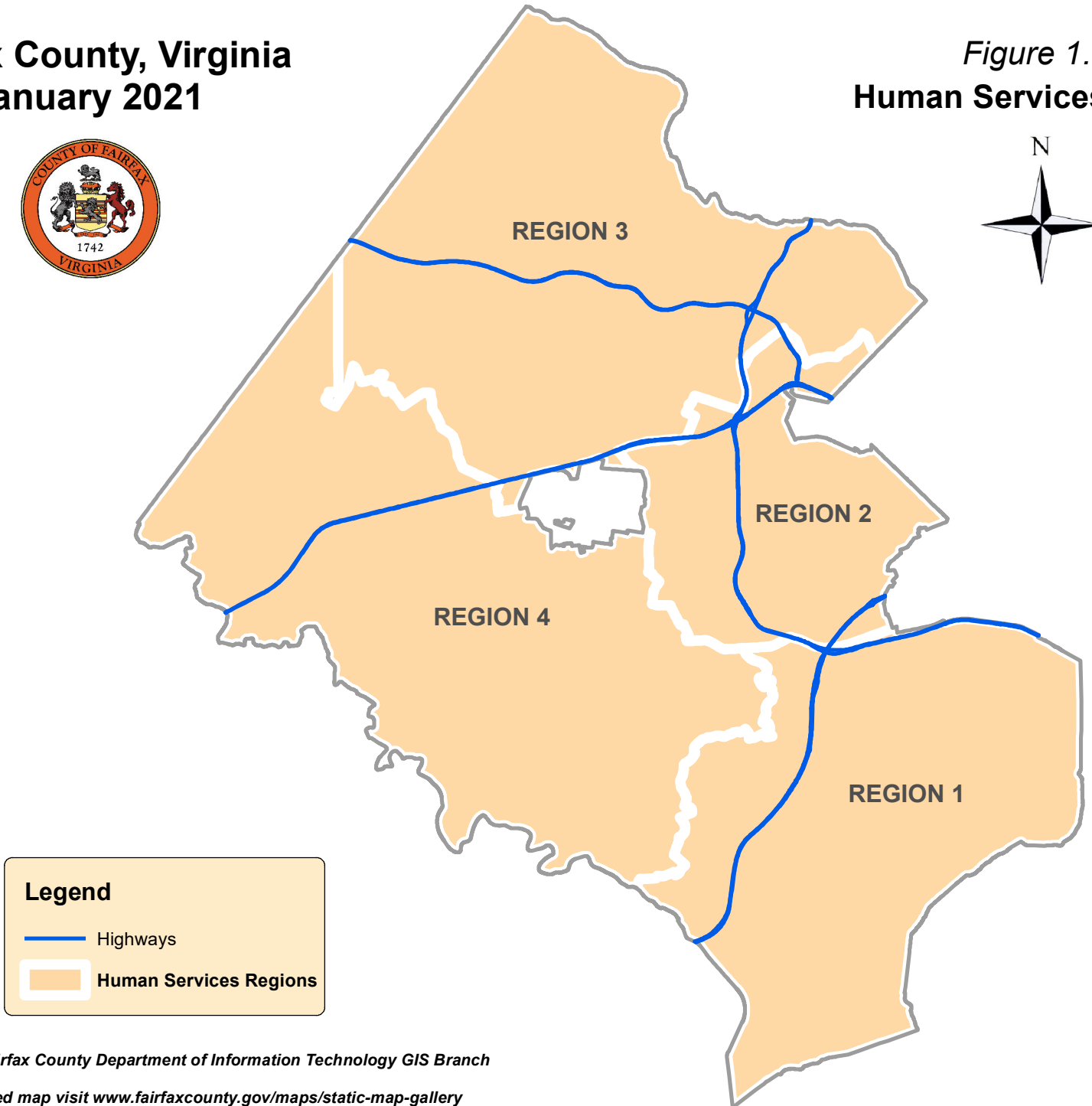
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2021



Figure 1.3
Human Services Regions



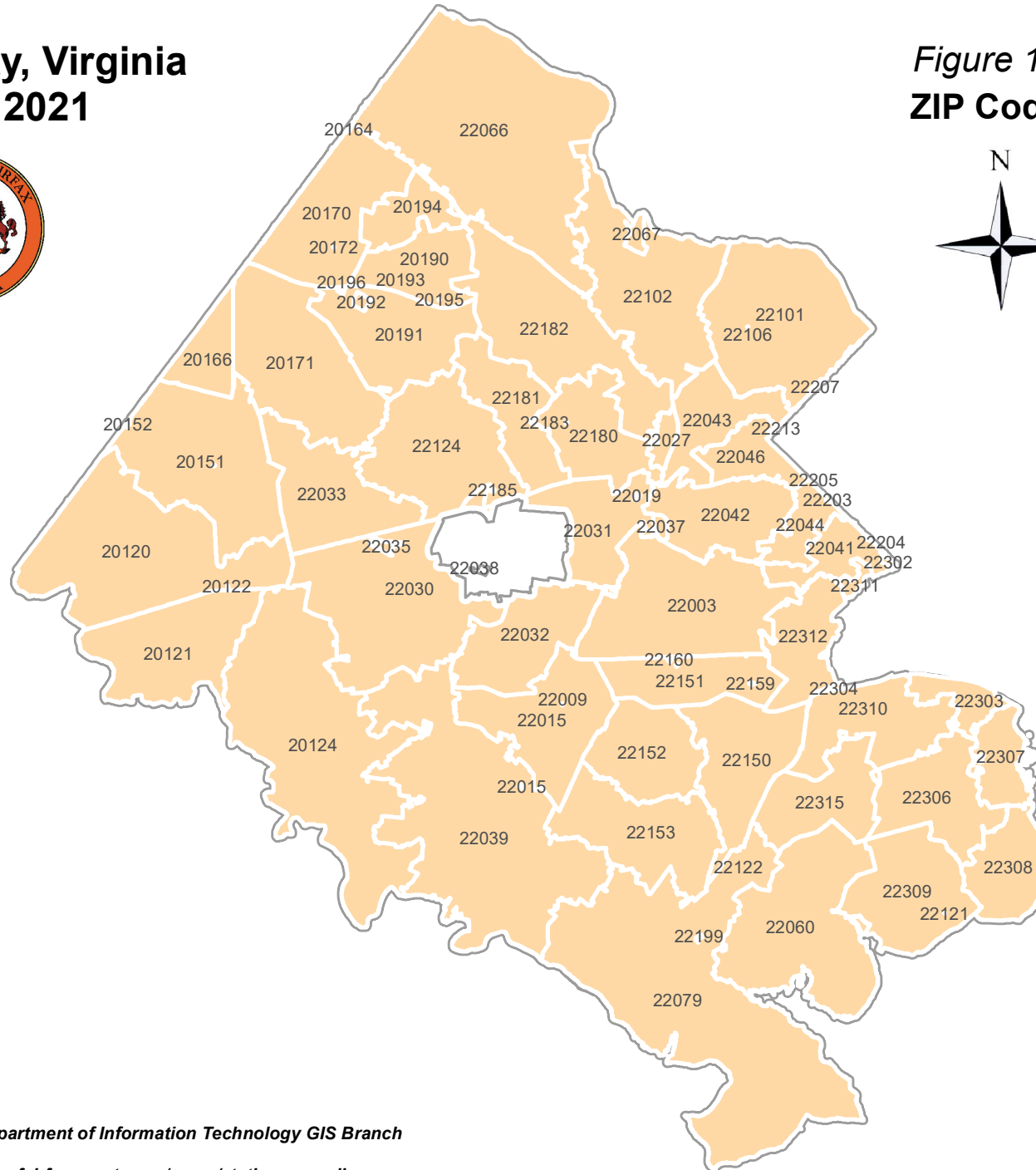
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2021



Figure 1.4
ZIP Codes



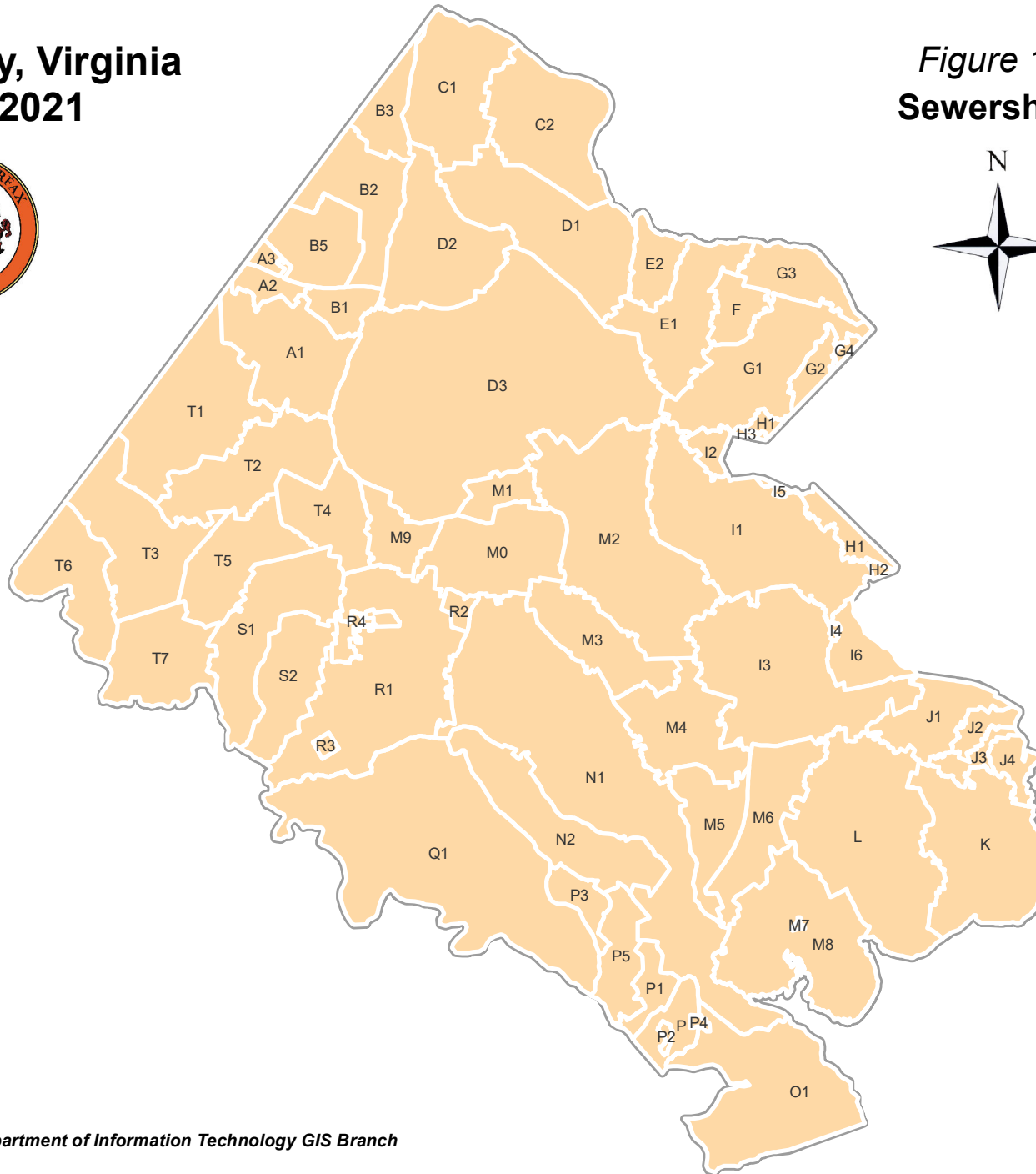
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2021



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>Sewer Treatment Area</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 | Blue Plains |
| C2 | Pond Branch | Blue Plains |
| D1 | Difficult Run | Blue Plains |
| D2 | Colvin Run | Blue Plains |
| D3 | Difficult Run | Blue Plains |
| E1 | Scotts Run | Blue Plains |
| E2 | Bull Neck Run | None |
| F | Dead Run | Blue Plains |
| G1 | Pimmit | Blue Plains |
| G2 | Little Pimmit | Blue Plains |
| G3 | Turkey Run | Blue Plains |
| G4 | Golf Run | Blue Plains |
| H1 | Four Mile Run | Arlington |
| H2 | Four Mile Run | Arlington |
| H3 | Falls Church | Arlington |
| I1 | Cameron Run | Alexandria |
| I2 | Cameron Run | Alexandria |
| I3 | Cameron Run | Alexandria |
| I4 | Cameron Run | Alexandria |
| I5 | Cameron Run | Alexandria |
| I6 | Cameron Run | Alexandria |
| J1 | Cameron Run | Alexandria |
| J2 | Cameron Run | Alexandria |
| J3 | Cameron Run | Alexandria |
| J4 | Cameron Run | Alexandria |
| K | Little Hunting Creek | Noman M. Cole |
| L | Dogue Creek | Noman M. Cole |

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

DEMOGRAPHIC TREND NOTES

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

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

Data presented cover historical, current and future time frames.

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

TABLE 2.1

**Estimates and Forecasts of
Population, Housing Units and Households
Fairfax County, 1970 through 2050**

| Year | | Population | | | Total Housing Units | Households | | |
|-------------|-----------|------------------------|----------------------------|-------------------------------|---------------------------|----------------|----------------------------|-------------------------------|
| | | Total | Average Annual Increase | Average Annual Growth Rate | | Total | Average Annual Increase | Average Annual Growth Rate |
| 1970 | Estimates | 454,300 ¹ | -- | -- | 130,800 | 126,500 | -- | -- |
| 1975 | | 537,200 | 16,600 | 3.4% | 173,000 | 166,400 | 8,000 | 5.6% |
| 1980 | | 596,900 | 11,900 | 2.1% | 215,600 | 205,200 | 7,800 | 4.3% |
| 1985 | | 668,300 | 14,300 | 2.3% | 247,800 | 238,500 | 6,700 | 3.1% |
| 1990 | | 818,600 | 30,100 | 4.1% | 302,500 | 289,000 | 10,100 | 3.9% |
| 1995 | | 879,400 | 12,200 | 1.4% | 328,200 | 317,000 | 5,600 | 1.9% |
| 2000 | | 969,700 | 18,100 | 2.0% | 359,000 | 353,100 | 7,200 | 2.2% |
| 2005 | | 1,033,600 | 12,800 | 1.3% | 385,600 | 376,700 | 4,700 | 1.3% |
| 2010 | | 1,081,700 ² | 9,600 | 0.9% | 396,400 | 386,100 | 1,900 | 0.5% |
| 2015 | | 1,125,400 | 8,700 | 0.8% | 412,200 | 403,900 | 3,600 | 0.9% |
| 2016 | | 1,131,900 | 6,500 | 0.6% | 413,700 | 402,400 | -1,500 | -0.4% |
| 2017 | | 1,142,900 | 11,000 | 1.0% | 415,700 | 405,800 | 3,400 | 0.8% |
| 2018 | | 1,152,900 | 10,000 | 0.9% | 418,300 | 409,600 | 3,800 | 0.9% |
| 2019 | | 1,167,000 | 14,100 | 1.2% | 421,100 | 415,300 | 5,700 | 1.4% |
| 2020 | | 1,171,800 | 4,800 | 0.4% | 424,100 | 417,500 | 2,200 | 0.5% |
| 2021 | | 1,170,000 | -1,800 | -0.2% | 425,600 | 418,200 | 700 | 0.2% |
| 2025 | Forecasts | 1,205,300 | 8,800 | 0.7% | 441,300 | 433,300 | 3,800 | 0.9% |
| 2030 | | 1,247,000 | 8,300 | 0.7% | 460,000 | 451,500 | 3,600 | 0.8% |
| 2035 | | 1,282,600 | 7,100 | 0.6% | 475,900 | 466,900 | 3,100 | 0.7% |
| 2040 | | 1,317,200 | 6,900 | 0.5% | 491,400 | 482,000 | 3,000 | 0.6% |
| 2045 | | 1,350,000 | 6,600 | 0.5% | 506,100 | 496,200 | 2,800 | 0.6% |
| 2050 | | 1,380,600 | 6,100 | 0.4% | 519,600 | 509,400 | 2,600 | 0.5% |

Sources: U.S. Bureau of the Census, population 1970, 1980, 1990, 2000 and 2010 Decennial Census; housing units and households 1970 and 1980 Decennial Census. Department of Management and Budget, Fairfax County, all other estimates; Integrated Parcel Lifecycle System (IPLS) 2021.

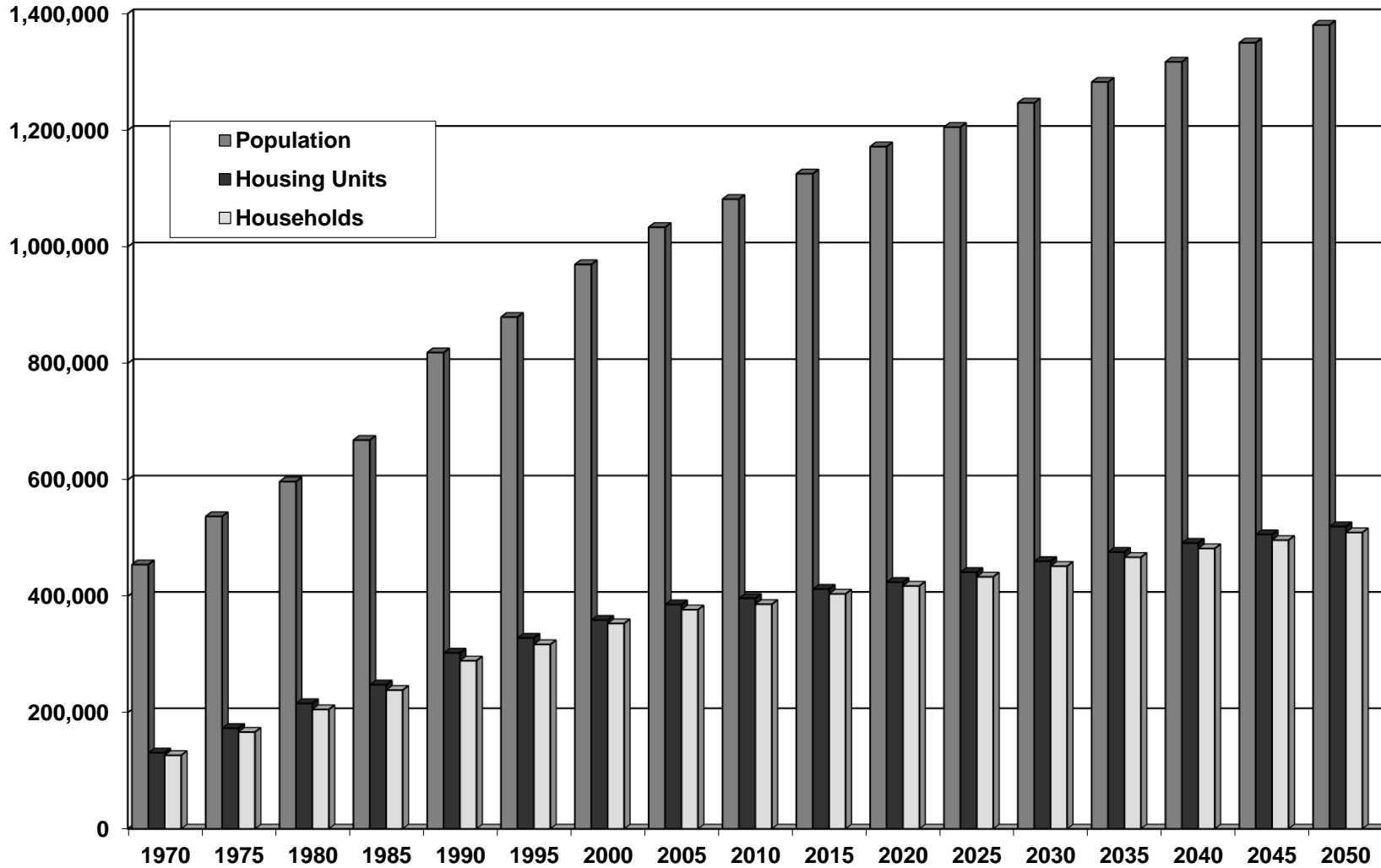
Note: All numbers are rounded to the nearest hundred. Households are occupied housing units. Estimates from 1970 to 2021 and forecasts from 2025 to 2050 are shown at five-year intervals.

¹ Datum is 1970 Census total population after 1975 revision.

² Datum is 2010 Census total population after 2013 revision.

FIGURE 2.1

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



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

Fairfax County Department of Management and Budget, all other estimates and forecasts; Integrated Parcel Lifecycle System (IPLS) 2021.

TABLE 2.2

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

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

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

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

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

TABLE 2.3

**Projected Population Age Distribution
Fairfax County, 2020 through 2040**

| Age Group | 2020 | | 2025 | | 2030 | | 2035 | | 2040 | |
|--------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|------------------|---------------|
| | Persons | Percent | Persons | Percent | Persons | Percent | Persons | Percent | Persons | Percent |
| Under 5 | 73,357 | 6.3% | 70,895 | 5.9% | 76,244 | 6.1% | 80,635 | 6.3% | 82,870 | 6.3% |
| 5 to 9 | 70,758 | 6.0% | 78,874 | 6.5% | 76,699 | 6.2% | 81,999 | 6.4% | 87,015 | 6.6% |
| 10 to 14 | 81,789 | 7.0% | 68,281 | 5.7% | 76,548 | 6.1% | 73,999 | 5.8% | 79,381 | 6.0% |
| 15 to 19 | 75,682 | 6.5% | 81,045 | 6.7% | 68,104 | 5.5% | 75,884 | 5.9% | 73,606 | 5.6% |
| 20 to 24 | 68,494 | 5.8% | 76,205 | 6.3% | 82,275 | 6.6% | 68,492 | 5.3% | 76,717 | 5.8% |
| 25 to 34 | 154,978 | 13.2% | 162,114 | 13.4% | 181,014 | 14.5% | 197,764 | 15.4% | 188,533 | 14.3% |
| 35 to 44 | 169,277 | 14.4% | 173,918 | 14.4% | 170,437 | 13.7% | 178,560 | 13.9% | 198,990 | 15.1% |
| 45 to 54 | 163,776 | 14.0% | 158,242 | 13.1% | 162,828 | 13.1% | 167,078 | 13.0% | 163,358 | 12.4% |
| 55 to 64 | 149,703 | 12.8% | 144,251 | 12.0% | 136,789 | 11.0% | 132,209 | 10.3% | 135,744 | 10.3% |
| 65 and Over | 164,033 | 14.0% | 191,511 | 15.9% | 216,106 | 17.3% | 225,991 | 17.6% | 231,007 | 17.5% |
| Total | 1,171,848 | 100.0% | 1,205,335 | 100.0% | 1,247,045 | 100.0% | 1,282,610 | 100.0% | 1,317,221 | 100.0% |

Source: Fairfax County Department of Management and Budget, 2021.

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

TABLE 2.4

**Population of Towns
Fairfax County, 1990 through 2021**

| Year | Town of Clifton | Town of Herndon | Town of Vienna | Total |
|-------------|-----------------|-----------------|----------------|---------------|
| 1990 | 176 | 16,143 | 14,852 | 31,171 |
| 1995 | 222 | 16,737 | 14,838 | 31,798 |
| 1996 | 218 | 17,836 | 15,099 | 33,153 |
| 1997 | 218 | 18,085 | 15,122 | 33,425 |
| 1998 | 223 | 18,419 | 15,654 | 34,296 |
| 1999 | 223 | 18,522 | 15,672 | 34,471 |
| 2000 | 185 | 21,655 | 14,453 | 36,293 |
| 2001 | 253 | 18,818 | 15,543 | 34,614 |
| 2002 | 273 | 19,141 | 15,669 | 35,083 |
| 2003 | 280 | 19,721 | 15,649 | 35,650 |
| 2004 | 276 | 19,742 | 15,660 | 35,678 |
| 2005 | 261 | 22,251 | 15,045 | 37,557 |
| 2006 | 257 | 22,596 | 14,961 | 37,814 |
| 2007 | 260 | 22,591 | 14,930 | 37,781 |
| 2008 | 260 | 22,552 | 14,963 | 37,775 |
| 2009 | 260 | 22,680 | 15,005 | 37,945 |
| 2010 | 282 | 23,292 | 15,687 | 39,261 |
| 2011 | 276 | 21,278 | 16,330 | 37,884 |
| 2012 | 279 | 21,670 | 16,720 | 38,669 |
| 2013 | 282 | 21,444 | 16,676 | 38,402 |
| 2014 | 279 | 21,448 | 16,590 | 38,317 |
| 2015 | 275 | 23,607 | 16,650 | 40,532 |
| 2016 | 279 | 21,893 | 16,630 | 38,802 |
| 2017 | 284 | 21,935 | 16,689 | 38,908 |
| 2018 | 281 | 22,050 | 16,618 | 38,949 |
| 2019 | 283 | 22,210 | 16,934 | 39,427 |
| 2020 | 287 | 22,367 | 17,004 | 39,658 |
| 2021 | 290 | 22,342 | 16,966 | 39,598 |

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

Fairfax County Department of Management and Budget,

1991 through 1999, 2001 through 2009, 2011 through 2021.

TABLE 2.5

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

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

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

*Hispanic persons may be of any race.

TABLE 2.6

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

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

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

*Hispanic persons may be of any race.

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

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

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

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

* The 2020 data is not available due to COVID-19 introduced nonresponse bias.

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.

| Year | Median Household Income | Median Family Income |
|-------------|------------------------------------|---------------------------------|
| 1991 | \$61,000 | \$70,000 |
| 1995 | \$70,000 | \$78,000 |
| 2000 | \$82,000 | \$95,000 |
| 2001 | \$84,683 | \$99,085 |
| 2002 | \$85,310 | \$95,612 |
| 2003 | \$80,753 | \$93,978 |
| 2004 | \$88,133 | \$90,194 |
| 2005 | \$94,610 | \$110,107 |
| 2006 | \$100,318 | \$119,812 |
| 2007 | \$105,241 | \$122,027 |
| 2008 | \$107,448 | \$126,910 |
| 2009 | \$102,499 | \$122,651 |
| 2010 | \$103,010 | \$122,189 |
| 2011 | \$105,797 | \$119,634 |
| 2012 | \$107,096 | \$124,831 |
| 2013 | \$111,079 | \$128,066 |
| 2014 | \$110,674 | \$130,071 |
| 2015 | \$113,208 | \$129,538 |
| 2016 | \$115,717 | \$135,595 |
| 2017 | \$118,279 | \$136,602 |
| 2018 | \$122,227 | \$142,961 |
| 2019 | \$128,374 | \$151,028 |

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey (1-Year), 2002 - 2019; and Fairfax County Department of Management and Budget, all other years.

*The 2020 ACS 1-Year data is not available due to COVID-19 introduced nonresponse bias.

Table 2.9

Estimated and Forecasted Housing Units by Type of Structure
Fairfax County, 1950 through 2050

| Year | Single Family Detached | | Single Family Attached | | Multifamily | | Total Housing Units | |
|-------|------------------------|--------------|------------------------|--------------|----------------|--------------|---------------------|---------------|
| | Housing Units | Percent | Housing Units | Percent | Housing Units | Percent | Housing Units | Percent |
| 1950 | 19,979 | 75.2% | 1,997 | 7.5% | 4,582 | 17.3% | 26,558 | 100.0% |
| 1960 | 59,261 | 85.7% | 3,526 | 5.1% | 6,394 | 9.2% | 69,181 | 100.0% |
| 1970* | 91,134 | 69.7% | 7,747 | 5.9% | 31,887 | 24.4% | 130,768 | 100.0% |
| 1980* | 125,717 | 58.3% | 31,882 | 14.8% | 58,072 | 26.9% | 215,671 | 100.0% |
| 1990 | 163,029 | 53.9% | 67,306 | 22.3% | 72,129 | 23.8% | 302,464 | 100.0% |
| 2000 | 181,591 | 50.6% | 87,171 | 24.3% | 90,198 | 25.1% | 358,960 | 100.0% |
| 2010 | 191,873 | 48.4% | 98,972 | 25.0% | 105,541 | 26.6% | 396,386 | 100.0% |
| 2020 | 196,238 | 46.3% | 101,893 | 24.0% | 125,956 | 29.7% | 424,087 | 100.0% |
| 2021 | 196,534 | 46.2% | 102,564 | 24.1% | 126,487 | 29.7% | 425,585 | 100.0% |
| 2025 | 198,192 | 44.9% | 104,206 | 23.6% | 138,866 | 31.5% | 441,264 | 100.0% |
| 2030 | 199,877 | 43.4% | 105,246 | 22.9% | 154,926 | 33.7% | 460,049 | 100.0% |
| 2035 | 201,948 | 42.4% | 105,519 | 22.2% | 168,437 | 35.4% | 475,904 | 100.0% |
| 2040 | 203,940 | 41.5% | 105,734 | 21.5% | 181,697 | 37.0% | 491,372 | 100.0% |
| 2045 | 205,851 | 40.7% | 105,876 | 20.9% | 194,333 | 38.4% | 506,060 | 100.0% |
| 2050 | 207,731 | 40.0% | 106,096 | 20.4% | 205,821 | 39.6% | 519,648 | 100.0% |

Sources: U.S. Bureau of the Census, Decennial Census 1950 through 1980; Fairfax County Department of Management and Budget, 1990 through 2050, Integrated Parcel Lifecycle System (IPLS) 2021.

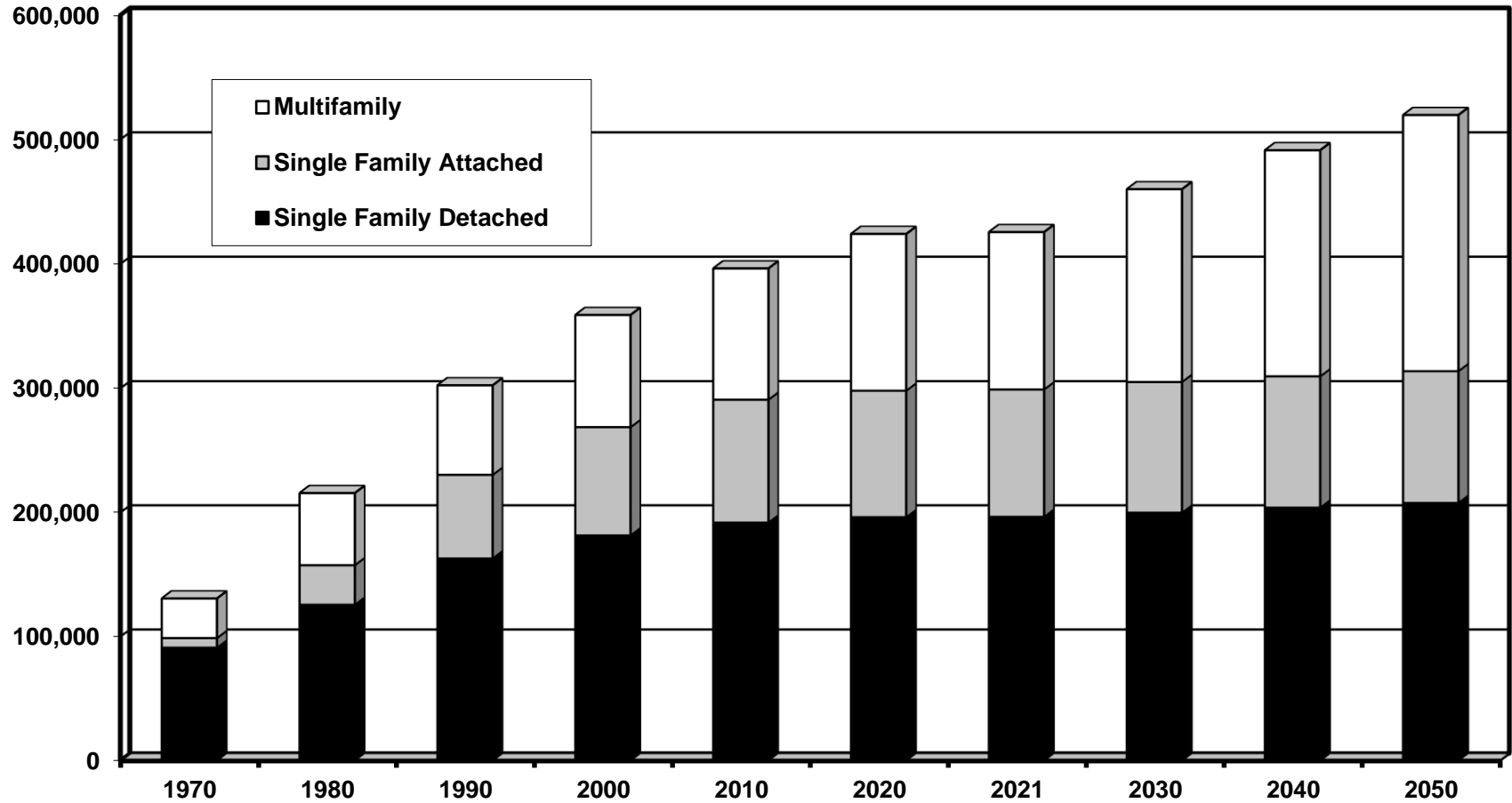
Note: 1950 through 2021 are estimates and 2025 through 2050 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units.

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

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

FIGURE 2.2

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



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Management and Budget, 1990 through 2050, 2021 Integrated Parcel Lifecycle System (IPLS).

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

| Year | Total Units | Vacancy Rate | Average Monthly Rent |
|-------------|---------------|--------------|----------------------|
| 1989 | 45,578 | 7.4% | \$705 |
| 1990 | 48,567 | 6.6% | \$734 |
| 1991 | 49,253 | 7.6% | \$747 |
| 1992 | 50,148 | 6.2% | \$739 |
| 1993 | 49,811 | 5.2% | \$753 |
| 1994 | 50,184 | 4.7% | \$767 |
| 1995 | 50,111 | 4.9% | \$792 |
| 1996 | 51,186 | 5.4% | \$800 |
| 1997 | 52,024 | 5.0% | \$809 |
| 1998 | 54,243 | 5.5% | \$849 |
| 2000 | 57,226 | 1.6% | \$989 |
| 2001 | 59,128 | 2.5% | \$1,129 |
| 2002 | 60,175 | 5.5% | \$1,157 |
| 2003 | 61,297 | 5.6% | \$1,168 |
| 2004 | 62,934 | 5.6% | \$1,157 |
| 2005 | 63,269 | 6.8% | \$1,202 |
| 2006 | 62,156 | 6.0% | \$1,247 |
| 2007 | 62,182 | 5.9% | \$1,311 |
| 2008 | 64,316 | 6.8% | \$1,341 |
| 2009 | 65,571 | 8.2% | \$1,375 |
| 2010 | 66,327 | 6.2% | \$1,383 |
| 2011 | 67,485 | 5.0% | \$1,433 |
| 2012 | 68,396 | 5.5% | \$1,546 |
| 2013 | 69,547 | 5.6% | \$1,590 |
| 2014 | 71,670 | 7.6% | \$1,640 |
| 2015 | 74,091 | 7.6% | \$1,687 |
| 2016 | 77,403 | 8.1% | \$1,750 |
| 2017 | 79,473* | 5.3% | \$1,788 |
| 2018 | 79,521 | 5.8% | \$1,798 |
| 2019 | 81,501 | 6.0% | \$1,877 |
| 2020 | 83,077 | 5.5% | \$1,787 |

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

*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% |
| 2020 | \$553,970 | 3.3% |
| 2021 | \$584,304 | 5.5% |

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2021.

TABLE 2.12

**2010 and 2020 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 | | | 2020 | | |
|----------------------------|-------------------|-------------------------|----------------------|------------------|---------------------------|------------------------|
| | Population | Median Household Income | Median Family Income | Population | Median Household Income** | Median Family Income** |
| Fairfax County, VA | 1,081,699* | 103,010 | 122,189 | 1,150,309 | 128,374 | 151,028 |
| Arlington County, VA | 207,627 | 94,986 | 116,586 | 238,643 | 119,755 | 160,454 |
| Fauquier County, VA | 65,203 | 85,614 | 94,402 | 72,972 | 104,809 | 121,366 |
| Loudoun County, VA | 312,311 | 119,540 | 126,174 | 420,959 | 151,800 | 169,887 |
| Prince William County, VA | 402,002 | 92,655 | 102,117 | 482,204 | 106,861 | 115,167 |
| Spotsylvania County, VA | 122,397 | 72,217 | 77,868 | 140,032 | 91,073 | 104,679 |
| Stafford County, VA | 128,961 | 94,317 | 101,015 | 156,927 | 110,446 | 120,298 |
| Alexandria City, VA | 139,993* | 77,793 | 101,064 | 159,467 | 103,284 | 138,441 |
| Anne Arundel County, MD | 537,656 | 81,455 | 97,974 | 588,261 | 101,147 | 116,535 |
| Calvert County, MD | 88,737 | 88,862 | 100,397 | 92,783 | 112,380 | 124,633 |
| Charles County, MD | 146,551 | 87,007 | 95,366 | 166,617 | 103,932 | 114,652 |
| Frederick County, MD | 233,385 | 82,133 | 95,786 | 271,717 | 103,516 | 116,728 |
| Howard County, MD | 287,085 | 101,771 | 120,664 | 332,317 | 121,618 | 148,680 |
| Montgomery County, MD | 971,777 | 89,155 | 108,828 | 1,062,061 | 110,389 | 135,141 |
| Prince George's County, MD | 863,420 | 70,019 | 80,032 | 967,201 | 86,290 | 100,654 |
| District of Columbia | 601,723 | 60,903 | 77,514 | 689,545 | 92,266 | 130,291 |
| Berkeley County, WV | 104,169 | 50,724 | 62,136 | 122,076 | 62,370 | 64,770 |
| Washington DC-MD-VA-WV MSA | 5,582,170 | 84,523 | 100,921 | 6,385,162 | 105,659 | 126,378 |
| State of Virginia | 8,001,024 | 60,674 | 72,476 | 8,631,393 | 76,456 | 93,497 |
| United States | 308,745,538 | 50,046 | 60,609 | 331,449,281 | 65,712 | 80,944 |

Sources: U.S. Bureau of the Census, population 2010 and 2020 Decennial Census; median household and family income 2010 and 2019 one-year American Community Survey.

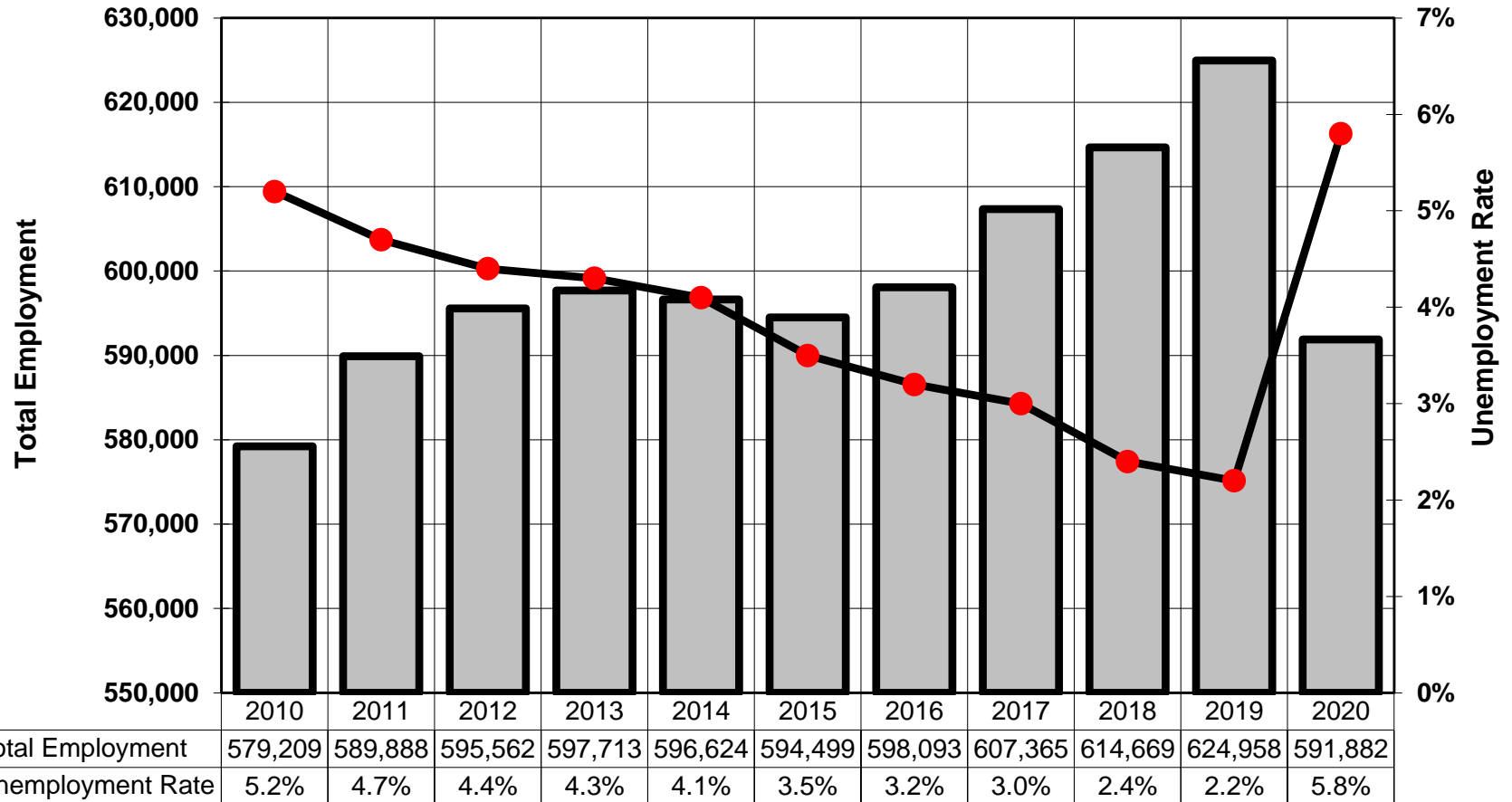
*The 2010 Census of Population and Housing was revised in 2013 for Fairfax County, Virginia and City of Alexandria, Virginia.

**The 2020 one-year American Community Survey income data is not available due to COVID-19 introduced nonresponse bias.

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, 2010 through 2020**



Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of March 4, 2022.

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

CURRENT POPULATION, HOUSING UNITS AND HOUSEHOLDS

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

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

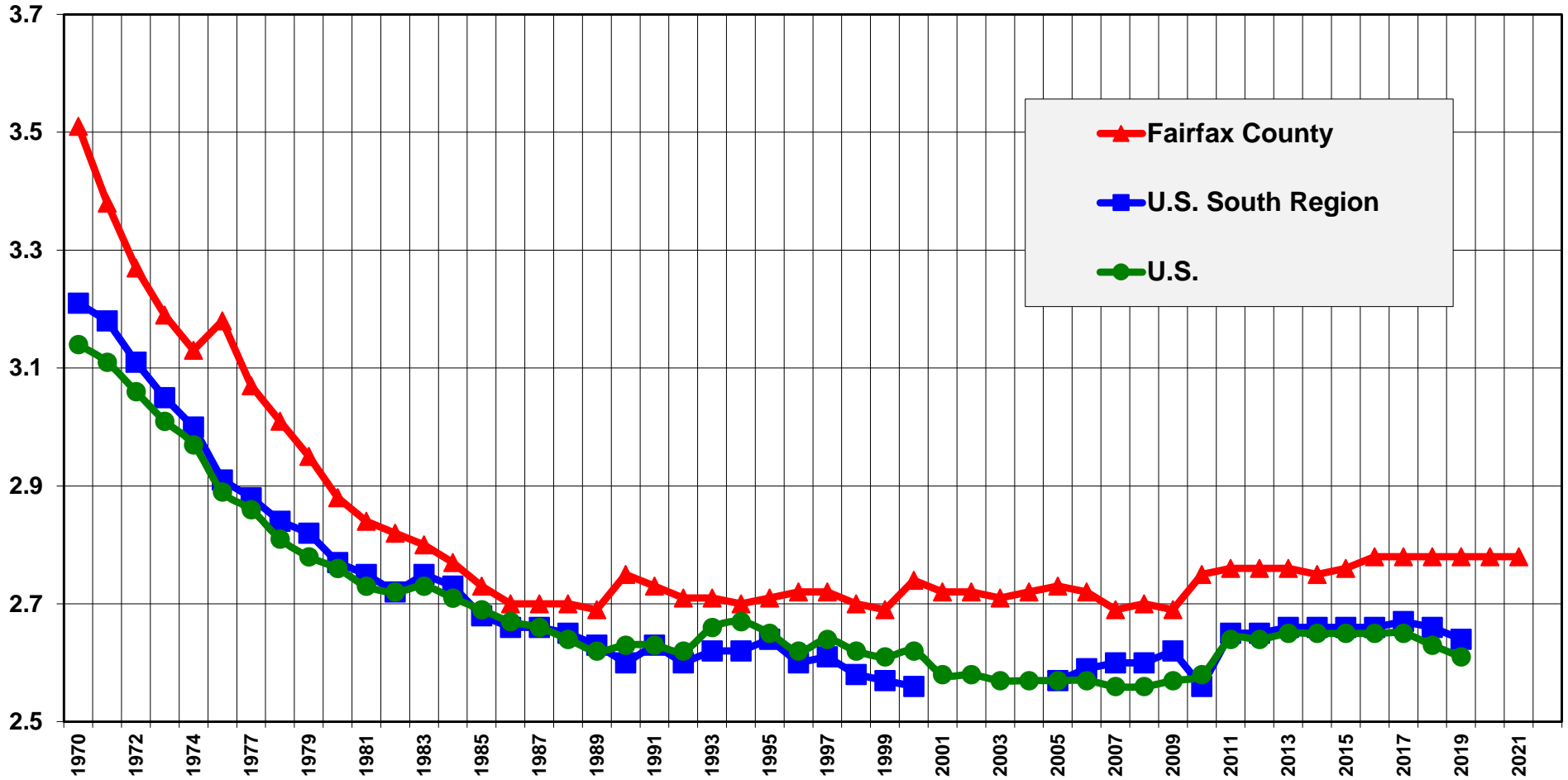
For detailed methodology, please refer to Appendix A.

Table 3.1
Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2021

| Planning District | Average Household Size (Persons per Occupied Unit) | | | | Overall Average Household Size | Vacancy Rate | | Overall Vacancy Rate |
|-----------------------|--|------------------------|---------------|-------------|--------------------------------|--------------|-------------|----------------------|
| | Single Family Detached | Single Family Attached | Multi- Family | Mobile Home | | Owner | Renter | |
| Annandale | 3.03 | 3.15 | 2.54 | | 2.93 | 1.65 | 1.35 | 1.58 |
| Baileys | 2.84 | 3.01 | 2.43 | | 2.59 | 2.02 | 1.93 | 1.96 |
| Bull Run | 3.32 | 3.10 | 2.25 | 2.64 | 3.00 | 0.90 | 1.87 | 1.10 |
| Fairfax | 3.13 | 2.73 | 2.20 | 3.33 | 2.64 | 1.34 | 1.88 | 1.58 |
| Jefferson | 2.93 | 2.70 | 2.31 | | 2.59 | 2.22 | 2.63 | 2.43 |
| Lincolnia | 2.75 | 2.79 | 2.84 | | 2.80 | 1.72 | 2.17 | 1.91 |
| Lower Potomac | 3.46 | 3.30 | 2.31 | | 3.14 | 1.59 | 1.89 | 1.66 |
| McLean | 2.93 | 2.60 | 1.86 | | 2.51 | 2.33 | 5.50 | 3.53 |
| Mount Vernon | 2.87 | 2.93 | 2.13 | 2.78 | 2.58 | 2.02 | 1.77 | 1.92 |
| Pohick | 3.14 | 3.03 | 1.82 | | 3.06 | 0.98 | 0.29 | 0.96 |
| Rose Hill | 2.86 | 2.73 | 1.89 | | 2.60 | 1.63 | 1.68 | 1.64 |
| Springfield | 3.22 | 2.94 | 2.05 | | 2.88 | 1.52 | 1.80 | 1.58 |
| Upper Potomac | 3.17 | 2.82 | 1.95 | | 2.69 | 0.91 | 3.49 | 1.75 |
| Vienna | 3.02 | 3.04 | 2.33 | | 2.91 | 1.25 | 1.98 | 1.38 |
| Fairfax County | 3.08 | 2.94 | 2.16 | 2.79 | 2.78 | 1.38 | 2.58 | 1.74 |

Source: Fairfax County Department of Management and Budget, 2021.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1970 through 2021



Sources: U.S. Bureau of the Census; Fairfax County Department of Management and Budget, 2021.

Note: U.S. Bureau of the Census did not compute U.S. South Region's average household size for the years 2001 through 2004, or 2020.

| TABLE 3.2 | |
|---|--------------|
| Special Institutional (Group Quarters) Population Fairfax County, January 2021 | |
| Type | Total |
| Fort Belvoir Barracks | 404 |
| George Mason University | 2,940 |
| Correctional Institutions | 587 |
| Other* | 5,229 |
| Total | 9,160 |

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Management and Budget, 2021.

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

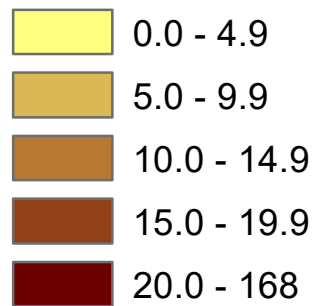
Fairfax County, Virginia January 2021



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.

