

Demographic Reports 2013

County of Fairfax, Virginia

Department of Neighborhood and Community Services



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 2013[©]

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FOREWORD

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

The summary level data for Fairfax County contained in the Demographic Reports are produced by the Economic, Demographic and Statistical Research unit within the 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 2013

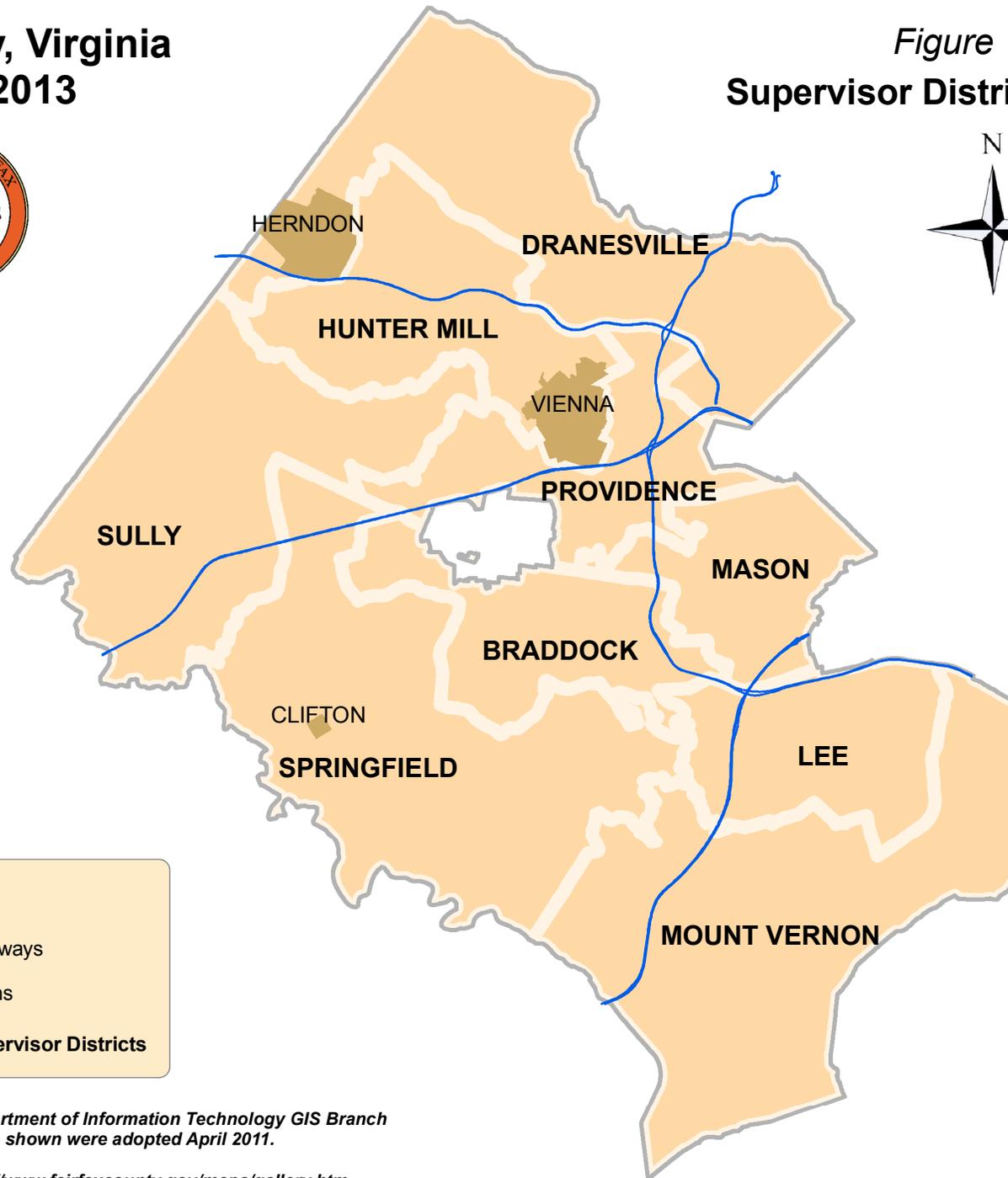


Figure 1.1
Supervisor Districts and Towns



Legend

- Highways
- Towns
- Supervisor Districts



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 2013



Figure 1.2
Planning Districts



Legend

- Highways
- Planning Districts

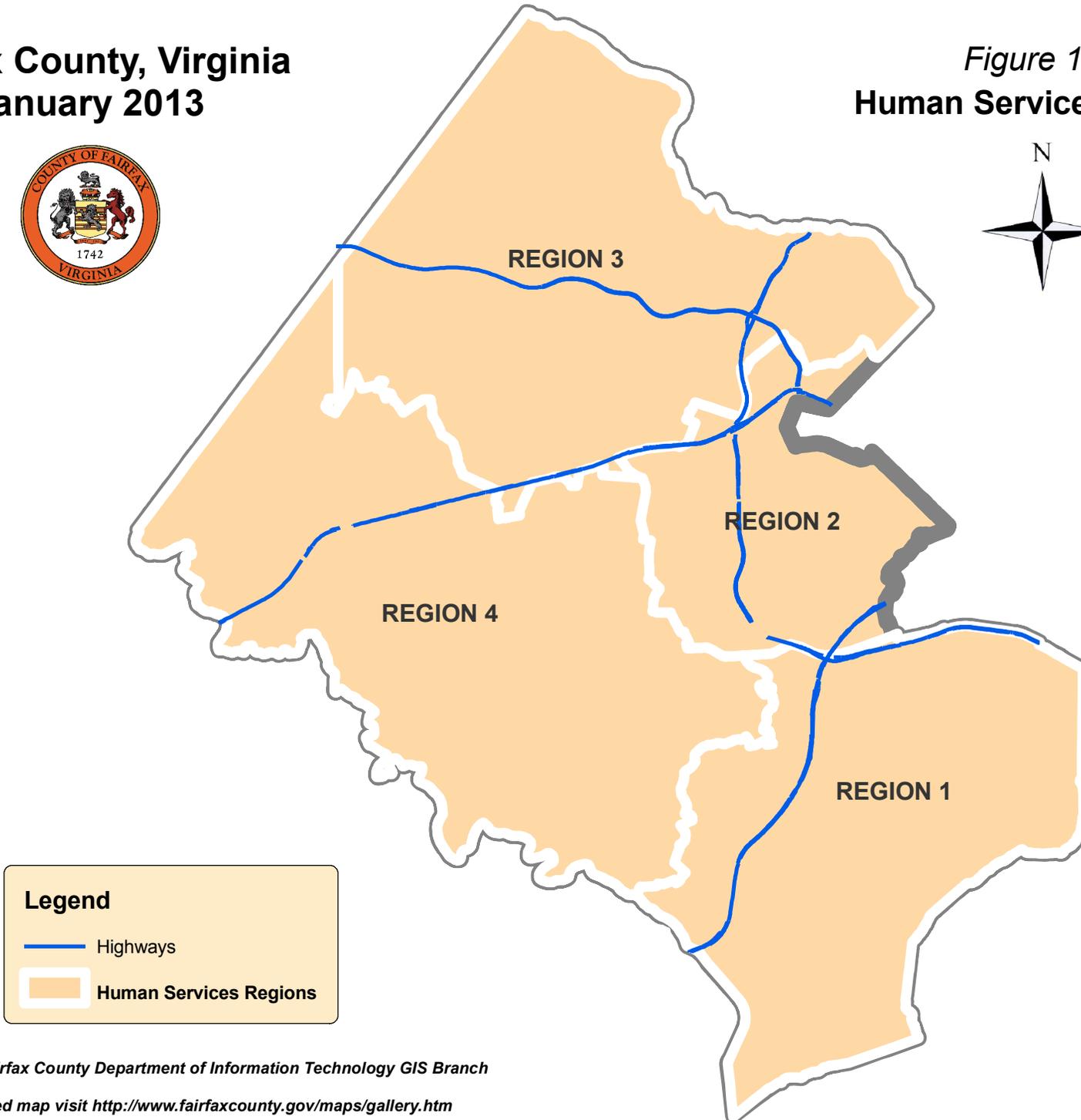
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2013



Figure 1.3
Human Services Regions



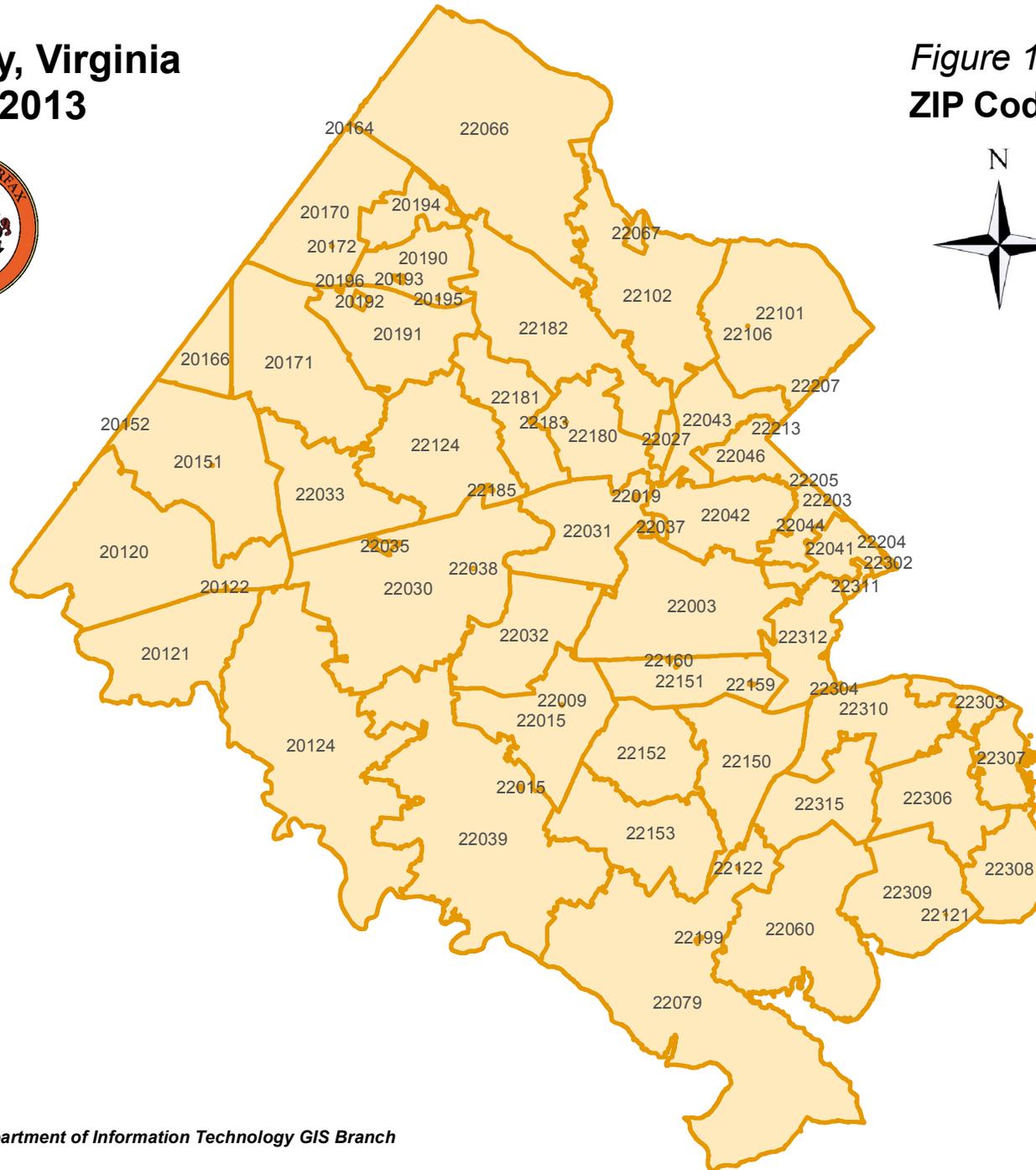
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2013



Figure 1.4
ZIP Codes



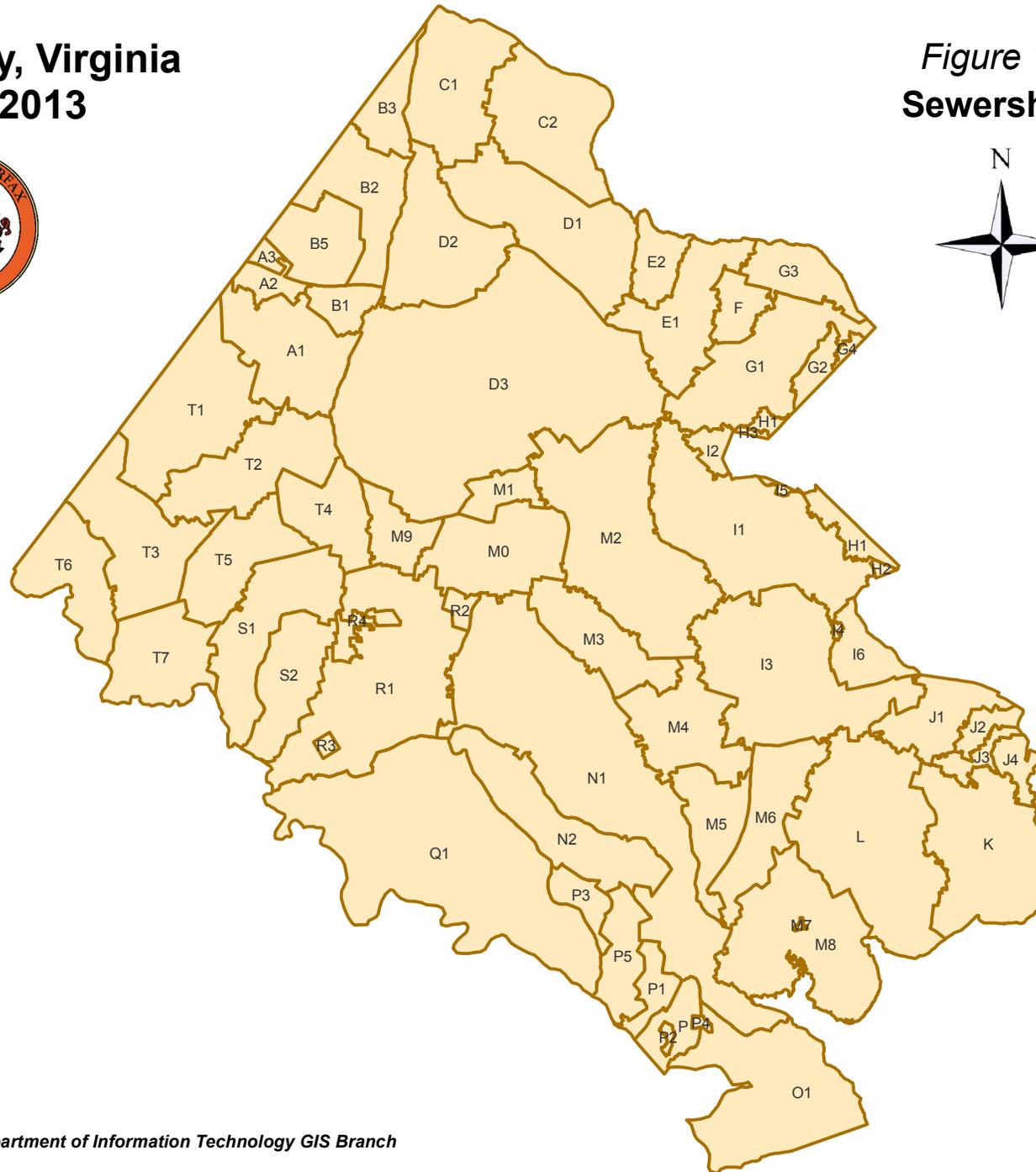
Source: Fairfax County Department of Information Technology GIS Branch

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

Fairfax County, Virginia January 2013



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

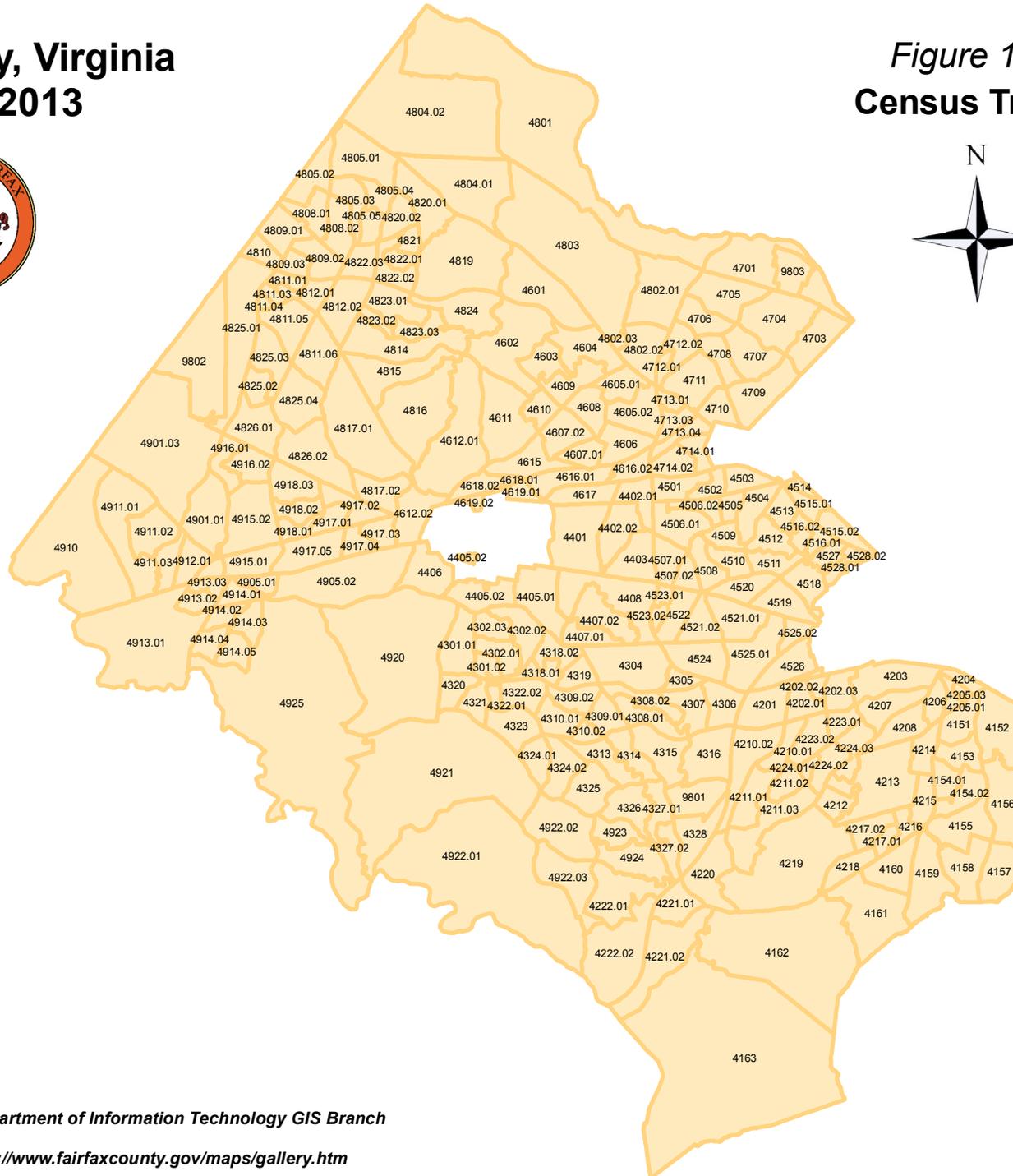
<u>Code</u>	<u>Sewershed</u>	<u>Servicing Treatment Plant</u>
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon) and Follylick Branch	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

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

Fairfax County, Virginia January 2013



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	Forecasts	1,116,300	4,700	0.4%	411,100	401,500	2,000	0.5%
2015		1,120,600	4,300	0.4%	413,000	403,300	1,800	0.4%
2020		1,166,000	9,100	0.8%	434,600	423,600	4,100	1.0%
2025		1,216,100	10,000	0.8%	458,300	445,700	4,400	1.0%
2030		1,262,200	9,200	0.7%	480,200	466,000	4,100	0.9%
2035		1,310,700	9,700	0.8%	503,100	487,400	4,300	0.9%
2040		1,355,700	9,000	0.7%	524,400	507,300	4,000	0.8%

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) 2013.

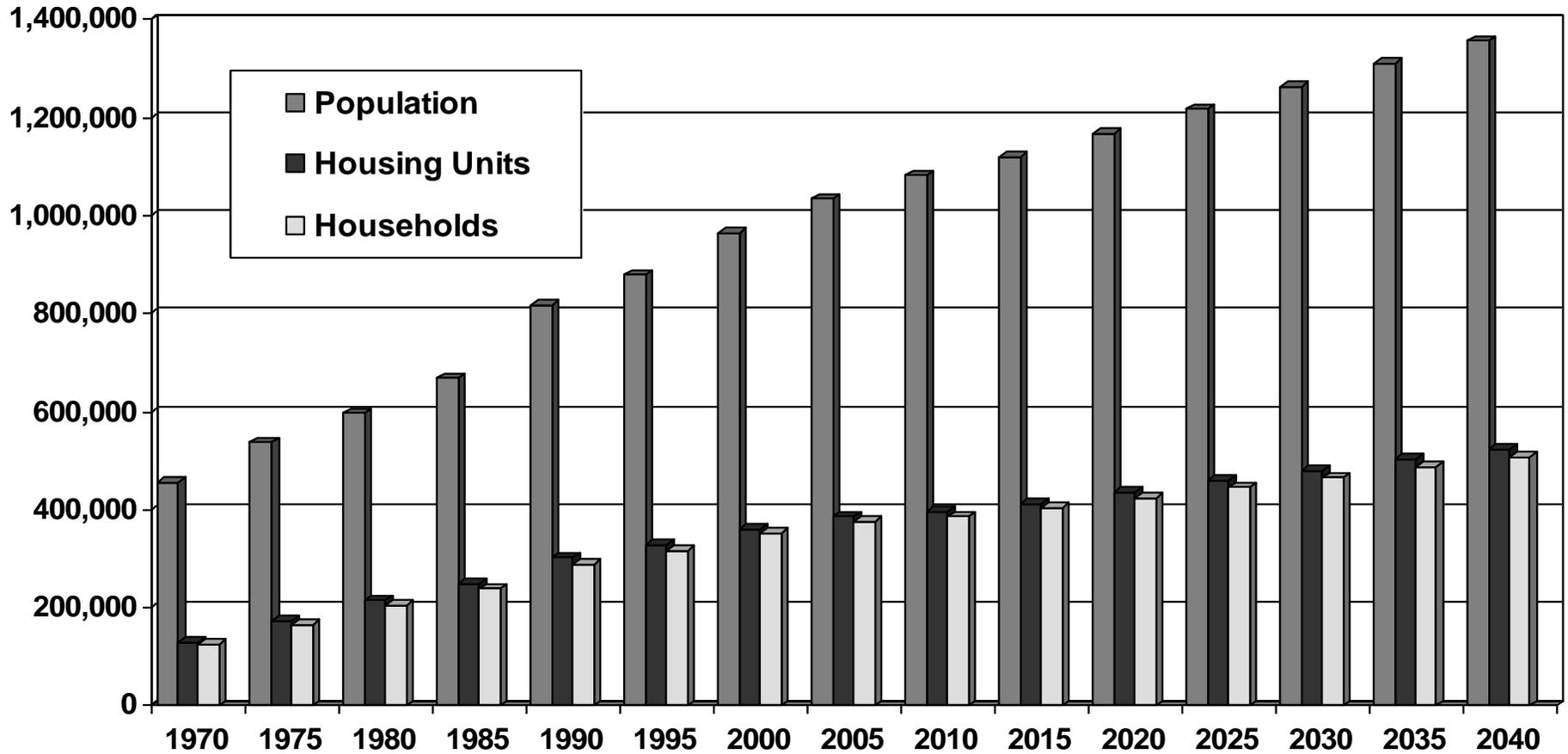
Note: All numbers are rounded to nearest hundred. Households are occupied housing units.

¹ Datum is 1970 Census total population after 1975 revision.

² Datum is 2010 Census total population after 2013 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; 2013 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								
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, 2013 through 2030**

Age Group	2013		2015		2020		2025		2030	
	Persons	Percent								
Under 5	74,479	6.7%	69,515	6.2%	69,055	5.9%	71,710	5.9%	75,165	6.0%
5 to 9	72,255	6.5%	79,719	7.1%	78,096	6.7%	79,086	6.5%	82,028	6.5%
10 to 14	74,479	6.7%	82,357	7.3%	89,260	7.7%	89,282	7.3%	90,956	7.2%
15 to 19	71,144	6.4%	64,096	5.7%	70,949	6.1%	76,278	6.3%	77,153	6.1%
20 to 24	61,139	5.5%	61,003	5.4%	62,659	5.4%	66,899	5.5%	69,775	5.5%
25 to 34	163,408	14.7%	154,602	13.8%	155,076	13.3%	163,043	13.4%	169,818	13.5%
35 to 44	165,631	14.9%	167,194	14.9%	174,361	15.0%	179,498	14.8%	184,578	14.6%
45 to 54	173,413	15.6%	170,456	15.2%	168,675	14.5%	173,447	14.3%	181,074	14.3%
55 to 64	137,841	12.4%	135,643	12.1%	139,170	11.9%	138,505	11.4%	139,306	11.0%
65 and Over	118,943	10.7%	135,976	12.1%	158,733	13.6%	178,363	14.7%	192,314	15.2%
Total	1,111,620	100.0%	1,120,561	100.0%	1,166,033	100.0%	1,216,111	100.0%	1,262,166	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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

TABLE 2.4

**Population of Towns
Fairfax County, 1990 through 2013**

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

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 and 2013.

TABLE 2.5

**Racial and Ethnic Population Distribution
Fairfax County, 2000, 2010 and 2013**

Race	2000		2010		2013	
	Persons	Percent	Persons	Percent	Persons	Percent
White	677,904	69.9%	677,990	62.7%	697,903	62.8%
Black	83,098	8.6%	99,218	9.2%	100,125	9.0%
Asian and Pacific Islander	126,729	13.1%	190,525	17.6%	200,138	18.0%
American Indian and Alaska Native	2,561	0.3%	3,884	0.4%	2,057	0.2%
Other	79,457	8.2%	110,109	10.2%	111,397	10.0%
<i>Fairfax County Total Population</i>	969,749	100.0%	1,081,726	100.0%	1,111,620	100.0%
Hispanic*	106,958	11.0%	168,482	15.6%	178,795	16.1%

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 and 2010;
and Fairfax County Department of Neighborhood and Community Services, 2013 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
<i>Fairfax County</i>	<i>2.75</i>	<i>2.74</i>	<i>2.74</i>

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, 2012		
Income Level	Percent of Households	Percent of Families
Under \$25,000	7.2%	5.1%
\$25,000 - \$49,999	11.4%	10.2%
\$50,000 - \$74,999	14.2%	11.3%
\$75,000 - \$99,999	13.3%	12.0%
\$100,000 - \$149,999	21.3%	21.6%
\$150,000 or More	32.6%	39.8%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, American Community Survey, 2012.

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 2012		
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
1994	\$66,000	\$74,000
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

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 - 2012; 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 2040

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%
2013	194,786	47.6%	99,683	24.3%	114,603	28.0%	409,072	100.0%
2015	195,549	47.3%	99,861	24.1%	117,627	28.4%	413,037	100.0%
2020	198,406	45.6%	101,257	23.3%	134,888	31.0%	434,551	100.0%
2025	202,359	44.1%	101,889	22.2%	154,075	33.6%	458,323	100.0%
2030	206,032	42.9%	102,483	21.3%	171,648	35.7%	480,163	100.0%
2035	210,055	41.7%	103,099	20.4%	189,977	37.7%	503,132	100.0%
2040	213,753	40.7%	103,640	19.7%	207,050	39.4%	524,443	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 2040, Integrated Parcel Lifecycle System (IPLS) 2013.

