Demographic Reports 2015

County of Fairfax, Virginia

Department of Neighborhood and Community Services
Economic, Demographic and Statistical Research

Population
Age and Race
Household and Family Income
Total Employment and Unemployment Rate
Households
Housing Units
Age of Housing
Market Value of Owned Housing
Average Monthly Rental Complex Rent
Residential Development
Commercial and Industrial Gross Floor Area

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DEMOGRAPHIC REPORTS 2015©

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TABLE OF CONTENTS

Page

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 Trends Notes II-1
Table 2.1 Estimates and Forecasts of Population, Housing Units and Households, Fairfax County, 1970 through 2040 ..... II-2
Figure 2.1 Historical, Estimated and Forecast Population, Housing Units and Households, Fairfax County, 1970 through 2040 ..... II-3
Table 2.2 Population Age Distribution Fairfax County, 1970 through 2010 ..... II-4
Table 2.3 Projected Population Age Distribution Fairfax County, 2015 through 2035 ..... II-5
Table 2.4 Population of Towns, Fairfax County, 1990 through 2015 ..... II-6
Table 2.5 Racial and Ethnic Population Distribution, Fairfax County, 2000, 2010 and 2014 ..... 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, 2014 ..... II-7
Table 2.8 Estimates of Median Household Income and Median Family Income, Fairfax County, 1985 through 2014 ..... II-7
Table 2.9 Estimated and Forecasted Housing Units by Type of Structure, Fairfax County, 1950 through 2045 ..... II-8
Figure 2.2 Historical and Forecast Housing Units by Type of Structure, Fairfax County, 1970 through 2040 ..... II-9

Page

Table 2.10 Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent, Fairfax County, 1981 through 2014 ..... II-10
Table 2.11 Estimated Median Market Value, Owned Housing Units, Fairfax County, 1983 through 2015 ..... II-10
Table 2.12 2010 and 2014 Population, Median Household Income and Median Family Income by Selected Jurisdictions in the 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, 2004 through 2014 ..... 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 2015 ..... III-2
Figure 3.1 Average Persons per Household, Fairfax County, U.S. South Region, and the U.S., 1970 through 2015 ..... III-3
Table 3.2 Special Institutional (Group Quarters) Population, Fairfax County, January 2015 ..... III-4
Figure 3.2 Population Density by Census Block Groups, Fairfax County, January 2015 ..... III-5
Table 3.3 2015 Population, Housing Units and Households by Supervisor District, Fairfax County, January 2015 ..... III-6
Table 3.4 2015 Population, Housing Units and Households by Town, Fairfax County, January 2015 ..... III-6
Table 3.5 2015 Population, Housing Units and Households by Planning District, Fairfax County, January 2015 ..... III-7
Table 3.6 2015 Population, Housing Units and Households by Human Services Region, Fairfax County, January 2015 ..... III-8
Table 3.7 2015 Population, Housing Units and Households by Zip Code, Fairfax County, January 2015 ..... III-9
Table 3.8 2015 Population, Housing Units and Households by Sewershed, Fairfax County, January 2015 ..... III-12
Table 3.9 2015 Population, Housing Units and Households by Census Tract, Fairfax County, January 2015 ..... III-15

IV. POPULATION FORECASTS

Population Forecasts IV-1
Figure 4.1 Year 2040 Forecast Population Density by Census Block Groups, Fairfax County, January 2015 ..... IV-2

Table of Contents (continued)

Page

Figure 4.2 2015 - 2040 Forecast Population Growth by Census Block Groups, Fairfax County, January 2015 ..... IV-3
Table 4.1 Historical, Estimated and Forecasted Population by Supervisor District, Fairfax County, January 2015 ..... IV-4
Table 4.2 Historical, Estimated and Forecasted Population by Town, Fairfax County, January 2015 ..... IV-4
Table 4.3 Historical, Estimated and Forecasted Population by Planning District, Fairfax County, January 2015 ..... IV-5
Table 4.4 Estimated and Forecasted Population by Human Services Region, Fairfax County, January 2015 ..... IV-6
Table 4.5 Estimated and Forecasted Population By ZIP Code, Fairfax County, January 2015 ..... IV-7
Table 4.6 Estimated and Forecasted Population by Sewershed, Fairfax County, January 2015 ..... IV-10
Table 4.7 Estimated and Forecasted Population by Census Tract, Fairfax County, January 2015 ..... IV-13

V. FORECAST HOUSEHOLDS

Forecast Households V-1
Table 5.1 Estimated and Forecasted Households by Supervisor District, Fairfax County, January 2015 ..... V-2
Table 5.2 Estimated and Forecasted Households by Town, Fairfax County, January 2015 ..... V-2
Table 5.3 Estimated and Forecasted Households by Planning District, Fairfax County, January 2015 ..... V-3
Table 5.4 Estimated and Forecasted Households by Human Services Region, Fairfax County, January 2015 ..... V-4
Table 5.5 Estimated and Forecasted Households by ZIP Code, Fairfax County, January 2015 ..... V-5
Table 5.6 Estimated and Forecasted Households by Census Tract, Fairfax County, January 2015 ..... 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 2015 ..... VI-2
Figure 6.2 Percent Single Family Attached Housing Units by Census Block Group, Fairfax County, January 2015 ..... VI-3
Figure 6.3 Percent Multifamily Housing Units by Census Block Group, Fairfax County, January 2015 ..... VI-4

Page

Figure 6.4 Median Year Built of All Housing Units by Census Block Group, Fairfax County, January 2015 ..... VI-5
Table 6.1 Housing Unit Inventory by Unit Type by Supervisor District, Fairfax County, January 2015 ..... VI-6
Table 6.2 Housing Unit Inventory by Unit Type by Town, Fairfax County, January 2015 ..... VI-6
Table 6.3 Housing Unit Inventory by Unit Type by Planning District, Fairfax County, January 2015 ..... VI-7
Table 6.4 Housing Unit Inventory by Unit Type by Human Services Region, Fairfax County, January 2015 ..... VI-8
Table 6.5 Housing Unit Inventory by Unit Type by ZIP Code, Fairfax County, January 2015 ..... VI-9
Table 6.6 Housing Unit Inventory by Unit Type by Sewershed, Fairfax County, January 2015 ..... VI-12
Table 6.7 Housing Unit Inventory by Unit Type by Census Tract, Fairfax County, January 2015 ..... VI-15
Table 6.8 Housing Unit Inventory by Year Built and Supervisor District, Fairfax County, January 2015 ..... VI-25
Table 6.9 Housing Unit Inventory by Year Built and Town Fairfax County, January 2015 ..... VI-25
Table 6.10 Housing Unit Inventory by Year Built and Planning District, Fairfax County, January 2015 ..... VI-26

VII. HOUSING UNIT FORECASTS

Housing Unit Forecasts VII-1
Table 7.1 Forecast Housing Unit Change by Supervisor District Fairfax County, 2015 through 2045 ..... VII-2
Table 7.2 Forecast Housing Unit Change by Planning District Fairfax County, 2015 through 2045 ..... VII-2
Table 7.3 Estimated and Forecasted Housing Units by Supervisor District, Fairfax County, January 2015 ..... VII-3
Table 7.4 Estimated and Forecasted Housing Units by Town, Fairfax County, January 2015 ..... VII-3
Table 7.5 Historical, Estimated and Forecasted Housing Units by Planning District, Fairfax County, January 2015 ..... VII-4
Table 7.6 Estimated and Forecasted Housing Units by Human Services Region, Fairfax County, January 2015 ..... VII-5
Table 7.7 Estimated and Forecasted Housing Units by ZIP Code, Fairfax County, January 2015 ..... VII-6
Table 7.8 Estimated and Forecasted Housing Units by Census Tracts, Fairfax County, January 2015 ..... VII-9

Table of Contents (continued)

Page

VIII. MARKET VALUE

Market Value VIII-1
Figure 8.1 Median Market Value of Owned Housing Units by Census Tract, Fairfax County, January 2015 ..... VIII-2
Table 8.1 Median Market Value of Owned Housing Units by Supervisor District, Fairfax County, 2014 and 2015 ..... VIII-3
Table 8.2 Median Market Value of Owned Housing Units by Planning District, Fairfax County, 2014 and 2015 ..... VIII-3
Table 8.3 Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Supervisor District, Fairfax County, January 2015 ..... VIII-4
Table 8.4 Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Planning District, Fairfax County, January 2015 ..... VIII-5
Table 8.5 Estimated Median and Average Market Values Owned Housing Units by Unit Type and Human Services Region, Fairfax County, January 2015 ..... VIII-6
Table 8.6 Estimated Median and Average Market Values Owned Housing Units by Unit Type and Census Tract, Fairfax County, January 2015 ..... VIII-7
Table 8.7 Market Value of Owned Housing Units by Unit Type by Supervisor District, Fairfax County, January 2015 ..... VIII-18
Table 8.8 Market Value of Owned Housing Units by Unit Type by Planning District, Fairfax County, January 2015 ..... VIII-20
Table 8.9 Market Value of Owned Housing Units by Unit Type by Human Services Region, Fairfax County, January 2015 ..... VIII-23

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 2015 ..... IX-2
Table 9.2 Residential Development Activity by Stage of Development by Town, Fairfax County, January 2015 ..... IX-3
Table 9.3 Residential Development Activity by Stage of Development by Planning District, Fairfax County, January 2015 ..... IX-4
Table 9.4 Residential Development Activity by Stage of Development by Human Services Region, Fairfax County, January 2015 ..... IX-6
Table 9.5 Summary of Residential Development Activity by Stage of Development by Census Tract, Fairfax County, January 2015 ..... IX-7

Page

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 2015 ..... X-2
Table 10.1 Industrial and Commercial Gross Floor Area by General Activity, Inventory of Existing Structures by Year Built, Fairfax County, January 2015 ..... X-3
Table 10.2 Industrial and Commercial Gross Floor Area by General Activity by Supervisor District, Fairfax County, January 2015 ..... X-4
Table 10.3 Industrial and Commercial Gross Floor Area by General Activity by Town, Fairfax County, January 2015 ..... X-4
Table 10.4 Industrial and Commercial Gross Floor Area by General Activity by Planning District, Fairfax County, January 2015 ..... X-5
Table 10.5 Industrial and Commercial Gross Floor Area by General Activity by Human Services Region, Fairfax County, January 2015 ..... X-6
Table 10.6 Industrial and Commercial Gross Floor Area by General Activity by Sewershed, Fairfax County, January 2015 ..... X-7
Table 10.7 Industrial and Commercial Gross Floor Area by General Activity by Census Tract, Fairfax County, January 2015 ..... X-10

Appendix A

Housing Units, Households and Population Estimate and Forecast Methodology A-1

FOREWORD

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

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

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

This report along with other reports produced by Economic, Demographic and Statistical Research are available electronically at:
http://www.fairfaxcounty.gov/government/about/data/

Inquiries concerning the Demographic Reports should be directed to:

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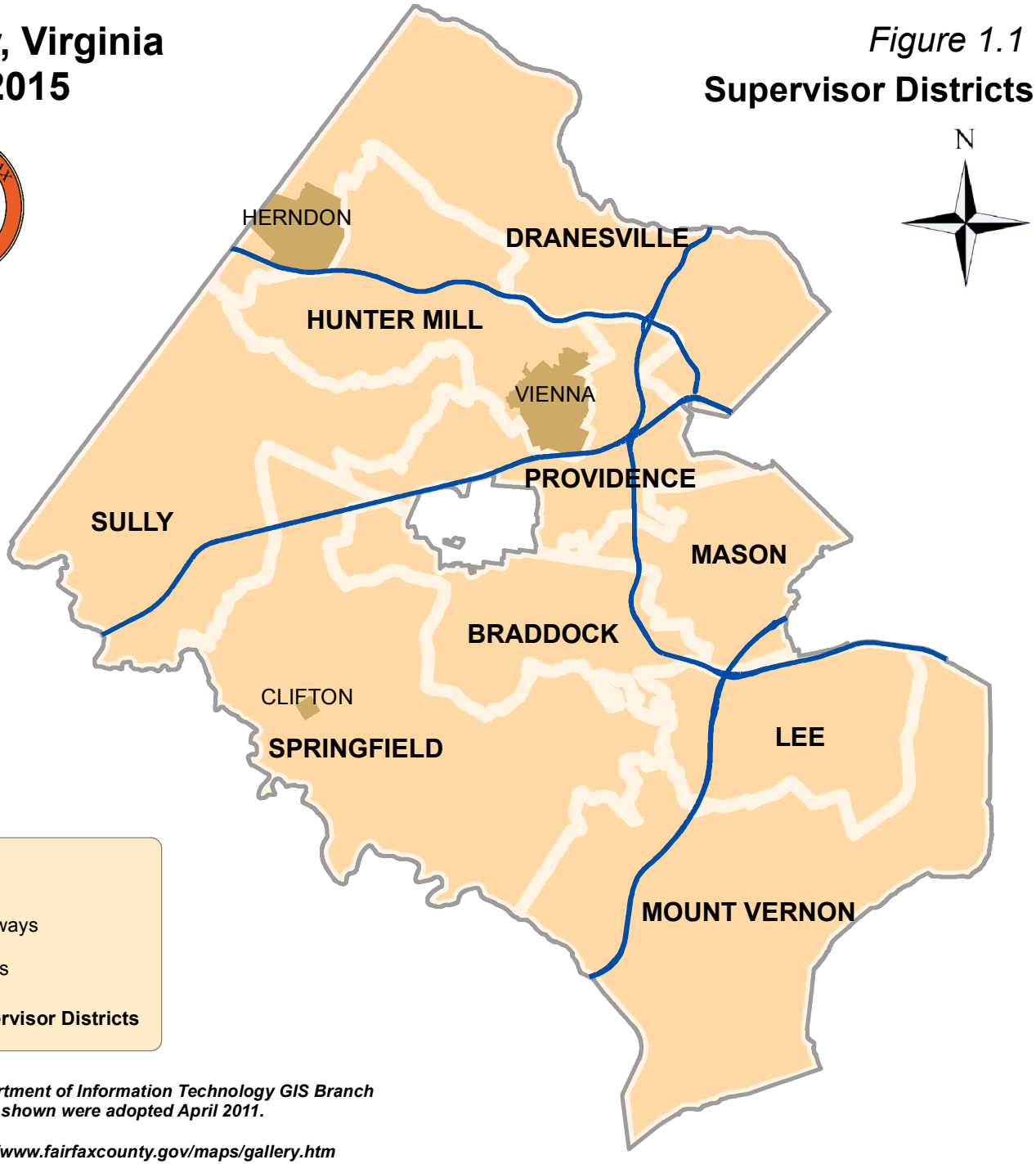
MAP NOTES

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

Fairfax County, Virginia
January 2015

Figure 1.1

Supervisor Districts and Towns

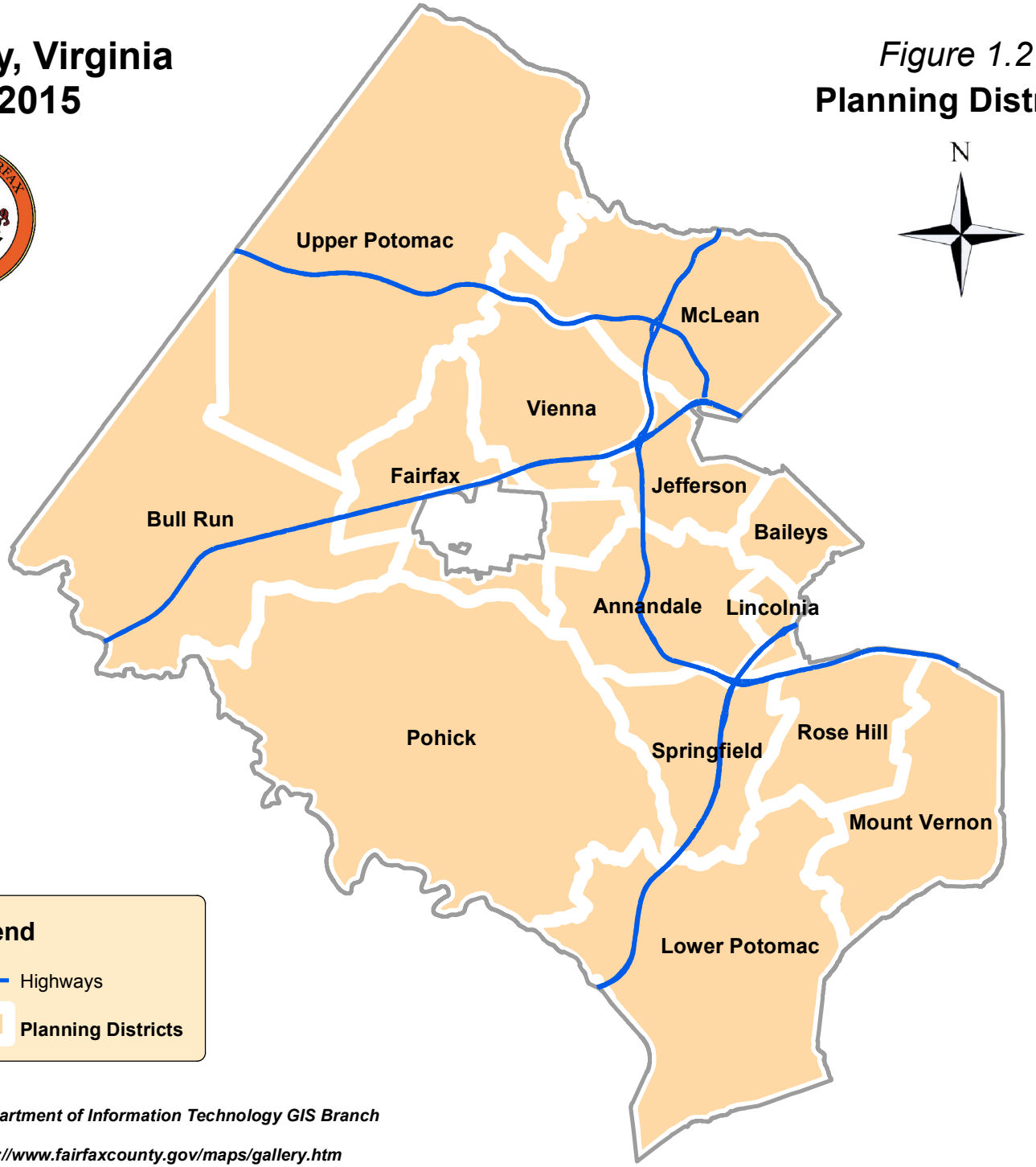


Source: Fairfax County Department of Information Technology GIS Branch
Note: Supervisor boundaries shown were adopted April 2011.

For a detailed map visit http://www.fairfaxcounty.gov/maps/gallery.htm

Fairfax County, Virginia
January 2015

Figure 1.2
Planning Districts



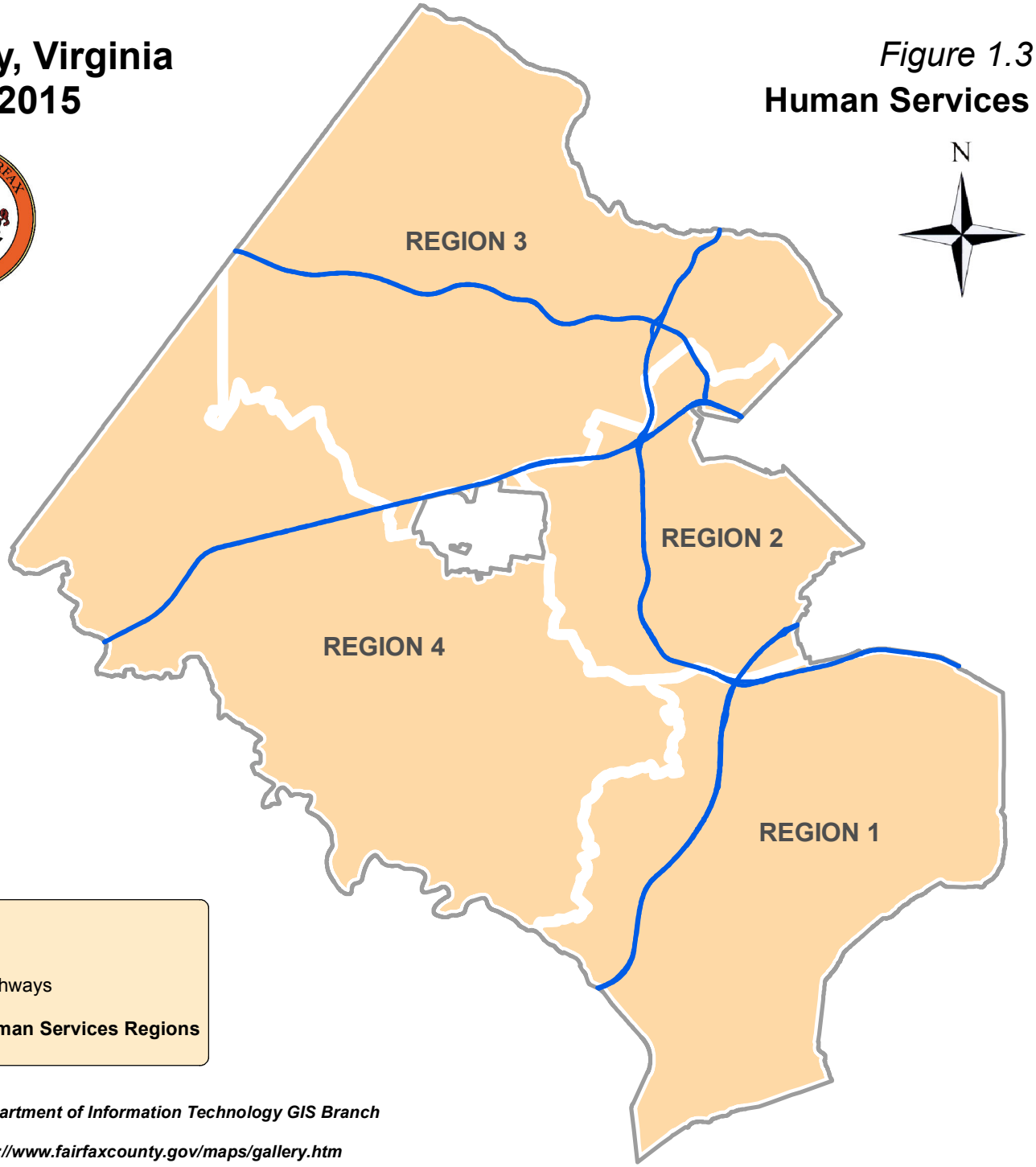
Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit http://www.fairfaxcounty.gov/maps/gallery.htm

Fairfax County, Virginia
January 2015

Figure 1.3

Human Services Regions

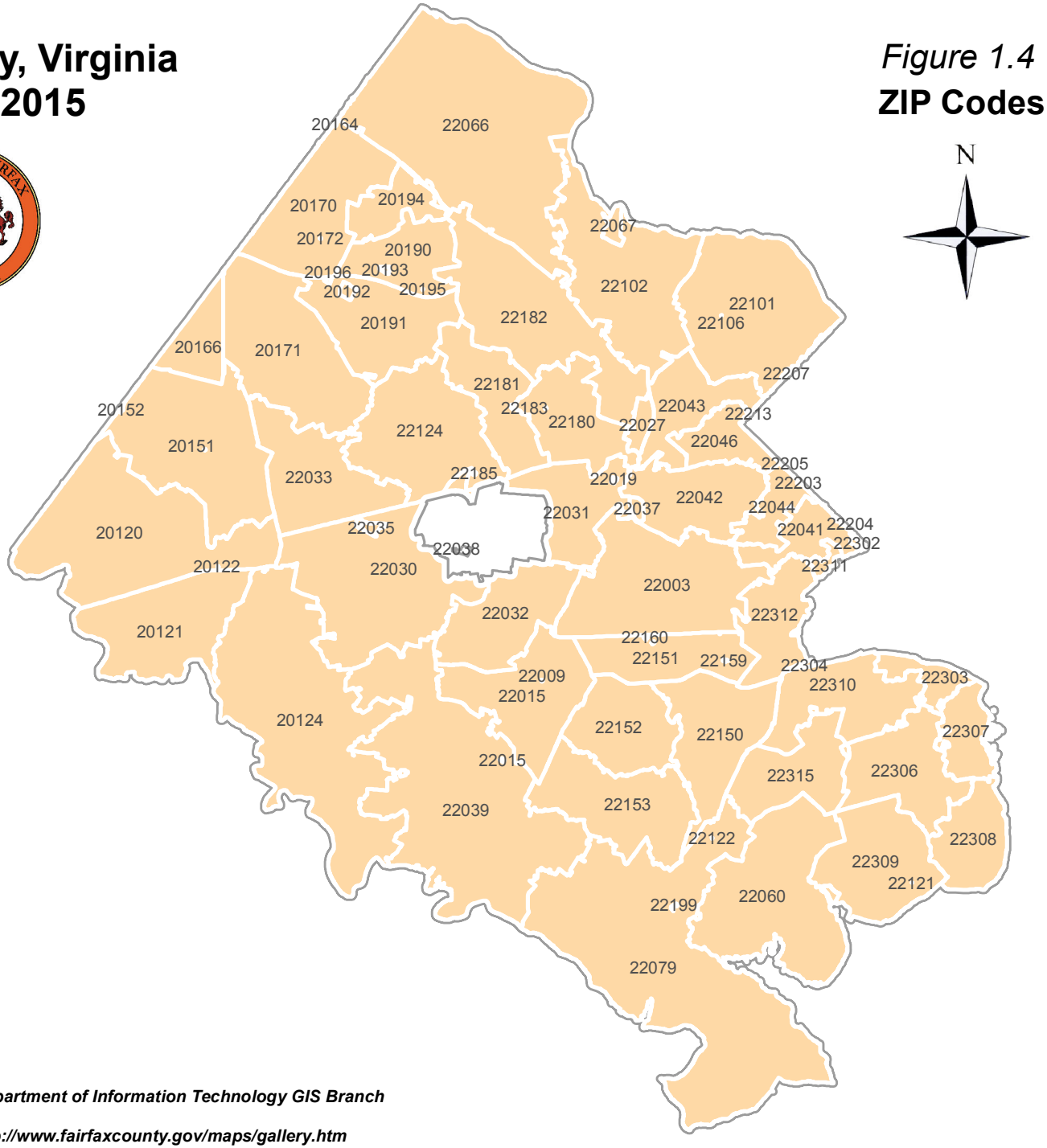


Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit http://www.fairfaxcounty.gov/maps/gallery.htm

Fairfax County, Virginia
January 2015

Figure 1.4
ZIP Codes

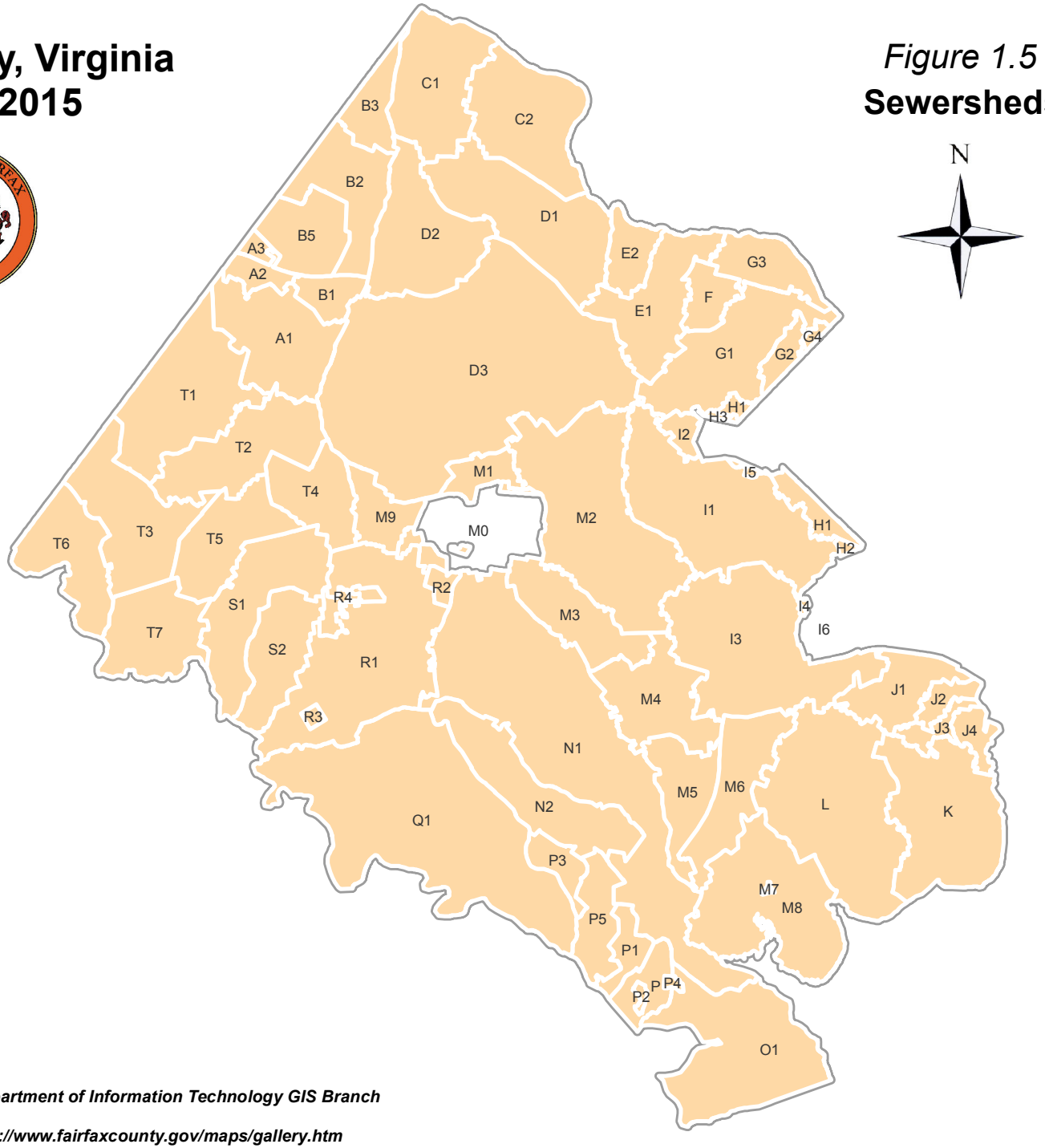


Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit http://www.fairfaxcounty.gov/maps/gallery.htm

Fairfax County, Virginia
January 2015

Figure 1.5
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit http://www.fairfaxcounty.gov/maps/gallery.htm

TABLE 1.1

Fairfax County Sewershed Codes

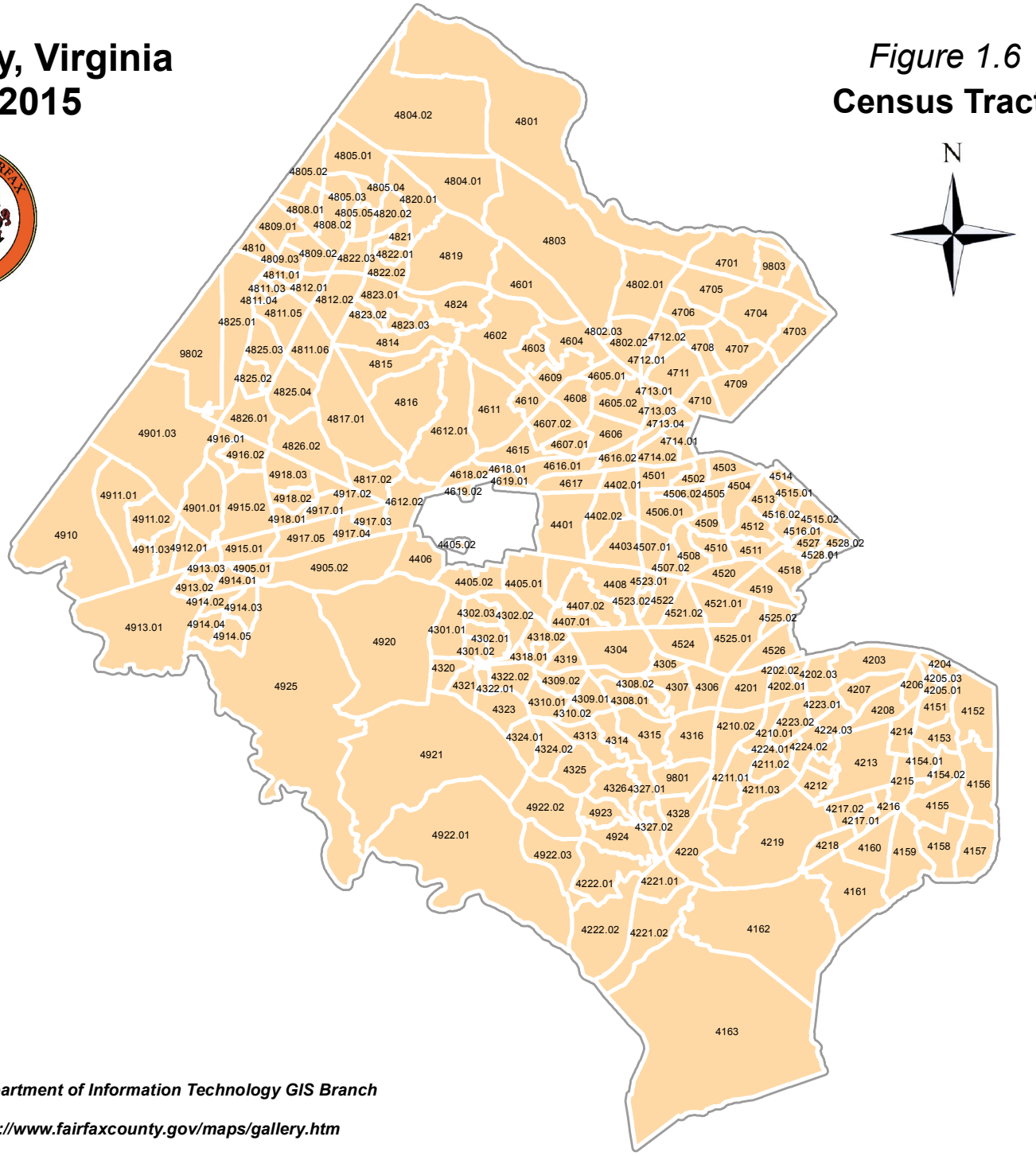
Code	Sewershed	Servicing Treatment Plant
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon) and Follylick Branch	Blue Plains
C1	Nichols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

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

Fairfax County, Virginia
January 2015

Figure 1.6

Census Tracts



Source: Fairfax County Department of Information Technology GIS Branch

For a detailed map visit http://www.fairfaxcounty.gov/maps/gallery.htm

DEMOGRAPHIC TRENDS NOTES

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

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

Data presented cover historical, current and future time frames.

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

TABLE 2.1

Estimates and Forecasts of
Population, Housing Units and Households
Fairfax County, 1970 through 2040

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%
2006		1,037,300	3,700	0.4%	388,800	379,000	2,300	0.6%
2007		1,041,500	4,200	0.4%	391,100	381,200	2,200	0.6%
2008		1,045,700	4,200	0.4%	391,700	381,700	500	0.1%
2009		1,052,000	6,300	0.6%	394,600	384,400	2,700	0.7%
2010		1,081,700 [2]	29,700	2.8%	396,400	386,100	1,700	0.4%
2011		1,096,800	15,100	1.4%	403,900	394,100	8,000	2.1%
2012		1,109,700	12,900	1.2%	408,100	398,700	4,600	1.2%
2013		1,111,600	1,900	0.2%	409,100	399,500	800	0.2%
2014		1,116,200	4,600	0.4%	410,000	401,000	1,500	0.4%
2015		**1,125,400**	**9,200**	**0.8%**	**412,200**	**403,900**	**2,900**	**0.7%**
2020		1,162,500	7,400	0.7%	430,100	421,200	3,500	0.8%
2025		1,213,200	10,100	0.9%	454,200	444,500	4,700	1.1%
2030		1,264,700	10,300	0.8%	478,200	467,800	4,700	1.0%
2035		1,314,300	9,900	0.8%	501,300	490,200	4,500	0.9%
2040		1,362,500	9,600	0.7%	523,700	511,900	4,300	0.9%

Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, 1970, 1980, 1990, 2000 and 2010 (figures as of April 1); and housing units and households 1970 and 1980. Department of Neighborhood and Community Services, Fairfax County, all other estimates; Integrated Parcel Lifecycle System (IPLS) 2015.

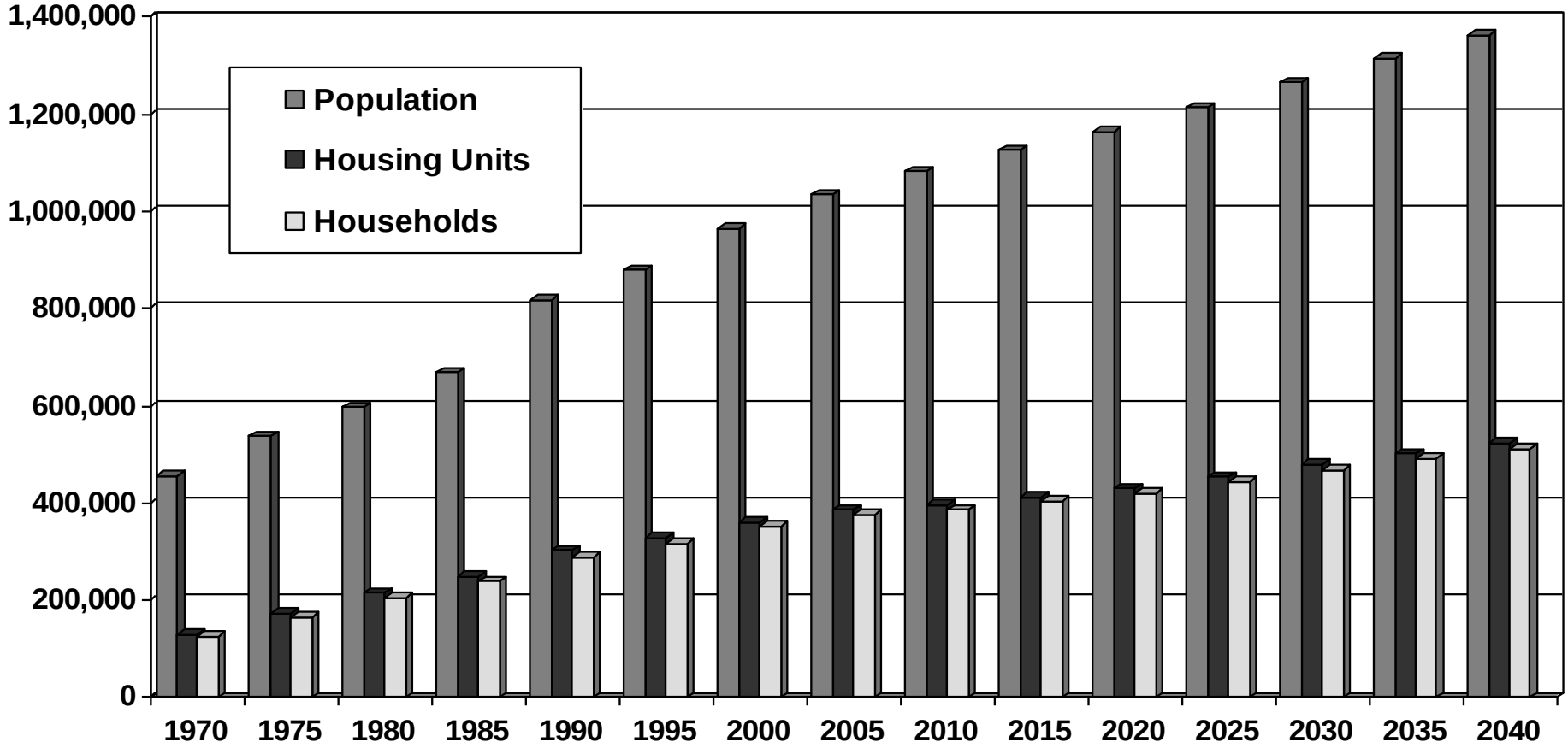
Note: All numbers are rounded to nearest hundred. Households are occupied housing units.