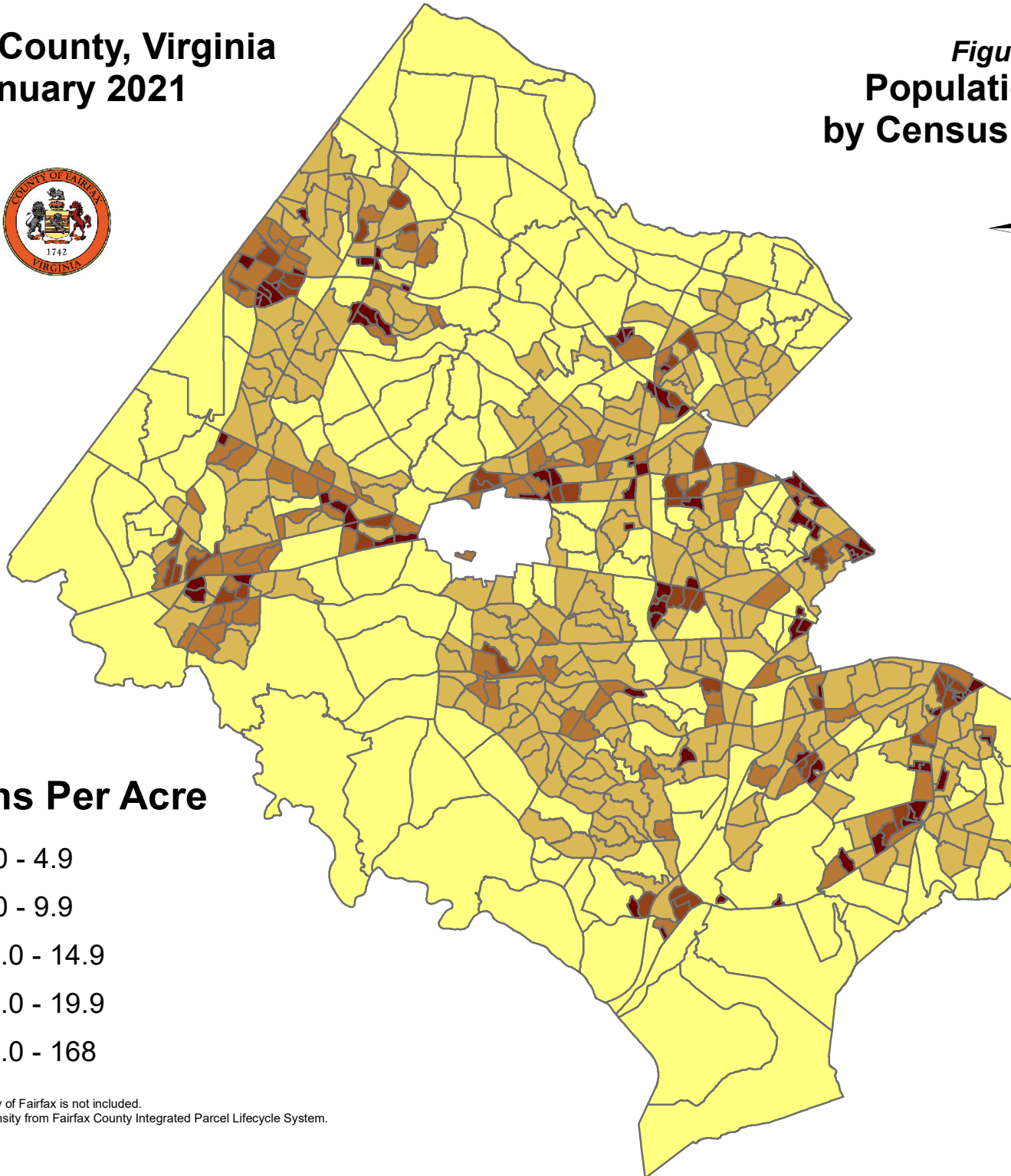


Table 3.3

**Population, Housing Units and Households by Supervisor District
Fairfax County, January 2021**

| Supervisor District | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|-----------------------|------------------|----------------|----------------|----------------|---------------------|---------------|----------------------------|
| Braddock | 121,285 | 41,838 | 41,317 | 17,389 | 7.0 | 27.17 | 4,464 |
| Dranesville 1/ | 128,708 | 45,340 | 44,549 | 40,733 | 3.2 | 63.64 | 2,022 |
| Hunter Mill 2/ | 134,656 | 53,738 | 52,701 | 24,001 | 5.6 | 37.50 | 3,591 |
| Lee | 125,516 | 45,412 | 44,627 | 17,261 | 7.3 | 26.97 | 4,654 |
| Mason | 116,955 | 43,073 | 42,231 | 14,213 | 8.2 | 22.21 | 5,266 |
| Mount Vernon | 132,961 | 49,547 | 48,669 | 47,241 | 2.8 | 73.81 | 1,801 |
| Providence | 145,520 | 58,701 | 57,055 | 17,065 | 8.5 | 26.66 | 5,458 |
| Springfield 3/ | 125,407 | 43,003 | 42,550 | 46,427 | 2.7 | 72.54 | 1,729 |
| Sully | 139,025 | 44,933 | 44,488 | 36,000 | 3.9 | 56.25 | 2,472 |
| Fairfax County | 1,170,033 | 425,585 | 418,187 | 260,330 | 4.5 | 406.77 | 2,876 |

Table 3.4

**Population, Housing Units and Households by Town
Fairfax County, January 2021**

| Town | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|--------------------|---------------|---------------|---------------|--------------|---------------------|--------------|----------------------------|
| Town of Clifton | 290 | 90 | 90 | 159 | 1.8 | 0.25 | 1,160 |
| Town of Herndon | 22,342 | 8,028 | 7,920 | 2,739 | 8.2 | 4.28 | 5,220 |
| Town of Vienna | 16,966 | 5,654 | 5,607 | 2,816 | 6.0 | 4.40 | 3,856 |
| Towns Total | 39,598 | 13,772 | 13,616 | 5,715 | 6.9 | 8.93 | 4,434 |

Source: Fairfax County Department of Management and Budget, 2021.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 3.5

**Population, Housing Units and Households by Planning District
Fairfax County, January 2021**

| Planning District | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|--------------------------|-------------------|----------------------|-------------------|----------------|----------------------------|---------------------|-----------------------------------|
| Annandale | 75,925 | 26,088 | 25,676 | 11,947 | 6.4 | 18.67 | 4,067 |
| Baileys | 46,030 | 18,037 | 17,683 | 4,049 | 11.4 | 6.33 | 7,272 |
| Bull Run | 135,934 | 45,625 | 45,121 | 32,002 | 4.2 | 50.00 | 2,719 |
| Fairfax | 75,237 | 27,506 | 27,072 | 12,977 | 8.4 | 20.28 | 3,710 |
| Jefferson | 61,064 | 24,190 | 23,603 | 6,337 | 9.6 | 9.90 | 6,168 |
| Lincolnia | 19,317 | 7,005 | 6,872 | 2,055 | 9.4 | 3.21 | 6,018 |
| Lower Potomac | 41,172 | 13,089 | 12,872 | 29,271 | 1.4 | 45.74 | 900 |
| McLean | 80,617 | 33,066 | 31,900 | 19,335 | 4.2 | 30.21 | 2,669 |
| Mount Vernon | 101,100 | 39,760 | 38,998 | 14,401 | 7.0 | 22.50 | 4,493 |
| Pohick 1/ | 142,630 | 46,940 | 46,488 | 48,947 | 2.9 | 76.48 | 1,865 |
| Rose Hill | 53,905 | 21,014 | 20,670 | 9,121 | 5.9 | 14.25 | 3,783 |
| Springfield | 57,534 | 20,196 | 19,877 | 10,433 | 5.5 | 16.30 | 3,530 |
| Upper Potomac 2/ | 206,032 | 77,545 | 76,184 | 47,487 | 4.3 | 74.20 | 2,777 |
| Vienna 3/ | 73,536 | 25,524 | 25,172 | 11,982 | 6.1 | 18.72 | 3,928 |
| Fairfax County | 1,170,033 | 425,585 | 418,187 | 260,342 | 4.5 | 406.78 | 2,876 |

Source: Fairfax County Department of Management and Budget, 2021.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 3.6

**Population, Housing Units and Households by Human Services Region
Fairfax County, January 2021**

| Human Services Region | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|------------------------------|-------------------|----------------------|-------------------|----------------|----------------------------|---------------------|-----------------------------------|
| Region 1 | 261,211 | 95,782 | 94,117 | 64,101 | 4.1 | 100.16 | 2,608 |
| Region 2 | 252,552 | 93,326 | 91,463 | 31,091 | 8.1 | 48.58 | 5,199 |
| Region 3 1/ | 341,299 | 130,879 | 128,116 | 78,834 | 4.3 | 123.18 | 2,771 |
| Region 4 2/ | 314,970 | 105,598 | 104,491 | 86,354 | 3.6 | 134.93 | 2,334 |
| Fairfax County | 1,170,033 | 425,585 | 418,187 | 260,379 | 4.5 | 406.84 | 2,876 |

Source: Fairfax County Department of Management and Budget, 2021.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 3.7
Population, Housing Units and Households by ZIP Code
Fairfax County, January 2021

| ZIP Code | Population | Housing Units | Households |
|-----------------|-------------------|----------------------|-------------------|
| 20120 | 44,065 | 14,598 | 14,436 |
| 20121 | 30,695 | 10,274 | 10,194 |
| 20124 | 16,058 | 4,962 | 4,928 |
| 20151 | 24,563 | 7,320 | 7,256 |
| 20152 | 3 | 1 | 1 |
| 20164 | 4 | 1 | 1 |
| 20170 | 40,406 | 13,959 | 13,756 |
| 20171 | 55,251 | 20,024 | 19,768 |
| 20190 | 21,878 | 11,678 | 11,212 |
| 20191 | 30,845 | 12,592 | 12,323 |
| 20194 | 14,506 | 5,859 | 5,798 |
| 22003 | 57,256 | 19,800 | 19,511 |
| 22015 | 44,012 | 14,846 | 14,725 |
| 22027 | 2,336 | 735 | 724 |
| 22030 | 39,410 | 13,644 | 13,390 |
| 22031 | 34,179 | 12,662 | 12,381 |
| 22032 | 29,197 | 9,647 | 9,554 |
| 22033 | 40,723 | 16,124 | 15,883 |
| 22035 | 569 | 270 | 266 |
| 22039 | 19,268 | 6,124 | 6,076 |
| 22041 | 28,023 | 10,915 | 10,674 |
| 22042 | 33,218 | 12,507 | 12,200 |
| 22043 | 25,549 | 9,644 | 9,432 |
| 22044 | 11,303 | 4,652 | 4,608 |
| 22046 | 5,339 | 2,093 | 2,057 |
| 22060 | 11,091 | 3,165 | 3,105 |

Table 3.7
Population, Housing Units and Households by ZIP Code
Fairfax County, January 2021

| ZIP Code | Population | Housing Units | Households |
|----------|------------|---------------|------------|
| 22066 | 19,595 | 5,871 | 5,844 |
| 22067 | 163 | | |
| 22079 | 36,666 | 12,219 | 12,033 |
| 22101 | 30,682 | 11,503 | 11,205 |
| 22102 | 29,460 | 14,202 | 13,486 |
| 22124 | 18,876 | 6,651 | 6,557 |
| 22150 | 28,625 | 9,382 | 9,220 |
| 22151 | 17,460 | 5,821 | 5,716 |
| 22152 | 28,652 | 10,350 | 10,209 |
| 22153 | 33,078 | 10,867 | 10,731 |
| 22180 | 27,983 | 10,107 | 9,960 |
| 22181 | 15,822 | 5,520 | 5,460 |
| 22182 | 29,512 | 10,250 | 10,140 |
| 22203 | 326 | 150 | 148 |
| 22204 | 46 | 14 | 14 |
| 22206 | 7 | 2 | 2 |
| 22207 | 140 | 50 | 49 |
| 22213 | 16 | 6 | 6 |
| 22302 | 1,525 | 649 | 616 |
| 22303 | 16,163 | 8,288 | 8,104 |
| 22304 | 352 | 148 | 146 |
| 22306 | 32,215 | 12,376 | 12,169 |
| 22307 | 10,966 | 4,796 | 4,709 |
| 22308 | 13,673 | 4,871 | 4,796 |
| 22309 | 34,472 | 11,770 | 11,524 |
| 22310 | 29,404 | 11,026 | 10,818 |
| 22311 | 1,656 | 614 | 602 |

(Continued)

Table 3.7

**Population, Housing Units and Households by ZIP Code
Fairfax County, January 2021**

| ZIP Code | Population | Housing Units | Households |
|-----------------------|-------------------|----------------------|-------------------|
| 22312 | 23,810 | 8,505 | 8,338 |
| 22315 | 28,941 | 11,481 | 11,329 |
| Fairfax County | 1,170,033 | 425,585 | 418,187 |

Source: Fairfax County Department of Management and Budget, 2021.

Note: Density and total area are not shown because ZIP Codes cross jurisdictional boundaries. Only Fairfax County population, households and housing units are included. Households are occupied housing units. ZIP Codes without data are not displayed. Area measurements (acres and square miles) include both land and water area. Countywide totals and population densities may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 3.8

**Population, Housing Units and Households by Sewershed
Fairfax County, January 2021**

| Sewershed Code | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|-----------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| A1 | 34,311 | 11,539 | 11,426 | 4,870 | 7.0 | 7.61 | 4,509 |
| A2 | 12,575 | 5,326 | 5,245 | 813 | 15.5 | 1.27 | 9,901 |
| A3 | 4,336 | 1,696 | 1,658 | 310 | 14.0 | 0.48 | 9,033 |
| B1 | 7,040 | 2,543 | 2,478 | 1,138 | 6.2 | 1.78 | 3,955 |
| B2 | 25,021 | 9,946 | 9,622 | 3,579 | 7.0 | 5.59 | 4,476 |
| B3 | 3,051 | 868 | 867 | 1,702 | 1.8 | 2.66 | 1,147 |
| B5 | 22,339 | 8,027 | 7,919 | 2,770 | 8.1 | 4.33 | 5,159 |
| C1 | 3,761 | 1,112 | 1,111 | 4,932 | 0.8 | 7.71 | 488 |
| C2 | 3,970 | 1,289 | 1,286 | 5,434 | 0.7 | 8.49 | 468 |
| D1 | 10,572 | 3,184 | 3,152 | 6,746 | 1.6 | 10.54 | 1,003 |
| D2 | 28,569 | 13,433 | 13,133 | 5,328 | 5.4 | 8.33 | 3,430 |
| D3 | 84,496 | 31,348 | 30,843 | 22,942 | 3.7 | 35.85 | 2,357 |
| E1 | 21,559 | 10,831 | 10,228 | 4,172 | 5.2 | 6.52 | 3,307 |
| E2 | 2,149 | 658 | 649 | 1,511 | 1.4 | 2.36 | 911 |
| F | 8,148 | 3,241 | 3,152 | 1,289 | 6.3 | 2.01 | 4,054 |
| G1 | 37,015 | 13,903 | 13,547 | 5,564 | 6.7 | 8.69 | 4,259 |
| G2 | 3,382 | 1,296 | 1,274 | 747 | 4.5 | 1.17 | 2,890 |
| G3 | 2,268 | 761 | 744 | 2,159 | 1.1 | 3.37 | 673 |
| G4 | 971 | 343 | 336 | 185 | 5.2 | 0.29 | 3,347 |
| H1 | 15,727 | 6,319 | 6,175 | 1,195 | 14.9 | 1.50 | 8,410 |
| H2 | 6,929 | 3,533 | 3,514 | 105 | 65.9 | 0.16 | 43,309 |
| H3 | 946 | 349 | 342 | 89 | 10.6 | 0.14 | 6,760 |
| I1 | 76,245 | 28,306 | 27,668 | 9,109 | 8.4 | 14.23 | 5,358 |
| I2 | 3,618 | 1,312 | 1,294 | 614 | 5.9 | 0.96 | 3,769 |
| I3 | 63,712 | 21,733 | 21,328 | 9,274 | 6.9 | 14.49 | 4,397 |
| I4 | 239 | 79 | 77 | 59 | 4.0 | 0.09 | 2,657 |

Table 3.8

**Population, Housing Units and Households by Sewershed
Fairfax County, January 2021**

| Sewershed Code | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|-----------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| I5 | 977 | 325 | 316 | 97 | 10.1 | 0.15 | 6,516 |
| I6 | 6 | 2 | 2 | 1,656 | 0.0 | 2.59 | 2 |
| J1 | 22,389 | 9,500 | 9,288 | 2,558 | 8.8 | 4.00 | 5,597 |
| J2 | 8,045 | 3,870 | 3,798 | 747 | 10.8 | 1.17 | 6,876 |
| J3 | 6,127 | 2,288 | 2,249 | 716 | 8.6 | 1.12 | 5,470 |
| J4 | 3,962 | 2,128 | 2,097 | 838 | 4.7 | 1.31 | 3,025 |
| K | 48,685 | 18,007 | 17,685 | 6,870 | 7.1 | 10.73 | 4,537 |
| L | 53,782 | 20,329 | 19,990 | 9,832 | 5.5 | 15.36 | 3,501 |
| M0 | 6,711 | 1,980 | 1,952 | 4,530 | 1.5 | 7.08 | 948 |
| M1 | 13,051 | 5,136 | 5,052 | 1,174 | 11.1 | 1.84 | 7,093 |
| M2 | 84,312 | 30,058 | 29,550 | 10,326 | 8.2 | 16.13 | 5,227 |
| M3 | 19,701 | 6,475 | 6,403 | 3,411 | 5.8 | 5.33 | 3,696 |
| M4 | 22,084 | 7,946 | 7,813 | 4,013 | 5.5 | 6.27 | 3,522 |
| M5 | 11,967 | 4,520 | 4,461 | 2,744 | 4.4 | 4.29 | 2,790 |
| M6 | 20,262 | 7,394 | 7,256 | 3,709 | 5.5 | 5.79 | 3,499 |
| M7 | 986 | 386 | 366 | 36 | 27.5 | 0.06 | 16,432 |
| M8 | 9,195 | 2,579 | 2,537 | 7,288 | 1.3 | 11.39 | 807 |
| M9 | 18,176 | 8,338 | 8,160 | 1,708 | 10.6 | 2.67 | 6,808 |
| N1 | 126,871 | 41,107 | 40,693 | 17,237 | 7.4 | 26.93 | 4,711 |
| N2 | 18,959 | 6,223 | 6,142 | 4,967 | 3.8 | 7.76 | 2,443 |
| O1 | 1,427 | 505 | 481 | 7,586 | 0.2 | 11.85 | 120 |
| P | 184 | 59 | 57 | 1,295 | 0.1 | 2.02 | 91 |
| P1 | 2,598 | 861 | 852 | 1,065 | 2.4 | 1.66 | 1,565 |
| P2 | 511 | 181 | 172 | 119 | 4.3 | 0.19 | 2,691 |
| P3 | 3,847 | 1,158 | 1,145 | 1,063 | 3.6 | 1.66 | 2,317 |
| P4 | 220 | 78 | 74 | 96 | 2.3 | 0.15 | 1,469 |

(Continued)

Table 3.8

**Population, Housing Units and Households by Sewershed
Fairfax County, January 2021**

| Sewershed Code | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|-----------------------|-------------------|----------------------|-------------------|----------------|----------------------------|---------------------|-----------------------------------|
| P5 | 1,279 | 398 | 394 | 2,065 | 0.6 | 3.23 | 396 |
| Q1 | 7,952 | 2,614 | 2,606 | 16,528 | 0.5 | 25.83 | 308 |
| R1 | 9,207 | 2,891 | 2,860 | 9,979 | 0.9 | 15.59 | 591 |
| R2 | 889 | 290 | 287 | 392 | 2.3 | 0.61 | 1,457 |
| R3 | 290 | 90 | 90 | 159 | 1.8 | 0.25 | 1,160 |
| R4 | 1,041 | 328 | 325 | 621 | 1.7 | 0.97 | 1,073 |
| S1 | 34,913 | 11,314 | 11,218 | 4,997 | 7.0 | 7.81 | 4,470 |
| S2 | 1,288 | 400 | 400 | 3,284 | 0.4 | 5.13 | 251 |
| T1 | 7,842 | 2,738 | 2,715 | 6,438 | 1.2 | 10.06 | 780 |
| T2 | 30,174 | 9,215 | 9,112 | 4,740 | 6.4 | 7.41 | 4,072 |
| T3 | 19,226 | 5,868 | 5,813 | 5,264 | 3.7 | 8.22 | 2,339 |
| T4 | 28,148 | 11,588 | 11,391 | 2,844 | 9.9 | 4.44 | 6,340 |
| T5 | 30,267 | 10,616 | 10,514 | 3,557 | 8.5 | 5.56 | 5,444 |
| T6 | 933 | 259 | 257 | 3,707 | 0.3 | 5.79 | 161 |
| T7 | 8,594 | 2,568 | 2,546 | 3,789 | 2.3 | 5.92 | 1,452 |
| Fairfax County | 1,170,033 | 425,585 | 418,187 | 260,681 | 4.5 | 407.31 | 2,873 |

Source: Fairfax County Department of Management and Budget 2021.

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

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| 4151 | 3,683 | 1,301 | 1,277 | 583 | 6.3 | 0.91 | 4,040 |
| 4152 | 3,346 | 1,945 | 1,919 | 1,245 | 2.7 | 1.95 | 1,720 |
| 4153 | 4,200 | 1,570 | 1,535 | 528 | 7.9 | 0.83 | 5,086 |
| 4154.01 | 4,880 | 2,141 | 2,114 | 396 | 12.3 | 0.62 | 7,890 |
| 4154.02 | 2,690 | 1,137 | 1,115 | 591 | 4.6 | 0.92 | 2,914 |
| 4155 | 6,433 | 2,316 | 2,269 | 960 | 6.7 | 1.50 | 4,291 |
| 4156 | 2,746 | 1,081 | 1,052 | 1,129 | 2.4 | 1.76 | 1,557 |
| 4157 | 4,123 | 1,373 | 1,363 | 856 | 4.8 | 1.34 | 3,082 |
| 4158 | 4,808 | 1,736 | 1,713 | 939 | 5.1 | 1.47 | 3,277 |
| 4159 | 3,234 | 1,211 | 1,185 | 1,203 | 2.7 | 1.88 | 1,720 |
| 4160 | 6,050 | 2,029 | 1,997 | 846 | 7.2 | 1.32 | 4,579 |
| 4161 | 3,866 | 1,507 | 1,480 | 1,827 | 2.1 | 2.85 | 1,354 |
| 4162 | 6,200 | 1,519 | 1,483 | 5,663 | 1.1 | 8.85 | 701 |
| 4163 | 2,328 | 824 | 784 | 12,938 | 0.2 | 20.21 | 115 |
| 4201 | 4,008 | 1,169 | 1,154 | 916 | 4.4 | 1.43 | 2,800 |
| 4202.01 | 3,709 | 1,302 | 1,278 | 472 | 7.8 | 0.74 | 5,024 |
| 4202.02 | 2,157 | 1,066 | 1,046 | 162 | 13.3 | 0.25 | 8,535 |
| 4202.03 | 2,781 | 971 | 953 | 497 | 5.6 | 0.78 | 3,582 |
| 4203 | 6,219 | 2,165 | 2,126 | 1,138 | 5.5 | 1.78 | 3,498 |
| 4204 | 3,760 | 2,428 | 2,372 | 237 | 15.9 | 0.37 | 10,148 |
| 4205.01 | 1,588 | 1,005 | 1,005 | 21 | 75.1 | 0.03 | 48,041 |
| 4205.02 | 1,754 | 1,041 | 1,010 | 81 | 21.7 | 0.13 | 13,910 |
| 4205.03 | 3,542 | 1,689 | 1,640 | 183 | 19.4 | 0.29 | 12,386 |
| 4206 | 4,905 | 2,017 | 1,964 | 342 | 14.3 | 0.53 | 9,177 |
| 4207 | 4,201 | 1,447 | 1,418 | 709 | 5.9 | 1.11 | 3,791 |
| 4208 | 3,780 | 1,200 | 1,174 | 677 | 5.6 | 1.06 | 3,572 |
| 4210.01 | 3,015 | 1,029 | 1,003 | 434 | 6.9 | 0.68 | 4,444 |

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| 4210.02 | 5,138 | 2,084 | 2,018 | 1,101 | 4.7 | 1.72 | 2,987 |
| 4211.01 | 6,151 | 2,204 | 2,184 | 712 | 8.6 | 1.11 | 5,527 |
| 4211.02 | 3,751 | 1,529 | 1,493 | 388 | 9.7 | 0.61 | 6,186 |
| 4211.03 | 6,028 | 2,298 | 2,281 | 1,225 | 4.9 | 1.91 | 3,148 |
| 4212 | 1,920 | 689 | 682 | 351 | 5.5 | 0.55 | 3,500 |
| 4213 | 3,813 | 1,458 | 1,437 | 2,036 | 1.9 | 3.18 | 1,199 |
| 4214 | 7,705 | 2,993 | 2,963 | 476 | 16.2 | 0.74 | 10,367 |
| 4215 | 6,990 | 2,411 | 2,352 | 454 | 15.4 | 0.71 | 9,864 |
| 4216 | 6,027 | 1,973 | 1,921 | 287 | 21.0 | 0.45 | 13,461 |
| 4217.01 | 4,763 | 1,421 | 1,388 | 209 | 22.8 | 0.33 | 14,565 |
| 4217.02 | 4,661 | 1,266 | 1,256 | 494 | 9.4 | 0.77 | 6,034 |
| 4218 | 5,888 | 2,370 | 2,304 | 502 | 11.7 | 0.78 | 7,505 |
| 4219 | 3,323 | 1,002 | 982 | 3,676 | 0.9 | 5.74 | 579 |
| 4220 | 4,025 | 1,375 | 1,360 | 1,095 | 3.7 | 1.71 | 2,352 |
| 4221.01 | 7,317 | 2,587 | 2,551 | 608 | 12.0 | 0.95 | 7,704 |
| 4221.02 | 6,780 | 2,136 | 2,103 | 1,675 | 4.0 | 2.62 | 2,591 |
| 4222.01 | 4,756 | 1,465 | 1,450 | 1,287 | 3.7 | 2.01 | 2,364 |
| 4222.02 | 6,697 | 2,249 | 2,226 | 2,146 | 3.1 | 3.35 | 1,997 |
| 4223.01 | 3,068 | 1,345 | 1,329 | 319 | 9.6 | 0.50 | 6,157 |
| 4223.02 | 5,792 | 2,546 | 2,500 | 609 | 9.5 | 0.95 | 6,087 |
| 4224.01 | 2,147 | 1,126 | 1,112 | 138 | 15.5 | 0.22 | 9,935 |
| 4224.02 | 5,448 | 2,111 | 2,083 | 468 | 11.6 | 0.73 | 7,454 |
| 4224.03 | 2,578 | 1,021 | 1,011 | 548 | 4.7 | 0.86 | 3,011 |
| 4301.01 | 4,687 | 1,547 | 1,535 | 830 | 5.6 | 1.30 | 3,614 |
| 4301.02 | 2,836 | 1,051 | 1,034 | 259 | 11.0 | 0.40 | 7,013 |
| 4302.01 | 4,654 | 1,426 | 1,416 | 494 | 9.4 | 0.77 | 6,024 |
| 4302.02 | 5,126 | 1,641 | 1,625 | 716 | 7.2 | 1.12 | 4,582 |

(Continued)

Table 3.9**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| 4302.03 | 2,709 | 902 | 892 | 387 | 7.0 | 0.60 | 4,486 |
| 4304 | 7,309 | 2,323 | 2,298 | 1,486 | 4.9 | 2.32 | 3,148 |
| 4305 | 1,632 | 571 | 558 | 284 | 5.7 | 0.44 | 3,674 |
| 4306 | 7,632 | 1,811 | 1,789 | 651 | 11.7 | 1.02 | 7,504 |
| 4307 | 2,846 | 929 | 917 | 646 | 4.4 | 1.01 | 2,821 |
| 4308.01 | 4,255 | 1,514 | 1,492 | 606 | 7.0 | 0.95 | 4,494 |
| 4308.02 | 3,861 | 1,812 | 1,777 | 499 | 7.7 | 0.78 | 4,957 |
| 4309.01 | 4,296 | 1,414 | 1,398 | 484 | 8.9 | 0.76 | 5,677 |
| 4309.02 | 3,487 | 1,090 | 1,081 | 484 | 7.2 | 0.76 | 4,613 |
| 4310.01 | 4,705 | 1,586 | 1,567 | 570 | 8.3 | 0.89 | 5,282 |
| 4310.02 | 2,133 | 752 | 742 | 209 | 10.2 | 0.33 | 6,535 |
| 4313 | 4,197 | 1,416 | 1,398 | 674 | 6.2 | 1.05 | 3,984 |
| 4314 | 4,643 | 1,462 | 1,449 | 553 | 8.4 | 0.86 | 5,369 |
| 4315 | 5,379 | 2,027 | 1,999 | 957 | 5.6 | 1.50 | 3,597 |
| 4316.01 | 2,720 | 1,395 | 1,386 | 91 | 29.8 | 0.14 | 19,055 |
| 4316.02 | 6,282 | 1,994 | 1,956 | 974 | 6.5 | 1.52 | 4,128 |
| 4318.01 | 4,299 | 1,442 | 1,424 | 370 | 11.6 | 0.58 | 7,427 |
| 4318.02 | 3,413 | 1,042 | 1,032 | 474 | 7.2 | 0.74 | 4,606 |
| 4319 | 3,305 | 1,055 | 1,047 | 393 | 8.4 | 0.61 | 5,389 |
| 4320 | 3,348 | 1,127 | 1,115 | 443 | 7.6 | 0.69 | 4,838 |
| 4321 | 3,695 | 1,448 | 1,438 | 412 | 9.0 | 0.64 | 5,740 |
| 4322.01 | 1,837 | 851 | 851 | 146 | 12.6 | 0.23 | 8,039 |
| 4322.02 | 4,715 | 1,622 | 1,605 | 615 | 7.7 | 0.96 | 4,908 |
| 4323 | 5,501 | 1,747 | 1,739 | 743 | 7.4 | 1.16 | 4,741 |
| 4324.01 | 3,627 | 1,179 | 1,173 | 495 | 7.3 | 0.77 | 4,694 |
| 4324.02 | 5,260 | 1,658 | 1,649 | 716 | 7.4 | 1.12 | 4,705 |
| 4325 | 5,864 | 1,890 | 1,871 | 825 | 7.1 | 1.29 | 4,546 |

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| 4326 | 5,247 | 1,589 | 1,580 | 763 | 6.9 | 1.19 | 4,400 |
| 4327.01 | 3,243 | 1,095 | 1,078 | 502 | 6.5 | 0.78 | 4,132 |
| 4327.02 | 4,297 | 1,507 | 1,481 | 418 | 10.3 | 0.65 | 6,579 |
| 4328 | 2,234 | 773 | 760 | 843 | 2.6 | 1.32 | 1,696 |
| 4401 | 7,820 | 2,569 | 2,525 | 1,529 | 5.1 | 2.39 | 3,273 |
| 4402.01 | 5,134 | 2,197 | 2,121 | 549 | 9.4 | 0.86 | 5,988 |
| 4402.02 | 6,198 | 2,207 | 2,185 | 809 | 7.7 | 1.26 | 4,904 |
| 4403 | 2,756 | 954 | 939 | 818 | 3.4 | 1.28 | 2,157 |
| 4405.01 | 5,099 | 1,656 | 1,643 | 1,104 | 4.6 | 1.73 | 2,955 |
| 4405.03 | 3,453 | 179 | 178 | 520 | 6.6 | 0.81 | 4,247 |
| 4405.04 | 586 | | | 50 | 11.8 | 0.08 | 7,554 |
| 4405.05 | 1,500 | 457 | 457 | 257 | 5.8 | 0.40 | 3,739 |
| 4406 | 3,247 | 955 | 942 | 870 | 3.7 | 1.36 | 2,390 |
| 4407.01 | 2,778 | 979 | 964 | 464 | 6.0 | 0.72 | 3,834 |
| 4407.02 | 5,313 | 1,807 | 1,789 | 865 | 6.1 | 1.35 | 3,930 |
| 4408 | 6,476 | 2,223 | 2,189 | 1,589 | 4.1 | 2.48 | 2,609 |
| 4501 | 5,283 | 2,259 | 2,199 | 523 | 10.1 | 0.82 | 6,470 |
| 4502 | 4,167 | 1,338 | 1,299 | 325 | 12.8 | 0.51 | 8,214 |
| 4503 | 5,766 | 2,107 | 2,052 | 431 | 13.4 | 0.67 | 8,553 |
| 4504 | 2,735 | 950 | 929 | 614 | 4.5 | 0.96 | 2,849 |
| 4505 | 2,861 | 884 | 866 | 258 | 11.1 | 0.40 | 7,087 |
| 4506.01 | 3,768 | 1,406 | 1,384 | 817 | 4.6 | 1.28 | 2,950 |
| 4506.02 | 4,331 | 1,856 | 1,810 | 333 | 13.0 | 0.52 | 8,326 |
| 4507.01 | 3,304 | 1,079 | 1,066 | 506 | 6.5 | 0.79 | 4,179 |
| 4507.02 | 4,309 | 1,473 | 1,428 | 306 | 14.1 | 0.48 | 9,000 |
| 4508 | 3,435 | 1,206 | 1,182 | 500 | 6.9 | 0.78 | 4,393 |
| 4509 | 1,737 | 606 | 595 | 357 | 4.9 | 0.56 | 3,114 |

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| 4510 | 2,668 | 897 | 883 | 432 | 6.2 | 0.67 | 3,957 |
| 4511 | 2,211 | 830 | 814 | 457 | 4.8 | 0.71 | 3,096 |
| 4512 | 1,659 | 650 | 637 | 527 | 3.1 | 0.82 | 2,015 |
| 4513 | 2,261 | 924 | 915 | 441 | 5.1 | 0.69 | 3,282 |
| 4514 | 2,747 | 1,249 | 1,235 | 121 | 22.6 | 0.19 | 14,482 |
| 4515.01 | 5,707 | 2,249 | 2,236 | 316 | 18.0 | 0.49 | 11,548 |
| 4515.02 | 5,841 | 2,284 | 2,178 | 446 | 13.1 | 0.70 | 8,379 |
| 4516.01 | 5,329 | 1,581 | 1,496 | 235 | 22.7 | 0.37 | 14,537 |
| 4516.02 | 2,866 | 1,138 | 1,135 | 272 | 10.6 | 0.42 | 6,756 |
| 4518 | 3,419 | 1,129 | 1,106 | 588 | 5.8 | 0.92 | 3,724 |
| 4519 | 6,650 | 2,349 | 2,300 | 694 | 9.6 | 1.08 | 6,131 |
| 4520 | 2,896 | 1,127 | 1,114 | 582 | 5.0 | 0.91 | 3,182 |
| 4521.01 | 5,271 | 1,701 | 1,655 | 828 | 6.4 | 1.29 | 4,072 |
| 4521.02 | 3,165 | 1,050 | 1,030 | 577 | 5.5 | 0.90 | 3,513 |
| 4522 | 6,318 | 2,160 | 2,135 | 573 | 11.0 | 0.90 | 7,055 |
| 4523.01 | 3,566 | 1,475 | 1,462 | 136 | 26.3 | 0.21 | 16,803 |
| 4523.02 | 5,145 | 1,729 | 1,725 | 149 | 34.4 | 0.23 | 22,047 |
| 4524 | 6,894 | 2,383 | 2,330 | 897 | 7.7 | 1.40 | 4,920 |
| 4525.01 | 3,725 | 1,313 | 1,282 | 1,204 | 3.1 | 1.88 | 1,979 |
| 4525.02 | 5,432 | 1,603 | 1,576 | 299 | 18.2 | 0.47 | 11,641 |
| 4526 | 6,202 | 2,691 | 2,643 | 752 | 8.3 | 1.17 | 5,281 |
| 4527 | 5,883 | 1,981 | 1,936 | 320 | 18.4 | 0.50 | 11,768 |
| 4528.01 | 4,857 | 2,529 | 2,511 | 284 | 17.1 | 0.44 | 10,954 |
| 4528.02 | 3,246 | 1,492 | 1,484 | 31 | 105.1 | 0.05 | 67,254 |
| 4601 | 4,622 | 1,472 | 1,460 | 1,618 | 2.9 | 2.53 | 1,829 |
| 4602 | 4,183 | 1,343 | 1,333 | 2,022 | 2.1 | 3.16 | 1,324 |
| 4603 | 2,920 | 966 | 963 | 548 | 5.3 | 0.86 | 3,413 |

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| 4604 | 5,094 | 2,014 | 1,997 | 1,000 | 5.1 | 1.56 | 3,259 |
| 4605.01 | 2,676 | 877 | 869 | 552 | 4.8 | 0.86 | 3,104 |
| 4605.03 | 4,496 | 1,469 | 1,449 | 362 | 12.4 | 0.57 | 7,941 |
| 4605.04 | 4,058 | 1,335 | 1,308 | 501 | 8.1 | 0.78 | 5,186 |
| 4606 | 4,047 | 1,349 | 1,324 | 700 | 5.8 | 1.09 | 3,697 |
| 4607.01 | 3,701 | 1,155 | 1,151 | 430 | 8.6 | 0.67 | 5,504 |
| 4607.02 | 4,646 | 1,574 | 1,550 | 699 | 6.6 | 1.09 | 4,253 |
| 4608 | 3,504 | 1,174 | 1,160 | 598 | 5.9 | 0.93 | 3,752 |
| 4609 | 2,592 | 878 | 875 | 683 | 3.8 | 1.07 | 2,428 |
| 4610 | 2,523 | 873 | 870 | 412 | 6.1 | 0.64 | 3,922 |
| 4611 | 7,718 | 2,593 | 2,564 | 1,607 | 4.8 | 2.51 | 3,073 |
| 4612.01 | 4,870 | 1,559 | 1,534 | 2,507 | 1.9 | 3.92 | 1,243 |
| 4612.02 | 6,368 | 2,838 | 2,727 | 817 | 7.8 | 1.28 | 4,989 |
| 4615 | 7,107 | 2,562 | 2,534 | 790 | 9.0 | 1.23 | 5,760 |
| 4616.03 | 5,610 | 2,284 | 2,210 | 308 | 18.2 | 0.48 | 11,658 |
| 4616.04 | 2,739 | 888 | 872 | 389 | 7.0 | 0.61 | 4,504 |
| 4616.05 | 5,414 | 2,526 | 2,431 | 240 | 22.6 | 0.38 | 14,437 |
| 4616.06 | 2,951 | 1,357 | 1,338 | 158 | 18.6 | 0.25 | 11,916 |
| 4617 | 7,058 | 2,584 | 2,531 | 568 | 12.4 | 0.89 | 7,950 |
| 4618.01 | 1,083 | 542 | 535 | 77 | 14.0 | 0.12 | 8,992 |
| 4618.02 | 5,581 | 2,407 | 2,359 | 399 | 14.0 | 0.62 | 8,958 |
| 4619.01 | 4,222 | 1,414 | 1,408 | 229 | 18.5 | 0.36 | 11,822 |
| 4619.02 | 1,714 | 594 | 582 | 116 | 14.8 | 0.18 | 9,444 |
| 4701 | 2,928 | 981 | 959 | 1,873 | 1.6 | 2.93 | 1,000 |
| 4703 | 3,305 | 1,167 | 1,143 | 869 | 3.8 | 1.36 | 2,435 |
| 4704 | 4,515 | 1,739 | 1,677 | 1,423 | 3.2 | 2.22 | 2,031 |
| 4705 | 5,815 | 2,357 | 2,293 | 1,036 | 5.6 | 1.62 | 3,591 |

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| 4706 | 3,201 | 1,193 | 1,160 | 600 | 5.3 | 0.94 | 3,413 |
| 4707 | 5,341 | 1,905 | 1,856 | 877 | 6.1 | 1.37 | 3,897 |
| 4708 | 3,046 | 1,170 | 1,143 | 488 | 6.2 | 0.76 | 3,994 |
| 4709 | 7,636 | 2,842 | 2,789 | 1,085 | 7.0 | 1.69 | 4,506 |
| 4710 | 2,170 | 871 | 856 | 428 | 5.1 | 0.67 | 3,245 |
| 4711 | 7,088 | 2,459 | 2,385 | 960 | 7.4 | 1.50 | 4,723 |
| 4712.01 | 2,576 | 1,685 | 1,362 | 178 | 14.5 | 0.28 | 9,270 |
| 4712.03 | 2,542 | 1,225 | 1,197 | 129 | 19.7 | 0.20 | 12,601 |
| 4712.04 | 2,577 | 1,434 | 1,334 | 369 | 7.0 | 0.58 | 4,473 |
| 4713.01 | 4,120 | 1,634 | 1,583 | 177 | 23.3 | 0.28 | 14,922 |
| 4713.03 | 3,859 | 1,742 | 1,709 | 339 | 11.4 | 0.53 | 7,281 |
| 4713.04 | 2,067 | 710 | 704 | 362 | 5.7 | 0.57 | 3,657 |
| 4714.01 | 3,389 | 1,392 | 1,370 | 341 | 9.9 | 0.53 | 6,358 |
| 4714.02 | 3,483 | 1,226 | 1,212 | 496 | 7.0 | 0.77 | 4,495 |
| 4801 | 4,789 | 1,555 | 1,551 | 8,753 | 0.5 | 13.68 | 350 |
| 4802.01 | 4,794 | 1,651 | 1,630 | 1,655 | 2.9 | 2.59 | 1,853 |
| 4802.03 | 3,353 | 1,571 | 1,489 | 93 | 36.1 | 0.15 | 23,103 |
| 4802.04 | 4,232 | 2,517 | 2,444 | 373 | 11.4 | 0.58 | 7,269 |
| 4802.05 | 4,697 | 2,809 | 2,732 | 490 | 9.6 | 0.77 | 6,130 |
| 4803.01 | 3,338 | 1,047 | 1,040 | 2,609 | 1.3 | 4.08 | 819 |
| 4803.02 | 5,328 | 1,787 | 1,762 | 2,694 | 2.0 | 4.21 | 1,266 |
| 4804.01 | 5,436 | 1,558 | 1,541 | 2,183 | 2.5 | 3.41 | 1,593 |
| 4804.02 | 7,219 | 2,047 | 2,047 | 5,234 | 1.4 | 8.18 | 883 |
| 4805.01 | 3,828 | 1,140 | 1,129 | 1,259 | 3.0 | 1.97 | 1,946 |
| 4805.02 | 6,378 | 1,953 | 1,918 | 744 | 8.6 | 1.16 | 5,483 |
| 4805.03 | 3,536 | 1,153 | 1,143 | 528 | 6.7 | 0.83 | 4,285 |
| 4805.04 | 2,017 | 840 | 836 | 366 | 5.5 | 0.57 | 3,524 |

(Continued)

Table 3.9**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|--------------------------------|-------------------------|---------------------------------------|
| 4805.05 | 3,863 | 1,622 | 1,596 | 335 | 11.5 | 0.52 | 7,383 |
| 4808.01 | 4,702 | 1,625 | 1,620 | 575 | 8.2 | 0.90 | 5,233 |
| 4808.02 | 3,611 | 1,386 | 1,382 | 644 | 5.6 | 1.01 | 3,590 |
| 4809.01 | 6,339 | 1,969 | 1,955 | 677 | 9.4 | 1.06 | 5,989 |
| 4809.02 | 3,768 | 1,519 | 1,475 | 590 | 6.4 | 0.92 | 4,088 |
| 4809.03 | 3,923 | 1,529 | 1,487 | 290 | 13.5 | 0.45 | 8,664 |
| 4810 | 5,053 | 1,927 | 1,886 | 352 | 14.4 | 0.55 | 9,198 |
| 4811.01 | 3,670 | 1,989 | 1,895 | 211 | 17.4 | 0.33 | 11,149 |
| 4811.02 | 3,300 | 1,493 | 1,485 | 108 | 30.6 | 0.17 | 19,552 |
| 4811.03 | 3,351 | 1,242 | 1,226 | 148 | 22.6 | 0.23 | 14,493 |
| 4811.04 | 2,651 | 1,222 | 1,208 | 83 | 31.9 | 0.13 | 20,387 |
| 4811.05 | 5,512 | 1,698 | 1,692 | 837 | 6.6 | 1.31 | 4,217 |
| 4811.06 | 5,822 | 1,763 | 1,748 | 910 | 6.4 | 1.42 | 4,093 |
| 4812.01 | 1,521 | 392 | 391 | 351 | 4.3 | 0.55 | 2,773 |
| 4812.02 | 6,357 | 2,052 | 2,015 | 939 | 6.8 | 1.47 | 4,331 |
| 4814 | 6,655 | 2,824 | 2,793 | 1,399 | 4.8 | 2.19 | 3,046 |
| 4815 | 2,362 | 822 | 814 | 1,225 | 1.9 | 1.91 | 1,234 |
| 4816 | 3,668 | 1,159 | 1,149 | 2,175 | 1.7 | 3.40 | 1,079 |
| 4817.01 | 6,381 | 2,043 | 2,025 | 2,588 | 2.5 | 4.04 | 1,578 |
| 4817.02 | 4,242 | 1,993 | 1,967 | 690 | 6.1 | 1.08 | 3,933 |
| 4819 | 6,575 | 2,619 | 2,548 | 2,635 | 2.5 | 4.12 | 1,597 |
| 4820.01 | 5,497 | 1,776 | 1,767 | 1,026 | 5.4 | 1.60 | 3,429 |
| 4820.02 | 3,814 | 1,842 | 1,821 | 478 | 8.0 | 0.75 | 5,112 |
| 4821 | 2,911 | 1,532 | 1,512 | 229 | 12.7 | 0.36 | 8,121 |
| 4822.01 | 2,088 | 1,010 | 982 | 234 | 8.9 | 0.37 | 5,718 |
| 4822.03 | 5,713 | 3,337 | 3,099 | 490 | 11.7 | 0.77 | 7,463 |
| 4822.04 | 1,989 | 1,333 | 1,277 | 62 | 32.2 | 0.10 | 20,601 |

(Continued)

Table 3.9**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|--------------------------------|-------------------------|---------------------------------------|
| 4822.05 | 2,601 | 1,671 | 1,632 | 392 | 6.6 | 0.61 | 4,243 |
| 4822.06 | 720 | 415 | 396 | 109 | 6.6 | 0.17 | 4,244 |
| 4823.01 | 6,052 | 2,989 | 2,912 | 738 | 8.2 | 1.15 | 5,248 |
| 4823.02 | 4,497 | 1,820 | 1,740 | 189 | 23.8 | 0.30 | 15,229 |
| 4823.03 | 3,383 | 1,703 | 1,668 | 430 | 7.9 | 0.67 | 5,035 |
| 4824 | 2,288 | 782 | 775 | 1,072 | 2.1 | 1.68 | 1,366 |
| 4825.02 | 3,080 | 1,032 | 1,022 | 393 | 7.8 | 0.61 | 5,013 |
| 4825.03 | 5,116 | 1,546 | 1,536 | 734 | 7.0 | 1.15 | 4,461 |
| 4825.04 | 5,576 | 1,668 | 1,656 | 1,034 | 5.4 | 1.62 | 3,450 |
| 4825.05 | 4,033 | 1,356 | 1,342 | 1,318 | 3.1 | 2.06 | 1,958 |
| 4825.06 | 6,170 | 2,479 | 2,455 | 407 | 15.2 | 0.64 | 9,697 |
| 4825.07 | 4,152 | 1,629 | 1,606 | 343 | 12.1 | 0.54 | 7,744 |
| 4826.01 | 7,508 | 2,391 | 2,380 | 970 | 7.7 | 1.51 | 4,956 |
| 4826.03 | 3,862 | 1,249 | 1,216 | 551 | 7.0 | 0.86 | 4,486 |
| 4826.04 | 4,108 | 1,269 | 1,258 | 889 | 4.6 | 1.39 | 2,957 |
| 4901.01 | 5,240 | 1,928 | 1,898 | 1,213 | 4.3 | 1.90 | 2,764 |
| 4901.04 | 3,137 | 1,047 | 1,038 | 3,039 | 1.0 | 4.75 | 661 |
| 4901.05 | 5,153 | 1,356 | 1,332 | 1,670 | 3.1 | 2.61 | 1,975 |
| 4905.01 | 3,404 | 1,329 | 1,320 | 281 | 12.1 | 0.44 | 7,766 |
| 4905.02 | 6,995 | 2,227 | 2,205 | 2,422 | 2.9 | 3.79 | 1,848 |
| 4910 | 2,608 | 719 | 715 | 4,429 | 0.6 | 6.92 | 377 |
| 4911.01 | 3,941 | 1,182 | 1,173 | 1,937 | 2.0 | 3.03 | 1,302 |
| 4911.02 | 3,738 | 1,130 | 1,120 | 836 | 4.5 | 1.31 | 2,862 |
| 4911.03 | 6,794 | 2,132 | 2,105 | 471 | 14.4 | 0.74 | 9,228 |
| 4912.01 | 6,471 | 2,325 | 2,297 | 520 | 12.4 | 0.81 | 7,963 |
| 4912.02 | 2,558 | 1,195 | 1,173 | 193 | 13.3 | 0.30 | 8,503 |
| 4913.01 | 7,312 | 2,150 | 2,130 | 4,027 | 1.8 | 6.29 | 1,162 |

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|---------------------|-------------------|----------------------|-------------------|--------------|----------------------------|---------------------|-----------------------------------|
| 4913.02 | 3,916 | 1,440 | 1,433 | 300 | 13.0 | 0.47 | 8,347 |
| 4913.03 | 4,909 | 1,531 | 1,519 | 251 | 19.6 | 0.39 | 12,528 |
| 4914.01 | 4,755 | 1,884 | 1,853 | 329 | 14.4 | 0.51 | 9,243 |
| 4914.02 | 4,293 | 1,415 | 1,405 | 300 | 14.3 | 0.47 | 9,159 |
| 4914.03 | 4,022 | 1,154 | 1,147 | 428 | 9.4 | 0.67 | 6,020 |
| 4914.04 | 4,101 | 1,334 | 1,325 | 386 | 10.6 | 0.60 | 6,795 |
| 4914.05 | 3,133 | 836 | 834 | 423 | 7.4 | 0.66 | 4,740 |
| 4915.01 | 7,174 | 2,395 | 2,376 | 629 | 11.4 | 0.98 | 7,298 |
| 4915.02 | 7,472 | 2,143 | 2,135 | 1,439 | 5.2 | 2.25 | 3,323 |
| 4916.01 | 5,282 | 1,607 | 1,590 | 459 | 11.5 | 0.72 | 7,364 |
| 4916.02 | 5,389 | 1,586 | 1,572 | 551 | 9.8 | 0.86 | 6,256 |
| 4917.01 | 3,774 | 1,933 | 1,883 | 360 | 10.5 | 0.56 | 6,705 |
| 4917.03 | 5,538 | 2,640 | 2,596 | 380 | 14.6 | 0.59 | 9,320 |
| 4917.04 | 5,331 | 2,316 | 2,287 | 328 | 16.3 | 0.51 | 10,404 |
| 4917.05 | 3,736 | 969 | 964 | 922 | 4.1 | 1.44 | 2,593 |
| 4917.06 | 3,357 | 1,547 | 1,531 | 298 | 11.3 | 0.47 | 7,206 |
| 4917.07 | 4,301 | 1,805 | 1,756 | 263 | 16.4 | 0.41 | 10,472 |
| 4918.01 | 2,427 | 1,085 | 1,068 | 284 | 8.5 | 0.44 | 5,468 |
| 4918.02 | 3,132 | 1,161 | 1,149 | 417 | 7.5 | 0.65 | 4,803 |
| 4918.03 | 6,761 | 2,625 | 2,606 | 707 | 9.6 | 1.10 | 6,125 |
| 4920 | 6,941 | 2,208 | 2,179 | 5,868 | 1.2 | 9.17 | 757 |
| 4921 | 6,812 | 2,240 | 2,226 | 7,630 | 0.9 | 11.92 | 571 |
| 4922.01 | 3,127 | 1,045 | 1,045 | 7,902 | 0.4 | 12.35 | 253 |
| 4922.02 | 7,216 | 2,213 | 2,194 | 1,461 | 4.9 | 2.28 | 3,161 |
| 4922.03 | 4,258 | 1,282 | 1,268 | 1,214 | 3.5 | 1.90 | 2,246 |
| 4923 | 3,537 | 1,102 | 1,087 | 524 | 6.8 | 0.82 | 4,323 |
| 4924 | 4,719 | 1,801 | 1,760 | 915 | 5.2 | 1.43 | 3,301 |

(Continued)

Table 3.9

**Population, Housing Units and Households by Census Tract
Fairfax County, January 2021**

| Census Tract | Population | Housing Units | Households | Acres | Population per Acre | Square Miles | Population per Square Mile |
|-----------------------|-------------------|----------------------|-------------------|----------------|----------------------------|---------------------|-----------------------------------|
| 4925 | 4,625 | 1,436 | 1,436 | 11,169 | 0.4 | 17.45 | 265 |
| 9801 | | | | 779 | | 1.22 | |
| 9802 | | | | 2,468 | | 3.86 | |
| 9803 | | | | 574 | | 0.90 | |
| Fairfax County | 1,170,029 | 425,584 | 418,186 | 260,132 | 4.5 | 406.46 | 2,878 |

Source: Fairfax County Department of Management and Budget, 2021.

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

(Continued)

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, etc.). The population forecasts are summarized by supervisor district and town, planning district, human services region, ZIP Code, sewershed, and census tract.

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

For detailed methodology, please refer to Appendix A.

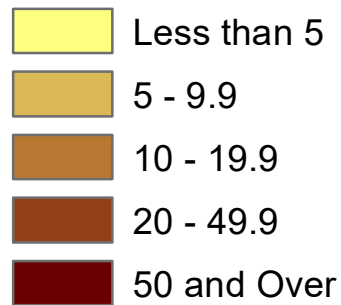
Fairfax County, Virginia January 2021



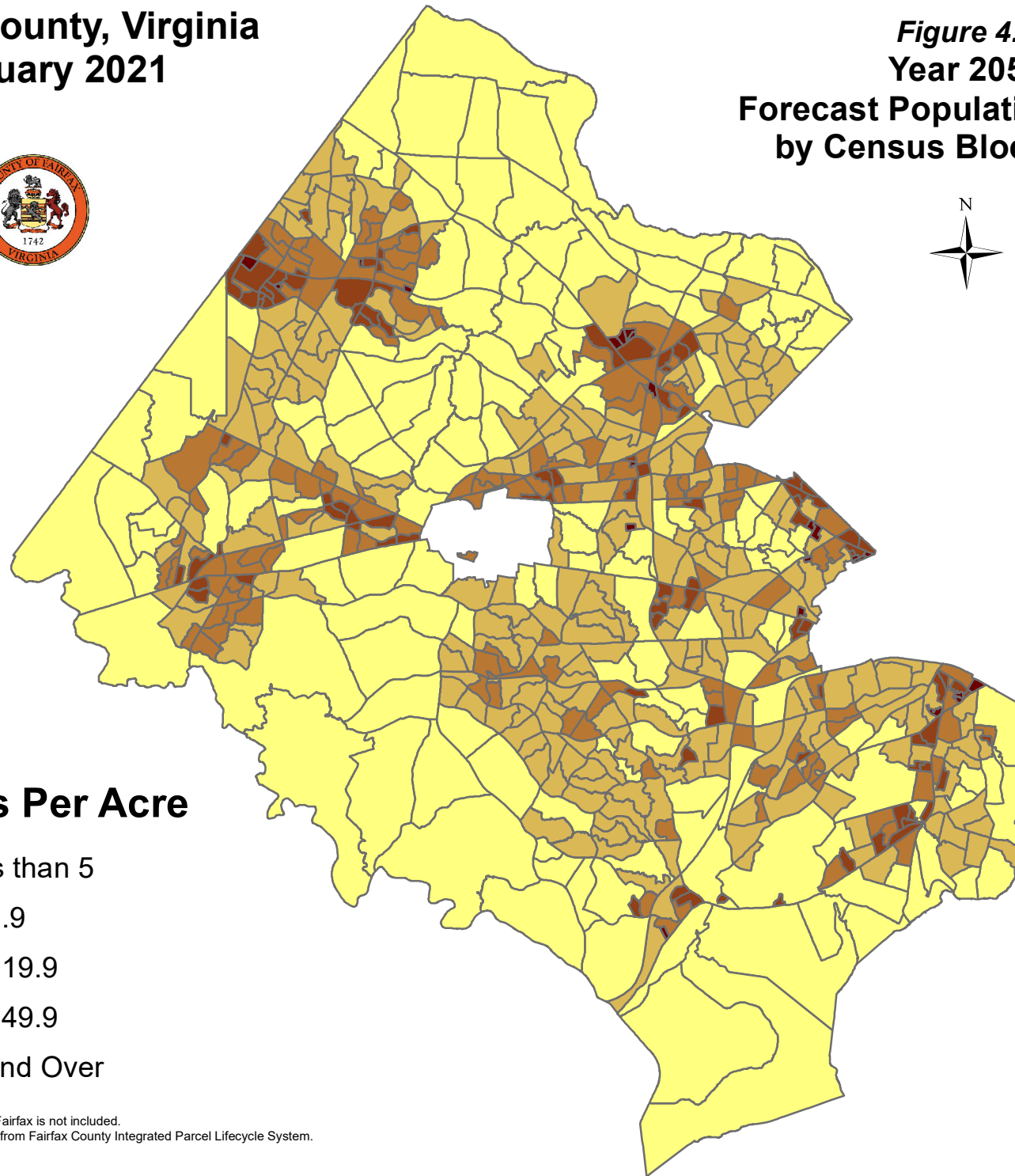
Figure 4.1
Year 2050
Forecast Population Density
by Census Block Group



Persons Per Acre



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








Fairfax County, Virginia January 2021

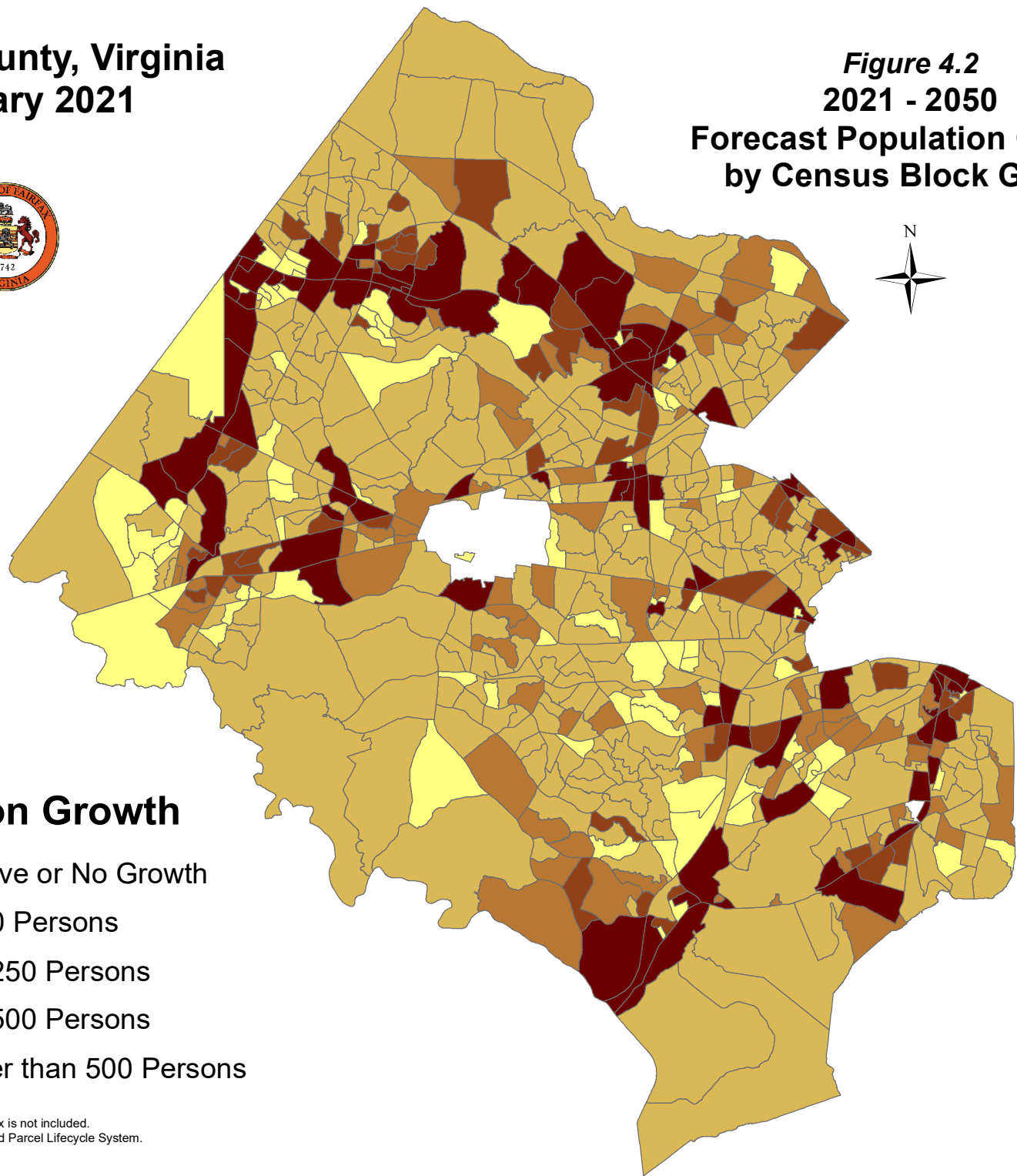


Figure 4.2
2021 - 2050
Forecast Population Growth
by Census Block Group



Population Growth

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



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

Table 4.1
Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2021

| Supervisor District | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Braddock | 121,285 | 121,944 | 123,410 | 124,115 | 124,662 | 125,098 | 125,595 |
| Dranesville 1/ | 128,708 | 137,904 | 148,651 | 152,570 | 155,393 | 158,032 | 160,610 |
| Hunter Mill 2/ | 134,656 | 141,419 | 150,767 | 159,235 | 167,736 | 175,823 | 183,241 |
| Lee | 125,516 | 125,786 | 128,614 | 132,867 | 137,367 | 141,520 | 145,436 |
| Mason | 116,955 | 118,060 | 120,075 | 123,139 | 126,360 | 129,409 | 132,203 |
| Mount Vernon | 132,961 | 135,020 | 138,976 | 142,265 | 145,212 | 148,066 | 150,812 |
| Providence | 145,520 | 153,058 | 159,891 | 167,065 | 174,406 | 181,468 | 187,891 |
| Springfield 3/ | 125,407 | 127,182 | 128,361 | 129,519 | 130,587 | 131,701 | 132,666 |
| Sully | 139,025 | 144,961 | 148,298 | 151,836 | 155,498 | 158,919 | 162,124 |
| Fairfax County | 1,170,033 | 1,205,335 | 1,247,045 | 1,282,610 | 1,317,221 | 1,350,036 | 1,380,577 |

Table 4.2
Estimated and Forecasted Population by Town
Fairfax County, January 2021

| Town | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Town of Clifton | 290 | 290 | 290 | 290 | 290 | 290 | 290 |
| Town of Herndon | 22,342 | 24,479 | 26,301 | 26,749 | 26,980 | 27,180 | 27,365 |
| Town of Vienna | 16,966 | 17,125 | 17,132 | 17,132 | 17,132 | 17,132 | 17,132 |
| Towns Total | 39,598 | 41,894 | 43,724 | 44,171 | 44,402 | 44,603 | 44,787 |

Sources: Fairfax County Department of Management and Budget 2021 through 2050.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 4.3

**Estimated and Forecasted Population by Planning District
Fairfax County, January 2021**

| Planning District | 1990 | 2000 | 2010 | 2020 | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|--------------------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Annandale | 66,329 | 70,152 | 74,386 | 78,155 | 75,925 | 76,503 | 77,102 | 77,847 | 78,507 | 79,146 | 79,746 |
| Baileys | 38,392 | 43,989 | 45,851 | 47,135 | 46,030 | 46,574 | 47,873 | 49,908 | 52,082 | 54,119 | 55,972 |
| Bull Run | 66,234 | 107,798 | 124,691 | 129,769 | 135,934 | 141,367 | 144,448 | 147,820 | 151,356 | 154,649 | 157,742 |
| Fairfax | 45,244 | 56,024 | 70,566 | 76,496 | 75,237 | 76,057 | 78,163 | 79,129 | 79,987 | 80,763 | 81,486 |
| Jefferson | 42,859 | 48,092 | 53,819 | 60,514 | 61,064 | 62,151 | 63,006 | 64,248 | 65,555 | 66,817 | 67,966 |
| Lincolnia | 14,010 | 16,819 | 18,483 | 18,431 | 19,317 | 19,618 | 19,906 | 20,272 | 20,649 | 21,006 | 21,343 |
| Lower Potomac | 24,371 | 23,769 | 34,335 | 38,310 | 41,172 | 41,596 | 42,211 | 43,100 | 43,994 | 44,865 | 45,686 |
| McLean | 58,747 | 63,278 | 69,607 | 78,626 | 80,617 | 87,343 | 91,943 | 97,055 | 102,314 | 107,394 | 112,081 |
| Mount Vernon | 82,483 | 86,944 | 95,581 | 101,258 | 101,100 | 102,241 | 106,570 | 110,507 | 114,342 | 117,969 | 121,408 |
| Pohick 1/ | 127,040 | 137,166 | 137,045 | 140,092 | 142,630 | 142,974 | 143,528 | 144,154 | 144,592 | 145,062 | 145,563 |
| Rose Hill | 34,520 | 45,646 | 50,589 | 53,622 | 53,905 | 54,436 | 55,040 | 55,917 | 56,825 | 57,590 | 58,334 |
| Springfield | 39,919 | 48,736 | 55,708 | 57,893 | 57,534 | 57,669 | 58,774 | 60,435 | 62,198 | 63,881 | 65,435 |
| Upper Potomac 2/ | 125,169 | 162,010 | 185,094 | 199,232 | 206,032 | 221,636 | 240,230 | 250,016 | 258,492 | 266,513 | 273,911 |
| Vienna 3/ | 53,267 | 59,326 | 65,971 | 70,776 | 73,536 | 75,169 | 78,252 | 82,202 | 86,326 | 90,261 | 93,904 |
| Fairfax County | 818,584 | 969,749 | 1,081,726 | 1,150,309 | 1,170,033 | 1,205,335 | 1,247,045 | 1,282,610 | 1,317,221 | 1,350,036 | 1,380,577 |

Source: U.S. Bureau of the Census, 1990, 2000, 2010 and 2020 Decennial Census; Fairfax County Department of Management and Budget, 2021 through 2050.