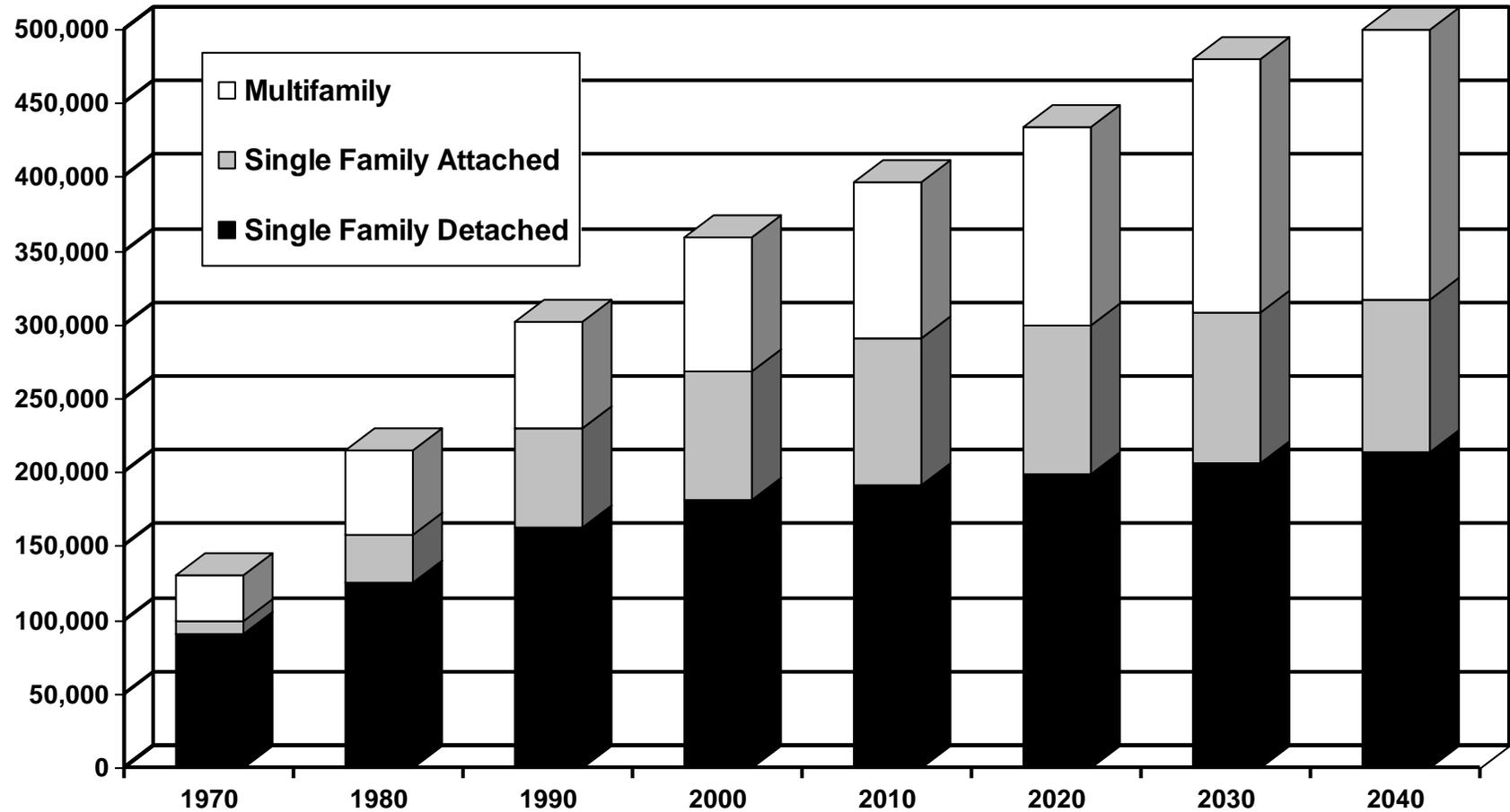
Note: 1950 through 2013 are estimates and 2015 through 2040 are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and 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, 2013 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 2012			
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

Source: Fairfax County Department of Neighborhood and Community Services, 2012.

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, 1982 through 2013		
Year	Median Market Value	Percent Change
1982	\$104,100	6.6%
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%

Source: Fairfax County Department of Neighborhood and Community Services, Integrated Parcel Lifecycle System (IPLS) 2013.

TABLE 2.12

**2010 and 2012 Population, Median Household Income and Median Family Income
by Selected Jurisdictions in the Washington DC Metropolitan Area, State of Virginia and the United States**

Jurisdiction	2010 Census			2012		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
Fairfax County, VA	1,081,699*	103,010	122,189	1,118,602	107,096	124,831
Arlington County, VA	207,627	94,986	116,586	221,045	100,474	137,216
Fauquier County, VA	65,203	85,614	94,402	66,542	83,677	101,028
Loudoun County, VA	312,311	119,540	126,174	336,898	117,876	127,192
Prince William County, VA	402,002	92,655	102,117	430,289	93,744	100,474
Spotsylvania County, VA	122,397	72,217	77,868	125,684	78,914	87,587
Stafford County, VA	128,961	94,317	101,015	134,352	97,606	108,392
Alexandria City, VA	139,993*	77,793	101,064	146,294	81,160	101,927
Anne Arundel County, MD	537,656	81,455	97,974	550,488	89,179	101,328
Calvert County, MD	88,737	88,862	100,397	89,628	87,449	99,398
Charles County, MD	146,551	87,007	95,366	150,592	90,880	101,596
Frederick County, MD	233,385	82,133	95,786	239,582	80,765	91,528
Howard County, MD	287,085	101,771	120,664	299,430	108,844	125,162
Montgomery County, MD	971,777	89,155	108,828	1,004,709	94,965	113,588
Prince Georges County, MD	863,420	70,019	80,032	881,138	69,879	79,969
District of Columbia	601,723	60,903	77,514	632,323	66,583	82,268
Berkeley County, WV	104,169	50,724	62,136	107,098	53,248	61,000
Washington DC-MD-VA-WV MSA	5,582,170	84,523	100,921	5,804,333	88,233	103,730
State of Virginia	8,001,024	60,674	72,476	8,185,867	61,741	74,485
United States	308,745,538	50,046	60,609	313,914,040	51,371	62,527

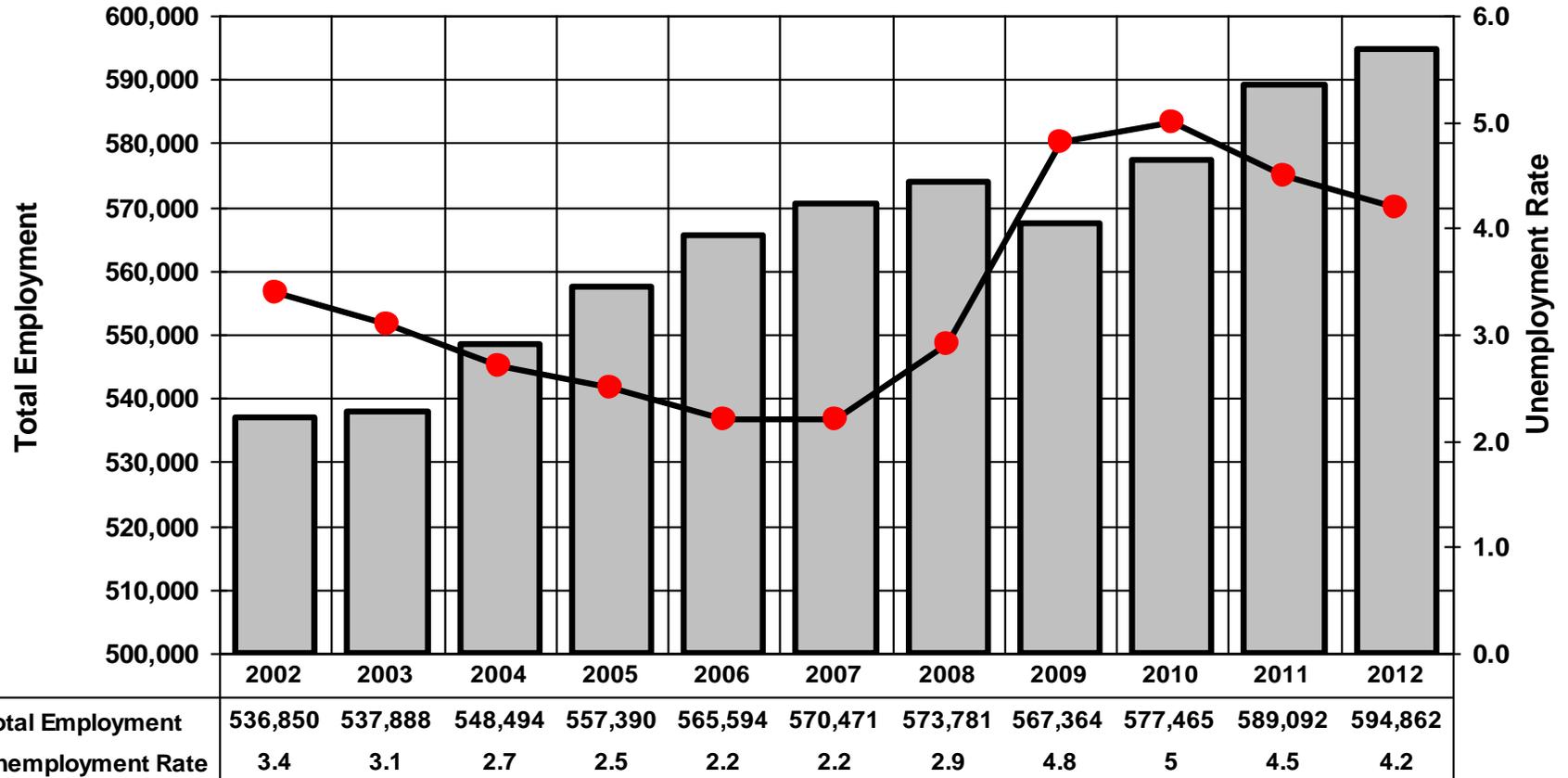
Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing; 2010 and 2012 American Community Survey.

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

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

FIGURE 2.3

**Average Annual Unemployment Rate and
Total Employment
Fairfax County, 2002 through 2012**



Source: Virginia Employment Commission, VELMA – LAUS and Bureau of Labor Statistics data, March, 2013.

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

CURRENT POPULATION, HOUSING UNITS AND HOUSEHOLDS

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

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

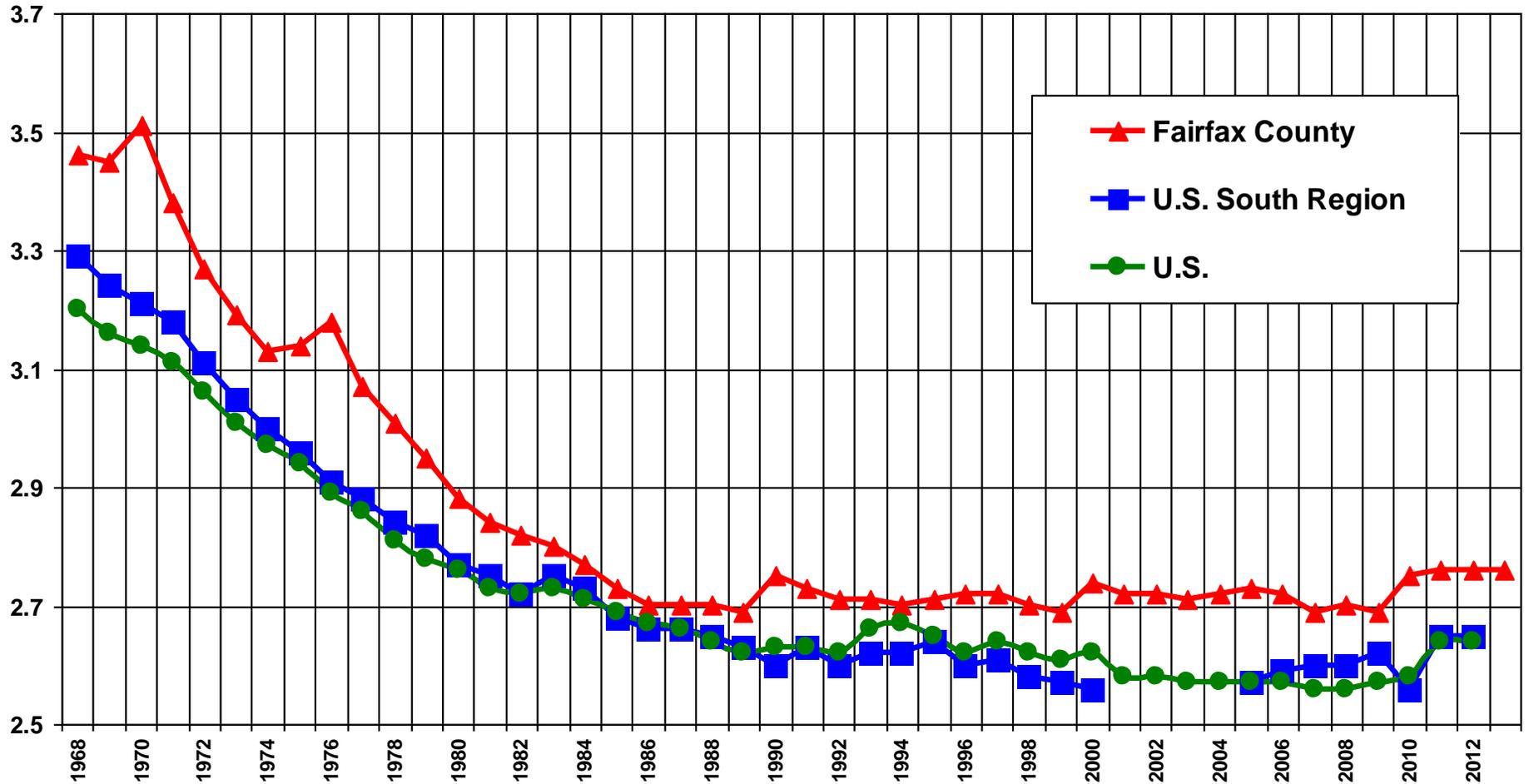
For detailed methodology, please refer to Appendix A.

Table 3.1
Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2013

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	1.90	3.22	2.22
Baileys	2.81	2.99	2.37		2.54	3.30	4.45	4.04
Bull Run	3.28	3.06	2.11	2.64	2.95	1.26	2.92	1.60
Fairfax	3.10	2.70	2.17	3.33	2.60	1.49	3.86	2.54
Jefferson	2.90	2.66	2.27		2.56	2.51	3.45	2.96
Lincolnia	2.72	2.76	2.81		2.77	2.28	3.73	2.87
Lower Potomac	3.43	3.26	2.21		3.11	1.81	2.64	1.99
McLean	2.89	2.56	1.85		2.54	2.17	4.66	2.94
Mount Vernon	2.84	2.90	2.11	2.78	2.56	2.47	4.99	3.47
Pohick	3.10	3.00	1.79		3.03	1.19	2.50	1.23
Rose Hill	2.83	2.69	1.86		2.57	2.13	3.86	2.51
Springfield	3.19	2.91	2.00		2.82	1.75	4.19	2.30
Upper Potomac	3.13	2.77	1.94		2.70	1.24	3.36	1.85
Vienna	2.99	3.00	2.32		2.88	1.35	9.12	2.69
Fairfax County	3.05	2.90	2.14	2.79	2.76	1.67	4.06	2.34

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1968 through 2013



Sources: U.S. Bureau of the Census; Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013	
Type	Total
Fort Belvoir Barracks	404
George Mason University	6,311
Correctional Institutions	1,221
Other*	1,046
Total	8,982

Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; and Fairfax County Department of Neighborhood and Community Services, 2013.

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

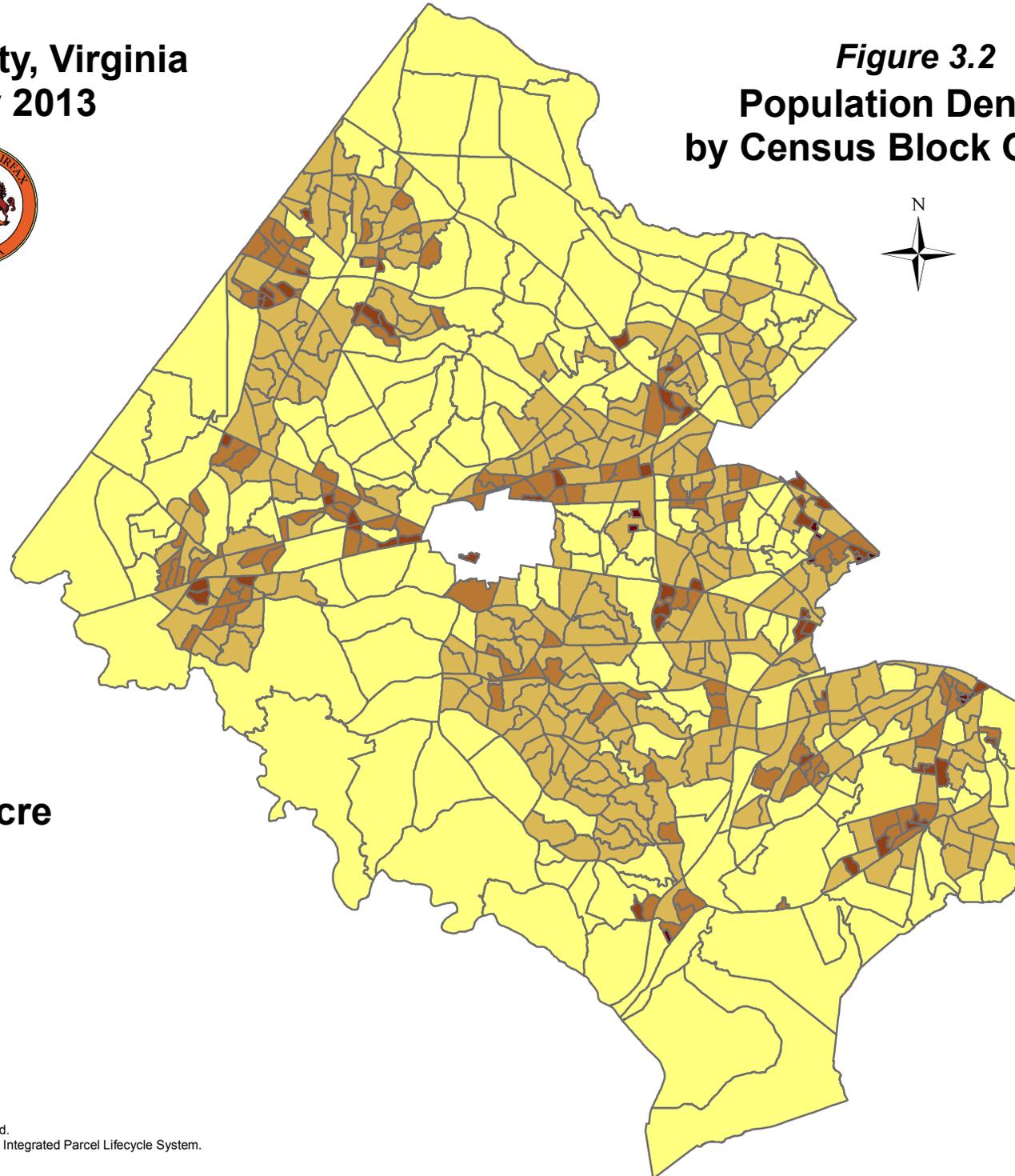
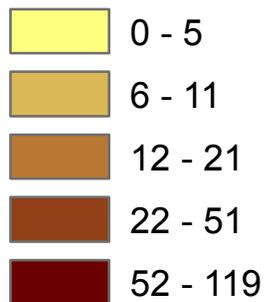
Fairfax County, Virginia January 2013



Figure 3.2 Population Density by Census Block Groups



Persons Per Acre



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

Table 3.3
2013 Population, Housing Units and Households by Supervisor District
Fairfax County, January 2013

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	121,067	41,330	40,525	17,389	7.0	27.17	4,456
Dranesville 1/	121,937	43,569	42,687	40,769	3.0	63.70	1,914
Hunter Mill 2/	125,636	49,837	48,741	24,001	5.2	37.50	3,350
Lee	120,998	44,947	43,731	17,261	7.0	26.97	4,486
Mason	112,249	42,749	41,410	14,213	7.9	22.21	5,054
Mount Vernon	126,542	48,248	46,879	47,241	2.7	73.81	1,714
Providence	131,489	53,085	51,450	17,067	7.7	26.67	4,930
Springfield 3/	122,383	42,713	42,132	46,427	2.6	72.54	1,687
Sully	129,318	42,594	41,957	36,000	3.6	56.25	2,299
Fairfax County	1,111,620	409,072	399,513	260,368	4.3	406.83	2,732

Table 3.4
2013 Population, Housing Units and Households by Town
Fairfax County, January 2013

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	282	89	88	159	1.8	0.25	1,127
Town of Herndon	21,444	7,866	7,701	2,736	7.8	4.28	5,010
Town of Vienna	16,676	5,629	5,570	2,816	5.9	4.40	3,790
Towns Total	38,401	13,584	13,359	5,711	6.7	8.92	4,305

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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
2013 Population, Housing Units and Households by Planning District
Fairfax County, January 2013

Planning District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	73,699	26,023	25,446	11,947	6.2	18.67	3,947
Baileys	43,545	17,842	17,121	4,049	10.8	6.33	6,879
Bull Run	129,258	44,446	43,737	32,002	4.0	50.00	2,585
Fairfax	76,156	27,020	26,335	8,938	8.5	13.97	5,451
Jefferson	55,857	22,457	21,792	6,339	8.8	9.90	5,642
Lincolnia	18,736	6,962	6,762	2,055	9.1	3.21	5,837
Lower Potomac	38,252	12,401	12,154	29,271	1.3	45.74	836
McLean	73,033	29,469	28,604	19,372	3.8	30.27	2,413
Mount Vernon	96,574	38,899	37,551	14,401	6.7	22.50	4,292
Pohick 1/	139,711	46,637	46,064	48,947	2.9	76.48	1,827
Rose Hill	51,845	20,683	20,164	9,121	5.7	14.25	3,638
Springfield	56,177	20,349	19,880	10,433	5.4	16.30	3,446
Upper Potomac 2/	189,077	71,057	69,744	47,487	4.0	74.20	2,548
Vienna 3/	69,700	24,827	24,160	11,982	5.8	18.72	3,723
Fairfax County	1,111,620	409,072	399,513	256,342	4.3	400.53	2,775

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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
2013 Population, Housing Units and Households by Human Services Region
Fairfax County, January 2013

Human Services Region	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
Region 1	250,146	93,989	91,400	64,101	3.9	100.16	2,497
Region 2	239,326	90,942	88,299	31,091	7.7	48.58	4,926
Region 3 1/	314,795	120,500	117,760	78,834	4.0	123.18	2,556
Region 4 2/	307,352	103,641	102,054	86,354	3.6	134.93	2,278
Fairfax County	1,111,620	409,072	399,513	260,380	4.3	406.84	2,732

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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
2013 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2013

ZIP Code	Population	Housing Units	Households
20120	42,047	14,066	13,840
20121	29,876	10,222	10,039
20124	15,726	4,919	4,877
20151	21,626	6,757	6,671
20152	3	1	1
20164	3	1	1
20170	39,211	13,812	13,557
20171	47,931	17,394	17,119
20190	17,478	9,034	8,803
20191	28,907	11,779	11,510
20194	14,168	5,858	5,731
22003	55,195	19,668	19,212
22015	42,879	14,794	14,576
22027	2,143	727	711
22030	41,089	13,099	12,711
22031	29,846	11,417	11,018
22032	28,851	9,609	9,496
22033	39,664	16,046	15,770
22039	18,971	6,085	6,047
22041	26,339	10,792	10,300
22042	31,754	12,081	11,777
22043	24,414	9,481	9,187
22044	10,887	4,591	4,505
22046	5,163	2,068	2,019
22060	9,936	2,924	2,892
22066	18,635	5,755	5,700

(Continued)

Table 3.7
2013 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2013

ZIP Code	Population	Housing Units	Households
22067	173		
22079	33,931	11,534	11,277
22101	29,739	11,267	10,971
22102	24,386	11,319	10,993
22124	18,277	6,525	6,462
22150	28,050	9,653	9,371
22151	17,249	5,887	5,766
22152	28,272	10,351	10,200
22153	32,524	10,793	10,669
22180	27,078	9,863	9,713
22181	15,504	5,500	5,417
22182	27,383	9,820	9,338
22203	320	150	148
22204	44	14	13
22206	6	2	2
22207	135	49	48
22213	3	1	1
22302	1,238	650	545
22303	14,497	7,654	7,280
22304	344	148	145
22306	31,201	12,321	11,976
22307	10,566	4,717	4,541
22308	13,235	4,816	4,734
22309	34,003	11,909	11,482
22310	28,629	10,931	10,676
22311	1,642	613	600

(Continued)

Table 3.7

**2013 Population, Housing Units and Households by ZIP Code
Fairfax County, January 2013**

ZIP Code	Population	Housing Units	Households
22312	23,152	8,455	8,219
22315	27,298	11,150	10,859
Fairfax County	1,111,620	409,072	399,513

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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
2013 Population, Housing Units and Households by Sewershed
Fairfax County, January 2013

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	33,317	11,433	11,274	4,870	6.8	7.61	4,378
A2	9,618	4,147	4,057	813	11.8	1.27	7,573
A3	4,277	1,696	1,655	310	13.8	0.48	8,911
B1	6,240	2,156	2,108	1,138	5.5	1.78	3,506
B2	23,536	9,068	8,888	3,579	6.6	5.59	4,210
B3	2,850	826	819	1,702	1.7	2.66	1,072
B5	21,444	7,866	7,701	2,770	7.7	4.33	4,952
C1	3,800	1,196	1,181	4,932	0.8	7.71	493
C2	3,752	1,242	1,231	5,434	0.7	8.49	442
D1	9,880	3,046	3,014	6,746	1.5	10.54	937
D2	23,951	10,975	10,730	5,328	4.5	8.33	2,875
D3	79,223	29,610	28,876	22,942	3.5	35.85	2,210
E1	18,547	9,030	8,760	4,172	4.4	6.52	2,845
E2	2,070	637	627	1,511	1.4	2.36	877
F	7,743	3,080	2,992	1,289	6.0	2.01	3,852
G1	35,867	13,822	13,331	5,564	6.4	8.69	4,127
G2	3,159	1,292	1,256	747	4.2	1.17	2,700
G3	2,216	754	735	2,159	1.0	3.37	658
G4	964	348	339	185	5.2	0.29	3,323
H1	14,574	6,230	5,985	1,195	12.2	1.87	7,794
H2	6,527	3,534	3,370	105	62.0	0.16	40,794
H3	875	326	319	89	9.8	0.14	6,248
I1	72,444	27,493	26,684	9,109	8.0	14.23	5,091
I2	3,387	1,257	1,230	614	5.5	0.96	3,528
I3	62,160	21,760	21,229	9,274	6.7	14.49	4,290

(Continued)

Table 3.8
2013 Population, Housing Units and Households by Sewershed
Fairfax County, January 2013

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
I4	212	71	69	59	3.6	0.09	2,355
I5	953	320	311	97	9.8	0.15	6,354
I6	6	2	2	1,656	0.0	2.59	2
J1	21,413	9,144	8,840	2,558	8.4	4.00	5,353
J2	7,126	3,599	3,401	747	9.5	1.17	6,090
J3	5,963	2,278	2,218	716	8.3	1.12	5,324
J4	3,755	2,122	2,013	838	4.5	1.31	2,866
K	47,012	17,814	17,345	6,870	6.8	10.73	4,381
L	51,373	19,981	19,366	9,832	5.2	15.36	3,345
M0	7,106	1,964	1,907	4,530	1.6	7.08	1,004
M1	12,674	5,096	4,990	1,174	10.8	1.84	6,888
M2	78,645	28,655	27,921	10,326	7.6	16.13	4,876
M3	19,360	6,471	6,365	3,411	5.7	5.33	3,632
M4	21,714	7,928	7,780	4,013	5.4	6.27	3,463
M5	11,900	4,806	4,680	2,744	4.3	4.29	2,774
M6	19,252	7,213	7,036	3,709	5.2	5.79	3,325
M7	542	204	199	36	15.1	0.06	9,034
M8	9,159	2,701	2,667	7,288	1.3	11.39	804
M9	16,398	7,756	7,505	1,708	9.6	2.67	6,142
N1	126,615	40,549	39,950	17,237	7.3	26.93	4,702
N2	18,739	6,207	6,141	4,967	3.8	7.76	2,415
O1	1,427	497	486	7,586	0.2	11.85	120
P	183	59	58	1,295	0.1	2.02	91
P1	2,399	811	793	1,065	2.3	1.66	1,445
P2	517	180	176	119	4.3	0.19	2,720

(Continued)

Table 3.8
2013 Population, Housing Units and Households by Sewershed
Fairfax County, January 2013

Sewershed Code	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
P3	3,792	1,154	1,141	1,063	3.6	1.66	2,284
P4	218	76	74	96	2.3	0.15	1,455
P5	783	258	252	2,065	0.4	3.23	242
Q1	7,612	2,543	2,523	16,528	0.5	25.83	295
R1	8,965	2,853	2,822	9,979	0.9	15.59	575
R2	866	287	283	392	2.2	0.61	1,420
R3	282	89	88	159	1.8	0.25	1,127
R4	986	315	311	621	1.6	0.97	1,016
S1	34,118	11,257	11,090	4,997	6.8	7.81	4,368
S2	1,219	385	382	3,284	0.4	5.13	238
T1	5,165	1,783	1,760	6,438	0.8	10.06	513
T2	27,118	8,620	8,502	4,740	5.7	7.41	3,660
T3	18,921	5,860	5,782	5,264	3.6	8.22	2,302
T4	27,085	11,435	11,215	2,844	9.5	4.44	6,100
T5	28,801	10,228	10,043	3,557	8.1	5.56	5,180
T6	377	106	105	3,707	0.1	5.79	65
T7	8,441	2,568	2,526	3,789	2.2	5.92	1,426
Fairfax County	1,111,620	409,072	399,513	260,681	4.3	407.31	2,729

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4151	3,624	1,302	1,271	590	6.1	0.92	3,932
4152	3,146	1,940	1,835	1,246	2.5	1.95	1,616
4153	4,033	1,490	1,447	530	7.6	0.83	4,870
4154.01	4,740	2,142	2,083	400	11.9	0.62	7,588
4154.02	2,621	1,133	1,103	592	4.4	0.92	2,833
4155	5,990	2,262	2,210	960	6.2	1.50	3,992
4156	2,676	1,060	1,039	1,129	2.4	1.76	1,516
4157	4,027	1,370	1,347	856	4.7	1.34	3,010
4158	4,689	1,721	1,692	939	5.0	1.47	3,197
4159	3,142	1,204	1,166	1,202	2.6	1.88	1,673
4160	5,768	2,024	1,952	850	6.8	1.33	4,343
4161	3,718	1,494	1,447	1,833	2.0	2.86	1,298
4162	6,188	1,519	1,505	5,694	1.1	8.90	695
4163	2,334	813	796	12,803	0.2	20.01	117
4201	3,934	1,169	1,146	912	4.3	1.43	2,759
4202.01	3,633	1,299	1,268	472	7.7	0.74	4,922
4202.02	2,116	1,066	1,044	162	13.1	0.25	8,382
4202.03	2,739	974	950	497	5.5	0.78	3,528
4203	6,091	2,146	2,107	1,098	5.5	1.72	3,550
4204	3,065	2,068	1,945	215	14.3	0.34	9,131
4205.01	1,444	1,008	935	23	63.5	0.04	40,661
4205.02	1,699	1,052	999	75	22.6	0.12	14,489
4205.03	3,441	1,695	1,597	184	18.7	0.29	11,969
4206	4,241	1,734	1,693	340	12.5	0.53	7,980
4207	4,134	1,447	1,412	709	5.8	1.11	3,731
4208	3,741	1,204	1,174	677	5.5	1.06	3,535
4210.01	2,823	972	950	434	6.5	0.68	4,160
4210.02	4,970	2,087	2,018	1,114	4.5	1.74	2,854
4211.01	5,875	2,155	2,110	710	8.3	1.11	5,298