[1] *Datum is 1970 Census total population after 1975 revision.*

[2] *Datum is 2010 Census total population after 2014 revision.*

FIGURE 2.1

Historical, Estimated and Forecast
Population, Housing Units and Households
Fairfax County, 1970 through 2040



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

Fairfax County Department of Neighborhood and Community Services, all other estimates; 2015 Integrated Parcel Lifecycle System (IPLS).

TABLE 2.2

Population Age Distribution
Fairfax County, 1970 through 2010

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

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

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

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

TABLE 2.3

Projected Population Age Distribution
Fairfax County, 2015 through 2035

Age Group	2015		2020		2025		2030		2035	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	75,501	6.7%	75,934	6.5%	79,032	6.5%	83,510	6.6%	87,547	6.7%
5 to 9	76,948	6.8%	77,711	6.7%	80,149	6.6%	83,533	6.6%	87,771	6.7%
10 to 14	71,391	6.3%	78,691	6.8%	81,779	6.7%	84,676	6.7%	88,107	6.7%
15 to 19	71,394	6.3%	72,754	6.3%	76,350	6.3%	79,503	6.3%	82,341	6.3%
20 to 24	66,791	5.9%	70,348	6.1%	74,732	6.2%	78,251	6.2%	81,236	6.2%
25 to 34	159,809	14.2%	160,250	13.8%	170,465	14.1%	179,302	14.2%	186,756	14.2%
35 to 44	164,481	14.6%	165,127	14.2%	169,690	14.0%	177,406	14.0%	186,080	14.2%
45 to 54	169,669	15.1%	161,780	13.9%	163,761	13.5%	168,627	13.3%	174,203	13.3%
55 to 64	140,373	12.5%	147,969	12.7%	145,048	12.0%	142,950	11.3%	145,805	11.1%
65 and Over	129,029	11.5%	151,982	13.1%	172,195	14.2%	186,959	14.8%	194,466	14.8%
Total	1,125,385	100.0%	1,162,547	100.0%	1,213,202	100.0%	1,264,717	100.0%	1,314,312	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

TABLE 2.4

Population of Towns
Fairfax County, 1990 through 2015

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1990	176	16,143	14,852	31,171
1991	196	16,521	14,704	31,421
1992	224	15,750	14,911	30,885
1993	226	15,792	15,128	31,146
1994	222	16,061	14,644	30,927
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**

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

Fairfax County Department of Neighborhood and Community Services, 1991 through 1999, 2001 through 2009, 2011 through 2015.

TABLE 2.5

Racial and Ethnic Population Distribution
Fairfax County, 2000, 2010 and 2014

Race	2000		2010		2014	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	705,847	63.2%
Black	83,098	8.6%	99,218	9.2%	107,526	9.6%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	210,488	18.9%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	2,655	0.2%
Other	79,457	8.2%	110,109	10.2%	89,729	8.0%
Fairfax County Total Population	969,749	100.0%	1,081,726	100.0%	1,116,246	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	182,913	16.4%

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

and Fairfax County Department of Neighborhood and Community Services, 2014 population.

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

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.

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

TABLE 2.7

Household and Family Income Distribution Fairfax County, 2014

Income Level	Percent of Households	Percent of Families
Under $25,000	7.7%	5.7%
$25,000 - $49,999	10.0%	8.9%
$50,000 - $74,999	13.3%	10.9%
$75,000 - $99,999	13.3%	11.7%
$100,000 - $149,999	21.4%	20.6%
$150,000 or More	34.3%	42.2%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, American Community Survey, 2014.

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

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

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

TABLE 2.8

Estimates of Median Household Income and Median Family Income Fairfax County, 1985 through 2014

Year	Median Household Income	Median Family Income
1985	$49,700	$54,200
1987	$55,100	$62,000
1989	$59,284	$65,201
1991	$61,000	$70,000
1993	$64,000	$72,000
1995	$70,000	$78,000
1997	$72,000	$84,000
1999	$81,050	$92,146
2000	$82,000	$95,000
2001	$84,683	$99,085
2002	$85,310	$95,612
2003	$80,753	$93,978
2004	$88,133	$90,194
2005	$94,610	$110,107
2006	$100,318	$119,812
2007	$105,241	$122,027
2008	$107,448	$126,910
2009	$102,499	$122,651
2010	$103,010	$122,189
2011	$105,797	$119,634
2012	$107,096	$124,831
2013	$111,079	$128,066
2014	**$110,674**	**$130,071**

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1989 and 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey, 2002 - 2014; and Fairfax County Department of Neighborhood and Community Services, all other years.

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

Year	Single Family Detached		Single Family Attached		Multifamily		Total Housing Units	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
1950	19,979	75.2%	1,997	7.5%	4,582	17.2%	**26,558**	**100.0%**
1960	59,261	85.6%	3,526	5.0%	6,394	9.2%	**69,181**	**100.0%**
1970*	91,134	69.6%	7,747	5.9%	31,887	24.3%	**130,768**	**100.0%**
1980*	125,717	58.2%	31,882	14.7%	58,072	26.9%	**215,671**	**100.0%**
1990	163,029	53.9%	67,306	22.2%	72,129	23.8%	**302,464**	**100.0%**
2000	181,591	50.5%	87,171	24.2%	90,198	25.1%	**358,960**	**100.0%**
2010	191,873	48.4%	98,972	24.9%	105,541	26.6%	**396,386**	**100.0%**
2015	**195,034**	**47.3%**	**100,161**	**24.2%**	**117,003**	**28.3%**	**412,198**	**100.0%**
2020	196,804	45.7%	100,777	23.4%	132,558	30.8%	**430,138**	**100.0%**
2025	199,401	43.9%	101,105	22.2%	153,693	33.8%	**454,198**	**100.0%**
2030	202,718	42.3%	101,279	21.1%	174,204	36.4%	**478,201**	**100.0%**
2035	205,920	41.0%	101,393	20.2%	194,008	38.6%	**501,320**	**100.0%**
2040	209,089	39.9%	101,560	19.3%	213,075	40.6%	**523,725**	**100.0%**
2045	211,929	38.9%	101,737	18.6%	230,668	42.3%	**544,334**	**100.0%**

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Neighborhood and Community Services, 1990 through 2045, Integrated Parcel Lifecycle System (IPLS) 2015.

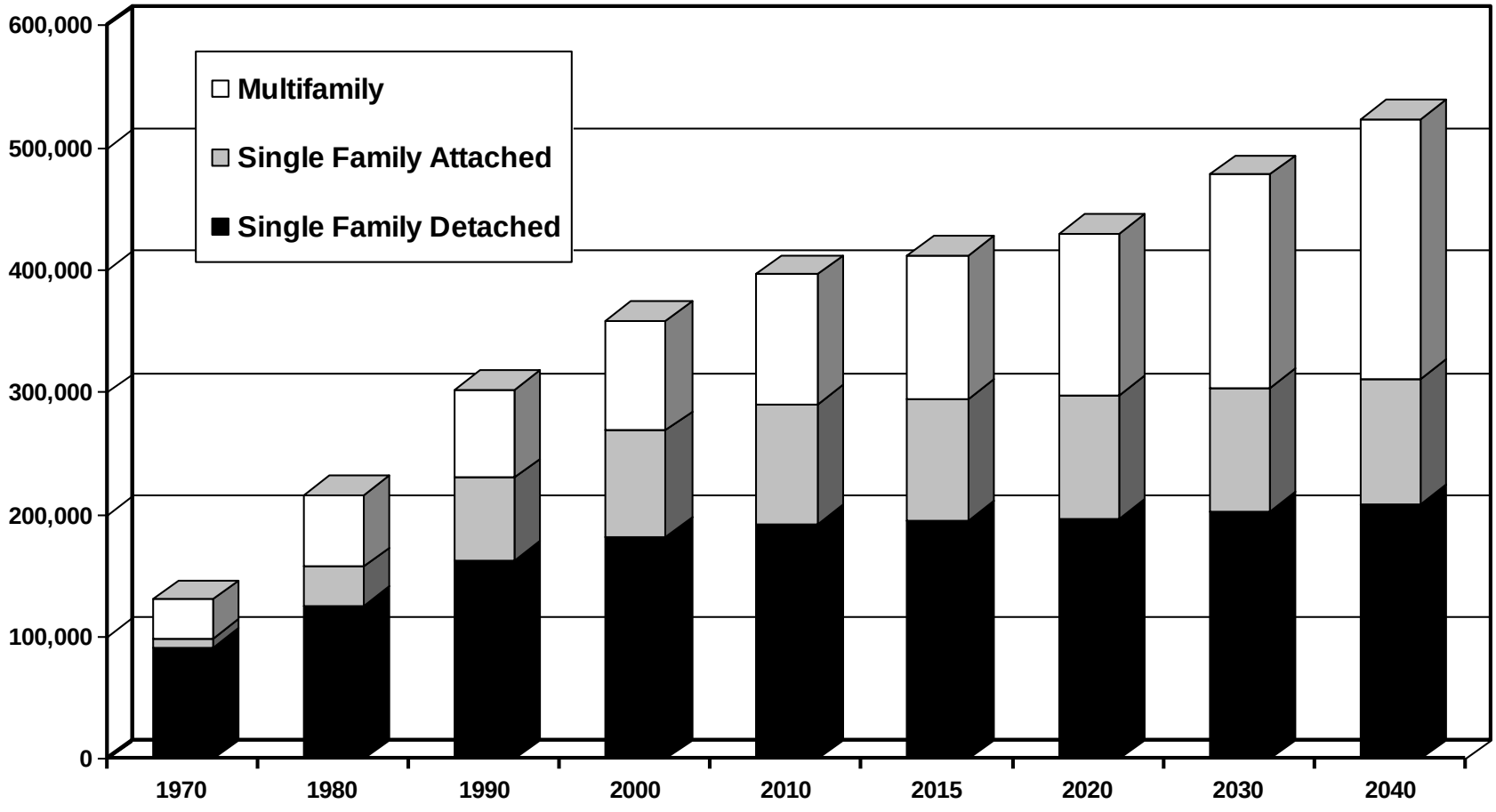
Note: 1950 through 2015 are estimates and 2020 through 2045 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units.

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

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

FIGURE 2.2

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



Sources: U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Neighborhood and Community Services, 1990 through 2040, 2015 Integrated Parcel Lifecycle System (IPLS).

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

TABLE 2.10

Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1981 through 2014

Year	Total Units	Vacancy Rate	Average Monthly Rent
1981	43,114	2.6%	$367
1982	42,238	2.6%	$403
1983	41,600	3.0%	$430
1984	40,813	2.1%	$466
1985	40,186	2.2%	$517
1986	40,762	2.5%	$566
1987	41,745	4.4%	$615
1988	42,802	3.1%	$662
1989	45,578	7.4%	$705
1990	48,567	6.6%	$734
1991	49,253	7.6%	$747
1992	50,148	6.2%	$739
1993	49,811	5.2%	$753
1994	50,184	4.7%	$767
1995	50,111	4.9%	$792
1996	51,186	5.4%	$800
1997	52,024	5.0%	$809
1998	54,243	5.5%	$849
2000	57,226	1.6%	$989
2001	59,128	2.5%	$1,129
2002	60,175	5.5%	$1,157
2003	61,297	5.6%	$1,168
2004	62,934	5.6%	$1,157
2005	63,269	6.8%	$1,202
2006	62,156	6.0%	$1,247
2007	62,182	5.9%	$1,311
2008	64,316	6.8%	$1,341
2009	65,571	8.2%	$1,375
2010	66,327	6.2%	$1,383
2011	67,485	5.0%	$1,433
2012	68,396	5.5%	$1,546
2013	69,547	5.6%	$1,590
2014	**71,670**	**7.6%**	**$1,640**

Source: Fairfax County Department of Neighborhood and Community Services, 2014.

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

TABLE 2.11

Estimated Median Market Value Owned Housing Units Fairfax County, 1983 through 2015

Year	Median Market Value	Percent Change
1983	$103,600	-0.5%
1984	$108,100	4.3%
1985	$110,500	2.2%
1986	$118,400	7.1%
1987	$133,400	12.7%
1988	$152,800	14.5%
1989	$179,500	17.5%
1990	$194,700	8.5%
1991	$190,100	-2.4%
1992	$183,700	-3.4%
1993	$183,500	-0.1%
1994	$184,400	0.5%
1995	$186,800	1.3%
1996	$186,300	-0.3%
1997	$185,700	-0.3%
1998	$185,600	-0.1%
1999	$192,100	3.5%
2000	$226,800	18.1%
2001	$229,200	1.1%
2002	$265,600	15.9%
2003	$307,600	15.8%
2004	$349,000	13.5%
2005	$431,705	23.7%
2006	$538,940	24.8%
2007	$536,162	-0.5%
2008	$502,205	-6.3%
2009	$441,679	-12.1%
2010	$418,440	-5.3%
2011	$429,155	2.6%
2012	$430,855	0.4%
2013	$442,370	2.7%
2014	$447,541	1.2%
2015	**$492,126**	**10.0%**

Source: Fairfax County Department of Neighborhood and Community Services, Integrated Parcel Lifecycle System (IPLS) 2015.

TABLE 2.12

2010 and 2014 Population, Median Household Income and Median Family Income by Selected Jurisdictions in the Washington DC Metropolitan Area, State of Virginia and the United States

	2010 Census			2014		
Jurisdiction	**Population**	**Median Household Income**	**Median Family Income**	**Population**	**Median Household Income**	**Median Family Income**
Fairfax County, VA	**1,081,699***	**103,010**	**122,189**	**1,137,538**	**110,674**	**130,071**
Arlington County, VA	207,627	94,986	116,586	226,908	109,266	137,337
Fauquier County, VA	65,203	85,614	94,402	68,248	91,987	104,274
Loudoun County, VA	312,311	119,540	126,174	363,050	122,294	135,045
Prince William County, VA	402,002	92,655	102,117	446,094	92,104	101,433
Spotsylvania County, VA	122,397	72,217	77,868	129,188	75,686	87,437
Stafford County, VA	128,961	94,317	101,015	139,992	93,422	106,554
Alexandria City, VA	139,993*	77,793	101,064	150,575	86,809	110,821
Anne Arundel County, MD	537,656	81,455	97,974	560,133	87,217	100,626
Calvert County, MD	88,737	88,862	100,397	90,613	95,110	100,751
Charles County, MD	146,551	87,007	95,366	154,747	88,803	99,740
Frederick County, MD	233,385	82,133	95,786	243,675	84,203	98,717
Howard County, MD	287,085	101,771	120,664	309,284	107,490	127,223
Montgomery County, MD	971,777	89,155	108,828	1,030,447	97,765	115,150
Prince Georges County, MD	863,420	70,019	80,032	904,430	72,290	83,167
District of Columbia	601,723	60,903	77,514	658,893	71,648	84,094
Berkeley County, WV	104,169	50,724	62,136	110,497	58,754	69,201
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	6,032,744	91,193	105,854
State of Virginia	8,001,024	60,674	72,476	8,326,289	64,902	78,290
United States	308,745,538	50,046	60,609	318,857,056	53,657	65,910

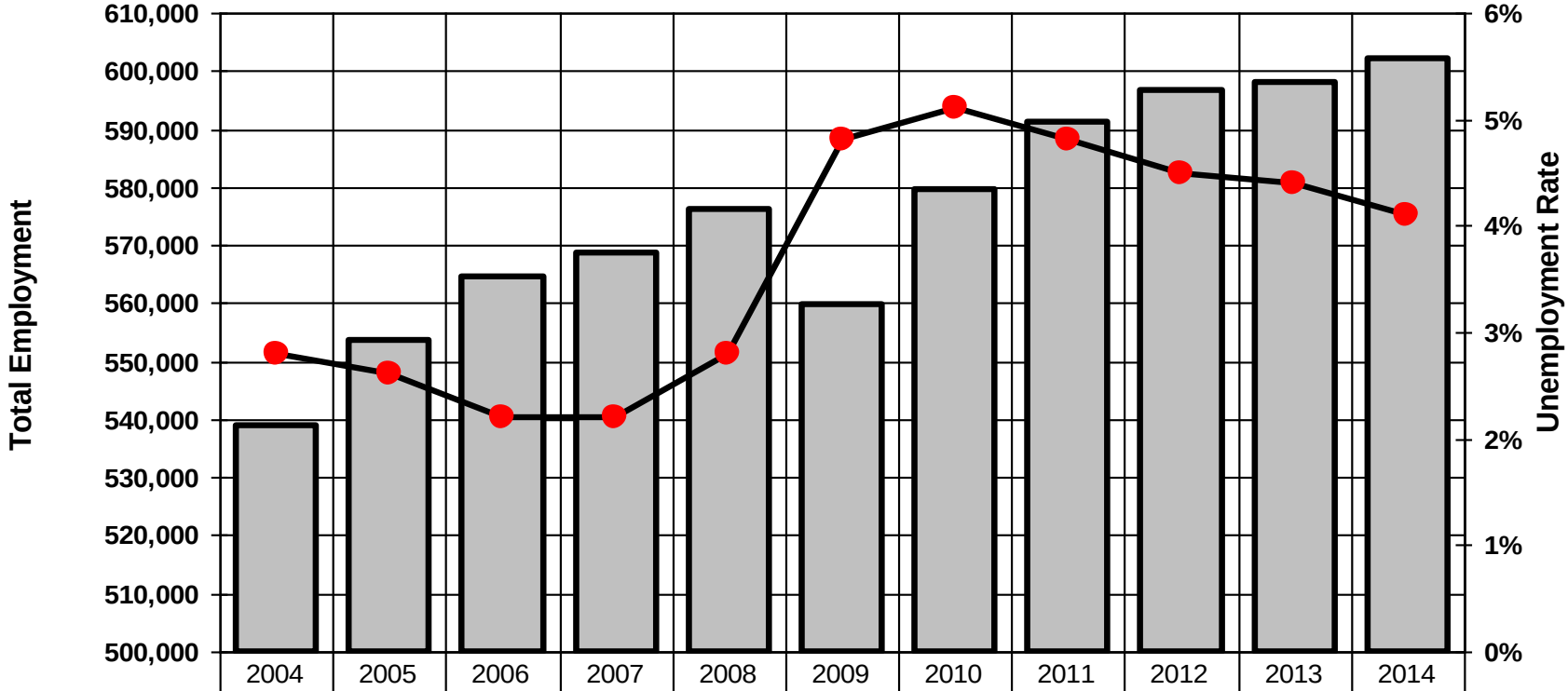
Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2014 American Community Survey.

**2010 Census of Population and Housing was revised in 2014 for Fairfax County, Virginia and City of Alexandria, Virginia*

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

FIGURE 2.3

Average Annual Unemployment Rate and Average Annual Total Employment Fairfax County, 2004 through 2014



	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Total Employment	538,900	553,530	564,587	568,732	576,057	559,644	579,498	591,067	596,667	598,080	601,998
Unemployment Rate	2.8%	2.6%	2.2%	2.2%	2.8%	4.8%	5.1%	4.8%	4.5%	4.4%	4.1%

Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of January 19, 2016.

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

CURRENT POPULATION, HOUSING UNITS AND HOUSEHOLDS

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

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

For detailed methodology, please refer to Appendix A.

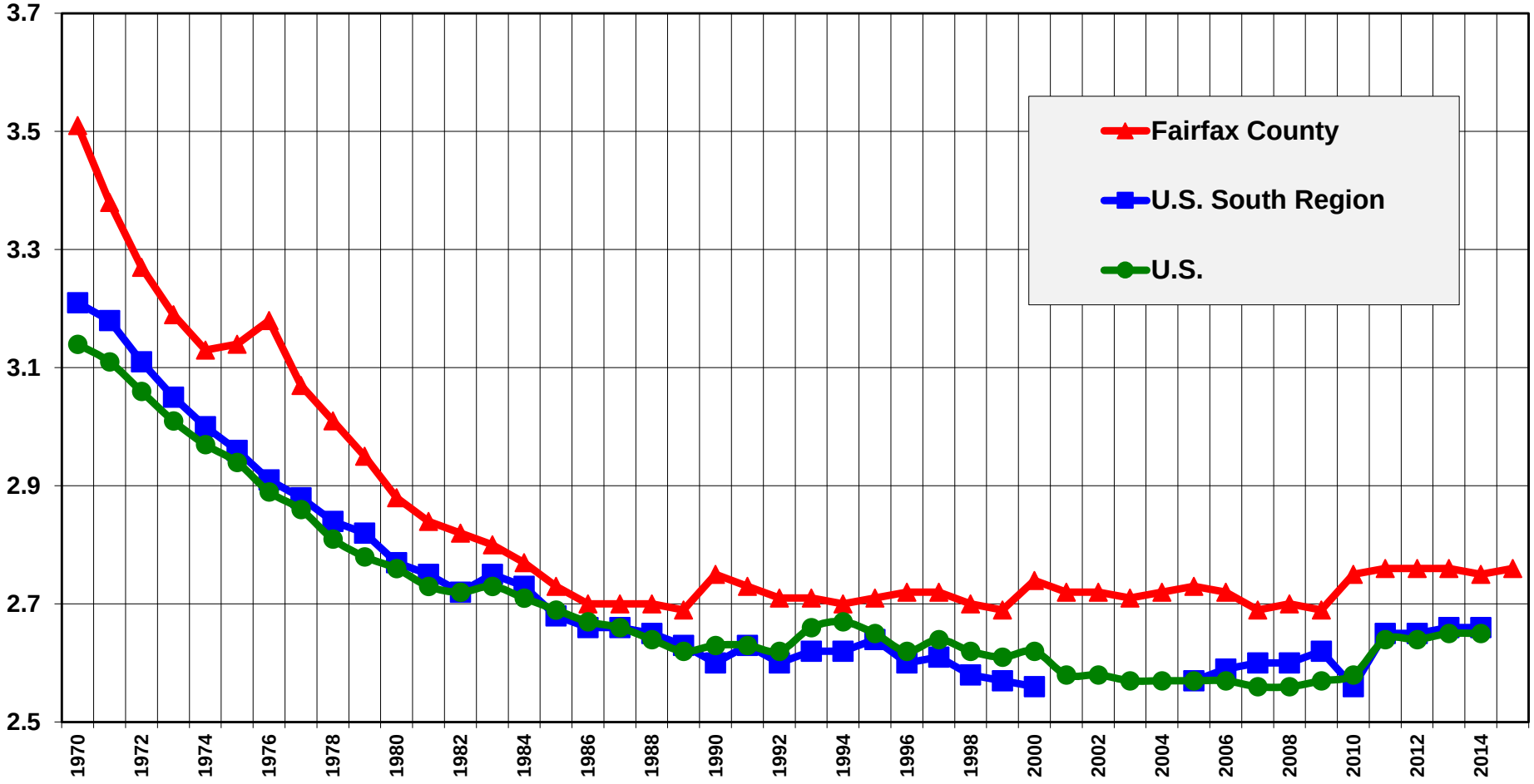
Table 3.1

Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2015

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	3.00	3.10	2.51		2.89	1.43	1.45	1.43
Baileys	2.81	2.99	2.37		2.54	1.96	1.35	1.57
Bull Run	3.28	3.06	2.11	2.64	2.95	1.06	4.11	1.69
Fairfax	3.09	2.70	2.17	3.33	2.61	1.12	4.20	2.46
Jefferson	2.90	2.65	2.27		2.56	2.11	5.88	3.98
Lincolnia	2.72	2.76	2.80		2.76	2.08	4.74	3.19
Lower Potomac	3.43	3.25	2.23		3.11	1.49	4.91	2.25
McLean	2.89	2.56	1.84		2.53	1.95	2.74	2.20
Mount Vernon	2.84	2.90	2.10	2.78	2.55	1.93	2.47	2.14
Pohick	3.10	3.00	1.78		3.03	0.89	3.10	0.96
Rose Hill	2.83	2.69	1.86		2.57	1.74	3.73	2.18
Springfield	3.19	2.91	2.01		2.83	1.37	3.64	1.87
Upper Potomac	3.13	2.77	2.05		2.72	1.55	3.80	2.22
Vienna	2.99	3.01	2.32		2.88	0.61	6.15	1.56
Fairfax County	3.05	2.90	2.15	2.79	2.76	1.39	3.56	2.00

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1970 through 2015



Sources: U.S. Bureau of the Census; Fairfax County Department of Neighborhood and Community Services, 2015.

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

TABLE 3.2

Special Institutional (Group Quarters) Population
Fairfax County, January 2015

Type	Total
Fort Belvoir Barracks	404
George Mason University	6,278
Correctional Institutions	1,286
Other*	2,369
Total	**10,337**

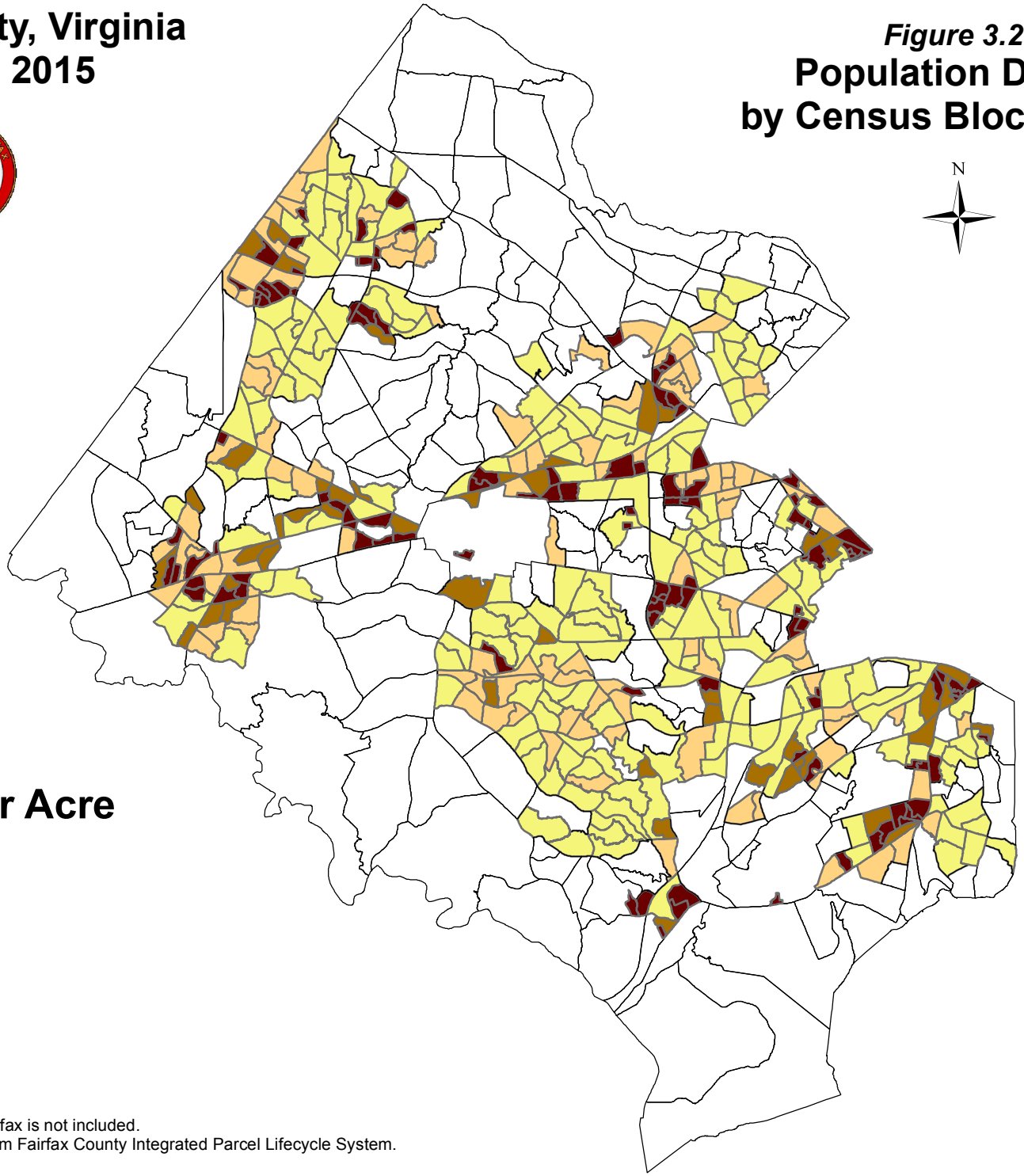
Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Neighborhood and Community Services, 2015.

**Includes nursing homes, shelters and half-way houses.*

Fairfax County, Virginia
January 2015

Figure 3.2

Population Density by Census Block Groups



Persons Per Acre

- 0 - 5
- 6 - 8
- 9 - 12
- 13 - 15
- 16 - 124

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

Table 3.3

2015 Population, Housing Units and Households by Supervisor District
Fairfax County, January 2015

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	121,841	41,323	40,812	17,389	7.0	27.17	4,484
Dranesville 1/	125,080	43,691	42,914	40,733	3.1	63.65	1,965
Hunter Mill 2/	127,308	51,019	49,824	24,001	5.3	37.50	3,395
Lee	122,154	45,086	44,051	17,261	7.1	26.97	4,529
Mason	114,010	42,776	41,926	14,213	8.0	22.21	5,133
Mount Vernon	128,199	48,661	47,698	47,242	2.7	73.82	1,737
Providence	134,628	54,294	52,578	17,065	7.9	26.66	5,050
Springfield 3/	122,685	42,739	42,185	46,427	2.6	72.54	1,691
Sully	129,480	42,609	41,948	36,000	3.6	56.25	2,302
Fairfax County	1,125,385	412,198	403,934	260,330	4.3	406.77	2,767

Table 3.4

2015 Population, Housing Units and Households by Town
Fairfax County, January 2015

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	275	87	86	159	1.7	0.25	1,098
Town of Herndon	23,607	7,875	7,742	2,736	8.6	4.28	5,516
Town of Vienna	16,650	5,625	5,558	2,816	5.9	4.40	3,784
Towns Total	40,532	13,587	13,386	5,711	7.1	8.92	4,544

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 3.5

2015 Population, Housing Units and Households by Planning District
Fairfax County, January 2015

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	74,715	26,079	25,705	11,947	6.3	18.67	4,002
Baileys	44,505	17,740	17,461	4,049	11.0	6.33	7,031
Bull Run	129,514	44,495	43,745	32,002	4.0	50.00	2,590
Fairfax	76,228	26,930	26,267	12,977	5.9	20.28	3,759
Jefferson	57,027	23,186	22,264	6,339	9.0	9.90	5,760
Lincolnia	18,832	7,038	6,814	2,055	9.2	3.21	5,867
Lower Potomac	38,369	12,424	12,145	29,271	1.3	45.74	839
McLean	74,163	29,718	29,064	19,372	3.8	30.27	2,450
Mount Vernon	98,835	39,517	38,669	14,401	6.9	22.50	4,393
Pohick 1/	140,185	46,665	46,218	48,947	2.9	76.48	1,833
Rose Hill	52,048	20,692	20,240	9,121	5.7	14.25	3,652
Springfield	56,484	20,237	19,859	10,433	5.4	16.30	3,465
Upper Potomac 2/	193,110	72,404	70,799	47,487	4.1	74.20	2,603
Vienna 3/	71,371	25,073	24,683	11,982	6.0	18.72	3,813
Fairfax County	1,125,385	412,198	403,934	260,381	4.3	406.85	2,766

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 3.6

2015 Population, Housing Units and Households by Human Services Region
Fairfax County, January 2015

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	252,913	94,531	92,525	64,102	3.9	100.16	2,525
Region 2	243,455	91,784	89,477	31,091	7.8	48.58	5,011
Region 3 1/	320,852	122,264	119,712	78,834	4.1	123.18	2,605
Region 4 2/	308,165	103,619	102,221	86,354	3.6	134.93	2,284
Fairfax County	1,125,385	412,198	403,934	260,381	4.3	406.85	2,766

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

1/ Includes the Town of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 3.7

2015 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2015

ZIP Code	Population	Housing Units	Households
20120	42,060	14,079	13,822
20121	29,920	10,224	10,045
20124	15,703	4,918	4,875
20151	21,736	6,772	6,705
20152	3	1	1
20164	3	1	1
20170	41,325	13,826	13,593
20171	48,257	17,641	17,248
20190	18,848	10,201	9,745
20191	28,792	11,779	11,468
20194	14,234	5,858	5,757
22003	56,169	19,722	19,435
22015	43,234	14,805	14,652
22027	2,287	724	716
22030	41,549	13,101	12,859
22031	31,353	12,183	11,496
22032	28,827	9,607	9,544
22033	39,395	15,965	15,598
22039	19,035	6,087	6,068
22041	27,034	10,680	10,530
22042	31,201	11,920	11,532
22043	24,930	9,474	9,328
22044	10,918	4,594	4,514
22046	5,152	2,065	2,015
22060	10,577	3,051	3,019
22066	19,026	5,758	5,733

(Continued)

Table 3.7

2015 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2015

ZIP Code	Population	Housing Units	Households
22067	173		
22079	34,193	11,646	11,357
22101	29,867	11,202	10,977
22102	25,695	12,035	11,682
22124	18,458	6,597	6,527
22150	28,074	9,483	9,245
22151	17,357	5,886	5,803
22152	28,408	10,349	10,253
22153	32,449	10,796	10,651
22180	27,277	10,081	9,794
22181	15,635	5,501	5,463
22182	27,635	9,439	9,390
22203	318	150	147
22204	45	14	14
22206	6	2	2
22207	133	48	47
22213	3	1	1
22302	1,423	650	630
22303	15,817	8,252	8,062
22304	345	148	145
22306	31,349	12,324	12,019
22307	10,782	4,714	4,665
22308	13,405	4,831	4,760
22309	33,814	11,742	11,475
22310	28,794	10,973	10,726
22311	1,662	611	607

(Continued)

Table 3.7

2015 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2015

ZIP Code	Population	Housing Units	Households
22312	23,283	8,541	8,282
22315	27,418	11,146	10,912
Fairfax County	1,125,385	412,198	403,934

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

Table 3.8
2015 Population, Housing Units and Households by Sewershed
Fairfax County, January 2015

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	33,131	11,431	11,206	4,870	6.8	7.61	4,354
A2	9,919	4,322	4,191	813	12.2	1.27	7,810
A3	4,290	1,696	1,668	310	13.8	0.48	8,938
B1	6,203	2,156	2,094	1,138	5.5	1.78	3,485
B2	23,933	9,433	9,175	3,579	6.7	5.59	4,281
B3	2,880	830	826	1,702	1.7	2.66	1,083
B5	23,607	7,875	7,742	2,770	8.5	4.33	5,452
C1	3,627	1,087	1,082	4,932	0.7	7.71	470
C2	3,783	1,247	1,241	5,434	0.7	8.49	446
D1	10,288	3,132	3,099	6,746	1.5	10.54	976
D2	25,024	11,803	11,424	5,328	4.7	8.33	3,004
D3	80,030	29,660	29,217	22,942	3.5	35.85	2,232
E1	19,040	9,341	9,072	4,172	4.6	6.52	2,920
E2	2,059	643	624	1,511	1.4	2.36	873
F	7,789	3,077	3,016	1,289	6.0	2.01	3,875
G1	36,591	13,760	13,513	5,564	6.6	8.69	4,211
G2	3,235	1,283	1,257	747	4.3	1.17	2,765
G3	2,237	758	743	2,159	1.0	3.37	664
G4	968	348	341	185	5.2	0.29	3,337
H1	14,715	6,122	6,001	1,195	12.3	1.87	7,869
H2	6,776	3,534	3,499	105	64.4	0.16	42,352
H3	873	326	318	89	9.8	0.14	6,238
I1	73,062	27,532	26,740	9,109	8.0	14.23	5,134
I2	3,378	1,252	1,226	614	5.5	0.96	3,519
I3	62,716	21,886	21,396	9,274	6.8	14.49	4,328

(Continued)

Table 3.8
2015 Population, Housing Units and Households by Sewershed
Fairfax County, January 2015

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I4	236	79	77	59	4.0	0.09	2,625
I5	955	320	312	97	9.9	0.15	6,368
I6	6	2	2	1,656	0.0	2.59	2
J1	22,093	9,505	9,290	2,558	8.6	4.00	5,523
J2	7,808	3,835	3,744	747	10.5	1.17	6,673
J3	5,998	2,281	2,229	716	8.4	1.12	5,356
J4	3,910	2,120	2,109	838	4.7	1.31	2,985
K	47,441	17,833	17,461	6,870	6.9	10.73	4,421
L	51,849	19,994	19,543	9,832	5.3	15.36	3,376
M0	7,062	1,924	1,851	4,530	1.6	7.08	997
M1	12,786	5,130	5,027	1,174	10.9	1.84	6,949
M2	80,710	29,442	28,622	10,326	7.8	16.13	5,004
M3	19,457	6,473	6,397	3,411	5.7	5.33	3,651
M4	21,837	7,932	7,826	4,013	5.4	6.27	3,483
M5	11,827	4,631	4,526	2,744	4.3	4.29	2,757
M6	19,491	7,271	7,119	3,709	5.3	5.79	3,366
M7	521	199	193	36	14.5	0.06	8,686
M8	9,142	2,648	2,620	7,288	1.3	11.39	803
M9	16,584	7,781	7,585	1,708	9.7	2.67	6,211
N1	126,967	40,590	40,059	17,237	7.4	26.93	4,715
N2	18,765	6,209	6,150	4,967	3.8	7.76	2,418
O1	1,426	495	486	7,586	0.2	11.85	120
P	187	60	59	1,295	0.1	2.02	93
P1	2,391	811	790	1,065	2.2	1.66	1,441
P2	519	180	177	119	4.4	0.19	2,729