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

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

Table 4.4
Estimated and Forecasted Population by Human Services Region
Fairfax County, January 2021

| Human Services Region | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Region 1 | 261,211 | 263,444 | 270,170 | 277,679 | 285,088 | 292,041 | 298,660 |
| Region 2 | 252,552 | 255,797 | 259,284 | 264,277 | 269,389 | 274,266 | 278,755 |
| Region 3 1/ | 341,299 | 364,005 | 390,213 | 408,422 | 425,666 | 442,051 | 457,187 |
| Region 4 2/ | 314,970 | 322,090 | 327,378 | 332,233 | 337,078 | 341,679 | 345,975 |
| Fairfax County | 1,170,033 | 1,205,335 | 1,247,045 | 1,282,610 | 1,317,221 | 1,350,036 | 1,380,577 |

Source: Fairfax County Department of Management and Budget 2021 through 2050.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2021

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 20120 | 44,065 | 44,191 | 44,518 | 44,997 | 45,562 | 46,016 | 46,500 |
| 20121 | 30,695 | 30,776 | 31,063 | 31,499 | 31,937 | 32,349 | 32,741 |
| 20124 | 16,058 | 16,096 | 16,140 | 16,136 | 16,132 | 16,131 | 16,126 |
| 20151 | 24,563 | 28,597 | 30,694 | 33,033 | 35,481 | 37,837 | 39,981 |
| 20152 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 20164 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 20170 | 40,406 | 42,642 | 44,671 | 45,555 | 46,131 | 46,673 | 47,259 |
| 20171 | 55,251 | 62,072 | 70,451 | 73,069 | 74,837 | 76,464 | 77,941 |
| 20190 | 21,878 | 24,630 | 27,792 | 30,564 | 33,351 | 36,005 | 38,424 |
| 20191 | 30,845 | 33,503 | 37,706 | 40,356 | 42,849 | 45,224 | 47,376 |
| 20194 | 14,506 | 14,526 | 14,590 | 14,687 | 14,789 | 14,890 | 14,981 |
| 20196 | | 24 | 90 | 198 | 314 | 426 | 527 |
| 22003 | 57,256 | 57,816 | 58,420 | 59,152 | 59,801 | 60,427 | 61,014 |
| 22015 | 44,012 | 44,055 | 44,129 | 44,206 | 44,258 | 44,279 | 44,343 |
| 22027 | 2,336 | 2,366 | 2,432 | 2,534 | 2,650 | 2,758 | 2,860 |
| 22030 | 39,410 | 40,382 | 42,217 | 42,758 | 43,192 | 43,556 | 43,894 |
| 22031 | 34,179 | 35,513 | 36,111 | 36,920 | 37,741 | 38,538 | 39,274 |
| 22032 | 29,197 | 29,365 | 29,527 | 29,706 | 29,906 | 30,052 | 30,245 |
| 22033 | 40,723 | 42,349 | 43,237 | 44,117 | 44,975 | 45,801 | 46,557 |
| 22035 | 569 | 569 | 569 | 569 | 569 | 569 | 569 |
| 22037 | | 38 | 144 | 317 | 502 | 682 | 844 |
| 22039 | 19,268 | 19,288 | 19,400 | 19,523 | 19,629 | 19,826 | 19,931 |
| 22041 | 28,023 | 28,328 | 29,053 | 30,207 | 31,452 | 32,592 | 33,640 |

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2021

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 22042 | 33,218 | 33,359 | 33,636 | 34,044 | 34,469 | 34,884 | 35,259 |
| 22043 | 25,549 | 25,705 | 25,852 | 26,063 | 26,264 | 26,452 | 26,637 |
| 22044 | 11,303 | 11,525 | 12,080 | 12,932 | 13,838 | 14,713 | 15,497 |
| 22046 | 5,339 | 5,388 | 5,423 | 5,472 | 5,521 | 5,571 | 5,619 |
| 22060 | 11,091 | 11,107 | 11,168 | 11,270 | 11,372 | 11,473 | 11,562 |
| 22066 | 19,595 | 20,171 | 20,439 | 20,639 | 20,808 | 20,971 | 21,137 |
| 22067 | 163 | 166 | 166 | 166 | 166 | 166 | 166 |
| 22079 | 36,666 | 37,226 | 37,889 | 38,735 | 39,550 | 40,349 | 41,123 |
| 22101 | 30,682 | 31,315 | 31,715 | 32,043 | 32,382 | 32,677 | 33,012 |
| 22102 | 29,460 | 34,763 | 37,912 | 41,174 | 44,451 | 47,656 | 50,580 |
| 22124 | 18,876 | 18,959 | 19,057 | 19,112 | 19,154 | 19,194 | 19,233 |
| 22150 | 28,625 | 28,970 | 29,904 | 31,405 | 32,992 | 34,517 | 35,926 |
| 22151 | 17,460 | 17,471 | 17,483 | 17,500 | 17,515 | 17,527 | 17,540 |
| 22152 | 28,652 | 28,672 | 28,717 | 28,786 | 28,840 | 28,885 | 28,937 |
| 22153 | 33,078 | 32,843 | 32,951 | 33,117 | 33,181 | 33,258 | 33,347 |
| 22180 | 27,983 | 28,203 | 28,343 | 28,557 | 28,783 | 29,001 | 29,204 |
| 22181 | 15,822 | 15,927 | 16,043 | 16,174 | 16,318 | 16,427 | 16,554 |
| 22182 | 29,512 | 30,708 | 34,220 | 38,888 | 43,848 | 48,610 | 52,944 |
| 22203 | 326 | 326 | 326 | 326 | 326 | 326 | 326 |
| 22204 | 46 | 46 | 46 | 46 | 47 | 47 | 47 |
| 22205 | | 2 | 8 | 18 | 29 | 39 | 48 |
| 22206 | 7 | 7 | 7 | 7 | 7 | 7 | 7 |
| 22207 | 140 | 141 | 142 | 144 | 148 | 151 | 154 |

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2021

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 22213 | 16 | 17 | 17 | 18 | 19 | 21 | 22 |
| 22302 | 1,525 | 1,529 | 1,530 | 1,532 | 1,535 | 1,537 | 1,539 |
| 22303 | 16,163 | 16,826 | 18,986 | 20,226 | 21,375 | 22,460 | 23,466 |
| 22304 | 352 | 352 | 352 | 352 | 352 | 352 | 352 |
| 22306 | 32,215 | 32,318 | 33,778 | 35,398 | 37,029 | 38,615 | 40,073 |
| 22307 | 10,966 | 11,007 | 11,084 | 11,199 | 11,307 | 11,410 | 11,507 |
| 22308 | 13,673 | 13,743 | 13,795 | 13,854 | 13,889 | 13,938 | 13,997 |
| 22309 | 34,472 | 34,747 | 35,367 | 36,298 | 37,258 | 38,103 | 38,965 |
| 22310 | 29,404 | 29,594 | 29,968 | 30,569 | 31,173 | 31,736 | 32,290 |
| 22311 | 1,656 | 1,662 | 1,668 | 1,677 | 1,684 | 1,691 | 1,697 |
| 22312 | 23,810 | 24,117 | 24,402 | 24,766 | 25,133 | 25,483 | 25,813 |
| 22315 | 28,941 | 29,294 | 29,609 | 29,993 | 30,391 | 30,691 | 30,961 |
| Fairfax County | 1,170,033 | 1,205,335 | 1,247,045 | 1,282,610 | 1,317,221 | 1,350,036 | 1,380,577 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2021

| Sewershed | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| A1 | 34,311 | 35,853 | 40,531 | 41,447 | 41,833 | 42,141 | 42,428 |
| A2 | 12,575 | 17,424 | 20,891 | 22,282 | 23,347 | 24,352 | 25,258 |
| A3 | 4,336 | 4,403 | 4,598 | 4,911 | 5,248 | 5,571 | 5,863 |
| B1 | 7,040 | 9,236 | 13,122 | 15,399 | 17,503 | 19,501 | 21,313 |
| B2 | 25,021 | 25,710 | 27,203 | 28,647 | 29,989 | 31,271 | 32,536 |
| B3 | 3,051 | 3,061 | 3,082 | 3,100 | 3,114 | 3,129 | 3,145 |
| B5 | 22,339 | 24,476 | 26,298 | 26,746 | 26,977 | 27,177 | 27,362 |
| C1 | 3,761 | 3,785 | 3,800 | 3,818 | 3,827 | 3,834 | 3,842 |
| C2 | 3,970 | 4,036 | 4,055 | 4,072 | 4,084 | 4,093 | 4,103 |
| D1 | 10,572 | 11,112 | 11,327 | 11,477 | 11,611 | 11,743 | 11,878 |
| D2 | 28,569 | 31,312 | 33,399 | 35,419 | 37,479 | 39,453 | 41,249 |
| D3 | 84,496 | 87,565 | 92,172 | 97,847 | 103,774 | 109,475 | 114,668 |
| E1 | 21,559 | 25,213 | 27,495 | 29,956 | 32,453 | 34,894 | 37,121 |
| E2 | 2,149 | 2,174 | 2,191 | 2,206 | 2,221 | 2,252 | 2,289 |
| F | 8,148 | 8,270 | 8,372 | 8,512 | 8,651 | 8,784 | 8,913 |
| G1 | 37,015 | 37,509 | 37,941 | 38,399 | 38,839 | 39,262 | 39,679 |
| G2 | 3,382 | 3,495 | 3,531 | 3,562 | 3,603 | 3,631 | 3,673 |
| G3 | 2,268 | 2,288 | 2,310 | 2,329 | 2,370 | 2,387 | 2,405 |
| G4 | 971 | 998 | 1,008 | 1,029 | 1,061 | 1,082 | 1,113 |
| H1 | 15,727 | 16,098 | 17,062 | 18,593 | 20,202 | 21,756 | 23,164 |
| H2 | 6,929 | 6,930 | 6,930 | 6,930 | 6,984 | 6,984 | 6,984 |
| H3 | 946 | 955 | 971 | 996 | 1,023 | 1,046 | 1,070 |
| I1 | 76,245 | 76,709 | 77,627 | 79,026 | 80,484 | 81,890 | 83,177 |

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2021

| Sewershed | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| I2 | 3,618 | 3,654 | 3,677 | 3,704 | 3,728 | 3,751 | 3,774 |
| I3 | 63,712 | 64,375 | 65,584 | 67,424 | 69,349 | 71,206 | 72,927 |
| I4 | 239 | 246 | 266 | 297 | 330 | 361 | 390 |
| I5 | 977 | 982 | 997 | 1,015 | 1,034 | 1,051 | 1,067 |
| I6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| J1 | 22,389 | 22,344 | 24,307 | 25,328 | 26,217 | 27,024 | 27,807 |
| J2 | 8,045 | 9,834 | 10,696 | 11,754 | 12,878 | 13,967 | 14,955 |
| J3 | 6,127 | 6,227 | 6,415 | 6,701 | 6,989 | 7,275 | 7,533 |
| J4 | 3,962 | 3,965 | 3,968 | 3,971 | 3,973 | 3,974 | 3,976 |
| K | 48,685 | 47,850 | 48,778 | 49,744 | 50,665 | 51,513 | 52,374 |
| L | 53,782 | 54,357 | 55,123 | 56,248 | 57,400 | 58,405 | 59,358 |
| M0 | 6,711 | 6,731 | 6,763 | 6,809 | 6,846 | 6,877 | 6,909 |
| M1 | 13,051 | 13,154 | 13,730 | 13,817 | 13,902 | 13,958 | 14,007 |
| M2 | 84,312 | 86,243 | 87,266 | 88,518 | 89,711 | 90,843 | 91,913 |
| M3 | 19,701 | 19,717 | 19,761 | 19,783 | 19,797 | 19,810 | 19,824 |
| M4 | 22,084 | 22,121 | 22,206 | 22,330 | 22,452 | 22,563 | 22,676 |
| M5 | 11,967 | 11,710 | 11,758 | 11,793 | 11,848 | 11,877 | 11,904 |
| M6 | 20,262 | 20,427 | 20,981 | 21,799 | 22,660 | 23,497 | 24,272 |
| M7 | 986 | 993 | 1,012 | 1,044 | 1,078 | 1,111 | 1,141 |
| M8 | 9,195 | 9,236 | 9,285 | 9,356 | 9,426 | 9,494 | 9,553 |
| M9 | 18,176 | 18,429 | 18,814 | 19,351 | 19,928 | 20,472 | 20,973 |
| N1 | 126,871 | 127,321 | 127,968 | 128,826 | 129,635 | 130,347 | 131,137 |
| N2 | 18,959 | 18,950 | 19,095 | 19,305 | 19,369 | 19,525 | 19,641 |
| O1 | 1,427 | 1,442 | 1,444 | 1,444 | 1,444 | 1,444 | 1,444 |

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2021

| Sewershed | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| P | 184 | 195 | 219 | 256 | 290 | 322 | 352 |
| P1 | 2,598 | 2,680 | 2,766 | 2,895 | 3,029 | 3,159 | 3,283 |
| P2 | 511 | 511 | 511 | 511 | 511 | 511 | 511 |
| P3 | 3,847 | 3,933 | 4,008 | 4,064 | 4,118 | 4,205 | 4,262 |
| P4 | 220 | 220 | 220 | 220 | 220 | 220 | 220 |
| P5 | 1,279 | 1,361 | 1,368 | 1,368 | 1,368 | 1,368 | 1,368 |
| Q1 | 7,952 | 8,007 | 8,049 | 8,077 | 8,101 | 8,125 | 8,150 |
| R1 | 9,207 | 9,231 | 9,253 | 9,272 | 9,287 | 9,303 | 9,318 |
| R2 | 889 | 939 | 1,860 | 1,996 | 2,024 | 2,038 | 2,052 |
| R3 | 290 | 290 | 290 | 290 | 290 | 290 | 290 |
| R4 | 1,041 | 1,062 | 1,065 | 1,065 | 1,065 | 1,065 | 1,065 |
| S1 | 34,913 | 35,582 | 35,977 | 36,322 | 36,666 | 36,969 | 37,271 |
| S2 | 1,288 | 1,318 | 1,338 | 1,344 | 1,346 | 1,347 | 1,348 |
| T1 | 7,842 | 8,205 | 8,799 | 9,757 | 10,780 | 11,768 | 12,669 |
| T2 | 30,174 | 34,017 | 35,574 | 37,013 | 38,504 | 39,938 | 41,238 |
| T3 | 19,226 | 19,228 | 19,240 | 19,244 | 19,245 | 19,246 | 19,248 |
| T4 | 28,148 | 29,676 | 30,286 | 30,780 | 31,222 | 31,651 | 32,046 |
| T5 | 30,267 | 30,375 | 30,790 | 31,380 | 32,068 | 32,645 | 33,227 |
| T6 | 933 | 960 | 962 | 962 | 962 | 962 | 962 |
| T7 | 8,594 | 8,616 | 8,656 | 8,726 | 8,785 | 8,845 | 8,902 |
| Fairfax County | 1,170,033 | 1,205,335 | 1,247,045 | 1,282,610 | 1,317,221 | 1,350,036 | 1,380,577 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4151 | 3,683 | 4,449 | 4,833 | 5,212 | 5,600 | 5,976 | 6,322 |
| 4152 | 3,346 | 3,350 | 3,353 | 3,358 | 3,361 | 3,363 | 3,365 |
| 4153 | 4,200 | 4,236 | 4,261 | 4,296 | 4,315 | 4,341 | 4,361 |
| 4154.01 | 4,880 | 5,662 | 5,972 | 6,050 | 6,094 | 6,135 | 6,171 |
| 4154.02 | 2,690 | 2,702 | 2,729 | 2,767 | 2,793 | 2,821 | 2,851 |
| 4155 | 6,433 | 6,487 | 6,550 | 6,605 | 6,637 | 6,679 | 6,731 |
| 4156 | 2,746 | 2,780 | 2,816 | 2,861 | 2,888 | 2,926 | 2,972 |
| 4157 | 4,123 | 4,131 | 4,134 | 4,138 | 4,141 | 4,143 | 4,146 |
| 4158 | 4,808 | 4,831 | 4,841 | 4,849 | 4,853 | 4,858 | 4,864 |
| 4159 | 3,234 | 3,245 | 3,255 | 3,266 | 3,273 | 3,280 | 3,288 |
| 4160 | 6,050 | 6,102 | 6,242 | 6,443 | 6,654 | 6,843 | 7,032 |
| 4161 | 3,866 | 3,929 | 4,044 | 4,223 | 4,396 | 4,566 | 4,726 |
| 4162 | 6,200 | 6,201 | 6,201 | 6,201 | 6,201 | 6,201 | 6,201 |
| 4163 | 2,328 | 2,350 | 2,362 | 2,378 | 2,391 | 2,402 | 2,413 |
| 4201 | 4,008 | 4,012 | 4,023 | 4,040 | 4,054 | 4,068 | 4,082 |
| 4202.01 | 3,709 | 3,716 | 3,733 | 3,762 | 3,791 | 3,819 | 3,850 |
| 4202.02 | 2,157 | 2,159 | 2,165 | 2,175 | 2,185 | 2,196 | 2,205 |
| 4202.03 | 2,781 | 2,844 | 3,006 | 3,264 | 3,536 | 3,799 | 4,043 |
| 4203 | 6,219 | 6,237 | 6,311 | 6,398 | 6,496 | 6,588 | 6,681 |
| 4204 | 3,760 | 3,377 | 4,865 | 5,238 | 5,438 | 5,619 | 5,780 |
| 4205.01 | 1,588 | 1,603 | 1,636 | 1,699 | 1,762 | 1,825 | 1,889 |
| 4205.02 | 1,754 | 1,912 | 2,015 | 2,098 | 2,179 | 2,254 | 2,326 |
| 4205.03 | 3,542 | 3,619 | 3,830 | 4,169 | 4,546 | 4,910 | 5,235 |

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4206 | 4,905 | 5,820 | 5,985 | 6,143 | 6,305 | 6,452 | 6,603 |
| 4207 | 4,201 | 4,251 | 4,264 | 4,277 | 4,285 | 4,292 | 4,299 |
| 4208 | 3,780 | 3,802 | 3,842 | 3,913 | 3,980 | 4,025 | 4,089 |
| 4210.01 | 3,015 | 3,049 | 3,122 | 3,239 | 3,358 | 3,473 | 3,578 |
| 4210.02 | 5,138 | 5,267 | 5,620 | 6,201 | 6,807 | 7,397 | 7,946 |
| 4211.01 | 6,151 | 6,134 | 6,168 | 6,164 | 6,159 | 6,156 | 6,152 |
| 4211.02 | 3,751 | 3,754 | 3,780 | 3,834 | 3,889 | 3,920 | 3,949 |
| 4211.03 | 6,028 | 6,430 | 6,667 | 6,941 | 7,233 | 7,499 | 7,744 |
| 4212 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 | 1,920 |
| 4213 | 3,813 | 3,814 | 3,816 | 3,820 | 3,822 | 3,822 | 3,824 |
| 4214 | 7,705 | 7,899 | 8,446 | 9,313 | 10,245 | 11,142 | 11,958 |
| 4215 | 6,990 | 5,161 | 5,459 | 5,938 | 6,450 | 6,944 | 7,392 |
| 4216 | 6,027 | 6,110 | 6,250 | 6,461 | 6,691 | 6,854 | 7,056 |
| 4217.01 | 4,763 | 4,772 | 4,787 | 4,810 | 4,835 | 4,859 | 4,881 |
| 4217.02 | 4,661 | 4,663 | 4,665 | 4,667 | 4,668 | 4,669 | 4,670 |
| 4218 | 5,888 | 5,943 | 6,143 | 6,445 | 6,758 | 7,050 | 7,330 |
| 4219 | 3,323 | 3,330 | 3,349 | 3,381 | 3,415 | 3,448 | 3,478 |
| 4220 | 4,025 | 4,048 | 4,161 | 4,327 | 4,508 | 4,677 | 4,830 |
| 4221.01 | 7,317 | 7,350 | 7,409 | 7,544 | 7,669 | 7,794 | 7,904 |
| 4221.02 | 6,780 | 6,946 | 7,189 | 7,489 | 7,822 | 8,153 | 8,440 |
| 4222.01 | 4,756 | 4,838 | 4,876 | 4,922 | 4,954 | 4,982 | 5,025 |
| 4222.02 | 6,697 | 6,787 | 6,917 | 7,111 | 7,288 | 7,462 | 7,650 |
| 4223.01 | 3,068 | 3,075 | 3,113 | 3,177 | 3,246 | 3,299 | 3,349 |

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4223.02 | 5,792 | 5,805 | 5,848 | 5,921 | 6,000 | 6,066 | 6,125 |
| 4224.01 | 2,147 | 2,137 | 2,112 | 2,073 | 2,033 | 1,988 | 1,947 |
| 4224.02 | 5,448 | 5,427 | 5,400 | 5,352 | 5,299 | 5,233 | 5,174 |
| 4224.03 | 2,578 | 2,588 | 2,623 | 2,682 | 2,746 | 2,799 | 2,849 |
| 4301.01 | 4,687 | 4,688 | 4,699 | 4,721 | 4,742 | 4,753 | 4,774 |
| 4301.02 | 2,836 | 2,836 | 2,843 | 2,853 | 2,863 | 2,871 | 2,880 |
| 4302.01 | 4,654 | 4,665 | 4,680 | 4,708 | 4,748 | 4,774 | 4,814 |
| 4302.02 | 5,126 | 5,150 | 5,211 | 5,265 | 5,335 | 5,385 | 5,452 |
| 4302.03 | 2,709 | 2,717 | 2,730 | 2,747 | 2,766 | 2,778 | 2,796 |
| 4304 | 7,309 | 7,311 | 7,311 | 7,312 | 7,312 | 7,312 | 7,312 |
| 4305 | 1,632 | 1,632 | 1,633 | 1,633 | 1,633 | 1,634 | 1,634 |
| 4306 | 7,632 | 7,801 | 8,274 | 9,038 | 9,861 | 10,656 | 11,376 |
| 4307 | 2,846 | 2,852 | 2,870 | 2,899 | 2,928 | 2,957 | 2,983 |
| 4308.01 | 4,255 | 4,254 | 4,254 | 4,254 | 4,254 | 4,254 | 4,254 |
| 4308.02 | 3,861 | 3,861 | 3,861 | 3,861 | 3,861 | 3,861 | 3,861 |
| 4309.01 | 4,296 | 4,310 | 4,340 | 4,391 | 4,439 | 4,480 | 4,521 |
| 4309.02 | 3,487 | 3,490 | 3,498 | 3,505 | 3,509 | 3,513 | 3,518 |
| 4310.01 | 4,705 | 4,731 | 4,774 | 4,823 | 4,847 | 4,859 | 4,891 |
| 4310.02 | 2,133 | 2,132 | 2,133 | 2,134 | 2,135 | 2,135 | 2,135 |
| 4313 | 4,197 | 4,198 | 4,200 | 4,203 | 4,204 | 4,205 | 4,207 |
| 4314 | 4,643 | 4,642 | 4,643 | 4,651 | 4,651 | 4,650 | 4,657 |
| 4315 | 5,379 | 5,387 | 5,395 | 5,403 | 5,406 | 5,409 | 5,410 |
| 4316.01 | 2,720 | 2,720 | 2,720 | 2,720 | 2,720 | 2,720 | 2,720 |

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4316.02 | 6,282 | 6,318 | 6,398 | 6,508 | 6,622 | 6,719 | 6,820 |
| 4318.01 | 4,299 | 4,304 | 4,315 | 4,329 | 4,340 | 4,351 | 4,362 |
| 4318.02 | 3,413 | 3,409 | 3,387 | 3,352 | 3,322 | 3,277 | 3,256 |
| 4319 | 3,305 | 3,307 | 3,308 | 3,310 | 3,311 | 3,311 | 3,312 |
| 4320 | 3,348 | 3,348 | 3,349 | 3,351 | 3,352 | 3,354 | 3,355 |
| 4321 | 3,695 | 3,695 | 3,695 | 3,695 | 3,695 | 3,695 | 3,695 |
| 4322.01 | 1,837 | 1,836 | 1,837 | 1,837 | 1,837 | 1,837 | 1,837 |
| 4322.02 | 4,715 | 4,722 | 4,746 | 4,783 | 4,824 | 4,862 | 4,898 |
| 4323 | 5,501 | 5,509 | 5,517 | 5,526 | 5,535 | 5,543 | 5,551 |
| 4324.01 | 3,627 | 3,628 | 3,629 | 3,630 | 3,631 | 3,631 | 3,631 |
| 4324.02 | 5,260 | 5,263 | 5,270 | 5,277 | 5,280 | 5,282 | 5,284 |
| 4325 | 5,864 | 5,883 | 5,892 | 5,899 | 5,902 | 5,906 | 5,909 |
| 4326 | 5,247 | 5,258 | 5,270 | 5,282 | 5,287 | 5,291 | 5,296 |
| 4327.01 | 3,243 | 3,248 | 3,250 | 3,253 | 3,255 | 3,256 | 3,257 |
| 4327.02 | 4,297 | 4,302 | 4,309 | 4,318 | 4,322 | 4,324 | 4,327 |
| 4328 | 2,234 | 1,968 | 1,982 | 1,987 | 2,003 | 2,007 | 2,011 |
| 4401 | 7,820 | 7,892 | 7,932 | 7,964 | 7,991 | 8,013 | 8,041 |
| 4402.01 | 5,134 | 5,933 | 6,239 | 6,637 | 7,064 | 7,474 | 7,843 |
| 4402.02 | 6,198 | 6,208 | 6,231 | 6,245 | 6,252 | 6,262 | 6,274 |
| 4403 | 2,756 | 2,777 | 2,782 | 2,788 | 2,792 | 2,795 | 2,800 |
| 4405.01 | 5,099 | 5,114 | 5,142 | 5,175 | 5,206 | 5,236 | 5,264 |
| 4405.03 | 3,453 | 3,502 | 4,424 | 4,559 | 4,587 | 4,601 | 4,616 |
| 4405.04 | 586 | 586 | 586 | 586 | 586 | 586 | 586 |

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4405.05 | 1,500 | 1,603 | 1,629 | 1,642 | 1,650 | 1,656 | 1,663 |
| 4406 | 3,247 | 3,258 | 3,265 | 3,277 | 3,287 | 3,296 | 3,305 |
| 4407.01 | 2,778 | 2,779 | 2,798 | 2,802 | 2,803 | 2,803 | 2,804 |
| 4407.02 | 5,313 | 5,314 | 5,321 | 5,325 | 5,327 | 5,327 | 5,330 |
| 4408 | 6,476 | 6,516 | 6,545 | 6,585 | 6,611 | 6,636 | 6,665 |
| 4501 | 5,283 | 5,317 | 5,401 | 5,534 | 5,674 | 5,809 | 5,932 |
| 4502 | 4,167 | 4,171 | 4,176 | 4,183 | 4,187 | 4,191 | 4,196 |
| 4503 | 5,766 | 5,773 | 5,794 | 5,822 | 5,850 | 5,878 | 5,903 |
| 4504 | 2,735 | 2,752 | 2,763 | 2,779 | 2,793 | 2,805 | 2,817 |
| 4505 | 2,861 | 2,873 | 2,874 | 2,874 | 2,874 | 2,874 | 2,874 |
| 4506.01 | 3,768 | 3,779 | 3,789 | 3,795 | 3,797 | 3,803 | 3,807 |
| 4506.02 | 4,331 | 4,349 | 4,381 | 4,432 | 4,487 | 4,541 | 4,590 |
| 4507.01 | 3,304 | 3,313 | 3,319 | 3,325 | 3,328 | 3,331 | 3,335 |
| 4507.02 | 4,309 | 4,358 | 4,468 | 4,642 | 4,828 | 5,009 | 5,173 |
| 4508 | 3,435 | 3,479 | 3,586 | 3,759 | 3,937 | 4,110 | 4,267 |
| 4509 | 1,737 | 1,738 | 1,739 | 1,741 | 1,741 | 1,741 | 1,742 |
| 4510 | 2,668 | 2,672 | 2,673 | 2,675 | 2,676 | 2,677 | 2,678 |
| 4511 | 2,211 | 2,214 | 2,216 | 2,218 | 2,219 | 2,221 | 2,223 |
| 4512 | 1,659 | 1,697 | 1,712 | 1,718 | 1,720 | 1,721 | 1,723 |
| 4513 | 2,261 | 2,295 | 2,385 | 2,522 | 2,664 | 2,801 | 2,926 |
| 4514 | 2,747 | 2,820 | 3,044 | 3,402 | 3,789 | 4,162 | 4,499 |
| 4515.01 | 5,707 | 5,800 | 6,048 | 6,427 | 6,822 | 7,201 | 7,540 |
| 4515.02 | 5,841 | 5,979 | 6,322 | 6,873 | 7,440 | 7,983 | 8,480 |

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4516.01 | 5,329 | 5,420 | 5,627 | 5,958 | 6,306 | 6,641 | 6,946 |
| 4516.02 | 2,866 | 2,872 | 2,879 | 2,888 | 2,892 | 2,894 | 2,897 |
| 4518 | 3,419 | 3,424 | 3,429 | 3,435 | 3,439 | 3,441 | 3,444 |
| 4519 | 6,650 | 6,716 | 6,879 | 7,122 | 7,390 | 7,640 | 7,872 |
| 4520 | 2,896 | 2,921 | 2,978 | 3,070 | 3,164 | 3,255 | 3,340 |
| 4521.01 | 5,271 | 5,280 | 5,291 | 5,307 | 5,316 | 5,327 | 5,341 |
| 4521.02 | 3,165 | 3,176 | 3,182 | 3,190 | 3,198 | 3,206 | 3,213 |
| 4522 | 6,318 | 6,339 | 6,396 | 6,486 | 6,584 | 6,677 | 6,762 |
| 4523.01 | 3,566 | 3,588 | 3,610 | 3,636 | 3,640 | 3,656 | 3,662 |
| 4523.02 | 5,145 | 5,452 | 5,600 | 5,687 | 5,720 | 5,740 | 5,766 |
| 4524 | 6,894 | 6,898 | 6,899 | 6,901 | 6,902 | 6,902 | 6,903 |
| 4525.01 | 3,725 | 3,750 | 3,761 | 3,776 | 3,790 | 3,802 | 3,813 |
| 4525.02 | 5,432 | 5,453 | 5,508 | 5,596 | 5,689 | 5,780 | 5,862 |
| 4526 | 6,202 | 6,399 | 6,467 | 6,503 | 6,517 | 6,533 | 6,556 |
| 4527 | 5,883 | 5,929 | 6,052 | 6,246 | 6,456 | 6,657 | 6,842 |
| 4528.01 | 4,857 | 4,875 | 4,912 | 4,972 | 5,054 | 5,114 | 5,168 |
| 4528.02 | 3,246 | 3,247 | 3,247 | 3,247 | 3,280 | 3,280 | 3,280 |
| 4601 | 4,622 | 4,691 | 4,907 | 5,188 | 5,532 | 5,861 | 6,140 |
| 4602 | 4,183 | 4,186 | 4,188 | 4,190 | 4,191 | 4,192 | 4,193 |
| 4603 | 2,920 | 2,961 | 3,032 | 3,157 | 3,282 | 3,375 | 3,500 |
| 4604 | 5,094 | 5,620 | 6,940 | 9,078 | 11,370 | 13,574 | 15,592 |
| 4605.01 | 2,676 | 2,945 | 4,022 | 4,848 | 5,653 | 6,428 | 7,126 |
| 4605.03 | 4,496 | 4,559 | 4,741 | 5,031 | 5,345 | 5,647 | 5,925 |

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4605.04 | 4,058 | 4,073 | 4,130 | 4,194 | 4,252 | 4,322 | 4,374 |
| 4606 | 4,047 | 4,079 | 4,116 | 4,174 | 4,236 | 4,294 | 4,349 |
| 4607.01 | 3,701 | 3,723 | 3,723 | 3,723 | 3,723 | 3,723 | 3,723 |
| 4607.02 | 4,646 | 4,722 | 4,725 | 4,725 | 4,725 | 4,725 | 4,725 |
| 4608 | 3,504 | 3,529 | 3,530 | 3,530 | 3,530 | 3,530 | 3,530 |
| 4609 | 2,592 | 2,606 | 2,607 | 2,607 | 2,607 | 2,607 | 2,607 |
| 4610 | 2,523 | 2,546 | 2,547 | 2,547 | 2,547 | 2,547 | 2,547 |
| 4611 | 7,718 | 7,772 | 7,824 | 7,886 | 7,940 | 7,980 | 8,040 |
| 4612.01 | 4,870 | 4,880 | 4,882 | 4,884 | 4,885 | 4,886 | 4,887 |
| 4612.02 | 6,368 | 6,429 | 6,509 | 6,595 | 6,696 | 6,776 | 6,858 |
| 4615 | 7,107 | 7,146 | 7,209 | 7,283 | 7,377 | 7,452 | 7,526 |
| 4616.03 | 5,610 | 6,035 | 6,222 | 6,492 | 6,784 | 7,066 | 7,321 |
| 4616.04 | 2,739 | 2,740 | 2,763 | 2,795 | 2,817 | 2,850 | 2,874 |
| 4616.05 | 5,414 | 5,490 | 5,706 | 6,056 | 6,432 | 6,795 | 7,124 |
| 4616.06 | 2,951 | 2,990 | 3,105 | 3,290 | 3,487 | 3,679 | 3,853 |
| 4617 | 7,058 | 7,064 | 7,074 | 7,087 | 7,093 | 7,099 | 7,107 |
| 4618.01 | 1,083 | 1,083 | 1,084 | 1,084 | 1,085 | 1,085 | 1,085 |
| 4618.02 | 5,581 | 5,672 | 6,222 | 6,280 | 6,338 | 6,377 | 6,407 |
| 4619.01 | 4,222 | 4,234 | 4,249 | 4,269 | 4,278 | 4,284 | 4,292 |
| 4619.02 | 1,714 | 1,724 | 1,735 | 1,750 | 1,756 | 1,761 | 1,766 |
| 4701 | 2,928 | 2,951 | 2,981 | 3,006 | 3,062 | 3,086 | 3,110 |
| 4703 | 3,305 | 3,412 | 3,464 | 3,532 | 3,626 | 3,689 | 3,785 |
| 4704 | 4,515 | 4,575 | 4,615 | 4,657 | 4,687 | 4,725 | 4,769 |

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4705 | 5,815 | 5,902 | 5,978 | 6,090 | 6,198 | 6,311 | 6,424 |
| 4706 | 3,201 | 3,258 | 3,299 | 3,345 | 3,385 | 3,427 | 3,471 |
| 4707 | 5,341 | 5,391 | 5,466 | 5,485 | 5,495 | 5,505 | 5,515 |
| 4708 | 3,046 | 3,244 | 3,311 | 3,324 | 3,326 | 3,330 | 3,334 |
| 4709 | 7,636 | 7,713 | 7,731 | 7,747 | 7,756 | 7,769 | 7,786 |
| 4710 | 2,170 | 2,207 | 2,297 | 2,444 | 2,602 | 2,749 | 2,888 |
| 4711 | 7,088 | 7,160 | 7,179 | 7,202 | 7,213 | 7,224 | 7,238 |
| 4712.01 | 2,576 | 3,436 | 3,792 | 4,206 | 4,646 | 5,068 | 5,451 |
| 4712.03 | 2,542 | 2,550 | 2,556 | 2,563 | 2,566 | 2,568 | 2,571 |
| 4712.04 | 2,577 | 4,062 | 4,763 | 5,498 | 6,221 | 6,927 | 7,577 |
| 4713.01 | 4,120 | 4,119 | 4,120 | 4,120 | 4,120 | 4,120 | 4,120 |
| 4713.03 | 3,859 | 3,873 | 3,902 | 3,946 | 3,990 | 4,034 | 4,074 |
| 4713.04 | 2,067 | 2,069 | 2,075 | 2,079 | 2,085 | 2,089 | 2,095 |
| 4714.01 | 3,389 | 3,419 | 3,427 | 3,433 | 3,435 | 3,438 | 3,442 |
| 4714.02 | 3,483 | 3,505 | 3,515 | 3,528 | 3,538 | 3,547 | 3,556 |
| 4801 | 4,789 | 4,863 | 4,905 | 4,934 | 4,950 | 4,965 | 4,981 |
| 4802.01 | 4,794 | 4,844 | 4,892 | 4,955 | 5,011 | 5,106 | 5,195 |
| 4802.03 | 3,353 | 3,441 | 3,690 | 4,092 | 4,525 | 4,944 | 5,323 |
| 4802.04 | 4,232 | 5,166 | 5,603 | 6,146 | 6,717 | 7,263 | 7,763 |
| 4802.05 | 4,697 | 6,544 | 8,029 | 9,354 | 10,655 | 11,905 | 13,035 |
| 4803.01 | 3,338 | 3,402 | 3,426 | 3,435 | 3,452 | 3,468 | 3,484 |
| 4803.02 | 5,328 | 5,932 | 6,509 | 7,337 | 8,204 | 9,048 | 9,815 |
| 4804.01 | 5,436 | 5,482 | 5,600 | 5,714 | 5,826 | 5,939 | 6,050 |

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4804.02 | 7,219 | 7,273 | 7,302 | 7,327 | 7,345 | 7,362 | 7,380 |
| 4805.01 | 3,828 | 3,828 | 3,828 | 3,852 | 3,853 | 3,863 | 3,876 |
| 4805.02 | 6,378 | 6,379 | 6,379 | 6,442 | 6,442 | 6,442 | 6,507 |
| 4805.03 | 3,536 | 3,563 | 3,570 | 3,599 | 3,603 | 3,605 | 3,633 |
| 4805.04 | 2,017 | 2,017 | 2,017 | 2,020 | 2,020 | 2,024 | 2,024 |
| 4805.05 | 3,863 | 3,878 | 3,923 | 3,995 | 4,072 | 4,147 | 4,215 |
| 4808.01 | 4,702 | 4,714 | 4,714 | 4,714 | 4,714 | 4,714 | 4,714 |
| 4808.02 | 3,611 | 3,645 | 3,839 | 3,867 | 3,873 | 3,876 | 3,879 |
| 4809.01 | 6,339 | 6,665 | 6,790 | 6,813 | 6,815 | 6,815 | 6,815 |
| 4809.02 | 3,768 | 5,533 | 7,035 | 7,432 | 7,655 | 7,853 | 8,034 |
| 4809.03 | 3,923 | 3,922 | 3,922 | 3,922 | 3,922 | 3,922 | 3,922 |
| 4810 | 5,053 | 5,121 | 5,316 | 5,628 | 5,965 | 6,289 | 6,581 |
| 4811.01 | 3,670 | 4,429 | 5,072 | 5,223 | 5,304 | 5,374 | 5,438 |
| 4811.02 | 3,300 | 3,299 | 3,299 | 3,299 | 3,299 | 3,299 | 3,299 |
| 4811.03 | 3,351 | 3,350 | 3,351 | 3,352 | 3,352 | 3,353 | 3,347 |
| 4811.04 | 2,651 | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 |
| 4811.05 | 5,512 | 5,518 | 5,534 | 5,558 | 5,582 | 5,604 | 5,624 |
| 4811.06 | 5,822 | 5,838 | 5,843 | 5,845 | 5,846 | 5,847 | 5,848 |
| 4812.01 | 1,521 | 1,787 | 2,305 | 3,118 | 3,990 | 4,833 | 5,596 |
| 4812.02 | 6,357 | 8,083 | 11,397 | 12,820 | 14,014 | 15,131 | 16,146 |
| 4814 | 6,655 | 6,736 | 6,836 | 6,879 | 6,911 | 6,943 | 6,973 |
| 4815 | 2,362 | 2,362 | 2,362 | 2,362 | 2,362 | 2,362 | 2,362 |
| 4816 | 3,668 | 3,677 | 3,680 | 3,681 | 3,682 | 3,683 | 3,684 |

(Continued)

Table 4.7**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4817.01 | 6,381 | 6,391 | 6,399 | 6,410 | 6,415 | 6,421 | 6,428 |
| 4817.02 | 4,242 | 4,246 | 4,257 | 4,272 | 4,288 | 4,303 | 4,317 |
| 4819 | 6,575 | 7,610 | 8,077 | 8,423 | 8,767 | 9,088 | 9,384 |
| 4820.01 | 5,497 | 5,506 | 5,520 | 5,535 | 5,549 | 5,563 | 5,576 |
| 4820.02 | 3,814 | 3,827 | 3,861 | 3,914 | 3,971 | 4,026 | 4,076 |
| 4821 | 2,911 | 2,944 | 3,038 | 3,189 | 3,351 | 3,508 | 3,651 |
| 4822.01 | 2,088 | 2,103 | 2,143 | 2,208 | 2,278 | 2,345 | 2,406 |
| 4822.03 | 5,713 | 6,355 | 7,796 | 9,049 | 10,308 | 11,500 | 12,591 |
| 4822.04 | 1,989 | 2,019 | 2,178 | 2,214 | 2,234 | 2,252 | 2,268 |
| 4822.05 | 2,601 | 3,365 | 4,202 | 5,043 | 5,906 | 6,736 | 7,488 |
| 4822.06 | 720 | 945 | 1,049 | 1,093 | 1,125 | 1,155 | 1,183 |
| 4823.01 | 6,052 | 6,676 | 7,018 | 7,499 | 8,012 | 8,507 | 8,955 |
| 4823.02 | 4,497 | 4,496 | 4,497 | 4,497 | 4,497 | 4,497 | 4,497 |
| 4823.03 | 3,383 | 3,392 | 3,420 | 3,462 | 3,508 | 3,554 | 3,593 |
| 4824 | 2,288 | 2,335 | 2,464 | 2,673 | 2,896 | 3,111 | 3,305 |
| 4825.02 | 3,080 | 3,080 | 3,080 | 3,081 | 3,081 | 3,081 | 3,081 |
| 4825.03 | 5,116 | 5,125 | 5,139 | 5,165 | 5,187 | 5,206 | 5,224 |
| 4825.04 | 5,576 | 5,614 | 5,641 | 5,659 | 5,671 | 5,683 | 5,697 |
| 4825.05 | 4,033 | 4,944 | 5,454 | 5,787 | 6,086 | 6,372 | 6,638 |
| 4825.06 | 6,170 | 10,460 | 13,321 | 14,576 | 15,572 | 16,518 | 17,370 |
| 4825.07 | 4,152 | 4,928 | 9,184 | 9,930 | 10,200 | 10,403 | 10,593 |
| 4826.01 | 7,508 | 7,537 | 7,623 | 7,766 | 7,914 | 8,057 | 8,193 |
| 4826.03 | 3,862 | 4,634 | 4,889 | 5,004 | 5,079 | 5,156 | 5,221 |

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4826.04 | 4,108 | 4,113 | 4,133 | 4,156 | 4,186 | 4,216 | 4,239 |
| 4901.01 | 5,240 | 5,717 | 5,903 | 6,082 | 6,257 | 6,428 | 6,582 |
| 4901.04 | 3,137 | 3,140 | 3,146 | 3,150 | 3,152 | 3,153 | 3,154 |
| 4901.05 | 5,153 | 8,567 | 10,092 | 11,729 | 13,416 | 15,044 | 16,523 |
| 4905.01 | 3,404 | 3,423 | 3,465 | 3,530 | 3,602 | 3,671 | 3,737 |
| 4905.02 | 6,995 | 7,523 | 7,703 | 7,758 | 7,779 | 7,807 | 7,839 |
| 4910 | 2,608 | 2,636 | 2,637 | 2,637 | 2,637 | 2,637 | 2,637 |
| 4911.01 | 3,941 | 3,941 | 3,941 | 3,941 | 3,941 | 3,941 | 3,941 |
| 4911.02 | 3,738 | 3,741 | 3,742 | 3,742 | 3,742 | 3,742 | 3,742 |
| 4911.03 | 6,794 | 6,791 | 6,798 | 6,799 | 6,799 | 6,799 | 6,800 |
| 4912.01 | 6,471 | 6,530 | 6,719 | 6,983 | 7,321 | 7,579 | 7,872 |
| 4912.02 | 2,558 | 2,558 | 2,559 | 2,559 | 2,560 | 2,561 | 2,562 |
| 4913.01 | 7,312 | 7,330 | 7,362 | 7,419 | 7,467 | 7,515 | 7,562 |
| 4913.02 | 3,916 | 3,936 | 4,028 | 4,150 | 4,294 | 4,414 | 4,530 |
| 4913.03 | 4,909 | 4,934 | 5,019 | 5,153 | 5,285 | 5,416 | 5,534 |
| 4914.01 | 4,755 | 4,760 | 4,787 | 4,835 | 4,875 | 4,914 | 4,960 |
| 4914.02 | 4,293 | 4,292 | 4,300 | 4,306 | 4,310 | 4,314 | 4,319 |
| 4914.03 | 4,022 | 4,022 | 4,022 | 4,023 | 4,025 | 4,026 | 4,026 |
| 4914.04 | 4,101 | 4,100 | 4,105 | 4,108 | 4,110 | 4,111 | 4,112 |
| 4914.05 | 3,133 | 3,132 | 3,143 | 3,143 | 3,154 | 3,165 | 3,165 |
| 4915.01 | 7,174 | 7,207 | 7,318 | 7,495 | 7,680 | 7,835 | 8,003 |
| 4915.02 | 7,472 | 7,472 | 7,483 | 7,506 | 7,533 | 7,555 | 7,567 |
| 4916.01 | 5,282 | 5,338 | 5,458 | 5,578 | 5,729 | 5,866 | 5,996 |

(Continued)

Table 4.7

**Estimated and Forecasted Population by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 4916.02 | 5,389 | 5,404 | 5,471 | 5,548 | 5,641 | 5,734 | 5,810 |
| 4917.01 | 3,774 | 4,114 | 4,283 | 4,471 | 4,649 | 4,818 | 4,981 |
| 4917.03 | 5,538 | 5,560 | 5,617 | 5,713 | 5,815 | 5,916 | 6,006 |
| 4917.04 | 5,331 | 5,453 | 5,482 | 5,504 | 5,524 | 5,545 | 5,560 |
| 4917.05 | 3,736 | 3,843 | 3,916 | 3,997 | 4,092 | 4,174 | 4,245 |
| 4917.06 | 3,357 | 3,574 | 3,871 | 4,280 | 4,709 | 5,123 | 5,498 |
| 4917.07 | 4,301 | 4,583 | 4,705 | 4,810 | 4,918 | 5,024 | 5,123 |
| 4918.01 | 2,427 | 2,429 | 2,433 | 2,440 | 2,447 | 2,455 | 2,461 |
| 4918.02 | 3,132 | 3,135 | 3,136 | 3,138 | 3,140 | 3,141 | 3,143 |
| 4918.03 | 6,761 | 6,762 | 6,770 | 6,784 | 6,794 | 6,801 | 6,811 |
| 4920 | 6,941 | 6,957 | 6,959 | 6,961 | 6,961 | 6,962 | 6,962 |
| 4921 | 6,812 | 6,828 | 6,850 | 6,883 | 6,903 | 6,934 | 6,953 |
| 4922.01 | 3,127 | 3,179 | 3,219 | 3,245 | 3,268 | 3,291 | 3,314 |
| 4922.02 | 7,216 | 7,209 | 7,268 | 7,318 | 7,361 | 7,483 | 7,531 |
| 4922.03 | 4,258 | 4,345 | 4,422 | 4,482 | 4,538 | 4,630 | 4,690 |
| 4923 | 3,537 | 3,547 | 3,594 | 3,698 | 3,753 | 3,808 | 3,878 |
| 4924 | 4,719 | 4,695 | 4,710 | 4,734 | 4,680 | 4,629 | 4,613 |
| 4925 | 4,625 | 4,676 | 4,712 | 4,724 | 4,728 | 4,731 | 4,735 |
| 9801 | | | | | | | |
| 9802 | | | | | | | |
| 9803 | | | | | | | |
| Fairfax County | 1,170,029 | 1,205,332 | 1,247,042 | 1,282,607 | 1,317,218 | 1,350,033 | 1,380,574 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

(Continued)

HOUSEHOLD FORECASTS

Households are occupied housing units. The household forecasts reflect projections as of January 1 of the 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 2021

| Supervisor District | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Braddock | 41,317 | 41,524 | 42,090 | 42,345 | 42,538 | 42,692 | 42,867 |
| Dranesville 1/ | 44,549 | 48,547 | 53,289 | 55,020 | 56,284 | 57,464 | 58,594 |
| Hunter Mill 2/ | 52,701 | 55,923 | 60,329 | 64,626 | 68,995 | 73,170 | 76,982 |
| Lee | 44,627 | 44,863 | 45,873 | 47,379 | 48,969 | 50,437 | 51,816 |
| Mason | 42,231 | 42,666 | 43,481 | 44,724 | 46,043 | 47,289 | 48,427 |
| Mount Vernon | 48,669 | 49,388 | 51,368 | 52,766 | 53,982 | 55,157 | 56,280 |
| Providence | 57,055 | 60,900 | 64,201 | 67,618 | 71,108 | 74,465 | 77,515 |
| Springfield 3/ | 42,550 | 43,261 | 43,706 | 44,163 | 44,598 | 45,042 | 45,434 |
| Sully | 44,488 | 46,196 | 47,210 | 48,307 | 49,442 | 50,503 | 51,495 |
| Fairfax County | 418,187 | 433,268 | 451,547 | 466,948 | 481,960 | 496,219 | 509,410 |