(Continued)

Table 3.9
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4211.02	3,691	1,529	1,481	388	9.5	0.61	6,083
4211.03	5,130	2,026	1,978	1,224	4.2	1.91	2,681
4212	1,888	691	679	405	4.7	0.63	2,985
4213	3,717	1,461	1,420	1,984	1.9	3.10	1,199
4214	7,432	2,984	2,901	470	15.8	0.73	10,118
4215	6,902	2,411	2,343	449	15.4	0.70	9,835
4216	5,876	1,966	1,892	284	20.7	0.44	13,253
4217.01	4,639	1,422	1,366	209	22.2	0.33	14,220
4217.02	4,488	1,260	1,221	496	9.0	0.78	5,785
4218	5,707	2,358	2,263	488	11.7	0.76	7,482
4219	2,842	820	811	3,677	0.8	5.75	495
4220	3,772	1,433	1,404	1,095	3.4	1.71	2,206
4221.01	7,188	2,600	2,538	610	11.8	0.95	7,545
4221.02	6,417	2,057	2,012	1,686	3.8	2.63	2,436
4222.01	3,491	1,067	1,044	1,281	2.7	2.00	1,744
4222.02	6,269	2,161	2,112	2,119	3.0	3.31	1,894
4223.01	3,005	1,347	1,321	324	9.3	0.51	5,944
4223.02	5,562	2,509	2,444	608	9.1	0.95	5,853
4224.01	2,024	1,117	1,068	138	14.6	0.22	9,365
4224.02	5,307	2,108	2,055	468	11.3	0.73	7,261
4224.03	2,437	1,008	989	542	4.5	0.85	2,876
4301.01	4,580	1,535	1,518	838	5.5	1.31	3,498
4301.02	2,773	1,036	1,024	259	10.7	0.40	6,853
4302.01	4,582	1,425	1,409	494	9.3	0.77	5,931
4302.02	5,168	1,624	1,605	721	7.2	1.13	4,586
4302.03	2,677	902	892	387	6.9	0.61	4,425
4304	7,162	2,322	2,277	1,493	4.8	2.33	3,069
4305	1,618	571	560	280	5.8	0.44	3,703
4306	7,458	1,810	1,764	652	11.4	1.02	7,325

(Continued)

Table 3.9
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4307	2,788	927	908	646	4.3	1.01	2,763
4308.01	4,208	1,514	1,494	606	6.9	0.95	4,444
4308.02	3,805	1,812	1,778	499	7.6	0.78	4,885
4309.01	4,229	1,413	1,391	475	8.9	0.74	5,697
4309.02	3,420	1,087	1,072	493	6.9	0.77	4,440
4310.01	4,527	1,575	1,553	571	7.9	0.89	5,073
4310.02	2,107	752	742	206	10.2	0.32	6,548
4313	4,152	1,418	1,399	672	6.2	1.05	3,956
4314	4,571	1,462	1,443	551	8.3	0.86	5,305
4315	5,312	2,027	1,999	958	5.5	1.50	3,548
4316	8,900	3,660	3,535	1,064	8.4	1.66	5,352
4318.01	4,232	1,438	1,418	370	11.4	0.58	7,310
4318.02	3,352	1,039	1,025	477	7.0	0.75	4,494
4319	3,241	1,053	1,038	393	8.3	0.61	5,285
4320	3,299	1,127	1,111	456	7.2	0.71	4,625
4321	3,614	1,448	1,423	408	8.9	0.64	5,665
4322.01	1,775	851	835	145	12.2	0.23	7,830
4322.02	4,475	1,605	1,581	614	7.3	0.96	4,668
4323	5,350	1,735	1,710	741	7.2	1.16	4,620
4324.01	3,554	1,179	1,163	490	7.2	0.77	4,638
4324.02	5,166	1,658	1,637	713	7.2	1.11	4,638
4325	5,771	1,884	1,862	820	7.0	1.28	4,504
4326	5,032	1,549	1,531	768	6.5	1.20	4,192
4327.01	3,194	1,087	1,074	500	6.4	0.78	4,090
4327.02	4,267	1,497	1,480	425	10.0	0.66	6,424
4328	2,216	772	763	831	2.7	1.30	1,707
4401	8,089	2,909	2,821	1,520	5.3	2.38	3,405
4402.01	2,825	1,218	1,187	550	5.1	0.86	3,289
4402.02	6,009	2,210	2,144	807	7.4	1.26	4,768

(Continued)

Table 3.9
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4403	2,729	959	941	812	3.4	1.27	2,151
4405.01	5,025	1,656	1,637	1,102	4.6	1.72	2,919
4405.02	9,381	596	589	820	11.4	1.28	7,322
4406	3,182	946	931	863	3.7	1.35	2,360
4407.01	2,734	979	960	458	6.0	0.72	3,816
4407.02	5,203	1,807	1,773	865	6.0	1.35	3,848
4408	6,382	2,220	2,182	1,594	4.0	2.49	2,562
4501	5,227	2,259	2,205	527	9.9	0.82	6,350
4502	4,107	1,331	1,295	328	12.5	0.51	8,004
4503	4,680	1,691	1,649	434	10.8	0.68	6,897
4504	2,684	948	923	611	4.4	0.96	2,810
4505	2,815	885	861	257	11.0	0.40	7,013
4506.01	3,680	1,407	1,369	819	4.5	1.28	2,875
4506.02	4,146	1,797	1,755	329	12.6	0.51	8,065
4507.01	2,993	979	960	507	5.9	0.79	3,780
4507.02	4,247	1,468	1,425	304	14.0	0.47	8,943
4508	3,387	1,204	1,178	502	6.7	0.78	4,318
4509	1,699	605	589	357	4.8	0.56	3,045
4510	2,413	897	879	433	5.6	0.68	3,564
4511	2,129	830	794	461	4.6	0.72	2,954
4512	1,608	643	626	529	3.0	0.83	1,945
4513	2,173	916	892	438	5.0	0.68	3,176
4514	2,607	1,212	1,194	126	20.7	0.20	13,232
4515.01	5,545	2,246	2,204	314	17.7	0.49	11,318
4515.02	5,094	2,240	2,063	442	11.5	0.69	7,377
4516.01	5,320	1,578	1,506	239	22.3	0.37	14,265
4516.02	2,701	1,136	1,084	272	9.9	0.42	6,366
4518	3,338	1,119	1,092	585	5.7	0.91	3,650
4519	6,420	2,319	2,259	688	9.3	1.08	5,972

(Continued)

Table 3.9
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4520	2,795	1,114	1,090	573	4.9	0.89	3,123
4521.01	5,135	1,663	1,630	835	6.2	1.30	3,937
4521.02	2,974	1,108	1,083	577	5.2	0.90	3,300
4522	6,156	2,157	2,104	578	10.7	0.90	6,821
4523.01	3,434	1,475	1,429	137	25.1	0.21	16,071
4523.02	4,816	1,698	1,647	149	32.2	0.23	20,637
4524	6,804	2,379	2,328	898	7.6	1.40	4,848
4525.01	3,737	1,383	1,351	1,210	3.1	1.89	1,977
4525.02	5,267	1,592	1,541	301	17.5	0.47	11,193
4526	6,032	2,691	2,610	750	8.0	1.17	5,145
4527	5,348	1,901	1,819	318	16.8	0.50	10,759
4528.01	4,621	2,529	2,423	286	16.2	0.45	10,354
4528.02	3,062	1,492	1,423	31	98.8	0.05	63,202
4601	4,471	1,451	1,428	1,627	2.7	2.54	1,758
4602	4,112	1,344	1,325	2,013	2.0	3.15	1,307
4603	2,842	963	949	557	5.1	0.87	3,265
4604	4,704	2,003	1,834	999	4.7	1.56	3,015
4605.01	2,614	879	865	554	4.7	0.87	3,021
4605.02	8,078	2,790	2,640	859	9.4	1.34	6,016
4606	3,850	1,330	1,317	694	5.5	1.08	3,548
4607.01	3,627	1,158	1,141	422	8.6	0.66	5,500
4607.02	4,623	1,574	1,561	698	6.6	1.09	4,237
4608	3,447	1,165	1,151	600	5.7	0.94	3,677
4609	2,529	871	864	676	3.7	1.06	2,394
4610	2,450	861	853	416	5.9	0.65	3,771
4611	7,509	2,588	2,552	1,607	4.7	2.51	2,990
4612.01	4,734	1,525	1,507	2,509	1.9	3.92	1,208
4612.02	5,692	2,553	2,468	820	6.9	1.28	4,445
4615	6,834	2,509	2,469	794	8.6	1.24	5,511

(Continued)

Table 3.9
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4616.01	6,991	2,707	2,625	696	10.0	1.09	6,429
4616.02	7,751	3,686	3,550	402	19.3	0.63	12,352
4617	6,506	2,444	2,369	573	11.4	0.90	7,266
4618.01	1,069	542	538	77	13.9	0.12	8,882
4618.02	5,512	2,403	2,363	397	13.9	0.62	8,877
4619.01	3,994	1,409	1,352	226	17.7	0.35	11,321
4619.02	1,645	594	565	116	14.2	0.18	9,090
4701	2,872	976	952	1,874	1.5	2.93	981
4703	3,255	1,172	1,143	869	3.7	1.36	2,398
4704	4,513	1,741	1,698	1,424	3.2	2.23	2,028
4705	5,499	2,216	2,152	1,033	5.3	1.61	3,407
4706	3,084	1,165	1,134	601	5.1	0.94	3,283
4707	5,308	1,937	1,887	877	6.1	1.37	3,873
4708	2,926	1,093	1,066	488	6.0	0.76	3,835
4709	7,081	2,796	2,725	1,090	6.5	1.70	4,158
4710	2,067	850	828	464	4.5	0.72	2,851
4711	7,041	2,459	2,395	958	7.3	1.50	4,704
4712.01	2,812	1,568	1,515	180	15.6	0.28	9,974
4712.02	4,396	2,267	2,196	498	8.8	0.78	5,646
4713.01	4,017	1,629	1,564	181	22.2	0.28	14,200
4713.03	3,705	1,735	1,667	342	10.8	0.53	6,930
4713.04	1,862	657	642	368	5.1	0.57	3,239
4714.01	3,306	1,391	1,356	340	9.7	0.53	6,220
4714.02	3,354	1,218	1,182	492	6.8	0.77	4,360
4801	4,781	1,623	1,602	8,757	0.5	13.68	349
4802.01	4,603	1,641	1,613	1,654	2.8	2.58	1,781
4802.02	4,821	2,966	2,861	860	5.6	1.34	3,588
4802.03	3,184	1,572	1,437	93	34.3	0.15	21,931
4803	7,526	2,410	2,379	5,293	1.4	8.27	910

(Continued)

Table 3.9
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4804.01	4,835	1,425	1,412	2,184	2.2	3.41	1,417
4804.02	6,893	1,993	1,975	5,270	1.3	8.23	837
4805.01	3,651	1,099	1,088	1,266	2.9	1.98	1,846
4805.02	6,331	1,954	1,931	745	8.5	1.16	5,438
4805.03	3,490	1,153	1,141	546	6.4	0.85	4,094
4805.04	1,962	840	824	353	5.6	0.55	3,556
4805.05	3,757	1,622	1,573	323	11.6	0.50	7,454
4808.01	4,440	1,569	1,549	571	7.8	0.89	4,980
4808.02	3,491	1,380	1,351	639	5.5	1.00	3,496
4809.01	6,139	1,948	1,918	680	9.0	1.06	5,776
4809.02	3,525	1,440	1,404	590	6.0	0.92	3,820
4809.03	3,849	1,529	1,479	291	13.2	0.46	8,456
4810	4,990	1,927	1,884	351	14.2	0.55	9,097
4811.01	2,110	1,178	1,147	214	9.9	0.33	6,323
4811.02	3,191	1,492	1,461	108	29.5	0.17	18,907
4811.03	3,304	1,242	1,222	149	22.1	0.23	14,143
4811.04	2,588	1,222	1,197	85	30.3	0.13	19,419
4811.05	5,414	1,698	1,680	836	6.5	1.31	4,143
4811.06	5,722	1,755	1,736	914	6.3	1.43	4,006
4812.01	1,482	392	384	349	4.2	0.55	2,715
4812.02	6,249	2,052	2,003	952	6.6	1.49	4,200
4814	6,264	2,734	2,676	1,410	4.4	2.20	2,844
4815	2,313	821	807	1,224	1.9	1.91	1,209
4816	3,556	1,140	1,127	2,175	1.6	3.40	1,047
4817.01	6,272	2,036	2,013	2,590	2.4	4.05	1,550
4817.02	4,070	1,956	1,919	692	5.9	1.08	3,766
4819	5,657	2,286	2,234	2,607	2.2	4.07	1,389
4820.01	5,463	1,840	1,817	1,027	5.3	1.60	3,405
4820.02	3,713	1,842	1,796	480	7.7	0.75	4,954

(Continued)

Table 3.9
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4821	2,828	1,532	1,496	229	12.4	0.36	7,921
4822.01	2,054	1,009	984	234	8.8	0.37	5,624
4822.02	3,087	1,974	1,920	545	5.7	0.85	3,625
4822.03	4,554	2,469	2,400	470	9.7	0.73	6,196
4823.01	4,757	2,268	2,216	762	6.2	1.19	3,995
4823.02	4,516	1,820	1,769	190	23.8	0.30	15,208
4823.03	3,317	1,703	1,667	425	7.8	0.66	4,993
4824	2,242	782	769	1,105	2.0	1.73	1,299
4825.01	9,252	3,657	3,582	2,041	4.5	3.19	2,901
4825.02	3,040	1,032	1,021	393	7.7	0.61	4,949
4825.03	5,037	1,545	1,528	738	6.8	1.15	4,368
4825.04	5,494	1,667	1,649	1,032	5.3	1.61	3,406
4826.01	7,314	2,391	2,359	967	7.6	1.51	4,839
4826.02	7,560	2,402	2,370	1,426	5.3	2.23	3,392
4901.01	5,095	1,892	1,859	1,210	4.2	1.89	2,696
4901.03	5,867	1,884	1,861	4,725	1.2	7.38	795
4905.01	3,297	1,323	1,295	272	12.1	0.43	7,749
4905.02	6,612	2,176	2,140	2,405	2.7	3.76	1,760
4910	2,114	593	585	4,413	0.5	6.90	307
4911.01	3,849	1,173	1,157	1,947	2.0	3.04	1,265
4911.02	3,685	1,131	1,116	828	4.5	1.29	2,849
4911.03	6,716	2,132	2,104	472	14.2	0.74	9,114
4912.01	6,367	2,323	2,287	521	12.2	0.81	7,824
4912.02	1,745	840	813	190	9.2	0.30	5,864
4913.01	7,095	2,124	2,088	3,981	1.8	6.22	1,141
4913.02	3,803	1,440	1,408	303	12.6	0.47	8,034
4913.03	4,733	1,507	1,481	247	19.1	0.39	12,247
4914.01	4,670	1,884	1,846	327	14.3	0.51	9,135
4914.02	4,217	1,415	1,396	306	13.8	0.48	8,812

(Continued)

Table 3.9
2013 Population, Housing Units and Households by Census Tract
Fairfax County, January 2013

Census Tract	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
4914.03	3,977	1,153	1,145	429	9.3	0.67	5,939
4914.04	4,028	1,334	1,316	390	10.3	0.61	6,616
4914.05	3,091	836	830	423	7.3	0.66	4,677
4915.01	7,026	2,391	2,349	635	11.1	0.99	7,086
4915.02	7,309	2,136	2,110	1,440	5.1	2.25	3,248
4916.01	5,054	1,577	1,554	464	10.9	0.72	6,975
4916.02	5,296	1,578	1,560	554	9.6	0.86	6,123
4917.01	3,481	1,783	1,749	340	10.2	0.53	6,552
4917.02	7,783	3,563	3,490	564	13.8	0.88	8,830
4917.03	4,759	2,370	2,269	382	12.5	0.60	7,973
4917.04	4,890	2,210	2,142	331	14.8	0.52	9,446
4917.05	3,528	932	918	943	3.7	1.47	2,395
4918.01	2,381	1,085	1,063	288	8.3	0.45	5,296
4918.02	3,084	1,161	1,146	417	7.4	0.65	4,730
4918.03	6,612	2,625	2,580	715	9.2	1.12	5,916
4920	6,793	2,180	2,156	5,872	1.2	9.17	740
4921	6,655	2,214	2,200	7,633	0.9	11.93	558
4922.01	2,941	1,004	994	7,930	0.4	12.39	237
4922.02	7,138	2,211	2,193	1,461	4.9	2.28	3,126
4922.03	4,171	1,269	1,255	1,193	3.5	1.86	2,237
4923	3,484	1,095	1,082	525	6.6	0.82	4,248
4924	4,694	1,800	1,772	906	5.2	1.42	3,315
4925	4,461	1,410	1,400	11,148	0.4	17.42	256
9801				791		1.24	
9802				2,484		3.88	
9803				574		0.90	
Fairfax County	1,111,620	409,072	399,513	259,974	4.3	406.21	2,737

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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.

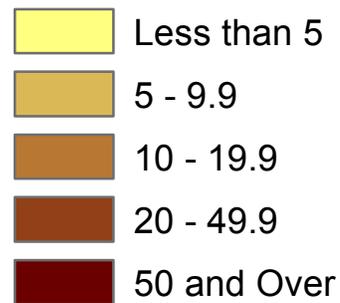
Fairfax County, Virginia January 2013



Figure 4.1 Year 2040 Forecast Population Density by Census Block Groups



Persons Per Acre



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

Fairfax County, Virginia January 2013



Figure 4.2 2013 - 2040 Forecast Population Growth by Census Block Groups



Population Growth

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

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

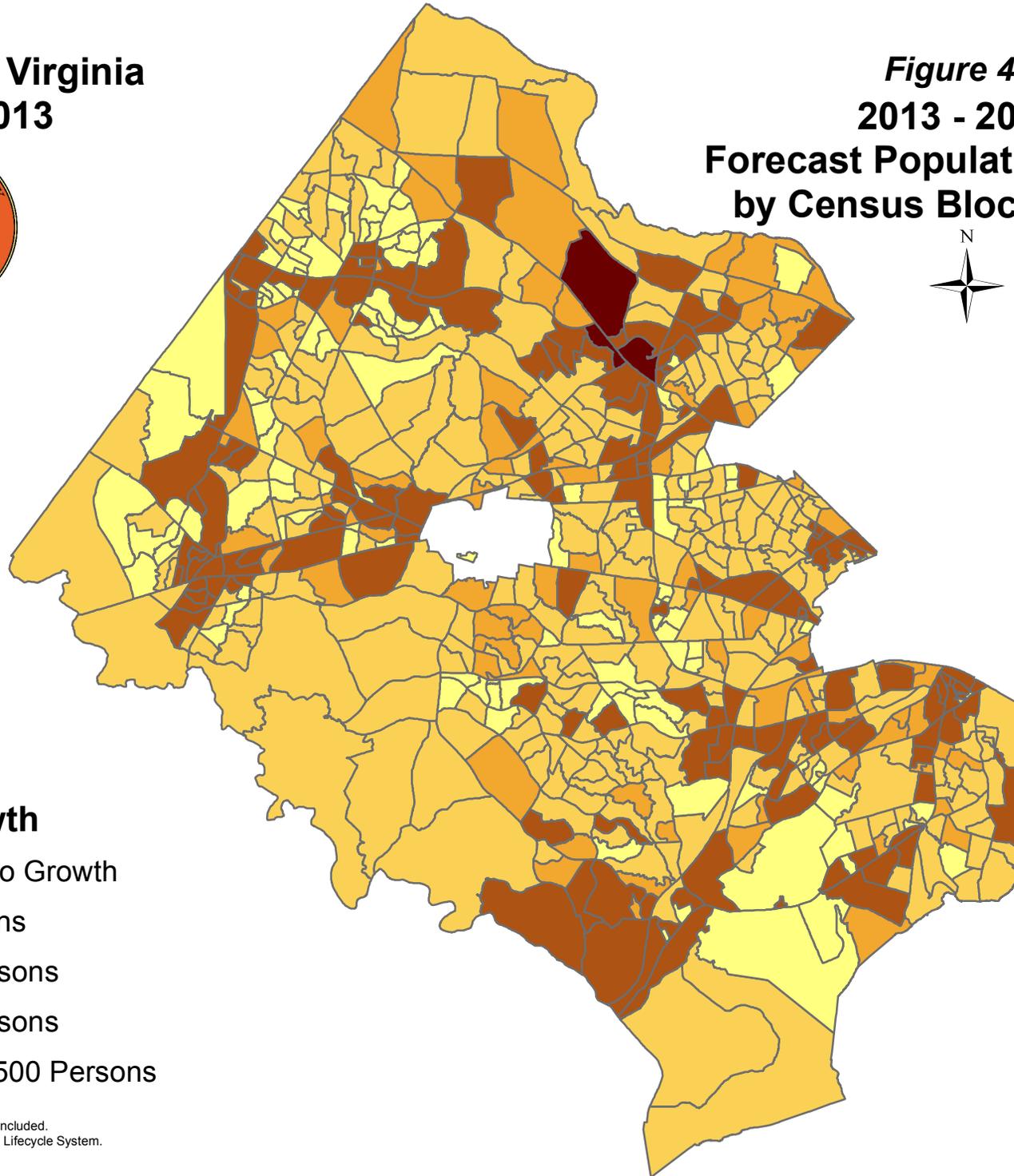


Table 4.1
Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2013

Supervisor District	2010	2013	2015	2020	2025	2030	2035	2040
Braddock	118,484	121,067	121,314	122,349	123,521	124,646	125,857	126,926
Dranesville 1/	119,740	121,937	122,400	125,145	129,221	133,096	137,140	140,946
Hunter Mill 2/	122,623	125,636	126,019	131,877	140,149	147,876	155,929	163,511
Lee	118,949	120,998	121,218	128,386	134,670	140,212	146,108	151,515
Mason	115,991	112,249	112,741	114,786	118,434	121,849	125,447	128,888
Mount Vernon	121,121	126,542	126,789	133,353	138,999	144,125	149,657	154,656
Providence	121,982	131,489	137,897	153,949	167,979	180,749	194,078	206,498
Springfield 3/	118,212	122,383	122,744	123,827	125,812	127,626	129,656	131,418
Sully	124,624	129,318	129,440	132,362	137,328	141,987	146,871	151,385
Fairfax County	1,081,726	1,111,620	1,120,561	1,166,033	1,216,111	1,262,166	1,310,744	1,355,744

Table 4.2
Historical, Estimated and Forecasted Population by Town
Fairfax County, January 2013

Town	2010	2013	2015	2020	2025	2030	2035	2040
Town of Clifton	282	282	282	282	282	282	282	282
Town of Herndon	23,292	21,444	21,472	21,545	21,545	21,545	21,545	21,545
Town of Vienna	15,687	16,676	16,796	16,796	16,796	16,796	16,796	16,796
Towns Total	39,261	38,401	38,549	38,623	38,623	38,623	38,623	38,623

Sources: U.S. Bureau of the Census, 2010; Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Planning District	1990	2000	2010	2013	2015	2020	2025	2030	2035	2040
Annandale	66,329	70,152	74,386	73,699	73,923	74,885	76,190	77,429	78,736	79,966
Baileys	38,392	43,989	45,851	43,545	43,595	44,812	47,105	49,240	51,495	53,682
Bull Run	66,234	107,798	124,691	129,258	129,607	132,065	136,717	141,110	145,791	150,055
Fairfax	45,244	56,024	70,566	76,156	76,428	78,453	79,981	81,315	82,726	84,034
Jefferson	42,859	48,092	53,819	55,857	60,367	62,769	64,590	66,305	68,107	69,783
Lincolnia	14,010	16,819	18,483	18,736	19,057	19,194	19,469	19,728	19,993	20,236
Lower Potomac	24,371	23,769	34,335	38,252	38,324	42,403	44,296	45,960	47,788	49,404
McLean	58,747	63,278	69,607	73,033	73,659	83,691	93,795	102,963	112,542	121,563
Mount Vernon	82,483	86,944	95,581	96,574	96,719	100,505	106,029	111,166	116,572	121,572
Pohick 1/	127,040	137,166	137,045	139,711	139,839	140,624	141,841	142,919	144,176	145,190
Rose Hill	34,520	45,646	50,589	51,845	51,906	52,733	54,084	55,381	56,846	58,128
Springfield	39,919	48,736	55,708	56,177	56,329	61,217	64,148	66,523	69,016	71,325
Upper Potomac 2/	125,169	162,010	185,094	189,077	189,665	196,218	204,634	212,494	220,687	228,264
Vienna 3/	53,267	59,326	65,971	69,700	71,143	76,465	83,232	89,632	96,270	102,542
Fairfax County	818,584	969,749	1,081,726	1,111,620	1,120,561	1,166,033	1,216,111	1,262,166	1,310,744	1,355,744

Sources: U.S. Bureau of the Census, 1990, 2000 and 2010; Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Human Services Region	2013	2015	2020	2025	2030	2035	2040
Region 1	250,146	250,600	264,305	276,185	286,811	298,189	308,552
Region 2	239,326	245,593	252,900	260,044	266,783	273,852	280,536
Region 3 1/	314,795	316,554	336,982	361,125	383,360	406,567	428,304
Region 4 2/	307,352	307,814	311,847	318,757	325,212	332,135	338,353
Fairfax County	1,111,620	1,120,561	1,166,033	1,216,111	1,262,166	1,310,744	1,355,744

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
20120	42,047	42,073	42,663	43,777	44,798	45,928	46,937
20121	29,876	29,876	30,313	31,190	32,023	32,892	33,671
20124	15,726	15,735	15,743	15,748	15,765	15,824	15,844
20151	21,626	21,659	22,750	24,824	26,808	28,839	30,759
20152	3	3	3	3	3	3	3
20164	3	3	3	3	3	3	3
20170	39,211	39,267	39,524	39,911	40,283	40,664	40,928
20171	47,931	47,588	49,308	52,509	55,524	58,681	61,635
20190	17,478	17,913	20,409	22,708	24,823	27,028	29,080
20191	28,907	29,010	30,097	31,881	33,566	35,327	36,975
20194	14,168	14,168	14,185	14,217	14,245	14,278	14,309
20196			43	126	204	286	362
22003	55,195	55,297	56,075	57,347	58,556	59,828	61,026
22015	42,879	42,901	43,017	43,180	43,347	43,519	43,657
22027	2,143	2,143	2,279	2,492	2,707	2,917	3,115
22030	41,089	41,229	42,800	43,717	44,480	45,296	46,041
22031	29,846	33,349	37,338	39,003	40,597	42,255	43,797
22032	28,851	28,974	29,351	29,712	30,068	30,462	30,786
22033	39,664	39,950	40,971	42,405	43,716	45,098	46,376
22035		2	2	2	2	2	2
22039	18,971	18,998	19,185	19,486	19,706	20,007	20,227
22041	26,339	26,342	27,447	29,611	31,621	33,745	35,804
22042	31,754	31,785	31,988	32,345	32,673	33,026	33,351
22043	24,414	24,506	24,825	25,403	25,947	26,519	27,054
22044	10,887	10,904	10,985	11,058	11,132	11,206	11,280
22046	5,163	5,172	5,227	5,336	5,441	5,548	5,651

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
22060	9,936	9,937	10,630	10,834	10,948	11,079	11,191
22066	18,635	18,913	19,323	19,521	19,702	19,884	20,071
22067	173	188	188	188	188	188	188
22079	33,931	34,055	37,563	39,345	40,974	42,765	44,346
22101	29,739	29,733	30,274	30,863	31,451	32,047	32,670
22102	24,386	24,625	32,318	39,454	45,794	52,441	58,654
22124	18,277	18,443	18,678	18,783	18,885	18,992	19,094
22150	28,050	28,115	32,790	35,534	37,736	40,035	42,188
22151	17,249	17,251	17,279	17,335	17,389	17,445	17,496
22152	28,272	28,272	28,337	28,457	28,571	28,684	28,796
22153	32,524	32,547	32,712	33,017	33,263	33,562	33,811
22180	27,078	29,425	29,705	30,247	30,758	31,290	31,795
22181	15,504	15,520	15,714	16,006	16,273	16,555	16,819
22182	27,383	27,752	32,121	39,364	46,183	53,274	59,964
22203	320	320	320	320	320	321	323
22204	44	44	45	45	46	46	47
22205			10	31	50	69	88
22206	6	6	6	6	6	6	6
22207	135	135	138	144	150	156	162
22213	3	3	3	4	5	6	7
22302	1,238	1,238	1,240	1,244	1,247	1,251	1,254
22303	14,497	14,552	16,653	18,956	21,047	23,238	25,260
22304	344	344	344	344	344	344	344
22306	31,201	31,216	32,053	33,657	35,176	36,771	38,245
22307	10,566	10,569	10,688	10,943	11,161	11,410	11,628
22308	13,235	13,265	13,330	13,455	13,570	13,701	13,833

(Continued)

Table 4.5
Estimated and Forecasted Population by ZIP Code
Fairfax County, January 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
22309	34,003	34,080	34,798	36,116	37,377	38,700	39,938
22310	28,629	28,705	29,293	30,188	31,047	31,955	32,777
22311	1,642	1,641	1,652	1,668	1,683	1,699	1,714
22312	23,152	23,504	23,638	23,912	24,168	24,432	24,676
22315	27,298	27,317	27,656	28,134	28,618	29,214	29,686
Fairfax County	1,111,620	1,120,561	1,166,033	1,216,111	1,262,166	1,310,744	1,355,744