(Continued)

Table 3.8
2015 Population, Housing Units and Households by Sewershed
Fairfax County, January 2015

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P3	3,823	1,160	1,150	1,063	3.6	1.66	2,303
P4	219	76	75	96	2.3	0.15	1,460
P5	889	307	297	2,065	0.4	3.23	275
Q1	7,661	2,555	2,540	16,528	0.5	25.83	297
R1	9,004	2,853	2,835	9,979	0.9	15.59	578
R2	879	289	287	392	2.2	0.61	1,441
R3	275	87	86	159	1.7	0.25	1,098
R4	1,004	319	317	621	1.6	0.97	1,035
S1	34,226	11,275	11,118	4,997	6.8	7.81	4,382
S2	1,206	382	378	3,284	0.4	5.13	235
T1	5,409	1,857	1,836	6,438	0.8	10.06	538
T2	27,181	8,637	8,515	4,740	5.7	7.41	3,668
T3	18,957	5,861	5,793	5,264	3.6	8.22	2,306
T4	26,899	11,347	11,084	2,844	9.5	4.44	6,058
T5	28,761	10,230	10,012	3,557	8.1	5.56	5,173
T6	413	116	115	3,707	0.1	5.79	71
T7	8,456	2,568	2,530	3,789	2.2	5.92	1,428
Fairfax County	1,125,385	412,198	403,934	260,682	4.3	407.32	2,763

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,648	1,301	1,279	590	6.2	0.92	3,957
4152	3,296	1,938	1,930	1,246	2.6	1.95	1,694
4153	4,086	1,492	1,471	530	7.7	0.83	4,934
4154.01	4,734	2,142	2,076	400	11.8	0.62	7,578
4154.02	2,647	1,131	1,113	592	4.5	0.92	2,861
4155	6,126	2,264	2,224	960	6.4	1.50	4,082
4156	2,703	1,066	1,050	1,129	2.4	1.76	1,532
4157	4,043	1,372	1,352	856	4.7	1.34	3,022
4158	4,717	1,727	1,702	939	5.0	1.47	3,216
4159	3,167	1,208	1,176	1,202	2.6	1.88	1,687
4160	5,850	2,026	1,979	850	6.9	1.33	4,405
4161	3,765	1,504	1,465	1,833	2.1	2.86	1,314
4162	6,182	1,519	1,510	5,694	1.1	8.90	695
4163	2,333	810	795	12,803	0.2	20.01	117
4201	3,949	1,168	1,150	912	4.3	1.43	2,770
4202.01	3,645	1,299	1,272	472	7.7	0.74	4,937
4202.02	2,104	1,066	1,038	162	13.0	0.25	8,335
4202.03	2,742	972	951	497	5.5	0.78	3,532
4203	6,125	2,161	2,119	1,098	5.6	1.72	3,570
4204	3,676	2,428	2,368	215	17.1	0.34	10,951
4205.01	1,513	1,006	980	23	66.5	0.04	42,588
4205.02	1,722	1,036	1,012	75	22.9	0.12	14,680
4205.03	3,535	1,695	1,654	184	19.2	0.29	12,295
4206	4,740	1,974	1,927	340	13.9	0.53	8,919
4207	4,150	1,448	1,417	709	5.9	1.11	3,745
4208	3,757	1,204	1,179	677	5.5	1.06	3,550
4210.01	2,961	1,016	996	434	6.8	0.68	4,363
4210.02	4,994	2,089	2,027	1,114	4.5	1.74	2,868
4211.01	5,932	2,167	2,131	710	8.4	1.11	5,350

(Continued)

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4211.02	3,710	1,529	1,490	388	9.6	0.61	6,116
4211.03	5,159	2,029	1,989	1,224	4.2	1.91	2,696
4212	1,889	689	680	405	4.7	0.63	2,987
4213	3,772	1,461	1,440	1,984	1.9	3.10	1,217
4214	7,414	2,986	2,892	470	15.8	0.73	10,094
4215	6,943	2,411	2,355	449	15.5	0.70	9,892
4216	5,973	1,967	1,925	284	21.0	0.44	13,472
4217.01	4,738	1,422	1,394	209	22.7	0.33	14,524
4217.02	4,523	1,264	1,230	496	9.1	0.78	5,831
4218	5,815	2,358	2,313	488	11.9	0.76	7,623
4219	2,829	815	807	3,677	0.8	5.75	492
4220	3,756	1,377	1,350	1,095	3.4	1.71	2,196
4221.01	7,126	2,600	2,510	610	11.7	0.95	7,480
4221.02	6,512	2,084	2,037	1,686	3.9	2.63	2,472
4222.01	3,606	1,116	1,091	1,281	2.8	2.00	1,801
4222.02	6,276	2,172	2,112	2,119	3.0	3.31	1,896
4223.01	3,000	1,346	1,319	324	9.3	0.51	5,934
4223.02	5,567	2,509	2,445	608	9.2	0.95	5,858
4224.01	2,038	1,116	1,076	138	14.7	0.22	9,429
4224.02	5,333	2,108	2,065	468	11.4	0.73	7,297
4224.03	2,444	1,007	991	542	4.5	0.85	2,883
4301.01	4,599	1,534	1,524	838	5.5	1.31	3,513
4301.02	2,786	1,036	1,029	259	10.8	0.40	6,886
4302.01	4,603	1,425	1,416	494	9.3	0.77	5,959
4302.02	5,086	1,622	1,611	721	7.1	1.13	4,513
4302.03	2,690	902	896	387	6.9	0.61	4,446
4304	7,192	2,322	2,286	1,493	4.8	2.33	3,083
4305	1,624	571	562	280	5.8	0.44	3,719
4306	7,486	1,809	1,770	652	11.5	1.02	7,352

(Continued)

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4307	2,807	929	915	646	4.3	1.01	2,782
4308.01	4,223	1,513	1,499	606	7.0	0.95	4,460
4308.02	3,836	1,812	1,794	499	7.7	0.78	4,925
4309.01	4,254	1,413	1,400	475	9.0	0.74	5,730
4309.02	3,441	1,088	1,078	493	7.0	0.77	4,467
4310.01	4,547	1,574	1,560	571	8.0	0.89	5,095
4310.02	2,116	752	745	206	10.3	0.32	6,575
4313	4,166	1,417	1,404	672	6.2	1.05	3,969
4314	4,590	1,462	1,449	551	8.3	0.86	5,327
4315	5,334	2,027	2,008	958	5.6	1.50	3,563
4316	8,838	3,488	3,383	1,064	8.3	1.66	5,315
4318.01	4,259	1,440	1,427	370	11.5	0.58	7,357
4318.02	3,369	1,039	1,030	477	7.1	0.75	4,517
4319	3,258	1,053	1,044	393	8.3	0.61	5,312
4320	3,315	1,127	1,117	456	7.3	0.71	4,648
4321	3,629	1,449	1,427	408	8.9	0.64	5,689
4322.01	1,778	851	836	145	12.3	0.23	7,845
4322.02	4,640	1,613	1,596	614	7.6	0.96	4,839
4323	5,376	1,735	1,718	741	7.3	1.16	4,642
4324.01	3,572	1,179	1,169	490	7.3	0.77	4,662
4324.02	5,172	1,658	1,639	713	7.3	1.11	4,643
4325	5,764	1,884	1,860	820	7.0	1.28	4,498
4326	5,022	1,548	1,528	768	6.5	1.20	4,184
4327.01	3,196	1,089	1,075	500	6.4	0.78	4,092
4327.02	4,221	1,497	1,470	425	9.9	0.66	6,355
4328	2,213	772	762	831	2.7	1.30	1,705
4401	7,865	2,769	2,665	1,520	5.2	2.38	3,311
4402.01	4,254	1,910	1,782	550	7.7	0.86	4,952
4402.02	5,985	2,208	2,134	807	7.4	1.26	4,749

(Continued)

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4403	2,734	956	943	812	3.4	1.27	2,155
4405.01	5,052	1,657	1,646	1,102	4.6	1.72	2,934
4405.02	9,409	596	592	820	11.5	1.28	7,343
4406	3,197	943	936	863	3.7	1.35	2,371
4407.01	2,748	979	965	458	6.0	0.72	3,835
4407.02	5,226	1,806	1,781	865	6.0	1.35	3,866
4408	6,369	2,223	2,201	1,594	4.0	2.49	2,557
4501	5,160	2,259	2,171	527	9.8	0.82	6,269
4502	4,117	1,330	1,298	328	12.5	0.51	8,023
4503	4,286	1,529	1,481	434	9.9	0.68	6,317
4504	2,699	950	928	611	4.4	0.96	2,826
4505	2,817	883	862	257	11.0	0.40	7,018
4506.01	3,691	1,407	1,373	819	4.5	1.28	2,884
4506.02	4,071	1,797	1,721	329	12.4	0.51	7,920
4507.01	3,000	976	962	507	5.9	0.79	3,787
4507.02	4,320	1,472	1,449	304	14.2	0.47	9,097
4508	3,409	1,204	1,187	502	6.8	0.78	4,345
4509	1,707	606	592	357	4.8	0.56	3,059
4510	2,649	898	885	433	6.1	0.68	3,912
4511	2,168	829	809	461	4.7	0.72	3,007
4512	1,630	643	634	529	3.1	0.83	1,972
4513	2,201	917	903	438	5.0	0.68	3,217
4514	2,595	1,212	1,189	126	20.6	0.20	13,170
4515.01	5,550	2,248	2,204	314	17.7	0.49	11,327
4515.02	5,241	2,129	2,087	442	11.9	0.69	7,590
4516.01	5,516	1,581	1,561	239	23.1	0.37	14,791
4516.02	2,790	1,137	1,121	272	10.3	0.42	6,575
4518	3,375	1,128	1,104	585	5.8	0.91	3,690
4519	6,571	2,394	2,329	688	9.6	1.08	6,112

(Continued)

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4520	2,813	1,114	1,098	573	4.9	0.89	3,144
4521.01	5,215	1,681	1,656	835	6.2	1.30	3,998
4521.02	3,218	1,146	1,129	577	5.6	0.90	3,570
4522	6,215	2,157	2,125	578	10.8	0.90	6,886
4523.01	3,489	1,475	1,452	137	25.5	0.21	16,332
4523.02	4,902	1,698	1,672	149	32.8	0.23	21,005
4524	6,863	2,378	2,348	898	7.6	1.40	4,891
4525.01	3,746	1,382	1,355	1,210	3.1	1.89	1,982
4525.02	5,237	1,595	1,534	301	17.4	0.47	11,130
4526	6,006	2,690	2,599	750	8.0	1.17	5,122
4527	5,495	1,896	1,869	318	17.3	0.50	11,055
4528.01	4,766	2,528	2,503	286	16.7	0.45	10,678
4528.02	3,179	1,492	1,477	31	102.5	0.05	65,617
4601	4,567	1,462	1,459	1,627	2.8	2.54	1,796
4602	4,143	1,340	1,335	2,013	2.1	3.15	1,317
4603	2,890	967	965	557	5.2	0.87	3,319
4604	4,981	2,003	1,983	999	5.0	1.56	3,192
4605.01	2,650	879	877	554	4.8	0.87	3,063
4605.02	8,478	2,791	2,768	859	9.9	1.34	6,313
4606	4,065	1,353	1,346	694	5.9	1.08	3,747
4607.01	3,583	1,159	1,128	422	8.5	0.66	5,434
4607.02	4,618	1,566	1,560	698	6.6	1.09	4,232
4608	3,437	1,164	1,143	600	5.7	0.94	3,667
4609	2,546	873	870	676	3.8	1.06	2,410
4610	2,466	863	856	416	5.9	0.65	3,796
4611	7,584	2,595	2,576	1,607	4.7	2.51	3,020
4612.01	4,760	1,534	1,516	2,509	1.9	3.92	1,215
4612.02	5,803	2,547	2,493	820	7.1	1.28	4,531
4615	6,985	2,543	2,523	794	8.8	1.24	5,633

(Continued)

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4616.01	7,602	2,927	2,801	696	10.9	1.09	6,992
4616.02	7,752	3,883	3,550	402	19.3	0.63	12,354
4617	6,458	2,443	2,341	573	11.3	0.90	7,212
4618.01	1,071	542	539	77	13.9	0.12	8,893
4618.02	5,525	2,402	2,370	397	13.9	0.62	8,897
4619.01	3,873	1,408	1,307	226	17.2	0.35	10,978
4619.02	1,672	594	575	116	14.4	0.18	9,239
4701	2,894	979	959	1,874	1.5	2.93	988
4703	3,260	1,167	1,143	869	3.8	1.36	2,402
4704	4,523	1,737	1,702	1,424	3.2	2.23	2,033
4705	5,545	2,218	2,174	1,033	5.4	1.61	3,435
4706	3,117	1,172	1,148	601	5.2	0.94	3,318
4707	5,259	1,888	1,850	877	6.0	1.37	3,837
4708	2,928	1,089	1,067	488	6.0	0.76	3,837
4709	7,360	2,790	2,743	1,090	6.8	1.70	4,322
4710	2,081	847	832	464	4.5	0.73	2,871
4711	7,104	2,451	2,417	958	7.4	1.50	4,746
4712.01	2,826	1,568	1,522	180	15.7	0.28	10,025
4712.02	4,173	2,144	2,081	498	8.4	0.78	5,359
4713.01	4,114	1,634	1,602	181	22.7	0.28	14,543
4713.03	3,782	1,736	1,702	342	11.1	0.53	7,073
4713.04	1,866	651	644	368	5.1	0.57	3,247
4714.01	3,307	1,389	1,358	340	9.7	0.53	6,222
4714.02	3,404	1,222	1,199	492	6.9	0.77	4,425
4801	4,600	1,514	1,502	8,757	0.5	13.68	336
4802.01	4,555	1,646	1,597	1,654	2.8	2.58	1,762
4802.02	5,560	3,395	3,296	860	6.5	1.34	4,138
4802.03	3,385	1,572	1,527	93	36.4	0.15	23,314
4803	7,482	2,407	2,360	5,293	1.4	8.27	905

(Continued)

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4804.01	5,304	1,524	1,518	2,184	2.4	3.41	1,555
4804.02	6,953	2,000	1,991	5,270	1.3	8.23	844
4805.01	3,650	1,106	1,087	1,266	2.9	1.98	1,845
4805.02	6,290	1,953	1,920	745	8.4	1.16	5,403
4805.03	3,481	1,153	1,138	546	6.4	0.85	4,082
4805.04	1,969	840	827	353	5.6	0.55	3,568
4805.05	3,773	1,622	1,579	323	11.7	0.50	7,485
4808.01	4,807	1,580	1,553	571	8.4	0.89	5,392
4808.02	3,842	1,378	1,355	639	6.0	1.00	3,847
4809.01	6,281	1,949	1,916	680	9.2	1.06	5,909
4809.02	4,130	1,439	1,415	590	7.0	0.92	4,476
4809.03	4,548	1,529	1,504	291	15.6	0.46	9,992
4810	4,998	1,927	1,895	351	14.2	0.55	9,113
4811.01	2,088	1,178	1,136	214	9.8	0.33	6,258
4811.02	3,172	1,492	1,448	108	29.4	0.17	18,793
4811.03	3,281	1,241	1,213	149	21.9	0.23	14,046
4811.04	2,569	1,222	1,187	85	30.1	0.13	19,269
4811.05	5,388	1,698	1,672	836	6.4	1.31	4,124
4811.06	5,695	1,755	1,728	914	6.2	1.43	3,987
4812.01	1,472	392	382	349	4.2	0.55	2,696
4812.02	6,231	2,052	1,998	952	6.5	1.49	4,188
4814	6,230	2,734	2,664	1,410	4.4	2.20	2,828
4815	2,297	820	801	1,224	1.9	1.91	1,201
4816	3,565	1,144	1,130	2,175	1.6	3.40	1,049
4817.01	6,252	2,035	2,007	2,590	2.4	4.05	1,545
4817.02	4,082	1,975	1,923	692	5.9	1.08	3,777
4819	5,649	2,294	2,223	2,607	2.2	4.07	1,387
4820.01	5,467	1,839	1,818	1,027	5.3	1.60	3,407
4820.02	3,730	1,842	1,804	480	7.8	0.75	4,977

(Continued)

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4821	2,780	1,532	1,470	229	12.2	0.36	7,786
4822.01	2,019	1,009	967	234	8.6	0.37	5,528
4822.02	4,193	2,782	2,648	545	7.7	0.85	4,924
4822.03	4,980	2,828	2,692	470	10.6	0.73	6,776
4823.01	4,735	2,268	2,208	762	6.2	1.19	3,976
4823.02	4,524	1,820	1,771	190	23.8	0.30	15,233
4823.03	3,298	1,703	1,658	425	7.8	0.66	4,964
4824	2,257	782	774	1,105	2.0	1.73	1,308
4825.01	9,789	3,905	3,792	2,041	4.8	3.19	3,070
4825.02	3,026	1,032	1,016	393	7.7	0.61	4,926
4825.03	5,017	1,546	1,522	738	6.8	1.15	4,351
4825.04	5,473	1,668	1,643	1,032	5.3	1.61	3,393
4826.01	7,317	2,391	2,360	967	7.6	1.51	4,841
4826.02	7,367	2,310	2,277	1,426	5.2	2.23	3,306
4901.01	5,087	1,892	1,851	1,210	4.2	1.89	2,692
4901.03	5,880	1,884	1,865	4,725	1.2	7.38	796
4905.01	3,275	1,324	1,286	272	12.0	0.43	7,697
4905.02	6,648	2,175	2,153	2,405	2.8	3.76	1,769
4910	2,150	602	595	4,414	0.5	6.90	312
4911.01	3,858	1,174	1,160	1,947	2.0	3.04	1,268
4911.02	3,692	1,131	1,118	828	4.5	1.29	2,853
4911.03	6,728	2,132	2,107	472	14.3	0.74	9,130
4912.01	6,370	2,325	2,287	521	12.2	0.81	7,828
4912.02	1,701	840	793	190	8.9	0.30	5,717
4913.01	7,107	2,125	2,091	3,981	1.8	6.22	1,143
4913.02	3,796	1,440	1,403	303	12.5	0.47	8,020
4913.03	4,745	1,507	1,482	247	19.2	0.39	12,279
4914.01	4,701	1,884	1,860	327	14.4	0.51	9,197
4914.02	4,235	1,415	1,402	306	13.8	0.48	8,849

(Continued)

Table 3.9

2015 Population, Housing Units and Households by Census Tract
Fairfax County, January 2015

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4914.03	3,966	1,153	1,142	429	9.3	0.67	5,923
4914.04	4,045	1,334	1,322	390	10.4	0.61	6,643
4914.05	3,082	836	828	423	7.3	0.66	4,664
4915.01	7,013	2,392	2,339	635	11.1	0.99	7,074
4915.02	7,325	2,136	2,114	1,440	5.1	2.25	3,255
4916.01	5,095	1,584	1,566	464	11.0	0.72	7,032
4916.02	5,336	1,586	1,571	554	9.6	0.86	6,169
4917.01	3,706	1,933	1,880	340	10.9	0.53	6,977
4917.02	7,558	3,418	3,317	564	13.4	0.88	8,575
4917.03	4,830	2,370	2,303	382	12.6	0.60	8,091
4917.04	4,939	2,209	2,166	331	14.9	0.52	9,542
4917.05	3,610	947	939	943	3.8	1.47	2,450
4918.01	2,364	1,085	1,054	288	8.2	0.45	5,257
4918.02	3,082	1,162	1,145	417	7.4	0.65	4,727
4918.03	6,575	2,624	2,564	715	9.2	1.12	5,883
4920	6,838	2,183	2,171	5,872	1.2	9.17	745
4921	6,668	2,213	2,204	7,633	0.9	11.93	559
4922.01	2,985	1,016	1,009	7,930	0.4	12.39	241
4922.02	7,147	2,210	2,196	1,461	4.9	2.28	3,130
4922.03	4,204	1,275	1,265	1,193	3.5	1.86	2,255
4923	3,486	1,097	1,083	525	6.6	0.82	4,250
4924	4,693	1,800	1,773	906	5.2	1.42	3,314
4925	4,448	1,409	1,396	11,148	0.4	17.42	255
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
Fairfax County	1,125,385	412,198	403,934	259,975	4.3	406.21	2,770

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

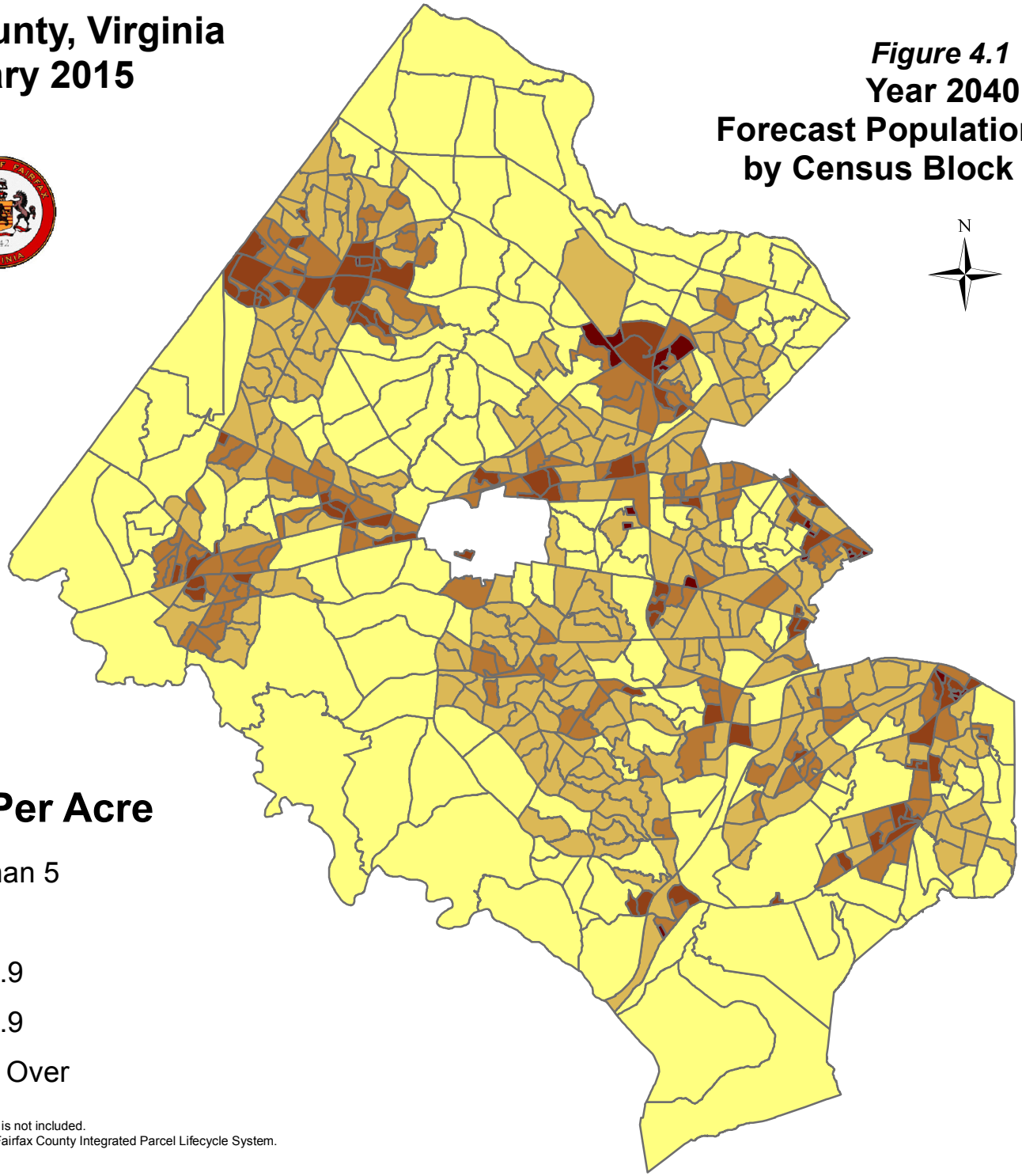
POPULATION FORECASTS

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

For detailed methodology, please refer to Appendix A.

Fairfax County, Virginia
January 2015

Figure 4.1
Year 2040
Forecast Population Density by Census Block Groups



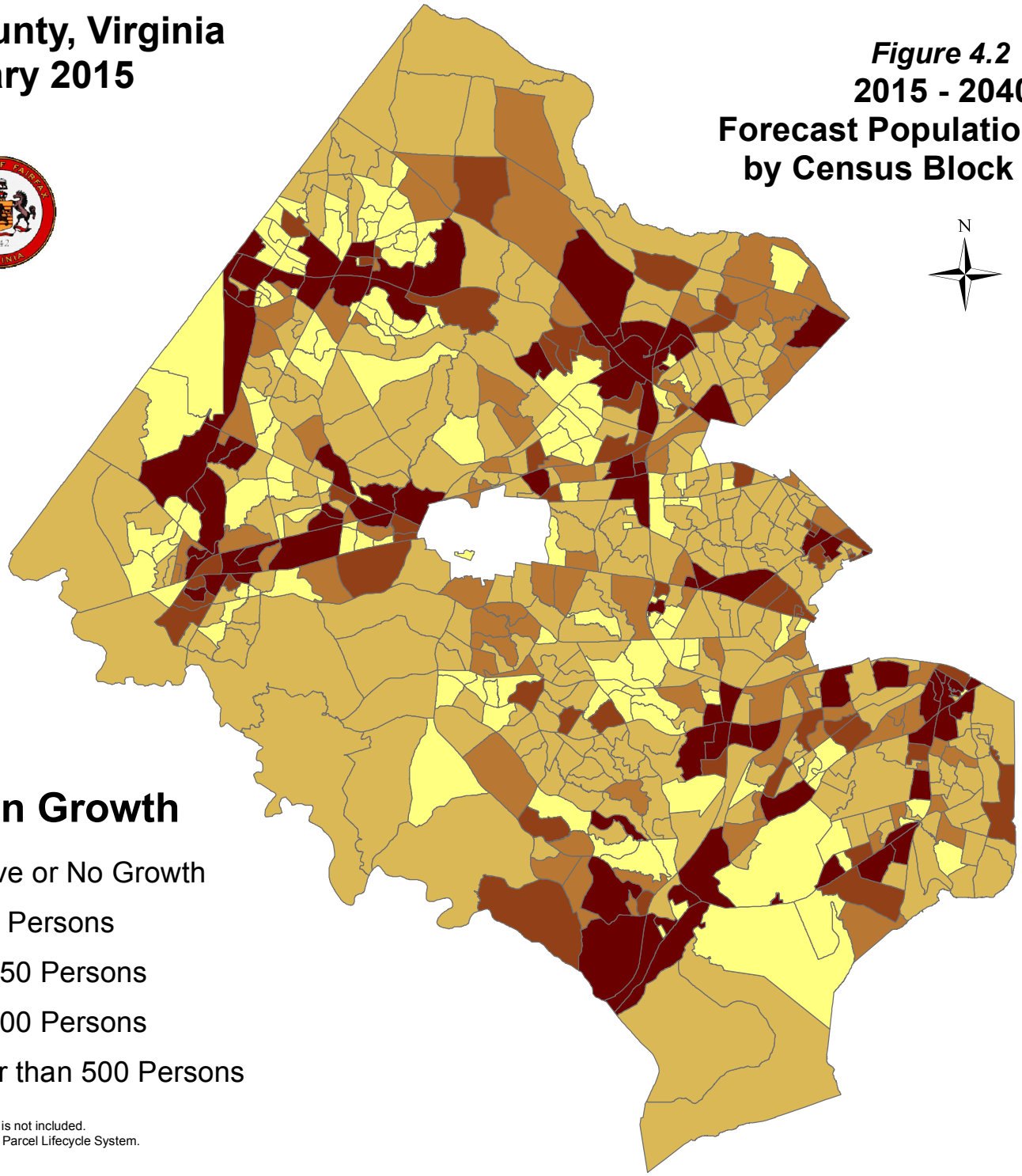
Persons Per Acre

- Less than 5
- 5 - 9.9
- 10 - 19.9
- 20 - 49.9
- 50 and Over

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

Fairfax County, Virginia
January 2015

Figure 4.2
2015 - 2040
Forecast Population Growth by Census Block Groups



Population Growth

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

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

Table 4.1

Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2015

Supervisor District	2010	2015	2020	2025	2030	2035	2040	2045
Braddock	118,484	121,841	122,769	123,605	124,632	125,674	126,658	127,593
Dranesville 1/	119,740	125,080	126,816	131,431	137,028	142,518	147,818	152,625
Hunter Mill 2/	122,623	127,308	130,294	140,642	154,916	168,682	181,974	194,211
Lee	118,949	122,154	123,316	128,093	133,961	139,500	144,953	149,957
Mason	115,991	114,010	115,359	117,623	120,232	122,803	125,243	127,501
Mount Vernon	121,121	128,199	130,386	134,939	139,383	143,574	147,818	151,606
Providence	121,982	134,628	158,843	177,783	189,457	200,717	211,534	221,556
Springfield 3/	118,212	122,685	123,005	124,259	125,947	127,534	129,132	130,625
Sully	124,624	129,480	131,758	134,825	139,162	143,310	147,349	151,063
Fairfax County	**1,081,726**	**1,125,385**	**1,162,547**	**1,213,202**	**1,264,717**	**1,314,312**	**1,362,480**	**1,406,737**

Table 4.2

Historical, Estimated and Forecasted Population by Town
Fairfax County, January 2015

Town	2010	2015	2020	2025	2030	2035	2040	2045
Town of Clifton	282	275	278	278	278	278	278	278
Town of Herndon	23,292	23,607	23,783	24,479	25,462	26,410	27,322	28,167
Town of Vienna	15,687	16,650	16,803	16,803	16,803	16,803	16,803	16,803
Towns Total	**39,261**	**40,531**	**40,864**	**41,560**	**42,543**	**43,491**	**44,403**	**45,248**

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 4.3

Historical, Estimated and Forecasted Population by Planning District
Fairfax County, January 2015

Planning District	1990	2000	2010	2015	2020	2025	2030	2035	2040	2045
Annandale	66,329	70,152	74,386	74,715	75,311	76,515	77,582	78,607	79,603	80,517
Baileys	38,392	43,989	45,851	44,505	44,888	45,936	47,447	48,979	50,408	51,719
Bull Run	66,234	107,798	124,691	129,514	129,836	132,797	137,045	141,075	145,040	148,715
Fairfax	45,244	56,024	70,566	76,228	78,003	79,288	80,540	81,750	82,914	84,000
Jefferson	42,859	48,092	53,819	57,027	64,577	65,582	66,964	68,294	69,574	70,760
Lincolnia	14,010	16,819	18,483	18,832	19,172	19,343	19,602	19,835	20,071	20,298
Lower Potomac	24,371	23,769	34,335	38,369	39,684	41,798	43,430	44,988	46,527	47,931
McLean	58,747	63,278	69,607	74,163	88,696	105,011	113,198	121,090	128,689	135,715
Mount Vernon	82,483	86,944	95,581	98,835	100,041	103,999	108,429	112,693	116,857	120,686
Pohick 1/	127,040	137,166	137,045	140,185	140,695	141,552	142,459	143,303	144,241	145,035
Rose Hill	34,520	45,646	50,589	52,048	52,294	53,417	54,816	56,073	57,367	58,533
Springfield	39,919	48,736	55,708	56,484	56,893	58,858	61,526	64,078	66,549	68,832
Upper Potomac 2/	125,169	162,010	185,094	193,110	197,543	208,936	224,290	239,180	253,542	266,703
Vienna 3/	53,267	59,326	65,971	71,371	74,913	80,171	87,389	94,367	101,098	107,294
Fairfax County	**818,584**	**969,749**	**1,081,726**	**1,125,385**	**1,162,547**	**1,213,202**	**1,264,717**	**1,314,312**	**1,362,480**	**1,406,737**

Sources: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 4.4

Estimated and Forecasted Population by Human Services Region
Fairfax County, January 2015

Human Services Region	2015	2020	2025	2030	2035	2040	2045
Region 1	252,913	256,213	265,506	275,770	285,458	295,108	303,863
Region 2	243,455	254,329	258,509	263,827	268,998	273,960	278,545
Region 3 1/	320,852	342,440	375,167	404,984	433,851	461,667	487,250
Region 4 2/	308,165	309,566	314,020	320,135	326,006	331,745	337,079
Fairfax County	**1,125,385**	**1,162,547**	**1,213,202**	**1,264,717**	**1,314,312**	**1,362,480**	**1,406,737**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 4.5

Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
20120	42,060	42,146	42,854	43,876	44,829	45,774	46,653
20121	29,920	29,988	30,542	31,317	32,069	32,803	33,467
20124	15,703	15,725	15,729	15,724	15,720	15,717	15,758
20151	21,736	21,867	23,092	24,895	26,632	28,305	29,846
20152	3	3	3	3	3	3	3
20164	3	3	3	3	3	3	3
20170	41,325	41,606	42,691	44,096	45,547	46,948	48,156
20171	48,257	50,424	53,939	58,355	62,597	66,697	70,476
20190	18,848	20,059	23,449	27,978	32,350	36,555	40,439
20191	28,792	29,339	32,324	36,726	40,963	45,055	48,826
20194	14,234	14,235	14,256	14,285	14,313	14,340	14,366
20196		14	149	347	539	723	893
22003	56,169	56,751	57,934	58,974	59,975	60,947	61,839
22015	43,234	43,301	43,417	43,534	43,652	43,768	43,888
22027	2,287	2,328	2,463	2,659	2,850	3,028	3,190
22030	41,549	42,613	43,539	44,285	44,968	45,678	46,304
22031	31,353	36,968	37,823	39,081	40,289	41,460	42,544
22032	28,827	28,900	29,177	29,463	29,779	30,057	30,346
22033	39,395	39,519	40,424	41,698	42,926	44,108	45,218
22035		473	473	473	473	473	473
22039	19,035	19,063	19,276	19,492	19,709	19,926	20,113
22041	27,034	27,368	28,346	29,770	31,206	32,552	33,772
22042	31,201	32,858	33,026	33,276	33,516	33,746	33,959
22043	24,930	25,141	25,526	25,987	26,428	26,858	27,255
22044	10,918	10,956	10,997	11,041	11,096	11,139	11,193
22046	5,152	5,191	5,258	5,350	5,439	5,523	5,603

(Continued)

Table 4.5

Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
22060	10,577	10,872	11,314	11,446	11,567	11,689	11,793
22066	19,026	19,108	19,187	19,299	19,418	19,524	19,621
22067	173	187	187	187	187	187	187
22079	34,193	35,442	37,198	38,763	40,231	41,735	43,068
22101	29,867	30,411	30,954	31,416	31,861	32,304	32,702
22102	25,695	36,208	48,289	53,699	58,917	63,923	68,564
22124	18,458	18,693	18,755	18,836	18,919	19,000	19,071
22150	28,074	28,319	30,066	32,624	35,073	37,447	39,623
22151	17,357	17,374	17,408	17,459	17,504	17,549	17,592
22152	28,408	28,426	28,490	28,591	28,685	28,772	28,858
22153	32,449	32,576	32,770	32,985	33,140	33,377	33,535
22180	27,277	29,542	29,817	30,227	30,623	31,005	31,356
22181	15,635	15,693	15,884	16,121	16,353	16,577	16,777
22182	27,635	32,337	40,227	48,250	55,998	63,468	70,359
22203	318	318	318	318	318	318	318
22204	45	45	45	45	45	45	45
22205		1	14	32	50	67	83
22206	6	6	6	6	6	6	6
22207	133	141	146	152	156	162	167
22213	3	3	3	4	5	6	7
22302	1,423	1,423	1,425	1,429	1,433	1,436	1,439
22303	15,817	16,644	18,591	20,164	21,707	23,183	24,550
22304	345	345	345	345	345	345	345
22306	31,349	31,524	32,502	33,931	35,306	36,631	37,866
22307	10,782	10,804	10,955	11,157	11,351	11,566	11,744
22308	13,405	13,445	13,524	13,593	13,660	13,724	13,784

(Continued)

Table 4.5

Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
22309	33,814	33,957	34,820	36,037	37,192	38,332	39,378
22310	28,794	28,948	29,508	30,318	31,076	31,805	32,514
22311	1,662	1,668	1,677	1,689	1,702	1,714	1,726
22312	23,283	23,623	23,789	24,037	24,261	24,488	24,705
22315	27,418	27,623	28,279	28,866	29,349	29,910	30,371
Fairfax County	**1,125,385**	**1,162,547**	**1,213,202**	**1,264,717**	**1,314,312**	**1,362,480**	**1,406,737**

Sources: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

Table 4.6

Estimated and Forecasted Population by Sewershed
Fairfax County, January 2015

Sewershed	2015	2020	2025	2030	2035	2040	2045
A1	33,131	33,577	34,387	35,481	36,525	37,540	38,469
A2	9,919	10,011	11,881	13,979	15,998	17,946	19,744
A3	4,290	4,320	4,599	5,006	5,396	5,775	6,124
B1	6,203	6,479	9,130	13,040	16,804	20,439	23,788
B2	23,933	24,147	25,932	28,396	30,877	33,262	35,377
B3	2,880	2,891	2,894	2,899	2,904	2,908	2,912
B5	23,607	23,783	24,479	25,462	26,410	27,322	28,167
C1	3,627	3,664	3,678	3,698	3,717	3,736	3,753
C2	3,783	3,826	3,842	3,864	3,886	3,907	3,926
D1	10,288	10,311	10,379	10,476	10,580	10,671	10,755
D2	25,024	26,185	28,598	31,701	34,694	37,574	40,237
D3	80,030	88,573	100,323	109,708	118,772	127,511	135,571
E1	19,040	26,256	34,578	38,773	42,820	46,698	50,298
E2	2,059	2,110	2,121	2,137	2,156	2,171	2,185
F	7,789	8,006	8,299	8,457	8,609	8,759	8,893
G1	36,591	37,083	37,641	38,445	39,205	39,948	40,635
G2	3,235	3,174	3,227	3,294	3,348	3,415	3,468
G3	2,237	2,267	2,307	2,342	2,401	2,437	2,475
G4	968	971	1,012	1,064	1,105	1,157	1,198
H1	14,715	14,747	14,987	15,324	15,661	15,975	16,280
H2	6,776	6,829	7,095	7,470	7,896	8,269	8,589
H3	873	891	930	977	1,023	1,068	1,111
I1	73,062	75,126	76,220	77,829	79,381	80,870	82,245
I2	3,378	3,452	3,607	3,738	3,864	3,985	4,097
I3	62,716	63,344	64,799	66,939	68,953	70,901	72,747
I4	236	236	236	236	236	236	236