Table 5.2
Estimated and Forecasted Number of Households by Town
Fairfax County, January 2021

| Town | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Town of Clifton | 90 | 90 | 90 | 90 | 90 | 90 | 90 |
| Town of Herndon | 7,920 | 9,007 | 9,942 | 10,172 | 10,291 | 10,394 | 10,489 |
| Town of Vienna | 5,607 | 5,658 | 5,661 | 5,661 | 5,661 | 5,661 | 5,661 |
| Towns Total | 13,616 | 14,755 | 15,693 | 15,923 | 16,041 | 16,144 | 16,239 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 5.3
Estimated and Forecasted Number of Households by Planning District
Fairfax County, January 2021

| Planning District | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Annandale | 25,676 | 25,862 | 26,091 | 26,397 | 26,679 | 26,951 | 27,204 |
| Baileys | 17,683 | 17,898 | 18,420 | 19,239 | 20,123 | 20,948 | 21,697 |
| Bull Run | 45,121 | 46,706 | 47,639 | 48,694 | 49,800 | 50,831 | 51,801 |
| Fairfax | 27,072 | 27,401 | 28,318 | 28,729 | 29,096 | 29,427 | 29,734 |
| Jefferson | 23,603 | 24,044 | 24,407 | 24,938 | 25,498 | 26,039 | 26,531 |
| Lincolnia | 6,872 | 6,992 | 7,102 | 7,241 | 7,383 | 7,519 | 7,647 |
| Lower Potomac | 12,872 | 13,012 | 13,207 | 13,486 | 13,765 | 14,037 | 14,293 |
| McLean | 31,900 | 35,296 | 37,615 | 40,176 | 42,799 | 45,331 | 47,659 |
| Mount Vernon | 38,998 | 39,498 | 41,673 | 43,392 | 45,014 | 46,548 | 47,997 |
| Pohick 1/ | 46,488 | 46,593 | 46,767 | 46,961 | 47,096 | 47,238 | 47,396 |
| Rose Hill | 20,670 | 20,901 | 21,088 | 21,350 | 21,622 | 21,843 | 22,059 |
| Springfield | 19,877 | 19,932 | 20,320 | 20,905 | 21,526 | 22,120 | 22,667 |
| Upper Potomac 2/ | 76,184 | 83,212 | 91,534 | 96,159 | 100,264 | 104,155 | 107,721 |
| Vienna 3/ | 25,172 | 25,922 | 27,368 | 29,282 | 31,298 | 33,231 | 35,004 |
| Fairfax County | 418,187 | 433,268 | 451,547 | 466,948 | 481,960 | 496,219 | 509,410 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

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

Table 5.4

**Estimated and Forecasted Number of Households by Human Services Region
Fairfax County, January 2021**

| Human Services Region | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Region 1 | 94,117 | 95,042 | 98,012 | 100,905 | 103,698 | 106,322 | 108,810 |
| Region 2 | 91,463 | 92,767 | 94,204 | 96,302 | 98,474 | 100,546 | 102,445 |
| Region 3 1/ | 128,116 | 138,762 | 150,845 | 159,643 | 168,085 | 176,127 | 183,508 |
| Region 4 2/ | 104,491 | 106,697 | 108,487 | 110,099 | 111,704 | 113,224 | 114,647 |
| Fairfax County | 418,187 | 433,268 | 451,547 | 466,948 | 481,960 | 496,219 | 509,410 |

Source: Fairfax County Department of Management and Budget 2021 through 2050.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2021

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 20120 | 14,436 | 14,474 | 14,579 | 14,734 | 14,919 | 15,067 | 15,224 |
| 20121 | 10,194 | 10,242 | 10,388 | 10,619 | 10,856 | 11,084 | 11,294 |
| 20124 | 4,928 | 4,940 | 4,954 | 4,953 | 4,951 | 4,951 | 4,950 |
| 20151 | 7,256 | 8,267 | 8,810 | 9,423 | 10,067 | 10,685 | 11,248 |
| 20152 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 20164 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 20170 | 13,756 | 14,891 | 15,940 | 16,383 | 16,694 | 16,985 | 17,277 |
| 20171 | 19,768 | 22,633 | 26,196 | 27,310 | 28,068 | 28,765 | 29,397 |
| 20190 | 11,212 | 12,717 | 14,539 | 16,149 | 17,769 | 19,313 | 20,719 |
| 20191 | 12,323 | 13,432 | 15,014 | 16,140 | 17,228 | 18,269 | 19,211 |
| 20194 | 5,798 | 5,808 | 5,842 | 5,893 | 5,948 | 6,002 | 6,051 |
| 20196 | | 10 | 38 | 83 | 131 | 178 | 220 |
| 22003 | 19,511 | 19,691 | 19,921 | 20,223 | 20,501 | 20,769 | 21,018 |
| 22015 | 14,725 | 14,735 | 14,752 | 14,767 | 14,778 | 14,779 | 14,795 |
| 22027 | 724 | 733 | 755 | 789 | 827 | 863 | 896 |
| 22030 | 13,390 | 13,761 | 14,536 | 14,738 | 14,897 | 15,028 | 15,149 |
| 22031 | 12,381 | 12,970 | 13,234 | 13,601 | 13,977 | 14,343 | 14,677 |
| 22032 | 9,554 | 9,606 | 9,658 | 9,714 | 9,777 | 9,823 | 9,884 |
| 22033 | 15,883 | 16,554 | 16,933 | 17,323 | 17,706 | 18,075 | 18,413 |
| 22035 | 266 | 266 | 266 | 266 | 266 | 266 | 266 |
| 22037 | | 15 | 59 | 129 | 204 | 277 | 343 |
| 22039 | 6,076 | 6,083 | 6,118 | 6,156 | 6,189 | 6,248 | 6,281 |
| 22041 | 10,674 | 10,784 | 11,048 | 11,469 | 11,932 | 12,350 | 12,734 |

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2021

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 22042 | 12,200 | 12,256 | 12,374 | 12,550 | 12,733 | 12,913 | 13,075 |
| 22043 | 9,432 | 9,496 | 9,575 | 9,694 | 9,813 | 9,926 | 10,033 |
| 22044 | 4,608 | 4,707 | 4,957 | 5,344 | 5,756 | 6,154 | 6,511 |
| 22046 | 2,057 | 2,075 | 2,088 | 2,105 | 2,122 | 2,139 | 2,155 |
| 22060 | 3,105 | 3,113 | 3,140 | 3,185 | 3,232 | 3,277 | 3,318 |
| 22066 | 5,844 | 6,023 | 6,105 | 6,166 | 6,216 | 6,266 | 6,316 |
| 22067 | | 1 | 1 | 1 | 1 | 1 | 1 |
| 22079 | 12,033 | 12,214 | 12,419 | 12,675 | 12,914 | 13,150 | 13,381 |
| 22101 | 11,205 | 11,434 | 11,595 | 11,732 | 11,874 | 12,001 | 12,140 |
| 22102 | 13,486 | 16,353 | 18,054 | 19,790 | 21,532 | 23,225 | 24,769 |
| 22124 | 6,557 | 6,589 | 6,627 | 6,650 | 6,667 | 6,683 | 6,698 |
| 22150 | 9,220 | 9,343 | 9,676 | 10,213 | 10,781 | 11,328 | 11,831 |
| 22151 | 5,716 | 5,720 | 5,726 | 5,734 | 5,741 | 5,748 | 5,755 |
| 22152 | 10,209 | 10,216 | 10,231 | 10,253 | 10,270 | 10,285 | 10,302 |
| 22153 | 10,731 | 10,654 | 10,690 | 10,747 | 10,768 | 10,795 | 10,826 |
| 22180 | 9,960 | 10,036 | 10,095 | 10,185 | 10,281 | 10,373 | 10,458 |
| 22181 | 5,460 | 5,493 | 5,529 | 5,569 | 5,618 | 5,656 | 5,698 |
| 22182 | 10,140 | 10,696 | 12,335 | 14,574 | 16,954 | 19,244 | 21,324 |
| 22203 | 148 | 148 | 148 | 148 | 148 | 148 | 148 |
| 22204 | 14 | 14 | 14 | 14 | 14 | 14 | 14 |
| 22205 | | 1 | 4 | 8 | 13 | 18 | 22 |
| 22206 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 22207 | 49 | 49 | 50 | 51 | 52 | 53 | 54 |

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2021

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 22213 | 6 | 6 | 6 | 6 | 7 | 7 | 8 |
| 22302 | 616 | 617 | 617 | 618 | 619 | 620 | 621 |
| 22303 | 8,104 | 8,324 | 9,646 | 10,312 | 10,896 | 11,445 | 11,954 |
| 22304 | 146 | 146 | 146 | 146 | 146 | 146 | 146 |
| 22306 | 12,169 | 12,300 | 12,877 | 13,512 | 14,152 | 14,775 | 15,346 |
| 22307 | 4,709 | 4,724 | 4,751 | 4,793 | 4,832 | 4,869 | 4,904 |
| 22308 | 4,796 | 4,824 | 4,843 | 4,865 | 4,878 | 4,896 | 4,919 |
| 22309 | 11,524 | 11,634 | 11,876 | 12,239 | 12,601 | 12,923 | 13,248 |
| 22310 | 10,818 | 10,879 | 10,994 | 11,176 | 11,360 | 11,531 | 11,699 |
| 22311 | 602 | 604 | 606 | 610 | 612 | 614 | 617 |
| 22312 | 8,338 | 8,459 | 8,569 | 8,707 | 8,846 | 8,979 | 9,105 |
| 22315 | 11,329 | 11,503 | 11,599 | 11,707 | 11,818 | 11,894 | 11,962 |
| Fairfax County | 418,187 | 433,268 | 451,547 | 466,948 | 481,960 | 496,219 | 509,410 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4151 | 1,277 | 1,534 | 1,675 | 1,812 | 1,954 | 2,091 | 2,217 |
| 4152 | 1,919 | 1,921 | 1,922 | 1,925 | 1,926 | 1,927 | 1,928 |
| 4153 | 1,535 | 1,547 | 1,556 | 1,567 | 1,574 | 1,583 | 1,589 |
| 4154.01 | 2,114 | 2,459 | 2,591 | 2,622 | 2,639 | 2,655 | 2,669 |
| 4154.02 | 1,115 | 1,122 | 1,142 | 1,170 | 1,194 | 1,219 | 1,244 |
| 4155 | 2,269 | 2,290 | 2,312 | 2,332 | 2,344 | 2,359 | 2,378 |
| 4156 | 1,052 | 1,065 | 1,079 | 1,096 | 1,106 | 1,121 | 1,139 |
| 4157 | 1,363 | 1,366 | 1,367 | 1,368 | 1,369 | 1,370 | 1,371 |
| 4158 | 1,713 | 1,722 | 1,726 | 1,729 | 1,730 | 1,732 | 1,734 |
| 4159 | 1,185 | 1,189 | 1,193 | 1,197 | 1,200 | 1,202 | 1,205 |
| 4160 | 1,997 | 2,013 | 2,055 | 2,116 | 2,179 | 2,235 | 2,291 |
| 4161 | 1,480 | 1,502 | 1,541 | 1,603 | 1,661 | 1,719 | 1,773 |
| 4162 | 1,483 | 1,483 | 1,483 | 1,483 | 1,483 | 1,483 | 1,483 |
| 4163 | 784 | 792 | 796 | 801 | 806 | 809 | 813 |
| 4201 | 1,154 | 1,155 | 1,158 | 1,163 | 1,167 | 1,171 | 1,175 |
| 4202.01 | 1,278 | 1,281 | 1,287 | 1,297 | 1,307 | 1,317 | 1,328 |
| 4202.02 | 1,046 | 1,047 | 1,049 | 1,054 | 1,059 | 1,065 | 1,069 |
| 4202.03 | 953 | 972 | 1,018 | 1,091 | 1,168 | 1,243 | 1,312 |
| 4203 | 2,126 | 2,132 | 2,158 | 2,188 | 2,222 | 2,253 | 2,285 |
| 4204 | 2,372 | 2,113 | 3,113 | 3,360 | 3,491 | 3,607 | 3,712 |
| 4205.01 | 1,005 | 1,015 | 1,035 | 1,075 | 1,115 | 1,156 | 1,196 |
| 4205.02 | 1,010 | 1,101 | 1,160 | 1,208 | 1,254 | 1,297 | 1,339 |
| 4205.03 | 1,640 | 1,680 | 1,795 | 1,980 | 2,182 | 2,378 | 2,553 |

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4206 | 1,964 | 2,375 | 2,445 | 2,511 | 2,579 | 2,641 | 2,703 |
| 4207 | 1,418 | 1,435 | 1,439 | 1,444 | 1,447 | 1,449 | 1,451 |
| 4208 | 1,174 | 1,180 | 1,193 | 1,215 | 1,236 | 1,250 | 1,270 |
| 4210.01 | 1,003 | 1,012 | 1,031 | 1,062 | 1,093 | 1,122 | 1,150 |
| 4210.02 | 2,018 | 2,085 | 2,273 | 2,579 | 2,904 | 3,218 | 3,508 |
| 4211.01 | 2,184 | 2,178 | 2,190 | 2,189 | 2,188 | 2,187 | 2,186 |
| 4211.02 | 1,493 | 1,491 | 1,494 | 1,502 | 1,509 | 1,510 | 1,510 |
| 4211.03 | 2,281 | 2,476 | 2,559 | 2,651 | 2,748 | 2,836 | 2,917 |
| 4212 | 682 | 682 | 682 | 682 | 682 | 682 | 682 |
| 4213 | 1,437 | 1,438 | 1,438 | 1,440 | 1,441 | 1,440 | 1,441 |
| 4214 | 2,963 | 3,040 | 3,255 | 3,597 | 3,965 | 4,319 | 4,641 |
| 4215 | 2,352 | 1,704 | 1,814 | 1,990 | 2,178 | 2,360 | 2,525 |
| 4216 | 1,921 | 1,954 | 2,007 | 2,085 | 2,163 | 2,219 | 2,287 |
| 4217.01 | 1,388 | 1,390 | 1,395 | 1,403 | 1,411 | 1,418 | 1,425 |
| 4217.02 | 1,256 | 1,256 | 1,257 | 1,257 | 1,258 | 1,258 | 1,258 |
| 4218 | 2,304 | 2,335 | 2,434 | 2,585 | 2,737 | 2,879 | 3,015 |
| 4219 | 982 | 985 | 992 | 1,003 | 1,015 | 1,027 | 1,038 |
| 4220 | 1,360 | 1,369 | 1,411 | 1,472 | 1,540 | 1,603 | 1,660 |
| 4221.01 | 2,551 | 2,558 | 2,569 | 2,599 | 2,625 | 2,652 | 2,675 |
| 4221.02 | 2,103 | 2,163 | 2,239 | 2,328 | 2,425 | 2,522 | 2,606 |
| 4222.01 | 1,450 | 1,474 | 1,485 | 1,498 | 1,507 | 1,516 | 1,528 |
| 4222.02 | 2,226 | 2,256 | 2,301 | 2,369 | 2,431 | 2,492 | 2,558 |
| 4223.01 | 1,329 | 1,332 | 1,347 | 1,374 | 1,402 | 1,424 | 1,444 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4223.02 | 2,500 | 2,504 | 2,519 | 2,542 | 2,568 | 2,589 | 2,607 |
| 4224.01 | 1,112 | 1,106 | 1,090 | 1,066 | 1,040 | 1,013 | 988 |
| 4224.02 | 2,083 | 2,075 | 2,063 | 2,043 | 2,021 | 1,993 | 1,969 |
| 4224.03 | 1,011 | 1,015 | 1,029 | 1,053 | 1,079 | 1,101 | 1,121 |
| 4301.01 | 1,535 | 1,535 | 1,539 | 1,546 | 1,553 | 1,556 | 1,563 |
| 4301.02 | 1,034 | 1,034 | 1,037 | 1,041 | 1,044 | 1,047 | 1,051 |
| 4302.01 | 1,416 | 1,419 | 1,424 | 1,433 | 1,445 | 1,453 | 1,465 |
| 4302.02 | 1,625 | 1,633 | 1,653 | 1,671 | 1,695 | 1,712 | 1,735 |
| 4302.03 | 892 | 895 | 899 | 905 | 911 | 915 | 921 |
| 4304 | 2,298 | 2,298 | 2,299 | 2,299 | 2,299 | 2,299 | 2,299 |
| 4305 | 558 | 558 | 558 | 558 | 558 | 558 | 559 |
| 4306 | 1,789 | 1,826 | 1,929 | 2,095 | 2,274 | 2,447 | 2,604 |
| 4307 | 917 | 919 | 925 | 934 | 943 | 952 | 961 |
| 4308.01 | 1,492 | 1,491 | 1,491 | 1,491 | 1,491 | 1,491 | 1,491 |
| 4308.02 | 1,777 | 1,778 | 1,778 | 1,778 | 1,778 | 1,778 | 1,778 |
| 4309.01 | 1,398 | 1,402 | 1,412 | 1,428 | 1,443 | 1,456 | 1,469 |
| 4309.02 | 1,081 | 1,082 | 1,085 | 1,087 | 1,088 | 1,089 | 1,091 |
| 4310.01 | 1,567 | 1,571 | 1,579 | 1,588 | 1,593 | 1,594 | 1,601 |
| 4310.02 | 742 | 742 | 743 | 743 | 743 | 743 | 743 |
| 4313 | 1,398 | 1,398 | 1,399 | 1,399 | 1,400 | 1,400 | 1,401 |
| 4314 | 1,449 | 1,449 | 1,449 | 1,452 | 1,452 | 1,451 | 1,454 |
| 4315 | 1,999 | 2,002 | 2,005 | 2,008 | 2,009 | 2,010 | 2,010 |
| 4316.01 | 1,386 | 1,386 | 1,386 | 1,386 | 1,386 | 1,386 | 1,386 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4316.02 | 1,956 | 1,971 | 2,005 | 2,055 | 2,107 | 2,153 | 2,198 |
| 4318.01 | 1,424 | 1,427 | 1,430 | 1,435 | 1,439 | 1,442 | 1,446 |
| 4318.02 | 1,032 | 1,031 | 1,025 | 1,014 | 1,006 | 992 | 986 |
| 4319 | 1,047 | 1,047 | 1,047 | 1,048 | 1,048 | 1,048 | 1,049 |
| 4320 | 1,115 | 1,115 | 1,115 | 1,116 | 1,116 | 1,117 | 1,117 |
| 4321 | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 |
| 4322.01 | 851 | 851 | 851 | 851 | 851 | 851 | 851 |
| 4322.02 | 1,605 | 1,607 | 1,613 | 1,621 | 1,630 | 1,639 | 1,647 |
| 4323 | 1,739 | 1,742 | 1,744 | 1,747 | 1,750 | 1,752 | 1,755 |
| 4324.01 | 1,173 | 1,173 | 1,174 | 1,174 | 1,174 | 1,174 | 1,174 |
| 4324.02 | 1,649 | 1,651 | 1,653 | 1,655 | 1,656 | 1,657 | 1,658 |
| 4325 | 1,871 | 1,877 | 1,880 | 1,882 | 1,883 | 1,884 | 1,886 |
| 4326 | 1,580 | 1,583 | 1,587 | 1,590 | 1,592 | 1,593 | 1,595 |
| 4327.01 | 1,078 | 1,080 | 1,081 | 1,082 | 1,082 | 1,083 | 1,083 |
| 4327.02 | 1,481 | 1,483 | 1,485 | 1,488 | 1,489 | 1,490 | 1,491 |
| 4328 | 760 | 673 | 679 | 682 | 689 | 692 | 694 |
| 4401 | 2,525 | 2,550 | 2,564 | 2,577 | 2,586 | 2,594 | 2,604 |
| 4402.01 | 2,121 | 2,446 | 2,570 | 2,731 | 2,904 | 3,070 | 3,219 |
| 4402.02 | 2,185 | 2,188 | 2,196 | 2,200 | 2,202 | 2,206 | 2,209 |
| 4403 | 939 | 946 | 947 | 950 | 951 | 952 | 954 |
| 4405.01 | 1,643 | 1,648 | 1,657 | 1,667 | 1,677 | 1,687 | 1,696 |
| 4405.03 | 178 | 201 | 586 | 642 | 654 | 659 | 665 |
| 4405.04 | | | | | | | |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4405.05 | 457 | 488 | 496 | 500 | 502 | 505 | 507 |
| 4406 | 942 | 945 | 946 | 949 | 952 | 953 | 956 |
| 4407.01 | 964 | 965 | 971 | 973 | 973 | 973 | 974 |
| 4407.02 | 1,789 | 1,789 | 1,792 | 1,793 | 1,794 | 1,794 | 1,795 |
| 4408 | 2,189 | 2,201 | 2,209 | 2,219 | 2,225 | 2,231 | 2,238 |
| 4501 | 2,199 | 2,214 | 2,253 | 2,316 | 2,382 | 2,445 | 2,503 |
| 4502 | 1,299 | 1,301 | 1,303 | 1,305 | 1,306 | 1,307 | 1,309 |
| 4503 | 2,052 | 2,055 | 2,062 | 2,071 | 2,080 | 2,089 | 2,097 |
| 4504 | 929 | 935 | 939 | 944 | 949 | 953 | 957 |
| 4505 | 866 | 870 | 870 | 870 | 870 | 870 | 870 |
| 4506.01 | 1,384 | 1,388 | 1,392 | 1,394 | 1,395 | 1,398 | 1,400 |
| 4506.02 | 1,810 | 1,817 | 1,831 | 1,854 | 1,878 | 1,902 | 1,924 |
| 4507.01 | 1,066 | 1,069 | 1,071 | 1,073 | 1,074 | 1,075 | 1,076 |
| 4507.02 | 1,428 | 1,445 | 1,482 | 1,540 | 1,603 | 1,664 | 1,719 |
| 4508 | 1,182 | 1,202 | 1,252 | 1,333 | 1,418 | 1,500 | 1,574 |
| 4509 | 595 | 595 | 596 | 596 | 596 | 596 | 597 |
| 4510 | 883 | 884 | 885 | 885 | 886 | 886 | 886 |
| 4511 | 814 | 816 | 816 | 817 | 817 | 818 | 819 |
| 4512 | 637 | 652 | 657 | 660 | 660 | 661 | 662 |
| 4513 | 915 | 933 | 983 | 1,059 | 1,139 | 1,217 | 1,287 |
| 4514 | 1,235 | 1,270 | 1,371 | 1,534 | 1,710 | 1,880 | 2,034 |
| 4515.01 | 2,236 | 2,274 | 2,376 | 2,533 | 2,696 | 2,853 | 2,993 |
| 4515.02 | 2,178 | 2,233 | 2,373 | 2,599 | 2,834 | 3,060 | 3,266 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4516.01 | 1,496 | 1,520 | 1,576 | 1,666 | 1,760 | 1,851 | 1,934 |
| 4516.02 | 1,135 | 1,138 | 1,141 | 1,144 | 1,146 | 1,147 | 1,149 |
| 4518 | 1,106 | 1,107 | 1,108 | 1,110 | 1,112 | 1,112 | 1,113 |
| 4519 | 2,300 | 2,326 | 2,393 | 2,494 | 2,605 | 2,709 | 2,806 |
| 4520 | 1,114 | 1,128 | 1,165 | 1,224 | 1,285 | 1,345 | 1,400 |
| 4521.01 | 1,655 | 1,658 | 1,661 | 1,666 | 1,669 | 1,672 | 1,676 |
| 4521.02 | 1,030 | 1,034 | 1,036 | 1,039 | 1,041 | 1,044 | 1,047 |
| 4522 | 2,135 | 2,142 | 2,164 | 2,198 | 2,235 | 2,270 | 2,302 |
| 4523.01 | 1,462 | 1,472 | 1,481 | 1,491 | 1,493 | 1,499 | 1,501 |
| 4523.02 | 1,725 | 1,806 | 1,849 | 1,880 | 1,892 | 1,899 | 1,909 |
| 4524 | 2,330 | 2,332 | 2,332 | 2,333 | 2,333 | 2,333 | 2,334 |
| 4525.01 | 1,282 | 1,290 | 1,295 | 1,303 | 1,310 | 1,317 | 1,323 |
| 4525.02 | 1,576 | 1,582 | 1,597 | 1,620 | 1,645 | 1,669 | 1,691 |
| 4526 | 2,643 | 2,725 | 2,754 | 2,768 | 2,775 | 2,782 | 2,791 |
| 4527 | 1,936 | 1,951 | 1,993 | 2,059 | 2,130 | 2,199 | 2,261 |
| 4528.01 | 2,511 | 2,519 | 2,539 | 2,571 | 2,616 | 2,648 | 2,678 |
| 4528.02 | 1,484 | 1,485 | 1,485 | 1,485 | 1,500 | 1,500 | 1,500 |
| 4601 | 1,460 | 1,482 | 1,549 | 1,639 | 1,747 | 1,851 | 1,939 |
| 4602 | 1,333 | 1,334 | 1,334 | 1,335 | 1,335 | 1,335 | 1,336 |
| 4603 | 963 | 977 | 1,000 | 1,042 | 1,083 | 1,114 | 1,154 |
| 4604 | 1,997 | 2,280 | 3,022 | 4,224 | 5,515 | 6,758 | 7,892 |
| 4605.01 | 869 | 981 | 1,427 | 1,767 | 2,098 | 2,416 | 2,702 |
| 4605.03 | 1,449 | 1,468 | 1,527 | 1,620 | 1,721 | 1,818 | 1,906 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4605.04 | 1,308 | 1,313 | 1,332 | 1,353 | 1,372 | 1,395 | 1,412 |
| 4606 | 1,324 | 1,336 | 1,348 | 1,368 | 1,389 | 1,408 | 1,427 |
| 4607.01 | 1,151 | 1,158 | 1,158 | 1,158 | 1,158 | 1,158 | 1,158 |
| 4607.02 | 1,550 | 1,576 | 1,577 | 1,577 | 1,577 | 1,577 | 1,577 |
| 4608 | 1,160 | 1,167 | 1,168 | 1,168 | 1,168 | 1,168 | 1,168 |
| 4609 | 875 | 880 | 880 | 880 | 880 | 880 | 880 |
| 4610 | 870 | 877 | 877 | 877 | 877 | 877 | 877 |
| 4611 | 2,564 | 2,578 | 2,591 | 2,607 | 2,623 | 2,635 | 2,654 |
| 4612.01 | 1,534 | 1,537 | 1,538 | 1,538 | 1,539 | 1,539 | 1,539 |
| 4612.02 | 2,727 | 2,749 | 2,778 | 2,809 | 2,845 | 2,873 | 2,903 |
| 4615 | 2,534 | 2,548 | 2,570 | 2,597 | 2,631 | 2,658 | 2,684 |
| 4616.03 | 2,210 | 2,434 | 2,530 | 2,673 | 2,825 | 2,975 | 3,109 |
| 4616.04 | 872 | 873 | 880 | 890 | 897 | 908 | 915 |
| 4616.05 | 2,431 | 2,465 | 2,562 | 2,719 | 2,888 | 3,051 | 3,199 |
| 4616.06 | 1,338 | 1,356 | 1,407 | 1,489 | 1,578 | 1,664 | 1,741 |
| 4617 | 2,531 | 2,533 | 2,536 | 2,540 | 2,542 | 2,544 | 2,547 |
| 4618.01 | 535 | 535 | 536 | 536 | 536 | 536 | 536 |
| 4618.02 | 2,359 | 2,405 | 2,677 | 2,706 | 2,733 | 2,749 | 2,762 |
| 4619.01 | 1,408 | 1,412 | 1,417 | 1,424 | 1,427 | 1,429 | 1,432 |
| 4619.02 | 582 | 585 | 589 | 594 | 596 | 598 | 600 |
| 4701 | 959 | 967 | 977 | 985 | 1,003 | 1,011 | 1,020 |
| 4703 | 1,143 | 1,180 | 1,199 | 1,222 | 1,255 | 1,277 | 1,310 |
| 4704 | 1,677 | 1,699 | 1,714 | 1,729 | 1,740 | 1,755 | 1,771 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4705 | 2,293 | 2,328 | 2,369 | 2,431 | 2,493 | 2,556 | 2,617 |
| 4706 | 1,160 | 1,179 | 1,192 | 1,208 | 1,221 | 1,235 | 1,249 |
| 4707 | 1,856 | 1,874 | 1,906 | 1,914 | 1,918 | 1,921 | 1,925 |
| 4708 | 1,143 | 1,214 | 1,239 | 1,243 | 1,244 | 1,245 | 1,247 |
| 4709 | 2,789 | 2,818 | 2,824 | 2,830 | 2,833 | 2,838 | 2,844 |
| 4710 | 856 | 880 | 938 | 1,033 | 1,137 | 1,233 | 1,324 |
| 4711 | 2,385 | 2,408 | 2,415 | 2,422 | 2,426 | 2,429 | 2,434 |
| 4712.01 | 1,362 | 1,813 | 1,999 | 2,216 | 2,446 | 2,668 | 2,869 |
| 4712.03 | 1,197 | 1,201 | 1,204 | 1,207 | 1,209 | 1,210 | 1,211 |
| 4712.04 | 1,334 | 2,050 | 2,406 | 2,790 | 3,169 | 3,538 | 3,878 |
| 4713.01 | 1,583 | 1,582 | 1,583 | 1,583 | 1,583 | 1,583 | 1,583 |
| 4713.03 | 1,709 | 1,714 | 1,725 | 1,743 | 1,760 | 1,776 | 1,792 |
| 4713.04 | 704 | 704 | 706 | 708 | 710 | 711 | 713 |
| 4714.01 | 1,370 | 1,382 | 1,385 | 1,387 | 1,388 | 1,389 | 1,390 |
| 4714.02 | 1,212 | 1,220 | 1,223 | 1,228 | 1,231 | 1,235 | 1,238 |
| 4801 | 1,551 | 1,575 | 1,589 | 1,599 | 1,604 | 1,609 | 1,615 |
| 4802.01 | 1,630 | 1,647 | 1,663 | 1,684 | 1,702 | 1,733 | 1,763 |
| 4802.03 | 1,489 | 1,529 | 1,639 | 1,818 | 2,010 | 2,196 | 2,365 |
| 4802.04 | 2,444 | 2,982 | 3,235 | 3,548 | 3,878 | 4,193 | 4,482 |
| 4802.05 | 2,732 | 3,841 | 4,707 | 5,474 | 6,225 | 6,947 | 7,600 |
| 4803.01 | 1,040 | 1,061 | 1,068 | 1,071 | 1,076 | 1,082 | 1,086 |
| 4803.02 | 1,762 | 1,969 | 2,200 | 2,541 | 2,901 | 3,250 | 3,568 |
| 4804.01 | 1,541 | 1,554 | 1,588 | 1,621 | 1,653 | 1,685 | 1,718 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4804.02 | 2,047 | 2,063 | 2,072 | 2,080 | 2,086 | 2,092 | 2,098 |
| 4805.01 | 1,129 | 1,129 | 1,129 | 1,136 | 1,136 | 1,139 | 1,143 |
| 4805.02 | 1,918 | 1,918 | 1,918 | 1,937 | 1,937 | 1,937 | 1,956 |
| 4805.03 | 1,143 | 1,152 | 1,154 | 1,163 | 1,164 | 1,165 | 1,174 |
| 4805.04 | 836 | 836 | 836 | 837 | 837 | 838 | 838 |
| 4805.05 | 1,596 | 1,603 | 1,622 | 1,654 | 1,689 | 1,722 | 1,752 |
| 4808.01 | 1,620 | 1,624 | 1,624 | 1,624 | 1,624 | 1,624 | 1,624 |
| 4808.02 | 1,382 | 1,402 | 1,515 | 1,531 | 1,534 | 1,536 | 1,538 |
| 4809.01 | 1,955 | 2,132 | 2,200 | 2,212 | 2,213 | 2,213 | 2,213 |
| 4809.02 | 1,475 | 2,362 | 3,116 | 3,318 | 3,432 | 3,533 | 3,627 |
| 4809.03 | 1,487 | 1,487 | 1,487 | 1,487 | 1,487 | 1,487 | 1,487 |
| 4810 | 1,886 | 1,924 | 2,033 | 2,208 | 2,398 | 2,580 | 2,745 |
| 4811.01 | 1,895 | 2,202 | 2,448 | 2,516 | 2,559 | 2,597 | 2,632 |
| 4811.02 | 1,485 | 1,484 | 1,485 | 1,485 | 1,485 | 1,485 | 1,485 |
| 4811.03 | 1,226 | 1,226 | 1,226 | 1,227 | 1,227 | 1,227 | 1,225 |
| 4811.04 | 1,208 | 1,207 | 1,208 | 1,208 | 1,208 | 1,208 | 1,208 |
| 4811.05 | 1,692 | 1,695 | 1,700 | 1,707 | 1,714 | 1,721 | 1,728 |
| 4811.06 | 1,748 | 1,754 | 1,755 | 1,756 | 1,756 | 1,756 | 1,757 |
| 4812.01 | 391 | 495 | 711 | 1,051 | 1,416 | 1,770 | 2,089 |
| 4812.02 | 2,015 | 2,583 | 3,675 | 4,144 | 4,537 | 4,905 | 5,240 |
| 4814 | 2,793 | 2,852 | 2,926 | 2,961 | 2,989 | 3,017 | 3,042 |
| 4815 | 814 | 814 | 814 | 814 | 814 | 814 | 814 |
| 4816 | 1,149 | 1,153 | 1,154 | 1,154 | 1,154 | 1,154 | 1,155 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4817.01 | 2,025 | 2,028 | 2,030 | 2,033 | 2,035 | 2,037 | 2,039 |
| 4817.02 | 1,967 | 1,969 | 1,974 | 1,981 | 1,988 | 1,994 | 2,000 |
| 4819 | 2,548 | 3,006 | 3,221 | 3,395 | 3,571 | 3,737 | 3,889 |
| 4820.01 | 1,767 | 1,770 | 1,775 | 1,780 | 1,784 | 1,789 | 1,793 |
| 4820.02 | 1,821 | 1,828 | 1,849 | 1,883 | 1,918 | 1,953 | 1,985 |
| 4821 | 1,512 | 1,530 | 1,581 | 1,664 | 1,753 | 1,839 | 1,917 |
| 4822.01 | 982 | 989 | 1,009 | 1,041 | 1,076 | 1,110 | 1,140 |
| 4822.03 | 3,099 | 3,464 | 4,283 | 4,997 | 5,713 | 6,392 | 7,013 |
| 4822.04 | 1,277 | 1,296 | 1,399 | 1,422 | 1,435 | 1,446 | 1,456 |
| 4822.05 | 1,632 | 2,122 | 2,661 | 3,201 | 3,755 | 4,288 | 4,771 |
| 4822.06 | 396 | 541 | 607 | 634 | 655 | 673 | 690 |
| 4823.01 | 2,912 | 3,302 | 3,523 | 3,837 | 4,172 | 4,496 | 4,789 |
| 4823.02 | 1,740 | 1,739 | 1,740 | 1,740 | 1,740 | 1,740 | 1,740 |
| 4823.03 | 1,668 | 1,675 | 1,695 | 1,727 | 1,761 | 1,796 | 1,825 |
| 4824 | 775 | 795 | 849 | 936 | 1,029 | 1,118 | 1,200 |
| 4825.02 | 1,022 | 1,022 | 1,022 | 1,022 | 1,022 | 1,022 | 1,022 |
| 4825.03 | 1,536 | 1,540 | 1,544 | 1,552 | 1,558 | 1,564 | 1,570 |
| 4825.04 | 1,656 | 1,668 | 1,676 | 1,681 | 1,685 | 1,688 | 1,692 |
| 4825.05 | 1,342 | 1,667 | 1,846 | 1,971 | 2,086 | 2,197 | 2,299 |
| 4825.06 | 2,455 | 4,323 | 5,578 | 6,142 | 6,595 | 7,026 | 7,415 |
| 4825.07 | 1,606 | 1,941 | 3,787 | 4,097 | 4,200 | 4,274 | 4,343 |
| 4826.01 | 2,380 | 2,389 | 2,418 | 2,464 | 2,512 | 2,558 | 2,602 |
| 4826.03 | 1,216 | 1,504 | 1,601 | 1,645 | 1,673 | 1,703 | 1,728 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4826.04 | 1,258 | 1,259 | 1,265 | 1,272 | 1,281 | 1,290 | 1,297 |
| 4901.01 | 1,898 | 2,057 | 2,141 | 2,238 | 2,337 | 2,433 | 2,519 |
| 4901.04 | 1,038 | 1,039 | 1,040 | 1,041 | 1,042 | 1,042 | 1,043 |
| 4901.05 | 1,332 | 2,135 | 2,463 | 2,796 | 3,137 | 3,465 | 3,764 |
| 4905.01 | 1,320 | 1,327 | 1,344 | 1,371 | 1,401 | 1,429 | 1,456 |
| 4905.02 | 2,205 | 2,411 | 2,467 | 2,485 | 2,491 | 2,500 | 2,510 |
| 4910 | 715 | 722 | 723 | 723 | 723 | 723 | 723 |
| 4911.01 | 1,173 | 1,173 | 1,173 | 1,173 | 1,173 | 1,173 | 1,173 |
| 4911.02 | 1,120 | 1,121 | 1,121 | 1,121 | 1,121 | 1,121 | 1,121 |
| 4911.03 | 2,105 | 2,104 | 2,106 | 2,106 | 2,106 | 2,106 | 2,106 |
| 4912.01 | 2,297 | 2,316 | 2,378 | 2,464 | 2,575 | 2,659 | 2,754 |
| 4912.02 | 1,173 | 1,173 | 1,173 | 1,174 | 1,174 | 1,174 | 1,175 |
| 4913.01 | 2,130 | 2,136 | 2,145 | 2,161 | 2,175 | 2,189 | 2,202 |
| 4913.02 | 1,433 | 1,440 | 1,470 | 1,510 | 1,557 | 1,596 | 1,634 |
| 4913.03 | 1,519 | 1,546 | 1,620 | 1,742 | 1,867 | 1,992 | 2,103 |
| 4914.01 | 1,853 | 1,856 | 1,869 | 1,892 | 1,913 | 1,933 | 1,955 |
| 4914.02 | 1,405 | 1,405 | 1,407 | 1,409 | 1,411 | 1,412 | 1,414 |
| 4914.03 | 1,147 | 1,147 | 1,147 | 1,147 | 1,148 | 1,148 | 1,148 |
| 4914.04 | 1,325 | 1,325 | 1,326 | 1,327 | 1,328 | 1,328 | 1,329 |
| 4914.05 | 834 | 834 | 837 | 837 | 840 | 843 | 843 |
| 4915.01 | 2,376 | 2,388 | 2,424 | 2,483 | 2,547 | 2,600 | 2,657 |
| 4915.02 | 2,135 | 2,134 | 2,138 | 2,144 | 2,152 | 2,158 | 2,162 |
| 4916.01 | 1,590 | 1,608 | 1,642 | 1,677 | 1,720 | 1,760 | 1,798 |

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2021

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 4916.02 | 1,572 | 1,576 | 1,595 | 1,618 | 1,645 | 1,671 | 1,693 |
| 4917.01 | 1,883 | 2,031 | 2,109 | 2,201 | 2,289 | 2,374 | 2,454 |
| 4917.03 | 2,596 | 2,606 | 2,633 | 2,679 | 2,726 | 2,774 | 2,816 |
| 4917.04 | 2,287 | 2,331 | 2,341 | 2,349 | 2,356 | 2,364 | 2,369 |
| 4917.05 | 964 | 992 | 1,011 | 1,032 | 1,057 | 1,079 | 1,097 |
| 4917.06 | 1,531 | 1,630 | 1,766 | 1,954 | 2,150 | 2,340 | 2,512 |
| 4917.07 | 1,756 | 1,885 | 1,938 | 1,982 | 2,027 | 2,072 | 2,113 |
| 4918.01 | 1,068 | 1,068 | 1,070 | 1,072 | 1,075 | 1,077 | 1,079 |
| 4918.02 | 1,149 | 1,150 | 1,151 | 1,151 | 1,152 | 1,153 | 1,153 |
| 4918.03 | 2,606 | 2,607 | 2,609 | 2,614 | 2,617 | 2,620 | 2,623 |
| 4920 | 2,179 | 2,184 | 2,185 | 2,185 | 2,185 | 2,186 | 2,186 |
| 4921 | 2,226 | 2,232 | 2,239 | 2,250 | 2,256 | 2,266 | 2,273 |
| 4922.01 | 1,045 | 1,062 | 1,076 | 1,084 | 1,092 | 1,100 | 1,108 |
| 4922.02 | 2,194 | 2,191 | 2,209 | 2,224 | 2,238 | 2,275 | 2,290 |
| 4922.03 | 1,268 | 1,294 | 1,318 | 1,338 | 1,357 | 1,385 | 1,404 |
| 4923 | 1,087 | 1,090 | 1,105 | 1,138 | 1,155 | 1,173 | 1,195 |
| 4924 | 1,760 | 1,751 | 1,758 | 1,769 | 1,749 | 1,732 | 1,728 |
| 4925 | 1,436 | 1,452 | 1,463 | 1,466 | 1,468 | 1,469 | 1,470 |
| 9801 | | | | | | | |
| 9802 | | | | | | | |
| 9803 | | | | | | | |
| Fairfax County | 418,186 | 433,267 | 451,546 | 466,947 | 481,959 | 496,218 | 509,409 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

(Continued)

HOUSING UNIT INVENTORY

Housing units are summarized from the real estate tax assessment files as of January 1 of the current year. Building permit data, utility hook-up information, and pictometry three-dimensional aerial images are used to determine whether structures are habitable housing units. Housing unit type is determined based on the existing land use code. Specific codes are assigned to each type of housing unit (i.e., single-family detached, duplex, townhouse, multifamily, etc.). The housing unit estimates include both rental and owned units and housing units in Fort Belvoir but not George Mason University. The housing unit estimates also include continuing care and assisted living units but do not include nursing homes. Most of the housing unit information is available by supervisor district, town, planning district, human services region, ZIP Code, sewershed, and census tract. The age of housing unit data is available by supervisor district, town, and planning district.

| Total Housing Units Fairfax County, 1985 through 2021 | | | |
|--|----------------------|------------------------------|----------------|
| 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% |
| 2015* | 412,198 | 3,162 | 0.79% |
| 2016 | 413,746 | 1,548 | 0.38% |
| 2017 | 415,690 | 1,944 | 0.47% |
| 2018 | 418,250 | 2,560 | 0.62% |
| 2019 | 421,102 | 2,852 | 0.68% |
| 2020 | 424,087 | 2,985 | 0.71% |
| 2021 | 425,585 | 1,498 | 0.35% |

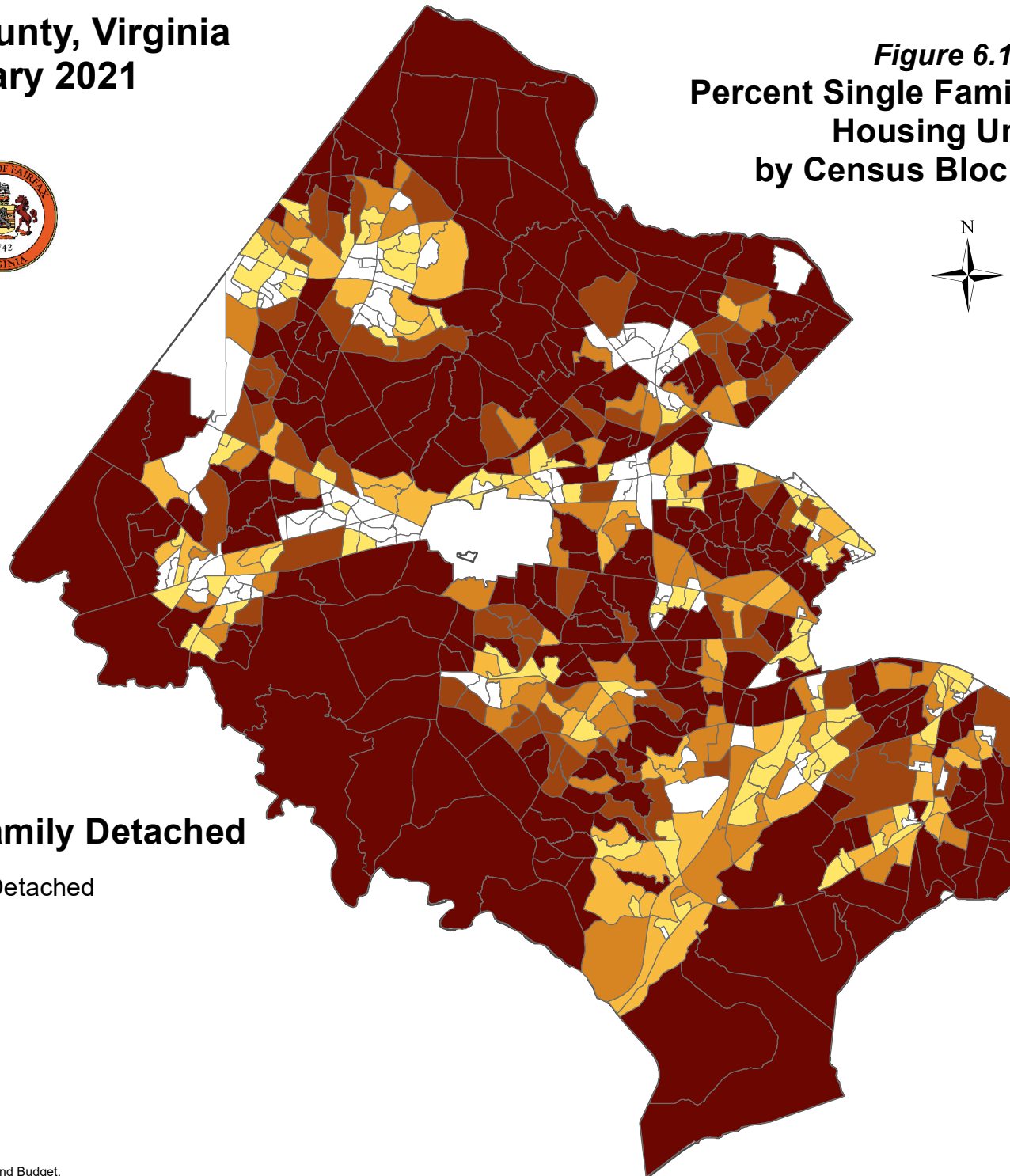
Source: Fairfax County Department of Management and Budget, 2021.

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







Fairfax County, Virginia January 2021



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



Percent Single Family Detached

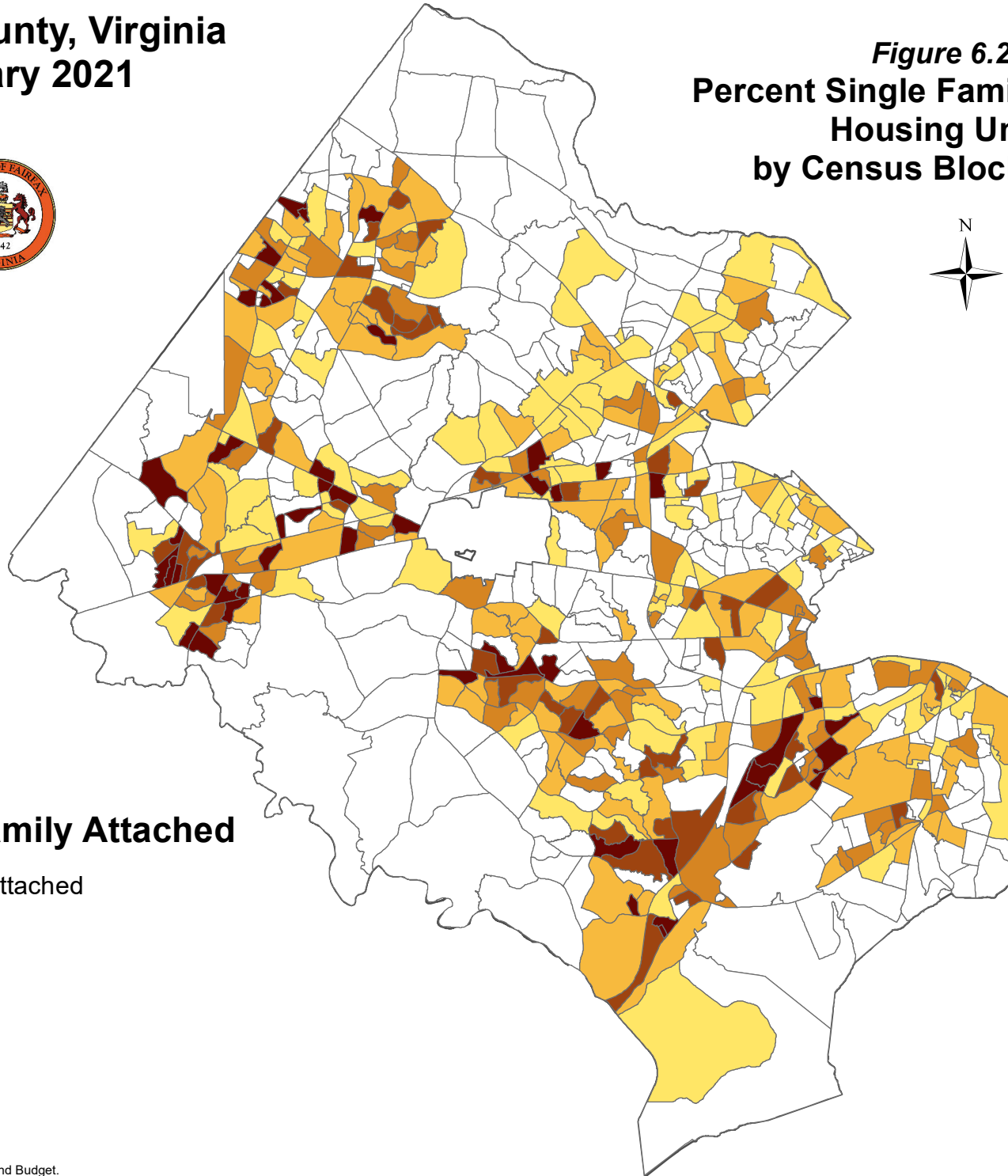
-  No Single Family Detached
-  Less than 20%
-  20% to 39.9%
-  40% to 59.9%
-  60% to 79.9%
-  80% to 100%

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

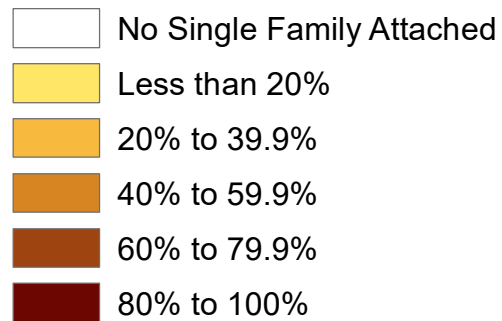
Fairfax County, Virginia January 2021



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



Percent Single Family Attached



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

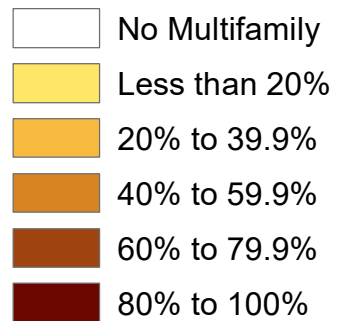
Fairfax County, Virginia January 2021



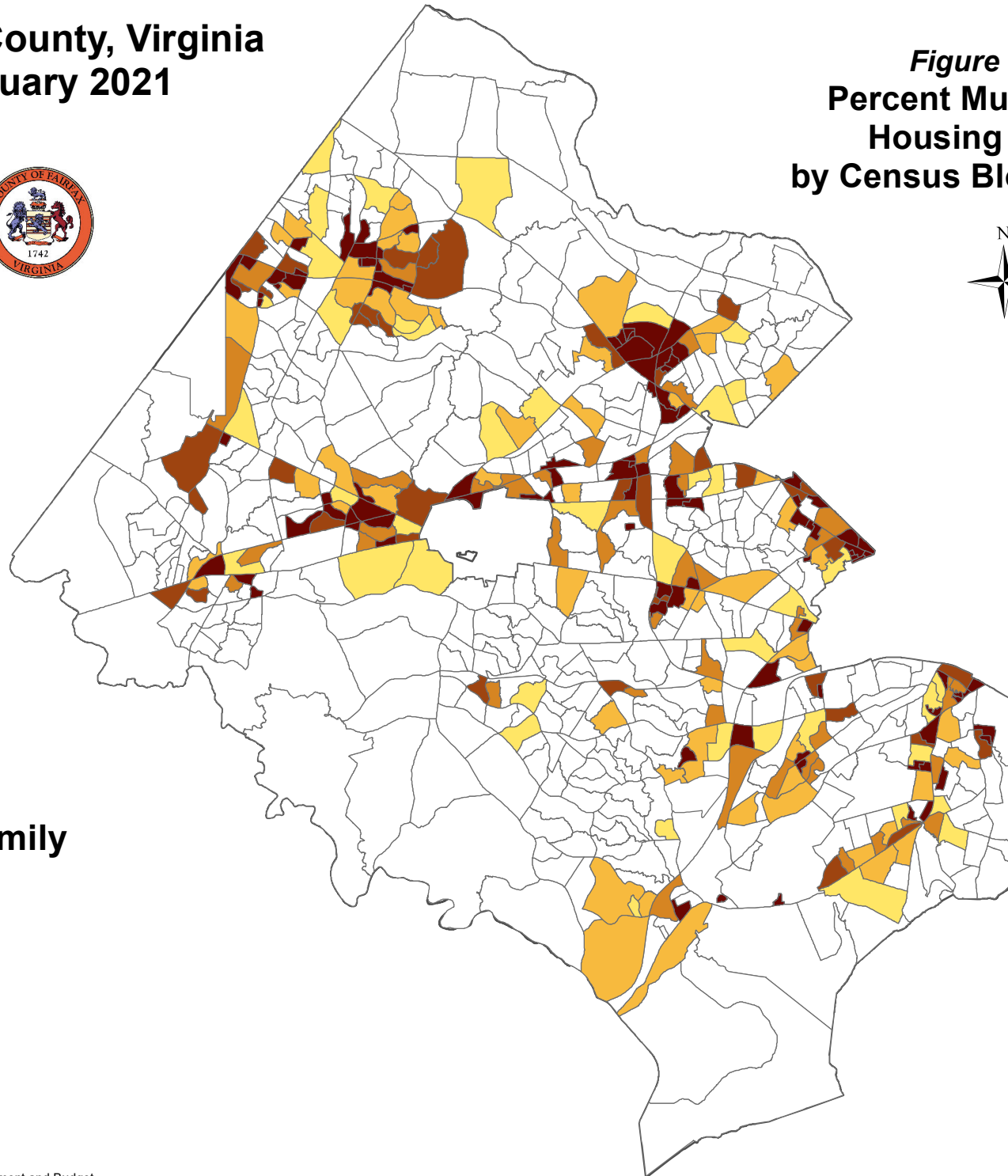
Figure 6.3
Percent Multifamily
Housing Units
by Census Block Group



Percent Multifamily



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



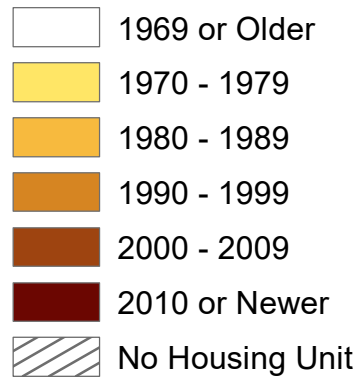
Fairfax County, Virginia January 2021



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.