Sources: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Sewershed	2013	2015	2020	2025	2030	2035	2040
A1	33,317	33,361	33,887	34,794	35,642	36,536	37,375
A2	9,618	9,229	10,007	11,503	12,919	14,398	15,780
A3	4,277	4,277	4,415	4,684	4,937	5,201	5,446
B1	6,240	6,240	7,057	8,620	10,095	11,638	13,081
B2	23,536	23,784	24,711	25,870	26,983	28,138	29,118
B3	2,850	2,850	2,870	2,894	2,914	2,938	2,963
B5	21,444	21,472	21,545	21,545	21,545	21,545	21,545
C1	3,800	3,822	3,845	3,876	3,904	3,932	3,960
C2	3,752	3,794	3,831	3,875	3,912	3,952	3,990
D1	9,880	10,062	10,363	10,507	10,648	10,787	10,933
D2	23,951	24,248	26,072	27,620	29,015	30,473	31,833
D3	79,223	79,891	89,202	98,301	106,461	114,954	122,966
E1	18,547	18,777	21,828	27,119	32,128	37,374	42,276
E2	2,070	2,090	2,113	2,156	2,193	2,246	2,309
F	7,743	7,796	7,928	8,148	8,359	8,581	8,794
G1	35,867	36,030	36,585	37,481	38,341	39,246	40,102
G2	3,159	2,978	3,165	3,232	3,300	3,367	3,435
G3	2,216	2,238	2,262	2,321	2,382	2,417	2,478
G4	964	964	994	1,046	1,097	1,148	1,200
H1	14,578	14,585	15,194	16,367	17,491	18,692	19,846
H2	6,527	6,527	6,527	6,579	6,579	6,579	6,630
H3	875	880	907	963	1,016	1,068	1,118
I1	72,444	72,509	73,721	75,870	77,907	80,035	82,020
I2	3,387	3,390	3,448	3,559	3,664	3,774	3,878
I3	62,160	62,555	63,931	66,377	68,682	71,078	73,307
I4	212	236	237	239	240	242	244

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2013

Sewershed	2013	2015	2020	2025	2030	2035	2040
I5	959	959	990	1,049	1,106	1,164	1,219
I6	6	6	6	6	6	6	6
J1	21,413	21,478	22,739	24,192	25,512	26,921	28,205
J2	7,126	7,126	8,337	9,870	11,286	12,761	14,128
J3	5,963	5,973	6,368	7,128	7,841	8,590	9,295
J4	3,755	3,755	3,776	3,845	3,889	3,956	4,001
K	47,012	47,064	47,605	48,608	49,565	50,578	51,517
L	51,373	51,450	52,300	53,735	55,121	56,658	58,029
M0	7,106	7,117	7,227	7,377	7,520	7,668	7,806
M1	12,674	12,726	12,850	12,998	13,131	13,278	13,412
M2	78,645	84,562	89,200	91,695	94,081	96,565	98,892
M3	19,360	19,371	19,388	19,422	19,454	19,488	19,521
M4	21,714	21,765	22,157	22,865	23,537	24,237	24,896
M5	11,900	11,908	11,989	12,171	12,315	12,477	12,619
M6	19,252	19,327	23,388	24,806	25,793	26,834	27,784
M7	542	542	1,183	1,278	1,301	1,324	1,346
M8	9,159	9,175	9,264	9,400	9,517	9,652	9,767
M9	16,398	16,489	18,082	19,134	20,014	20,947	21,809
N1	126,615	126,692	130,238	132,032	133,713	135,560	137,148
N2	18,739	18,752	18,908	19,249	19,491	19,832	20,071
O1	1,427	1,448	1,461	1,461	1,461	1,461	1,461
P	183	188	230	306	380	455	527
P1	2,399	2,399	2,531	2,796	3,046	3,310	3,555
P2	517	520	520	520	520	520	520
P3	3,792	3,799	3,857	3,989	4,087	4,224	4,330
P4	218	218	218	218	218	218	218

(Continued)

Table 4.6
Estimated and Forecasted Population by Sewershed
Fairfax County, January 2013

Sewershed	2013	2015	2020	2025	2030	2035	2040
P5	783	783	783	783	783	783	783
Q1	7,612	7,671	7,777	7,840	7,909	7,970	8,031
R1	8,965	8,969	8,989	9,024	9,058	9,090	9,123
R2	866	866	871	881	890	899	908
R3	282	282	282	282	282	282	282
R4	986	998	998	998	998	998	999
S1	34,118	34,152	34,533	35,186	35,828	36,553	37,184
S2	1,219	1,219	1,224	1,235	1,245	1,254	1,263
T1	5,165	5,165	5,588	6,409	7,192	8,001	8,751
T2	27,118	27,158	28,175	30,104	31,943	33,824	35,616
T3	18,921	18,920	18,924	18,951	18,958	18,983	18,990
T4	27,085	27,340	28,000	28,758	29,437	30,155	30,817
T5	28,801	28,812	29,534	30,916	32,210	33,601	34,848
T6	377	392	394	401	401	407	407
T7	8,441	8,441	8,506	8,647	8,776	8,917	9,032
Fairfax County	1,111,620	1,120,561	1,166,033	1,216,111	1,262,166	1,310,744	1,355,744

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4151	3,624	3,624	3,898	4,424	4,921	5,438	5,924
4152	3,146	3,146	3,169	3,240	3,288	3,358	3,407
4153	4,033	4,038	4,075	4,138	4,198	4,268	4,328
4154.01	4,740	4,740	4,761	4,799	4,833	4,871	4,906
4154.02	2,621	2,623	2,662	2,734	2,803	2,877	2,945
4155	5,990	5,990	6,031	6,113	6,189	6,273	6,344
4156	2,676	2,688	2,738	2,832	2,920	3,017	3,114
4157	4,027	4,035	4,039	4,046	4,054	4,062	4,071
4158	4,689	4,698	4,707	4,725	4,741	4,759	4,778
4159	3,142	3,146	3,157	3,179	3,200	3,224	3,248
4160	5,768	5,773	5,952	6,291	6,620	6,958	7,273
4161	3,718	3,754	3,825	3,942	4,055	4,182	4,307
4162	6,188	6,188	6,188	6,188	6,188	6,188	6,188
4163	2,334	2,361	2,391	2,424	2,455	2,488	2,518
4201	3,934	3,934	3,961	4,007	4,029	4,050	4,072
4202.01	3,633	3,635	3,669	3,728	3,788	3,848	3,890
4202.02	2,116	2,116	2,127	2,147	2,166	2,186	2,204
4202.03	2,739	2,739	2,966	3,400	3,814	4,246	4,650
4203	6,091	6,128	6,250	6,449	6,631	6,834	7,030
4204	3,065	3,085	3,748	4,103	4,393	4,694	4,963
4205.01	1,444	1,444	1,683	2,146	2,592	3,051	3,472
4205.02	1,699	1,699	1,775	1,918	2,056	2,197	2,327
4205.03	3,441	3,441	3,739	4,310	4,854	5,427	5,955
4206	4,241	4,241	4,885	5,331	5,703	6,098	6,462
4207	4,134	4,140	4,160	4,185	4,208	4,231	4,255
4208	3,741	3,741	3,807	3,917	4,025	4,154	4,261

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4210.01	2,823	2,879	2,971	3,009	3,044	3,082	3,117
4210.02	4,970	4,973	8,761	9,848	10,513	11,206	11,856
4211.01	5,875	5,890	5,927	5,941	5,969	5,999	6,011
4211.02	3,691	3,691	3,748	3,834	3,919	4,031	4,118
4211.03	5,130	5,145	5,341	5,661	5,958	6,295	6,589
4212	1,888	1,888	1,888	1,888	1,888	1,888	1,888
4213	3,717	3,717	3,718	3,721	3,722	3,725	3,726
4214	7,432	7,442	7,983	9,037	10,028	11,054	12,026
4215	6,902	6,902	7,014	7,216	7,418	7,628	7,814
4216	5,876	5,885	6,070	6,399	6,712	7,037	7,343
4217.01	4,639	4,639	4,665	4,715	4,763	4,812	4,859
4217.02	4,488	4,509	4,526	4,532	4,536	4,541	4,546
4218	5,707	5,707	5,935	6,392	6,825	7,280	7,697
4219	2,842	2,843	3,483	3,579	3,601	3,625	3,647
4220	3,772	3,772	3,948	4,301	4,620	4,971	5,283
4221.01	7,188	7,189	7,312	7,570	7,784	8,042	8,258
4221.02	6,417	6,461	6,865	7,570	8,198	8,902	9,521
4222.01	3,491	3,491	5,996	6,069	6,144	6,220	6,288
4222.02	6,269	6,270	6,470	6,846	7,224	7,608	7,957
4223.01	3,005	3,005	3,072	3,188	3,300	3,429	3,540
4223.02	5,562	5,562	5,651	5,797	5,939	6,096	6,235
4224.01	2,024	2,031	2,007	1,927	1,854	1,782	1,712
4224.02	5,307	5,306	5,255	5,143	5,040	4,946	4,848
4224.03	2,437	2,447	2,528	2,639	2,743	2,860	2,964
4301.01	4,580	4,580	4,647	4,679	4,711	4,743	4,775
4301.02	2,773	2,773	2,787	2,811	2,835	2,858	2,881

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4302.01	4,582	4,582	4,621	4,686	4,751	4,827	4,880
4302.02	5,168	5,169	5,220	5,308	5,397	5,501	5,574
4302.03	2,677	2,678	2,700	2,740	2,780	2,824	2,858
4304	7,162	7,164	7,164	7,165	7,165	7,166	7,166
4305	1,618	1,618	1,618	1,619	1,620	1,621	1,622
4306	7,458	7,462	7,873	8,666	9,417	10,199	10,929
4307	2,788	2,797	2,827	2,885	2,940	2,998	3,052
4308.01	4,208	4,209	4,209	4,209	4,209	4,209	4,209
4308.02	3,805	3,805	3,805	3,805	3,805	3,805	3,805
4309.01	4,229	4,229	4,276	4,363	4,444	4,531	4,612
4309.02	3,420	3,421	3,431	3,450	3,465	3,480	3,494
4310.01	4,527	4,527	4,574	4,668	4,767	4,860	4,948
4310.02	2,107	2,107	2,108	2,109	2,111	2,112	2,114
4313	4,152	4,152	4,156	4,165	4,173	4,181	4,189
4314	4,571	4,571	4,572	4,581	4,591	4,593	4,603
4315	5,312	5,312	5,324	5,337	5,350	5,363	5,376
4316	8,900	8,949	9,368	10,129	10,839	11,583	12,281
4318.01	4,232	4,232	4,257	4,304	4,349	4,396	4,440
4318.02	3,352	3,352	3,323	3,260	3,206	3,157	3,089
4319	3,241	3,245	3,258	3,262	3,266	3,269	3,273
4320	3,299	3,299	3,299	3,299	3,299	3,299	3,299
4321	3,614	3,621	3,626	3,626	3,626	3,626	3,626
4322.01	1,775	1,775	1,775	1,775	1,775	1,775	1,775
4322.02	4,475	4,486	4,533	4,599	4,663	4,729	4,791
4323	5,350	5,350	5,363	5,387	5,411	5,435	5,457
4324.01	3,554	3,555	3,556	3,558	3,559	3,561	3,563

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4324.02	5,166	5,166	5,173	5,187	5,200	5,214	5,227
4325	5,771	5,771	5,779	5,793	5,807	5,822	5,836
4326	5,032	5,032	5,057	5,104	5,149	5,198	5,243
4327.01	3,194	3,204	3,223	3,228	3,233	3,238	3,244
4327.02	4,267	4,267	4,280	4,304	4,327	4,351	4,374
4328	2,216	2,216	2,221	2,253	2,274	2,295	2,315
4401	8,089	8,092	8,109	8,146	8,183	8,217	8,250
4402.01	2,825	4,807	6,014	6,375	6,712	7,069	7,395
4402.02	6,009	6,012	6,016	6,025	6,034	6,045	6,056
4403	2,729	2,732	2,739	2,748	2,757	2,770	2,784
4405.01	5,025	5,027	5,059	5,119	5,176	5,236	5,293
4405.02	9,381	9,381	9,404	9,449	9,492	9,538	9,582
4406	3,182	3,182	3,199	3,205	3,212	3,218	3,224
4407.01	2,734	2,733	2,735	2,739	2,742	2,746	2,749
4407.02	5,203	5,203	5,206	5,214	5,221	5,228	5,235
4408	6,382	6,505	6,701	6,758	6,813	6,875	6,937
4501	5,227	5,227	5,233	5,244	5,255	5,266	5,278
4502	4,107	4,108	4,117	4,134	4,151	4,169	4,185
4503	4,680	4,685	4,736	4,833	4,923	5,018	5,106
4504	2,684	2,687	2,703	2,734	2,761	2,789	2,817
4505	2,815	2,822	2,822	2,822	2,822	2,822	2,823
4506.01	3,680	3,682	3,692	3,706	3,717	3,732	3,744
4506.02	4,146	4,149	4,151	4,154	4,157	4,161	4,165
4507.01	2,993	3,003	3,017	3,032	3,047	3,064	3,081
4507.02	4,247	4,260	4,457	4,817	5,157	5,513	5,847
4508	3,387	3,393	3,557	3,866	4,159	4,465	4,750

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4509	1,699	1,708	1,720	1,722	1,725	1,727	1,730
4510	2,413	2,412	2,414	2,418	2,422	2,425	2,429
4511	2,129	2,129	2,131	2,135	2,139	2,143	2,148
4512	1,608	1,620	1,649	1,662	1,673	1,686	1,698
4513	2,173	2,175	2,206	2,226	2,245	2,266	2,286
4514	2,607	2,607	2,622	2,652	2,681	2,712	2,742
4515.01	5,545	5,547	5,587	5,649	5,712	5,774	5,836
4515.02	5,094	5,094	5,552	6,434	7,278	8,185	9,057
4516.01	5,320	5,320	5,682	6,379	7,040	7,729	8,371
4516.02	2,701	2,701	2,710	2,728	2,745	2,763	2,779
4518	3,338	3,368	3,375	3,388	3,401	3,415	3,428
4519	6,420	6,426	6,540	6,754	6,962	7,174	7,369
4520	2,795	2,800	2,910	3,093	3,265	3,447	3,618
4521.01	5,135	5,194	5,290	5,317	5,344	5,373	5,401
4521.02	2,974	2,978	2,982	2,987	2,992	2,997	3,003
4522	6,156	6,156	6,181	6,229	6,274	6,321	6,366
4523.01	3,434	3,433	3,433	3,433	3,433	3,433	3,433
4523.02	4,816	4,816	4,927	5,141	5,343	5,554	5,750
4524	6,804	6,803	6,818	6,847	6,875	6,905	6,931
4525.01	3,737	3,739	3,758	3,793	3,827	3,862	3,894
4525.02	5,267	5,269	5,275	5,286	5,297	5,307	5,318
4526	6,032	6,341	6,356	6,404	6,442	6,481	6,517
4527	5,348	5,351	5,550	5,934	6,298	6,677	7,030
4528.01	4,621	4,621	4,685	4,822	4,934	5,051	5,179
4528.02	3,062	3,062	3,062	3,095	3,095	3,095	3,126
4601	4,471	4,497	4,566	4,631	4,693	4,759	4,823

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4602	4,112	4,124	4,148	4,152	4,156	4,160	4,163
4603	2,842	2,851	2,972	3,215	3,428	3,641	3,884
4604	4,704	4,707	6,488	9,869	13,049	16,368	19,485
4605.01	2,614	2,614	3,281	4,570	5,793	7,061	8,247
4605.02	8,078	8,090	8,443	9,062	9,665	10,276	10,855
4606	3,850	3,878	3,946	4,078	4,204	4,333	4,455
4607.01	3,627	3,645	3,645	3,645	3,645	3,645	3,645
4607.02	4,623	4,661	4,661	4,661	4,661	4,661	4,661
4608	3,447	3,475	3,475	3,475	3,475	3,475	3,475
4609	2,529	2,550	2,550	2,550	2,550	2,550	2,550
4610	2,450	2,464	2,464	2,464	2,464	2,464	2,464
4611	7,509	7,530	7,596	7,718	7,844	7,963	8,089
4612.01	4,734	4,752	4,755	4,759	4,761	4,764	4,767
4612.02	5,692	5,822	7,060	7,362	7,540	7,736	7,913
4615	6,834	6,886	7,076	7,259	7,415	7,597	7,756
4616.01	6,991	8,230	10,287	10,994	11,679	12,388	13,043
4616.02	7,751	10,222	11,194	12,277	13,303	14,372	15,370
4617	6,506	6,506	6,555	6,651	6,742	6,839	6,932
4618.01	1,069	1,069	1,071	1,073	1,076	1,078	1,080
4618.02	5,512	5,513	5,552	5,629	5,705	5,782	5,856
4619.01	3,994	3,998	4,019	4,043	4,066	4,090	4,113
4619.02	1,645	1,645	1,660	1,689	1,717	1,745	1,771
4701	2,872	2,901	2,931	3,010	3,090	3,137	3,217
4703	3,255	3,273	3,368	3,523	3,679	3,834	3,991
4704	4,513	4,547	4,633	4,722	4,817	4,924	5,028
4705	5,499	5,551	5,642	5,778	5,908	6,055	6,196

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4706	3,084	3,120	3,191	3,309	3,423	3,546	3,666
4707	5,308	5,334	5,352	5,356	5,360	5,365	5,371
4708	2,926	2,932	2,949	2,958	2,967	2,978	2,990
4709	7,081	6,919	7,083	7,117	7,151	7,189	7,227
4710	2,067	2,070	2,265	2,644	3,004	3,375	3,720
4711	7,041	7,090	7,125	7,181	7,228	7,281	7,331
4712.01	2,812	2,812	3,418	4,584	5,690	6,841	7,915
4712.02	4,396	4,397	5,126	6,524	7,848	9,233	10,520
4713.01	4,017	4,036	4,048	4,048	4,048	4,048	4,048
4713.03	3,705	3,705	3,752	3,843	3,930	4,021	4,106
4713.04	1,862	1,865	1,901	1,971	2,037	2,106	2,170
4714.01	3,306	3,308	3,314	3,325	3,336	3,348	3,360
4714.02	3,354	3,357	3,372	3,401	3,429	3,459	3,487
4801	4,781	4,830	4,863	4,920	4,972	5,029	5,085
4802.01	4,603	4,605	4,643	4,715	4,783	4,874	4,980
4802.02	4,821	5,010	7,311	11,197	14,874	18,712	22,285
4802.03	3,184	3,461	4,374	5,127	5,828	6,559	7,241
4803	7,526	7,583	12,196	13,927	15,160	16,438	17,648
4804.01	4,835	5,015	5,289	5,324	5,352	5,383	5,413
4804.02	6,893	6,926	6,975	7,023	7,062	7,105	7,149
4805.01	3,651	3,678	3,714	3,726	3,739	3,751	3,751
4805.02	6,331	6,330	6,330	6,394	6,457	6,520	6,520
4805.03	3,490	3,491	3,496	3,527	3,559	3,590	3,599
4805.04	1,962	1,962	1,962	1,962	1,962	1,962	1,962
4805.05	3,757	3,757	3,757	3,757	3,757	3,757	3,757
4808.01	4,440	4,463	4,463	4,463	4,463	4,463	4,463

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4808.02	3,491	3,496	3,512	3,512	3,512	3,512	3,512
4809.01	6,139	6,140	6,197	6,197	6,197	6,197	6,197
4809.02	3,525	3,525	3,525	3,525	3,525	3,525	3,525
4809.03	3,849	3,849	3,849	3,849	3,849	3,849	3,849
4810	4,990	4,990	5,127	5,397	5,650	5,913	6,159
4811.01	2,110	2,110	2,186	2,331	2,468	2,611	2,744
4811.02	3,191	2,802	2,822	2,860	2,894	2,934	2,970
4811.03	3,304	3,303	3,303	3,303	3,303	3,303	3,303
4811.04	2,588	2,588	2,588	2,588	2,588	2,588	2,588
4811.05	5,414	5,414	5,439	5,487	5,534	5,582	5,628
4811.06	5,722	5,725	5,725	5,725	5,725	5,725	5,725
4812.01	1,482	1,482	1,638	1,937	2,220	2,515	2,791
4812.02	6,249	6,249	6,834	7,954	9,008	10,113	11,148
4814	6,264	6,367	6,525	6,529	6,533	6,537	6,541
4815	2,313	2,313	2,313	2,313	2,313	2,313	2,313
4816	3,556	3,583	3,608	3,612	3,614	3,615	3,617
4817.01	6,272	6,275	6,295	6,317	6,337	6,359	6,381
4817.02	4,070	4,119	4,246	4,346	4,430	4,529	4,613
4819	5,657	5,690	5,835	6,103	6,358	6,627	6,876
4820.01	5,463	5,463	5,486	5,528	5,566	5,609	5,650
4820.02	3,713	3,713	3,713	3,713	3,713	3,713	3,713
4821	2,828	2,828	2,828	2,828	2,828	2,828	2,828
4822.01	2,054	2,054	2,054	2,054	2,054	2,054	2,054
4822.02	3,087	3,300	4,776	5,766	6,634	7,537	8,380
4822.03	4,554	4,776	5,661	6,715	7,719	8,768	9,740
4823.01	4,757	4,757	4,926	5,251	5,559	5,880	6,179

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4823.02	4,516	4,516	4,516	4,516	4,516	4,516	4,516
4823.03	3,317	3,317	3,317	3,317	3,317	3,317	3,317
4824	2,242	2,242	2,306	2,429	2,545	2,667	2,780
4825.01	9,252	9,289	10,924	13,967	16,835	19,833	22,637
4825.02	3,040	3,041	3,041	3,041	3,042	3,043	3,043
4825.03	5,037	5,041	5,065	5,110	5,154	5,199	5,243
4825.04	5,494	5,500	5,508	5,523	5,538	5,555	5,571
4826.01	7,314	7,315	7,335	7,379	7,429	7,473	7,509
4826.02	7,560	7,560	7,959	8,205	8,407	8,611	8,808
4901.01	5,095	5,094	5,256	5,568	5,864	6,172	6,459
4901.03	5,867	5,867	6,427	7,505	8,525	9,589	10,581
4905.01	3,297	3,297	3,363	3,493	3,616	3,745	3,864
4905.02	6,612	6,619	6,682	6,800	6,918	7,058	7,177
4910	2,114	2,130	2,132	2,157	2,157	2,181	2,181
4911.01	3,849	3,849	3,849	3,849	3,849	3,849	3,849
4911.02	3,685	3,686	3,686	3,686	3,687	3,687	3,688
4911.03	6,716	6,716	6,716	6,718	6,720	6,721	6,723
4912.01	6,367	6,378	6,703	7,301	7,857	8,457	9,011
4912.02	1,745	1,745	1,804	1,918	2,025	2,137	2,242
4913.01	7,095	7,095	7,147	7,263	7,366	7,482	7,575
4913.02	3,803	3,803	3,932	4,196	4,443	4,700	4,939
4913.03	4,733	4,733	4,872	5,133	5,392	5,656	5,895
4914.01	4,670	4,670	4,710	4,800	4,884	4,973	5,045
4914.02	4,217	4,217	4,223	4,234	4,246	4,257	4,268
4914.03	3,977	3,977	3,977	3,978	3,979	4,007	4,008
4914.04	4,028	4,028	4,032	4,038	4,045	4,052	4,058

(Continued)

Table 4.7
Estimated and Forecasted Population by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4914.05	3,091	3,091	3,101	3,111	3,132	3,160	3,180
4915.01	7,026	7,025	7,210	7,547	7,881	8,236	8,569
4915.02	7,309	7,309	7,331	7,379	7,412	7,461	7,483
4916.01	5,054	5,064	5,231	5,516	5,805	6,088	6,367
4916.02	5,296	5,319	5,416	5,604	5,776	5,946	6,118
4917.01	3,481	3,733	3,906	4,243	4,563	4,897	5,202
4917.02	7,783	7,783	8,151	8,860	9,527	10,228	10,883
4917.03	4,759	4,761	4,866	5,066	5,257	5,455	5,641
4917.04	4,890	4,890	4,890	4,890	4,890	4,890	4,890
4917.05	3,528	3,556	3,686	3,874	4,047	4,232	4,402
4918.01	2,381	2,381	2,388	2,403	2,416	2,430	2,443
4918.02	3,084	3,086	3,088	3,092	3,095	3,098	3,101
4918.03	6,612	6,613	6,624	6,648	6,668	6,693	6,712
4920	6,793	6,805	6,809	6,818	6,825	6,832	6,839
4921	6,655	6,665	6,694	6,750	6,804	6,859	6,914
4922.01	2,941	2,988	3,089	3,143	3,204	3,255	3,306
4922.02	7,138	7,138	7,185	7,352	7,449	7,616	7,711
4922.03	4,171	4,178	4,239	4,379	4,483	4,628	4,740
4923	3,484	3,496	3,590	3,746	3,884	4,039	4,176
4924	4,694	4,694	4,680	4,644	4,598	4,565	4,525
4925	4,461	4,468	4,477	4,495	4,511	4,527	4,544
9801							
9802							
9803							
Fairfax County	1,111,620	1,120,561	1,166,033	1,216,111	1,262,166	1,310,744	1,355,744

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Supervisor District	2013	2015	2020	2025	2030	2035	2040
Braddock	40,525	40,617	40,973	41,381	41,771	42,190	42,562
Dranesville 1/	42,687	42,696	43,809	45,557	47,220	48,958	50,590
Hunter Mill 2/	48,741	49,025	52,267	56,615	60,674	64,906	68,876
Lee	43,731	43,811	47,047	49,350	51,313	53,407	55,321
Mason	41,410	41,612	42,422	43,893	45,264	46,706	48,089
Mount Vernon	46,879	46,982	49,544	51,974	54,178	56,544	58,688
Providence	51,450	54,285	61,732	68,550	74,775	81,273	87,328
Springfield 3/	42,132	42,316	42,729	43,494	44,197	44,973	45,656
Sully	41,957	41,998	43,065	44,914	46,655	48,476	50,159
Fairfax County	399,513	403,342	423,589	445,727	466,049	487,433	507,270

Table 5.2
Estimated and Forecasted Number of Households by Town
Fairfax County, January 2013

Town	2013	2015	2020	2025	2030	2035	2040
Town of Clifton	88	88	88	88	88	88	88
Town of Herndon	7,701	7,712	7,734	7,734	7,734	7,734	7,734
Town of Vienna	5,570	5,609	5,609	5,609	5,609	5,609	5,609
Towns Total	13,359	13,410	13,432	13,432	13,432	13,432	13,432

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Planning District	2013	2015	2020	2025	2030	2035	2040
Annandale	25,446	25,523	25,904	26,462	26,991	27,548	28,071
Baileys	17,121	17,141	17,608	18,494	19,314	20,177	21,020
Bull Run	43,737	43,915	44,805	46,500	48,103	49,803	51,356
Fairfax	26,335	26,441	27,370	28,032	28,604	29,205	29,764
Jefferson	21,792	23,767	24,796	25,565	26,289	27,050	27,757
Lincolnia	6,762	6,904	6,959	7,070	7,173	7,279	7,377
Lower Potomac	12,154	12,180	13,442	14,028	14,540	15,101	15,597
McLean	28,604	28,754	33,559	38,818	43,626	48,650	53,359
Mount Vernon	37,551	37,616	39,468	42,024	44,384	46,869	49,163
Pohick 1/	46,064	46,114	46,358	46,731	47,061	47,448	47,758
Rose Hill	20,164	20,191	20,439	20,831	21,207	21,643	22,016
Springfield	19,880	19,933	22,319	23,441	24,295	25,192	26,022
Upper Potomac 2/	69,744	70,087	73,294	77,213	80,870	84,681	88,216
Vienna 3/	24,160	24,778	27,269	30,519	33,592	36,786	39,793
Fairfax County	399,513	403,342	423,589	445,727	466,049	487,433	507,270

Sources: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Human Services Region	2013	2015	2020	2025	2030	2035	2040
Region 1	91,400	91,579	97,367	102,081	106,232	110,670	114,713
Region 2	88,299	90,903	94,026	97,069	99,933	102,934	105,770
Region 3 1/	117,760	118,584	128,469	140,324	151,263	162,680	173,358
Region 4 2/	102,054	102,275	103,726	106,253	108,622	111,148	113,429
Fairfax County	399,513	403,342	423,589	445,727	466,049	487,433	507,270

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
20120	13,840	13,852	14,054	14,441	14,796	15,184	15,535
20121	10,039	10,041	10,281	10,749	11,197	11,664	12,086
20124	4,877	4,878	4,880	4,882	4,887	4,904	4,910
20151	6,671	6,679	7,005	7,624	8,217	8,823	9,395
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,557	13,579	13,698	13,894	14,084	14,280	14,434
20171	17,119	16,983	17,688	19,009	20,255	21,559	22,777
20190	8,803	9,074	10,632	12,035	13,320	14,661	15,910
20191	11,510	11,594	12,097	12,827	13,516	14,237	14,911
20194	5,731	5,731	5,737	5,747	5,757	5,768	5,778
20196			18	53	87	121	154
22003	19,212	19,247	19,566	20,107	20,621	21,161	21,669
22015	14,576	14,582	14,610	14,642	14,677	14,713	14,739
22027	711	712	757	828	899	970	1,036
22030	12,711	12,760	13,459	13,790	14,049	14,326	14,580
22031	11,018	12,527	14,303	15,056	15,774	16,522	17,217
22032	9,496	9,539	9,660	9,779	9,895	10,024	10,129
22033	15,770	15,926	16,335	16,959	17,535	18,139	18,698
22035		1	1	1	1	1	1
22039	6,047	6,058	6,118	6,209	6,277	6,371	6,440
22041	10,300	10,304	10,726	11,558	12,326	13,136	13,926
22042	11,777	11,785	11,861	11,997	12,120	12,255	12,378
22043	9,187	9,218	9,392	9,713	10,015	10,332	10,628
22044	4,505	4,512	4,544	4,576	4,606	4,638	4,669
22046	2,019	2,022	2,041	2,080	2,117	2,155	2,191