(Continued)

Table 4.6

Estimated and Forecasted Population by Sewershed
Fairfax County, January 2015

Sewershed	2015	2020	2025	2030	2035	2040	2045
I5	955	962	997	1,048	1,098	1,145	1,189
I6	6	6	6	6	6	6	6
J1	22,093	22,357	23,398	24,707	25,985	27,214	28,357
J2	7,808	8,430	9,751	10,631	11,494	12,321	13,082
J3	5,998	6,060	6,527	7,208	7,866	8,501	9,091
J4	3,910	3,913	3,959	4,007	4,053	4,124	4,171
K	47,441	47,628	48,278	49,158	49,999	50,813	51,578
L	51,849	52,101	53,261	54,720	56,027	57,406	58,597
M0	7,062	7,084	7,192	7,346	7,495	7,638	7,769
M1	12,786	12,801	12,891	13,005	13,120	13,233	13,333
M2	80,710	88,917	90,759	92,734	94,635	96,480	98,171
M3	19,457	19,463	19,478	19,501	19,524	19,545	19,564
M4	21,837	21,897	22,320	22,945	23,551	24,134	24,666
M5	11,827	11,851	11,959	12,096	12,232	12,359	12,481
M6	19,491	19,955	20,993	22,349	23,629	24,893	26,056
M7	521	809	1,181	1,203	1,224	1,244	1,263
M8	9,142	9,191	9,284	9,397	9,496	9,600	9,685
M9	16,584	18,014	18,993	19,835	20,649	21,432	22,164
N1	126,967	127,821	129,436	130,948	132,446	133,882	135,252
N2	18,765	18,817	19,068	19,304	19,467	19,759	19,919
O1	1,426	1,458	1,458	1,458	1,458	1,458	1,458
P	187	192	239	308	375	439	498
P1	2,391	2,625	3,008	3,252	3,483	3,709	3,916
P2	519	521	521	521	521	521	521
P3	3,823	3,838	3,921	4,016	4,109	4,201	4,292
P4	219	219	219	219	219	219	219

(Continued)

Table 4.6

Estimated and Forecasted Population by Sewershed
Fairfax County, January 2015

Sewershed	2015	2020	2025	2030	2035	2040	2045
P5	889	889	889	889	889	889	889
Q1	7,661	7,848	7,884	7,942	7,990	8,048	8,085
R1	9,004	9,008	9,028	9,061	9,092	9,122	9,144
R2	879	880	886	895	903	911	919
R3	275	278	278	278	278	278	278
R4	1,004	1,007	1,008	1,009	1,010	1,011	1,012
S1	34,226	34,271	34,710	35,322	35,852	36,445	37,001
S2	1,206	1,219	1,221	1,226	1,230	1,234	1,238
T1	5,409	6,991	7,392	7,979	8,537	9,083	9,589
T2	27,181	27,310	28,522	30,296	32,014	33,662	35,182
T3	18,957	18,964	18,967	18,970	18,993	18,996	18,999
T4	26,899	26,945	27,416	28,080	28,718	29,339	29,910
T5	28,761	28,832	29,726	30,998	32,182	33,353	34,457
T6	413	444	445	446	454	455	456
T7	8,456	8,469	8,551	8,666	8,788	8,899	8,997
Fairfax County	**1,125,385**	**1,162,547**	**1,213,202**	**1,264,717**	**1,314,312**	**1,362,480**	**1,406,737**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4151	3,648	3,685	4,015	4,501	4,970	5,421	5,839
4152	3,296	3,299	3,345	3,393	3,439	3,511	3,557
4153	4,086	4,097	4,128	4,177	4,224	4,270	4,316
4154.01	4,734	4,737	4,758	4,792	4,826	4,857	4,888
4154.02	2,647	2,668	2,702	2,753	2,799	2,842	2,886
4155	6,126	6,172	6,216	6,284	6,346	6,409	6,465
4156	2,703	2,710	2,779	2,833	2,886	2,937	2,984
4157	4,043	4,046	4,048	4,050	4,052	4,053	4,055
4158	4,717	4,733	4,739	4,748	4,756	4,764	4,771
4159	3,167	3,171	3,176	3,184	3,192	3,200	3,207
4160	5,850	5,874	6,086	6,394	6,687	6,973	7,238
4161	3,765	3,783	3,835	3,913	3,986	4,059	4,125
4162	6,182	6,181	6,181	6,181	6,181	6,181	6,181
4163	2,333	2,371	2,392	2,423	2,453	2,482	2,509
4201	3,949	3,952	3,968	3,992	4,011	4,031	4,051
4202.01	3,645	3,656	3,703	3,764	3,806	3,831	3,894
4202.02	2,104	2,106	2,119	2,137	2,155	2,172	2,188
4202.03	2,742	2,773	3,044	3,444	3,826	4,198	4,539
4203	6,125	6,150	6,274	6,438	6,610	6,765	6,912
4204	3,676	3,766	3,957	4,203	4,443	4,669	4,884
4205.01	1,513	1,527	1,604	1,710	1,815	1,921	2,011
4205.02	1,722	1,820	2,014	2,120	2,224	2,325	2,417
4205.03	3,535	3,739	4,323	4,821	5,314	5,777	6,213
4206	4,740	5,141	5,824	6,143	6,442	6,747	7,018
4207	4,150	4,160	4,172	4,190	4,206	4,223	4,237
4208	3,757	3,760	3,829	3,930	4,030	4,130	4,225

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4210.01	2,961	2,979	3,017	3,043	3,068	3,092	3,114
4210.02	4,994	5,100	5,841	6,925	7,952	8,960	9,875
4211.01	5,932	6,025	6,106	6,089	6,072	6,054	6,052
4211.02	3,710	3,711	3,792	3,878	3,941	4,027	4,086
4211.03	5,159	5,283	5,681	6,128	6,549	6,974	7,350
4212	1,889	1,889	1,889	1,889	1,889	1,889	1,889
4213	3,772	3,772	3,775	3,775	3,776	3,776	3,777
4214	7,414	7,506	8,161	9,110	10,027	10,912	11,729
4215	6,943	6,956	7,087	7,274	7,456	7,630	7,796
4216	5,973	6,018	6,275	6,626	6,961	7,290	7,596
4217.01	4,738	4,741	4,772	4,818	4,862	4,904	4,943
4217.02	4,523	4,546	4,546	4,548	4,549	4,551	4,552
4218	5,815	5,842	6,146	6,572	6,972	7,374	7,736
4219	2,829	3,116	3,489	3,510	3,531	3,552	3,570
4220	3,756	4,008	4,218	4,538	4,837	5,143	5,412
4221.01	7,126	7,142	7,311	7,533	7,758	7,964	8,183
4221.02	6,512	6,713	7,208	7,770	8,323	8,865	9,363
4222.01	3,606	3,867	4,263	4,394	4,500	4,619	4,715
4222.02	6,276	6,536	6,987	7,334	7,659	7,979	8,257
4223.01	3,000	3,005	3,094	3,205	3,298	3,404	3,490
4223.02	5,567	5,612	5,723	5,856	5,972	6,096	6,204
4224.01	2,038	2,051	2,008	1,936	1,859	1,792	1,726
4224.02	5,333	5,322	5,271	5,170	5,056	4,966	4,870
4224.03	2,444	2,476	2,551	2,654	2,749	2,848	2,932
4301.01	4,599	4,612	4,652	4,684	4,715	4,746	4,767
4301.02	2,786	2,800	2,834	2,850	2,867	2,883	2,896

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4302.01	4,603	4,604	4,655	4,708	4,773	4,826	4,889
4302.02	5,086	5,130	5,213	5,279	5,360	5,426	5,508
4302.03	2,690	2,690	2,712	2,734	2,761	2,783	2,809
4304	7,192	7,196	7,196	7,196	7,196	7,196	7,196
4305	1,624	1,624	1,624	1,624	1,624	1,624	1,624
4306	7,486	7,545	8,040	8,769	9,472	10,148	10,773
4307	2,807	2,810	2,846	2,897	2,948	2,996	3,040
4308.01	4,223	4,226	4,226	4,226	4,226	4,226	4,226
4308.02	3,836	3,837	3,837	3,837	3,837	3,837	3,837
4309.01	4,254	4,264	4,318	4,399	4,473	4,548	4,615
4309.02	3,441	3,445	3,452	3,462	3,472	3,482	3,491
4310.01	4,547	4,553	4,616	4,701	4,778	4,860	4,931
4310.02	2,116	2,115	2,115	2,115	2,115	2,115	2,115
4313	4,166	4,166	4,170	4,174	4,179	4,183	4,188
4314	4,590	4,590	4,591	4,600	4,608	4,610	4,618
4315	5,334	5,340	5,345	5,353	5,362	5,370	5,376
4316	8,838	8,911	9,371	10,041	10,691	11,313	11,884
4318.01	4,259	4,265	4,294	4,336	4,376	4,416	4,452
4318.02	3,369	3,360	3,336	3,267	3,213	3,153	3,117
4319	3,258	3,272	3,274	3,276	3,279	3,282	3,284
4320	3,315	3,315	3,315	3,315	3,315	3,315	3,315
4321	3,629	3,638	3,638	3,638	3,638	3,638	3,638
4322.01	1,778	1,778	1,778	1,778	1,778	1,778	1,778
4322.02	4,640	4,644	4,684	4,744	4,801	4,857	4,908
4323	5,376	5,411	5,422	5,438	5,454	5,469	5,483
4324.01	3,572	3,572	3,572	3,572	3,572	3,572	3,572

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4324.02	5,172	5,173	5,187	5,193	5,198	5,203	5,208
4325	5,764	5,765	5,773	5,783	5,793	5,803	5,812
4326	5,022	5,087	5,106	5,135	5,163	5,190	5,215
4327.01	3,196	3,215	3,217	3,221	3,225	3,228	3,231
4327.02	4,221	4,222	4,237	4,258	4,278	4,297	4,315
4328	2,213	2,214	2,230	2,249	2,268	2,276	2,294
4401	7,865	7,877	7,897	7,926	7,946	7,969	7,992
4402.01	4,254	7,913	8,102	8,382	8,644	8,903	9,141
4402.02	5,985	5,988	5,981	5,972	5,963	5,955	5,946
4403	2,734	2,737	2,739	2,741	2,744	2,746	2,748
4405.01	5,052	5,056	5,090	5,139	5,189	5,234	5,277
4405.02	9,409	9,525	9,569	9,610	9,650	9,688	9,722
4406	3,197	3,198	3,208	3,219	3,229	3,239	3,247
4407.01	2,748	2,747	2,749	2,751	2,754	2,756	2,758
4407.02	5,226	5,227	5,228	5,231	5,233	5,235	5,237
4408	6,369	6,379	6,393	6,414	6,434	6,453	6,470
4501	5,160	5,160	5,167	5,177	5,186	5,195	5,203
4502	4,117	4,124	4,126	4,129	4,132	4,135	4,138
4503	4,286	5,861	5,894	5,944	5,993	6,039	6,083
4504	2,699	2,700	2,713	2,731	2,750	2,767	2,783
4505	2,817	2,830	2,830	2,830	2,830	2,830	2,830
4506.01	3,691	3,695	3,700	3,704	3,713	3,714	3,720
4506.02	4,071	4,122	4,123	4,125	4,126	4,128	4,129
4507.01	3,000	3,011	3,043	3,047	3,052	3,057	3,061
4507.02	4,320	4,694	5,279	5,484	5,682	5,873	6,049
4508	3,409	3,434	3,642	3,950	4,247	4,533	4,797

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4509	1,707	1,707	1,707	1,708	1,709	1,710	1,710
4510	2,649	2,649	2,650	2,653	2,655	2,657	2,659
4511	2,168	2,168	2,168	2,168	2,168	2,168	2,168
4512	1,630	1,651	1,655	1,660	1,665	1,670	1,675
4513	2,201	2,217	2,224	2,234	2,243	2,252	2,261
4514	2,595	2,596	2,615	2,643	2,669	2,695	2,719
4515.01	5,550	5,558	5,599	5,643	5,697	5,741	5,795
4515.02	5,241	5,251	5,346	5,486	5,620	5,750	5,869
4516.01	5,516	5,565	6,023	6,698	7,349	7,975	8,554
4516.02	2,790	2,791	2,800	2,812	2,824	2,836	2,846
4518	3,375	3,379	3,383	3,389	3,395	3,401	3,407
4519	6,571	6,595	6,729	6,943	7,142	7,336	7,523
4520	2,813	2,847	2,955	3,116	3,270	3,418	3,555
4521.01	5,215	5,296	5,310	5,328	5,345	5,362	5,379
4521.02	3,218	3,230	3,232	3,236	3,240	3,243	3,246
4522	6,215	6,221	6,251	6,294	6,336	6,377	6,414
4523.01	3,489	3,498	3,532	3,577	3,621	3,668	3,706
4523.02	4,902	4,916	5,047	5,239	5,425	5,604	5,769
4524	6,863	6,875	6,893	6,920	6,943	6,966	6,989
4525.01	3,746	3,754	3,774	3,803	3,831	3,858	3,883
4525.02	5,237	5,241	5,247	5,257	5,267	5,276	5,284
4526	6,006	6,313	6,343	6,379	6,403	6,436	6,468
4527	5,495	5,709	5,848	6,055	6,254	6,446	6,622
4528.01	4,766	4,791	4,895	5,042	5,208	5,354	5,480
4528.02	3,179	3,213	3,380	3,617	3,885	4,121	4,323
4601	4,567	4,635	4,671	4,724	4,775	4,824	4,869

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4602	4,143	4,161	4,163	4,165	4,167	4,169	4,170
4603	2,890	2,921	3,044	3,259	3,475	3,690	3,874
4604	4,981	6,160	9,217	13,193	17,032	20,735	24,148
4605.01	2,650	2,755	3,736	5,197	6,602	7,958	9,213
4605.02	8,478	8,564	9,016	9,673	10,309	10,913	11,476
4606	4,065	4,082	4,157	4,268	4,375	4,476	4,571
4607.01	3,583	3,601	3,601	3,601	3,601	3,601	3,601
4607.02	4,618	4,686	4,686	4,686	4,686	4,686	4,686
4608	3,437	3,466	3,466	3,466	3,466	3,466	3,466
4609	2,546	2,560	2,560	2,560	2,560	2,560	2,560
4610	2,466	2,489	2,489	2,489	2,489	2,489	2,489
4611	7,584	7,602	7,674	7,776	7,866	7,961	8,050
4612.01	4,760	4,785	4,785	4,786	4,787	4,788	4,789
4612.02	5,803	6,739	7,243	7,408	7,568	7,730	7,874
4615	6,985	7,028	7,151	7,292	7,439	7,573	7,689
4616.01	7,602	9,115	9,480	10,021	10,545	11,054	11,522
4616.02	7,752	9,889	10,493	11,382	12,240	13,067	13,829
4617	6,458	6,843	6,853	6,867	6,881	6,894	6,906
4618.01	1,071	1,071	1,072	1,074	1,075	1,077	1,078
4618.02	5,525	5,533	5,584	5,651	5,719	5,786	5,843
4619.01	3,873	3,887	3,908	3,939	3,970	3,999	4,026
4619.02	1,672	1,674	1,693	1,720	1,746	1,771	1,794
4701	2,894	2,924	2,978	3,027	3,107	3,157	3,208
4703	3,260	3,277	3,402	3,558	3,684	3,840	3,965
4704	4,523	4,574	4,625	4,693	4,753	4,812	4,872
4705	5,545	5,750	5,982	6,054	6,121	6,191	6,251

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4706	3,117	3,139	3,207	3,307	3,402	3,494	3,579
4707	5,259	5,333	5,340	5,352	5,363	5,374	5,384
4708	2,928	3,151	3,157	3,164	3,171	3,177	3,184
4709	7,360	7,321	7,333	7,350	7,367	7,383	7,398
4710	2,081	2,126	2,372	2,726	3,064	3,392	3,699
4711	7,104	7,173	7,205	7,248	7,289	7,329	7,365
4712.01	2,826	3,185	4,242	5,277	6,274	7,235	8,122
4712.02	4,173	8,034	12,424	13,432	14,397	15,316	16,182
4713.01	4,114	4,114	4,114	4,114	4,114	4,114	4,114
4713.03	3,782	3,796	3,851	3,929	4,004	4,076	4,142
4713.04	1,866	1,946	2,018	2,031	2,043	2,055	2,065
4714.01	3,307	3,315	3,322	3,331	3,341	3,349	3,358
4714.02	3,404	3,406	3,422	3,447	3,470	3,493	3,514
4801	4,600	4,672	4,698	4,737	4,779	4,815	4,848
4802.01	4,555	4,572	4,599	4,638	4,675	4,712	4,745
4802.02	5,560	9,944	14,438	17,657	20,766	23,754	26,516
4802.03	3,385	4,289	4,900	5,682	6,436	7,162	7,833
4803	7,482	11,760	16,638	17,825	18,980	20,082	21,100
4804.01	5,304	5,219	5,231	5,248	5,266	5,283	5,298
4804.02	6,953	7,036	7,044	7,056	7,067	7,078	7,088
4805.01	3,650	3,686	3,699	3,699	3,711	3,723	3,723
4805.02	6,290	6,293	6,356	6,356	6,419	6,481	6,481
4805.03	3,481	3,480	3,510	3,517	3,549	3,578	3,586
4805.04	1,969	1,969	1,969	1,969	1,969	1,969	1,969
4805.05	3,773	3,773	3,773	3,773	3,773	3,773	3,773
4808.01	4,807	4,834	4,872	4,886	4,899	4,911	4,925

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4808.02	3,842	3,848	3,848	3,848	3,848	3,848	3,848
4809.01	6,281	6,337	6,356	6,380	6,404	6,427	6,450
4809.02	4,130	4,215	4,856	5,801	6,711	7,588	8,398
4809.03	4,548	4,548	4,548	4,548	4,548	4,548	4,548
4810	4,998	5,029	5,310	5,722	6,117	6,501	6,854
4811.01	2,088	2,107	2,288	2,554	2,811	3,058	3,286
4811.02	3,172	2,761	2,761	2,761	2,761	2,761	2,761
4811.03	3,281	3,281	3,281	3,281	3,281	3,281	3,281
4811.04	2,569	2,569	2,569	2,569	2,569	2,569	2,569
4811.05	5,388	5,392	5,424	5,471	5,516	5,560	5,600
4811.06	5,695	5,722	5,722	5,722	5,722	5,722	5,722
4812.01	1,472	1,579	2,599	4,101	5,550	6,946	8,234
4812.02	6,231	6,381	7,839	9,992	12,061	14,064	15,907
4814	6,230	6,466	6,468	6,472	6,475	6,478	6,481
4815	2,297	2,297	2,297	2,297	2,297	2,297	2,297
4816	3,565	3,655	3,655	3,655	3,655	3,655	3,655
4817.01	6,252	6,265	6,268	6,271	6,274	6,277	6,280
4817.02	4,082	4,173	4,247	4,331	4,416	4,486	4,571
4819	5,649	5,694	6,120	6,746	7,350	7,930	8,466
4820.01	5,467	5,492	5,514	5,545	5,575	5,605	5,632
4820.02	3,730	3,730	3,730	3,730	3,730	3,730	3,730
4821	2,780	2,780	2,780	2,780	2,780	2,780	2,780
4822.01	2,019	2,019	2,019	2,019	2,019	2,019	2,019
4822.02	4,193	5,187	6,481	7,940	9,346	10,701	11,952
4822.03	4,980	5,154	6,835	9,291	11,666	13,948	16,055
4823.01	4,735	4,809	5,497	6,512	7,491	8,433	9,303

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4823.02	4,524	4,523	4,523	4,523	4,523	4,523	4,523
4823.03	3,298	3,298	3,298	3,298	3,298	3,298	3,298
4824	2,257	2,285	2,544	2,926	3,295	3,650	3,977
4825.01	9,789	12,283	15,259	18,886	22,370	25,739	28,845
4825.02	3,026	3,027	3,027	3,027	3,027	3,027	3,027
4825.03	5,017	5,019	5,046	5,089	5,127	5,165	5,200
4825.04	5,473	5,474	5,486	5,502	5,517	5,533	5,544
4826.01	7,317	7,319	7,349	7,391	7,426	7,464	7,502
4826.02	7,367	7,387	7,529	7,728	7,922	8,113	8,283
4901.01	5,087	5,108	5,305	5,594	5,873	6,142	6,390
4901.03	5,880	5,951	6,628	7,626	8,588	9,514	10,369
4905.01	3,275	3,283	3,363	3,482	3,594	3,702	3,805
4905.02	6,648	6,654	6,748	6,864	6,950	7,061	7,152
4910	2,150	2,174	2,175	2,176	2,202	2,203	2,204
4911.01	3,858	3,866	3,866	3,866	3,866	3,866	3,866
4911.02	3,692	3,691	3,691	3,691	3,691	3,691	3,691
4911.03	6,728	6,728	6,728	6,728	6,728	6,728	6,728
4912.01	6,370	6,393	6,787	7,344	7,879	8,389	8,885
4912.02	1,701	1,708	1,778	1,880	1,978	2,073	2,160
4913.01	7,107	7,124	7,190	7,282	7,382	7,470	7,549
4913.02	3,796	3,815	3,984	4,223	4,447	4,671	4,875
4913.03	4,745	4,763	4,932	5,170	5,390	5,610	5,816
4914.01	4,701	4,706	4,765	4,837	4,916	4,993	5,054
4914.02	4,235	4,234	4,242	4,254	4,263	4,274	4,283
4914.03	3,966	3,967	3,967	3,967	3,967	3,967	3,995
4914.04	4,045	4,046	4,050	4,056	4,063	4,069	4,074

(Continued)

Table 4.7

Estimated and Forecasted Population by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4914.05	3,082	3,082	3,093	3,103	3,124	3,134	3,162
4915.01	7,013	7,039	7,267	7,591	7,864	8,174	8,444
4915.02	7,325	7,326	7,348	7,396	7,429	7,466	7,500
4916.01	5,095	5,112	5,295	5,553	5,820	6,062	6,286
4916.02	5,336	5,352	5,461	5,632	5,784	5,940	6,078
4917.01	3,706	3,721	3,940	4,249	4,535	4,823	5,089
4917.02	7,558	7,603	8,047	8,689	9,315	9,912	10,466
4917.03	4,830	5,317	5,444	5,631	5,811	5,987	6,146
4917.04	4,939	4,961	4,961	4,961	4,961	4,961	4,961
4917.05	3,610	3,624	3,740	3,915	4,058	4,227	4,370
4918.01	2,364	2,364	2,372	2,383	2,394	2,405	2,415
4918.02	3,082	3,082	3,084	3,087	3,090	3,093	3,095
4918.03	6,575	6,576	6,592	6,611	6,631	6,650	6,668
4920	6,838	6,842	6,843	6,845	6,847	6,849	6,851
4921	6,668	6,680	6,716	6,771	6,827	6,882	6,907
4922.01	2,985	3,162	3,193	3,243	3,284	3,334	3,365
4922.02	7,147	7,150	7,264	7,356	7,451	7,548	7,650
4922.03	4,204	4,218	4,307	4,407	4,506	4,603	4,699
4923	3,486	3,523	3,629	3,765	3,867	4,018	4,116
4924	4,693	4,703	4,698	4,652	4,563	4,553	4,488
4925	4,448	4,464	4,474	4,488	4,502	4,515	4,528
9801							
9802							
9803							
Fairfax County	**1,125,385**	**1,162,547**	**1,213,202**	**1,264,717**	**1,314,312**	**1,362,480**	**1,406,737**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

FORECAST HOUSEHOLDS

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 2015

Supervisor District	2015	2020	2025	2030	2035	2040	2045
Braddock	40,812	41,197	41,488	41,849	42,214	42,560	42,888
Dranesville 1/	42,914	43,538	45,575	48,020	50,404	52,706	54,804
Hunter Mill 2/	49,824	51,579	57,025	64,481	71,675	78,612	85,005
Lee	44,051	44,507	46,314	48,487	50,537	52,557	54,411
Mason	41,926	42,438	43,315	44,357	45,390	46,366	47,268
Mount Vernon	47,698	48,558	50,445	52,285	54,029	55,786	57,356
Providence	52,578	64,149	73,516	79,189	84,661	89,917	94,786
Springfield 3/	42,185	42,299	42,781	43,442	44,063	44,684	45,260
Sully	41,948	42,893	44,035	45,644	47,184	48,680	50,062
Fairfax County	**403,934**	**421,158**	**444,493**	**467,755**	**490,157**	**511,868**	**531,841**

Table 5.2

Estimated and Forecasted Number of Households by Town
Fairfax County, January 2015

Town	2015	2020	2025	2030	2035	2040	2045
Town of Clifton	86	87	87	87	87	87	87
Town of Herndon	7,742	7,802	8,041	8,377	8,701	9,013	9,302
Town of Vienna	5,558	5,608	5,608	5,608	5,608	5,608	5,608
Towns Total	**13,386**	**13,498**	**13,736**	**14,073**	**14,397**	**14,709**	**14,998**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 5.3

Estimated and Forecasted Number of Households by Planning District
Fairfax County, January 2015

Planning District	2015	2020	2025	2030	2035	2040	2045
Annandale	25,705	25,916	26,404	26,882	27,342	27,789	28,199
Baileys	17,461	17,599	17,981	18,529	19,094	19,615	20,092
Bull Run	43,745	43,861	44,938	46,486	47,954	49,395	50,735
Fairfax	26,267	27,083	27,663	28,198	28,714	29,210	29,674
Jefferson	22,264	25,480	25,909	26,507	27,081	27,635	28,147
Lincolnia	6,814	6,964	7,033	7,137	7,230	7,324	7,415
Lower Potomac	12,145	12,590	13,290	13,796	14,280	14,756	15,190
McLean	29,064	36,289	44,609	48,896	53,026	57,002	60,679
Mount Vernon	38,669	39,251	41,077	43,062	44,978	46,849	48,565
Pohick 1/	46,218	46,381	46,647	46,925	47,179	47,466	47,705
Rose Hill	20,240	20,324	20,673	21,092	21,456	21,844	22,189
Springfield	19,859	20,010	20,770	21,813	22,810	23,775	24,668
Upper Potomac 2/	70,799	73,064	78,544	85,906	93,032	99,899	106,210
Vienna 3/	24,683	26,346	28,955	32,527	35,979	39,307	42,372
Fairfax County	**403,934**	**421,158**	**444,493**	**467,755**	**490,157**	**511,868**	**531,841**

Sources: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 5.4

Estimated and Forecasted Number of Households by Human Services Region
Fairfax County, January 2015

Human Services Region	2015	2020	2025	2030	2035	2040	2045
Region 1	92,525	93,822	97,502	101,497	105,275	109,033	112,444
Region 2	89,477	93,955	95,722	98,035	100,288	102,448	104,442
Region 3 1/	119,712	130,608	146,873	161,579	175,797	189,488	202,103
Region 4 2/	102,221	102,773	104,396	106,644	108,797	110,899	112,852
Fairfax County	**403,934**	**421,158**	**444,493**	**467,755**	**490,157**	**511,868**	**531,841**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 5.5

Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
20120	13,822	13,846	14,093	14,447	14,777	15,104	15,410
20121	10,045	10,081	10,376	10,797	11,205	11,600	11,962
20124	4,875	4,883	4,884	4,882	4,880	4,879	4,891
20151	6,705	6,745	7,101	7,626	8,131	8,617	9,066
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,593	13,693	14,128	14,707	15,294	15,859	16,356
20171	17,248	18,203	19,759	21,711	23,588	25,400	27,072
20190	9,745	10,522	12,562	15,263	17,870	20,378	22,694
20191	11,468	11,789	13,082	14,990	16,826	18,599	20,233
20194	5,757	5,757	5,764	5,773	5,783	5,792	5,800
20196		6	63	147	229	307	379
22003	19,435	19,639	20,117	20,581	21,028	21,462	21,860
22015	14,652	14,670	14,696	14,715	14,736	14,756	14,779
22027	716	730	775	840	904	963	1,017
22030	12,859	13,352	13,730	13,980	14,210	14,448	14,658
22031	11,496	13,898	14,301	14,894	15,462	16,013	16,523
22032	9,544	9,565	9,656	9,750	9,853	9,943	10,038
22033	15,598	15,652	16,047	16,605	17,140	17,655	18,140
22035		225	225	225	225	225	225
22039	6,068	6,078	6,144	6,212	6,279	6,347	6,403
22041	10,530	10,649	11,000	11,512	12,036	12,522	12,961
22042	11,532	12,208	12,278	12,383	12,483	12,579	12,668
22043	9,328	9,412	9,621	9,895	10,157	10,411	10,647
22044	4,514	4,530	4,548	4,567	4,590	4,609	4,632
22046	2,015	2,029	2,053	2,085	2,116	2,146	2,174

(Continued)

Table 5.5

Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
22060	3,019	3,133	3,310	3,369	3,425	3,481	3,529
22066	5,733	5,794	5,819	5,855	5,892	5,926	5,957
22067		5	5	5	5	5	5
22079	11,357	11,767	12,321	12,792	13,231	13,683	14,081
22101	10,977	11,087	11,338	11,515	11,682	11,850	12,000
22102	11,682	17,117	23,381	26,355	29,223	31,975	34,526
22124	6,527	6,617	6,643	6,678	6,714	6,749	6,779
22150	9,245	9,338	10,019	11,017	11,975	12,902	13,752
22151	5,803	5,811	5,825	5,847	5,868	5,887	5,906
22152	10,253	10,261	10,281	10,314	10,345	10,373	10,401
22153	10,651	10,688	10,755	10,830	10,884	10,964	11,019
22180	9,794	10,806	10,925	11,102	11,272	11,437	11,588
22181	5,463	5,482	5,543	5,616	5,689	5,759	5,821
22182	9,390	11,736	15,661	19,667	23,535	27,263	30,703
22203	147	147	147	147	147	147	147
22204	14	14	14	14	14	14	14
22205		1	6	15	23	31	38
22206	2	2	2	2	2	2	2
22207	47	50	52	54	55	58	59
22213	1	1	1	2	2	2	2
22302	630	630	631	633	635	636	638
22303	8,062	8,502	9,497	10,302	11,089	11,844	12,542
22304	145	145	145	145	145	145	145
22306	12,019	12,090	12,493	13,081	13,649	14,194	14,703
22307	4,665	4,672	4,739	4,823	4,905	5,001	5,077
22308	4,760	4,773	4,803	4,830	4,855	4,880	4,902

(Continued)

Table 5.5

Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
22309	11,475	11,526	11,878	12,379	12,857	13,326	13,756
22310	10,726	10,781	10,961	11,223	11,467	11,702	11,931
22311	607	609	613	618	622	627	631
22312	8,282	8,432	8,500	8,599	8,690	8,781	8,868
22315	10,912	10,978	11,181	11,340	11,457	11,610	11,730
Fairfax County	**403,934**	**421,158**	**444,493**	**467,755**	**490,157**	**511,868**	**531,841**

Sources: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4151	1,279	1,292	1,410	1,584	1,751	1,912	2,062
4152	1,930	1,931	1,960	1,989	2,018	2,062	2,092
4153	1,471	1,475	1,488	1,507	1,526	1,544	1,562
4154.01	2,076	2,078	2,086	2,098	2,111	2,123	2,134
4154.02	1,113	1,123	1,154	1,200	1,242	1,282	1,321
4155	2,224	2,240	2,256	2,282	2,305	2,328	2,348
4156	1,050	1,052	1,079	1,100	1,121	1,140	1,159
4157	1,352	1,352	1,353	1,354	1,354	1,355	1,355
4158	1,702	1,707	1,709	1,712	1,715	1,718	1,721
4159	1,176	1,177	1,179	1,182	1,185	1,187	1,190
4160	1,979	1,986	2,049	2,141	2,228	2,313	2,392
4161	1,465	1,471	1,491	1,520	1,548	1,576	1,601
4162	1,510	1,510	1,510	1,510	1,510	1,510	1,510
4163	795	808	815	826	836	846	855
4201	1,150	1,151	1,156	1,163	1,169	1,174	1,180
4202.01	1,272	1,276	1,292	1,314	1,328	1,337	1,360
4202.02	1,038	1,038	1,045	1,054	1,063	1,071	1,079
4202.03	951	961	1,038	1,153	1,263	1,369	1,467
4203	2,119	2,128	2,171	2,228	2,288	2,342	2,393
4204	2,368	2,430	2,558	2,724	2,884	3,036	3,180
4205.01	980	989	1,038	1,107	1,175	1,244	1,303
4205.02	1,012	1,070	1,183	1,245	1,307	1,366	1,420
4205.03	1,654	1,776	2,099	2,369	2,634	2,885	3,120
4206	1,927	2,110	2,416	2,551	2,679	2,807	2,923
4207	1,417	1,422	1,426	1,432	1,437	1,443	1,448
4208	1,179	1,181	1,202	1,234	1,265	1,297	1,327
4210.01	996	1,002	1,015	1,024	1,032	1,040	1,048
4210.02	2,027	2,079	2,477	3,063	3,622	4,166	4,664
4211.01	2,131	2,162	2,192	2,186	2,181	2,175	2,175
4211.02	1,490	1,489	1,503	1,514	1,516	1,528	1,532

(Continued)

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4211.03	1,989	2,034	2,171	2,321	2,461	2,603	2,729
4212	680	679	679	679	679	679	679
4213	1,440	1,441	1,442	1,442	1,442	1,442	1,442
4214	2,892	2,929	3,190	3,568	3,934	4,286	4,612
4215	2,355	2,360	2,411	2,484	2,556	2,624	2,689
4216	1,925	1,941	2,037	2,169	2,298	2,422	2,538
4217.01	1,394	1,394	1,404	1,419	1,433	1,447	1,459
4217.02	1,230	1,236	1,236	1,237	1,237	1,237	1,238
4218	2,313	2,327	2,488	2,718	2,935	3,151	3,345
4219	807	918	1,060	1,068	1,075	1,082	1,089
4220	1,350	1,426	1,501	1,615	1,722	1,831	1,926
4221.01	2,510	2,514	2,552	2,599	2,649	2,692	2,742
4221.02	2,037	2,097	2,243	2,410	2,574	2,734	2,882
4222.01	1,091	1,188	1,329	1,368	1,399	1,434	1,463
4222.02	2,112	2,197	2,348	2,469	2,583	2,696	2,793
4223.01	1,319	1,321	1,358	1,405	1,443	1,488	1,523
4223.02	2,445	2,460	2,498	2,542	2,578	2,619	2,654
4224.01	1,076	1,080	1,051	1,005	957	914	873
4224.02	2,065	2,060	2,038	1,996	1,948	1,910	1,870
4224.03	991	1,004	1,035	1,078	1,117	1,158	1,192
4301.01	1,524	1,528	1,541	1,551	1,562	1,572	1,579
4301.02	1,029	1,034	1,046	1,053	1,059	1,065	1,070
4302.01	1,416	1,415	1,431	1,448	1,468	1,484	1,504
4302.02	1,611	1,625	1,651	1,673	1,699	1,720	1,746
4302.03	896	896	903	910	919	927	936
4304	2,286	2,288	2,288	2,288	2,288	2,288	2,288
4305	562	562	562	562	562	562	562
4306	1,770	1,784	1,893	2,053	2,207	2,356	2,493
4307	915	916	928	944	960	976	990
4308.01	1,499	1,500	1,500	1,500	1,500	1,500	1,500

(Continued)

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4308.02	1,794	1,795	1,795	1,795	1,795	1,795	1,795
4309.01	1,400	1,403	1,421	1,447	1,471	1,495	1,516
4309.02	1,078	1,079	1,082	1,085	1,088	1,091	1,094
4310.01	1,560	1,561	1,573	1,587	1,599	1,614	1,626
4310.02	745	745	745	745	745	745	745
4313	1,404	1,404	1,405	1,407	1,409	1,410	1,412
4314	1,449	1,449	1,449	1,452	1,455	1,455	1,458
4315	2,008	2,010	2,012	2,015	2,018	2,021	2,023
4316	3,383	3,407	3,565	3,794	4,017	4,230	4,425
4318.01	1,427	1,429	1,439	1,453	1,466	1,479	1,492
4318.02	1,030	1,027	1,020	1,000	983	965	955
4319	1,044	1,048	1,049	1,049	1,050	1,051	1,052
4320	1,117	1,117	1,117	1,117	1,117	1,117	1,117
4321	1,427	1,429	1,429	1,429	1,429	1,429	1,429
4322.01	836	836	836	836	836	836	836
4322.02	1,596	1,597	1,606	1,619	1,631	1,643	1,654
4323	1,718	1,729	1,732	1,737	1,742	1,747	1,751
4324.01	1,169	1,168	1,168	1,168	1,168	1,168	1,168
4324.02	1,639	1,639	1,644	1,645	1,647	1,649	1,650
4325	1,860	1,860	1,862	1,866	1,869	1,872	1,875
4326	1,528	1,547	1,554	1,562	1,571	1,579	1,587
4327.01	1,075	1,081	1,082	1,083	1,084	1,085	1,087
4327.02	1,470	1,470	1,475	1,482	1,489	1,496	1,502
4328	762	762	770	780	789	794	803
4401	2,665	2,669	2,681	2,699	2,713	2,728	2,743
4402.01	1,782	3,313	3,390	3,504	3,610	3,716	3,812
4402.02	2,134	2,135	2,136	2,139	2,142	2,144	2,146
4403	943	944	944	945	946	947	947
4405.01	1,646	1,647	1,658	1,674	1,690	1,705	1,719
4405.02	592	630	643	656	668	680	691

(Continued)