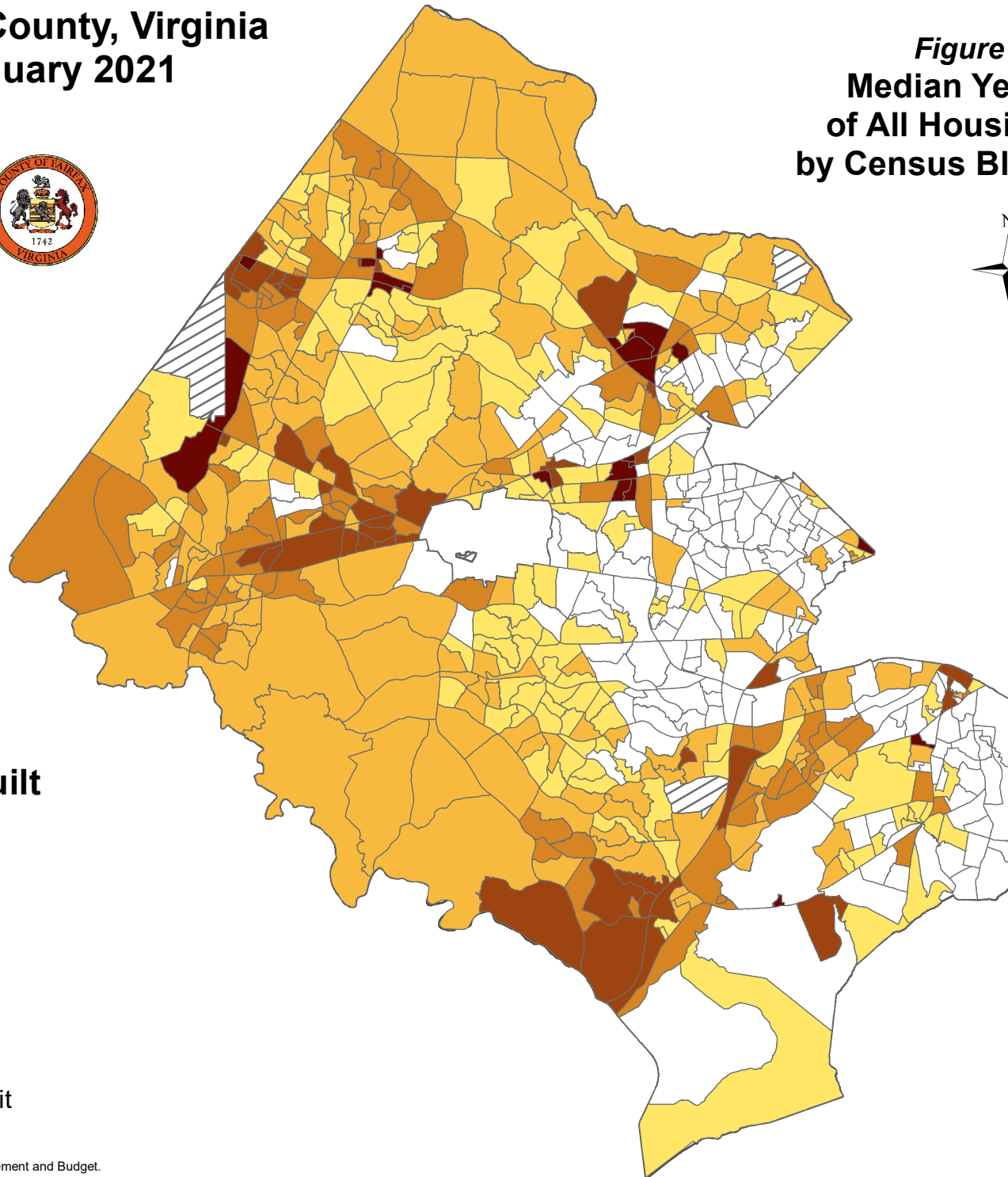


Table 6.1

**Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2021**

| Supervisor District | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|-----------------------|----------------|--------------|---------------|---------------|-------------------------|-------------------------|------------------------|--------------|----------------|
| Braddock | 22,511 | 366 | 9,540 | 304 | 8,475 | 490 | | 152 | 41,838 |
| Dranesville 1/ | 29,691 | 80 | 6,221 | 479 | 6,709 | 1,654 | 506 | | 45,340 |
| Hunter Mill 2/ | 21,684 | 38 | 11,293 | 1,798 | 12,840 | 2,868 | 3,217 | | 53,738 |
| Lee | 16,581 | 589 | 12,210 | 1,773 | 11,783 | 1,685 | | 791 | 45,412 |
| Mason | 17,910 | 33 | 5,666 | 960 | 10,896 | 1,613 | 5,995 | | 43,073 |
| Mount Vernon | 23,300 | 1,145 | 9,723 | 1,367 | 9,107 | 643 | 3,937 | 325 | 49,547 |
| Providence | 15,788 | 1 | 10,839 | 1,062 | 18,666 | 4,130 | 8,215 | | 58,701 |
| Springfield 3/ | 25,925 | 78 | 9,363 | 1,400 | 5,879 | 358 | | | 43,003 |
| Sully | 21,386 | | 14,578 | 1,658 | 5,822 | 999 | | 490 | 44,933 |
| Fairfax County | 194,776 | 2,330 | 89,433 | 10,801 | 90,177 | 14,440 | 21,870 | 1,758 | 425,585 |

Table 6.2

**Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2021**

| Town | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Total Units |
|------------------------|---------------|-----------|--------------|------------|-------------------------|---------------|
| Town of Clifton | 90 | | | | | 90 |
| Town of Herndon | 3,065 | 62 | 2,331 | 69 | 2,501 | 8,028 |
| Town of Vienna | 4,617 | | 454 | 53 | 530 | 5,654 |
| Towns Total | 7,772 | 62 | 2,785 | 122 | 3,031 | 13,772 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021

| Planning District | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|-----------------------|----------------|--------------|---------------|---------------|----------------------------|----------------------------|---------------------------|--------------|----------------|
| Annandale | 16,182 | 14 | 3,379 | 255 | 5,242 | 545 | 471 | | 26,088 |
| Baileys | 5,263 | 13 | 945 | 293 | 4,776 | 1,223 | 5,524 | | 18,037 |
| Bull Run | 18,254 | 70 | 14,886 | 2,200 | 9,054 | 671 | | 490 | 45,625 |
| Fairfax | 9,313 | | 5,303 | 701 | 11,766 | 271 | | 152 | 27,506 |
| Jefferson | 8,731 | 5 | 2,894 | 289 | 7,505 | 2,949 | 1,817 | | 24,190 |
| Lincolnia | 1,652 | 2 | 2,071 | 412 | 2,724 | 144 | | | 7,005 |
| Lower Potomac | 5,924 | 8 | 3,216 | 853 | 2,805 | 283 | | | 13,089 |
| McLean | 17,805 | 18 | 2,205 | 550 | 4,356 | 1,782 | 6,350 | | 33,066 |
| Mount Vernon | 15,640 | 1,652 | 3,502 | 1,860 | 11,403 | 650 | 3,937 | 1,116 | 39,760 |
| Pohick 1/ | 30,459 | 412 | 14,341 | 364 | 1,364 | | | | 46,940 |
| Rose Hill | 9,109 | 28 | 7,000 | 296 | 4,581 | | | | 21,014 |
| Springfield | 8,794 | 8 | 6,794 | 291 | 2,914 | 1,395 | | | 20,196 |
| Upper Potomac 2/ | 32,964 | 84 | 17,079 | 1,982 | 18,076 | 4,143 | 3,217 | | 77,545 |
| Vienna 3/ | 14,686 | 16 | 5,818 | 455 | 3,611 | 384 | 554 | | 25,524 |
| Fairfax County | 194,776 | 2,330 | 89,433 | 10,801 | 90,177 | 14,440 | 21,870 | 1,758 | 425,585 |

Source: Fairfax County Department of Management and Budget, 2021.

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

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

Table 6.4

**Housing Unit Inventory by Unit Type by Human Services Region
Fairfax County, January 2021**

| 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 | 40,311 | 1,734 | 22,326 | 3,140 | 20,890 | 2,328 | 3,937 | 1,116 | 95,782 |
| Region 2 | 40,934 | 36 | 13,270 | 1,733 | 23,335 | 5,652 | 8,366 | | 93,326 |
| Region 3 1/ | 59,544 | 116 | 23,422 | 2,872 | 29,769 | 5,589 | 9,567 | | 130,879 |
| Region 4 2/ | 53,987 | 444 | 30,415 | 3,056 | 16,183 | 871 | | 642 | 105,598 |
| Fairfax County | 194,776 | 2,330 | 89,433 | 10,801 | 90,177 | 14,440 | 21,870 | 1,758 | 425,585 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021**

| ZIP Code | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|----------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 20120 | 6,378 | | 5,743 | | 2,477 | | | | 14,598 |
| 20121 | 1,780 | | 5,236 | 826 | 2,432 | | | | 10,274 |
| 20124 | 4,096 | | 618 | | 248 | | | | 4,962 |
| 20151 | 4,329 | | 1,024 | 598 | 566 | 313 | | 490 | 7,320 |
| 20152 | 1 | | | | | | | | 1 |
| 20164 | 1 | | | | | | | | 1 |
| 20170 | 7,148 | 62 | 3,399 | 83 | 3,267 | | | | 13,959 |
| 20171 | 8,225 | | 3,594 | 577 | 5,904 | 1,724 | | | 20,024 |
| 20190 | 545 | | 2,257 | 174 | 4,511 | 1,348 | 2,843 | | 11,678 |
| 20191 | 3,695 | 22 | 4,279 | 647 | 2,704 | 871 | 374 | | 12,592 |
| 20194 | 1,900 | | 2,062 | 501 | 1,396 | | | | 5,859 |
| 22003 | 10,726 | 14 | 2,717 | 255 | 5,072 | 545 | 471 | | 19,800 |
| 22015 | 7,559 | 364 | 5,638 | 265 | 1,020 | | | | 14,846 |
| 22027 | 633 | | 102 | | | | | | 735 |
| 22030 | 4,540 | 8 | 2,531 | 404 | 5,818 | 191 | | 152 | 13,644 |
| 22031 | 3,100 | | 3,165 | 288 | 3,598 | 1,630 | 881 | | 12,662 |
| 22032 | 7,375 | 2 | 2,000 | | 270 | | | | 9,647 |
| 22033 | 4,670 | 62 | 4,190 | 776 | 5,868 | 558 | | | 16,124 |
| 22035 | | | | | 270 | | | | 270 |
| 22039 | 6,124 | | | | | | | | 6,124 |
| 22041 | 2,046 | 10 | 660 | 293 | 2,884 | 449 | 4,573 | | 10,915 |
| 22042 | 6,725 | 5 | 1,335 | 181 | 3,820 | 441 | | | 12,507 |
| 22043 | 4,316 | | 1,755 | 188 | 1,814 | 340 | 1,231 | | 9,644 |
| 22044 | 1,631 | 3 | 255 | | 1,502 | 310 | 951 | | 4,652 |
| 22046 | 1,427 | 2 | | | 664 | | | | 2,093 |
| 22060 | 2,304 | | 108 | | 470 | 283 | | | 3,165 |

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2021

| ZIP Code | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|----------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 22066 | 5,783 | | | | 88 | | | | 5,871 |
| 22079 | 4,896 | 8 | 4,127 | 853 | 2,335 | | | | 12,219 |
| 22101 | 9,238 | 14 | 1,037 | 13 | 244 | 451 | 506 | | 11,503 |
| 22102 | 3,385 | 2 | 566 | 349 | 3,863 | 991 | 5,046 | | 14,202 |
| 22124 | 4,189 | | 1,317 | 128 | 1,017 | | | | 6,651 |
| 22150 | 4,968 | | 1,219 | | 1,800 | 1,395 | | | 9,382 |
| 22151 | 4,754 | | 653 | | 414 | | | | 5,821 |
| 22152 | 4,852 | | 4,082 | 259 | 1,157 | | | | 10,350 |
| 22153 | 6,403 | 54 | 4,310 | | 100 | | | | 10,867 |
| 22180 | 6,057 | | 1,004 | 169 | 1,550 | 1,068 | 259 | | 10,107 |
| 22181 | 3,287 | | 1,165 | 275 | 793 | | | | 5,520 |
| 22182 | 6,848 | 16 | 1,464 | | 850 | 274 | 798 | | 10,250 |
| 22203 | | | | | 100 | 50 | | | 150 |
| 22204 | 14 | | | | | | | | 14 |
| 22206 | 2 | | | | | | | | 2 |
| 22207 | 50 | | | | | | | | 50 |
| 22213 | 6 | | | | | | | | 6 |
| 22302 | 21 | | 30 | | 184 | 414 | | | 649 |
| 22303 | 1,113 | 1,122 | 529 | | 1,647 | 360 | 3,427 | 90 | 8,288 |
| 22304 | | | 148 | | | | | | 148 |
| 22306 | 3,608 | 6 | 1,857 | 265 | 5,444 | 290 | | 906 | 12,376 |
| 22307 | 2,388 | 522 | 225 | | 1,151 | | 510 | | 4,796 |
| 22308 | 4,870 | 1 | | | | | | | 4,871 |
| 22309 | 5,187 | 1 | 1,706 | 1,595 | 3,161 | | | 120 | 11,770 |
| 22310 | 5,661 | 2 | 2,900 | 172 | 2,291 | | | | 11,026 |
| 22311 | 508 | | | | 106 | | | | 614 |

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2021

| ZIP Code | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|-----------------------|----------------------|---------------|------------------|------------------|--------------------------------|--------------------------------|-------------------------------|--------------------|--------------------|
| 22312 | 2,890 | 2 | 2,241 | 412 | 2,816 | 144 | | | 8,505 |
| 22315 | 2,524 | 26 | 6,185 | 255 | 2,491 | | | | 11,481 |
| Fairfax County | 194,776 | 2,330 | 89,433 | 10,801 | 90,177 | 14,440 | 21,870 | 1,758 | 425,585 |

Source: Fairfax County Department of Management and Budget, 2021.

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

(Continued)

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2021**

| Sewershed Code | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|-----------------------|----------------------|---------------|------------------|------------------|--------------------------------|--------------------------------|-------------------------------|--------------------|--------------------|
| A1 | 6,595 | | 2,413 | 116 | 2,415 | | | | 11,539 |
| A2 | 87 | | 1,190 | 217 | 2,969 | 863 | | | 5,326 |
| A3 | 197 | | 799 | 14 | 686 | | | | 1,696 |
| B1 | 1,006 | 12 | 370 | 10 | 770 | 375 | | | 2,543 |
| B2 | 4,364 | | 1,493 | 272 | 2,268 | | 1,549 | | 9,946 |
| B3 | 868 | | | | | | | | 868 |
| B5 | 3,064 | 62 | 2,331 | 69 | 2,501 | | | | 8,027 |
| C1 | 1,112 | | | | | | | | 1,112 |
| C2 | 1,289 | | | | | | | | 1,289 |
| D1 | 3,094 | 2 | | | 88 | | | | 3,184 |
| D2 | 2,688 | | 3,132 | 403 | 3,773 | 1,993 | 1,444 | | 13,433 |
| D3 | 18,846 | 26 | 4,936 | 703 | 3,070 | 500 | 3,267 | | 31,348 |
| E1 | 2,339 | | 491 | 346 | 3,863 | 991 | 2,801 | | 10,831 |
| E2 | 658 | | | | | | | | 658 |
| F | 1,931 | | 508 | 13 | 162 | 121 | 506 | | 3,241 |
| G1 | 8,004 | 14 | 2,121 | 100 | 2,024 | 409 | 1,231 | | 13,903 |
| G2 | 1,035 | | | | | 261 | | | 1,296 |
| G3 | 726 | | 35 | | | | | | 761 |
| G4 | 343 | | | | | | | | 343 |
| H1 | 1,179 | 2 | 502 | | 2,333 | 823 | 1,480 | | 6,319 |
| H2 | | | | | 256 | | 3,277 | | 3,533 |
| H3 | 261 | | | 88 | | | | | 349 |
| I1 | 14,050 | 18 | 2,545 | 582 | 8,176 | 1,909 | 1,026 | | 28,306 |
| I2 | 1,237 | | 75 | | | | | | 1,312 |
| I3 | 10,227 | 16 | 5,536 | 839 | 4,506 | 390 | 219 | | 21,733 |
| I4 | 79 | | | | | | | | 79 |

Table 6.6

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2021**

| Sewershed Code | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|-----------------------|----------------------|---------------|------------------|------------------|--------------------------------|--------------------------------|-------------------------------|--------------------|--------------------|
| I5 | 282 | | 35 | | 8 | | | | 325 |
| I6 | 2 | | | | | | | | 2 |
| J1 | 3,911 | 1,121 | 779 | | 1,894 | 360 | 1,435 | | 9,500 |
| J2 | 834 | 1 | 188 | | 765 | | 1,992 | 90 | 3,870 |
| J3 | 1,212 | 125 | 155 | | 506 | 290 | | | 2,288 |
| J4 | 662 | 2 | 20 | | 934 | | 510 | | 2,128 |
| K | 8,622 | 402 | 1,689 | 1,196 | 5,192 | | | 906 | 18,007 |
| L | 7,445 | 27 | 6,146 | 788 | 5,803 | | | 120 | 20,329 |
| M0 | 865 | | 186 | | 777 | | | 152 | 1,980 |
| M1 | 939 | | 1,614 | 128 | 2,455 | | | | 5,136 |
| M2 | 11,652 | 2 | 5,803 | 571 | 8,968 | 1,929 | 1,133 | | 30,058 |
| M3 | 6,172 | | 303 | | | | | | 6,475 |
| M4 | 4,998 | | 1,785 | | 1,163 | | | | 7,946 |
| M5 | 1,477 | 8 | 1,389 | 160 | 91 | 1,395 | | | 4,520 |
| M6 | 1,808 | | 4,181 | 131 | 1,274 | | | | 7,394 |
| M7 | 15 | | | | 88 | 283 | | | 386 |
| M8 | 2,089 | | 108 | | 382 | | | | 2,579 |
| M9 | 462 | | 2,222 | 80 | 5,383 | 191 | | | 8,338 |
| N1 | 21,261 | 366 | 14,939 | 1,217 | 3,324 | | | | 41,107 |
| N2 | 4,298 | 46 | 1,879 | | | | | | 6,223 |
| O1 | 503 | 2 | | | | | | | 505 |
| P | 59 | | | | | | | | 59 |
| P1 | 464 | 6 | 196 | | 195 | | | | 861 |
| P2 | 181 | | | | | | | | 181 |
| P3 | 1,158 | | | | | | | | 1,158 |
| P4 | 78 | | | | | | | | 78 |

(Continued)

Table 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2021

| Sewershed Code | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|-----------------------|----------------|--------------|---------------|---------------|-------------------------|-------------------------|------------------------|--------------|----------------|
| P5 | 151 | | 67 | | 180 | | | | 398 |
| Q1 | 2,614 | | | | | | | | 2,614 |
| R1 | 2,891 | | | | | | | | 2,891 |
| R2 | 244 | | 46 | | | | | | 290 |
| R3 | 90 | | | | | | | | 90 |
| R4 | 328 | | | | | | | | 328 |
| S1 | 4,839 | 8 | 4,803 | | 1,664 | | | | 11,314 |
| S2 | 400 | | | | | | | | 400 |
| T1 | 1,087 | | 235 | 234 | 206 | 486 | | 490 | 2,738 |
| T2 | 4,921 | | 2,557 | 598 | 826 | 313 | | | 9,215 |
| T3 | 3,710 | | 2,158 | | | | | | 5,868 |
| T4 | 2,549 | 62 | 2,803 | 1,100 | 4,516 | 558 | | | 11,588 |
| T5 | 2,901 | | 3,594 | 810 | 3,311 | | | | 10,616 |
| T6 | 259 | | | | | | | | 259 |
| T7 | 1,064 | | 1,076 | 16 | 412 | | | | 2,568 |
| Fairfax County | 194,776 | 2,330 | 89,433 | 10,801 | 90,177 | 14,440 | 21,870 | 1,758 | 425,585 |

Source: Fairfax County Department of Management and Budget, 2021.

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

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021**

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4151 | 1,035 | | 74 | | 102 | | | 90 | 1,301 |
| 4152 | 348 | 2 | 151 | | 934 | | 510 | | 1,945 |
| 4153 | 809 | 520 | 24 | | 217 | | | | 1,570 |
| 4154.01 | 315 | | 156 | | 1,555 | | | 115 | 2,141 |
| 4154.02 | 849 | | 228 | | 60 | | | | 1,137 |
| 4155 | 1,542 | | 435 | | 339 | | | | 2,316 |
| 4156 | 1,080 | 1 | | | | | | | 1,081 |
| 4157 | 1,373 | | | | | | | | 1,373 |
| 4158 | 1,736 | | | | | | | | 1,736 |
| 4159 | 1,211 | | | | | | | | 1,211 |
| 4160 | 1,065 | 1 | 202 | 149 | 492 | | | 120 | 2,029 |
| 4161 | 1,462 | | | | 45 | | | | 1,507 |
| 4162 | 1,519 | | | | | | | | 1,519 |
| 4163 | 822 | 2 | | | | | | | 824 |
| 4201 | 1,014 | | 155 | | | | | | 1,169 |
| 4202.01 | 605 | | 697 | | | | | | 1,302 |
| 4202.02 | 6 | | 42 | 172 | 846 | | | | 1,066 |
| 4202.03 | 634 | | 337 | | | | | | 971 |
| 4203 | 1,605 | | 560 | | | | | | 2,165 |
| 4204 | 7 | 272 | 133 | | 434 | 360 | 1,222 | | 2,428 |
| 4205.01 | | 1 | | | 2 | | 1,002 | | 1,005 |
| 4205.02 | 5 | 256 | 104 | | 42 | | 634 | | 1,041 |
| 4205.03 | 249 | 38 | 84 | | 749 | | 569 | | 1,689 |

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4206 | 419 | 555 | 181 | | 862 | | | | 2,017 |
| 4207 | 1,403 | | 44 | | | | | | 1,447 |
| 4208 | 1,129 | | 71 | | | | | | 1,200 |
| 4210.01 | 205 | | 824 | | | | | | 1,029 |
| 4210.02 | 568 | | 443 | | 1,073 | | | | 2,084 |
| 4211.01 | 238 | | 1,634 | 131 | 201 | | | | 2,204 |
| 4211.02 | 257 | | 726 | | 546 | | | | 1,529 |
| 4211.03 | 918 | | 1,012 | 124 | 244 | | | | 2,298 |
| 4212 | 689 | | | | | | | | 689 |
| 4213 | 955 | | 503 | | | | | | 1,458 |
| 4214 | 493 | 6 | 95 | 138 | 1,971 | 290 | | | 2,993 |
| 4215 | 280 | | 238 | 127 | 975 | | | 791 | 2,411 |
| 4216 | 171 | | 135 | 931 | 736 | | | | 1,973 |
| 4217.01 | 223 | | 391 | 150 | 657 | | | | 1,421 |
| 4217.02 | 866 | | 400 | | | | | | 1,266 |
| 4218 | 196 | | 578 | 365 | 1,231 | | | | 2,370 |
| 4219 | 631 | | | | 88 | 283 | | | 1,002 |
| 4220 | 470 | | 523 | | 382 | | | | 1,375 |
| 4221.01 | 662 | | 653 | 112 | 1,160 | | | | 2,587 |
| 4221.02 | 440 | | 1,151 | 280 | 265 | | | | 2,136 |
| 4222.01 | 820 | | 300 | | 345 | | | | 1,465 |
| 4222.02 | 628 | 6 | 589 | 461 | 565 | | | | 2,249 |
| 4223.01 | 203 | | 587 | | 555 | | | | 1,345 |

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021**

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4223.02 | 453 | 28 | 857 | | 1,208 | | | | 2,546 |
| 4224.01 | 10 | | 358 | | 758 | | | | 1,126 |
| 4224.02 | 99 | | 1,588 | | 424 | | | | 2,111 |
| 4224.03 | 704 | | 317 | | | | | | 1,021 |
| 4301.01 | 1,547 | | | | | | | | 1,547 |
| 4301.02 | 399 | | 652 | | | | | | 1,051 |
| 4302.01 | 810 | | 616 | | | | | | 1,426 |
| 4302.02 | 1,103 | 2 | 536 | | | | | | 1,641 |
| 4302.03 | 632 | | 270 | | | | | | 902 |
| 4304 | 1,997 | | 326 | | | | | | 2,323 |
| 4305 | 571 | | | | | | | | 571 |
| 4306 | 1,319 | | 106 | | 386 | | | | 1,811 |
| 4307 | 929 | | | | | | | | 929 |
| 4308.01 | 967 | | 547 | | | | | | 1,514 |
| 4308.02 | 384 | | 606 | | 822 | | | | 1,812 |
| 4309.01 | 439 | | 731 | | 244 | | | | 1,414 |
| 4309.02 | 606 | | 484 | | | | | | 1,090 |
| 4310.01 | 769 | | 738 | 79 | | | | | 1,586 |
| 4310.02 | 2 | | 750 | | | | | | 752 |
| 4313 | 1,114 | | 302 | | | | | | 1,416 |
| 4314 | 893 | | 470 | 99 | | | | | 1,462 |
| 4315 | 1,092 | 8 | 676 | 160 | 91 | | | | 2,027 |
| 4316.01 | | | | | | 1,395 | | | 1,395 |

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021**

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|---------------------|----------------------|---------------|------------------|------------------|--------------------------------|--------------------------------|-------------------------------|--------------------|--------------------|
| 4316.02 | 1,138 | | 515 | | 341 | | | | 1,994 |
| 4318.01 | 110 | 53 | 1,279 | | | | | | 1,442 |
| 4318.02 | 760 | | 282 | | | | | | 1,042 |
| 4319 | 1,055 | | | | | | | | 1,055 |
| 4320 | 502 | | 625 | | | | | | 1,127 |
| 4321 | 505 | 128 | 181 | 186 | 448 | | | | 1,448 |
| 4322.01 | | | 491 | | 360 | | | | 851 |
| 4322.02 | 578 | 183 | 749 | | 112 | | | | 1,622 |
| 4323 | 1,152 | | 495 | | 100 | | | | 1,747 |
| 4324.01 | 1,179 | | | | | | | | 1,179 |
| 4324.02 | 1,166 | | 492 | | | | | | 1,658 |
| 4325 | 1,458 | | 432 | | | | | | 1,890 |
| 4326 | 1,196 | | 393 | | | | | | 1,589 |
| 4327.01 | 802 | | 293 | | | | | | 1,095 |
| 4327.02 | 244 | | 1,163 | | 100 | | | | 1,507 |
| 4328 | 291 | | 482 | | | | | | 773 |
| 4401 | 1,790 | | 150 | 161 | 388 | 80 | | | 2,569 |
| 4402.01 | | | 287 | 56 | 580 | 1,274 | | | 2,197 |
| 4402.02 | 532 | | 579 | 8 | 1,088 | | | | 2,207 |
| 4403 | 954 | | | | | | | | 954 |
| 4405.01 | 1,623 | | 33 | | | | | | 1,656 |
| 4405.03 | 86 | | 93 | | | | | | 179 |
| 4405.04 | | | | | | | | | |

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4405.05 | 457 | | | | | | | | 457 |
| 4406 | 782 | | 9 | | 12 | | | 152 | 955 |
| 4407.01 | 979 | | | | | | | | 979 |
| 4407.02 | 1,670 | | 137 | | | | | | 1,807 |
| 4408 | 1,953 | | | | 270 | | | | 2,223 |
| 4501 | 649 | 1 | 288 | 117 | 1,204 | | | | 2,259 |
| 4502 | 801 | | 512 | | 25 | | | | 1,338 |
| 4503 | 1,047 | | 166 | | 723 | 171 | | | 2,107 |
| 4504 | 854 | 2 | 94 | | | | | | 950 |
| 4505 | 884 | | | | | | | | 884 |
| 4506.01 | 1,371 | | 35 | | | | | | 1,406 |
| 4506.02 | 523 | 2 | 81 | | 1,250 | | | | 1,856 |
| 4507.01 | 534 | | 445 | | 100 | | | | 1,079 |
| 4507.02 | 332 | 2 | | | 887 | | 252 | | 1,473 |
| 4508 | 1,002 | | 20 | | 184 | | | | 1,206 |
| 4509 | 606 | | | | | | | | 606 |
| 4510 | 897 | | | | | | | | 897 |
| 4511 | 830 | | | | | | | | 830 |
| 4512 | 650 | | | | | | | | 650 |
| 4513 | 756 | 3 | 57 | | 108 | | | | 924 |
| 4514 | | | 139 | | 933 | 50 | 127 | | 1,249 |
| 4515.01 | 376 | | 97 | 81 | 561 | 310 | 824 | | 2,249 |
| 4515.02 | 302 | | 259 | | 731 | 463 | 529 | | 2,284 |

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4516.01 | 249 | | 36 | | 1,296 | | | | 1,581 |
| 4516.02 | 319 | | | | | 400 | 419 | | 1,138 |
| 4518 | 1,081 | | 48 | | | | | | 1,129 |
| 4519 | 509 | 2 | 1,103 | 210 | 525 | | | | 2,349 |
| 4520 | 555 | | 326 | | | 246 | | | 1,127 |
| 4521.01 | 940 | 2 | 504 | 255 | | | | | 1,701 |
| 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 | | 349 | | 1,365 | | | | 1,729 |
| 4524 | 1,644 | | 327 | | 412 | | | | 2,383 |
| 4525.01 | 1,057 | 2 | 160 | | 94 | | | | 1,313 |
| 4525.02 | 299 | | 281 | | 1,023 | | | | 1,603 |
| 4526 | 492 | | 677 | 202 | 1,176 | 144 | | | 2,691 |
| 4527 | 301 | 10 | 309 | 212 | 801 | | 348 | | 1,981 |
| 4528.01 | 398 | | | | 346 | | 1,785 | | 2,529 |
| 4528.02 | | | | | | | 1,492 | | 1,492 |
| 4601 | 1,464 | | 8 | | | | | | 1,472 |
| 4602 | 1,343 | | | | | | | | 1,343 |
| 4603 | 966 | | | | | | | | 966 |
| 4604 | 936 | 16 | 417 | | 371 | 274 | | | 2,014 |
| 4605.01 | 807 | | 70 | | | | | | 877 |
| 4605.03 | 470 | | 520 | | 479 | | | | 1,469 |

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4605.04 | 784 | | 551 | | | | | | 1,335 |
| 4606 | 1,349 | | | | | | | | 1,349 |
| 4607.01 | 855 | | | | 300 | | | | 1,155 |
| 4607.02 | 1,330 | | 244 | | | | | | 1,574 |
| 4608 | 915 | | 15 | 53 | 191 | | | | 1,174 |
| 4609 | 794 | | 84 | | | | | | 878 |
| 4610 | 723 | | 111 | | 39 | | | | 873 |
| 4611 | 1,811 | | 132 | 275 | 375 | | | | 2,593 |
| 4612.01 | 1,520 | | 39 | | | | | | 1,559 |
| 4612.02 | 165 | | 960 | 72 | 1,450 | 191 | | | 2,838 |
| 4615 | 985 | | 1,084 | | 493 | | | | 2,562 |
| 4616.03 | 72 | | 808 | 127 | 1,167 | 110 | | | 2,284 |
| 4616.04 | 515 | | 373 | | | | | | 888 |
| 4616.05 | | | | | 436 | 1,504 | 586 | | 2,526 |
| 4616.06 | | | 221 | 116 | 1,020 | | | | 1,357 |
| 4617 | 367 | | 1,467 | | 196 | | 554 | | 2,584 |
| 4618.01 | 2 | | 300 | | 240 | | | | 542 |
| 4618.02 | 91 | | 927 | 128 | 1,261 | | | | 2,407 |
| 4619.01 | 236 | | 249 | | 929 | | | | 1,414 |
| 4619.02 | 2 | | | | 592 | | | | 594 |
| 4701 | 946 | | 35 | | | | | | 981 |
| 4703 | 1,167 | | | | | | | | 1,167 |
| 4704 | 1,512 | | 227 | | | | | | 1,739 |

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4705 | 1,372 | | 358 | | | 121 | 506 | | 2,357 |
| 4706 | 850 | | 168 | 13 | 162 | | | | 1,193 |
| 4707 | 1,829 | | 7 | | | 69 | | | 1,905 |
| 4708 | 842 | 14 | 232 | | 82 | | | | 1,170 |
| 4709 | 1,917 | 2 | 565 | | 97 | 261 | | | 2,842 |
| 4710 | 509 | | 22 | 188 | 152 | | | | 871 |
| 4711 | 2,102 | | 17 | | | 340 | | | 2,459 |
| 4712.01 | | | 77 | 132 | 833 | 111 | 532 | | 1,685 |
| 4712.03 | 112 | | 270 | 200 | 218 | | 425 | | 1,225 |
| 4712.04 | | | 18 | 14 | 1,083 | | 319 | | 1,434 |
| 4713.01 | | | 420 | | 1,214 | | | | 1,634 |
| 4713.03 | 343 | | 168 | | | | 1,231 | | 1,742 |
| 4713.04 | 615 | | 95 | | | | | | 710 |
| 4714.01 | 753 | | | | 639 | | | | 1,392 |
| 4714.02 | 286 | | 526 | | 414 | | | | 1,226 |
| 4801 | 1,555 | | | | | | | | 1,555 |
| 4802.01 | 1,567 | | | | 84 | | | | 1,651 |
| 4802.03 | | | | 3 | | | 1,568 | | 1,571 |
| 4802.04 | | | | | 1,002 | 880 | 635 | | 2,517 |
| 4802.05 | | | 201 | | 643 | | 1,965 | | 2,809 |
| 4803.01 | 1,047 | | | | | | | | 1,047 |
| 4803.02 | 1,385 | 2 | | | | | 400 | | 1,787 |
| 4804.01 | 1,470 | | | | 88 | | | | 1,558 |

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4804.02 | 2,047 | | | | | | | | 2,047 |
| 4805.01 | 1,140 | | | | | | | | 1,140 |
| 4805.02 | 1,873 | | | | 80 | | | | 1,953 |
| 4805.03 | 896 | | 257 | | | | | | 1,153 |
| 4805.04 | 391 | | 127 | 168 | 154 | | | | 840 |
| 4805.05 | 163 | | 783 | | 676 | | | | 1,622 |
| 4808.01 | 671 | | 841 | 5 | 108 | | | | 1,625 |
| 4808.02 | 702 | | 234 | | 450 | | | | 1,386 |
| 4809.01 | 1,050 | 2 | 612 | | 305 | | | | 1,969 |
| 4809.02 | 371 | 2 | 452 | 64 | 630 | | | | 1,519 |
| 4809.03 | 271 | 58 | 192 | | 1,008 | | | | 1,529 |
| 4810 | 197 | | 1,030 | 14 | 686 | | | | 1,927 |
| 4811.01 | 1 | | 53 | 88 | 1,178 | 669 | | | 1,989 |
| 4811.02 | 82 | | 407 | | 1,004 | | | | 1,493 |
| 4811.03 | | | 699 | 116 | 427 | | | | 1,242 |
| 4811.04 | | | 411 | | 811 | | | | 1,222 |
| 4811.05 | 1,486 | | 212 | | | | | | 1,698 |
| 4811.06 | 1,746 | | 17 | | | | | | 1,763 |
| 4812.01 | 392 | | | | | | | | 392 |
| 4812.02 | 785 | 12 | 561 | | 694 | | | | 2,052 |
| 4814 | 1,112 | | 1,042 | 133 | 222 | 91 | 224 | | 2,824 |
| 4815 | 822 | | | | | | | | 822 |
| 4816 | 1,159 | | | | | | | | 1,159 |

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|--------------|---------------|--------|-----------|-----------|-------------------------|-------------------------|------------------------|-------------|-------------|
| 4817.01 | 2,043 | | | | | | | | 2,043 |
| 4817.02 | 394 | | 527 | | 1,072 | | | | 1,993 |
| 4819 | 891 | | 350 | 24 | 923 | 431 | | | 2,619 |
| 4820.01 | 1,052 | | 724 | | | | | | 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 |
| 4822.03 | | | 326 | 104 | 1,358 | | 1,549 | | 3,337 |
| 4822.04 | | | | | 556 | | 777 | | 1,333 |
| 4822.05 | 12 | | 148 | | 185 | 869 | 457 | | 1,671 |
| 4822.06 | 37 | | 226 | | 152 | | | | 415 |
| 4823.01 | 272 | | 1,352 | 100 | 470 | 645 | 150 | | 2,989 |
| 4823.02 | | | 460 | 152 | 1,208 | | | | 1,820 |
| 4823.03 | 322 | 10 | 864 | 262 | 110 | 135 | | | 1,703 |
| 4824 | 782 | | | | | | | | 782 |
| 4825.02 | 820 | | 212 | | | | | | 1,032 |
| 4825.03 | 1,302 | | 244 | | | | | | 1,546 |
| 4825.04 | 1,668 | | | | | | | | 1,668 |
| 4825.05 | 209 | | 328 | 234 | 99 | 486 | | | 1,356 |
| 4825.06 | 1 | | 485 | 139 | 1,285 | 569 | | | 2,479 |
| 4825.07 | 3 | | 526 | | 1,100 | | | | 1,629 |
| 4826.01 | 1,491 | | 694 | | 206 | | | | 2,391 |
| 4826.03 | 535 | | 514 | | | 200 | | | 1,249 |

(Continued)

Table 6.7

**Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021**

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|---------------------|----------------------|---------------|------------------|------------------|--------------------------------|--------------------------------|-------------------------------|--------------------|--------------------|
| 4826.04 | 989 | | 280 | | | | | | 1,269 |
| 4901.01 | 1,018 | | 444 | | 466 | | | | 1,928 |
| 4901.04 | 557 | | | | | | | 490 | 1,047 |
| 4901.05 | 498 | | 527 | 18 | | 313 | | | 1,356 |
| 4905.01 | 259 | | 322 | | 748 | | | | 1,329 |
| 4905.02 | 1,910 | | 119 | | 198 | | | | 2,227 |
| 4910 | 719 | | | | | | | | 719 |
| 4911.01 | 1,182 | | | | | | | | 1,182 |
| 4911.02 | 1,053 | | 77 | | | | | | 1,130 |
| 4911.03 | 149 | | 1,983 | | | | | | 2,132 |
| 4912.01 | 379 | | 1,694 | | 252 | | | | 2,325 |
| 4912.02 | | | | | 1,195 | | | | 1,195 |
| 4913.01 | 957 | | 781 | | 412 | | | | 2,150 |
| 4913.02 | 177 | | 577 | | 686 | | | | 1,440 |
| 4913.03 | 70 | | 333 | 810 | 318 | | | | 1,531 |
| 4914.01 | | | 1,368 | | 516 | | | | 1,884 |
| 4914.02 | 163 | | 1,252 | | | | | | 1,415 |
| 4914.03 | 977 | | 177 | | | | | | 1,154 |
| 4914.04 | 393 | | 925 | 16 | | | | | 1,334 |
| 4914.05 | 836 | | | | | | | | 836 |
| 4915.01 | 578 | | 1,253 | | 564 | | | | 2,395 |
| 4915.02 | 2,105 | | 38 | | | | | | 2,143 |
| 4916.01 | 446 | | 221 | 580 | 360 | | | | 1,607 |

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2021

| Census Tract | Single Family | Duplex | Townhouse | Multiplex | Multifamily 1-4 Stories | Multifamily 5-8 Stories | Multifamily 9+ Stories | Mobile Home | Total Units |
|-----------------------|----------------|--------------|---------------|---------------|-------------------------|-------------------------|------------------------|--------------|----------------|
| 4916.02 | 1,131 | | 455 | | | | | | 1,586 |
| 4917.01 | 40 | | 491 | 266 | 778 | 358 | | | 1,933 |
| 4917.03 | | | 403 | | 2,237 | | | | 2,640 |
| 4917.04 | 58 | | 886 | 332 | 1,040 | | | | 2,316 |
| 4917.05 | 715 | 8 | 246 | | | | | | 969 |
| 4917.06 | | | 90 | | 1,457 | | | | 1,547 |
| 4917.07 | | | 865 | 72 | 868 | | | | 1,805 |
| 4918.01 | | | 389 | | 696 | | | | 1,085 |
| 4918.02 | 509 | 62 | 152 | 438 | | | | | 1,161 |
| 4918.03 | 1,431 | | 197 | | 997 | | | | 2,625 |
| 4920 | 2,208 | | | | | | | | 2,208 |
| 4921 | 2,240 | | | | | | | | 2,240 |
| 4922.01 | 1,045 | | | | | | | | 1,045 |
| 4922.02 | 2,090 | | 123 | | | | | | 2,213 |
| 4922.03 | 1,282 | | | | | | | | 1,282 |
| 4923 | 635 | 46 | 421 | | | | | | 1,102 |
| 4924 | 428 | | 1,373 | | | | | | 1,801 |
| 4925 | 1,436 | | | | | | | | 1,436 |
| 9801 | | | | | | | | | |
| 9802 | | | | | | | | | |
| 9803 | | | | | | | | | |
| Fairfax County | 194,776 | 2,330 | 89,432 | 10,801 | 90,177 | 14,440 | 21,870 | 1,758 | 425,584 |

Source: Fairfax County Department of Management and Budget, 2021.

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

(Continued)

Table 6.8

**Housing Unit Inventory by Year Built and Supervisor District
Fairfax County, January 2021**

| 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 | 13,497 | 32.4 | 10,291 | 22.7 | 7,360 | 13.7 | 15,426 | 34.6 | 25,043 | 58.2 | 18,639 | 37.9 | 15,505 | 26.4 | 4,931 | 11.5 | 2,045 | 4.6 | 112,737 | 26.6 |
| 1970 to 1979 | 12,221 | 29.3 | 10,270 | 22.7 | 14,726 | 27.4 | 6,247 | 14.0 | 7,278 | 16.9 | 7,757 | 15.8 | 11,339 | 19.3 | 9,388 | 21.8 | 3,514 | 7.9 | 82,740 | 19.5 |
| 1980 to 1989 | 8,571 | 20.6 | 7,567 | 16.7 | 10,652 | 19.8 | 8,251 | 18.5 | 5,829 | 13.5 | 9,346 | 19.0 | 9,575 | 16.3 | 15,849 | 36.9 | 18,844 | 42.4 | 94,484 | 22.3 |
| 1990 to 1999 | 2,133 | 5.1 | 5,345 | 11.8 | 9,381 | 17.5 | 8,938 | 20.0 | 1,671 | 3.9 | 3,953 | 8.0 | 5,866 | 10.0 | 8,117 | 18.9 | 11,741 | 26.4 | 57,145 | 13.5 |
| 2000 to 2009 | 3,979 | 9.5 | 7,323 | 16.2 | 6,211 | 11.6 | 4,352 | 9.8 | 1,931 | 4.5 | 7,117 | 14.5 | 6,384 | 10.9 | 3,829 | 8.9 | 5,400 | 12.2 | 46,526 | 11.0 |
| 2010 to 2021 | 1,273 | 3.1 | 4,497 | 9.9 | 5,389 | 10.0 | 1,389 | 3.1 | 1,291 | 3.0 | 2,386 | 4.8 | 10,011 | 17.1 | 854 | 2.0 | 2,884 | 6.5 | 29,974 | 7.1 |
| Total Units | 41,674 | 100.0 | 45,293 | 100.0 | 53,719 | 100.0 | 44,603 | 100.0 | 43,043 | 100.0 | 49,198 | 100.0 | 58,680 | 100.0 | 42,968 | 100.0 | 44,428 | 100.0 | 423,606 | 100.0 |

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2021**

| Year Built | Clifton | | Herndon | | Vienna | | Towns Total | |
|---------------------|-----------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|
| | Units | Pct | Units | Pct | Units | Pct | Units | Pct |
| Before 1970 | 54 | 61.4 | 810 | 10.1 | 3,314 | 58.6 | 4,178 | 30.4 |
| 1970 to 1979 | 1 | 1.1 | 3,261 | 40.6 | 586 | 10.4 | 3,848 | 28.0 |
| 1980 to 1989 | 5 | 5.7 | 1,531 | 19.1 | 285 | 5.0 | 1,821 | 13.2 |
| 1990 to 1999 | 6 | 6.8 | 1,482 | 18.5 | 267 | 4.7 | 1,755 | 12.7 |
| 2000 to 2009 | 19 | 21.6 | 687 | 8.6 | 303 | 5.4 | 1,009 | 7.3 |
| 2010 to 2021 | 3 | 3.4 | 256 | 3.2 | 896 | 15.9 | 1,155 | 8.4 |
| Total Units | 88 | 100.0 | 8,027 | 100.0 | 5,651 | 100.0 | 13,766 | 100.0 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021**

| 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 | 16,009 | 61.4 | 10,362 | 57.5 | 3,180 | 7.0 | 5,335 | 19.5 | 12,616 | 52.2 | 3,631 | 51.9 | 2,170 | 16.6 | 9,980 | 30.2 |
| 1970 to 1979 | 6,734 | 25.8 | 3,265 | 18.1 | 3,061 | 6.8 | 5,004 | 18.3 | 2,524 | 10.4 | 225 | 3.2 | 1,280 | 9.8 | 5,552 | 16.8 |
| 1980 to 1989 | 1,335 | 5.1 | 2,662 | 14.8 | 17,313 | 38.4 | 6,425 | 23.5 | 2,418 | 10.0 | 1,574 | 22.5 | 1,838 | 14.1 | 4,557 | 13.8 |
| 1990 to 1999 | 858 | 3.3 | 632 | 3.5 | 14,102 | 31.3 | 3,436 | 12.6 | 764 | 3.2 | 389 | 5.6 | 1,853 | 14.2 | 3,036 | 9.2 |
| 2000 to 2009 | 582 | 2.2 | 459 | 2.5 | 5,771 | 12.8 | 5,484 | 20.1 | 1,950 | 8.1 | 967 | 13.8 | 4,776 | 36.5 | 2,850 | 8.6 |
| 2010 to 2019 | 487 | 1.9 | 601 | 3.3 | 1,148 | 2.5 | 1,565 | 5.7 | 3,833 | 15.9 | 206 | 2.9 | 1,068 | 8.2 | 6,248 | 18.9 |
| 2020 to 2021 | 71 | 0.3 | 46 | 0.3 | 544 | 1.2 | 93 | 0.3 | 77 | 0.3 | 6 | 0.1 | 94 | 0.7 | 815 | 2.5 |
| Total Units | 26,076 | 100.0 | 18,027 | 100.0 | 45,119 | 100.0 | 27,342 | 100.0 | 24,182 | 100.0 | 6,998 | 100.0 | 13,079 | 100.0 | 33,038 | 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 | 21,543 | 55.8 | 3,197 | 6.8 | 5,313 | 25.3 | 8,316 | 41.2 | 4,051 | 5.2 | 7,034 | 27.6 | 112,737 | 26.6 |
| 1970 to 1979 | 7,170 | 18.6 | 18,181 | 38.8 | 1,808 | 8.6 | 2,364 | 11.7 | 19,499 | 25.2 | 6,073 | 23.8 | 82,740 | 19.5 |
| 1980 to 1989 | 4,231 | 11.0 | 18,963 | 40.4 | 6,213 | 29.6 | 3,520 | 17.4 | 20,024 | 25.8 | 3,411 | 13.4 | 94,484 | 22.3 |
| 1990 to 1999 | 1,543 | 4.0 | 4,359 | 9.3 | 5,430 | 25.9 | 3,415 | 16.9 | 13,734 | 17.7 | 3,594 | 14.1 | 57,145 | 13.5 |
| 2000 to 2009 | 2,422 | 6.3 | 1,629 | 3.5 | 1,685 | 8.0 | 2,334 | 11.6 | 12,316 | 15.9 | 3,301 | 12.9 | 46,526 | 11.0 |
| 2010 to 2019 | 1,621 | 4.2 | 529 | 1.1 | 464 | 2.2 | 212 | 1.1 | 6,794 | 8.8 | 1,857 | 7.3 | 26,633 | 6.3 |
| 2020 to 2021 | 101 | 0.3 | 45 | 0.1 | 89 | 0.4 | 29 | 0.1 | 1,095 | 1.4 | 236 | 0.9 | 3,341 | 0.8 |
| Total Units | 38,631 | 100.0 | 46,903 | 100.0 | 21,002 | 100.0 | 20,190 | 100.0 | 77,513 | 100.0 | 25,506 | 100.0 | 423,606 | 100.0 |

Source: Fairfax County Department of Management and Budget, 2021.