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
22060	2,892	2,892	3,164	3,248	3,299	3,355	3,405
22066	5,700	5,782	5,905	5,966	6,023	6,080	6,138
22067		5	5	5	5	5	5
22079	11,277	11,321	12,354	12,890	13,380	13,919	14,393
22101	10,971	10,832	11,038	11,266	11,494	11,727	11,964
22102	10,993	11,118	14,867	18,740	22,231	25,884	29,294
22124	6,462	6,526	6,619	6,662	6,705	6,750	6,793
22150	9,371	9,390	11,700	12,751	13,540	14,363	15,133
22151	5,766	5,770	5,782	5,806	5,829	5,853	5,875
22152	10,200	10,203	10,224	10,263	10,300	10,337	10,374
22153	10,669	10,681	10,736	10,840	10,924	11,025	11,111
22180	9,713	10,765	10,887	11,122	11,343	11,574	11,792
22181	5,417	5,421	5,484	5,577	5,660	5,750	5,833
22182	9,338	9,493	11,603	15,161	18,516	22,006	25,288
22203	148	148	148	148	148	149	149
22204	13	13	13	14	14	14	14
22205			5	14	23	32	41
22206	2	2	2	2	2	2	2
22207	48	48	49	51	53	55	57
22213	1	1	1	1	2	2	2
22302	545	545	546	548	549	551	553
22303	7,280	7,309	8,481	9,726	10,853	12,030	13,115
22304	145	145	145	145	145	145	145
22306	11,976	11,985	12,328	12,987	13,612	14,268	14,874
22307	4,541	4,543	4,591	4,701	4,791	4,898	4,988
22308	4,734	4,745	4,770	4,817	4,861	4,910	4,960

(Continued)

Table 5.5
Estimated and Forecasted Number of Households by ZIP Code
Fairfax County, January 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
22309	11,482	11,511	11,791	12,313	12,811	13,335	13,825
22310	10,676	10,704	10,897	11,186	11,463	11,756	12,022
22311	600	600	604	610	616	622	627
22312	8,219	8,371	8,425	8,535	8,638	8,744	8,842
22315	10,859	10,868	10,959	11,072	11,189	11,348	11,462
Fairfax County	399,513	403,342	423,589	445,727	466,049	487,433	507,270

Sources: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4151	1,271	1,272	1,369	1,556	1,733	1,918	2,091
4152	1,835	1,835	1,849	1,894	1,922	1,965	1,995
4153	1,447	1,450	1,464	1,488	1,512	1,539	1,562
4154.01	2,083	2,083	2,091	2,105	2,118	2,132	2,145
4154.02	1,103	1,104	1,134	1,190	1,244	1,301	1,354
4155	2,210	2,210	2,225	2,256	2,284	2,314	2,341
4156	1,039	1,045	1,064	1,100	1,134	1,172	1,210
4157	1,347	1,350	1,351	1,353	1,356	1,359	1,362
4158	1,692	1,695	1,698	1,704	1,710	1,717	1,724
4159	1,166	1,169	1,173	1,181	1,188	1,197	1,206
4160	1,952	1,955	2,008	2,110	2,208	2,310	2,404
4161	1,447	1,461	1,488	1,533	1,577	1,625	1,673
4162	1,505	1,505	1,505	1,505	1,505	1,505	1,505
4163	796	805	815	827	837	848	859
4201	1,146	1,146	1,153	1,167	1,173	1,179	1,186
4202.01	1,268	1,268	1,281	1,301	1,322	1,343	1,359
4202.02	1,044	1,044	1,049	1,059	1,068	1,078	1,087
4202.03	950	951	1,016	1,140	1,259	1,383	1,499
4203	2,107	2,121	2,163	2,232	2,295	2,366	2,434
4204	1,945	1,960	2,414	2,654	2,847	3,049	3,231
4205.01	935	935	1,090	1,390	1,679	1,976	2,249
4205.02	999	999	1,044	1,128	1,209	1,292	1,368
4205.03	1,597	1,597	1,757	2,068	2,362	2,670	2,956
4206	1,693	1,693	1,989	2,189	2,355	2,530	2,692
4207	1,412	1,415	1,422	1,430	1,438	1,446	1,454
4208	1,174	1,175	1,195	1,230	1,264	1,304	1,338
4210.01	950	969	1,000	1,013	1,025	1,037	1,049
4210.02	2,018	2,019	4,080	4,667	5,024	5,398	5,747
4211.01	2,110	2,116	2,129	2,134	2,145	2,156	2,161
4211.02	1,481	1,481	1,489	1,499	1,508	1,526	1,536

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4211.03	1,978	1,984	2,047	2,150	2,245	2,354	2,448
4212	679	679	679	679	679	679	679
4213	1,420	1,420	1,420	1,421	1,422	1,423	1,423
4214	2,901	2,905	3,121	3,541	3,936	4,345	4,732
4215	2,343	2,344	2,387	2,466	2,545	2,627	2,700
4216	1,892	1,895	1,955	2,062	2,164	2,269	2,369
4217.01	1,366	1,366	1,375	1,391	1,406	1,422	1,437
4217.02	1,221	1,227	1,231	1,233	1,234	1,236	1,237
4218	2,263	2,263	2,385	2,629	2,859	3,101	3,324
4219	811	811	1,059	1,095	1,103	1,111	1,119
4220	1,404	1,404	1,464	1,585	1,695	1,814	1,922
4221.01	2,538	2,539	2,565	2,620	2,664	2,721	2,766
4221.02	2,012	2,026	2,145	2,354	2,540	2,748	2,932
4222.01	1,044	1,044	1,774	1,796	1,818	1,840	1,860
4222.02	2,112	2,113	2,182	2,314	2,447	2,581	2,703
4223.01	1,321	1,321	1,349	1,398	1,444	1,499	1,545
4223.02	2,444	2,445	2,474	2,522	2,569	2,621	2,667
4224.01	1,068	1,071	1,052	1,001	954	907	862
4224.02	2,055	2,055	2,033	1,986	1,942	1,902	1,861
4224.03	989	993	1,026	1,072	1,115	1,163	1,206
4301.01	1,518	1,518	1,540	1,551	1,561	1,572	1,582
4301.02	1,024	1,025	1,030	1,039	1,047	1,056	1,065
4302.01	1,409	1,409	1,421	1,442	1,462	1,485	1,502
4302.02	1,605	1,606	1,622	1,651	1,679	1,713	1,736
4302.03	892	892	900	913	926	941	952
4304	2,277	2,279	2,279	2,279	2,279	2,279	2,280
4305	560	560	560	561	561	561	562
4306	1,764	1,765	1,855	2,029	2,194	2,366	2,526
4307	908	911	921	940	958	976	994
4308.01	1,494	1,494	1,494	1,494	1,494	1,494	1,494

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4308.02	1,778	1,779	1,779	1,779	1,779	1,779	1,779
4309.01	1,391	1,392	1,407	1,435	1,461	1,489	1,515
4309.02	1,072	1,072	1,075	1,081	1,086	1,090	1,095
4310.01	1,553	1,553	1,561	1,577	1,596	1,612	1,627
4310.02	742	742	742	743	744	744	745
4313	1,399	1,400	1,401	1,404	1,407	1,409	1,412
4314	1,443	1,443	1,443	1,446	1,449	1,450	1,453
4315	1,999	2,000	2,004	2,009	2,014	2,019	2,023
4316	3,535	3,549	3,690	3,949	4,191	4,444	4,682
4318.01	1,418	1,418	1,426	1,442	1,457	1,473	1,488
4318.02	1,025	1,024	1,016	997	981	967	946
4319	1,038	1,040	1,044	1,045	1,046	1,047	1,048
4320	1,111	1,111	1,111	1,111	1,111	1,111	1,111
4321	1,423	1,425	1,426	1,426	1,426	1,426	1,426
4322.01	835	835	835	835	835	835	835
4322.02	1,581	1,585	1,597	1,611	1,625	1,640	1,653
4323	1,710	1,710	1,714	1,722	1,729	1,736	1,743
4324.01	1,163	1,162	1,163	1,163	1,164	1,165	1,165
4324.02	1,637	1,638	1,640	1,645	1,649	1,653	1,658
4325	1,862	1,863	1,866	1,870	1,875	1,880	1,884
4326	1,531	1,532	1,539	1,554	1,568	1,583	1,597
4327.01	1,074	1,079	1,085	1,087	1,088	1,090	1,092
4327.02	1,480	1,480	1,485	1,493	1,500	1,509	1,516
4328	763	763	767	781	791	801	811
4401	2,821	2,823	2,833	2,855	2,875	2,895	2,914
4402.01	1,187	2,016	2,526	2,674	2,812	2,958	3,092
4402.02	2,144	2,145	2,150	2,159	2,168	2,178	2,188
4403	941	942	944	948	951	955	960
4405.01	1,637	1,639	1,649	1,669	1,687	1,707	1,726
4405.02	589	589	596	610	623	637	651

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4406	931	931	936	938	940	942	944
4407.01	960	960	961	962	963	965	966
4407.02	1,773	1,773	1,774	1,776	1,779	1,781	1,784
4408	2,182	2,222	2,285	2,304	2,321	2,341	2,361
4501	2,205	2,204	2,207	2,211	2,216	2,220	2,225
4502	1,295	1,295	1,298	1,304	1,309	1,314	1,320
4503	1,649	1,650	1,663	1,688	1,710	1,734	1,756
4504	923	923	929	940	949	959	968
4505	861	863	863	863	863	863	863
4506.01	1,369	1,370	1,374	1,380	1,385	1,391	1,396
4506.02	1,755	1,756	1,756	1,757	1,759	1,760	1,762
4507.01	960	964	968	973	978	983	989
4507.02	1,425	1,429	1,496	1,618	1,733	1,855	1,968
4508	1,178	1,180	1,258	1,406	1,546	1,693	1,829
4509	589	592	596	597	598	599	599
4510	879	879	880	881	883	884	885
4511	794	795	795	797	798	800	802
4512	626	631	642	647	651	656	661
4513	892	893	906	914	921	929	937
4514	1,194	1,194	1,202	1,216	1,229	1,243	1,257
4515.01	2,204	2,206	2,221	2,248	2,274	2,301	2,327
4515.02	2,063	2,063	2,276	2,684	3,073	3,487	3,881
4516.01	1,506	1,506	1,605	1,795	1,976	2,164	2,339
4516.02	1,084	1,085	1,089	1,096	1,104	1,112	1,119
4518	1,092	1,102	1,104	1,108	1,113	1,117	1,121
4519	2,259	2,261	2,306	2,391	2,473	2,557	2,634
4520	1,090	1,091	1,159	1,278	1,392	1,510	1,621
4521.01	1,630	1,649	1,679	1,687	1,696	1,705	1,713
4521.02	1,083	1,085	1,086	1,088	1,089	1,091	1,093
4522	2,104	2,104	2,114	2,132	2,149	2,167	2,184

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4523.01	1,429	1,429	1,429	1,429	1,429	1,429	1,429
4523.02	1,647	1,647	1,690	1,771	1,848	1,929	2,003
4524	2,328	2,329	2,333	2,343	2,353	2,363	2,372
4525.01	1,351	1,352	1,361	1,378	1,395	1,411	1,427
4525.02	1,541	1,542	1,544	1,548	1,552	1,557	1,561
4526	2,610	2,749	2,756	2,777	2,793	2,810	2,826
4527	1,819	1,820	1,888	2,020	2,144	2,274	2,395
4528.01	2,423	2,423	2,458	2,532	2,593	2,657	2,728
4528.02	1,423	1,423	1,423	1,438	1,438	1,438	1,453
4601	1,428	1,436	1,458	1,479	1,499	1,520	1,540
4602	1,325	1,329	1,336	1,338	1,339	1,340	1,341
4603	949	952	992	1,073	1,144	1,215	1,297
4604	1,834	1,835	2,844	4,772	6,591	8,487	10,264
4605.01	865	865	1,142	1,677	2,184	2,710	3,203
4605.02	2,640	2,645	2,760	2,961	3,158	3,357	3,546
4606	1,317	1,327	1,350	1,396	1,439	1,483	1,525
4607.01	1,141	1,147	1,147	1,147	1,147	1,147	1,147
4607.02	1,561	1,574	1,574	1,574	1,574	1,574	1,574
4608	1,151	1,160	1,160	1,160	1,160	1,160	1,160
4609	864	871	871	871	871	871	871
4610	853	858	858	858	858	858	858
4611	2,552	2,559	2,576	2,607	2,640	2,670	2,704
4612.01	1,507	1,514	1,515	1,516	1,517	1,518	1,519
4612.02	2,468	2,517	3,110	3,239	3,306	3,379	3,445
4615	2,469	2,486	2,553	2,620	2,675	2,741	2,799
4616.01	2,625	3,176	4,112	4,444	4,764	5,096	5,403
4616.02	3,550	4,677	5,120	5,614	6,083	6,570	7,025
4617	2,369	2,370	2,386	2,417	2,447	2,479	2,509
4618.01	538	539	539	540	541	542	543
4618.02	2,363	2,363	2,381	2,416	2,450	2,485	2,519

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4619.01	1,352	1,354	1,362	1,370	1,378	1,386	1,394
4619.02	565	565	571	581	590	600	609
4701	952	961	971	997	1,024	1,040	1,066
4703	1,143	1,149	1,183	1,237	1,292	1,347	1,402
4704	1,698	1,710	1,743	1,776	1,812	1,852	1,892
4705	2,152	2,170	2,214	2,286	2,354	2,429	2,500
4706	1,134	1,146	1,170	1,210	1,248	1,290	1,330
4707	1,887	1,895	1,901	1,901	1,902	1,902	1,904
4708	1,066	1,068	1,074	1,077	1,081	1,085	1,089
4709	2,725	2,536	2,595	2,607	2,619	2,633	2,647
4710	828	828	958	1,207	1,443	1,689	1,916
4711	2,395	2,411	2,422	2,440	2,456	2,473	2,490
4712.01	1,515	1,514	1,838	2,461	3,051	3,666	4,240
4712.02	2,196	2,196	2,583	3,323	4,025	4,759	5,441
4713.01	1,564	1,571	1,576	1,576	1,576	1,576	1,576
4713.03	1,667	1,667	1,686	1,721	1,755	1,791	1,825
4713.04	642	643	655	679	702	725	747
4714.01	1,356	1,356	1,358	1,363	1,367	1,371	1,375
4714.02	1,182	1,183	1,188	1,198	1,208	1,219	1,229
4801	1,602	1,618	1,630	1,649	1,666	1,686	1,705
4802.01	1,613	1,614	1,627	1,652	1,676	1,708	1,745
4802.02	2,861	2,972	4,327	6,617	8,783	11,044	13,149
4802.03	1,437	1,561	1,973	2,313	2,629	2,959	3,266
4803	2,379	2,396	4,343	5,063	5,572	6,100	6,598
4804.01	1,412	1,465	1,545	1,555	1,563	1,572	1,581
4804.02	1,975	1,984	1,998	2,012	2,023	2,036	2,048
4805.01	1,088	1,096	1,107	1,110	1,114	1,118	1,118
4805.02	1,931	1,932	1,932	1,949	1,968	1,987	1,987
4805.03	1,141	1,141	1,143	1,153	1,164	1,174	1,177
4805.04	824	824	824	824	824	824	824

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4805.05	1,573	1,573	1,573	1,573	1,573	1,573	1,573
4808.01	1,549	1,558	1,558	1,558	1,558	1,558	1,558
4808.02	1,351	1,353	1,358	1,358	1,358	1,358	1,358
4809.01	1,918	1,918	1,935	1,935	1,935	1,935	1,935
4809.02	1,404	1,404	1,404	1,404	1,404	1,404	1,404
4809.03	1,479	1,480	1,480	1,480	1,480	1,480	1,480
4810	1,884	1,884	1,967	2,130	2,282	2,442	2,590
4811.01	1,147	1,147	1,189	1,268	1,342	1,420	1,493
4811.02	1,461	1,314	1,316	1,321	1,325	1,330	1,334
4811.03	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.04	1,197	1,196	1,196	1,196	1,196	1,196	1,196
4811.05	1,680	1,679	1,687	1,702	1,717	1,732	1,746
4811.06	1,736	1,737	1,737	1,737	1,737	1,737	1,737
4812.01	384	385	451	577	698	823	940
4812.02	2,003	2,004	2,198	2,570	2,921	3,288	3,632
4814	2,676	2,758	2,881	2,883	2,884	2,886	2,887
4815	807	807	807	807	807	807	807
4816	1,127	1,136	1,144	1,145	1,146	1,146	1,147
4817.01	2,013	2,014	2,021	2,028	2,034	2,041	2,048
4817.02	1,919	1,941	1,987	2,012	2,031	2,055	2,074
4819	2,234	2,245	2,317	2,451	2,579	2,712	2,836
4820.01	1,817	1,817	1,824	1,839	1,851	1,865	1,879
4820.02	1,796	1,796	1,796	1,796	1,796	1,796	1,796
4821	1,496	1,496	1,496	1,496	1,496	1,496	1,496
4822.01	984	984	984	984	984	984	984
4822.02	1,920	2,061	3,031	3,682	4,252	4,845	5,399
4822.03	2,400	2,530	3,050	3,671	4,264	4,883	5,457
4823.01	2,216	2,217	2,328	2,542	2,744	2,955	3,151
4823.02	1,769	1,769	1,769	1,769	1,769	1,769	1,769
4823.03	1,667	1,667	1,667	1,667	1,667	1,667	1,667

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4824	769	769	796	848	898	949	997
4825.01	3,582	3,593	4,267	5,532	6,726	7,973	9,139
4825.02	1,021	1,021	1,021	1,021	1,021	1,021	1,021
4825.03	1,528	1,529	1,536	1,550	1,563	1,577	1,591
4825.04	1,649	1,650	1,653	1,657	1,662	1,667	1,672
4826.01	2,359	2,359	2,360	2,364	2,371	2,375	2,378
4826.02	2,370	2,370	2,503	2,596	2,675	2,755	2,831
4901.01	1,859	1,859	1,968	2,176	2,374	2,580	2,772
4901.03	1,861	1,861	1,963	2,160	2,346	2,540	2,721
4905.01	1,295	1,295	1,322	1,376	1,428	1,481	1,531
4905.02	2,140	2,142	2,155	2,178	2,200	2,230	2,254
4910	585	590	590	597	597	603	603
4911.01	1,157	1,158	1,158	1,158	1,158	1,158	1,158
4911.02	1,116	1,116	1,116	1,117	1,117	1,117	1,117
4911.03	2,104	2,104	2,105	2,105	2,106	2,106	2,107
4912.01	2,287	2,292	2,399	2,597	2,781	2,979	3,163
4912.02	813	813	841	894	944	996	1,045
4913.01	2,088	2,088	2,103	2,137	2,167	2,201	2,228
4913.02	1,408	1,408	1,451	1,538	1,619	1,705	1,784
4913.03	1,481	1,481	1,611	1,854	2,092	2,337	2,561
4914.01	1,846	1,846	1,867	1,912	1,953	1,997	2,035
4914.02	1,396	1,397	1,399	1,402	1,406	1,410	1,414
4914.03	1,145	1,145	1,145	1,145	1,145	1,154	1,154
4914.04	1,316	1,317	1,318	1,320	1,322	1,324	1,327
4914.05	830	830	833	836	841	849	854
4915.01	2,349	2,349	2,411	2,527	2,641	2,761	2,875
4915.02	2,110	2,110	2,116	2,130	2,140	2,153	2,159
4916.01	1,554	1,557	1,606	1,689	1,774	1,857	1,938
4916.02	1,560	1,566	1,594	1,649	1,699	1,749	1,799
4917.01	1,749	1,895	1,983	2,154	2,317	2,486	2,640

(Continued)

Table 5.6
Estimated and Forecasted Number of Households by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4917.02	3,490	3,489	3,656	3,976	4,278	4,594	4,890
4917.03	2,269	2,270	2,320	2,416	2,507	2,601	2,690
4917.04	2,142	2,142	2,142	2,142	2,142	2,142	2,142
4917.05	918	926	960	1,010	1,056	1,104	1,150
4918.01	1,063	1,063	1,066	1,071	1,075	1,080	1,084
4918.02	1,146	1,147	1,148	1,149	1,150	1,151	1,152
4918.03	2,580	2,580	2,584	2,592	2,599	2,607	2,614
4920	2,156	2,160	2,162	2,165	2,167	2,169	2,171
4921	2,200	2,204	2,213	2,232	2,249	2,268	2,285
4922.01	994	1,010	1,045	1,063	1,083	1,101	1,118
4922.02	2,193	2,194	2,208	2,259	2,289	2,340	2,370
4922.03	1,255	1,258	1,278	1,322	1,357	1,405	1,441
4923	1,082	1,087	1,116	1,166	1,210	1,259	1,303
4924	1,772	1,773	1,769	1,758	1,744	1,735	1,722
4925	1,400	1,402	1,405	1,410	1,415	1,421	1,426
9801							
9802							
9803							
Fairfax County	399,513	403,342	423,589	445,727	466,049	487,433	507,270

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013			
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%
2001	363,333	4,373	1.22%
2002	370,551	7,218	1.99%
2003	373,902	3,351	0.90%
2004	378,639	4,737	1.27%
2005	385,634	6,995	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%

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

**Growth in housing units are over represented in these year 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 2013



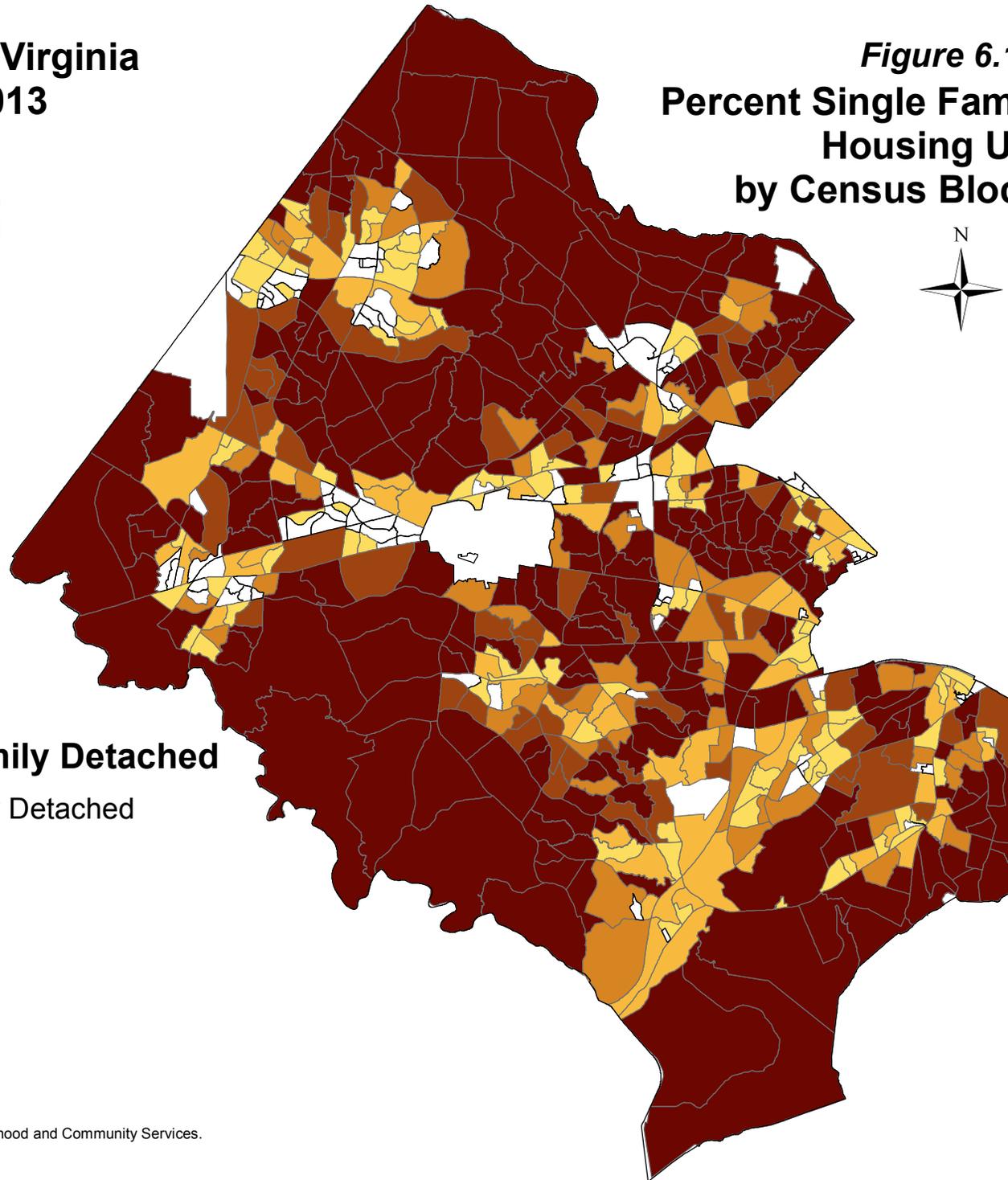
Figure 6.1 Percent Single Family Detached Housing Units by Census Block Group



Percent Single Family Detached



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



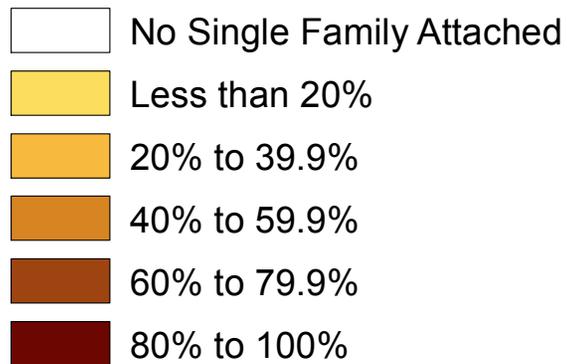
Fairfax County, Virginia January 2013



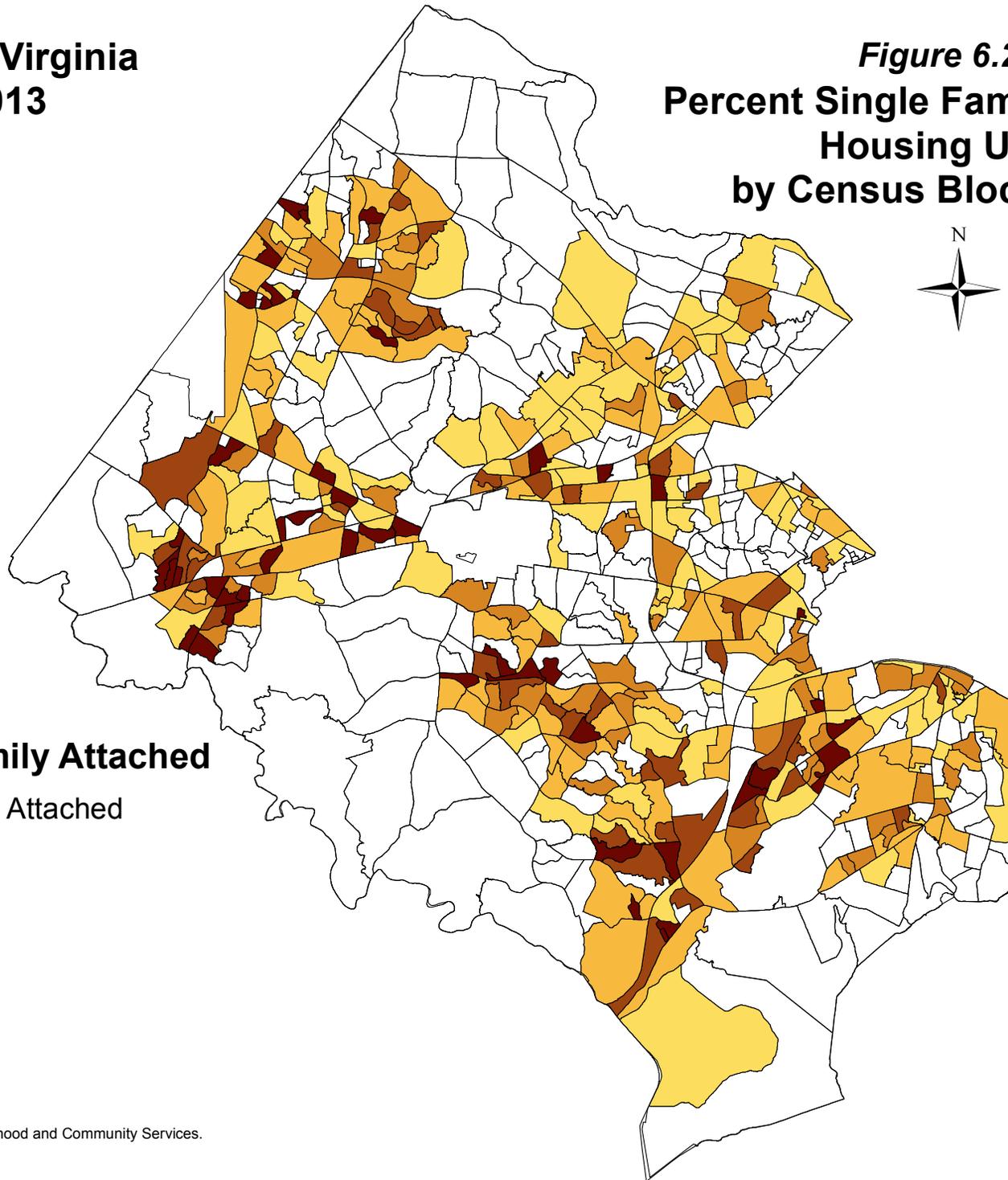
Figure 6.2 Percent Single Family Attached Housing Units by Census Block Group