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4406	936	936	938	941	943	945	947
4407.01	965	965	966	967	968	969	969
4407.02	1,781	1,781	1,781	1,782	1,783	1,783	1,784
4408	2,201	2,204	2,208	2,215	2,221	2,228	2,233
4501	2,171	2,172	2,174	2,178	2,182	2,186	2,189
4502	1,298	1,300	1,301	1,302	1,303	1,304	1,305
4503	1,481	2,124	2,134	2,151	2,167	2,182	2,196
4504	928	928	933	939	945	951	957
4505	862	866	866	866	866	866	866
4506.01	1,373	1,375	1,377	1,379	1,383	1,384	1,387
4506.02	1,721	1,744	1,744	1,745	1,745	1,746	1,746
4507.01	962	966	976	978	979	981	982
4507.02	1,449	1,577	1,777	1,846	1,914	1,978	2,038
4508	1,187	1,198	1,299	1,448	1,592	1,731	1,858
4509	592	592	592	592	592	593	593
4510	885	885	886	887	888	888	889
4511	809	808	808	808	808	808	808
4512	634	643	644	646	648	650	652
4513	903	910	913	917	920	924	927
4514	1,189	1,189	1,198	1,211	1,223	1,235	1,246
4515.01	2,204	2,207	2,225	2,244	2,267	2,286	2,309
4515.02	2,087	2,091	2,129	2,185	2,239	2,291	2,339
4516.01	1,561	1,574	1,699	1,883	2,060	2,231	2,389
4516.02	1,121	1,121	1,125	1,131	1,137	1,143	1,148
4518	1,104	1,105	1,107	1,109	1,111	1,113	1,114
4519	2,329	2,338	2,392	2,476	2,555	2,631	2,704
4520	1,098	1,113	1,187	1,295	1,399	1,500	1,592
4521.01	1,656	1,681	1,685	1,691	1,696	1,701	1,707
4521.02	1,129	1,133	1,134	1,136	1,137	1,138	1,139
4522	2,125	2,127	2,139	2,155	2,171	2,187	2,201

(Continued)

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4523.01	1,452	1,455	1,469	1,487	1,505	1,524	1,540
4523.02	1,672	1,677	1,728	1,802	1,874	1,943	2,006
4524	2,348	2,352	2,358	2,368	2,376	2,383	2,391
4525.01	1,355	1,358	1,368	1,383	1,397	1,411	1,423
4525.02	1,534	1,536	1,538	1,542	1,546	1,550	1,553
4526	2,599	2,737	2,750	2,765	2,776	2,790	2,804
4527	1,869	1,941	1,989	2,059	2,127	2,192	2,253
4528.01	2,503	2,516	2,574	2,655	2,747	2,827	2,897
4528.02	1,477	1,493	1,570	1,681	1,806	1,914	2,009
4601	1,459	1,481	1,492	1,509	1,525	1,541	1,555
4602	1,335	1,341	1,341	1,342	1,343	1,343	1,344
4603	965	975	1,016	1,087	1,159	1,231	1,293
4604	1,983	2,635	4,374	6,666	8,878	11,010	12,977
4605.01	877	921	1,330	1,938	2,524	3,089	3,610
4605.02	2,768	2,797	2,944	3,158	3,365	3,562	3,745
4606	1,346	1,352	1,378	1,416	1,452	1,487	1,519
4607.01	1,128	1,134	1,134	1,134	1,134	1,134	1,134
4607.02	1,560	1,583	1,583	1,583	1,583	1,583	1,583
4608	1,143	1,152	1,152	1,152	1,152	1,152	1,152
4609	870	874	874	874	874	874	874
4610	856	864	864	864	864	864	864
4611	2,576	2,582	2,599	2,624	2,645	2,668	2,689
4612.01	1,516	1,524	1,525	1,525	1,525	1,525	1,526
4612.02	2,493	2,939	3,181	3,240	3,298	3,357	3,409
4615	2,523	2,538	2,583	2,633	2,688	2,736	2,779
4616.01	2,801	3,522	3,703	3,972	4,231	4,483	4,715
4616.02	3,550	4,525	4,800	5,206	5,598	5,975	6,323
4617	2,341	2,466	2,469	2,474	2,479	2,483	2,487
4618.01	539	539	540	540	541	542	543
4618.02	2,370	2,373	2,396	2,427	2,458	2,489	2,515

(Continued)

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4619.01	1,307	1,313	1,320	1,330	1,340	1,350	1,359
4619.02	575	575	582	591	600	609	617
4701	959	969	987	1,003	1,030	1,047	1,063
4703	1,143	1,150	1,193	1,248	1,292	1,347	1,391
4704	1,702	1,721	1,740	1,766	1,789	1,811	1,833
4705	2,174	2,290	2,434	2,473	2,509	2,547	2,580
4706	1,148	1,155	1,178	1,212	1,244	1,275	1,303
4707	1,850	1,876	1,879	1,883	1,887	1,891	1,894
4708	1,067	1,149	1,151	1,154	1,156	1,158	1,161
4709	2,743	2,600	2,604	2,611	2,617	2,622	2,628
4710	832	856	1,017	1,251	1,475	1,692	1,895
4711	2,417	2,441	2,451	2,465	2,479	2,492	2,504
4712.01	1,522	1,714	2,278	2,831	3,364	3,877	4,350
4712.02	2,081	4,131	6,457	6,992	7,502	7,990	8,449
4713.01	1,602	1,602	1,602	1,602	1,602	1,602	1,602
4713.03	1,702	1,709	1,730	1,761	1,791	1,819	1,845
4713.04	644	671	696	700	704	708	712
4714.01	1,358	1,361	1,363	1,367	1,370	1,374	1,377
4714.02	1,199	1,200	1,206	1,215	1,223	1,231	1,239
4801	1,502	1,527	1,535	1,549	1,563	1,575	1,586
4802.01	1,597	1,603	1,612	1,625	1,638	1,651	1,663
4802.02	3,296	5,880	8,527	10,423	12,255	14,015	15,641
4802.03	1,527	1,935	2,211	2,564	2,904	3,232	3,534
4803	2,360	4,162	6,225	6,718	7,197	7,656	8,079
4804.01	1,518	1,525	1,529	1,534	1,539	1,544	1,548
4804.02	1,991	2,016	2,018	2,021	2,025	2,028	2,031
4805.01	1,087	1,098	1,102	1,102	1,105	1,109	1,109
4805.02	1,920	1,921	1,940	1,940	1,959	1,976	1,976
4805.03	1,138	1,138	1,148	1,150	1,161	1,170	1,172
4805.04	827	827	827	827	827	827	827

(Continued)

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4805.05	1,579	1,579	1,579	1,579	1,579	1,579	1,579
4808.01	1,553	1,563	1,576	1,580	1,585	1,588	1,592
4808.02	1,355	1,357	1,357	1,357	1,357	1,357	1,357
4809.01	1,916	1,934	1,940	1,947	1,954	1,961	1,967
4809.02	1,415	1,444	1,665	1,989	2,302	2,604	2,882
4809.03	1,504	1,504	1,504	1,504	1,504	1,504	1,504
4810	1,895	1,912	2,075	2,314	2,544	2,766	2,971
4811.01	1,136	1,146	1,244	1,389	1,528	1,663	1,787
4811.02	1,448	1,294	1,294	1,294	1,294	1,294	1,294
4811.03	1,213	1,213	1,213	1,213	1,213	1,213	1,213
4811.04	1,187	1,187	1,187	1,187	1,187	1,187	1,187
4811.05	1,672	1,674	1,684	1,698	1,712	1,726	1,738
4811.06	1,728	1,737	1,737	1,737	1,737	1,737	1,737
4812.01	382	427	860	1,498	2,113	2,705	3,252
4812.02	1,998	2,048	2,533	3,250	3,939	4,605	5,219
4814	2,664	2,848	2,849	2,851	2,852	2,853	2,855
4815	801	801	801	801	801	801	801
4816	1,130	1,159	1,159	1,159	1,159	1,159	1,159
4817.01	2,007	2,012	2,012	2,013	2,015	2,016	2,016
4817.02	1,923	1,963	1,983	2,003	2,023	2,036	2,058
4819	2,223	2,246	2,464	2,784	3,093	3,390	3,664
4820.01	1,818	1,827	1,834	1,844	1,854	1,864	1,873
4820.02	1,804	1,804	1,804	1,804	1,804	1,804	1,804
4821	1,470	1,470	1,470	1,470	1,470	1,470	1,470
4822.01	967	967	967	967	967	967	967
4822.02	2,648	3,301	4,151	5,110	6,034	6,924	7,747
4822.03	2,692	2,794	3,769	5,195	6,574	7,899	9,122
4823.01	2,208	2,256	2,709	3,376	4,019	4,638	5,210
4823.02	1,771	1,771	1,771	1,771	1,771	1,771	1,771
4823.03	1,658	1,658	1,658	1,658	1,658	1,658	1,658

(Continued)

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4824	774	786	896	1,058	1,214	1,365	1,504
4825.01	3,792	4,866	6,183	7,782	9,320	10,806	12,177
4825.02	1,016	1,017	1,017	1,017	1,017	1,017	1,017
4825.03	1,522	1,524	1,532	1,545	1,556	1,568	1,579
4825.04	1,643	1,643	1,647	1,652	1,656	1,661	1,664
4826.01	2,360	2,361	2,365	2,369	2,371	2,375	2,379
4826.02	2,277	2,285	2,339	2,416	2,491	2,565	2,631
4901.01	1,851	1,865	1,996	2,189	2,376	2,556	2,721
4901.03	1,865	1,877	2,001	2,183	2,358	2,527	2,682
4905.01	1,286	1,289	1,323	1,372	1,419	1,464	1,507
4905.02	2,153	2,155	2,174	2,197	2,211	2,234	2,251
4910	595	602	602	602	609	610	610
4911.01	1,160	1,162	1,162	1,162	1,162	1,162	1,162
4911.02	1,118	1,117	1,117	1,117	1,117	1,117	1,117
4911.03	2,107	2,106	2,106	2,106	2,106	2,106	2,106
4912.01	2,287	2,294	2,425	2,609	2,786	2,955	3,120
4912.02	793	796	828	876	922	966	1,007
4913.01	2,091	2,096	2,116	2,142	2,171	2,197	2,220
4913.02	1,403	1,409	1,465	1,544	1,618	1,692	1,760
4913.03	1,482	1,499	1,653	1,877	2,090	2,296	2,490
4914.01	1,860	1,862	1,891	1,928	1,968	2,006	2,038
4914.02	1,402	1,402	1,405	1,409	1,412	1,416	1,418
4914.03	1,142	1,143	1,143	1,143	1,143	1,143	1,151
4914.04	1,322	1,322	1,324	1,326	1,328	1,330	1,331
4914.05	828	828	831	834	839	842	850
4915.01	2,339	2,348	2,425	2,536	2,629	2,734	2,826
4915.02	2,114	2,114	2,121	2,135	2,144	2,155	2,165
4916.01	1,566	1,572	1,625	1,701	1,779	1,849	1,915
4916.02	1,571	1,577	1,608	1,658	1,702	1,747	1,788
4917.01	1,880	1,888	1,998	2,156	2,300	2,446	2,581

(Continued)

Table 5.6

Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4917.02	3,317	3,337	3,538	3,828	4,111	4,380	4,630
4917.03	2,303	2,534	2,595	2,684	2,771	2,854	2,930
4917.04	2,166	2,178	2,178	2,178	2,178	2,178	2,178
4917.05	939	943	974	1,020	1,058	1,103	1,140
4918.01	1,054	1,055	1,057	1,061	1,065	1,068	1,072
4918.02	1,145	1,146	1,147	1,148	1,149	1,150	1,151
4918.03	2,564	2,565	2,571	2,577	2,584	2,590	2,596
4920	2,171	2,172	2,173	2,174	2,174	2,175	2,175
4921	2,204	2,208	2,220	2,239	2,257	2,275	2,284
4922.01	1,009	1,070	1,080	1,097	1,111	1,128	1,138
4922.02	2,196	2,197	2,232	2,262	2,291	2,321	2,351
4922.03	1,265	1,270	1,299	1,332	1,364	1,397	1,428
4923	1,083	1,094	1,128	1,172	1,205	1,253	1,284
4924	1,773	1,777	1,777	1,763	1,732	1,730	1,709
4925	1,396	1,402	1,405	1,409	1,414	1,418	1,422
9801							
9802							
9803							
Fairfax County	**403,934**	**421,158**	**444,493**	**467,755**	**490,157**	**511,868**	**531,841**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

HOUSING UNIT INVENTORY

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

Total Housing Units
Fairfax County, 1985 through 2015

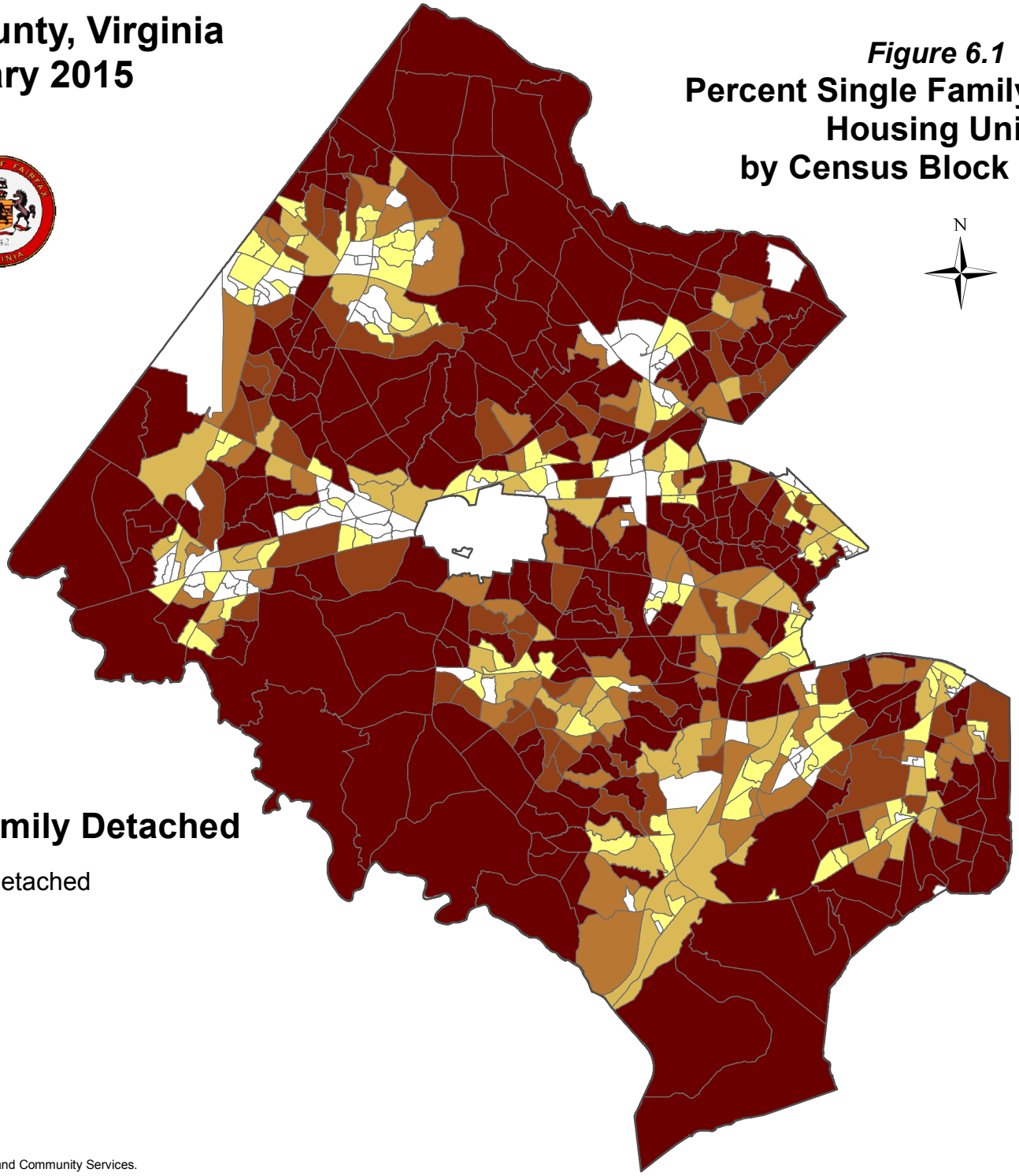
Year	Housing Units	Average Annual Change	
		Number	Percent
1985	247,777	N/A	N/A
1990	302,464	10,937	4.07%
1995	328,151	5,137	1.64%
2000	358,960	6,162	1.81%
2005	385,634	5,335	1.85%
2006	388,820	3,186	0.83%
2007	391,138	2,318	0.60%
2008	391,700	562	0.14%
2009	394,556	2,856	0.73%
2010	396,386	1,830	0.46%
2011*	403,929	7,543	1.90%
2012*	408,119	4,190	1.04%
2013	409,072	953	0.23%
2014	409,979	907	0.22%
2015	**412,198**	**2,219**	**0.54%**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

Fairfax County, Virginia
January 2015

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



Percent Single Family Detached

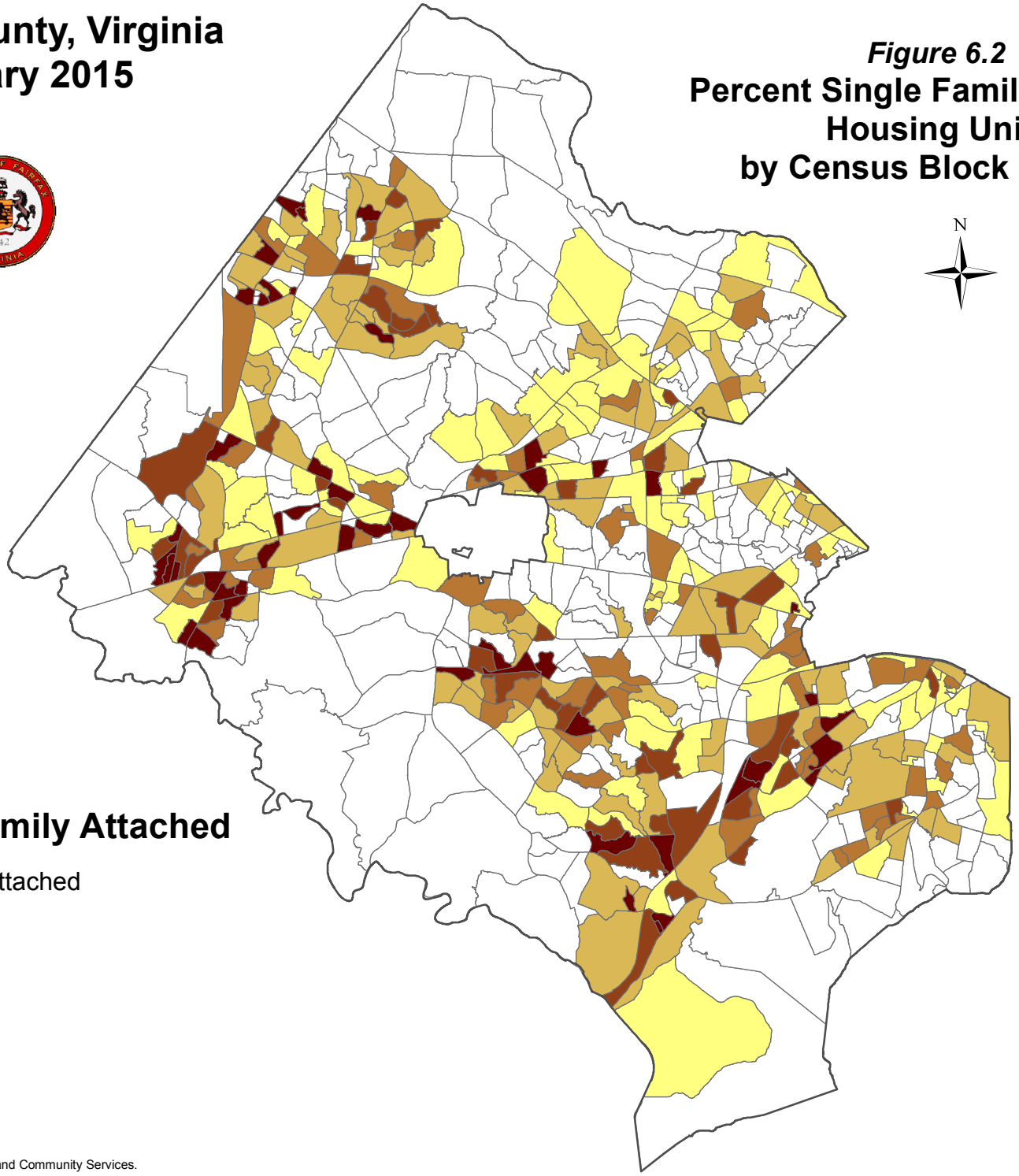
- No Single Family Detached
- Less than 20%
- 20% to 39.9%
- 40% to 59.9%
- 60% to 79.9%
- 80% to 100%

Note: City of Fairfax is not included.
Source: Fairfax County Department of Neighborhood and Community Services.

Fairfax County, Virginia
January 2015

Figure 6.2

Percent Single Family Attached Housing Units by Census Block Groups



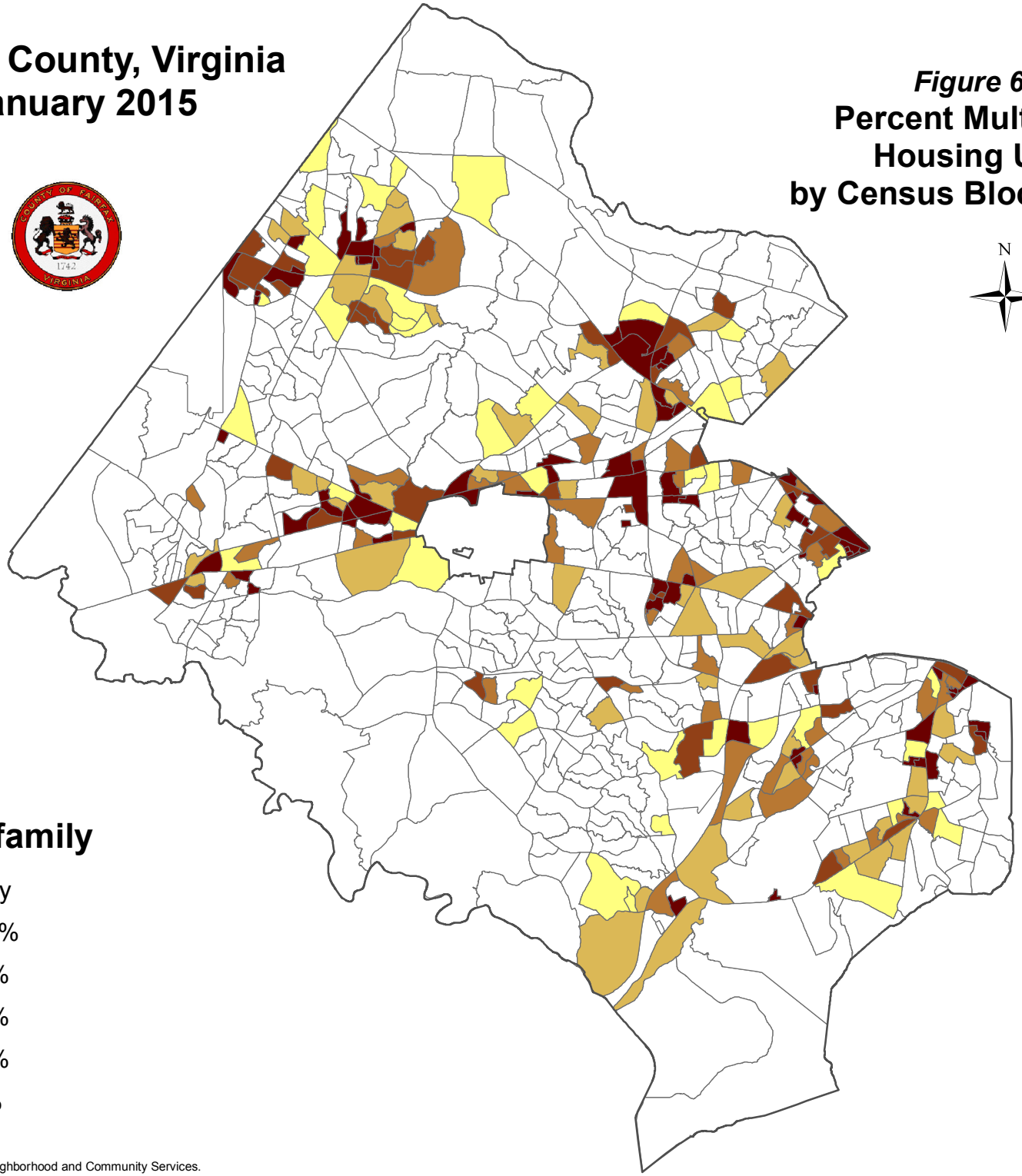
Percent Single Family Attached

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

Note: City of Fairfax is not included.
Source: Fairfax County Department of Neighborhood and Community Services.

Fairfax County, Virginia
January 2015

Figure 6.3
Percent Multifamily Housing Units by Census Block Groups



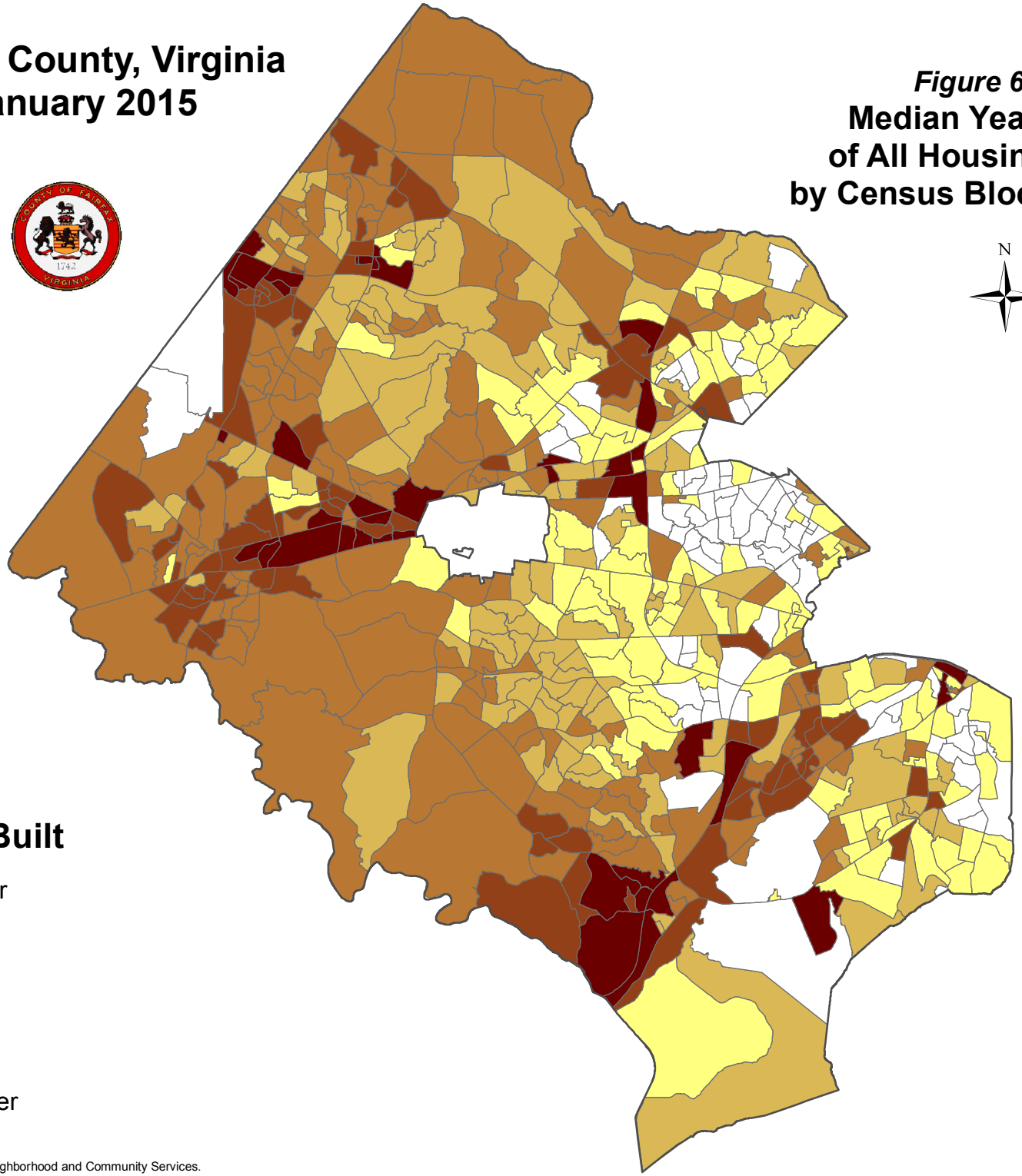
Percent Multifamily

- No Multifamily
- 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 Neighborhood and Community Services.

Fairfax County, Virginia
January 2015

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



Median Year Built

- 1959 or Older
- 1960 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 or Newer

Note: City of Fairfax is not included.
Source: Fairfax County Department of Neighborhood and Community Services.

Table 6.1

Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2015

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,359	366	9,485	304	8,167	490		152	41,323
Dranesville 1/	29,315	66	6,139	222	6,792	651	506		43,691
Hunter Mill 2/	21,656	38	11,155	1,742	12,882	1,295	2,251		51,019
Lee	16,500	578	11,978	1,649	11,789	1,801		791	45,086
Mason	17,822	35	5,548	960	10,958	1,613	5,840		42,776
Mount Vernon	23,089	1,144	9,464	1,367	8,972	360	3,940	325	48,661
Providence	15,617	2	10,518	1,080	18,242	3,305	5,530		54,294
Springfield 3/	25,713	80	9,196	1,463	6,137	150			42,739
Sully	21,205		14,142	1,440	5,332			490	42,609
Fairfax County	**193,276**	**2,309**	**87,625**	**10,227**	**89,271**	**9,665**	**18,067**	**1,758**	**412,198**

Table 6.2

Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2015

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	87					87
Town of Herndon	2,994	62	2,311	7	2,501	7,875
Town of Vienna	4,622		429	53	521	5,625
Towns Total	**7,703**	**62**	**2,740**	**60**	**3,022**	**13,587**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,134	14	3,348	255	5,312	545	471		26,079
Baileys	5,237	15	827	293	4,776	1,223	5,369		17,740
Bull Run	18,018	70	14,666	2,181	8,920	150		490	44,495
Fairfax	9,171		5,170	701	11,281	455		152	26,930
Jefferson	8,690	6	2,713	289	7,115	2,556	1,817		23,186
Lincolnia	1,633	2	2,071	412	2,776	144			7,038
Lower Potomac	5,803	8	3,012	853	2,748				12,424
McLean	17,644	4	2,213	536	4,520	1,136	3,665		29,718
Mount Vernon	15,573	1,644	3,408	1,860	11,326	650	3,940	1,116	39,517
Pohick 1/	30,204	414	14,255	428	1,364				46,665
Rose Hill	9,050	24	6,865	172	4,581				20,692
Springfield	8,762	8	6,746	291	2,919	1,511			20,237
Upper Potomac 2/	32,708	84	16,678	1,469	18,193	1,021	2,251		72,404
Vienna 3/	14,649	16	5,653	487	3,440	274	554		25,073
Fairfax County	**193,276**	**2,309**	**87,625**	**10,227**	**89,271**	**9,665**	**18,067**	**1,758**	**412,198**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015

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	39,978	1,724	21,835	3,016	20,761	2,161	3,940	1,116	94,531
Region 2	40,696	39	12,800	1,765	22,959	5,314	8,211		91,784
Region 3 1/	59,096	102	22,993	2,345	29,772	2,040	5,916		122,264
Region 4 2/	53,506	444	29,997	3,101	15,779	150		642	103,619
Fairfax County	**193,276**	**2,309**	**87,625**	**10,227**	**89,271**	**9,665**	**18,067**	**1,758**	**412,198**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,251		5,742		2,086				14,079
20121	1,753		5,213	826	2,432				10,224
20124	4,052		618		248				4,918
20151	4,324		812	580	566			490	6,772
20152	1								1
20164	1								1
20170	7,034	62	3,379	21	3,330				13,826
20171	8,213		3,309	150	5,969				17,641
20190	546		2,232	150	4,510	886	1,877		10,201
20191	3,694	22	4,213	647	2,694	135	374		11,779
20194	1,899		2,062	501	1,396				5,858
22003	10,679	14	2,686	255	5,072	545	471		19,722
22015	7,530	364	5,562	329	1,020				14,805
22027	622		102						724
22030	4,398	8	2,400	404	5,548	191		152	13,101
22031	3,052		2,958	320	3,490	1,482	881		12,183
22032	7,335	2	2,000		270				9,607
22033	4,651	62	4,201	775	6,126	150			15,965
22039	6,087								6,087
22041	2,045	12	579	293	2,884	449	4,418		10,680
22042	6,709	6	1,324	181	3,430	270			11,920
22043	4,251		1,650	188	1,814	340	1,231		9,474
22044	1,610	3	218		1,502	310	951		4,594
22046	1,399	2			664				2,065
22060	2,304		108		639				3,051
22066	5,670				88				5,758

(Continued)

Table 6.5

Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2015

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22079	4,743	8	3,933	853	2,109				11,646
22101	9,167		1,043	13	162	311	506		11,202
22102	3,377	2	568	335	4,109	485	3,159		12,035
22124	4,135		1,317	128	1,017				6,597
22150	4,949		1,218		1,805	1,511			9,483
22151	4,749		653		484				5,886
22152	4,851		4,082	259	1,157				10,349
22153	6,339	56	4,301		100				10,796
22180	6,065		979	169	1,541	1,068	259		10,081
22181	3,268		1,165	275	793				5,501
22182	6,835	16	1,464		850	274			9,439
22203					100	50			150
22204	14								14
22206	2								2
22207	48								48
22213	1								1
22302	22		30		184	414			650
22303	1,117	1,121	489		1,645	360	3,430	90	8,252
22304			148						148
22306	3,597		1,821	265	5,445	290		906	12,324
22307	2,382	522	225		1,075		510		4,714
22308	4,830	1							4,831
22309	5,178		1,688	1,595	3,161			120	11,742
22310	5,640	2	2,868	172	2,291				10,973
22311	505				106				611
22312	2,874	2	2,241	412	2,868	144			8,541

(Continued)

Table 6.5

Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2015

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22315	2,478	22	6,024	131	2,491				11,146
Fairfax County	**193,276**	**2,309**	**87,625**	**10,227**	**89,271**	**9,665**	**18,067**	**1,758**	**412,198**

Sources: Fairfax County Department of Neighborhood and Community Services, 2015.