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

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

HOUSING UNIT FORECASTS

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the 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, 2021 through 2050**

| Supervisor District | Difference 2021 to 2050 | Percent of Total Change |
|-----------------------|-------------------------|-------------------------|
| Braddock | 1,564 | 1.7% |
| Dranesville 1/ | 14,396 | 15.3% |
| Hunter Mill 2/ | 25,142 | 26.7% |
| Lee | 7,336 | 7.8% |
| Mason | 6,338 | 6.7% |
| Mount Vernon | 7,743 | 8.2% |
| Providence | 21,446 | 22.8% |
| Springfield 3/ | 2,922 | 3.1% |
| Sully | 7,176 | 7.6% |
| Fairfax County | 94,063 | 100.0% |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

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

TABLE 7.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2021 through 2050**

| Planning District | Difference 2021 to 2050 | Percent of Total Change |
|-----------------------|-------------------------|-------------------------|
| Annandale | 1,546 | 1.6% |
| Baileys | 4,120 | 4.4% |
| Bull Run | 6,823 | 7.3% |
| Fairfax | 2,694 | 2.9% |
| Jefferson | 3,017 | 3.2% |
| Lincolnia | 791 | 0.8% |
| Lower Potomac | 1,444 | 1.5% |
| McLean | 16,630 | 17.7% |
| Mount Vernon | 9,166 | 9.7% |
| Pohick 1/ | 912 | 1.0% |
| Rose Hill | 1,401 | 1.5% |
| Springfield | 2,865 | 3.0% |
| Upper Potomac 2/ | 32,613 | 34.7% |
| Vienna 3/ | 10,041 | 10.7% |
| Fairfax County | 94,063 | 100.0% |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

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

Table 7.3**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2021**

| Supervisor District | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Braddock | 41,838 | 42,045 | 42,616 | 42,874 | 43,069 | 43,226 | 43,402 |
| Dranesville 1/ | 45,340 | 49,507 | 54,340 | 56,102 | 57,388 | 58,587 | 59,736 |
| Hunter Mill 2/ | 53,738 | 57,086 | 61,659 | 66,103 | 70,622 | 74,938 | 78,880 |
| Lee | 45,412 | 45,652 | 46,682 | 48,220 | 49,842 | 51,340 | 52,748 |
| Mason | 43,073 | 43,516 | 44,350 | 45,622 | 46,971 | 48,246 | 49,411 |
| Mount Vernon | 49,547 | 50,271 | 52,287 | 53,710 | 54,951 | 56,146 | 57,290 |
| Providence | 58,701 | 62,774 | 66,211 | 69,785 | 73,439 | 76,954 | 80,147 |
| Springfield 3/ | 43,003 | 43,723 | 44,174 | 44,637 | 45,077 | 45,528 | 45,925 |
| Sully | 44,933 | 46,690 | 47,731 | 48,851 | 50,011 | 51,094 | 52,109 |
| Fairfax County | 425,585 | 441,264 | 460,049 | 475,904 | 491,372 | 506,060 | 519,648 |

Table 7.4**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2021**

| Town | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Town of Clifton | 90 | 90 | 90 | 90 | 90 | 90 | 90 |
| Town of Herndon | 8,028 | 9,245 | 10,219 | 10,459 | 10,581 | 10,687 | 10,785 |
| Town of Vienna | 5,654 | 5,707 | 5,709 | 5,709 | 5,709 | 5,709 | 5,709 |
| Towns Total | 13,772 | 15,042 | 16,018 | 16,258 | 16,380 | 16,486 | 16,584 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 7.5
Estimated and Forecasted Housing Units by Planning District
Fairfax County, January 2021

| Planning District | 1990 | 2000 | 2010 | 2020 | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Annandale | 24,901 | 25,614 | 25,767 | 26,070 | 26,088 | 26,275 | 26,507 | 26,817 | 27,102 | 27,377 | 27,634 |
| Baileys | 16,573 | 17,367 | 17,976 | 17,984 | 18,037 | 18,257 | 18,793 | 19,634 | 20,541 | 21,388 | 22,157 |
| Bull Run | 24,559 | 38,745 | 44,307 | 45,065 | 45,625 | 47,241 | 48,194 | 49,272 | 50,403 | 51,456 | 52,448 |
| Fairfax | 17,181 | 20,992 | 25,647 | 27,559 | 27,506 | 27,837 | 28,766 | 29,182 | 29,554 | 29,889 | 30,200 |
| Jefferson | 17,365 | 18,862 | 20,409 | 24,157 | 24,190 | 24,647 | 25,020 | 25,566 | 26,143 | 26,700 | 27,207 |
| Lincolnia | 5,464 | 5,908 | 6,800 | 7,001 | 7,005 | 7,127 | 7,239 | 7,382 | 7,527 | 7,666 | 7,796 |
| Lower Potomac | 3,936 | 5,898 | 9,609 | 13,130 | 13,089 | 13,232 | 13,430 | 13,713 | 13,996 | 14,272 | 14,533 |
| McLean | 23,601 | 26,269 | 28,213 | 33,175 | 33,066 | 36,672 | 39,111 | 41,808 | 44,574 | 47,243 | 49,696 |
| Mount Vernon | 35,338 | 37,000 | 37,425 | 39,614 | 39,760 | 40,265 | 42,482 | 44,233 | 45,887 | 47,451 | 48,926 |
| Pohick 1/ | 41,032 | 45,153 | 46,667 | 46,900 | 46,940 | 47,044 | 47,218 | 47,414 | 47,550 | 47,694 | 47,852 |
| Rose Hill | 13,524 | 19,102 | 20,401 | 20,920 | 21,014 | 21,245 | 21,434 | 21,699 | 21,974 | 22,196 | 22,415 |
| Springfield | 14,590 | 17,151 | 18,803 | 20,171 | 20,196 | 20,251 | 20,650 | 21,250 | 21,889 | 22,499 | 23,061 |
| Upper Potomac 2/ | 44,898 | 58,989 | 69,977 | 76,938 | 77,545 | 84,877 | 93,440 | 98,214 | 102,455 | 106,475 | 110,158 |
| Vienna 3/ | 19,502 | 21,910 | 24,385 | 25,403 | 25,524 | 26,293 | 27,765 | 29,719 | 31,778 | 33,753 | 35,565 |
| Fairfax County | 302,464 | 358,960 | 396,386 | 424,087 | 425,585 | 441,264 | 460,049 | 475,904 | 491,372 | 506,060 | 519,648 |

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

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 7.6
Estimated and Forecasted Housing Units by Human Services Region
Fairfax County, January 2021

| Human Services Region | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Region 1 | 95,782 | 96,716 | 99,743 | 102,692 | 105,542 | 108,216 | 110,753 |
| Region 2 | 93,326 | 94,664 | 96,134 | 98,284 | 100,511 | 102,635 | 104,582 |
| Region 3 1/ | 130,879 | 142,026 | 154,489 | 163,602 | 172,358 | 180,697 | 188,352 |
| Region 4 2/ | 105,598 | 107,858 | 109,682 | 111,325 | 112,960 | 114,511 | 115,961 |
| Fairfax County | 425,585 | 441,264 | 460,049 | 475,904 | 491,372 | 506,060 | 519,648 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 7.7**Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2021**

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 20120 | 14,598 | 14,638 | 14,745 | 14,901 | 15,089 | 15,237 | 15,396 |
| 20121 | 10,274 | 10,322 | 10,470 | 10,703 | 10,942 | 11,173 | 11,386 |
| 20124 | 4,962 | 4,974 | 4,988 | 4,987 | 4,985 | 4,984 | 4,983 |
| 20151 | 7,320 | 8,351 | 8,909 | 9,539 | 10,199 | 10,834 | 11,412 |
| 20152 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 20164 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 20170 | 13,959 | 15,226 | 16,318 | 16,777 | 17,098 | 17,399 | 17,700 |
| 20171 | 20,024 | 22,925 | 26,535 | 27,661 | 28,427 | 29,132 | 29,771 |
| 20190 | 11,678 | 13,264 | 15,189 | 16,886 | 18,592 | 20,217 | 21,698 |
| 20191 | 12,592 | 13,732 | 15,354 | 16,507 | 17,621 | 18,687 | 19,652 |
| 20194 | 5,859 | 5,870 | 5,904 | 5,956 | 6,012 | 6,067 | 6,116 |
| 20196 | | 10 | 38 | 83 | 131 | 178 | 221 |
| 22003 | 19,800 | 19,981 | 20,214 | 20,520 | 20,801 | 21,073 | 21,325 |
| 22015 | 14,846 | 14,854 | 14,871 | 14,886 | 14,897 | 14,899 | 14,914 |
| 22027 | 735 | 745 | 767 | 801 | 840 | 876 | 911 |
| 22030 | 13,644 | 14,018 | 14,802 | 15,006 | 15,167 | 15,300 | 15,423 |
| 22031 | 12,662 | 13,274 | 13,549 | 13,930 | 14,321 | 14,701 | 15,048 |
| 22032 | 9,647 | 9,700 | 9,751 | 9,808 | 9,872 | 9,918 | 9,980 |
| 22033 | 16,124 | 16,827 | 17,219 | 17,618 | 18,009 | 18,385 | 18,730 |
| 22035 | 270 | 270 | 270 | 270 | 270 | 270 | 270 |
| 22037 | | 16 | 61 | 134 | 212 | 288 | 357 |
| 22039 | 6,124 | 6,130 | 6,166 | 6,204 | 6,237 | 6,297 | 6,330 |
| 22041 | 10,915 | 11,029 | 11,305 | 11,745 | 12,229 | 12,667 | 13,068 |
| 22042 | 12,507 | 12,564 | 12,685 | 12,864 | 13,052 | 13,236 | 13,401 |

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2021

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 22043 | 9,644 | 9,709 | 9,788 | 9,907 | 10,027 | 10,139 | 10,247 |
| 22044 | 4,652 | 4,752 | 5,004 | 5,393 | 5,807 | 6,207 | 6,566 |
| 22046 | 2,093 | 2,111 | 2,124 | 2,141 | 2,159 | 2,176 | 2,193 |
| 22060 | 3,165 | 3,173 | 3,201 | 3,247 | 3,294 | 3,340 | 3,382 |
| 22066 | 5,871 | 6,053 | 6,135 | 6,196 | 6,248 | 6,298 | 6,348 |
| 22067 | | 1 | 1 | 1 | 1 | 1 | 1 |
| 22079 | 12,219 | 12,403 | 12,610 | 12,869 | 13,112 | 13,351 | 13,585 |
| 22101 | 11,503 | 11,740 | 11,903 | 12,044 | 12,190 | 12,319 | 12,461 |
| 22102 | 14,202 | 17,269 | 19,078 | 20,934 | 22,800 | 24,614 | 26,267 |
| 22124 | 6,651 | 6,683 | 6,721 | 6,745 | 6,763 | 6,779 | 6,794 |
| 22150 | 9,382 | 9,508 | 9,852 | 10,404 | 10,988 | 11,551 | 12,068 |
| 22151 | 5,821 | 5,826 | 5,831 | 5,839 | 5,847 | 5,854 | 5,860 |
| 22152 | 10,350 | 10,357 | 10,372 | 10,394 | 10,412 | 10,427 | 10,444 |
| 22153 | 10,867 | 10,788 | 10,824 | 10,882 | 10,905 | 10,931 | 10,963 |
| 22180 | 10,107 | 10,185 | 10,244 | 10,335 | 10,432 | 10,526 | 10,612 |
| 22181 | 5,520 | 5,553 | 5,590 | 5,630 | 5,680 | 5,717 | 5,760 |
| 22182 | 10,250 | 10,816 | 12,483 | 14,767 | 17,196 | 19,533 | 21,657 |
| 22203 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |
| 22204 | 14 | 14 | 14 | 14 | 14 | 14 | 14 |
| 22205 | | 1 | 4 | 8 | 13 | 18 | 22 |
| 22206 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 22207 | 50 | 50 | 51 | 52 | 53 | 54 | 55 |
| 22213 | 6 | 6 | 6 | 7 | 7 | 7 | 8 |
| 22302 | 649 | 650 | 651 | 652 | 653 | 654 | 655 |

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2021

| ZIP Code | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 22303 | 8,288 | 8,516 | 9,867 | 10,547 | 11,143 | 11,704 | 12,223 |
| 22304 | 148 | 148 | 148 | 148 | 148 | 148 | 148 |
| 22306 | 12,376 | 12,502 | 13,088 | 13,733 | 14,384 | 15,017 | 15,597 |
| 22307 | 4,796 | 4,811 | 4,839 | 4,882 | 4,921 | 4,958 | 4,994 |
| 22308 | 4,871 | 4,897 | 4,917 | 4,940 | 4,953 | 4,972 | 4,995 |
| 22309 | 11,770 | 11,882 | 12,128 | 12,499 | 12,869 | 13,198 | 13,530 |
| 22310 | 11,026 | 11,087 | 11,203 | 11,388 | 11,573 | 11,745 | 11,916 |
| 22311 | 614 | 616 | 619 | 622 | 624 | 627 | 629 |
| 22312 | 8,505 | 8,628 | 8,740 | 8,882 | 9,024 | 9,160 | 9,288 |
| 22315 | 11,481 | 11,654 | 11,751 | 11,860 | 11,973 | 12,049 | 12,118 |
| Fairfax County | 425,585 | 441,264 | 460,049 | 475,904 | 491,372 | 506,060 | 519,648 |

Sources: Fairfax County Department of Management and Budget, 2021 through 2050.

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

(Continued)

Table 7.8**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4151 | 1,301 | 1,556 | 1,697 | 1,836 | 1,978 | 2,115 | 2,242 |
| 4152 | 1,945 | 1,947 | 1,949 | 1,951 | 1,952 | 1,953 | 1,955 |
| 4153 | 1,570 | 1,583 | 1,591 | 1,604 | 1,610 | 1,619 | 1,626 |
| 4154.01 | 2,141 | 2,491 | 2,625 | 2,656 | 2,674 | 2,690 | 2,704 |
| 4154.02 | 1,137 | 1,145 | 1,164 | 1,192 | 1,217 | 1,242 | 1,267 |
| 4155 | 2,316 | 2,336 | 2,359 | 2,380 | 2,392 | 2,407 | 2,426 |
| 4156 | 1,081 | 1,095 | 1,109 | 1,126 | 1,137 | 1,152 | 1,170 |
| 4157 | 1,373 | 1,376 | 1,377 | 1,378 | 1,379 | 1,380 | 1,381 |
| 4158 | 1,736 | 1,745 | 1,748 | 1,751 | 1,753 | 1,755 | 1,757 |
| 4159 | 1,211 | 1,215 | 1,219 | 1,223 | 1,225 | 1,228 | 1,231 |
| 4160 | 2,029 | 2,045 | 2,088 | 2,149 | 2,213 | 2,270 | 2,327 |
| 4161 | 1,507 | 1,530 | 1,570 | 1,632 | 1,691 | 1,749 | 1,804 |
| 4162 | 1,519 | 1,519 | 1,519 | 1,519 | 1,519 | 1,519 | 1,519 |
| 4163 | 824 | 832 | 836 | 842 | 846 | 850 | 854 |
| 4201 | 1,169 | 1,170 | 1,174 | 1,179 | 1,183 | 1,187 | 1,191 |
| 4202.01 | 1,302 | 1,304 | 1,311 | 1,321 | 1,331 | 1,341 | 1,352 |
| 4202.02 | 1,066 | 1,067 | 1,070 | 1,075 | 1,080 | 1,085 | 1,090 |
| 4202.03 | 971 | 990 | 1,036 | 1,109 | 1,186 | 1,261 | 1,330 |
| 4203 | 2,165 | 2,171 | 2,197 | 2,228 | 2,262 | 2,295 | 2,327 |
| 4204 | 2,428 | 2,163 | 3,185 | 3,438 | 3,571 | 3,690 | 3,798 |
| 4205.01 | 1,005 | 1,015 | 1,035 | 1,075 | 1,115 | 1,156 | 1,196 |
| 4205.02 | 1,041 | 1,134 | 1,195 | 1,244 | 1,291 | 1,336 | 1,379 |
| 4205.03 | 1,689 | 1,730 | 1,849 | 2,038 | 2,246 | 2,447 | 2,628 |

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4206 | 2,017 | 2,441 | 2,513 | 2,580 | 2,650 | 2,714 | 2,778 |
| 4207 | 1,447 | 1,464 | 1,469 | 1,473 | 1,476 | 1,479 | 1,481 |
| 4208 | 1,200 | 1,207 | 1,220 | 1,242 | 1,263 | 1,278 | 1,298 |
| 4210.01 | 1,029 | 1,039 | 1,058 | 1,089 | 1,120 | 1,150 | 1,178 |
| 4210.02 | 2,084 | 2,155 | 2,351 | 2,671 | 3,010 | 3,338 | 3,640 |
| 4211.01 | 2,204 | 2,198 | 2,210 | 2,209 | 2,208 | 2,207 | 2,206 |
| 4211.02 | 1,529 | 1,528 | 1,531 | 1,539 | 1,547 | 1,547 | 1,547 |
| 4211.03 | 2,298 | 2,494 | 2,577 | 2,670 | 2,768 | 2,857 | 2,939 |
| 4212 | 689 | 689 | 689 | 689 | 689 | 689 | 689 |
| 4213 | 1,458 | 1,458 | 1,459 | 1,460 | 1,461 | 1,461 | 1,462 |
| 4214 | 2,993 | 3,070 | 3,287 | 3,632 | 4,003 | 4,360 | 4,684 |
| 4215 | 2,411 | 1,752 | 1,865 | 2,048 | 2,243 | 2,431 | 2,602 |
| 4216 | 1,973 | 2,006 | 2,058 | 2,138 | 2,218 | 2,274 | 2,344 |
| 4217.01 | 1,421 | 1,424 | 1,429 | 1,436 | 1,444 | 1,452 | 1,459 |
| 4217.02 | 1,266 | 1,266 | 1,267 | 1,268 | 1,268 | 1,268 | 1,268 |
| 4218 | 2,370 | 2,403 | 2,505 | 2,661 | 2,817 | 2,964 | 3,103 |
| 4219 | 1,002 | 1,005 | 1,012 | 1,024 | 1,037 | 1,049 | 1,060 |
| 4220 | 1,375 | 1,385 | 1,427 | 1,489 | 1,557 | 1,621 | 1,678 |
| 4221.01 | 2,587 | 2,595 | 2,606 | 2,636 | 2,662 | 2,689 | 2,713 |
| 4221.02 | 2,136 | 2,197 | 2,274 | 2,364 | 2,463 | 2,561 | 2,647 |
| 4222.01 | 1,465 | 1,489 | 1,500 | 1,513 | 1,523 | 1,531 | 1,544 |
| 4222.02 | 2,249 | 2,279 | 2,325 | 2,394 | 2,457 | 2,519 | 2,585 |
| 4223.01 | 1,345 | 1,348 | 1,364 | 1,390 | 1,419 | 1,441 | 1,462 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4223.02 | 2,546 | 2,550 | 2,565 | 2,589 | 2,615 | 2,636 | 2,654 |
| 4224.01 | 1,126 | 1,120 | 1,104 | 1,079 | 1,052 | 1,025 | 999 |
| 4224.02 | 2,111 | 2,103 | 2,091 | 2,070 | 2,047 | 2,020 | 1,995 |
| 4224.03 | 1,021 | 1,025 | 1,040 | 1,064 | 1,090 | 1,112 | 1,132 |
| 4301.01 | 1,547 | 1,547 | 1,551 | 1,558 | 1,565 | 1,569 | 1,576 |
| 4301.02 | 1,051 | 1,051 | 1,054 | 1,058 | 1,061 | 1,064 | 1,068 |
| 4302.01 | 1,426 | 1,429 | 1,434 | 1,443 | 1,455 | 1,463 | 1,475 |
| 4302.02 | 1,641 | 1,649 | 1,670 | 1,688 | 1,712 | 1,730 | 1,752 |
| 4302.03 | 902 | 905 | 909 | 915 | 921 | 925 | 931 |
| 4304 | 2,323 | 2,324 | 2,324 | 2,324 | 2,324 | 2,324 | 2,324 |
| 4305 | 571 | 571 | 571 | 571 | 572 | 572 | 572 |
| 4306 | 1,811 | 1,848 | 1,952 | 2,119 | 2,299 | 2,473 | 2,630 |
| 4307 | 929 | 931 | 937 | 946 | 956 | 965 | 973 |
| 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 | 1,414 | 1,418 | 1,428 | 1,444 | 1,460 | 1,473 | 1,486 |
| 4309.02 | 1,090 | 1,091 | 1,094 | 1,096 | 1,097 | 1,098 | 1,100 |
| 4310.01 | 1,586 | 1,589 | 1,598 | 1,606 | 1,611 | 1,612 | 1,620 |
| 4310.02 | 752 | 752 | 752 | 753 | 753 | 753 | 753 |
| 4313 | 1,416 | 1,416 | 1,417 | 1,418 | 1,418 | 1,419 | 1,419 |
| 4314 | 1,462 | 1,462 | 1,462 | 1,465 | 1,465 | 1,465 | 1,467 |
| 4315 | 2,027 | 2,029 | 2,032 | 2,035 | 2,036 | 2,037 | 2,038 |
| 4316.01 | 1,395 | 1,395 | 1,395 | 1,395 | 1,395 | 1,395 | 1,395 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4316.02 | 1,994 | 2,009 | 2,044 | 2,094 | 2,146 | 2,193 | 2,239 |
| 4318.01 | 1,442 | 1,444 | 1,448 | 1,452 | 1,456 | 1,460 | 1,463 |
| 4318.02 | 1,042 | 1,041 | 1,034 | 1,024 | 1,015 | 1,002 | 995 |
| 4319 | 1,055 | 1,055 | 1,056 | 1,056 | 1,057 | 1,057 | 1,057 |
| 4320 | 1,127 | 1,127 | 1,127 | 1,128 | 1,128 | 1,129 | 1,129 |
| 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 | 1,622 | 1,624 | 1,629 | 1,638 | 1,648 | 1,657 | 1,665 |
| 4323 | 1,747 | 1,750 | 1,752 | 1,755 | 1,758 | 1,760 | 1,762 |
| 4324.01 | 1,179 | 1,179 | 1,179 | 1,180 | 1,180 | 1,180 | 1,180 |
| 4324.02 | 1,658 | 1,659 | 1,661 | 1,663 | 1,664 | 1,665 | 1,666 |
| 4325 | 1,890 | 1,896 | 1,899 | 1,901 | 1,902 | 1,904 | 1,905 |
| 4326 | 1,589 | 1,593 | 1,596 | 1,600 | 1,602 | 1,603 | 1,604 |
| 4327.01 | 1,095 | 1,097 | 1,097 | 1,098 | 1,099 | 1,099 | 1,100 |
| 4327.02 | 1,507 | 1,509 | 1,511 | 1,514 | 1,516 | 1,516 | 1,517 |
| 4328 | 773 | 684 | 690 | 693 | 700 | 703 | 706 |
| 4401 | 2,569 | 2,594 | 2,609 | 2,622 | 2,631 | 2,639 | 2,649 |
| 4402.01 | 2,197 | 2,534 | 2,663 | 2,831 | 3,010 | 3,183 | 3,338 |
| 4402.02 | 2,207 | 2,210 | 2,218 | 2,222 | 2,225 | 2,228 | 2,232 |
| 4403 | 954 | 961 | 963 | 965 | 966 | 968 | 969 |
| 4405.01 | 1,656 | 1,661 | 1,670 | 1,681 | 1,691 | 1,701 | 1,710 |
| 4405.03 | 179 | 202 | 591 | 648 | 660 | 666 | 672 |
| 4405.04 | | | | | | | |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4405.05 | 457 | 488 | 496 | 500 | 502 | 505 | 507 |
| 4406 | 955 | 958 | 960 | 963 | 965 | 967 | 969 |
| 4407.01 | 979 | 979 | 986 | 988 | 988 | 988 | 988 |
| 4407.02 | 1,807 | 1,807 | 1,810 | 1,811 | 1,812 | 1,812 | 1,813 |
| 4408 | 2,223 | 2,236 | 2,243 | 2,254 | 2,260 | 2,265 | 2,272 |
| 4501 | 2,259 | 2,275 | 2,314 | 2,378 | 2,445 | 2,510 | 2,568 |
| 4502 | 1,338 | 1,339 | 1,341 | 1,343 | 1,345 | 1,346 | 1,347 |
| 4503 | 2,107 | 2,110 | 2,117 | 2,126 | 2,135 | 2,144 | 2,153 |
| 4504 | 950 | 956 | 960 | 966 | 970 | 975 | 979 |
| 4505 | 884 | 888 | 888 | 888 | 888 | 888 | 888 |
| 4506.01 | 1,406 | 1,410 | 1,414 | 1,417 | 1,418 | 1,420 | 1,422 |
| 4506.02 | 1,856 | 1,863 | 1,878 | 1,901 | 1,926 | 1,951 | 1,973 |
| 4507.01 | 1,079 | 1,082 | 1,084 | 1,086 | 1,087 | 1,088 | 1,089 |
| 4507.02 | 1,473 | 1,490 | 1,528 | 1,588 | 1,653 | 1,716 | 1,773 |
| 4508 | 1,206 | 1,226 | 1,276 | 1,357 | 1,442 | 1,524 | 1,598 |
| 4509 | 606 | 606 | 607 | 607 | 607 | 607 | 608 |
| 4510 | 897 | 898 | 899 | 900 | 900 | 900 | 901 |
| 4511 | 830 | 831 | 832 | 833 | 833 | 834 | 835 |
| 4512 | 650 | 665 | 671 | 673 | 674 | 675 | 675 |
| 4513 | 924 | 942 | 992 | 1,068 | 1,149 | 1,226 | 1,297 |
| 4514 | 1,249 | 1,284 | 1,387 | 1,552 | 1,730 | 1,901 | 2,057 |
| 4515.01 | 2,249 | 2,287 | 2,389 | 2,546 | 2,710 | 2,868 | 3,008 |
| 4515.02 | 2,284 | 2,342 | 2,490 | 2,728 | 2,977 | 3,215 | 3,433 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4516.01 | 1,581 | 1,607 | 1,667 | 1,762 | 1,863 | 1,959 | 2,047 |
| 4516.02 | 1,138 | 1,140 | 1,143 | 1,147 | 1,149 | 1,150 | 1,152 |
| 4518 | 1,129 | 1,130 | 1,132 | 1,134 | 1,135 | 1,136 | 1,137 |
| 4519 | 2,349 | 2,376 | 2,444 | 2,548 | 2,661 | 2,768 | 2,866 |
| 4520 | 1,127 | 1,142 | 1,179 | 1,238 | 1,300 | 1,360 | 1,416 |
| 4521.01 | 1,701 | 1,704 | 1,707 | 1,712 | 1,715 | 1,718 | 1,723 |
| 4521.02 | 1,050 | 1,054 | 1,056 | 1,059 | 1,061 | 1,064 | 1,067 |
| 4522 | 2,160 | 2,168 | 2,189 | 2,224 | 2,261 | 2,297 | 2,329 |
| 4523.01 | 1,475 | 1,484 | 1,493 | 1,503 | 1,505 | 1,511 | 1,514 |
| 4523.02 | 1,729 | 1,811 | 1,855 | 1,885 | 1,897 | 1,904 | 1,914 |
| 4524 | 2,383 | 2,384 | 2,385 | 2,385 | 2,386 | 2,386 | 2,386 |
| 4525.01 | 1,313 | 1,322 | 1,327 | 1,335 | 1,342 | 1,349 | 1,355 |
| 4525.02 | 1,603 | 1,609 | 1,624 | 1,648 | 1,673 | 1,698 | 1,720 |
| 4526 | 2,691 | 2,774 | 2,803 | 2,818 | 2,824 | 2,831 | 2,841 |
| 4527 | 1,981 | 1,997 | 2,039 | 2,106 | 2,178 | 2,248 | 2,311 |
| 4528.01 | 2,529 | 2,538 | 2,558 | 2,590 | 2,635 | 2,668 | 2,697 |
| 4528.02 | 1,492 | 1,492 | 1,492 | 1,492 | 1,508 | 1,508 | 1,508 |
| 4601 | 1,472 | 1,494 | 1,563 | 1,652 | 1,762 | 1,866 | 1,955 |
| 4602 | 1,343 | 1,344 | 1,345 | 1,345 | 1,346 | 1,346 | 1,347 |
| 4603 | 966 | 980 | 1,003 | 1,045 | 1,086 | 1,117 | 1,158 |
| 4604 | 2,014 | 2,303 | 3,065 | 4,298 | 5,622 | 6,898 | 8,061 |
| 4605.01 | 877 | 989 | 1,435 | 1,775 | 2,106 | 2,424 | 2,711 |
| 4605.03 | 1,469 | 1,489 | 1,549 | 1,643 | 1,745 | 1,843 | 1,933 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4605.04 | 1,335 | 1,340 | 1,359 | 1,380 | 1,400 | 1,423 | 1,440 |
| 4606 | 1,349 | 1,360 | 1,373 | 1,393 | 1,414 | 1,434 | 1,453 |
| 4607.01 | 1,155 | 1,162 | 1,162 | 1,162 | 1,162 | 1,162 | 1,162 |
| 4607.02 | 1,574 | 1,600 | 1,601 | 1,601 | 1,601 | 1,601 | 1,601 |
| 4608 | 1,174 | 1,182 | 1,182 | 1,182 | 1,182 | 1,182 | 1,182 |
| 4609 | 878 | 883 | 883 | 883 | 883 | 883 | 883 |
| 4610 | 873 | 881 | 881 | 881 | 881 | 881 | 881 |
| 4611 | 2,593 | 2,608 | 2,622 | 2,637 | 2,653 | 2,665 | 2,684 |
| 4612.01 | 1,559 | 1,562 | 1,563 | 1,563 | 1,564 | 1,564 | 1,564 |
| 4612.02 | 2,838 | 2,860 | 2,890 | 2,921 | 2,958 | 2,987 | 3,016 |
| 4615 | 2,562 | 2,575 | 2,598 | 2,625 | 2,660 | 2,686 | 2,713 |
| 4616.03 | 2,284 | 2,518 | 2,619 | 2,767 | 2,927 | 3,083 | 3,223 |
| 4616.04 | 888 | 889 | 896 | 906 | 913 | 924 | 932 |
| 4616.05 | 2,526 | 2,562 | 2,662 | 2,826 | 3,001 | 3,171 | 3,324 |
| 4616.06 | 1,357 | 1,375 | 1,427 | 1,509 | 1,599 | 1,685 | 1,763 |
| 4617 | 2,584 | 2,586 | 2,590 | 2,594 | 2,596 | 2,598 | 2,600 |
| 4618.01 | 542 | 542 | 542 | 543 | 543 | 543 | 543 |
| 4618.02 | 2,407 | 2,453 | 2,731 | 2,759 | 2,787 | 2,804 | 2,817 |
| 4619.01 | 1,414 | 1,418 | 1,423 | 1,430 | 1,433 | 1,435 | 1,438 |
| 4619.02 | 594 | 597 | 601 | 606 | 609 | 610 | 612 |
| 4701 | 981 | 989 | 999 | 1,007 | 1,026 | 1,034 | 1,042 |
| 4703 | 1,167 | 1,205 | 1,224 | 1,247 | 1,281 | 1,304 | 1,337 |
| 4704 | 1,739 | 1,762 | 1,778 | 1,794 | 1,805 | 1,820 | 1,837 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4705 | 2,357 | 2,394 | 2,435 | 2,499 | 2,563 | 2,627 | 2,690 |
| 4706 | 1,193 | 1,213 | 1,226 | 1,242 | 1,256 | 1,270 | 1,285 |
| 4707 | 1,905 | 1,924 | 1,956 | 1,964 | 1,968 | 1,971 | 1,975 |
| 4708 | 1,170 | 1,243 | 1,268 | 1,273 | 1,274 | 1,275 | 1,277 |
| 4709 | 2,842 | 2,871 | 2,877 | 2,883 | 2,886 | 2,891 | 2,897 |
| 4710 | 871 | 895 | 953 | 1,048 | 1,151 | 1,248 | 1,339 |
| 4711 | 2,459 | 2,483 | 2,489 | 2,497 | 2,501 | 2,505 | 2,509 |
| 4712.01 | 1,685 | 2,257 | 2,494 | 2,769 | 3,061 | 3,342 | 3,597 |
| 4712.03 | 1,225 | 1,229 | 1,232 | 1,235 | 1,237 | 1,238 | 1,239 |
| 4712.04 | 1,434 | 2,187 | 2,568 | 2,981 | 3,389 | 3,788 | 4,155 |
| 4713.01 | 1,634 | 1,634 | 1,634 | 1,634 | 1,634 | 1,634 | 1,634 |
| 4713.03 | 1,742 | 1,747 | 1,759 | 1,776 | 1,793 | 1,810 | 1,826 |
| 4713.04 | 710 | 711 | 712 | 714 | 716 | 717 | 719 |
| 4714.01 | 1,392 | 1,403 | 1,406 | 1,409 | 1,409 | 1,410 | 1,412 |
| 4714.02 | 1,226 | 1,234 | 1,237 | 1,242 | 1,245 | 1,249 | 1,252 |
| 4801 | 1,555 | 1,580 | 1,594 | 1,604 | 1,609 | 1,614 | 1,619 |
| 4802.01 | 1,651 | 1,668 | 1,684 | 1,705 | 1,724 | 1,756 | 1,786 |
| 4802.03 | 1,571 | 1,612 | 1,729 | 1,917 | 2,120 | 2,317 | 2,494 |
| 4802.04 | 2,517 | 3,072 | 3,332 | 3,655 | 3,995 | 4,319 | 4,617 |
| 4802.05 | 2,809 | 3,943 | 4,833 | 5,622 | 6,396 | 7,139 | 7,812 |
| 4803.01 | 1,047 | 1,067 | 1,075 | 1,078 | 1,083 | 1,088 | 1,093 |
| 4803.02 | 1,787 | 1,997 | 2,230 | 2,574 | 2,936 | 3,288 | 3,608 |
| 4804.01 | 1,558 | 1,572 | 1,606 | 1,639 | 1,672 | 1,705 | 1,738 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4804.02 | 2,047 | 2,063 | 2,072 | 2,080 | 2,086 | 2,092 | 2,098 |
| 4805.01 | 1,140 | 1,140 | 1,140 | 1,147 | 1,147 | 1,150 | 1,154 |
| 4805.02 | 1,953 | 1,953 | 1,953 | 1,972 | 1,972 | 1,972 | 1,991 |
| 4805.03 | 1,153 | 1,162 | 1,164 | 1,174 | 1,175 | 1,176 | 1,184 |
| 4805.04 | 840 | 840 | 840 | 841 | 841 | 843 | 843 |
| 4805.05 | 1,622 | 1,629 | 1,649 | 1,681 | 1,716 | 1,750 | 1,780 |
| 4808.01 | 1,625 | 1,629 | 1,629 | 1,629 | 1,629 | 1,629 | 1,629 |
| 4808.02 | 1,386 | 1,406 | 1,519 | 1,535 | 1,539 | 1,540 | 1,542 |
| 4809.01 | 1,969 | 2,260 | 2,352 | 2,370 | 2,373 | 2,374 | 2,376 |
| 4809.02 | 1,519 | 2,422 | 3,190 | 3,395 | 3,512 | 3,615 | 3,709 |
| 4809.03 | 1,529 | 1,529 | 1,529 | 1,529 | 1,529 | 1,529 | 1,529 |
| 4810 | 1,927 | 1,967 | 2,080 | 2,262 | 2,458 | 2,647 | 2,817 |
| 4811.01 | 1,989 | 2,309 | 2,565 | 2,636 | 2,681 | 2,721 | 2,758 |
| 4811.02 | 1,493 | 1,493 | 1,493 | 1,493 | 1,493 | 1,493 | 1,493 |
| 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 | 1,700 | 1,705 | 1,712 | 1,720 | 1,726 | 1,733 |
| 4811.06 | 1,763 | 1,768 | 1,769 | 1,770 | 1,770 | 1,771 | 1,771 |
| 4812.01 | 392 | 496 | 712 | 1,052 | 1,418 | 1,771 | 2,091 |
| 4812.02 | 2,052 | 2,635 | 3,756 | 4,237 | 4,641 | 5,019 | 5,362 |
| 4814 | 2,824 | 2,883 | 2,958 | 2,994 | 3,022 | 3,050 | 3,075 |
| 4815 | 822 | 822 | 822 | 822 | 822 | 822 | 822 |
| 4816 | 1,159 | 1,162 | 1,163 | 1,163 | 1,163 | 1,164 | 1,164 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4817.01 | 2,043 | 2,046 | 2,048 | 2,052 | 2,054 | 2,055 | 2,058 |
| 4817.02 | 1,993 | 1,995 | 2,000 | 2,006 | 2,013 | 2,020 | 2,026 |
| 4819 | 2,619 | 3,093 | 3,316 | 3,499 | 3,682 | 3,856 | 4,015 |
| 4820.01 | 1,776 | 1,779 | 1,784 | 1,789 | 1,793 | 1,798 | 1,802 |
| 4820.02 | 1,842 | 1,850 | 1,871 | 1,905 | 1,942 | 1,977 | 2,009 |
| 4821 | 1,532 | 1,550 | 1,602 | 1,686 | 1,776 | 1,863 | 1,942 |
| 4822.01 | 1,010 | 1,017 | 1,038 | 1,071 | 1,107 | 1,141 | 1,173 |
| 4822.03 | 3,337 | 3,733 | 4,622 | 5,395 | 6,173 | 6,908 | 7,582 |
| 4822.04 | 1,333 | 1,353 | 1,460 | 1,484 | 1,498 | 1,509 | 1,520 |
| 4822.05 | 1,671 | 2,172 | 2,722 | 3,274 | 3,840 | 4,385 | 4,878 |
| 4822.06 | 415 | 580 | 655 | 686 | 709 | 730 | 749 |
| 4823.01 | 2,989 | 3,394 | 3,624 | 3,951 | 4,300 | 4,637 | 4,942 |
| 4823.02 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 | 1,820 |
| 4823.03 | 1,703 | 1,710 | 1,731 | 1,765 | 1,802 | 1,838 | 1,869 |
| 4824 | 782 | 802 | 856 | 943 | 1,036 | 1,125 | 1,207 |
| 4825.02 | 1,032 | 1,032 | 1,032 | 1,032 | 1,032 | 1,032 | 1,032 |
| 4825.03 | 1,546 | 1,549 | 1,553 | 1,561 | 1,568 | 1,574 | 1,579 |
| 4825.04 | 1,668 | 1,679 | 1,688 | 1,693 | 1,696 | 1,700 | 1,704 |
| 4825.05 | 1,356 | 1,684 | 1,865 | 1,991 | 2,108 | 2,220 | 2,323 |
| 4825.06 | 2,479 | 4,365 | 5,632 | 6,201 | 6,658 | 7,094 | 7,485 |
| 4825.07 | 1,629 | 1,969 | 3,838 | 4,153 | 4,257 | 4,332 | 4,403 |
| 4826.01 | 2,391 | 2,400 | 2,429 | 2,475 | 2,524 | 2,570 | 2,614 |
| 4826.03 | 1,249 | 1,560 | 1,664 | 1,712 | 1,743 | 1,774 | 1,802 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 4826.04 | 1,269 | 1,271 | 1,277 | 1,284 | 1,293 | 1,302 | 1,309 |
| 4901.01 | 1,928 | 2,089 | 2,175 | 2,276 | 2,380 | 2,480 | 2,571 |
| 4901.04 | 1,047 | 1,048 | 1,049 | 1,051 | 1,051 | 1,052 | 1,052 |
| 4901.05 | 1,356 | 2,178 | 2,515 | 2,859 | 3,211 | 3,550 | 3,858 |
| 4905.01 | 1,329 | 1,336 | 1,354 | 1,380 | 1,410 | 1,438 | 1,465 |
| 4905.02 | 2,227 | 2,434 | 2,491 | 2,509 | 2,515 | 2,524 | 2,534 |
| 4910 | 719 | 727 | 727 | 727 | 727 | 727 | 727 |
| 4911.01 | 1,182 | 1,182 | 1,182 | 1,182 | 1,182 | 1,182 | 1,182 |
| 4911.02 | 1,130 | 1,131 | 1,131 | 1,131 | 1,131 | 1,131 | 1,131 |
| 4911.03 | 2,132 | 2,131 | 2,133 | 2,134 | 2,134 | 2,134 | 2,134 |
| 4912.01 | 2,325 | 2,344 | 2,407 | 2,494 | 2,606 | 2,690 | 2,787 |
| 4912.02 | 1,195 | 1,195 | 1,195 | 1,196 | 1,196 | 1,196 | 1,197 |
| 4913.01 | 2,150 | 2,155 | 2,165 | 2,181 | 2,195 | 2,209 | 2,223 |
| 4913.02 | 1,440 | 1,447 | 1,477 | 1,517 | 1,564 | 1,604 | 1,642 |
| 4913.03 | 1,531 | 1,558 | 1,633 | 1,756 | 1,882 | 2,008 | 2,121 |
| 4914.01 | 1,884 | 1,887 | 1,901 | 1,925 | 1,946 | 1,967 | 1,989 |
| 4914.02 | 1,415 | 1,415 | 1,417 | 1,419 | 1,421 | 1,422 | 1,424 |
| 4914.03 | 1,154 | 1,154 | 1,154 | 1,154 | 1,155 | 1,155 | 1,155 |
| 4914.04 | 1,334 | 1,334 | 1,336 | 1,337 | 1,337 | 1,338 | 1,338 |
| 4914.05 | 836 | 836 | 839 | 839 | 842 | 845 | 845 |
| 4915.01 | 2,395 | 2,407 | 2,443 | 2,504 | 2,567 | 2,621 | 2,678 |
| 4915.02 | 2,143 | 2,143 | 2,146 | 2,153 | 2,160 | 2,167 | 2,170 |
| 4916.01 | 1,607 | 1,624 | 1,660 | 1,694 | 1,738 | 1,778 | 1,817 |

(Continued)

Table 7.8

**Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2021**

| Census Tract | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 4916.02 | 1,586 | 1,590 | 1,610 | 1,632 | 1,659 | 1,686 | 1,708 |
| 4917.01 | 1,933 | 2,085 | 2,164 | 2,259 | 2,349 | 2,436 | 2,519 |
| 4917.03 | 2,640 | 2,650 | 2,678 | 2,724 | 2,772 | 2,820 | 2,863 |
| 4917.04 | 2,316 | 2,360 | 2,371 | 2,378 | 2,386 | 2,393 | 2,399 |
| 4917.05 | 969 | 997 | 1,016 | 1,038 | 1,063 | 1,084 | 1,103 |
| 4917.06 | 1,547 | 1,648 | 1,785 | 1,974 | 2,173 | 2,365 | 2,538 |
| 4917.07 | 1,805 | 1,939 | 1,994 | 2,039 | 2,086 | 2,132 | 2,174 |
| 4918.01 | 1,085 | 1,086 | 1,087 | 1,089 | 1,092 | 1,094 | 1,096 |
| 4918.02 | 1,161 | 1,162 | 1,162 | 1,163 | 1,164 | 1,164 | 1,165 |
| 4918.03 | 2,625 | 2,625 | 2,628 | 2,633 | 2,636 | 2,638 | 2,642 |
| 4920 | 2,208 | 2,213 | 2,214 | 2,214 | 2,214 | 2,214 | 2,215 |
| 4921 | 2,240 | 2,245 | 2,252 | 2,263 | 2,270 | 2,280 | 2,287 |
| 4922.01 | 1,045 | 1,062 | 1,076 | 1,084 | 1,092 | 1,100 | 1,108 |
| 4922.02 | 2,213 | 2,211 | 2,229 | 2,244 | 2,258 | 2,295 | 2,310 |
| 4922.03 | 1,282 | 1,308 | 1,333 | 1,352 | 1,371 | 1,400 | 1,420 |
| 4923 | 1,102 | 1,105 | 1,120 | 1,153 | 1,171 | 1,189 | 1,211 |
| 4924 | 1,801 | 1,792 | 1,799 | 1,810 | 1,791 | 1,773 | 1,768 |
| 4925 | 1,436 | 1,452 | 1,463 | 1,466 | 1,468 | 1,469 | 1,470 |
| 9801 | | | | | | | |
| 9802 | | | | | | | |
| 9803 | | | | | | | |
| Fairfax County | 425,584 | 441,263 | 460,048 | 475,903 | 491,371 | 506,059 | 519,647 |

Source: Fairfax County Department of Management and Budget, 2021 through 2050.

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

(Continued)

MARKET VALUE

Market value refers to the estimated market value of owned housing units as of January 1 of the respective year 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 were sold during the previous year.

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

Average market value 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.

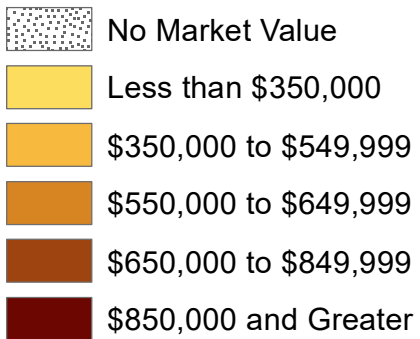
Fairfax County, Virginia January 2021



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

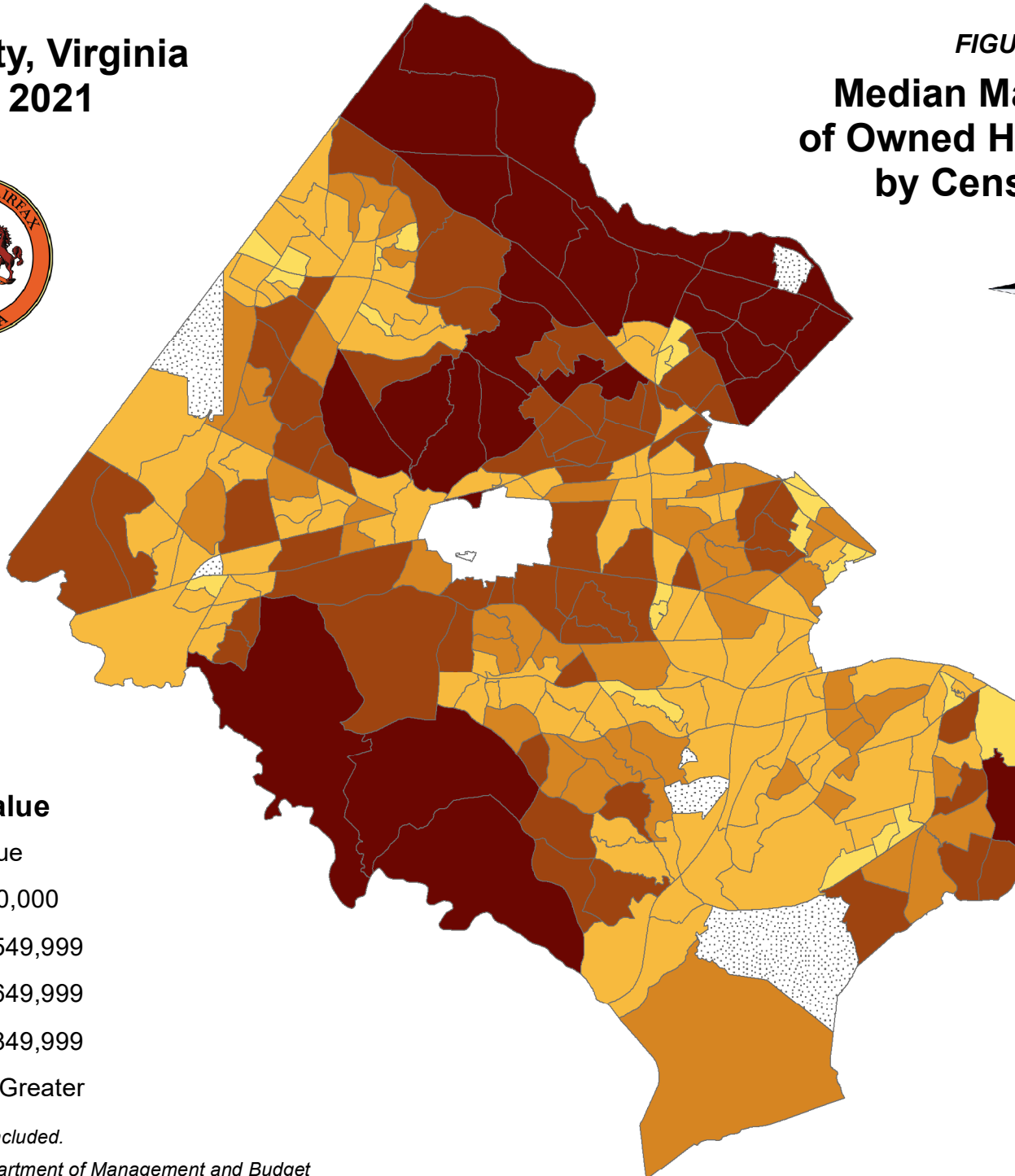


Median Market Value



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, 2020 and 2021 | | | |
| Supervisor District | Median Market Value | | Percent Change |
| | 2020 | 2021 | |
| Braddock | \$ 547,712 | \$ 577,721 | 5.5% |
| Dranesville 1/ | \$ 848,132 | \$ 873,495 | 3.0% |
| Hunter Mill 2/ | \$ 617,846 | \$ 645,556 | 4.5% |
| Lee | \$ 475,419 | \$ 507,969 | 6.8% |
| Mason | \$ 504,945 | \$ 530,639 | 5.1% |
| Mount Vernon | \$ 514,400 | \$ 544,042 | 5.8% |
| Providence | \$ 568,537 | \$ 594,773 | 4.6% |
| Springfield 3/ | \$ 605,336 | \$ 635,765 | 5.0% |
| Sully | \$ 512,904 | \$ 539,369 | 5.2% |
| Fairfax County | \$ 553,970 | \$ 584,304 | 5.5% |

Source: Fairfax County Department of Management and Budget, 2021.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

| TABLE 8.2 | | | |
|--|----------------------------|-------------------|---------------------------|
| Median Market Value of Owned Housing Units by Planning District Fairfax County, 2020 and 2021 | | | |
| Planning District | Median Market Value | | Percent Change |
| | 2020 | 2021 | |
| Annandale | \$ 541,296 | \$ 571,279 | 5.5% |
| Baileys | \$ 429,660 | \$ 466,505 | 8.6% |
| Bull Run | \$ 483,625 | \$ 510,809 | 5.6% |
| Fairfax | \$ 578,818 | \$ 607,583 | 5.0% |
| Jefferson | \$ 527,867 | \$ 560,768 | 6.2% |
| Lincolnia | \$ 479,500 | \$ 504,284 | 5.2% |
| Lower Potomac | \$ 488,271 | \$ 513,729 | 5.2% |
| McLean | \$ 905,525 | \$ 932,243 | 3.0% |
| Mount Vernon | \$ 489,741 | \$ 525,000 | 7.2% |
| Pohick 1/ | \$ 589,491 | \$ 620,529 | 5.3% |
| Rose Hill | \$ 500,577 | \$ 535,710 | 7.0% |
| Springfield | \$ 481,231 | \$ 511,256 | 6.2% |
| Upper Potomac 2/ | \$ 571,295 | \$ 593,040 | 3.8% |
| Vienna 3/ | \$ 748,262 | \$ 774,895 | 3.6% |
| Fairfax County | \$ 553,970 | \$ 584,304 | 5.5% |

Source: Fairfax County Department of Management and Budget, 2021.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 8.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2021

| 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 | \$644,438 | \$454,923 | \$233,699 | \$577,721 | \$659,731 | \$457,197 | \$245,402 | \$563,729 |
| Dranesville 1/ | \$966,462 | \$481,546 | \$272,433 | \$873,495 | \$1,141,726 | \$553,332 | \$402,068 | \$1,010,498 |
| Hunter Mill 2/ | \$795,118 | \$480,905 | \$289,926 | \$645,556 | \$869,106 | \$504,490 | \$333,764 | \$664,873 |
| Lee | \$555,786 | \$480,706 | \$308,513 | \$507,969 | \$598,364 | \$471,895 | \$281,218 | \$516,620 |
| Mason | \$630,620 | \$483,667 | \$239,799 | \$530,639 | \$677,161 | \$493,706 | \$254,780 | \$550,353 |
| Mount Vernon | \$663,878 | \$409,510 | \$258,657 | \$544,042 | \$721,783 | \$413,501 | \$277,479 | \$572,936 |
| Providence | \$800,195 | \$559,251 | \$321,269 | \$594,773 | \$851,632 | \$580,551 | \$355,052 | \$617,335 |
| Springfield 3/ | \$706,844 | \$480,795 | \$316,722 | \$635,765 | \$746,549 | \$476,965 | \$325,198 | \$654,392 |
| Sully | \$694,118 | \$413,091 | \$270,743 | \$539,369 | \$737,458 | \$418,535 | \$272,226 | \$586,830 |
| Fairfax County | \$704,981 | \$460,856 | \$280,665 | \$584,304 | \$796,445 | \$477,613 | \$311,016 | \$640,869 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021. Market value for each unit is derived from the 2021 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 2021

| 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 | \$620,571 | \$463,087 | \$198,251 | \$571,279 | \$648,777 | \$457,430 | \$218,019 | \$574,284 |
| Baileys | \$687,309 | \$549,900 | \$238,182 | \$466,505 | \$741,128 | \$537,656 | \$250,997 | \$500,094 |
| Bull Run | \$659,390 | \$412,934 | \$287,585 | \$510,809 | \$680,817 | \$420,522 | \$287,217 | \$537,066 |
| Fairfax | \$796,068 | \$539,858 | \$280,665 | \$607,583 | \$858,041 | \$525,264 | \$284,670 | \$641,178 |
| Jefferson | \$640,490 | \$582,729 | \$304,826 | \$560,768 | \$675,937 | \$597,900 | \$306,243 | \$561,972 |
| Lincolnia | \$575,232 | \$490,728 | \$277,285 | \$504,284 | \$629,362 | \$495,867 | \$274,603 | \$529,442 |
| Lower Potomac | \$648,139 | \$405,143 | \$379,226 | \$513,729 | \$687,400 | \$413,792 | \$350,558 | \$539,642 |
| McLean | \$1,081,364 | \$787,710 | \$395,000 | \$932,243 | \$1,295,308 | \$772,351 | \$471,719 | \$1,079,797 |
| Mount Vernon | \$665,448 | \$396,890 | \$254,919 | \$525,000 | \$722,382 | \$389,702 | \$261,328 | \$558,878 |
| Pohick 1/ | \$689,152 | \$448,214 | \$268,741 | \$620,529 | \$728,860 | \$442,086 | \$270,814 | \$630,533 |
| Rose Hill | \$584,393 | \$518,107 | \$330,317 | \$535,710 | \$629,428 | \$515,957 | \$310,093 | \$549,890 |
| Springfield | \$567,399 | \$462,830 | \$249,585 | \$511,256 | \$600,680 | \$463,411 | \$265,926 | \$520,319 |
| Upper Potomac 2/ | \$742,492 | \$463,276 | \$278,838 | \$593,040 | \$840,687 | \$474,351 | \$320,221 | \$655,812 |
| Vienna 3/ | \$850,558 | \$612,591 | \$404,712 | \$774,895 | \$939,996 | \$620,223 | \$413,636 | \$818,707 |
| Fairfax County | \$704,981 | \$460,856 | \$280,665 | \$584,304 | \$796,445 | \$477,613 | \$311,016 | \$640,869 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021. Market value for each unit is derived from the 2021 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 2021

| 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 | \$618,077 | \$444,728 | \$270,554 | \$519,194 | \$665,884 | \$445,713 | \$279,033 | \$545,361 |
| Region 2 | \$667,186 | \$504,656 | \$244,031 | \$575,138 | \$725,741 | \$533,416 | \$273,633 | \$598,570 |
| Region 3 1/ | \$862,717 | \$499,832 | \$308,753 | \$696,434 | \$1,003,599 | \$528,974 | \$362,469 | \$778,499 |
| Region 4 2/ | \$680,552 | \$442,103 | \$273,203 | \$584,934 | \$714,423 | \$441,968 | \$277,241 | \$594,760 |
| Fairfax County | \$704,981 | \$460,856 | \$280,665 | \$584,304 | \$796,445 | \$477,613 | \$311,016 | \$640,869 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021. Market value for each unit is derived from the 2021 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 2021**

| 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 | \$698,612 | \$670,194 | \$176,789 | \$675,008 | \$859,797 | \$671,237 | \$183,367 | \$790,672 |
| 4152 | \$761,917 | \$707,942 | \$256,316 | \$265,482 | \$755,693 | \$667,404 | \$240,592 | \$364,721 |
| 4153 | \$566,759 | \$388,463 | | \$480,890 | \$595,197 | \$388,246 | | \$511,368 |
| 4154.01 | \$709,527 | \$412,729 | | \$621,458 | \$726,457 | \$414,424 | | \$622,889 |
| 4154.02 | \$810,222 | \$405,158 | | \$746,477 | \$788,594 | \$400,493 | | \$706,127 |
| 4155 | \$646,779 | \$492,944 | | \$634,373 | \$677,304 | \$520,961 | | \$652,101 |
| 4156 | \$943,882 | \$825,605 | | \$943,625 | \$1,114,228 | \$825,605 | | \$1,113,959 |
| 4157 | \$762,542 | | | \$762,542 | \$801,975 | | | \$801,975 |
| 4158 | \$706,871 | | | \$706,871 | \$743,218 | | | \$743,218 |
| 4159 | \$620,655 | | | \$620,655 | \$687,651 | | | \$687,651 |
| 4160 | \$586,866 | \$396,181 | | \$559,913 | \$611,487 | \$348,754 | | \$545,850 |
| 4161 | \$700,476 | | | \$700,476 | \$809,330 | | | \$809,330 |
| 4162 | | | | | | | | |
| 4163 | \$616,990 | | | \$616,990 | \$793,388 | | | \$793,388 |
| 4201 | \$548,326 | \$424,274 | | \$533,516 | \$573,314 | \$423,145 | | \$556,103 |
| 4202.01 | \$618,734 | \$478,905 | | \$525,000 | \$687,684 | \$475,122 | | \$573,454 |
| 4202.02 | \$910,250 | \$358,271 | \$344,277 | \$351,000 | \$856,030 | \$366,432 | \$353,775 | \$367,366 |
| 4202.03 | \$639,461 | \$537,243 | | \$565,835 | \$674,837 | \$536,991 | | \$626,946 |
| 4203 | \$552,510 | \$497,007 | | \$537,000 | \$598,640 | \$542,741 | | \$584,168 |
| 4204 | \$567,725 | \$451,458 | \$335,000 | \$420,641 | \$650,294 | \$504,043 | \$333,128 | \$417,573 |
| 4205.01 | | \$425,534 | \$367,038 | \$367,175 | | \$425,534 | \$380,194 | \$380,239 |
| 4205.02 | \$525,672 | \$436,979 | \$212,594 | \$398,459 | \$530,292 | \$450,828 | \$213,619 | \$358,963 |

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|--------------|------------------------|------------------------|-------------|-----------|------------------------|------------------------|-------------|-----------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4205.03 | \$487,032 | \$449,133 | \$189,284 | \$244,482 | \$500,341 | \$463,013 | \$189,676 | \$347,719 |
| 4206 | \$647,325 | \$496,865 | | \$516,926 | \$645,938 | \$516,396 | | \$563,247 |
| 4207 | \$552,363 | \$671,832 | | \$557,445 | \$622,479 | \$666,034 | | \$623,811 |
| 4208 | \$510,673 | \$410,508 | | \$505,827 | \$553,533 | \$412,100 | | \$545,116 |
| 4210.01 | \$538,220 | \$457,333 | | \$465,969 | \$590,718 | \$489,995 | | \$509,747 |
| 4210.02 | \$509,972 | \$486,896 | | \$502,824 | \$549,124 | \$481,983 | | \$519,704 |
| 4211.01 | \$654,938 | \$467,376 | \$349,839 | \$467,975 | \$710,066 | \$492,470 | \$348,736 | \$502,482 |
| 4211.02 | \$753,795 | \$560,611 | | \$567,084 | \$723,243 | \$549,673 | | \$595,052 |
| 4211.03 | \$722,437 | \$450,912 | \$344,341 | \$531,547 | \$736,169 | \$471,672 | \$334,297 | \$562,444 |
| 4212 | \$594,521 | | | \$594,521 | \$601,442 | | | \$601,442 |
| 4213 | \$570,000 | \$399,378 | | \$543,643 | \$571,403 | \$403,204 | | \$513,216 |
| 4214 | \$527,447 | \$419,097 | \$227,628 | \$502,310 | \$542,719 | \$435,133 | \$310,103 | \$502,040 |
| 4215 | \$492,430 | \$475,000 | \$179,319 | \$440,265 | \$552,901 | \$423,354 | \$208,364 | \$384,362 |
| 4216 | \$434,658 | \$222,002 | \$190,785 | \$222,002 | \$447,436 | \$232,396 | \$192,585 | \$257,266 |
| 4217.01 | \$448,508 | \$327,999 | \$146,328 | \$326,088 | \$462,813 | \$321,969 | \$156,189 | \$314,095 |
| 4217.02 | \$473,839 | \$391,104 | | \$454,010 | \$485,773 | \$394,208 | | \$456,843 |
| 4218 | \$444,486 | \$302,526 | \$179,781 | \$238,392 | \$477,788 | \$309,382 | \$189,864 | \$296,783 |
| 4219 | \$429,923 | | | \$429,923 | \$413,799 | | | \$413,799 |
| 4220 | \$525,730 | \$414,195 | | \$477,908 | \$563,721 | \$453,066 | | \$505,440 |
| 4221.01 | \$612,407 | \$373,873 | | \$427,970 | \$590,557 | \$376,676 | | \$475,897 |
| 4221.02 | \$657,038 | \$414,418 | | \$439,624 | \$658,146 | \$381,216 | | \$446,001 |
| 4222.01 | \$797,843 | \$574,123 | \$426,099 | \$722,613 | \$766,797 | \$586,392 | \$403,836 | \$686,884 |