Percent Single Family Attached



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



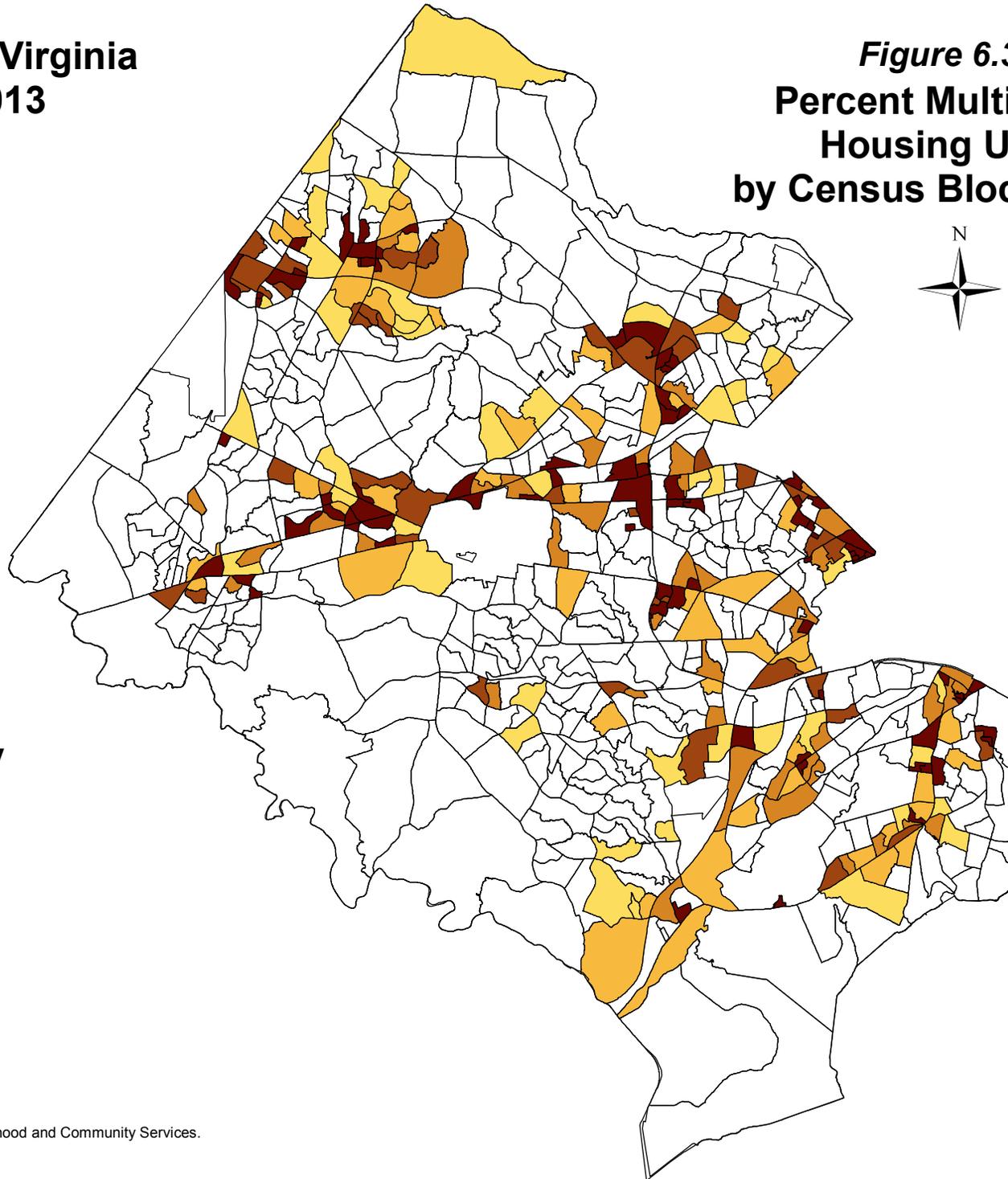
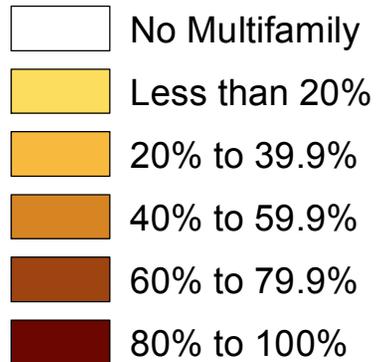
Fairfax County, Virginia January 2013



Figure 6.3 Percent Multifamily Housing Units by Census Block Group



Percent Multifamily



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

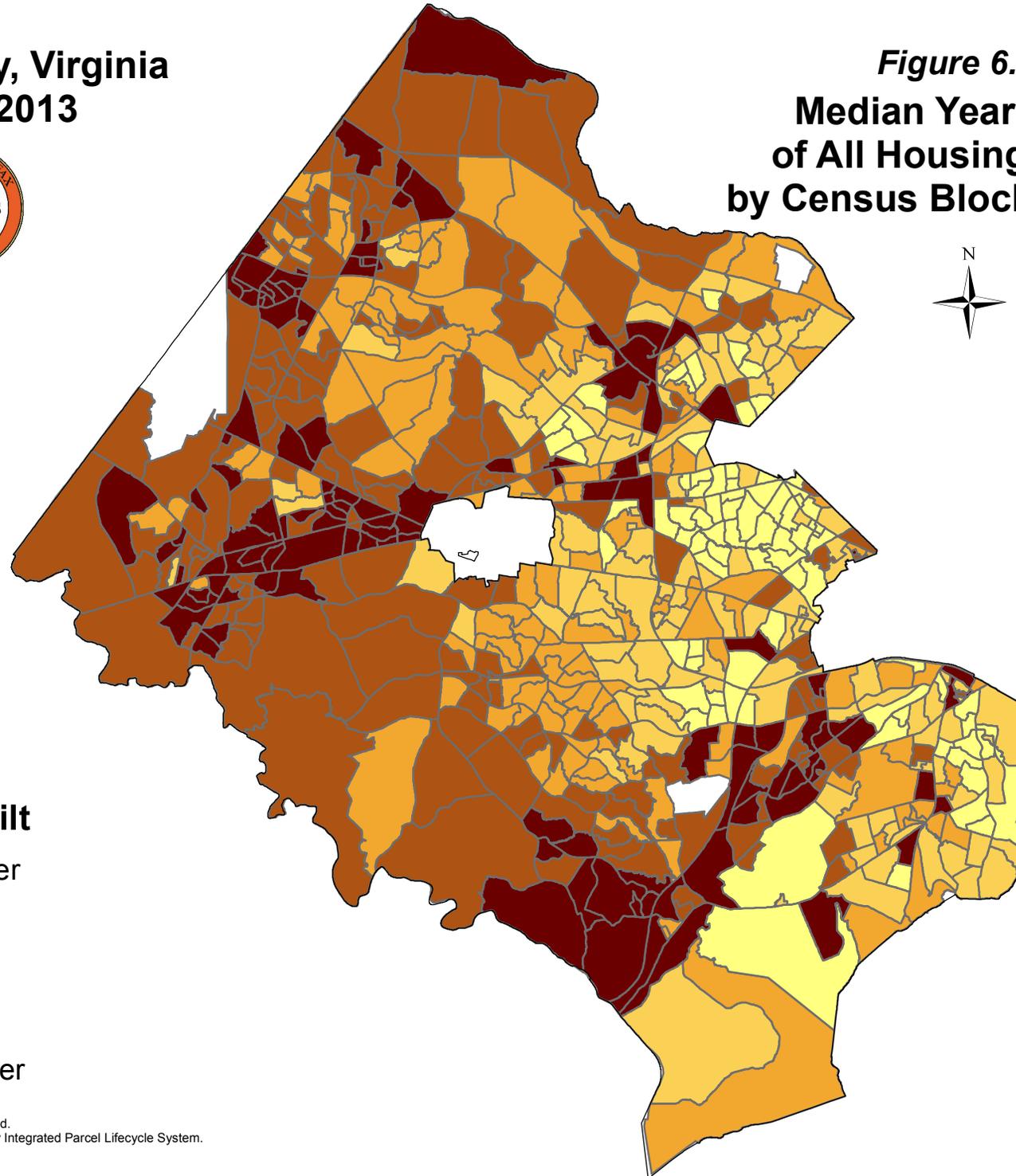
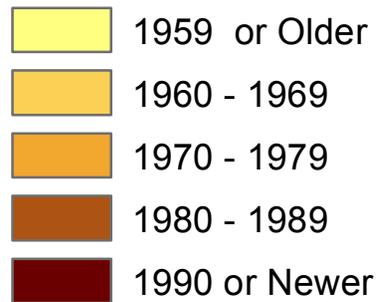
Fairfax County, Virginia January 2013



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



Median Year Built



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

Table 6.1
Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2013

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Braddock	22,351	366	9,447	304	8,217	490		155	41,330
Dranesville 1/	29,298	64	6,141	222	6,677	661	506		43,569
Hunter Mill 2/	21,639	38	11,147	1,742	12,892	847	1,532		49,837
Lee	16,488	578	11,917	1,649	11,547	1,977		791	44,947
Mason	17,802	35	5,549	960	10,840	1,613	5,950		42,749
Mount Vernon	23,022	1,148	9,474	1,367	8,969		3,943	325	48,248
Providence	15,557	2	10,364	926	18,671	2,464	5,101		53,085
Springfield 3/	25,692	80	9,102	1,557	6,282				42,713
Sully	21,176		14,098	1,406	5,424			490	42,594
Fairfax County	193,025	2,311	87,239	10,133	89,519	8,052	17,032	1,761	409,072

Table 6.2
Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2013

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
Town of Clifton	89					89
Town of Herndon	2,985	60	2,313	7	2,501	7,866
Town of Vienna	4,626		429	53	521	5,629
Towns Total	7,700	60	2,742	60	3,022	13,584

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,118	14	3,334	255	5,286	545	471		26,023
Baileys	5,228	15	828	293	4,776	1,223	5,479		17,842
Bull Run	17,978	70	14,662	2,181	9,065			490	44,446
Fairfax	9,141		5,111	701	11,318	594		155	27,020
Jefferson	8,695	6	2,648	289	7,426	1,576	1,817		22,457
Lincolnia	1,635	2	2,071	412	2,698	144			6,962
Lower Potomac	5,784	8	3,001	853	2,754		1		12,401
McLean	17,653	4	2,221	536	4,673	1,146	3,236		29,469
Mount Vernon	15,538	1,648	3,408	1,860	11,097	290	3,942	1,116	38,899
Pohick 1/	30,176	414	14,182	522	1,343				46,637
Rose Hill	9,040	24	6,866	172	4,581				20,683
Springfield	8,761	8	6,684	291	2,918	1,687			20,349
Upper Potomac 2/	32,659	82	16,632	1,435	18,144	573	1,532		71,057
Vienna 3/	14,619	16	5,591	333	3,440	274	554		24,827
Fairfax County	193,025	2,311	87,239	10,133	89,519	8,052	17,032	1,761	409,072

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

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	39,909	1,728	21,784	3,016	20,516	1,977	3,943	1,116	93,989
Region 2	40,664	39	12,660	1,611	23,167	4,480	8,321		90,942
Region 3 1/	59,010	100	22,896	2,311	29,820	1,595	4,768		120,500
Region 4 2/	53,442	444	29,899	3,195	16,016			645	103,641
Fairfax County	193,025	2,311	87,239	10,133	89,519	8,052	17,032	1,761	409,072

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,242		5,738		2,086				14,066
20121	1,751		5,213	826	2,432				10,222
20124	4,053		618		248				4,919
20151	4,309		812	580	566			490	6,757
20152	1								1
20164	1								1
20170	7,019	60	3,381	21	3,331				13,812
20171	8,213		3,261	116	5,804				17,394
20190	546		2,232	150	4,510	438	1,158		9,034
20191	3,694	22	4,213	647	2,694	135	374		11,779
20194	1,899		2,062	501	1,396				5,858
22003	10,665	14	2,672	255	5,046	545	471		19,668
22015	7,519	364	5,468	423	1,020				14,794
22027	625		102						727
22030	4,381	8	2,376	404	5,584	191		155	13,099
22031	3,052		2,836	166	3,643	839	881		11,417
22032	7,337	2	2,000		270				9,609
22033	4,645	62	4,201	775	6,363				16,046
22039	6,085								6,085
22041	2,046	12	580	293	2,884	449	4,528		10,792
22042	6,710	6	1,324	181	3,590	270			12,081
22043	4,263		1,645	188	1,814	340	1,231		9,481
22044	1,607	3	218		1,502	310	951		4,591
22046	1,402	2			664				2,068
22060	2,121		108		695				2,924
22066	5,644				111				5,755

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2013

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22079	4,702	8	3,911	853	2,059		1		11,534
22101	9,186		1,043	13	198	321	506		11,267
22102	3,369	2	576	335	4,226	485	2,326		11,319
22124	4,098		1,282	128	1,017				6,525
22150	4,944		1,218		1,804	1,687			9,653
22151	4,750		653		484				5,887
22152	4,853		4,082	259	1,157				10,351
22153	6,336	56	4,322		79				10,793
22180	6,046		979	169	1,540	870	259		9,863
22181	3,267		1,165	275	793				5,500
22182	6,812	16	1,464		850	274	404		9,820
22203					100	50			150
22204	14								14
22206	2								2
22207	49								49
22213	1								1
22302	22		30		184	414			650
22303	1,101	1,125	489		1,417		3,432	90	7,654
22304			148						148
22306	3,594		1,821	265	5,445	290		906	12,321
22307	2,385	522	225		1,075		510		4,717
22308	4,815	1							4,816
22309	5,346		1,688	1,595	3,160			120	11,909
22310	5,647	2	2,819	172	2,291				10,931
22311	507				106				613
22312	2,866	2	2,241	412	2,790	144			8,455

(Continued)

Table 6.5
Housing Unit Inventory by Unit Type by ZIP Code
Fairfax County, January 2013

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22315	2,483	22	6,023	131	2,491				11,150
Fairfax County	193,025	2,311	87,239	10,133	89,519	8,052	17,032	1,761	409,072

Sources: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

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		2,413	116	2,317				11,433
A2	86		1,094		2,967				4,147
A3	197		799	14	686				1,696
B1	1,006	12	368		770				2,156
B2	4,354		1,493	272	2,268		681		9,068
B3	826								826
B5	2,985	60	2,313	7	2,501				7,866
C1	1,085				111				1,196
C2	1,242								1,242
D1	3,044	2							3,046
D2	2,664		3,041	379	3,826	438	627		10,975
D3	18,701	26	4,911	703	3,067	409	1,793		29,610
E1	2,325		501	332	4,226	485	1,161		9,030
E2	637								637
F	1,891		508	13	162		506		3,080
G1	7,979		2,122	100	1,978	412	1,231		13,822
G2	1,043					249			1,292
G3	719		35						754
G4	348								348
H1	1,173	2	465		2,333	823	1,434		6,230
H2					256		3,278		3,534
H3	238			88					326
I1	13,985	21	2,394	582	7,945	1,540	1,026		27,493
I2	1,228		29						1,257
I3	10,150	16	5,536	839	4,610	390	219		21,760
I4	71								71
I5	277		35		8				320
I6	2								2
J1	3,899	1,125	779		1,906		1,435		9,144

(Continued)

TABLE 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2013

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
J2	841		148		523		1,997	90	3,599
J3	1,202	125	155		506	290			2,278
J4	661	2	20		929		510		2,122
K	8,549	396	1,645	1,196	5,122			906	17,814
L	7,371	22	6,002	664	5,802			120	19,981
M0	849		184		776			155	1,964
M1	934		1,579	128	2,455				5,096
M2	11,581	2	5,431	449	8,921	1,138	1,133		28,655
M3	6,168		303						6,471
M4	4,980		1,785		1,163				7,928
M5	1,472	8	1,388	160	91	1,687			4,806
M6	1,775		4,029	131	1,278				7,213
M7	20				184				204
M8	2,082		108		511				2,701
M9	429		2,184	72	4,880	191			7,756
N1	21,028	368	14,634	1,375	3,144				40,549
N2	4,282	46	1,878		1				6,207
O1	495	2							497
P	59								59
P1	427	6	196		182				811
P2	180								180
P3	1,154								1,154
P4	76								76
P5	150		32		75		1		258
Q1	2,543								2,543
R1	2,853								2,853
R2	241		46						287
R3	89								89
R4	315								315

(Continued)

TABLE 6.6
Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2013

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
S1	4,786	8	4,799		1,664				11,257
S2	385								385
T1	1,087				206			490	1,783
T2	4,905		2,345	580	790				8,620
T3	3,702		2,158						5,860
T4	2,548	62	2,707	1,107	5,011				11,435
T5	2,893		3,569	810	2,956				10,228
T6	106								106
T7	1,063		1,077	16	412				2,568
Fairfax County	193,023	2,311	87,238	10,133	89,519	8,052	17,032	1,761	409,069

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4151	1,036		74		102			90	1,302
4152	348	2	151		929		510		1,940
4153	800	520	24		146				1,490
4154.01	316		156		1,555			115	2,142
4154.02	845		228		60				1,133
4155	1,523		400		339				2,262
4156	1,059	1							1,060
4157	1,370								1,370
4158	1,721								1,721
4159	1,204								1,204
4160	1,060		203	149	492			120	2,024
4161	1,449				45				1,494
4162 /1	1,519								1,519
4163	811	2							813
4201	1,014		155						1,169
4202.01	602		697						1,299
4202.02	6		42	172	846				1,066
4202.03	637		337						974
4203	1,586		560						2,146
4204	7	272	133		434		1,222		2,068
4205.01		1					1,007		1,008
4205.02	5	255	104		54		634		1,052
4205.03	250	43	84		749		569		1,695
4206	417	554	141		622				1,734
4207	1,403		44						1,447
4208	1,133		71						1,204
4210.01	211		761						972

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4210.02	567		443		1,077				2,087
4211.01	235		1,588	131	201				2,155
4211.02	257		726		546				1,529
4211.03	873		909		244				2,026
4212	691								691
4213	958		503						1,461
4214	489		95	138	1,972	290			2,984
4215	281		237	127	975			791	2,411
4216	173		127	931	735				1,966
4217.01	224		391	150	657				1,422
4217.02	860		400						1,260
4218	195		567	365	1,231				2,358
4219 /1	636				184				820
4220	442		480		511				1,433
4221.01	662		653	112	1,173				2,600
4221.02	397		1,128	280	252				2,057
4222.01	809		182		75		1		1,067
4222.02	578	6	557	461	559				2,161
4223.01	204		588		555				1,347
4223.02	452	24	825		1,208				2,509
4224.01	1		358		758				1,117
4224.02	96		1,588		424				2,108
4224.03	691		317						1,008
4301.01	1,535								1,535
4301.02	384		652						1,036
4302.01	809		616						1,425
4302.02	1,086	2	536						1,624

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

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	1,318		106		386				1,810
4307	927								927
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	438		731		244				1,413
4309.02	603		484						1,087
4310.01	770		568	237					1,575
4310.02	2		750						752
4313	1,116		302						1,418
4314	893		470	99					1,462
4315	1,092	8	676	160	91				2,027
4316	1,118		514		341	1,687			3,660
4318.01	106	52	1,280						1,438
4318.02	757		282						1,039
4319	1,053								1,053
4320	502		625						1,127
4321	505	128	181	186	448				1,448
4322.01			491		360				851
4322.02	561	184	748		112				1,605
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	1,154	2	393						1,549

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4327.01	794		293						1,087
4327.02	244		1,175		78				1,497
4328	290		482						772
4401	1,752		150	161	443	403			2,909
4402.01			162	56	730	270			1,218
4402.02	535		579	8	1,088				2,210
4403	959								959
4405.01	1,623		33						1,656
4405.02	513		83						596
4406	770		9		12			155	946
4407.01	979								979
4407.02	1,670		137						1,807
4408	1,950				270				2,220
4501	649		289	117	1,204				2,259
4502	794		512		25				1,331
4503	1,039		99		553				1,691
4504	852	2	94						948
4505	885								885
4506.01	1,370	2	35						1,407
4506.02	524	2	81		1,190				1,797
4507.01	534		445						979
4507.02	327	2			887		252		1,468
4508	1,000		20		184				1,204
4509	605								605
4510	897								897
4511	830								830
4512	643								643

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4513	748	3	57		108				916
4514			102		933	50	127		1,212
4515.01	373		97	81	561	310	824		2,246
4515.02	303		260		731	463	483		2,240
4516.01	246		36		1,296				1,578
4516.02	317					400	419		1,136
4518	1,071		48						1,119
4519	505	2	1,103	210	499				2,319
4520	542		326			246			1,114
4521.01	902	2	504	255					1,663
4521.02	495	2	332		60		219		1,108
4522	934	6	336		881				2,157
4523.01			127		1,049	299			1,475
4523.02	15		304		1,379				1,698
4524	1,640		327		412				2,379
4525.01	1,057	2	160		164				1,383
4525.02	288		281		1,023				1,592
4526	492		677	202	1,176	144			2,691
4527	300	12	228	212	801		348		1,901
4528.01	397				346		1,786		2,529
4528.02							1,492		1,492
4601	1,443		8						1,451
4602	1,344								1,344
4603	963								963
4604	925	16	417		371	274			2,003
4605.01	809		70						879
4605.02	1,240		1,071		479				2,790

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4606	1,330								1,330
4607.01	858				300				1,158
4607.02	1,347		227						1,574
4608	912		15	53	185				1,165
4609	787		84						871
4610	722		103		36				861
4611	1,806		132	275	375				2,588
4612.01	1,486		39						1,525
4612.02	151		922	72	1,217	191			2,553
4615	967		1,049		493				2,509
4616.01	577		1,120	5	1,005				2,707
4616.02			221	116	1,457	1,306	586		3,686
4617	368		1,326		196		554		2,444
4618.01	2		300		240				542
4618.02	87		927	128	1,261				2,403
4619.01	233		247		929				1,409
4619.02	2				592				594
4701	941		35						976
4703	1,172								1,172
4704	1,514		227						1,741
4705	1,352		358				506		2,216
4706	822		168	13	162				1,165
4707	1,822		7		36	72			1,937
4708	855		238						1,093
4709	1,883	2	565		97	249			2,796
4710	488		22	188	152				850
4711	2,102		17			340			2,459

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

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	105		298	200	1,664				2,267
4713.01			415		1,214				1,629
4713.03	336		168				1,231		1,735
4713.04	608		49						657
4714.01	752				639				1,391
4714.02	281		523		414				1,218
4801	1,512				111				1,623
4802.01	1,557				84				1,641
4802.02			201		1,645	485	635		2,966
4802.03				3			1,569		1,572
4803	2,408	2							2,410
4804.01	1,425								1,425
4804.02	1,993								1,993
4805.01	1,099								1,099
4805.02	1,874				80				1,954
4805.03	896		257						1,153
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	635		826		108				1,569
4808.02	696		234		450				1,380
4809.01	1,029	2	612		305				1,948
4809.02	354	2	447	7	630				1,440
4809.03	271	56	194		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01					1,178				1,178
4811.02	82		398		1,012				1,492

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4811.03			699	116	427				1,242
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	821								821
4816	1,140								1,140
4817.01	2,036								2,036
4817.02	357		527		1,072				1,956
4819	887		326		923	150			2,286
4820.01	1,053		723		64				1,840
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	240	417		1,974
4822.03			326	104	1,358		681		2,469
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		1,068		2,376				3,657
4825.02	820		212						1,032
4825.03	1,301		244						1,545
4825.04	1,667								1,667
4826.01	1,491		694		206				2,391

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

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		92				2,402
4901.01	1,018		444		430				1,892
4901.03	1,055		339					490	1,884
4905.01	253		322		748				1,323
4905.02	1,860		119		197				2,176
4910	593								593
4911.01	1,173								1,173
4911.02	1,054		77						1,131
4911.03	149		1,983						2,132
4912.01	378		1,693		252				2,323
4912.02					840				840
4913.01	930		782		412				2,124
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	575		1,252		564				2,391
4915.02	2,098		38						2,136
4916.01	440		197	580	360				1,577
4916.02	1,123		455						1,578
4917.01	40		491	266	986				1,783
4917.02			971	72	2,520				3,563
4917.03			403		1,967				2,370
4917.04	59		779	332	1,040				2,210

(Continued)

Table 6.7
Housing Unit Inventory by Unit Type by Census Tract
Fairfax County, January 2013

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4917.05	681	8	243						932
4918.01			389		696				1,085
4918.02	510	62	152	437					1,161
4918.03	1,431		197		997				2,625
4920	2,180								2,180
4921	2,214								2,214
4922.01	1,004								1,004
4922.02	2,088		123						2,211
4922.03	1,269								1,269
4923	628	46	421						1,095
4924	426		1,373		1				1,800
4925	1,410								1,410
9801									
9802									
9803									
Fairfax County	193,025	2,311	87,239	10,133	89,519	8,052	17,032	1,761	409,072

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 Belvoir 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 2013**

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	13,592	33.0	11,921	27.4	8,196	16.5	15,562	35.3	25,078	58.7	18,740	39.1	16,357	30.9	5,014	11.7	2,088	5.0	116,548	28.6
1970 to 1979	12,256	29.8	10,381	23.8	15,010	30.1	6,253	14.2	7,282	17.0	7,760	16.2	11,341	21.4	9,410	22.0	3,526	8.4	83,219	20.4
1980 to 1989	8,573	20.8	7,590	17.4	10,657	21.4	8,254	18.7	5,914	13.8	9,281	19.4	9,782	18.5	15,860	37.2	18,847	44.8	94,758	23.3
1990 to 1999	2,132	5.2	5,345	12.3	9,382	18.8	8,958	20.3	1,742	4.1	4,104	8.6	5,923	11.2	8,326	19.5	11,812	28.1	57,724	14.2
2000 to 2009	3,978	9.7	7,181	16.5	6,101	12.2	4,628	10.5	1,992	4.7	7,118	14.9	6,483	12.3	3,829	9.0	5,495	13.1	46,805	11.5
2010 to 2013	631	1.5	1,111	2.6	476	1.0	485	1.1	714	1.7	896	1.9	3,033	5.7	240	0.6	321	0.8	7,907	1.9
Total Units	41,162	100.0	43,529	100.0	49,822	100.0	44,140	100.0	42,722	100.0	47,899	100.0	52,919	100.0	42,679	100.0	42,089	100.0	406,961	100.0

Table 6.9

**Housing Unit Inventory by Year Built and Town
Fairfax County, January 2013**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Before 1970	55	63.2	815	10.4	4,020	71.5	4,890	36.0
1970 to 1979	1	1.1	3,262	41.5	592	10.5	3,855	28.4
1980 to 1989	5	5.7	1,530	19.5	290	5.2	1,825	13.4
1990 to 1999	6	6.9	1,480	18.8	268	4.8	1,754	12.9
2000 to 2009	19	21.8	690	8.8	305	5.4	1,014	7.5
2010 to 2013	1	1.1	88	1.1	151	2.7	240	1.8
Total Units	87	100.0	7,865	100.0	5,626	100.0	13,578	100.0

Source: Fairfax County Department of Neighborhood and Community Services, 2013

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

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

Table 6.10

**Housing Unit Inventory by Year Built and Planning District
Fairfax County, January 2013**

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								
Before 1960	5,843	22.5	6,327	35.5	295	0.7	817	3.0	7,350	33.0	950	13.7	1,309	10.6	5,906	20.1	9,524	25.2	621	1.3
1960 to 1969	10,318	39.7	3,933	22.1	2,920	6.6	4,628	17.2	5,534	24.8	2,708	38.9	744	6.0	5,995	20.4	12,241	32.4	2,690	5.8
1970 to 1979	6,771	26.0	3,269	18.3	3,067	7.0	5,013	18.7	2,527	11.3	225	3.2	1,280	10.3	5,603	19.0	7,173	19.0	18,197	39.0
1980 to 1989	1,336	5.1	2,773	15.5	17,315	39.4	6,635	24.7	2,419	10.8	1,548	22.3	1,841	14.9	4,567	15.5	4,163	11.0	18,974	40.7
1990 to 1999	930	3.6	630	3.5	14,384	32.7	3,491	13.0	765	3.4	389	5.6	2,003	16.2	3,038	10.3	1,543	4.1	4,357	9.3
2000 to 2009	640	2.5	460	2.6	5,773	13.1	5,580	20.8	1,954	8.8	967	13.9	4,776	38.5	2,884	9.8	2,420	6.4	1,631	3.5
2010 to 2013	174	0.7	441	2.5	184	0.4	689	2.6	1,753	7.9	169	2.4	439	3.5	1,455	4.9	705	1.9	132	0.3
Total Units	26,012	100.0	17,833	100.0	43,938	100.0	26,853	100.0	22,302	100.0	6,956	100.0	12,392	100.0	29,448	100.0	37,769	100.0	46,602	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 1960	2,980	14.4	3,505	17.2	828	1.2	3,044	12.3	49,299	12.1
1960 to 1969	2,406	11.6	4,852	23.8	3,356	4.7	4,924	19.8	67,249	16.5
1970 to 1979	1,811	8.8	2,367	11.6	19,794	27.9	6,122	24.7	83,219	20.4
1980 to 1989	6,214	30.1	3,522	17.3	20,032	28.2	3,419	13.8	94,758	23.3
1990 to 1999	5,432	26.3	3,434	16.9	13,732	19.3	3,596	14.5	57,724	14.2
2000 to 2009	1,685	8.2	2,611	12.8	12,120	17.1	3,304	13.3	46,805	11.5
2010 to 2013	144	0.7	53	0.3	1,165	1.6	404	1.6	7,907	1.9
Total Units	20,672	100.0	20,344	100.0	71,027	100.0	24,813	100.0	406,961	100.0