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

TABLE 6.6

Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2015

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,587		2,412	116	2,316				11,431
A2	86		1,103		3,133				4,322
A3	197		799	14	686				1,696
B1	1,006	12	368		770				2,156
B2	4,360		1,493	272	2,268		1,040		9,433
B3	830								830
B5	2,994	62	2,311	7	2,501				7,875
C1	1,087								1,087
C2	1,247								1,247
D1	3,042	2			88				3,132
D2	2,685		3,041	379	3,825	886	987		11,803
D3	18,751	26	4,911	703	3,067	409	1,793		29,660
E1	2,332		493	332	4,109	485	1,590		9,341
E2	643								643
F	1,888		508	13	162		506		3,077
G1	7,951		2,127	100	1,942	409	1,231		13,760
G2	1,041					242			1,283
G3	723		35						758
G4	348								348
H1	1,175	2	465		2,333	823	1,324		6,122
H2					256		3,278		3,534
H3	238			88					326
I1	13,985	21	2,394	582	7,786	1,738	1,026		27,532
I2	1,223		29						1,252
I3	10,158	16	5,536	839	4,728	390	219		21,886
I4	79								79
I5	277		35		8				320
I6	2								2
J1	3,916	1,121	779		1,894	360	1,435		9,505

(Continued)

TABLE 6.6

Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2015

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
J2	839		148		763		1,995	90	3,835
J3	1,205	125	155		506	290			2,281
J4	659	2	20		929		510		2,120
K	8,568	396	1,645	1,196	5,122			906	17,833
L	7,384	22	6,001	664	5,803			120	19,994
M0	848		184		740			152	1,924
M1	933		1,614	128	2,455				5,130
M2	11,602	2	5,567	603	8,754	1,781	1,133		29,442
M3	6,170		303						6,473
M4	4,984		1,785		1,163				7,932
M5	1,473	8	1,388	160	91	1,511			4,631
M6	1,770		4,091	131	1,279				7,271
M7	15				184				199
M8	2,085		108		455				2,648
M9	430		2,208	72	4,880	191			7,781
N1	21,058	368	14,717	1,281	3,166				40,590
N2	4,284	46	1,879						6,209
O1	493	2							495
P	60								60
P1	427	6	196		182				811
P2	180								180
P3	1,160								1,160
P4	76								76
P5	150		32		125				307
Q1	2,555								2,555
R1	2,853								2,853
R2	243		46						289
R3	87								87
R4	319								319

(Continued)

TABLE 6.6

Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2015

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
S1	4,802	8	4,801		1,664				11,275
S2	382								382
T1	1,087		40	34	206			490	1,857
T2	4,922		2,345	580	790				8,637
T3	3,703		2,158						5,861
T4	2,547	62	2,707	1,107	4,774	150			11,347
T5	2,893		3,571	810	2,956				10,230
T6	116								116
T7	1,063		1,077	16	412				2,568
Fairfax County	**193,276**	**2,309**	**87,625**	**10,227**	**89,271**	**9,665**	**18,067**	**1,758**	**412,198**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

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	346	2	151		929		510		1,938
4153	802	520	24		146				1,492
4154.01	316		156		1,555			115	2,142
4154.02	843		228		60				1,131
4155	1,525		400		339				2,264
4156	1,065	1							1,066
4157	1,372								1,372
4158	1,727								1,727
4159	1,208								1,208
4160	1,062		203	149	492			120	2,026
4161	1,459				45				1,504
4162 /1	1,519								1,519
4163	808	2							810
4201	1,013		155						1,168
4202.01	602		697						1,299
4202.02	6		42	172	846				1,066
4202.03	635		337						972
4203	1,601		560						2,161
4204	7	272	133		434	360	1,222		2,428
4205.01		1					1,005		1,006
4205.02	5	251	104		42		634		1,036
4205.03	250	43	84		749		569		1,695
4206	417	554	141		862				1,974
4207	1,404		44						1,448
4208	1,133		71						1,204
4210.01	204		812						1,016

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4210.02	568		443		1,078				2,089
4211.01	236		1,599	131	201				2,167
4211.02	257		726		546				1,529
4211.03	876		909		244				2,029
4212	689								689
4213	958		503						1,461
4214	491		95	138	1,972	290			2,986
4215	281		237	127	975			791	2,411
4216	173		127	931	736				1,967
4217.01	224		391	150	657				1,422
4217.02	864		400						1,264
4218	195		567	365	1,231				2,358
4219 /1	631				184				815
4220	442		480		455				1,377
4221.01	662		653	112	1,173				2,600
4221.02	424		1,128	280	252				2,084
4222.01	809		182		125				1,116
4222.02	578	6	568	461	559				2,172
4223.01	204		587		555				1,346
4223.02	452	24	825		1,208				2,509
4224.01			358		758				1,116
4224.02	96		1,588		424				2,108
4224.03	690		317						1,007
4301.01	1,534								1,534
4301.02	384		652						1,036
4302.01	809		616						1,425
4302.02	1,084	2	536						1,622

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4302.03	632		270						902
4304	1,996		326						2,322
4305	571								571
4306	1,317		106		386				1,809
4307	929								929
4308.01	966		547						1,513
4308.02	384		606		822				1,812
4309.01	438		731		244				1,413
4309.02	604		484						1,088
4310.01	769		662	143					1,574
4310.02	2		750						752
4313	1,115		302						1,417
4314	893		470	99					1,462
4315	1,092	8	676	160	91				2,027
4316	1,122		514		341	1,511			3,488
4318.01	108	52	1,280						1,440
4318.02	757		282						1,039
4319	1,053								1,053
4320	502		625						1,127
4321	506	128	181	186	448				1,449
4322.01			491		360				851
4322.02	569	184	748		112				1,613
4323	1,140		495		100				1,735
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,452		432						1,884
4326	1,153	2	393						1,548

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4327.01	796		293						1,089
4327.02	244		1,153		100				1,497
4328	290		482						772
4401	1,752		150	161	442	264			2,769
4402.01			222	56	580	1,052			1,910
4402.02	533		579	8	1,088				2,208
4403	956								956
4405.01	1,624		33						1,657
4405.02	513		83						596
4406	770		9		12			152	943
4407.01	979								979
4407.02	1,669		137						1,806
4408	1,953				270				2,223
4501	649		289	117	1,204				2,259
4502	793		512		25				1,330
4503	1,037		99		393				1,529
4504	854	2	94						950
4505	883								883
4506.01	1,370	2	35						1,407
4506.02	524	2	81		1,190				1,797
4507.01	531		445						976
4507.02	331	2			887		252		1,472
4508	1,000		20		184				1,204
4509	606								606
4510	898								898
4511	829								829
4512	643								643

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4513	749	3	57		108				917
4514			102		933	50	127		1,212
4515.01	375		97	81	561	310	824		2,248
4515.02	303		259		731	463	373		2,129
4516.01	249		36		1,296				1,581
4516.02	318					400	419		1,137
4518	1,080		48						1,128
4519	502	2	1,103	210	577				2,394
4520	542		326			246			1,114
4521.01	920	2	504	255					1,681
4521.02	493	2	332		100		219		1,146
4522	934	6	336		881				2,157
4523.01			127		1,049	299			1,475
4523.02	15		318		1,365				1,698
4524	1,639		327		412				2,378
4525.01	1,056	2	160		164				1,382
4525.02	291		281		1,023				1,595
4526	491		677	202	1,176	144			2,690
4527	295	12	228	212	801		348		1,896
4528.01	396				346		1,786		2,528
4528.02							1,492		1,492
4601	1,454		8						1,462
4602	1,340								1,340
4603	967								967
4604	925	16	417		371	274			2,003
4605.01	809		70						879
4605.02	1,241		1,071		479				2,791

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4606	1,353								1,353
4607.01	859				300				1,159
4607.02	1,339		227						1,566
4608	911		15	53	185				1,164
4609	789		84						873
4610	724		103		36				863
4611	1,813		132	275	375				2,595
4612.01	1,495		39						1,534
4612.02	157		946	72	1,181	191			2,547
4615	966		1,084		493				2,543
4616.01	581		1,182	159	1,005				2,927
4616.02			221	116	1,456	1,504	586		3,883
4617	367		1,326		196		554		2,443
4618.01	2		300		240				542
4618.02	86		927	128	1,261				2,402
4619.01	232		247		929				1,408
4619.02	2				592				594
4701	944		35						979
4703	1,167								1,167
4704	1,510		227						1,737
4705	1,354		358				506		2,218
4706	829		168	13	162				1,172
4707	1,812		7			69			1,888
4708	851		238						1,089
4709	1,884	2	565		97	242			2,790
4710	485		22	188	152				847
4711	2,094		17			340			2,451

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4712.01			77	132	833		526		1,568
4712.02	107		290	200	1,547				2,144
4713.01			420		1,214				1,634
4713.03	337		168				1,231		1,736
4713.04	602		49						651
4714.01	750				639				1,389
4714.02	285		523		414				1,222
4801	1,514								1,514
4802.01	1,562				84				1,646
4802.02			201		1,645	485	1,064		3,395
4802.03				3			1,569		1,572
4803	2,405	2							2,407
4804.01	1,436				88				1,524
4804.02	2,000								2,000
4805.01	1,106								1,106
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	646		826		108				1,580
4808.02	694		234		450				1,378
4809.01	1,030	2	612		305				1,949
4809.02	353	2	447	7	630				1,439
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01					1,178				1,178
4811.02	82		407		1,003				1,492

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4811.03			698	116	427				1,241
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,738		17						1,755
4812.01	392								392
4812.02	785	12	561		694				2,052
4814	1,113		1,042	133	222		224		2,734
4815	820								820
4816	1,144								1,144
4817.01	2,035								2,035
4817.02	376		527		1,072				1,975
4819	895		326		923	150			2,294
4820.01	1,053		723		63				1,839
4820.02	414		529	333	566				1,842
4821	91		560	46	727	48	60		1,532
4822.01	73		327		609				1,009
4822.02	50		374		893	688	777		2,782
4822.03			326	104	1,358		1,040		2,828
4823.01	272		1,286	100	460		150		2,268
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	782								782
4825.01	213		1,108	34	2,550				3,905
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,668								1,668
4826.01	1,491		694		206				2,391

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4826.02	1,521		789						2,310
4901.01	1,018		444		430				1,892
4901.03	1,055		339					490	1,884
4905.01	254		322		748				1,324
4905.02	1,859		119		197				2,175
4910	602								602
4911.01	1,174								1,174
4911.02	1,054		77						1,131
4911.03	149		1,983						2,132
4912.01	378		1,695		252				2,325
4912.02					840				840
4913.01	931		782		412				2,125
4913.02	177		577		686				1,440
4913.03	70		309	810	318				1,507
4914.01			1,368		516				1,884
4914.02	163		1,252						1,415
4914.03	976		177						1,153
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	576		1,252		564				2,392
4915.02	2,098		38						2,136
4916.01	447		197	580	360				1,584
4916.02	1,131		455						1,586
4917.01	40		491	266	986	150			1,933
4917.02			971	72	2,375				3,418
4917.03			403		1,967				2,370
4917.04	58		779	332	1,040				2,209

(Continued)

Table 6.7

Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2015

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4917.05	694	8	245						947
4918.01			389		696				1,085
4918.02	511	62	152	437					1,162
4918.03	1,430		197		997				2,624
4920	2,183								2,183
4921	2,213								2,213
4922.01	1,016								1,016
4922.02	2,087		123						2,210
4922.03	1,275								1,275
4923	630	46	421						1,097
4924	426		1,374						1,800
4925	1,409								1,409
9801									
9802									
9803									
Fairfax County	**193,276**	**2,309**	**87,625**	**10,227**	**89,271**	**9,665**	**18,067**	**1,758**	**412,198**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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.

1/ On Fort Belvior Military Reservation, Fairfax County estimates number of housing units and households.

Table 6.8

Housing Unit Inventory by Year Built and Supervisor District
Fairfax County, January 2015

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	13,572	33.0	11,551	26.5	7,982	15.6	15,528	35.1	25,034	58.6	18,668	38.6	16,006	29.5	4,990	11.7	2,082	4.9	115,413	28.1
1970 to 1979	12,256	29.8	10,360	23.7	15,002	29.4	6,250	14.1	7,281	17.0	7,759	16.1	11,334	20.9	9,398	22.0	3,523	8.4	83,163	20.3
1980 to 1989	8,573	20.8	7,583	17.4	10,655	20.9	8,253	18.6	5,882	13.8	9,279	19.2	9,640	17.8	15,857	37.1	18,847	44.8	94,569	23.1
1990 to 1999	2,096	5.1	5,345	12.2	9,379	18.4	8,778	19.8	1,741	4.1	4,048	8.4	5,923	10.9	8,180	19.2	11,812	28.1	57,302	14.0
2000 to 2009	3,977	9.7	7,320	16.8	6,211	12.2	4,630	10.5	1,993	4.7	7,116	14.7	6,480	11.9	3,828	9.0	5,402	12.8	46,957	11.4
2010 to 2015	685	1.7	1,496	3.4	1,777	3.5	839	1.9	818	1.9	1,442	3.0	4,896	9.0	454	1.1	438	1.0	12,845	3.1
Total Units	**41,159**	**100.0**	**43,655**	**100.0**	**51,006**	**100.0**	**44,278**	**100.0**	**42,749**	**100.0**	**48,312**	**100.0**	**54,279**	**100.0**	**42,707**	**100.0**	**42,104**	**100.0**	**410,249**	**100.0**

Table 6.9

Housing Unit Inventory by Year Built and Town
Fairfax County, January 2015

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	53	62.4	811	10.3	3,833	68.2	4,697	34.6
1970 to 1979	1	1.2	3,262	41.4	591	10.5	3,854	28.4
1980 to 1989	5	5.9	1,530	19.4	289	5.1	1,824	13.4
1990 to 1999	6	7.1	1,480	18.8	266	4.7	1,752	12.9
2000 to 2009	19	22.4	691	8.8	305	5.4	1,015	7.5
2010 to 2015	1	1.2	100	1.3	338	6.0	439	3.2
Total Units	**85**	**100.0**	**7,874**	**100.0**	**5,622**	**100.0**	**13,581**	**100.0**

Source: Fairfax County Department of Neighborhood and Community Services, 2015

Note: Figures exclude group quarters, housing units co-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 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 2015

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean		Mount Vernon		Pohick 1/	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	16,149	61.9	10,241	57.8	3,210	7.3	5,421	20.3	12,690	54.7	3,644	51.8	2,040	16.4	11,436	38.5	21,708	56.6	3,281	7.0
1970 to 1979	6,770	26.0	3,268	18.4	3,067	7.0	5,011	18.7	2,527	10.9	225	3.2	1,280	10.3	5,594	18.8	7,172	18.7	18,186	39.0
1980 to 1989	1,336	5.1	2,663	15.0	17,315	39.4	6,495	24.3	2,418	10.4	1,626	23.1	1,841	14.8	4,566	15.4	4,161	10.8	18,971	40.7
1990 to 1999	930	3.6	630	3.6	14,239	32.4	3,454	12.9	765	3.3	389	5.5	1,947	15.7	3,038	10.2	1,543	4.0	4,356	9.3
2000 to 2009	641	2.5	460	2.6	5,771	13.1	5,580	20.8	1,951	8.4	967	13.8	4,776	38.5	2,846	9.6	2,419	6.3	1,629	3.5
2010 to 2015	242	0.9	469	2.6	386	0.9	807	3.0	2,830	12.2	181	2.6	531	4.3	2,218	7.5	1,384	3.6	208	0.4
Total Units	**26,068**	**100.0**	**17,731**	**100.0**	**43,988**	**100.0**	**26,768**	**100.0**	**23,181**	**100.0**	**7,032**	**100.0**	**12,415**	**100.0**	**29,698**	**100.0**	**38,387**	**100.0**	**46,631**	**100.0**

Year Built	Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	5,367	26.0	8,343	41.2	4,152	5.7	7,731	30.8	115,413	28.1
1970 to 1979	1,809	8.7	2,366	11.7	19,778	27.3	6,110	24.4	83,163	20.3
1980 to 1989	6,213	30.0	3,522	17.4	20,026	27.7	3,416	13.6	94,569	23.1
1990 to 1999	5,432	26.3	3,254	16.1	13,731	19.0	3,594	14.3	57,302	14.0
2000 to 2009	1,684	8.1	2,614	12.9	12,315	17.0	3,304	13.2	46,957	11.4
2010 to 2015	176	0.9	132	0.7	2,376	3.3	905	3.6	12,845	3.1
Total Units	**20,681**	**100.0**	**20,231**	**100.0**	**72,378**	**100.0**	**25,060**	**100.0**	**410,249**	**100.0**

Source: Fairfax County Department of Neighborhood and Community Services, 2015

Note: Figures exclude group quarters, housing units co-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, 2015 through 2045

Supervisor District	Difference 2015 to 2045	Percent of Total Change
Braddock	2,105	1.6%
Dranesville	12,207	9.2%
Hunter Mill	36,493	27.6%
Lee	10,654	8.1%
Mason	5,433	4.1%
Mount Vernon	9,863	7.5%
Providence	43,906	33.2%
Springfield	3,147	2.4%
Sully	8,328	6.3%
Fairfax County	**132,136**	**100.0%**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

TABLE 7.2

Forecast Housing Unit Change by Planning District Fairfax County, 2015 through 2045

Planning District	Difference 2015 to 2045	Percent of Total Change
Annandale	2,531	1.9%
Baileys	2,663	2.0%
Bull Run	7,149	5.4%
Fairfax	3,515	2.7%
Jefferson	6,406	4.8%
Lincolnia	626	0.5%
Lower Potomac	3,107	2.4%
McLean	32,519	24.6%
Mount Vernon	10,138	7.7%
Pohick	1,508	1.1%
Rose Hill	1,957	1.5%
Springfield	4,987	3.8%
Upper Potomac	36,765	27.8%
Vienna	18,265	13.8%
Fairfax County	**132,136**	**100.0%**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

Table 7.3

Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2015

Supervisor District	2015	2020	2025	2030	2035	2040	2045
Braddock	41,323	41,720	42,013	42,379	42,747	43,098	43,428
Dranesville 1/	43,691	44,316	46,410	48,923	51,374	53,740	55,898
Hunter Mill 2/	51,019	52,838	58,488	66,224	73,686	80,881	87,512
Lee	45,086	45,553	47,409	49,645	51,756	53,833	55,740
Mason	42,776	43,303	44,195	45,252	46,302	47,294	48,209
Mount Vernon	48,661	49,547	51,477	53,353	55,131	56,923	58,524
Providence	54,294	66,431	76,109	82,001	87,683	93,142	98,200
Springfield 3/	42,739	42,850	43,344	44,021	44,658	45,293	45,886
Sully	42,609	43,582	44,753	46,404	47,984	49,520	50,937
Fairfax County	**412,198**	**430,138**	**454,198**	**478,201**	**501,320**	**523,725**	**544,334**

Table 7.4

Estimated and Forecasted Housing Units by Town
Fairfax County, January 2015

Town	2015	2020	2025	2030	2035	2040	2045
Town of Clifton	87	88	88	88	88	88	88
Town of Herndon	7,875	7,927	8,169	8,509	8,837	9,152	9,444
Town of Vienna	5,625	5,676	5,676	5,676	5,676	5,676	5,676
Towns Total	**13,587**	**13,691**	**13,933**	**14,273**	**14,601**	**14,916**	**15,208**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 7.5

Historical, Estimated and Forecasted Housing Units by Planning District
Fairfax County, January 2015

Planning District	1990	2000	2010	2015	2020	2025	2030	2035	2040	2045
Annandale	24,901	25,614	25,767	26,079	26,292	26,788	27,274	27,741	28,194	28,610
Baileys	16,573	17,367	17,976	17,740	17,881	18,268	18,821	19,393	19,921	20,403
Bull Run	24,559	38,745	44,307	44,495	44,611	45,713	47,296	48,799	50,274	51,644
Fairfax	17,181	20,992	25,647	26,930	27,768	28,367	28,920	29,453	29,966	30,445
Jefferson	17,365	18,862	20,409	23,186	26,683	27,149	27,801	28,428	29,033	29,592
Lincolnia	5,464	5,908	6,800	7,038	7,195	7,267	7,375	7,472	7,570	7,664
Lower Potomac	3,936	5,898	9,609	12,424	12,879	13,598	14,112	14,604	15,089	15,531
McLean	23,601	26,269	28,213	29,718	37,147	45,709	50,117	54,365	58,454	62,237
Mount Vernon	35,338	37,000	37,425	39,517	40,117	41,988	44,022	45,983	47,898	49,655
Pohick 1/	41,032	45,153	46,667	46,665	46,833	47,102	47,382	47,639	47,931	48,173
Rose Hill	13,524	19,102	20,401	20,692	20,778	21,129	21,549	21,916	22,303	22,649
Springfield	14,590	17,151	18,803	20,237	20,389	21,177	22,259	23,295	24,297	25,224
Upper Potomac 2/	44,898	58,989	69,977	72,404	74,742	80,435	88,081	95,481	102,614	109,169
Vienna 3/	19,502	21,910	24,385	25,073	26,822	29,510	33,192	36,750	40,179	43,338
Fairfax County	**302,464**	**358,960**	**396,386**	**412,198**	**430,138**	**454,198**	**478,201**	**501,320**	**523,725**	**544,334**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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 7.6

Estimated and Forecasted Housing Units by Human Services Region
Fairfax County, January 2015

Human Services Region	2015	2020	2025	2030	2035	2040	2045
Region 1	94,531	95,864	99,636	103,730	107,601	111,452	114,944
Region 2	91,784	96,620	98,467	100,891	103,253	105,517	107,606
Region 3 1/	122,264	133,472	150,253	165,439	180,120	194,258	207,286
Region 4 2/	103,619	104,181	105,842	108,142	110,346	112,498	114,498
Fairfax County	**412,198**	**430,138**	**454,198**	**478,201**	**501,320**	**523,725**	**544,334**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

1/ Includes the Towns of Herndon and Vienna.

2/ Includes the Town of Clifton.

Table 7.7

Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
20120	14,079	14,108	14,357	14,718	15,053	15,386	15,697
20121	10,224	10,259	10,566	11,005	11,429	11,840	12,217
20124	4,918	4,925	4,926	4,925	4,923	4,922	4,933
20151	6,772	6,811	7,173	7,707	8,220	8,715	9,171
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,826	13,920	14,360	14,946	15,541	16,117	16,620
20171	17,641	18,630	20,242	22,265	24,209	26,087	27,818
20190	10,201	11,020	13,172	16,021	18,771	21,416	23,858
20191	11,779	12,107	13,437	15,397	17,285	19,107	20,787
20194	5,858	5,858	5,865	5,875	5,884	5,893	5,902
20196		6	65	151	235	315	390
22003	19,722	19,930	20,415	20,887	21,341	21,782	22,186
22015	14,805	14,825	14,851	14,872	14,893	14,915	14,939
22027	724	738	783	849	914	974	1,028
22030	13,101	13,605	13,993	14,246	14,479	14,720	14,933
22031	12,183	14,806	15,254	15,916	16,551	17,165	17,733
22032	9,607	9,631	9,723	9,817	9,921	10,012	10,107
22033	15,965	16,017	16,421	16,993	17,541	18,068	18,565
22035		233	233	233	233	233	233
22039	6,087	6,096	6,162	6,230	6,298	6,365	6,423
22041	10,680	10,802	11,158	11,674	12,205	12,697	13,139
22042	11,920	12,632	12,706	12,815	12,920	13,020	13,113
22043	9,474	9,556	9,770	10,049	10,316	10,576	10,817
22044	4,594	4,609	4,627	4,647	4,671	4,690	4,713
22046	2,065	2,080	2,104	2,137	2,170	2,200	2,229

(Continued)

Table 7.7

Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
22060	3,051	3,169	3,350	3,411	3,469	3,525	3,575
22066	5,758	5,817	5,843	5,878	5,916	5,950	5,981
22067		5	5	5	5	5	5
22079	11,646	12,064	12,633	13,110	13,557	14,018	14,422
22101	11,202	11,312	11,569	11,749	11,920	12,091	12,245
22102	12,035	17,631	24,083	27,146	30,100	32,935	35,563
22124	6,597	6,685	6,711	6,747	6,783	6,818	6,848
22150	9,483	9,576	10,284	11,321	12,316	13,280	14,164
22151	5,886	5,892	5,907	5,929	5,949	5,969	5,988
22152	10,349	10,355	10,376	10,409	10,440	10,469	10,497
22153	10,796	10,837	10,904	10,979	11,033	11,115	11,170
22180	10,081	11,188	11,317	11,508	11,693	11,871	12,035
22181	5,501	5,521	5,582	5,656	5,730	5,800	5,863
22182	9,439	11,844	15,872	19,983	23,952	27,776	31,305
22203	150	150	150	150	150	150	150
22204	14	14	14	14	14	14	14
22205		1	7	15	24	32	39
22206	2	2	2	2	2	2	2
22207	48	51	53	55	57	59	60
22213	1	1	1	2	2	2	2
22302	650	650	651	653	655	656	658
22303	8,252	8,705	9,724	10,550	11,357	12,132	12,847
22304	148	148	148	148	148	148	148
22306	12,324	12,396	12,812	13,423	14,010	14,575	15,102
22307	4,714	4,722	4,789	4,874	4,957	5,052	5,129
22308	4,831	4,846	4,876	4,903	4,929	4,954	4,977

(Continued)

Table 7.7

Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2015

ZIP Code	2015	2020	2025	2030	2035	2040	2045
22309	11,742	11,796	12,152	12,658	13,141	13,615	14,050
22310	10,973	11,029	11,214	11,482	11,732	11,972	12,207
22311	611	613	617	622	627	631	635
22312	8,541	8,698	8,768	8,872	8,966	9,061	9,152
22315	11,146	11,216	11,416	11,569	11,683	11,831	11,946
Fairfax County	**412,198**	**430,138**	**454,198**	**478,201**	**501,320**	**523,725**	**544,334**

Sources: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4151	1,301	1,315	1,435	1,613	1,784	1,949	2,101
4152	1,938	1,939	1,968	1,997	2,026	2,070	2,100
4153	1,492	1,496	1,509	1,528	1,548	1,567	1,585
4154.01	2,142	2,143	2,151	2,164	2,177	2,189	2,201
4154.02	1,131	1,142	1,173	1,221	1,265	1,307	1,348
4155	2,264	2,281	2,297	2,323	2,346	2,370	2,391
4156	1,066	1,069	1,096	1,117	1,138	1,158	1,177
4157	1,372	1,373	1,373	1,374	1,375	1,375	1,376
4158	1,727	1,733	1,735	1,738	1,741	1,744	1,747
4159	1,208	1,209	1,211	1,215	1,218	1,220	1,223
4160	2,026	2,033	2,098	2,191	2,279	2,365	2,445
4161	1,504	1,511	1,532	1,562	1,590	1,618	1,644
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	810	823	830	841	852	862	871
4201	1,168	1,169	1,174	1,181	1,187	1,192	1,198
4202.01	1,299	1,303	1,320	1,342	1,357	1,366	1,389
4202.02	1,066	1,067	1,073	1,083	1,092	1,100	1,108
4202.03	972	981	1,061	1,179	1,292	1,402	1,502
4203	2,161	2,170	2,214	2,272	2,332	2,388	2,439
4204	2,428	2,492	2,623	2,793	2,957	3,114	3,261
4205.01	1,006	1,016	1,066	1,137	1,207	1,277	1,338
4205.02	1,036	1,095	1,211	1,275	1,338	1,399	1,454
4205.03	1,695	1,821	2,151	2,429	2,701	2,958	3,200
4206	1,974	2,161	2,475	2,614	2,745	2,877	2,995
4207	1,448	1,452	1,456	1,462	1,468	1,474	1,479
4208	1,204	1,205	1,227	1,259	1,292	1,323	1,354
4210.01	1,016	1,022	1,035	1,044	1,053	1,061	1,068
4210.02	2,089	2,142	2,559	3,170	3,754	4,322	4,842

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4211.01	2,167	2,200	2,229	2,224	2,219	2,213	2,213
4211.02	1,529	1,528	1,542	1,551	1,552	1,562	1,565
4211.03	2,029	2,074	2,212	2,363	2,504	2,648	2,774
4212	689	689	689	689	689	689	689
4213	1,461	1,461	1,462	1,462	1,462	1,462	1,462
4214	2,986	3,023	3,293	3,686	4,065	4,430	4,768
4215	2,411	2,417	2,470	2,546	2,621	2,692	2,760
4216	1,967	1,983	2,079	2,213	2,342	2,467	2,584
4217.01	1,422	1,423	1,433	1,448	1,463	1,477	1,489
4217.02	1,264	1,270	1,271	1,271	1,271	1,272	1,272
4218	2,358	2,373	2,535	2,767	2,986	3,204	3,400
4219	815	929	1,076	1,084	1,091	1,099	1,106
4220	1,377	1,454	1,531	1,647	1,757	1,867	1,965
4221.01	2,600	2,603	2,640	2,685	2,732	2,774	2,822
4221.02	2,084	2,145	2,294	2,464	2,631	2,794	2,945
4222.01	1,116	1,217	1,364	1,403	1,436	1,471	1,501
4222.02	2,172	2,259	2,414	2,539	2,658	2,774	2,875
4223.01	1,346	1,348	1,386	1,433	1,472	1,517	1,554
4223.02	2,509	2,525	2,563	2,607	2,643	2,684	2,720
4224.01	1,116	1,121	1,090	1,041	991	945	901
4224.02	2,108	2,103	2,079	2,035	1,985	1,944	1,902
4224.03	1,007	1,020	1,052	1,095	1,135	1,176	1,211
4301.01	1,534	1,538	1,552	1,562	1,573	1,583	1,590
4301.02	1,036	1,041	1,054	1,060	1,066	1,072	1,077
4302.01	1,425	1,425	1,441	1,458	1,478	1,495	1,514
4302.02	1,622	1,637	1,663	1,684	1,711	1,732	1,759
4302.03	902	902	909	917	926	933	942
4304	2,322	2,323	2,323	2,323	2,323	2,323	2,323

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4305	571	571	571	571	571	571	571
4306	1,809	1,823	1,936	2,103	2,264	2,419	2,563
4307	929	930	942	959	975	991	1,005
4308.01	1,513	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	1,413	1,416	1,434	1,460	1,484	1,509	1,530
4309.02	1,088	1,089	1,091	1,095	1,098	1,101	1,104
4310.01	1,574	1,575	1,588	1,603	1,617	1,632	1,646
4310.02	752	752	752	752	752	752	752
4313	1,417	1,417	1,418	1,420	1,421	1,423	1,424
4314	1,462	1,462	1,462	1,465	1,468	1,468	1,471
4315	2,027	2,029	2,031	2,034	2,037	2,040	2,042
4316	3,488	3,512	3,673	3,908	4,136	4,355	4,555
4318.01	1,440	1,442	1,452	1,466	1,480	1,493	1,505
4318.02	1,039	1,036	1,029	1,008	992	974	963
4319	1,053	1,057	1,058	1,059	1,060	1,061	1,061
4320	1,127	1,127	1,127	1,127	1,127	1,127	1,127
4321	1,449	1,452	1,452	1,452	1,452	1,452	1,452
4322.01	851	851	851	851	851	851	851
4322.02	1,613	1,614	1,622	1,635	1,647	1,659	1,670
4323	1,735	1,746	1,750	1,755	1,760	1,765	1,769
4324.01	1,179	1,179	1,179	1,179	1,179	1,179	1,179
4324.02	1,658	1,658	1,663	1,665	1,666	1,668	1,670
4325	1,884	1,884	1,887	1,890	1,893	1,897	1,899
4326	1,548	1,568	1,574	1,583	1,592	1,600	1,608
4327.01	1,089	1,095	1,096	1,097	1,099	1,100	1,101
4327.02	1,497	1,498	1,502	1,510	1,517	1,523	1,529
4328	772	772	780	790	799	805	814

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4401	2,769	2,773	2,787	2,807	2,824	2,841	2,857
4402.01	1,910	3,591	3,677	3,803	3,922	4,039	4,147
4402.02	2,208	2,209	2,214	2,220	2,225	2,231	2,236
4403	956	957	958	958	959	960	961
4405.01	1,657	1,658	1,669	1,686	1,702	1,717	1,731
4405.02	596	634	648	661	673	685	695
4406	943	943	945	948	950	952	954
4407.01	979	979	980	981	981	982	983
4407.02	1,806	1,806	1,807	1,807	1,808	1,809	1,809
4408	2,223	2,226	2,231	2,238	2,244	2,251	2,256
4501	2,259	2,259	2,262	2,266	2,270	2,274	2,277
4502	1,330	1,332	1,333	1,334	1,335	1,336	1,337
4503	1,529	2,204	2,216	2,232	2,249	2,264	2,279
4504	950	950	955	962	968	974	980
4505	883	887	887	887	887	887	887
4506.01	1,407	1,409	1,411	1,413	1,417	1,418	1,421
4506.02	1,797	1,821	1,821	1,822	1,823	1,823	1,824
4507.01	976	980	990	992	993	995	996
4507.02	1,472	1,602	1,805	1,875	1,944	2,009	2,070
4508	1,204	1,216	1,318	1,470	1,616	1,757	1,887
4509	606	606	606	607	607	607	607
4510	898	898	899	900	900	901	902
4511	829	829	829	829	829	829	829
4512	643	651	653	655	657	659	661
4513	917	924	926	930	934	938	941
4514	1,212	1,213	1,222	1,235	1,247	1,259	1,271
4515.01	2,248	2,251	2,269	2,289	2,312	2,332	2,355
4515.02	2,129	2,133	2,172	2,229	2,284	2,337	2,385

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4516.01	1,581	1,594	1,721	1,906	2,085	2,258	2,417
4516.02	1,137	1,137	1,142	1,148	1,153	1,159	1,164
4518	1,128	1,129	1,131	1,133	1,135	1,137	1,139
4519	2,394	2,403	2,459	2,546	2,628	2,707	2,783
4520	1,114	1,130	1,204	1,314	1,420	1,522	1,616
4521.01	1,681	1,707	1,711	1,717	1,722	1,728	1,733
4521.02	1,146	1,150	1,151	1,152	1,154	1,155	1,156
4522	2,157	2,159	2,171	2,188	2,204	2,220	2,234
4523.01	1,475	1,479	1,493	1,511	1,529	1,549	1,564
4523.02	1,698	1,703	1,755	1,830	1,903	1,973	2,038
4524	2,378	2,382	2,388	2,397	2,406	2,414	2,421
4525.01	1,382	1,385	1,395	1,410	1,424	1,438	1,450
4525.02	1,595	1,596	1,599	1,603	1,607	1,610	1,614
4526	2,690	2,835	2,848	2,864	2,876	2,891	2,906
4527	1,896	1,970	2,018	2,090	2,159	2,225	2,286
4528.01	2,528	2,541	2,600	2,681	2,774	2,856	2,926
4528.02	1,492	1,508	1,587	1,697	1,824	1,934	2,029
4601	1,462	1,484	1,495	1,512	1,528	1,544	1,558
4602	1,340	1,346	1,346	1,347	1,348	1,348	1,349
4603	967	977	1,018	1,090	1,163	1,235	1,296
4604	2,003	2,672	4,456	6,810	9,081	11,271	13,290
4605.01	879	924	1,344	1,968	2,568	3,147	3,683
4605.02	2,791	2,820	2,970	3,187	3,398	3,599	3,786
4606	1,353	1,359	1,385	1,423	1,460	1,495	1,527
4607.01	1,159	1,165	1,165	1,165	1,165	1,165	1,165
4607.02	1,566	1,589	1,589	1,589	1,589	1,589	1,589
4608	1,164	1,173	1,173	1,173	1,173	1,173	1,173
4609	873	878	878	878	878	878	878

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4610	863	871	871	871	871	871	871
4611	2,595	2,601	2,619	2,644	2,665	2,688	2,710
4612.01	1,534	1,542	1,542	1,542	1,543	1,543	1,543
4612.02	2,547	3,007	3,256	3,315	3,374	3,433	3,485
4615	2,543	2,558	2,603	2,654	2,709	2,757	2,800
4616.01	2,927	3,716	3,915	4,211	4,496	4,773	5,027
4616.02	3,883	4,954	5,257	5,703	6,133	6,548	6,931
4617	2,443	2,570	2,574	2,578	2,583	2,587	2,591
4618.01	542	542	543	543	544	545	546
4618.02	2,402	2,405	2,428	2,460	2,491	2,522	2,548
4619.01	1,408	1,413	1,421	1,433	1,444	1,455	1,465
4619.02	594	595	601	611	620	629	637
4701	979	989	1,007	1,024	1,051	1,068	1,086
4703	1,167	1,173	1,218	1,274	1,319	1,375	1,420
4704	1,737	1,756	1,776	1,802	1,825	1,848	1,871
4705	2,218	2,336	2,482	2,522	2,559	2,597	2,631
4706	1,172	1,180	1,203	1,237	1,270	1,301	1,331
4707	1,888	1,914	1,917	1,921	1,925	1,929	1,933
4708	1,089	1,173	1,175	1,177	1,180	1,182	1,184
4709	2,790	2,644	2,648	2,654	2,660	2,666	2,672
4710	847	872	1,036	1,276	1,506	1,728	1,935
4711	2,451	2,474	2,484	2,499	2,512	2,525	2,537
4712.01	1,568	1,765	2,347	2,916	3,465	3,993	4,481
4712.02	2,144	4,255	6,651	7,202	7,728	8,230	8,703
4713.01	1,634	1,634	1,634	1,634	1,634	1,634	1,634
4713.03	1,736	1,742	1,764	1,795	1,824	1,853	1,880
4713.04	651	679	703	708	712	716	720
4714.01	1,389	1,392	1,395	1,398	1,402	1,405	1,408

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4714.02	1,222	1,223	1,229	1,237	1,246	1,254	1,261
4801	1,514	1,539	1,547	1,561	1,575	1,587	1,599
4802.01	1,646	1,652	1,661	1,676	1,689	1,702	1,714
4802.02	3,395	6,054	8,779	10,731	12,617	14,429	16,104
4802.03	1,572	1,991	2,274	2,637	2,987	3,324	3,635
4803	2,407	4,260	6,382	6,889	7,381	7,852	8,286
4804.01	1,524	1,532	1,535	1,540	1,545	1,550	1,555
4804.02	2,000	2,024	2,026	2,030	2,033	2,036	2,039
4805.01	1,106	1,117	1,121	1,121	1,124	1,128	1,128
4805.02	1,953	1,954	1,973	1,973	1,992	2,011	2,011
4805.03	1,153	1,153	1,163	1,165	1,176	1,186	1,188
4805.04	840	840	840	840	840	840	840
4805.05	1,622	1,622	1,622	1,622	1,622	1,622	1,622
4808.01	1,580	1,590	1,603	1,608	1,612	1,616	1,620
4808.02	1,378	1,380	1,380	1,380	1,380	1,380	1,380
4809.01	1,949	1,959	1,964	1,969	1,975	1,980	1,985
4809.02	1,439	1,469	1,693	2,023	2,341	2,647	2,930
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	1,927	1,945	2,111	2,353	2,587	2,813	3,022
4811.01	1,178	1,189	1,291	1,441	1,585	1,725	1,853
4811.02	1,492	1,335	1,335	1,335	1,335	1,335	1,335
4811.03	1,241	1,241	1,241	1,241	1,241	1,241	1,241
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,699	1,709	1,724	1,738	1,752	1,765
4811.06	1,755	1,763	1,763	1,763	1,763	1,763	1,763
4812.01	392	439	885	1,542	2,176	2,786	3,350
4812.02	2,052	2,104	2,602	3,339	4,047	4,732	5,363
4814	2,734	2,923	2,924	2,926	2,927	2,928	2,929

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4815	820	820	820	820	820	820	820
4816	1,144	1,173	1,173	1,173	1,173	1,173	1,173
4817.01	2,035	2,039	2,040	2,041	2,042	2,043	2,044
4817.02	1,975	2,015	2,034	2,051	2,068	2,080	2,100
4819	2,294	2,318	2,548	2,885	3,210	3,523	3,812
4820.01	1,839	1,847	1,855	1,865	1,875	1,885	1,894
4820.02	1,842	1,842	1,842	1,842	1,842	1,842	1,842
4821	1,532	1,532	1,532	1,532	1,532	1,532	1,532
4822.01	1,009	1,009	1,009	1,009	1,009	1,009	1,009
4822.02	2,782	3,471	4,367	5,379	6,353	7,292	8,159
4822.03	2,828	2,935	3,964	5,469	6,923	8,320	9,610
4823.01	2,268	2,317	2,782	3,468	4,128	4,765	5,353
4823.02	1,820	1,820	1,820	1,820	1,820	1,820	1,820
4823.03	1,703	1,703	1,703	1,703	1,703	1,703	1,703
4824	782	794	907	1,074	1,234	1,389	1,532
4825.01	3,905	5,016	6,380	8,037	9,631	11,170	12,590
4825.02	1,032	1,032	1,032	1,032	1,032	1,032	1,032
4825.03	1,546	1,547	1,555	1,568	1,580	1,592	1,603
4825.04	1,668	1,668	1,672	1,677	1,682	1,686	1,690
4826.01	2,391	2,391	2,395	2,399	2,401	2,404	2,408
4826.02	2,310	2,317	2,373	2,453	2,530	2,605	2,673
4901.01	1,892	1,906	2,040	2,236	2,426	2,609	2,778
4901.03	1,884	1,897	2,023	2,208	2,386	2,558	2,716
4905.01	1,324	1,328	1,363	1,414	1,463	1,510	1,555
4905.02	2,175	2,176	2,196	2,218	2,231	2,253	2,270
4910	602	609	609	609	617	617	617
4911.01	1,174	1,176	1,176	1,176	1,176	1,176	1,176
4911.02	1,131	1,131	1,131	1,131	1,131	1,131	1,131

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4911.03	2,132	2,132	2,132	2,132	2,132	2,132	2,132
4912.01	2,325	2,333	2,464	2,649	2,826	2,996	3,161
4912.02	840	844	878	928	977	1,024	1,067
4913.01	2,125	2,130	2,149	2,176	2,206	2,232	2,255
4913.02	1,440	1,446	1,503	1,583	1,658	1,733	1,802
4913.03	1,507	1,524	1,687	1,923	2,147	2,365	2,569
4914.01	1,884	1,887	1,917	1,956	1,996	2,036	2,069
4914.02	1,415	1,415	1,418	1,422	1,425	1,428	1,431
4914.03	1,153	1,153	1,153	1,153	1,153	1,153	1,161
4914.04	1,334	1,334	1,336	1,338	1,340	1,342	1,343
4914.05	836	836	839	842	847	850	857
4915.01	2,392	2,402	2,480	2,593	2,689	2,796	2,892
4915.02	2,136	2,136	2,142	2,157	2,166	2,177	2,187
4916.01	1,584	1,589	1,644	1,721	1,800	1,872	1,938
4916.02	1,586	1,591	1,623	1,673	1,718	1,764	1,804
4917.01	1,933	1,941	2,054	2,216	2,365	2,514	2,653
4917.02	3,418	3,439	3,646	3,945	4,237	4,515	4,773
4917.03	2,370	2,610	2,672	2,764	2,853	2,939	3,017
4917.04	2,209	2,221	2,221	2,221	2,221	2,221	2,221
4917.05	947	951	982	1,028	1,066	1,111	1,149
4918.01	1,085	1,085	1,088	1,092	1,096	1,099	1,103
4918.02	1,162	1,162	1,163	1,164	1,165	1,166	1,167
4918.03	2,624	2,624	2,630	2,636	2,643	2,650	2,656
4920	2,183	2,184	2,185	2,185	2,186	2,186	2,187
4921	2,213	2,217	2,229	2,247	2,266	2,284	2,292
4922.01	1,016	1,077	1,088	1,105	1,119	1,136	1,147
4922.02	2,210	2,211	2,246	2,275	2,304	2,335	2,366
4922.03	1,275	1,280	1,309	1,343	1,376	1,409	1,441

(Continued)

Table 7.8

Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2015

Census Tract	2015	2020	2025	2030	2035	2040	2045
4923	1,097	1,109	1,143	1,187	1,220	1,268	1,300
4924	1,800	1,804	1,804	1,789	1,758	1,756	1,734
4925	1,409	1,414	1,417	1,422	1,426	1,431	1,434
9801							
9802							
9803							
Fairfax County	**412,198**	**430,138**	**454,198**	**478,201**	**501,320**	**523,725**	**544,334**

Source: Fairfax County Department of Neighborhood and Community Services, 2015 through 2045.