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|--------------|------------------------|------------------------|-------------|-----------|------------------------|------------------------|-------------|-----------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4222.02 | \$675,406 | \$447,808 | \$274,307 | \$530,700 | \$678,155 | \$416,364 | \$274,879 | \$502,453 |
| 4223.01 | \$724,085 | \$576,282 | \$187,954 | \$569,709 | \$696,928 | \$583,384 | \$184,937 | \$559,838 |
| 4223.02 | \$820,874 | \$562,643 | \$318,445 | \$404,411 | \$724,407 | \$553,259 | \$306,386 | \$469,659 |
| 4224.01 | \$868,313 | \$522,722 | \$349,652 | \$507,617 | \$873,402 | \$527,410 | \$322,542 | \$446,523 |
| 4224.02 | \$850,000 | \$496,860 | | \$502,152 | \$818,744 | \$487,570 | | \$506,634 |
| 4224.03 | \$629,312 | \$628,362 | | \$628,604 | \$659,340 | \$604,770 | | \$642,397 |
| 4301.01 | \$664,083 | | | \$664,083 | \$678,168 | | | \$678,168 |
| 4301.02 | \$623,501 | \$461,207 | | \$474,401 | \$672,634 | \$454,476 | | \$537,297 |
| 4302.01 | \$635,807 | \$463,512 | | \$577,841 | \$660,387 | \$462,629 | | \$574,960 |
| 4302.02 | \$647,126 | \$454,109 | | \$615,111 | \$675,583 | \$471,206 | | \$608,664 |
| 4302.03 | \$629,575 | \$517,151 | | \$610,307 | \$641,699 | \$517,476 | | \$604,515 |
| 4304 | \$574,109 | \$439,938 | | \$568,155 | \$581,388 | \$438,944 | | \$561,398 |
| 4305 | \$538,083 | | | \$538,083 | \$545,287 | | | \$545,287 |
| 4306 | \$498,713 | \$418,493 | | \$496,419 | \$512,385 | \$416,015 | | \$505,211 |
| 4307 | \$494,571 | | | \$494,571 | \$506,741 | | | \$506,741 |
| 4308.01 | \$569,814 | \$490,728 | | \$546,063 | \$583,059 | \$464,095 | | \$540,049 |
| 4308.02 | \$652,908 | \$324,251 | \$238,560 | \$299,975 | \$650,973 | \$346,655 | \$234,471 | \$360,255 |
| 4309.01 | \$738,182 | \$438,000 | | \$475,981 | \$756,072 | \$443,817 | | \$560,645 |
| 4309.02 | \$605,372 | \$442,680 | | \$487,799 | \$591,173 | \$438,975 | | \$523,592 |
| 4310.01 | \$618,051 | \$428,568 | | \$497,480 | \$609,943 | \$408,761 | | \$506,177 |
| 4310.02 | \$758,300 | \$443,751 | | \$443,783 | \$758,300 | \$449,312 | | \$450,134 |
| 4313 | \$598,269 | \$479,698 | | \$583,097 | \$614,076 | \$480,300 | | \$585,525 |

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|----------------|------------------------|------------------------|-------------|-----------|------------------------|------------------------|-------------|-----------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4314 | \$579,968 | \$497,847 | | \$550,736 | \$591,846 | \$470,736 | | \$544,614 |
| 4315 | \$652,712 | \$533,678 | \$492,692 | \$580,850 | \$691,920 | \$488,599 | \$442,261 | \$595,959 |
| 4316.01 | | | | | | | | |
| 4316.02 | \$586,950 | \$515,088 | \$195,867 | \$547,990 | \$643,117 | \$491,561 | \$196,886 | \$573,193 |
| 4318.01 | \$715,192 | \$454,813 | | \$457,968 | \$740,413 | \$457,164 | | \$478,771 |
| 4318.02 | \$663,705 | \$384,237 | | \$644,196 | \$679,049 | \$384,301 | | \$599,203 |
| 4319 | \$693,189 | | | \$693,189 | \$689,651 | | | \$689,651 |
| 4320 | \$683,193 | \$428,600 | | \$493,857 | \$662,709 | \$418,838 | | \$538,043 |
| 4321 | \$688,034 | \$435,404 | \$268,741 | \$440,129 | \$683,260 | \$421,927 | \$270,814 | \$466,315 |
| 4322.01 | | \$419,706 | | \$419,706 | | \$405,116 | | \$405,116 |
| 4322.02 | \$656,124 | \$461,365 | | \$502,593 | \$666,462 | \$468,431 | | \$544,152 |
| 4323 | \$678,143 | \$461,286 | | \$635,759 | \$727,813 | \$477,855 | | \$652,644 |
| 4324.01 | \$665,207 | | | \$665,207 | \$669,730 | | | \$669,730 |
| 4324.02 | \$658,765 | \$504,788 | | \$636,442 | \$676,592 | \$502,065 | | \$624,802 |
| 4325 | \$675,203 | \$472,962 | | \$646,858 | \$678,153 | \$474,507 | | \$631,556 |
| 4326 | \$678,468 | \$447,038 | | \$650,675 | \$694,978 | \$453,666 | | \$635,145 |
| 4327.01 | \$598,952 | \$449,421 | | \$568,869 | \$603,082 | \$454,416 | | \$563,266 |
| 4327.02 | \$599,466 | \$428,085 | | \$442,911 | \$611,402 | \$423,739 | | \$456,283 |
| 4328 | \$580,000 | \$437,852 | | \$474,915 | \$597,893 | \$438,043 | | \$507,161 |
| 4401 | \$838,152 | \$351,645 | | \$815,084 | \$869,971 | \$450,364 | | \$807,651 |
| 4402.01 | | \$778,617 | \$316,785 | \$400,208 | | \$737,715 | \$321,205 | \$454,847 |
| 4402.02 | \$705,086 | \$452,582 | \$231,672 | \$448,340 | \$790,512 | \$456,994 | \$235,401 | \$486,181 |

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|--------------|------------------------|------------------------|-------------|-----------|------------------------|------------------------|-------------|-----------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4403 | \$744,545 | | | \$744,545 | \$766,434 | | | \$766,434 |
| 4405.01 | \$670,850 | \$515,634 | | \$668,745 | \$680,925 | \$516,221 | | \$677,641 |
| 4405.03 | \$846,442 | \$700,382 | | \$785,526 | \$868,422 | \$717,206 | | \$814,169 |
| 4405.04 | | | | | | | | |
| 4405.05 | \$676,442 | | | \$676,442 | \$708,685 | | | \$708,685 |
| 4406 | \$571,946 | \$432,065 | | \$568,901 | \$627,125 | \$430,593 | | \$624,889 |
| 4407.01 | \$661,899 | | | \$661,899 | \$676,066 | | | \$676,066 |
| 4407.02 | \$689,955 | \$496,031 | | \$681,765 | \$703,551 | \$498,043 | | \$687,970 |
| 4408 | \$706,094 | | | \$706,094 | \$743,533 | | | \$743,533 |
| 4501 | \$599,183 | \$439,614 | \$273,746 | \$512,059 | \$614,477 | \$480,132 | \$292,677 | \$475,081 |
| 4502 | \$601,902 | | | \$601,902 | \$616,293 | | | \$616,293 |
| 4503 | \$633,665 | \$502,199 | \$162,824 | \$613,253 | \$650,987 | \$541,888 | \$162,126 | \$577,279 |
| 4504 | \$669,197 | \$633,518 | | \$658,235 | \$722,983 | \$620,220 | | \$712,794 |
| 4505 | \$491,285 | | | \$491,285 | \$533,085 | | | \$533,085 |
| 4506.01 | \$636,552 | \$495,842 | | \$632,573 | \$645,740 | \$496,032 | | \$642,005 |
| 4506.02 | \$508,562 | \$583,716 | \$319,505 | \$462,945 | \$542,555 | \$588,781 | \$331,847 | \$469,099 |
| 4507.01 | \$694,292 | \$497,984 | | \$535,009 | \$715,441 | \$501,925 | | \$618,289 |
| 4507.02 | \$706,015 | | | \$706,015 | \$743,825 | | | \$743,825 |
| 4508 | \$576,240 | \$571,925 | \$210,410 | \$557,949 | \$626,604 | \$574,859 | \$227,114 | \$564,693 |
| 4509 | \$634,452 | | | \$634,452 | \$659,014 | | | \$659,014 |
| 4510 | \$595,235 | | | \$595,235 | \$602,009 | | | \$602,009 |
| 4511 | \$786,308 | | | \$786,308 | \$820,630 | | | \$820,630 |

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|--------------|------------------------|------------------------|-------------|-----------|------------------------|------------------------|-------------|-----------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4512 | \$849,875 | | | \$849,875 | \$968,305 | | | \$968,305 |
| 4513 | \$700,235 | \$563,735 | \$311,871 | \$679,571 | \$776,027 | \$587,675 | \$290,835 | \$707,121 |
| 4514 | | \$648,000 | \$200,477 | \$200,477 | | \$676,790 | \$181,952 | \$361,541 |
| 4515.01 | \$626,467 | \$431,876 | \$189,210 | \$211,239 | \$654,573 | \$445,798 | \$194,147 | \$315,143 |
| 4515.02 | \$611,210 | \$567,042 | \$239,117 | \$570,444 | \$637,073 | \$564,816 | \$226,580 | \$568,154 |
| 4516.01 | \$602,816 | | | \$602,816 | \$722,943 | | | \$722,943 |
| 4516.02 | \$777,872 | | \$191,016 | \$219,282 | \$863,279 | | \$192,959 | \$441,891 |
| 4518 | \$552,311 | \$674,237 | | \$555,996 | \$598,648 | \$672,648 | | \$601,805 |
| 4519 | \$693,966 | \$487,200 | | \$514,232 | \$729,284 | \$462,209 | | \$553,249 |
| 4520 | \$667,307 | \$478,952 | | \$614,859 | \$712,206 | \$479,920 | | \$625,564 |
| 4521.01 | \$652,297 | \$439,583 | | \$564,102 | \$681,006 | \$426,367 | | \$566,577 |
| 4521.02 | \$654,176 | \$468,185 | | \$522,212 | \$700,445 | \$459,061 | | \$602,475 |
| 4522 | \$520,133 | \$441,693 | \$198,251 | \$494,666 | \$537,349 | \$448,759 | \$183,461 | \$464,558 |
| 4523.01 | | \$322,707 | \$201,506 | \$207,000 | | \$364,131 | \$220,539 | \$232,902 |
| 4523.02 | \$547,995 | \$432,926 | \$194,481 | \$317,835 | \$549,583 | \$433,716 | \$196,613 | \$322,230 |
| 4524 | \$522,485 | \$457,359 | | \$513,566 | \$554,399 | \$459,924 | | \$538,693 |
| 4525.01 | \$539,805 | \$552,426 | \$332,882 | \$535,836 | \$588,349 | \$559,630 | \$325,224 | \$566,176 |
| 4525.02 | \$590,258 | \$485,741 | | \$530,434 | \$621,955 | \$470,423 | | \$570,434 |
| 4526 | \$485,777 | \$556,133 | \$277,285 | \$474,873 | \$539,837 | \$537,285 | \$274,603 | \$481,468 |
| 4527 | \$718,536 | \$524,643 | \$314,150 | \$393,089 | \$668,076 | \$500,411 | \$288,943 | \$463,277 |
| 4528.01 | \$610,979 | | \$286,577 | \$322,681 | \$650,672 | | \$290,843 | \$385,611 |
| 4528.02 | | | \$278,565 | \$278,565 | | | \$287,899 | \$287,899 |

(Continued)

Table 8.6
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|--------------|------------------------|------------------------|-------------|-----------|------------------------|------------------------|-------------|-------------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4601 | \$936,968 | \$527,641 | | \$936,779 | \$1,029,111 | \$527,641 | | \$1,026,376 |
| 4602 | \$909,678 | | | \$909,678 | \$1,018,632 | | | \$1,018,632 |
| 4603 | \$837,391 | | | \$837,391 | \$934,972 | | | \$934,972 |
| 4604 | \$878,598 | \$822,560 | \$517,839 | \$838,887 | \$964,873 | \$796,276 | \$514,575 | \$871,223 |
| 4605.01 | \$991,599 | \$812,007 | | \$973,880 | \$987,559 | \$814,508 | | \$973,668 |
| 4605.03 | \$995,248 | \$685,907 | | \$824,835 | \$970,216 | \$711,959 | | \$834,292 |
| 4605.04 | \$832,267 | \$700,056 | | \$762,594 | \$926,354 | \$690,929 | | \$834,423 |
| 4606 | \$744,072 | | | \$744,072 | \$821,206 | | | \$821,206 |
| 4607.01 | \$711,092 | | | \$711,092 | \$852,900 | | | \$852,900 |
| 4607.02 | \$788,886 | \$644,585 | | \$744,702 | \$976,257 | \$679,705 | | \$930,256 |
| 4608 | \$862,103 | \$471,626 | \$279,006 | \$800,399 | \$1,056,067 | \$557,270 | \$294,469 | \$903,270 |
| 4609 | \$876,099 | \$722,689 | | \$857,514 | \$1,020,904 | \$719,320 | | \$991,952 |
| 4610 | \$792,698 | \$582,131 | \$264,852 | \$774,722 | \$917,135 | \$657,269 | \$275,630 | \$856,811 |
| 4611 | \$894,668 | \$359,069 | | \$867,017 | \$963,654 | \$474,570 | | \$873,460 |
| 4612.01 | \$957,401 | \$640,584 | | \$944,633 | \$1,104,233 | \$644,443 | | \$1,092,672 |
| 4612.02 | \$1,317,272 | \$558,343 | \$345,125 | \$499,825 | \$1,255,435 | \$547,652 | \$333,075 | \$511,833 |
| 4615 | \$894,327 | \$646,926 | \$373,548 | \$672,704 | \$919,097 | \$652,683 | \$363,847 | \$699,101 |
| 4616.03 | \$659,600 | \$546,221 | \$516,495 | \$546,536 | \$678,605 | \$570,488 | \$490,964 | \$549,992 |
| 4616.04 | \$785,159 | \$534,860 | | \$672,992 | \$810,965 | \$544,795 | | \$698,909 |
| 4616.05 | | | \$363,101 | \$363,101 | | | \$387,655 | \$387,655 |
| 4616.06 | | \$713,622 | \$406,140 | \$540,320 | | \$667,136 | \$418,458 | \$567,842 |
| 4617 | \$810,537 | \$508,662 | | \$555,083 | \$798,637 | \$558,525 | | \$607,761 |

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|--------------|------------------------|------------------------|-------------|-------------|------------------------|------------------------|-------------|-------------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4618.01 | \$652,171 | \$507,449 | \$338,405 | \$386,726 | \$652,171 | \$526,179 | \$327,612 | \$430,606 |
| 4618.02 | \$614,429 | \$520,128 | \$277,935 | \$458,010 | \$725,322 | \$520,982 | \$273,709 | \$437,112 |
| 4619.01 | \$730,937 | \$482,549 | \$269,724 | \$463,796 | \$760,613 | \$536,516 | \$247,866 | \$475,253 |
| 4619.02 | \$867,867 | | | \$867,867 | \$867,867 | | | \$867,867 |
| 4701 | \$1,473,066 | \$1,330,844 | | \$1,464,472 | \$2,236,210 | \$1,313,772 | | \$2,202,719 |
| 4703 | \$1,181,051 | | | \$1,181,051 | \$1,332,867 | | | \$1,332,867 |
| 4704 | \$1,184,600 | \$867,216 | | \$1,106,889 | \$1,435,809 | \$905,551 | | \$1,365,989 |
| 4705 | \$1,105,897 | \$854,905 | \$364,287 | \$1,005,365 | \$1,452,843 | \$907,859 | \$681,135 | \$1,222,394 |
| 4706 | \$1,162,739 | \$1,170,698 | | \$1,166,062 | \$1,333,265 | \$1,207,794 | | \$1,311,173 |
| 4707 | \$902,129 | \$689,409 | \$1,145,792 | \$905,003 | \$1,106,477 | \$698,222 | \$1,136,544 | \$1,106,065 |
| 4708 | \$873,558 | \$755,643 | | \$851,246 | \$1,004,809 | \$798,583 | | \$958,138 |
| 4709 | \$1,043,663 | \$790,041 | | \$971,807 | \$1,236,716 | \$809,528 | | \$1,139,275 |
| 4710 | \$893,183 | \$490,770 | \$447,500 | \$750,000 | \$986,027 | \$543,311 | \$417,841 | \$779,658 |
| 4711 | \$670,751 | \$742,529 | | \$672,630 | \$796,661 | \$737,004 | | \$796,181 |
| 4712.01 | | \$281,337 | \$350,364 | \$343,634 | | \$458,593 | \$432,824 | \$437,886 |
| 4712.03 | \$905,331 | \$702,933 | \$1,102,143 | \$708,540 | \$919,244 | \$616,529 | \$1,041,160 | \$693,878 |
| 4712.04 | | \$314,213 | \$332,157 | \$332,157 | | \$312,188 | \$356,192 | \$355,630 |
| 4713.01 | | \$654,686 | | \$654,686 | | \$677,991 | | \$677,991 |
| 4713.03 | \$840,987 | \$613,310 | \$255,444 | \$370,755 | \$909,793 | \$610,072 | \$277,757 | \$482,552 |
| 4713.04 | \$831,474 | \$667,023 | | \$830,986 | \$870,869 | \$789,423 | | \$859,940 |
| 4714.01 | \$729,740 | | \$211,397 | \$652,995 | \$779,344 | | \$245,857 | \$569,821 |
| 4714.02 | \$784,019 | \$516,831 | \$198,492 | \$518,070 | \$826,431 | \$470,715 | \$239,750 | \$512,397 |

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|----------------|------------------------|------------------------|-------------|-------------|------------------------|------------------------|-------------|-------------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4801 | \$1,363,793 | | | \$1,363,793 | \$1,596,350 | | | \$1,596,350 |
| 4802.01 | \$1,167,369 | | | \$1,167,369 | \$1,441,364 | | | \$1,441,364 |
| 4802.03 | | \$442,869 | \$418,866 | \$418,866 | | \$422,895 | \$431,381 | \$431,360 |
| 4802.04 | | | \$364,193 | \$364,193 | | | \$458,951 | \$458,951 |
| 4802.05 | | \$533,810 | \$490,455 | \$503,171 | | \$531,843 | \$678,262 | \$668,982 |
| 4803.01 | \$1,097,985 | | | \$1,097,985 | \$1,340,887 | | | \$1,340,887 |
| 4803.02 | \$1,455,281 | | | \$1,455,281 | \$1,704,158 | | | \$1,704,158 |
| 4804.01 | \$953,285 | | | \$953,285 | \$1,087,794 | | | \$1,087,794 |
| 4804.02 | \$1,145,282 | | | \$1,145,282 | \$1,246,376 | | | \$1,246,376 |
| 4805.01 | \$772,863 | | | \$772,863 | \$813,804 | | | \$813,804 |
| 4805.02 | \$546,242 | | | \$546,242 | \$561,283 | | | \$561,283 |
| 4805.03 | \$623,800 | \$403,431 | | \$574,340 | \$648,375 | \$417,373 | | \$596,885 |
| 4805.04 | \$775,900 | \$308,784 | \$341,208 | \$589,202 | \$811,861 | \$380,909 | \$333,814 | \$587,361 |
| 4805.05 | \$750,068 | \$397,499 | | \$410,000 | \$738,566 | \$420,609 | | \$475,116 |
| 4808.01 | \$562,244 | \$381,801 | \$313,919 | \$448,539 | \$601,794 | \$399,201 | \$317,542 | \$481,727 |
| 4808.02 | \$547,859 | \$335,874 | | \$541,643 | \$597,451 | \$435,704 | | \$556,884 |
| 4809.01 | \$518,207 | \$330,367 | | \$451,841 | \$547,680 | \$351,475 | | \$475,169 |
| 4809.02 | \$596,778 | \$531,174 | \$219,240 | \$427,182 | \$623,918 | \$520,420 | \$216,365 | \$439,450 |
| 4809.03 | \$469,497 | \$371,359 | \$260,127 | \$316,764 | \$490,125 | \$374,166 | \$252,760 | \$344,769 |
| 4810 | \$494,319 | \$333,144 | | \$340,599 | \$493,357 | \$341,903 | | \$368,519 |
| 4811.01 | \$764,990 | \$610,071 | \$263,088 | \$319,515 | \$764,990 | \$629,283 | \$277,782 | \$346,719 |
| 4811.02 | \$749,243 | \$556,689 | \$353,798 | \$532,014 | \$751,296 | \$567,289 | \$339,737 | \$522,012 |

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| 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 | | \$472,752 | | \$472,752 | | \$451,948 | | \$451,948 |
| 4811.04 | | \$493,122 | | \$493,122 | | \$490,570 | | \$490,570 |
| 4811.05 | \$748,419 | \$502,052 | | \$726,380 | \$732,084 | \$519,571 | | \$705,535 |
| 4811.06 | \$630,861 | \$365,054 | | \$629,333 | \$689,029 | \$364,868 | | \$685,898 |
| 4812.01 | \$676,694 | | | \$676,694 | \$677,309 | | | \$677,309 |
| 4812.02 | \$610,533 | \$353,892 | \$217,707 | \$378,095 | \$581,897 | \$350,650 | \$211,386 | \$448,678 |
| 4814 | \$709,186 | \$457,601 | \$238,715 | \$494,802 | \$754,007 | \$460,479 | \$231,053 | \$570,272 |
| 4815 | \$798,656 | | | \$798,656 | \$889,283 | | | \$889,283 |
| 4816 | \$875,448 | | | \$875,448 | \$991,692 | | | \$991,692 |
| 4817.01 | \$850,000 | | | \$850,000 | \$901,564 | | | \$901,564 |
| 4817.02 | \$831,614 | \$561,687 | \$285,737 | \$380,000 | \$944,025 | \$543,473 | \$282,263 | \$487,092 |
| 4819 | \$1,034,912 | \$486,014 | \$275,625 | \$678,573 | \$1,092,029 | \$517,518 | \$281,823 | \$739,693 |
| 4820.01 | \$867,237 | \$499,616 | | \$723,608 | \$896,436 | \$508,224 | | \$738,089 |
| 4820.02 | \$789,779 | \$588,278 | \$328,776 | \$614,366 | \$840,897 | \$529,266 | \$322,761 | \$602,559 |
| 4821 | \$721,434 | \$573,137 | \$248,745 | \$342,468 | \$845,793 | \$558,557 | \$264,780 | \$435,691 |
| 4822.01 | \$744,597 | \$537,196 | | \$553,434 | \$725,179 | \$535,219 | | \$581,910 |
| 4822.03 | | \$706,340 | \$399,116 | \$435,964 | | \$709,958 | \$463,100 | \$511,362 |
| 4822.04 | | | \$347,000 | \$347,000 | | | \$394,988 | \$394,988 |
| 4822.05 | \$781,006 | \$391,650 | | \$391,650 | \$820,192 | \$434,479 | | \$463,407 |
| 4822.06 | \$593,250 | \$487,457 | \$229,457 | \$445,043 | \$602,688 | \$489,177 | \$227,178 | \$403,336 |
| 4823.01 | \$746,372 | \$517,682 | \$263,250 | \$500,383 | \$797,392 | \$568,069 | \$277,576 | \$517,843 |
| 4823.02 | | \$382,347 | \$226,653 | \$286,808 | | \$381,765 | \$230,339 | \$310,367 |

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|----------------|------------------------|------------------------|-------------|-----------|------------------------|------------------------|-------------|-----------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4823.03 | \$754,499 | \$423,371 | \$170,000 | \$428,180 | \$783,505 | \$476,022 | \$205,771 | \$495,281 |
| 4824 | \$839,953 | | | \$839,953 | \$868,724 | | | \$868,724 |
| 4825.02 | \$657,809 | \$421,538 | | \$637,828 | \$640,468 | \$418,991 | | \$594,971 |
| 4825.03 | \$709,590 | \$387,093 | | \$686,936 | \$735,242 | \$383,296 | | \$679,696 |
| 4825.04 | \$734,795 | | | \$734,795 | \$806,145 | | | \$806,145 |
| 4825.05 | \$743,516 | \$590,242 | \$412,283 | \$595,413 | \$754,406 | \$556,614 | \$419,033 | \$579,950 |
| 4825.06 | | \$497,427 | \$517,245 | \$497,889 | | \$491,745 | \$505,758 | \$491,834 |
| 4825.07 | \$313,121 | \$494,419 | | \$494,361 | \$313,121 | \$494,337 | | \$493,920 |
| 4826.01 | \$683,440 | \$451,967 | \$266,616 | \$585,648 | \$671,147 | \$446,225 | \$265,833 | \$570,900 |
| 4826.03 | \$720,904 | \$503,780 | | \$666,419 | \$796,669 | \$523,765 | | \$662,821 |
| 4826.04 | \$912,629 | \$635,056 | | \$845,366 | \$927,191 | \$649,249 | | \$865,864 |
| 4901.01 | \$590,226 | \$462,525 | | \$569,861 | \$599,989 | \$429,997 | | \$548,293 |
| 4901.04 | \$507,197 | | | \$507,197 | \$513,077 | | | \$513,077 |
| 4901.05 | \$507,460 | \$476,375 | | \$491,516 | \$545,470 | \$531,574 | | \$538,209 |
| 4905.01 | \$732,575 | \$432,416 | | \$478,884 | \$738,234 | \$422,112 | | \$563,033 |
| 4905.02 | \$790,283 | \$505,092 | | \$779,037 | \$801,594 | \$518,076 | | \$784,850 |
| 4910 | \$753,900 | | | \$753,900 | \$852,923 | | | \$852,923 |
| 4911.01 | \$685,440 | | | \$685,440 | \$745,657 | | | \$745,657 |
| 4911.02 | \$515,802 | \$462,861 | | \$509,759 | \$521,025 | \$462,681 | | \$517,049 |
| 4911.03 | \$608,675 | \$363,762 | | \$369,222 | \$611,306 | \$377,341 | | \$393,692 |
| 4912.01 | \$557,981 | \$383,040 | | \$401,541 | \$564,479 | \$381,469 | | \$415,654 |
| 4912.02 | | | | | | | | |

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|--------------|------------------------|------------------------|-------------|-----------|------------------------|------------------------|-------------|-----------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4913.01 | \$659,290 | \$397,415 | \$185,000 | \$468,510 | \$670,440 | \$399,638 | \$204,920 | \$526,347 |
| 4913.02 | \$632,699 | \$447,248 | | \$456,278 | \$596,968 | \$444,426 | | \$480,235 |
| 4913.03 | \$510,090 | \$242,330 | \$235,526 | \$242,330 | \$512,387 | \$308,757 | \$224,575 | \$300,452 |
| 4914.01 | | \$411,306 | \$272,108 | \$401,210 | | \$409,373 | \$258,940 | \$386,287 |
| 4914.02 | \$635,019 | \$401,021 | | \$404,807 | \$626,910 | \$401,750 | | \$427,687 |
| 4914.03 | \$672,788 | \$407,012 | | \$666,335 | \$685,189 | \$406,773 | | \$642,485 |
| 4914.04 | \$665,648 | \$413,154 | | \$448,676 | \$638,661 | \$412,751 | | \$479,305 |
| 4914.05 | \$706,839 | | | \$706,839 | \$720,324 | | | \$720,324 |
| 4915.01 | \$735,557 | \$518,028 | \$287,585 | \$516,327 | \$738,004 | \$508,945 | \$283,870 | \$511,222 |
| 4915.02 | \$761,817 | \$365,160 | | \$760,431 | \$785,368 | \$361,662 | | \$777,848 |
| 4916.01 | \$679,193 | \$329,984 | | \$395,598 | \$671,347 | \$345,447 | | \$466,877 |
| 4916.02 | \$522,000 | \$349,776 | | \$485,000 | \$566,327 | \$341,357 | | \$501,787 |
| 4917.01 | \$692,024 | \$484,733 | \$339,329 | \$422,667 | \$693,830 | \$466,812 | \$352,896 | \$419,433 |
| 4917.03 | | \$450,828 | | \$450,828 | | \$518,018 | | \$518,018 |
| 4917.04 | \$689,367 | \$559,787 | | \$567,793 | \$717,391 | \$508,296 | | \$517,800 |
| 4917.05 | \$843,728 | \$564,877 | | \$812,175 | \$859,076 | \$500,446 | | \$764,582 |
| 4917.06 | | \$649,682 | | \$649,682 | | \$624,226 | | \$624,226 |
| 4917.07 | | \$573,699 | \$324,723 | \$546,557 | | \$544,232 | \$316,773 | \$520,266 |
| 4918.01 | | \$500,493 | \$295,638 | \$441,095 | | \$495,803 | \$264,595 | \$399,843 |
| 4918.02 | \$572,681 | \$373,527 | | \$548,195 | \$587,303 | \$439,588 | | \$504,349 |
| 4918.03 | \$570,827 | \$547,323 | \$283,658 | \$563,614 | \$574,209 | \$518,963 | \$264,736 | \$533,345 |
| 4920 | \$780,108 | | | \$780,108 | \$818,966 | | | \$818,966 |

(Continued)

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2021**

| Census Tract | Median Market Value | | | | Average Market Value | | | |
|-----------------------|------------------------|------------------------|------------------|------------------|------------------------|------------------------|------------------|------------------|
| | Single Family Detached | Single Family Attached | Multifamily | All Units | Single Family Detached | Single Family Attached | Multifamily | All Units |
| 4921 | \$892,164 | | | \$892,164 | \$911,943 | | | \$911,943 |
| 4922.01 | \$938,768 | | | \$938,768 | \$989,147 | | | \$989,147 |
| 4922.02 | \$756,341 | \$557,760 | | \$749,952 | \$776,606 | \$559,851 | | \$764,547 |
| 4922.03 | \$786,487 | | | \$786,487 | \$786,244 | | | \$786,244 |
| 4923 | \$565,121 | \$400,302 | | \$508,305 | \$577,423 | \$402,054 | | \$503,106 |
| 4924 | \$559,766 | \$347,907 | | \$362,943 | \$616,588 | \$370,786 | | \$430,868 |
| 4925 | \$906,577 | | | \$906,577 | \$964,290 | | | \$964,290 |
| 9801 | | | | | | | | |
| 9802 | | | | | | | | |
| 9803 | | | | | | | | |
| Fairfax County | \$704,981 | \$460,856 | \$280,665 | \$584,304 | \$796,445 | \$477,611 | \$311,016 | \$640,869 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021. Market value for each unit is derived from the 2021 tax assessment and is adjusted to reflect the unit market value, or sales price if the unit sold during the prior year. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2021

| 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 | 2 | | 3 | 4 | 11 | 263 | 627 | 2,317 | 3,872 | 4,604 | 4,609 | 6,167 | 22,479 |
| | Single Family Attached | 8 | 17 | 250 | 615 | 1,168 | 2,493 | 3,108 | 1,189 | 590 | 422 | 132 | 37 | 10,029 |
| | Multifamily | 1,160 | 840 | 910 | 235 | 227 | 51 | | | | | | | 3,423 |
| | Total | 1,170 | 857 | 1,163 | 854 | 1,406 | 2,807 | 3,735 | 3,506 | 4,462 | 5,026 | 4,741 | 6,204 | 35,931 |
| Dranesville 1/ | Single Family Detached | | 4 | 2 | 9 | 21 | 343 | 1,370 | 1,623 | 1,487 | 1,094 | 773 | 22,640 | 29,366 |
| | Single Family Attached | 34 | 23 | 168 | 1,361 | 597 | 793 | 467 | 459 | 344 | 153 | 264 | 1,669 | 6,332 |
| | Multifamily | 146 | 467 | 419 | 125 | 59 | 61 | 86 | 16 | 22 | | 1 | 174 | 1,576 |
| | Total | 180 | 494 | 589 | 1,495 | 677 | 1,197 | 1,923 | 2,098 | 1,853 | 1,247 | 1,038 | 24,483 | 37,274 |
| Hunter Mill 2/ | Single Family Detached | | | | 6 | 123 | 73 | 261 | 527 | 792 | 1,515 | 2,573 | 15,758 | 21,628 |
| | Single Family Attached | 52 | 119 | 278 | 1,003 | 2,011 | 1,521 | 2,444 | 1,482 | 1,188 | 823 | 509 | 1,408 | 12,838 |
| | Multifamily | 326 | 2,144 | 1,475 | 1,175 | 544 | 387 | 266 | 272 | 121 | 87 | 60 | 265 | 7,122 |
| | Total | 378 | 2,263 | 1,753 | 2,184 | 2,678 | 1,981 | 2,971 | 2,281 | 2,101 | 2,425 | 3,142 | 17,431 | 41,588 |
| Lee | Single Family Detached | 2 | | 3 | 6 | 167 | 1,197 | 3,430 | 3,140 | 2,610 | 1,626 | 944 | 3,364 | 16,489 |
| | Single Family Attached | 583 | 625 | 87 | 471 | 1,539 | 2,234 | 2,677 | 2,754 | 1,766 | 1,070 | 513 | 207 | 14,526 |
| | Multifamily | 716 | 201 | 479 | 1,000 | 533 | 37 | | | | | | | 2,966 |
| | Total | 1,301 | 826 | 569 | 1,477 | 2,239 | 3,468 | 6,107 | 5,894 | 4,376 | 2,696 | 1,457 | 3,571 | 33,981 |
| Mason | Single Family Detached | | | 3 | 8 | 74 | 653 | 1,948 | 2,759 | 2,235 | 2,083 | 1,805 | 6,241 | 17,809 |
| | Single Family Attached | 28 | 42 | 258 | 183 | 471 | 810 | 1,789 | 912 | 727 | 299 | 325 | 258 | 6,102 |

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2021

| 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 | 1,757 | 1,825 | 999 | 1,113 | 589 | 138 | 47 | 3 | | | | | 6,471 |
| | Total | 1,785 | 1,867 | 1,260 | 1,304 | 1,134 | 1,601 | 3,784 | 3,674 | 2,962 | 2,382 | 2,130 | 6,499 | 30,382 |
| Mount Vernon | Single Family Detached | 12 | 10 | 37 | 79 | 224 | 627 | 1,338 | 1,575 | 2,507 | 3,240 | 2,744 | 8,631 | 21,024 |
| | Single Family Attached | 564 | 403 | 467 | 1,387 | 2,529 | 2,824 | 1,717 | 932 | 487 | 229 | 137 | 228 | 11,904 |
| | Multifamily | 1,067 | 677 | 1,298 | 202 | 417 | 237 | 32 | 189 | 37 | 1 | 4 | 7 | 4,168 |
| | Total | 1,643 | 1,090 | 1,802 | 1,668 | 3,170 | 3,688 | 3,087 | 2,696 | 3,031 | 3,470 | 2,885 | 8,866 | 37,096 |
| Providence | Single Family Detached | 1 | 4 | 4 | 8 | 11 | 31 | 187 | 472 | 768 | 1,188 | 1,589 | 11,466 | 15,729 |
| | Single Family Attached | 88 | 19 | 186 | 299 | 294 | 821 | 1,482 | 1,713 | 1,419 | 1,117 | 952 | 2,175 | 10,565 |
| | Multifamily | 808 | 2,405 | 1,949 | 2,431 | 1,680 | 1,140 | 886 | 336 | 243 | 123 | 127 | 441 | 12,569 |
| | Total | 897 | 2,428 | 2,139 | 2,738 | 1,985 | 1,992 | 2,555 | 2,521 | 2,430 | 2,428 | 2,668 | 14,082 | 38,863 |
| Springfield 3/ | Single Family Detached | | | 8 | 15 | 20 | 59 | 345 | 1,358 | 2,991 | 3,608 | 3,997 | 13,383 | 25,784 |
| | Single Family Attached | 94 | 130 | 374 | 605 | 487 | 2,232 | 2,535 | 2,207 | 1,185 | 718 | 90 | 164 | 10,821 |
| | Multifamily | 24 | 205 | 336 | 544 | 90 | 99 | 40 | 10 | 9 | 23 | 2 | 4 | 1,386 |
| | Total | 118 | 335 | 718 | 1,164 | 597 | 2,390 | 2,920 | 3,575 | 4,185 | 4,349 | 4,089 | 13,551 | 37,991 |
| Sully | Single Family Detached | 10 | 7 | 12 | 20 | 69 | 361 | 1,399 | 1,599 | 1,882 | 2,254 | 3,492 | 10,241 | 21,346 |
| | Single Family Attached | 100 | 739 | 479 | 1,950 | 3,514 | 4,570 | 2,421 | 1,084 | 410 | 419 | 184 | 248 | 16,118 |
| | Multifamily | 145 | 554 | 526 | 228 | 48 | 66 | 31 | | | | | | 1,598 |
| | Total | 255 | 1,300 | 1,017 | 2,198 | 3,631 | 4,997 | 3,851 | 2,683 | 2,292 | 2,673 | 3,676 | 10,489 | 39,062 |

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2021

| 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 | 27 | 25 | 72 | 155 | 720 | 3,607 | 10,905 | 15,370 | 19,144 | 21,212 | 22,526 | 97,891 | 191,654 |
| | Single Family Attached | 1,551 | 2,117 | 2,547 | 7,874 | 12,610 | 18,298 | 18,640 | 12,732 | 8,116 | 5,250 | 3,106 | 6,394 | 99,235 |
| | Multifamily | 6,149 | 9,318 | 8,391 | 7,053 | 4,187 | 2,216 | 1,388 | 826 | 432 | 234 | 194 | 891 | 41,279 |
| | Total | 7,727 | 11,460 | 11,010 | 15,082 | 17,517 | 24,121 | 30,933 | 28,928 | 27,692 | 26,696 | 25,826 | 105,176 | 332,168 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021. Market value for each unit is derived from the 2021 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2021

| 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 | | | | | 7 | 396 | 1,138 | 2,672 | 2,843 | 2,484 | 2,105 | 4,485 | 16,130 |
| | Single Family Attached | 24 | 8 | 229 | 215 | 30 | 868 | 1,480 | 419 | 179 | 131 | 22 | 19 | 3,624 |
| | Multifamily | 1,116 | 529 | 391 | 117 | 29 | 1 | 1 | | | | | | 2,184 |
| | Total | 1,140 | 537 | 620 | 332 | 66 | 1,265 | 2,619 | 3,091 | 3,022 | 2,615 | 2,127 | 4,504 | 21,938 |
| Baileys | Single Family Detached | | | 1 | 5 | 30 | 123 | 413 | 614 | 563 | 486 | 497 | 2,501 | 5,233 |
| | Single Family Attached | 1 | | 1 | 24 | 245 | 88 | 38 | 206 | 256 | 114 | 109 | 121 | 1,203 |
| | Multifamily | 1,495 | 1,548 | 751 | 920 | 399 | 93 | 36 | 3 | | | | | 5,245 |
| | Total | 1,496 | 1,548 | 753 | 949 | 674 | 304 | 487 | 823 | 819 | 600 | 606 | 2,622 | 11,681 |
| Bull Run | Single Family Detached | 10 | 7 | 18 | 27 | 39 | 321 | 1,334 | 1,937 | 2,548 | 2,279 | 3,029 | 6,668 | 18,217 |
| | Single Family Attached | 90 | 770 | 576 | 2,131 | 3,544 | 4,529 | 2,218 | 1,421 | 856 | 641 | 107 | 135 | 17,018 |
| | Multifamily | 167 | 668 | 763 | 719 | 91 | 99 | 8 | 10 | 1 | 15 | 2 | | 2,543 |
| | Total | 267 | 1,445 | 1,357 | 2,877 | 3,674 | 4,949 | 3,560 | 3,368 | 3,405 | 2,935 | 3,138 | 6,803 | 37,778 |
| Fairfax | Single Family Detached | | | | 1 | 3 | 7 | 49 | 447 | 586 | 714 | 854 | 6,618 | 9,279 |
| | Single Family Attached | 67 | 58 | 122 | 297 | 160 | 592 | 815 | 831 | 1,171 | 940 | 279 | 270 | 5,602 |
| | Multifamily | 123 | 1,161 | 1,112 | 848 | 528 | 51 | | | | | | | 3,823 |
| | Total | 190 | 1,219 | 1,234 | 1,146 | 691 | 650 | 864 | 1,278 | 1,757 | 1,654 | 1,133 | 6,888 | 18,704 |
| Jefferson | Single Family Detached | 1 | 2 | 4 | 7 | 36 | 359 | 689 | 1,072 | 1,074 | 1,379 | 1,071 | 3,014 | 8,708 |
| | Single Family Attached | 14 | | 19 | 39 | 174 | 171 | 163 | 444 | 327 | 397 | 205 | 512 | 2,465 |
| | Multifamily | 675 | 834 | 541 | 600 | 896 | 312 | 234 | 110 | 14 | 2 | 7 | 2 | 4,227 |
| | Total | 690 | 836 | 564 | 646 | 1,106 | 842 | 1,086 | 1,626 | 1,415 | 1,778 | 1,283 | 3,528 | 15,400 |
| Lincolnia | Single Family Detached | | | 1 | 3 | 14 | 53 | 376 | 261 | 219 | 150 | 134 | 421 | 1,632 |
| | Single Family Attached | 3 | 42 | 28 | 157 | 198 | 205 | 473 | 300 | 270 | 65 | 161 | 101 | 2,003 |
| | Multifamily | 72 | 85 | 141 | 10 | 47 | 11 | 10 | | | | | | 376 |

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2021**

| 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 | 127 | 170 | 170 | 259 | 269 | 859 | 561 | 489 | 215 | 295 | 522 | 4,011 |
| Lower Potomac | Single Family Detached | 6 | 4 | 26 | 44 | 79 | 170 | 310 | 183 | 376 | 699 | 664 | 1,173 | 3,734 |
| | Single Family Attached | 251 | 59 | 411 | 412 | 824 | 690 | 326 | 531 | 420 | 62 | 13 | 65 | 4,064 |
| | Multifamily | | | 96 | 2 | 40 | 74 | 1 | | | | | | 213 |
| | Total | 257 | 63 | 533 | 458 | 943 | 934 | 637 | 714 | 796 | 761 | 677 | 1,238 | 8,011 |
| McLean | Single Family Detached | | 2 | 1 | 6 | 7 | 4 | 18 | 178 | 439 | 397 | 279 | 16,346 | 17,677 |
| | Single Family Attached | 14 | 3 | 126 | 40 | 40 | 126 | 156 | 54 | 31 | 51 | 185 | 1,751 | 2,577 |
| | Multifamily | 14 | 464 | 398 | 1,149 | 496 | 683 | 663 | 191 | 149 | 54 | 96 | 605 | 4,962 |
| | Total | 28 | 469 | 525 | 1,195 | 543 | 813 | 837 | 423 | 619 | 502 | 560 | 18,702 | 25,216 |
| Mount Vernon | Single Family Detached | 6 | 4 | 7 | 30 | 203 | 733 | 1,404 | 1,296 | 1,465 | 2,030 | 1,839 | 6,508 | 15,525 |
| | Single Family Attached | 773 | 957 | 106 | 446 | 1,264 | 1,262 | 873 | 541 | 101 | 177 | 128 | 198 | 6,826 |
| | Multifamily | 1,549 | 731 | 1,292 | 259 | 377 | 173 | 31 | 189 | 37 | 1 | 4 | 7 | 4,650 |
| | Total | 2,328 | 1,692 | 1,405 | 735 | 1,844 | 2,168 | 2,308 | 2,026 | 1,603 | 2,208 | 1,971 | 6,713 | 27,001 |
| Pohick 1/ | Single Family Detached | 2 | 1 | 7 | 18 | 42 | 93 | 630 | 1,256 | 3,431 | 5,371 | 5,488 | 13,981 | 30,320 |
| | Single Family Attached | 34 | 3 | 191 | 1,125 | 1,968 | 4,415 | 5,004 | 1,777 | 372 | 40 | 16 | 20 | 14,965 |
| | Multifamily | 23 | 77 | 269 | 79 | | | | | | | | | 448 |
| | Total | 59 | 81 | 467 | 1,222 | 2,010 | 4,508 | 5,634 | 3,033 | 3,803 | 5,411 | 5,504 | 14,001 | 45,733 |
| Rose Hill | Single Family Detached | 2 | | 2 | 2 | 35 | 413 | 1,192 | 1,601 | 1,780 | 1,125 | 591 | 2,323 | 9,066 |
| | Single Family Attached | 71 | 11 | 21 | 161 | 505 | 903 | 1,274 | 1,920 | 1,150 | 696 | 456 | 154 | 7,322 |
| | Multifamily | 148 | 134 | 389 | 839 | 434 | 27 | | | | | | | 1,971 |
| | Total | 221 | 145 | 412 | 1,002 | 974 | 1,343 | 2,466 | 3,521 | 2,930 | 1,821 | 1,047 | 2,477 | 18,359 |
| Springfield | Single Family Detached | | 1 | 1 | | 47 | 470 | 1,632 | 1,627 | 1,530 | 1,070 | 811 | 1,586 | 8,775 |
| | Single Family Attached | 19 | 53 | 271 | 390 | 822 | 1,426 | 1,565 | 1,180 | 790 | 389 | 54 | 10 | 6,969 |

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2021**

| 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 | 272 | 428 | 223 | 139 | 99 | | 32 | | 8 | 8 | | 4 | 1,213 |
| | Total | 291 | 482 | 495 | 529 | 968 | 1,896 | 3,229 | 2,807 | 2,328 | 1,467 | 865 | 1,600 | 16,957 |
| Upper Potomac 2/ | Single Family Detached | | 2 | 3 | 12 | 177 | 463 | 1,717 | 2,198 | 2,199 | 2,642 | 3,709 | 19,606 | 32,728 |
| | Single Family Attached | 127 | 148 | 444 | 2,365 | 2,596 | 2,807 | 3,479 | 2,294 | 1,442 | 1,041 | 552 | 1,115 | 18,410 |
| | Multifamily | 467 | 2,624 | 1,753 | 1,233 | 595 | 453 | 271 | 164 | 109 | 87 | 60 | 259 | 8,075 |
| | Total | 594 | 2,774 | 2,200 | 3,610 | 3,368 | 3,723 | 5,467 | 4,656 | 3,750 | 3,770 | 4,321 | 20,980 | 59,213 |
| Vienna 3/ | Single Family Detached | | 2 | 1 | | 1 | 2 | 3 | 28 | 91 | 386 | 1,455 | 12,661 | 14,630 |
| | Single Family Attached | 63 | 5 | 2 | 72 | 240 | 216 | 776 | 814 | 751 | 506 | 819 | 1,923 | 6,187 |
| | Multifamily | 28 | 35 | 272 | 139 | 156 | 239 | 101 | 159 | 114 | 67 | 25 | 14 | 1,349 |
| | Total | 91 | 42 | 275 | 211 | 397 | 457 | 880 | 1,001 | 956 | 959 | 2,299 | 14,598 | 22,166 |
| Fairfax County | Single Family Detached | 27 | 25 | 72 | 155 | 720 | 3,607 | 10,905 | 15,370 | 19,144 | 21,212 | 22,526 | 97,891 | 191,654 |
| | Single Family Attached | 1,551 | 2,117 | 2,547 | 7,874 | 12,610 | 18,298 | 18,640 | 12,732 | 8,116 | 5,250 | 3,106 | 6,394 | 99,235 |
| | Multifamily | 6,149 | 9,318 | 8,391 | 7,053 | 4,187 | 2,216 | 1,388 | 826 | 432 | 234 | 194 | 891 | 41,279 |
| | Total | 7,727 | 11,460 | 11,010 | 15,082 | 17,517 | 24,121 | 30,933 | 28,928 | 27,692 | 26,696 | 25,826 | 105,176 | 332,168 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021. Market value for each unit is derived from the 2021 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

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

(Continued)

Table 8.9

**Market Value of Owned Housing Units by Unit Type by Human Services Region
Fairfax County, January 2021**

| 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 | 14 | 9 | 36 | 78 | 376 | 1,799 | 4,790 | 4,751 | 5,200 | 5,077 | 3,987 | 11,825 | 37,942 |
| | Single Family Attached | 1,147 | 1,028 | 554 | 1,859 | 4,097 | 5,245 | 4,513 | 3,740 | 2,256 | 1,299 | 650 | 435 | 26,823 |
| | Multifamily | 1,783 | 878 | 1,777 | 1,202 | 950 | 274 | 32 | 189 | 37 | 1 | 4 | 7 | 7,134 |
| | Total | 2,944 | 1,915 | 2,367 | 3,139 | 5,423 | 7,318 | 9,335 | 8,680 | 7,493 | 6,377 | 4,641 | 12,267 | 71,899 |
| Region 2 | Single Family Detached | 1 | 6 | 8 | 21 | 89 | 932 | 2,635 | 4,812 | 5,201 | 5,026 | 4,624 | 17,419 | 40,774 |
| | Single Family Attached | 114 | 55 | 290 | 581 | 682 | 1,652 | 3,140 | 1,976 | 1,629 | 815 | 850 | 1,646 | 13,430 |
| | Multifamily | 3,478 | 3,402 | 1,924 | 1,703 | 1,443 | 507 | 417 | 164 | 116 | 69 | 32 | 10 | 13,265 |
| | Total | 3,593 | 3,463 | 2,222 | 2,305 | 2,214 | 3,091 | 6,192 | 6,952 | 6,946 | 5,910 | 5,506 | 19,075 | 67,469 |
| Region 3 1/ | Single Family Detached | | 2 | 2 | 12 | 171 | 461 | 1,666 | 2,142 | 2,135 | 2,821 | 4,270 | 45,452 | 59,134 |
| | Single Family Attached | 111 | 164 | 623 | 2,544 | 2,869 | 2,937 | 3,456 | 3,036 | 2,422 | 1,984 | 1,351 | 3,888 | 25,385 |
| | Multifamily | 512 | 3,794 | 3,336 | 3,290 | 1,703 | 1,336 | 899 | 463 | 270 | 141 | 156 | 870 | 16,770 |
| | Total | 623 | 3,960 | 3,961 | 5,846 | 4,743 | 4,734 | 6,021 | 5,641 | 4,827 | 4,946 | 5,777 | 50,210 | 101,289 |
| Region 4 2/ | Single Family Detached | 12 | 8 | 26 | 44 | 84 | 415 | 1,814 | 3,665 | 6,608 | 8,288 | 9,645 | 23,195 | 53,804 |
| | Single Family Attached | 179 | 870 | 1,080 | 2,890 | 4,962 | 8,464 | 7,531 | 3,980 | 1,809 | 1,152 | 255 | 425 | 33,597 |
| | Multifamily | 376 | 1,244 | 1,354 | 858 | 91 | 99 | 40 | 10 | 9 | 23 | 2 | 4 | 4,110 |
| | Total | 567 | 2,122 | 2,460 | 3,792 | 5,137 | 8,978 | 9,385 | 7,655 | 8,426 | 9,463 | 9,902 | 23,624 | 91,511 |
| Fairfax County | Single Family Detached | 27 | 25 | 72 | 155 | 720 | 3,607 | 10,905 | 15,370 | 19,144 | 21,212 | 22,526 | 97,891 | 191,654 |
| | Single Family Attached | 1,551 | 2,117 | 2,547 | 7,874 | 12,610 | 18,298 | 18,640 | 12,732 | 8,116 | 5,250 | 3,106 | 6,394 | 99,235 |
| | Multifamily | 6,149 | 9,318 | 8,391 | 7,053 | 4,187 | 2,216 | 1,388 | 826 | 432 | 234 | 194 | 891 | 41,279 |
| | Total | 7,727 | 11,460 | 11,010 | 15,082 | 17,517 | 24,121 | 30,933 | 28,928 | 27,692 | 26,696 | 25,826 | 105,176 | 332,168 |

Source: Fairfax County Department of Management and Budget, 2021.

Note: The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway, but excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2021. Market value for each unit is derived from the 2021 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon & Vienna.

2/ Includes the Town of Clifton.

RESIDENTIAL DEVELOPMENT ACTIVITY

The residential development process encompasses the entire land development process from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in Fairfax County at one specific point in time (i.e., January 1 of the 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 as of January 1 of the current report year.