Source: Fairfax County Department of Neighborhood and Community Services, 2013

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

- 1/ Includes the Town of 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, 2013 through 2040**

Supervisor District	Forecast Unit Increase 2013 through 2040	Percent of Total Change
Braddock	2,073	1.8%
Dranesville	8,127	7.0%
Hunter Mill	22,909	19.9%
Lee	11,988	10.4%
Mason	6,948	6.0%
Mount Vernon	12,371	10.7%
Providence	38,976	33.8%
Springfield	3,587	3.1%
Sully	8,393	7.3%
Fairfax County	115,371	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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

TABLE 7.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2013 through 2040**

Planning District	Forecast Unit Change 2013 through 2040	Percent of Total Change
Annandale	2,701	2.3%
Baileys	4,079	3.5%
Bull Run	7,784	6.7%
Fairfax	3,525	3.1%
Jefferson	6,215	5.4%
Lincolnia	636	0.6%
Lower Potomac	3,517	3.0%
McLean	26,727	23.2%
Mount Vernon	12,245	10.6%
Pohick	1,711	1.5%
Rose Hill	1,849	1.6%
Springfield	6,393	5.5%
Upper Potomac	19,000	16.5%
Vienna	18,988	16.5%
Fairfax County	115,371	100.0%

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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

Table 7.3

**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2013**

Supervisor District	2013	2015	2020	2025	2030	2035	2040
Braddock	41,330	41,417	41,781	42,197	42,595	43,023	43,403
Dranesville 1/	43,569	43,575	44,717	46,518	48,229	50,017	51,696
Hunter Mill 2/	49,837	50,128	53,727	58,700	63,352	68,201	72,746
Lee	44,947	45,022	48,401	50,779	52,805	54,960	56,935
Mason	42,749	42,955	43,798	45,330	46,758	48,258	49,697
Mount Vernon	48,248	48,342	51,020	53,571	55,885	58,369	60,619
Providence	53,085	56,068	64,065	71,514	78,326	85,436	92,061
Springfield 3/	42,713	42,897	43,318	44,098	44,815	45,605	46,300
Sully	42,594	42,632	43,724	45,616	47,398	49,262	50,987
Fairfax County	409,072	413,037	434,551	458,323	480,163	503,132	524,443

Table 7.4

**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2013**

Town	2013	2015	2020	2025	2030	2035	2040
Town of Clifton	89	89	89	89	89	89	89
Town of Herndon	7,866	7,876	7,898	7,898	7,898	7,898	7,898
Town of Vienna	5,629	5,669	5,669	5,669	5,669	5,669	5,669
Towns Total	13,584	13,634	13,656	13,656	13,656	13,656	13,656

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Planning District	1990	2000	2010	2013	2015	2020	2025	2030	2035	2040
Annandale	24,901	25,614	25,767	26,023	26,097	26,489	27,064	27,610	28,185	28,724
Baileys	16,573	17,367	17,976	17,842	17,860	18,349	19,278	20,136	21,040	21,921
Bull Run	24,559	38,745	44,307	44,446	44,625	45,537	47,268	48,906	50,644	52,230
Fairfax	17,181	20,992	25,647	27,020	27,124	28,088	28,769	29,354	29,972	30,545
Jefferson	17,365	18,862	20,409	22,457	24,517	25,591	26,391	27,145	27,936	28,672
Lincolnia	5,464	5,908	6,800	6,962	7,110	7,166	7,280	7,388	7,498	7,598
Lower Potomac	3,936	5,898	9,609	12,401	12,424	13,717	14,316	14,838	15,411	15,918
McLean	23,601	26,269	28,213	29,469	29,660	34,818	40,493	45,686	51,111	56,196
Mount Vernon	35,338	37,000	37,425	38,899	38,961	40,927	43,621	46,108	48,729	51,144
Pohick 1/	41,032	45,153	46,667	46,637	46,679	46,929	47,307	47,642	48,034	48,348
Rose Hill	13,524	19,102	20,401	20,683	20,706	20,957	21,347	21,724	22,158	22,532
Springfield	14,590	17,151	18,803	20,349	20,399	22,894	24,061	24,949	25,880	26,742
Upper Potomac 2/	44,898	58,989	69,977	71,057	71,405	74,703	78,738	82,499	86,420	90,057
Vienna 3/	19,502	21,910	24,385	24,827	25,470	28,387	32,390	36,177	40,115	43,815
Fairfax County	302,464	358,960	396,386	409,072	413,037	434,551	458,323	480,163	503,132	524,443

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013**

Human Services Region	2013	2015	2020	2025	2030	2035	2040
Region 1	93,989	94,153	100,200	105,109	109,432	114,051	118,258
Region 2	90,942	93,647	96,900	100,070	103,053	106,178	109,131
Region 3 1/	120,500	121,379	132,110	145,222	157,335	169,980	181,801
Region 4 2/	103,641	103,858	105,341	107,922	110,342	112,923	115,253
Fairfax County	409,072	413,037	434,551	458,323	480,163	503,132	524,443

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
20120	14,066	14,074	14,282	14,674	15,034	15,430	15,786
20121	10,222	10,222	10,469	10,952	11,414	11,895	12,331
20124	4,919	4,922	4,924	4,926	4,931	4,948	4,954
20151	6,757	6,767	7,100	7,734	8,339	8,959	9,545
20152	1	1	1	1	1	1	1
20164	1	1	1	1	1	1	1
20170	13,812	13,830	13,954	14,161	14,358	14,562	14,724
20171	17,394	17,260	17,981	19,332	20,607	21,941	23,188
20190	9,034	9,311	10,917	12,365	13,692	15,076	16,363
20191	11,779	11,863	12,382	13,137	13,849	14,594	15,290
20194	5,858	5,858	5,864	5,875	5,884	5,895	5,906
20196			19	55	90	125	159
22003	19,668	19,702	20,030	20,589	21,119	21,676	22,199
22015	14,794	14,801	14,829	14,863	14,899	14,936	14,963
22027	727	727	773	846	919	991	1,059
22030	13,099	13,148	13,877	14,217	14,482	14,766	15,026
22031	11,417	12,994	14,852	15,643	16,397	17,182	17,913
22032	9,609	9,649	9,773	9,892	10,009	10,140	10,246
22033	16,046	16,208	16,624	17,259	17,844	18,459	19,028
22035		1	1	1	1	1	1
22039	6,085	6,094	6,154	6,248	6,317	6,411	6,480
22041	10,792	10,793	11,236	12,110	12,915	13,764	14,591
22042	12,081	12,091	12,170	12,308	12,435	12,573	12,699
22043	9,481	9,514	9,695	10,029	10,344	10,675	10,983
22044	4,591	4,598	4,632	4,663	4,694	4,726	4,758
22046	2,068	2,072	2,092	2,131	2,169	2,207	2,245

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
22060	2,924	2,924	3,203	3,289	3,341	3,398	3,449
22066	5,755	5,839	5,963	6,025	6,082	6,139	6,198
22067		5	5	5	5	5	5
22079	11,534	11,575	12,634	13,181	13,682	14,233	14,717
22101	11,267	11,124	11,335	11,570	11,804	12,043	12,288
22102	11,319	11,451	15,342	19,363	22,986	26,777	30,317
22124	6,525	6,587	6,681	6,725	6,768	6,813	6,856
22150	9,653	9,672	12,089	13,184	14,004	14,861	15,662
22151	5,887	5,888	5,901	5,925	5,949	5,974	5,996
22152	10,351	10,351	10,373	10,413	10,450	10,488	10,525
22153	10,793	10,800	10,858	10,962	11,047	11,150	11,236
22180	9,863	10,952	11,078	11,319	11,548	11,786	12,011
22181	5,500	5,505	5,569	5,664	5,750	5,842	5,928
22182	9,820	10,012	12,704	17,244	21,527	25,984	30,169
22203	150	150	150	150	150	151	151
22204	14	14	14	14	14	15	15
22205			5	14	23	33	41
22206	2	2	2	2	2	2	2
22207	49	49	50	52	55	57	59
22213	1	1	1	2	2	2	3
22302	650	650	651	653	655	657	659
22303	7,654	7,683	8,943	10,277	11,484	12,744	13,907
22304	148	148	148	148	148	148	148
22306	12,321	12,327	12,681	13,359	14,001	14,676	15,299
22307	4,717	4,718	4,769	4,884	4,979	5,092	5,187
22308	4,816	4,827	4,852	4,900	4,945	4,995	5,046

(Continued)

Table 7.7
Estimated and Forecasted Housing Units by ZIP Code
Fairfax County, January 2013

ZIP Code	2013	2015	2020	2025	2030	2035	2040
22309	11,909	11,937	12,230	12,777	13,299	13,848	14,360
22310	10,931	10,958	11,156	11,452	11,736	12,036	12,307
22311	613	613	617	623	629	635	641
22312	8,455	8,613	8,669	8,782	8,889	8,998	9,099
22315	11,150	11,158	11,247	11,352	11,464	11,615	11,725
Fairfax County	409,072	413,037	434,551	458,323	480,163	503,132	524,443

Sources: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4151	1,302	1,302	1,405	1,603	1,790	1,984	2,167
4152	1,940	1,940	1,956	2,002	2,033	2,080	2,111
4153	1,490	1,492	1,506	1,532	1,556	1,583	1,607
4154.01	2,142	2,142	2,150	2,165	2,178	2,193	2,206
4154.02	1,133	1,134	1,165	1,222	1,278	1,337	1,391
4155	2,262	2,262	2,277	2,309	2,337	2,369	2,396
4156	1,060	1,065	1,085	1,122	1,157	1,195	1,233
4157	1,370	1,373	1,374	1,377	1,379	1,382	1,385
4158	1,721	1,724	1,727	1,734	1,740	1,746	1,754
4159	1,204	1,206	1,210	1,219	1,226	1,236	1,245
4160	2,024	2,026	2,082	2,189	2,292	2,398	2,497
4161	1,494	1,509	1,537	1,583	1,628	1,678	1,728
4162	1,519	1,519	1,519	1,519	1,519	1,519	1,519
4163	813	822	833	844	855	867	877
4201	1,169	1,169	1,177	1,190	1,197	1,203	1,210
4202.01	1,299	1,300	1,312	1,333	1,355	1,377	1,392
4202.02	1,066	1,066	1,072	1,082	1,091	1,101	1,110
4202.03	974	974	1,041	1,167	1,289	1,415	1,534
4203	2,146	2,159	2,202	2,272	2,336	2,408	2,477
4204	2,068	2,084	2,574	2,831	3,038	3,255	3,450
4205.01	1,008	1,008	1,175	1,498	1,810	2,130	2,425
4205.02	1,052	1,052	1,100	1,188	1,274	1,362	1,443
4205.03	1,695	1,695	1,867	2,201	2,516	2,847	3,154
4206	1,734	1,734	2,052	2,265	2,442	2,628	2,801
4207	1,447	1,450	1,457	1,465	1,473	1,481	1,490
4208	1,204	1,204	1,225	1,261	1,295	1,337	1,371
4210.01	972	991	1,023	1,036	1,048	1,061	1,073
4210.02	2,087	2,088	4,247	4,861	5,236	5,627	5,992

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4211.01	2,155	2,160	2,174	2,180	2,190	2,202	2,207
4211.02	1,529	1,529	1,537	1,544	1,552	1,568	1,578
4211.03	2,026	2,032	2,096	2,199	2,295	2,404	2,498
4212	691	691	691	691	691	691	691
4213	1,461	1,461	1,461	1,462	1,463	1,464	1,464
4214	2,984	2,988	3,210	3,641	4,048	4,468	4,866
4215	2,411	2,411	2,456	2,537	2,618	2,703	2,777
4216	1,966	1,969	2,031	2,142	2,248	2,358	2,461
4217.01	1,422	1,422	1,431	1,447	1,463	1,479	1,495
4217.02	1,260	1,266	1,271	1,272	1,274	1,275	1,276
4218	2,358	2,358	2,487	2,744	2,987	3,243	3,477
4219	820	820	1,074	1,111	1,119	1,128	1,136
4220	1,433	1,433	1,495	1,618	1,730	1,852	1,962
4221.01	2,600	2,600	2,626	2,683	2,727	2,785	2,830
4221.02	2,057	2,070	2,193	2,407	2,597	2,810	2,998
4222.01	1,067	1,067	1,813	1,835	1,858	1,880	1,901
4222.02	2,161	2,161	2,233	2,368	2,504	2,641	2,766
4223.01	1,347	1,347	1,376	1,425	1,472	1,528	1,575
4223.02	2,509	2,509	2,539	2,587	2,635	2,687	2,733
4224.01	1,117	1,120	1,099	1,045	995	944	896
4224.02	2,108	2,108	2,085	2,034	1,988	1,945	1,900
4224.03	1,008	1,012	1,046	1,092	1,136	1,185	1,229
4301.01	1,535	1,535	1,557	1,568	1,579	1,590	1,600
4301.02	1,036	1,036	1,041	1,050	1,059	1,068	1,077
4302.01	1,425	1,425	1,437	1,458	1,478	1,502	1,519
4302.02	1,624	1,624	1,641	1,670	1,698	1,732	1,756
4302.03	902	902	910	923	936	951	963
4304	2,322	2,323	2,323	2,323	2,323	2,324	2,324

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4305	571	571	571	572	572	572	573
4306	1,810	1,811	1,906	2,088	2,260	2,440	2,608
4307	927	930	940	959	977	996	1,014
4308.01	1,514	1,514	1,514	1,514	1,514	1,514	1,514
4308.02	1,812	1,812	1,812	1,812	1,812	1,812	1,812
4309.01	1,413	1,413	1,428	1,457	1,483	1,512	1,538
4309.02	1,087	1,087	1,090	1,096	1,101	1,106	1,110
4310.01	1,575	1,575	1,583	1,601	1,620	1,637	1,653
4310.02	752	752	752	753	753	754	754
4313	1,418	1,418	1,420	1,422	1,425	1,428	1,431
4314	1,462	1,462	1,462	1,465	1,468	1,469	1,472
4315	2,027	2,027	2,032	2,036	2,041	2,046	2,051
4316	3,660	3,674	3,819	4,085	4,334	4,595	4,839
4318.01	1,438	1,438	1,446	1,462	1,478	1,494	1,508
4318.02	1,039	1,039	1,030	1,011	995	980	960
4319	1,053	1,054	1,059	1,060	1,061	1,062	1,063
4320	1,127	1,127	1,127	1,127	1,127	1,127	1,127
4321	1,448	1,450	1,452	1,452	1,452	1,452	1,452
4322.01	851	851	851	851	851	851	851
4322.02	1,605	1,609	1,621	1,635	1,649	1,664	1,677
4323	1,735	1,735	1,739	1,747	1,754	1,762	1,769
4324.01	1,179	1,179	1,179	1,180	1,181	1,181	1,182
4324.02	1,658	1,658	1,660	1,665	1,669	1,674	1,678
4325	1,884	1,884	1,886	1,891	1,896	1,901	1,905
4326	1,549	1,549	1,557	1,571	1,585	1,600	1,614
4327.01	1,087	1,091	1,097	1,099	1,100	1,102	1,104
4327.02	1,497	1,497	1,501	1,510	1,517	1,526	1,534
4328	772	772	775	790	800	811	821

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4401	2,909	2,910	2,921	2,944	2,966	2,987	3,007
4402.01	1,218	2,087	2,620	2,775	2,919	3,073	3,213
4402.02	2,210	2,211	2,217	2,227	2,238	2,249	2,260
4403	959	960	963	966	969	974	979
4405.01	1,656	1,657	1,667	1,687	1,706	1,726	1,745
4405.02	596	596	603	617	631	645	659
4406	946	946	951	953	955	957	958
4407.01	979	979	980	981	982	983	985
4407.02	1,807	1,807	1,808	1,811	1,813	1,816	1,818
4408	2,220	2,260	2,324	2,342	2,361	2,381	2,401
4501	2,259	2,259	2,261	2,266	2,271	2,275	2,280
4502	1,331	1,331	1,334	1,340	1,345	1,351	1,356
4503	1,691	1,693	1,706	1,731	1,755	1,779	1,802
4504	948	949	955	966	975	985	995
4505	885	887	887	887	887	887	887
4506.01	1,407	1,408	1,412	1,418	1,423	1,429	1,434
4506.02	1,797	1,798	1,799	1,800	1,801	1,803	1,804
4507.01	979	982	987	992	997	1,002	1,008
4507.02	1,468	1,472	1,541	1,667	1,787	1,912	2,029
4508	1,204	1,206	1,286	1,439	1,584	1,735	1,876
4509	605	608	612	613	614	615	616
4510	897	897	898	899	900	902	903
4511	830	830	831	832	834	836	837
4512	643	648	660	665	669	674	679
4513	916	917	930	938	946	954	962
4514	1,212	1,212	1,219	1,233	1,247	1,261	1,275
4515.01	2,246	2,247	2,264	2,291	2,318	2,345	2,372
4515.02	2,240	2,240	2,463	2,891	3,299	3,733	4,147

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4516.01	1,578	1,578	1,682	1,881	2,071	2,268	2,452
4516.02	1,136	1,136	1,140	1,148	1,156	1,164	1,172
4518	1,119	1,129	1,131	1,136	1,140	1,145	1,149
4519	2,319	2,321	2,367	2,455	2,540	2,626	2,706
4520	1,114	1,116	1,185	1,309	1,426	1,548	1,663
4521.01	1,663	1,682	1,712	1,721	1,730	1,739	1,748
4521.02	1,108	1,109	1,111	1,113	1,114	1,116	1,118
4522	2,157	2,157	2,167	2,186	2,204	2,222	2,239
4523.01	1,475	1,475	1,475	1,475	1,475	1,475	1,475
4523.02	1,698	1,698	1,742	1,826	1,906	1,989	2,066
4524	2,379	2,379	2,384	2,394	2,404	2,415	2,424
4525.01	1,383	1,384	1,393	1,411	1,427	1,445	1,461
4525.02	1,592	1,593	1,595	1,600	1,604	1,608	1,613
4526	2,691	2,835	2,842	2,863	2,881	2,899	2,915
4527	1,901	1,902	1,973	2,111	2,242	2,378	2,505
4528.01	2,529	2,529	2,565	2,644	2,707	2,774	2,847
4528.02	1,492	1,492	1,492	1,508	1,508	1,508	1,524
4601	1,451	1,460	1,482	1,503	1,523	1,545	1,565
4602	1,344	1,348	1,356	1,357	1,358	1,360	1,361
4603	963	966	1,007	1,089	1,162	1,234	1,316
4604	2,003	2,004	3,301	5,780	8,121	10,562	12,847
4605.01	879	879	1,232	1,913	2,559	3,229	3,856
4605.02	2,790	2,794	2,928	3,165	3,395	3,628	3,850
4606	1,330	1,340	1,364	1,409	1,453	1,498	1,540
4607.01	1,158	1,164	1,164	1,164	1,164	1,164	1,164
4607.02	1,574	1,587	1,587	1,587	1,587	1,587	1,587
4608	1,165	1,174	1,174	1,174	1,174	1,174	1,174
4609	871	878	878	878	878	878	878

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4610	861	866	866	866	866	866	866
4611	2,588	2,596	2,614	2,646	2,680	2,712	2,747
4612.01	1,525	1,531	1,532	1,533	1,534	1,535	1,536
4612.02	2,553	2,603	3,222	3,354	3,423	3,497	3,565
4615	2,509	2,527	2,595	2,662	2,719	2,786	2,844
4616.01	2,707	3,281	4,258	4,606	4,941	5,287	5,609
4616.02	3,686	4,856	5,320	5,834	6,322	6,830	7,304
4617	2,444	2,444	2,461	2,493	2,523	2,555	2,587
4618.01	542	542	543	544	545	546	547
4618.02	2,403	2,403	2,421	2,456	2,491	2,527	2,560
4619.01	1,409	1,410	1,418	1,427	1,435	1,444	1,452
4619.02	594	594	599	610	620	630	640
4701	976	986	996	1,023	1,050	1,066	1,093
4703	1,172	1,178	1,213	1,269	1,325	1,381	1,438
4704	1,741	1,754	1,787	1,822	1,858	1,900	1,940
4705	2,216	2,235	2,281	2,355	2,426	2,504	2,577
4706	1,165	1,177	1,202	1,243	1,282	1,325	1,366
4707	1,937	1,946	1,952	1,952	1,952	1,953	1,954
4708	1,093	1,095	1,102	1,105	1,108	1,112	1,117
4709	2,796	2,598	2,659	2,671	2,684	2,698	2,712
4710	850	851	986	1,248	1,495	1,753	1,991
4711	2,459	2,476	2,488	2,506	2,522	2,540	2,557
4712.01	1,568	1,568	1,904	2,551	3,164	3,802	4,398
4712.02	2,267	2,267	2,668	3,437	4,165	4,927	5,635
4713.01	1,629	1,636	1,641	1,641	1,641	1,641	1,641
4713.03	1,735	1,735	1,754	1,791	1,826	1,862	1,897
4713.04	657	658	671	695	718	742	764
4714.01	1,391	1,392	1,394	1,398	1,403	1,407	1,412

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4714.02	1,218	1,219	1,225	1,235	1,245	1,256	1,266
4801	1,623	1,640	1,651	1,671	1,688	1,708	1,727
4802.01	1,641	1,642	1,655	1,681	1,705	1,737	1,775
4802.02	2,966	3,082	4,522	6,963	9,272	11,682	13,927
4802.03	1,572	1,734	2,248	2,649	3,022	3,411	3,774
4803	2,410	2,428	4,502	5,352	5,978	6,628	7,240
4804.01	1,425	1,478	1,559	1,569	1,577	1,587	1,595
4804.02	1,993	2,002	2,016	2,030	2,042	2,054	2,067
4805.01	1,099	1,107	1,118	1,122	1,125	1,129	1,129
4805.02	1,954	1,954	1,954	1,973	1,992	2,011	2,011
4805.03	1,153	1,153	1,155	1,165	1,176	1,186	1,189
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	1,569	1,577	1,577	1,577	1,577	1,577	1,577
4808.02	1,380	1,382	1,387	1,387	1,387	1,387	1,387
4809.01	1,948	1,948	1,965	1,965	1,965	1,965	1,965
4809.02	1,440	1,440	1,440	1,440	1,440	1,440	1,440
4809.03	1,529	1,529	1,529	1,529	1,529	1,529	1,529
4810	1,927	1,927	2,014	2,185	2,345	2,512	2,668
4811.01	1,178	1,178	1,220	1,301	1,378	1,458	1,532
4811.02	1,492	1,344	1,346	1,350	1,353	1,358	1,362
4811.03	1,242	1,242	1,242	1,242	1,242	1,242	1,242
4811.04	1,222	1,222	1,222	1,222	1,222	1,222	1,222
4811.05	1,698	1,698	1,706	1,721	1,736	1,751	1,766
4811.06	1,755	1,756	1,756	1,756	1,756	1,756	1,756
4812.01	392	392	460	591	716	845	966
4812.02	2,052	2,052	2,253	2,637	2,999	3,379	3,734
4814	2,734	2,818	2,945	2,947	2,948	2,950	2,952

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4815	821	821	821	821	821	821	821
4816	1,140	1,149	1,157	1,158	1,159	1,159	1,160
4817.01	2,036	2,037	2,044	2,051	2,057	2,064	2,071
4817.02	1,956	1,978	2,024	2,048	2,065	2,088	2,106
4819	2,286	2,297	2,371	2,509	2,640	2,778	2,906
4820.01	1,840	1,840	1,848	1,862	1,875	1,889	1,903
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	1,974	2,118	3,118	3,790	4,378	4,989	5,561
4822.03	2,469	2,602	3,138	3,780	4,392	5,031	5,624
4823.01	2,268	2,268	2,383	2,603	2,813	3,030	3,234
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	782	810	864	915	968	1,018
4825.01	3,657	3,669	4,358	5,654	6,876	8,153	9,347
4825.02	1,032	1,032	1,032	1,032	1,032	1,033	1,033
4825.03	1,545	1,546	1,554	1,567	1,581	1,595	1,608
4825.04	1,667	1,669	1,671	1,676	1,681	1,685	1,690
4826.01	2,391	2,391	2,392	2,396	2,403	2,407	2,409
4826.02	2,402	2,402	2,536	2,632	2,712	2,793	2,872
4901.01	1,892	1,892	2,003	2,217	2,419	2,630	2,827
4901.03	1,884	1,884	1,989	2,190	2,381	2,580	2,765
4905.01	1,323	1,323	1,352	1,407	1,460	1,516	1,567
4905.02	2,176	2,178	2,190	2,212	2,235	2,264	2,287
4910	593	597	598	605	605	612	612
4911.01	1,173	1,173	1,173	1,173	1,173	1,173	1,173
4911.02	1,131	1,131	1,131	1,131	1,131	1,132	1,132

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4911.03	2,132	2,132	2,132	2,133	2,133	2,134	2,134
4912.01	2,323	2,327	2,436	2,636	2,821	3,021	3,207
4912.02	840	840	869	923	975	1,029	1,080
4913.01	2,124	2,124	2,139	2,174	2,204	2,238	2,266
4913.02	1,440	1,440	1,484	1,572	1,655	1,742	1,822
4913.03	1,507	1,507	1,642	1,894	2,141	2,396	2,628
4914.01	1,884	1,884	1,906	1,952	1,995	2,040	2,079
4914.02	1,415	1,415	1,417	1,421	1,425	1,429	1,432
4914.03	1,153	1,153	1,153	1,153	1,153	1,162	1,162
4914.04	1,334	1,334	1,335	1,337	1,340	1,342	1,344
4914.05	836	836	839	842	847	855	860
4915.01	2,391	2,391	2,454	2,573	2,689	2,811	2,927
4915.02	2,136	2,136	2,142	2,157	2,166	2,180	2,187
4916.01	1,577	1,580	1,630	1,716	1,803	1,887	1,971
4916.02	1,578	1,585	1,613	1,669	1,720	1,770	1,820
4917.01	1,783	1,933	2,022	2,196	2,362	2,535	2,692
4917.02	3,563	3,563	3,733	4,060	4,368	4,692	4,994
4917.03	2,370	2,371	2,423	2,523	2,618	2,716	2,809
4917.04	2,210	2,210	2,210	2,210	2,210	2,210	2,210
4917.05	932	940	974	1,025	1,071	1,121	1,167
4918.01	1,085	1,085	1,088	1,092	1,097	1,102	1,106
4918.02	1,161	1,162	1,163	1,164	1,165	1,166	1,167
4918.03	2,625	2,625	2,629	2,637	2,644	2,652	2,659
4920	2,180	2,184	2,185	2,188	2,190	2,193	2,195
4921	2,214	2,218	2,227	2,246	2,264	2,282	2,300
4922.01	1,004	1,020	1,055	1,073	1,094	1,112	1,130
4922.02	2,211	2,211	2,226	2,278	2,308	2,360	2,389
4922.03	1,269	1,271	1,292	1,338	1,373	1,421	1,458

(Continued)

Table 7.8
Estimated and Forecasted Housing Units by Census Tract
Fairfax County, January 2013

Census Tract	2013	2015	2020	2025	2030	2035	2040
4923	1,095	1,099	1,129	1,179	1,224	1,274	1,318
4924	1,800	1,800	1,797	1,786	1,771	1,761	1,749
4925	1,410	1,412	1,415	1,421	1,426	1,431	1,436
9801							
9802							
9803							
Fairfax County	409,072	413,037	434,551	458,323	480,163	503,132	524,443

Source: Fairfax County Department of Neighborhood and Community Services, 2013 through 2040.

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.

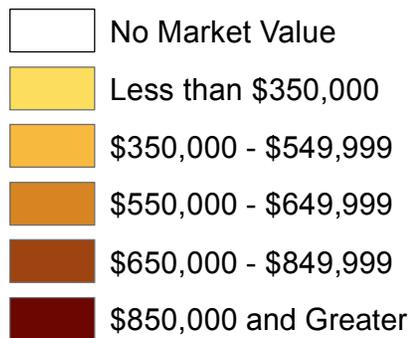
Fairfax County, Virginia January 2013



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



Median Market Value (in Dollars)



Note: City of Fairfax is not included.