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.

MARKET VALUE

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

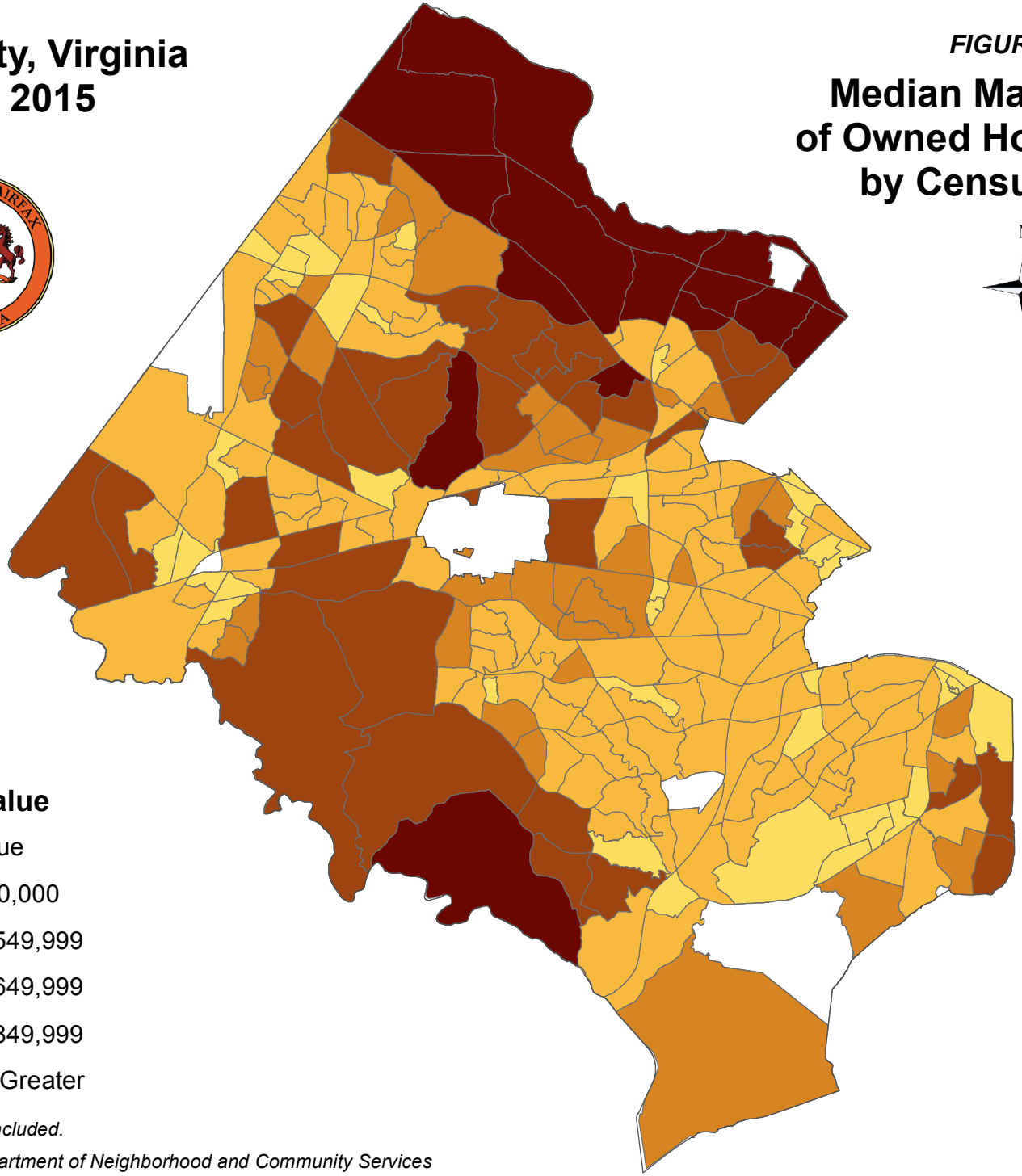
Median market value is a statistic calculated from individual market value information for a particular geography. The estimated median market value of individually owned housing units indicates that half of all owned housing units in the county had market values exceeding this value and half had values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

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

Fairfax County, Virginia
January 2015

FIGURE 8.1

Median Market Value of Owned Housing Units by Census Tracts



Median Market Value

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

Note: City of Fairfax is not included.

Source: Fairfax County Department of Neighborhood and Community Services

TABLE 8.1

Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2014 and 2015

Supervisor District	Median Market Value		Percent Change
	2014	2015	
Braddock	$436,954	$482,024	10.3%
Dranesville	$691,589	$765,606	10.7%
Hunter Mill	$509,722	$563,681	10.6%
Lee	$374,710	$411,340	9.8%
Mason	$388,765	$435,300	12.0%
Mount Vernon	$410,330	$449,186	9.5%
Providence	$448,450	$495,785	10.6%
Springfield	$497,846	$543,523	9.2%
Sully	$414,915	$460,178	10.9%
Fairfax County	$447,541	$492,126	10.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

TABLE 8.2

Median Market Value of Owned Housing Units by Planning District Fairfax County, 2014 and 2015

Planning District	Median Market Value		Percent Change
	2014	2015	
Annandale	$421,145	$471,159	11.9%
Baileys	$331,327	$372,232	12.3%
Bull Run	$390,589	$426,767	9.3%
Fairfax	$475,620	$519,665	9.3%
Jefferson	$401,889	$444,341	10.6%
Lincolnia	$380,900	$424,683	11.5%
Lower Potomac	$384,380	$413,316	7.5%
McLean	$734,492	$809,733	10.2%
Mount Vernon	$382,308	$420,000	9.9%
Pohick	$484,199	$526,900	8.8%
Rose Hill	$405,205	$441,628	9.0%
Springfield	$373,925	$411,971	10.2%
Upper Potomac	$484,942	$530,784	9.5%
Vienna	$611,808	$675,892	10.5%
Fairfax County	$447,541	$492,126	10.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

Table 8.3

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Supervisor District	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Braddock	$552,355	$374,307	$197,500	$482,024	$560,604	$380,721	$209,140	$476,794
Dranesville 1/	$845,535	$386,381	$242,580	$765,606	$1,002,355	$481,374	$290,920	$888,583
Hunter Mill 2/	$707,939	$419,967	$272,176	$563,681	$763,818	$441,500	$329,824	$589,056
Lee	$445,794	$395,825	$258,009	$411,340	$496,153	$392,731	$237,584	$429,588
Mason	$522,025	$399,452	$199,170	$435,300	$568,650	$411,150	$212,576	$462,248
Mount Vernon	$585,718	$329,341	$230,307	$449,186	$630,730	$332,274	$237,208	$489,313
Providence	$683,388	$475,000	$279,805	$495,785	$734,172	$501,234	$305,388	$534,627
Springfield 3/	$626,849	$398,592	$268,827	$543,523	$659,371	$398,414	$283,190	$571,367
Sully	$621,350	$337,160	$223,363	$460,178	$656,062	$341,061	$219,442	$511,356
Fairfax County	$613,091	$381,444	$245,758	$492,126	$692,068	$401,139	$270,713	$553,636

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015. Market value for each unit is derived from the 2015 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 2015

	Median Market Value				Average Market Value			
Planning District	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Annandale	$520,502	$385,179	$170,387	$471,159	$548,233	$383,199	$187,726	$485,264
Baileys	$565,923	$452,132	$198,057	$372,232	$625,772	$432,434	$210,571	$418,721
Bull Run	$586,111	$338,320	$244,131	$426,767	$593,538	$345,969	$248,366	$458,608
Fairfax	$693,754	$468,032	$244,035	$519,665	$750,583	$453,393	$245,558	$557,634
Jefferson	$515,152	$480,042	$267,565	$444,341	$547,322	$499,196	$269,285	$462,831
Lincolnia	$482,591	$405,830	$211,291	$424,683	$534,945	$422,245	$203,519	$456,299
Lower Potomac	$601,765	$330,149	$278,867	$413,316	$627,114	$329,770	$265,168	$461,180
McLean	$906,472	$666,517	$363,447	$809,733	$1,104,326	$697,505	$395,624	$930,499
Mount Vernon	$575,714	$318,512	$220,853	$420,000	$619,324	$310,908	$221,033	$472,990
Pohick 1/	$596,514	$364,442	$232,108	$526,900	$640,731	$361,931	$232,682	$545,043
Rose Hill	$488,573	$432,500	$282,705	$441,628	$530,597	$436,268	$267,082	$464,870
Springfield	$463,203	$382,331	$196,538	$411,971	$497,841	$384,051	$219,657	$431,184
Upper Potomac 2/	$674,170	$391,023	$256,490	$530,784	$774,141	$408,136	$312,983	$599,200
Vienna 3/	$741,810	$520,121	$360,440	$675,892	$799,183	$542,560	$338,509	$704,913
Fairfax County	$613,091	$381,444	$245,758	$492,126	$692,068	$401,139	$270,713	$553,636

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015. Market value for each unit is derived from the 2015 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 2015

	Median Market Value				Average Market Value			
Human Services Region	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Region 1	$525,916	$361,393	$240,055	$422,233	$568,115	$365,689	$237,359	$459,293
Region 2	$555,598	$421,315	$203,921	$470,169	$598,025	$447,452	$229,596	$497,212
Region 3 1/	$772,768	$432,904	$279,805	$611,002	$896,351	$463,910	$326,190	$695,999
Region 4 2/	$596,526	$362,326	$229,173	$493,184	$626,014	$364,823	$236,635	$512,614
Fairfax County	$613,091	$381,444	$245,758	$492,126	$692,068	$401,139	$270,713	$553,636

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015. Market value for each unit is derived from the 2015 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 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4151	$610,895	$566,228	$134,788	$573,488	$746,964	$564,978	$141,104	$684,243
4152	$665,784	$646,130	$240,055	$246,207	$657,720	$611,390	$220,295	$327,905
4153	$435,950	$300,964		$357,610	$469,748	$299,725		$400,621
4154.01	$639,400	$332,075		$552,253	$629,887	$333,239		$531,425
4154.02	$702,862	$352,544		$662,030	$699,819	$340,749		$623,092
4155	$528,800	$397,628		$505,329	$564,760	$394,800		$539,920
4156	$795,973	$746,956		$795,957	$947,437	$746,956		$947,247
4157	$665,690			$665,690	$694,139			$694,139
4158	$625,303			$625,303	$663,382			$663,382
4159	$529,868			$529,868	$595,401			$595,401
4160	$491,719	$330,363		$468,457	$525,096	$273,562		$462,078
4161	$629,949			$629,949	$740,122			$740,122
4162								
4163	$562,820			$562,820	$734,033			$734,033
4201	$440,284	$355,015		$431,157	$472,678	$337,040		$457,119
4202.01	$537,739	$404,602		$435,783	$595,545	$402,397		$491,508
4202.02	$801,515	$311,513	$298,765	$303,319	$752,934	$318,258	$301,665	$316,531
4202.03	$535,016	$435,000		$457,782	$568,987	$432,091		$521,377
4203	$450,213	$425,813		$441,289	$488,009	$476,487		$485,018
4204	$422,928	$340,249	$297,909	$328,019	$423,699	$412,387	$302,831	$356,278
4205.01		$339,147	$290,912	$290,965		$339,147	$310,782	$310,811
4205.02	$368,519	$351,121	$176,678	$313,392	$393,510	$357,327	$168,791	$283,404
4205.03	$360,788	$349,687	$155,204	$194,580	$371,118	$381,741	$148,598	$269,185
4206	$548,546	$374,393		$397,922	$536,441	$383,102		$440,432

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4207	$447,961	$610,025		$451,888	$525,499	$603,300		$527,873
4208	$398,944	$345,825		$394,862	$452,606	$347,094		$446,348
4210.01	$369,262	$363,919		$365,080	$422,434	$405,792		$409,081
4210.02	$395,873	$420,438		$406,870	$433,393	$418,456		$426,848
4211.01	$581,604	$388,819	$300,218	$388,819	$622,428	$411,500	$298,868	$423,657
4211.02	$678,476	$467,169		$483,773	$650,571	$448,991		$501,693
4211.03	$604,497	$364,396	$290,120	$442,433	$633,516	$379,296	$282,720	$477,131
4212	$508,528			$508,528	$518,543			$518,543
4213	$465,241	$333,412		$440,444	$476,564	$338,839		$429,017
4214	$430,000	$387,394	$165,262	$410,457	$444,787	$389,579	$262,906	$421,945
4215	$382,279	$402,973	$146,323	$336,857	$443,055	$355,510	$168,796	$314,702
4216	$344,690	$185,538	$160,468	$185,538	$351,926	$183,622	$157,027	$203,508
4217.01	$349,601	$261,358	$89,302	$260,738	$361,509	$257,112	$102,671	$243,921
4217.02	$361,837	$320,283		$343,812	$373,557	$321,970		$357,232
4218	$353,132	$264,178	$152,689	$181,568	$391,816	$246,260	$149,539	$237,008
4219	$330,480			$330,480	$337,550			$337,550
4220	$384,113	$343,037		$366,336	$465,172	$364,827		$412,932
4221.01	$561,060	$303,516	$277,430	$313,408	$527,559	$301,865	$243,048	$382,107
4221.02	$608,472	$342,229		$355,422	$604,307	$306,034		$374,439
4222.01	$763,981	$456,927	$356,033	$702,241	$720,255	$433,380	$339,834	$630,861
4222.02	$638,042	$363,586	$219,694	$454,087	$625,487	$347,870	$222,200	$436,050
4223.01	$634,264	$485,745	$152,486	$479,920	$605,426	$502,374	$157,472	$482,919
4223.02	$704,146	$469,273	$276,500	$343,334	$623,867	$473,857	$267,035	$403,908
4224.01		$436,020	$285,366	$416,601		$445,464	$272,095	$371,242

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4224.02	$747,866	$403,611		$411,847	$707,948	$410,277		$426,913
4224.03	$529,452	$566,369		$541,506	$564,554	$524,223		$551,858
4301.01	$575,719			$575,719	$582,801			$582,801
4301.02	$526,258	$363,249		$386,115	$563,524	$366,440		$439,250
4302.01	$525,659	$380,556		$484,282	$560,670	$379,203		$482,225
4302.02	$539,809	$366,411		$505,966	$567,977	$391,898		$509,647
4302.03	$524,899	$433,436		$509,475	$535,186	$431,877		$504,262
4304	$470,465	$399,715		$464,884	$472,204	$399,122		$461,944
4305	$447,193			$447,193	$456,215			$456,215
4306	$400,528	$345,693		$398,682	$410,904	$342,021		$405,769
4307	$403,374			$403,374	$412,586			$412,586
4308.01	$477,306	$403,457		$445,131	$491,510	$384,555		$452,817
4308.02	$585,943	$260,400	$191,214	$241,574	$581,013	$279,402	$190,702	$303,081
4309.01	$645,729	$359,327		$401,614	$653,462	$366,461		$473,995
4309.02	$489,953	$361,906		$406,327	$492,186	$359,735		$433,264
4310.01	$511,653	$360,000		$414,780	$514,199	$333,754		$421,796
4310.02	$684,821	$355,657		$355,679	$684,821	$360,960		$361,821
4313	$519,014	$385,355		$501,076	$527,094	$392,359		$498,358
4314	$480,088	$440,498		$457,575	$488,950	$402,890		$455,387
4315	$549,386	$441,935	$402,775	$485,031	$575,028	$402,444	$374,940	$494,105
4316	$463,187	$436,148	$160,898	$439,052	$528,324	$407,675	$156,510	$471,234
4318.01	$590,966	$374,887		$377,205	$624,386	$370,454		$389,498
4318.02	$568,994	$309,257		$543,571	$585,700	$310,028		$510,735
4319	$590,886			$590,886	$593,364			$593,364

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4320	$615,111	$343,716		$410,527	$595,952	$347,989		$469,194
4321	$620,611	$355,165	$232,108	$358,878	$615,537	$345,408	$232,682	$404,886
4322.01		$344,679		$344,679		$340,799		$340,799
4322.02	$603,079	$374,441		$402,122	$593,196	$379,621		$460,495
4323	$606,690	$371,097		$553,206	$659,114	$390,665		$577,791
4324.01	$570,471			$570,471	$578,502			$578,502
4324.02	$564,762	$422,292		$543,967	$583,741	$414,561		$533,538
4325	$560,019	$390,914		$543,100	$569,452	$397,570		$529,998
4326	$562,574	$375,870		$537,183	$575,348	$381,465		$525,934
4327.01	$516,403	$381,455		$492,676	$515,628	$384,410		$480,291
4327.02	$520,362	$339,875		$352,447	$535,783	$339,384		$373,687
4328	$522,155	$351,944		$382,718	$539,667	$352,302		$433,159
4401	$707,667	$319,887		$686,138	$730,703	$376,967		$677,143
4402.01		$529,746	$257,061	$338,861		$610,872	$274,225	$367,440
4402.02	$616,507	$370,078	$188,909	$365,689	$663,783	$372,849	$193,187	$404,392
4403	$626,852			$626,852	$645,736			$645,736
4405.01	$565,595	$455,991		$564,058	$582,015	$456,066		$579,505
4405.02	$595,704	$703,543		$605,090	$618,578	$702,477		$624,273
4406	$463,989	$179,405		$463,008	$510,425	$179,809		$506,605
4407.01	$562,987			$562,987	$571,331			$571,331
4407.02	$596,939	$391,149		$590,129	$611,479	$398,611		$595,331
4408	$600,766			$600,766	$629,008			$629,008
4501	$493,955	$374,958	$258,163	$399,437	$496,267	$414,082	$251,096	$394,920
4502	$480,601			$480,601	$485,839			$485,839

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4503	$507,405	$434,006	$151,485	$495,028	$519,840	$444,794	$148,586	$464,007
4504	$592,866	$546,981		$573,752	$618,939	$538,130		$610,927
4505	$380,760			$380,760	$412,100			$412,100
4506.01	$511,230	$418,202		$508,057	$519,638	$417,760		$517,097
4506.02	$393,792	$479,173	$276,554	$362,286	$417,694	$477,521	$278,103	$371,561
4507.01	$564,588	$437,983		$464,958	$596,593	$436,590		$523,566
4507.02	$633,753			$633,753	$653,246			$653,246
4508	$484,537	$543,453	$170,879	$472,384	$540,755	$543,574	$192,243	$487,453
4509	$512,637			$512,637	$532,758			$532,758
4510	$503,277			$503,277	$511,067			$511,067
4511	$700,583			$700,583	$717,067			$717,067
4512	$747,834			$747,834	$841,915			$841,915
4513	$569,989	$476,756	$255,516	$553,367	$650,542	$498,614	$231,086	$591,077
4514		$516,045	$153,333	$154,166		$531,863	$134,329	$251,521
4515.01	$487,182	$385,992	$150,367	$181,568	$536,289	$392,604	$159,214	$260,851
4515.02	$510,112	$457,793	$183,430	$476,663	$538,332	$465,737	$172,723	$473,595
4516.01	$457,083			$457,083	$579,980			$579,980
4516.02	$675,593		$153,256	$178,027	$710,592		$158,546	$363,150
4518	$426,379	$567,471		$431,103	$477,366	$574,501		$481,514
4519	$581,459	$386,933		$417,835	$636,897	$379,772		$466,603
4520	$579,205	$385,232		$528,421	$616,172	$387,873		$529,731
4521.01	$535,607	$363,329		$462,621	$568,160	$349,709		$468,995
4521.02	$523,788	$370,391		$420,746	$592,882	$367,301		$500,876
4522	$438,331	$373,334	$168,611	$415,451	$450,838	$377,452	$160,202	$390,798

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4523.01		$258,994	$177,973	$179,557		$307,494	$190,841	$200,885
4523.02	$432,480	$373,275	$167,894	$208,821	$444,134	$348,068	$168,967	$255,277
4524	$431,833	$406,397		$424,468	$468,065	$393,946		$455,725
4525.01	$454,239	$454,900	$281,817	$448,831	$495,117	$464,674	$268,576	$475,308
4525.02	$491,708	$420,000		$445,816	$518,572	$399,772		$477,449
4526	$401,774	$503,125	$211,291	$405,225	$453,001	$472,756	$203,519	$427,711
4527	$643,541	$345,693	$249,578	$322,209	$605,208	$381,673	$234,436	$378,627
4528.01	$506,313		$243,826	$280,586	$565,359		$250,208	$333,054
4528.02			$241,306	$241,306			$248,242	$248,242
4601	$857,380	$181,154		$856,968	$945,047	$181,518		$940,852
4602	$848,665			$848,665	$940,391			$940,391
4603	$754,157			$754,157	$813,123			$813,123
4604	$780,586	$724,764	$449,550	$750,236	$856,394	$719,039	$455,417	$776,059
4605.01	$902,706	$745,615		$883,365	$903,025	$746,859		$890,517
4605.02	$818,443	$650,384		$715,398	$837,201	$636,226		$746,246
4606	$648,265			$648,265	$715,680			$715,680
4607.01	$575,853			$575,853	$647,358			$647,358
4607.02	$594,829	$543,579		$587,109	$732,097	$573,055		$708,969
4608	$707,217	$417,555	$216,033	$660,458	$841,844	$471,178	$228,365	$722,687
4609	$746,491	$670,869		$736,620	$818,230	$647,914		$801,785
4610	$671,693	$493,706	$256,222	$647,147	$744,803	$534,527	$262,614	$699,008
4611	$755,367	$295,464		$734,346	$821,074	$409,267		$745,303
4612.01	$876,853	$500,119		$866,895	$1,019,810	$500,916		$1,006,549
4612.02	$1,251,762	$492,667	$293,833	$420,152	$1,216,734	$483,971	$286,204	$454,158

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4615	$798,948	$550,214	$343,000	$581,535	$803,887	$584,351	$331,502	$618,362
4616.01	$618,257	$457,623	$393,567	$481,219	$694,116	$498,139	$380,675	$540,283
4616.02		$661,875	$319,028	$351,687		$590,181	$334,994	$403,464
4617	$775,279	$420,023		$463,559	$736,969	$450,969		$514,660
4618.01	$500,808	$418,992	$284,235	$352,243	$500,808	$451,259	$270,646	$364,065
4618.02	$522,112	$470,979	$250,926	$392,189	$637,287	$454,095	$250,241	$384,995
4619.01	$610,528	$394,712	$232,714	$378,155	$643,989	$452,797	$212,621	$402,158
4619.02	$731,490			$731,490	$731,490			$731,490
4701	$1,346,520	$1,487,445		$1,350,902	$1,898,764	$1,516,285		$1,884,991
4703	$1,017,923			$1,017,923	$1,127,331			$1,127,331
4704	$990,488	$832,015		$933,794	$1,200,891	$806,678		$1,148,864
4705	$922,040	$757,370	$335,745	$868,894	$1,157,495	$834,489	$319,149	$990,970
4706	$1,010,155	$996,347		$1,007,148	$1,134,312	$1,174,904		$1,141,608
4707	$782,036	$617,747	$1,155,536	$787,087	$892,623	$627,946	$1,169,601	$901,764
4708	$763,531	$624,345		$752,028	$816,780	$685,354		$787,951
4709	$804,362	$658,854		$756,816	$945,807	$679,708		$884,240
4710	$696,559	$457,994	$383,081	$596,589	$745,781	$499,680	$367,156	$616,512
4711	$484,924	$691,173		$485,748	$567,876	$686,878		$568,838
4712.01		$238,659	$299,006	$287,552		$399,167	$338,220	$351,670
4712.02	$749,214	$636,117	$287,477	$361,216	$792,527	$568,906	$331,993	$426,926
4713.01		$582,735		$582,735		$600,901		$600,901
4713.03	$694,398	$531,177	$246,201	$394,214	$771,344	$534,522	$278,682	$436,902
4713.04	$683,222	$533,487		$674,507	$719,856	$477,533		$701,560
4714.01	$611,649		$189,274	$515,002	$623,769		$207,258	$459,791

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4714.02	$675,726	$413,347	$185,000	$416,813	$709,401	$380,425	$213,022	$429,692
4801	$1,400,155			$1,400,155	$1,539,316			$1,539,316
4802.01	$1,063,329			$1,063,329	$1,427,698			$1,427,698
4802.02		$477,392	$352,255	$356,117		$477,617	$446,601	$447,347
4802.03		$426,597	$406,932	$406,932		$406,821	$419,213	$419,182
4803	$1,323,504			$1,323,504	$1,524,957			$1,524,957
4804.01	$878,363			$878,363	$1,022,954			$1,022,954
4804.02	$1,126,079			$1,126,079	$1,204,584			$1,204,584
4805.01	$730,061			$730,061	$751,239			$751,239
4805.02	$473,507			$473,507	$488,725			$488,725
4805.03	$541,051	$354,824		$524,803	$593,325	$374,887		$544,636
4805.04	$748,636	$260,389	$343,780	$519,904	$774,973	$348,007	$332,651	$556,739
4805.05	$733,180	$354,612		$361,248	$695,920	$375,526		$430,451
4808.01	$487,674	$318,784	$268,174	$359,176	$523,818	$330,499	$266,221	$408,976
4808.02	$460,111	$295,231		$454,317	$512,913	$388,443		$481,459
4809.01	$450,695	$267,454		$386,949	$471,628	$287,228		$402,731
4809.02	$520,485	$349,651	$189,625	$340,859	$544,554	$443,125	$184,339	$371,756
4809.03	$390,593	$297,728	$237,085	$268,487	$413,568	$304,049	$223,580	$293,166
4810	$415,192	$278,367		$282,246	$416,122	$284,007		$307,224
4811.01			$251,425	$251,425			$265,520	$265,520
4811.02	$715,225	$492,985	$330,951	$467,688	$716,715	$507,988	$327,082	$482,315
4811.03		$412,748		$412,748		$402,331		$402,331
4811.04		$440,038		$440,038		$439,152		$439,152
4811.05	$696,971	$446,737		$677,043	$681,909	$455,498		$653,641

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4811.06	$567,453	$322,993		$566,030	$614,816	$322,727		$611,982
4812.01	$608,915			$608,915	$610,659			$610,659
4812.02	$519,956	$298,146	$183,591	$311,521	$502,576	$292,724	$180,647	$383,550
4814	$611,409	$393,334	$228,285	$430,980	$661,526	$403,706	$222,547	$501,880
4815	$692,686			$692,686	$792,914			$792,914
4816	$838,546			$838,546	$925,126			$925,126
4817.01	$747,374			$747,374	$829,130			$829,130
4817.02	$725,809	$479,873	$256,479	$299,129	$821,463	$463,120	$243,818	$416,504
4819	$945,324	$420,044	$246,421	$621,724	$1,012,101	$420,974	$243,832	$683,705
4820.01	$838,602	$454,528		$649,527	$865,546	$463,666		$701,943
4820.02	$763,028	$530,795	$306,330	$557,698	$778,781	$484,233	$300,116	$554,504
4821	$633,954	$498,470	$223,598	$278,918	$714,096	$477,290	$239,680	$378,217
4822.01	$666,888	$451,687		$466,983	$657,336	$456,688		$506,005
4822.02	$577,656	$399,048	$350,222	$377,879	$614,801	$411,060	$373,287	$390,203
4822.03		$686,642	$419,633	$440,843		$668,687	$488,472	$519,357
4823.01	$717,617	$441,363	$240,589	$429,401	$737,939	$480,779	$240,397	$446,967
4823.02		$328,261	$207,334	$256,490		$327,023	$200,195	$267,223
4823.03	$698,437	$347,420	$181,269	$351,496	$714,949	$413,811	$191,793	$438,809
4824	$761,535			$761,535	$803,164			$803,164
4825.01	$682,072	$431,584		$447,013	$692,176	$430,473		$473,917
4825.02	$588,254	$359,027		$559,653	$568,565	$358,418		$525,395
4825.03	$620,418	$338,569		$605,246	$668,501	$328,526		$614,844
4825.04	$683,751			$683,751	$741,644			$741,644
4826.01	$608,595	$378,780	$213,513	$515,890	$588,974	$371,280	$222,599	$494,222

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4826.02	$772,278	$439,540		$658,339	$798,048	$489,085		$692,473
4901.01	$502,652	$379,000		$485,936	$516,776	$358,520		$468,649
4901.03	$433,370	$361,725		$421,615	$457,714	$380,243		$438,834
4905.01	$642,201	$356,314		$393,668	$643,180	$340,156		$473,781
4905.02	$689,859	$419,866		$679,805	$683,544	$432,468		$668,315
4910	$692,795			$692,795	$737,747			$737,747
4911.01	$654,147			$654,147	$701,245			$701,245
4911.02	$443,785	$395,783		$439,465	$450,939	$394,724		$447,112
4911.03	$535,183	$295,793		$299,286	$538,204	$309,696		$325,666
4912.01	$472,665	$311,534		$334,695	$472,778	$315,545		$344,838
4912.02								
4913.01	$552,976	$329,432	$158,250	$394,458	$563,060	$333,171	$166,144	$438,823
4913.02	$560,952	$373,968		$380,090	$510,385	$371,434		$404,052
4913.03	$444,845	$208,968	$200,090	$208,968	$445,490	$260,988	$198,761	$256,428
4914.01		$328,271	$227,974	$321,360		$327,344	$214,780	$310,069
4914.02	$528,187	$326,613		$329,660	$534,885	$324,289		$348,548
4914.03	$617,249	$325,876		$611,747	$630,079	$324,573		$583,180
4914.04	$583,721	$344,161		$378,192	$559,910	$346,614		$409,451
4914.05	$646,823			$646,823	$662,770			$662,770
4915.01	$635,459	$444,697	$252,306	$444,013	$659,363	$433,702	$243,152	$443,113
4915.02	$662,749	$178,175		$659,283	$681,051	$181,087		$672,148
4916.01	$617,964	$234,631		$260,000	$587,947	$259,241		$384,222
4916.02	$415,467	$270,925		$382,607	$469,373	$266,134		$411,067
4917.01	$589,784	$417,523	$293,629	$364,421	$591,141	$402,011	$306,996	$362,487

(Continued)

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2015

	Median Market Value				Average Market Value			
Census Tract	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4917.02		$491,448	$289,435	$466,654		$474,490	$288,791	$456,503
4917.03		$387,377		$387,377		$449,992		$449,992
4917.04	$674,271	$494,204		$500,680	$665,029	$433,119		$444,625
4917.05	$802,600	$500,000		$761,536	$813,626	$428,713		$710,247
4918.01		$414,110	$259,422	$363,092		$412,934	$232,400	$338,006
4918.02	$480,201	$305,238		$460,459	$490,288	$369,543		$422,642
4918.03	$475,892	$475,421	$240,097	$473,089	$481,511	$454,231	$226,689	$449,820
4920	$700,476			$700,476	$732,965			$732,965
4921	$804,282			$804,282	$826,667			$826,667
4922.01	$853,881			$853,881	$880,390			$880,390
4922.02	$709,806	$464,262		$703,482	$724,101	$466,927		$709,775
4922.03	$751,900			$751,900	$750,429			$750,429
4923	$466,392	$322,209		$407,381	$486,469	$318,128		$414,805
4924	$460,871	$278,419		$288,386	$536,152	$299,309		$356,963
4925	$838,292			$838,292	$881,487			$881,487
9801								
9802								
9803								
Fairfax County	$613,091	$381,444	$245,758	$492,126	$692,068	$401,139	$270,713	$553,636

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015. Market value for each unit is derived from the 2015 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.

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2015

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	7	2	6	30	532	2,456	3,897	4,031	4,791	3,348	1,443	1,782	22,325
	Single Family Attached	46	260	783	1,660	4,296	1,418	699	470	197	56	29	25	9,939
	Multifamily	1,716	986	420	222	52	27							3,423
	Total	1,769	1,248	1,209	1,912	4,880	3,901	4,596	4,501	4,988	3,404	1,472	1,807	35,687
Dranesville 1/	Single Family Detached		1	6	37	787	1,833	2,173	1,171	904	985	1,320	19,798	29,015
	Single Family Attached	70	248	1,435	953	379	398	323	264	280	357	270	1,000	5,977
	Multifamily	507	300	294	78	118	85						69	1,451
	Total	577	549	1,735	1,068	1,284	2,316	2,496	1,435	1,184	1,342	1,590	20,867	36,443
Hunter Mill 2/	Single Family Detached			21	146	99	337	679	1,355	3,027	2,547	2,212	11,173	21,596
	Single Family Attached	88	277	1,222	1,939	1,746	2,590	1,323	1,083	857	434	326	759	12,644
	Multifamily	997	2,065	1,107	1,048	496	550	332	208	52	96	71	340	7,362
	Total	1,085	2,342	2,350	3,133	2,341	3,477	2,334	2,646	3,936	3,077	2,609	12,272	41,602
Lee	Single Family Detached	4	2	91	998	3,806	3,514	2,198	1,434	1,034	682	621	2,011	16,395
	Single Family Attached	1,310	101	529	2,628	2,700	2,684	2,025	1,172	729	253	6	22	14,159
	Multifamily	834	528	1,096	482	26								2,966
	Total	2,148	631	1,716	4,108	6,532	6,198	4,223	2,606	1,763	935	627	2,033	33,520
Mason	Single Family Detached	1	1	17	531	2,018	3,046	2,287	2,300	1,785	1,489	1,033	3,212	17,720
	Single Family Attached	49	281	303	526	1,843	1,170	811	465	290	183	58	5	5,984
	Multifamily	3,271	1,092	1,261	590	105	8							6,327
	Total	3,321	1,374	1,581	1,647	3,966	4,224	3,098	2,765	2,075	1,672	1,091	3,217	30,031
Mount Vernon	Single Family Detached	19	23	104	703	1,455	1,554	1,976	2,546	2,726	2,588	1,789	5,318	20,801
	Single Family Attached	1,193	512	2,186	3,195	2,239	1,098	722	167	135	115	72	10	11,644
	Multifamily	1,692	1,228	722	322	120	127	185	4	6	5	4		4,415
	Total	2,904	1,763	3,012	4,220	3,814	2,779	2,883	2,717	2,867	2,708	1,865	5,328	36,860

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2015

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
Providence	Single Family Detached	6	6	12	57	201	481	1,012	1,234	1,741	1,889	1,672	7,250	15,561
	Single Family Attached	129	169	205	507	1,487	1,861	1,620	1,210	608	733	614	1,184	10,327
	Multifamily	1,990	2,403	2,787	1,617	1,136	1,270	283	112	144	16	32	251	12,041
	Total	2,125	2,578	3,004	2,181	2,824	3,612	2,915	2,556	2,493	2,638	2,318	8,685	37,929
Springfield 3/	Single Family Detached	1	7	10	43	201	1,300	2,896	3,408	3,266	2,985	2,728	8,724	25,569
	Single Family Attached	275	313	752	1,263	2,820	2,520	1,375	866	380	66	64	7	10,701
	Multifamily	205	201	557	256	80	39	8	22	10	8			1,386
	Total	481	521	1,319	1,562	3,101	3,859	4,279	4,296	3,656	3,059	2,792	8,731	37,656
Sully	Single Family Detached	14	9	18	118	1,145	1,614	1,760	1,881	2,416	3,645	2,281	6,259	21,160
	Single Family Attached	709	1,145	2,797	4,368	3,788	1,414	589	311	182	16	41	128	15,488
	Multifamily	476	640	337	1									1,454
	Total	1,199	1,794	3,152	4,487	4,933	3,028	2,349	2,192	2,598	3,661	2,322	6,387	38,102
Fairfax County	Single Family Detached	52	51	285	2,663	10,244	16,135	18,878	19,360	21,690	20,158	15,099	65,527	190,142
	Single Family Attached	3,869	3,306	10,212	17,039	21,298	15,153	9,487	6,008	3,658	2,213	1,480	3,140	96,863
	Multifamily	11,688	9,443	8,581	4,616	2,133	2,106	808	346	212	125	107	660	40,825
	Total	15,609	12,800	19,078	24,318	33,675	33,394	29,173	25,714	25,560	22,496	16,686	69,327	327,830

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015. Market value for each unit is derived from the 2015 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2015

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			2	68	834	2,763	3,403	2,188	2,437	2,068	915	1,409	16,087
	Single Family Attached	25	230	231	134	1,649	841	299	58	57	12	21	1	3,558
	Multifamily	1,496	361	293	32	1	1							2,184
	Total	1,521	591	526	234	2,484	3,605	3,702	2,246	2,494	2,080	936	1,410	21,829
Baileys	Single Family Detached		1	2	82	539	804	430	567	460	346	432	1,538	5,201
	Single Family Attached	3	9	113	163	60	174	289	157	91	24	2		1,085
	Multifamily	2,824	848	1,058	417	91	7							5,245
	Total	2,827	858	1,173	662	690	985	719	724	551	370	434	1,538	11,531
Bull Run	Single Family Detached	15	10	23	123	1,040	1,915	2,617	1,987	1,884	2,909	1,869	3,584	17,976
	Single Family Attached	763	1,220	3,018	4,475	3,385	1,852	986	813	206	13	49	7	16,787
	Multifamily	621	730	850	227	76	11		10	10	8			2,543
	Total	1,399	1,960	3,891	4,825	4,501	3,778	3,603	2,810	2,100	2,930	1,918	3,591	37,306
Fairfax	Single Family Detached		1	1	2	36	432	569	809	836	1,004	1,024	4,424	9,138
	Single Family Attached	131	75	217	271	1,066	581	1,244	1,084	439	211	74	76	5,469
	Multifamily	854	1,215	1,092	583	52	27							3,823
	Total	985	1,291	1,310	856	1,154	1,040	1,813	1,893	1,275	1,215	1,098	4,500	18,430
Jefferson	Single Family Detached	4	3	18	435	1,024	1,103	1,274	1,339	1,080	709	486	1,196	8,671
	Single Family Attached	21	13	59	189	175	594	204	372	258	92	130	244	2,351
	Multifamily	1,077	818	774	830	374	282	56	6	3	7			4,227
	Total	1,102	834	851	1,454	1,573	1,979	1,534	1,717	1,341	808	616	1,440	15,249
Lincolnia	Single Family Detached	1		5	23	290	340	229	205	155	97	45	223	1,613
	Single Family Attached	21	42	170	234	505	358	196	197	98	143	35	4	2,003
	Multifamily	73	130	29										232
	Total	95	172	204	257	795	698	425	402	253	240	80	227	3,848