Stages in the development process include the following:

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

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

Table 9.1

**Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2021**

| 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 | | | 14 | 14 | | | 73 | 73 | | 86 | | 86 | | | 50 | 50 |
| Dranesville 1/ | 56 | 46 | 154 | 256 | 306 | | 101 | 407 | 1,616 | 195 | 158 | 1,969 | 1,584 | 141 | 146 | 1,871 |
| Hunter Mill 2/ | 1,047 | 59 | 59 | 1,165 | 230 | 31 | 141 | 402 | 882 | 134 | 16 | 1,032 | 96 | 40 | 10 | 146 |
| Lee | 344 | 5 | 24 | 373 | 169 | | 100 | 269 | | 41 | 90 | 131 | | | 1 | 1 |
| Mason | 3 | 7 | 32 | 42 | | 6 | 64 | 70 | | 86 | 25 | 111 | | | 3 | 3 |
| Mount Vernon | 10 | 20 | 37 | 67 | 573 | 8 | 105 | 686 | 1,406 | 201 | 42 | 1,649 | | | 53 | 53 |
| Providence | 530 | 41 | 30 | 601 | 774 | 42 | 149 | 965 | 1,068 | 22 | 24 | 1,114 | 771 | 733 | 19 | 1,523 |
| Springfield 3/ | 85 | 22 | 26 | 133 | 7 | | 108 | 115 | 90 | 29 | 172 | 291 | 169 | 171 | 38 | 378 |
| Sully | 45 | 108 | 18 | 171 | 256 | 89 | 221 | 566 | 340 | 483 | 17 | 840 | 100 | 435 | | 535 |
| Fairfax County | 2,120 | 308 | 394 | 2,822 | 2,315 | 176 | 1,062 | 3,553 | 5,402 | 1,277 | 544 | 7,223 | 2,720 | 1,520 | 320 | 4,560 |

| Supervisor District | Rezoning Granted | | | | Rezoning Pending | | | | Total Development Activity | | | |
|-----------------------|------------------|------------|-----------|--------------|------------------|-----------|-----------|------------|----------------------------|--------------|--------------|---------------|
| | MF | SFA | SFD | Total | MF | SFA | SFD | Total | MF | SFA | SFD | Total |
| Braddock | 580 | | 2 | 582 | | | 15 | 15 | 580 | 86 | 154 | 820 |
| Dranesville 1/ | 4,471 | 409 | | 4,880 | | | | | 8,033 | 791 | 559 | 9,383 |
| Hunter Mill 2/ | 2,446 | 26 | 4 | 2,476 | | | 3 | 3 | 4,701 | 290 | 233 | 5,224 |
| Lee | | | | | | | | | 513 | 46 | 215 | 774 |
| Mason | | | | | | | | | 3 | 99 | 124 | 226 |
| Mount Vernon | 1,039 | 21 | | 1,060 | | | 11 | 11 | 3,028 | 250 | 248 | 3,526 |
| Providence | 637 | | 24 | 661 | 366 | 24 | 5 | 396 | 4,146 | 862 | 251 | 5,260 |
| Springfield 3/ | | | | | | | | | 351 | 222 | 344 | 917 |
| Sully | | | | | | | | | 741 | 1,115 | 256 | 2,112 |
| Fairfax County | 9,173 | 456 | 30 | 9,659 | 366 | 24 | 35 | 425 | 22,096 | 3,761 | 2,385 | 28,242 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021**

| Town | Under Construction | | | | Building Permit Issued, No Construction | | | | Development Plan Approved | | | | Development Plan Submitted | | | |
|--------------------|--------------------|-----|-----------|-----------|---|-----|-----------|-----------|---------------------------|-----|-----|------------|----------------------------|------------|----------|------------|
| | MF | SFA | SFD | Total | MF | SFA | SFD | Total | MF | SFA | SFD | Total | MF | SFA | SFD | Total |
| Town of Clifton | | | | | | | | | | | | | | | | |
| Town of Herndon | | | 4 | 4 | | | | | 748 | | | 748 | 635 | 141 | 4 | 780 |
| Town of Vienna | | | 43 | 43 | | | 15 | 15 | | | | | | | | |
| Towns Total | | | 47 | 47 | | | 15 | 15 | 748 | | | 748 | 635 | 141 | 4 | 780 |

| Town | Rezoning Granted | | | | Total Development Activity | | | |
|--------------------|------------------|-----|-----|------------|----------------------------|-----|-----------|--------------|
| | MF | SFA | SFD | Total | MF | SFA | SFD | Total |
| Town of Clifton | | | | | | | | |
| Town of Herndon | 910 | | | 910 | 2,293 | | 8 | 2,442 |
| Town of Vienna | | | | | | | 58 | 58 |
| Towns Total | 910 | | | 910 | 2,293 | | 66 | 2,500 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021**

| 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 | | | 17 | 17 | | | 38 | 38 | | 86 | 3 | 89 | | | | |
| Baileys | 3 | | 7 | 10 | | | 17 | 17 | | | 18 | 18 | | | 3 | 3 |
| Bull Run | 85 | 88 | 17 | 190 | 236 | 81 | 209 | 526 | 112 | 196 | 171 | 479 | 169 | 515 | 10 | 694 |
| Fairfax | | 22 | 20 | 42 | | | 75 | 75 | 90 | 27 | 22 | 139 | | | 52 | 52 |
| Jefferson | 212 | 5 | 15 | 232 | | | 20 | 20 | | | | | 127 | | 15 | 142 |
| Lincolnia | | 7 | 5 | 12 | | 6 | 32 | 38 | | 86 | 4 | 90 | | | | |
| Lower Potomac | | 20 | 24 | 44 | | 8 | 46 | 54 | 38 | | | 38 | | | | |
| McLean | 111 | 36 | 123 | 270 | 774 | 42 | 157 | 973 | 1,068 | | 150 | 1,218 | 644 | 733 | 114 | 1,491 |
| Mount Vernon | 231 | 5 | 17 | 253 | 742 | | 60 | 802 | 1,368 | 242 | 5 | 1,615 | | | 25 | 25 |
| Pohick 1/ | | | 22 | 22 | | | 89 | 89 | | | 39 | 39 | | | 38 | 38 |
| Rose Hill | 113 | | 14 | 127 | | | 53 | 53 | | | 90 | 90 | | | 1 | 1 |
| Springfield | 10 | | 5 | 15 | | | 45 | 45 | | | | | | | 18 | 18 |
| Upper Potomac 2/ | 1,148 | 125 | 36 | 1,309 | 563 | 39 | 161 | 763 | 2,726 | 640 | 31 | 3,397 | 1,780 | 272 | 42 | 2,094 |
| Vienna 3/ | 207 | | 72 | 279 | | | 60 | 60 | | | 11 | 11 | | | 2 | 2 |
| Fairfax County | 2,120 | 308 | 394 | 2,822 | 2,315 | 176 | 1,062 | 3,553 | 5,402 | 1,277 | 544 | 7,223 | 2,720 | 1,520 | 320 | 4,560 |

Table 9.3
Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2021

| Planning District | Rezoning Granted | | | | Rezoning Pending | | | | Total Development Activity | | | |
|-------------------------|------------------|------------|-----------|--------------|------------------|-----------|-----------|------------|----------------------------|--------------|--------------|---------------|
| | MF | SFA | SFD | Total | MF | SFA | SFD | Total | MF | SFA | SFD | Total |
| Annandale | | | | | | | | | | 86 | 58 | 144 |
| Baileys | | | | | | | | | 3 | | 45 | 48 |
| Bull Run | | | | | | | | | 602 | 880 | 407 | 1,889 |
| Fairfax | 580 | | 2 | 582 | 366 | 24 | | 390 | 1,036 | 73 | 171 | 1,280 |
| Jefferson | | | | | | | | | 339 | 5 | 50 | 394 |
| Lincolnia | | | | | | | | | | 99 | 41 | 140 |
| Lower Potomac | | | | | | | | | 38 | 28 | 70 | 136 |
| McLean | 296 | | 13 | 309 | | | | | 2,893 | 811 | 557 | 4,261 |
| Mount Vernon | 1,039 | 21 | | 1,060 | | | | | 3,380 | 268 | 107 | 3,755 |
| Pohick 1/ | | | | | | | 26 | 26 | | | 214 | 214 |
| Rose Hill | | | | | | | | | 113 | | 158 | 271 |
| Springfield | | | | | | | | | 10 | | 68 | 78 |
| Upper Potomac 2/ | 6,873 | 435 | | 7,308 | | | | | 13,090 | 1,511 | 270 | 14,871 |
| Vienna 3/ | 385 | | 15 | 400 | | | 9 | 9 | 592 | | 169 | 761 |
| Fairfax County | 9,173 | 456 | 30 | 9,659 | 366 | 24 | 35 | 425 | 22,096 | 3,761 | 2,385 | 28,242 |

Source: Fairfax County Department of Management and Budget, 2021.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

(Continued)

Table 9.4

**Residential Development Activity by Stage of Development by Human Services Region
Fairfax County, January 2021**

| 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 | 354 | 25 | 61 | 440 | 742 | 8 | 212 | 962 | 1,406 | 242 | 95 | 1,743 | | | 47 | 47 |
| Region 2 | 422 | 12 | 86 | 520 | | 6 | 146 | 152 | | 194 | 25 | 219 | 127 | | 20 | 147 |
| Region 3 1/ | 1,259 | 147 | 198 | 1,604 | 1,337 | 79 | 355 | 1,771 | 3,666 | 551 | 214 | 4,431 | 2,324 | 914 | 158 | 3,396 |
| Region 4 2/ | 85 | 124 | 49 | 258 | 236 | 83 | 349 | 668 | 330 | 290 | 210 | 830 | 269 | 606 | 95 | 970 |
| Fairfax County | 2,120 | 308 | 394 | 2,822 | 2,315 | 176 | 1,062 | 3,553 | 5,402 | 1,277 | 544 | 7,223 | 2,720 | 1,520 | 320 | 4,560 |

| Human Services Region | Rezoning Granted | | | | Rezoning Pending | | | | Total Development Activity | | | |
|-----------------------|------------------|------------|-----------|--------------|------------------|-----------|-----------|------------|----------------------------|--------------|--------------|---------------|
| | MF | SFA | SFD | Total | MF | SFA | SFD | Total | MF | SFA | SFD | Total |
| Region 1 | 1,039 | 21 | | 1,060 | | | 11 | 11 | 3,541 | 296 | 426 | 4,263 |
| Region 2 | | | | | | | 2 | 2 | 549 | 212 | 279 | 1,040 |
| Region 3 1/ | 7,554 | 435 | 28 | 8,017 | 366 | 24 | 6 | 397 | 16,506 | 2,150 | 959 | 19,616 |
| Region 4 2/ | 580 | | 2 | 582 | | | 15 | 15 | 1,500 | 1,103 | 720 | 3,323 |
| Fairfax County | 9,173 | 456 | 30 | 9,659 | 366 | 24 | 35 | 425 | 22,096 | 3,761 | 2,385 | 28,242 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|--------------|--------------------|---|---------------------------|----------------------------|------------------|------------------|----------------------------|
| 4151 | 1 | 331 | 18 | | 28 | | 378 |
| 4153 | 1 | 3 | | 13 | | | 17 |
| 4154.01 | | 245 | 175 | | 81 | | 501 |
| 4154.02 | 1 | 2 | | | | | 3 |
| 4155 | 2 | 6 | 26 | 5 | | | 39 |
| 4156 | 2 | 1 | | 1 | | | 4 |
| 4157 | | 2 | | | | | 2 |
| 4158 | | | 5 | 5 | | | 10 |
| 4159 | | 2 | | | | | 2 |
| 4160 | | 2 | | | | | 2 |
| 4161 | 3 | 1 | | | | | 4 |
| 4163 | 2 | 4 | | | | | 6 |
| 4202.01 | 3 | 5 | | | | | 8 |
| 4202.03 | | 1 | 5 | | | | 6 |
| 4203 | 1 | 4 | | | | | 5 |
| 4204 | 1 | 6 | 1,224 | | 951 | | 2,182 |
| 4205.02 | | 5 | 126 | | | | 131 |
| 4206 | 232 | 185 | 41 | | | | 458 |
| 4207 | 8 | 8 | | | | | 16 |
| 4208 | 2 | 1 | | 1 | | | 4 |
| 4210.01 | 2 | 3 | | | | | 5 |

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|--------------|--------------------|---|---------------------------|----------------------------|------------------|------------------|----------------------------|
| 4210.02 | 1 | 1 | | | | | 2 |
| 4211.01 | | 21 | | | | | 21 |
| 4211.02 | | 3 | | | | | 3 |
| 4211.03 | 113 | 6 | 85 | 18 | | | 222 |
| 4213 | | 2 | | | | | 2 |
| 4214 | 3 | 2 | | | | | 5 |
| 4215 | 1 | 1 | | | | | 2 |
| 4216 | 5 | 2 | | | | | 7 |
| 4217.01 | 1 | | | | | | 1 |
| 4218 | | 6 | | 1 | | | 7 |
| 4220 | | 4 | | | | | 4 |
| 4221.01 | | 3 | | | | | 3 |
| 4221.02 | 7 | 21 | 38 | | | | 66 |
| 4222.01 | 17 | 19 | | | | | 36 |
| 4222.02 | 18 | 3 | | | | | 21 |
| 4223.01 | | 6 | | | | | 6 |
| 4223.02 | | 4 | | | | | 4 |
| 4224.01 | | 2 | | | | | 2 |
| 4224.02 | | 11 | | | | | 11 |
| 4224.03 | | 6 | | | | | 6 |
| 4301.02 | | 4 | | | | | 4 |
| 4302.01 | | 1 | | | | | 1 |

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|--------------|--------------------|---|---------------------------|----------------------------|------------------|------------------|----------------------------|
| 4302.02 | | 1 | | | | 15 | 16 |
| 4302.03 | 1 | 5 | | | | | 6 |
| 4304 | 1 | 1 | | | | | 2 |
| 4308.01 | 1 | 3 | | | | | 4 |
| 4309.01 | 1 | 4 | | 3 | | | 8 |
| 4309.02 | | 3 | | | | | 3 |
| 4310.01 | | 4 | | | | | 4 |
| 4310.02 | 1 | 4 | | | | | 5 |
| 4313 | | 1 | | | | | 1 |
| 4314 | 2 | 3 | | | | | 5 |
| 4315 | | 10 | | | | | 10 |
| 4316.02 | 1 | 1 | | | | | 2 |
| 4318.01 | 1 | 6 | | | | | 7 |
| 4318.02 | | 1 | | | | | 1 |
| 4320 | | 3 | | | | | 3 |
| 4321 | 1 | 1 | | | | | 2 |
| 4322.01 | | 4 | | | | | 4 |
| 4322.02 | | 4 | | | | | 4 |
| 4323 | | 4 | | | | | 4 |
| 4324.02 | | 3 | | | | | 3 |
| 4325 | | 3 | | 7 | | | 10 |
| 4326 | | 7 | | 3 | | | 10 |

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|--------------|--------------------|---|---------------------------|----------------------------|------------------|------------------|----------------------------|
| 4327.01 | 1 | | | | | | 1 |
| 4327.02 | | 2 | | | | | 2 |
| 4328 | 10 | | | | | | 10 |
| 4401 | 3 | 1 | 22 | | | | 26 |
| 4402.01 | 212 | 4 | | 127 | | | 343 |
| 4402.02 | | 1 | | | | | 1 |
| 4403 | 6 | | | | | | 6 |
| 4405.01 | 1 | | | 7 | 2 | | 10 |
| 4405.03 | | | | | 580 | | 580 |
| 4405.05 | | | | 43 | | | 43 |
| 4406 | 2 | | | | | | 2 |
| 4408 | 2 | 5 | | | | | 7 |
| 4501 | 1 | 2 | | | | | 3 |
| 4504 | 4 | | | | | | 4 |
| 4505 | 2 | 2 | | | | | 4 |
| 4506.01 | 3 | 1 | | | | | 4 |
| 4506.02 | 2 | | | | | | 2 |
| 4507.01 | 2 | 2 | | | | | 4 |
| 4507.02 | | 1 | 3 | | | | 4 |
| 4508 | | 1 | | | | | 1 |
| 4510 | | 1 | | | | | 1 |
| 4511 | | 1 | | | | | 1 |

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|--------------|--------------------|---|---------------------------|----------------------------|------------------|------------------|----------------------------|
| 4512 | 2 | | 18 | | | | 20 |
| 4514 | | 10 | | | | | 10 |
| 4515.01 | 2 | 1 | | 3 | | | 6 |
| 4515.02 | 1 | 4 | | | | | 5 |
| 4516.01 | 3 | | | | | | 3 |
| 4519 | 1 | 10 | 4 | | | | 15 |
| 4521.01 | | 4 | | | | | 4 |
| 4521.02 | 1 | 3 | | | | | 4 |
| 4523.02 | 4 | 19 | 86 | | | | 109 |
| 4524 | 1 | | | | | | 1 |
| 4525.01 | 4 | 3 | | | | | 7 |
| 4525.02 | | 2 | | | | | 2 |
| 4526 | 7 | 24 | 86 | | | | 117 |
| 4527 | 1 | 1 | | | | | 2 |
| 4528.01 | 1 | | | | | | 1 |
| 4601 | | 1 | | | | | 1 |
| 4602 | 1 | | | | | | 1 |
| 4603 | 2 | 1 | | | 4 | | 7 |
| 4604 | 5 | 10 | 9 | | | 3 | 27 |
| 4605.01 | | 1 | | | 385 | | 386 |
| 4605.03 | 1 | 3 | | | | 3 | 7 |
| 4605.04 | | 3 | | | 11 | | 14 |

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|--------------|--------------------|---|---------------------------|----------------------------|------------------|------------------|----------------------------|
| 4606 | 3 | 2 | | 1 | | | 6 |
| 4607.01 | 5 | 2 | | | | | 7 |
| 4607.02 | 20 | 8 | | | | | 28 |
| 4608 | 7 | 2 | | | | | 9 |
| 4609 | 4 | 1 | | | | | 5 |
| 4610 | 7 | 2 | | | | | 9 |
| 4611 | 8 | 2 | | | | | 10 |
| 4612.01 | 2 | 1 | | | | | 3 |
| 4612.02 | 1 | 8 | 21 | 2 | | | 32 |
| 4615 | 8 | 10 | 2 | | | | 20 |
| 4616.03 | 207 | 6 | | | | | 213 |
| 4616.04 | 2 | 2 | | 1 | | 2 | 7 |
| 4616.06 | | 3 | | | | | 3 |
| 4617 | | 6 | | | | | 6 |
| 4618.01 | | 1 | | | | | 1 |
| 4618.02 | 2 | 12 | | | | 390 | 404 |
| 4619.01 | | 2 | | | | | 2 |
| 4701 | 6 | 3 | | 1 | | | 10 |
| 4703 | 8 | 3 | 27 | | | | 38 |
| 4704 | 6 | 3 | 9 | | | | 18 |
| 4705 | 13 | 7 | | | | | 20 |
| 4706 | 1 | 4 | 7 | 9 | | | 21 |

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021**

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|---------------------|---------------------------|--|----------------------------------|-----------------------------------|-------------------------|-------------------------|-----------------------------------|
| 4707 | 10 | 2 | | 2 | 44 | | 58 |
| 4708 | 8 | 7 | 91 | | | | 106 |
| 4709 | 19 | 14 | | | | | 33 |
| 4710 | 1 | 1 | | | | | 2 |
| 4711 | 14 | 6 | | | | | 20 |
| 4712.01 | 111 | 361 | 118 | | | | 590 |
| 4712.03 | 1 | 2 | | 1 | | | 4 |
| 4712.04 | 36 | 122 | 160 | 573 | 13 | | 904 |
| 4713.01 | 1 | 3 | | | | | 4 |
| 4713.03 | 1 | 3 | | | | | 4 |
| 4714.01 | | | | 15 | | | 15 |
| 4714.02 | 6 | 2 | | | | | 8 |
| 4801 | 6 | 11 | 3 | 3 | | | 23 |
| 4802.01 | 4 | 3 | | | | | 7 |
| 4802.04 | | 413 | | 234 | 8 | | 655 |
| 4802.05 | | | 790 | 570 | 244 | | 1,604 |
| 4803.01 | 8 | 8 | | 8 | | | 24 |
| 4803.02 | 31 | 17 | 16 | 101 | | | 165 |
| 4804.01 | 5 | 3 | 5 | 4 | | | 17 |
| 4804.02 | 8 | 5 | | | | | 13 |
| 4805.03 | | 1 | | 13 | | | 14 |
| 4805.05 | | 3 | | | | | 3 |

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021**

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|---------------------|---------------------------|--|----------------------------------|-----------------------------------|-------------------------|-------------------------|-----------------------------------|
| 4808.01 | 4 | | | | | | 4 |
| 4808.02 | | | | | 168 | | 168 |
| 4809.01 | | | 273 | 145 | | | 418 |
| 4809.02 | | | 475 | 635 | 742 | | 1,852 |
| 4810 | | 1 | | | | | 1 |
| 4811.01 | 78 | 37 | 158 | 96 | 263 | | 632 |
| 4811.02 | | 3 | | | | | 3 |
| 4811.03 | 1 | 2 | | | | | 3 |
| 4811.04 | | 1 | | | | | 1 |
| 4811.05 | | 3 | | | | | 3 |
| 4811.06 | | 1 | | 9 | | | 10 |
| 4812.01 | | | | 40 | | | 40 |
| 4812.02 | 353 | 2 | | | 1,339 | | 1,694 |
| 4814 | 1 | 6 | 217 | | | | 224 |
| 4816 | 1 | 2 | | | | | 3 |
| 4817.01 | | 1 | | | | | 1 |
| 4817.02 | | 1 | 1 | | | | 2 |
| 4819 | 198 | 115 | 195 | | 77 | | 585 |
| 4820.01 | | 8 | | | | | 8 |
| 4820.02 | | 5 | | 1 | | | 6 |
| 4821 | 1 | 3 | | | | | 4 |
| 4822.03 | | 3 | 259 | | 576 | | 838 |

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|--------------|--------------------|---|---------------------------|----------------------------|------------------|------------------|----------------------------|
| 4822.04 | | | | | 150 | | 150 |
| 4822.05 | 348 | 7 | | | 330 | | 685 |
| 4822.06 | | 2 | 240 | | | | 242 |
| 4823.01 | 176 | 157 | 42 | | | | 375 |
| 4823.02 | | 4 | | | | | 4 |
| 4823.03 | | 10 | | | | | 10 |
| 4825.02 | | 1 | | | | | 1 |
| 4825.03 | | 1 | | | | | 1 |
| 4825.04 | | | 16 | | | | 16 |
| 4825.05 | 51 | 40 | 322 | | 35 | | 448 |
| 4825.06 | 56 | 306 | 975 | 949 | 880 | | 3,166 |
| 4825.07 | 1 | 1 | | | 2,748 | | 2,750 |
| 4826.01 | 1 | 5 | | | | | 6 |
| 4826.03 | 14 | 11 | 217 | 191 | | | 433 |
| 4901.01 | | 1 | | 187 | | | 188 |
| 4901.05 | 91 | 422 | 268 | 157 | | | 938 |
| 4905.01 | | 4 | | | | | 4 |
| 4905.02 | 87 | 11 | 170 | | | | 268 |
| 4910 | 6 | 2 | | | | | 8 |
| 4911.02 | 1 | | | | | | 1 |
| 4911.03 | 1 | 19 | | | | | 20 |
| 4912.01 | | 12 | | | | | 12 |

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021**

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|---------------------|---------------------------|--|----------------------------------|-----------------------------------|-------------------------|-------------------------|-----------------------------------|
| 4913.01 | 1 | 1 | | | | | 2 |
| 4913.02 | | 3 | | | | | 3 |
| 4913.03 | 1 | 2 | | | | | 3 |
| 4914.01 | | 10 | | | | | 10 |
| 4914.02 | 1 | 9 | | | | | 10 |
| 4914.04 | | 7 | | | | | 7 |
| 4915.01 | 1 | 8 | | | | | 9 |
| 4916.01 | | 4 | 17 | | | | 21 |
| 4917.01 | | 2 | | 171 | | | 173 |
| 4917.03 | | 1 | | | | | 1 |
| 4917.04 | 29 | 44 | 5 | | | | 78 |
| 4917.05 | | 2 | 24 | 10 | | | 36 |
| 4917.06 | | | 90 | | | | 90 |
| 4917.07 | | 4 | | 169 | | | 173 |
| 4918.02 | | 2 | | | | | 2 |
| 4918.03 | | 1 | | | | | 1 |
| 4920 | 2 | 3 | | | | | 5 |
| 4921 | 2 | 1 | 2 | 1 | | | 6 |
| 4922.01 | | 1 | | 22 | | | 23 |
| 4922.03 | | | 37 | | | | 37 |
| 4923 | 1 | 4 | | | | | 5 |
| 4924 | | 8 | | | | 11 | 19 |

(Continued)

Table 9.5

**Summary of Residential Development Activity by Stage of Development by Census Tract
Fairfax County, January 2021**

| Census Tract | Under Construction | Building Permit Issued, No Construction | Development Plan Approved | Development Plan Submitted | Rezoning Granted | Rezoning Pending | Total Development Activity |
|-----------------------|---------------------------|--|----------------------------------|-----------------------------------|-------------------------|-------------------------|-----------------------------------|
| 4925 | 9 | 4 | | 2 | | | 15 |
| Fairfax County | 2,822 | 3,553 | 7,223 | 4,560 | 9,659 | 425 | 28,242 |

Source: Fairfax County Department of Management and Budget, 2021.

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

(Continued)

INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA

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

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

Retail

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

Office

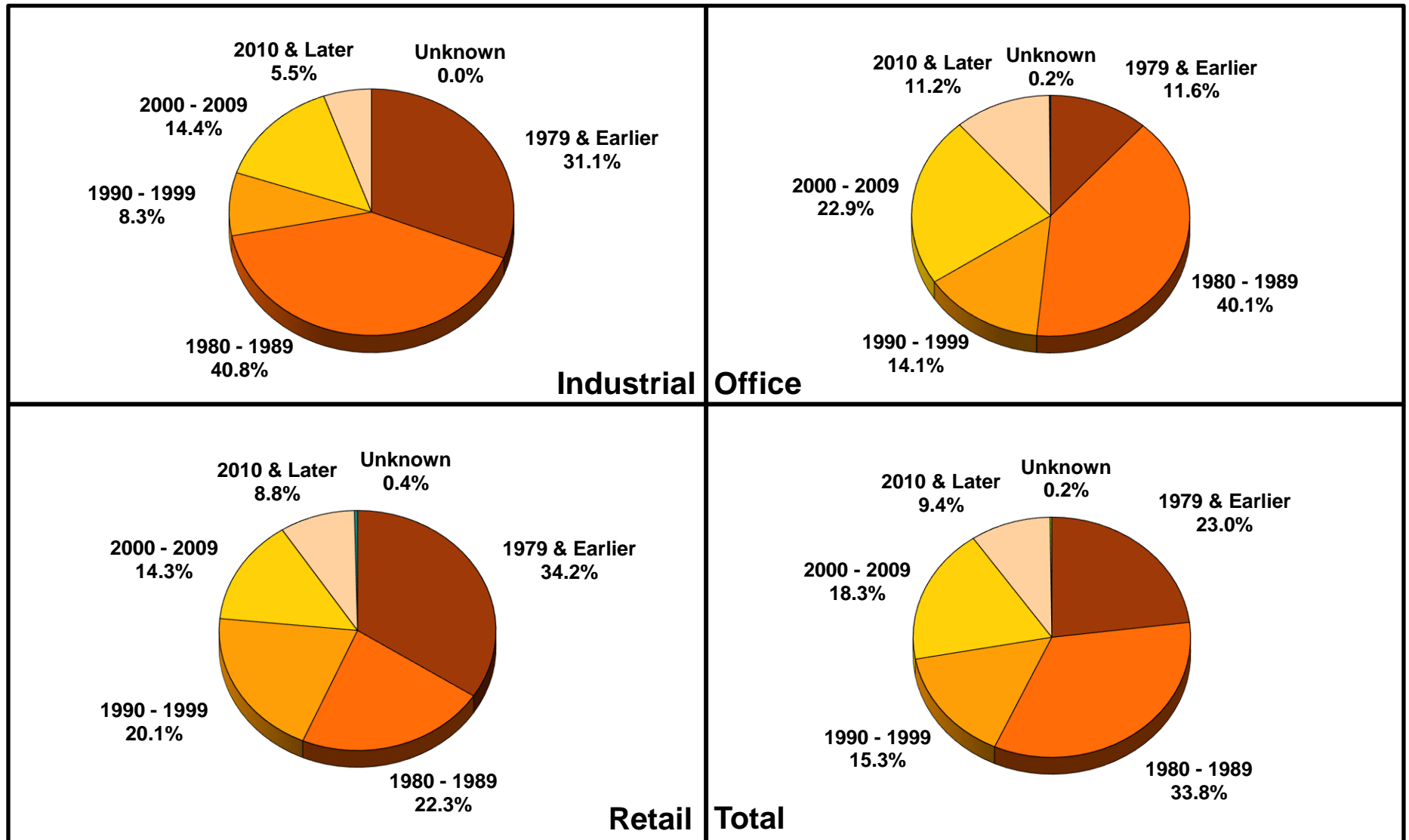
Cluster Office
Condominium Office
Finance, Insurance, Real Estate
General Low Rise Office
General Medium/High Rise Office
Other Offices

Industrial

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

Figure 10.1

**Industrial and Commercial Gross Floor Area
Inventory by Year Built
Fairfax County, January 2021**



Source: Fairfax County Department of Management and Budget, 2021.

Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity Inventory of Existing Structures by Year Built
Fairfax County, January 2021**

| Year Built | Industrial | Office | Retail | Total |
|-------------------------|-------------------|--------------------|--------------------|--------------------|
| Unknown | 2,458 | 215,604 | 363,433 | 581,495 |
| 1964 and Earlier | 3,948,872 | 5,224,456 | 10,453,675 | 19,627,003 |
| 1965 to 1969 | 2,202,083 | 895,674 | 8,811,506 | 11,909,263 |
| 1970 to 1974 | 4,278,152 | 4,749,346 | 8,097,829 | 17,125,327 |
| 1975 to 1979 | 4,045,215 | 4,281,871 | 7,084,281 | 15,411,367 |
| 1980 to 1984 | 6,851,930 | 16,925,186 | 7,133,457 | 30,910,573 |
| 1985 to 1989 | 12,171,583 | 35,610,371 | 15,327,517 | 63,109,471 |
| 1990 to 1994 | 1,298,673 | 5,727,179 | 11,084,034 | 18,109,886 |
| 1995 to 1999 | 2,556,663 | 12,797,083 | 9,187,497 | 24,541,243 |
| 2000 to 2004 | 4,684,781 | 19,002,546 | 8,605,011 | 32,292,338 |
| 2005 to 2009 | 2,007,506 | 11,013,186 | 5,757,133 | 18,777,825 |
| 2010 to 2014 | 312,928 | 7,463,107 | 4,722,896 | 12,498,931 |
| 2015 and Later | 2,228,629 | 7,247,100 | 4,148,136 | 13,623,865 |
| Fairfax County | 46,589,473 | 131,152,709 | 100,776,405 | 278,518,587 |

Source: Fairfax County Department of Management and Budget, 2021.

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

Table 10.2**Industrial and Commercial Gross Floor Area by General Activity by Supervisor District
Fairfax County, January 2021**

| Supervisor District | Structure Type | | | Total Gross Floor Area |
|-----------------------|-------------------|--------------------|--------------------|------------------------|
| | Industrial | Office | Retail | |
| Braddock | 3,300,560 | 3,674,164 | 4,805,119 | 11,779,843 |
| Dranesville 1/ | 1,772,205 | 18,996,054 | 8,893,083 | 29,661,342 |
| Hunter Mill 2/ | 1,322,351 | 27,121,902 | 11,277,759 | 39,722,012 |
| Lee | 5,753,199 | 4,633,450 | 15,432,001 | 25,818,650 |
| Mason | 4,834,295 | 7,384,194 | 12,888,136 | 25,106,625 |
| Mount Vernon | 10,152,466 | 4,179,624 | 8,457,306 | 22,789,396 |
| Providence | 4,876,616 | 42,561,135 | 17,123,819 | 64,561,570 |
| Springfield 3/ | 491,264 | 4,206,132 | 9,877,218 | 14,574,614 |
| Sully | 14,086,517 | 18,396,054 | 12,021,964 | 44,504,535 |
| Fairfax County | 46,589,473 | 131,152,709 | 100,776,405 | 278,518,587 |

Table 10.3**Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2021**

| Town | Structure Type | | | Total Gross Floor Area |
|------------------------|------------------|------------------|------------------|------------------------|
| | Industrial | Office | Retail | |
| Town of Clifton | | 6,488 | 45,683 | 52,171 |
| Town of Herndon | 813,096 | 5,909,357 | 3,913,317 | 10,635,770 |
| Town of Vienna | 310,255 | 2,126,166 | 1,842,503 | 4,278,924 |
| Towns Total | 1,123,351 | 8,042,011 | 5,801,503 | 14,966,865 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021**

| Planning District | Structure Type | | | Total Gross Floor Area |
|-------------------------|-------------------|--------------------|--------------------|------------------------|
| | Industrial | Office | Retail | |
| Annandale | 4,031,206 | 3,450,788 | 3,602,076 | 11,084,070 |
| Baileys | 520,492 | 3,104,539 | 7,136,544 | 10,761,575 |
| Bull Run | 11,475,550 | 15,502,290 | 12,219,858 | 39,197,698 |
| Fairfax | 475,838 | 10,044,692 | 6,104,094 | 16,624,624 |
| Jefferson | 2,775,539 | 10,315,731 | 6,979,821 | 20,071,091 |
| Lincolnia | 2,171,987 | 854,996 | 1,920,661 | 4,947,644 |
| Lower Potomac | 3,312,430 | 432,160 | 1,259,045 | 5,003,635 |
| McLean | 2,153,953 | 27,161,894 | 10,275,272 | 39,591,119 |
| Mount Vernon | 337,962 | 1,133,947 | 9,947,636 | 11,419,545 |
| Pohick 1/ | 671,463 | 696,825 | 4,319,420 | 5,687,708 |
| Rose Hill | 393,036 | 763,631 | 3,462,370 | 4,619,037 |
| Springfield | 12,340,130 | 6,645,715 | 9,012,354 | 27,998,199 |
| Upper Potomac 2/ | 5,291,552 | 41,025,997 | 17,503,305 | 63,820,854 |
| Vienna 3/ | 638,335 | 10,019,504 | 7,033,949 | 17,691,788 |
| Fairfax County | 46,589,473 | 131,152,709 | 100,776,405 | 278,518,587 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021**

| Human Services Region | Activity Type | | | Total Gross Floor Area |
|-----------------------|-------------------|--------------------|--------------------|------------------------|
| | Industrial | Office | Retail | |
| Region 1 | 15,905,657 | 8,813,074 | 23,626,969 | 48,345,700 |
| Region 2 | 9,864,548 | 20,472,233 | 20,641,000 | 50,977,781 |
| Region 3 1/ | 7,996,858 | 79,785,785 | 32,955,507 | 120,738,150 |
| Region 4 2/ | 12,822,410 | 22,081,617 | 23,552,929 | 58,456,956 |
| Fairfax County | 46,589,473 | 131,152,709 | 100,776,405 | 278,518,587 |

Source: Fairfax County Department of Management and Budget, 2021.

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 2021**

| Sewershed Code | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|------------|-----------|------------------------|
| | Industrial | Office | Retail | |
| A1 | 1,694,509 | 1,990,238 | 2,133,924 | 5,818,671 |
| A2 | 34,650 | 5,755,504 | 2,898,500 | 8,688,654 |
| A3 | | 147,384 | | 147,384 |
| B1 | 687,985 | 4,998,623 | 279,728 | 5,966,336 |
| B2 | 403,665 | 6,358,419 | 2,939,945 | 9,702,029 |
| B3 | | | 86,942 | 86,942 |
| B5 | 813,096 | 5,909,357 | 3,913,317 | 10,635,770 |
| C1 | | | 9,523 | 9,523 |
| C2 | 16,452 | 40,826 | 23,886 | 81,164 |
| D1 | 100,988 | 40,795 | 284,906 | 426,689 |
| D2 | 322,188 | 8,036,840 | 1,530,062 | 9,889,090 |
| D3 | 1,496,738 | 17,614,289 | 7,445,790 | 26,556,817 |
| E1 | 859,319 | 15,908,704 | 7,720,473 | 24,488,496 |
| E2 | | 6,151 | 44,414 | 50,565 |
| F | 94,511 | 957,904 | 592,348 | 1,644,763 |
| G1 | 20,044 | 2,026,816 | 1,641,117 | 3,687,977 |
| G2 | | 11,825 | 223,836 | 235,661 |
| G3 | | 3,046,518 | | 3,046,518 |
| H1 | 489,045 | 677,013 | 5,858,143 | 7,024,201 |
| H2 | | 2,148,327 | 517,865 | 2,666,192 |
| I1 | 955,609 | 7,666,479 | 5,118,233 | 13,740,321 |

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2021**

| Sewershed Code | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| I2 | 9,371 | 172,498 | 29,974 | 211,843 |
| I3 | 5,333,345 | 3,314,415 | 6,459,076 | 15,106,836 |
| I4 | | | 971,678 | 971,678 |
| I5 | | 209,216 | 3,736 | 212,952 |
| J1 | 52,672 | 257,117 | 2,256,656 | 2,566,445 |
| J2 | 30,045 | 101,689 | 1,761,967 | 1,893,701 |
| J3 | 10,004 | 159,893 | 802,830 | 972,727 |
| J4 | | 50,991 | 386,090 | 437,081 |
| K | 262,020 | 203,751 | 3,090,455 | 3,556,226 |
| L | 279,494 | 1,036,792 | 4,781,239 | 6,097,525 |
| M0 | 292,237 | 1,484,762 | 468,150 | 2,245,149 |
| M1 | | 1,569,127 | 110,576 | 1,679,703 |
| M2 | 2,200,111 | 5,915,378 | 3,830,721 | 11,946,210 |
| M3 | 760,727 | 457,928 | 449,276 | 1,667,931 |
| M4 | 1,818,138 | 375,156 | 1,275,932 | 3,469,226 |
| M5 | 4,090,945 | 3,021,995 | 550,803 | 7,663,743 |
| M6 | 8,252,091 | 2,945,774 | 4,518,019 | 15,715,884 |
| M9 | 108,564 | 4,869,808 | 4,394,459 | 9,372,831 |
| N1 | 1,274,270 | 572,417 | 4,908,246 | 6,754,933 |
| N2 | 2,376 | | 54,136 | 56,512 |
| O1 | 144 | | | 144 |

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2021**

| Sewershed Code | Activity Type | | | Total Gross Floor Area |
|-----------------------|-------------------|--------------------|--------------------|------------------------|
| | Industrial | Office | Retail | |
| P | 99,890 | | | 99,890 |
| P1 | 958,864 | 221,819 | 71,774 | 1,252,457 |
| P3 | | | 301,034 | 301,034 |
| Q1 | 6,365 | 3,152 | 12,400 | 21,917 |
| R1 | 23,224 | 4,736 | 86,840 | 114,800 |
| R3 | | 6,488 | 45,683 | 52,171 |
| R4 | | 5,419 | | 5,419 |
| S1 | 819 | 3,102 | 395,307 | 399,228 |
| T1 | 9,427,746 | 8,641,168 | 3,337,983 | 21,406,897 |
| T2 | 2,199,815 | 6,510,077 | 3,827,247 | 12,537,139 |
| T3 | | 12,748 | 262,959 | 275,707 |
| T4 | 429,350 | 4,676,805 | 4,674,473 | 9,780,628 |
| T5 | 245,532 | 853,481 | 3,339,756 | 4,438,769 |
| T6 | 480 | 8,436 | 1,875 | 10,791 |
| T7 | 432,035 | 144,559 | 52,103 | 628,697 |
| Fairfax County | 46,589,473 | 131,152,709 | 100,776,405 | 278,518,587 |

Source: Fairfax County Department of Management and Budget, 2021.

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

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|--------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4151 | 30,045 | 46,991 | 987,666 | 1,064,702 |
| 4152 | | 163,420 | 696,048 | 859,468 |
| 4153 | 10,004 | 49,219 | 74,820 | 134,043 |
| 4154.01 | | 2,842 | 345,837 | 348,679 |
| 4154.02 | | 44,614 | 86,096 | 130,710 |
| 4155 | | 118,675 | 234,792 | 353,467 |
| 4158 | 3,761 | 16,960 | 14,684 | 35,405 |
| 4160 | | 121,249 | 225,458 | 346,707 |
| 4161 | 6,015 | 9,685 | 683,847 | 699,547 |
| 4163 | 1,284 | | | 1,284 |
| 4201 | 347,301 | | 507,912 | 855,213 |
| 4202.01 | | 63,458 | 155,417 | 218,875 |
| 4202.02 | | | 157,532 | 157,532 |
| 4202.03 | 96,763 | 16,513 | 17,820 | 131,096 |
| 4203 | | 10,390 | 2,323 | 12,713 |
| 4204 | 29,878 | 144,622 | 1,444,108 | 1,618,608 |
| 4205.02 | | | 87,236 | 87,236 |
| 4205.03 | | 17,344 | 248,377 | 265,721 |
| 4206 | | | 192,240 | 192,240 |
| 4207 | 4,422 | | 9,896 | 14,318 |
| 4208 | | 131,412 | 80,708 | 212,120 |
| 4210.01 | 889,760 | 1,614,975 | 35,789 | 2,540,524 |

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4210.02 | 1,952,700 | 1,198,519 | 4,209,273 | 7,360,492 |
| 4211.01 | 731,233 | 4,200 | 35,418 | 770,851 |
| 4211.02 | | 3,612 | 33,365 | 36,977 |
| 4211.03 | 548,078 | 8,249 | 798,030 | 1,354,357 |
| 4214 | 163,237 | 133,790 | 1,277,956 | 1,574,983 |
| 4215 | 95,022 | 15,008 | 2,215,757 | 2,325,787 |
| 4216 | | 175,327 | 294,752 | 470,079 |
| 4217.01 | | | 15,681 | 15,681 |
| 4218 | | 74,201 | 822,281 | 896,482 |
| 4220 | 4,257,905 | 229,810 | 29,039 | 4,516,754 |
| 4221.01 | 123,221 | 94,471 | 510,522 | 728,214 |
| 4221.02 | 1,199,953 | 189,257 | 389,611 | 1,778,821 |
| 4222.01 | | 29,632 | 198,968 | 228,600 |
| 4222.02 | 362,855 | 116,016 | 159,944 | 638,815 |
| 4223.01 | 18,372 | 11,288 | 335,230 | 364,890 |
| 4223.02 | | 344,449 | 1,326,980 | 1,671,429 |
| 4224.02 | 273,479 | 174,260 | 789,358 | 1,237,097 |
| 4301.01 | | 71,667 | 369,150 | 440,817 |
| 4302.02 | | | 216,594 | 216,594 |
| 4304 | 1,310,749 | 278,287 | 449,276 | 2,038,312 |
| 4306 | 48,997 | 291,366 | 2,336,263 | 2,676,626 |
| 4307 | 741,655 | | | 741,655 |

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|--------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4308.01 | | 144,035 | 186,278 | 330,313 |
| 4308.02 | 477,901 | 18,344 | | 496,245 |
| 4309.01 | | 135,668 | 384,481 | 520,149 |
| 4309.02 | | 5,174 | 203,912 | 209,086 |
| 4310.01 | | 35,346 | 736,609 | 771,955 |
| 4313 | | 56,152 | | 56,152 |
| 4314 | | 4,850 | | 4,850 |
| 4315 | | | 103,496 | 103,496 |
| 4316.02 | | 125,255 | 773,794 | 899,049 |
| 4318.01 | 171,176 | | 222,550 | 393,726 |
| 4318.02 | | 196,141 | | 196,141 |
| 4320 | 282,110 | 67,295 | 538,660 | 888,065 |
| 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 | | | 232,362 | 232,362 |
| 4328 | 3,963,360 | 621,995 | 550,803 | 5,136,158 |
| 4401 | 21,368 | 56,010 | 116,126 | 193,504 |
| 4402.01 | 624,130 | 3,875,359 | 2,514,140 | 7,013,629 |
| 4402.02 | 9,759 | 1,379,621 | 118,752 | 1,508,132 |

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4403 | | 216,353 | 11,302 | 227,655 |
| 4405.01 | | | 19,491 | 19,491 |
| 4405.04 | | 1,431,144 | | 1,431,144 |
| 4406 | 61,273 | 17,398 | 442,474 | 521,145 |
| 4501 | | 1,659,893 | 332,491 | 1,992,384 |
| 4502 | | 58,331 | 109,289 | 167,620 |
| 4503 | 48,016 | 470,655 | 650,035 | 1,168,706 |
| 4504 | 132,096 | 308,404 | 314,541 | 755,041 |
| 4505 | | | 123,741 | 123,741 |
| 4506.01 | | 1,816,848 | 616,124 | 2,432,972 |
| 4506.02 | | | 341,926 | 341,926 |
| 4507.01 | | 83,196 | | 83,196 |
| 4507.02 | | 204,040 | 489,733 | 693,773 |
| 4508 | | 159,579 | 271,738 | 431,317 |
| 4512 | 897 | | | 897 |
| 4513 | | 194,607 | 354,650 | 549,257 |
| 4514 | | | 907,879 | 907,879 |
| 4515.01 | | 154,343 | 1,392,341 | 1,546,684 |
| 4515.02 | 162,777 | 484,604 | 2,630,808 | 3,278,189 |
| 4516.01 | | 41,803 | 720,185 | 761,988 |
| 4518 | | | 231,816 | 231,816 |
| 4519 | | 94,113 | 1,233,265 | 1,327,378 |

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4520 | 3,744 | 388,195 | 730,635 | 1,122,574 |
| 4521.01 | | 259,021 | 629,146 | 888,167 |
| 4521.02 | 75,838 | 24,095 | 65,411 | 165,344 |
| 4522 | 40,570 | 658,413 | 167,771 | 866,754 |
| 4523.02 | | | 137,064 | 137,064 |
| 4524 | 710,737 | 86,996 | 19,838 | 817,571 |
| 4525.01 | 1,889,568 | 1,189,679 | 945,128 | 4,024,375 |
| 4525.02 | | 114,136 | 141,547 | 255,683 |
| 4526 | 2,171,987 | 549,681 | 230,883 | 2,952,551 |
| 4527 | 356,818 | 58,501 | 202,922 | 618,241 |
| 4528.01 | | 2,121,422 | 649,372 | 2,770,794 |
| 4528.02 | | 47,747 | 45,571 | 93,318 |
| 4601 | 289,020 | 3,780 | | 292,800 |
| 4602 | | 3,238 | | 3,238 |
| 4604 | | 2,230,907 | 3,265,175 | 5,496,082 |
| 4605.01 | | 3,945,601 | 1,005,311 | 4,950,912 |
| 4605.03 | | 479,207 | | 479,207 |
| 4605.04 | 7,919 | 356,681 | 9,446 | 374,046 |
| 4606 | | | 10,890 | 10,890 |
| 4607.01 | | | 155,122 | 155,122 |
| 4607.02 | | 145,341 | 283,764 | 429,105 |
| 4608 | | 1,555,961 | 681,336 | 2,237,297 |

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4609 | 263,190 | 208,353 | 223,164 | 694,707 |
| 4610 | 47,065 | 216,511 | 499,117 | 762,693 |
| 4611 | | 51,265 | 254,518 | 305,783 |
| 4612.01 | | 54,604 | 86,412 | 141,016 |
| 4612.02 | 215,940 | 2,544,041 | 893,556 | 3,653,537 |
| 4615 | | 37,980 | 21,514 | 59,494 |
| 4616.03 | | 498,594 | | 498,594 |
| 4616.04 | 5,035 | 136,802 | 23,178 | 165,015 |
| 4616.05 | 1,765,950 | 838,617 | 1,077,098 | 3,681,665 |
| 4616.06 | 37,800 | 615,000 | 39,599 | 692,399 |
| 4617 | 315,126 | 200,193 | 618,820 | 1,134,139 |
| 4618.02 | | 1,503,613 | 6,758 | 1,510,371 |
| 4619.01 | 123,588 | | 25,676 | 149,264 |
| 4701 | 2,920 | | | 2,920 |
| 4703 | | | 210,998 | 210,998 |
| 4704 | 1,588 | 45,168 | 172,544 | 219,300 |
| 4705 | 76,919 | 1,137,950 | 337,270 | 1,552,139 |
| 4706 | 17,592 | 190,360 | 512,652 | 720,604 |
| 4707 | 1,500 | 368,423 | 400,613 | 770,536 |
| 4709 | | 11,825 | 12,838 | 24,663 |
| 4710 | 14,036 | 101,460 | | 115,496 |
| 4711 | | 397,894 | 101,294 | 499,188 |

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4712.01 | 180,577 | 1,245,471 | 140,736 | 1,566,784 |
| 4712.04 | 678,742 | 4,413,975 | 858,617 | 5,951,334 |
| 4713.01 | | 562,169 | 709,092 | 1,271,261 |
| 4713.04 | 8,641 | 71,038 | 29,974 | 109,653 |
| 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 |
| 4802.03 | | 891,777 | 162,402 | 1,054,179 |
| 4802.04 | | 5,009,753 | 732,340 | 5,742,093 |
| 4802.05 | | 9,762,070 | 6,500,694 | 16,262,764 |
| 4803.01 | 5,508 | | 226,594 | 232,102 |
| 4803.02 | 891,059 | 529,319 | 94,944 | 1,515,322 |
| 4804.01 | 99,969 | 105,669 | 186,158 | 391,796 |
| 4804.02 | | 16,934 | 109,693 | 126,627 |
| 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 | 127,667 | 272,814 | 424,098 |
| 4808.02 | 52,141 | 1,465,070 | 1,419,683 | 2,936,894 |

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4809.01 | 39,736 | 202,616 | 427,543 | 669,895 |
| 4809.02 | 697,602 | 2,359,642 | 764,187 | 3,821,431 |
| 4809.03 | | 1,754,362 | 1,029,090 | 2,783,452 |
| 4810 | | 147,384 | 592,465 | 739,849 |
| 4811.01 | | 2,094,343 | 484,602 | 2,578,945 |
| 4811.03 | | | 611,865 | 611,865 |
| 4811.06 | | 20,090 | 220,231 | 240,321 |
| 4812.01 | | 439,646 | | 439,646 |
| 4812.02 | 687,985 | 4,743,339 | 279,728 | 5,711,052 |
| 4814 | | 3,055 | 249,161 | 252,216 |
| 4819 | 159,429 | 2,447,159 | 205,824 | 2,812,412 |
| 4820.01 | | | 15,704 | 15,704 |
| 4820.02 | 4,778 | | 2,014 | 6,792 |
| 4821 | | 98,417 | 48,245 | 146,662 |
| 4822.01 | | 9,730 | | 9,730 |
| 4822.03 | | 6,341,948 | 2,224,687 | 8,566,635 |
| 4822.04 | | 131,988 | 13,946 | 145,934 |
| 4822.05 | 157,981 | 3,648,137 | 344,667 | 4,150,785 |
| 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 |
| 4825.03 | 88,300 | 24,600 | 444,446 | 557,346 |

(Continued)

Table 10.7**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|----------------|---------------|-----------|-----------|------------------------|
| | Industrial | Office | Retail | |
| 4825.05 | 2,730,213 | 4,339,705 | 1,668,511 | 8,738,429 |
| 4825.06 | | 2,132,094 | 695,058 | 2,827,152 |
| 4825.07 | 34,650 | 2,535,066 | 1,060,086 | 3,629,802 |
| 4826.01 | 2,416 | | 1,558,143 | 1,560,559 |
| 4826.03 | 86,400 | 1,260,450 | 561,664 | 1,908,514 |
| 4826.04 | 3,497 | | | 3,497 |
| 4901.01 | 310,742 | 2,111,263 | 217,271 | 2,639,276 |
| 4901.04 | 5,539,441 | 1,966,644 | 1,942,749 | 9,448,834 |
| 4901.05 | 2,893,082 | 7,581,186 | 2,352,629 | 12,826,897 |
| 4905.01 | | 3,102 | 349,305 | 352,407 |
| 4905.02 | | 62,074 | 160,990 | 223,064 |
| 4910 | 480 | 12,748 | 1,875 | 15,103 |
| 4912.01 | | | 262,959 | 262,959 |
| 4912.02 | | 528,327 | 337,969 | 866,296 |
| 4913.01 | 543,167 | 152,995 | 100,961 | 797,123 |
| 4913.02 | | 6,683 | 394,804 | 401,487 |
| 4913.03 | 134,400 | 76,945 | 991,419 | 1,202,764 |
| 4914.01 | | 203,765 | 347,870 | 551,635 |
| 4914.05 | 819 | | | 819 |
| 4915.01 | | 37,761 | 139,791 | 177,552 |
| 4916.01 | 994,379 | 89,880 | 127,082 | 1,211,341 |
| 4916.02 | | | 222,516 | 222,516 |

(Continued)

Table 10.7

**Industrial and Commercial Gross Floor Area by General Activity by Census Tract
Fairfax County, January 2021**

| Census Tract | Activity Type | | | Total Gross Floor Area |
|-----------------------|-------------------|--------------------|--------------------|------------------------|
| | Industrial | Office | Retail | |
| 4917.01 | | 1,735,443 | 1,077,808 | 2,813,251 |
| 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 |
| 4917.06 | | 1,214,661 | 2,830,742 | 4,045,403 |
| 4917.07 | 1,803 | 22,596 | 539,281 | 563,680 |
| 4918.01 | 4,422 | 66,437 | 1,940,837 | 2,011,696 |
| 4918.02 | | 568,583 | 19,650 | 588,233 |
| 4918.03 | | 116,581 | 680,662 | 797,243 |
| 4920 | 23,224 | 10,155 | 240,482 | 273,861 |
| 4921 | 117,450 | 4,448 | 19,920 | 141,818 |
| 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 | 46,589,473 | 131,152,709 | 100,776,405 | 278,518,587 |

Source: Fairfax County Department of Management and Budget, 2021.

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

(Continued)

APPENDIX A

Housing Unit, Household and Population Estimate and Forecast Methodology

Housing Unit Estimates

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

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

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

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

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

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

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

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

Household Estimates

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

Many multifamily housing structures do not have units with individual water/sewer meters. The occupancy rates for these multifamily units are derived from the annual Fairfax County surveys of rental housing complexes containing five or more units. These surveys include information for both privately owned rental complexes and subsidized

rental complexes. The occupancy rates derived from the rental complexes are applied to unmetered rental and non-rental multifamily units by sub-geographies of the county. In areas where water utility data or rental complex survey data are deficient, U.S. Postal Service vacant address data are used to fill in the gap. Occupancy data from U.S. Census Bureau survey results for Fairfax County are analyzed and compared to the occupancy rates derived from the water accounts and rental housing complexes to help validate the resulting occupancy rate assumptions.

Population Estimates

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

Group quarter population are those persons who reside in institutions (correctional facilities, nursing homes) and non-institutional facilities (college dormitories, military barracks and adult group homes). Group quarters population for each land parcel where these facilities are located is added to the household population to obtain the total population estimate. The group quarter population for Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, assistant living units without a full kitchen, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population are included in all geographies.

Housing Unit Forecasts

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the process of being developed (in the “development pipeline”). Both short-term (5-year) and long-term (6 to 30-year) forecasts are produced, each with different methods, with long-term forecasts building upon the short-term figures. All housing unit forecasts reflect projections as of January 1 of each year.

Short-Term Forecasts

The short-term housing unit forecast horizon is five years into the future. Active residential development pipeline is the primary determinant on short-term forecasts. Fairfax County's short-term forecasting method assumes that housing units in the "development pipeline" are expected to be built before units that may be planned at some future time that are not present 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 included in the analysis. No housing unit numbers are typically associated with proposed rezoning applications but the number of housing units associated with the rezoning is usually included in the data for an approved rezoning. For rezoning applications without housing unit numbers, an estimate is developed based on the proposed zoning and the land area associated with the application. Housing units are counted in the rezoning stage of the pipeline only if there are no development plans associated with the rezoning. If a development plan(s) is associated with the rezoning, the number of housing units in the development plan(s) are removed from the number of housing units associated with the approved rezoning. Most linkages between rezoning applications and development plans can be made through tracking IDs in the relational databases for these two applications. The relationship between rezonings and development plans is many to many; that is, a single or multiple rezonings may be associated with one or several development plans.

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

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

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

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

Long-Term Forecasts

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

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

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

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

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

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

Household Forecasts

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

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

Population Forecasts

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

Household Population Methodology

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

Average Household Size Assumptions: Household size assumptions are based primarily on the most recent U.S. Census Bureau data and Fairfax County surveys. Historical, current and forecast average household sizes and variances produced by the U.S. Census Bureau and Fairfax County surveys are analyzed to develop current and forecast average household sizes and variances by housing unit type and geography. The average household sizes are also compared to the Fairfax County Public School enrollment trends over the past 10 years. The trends influencing average household sizes in Fairfax County include housing type, racial/ethnic diversity, and socioeconomic factors.

Household sizes tend to differ by the size and style of housing units. Fewer persons per unit typically live in multifamily housing than in single family detached and single family attached housing. As the mix of housing styles changes over time to include more multifamily housing, downward pressure is applied to the county's overall average household size.

Households headed by racial and ethnic minorities in Fairfax County tend to have larger average household sizes than households with White heads of household. Since 1970, these minority households have become an increasingly larger proportion of all households. This trend has exerted upward pressure on Fairfax County's overall average household size. However, within each racial/ethnic group, household sizes generally have been slowly shrinking over time due to socioeconomic factors.

Group Quarters Population Methodology

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



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