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2015

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
Lower Potomac	Single Family Detached	7	13	47	172	344	147	109	391	556	672	283	864	3,605
	Single Family Attached	490	325	669	784	550	285	655	101				1	3,860
	Multifamily	81	133	142	35	73								464
	Total	578	471	858	991	967	432	764	492	556	672	283	865	7,929
McLean	Single Family Detached		1	4	1	26	446	748	311	357	530	830	14,279	17,533
	Single Family Attached	32	127	4	62	170	67	97	76	177	333	268	1,142	2,555
	Multifamily	110	489	1,019	571	637	964	190	105	139	9	32	320	4,585
	Total	142	617	1,027	634	833	1,477	1,035	492	673	872	1,130	15,741	24,673
Mount Vernon	Single Family Detached	13	9	81	855	1,519	1,414	1,390	1,440	1,832	1,838	1,286	3,770	15,447
	Single Family Attached	1,745	117	787	1,732	1,246	538	166	60	136	116	72	9	6,724
	Multifamily	2,147	1,182	642	287	57	127	185	4	6	5	4		4,646
	Total	3,905	1,308	1,510	2,874	2,822	2,079	1,741	1,504	1,974	1,959	1,362	3,779	26,817
Pohick 1/	Single Family Detached	7	9	15	65	411	1,324	2,974	5,305	5,185	3,580	2,739	8,444	30,058
	Single Family Attached	79	310	1,531	3,401	6,429	2,313	786	76	7	11			14,943
	Multifamily	26	313	109										448
	Total	112	632	1,655	3,466	6,840	3,637	3,760	5,381	5,192	3,591	2,739	8,444	45,449
Rose Hill	Single Family Detached	2	1	8	397	1,247	1,731	1,486	1,100	694	431	403	1,503	9,003
	Single Family Attached	128	4	133	920	980	2,044	1,216	820	552	236	4	22	7,059
	Multifamily	199	441	952	363	16								1,971
	Total	329	446	1,093	1,680	2,243	3,775	2,702	1,920	1,246	667	407	1,525	18,033
Springfield	Single Family Detached	1		49	244	1,946	1,804	1,246	926	914	487	422	704	8,743
	Single Family Attached	121	307	529	1,510	1,620	1,256	978	379	203	16	2		6,921
	Multifamily	612	318	82	149	4	28	8	12					1,213
	Total	734	625	660	1,903	3,570	3,088	2,232	1,317	1,117	503	424	704	16,877

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2015

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
Upper Potomac 2/	Single Family Detached			29	194	986	1,901	2,329	2,149	3,453	3,819	2,760	14,858	32,478
	Single Family Attached	221	486	2,568	3,031	2,912	3,351	1,537	1,202	1,002	380	242	562	17,494
	Multifamily	1,504	2,315	1,322	1,037	496	476	294	170	52	96	71	340	8,173
	Total	1,725	2,801	3,919	4,262	4,394	5,728	4,160	3,521	4,507	4,295	3,073	15,760	58,145
Vienna 3/	Single Family Detached	2	3	1	2	2	11	74	643	1,847	1,668	1,605	8,731	14,589
	Single Family Attached	89	41	183	133	551	899	834	613	432	626	581	1,072	6,054
	Multifamily	64	150	217	85	256	183	75	39	2				1,071
	Total	155	194	401	220	809	1,093	983	1,295	2,281	2,294	2,186	9,803	21,714
Fairfax County	Single Family Detached	52	51	285	2,663	10,244	16,135	18,878	19,360	21,690	20,158	15,099	65,527	190,142
	Single Family Attached	3,869	3,306	10,212	17,039	21,298	15,153	9,487	6,008	3,658	2,213	1,480	3,140	96,863
	Multifamily	11,688	9,443	8,581	4,616	2,133	2,106	808	346	212	125	107	660	40,825
	Total	15,609	12,800	19,078	24,318	33,675	33,394	29,173	25,714	25,560	22,496	16,686	69,327	327,830

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015. Market value for each unit is derived from the 2015 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 8.9

Market Value of Owned Housing Units by Unit Type by Human Services Region
Fairfax County, January 2015

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	23	23	187	1,686	5,269	5,126	4,241	4,251	3,996	3,429	2,432	6,923	37,586
	Single Family Attached	2,503	613	2,717	5,891	5,141	3,884	2,766	1,339	864	368	78	32	26,196
	Multifamily	2,526	1,756	1,818	804	146	127	185	4	6	5	4		7,381
	Total	5,052	2,392	4,722	8,381	10,556	9,137	7,192	5,594	4,866	3,802	2,514	6,955	71,163
Region 2	Single Family Detached	7	8	30	609	2,713	5,459	6,129	4,721	5,020	4,534	3,112	8,195	40,537
	Single Family Attached	167	297	627	899	3,179	2,780	1,690	989	722	643	400	631	13,024
	Multifamily	5,842	2,411	2,173	1,321	604	391	88	7	5	7			12,849
	Total	6,016	2,716	2,830	2,829	6,496	8,630	7,907	5,717	5,747	5,184	3,512	8,826	66,410
Region 3 1/	Single Family Detached			26	185	939	1,822	2,321	2,600	4,752	4,621	4,461	36,979	58,706
	Single Family Attached	216	678	2,807	3,222	2,923	3,595	2,819	2,327	1,475	1,133	890	2,326	24,411
	Multifamily	2,109	3,804	3,587	2,234	1,303	1,549	527	313	191	105	103	660	16,485
	Total	2,325	4,482	6,420	5,641	5,165	6,966	5,667	5,240	6,418	5,859	5,454	39,965	99,602
Region 4 2/	Single Family Detached	22	20	42	183	1,323	3,728	6,187	7,788	7,922	7,574	5,094	13,430	53,313
	Single Family Attached	983	1,718	4,061	7,027	10,055	4,894	2,212	1,353	597	69	112	151	33,232
	Multifamily	1,211	1,472	1,003	257	80	39	8	22	10	8			4,110
	Total	2,216	3,210	5,106	7,467	11,458	8,661	8,407	9,163	8,529	7,651	5,206	13,581	90,655
Fairfax County	Single Family Detached	52	51	285	2,663	10,244	16,135	18,878	19,360	21,690	20,158	15,099	65,527	190,142
	Single Family Attached	3,869	3,306	10,212	17,039	21,298	15,153	9,487	6,008	3,658	2,213	1,480	3,140	96,863
	Multifamily	11,688	9,443	8,581	4,616	2,133	2,106	808	346	212	125	107	660	40,825
	Total	15,609	12,800	19,078	24,318	33,675	33,394	29,173	25,714	25,560	22,496	16,686	69,327	327,830

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015. Market value for each unit is derived from the 2015 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon & Vienna.

2/ Includes the Town of Clifton.

RESIDENTIAL DEVELOPMENT ACTIVITY

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

Stages in the development process include the following:

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

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

Table 9.1

Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2015

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		1	5	6		13	6	19	270	51	37	358			9	9
Dranesville 1/			152	152			48	48			209	209			141	141
Hunter Mill 2/	40		51	91	409		25	434			25	25	578		31	609
Lee	3		14	17		8	11	19		6	8	14			52	52
Mason	150		28	178	18		12	30		73	19	92			32	32
Mount Vernon			26	26	8	20	23	51	47	23	38	108			98	98
Providence	1,374		29	1,403	1,673	54	7	1,734	2,179	248	198	2,625	1,739	154	59	1,952
Springfield 3/			25	25			23	23			13	13			22	22
Sully		11	17	28	72	1	6	79	697	100	9	806				
Fairfax County	**1,567**	**12**	**347**	**1,926**	**2,180**	**96**	**161**	**2,437**	**3,193**	**501**	**556**	**4,250**	**2,317**	**154**	**444**	**2,915**

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock			42	42			12	12	270	65	111	446
Dranesville 1/	651		11	662	22			22	673		561	1,234
Hunter Mill 2/	722			722			90	90	1,749		222	1,971
Lee	405	55	8	468			114	114	408	69	207	684
Mason	310			310					478	73	91	642
Mount Vernon	898	74	18	990		70	155	226	953	187	358	1,499
Providence	11,293	46	10	11,349			9	9	18,258	502	312	19,072
Springfield 3/											83	83
Sully	66	4	7	77					835	116	39	990
Fairfax County	**14,345**	**179**	**96**	**14,620**	**22**	**70**	**382**	**474**	**23,624**	**1,012**	**1,986**	**26,622**

Source: Fairfax County Department of Neighborhood and Community Services, 2015

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 2015

Town	Under Construction			Building Permit Issued, No Construction			Development Plan Approved			Development Plan Submitted			Rezoning Pending			Total Development Activity		
	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total	MF	SFD	Total
Town of Clifton		1	1														1	1
Town of Herndon		4	4		1	1		9	9		7	7	22		22	22	21	43
Town of Vienna		40	40		11	11											51	51
Fairfax County		**45**	**45**		**12**	**12**		**9**	**9**		**7**	**7**	**22**		**22**	**22**	**73**	**95**

Source: Fairfax County Department of Neighborhood and Community Services, 2015

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 2015

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			21	21			8	8			18	18			11	11
Baileys			4	4			2	2		73	1	74			20	20
Bull Run			12	12			4	4			1	1				
Fairfax		1	18	19	213	13	7	233	271	52	47	370			41	41
Jefferson	1,181		8	1,189	1,017	54	3	1,074	891	247	5	1,143	174	14	13	201
Lincolnia	144		4	148			1	1								
Lower Potomac			7	7	8	20	12	40		23	24	47			17	17
McLean			113	113	461		42	503	1,165		117	1,282	1,205		100	1,305
Mount Vernon	3		14	17		8	11	19	47	6		53			36	36
Pohick 1/			24	24			27	27			34	34			66	66
Rose Hill			3	3			4	4			8	8			42	42
Springfield			13	13			5	5			3	3			20	20
Upper Potomac 2/	40	11	49	100	481	1	17	499	697	100	117	914	210		72	282
Vienna 3/	199		57	256			18	18	122		181	303	728	140	6	874
Fairfax County	**1,567**	**12**	**347**	**1,926**	**2,180**	**96**	**161**	**2,437**	**3,193**	**501**	**556**	**4,250**	**2,317**	**154**	**444**	**2,915**

(Continued)

Table 9.3

Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2015

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale	310			310					310		58	368
Baileys										73	27	100
Bull Run		4	7	11						4	24	28
Fairfax	420		12	432					904	66	125	1,095
Jefferson		46		46					3,263	361	29	3,653
Lincolnia									144		5	149
Lower Potomac	454	74		528		70	155	226	462	187	215	865
McLean	11,113		11	11,124					13,944		383	14,327
Mount Vernon	849	41		890					899	55	61	1,015
Pohick 1/			30	30			12	12			193	193
Rose Hill			5	5			47	47			109	109
Springfield		14	21	35			67	67		14	129	143
Upper Potomac 2/	898			898	22			22	2,348	112	255	2,715
Vienna 3/	301		10	311			100	100	1,350	140	372	1,862
Fairfax County	**14,345**	**179**	**96**	**14,620**	**22**	**70**	**382**	**474**	**23,624**	**1,012**	**1,986**	**26,622**

Source: Fairfax County Department of Neighborhood and Community Services, 2015

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

Table 9.4

Residential Development Activity by Stage of Development by Human Services Region
Fairfax County, January 2015

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	3		37	40	8	28	45	81	47	29	54	130			112	112
Region 2	1,524		70	1,594	1,017	54	35	1,106	1,013	320	276	1,609	534	154	44	732
Region 3 1/	40	12	201	253	1,155	14	62	1,231	1,863	142	183	2,188	1,783		219	2,002
Region 4 2/			39	39			19	19	270	10	43	323			69	69
Fairfax County	**1,567**	**12**	**347**	**1,926**	**2,180**	**96**	**161**	**2,437**	**3,193**	**501**	**556**	**4,250**	**2,317**	**154**	**444**	**2,915**

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	1,303	129	26	1,458		70	270	340	1,361	256	544	2,161
Region 2	310	46	2	358					4,398	574	427	5,399
Region 3 1/	12,732		19	12,751	22		100	122	17,595	168	784	18,547
Region 4 2/		4	49	53			12	12	270	14	231	515
Fairfax County	**14,345**	**179**	**96**	**14,620**	**22**	**70**	**382**	**474**	**23,624**	**1,012**	**1,986**	**26,622**

Source: Fairfax County Department of Neighborhood and Community Services, 2015

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 2015

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151		1					1
4152	1						1
4153		3					3
4154.02	2	1		6			9
4155	4	1		13			18
4156		1					1
4157	1						1
4158				10			10
4159	1						1
4160	1						1
4161	3	2					5
4163	5			8			13
4201		1					1
4202.01				7			7
4202.03	1						1
4203	2	1	1	2			6
4204			47		30		77
4205.02					139		139
4205.03					275		275
4206					446		446
4207				4			4
4210.01	1	1			14		16
4210.02		1		10			11
4211.01	1	1				67	69
4211.03	1		3	7	18	47	76
4214	3	2	6				11

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract Fairfax County, January 2015

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4216		8					8
4217.02				7			7
4218	1						1
4219					283		283
4220		32	42				74
4221.02	2		5	9		70	86
4222.01					245		245
4222.02		8				155	163
4223.02				16	5		21
4224.01		3	7				10
4224.03				13			13
4301.01		1			13		14
4301.02					17		17
4302.02			10			12	22
4304	1						1
4306	2						2
4308.01	1						1
4309.01	1						1
4309.02	1						1
4310.01	1						1
4315				3			3
4316	7	1			3		11
4318.01		1					1
4319				6			6
4321				3			3
4323				12			12

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract Fairfax County, January 2015

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4326		12	8				20
4327.01			7				7
4401	2	1					3
4402.01	786		1,026				1,812
4402.02		1					1
4403	1						1
4405.02			37		10		47
4406					2		2
4408	1	2					3
4502	1	1					2
4503	137	267	112	188			704
4505	2	2					4
4506.01	1			1			2
4506.02	6	18					24
4507.01	1			3			4
4507.02				3	310		313
4508		1					1
4512		1		8			9
4513				7			7
4515.01				5			5
4518	1						1
4519	2						2
4520	4	3		1			8
4521.01	8	1	18				27
4521.02	3	1					4
4522	1						1

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract Fairfax County, January 2015

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4524	1			4			5
4525.01	1	1					2
4525.02	1						1
4526	144						144
4527	2		74				76
4528.01	1	1					2
4601	1	4	17				22
4602	3	1	2				6
4604	3	2	6	368	301	90	770
4605.02	5	1		6		4	16
4606	2	1					3
4607.01	6						6
4607.02	19	4					23
4608	5	4					9
4609	4	1					5
4610	6	2					8
4611	3	1					4
4612.01	6			2			8
4612.02	5	226	50	11	420		712
4615	2		9		10	6	27
4616.01	199		287	360			846
4616.02	253	786					1,039
4617		1		140			141
4618.02	1						1
4619.01			6				6
4701	4		4	3			11

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract Fairfax County, January 2015

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4703	6						6
4704	10	1		12			23
4705	8	5	6		240		259
4706	3	1	1				5
4707	20	6					26
4708	6	1		85			92
4709	10	7	87				104
4710	5	3					8
4711	14	7			2		23
4712.01					391		391
4712.02	3	461			4,063		4,527
4713.03			5		2		7
4713.04				12	44		56
4714.01	3						3
4801	15	5	2	2			24
4802.01	5						5
4802.02			761	805	2,798		4,364
4802.03			404		74		478
4803	20	8		410	3,556		3,994
4804.01	5	2	95	5			107
4804.02	12		5	8			25
4805.01	1	2		9			12
4805.02	1						1
4808.01						22	22
4808.02	3						3
4809.01	1	1	9				11

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract Fairfax County, January 2015

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4809.02				7			7
4811.02	1						1
4811.06				9			9
4814				210			210
4816	5	6	8	12			31
4817.01	2	2					4
4817.02	2	2	6	28			38
4819	1						1
4820.01				10			10
4822.02	39	409			421		869
4825.01	11	73	797		477		1,358
4826.02	2						2
4905.02	1	1					2
4910	6		1				7
4911.01	1	1					2
4912.01					10		10
4913.01		2					2
4915.01	1				1		2
4917.03		1	258				259
4917.04	1		12				13
4917.05	3						3
4920	1						1
4921	2	2					4
4922.01	9	8	5	44			66
4922.02	2						2
4922.03	2	1		1			4

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract Fairfax County, January 2015

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4923	1	1	4				6
4925	4	1					5
Fairfax County	1,926	2,437	4,250	2,915	14,620	474	26,622

Source: Fairfax County Department of Neighborhood and Community Services, 2015

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

INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA

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

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

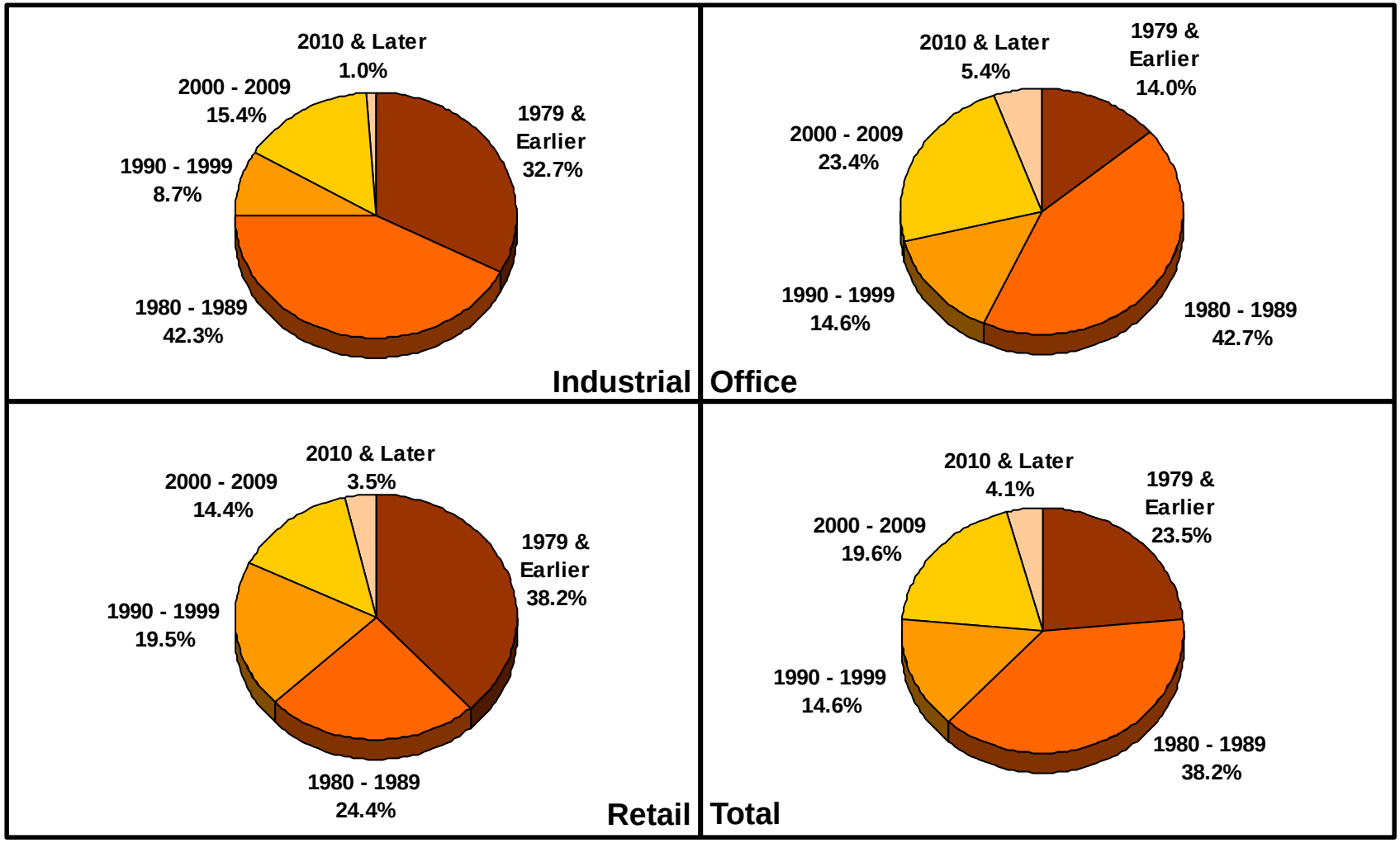
Retail
Community Shopping Center
Condominium Center
Neighborhood Shopping Center
Promotional Center
Regional Shopping Center
Specialty Shopping Center
Super Regional Center
Town Center
Other Retail
Apparel & Accessories
Building Material-Hardware
Condominium Retail
Department and Variety Stores
Drug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

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

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

Figure 10.1

Industrial and Commercial Gross Floor Area Inventory by Year Built Fairfax County, January 2015



Source: Department of Neighborhood and Community Services, 2015.

Table 10.1

Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2015

Year Built	Industrial	Office	Retail	Total
Unknown	4,238	216,017	139,812	360,067
1964 and Earlier	3,823,335	5,262,720	5,971,798	15,057,853
1965 to 1969	2,353,841	1,519,339	6,043,575	9,916,755
1970 to 1974	4,353,029	5,503,227	4,402,677	14,258,933
1975 to 1979	3,984,557	5,467,445	4,488,041	13,940,043
1980 to 1984	6,892,472	17,696,393	4,830,935	29,419,800
1985 to 1989	11,913,278	36,560,605	8,546,688	57,020,571
1990 to 1994	1,325,099	5,729,216	5,938,130	12,992,445
1995 to 1999	2,524,439	12,797,742	4,722,407	20,044,588
2000 to 2004	4,553,932	18,988,822	4,770,007	28,312,761
2005 to 2009	2,271,097	10,750,410	3,092,897	16,114,404
2010 to 2014	460,199	6,907,103	1,915,900	9,283,202
Total	**44,459,516**	**127,399,039**	**54,862,867**	**226,721,422**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

Table 10.2

Industrial and Commercial Gross Floor Area by General Activity by Supervisor District
Fairfax County, January 2015

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,179,649	3,250,752	2,433,664	8,864,065
Dranesville 1/	1,770,248	19,597,664	4,678,515	26,046,427
Hunter Mill 2/	1,323,870	25,272,207	5,874,804	32,470,881
Lee	5,811,674	4,066,147	8,955,679	18,833,500
Mason	4,289,402	7,956,772	7,355,923	19,602,097
Mount Vernon	9,989,482	4,152,173	3,710,368	17,852,023
Providence	4,120,030	41,503,044	9,781,493	55,404,567
Springfield 3/	490,323	4,419,543	5,988,819	10,898,685
Sully	13,484,838	17,180,737	6,083,602	36,749,177
Fairfax County	**44,459,516**	**127,399,039**	**54,862,867**	**226,721,422**

Table 10.3

Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2015

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		5,092	37,683	42,775
Town of Herndon	807,791	6,378,759	2,084,673	9,271,223
Town of Vienna	328,486	2,180,028	1,077,541	3,586,055
Towns Total	**1,136,277**	**8,563,879**	**3,199,897**	**12,900,053**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,708,468	3,417,485	2,135,912	9,261,865
Baileys	474,182	3,727,705	3,776,597	7,978,484
Bull Run	10,986,074	15,369,383	6,201,713	32,557,170
Fairfax	465,829	9,934,817	4,034,840	14,435,486
Jefferson	2,899,852	10,122,607	3,170,832	16,193,291
Lincolnia	1,887,731	846,236	1,129,838	3,863,805
Lower Potomac	3,176,333	398,243	597,694	4,172,270
McLean	1,306,998	26,169,480	6,703,938	34,180,416
Mount Vernon	336,537	1,131,597	4,573,216	6,041,350
Pohick 1/	663,055	692,969	2,217,882	3,573,906
Rose Hill	393,036	755,751	1,605,521	2,754,308
Springfield	12,369,051	6,095,108	5,789,176	24,253,335
Upper Potomac 2/	5,143,003	38,700,900	8,869,378	52,713,281
Vienna 3/	649,367	10,036,758	4,056,330	14,742,455
Fairfax County	**44,459,516**	**127,399,039**	**54,862,867**	**226,721,422**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,801,156	8,218,320	12,534,398	36,553,874
Region 2	9,332,550	20,858,412	10,770,193	40,961,155
Region 3 1/	7,011,547	76,532,658	18,628,817	102,173,022
Region 4 2/	12,314,263	21,789,649	12,929,459	47,033,371
Fairfax County	**44,459,516**	**127,399,039**	**54,862,867**	**226,721,422**

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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 2015

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
A1	1,581,676	2,072,839	1,095,494	4,750,009
A2	34,650	5,868,328	1,470,902	7,373,880
A3		173,160		173,160
B1	417,620	4,912,598		5,330,218
B2	685,082	4,667,645	1,501,314	6,854,041
B3			33,057	33,057
B5	807,791	6,378,759	2,084,673	9,271,223
C1			9,905	9,905
C2	8,226	40,826	14,826	63,878
D1	95,576	38,177	189,999	323,752
D2	294,424	7,895,769	713,070	8,903,263
D3	1,420,217	17,112,157	4,460,399	22,992,773
E1	96,470	15,459,711	5,144,128	20,700,309
E2		6,151	20,307	26,458
F	94,079	934,831	327,261	1,356,171
G1	31,122	2,047,165	822,931	2,901,218
G2		11,825	112,566	124,391
G3		3,046,518		3,046,518
H1	442,735	927,268	3,103,751	4,473,754
H2		2,421,888	262,679	2,684,567
I1	897,360	7,602,083	2,544,987	11,044,430
I2	9,289	159,302	19,798	188,389
I3	4,834,762	3,256,546	3,873,126	11,964,434
I4			484,648	484,648
I5		209,216	3,736	212,952
J1	43,872	255,335	545,451	844,658
J2	30,045	90,585	998,789	1,119,419
J3	10,004	159,893	387,324	557,221

(Continued)

Table 10.6

Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2015

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
J4		54,608	193,635	248,243
K	262,020	196,247	1,668,607	2,126,874
L	286,869	1,043,335	2,198,961	3,529,165
M0	292,237	1,655,451	233,895	2,181,583
M1		1,561,495	60,425	1,621,920
M2	2,365,797	5,861,542	1,761,147	9,988,486
M3	714,808	457,571	185,694	1,358,073
M4	1,751,546	375,156	700,238	2,826,940
M5	4,103,607	3,021,995	377,135	7,502,737
M6	8,285,397	2,434,240	3,254,628	13,974,265
M7			16,823	16,823
M8		3,050		3,050
M9	108,564	4,598,676	3,159,569	7,866,809
N1	1,155,780	537,289	2,435,993	4,129,062
N2	2,376		27,548	29,924
O1	144			144
P	99,890			99,890
P1	919,910	222,800	65,507	1,208,217
P3			139,663	139,663
Q1	6,357	2,608	6,200	15,165
R1	23,224		30,247	53,471
R3		5,092	37,683	42,775
R4		5,419		5,419
S1	819	3,102	225,796	229,717
T1	9,131,920	7,304,240	1,929,182	18,365,342
T2	2,126,454	6,606,620	1,627,587	10,360,661
T3		12,748	146,629	159,377
T4	428,409	4,684,734	2,407,685	7,520,828

(Continued)

Table 10.6

Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2015

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
T5	125,873	849,451	1,716,664	2,691,988
T6	480	8,436	1,875	10,791
T7	432,035	144,559	28,730	605,324
Fairfax County	44,459,516	127,399,039	54,862,867	226,721,422

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

Table 10.7

Industrial and Commercial Gross Floor Area by General Activity by Census Tract Fairfax County, January 2015

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	39,431	471,389	540,865
4152		167,037	348,614	515,651
4153	10,004	49,219	33,873	93,096
4154.01		2,842	195,544	198,386
4154.02		44,614	44,433	89,047
4155		118,675	118,347	237,022
4158	3,761	16,960	11,984	32,705
4160	7,100	121,099	135,559	263,758
4161	6,290	19,717	340,531	366,538
4162		3,050		3,050
4163	1,284			1,284
4201	347,301		253,956	601,257
4202.01		63,458	88,830	152,288
4202.02			79,320	79,320
4202.03	96,763	16,513	17,820	131,096
4203		8,608	2,323	10,931
4204	21,078	144,622	134,010	299,710
4205.02			44,465	44,465
4205.03		17,344	124,781	142,125
4206			224,026	224,026
4207	4,422		9,896	14,318
4208		131,412	41,023	172,435
4210.01	887,809	1,611,775	20,341	2,519,925
4210.02	2,048,047	687,631	3,041,470	5,777,148
4211.01	667,398	4,200	29,305	700,903
4211.02		3,612	22,265	25,877
4211.03	541,598	2,151	258,271	802,020

(Continued)

Table 10.7

Industrial and Commercial Gross Floor Area by General Activity by Census Tract Fairfax County, January 2015

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4214	163,237	130,246	645,812	939,295
4215	95,022	7,504	1,161,017	1,263,543
4216		176,913	159,992	336,905
4217.01			10,031	10,031
4218		75,374	368,808	444,182
4219			16,823	16,823
4220	4,268,130	229,164	21,279	4,518,573
4221.01	123,221	94,471	271,531	489,223
4221.02	1,068,745	190,238	233,640	1,492,623
4222.02	345,019	107,700	75,700	528,419
4223.01	18,372	11,288	171,840	201,500
4223.02		344,449	678,235	1,022,684
4224.02	273,479	174,260	398,272	846,011
4301.01		71,667	189,097	260,764
4302.02			110,850	110,850
4304	1,202,338	277,930	185,694	1,665,962
4306	48,997	255,493	1,281,444	1,585,934
4307	741,655			741,655
4308.01		144,035	98,128	242,163
4308.02	473,801	18,344		492,145
4309.01		135,668	194,891	330,559
4309.02		5,174	111,612	116,786
4310.01		35,346	378,620	413,966
4313		56,152		56,152
4314		4,850		4,850
4315			55,576	55,576
4316		125,255	447,968	573,223

(Continued)

Table 10.7

Industrial and Commercial Gross Floor Area by General Activity by Census Tract Fairfax County, January 2015

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4318.01	171,176	1,476	111,275	283,927
4318.02		196,141		196,141
4320	273,710	69,935	283,340	626,985
4321	70,674			70,674
4322.01		103,441	251,061	354,502
4322.02	4,445		28,650	33,095
4325			102,030	102,030
4326			2,976	2,976
4327.02			119,519	119,519
4328	3,976,022	621,995	377,135	4,975,152
4401	21,368	54,210	62,610	138,188
4402.01	758,111	3,736,975	953,849	5,448,935
4402.02		1,379,621	59,376	1,438,997
4403		216,353	6,546	222,899
4405.01			19,491	19,491
4405.02		1,597,921		1,597,921
4406	61,273	17,398	223,235	301,906
4501		1,659,893	179,455	1,839,348
4502		55,249	55,615	110,864
4503	40,544	471,511	248,705	760,760
4504	132,096	301,322	159,970	593,388
4505			90,549	90,549
4506.01		1,811,224	308,062	2,119,286
4506.02			313,897	313,897
4507.01		83,196		83,196
4507.02		204,040	252,576	456,616
4508		143,917	138,040	281,957

(Continued)

Table 10.7

Industrial and Commercial Gross Floor Area by General Activity by Census Tract Fairfax County, January 2015

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4512	897			897
4513		293,957	178,912	472,869
4514		33,638	532,895	566,533
4515.01		159,885	712,034	871,919
4515.02	162,777	649,439	1,349,454	2,161,670
4516.01		44,083	349,344	393,427
4518			118,344	118,344
4519		87,483	673,641	761,124
4520	2,304	396,442	399,400	798,146
4521.01		259,021	331,838	590,859
4521.02	75,838	22,305	65,407	163,550
4522	40,570	635,350	107,096	783,016
4523.02			83,779	83,779
4524	710,737	86,996	20,126	817,859
4525.01	1,676,681	1,186,871	707,299	3,570,851
4525.02		114,136	72,946	187,082
4526	1,887,731	549,681	221,362	2,658,774
4527	310,508	103,973	179,730	594,211
4528.01		2,394,983	329,352	2,724,335
4528.02		47,747	26,532	74,279
4601	292,140			292,140
4602		3,238		3,238
4604		2,236,853	1,840,747	4,077,600
4605.01		3,917,358	611,227	4,528,585
4605.02	4,702	821,577	6,816	833,095
4606			8,265	8,265
4607.01			80,582	80,582

(Continued)

Table 10.7

Industrial and Commercial Gross Floor Area by General Activity by Census Tract Fairfax County, January 2015

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4607.02		183,608	188,744	372,352
4608		1,546,701	349,466	1,896,167
4609	280,777	200,353	152,520	633,650
4610	47,709	249,366	306,229	603,304
4611		51,265	140,731	191,996
4612.01		54,604	43,206	97,810
4612.02	215,940	2,547,953	446,778	3,210,671
4615		37,980	12,515	50,495
4616.01	5,035	635,396	13,748	654,179
4616.02	1,801,636	1,428,223	413,833	3,643,692
4617	311,144	200,193	355,201	866,538
4618.02		1,495,981	6,758	1,502,739
4619.01	123,588		10,660	134,248
4703			106,147	106,147
4704	4,852	43,728	91,039	139,619
4705	76,919	1,128,866	187,125	1,392,910
4706	17,160	169,413	256,326	442,899
4707	1,500	399,900	208,747	610,147
4709	4,466	11,825	6,419	22,710
4710	14,036	101,460		115,496
4711	6,268	397,894	51,395	455,557
4712.01	93,250	1,473,844	138,180	1,705,274
4712.02		3,650,524	64,816	3,715,340
4713.01		559,439	355,560	914,999
4713.04	8,641	57,842	19,798	86,281
4714.01	648			648
4714.02	158,176	40,929	71,539	270,644

(Continued)

Table 10.7

Industrial and Commercial Gross Floor Area by General Activity by Census Tract Fairfax County, January 2015

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4801	8,226	23,892	6,628	38,746
4802.01		6,151	14,804	20,955
4802.02		14,285,382	5,179,251	19,464,633
4802.03		891,777	102,130	993,907
4803	796,503	562,198	412,106	1,770,807
4804.01	99,969	103,051	155,446	358,466
4804.02		16,934	51,160	68,094
4805.01	398,955		15,362	414,317
4805.02			32,873	32,873
4805.03	221	6,174		6,395
4805.04		11,954	127,480	139,434
4805.05		10,297	176,821	187,118
4808.01	18,312	124,279	167,144	309,735
4808.02	52,141	1,460,337	731,366	2,243,844
4809.01	39,736	327,549	241,724	609,009
4809.02	697,602	2,722,730	394,001	3,814,333
4809.03		1,743,864	550,438	2,294,302
4810		173,160	305,646	478,806
4811.01		2,094,343	254,416	2,348,759
4811.03			319,536	319,536
4811.06		20,090	111,203	131,293
4812.01		439,646		439,646
4812.02	417,620	4,657,314		5,074,934
4814		3,055	128,504	131,559
4819	65,779	2,637,766	83,945	2,787,490
4820.01			15,704	15,704
4821		98,417	48,245	146,662

(Continued)

Table 10.7

Industrial and Commercial Gross Floor Area by General Activity by Census Tract Fairfax County, January 2015

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4822.01		9,730		9,730
4822.02	228,645	3,292,841	181,163	3,702,649
4822.03	281,417	4,639,220	1,122,400	6,043,037
4823.01		1,855,807	486,417	2,342,224
4823.03			7,785	7,785
4824	1,702	2,844,689		2,846,391
4825.01	2,657,882	8,146,493	1,728,938	12,533,313
4825.03	88,300	27,668	226,822	342,790
4826.01			793,624	793,624
4826.02	86,400	1,209,600	290,040	1,586,040
4901.01	310,742	2,102,642	119,050	2,532,434
4901.03	8,064,465	9,364,614	2,044,598	19,473,677
4905.01		3,102	188,079	191,181
4905.02		62,074	88,391	150,465
4910	480	12,748	1,875	15,103
4912.01			146,629	146,629
4912.02		528,327	181,422	709,749
4913.01	557,908	152,995	37,994	748,897
4913.02			214,571	214,571
4913.03		76,945	515,634	592,579
4914.01		203,765	173,935	377,700
4914.05	819			819
4915.01		37,761	78,631	116,392
4916.01	993,311	89,880	112,095	1,195,286
4916.02		4,181	107,237	111,418
4917.01		1,794,222	538,904	2,333,126
4917.02		1,397,208	2,634,247	4,031,455

(Continued)

Table 10.7

Industrial and Commercial Gross Floor Area by General Activity by Census Tract Fairfax County, January 2015

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4917.03		1,365,387	440,534	1,805,921
4917.04	43,660		348,555	392,215
4917.05	292,815	159,277	5,715	457,807
4918.01	4,422	69,090	1,007,561	1,081,073
4918.02	1,112	568,583	13,162	582,857
4918.03		116,581	355,159	471,740
4920	23,224	5,419	122,867	151,510
4921	117,450	2,608	9,960	130,018
4922.01	6,357			6,357
4922.02	2,376		23,788	26,164
4922.03			139,663	139,663
4925		5,092	37,683	42,775
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
Fairfax County	44,459,516	127,399,039	54,862,867	226,721,422

Source: Fairfax County Department of Neighborhood and Community Services, 2015.

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

Appendix A

Housing Units, Households and Population Estimate and Forecast Methodology

Housing Units Estimates

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

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

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

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

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

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

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

Households Estimates

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

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

Population Estimates

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

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

Housing Units, Household and Population Forecasting Methodology

Housing Unit Forecasts

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

Short-Term Forecasts

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

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

The past five years of "development pipeline" data along with assumption data on how likely and quickly housing units will be built are used to forecast short-term housing unit growth. The "development pipeline" data is analyzed and linked by parcel (location) across the records contained in the three "development pipeline" databases to insure 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.

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

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

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

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

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

Long-Term Forecasts

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

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

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

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

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

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

Household Forecasts

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

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

Population Forecasts

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

Household Population Methodology

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

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

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

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

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

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

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

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

Group Quarters Population Methodology

Group quarters population for each geographical area is added to the household population to obtain the total population estimate. The population of special institutions, such as Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, 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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