Source: Fairfax County Department of Neighborhood and Community Services

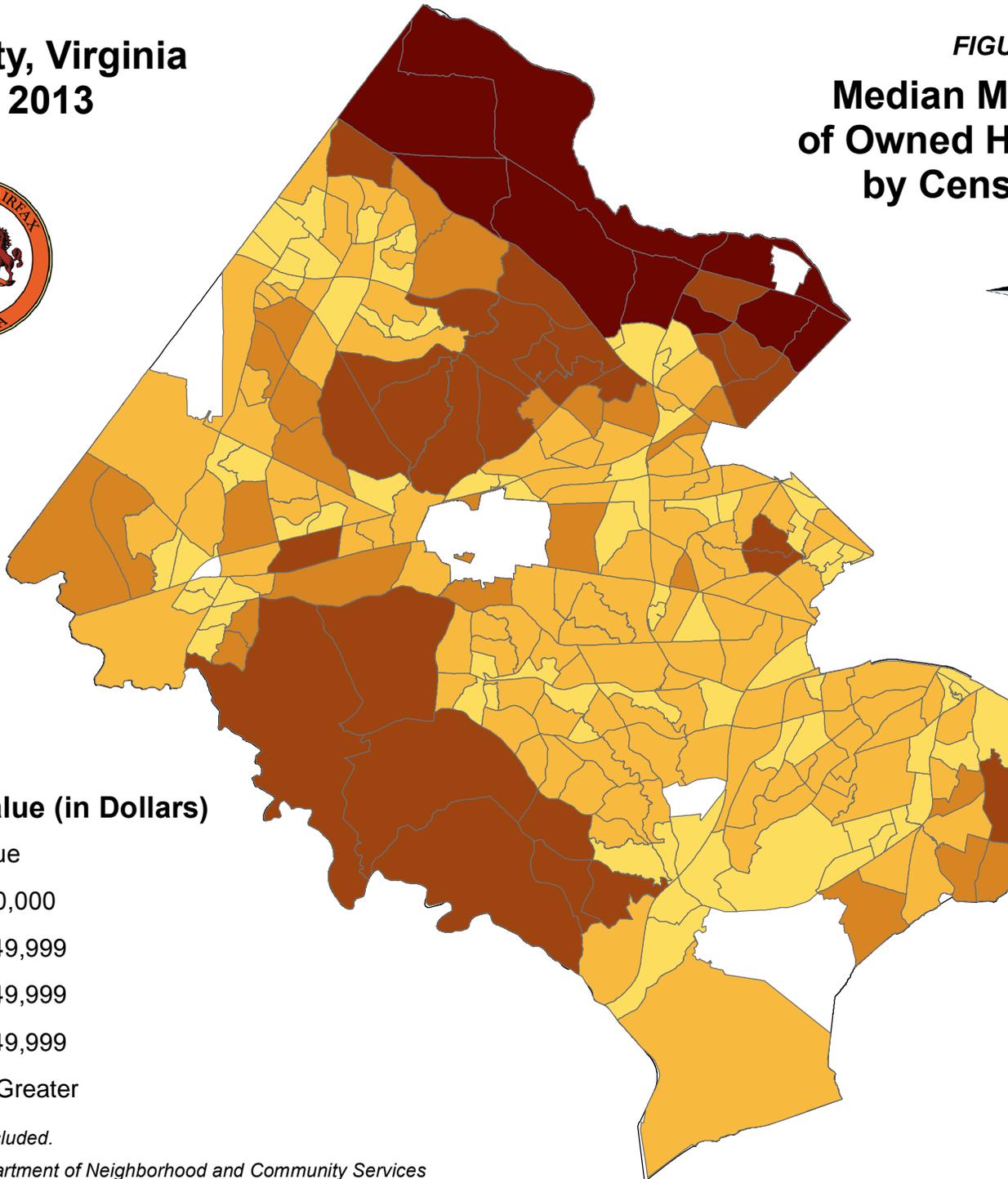


TABLE 8.1			
Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2012 and 2013			
Supervisor District	Median Market Value		Percent Change
	2012	2013	
Braddock	\$ 422,194	\$436,373	3.4%
Dranesville	\$ 668,250	\$691,728	3.5%
Hunter Mill	\$ 481,928	\$503,479	4.5%
Lee	\$ 354,174	\$366,671	3.5%
Mason	\$ 370,472	\$382,600	3.3%
Mount Vernon	\$ 393,325	\$402,555	2.3%
Providence	\$ 418,241	\$437,546	4.6%
Springfield	\$ 492,917	\$502,820	2.0%
Sully	\$ 402,031	\$410,468	2.1%
Fairfax County	\$ 430,855	\$442,370	2.7%

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

TABLE 8.2			
Median Market Value of Owned Housing Units by Planning District Fairfax County, 2012 and 2013			
Planning District	Median Market Value		Percent Change
	2012	2013	
Annandale	\$ 403,002	\$419,344	4.1%
Baileys	\$ 310,198	\$317,812	2.5%
Bull Run	\$ 375,019	\$388,357	3.6%
Fairfax	\$ 451,159	\$462,652	2.5%
Jefferson	\$ 376,110	\$389,769	3.6%
Lincolnia	\$ 366,142	\$377,122	3.0%
Lower Potomac	\$ 366,386	\$376,554	2.8%
McLean	\$ 704,732	\$728,449	3.4%
Mount Vernon	\$ 370,254	\$384,156	3.8%
Pohick	\$ 469,973	\$478,558	1.8%
Rose Hill	\$ 389,864	\$404,139	3.7%
Springfield	\$ 350,347	\$364,854	4.1%
Upper Potomac	\$ 462,553	\$480,366	3.9%
Vienna	\$ 581,521	\$594,449	2.2%
Fairfax County	\$ 430,855	\$442,370	2.7%

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

Table 8.3
Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Supervisor District
Fairfax County, January 2013

Supervisor District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Braddock	\$496,031	\$332,096	\$168,782	\$436,373	\$506,776	\$337,937	\$180,122	\$428,467
Dranesville 1/	\$774,241	\$359,820	\$231,987	\$691,728	\$910,309	\$428,818	\$261,648	\$805,376
Hunter Mill 2/	\$632,057	\$381,145	\$243,307	\$503,479	\$687,902	\$397,516	\$285,549	\$528,351
Lee	\$399,452	\$356,524	\$234,039	\$366,671	\$446,783	\$354,478	\$212,167	\$387,068
Mason	\$459,094	\$350,693	\$167,402	\$382,600	\$507,936	\$368,668	\$179,996	\$410,990
Mount Vernon	\$539,408	\$284,074	\$221,390	\$402,555	\$579,154	\$292,397	\$219,171	\$445,465
Providence	\$608,627	\$421,000	\$243,767	\$437,546	\$657,821	\$443,309	\$262,008	\$473,706
Springfield 3/	\$579,000	\$355,443	\$244,741	\$502,820	\$614,387	\$357,171	\$261,054	\$528,227
Sully	\$567,651	\$298,139	\$193,756	\$410,468	\$603,954	\$298,242	\$186,386	\$463,980
Fairfax County	\$555,896	\$339,522	\$219,893	\$442,370	\$629,425	\$356,946	\$235,706	\$500,010

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013. Market value for each unit is derived from the 2013 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 2013

Planning District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Annandale	\$458,474	\$331,015	\$143,381	\$419,344	\$485,440	\$336,639	\$154,852	\$428,053
Baileys	\$516,056	\$418,273	\$167,402	\$317,812	\$574,312	\$391,195	\$178,644	\$376,955
Bull Run	\$540,596	\$298,680	\$217,000	\$388,357	\$547,900	\$304,329	\$221,433	\$415,904
Fairfax	\$645,349	\$422,147	\$208,083	\$462,652	\$692,606	\$406,071	\$217,017	\$508,906
Jefferson	\$453,782	\$437,149	\$236,149	\$389,769	\$485,809	\$433,064	\$228,686	\$406,291
Lincolnia	\$411,821	\$365,780	\$145,530	\$377,122	\$458,320	\$381,766	\$142,899	\$399,393
Lower Potomac	\$540,307	\$277,077	\$248,432	\$376,554	\$567,568	\$293,078	\$257,031	\$416,371
McLean	\$825,962	\$606,829	\$316,505	\$728,449	\$994,196	\$634,627	\$338,239	\$835,004
Mount Vernon	\$530,174	\$268,484	\$212,506	\$384,156	\$569,513	\$269,835	\$200,262	\$430,157
Pohick 1/	\$550,296	\$323,926	\$219,373	\$478,558	\$592,433	\$320,837	\$219,014	\$499,402
Rose Hill	\$434,270	\$400,699	\$263,274	\$404,139	\$481,201	\$401,381	\$243,542	\$423,934
Springfield	\$411,696	\$340,398	\$169,927	\$364,854	\$451,501	\$339,266	\$192,791	\$387,060
Upper Potomac 2/	\$612,907	\$352,843	\$230,863	\$480,366	\$710,413	\$365,102	\$270,768	\$544,787
Vienna 3/	\$656,357	\$456,911	\$315,209	\$594,449	\$707,067	\$486,583	\$308,431	\$627,210
Fairfax County	\$555,896	\$339,522	\$219,893	\$442,370	\$629,425	\$356,946	\$235,706	\$500,010

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013. Market value for each unit is derived from the 2013 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 2013

Human Services Region	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
Region 1	\$477,375	\$321,460	\$226,920	\$380,390	\$518,078	\$326,679	\$216,339	\$416,422
Region 2	\$489,846	\$371,119	\$171,032	\$414,850	\$531,635	\$395,671	\$194,324	\$439,826
Region 3 1/	\$701,095	\$395,215	\$247,352	\$549,939	\$815,057	\$415,538	\$282,956	\$629,143
Region 4 2/	\$548,770	\$320,572	\$206,339	\$444,542	\$577,951	\$323,091	\$210,122	\$467,773
Fairfax County	\$555,896	\$339,522	\$219,893	\$442,370	\$629,425	\$356,946	\$235,706	\$500,010

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013. Market value for each unit is derived from the 2013 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 2013**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4151	\$573,836	\$514,777	\$92,606	\$544,074	\$693,919	\$520,468	\$115,023	\$634,016
4152	\$610,895	\$570,834	\$227,766	\$232,617	\$605,033	\$546,411	\$210,321	\$306,245
4153	\$400,533	\$264,001		\$321,583	\$434,339	\$265,277		\$365,500
4154.01	\$608,322	\$283,486		\$526,445	\$602,427	\$283,997		\$496,735
4154.02	\$654,284	\$262,385		\$607,888	\$648,216	\$255,946		\$564,552
4155	\$485,138	\$392,353		\$461,737	\$510,321	\$387,966		\$492,419
4156	\$751,814	\$684,971		\$751,803	\$896,543	\$684,971		\$896,342
4157	\$622,991			\$622,991	\$653,516			\$653,516
4158	\$571,193			\$571,193	\$602,186			\$602,186
4159	\$477,397			\$477,397	\$542,399			\$542,399
4160	\$459,399	\$288,905		\$426,695	\$483,034	\$230,947		\$419,833
4161	\$598,000			\$598,000	\$688,842			\$688,842
4162								
4163	\$510,460			\$510,460	\$671,011			\$671,011
4201	\$393,271	\$306,351		\$373,820	\$413,959	\$293,931		\$400,202
4202.01	\$491,858	\$362,655		\$396,328	\$538,830	\$362,903		\$444,069
4202.02	\$677,679	\$305,999	\$284,181	\$298,027	\$628,686	\$303,905	\$284,561	\$299,298
4202.03	\$468,467	\$412,967		\$426,491	\$504,253	\$404,578		\$469,659
4203	\$404,342	\$383,263		\$400,169	\$436,113	\$443,070		\$437,933
4204	\$392,476	\$282,373	\$278,506	\$280,601	\$401,498	\$350,916	\$270,920	\$310,296
4205.01		\$291,329	\$295,608	\$295,608		\$291,329	\$295,430	\$295,426
4205.02	\$356,021	\$302,382	\$123,759	\$264,921	\$364,303	\$312,669	\$134,140	\$243,331
4205.03	\$292,832	\$301,847	\$125,917	\$171,082	\$303,480	\$350,138	\$124,170	\$228,115
4206	\$501,702	\$339,190		\$357,642	\$496,785	\$348,724		\$404,080

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4207	\$381,048	\$572,948		\$384,098	\$471,859	\$566,939		\$474,767
4208	\$368,497	\$319,449		\$364,667	\$422,254	\$320,181		\$416,195
4210.01	\$315,544	\$319,346		\$318,705	\$370,446	\$352,831		\$356,598
4210.02	\$376,499	\$391,543		\$382,798	\$409,802	\$370,861		\$392,722
4211.01	\$547,279	\$356,966	\$283,111	\$357,199	\$572,374	\$375,195	\$282,057	\$387,839
4211.02	\$622,580	\$435,378		\$445,869	\$606,890	\$416,647		\$466,385
4211.03	\$605,092	\$319,081	\$263,734	\$376,390	\$600,690	\$332,842	\$254,858	\$438,545
4212	\$449,197			\$449,197	\$463,553			\$463,553
4213	\$431,429	\$301,890		\$402,245	\$435,862	\$309,249		\$392,152
4214	\$363,800	\$348,060	\$129,721	\$349,285	\$377,647	\$342,186	\$228,772	\$361,908
4215	\$312,879	\$387,131	\$90,721	\$261,508	\$386,293	\$331,335	\$135,559	\$278,133
4216	\$300,424	\$149,736	\$108,608	\$152,068	\$305,856	\$153,479	\$108,343	\$170,089
4217.01	\$307,015	\$223,619	\$72,202	\$223,427	\$317,602	\$215,926	\$77,540	\$205,924
4217.02	\$330,700	\$270,068		\$306,443	\$337,275	\$269,495		\$315,758
4218	\$304,222	\$211,389	\$111,823	\$161,571	\$336,860	\$202,001	\$120,601	\$195,697
4219	\$309,669			\$309,669	\$315,252			\$315,252
4220	\$323,429	\$302,526		\$312,007	\$403,369	\$324,824		\$362,478
4221.01	\$536,594	\$266,366	\$253,033	\$280,768	\$496,521	\$267,024	\$230,162	\$352,051
4221.02	\$554,661	\$277,799		\$322,209	\$552,091	\$272,169		\$333,130
4222.01	\$709,656	\$411,859	\$324,637	\$665,347	\$661,918	\$390,441	\$386,035	\$595,962
4222.02	\$538,932	\$350,018	\$219,694	\$393,621	\$536,818	\$308,657	\$222,256	\$382,008
4223.01	\$522,053	\$460,983	\$105,620	\$454,055	\$566,617	\$471,952	\$108,771	\$448,416
4223.02	\$650,271	\$439,791	\$257,378	\$295,427	\$565,640	\$428,996	\$242,370	\$366,111
4224.01	\$1,250,000	\$394,605	\$271,464	\$376,415	\$1,250,000	\$402,260	\$262,816	\$344,009

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4224.02	\$749,888	\$365,774		\$370,798	\$700,689	\$374,006		\$392,263
4224.03	\$466,969	\$518,436		\$476,551	\$513,042	\$489,357		\$505,594
4301.01	\$528,805			\$528,805	\$530,963			\$530,963
4301.02	\$461,304	\$321,792		\$347,627	\$485,257	\$324,003		\$383,577
4302.01	\$483,779	\$338,393		\$427,658	\$507,056	\$334,880		\$432,628
4302.02	\$490,900	\$313,050		\$457,725	\$515,413	\$347,002		\$459,760
4302.03	\$480,730	\$387,270		\$459,372	\$484,651	\$390,029		\$456,327
4304	\$431,264	\$342,430		\$425,603	\$427,867	\$341,293		\$415,713
4305	\$394,466			\$394,466	\$404,874			\$404,874
4306	\$349,877	\$271,328		\$347,382	\$358,923	\$268,449		\$352,184
4307	\$350,671			\$350,671	\$357,422			\$357,422
4308.01	\$424,019	\$362,096		\$391,122	\$443,930	\$346,361		\$408,655
4308.02	\$559,305	\$222,187	\$165,315	\$204,638	\$556,797	\$244,544	\$161,384	\$272,992
4309.01	\$576,644	\$325,441		\$361,869	\$586,876	\$331,603		\$427,112
4309.02	\$449,775	\$303,955		\$348,809	\$443,156	\$302,480		\$380,518
4310.01	\$453,851	\$306,320		\$364,003	\$462,994	\$285,091		\$371,950
4310.02	\$641,914	\$314,163		\$314,206	\$641,914	\$316,294		\$317,160
4313	\$453,573	\$348,424		\$438,689	\$467,193	\$354,716		\$443,221
4314	\$428,487	\$383,638		\$416,551	\$451,656	\$355,612		\$414,199
4315	\$508,615	\$385,819	\$387,426	\$436,504	\$524,517	\$354,775	\$352,514	\$446,041
4316	\$425,504	\$373,979	\$129,031	\$388,734	\$480,569	\$347,721	\$125,509	\$420,676
4318.01	\$518,736	\$326,725		\$328,993	\$560,652	\$322,224		\$339,799
4318.02	\$518,618	\$251,482		\$487,663	\$534,921	\$253,470		\$458,384
4319	\$546,770			\$546,770	\$543,930			\$543,930

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4320	\$554,817	\$314,858		\$372,692	\$539,097	\$311,407		\$422,702
4321	\$561,846	\$316,688	\$219,373	\$322,958	\$557,683	\$302,141	\$219,014	\$365,544
4322.01		\$304,747		\$304,747		\$302,666		\$302,666
4322.02	\$547,476	\$334,760		\$355,914	\$543,639	\$338,468		\$415,476
4323	\$549,499	\$341,694		\$509,909	\$603,446	\$354,299		\$527,970
4324.01	\$524,921			\$524,921	\$532,402			\$532,402
4324.02	\$511,102	\$383,392		\$490,349	\$531,939	\$378,725		\$486,474
4325	\$529,409	\$355,540		\$514,290	\$528,794	\$361,980		\$490,503
4326	\$522,914	\$333,498		\$497,807	\$534,537	\$345,414		\$486,367
4327.01	\$462,636	\$335,456		\$432,622	\$462,563	\$339,694		\$429,414
4327.02	\$468,617	\$300,413		\$318,646	\$476,993	\$303,235		\$333,584
4328	\$472,349	\$308,317		\$335,040	\$488,235	\$308,157		\$385,870
4401	\$643,883	\$284,845		\$620,787	\$661,565	\$338,919		\$612,713
4402.01		\$444,093	\$230,542	\$266,098		\$487,868	\$244,209	\$300,478
4402.02	\$560,273	\$334,161	\$162,469	\$330,191	\$611,578	\$337,423	\$165,638	\$366,105
4403	\$548,760			\$548,760	\$569,339			\$569,339
4405.01	\$506,024	\$417,835		\$502,964	\$534,575	\$418,625		\$532,263
4405.02	\$549,231	\$705,000		\$617,604	\$589,205	\$702,822		\$596,932
4406	\$410,238	\$178,230		\$409,842	\$462,663	\$178,602		\$459,381
4407.01	\$509,031			\$509,031	\$523,509			\$523,509
4407.02	\$522,877	\$358,407		\$515,152	\$540,523	\$372,393		\$527,776
4408	\$529,468			\$529,468	\$555,971			\$555,971
4501	\$429,000	\$349,655	\$219,799	\$354,427	\$434,647	\$384,032	\$212,167	\$348,449
4502	\$417,059			\$417,059	\$426,335			\$426,335

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4503	\$440,556	\$378,020	\$98,793	\$426,973	\$463,639	\$405,820	\$96,825	\$409,790
4504	\$529,222	\$478,782		\$500,311	\$561,780	\$480,792		\$553,732
4505	\$331,775			\$331,775	\$361,401			\$361,401
4506.01	\$447,303	\$377,453		\$444,975	\$467,741	\$377,377		\$465,487
4506.02	\$349,280	\$478,162	\$255,976	\$321,770	\$365,518	\$473,103	\$263,891	\$337,368
4507.01	\$495,003	\$385,040		\$414,448	\$531,105	\$378,206		\$461,249
4507.02	\$583,963			\$583,963	\$603,102			\$603,102
4508	\$416,915	\$507,522	\$113,843	\$408,922	\$469,399	\$509,053	\$146,215	\$420,586
4509	\$457,265			\$457,265	\$476,661			\$476,661
4510	\$428,621			\$428,621	\$435,683			\$435,683
4511	\$652,796			\$652,796	\$646,264			\$646,264
4512	\$698,250			\$698,250	\$792,804			\$792,804
4513	\$499,251	\$468,072	\$222,578	\$489,429	\$574,766	\$478,741	\$208,805	\$525,158
4514		\$482,209	\$121,742	\$121,742		\$495,029	\$106,044	\$220,716
4515.01	\$440,252	\$323,384	\$123,083	\$150,823	\$475,979	\$359,316	\$125,436	\$221,311
4515.02	\$468,617	\$423,733	\$148,305	\$434,959	\$493,612	\$432,293	\$139,295	\$434,657
4516.01	\$409,789			\$409,789	\$531,155			\$531,155
4516.02	\$631,428		\$121,655	\$131,509	\$675,796		\$119,989	\$325,580
4518	\$392,155	\$505,138		\$400,426	\$437,143	\$511,704		\$440,353
4519	\$493,250	\$353,378		\$378,934	\$563,404	\$347,930		\$420,597
4520	\$524,043	\$329,603		\$449,539	\$553,582	\$337,151		\$471,635
4521.01	\$492,243	\$317,030		\$407,665	\$503,900	\$321,618		\$420,152
4521.02	\$428,819	\$324,868		\$340,105	\$502,888	\$321,548		\$429,107
4522	\$374,521	\$326,949	\$131,987	\$353,071	\$383,988	\$331,551	\$121,182	\$332,765

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4523.01		\$216,226	\$144,331	\$146,383		\$259,767	\$161,584	\$170,038
4523.02	\$381,626	\$317,630	\$127,451	\$156,244	\$388,505	\$291,687	\$131,095	\$208,738
4524	\$381,712	\$332,224		\$376,084	\$420,248	\$333,535		\$405,818
4525.01	\$385,299	\$409,002	\$271,404	\$385,882	\$427,162	\$419,792	\$242,229	\$413,135
4525.02	\$421,822	\$372,916		\$385,000	\$434,691	\$349,862		\$405,127
4526	\$329,236	\$452,621	\$145,530	\$340,355	\$378,812	\$424,481	\$142,899	\$369,711
4527	\$563,296	\$283,360	\$231,000	\$269,208	\$548,462	\$331,048	\$209,866	\$337,477
4528.01	\$534,711		\$233,751	\$249,828	\$554,610		\$226,572	\$312,967
4528.02			\$211,515	\$211,515			\$210,663	\$210,663
4601	\$787,099	\$179,963		\$786,791	\$869,262	\$180,322		\$865,445
4602	\$795,451			\$795,451	\$863,748			\$863,748
4603	\$653,861			\$653,861	\$717,650			\$717,650
4604	\$705,600	\$668,921	\$415,595	\$678,762	\$776,140	\$638,238	\$420,501	\$700,225
4605.01	\$820,779	\$703,728		\$799,669	\$819,789	\$702,381		\$810,385
4605.02	\$722,056	\$579,095		\$631,632	\$746,861	\$575,381		\$669,219
4606	\$548,243			\$548,243	\$601,492			\$601,492
4607.01	\$504,375			\$504,375	\$554,113			\$554,113
4607.02	\$511,805	\$510,690		\$511,630	\$614,894	\$517,465		\$600,798
4608	\$605,811	\$357,765	\$218,603	\$554,825	\$712,741	\$439,860	\$218,496	\$618,166
4609	\$663,751	\$610,291		\$654,815	\$721,596	\$591,061		\$708,964
4610	\$578,442	\$426,523	\$206,982	\$560,496	\$644,473	\$465,141	\$214,676	\$604,539
4611	\$707,115	\$261,497		\$682,735	\$751,465	\$383,429		\$683,533
4612.01	\$804,030	\$456,505		\$789,767	\$972,259	\$458,817		\$959,059
4612.02	\$1,183,088	\$451,652	\$259,593	\$391,181	\$1,128,770	\$437,554	\$249,186	\$406,183

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4615	\$723,747	\$469,944	\$310,532	\$509,950	\$731,163	\$515,447	\$297,849	\$555,480
4616.01	\$535,320	\$389,095	\$361,130	\$407,221	\$617,304	\$421,956	\$347,696	\$473,135
4616.02		\$587,334	\$267,628	\$292,420		\$498,311	\$278,734	\$337,555
4617	\$710,545	\$390,828		\$413,673	\$658,953	\$410,163		\$465,686
4618.01	\$452,664	\$353,143	\$275,953	\$316,934	\$452,664	\$404,423	\$257,007	\$333,287
4618.02	\$415,438	\$418,177	\$235,721	\$335,766	\$508,336	\$404,611	\$234,518	\$344,752
4619.01	\$538,911	\$352,105	\$177,438	\$337,521	\$553,910	\$407,661	\$167,007	\$344,418
4619.02	\$649,811			\$649,811	\$649,811			\$649,811
4701	\$1,249,517	\$1,201,182		\$1,245,121	\$1,713,051	\$1,244,336		\$1,696,121
4703	\$950,097			\$950,097	\$1,049,436			\$1,049,436
4704	\$903,226	\$783,754		\$869,308	\$1,082,717	\$763,764		\$1,040,720
4705	\$827,885	\$661,495	\$330,487	\$785,808	\$1,020,591	\$751,984	\$312,673	\$880,591
4706	\$867,564	\$930,654		\$875,807	\$1,029,301	\$1,089,721		\$1,040,259
4707	\$673,056	\$561,343	\$928,136	\$674,870	\$765,661	\$577,270	\$907,936	\$770,356
4708	\$684,914	\$582,545		\$675,259	\$732,391	\$633,411		\$710,720
4709	\$730,247	\$562,617		\$678,402	\$858,128	\$622,924		\$803,687
4710	\$644,863	\$389,673	\$347,532	\$553,068	\$682,792	\$453,918	\$334,531	\$563,689
4711	\$395,204	\$654,797		\$395,971	\$478,224	\$646,084		\$479,575
4712.01		\$214,203	\$262,016	\$237,641		\$376,267	\$284,536	\$304,781
4712.02	\$667,937	\$575,772	\$265,000	\$269,060	\$698,554	\$493,618	\$287,382	\$370,284
4713.01		\$505,115		\$505,115		\$530,848		\$530,848
4713.03	\$610,686	\$494,709	\$218,189	\$340,442	\$702,776	\$493,411	\$243,967	\$392,502
4713.04	\$605,952	\$485,074		\$588,425	\$628,027	\$429,906		\$613,206
4714.01	\$523,663		\$134,692	\$450,663	\$548,340		\$154,546	\$393,556

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4714.02	\$589,517	\$354,812	\$137,000	\$357,241	\$611,614	\$317,862	\$170,856	\$361,489
4801	\$1,268,410			\$1,268,410	\$1,420,366			\$1,420,366
4802.01	\$996,019			\$996,019	\$1,329,634			\$1,329,634
4802.02		\$441,300	\$316,505	\$316,505		\$441,944	\$382,721	\$384,145
4802.03		\$366,272	\$342,613	\$342,613		\$343,516	\$349,846	\$349,830
4803	\$1,155,373			\$1,155,373	\$1,354,372			\$1,354,372
4804.01	\$860,580			\$860,580	\$988,271			\$988,271
4804.02	\$1,050,002			\$1,050,002	\$1,138,003			\$1,138,003
4805.01	\$672,977			\$672,977	\$703,890			\$703,890
4805.02	\$426,491			\$426,491	\$442,690			\$442,690
4805.03	\$478,344	\$327,431		\$462,754	\$542,488	\$348,783		\$499,311
4805.04	\$698,132	\$238,011	\$315,286	\$488,551	\$721,858	\$323,376	\$305,798	\$517,748
4805.05	\$687,236	\$329,068		\$337,499	\$647,128	\$350,677		\$401,497
4808.01	\$453,102	\$246,924	\$235,240	\$307,721	\$471,577	\$275,662	\$234,079	\$355,342
4808.02	\$429,086	\$237,850		\$423,854	\$487,696	\$326,892		\$447,149
4809.01	\$405,188	\$228,857		\$342,004	\$417,257	\$235,602		\$349,344
4809.02	\$454,012	\$289,676	\$158,264	\$283,336	\$480,523	\$387,982	\$145,136	\$320,231
4809.03	\$331,861	\$259,614	\$234,020	\$251,279	\$360,873	\$255,137	\$220,181	\$265,727
4810	\$384,066	\$222,437		\$227,803	\$386,906	\$237,282		\$263,576
4811.01			\$219,029	\$219,029			\$228,153	\$228,153
4811.02	\$665,203	\$466,210	\$294,068	\$447,372	\$664,989	\$478,407	\$288,052	\$445,930
4811.03		\$385,061		\$385,061		\$365,854		\$365,854
4811.04		\$414,411		\$414,411		\$398,877		\$398,877
4811.05	\$628,967	\$418,092		\$615,550	\$615,170	\$421,655		\$591,009

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4811.06	\$503,403	\$159,130		\$501,498	\$559,170	\$162,271		\$555,319
4812.01	\$542,752			\$542,752	\$544,223			\$544,223
4812.02	\$465,461	\$227,525	\$121,980	\$238,326	\$446,538	\$225,900	\$117,944	\$322,685
4814	\$566,319	\$352,918	\$190,000	\$389,507	\$613,678	\$357,579	\$188,399	\$456,051
4815	\$651,106			\$651,106	\$747,628			\$747,628
4816	\$779,987			\$779,987	\$857,099			\$857,099
4817.01	\$696,110			\$696,110	\$774,127			\$774,127
4817.02	\$681,547	\$429,787	\$224,721	\$254,810	\$712,378	\$413,423	\$215,805	\$363,300
4819	\$872,200	\$387,014	\$212,202	\$562,071	\$920,531	\$383,472	\$209,159	\$616,643
4820.01	\$787,820	\$405,723		\$602,276	\$825,975	\$419,544		\$660,519
4820.02	\$703,354	\$495,012	\$297,075	\$516,403	\$716,364	\$441,891	\$285,390	\$508,728
4821	\$571,701	\$463,219	\$185,399	\$246,774	\$643,515	\$436,286	\$196,515	\$334,175
4822.01	\$605,000	\$395,349		\$409,735	\$600,825	\$403,122		\$451,716
4822.02	\$543,929	\$357,310	\$278,660	\$329,000	\$562,813	\$369,866	\$327,214	\$345,117
4822.03		\$622,794	\$366,240	\$394,488		\$613,717	\$425,788	\$458,009
4823.01	\$622,157	\$408,087	\$204,498	\$389,566	\$661,769	\$435,360	\$207,882	\$401,331
4823.02		\$280,545	\$160,511	\$221,747		\$280,027	\$158,129	\$222,552
4823.03	\$606,305	\$322,594	\$167,969	\$333,498	\$619,605	\$370,627	\$178,343	\$390,041
4824	\$669,820			\$669,820	\$722,396			\$722,396
4825.01	\$638,961	\$401,844		\$410,078	\$647,059	\$392,234		\$437,178
4825.02	\$532,625	\$331,764		\$511,792	\$519,235	\$331,940		\$480,760
4825.03	\$576,281	\$298,894		\$560,000	\$611,980	\$296,352		\$562,134
4825.04	\$611,050			\$611,050	\$672,921			\$672,921
4826.01	\$534,615	\$339,832	\$176,218	\$438,272	\$517,566	\$332,740	\$182,742	\$435,072

Table 8.6

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4826.02	\$724,197	\$400,383		\$606,337	\$736,361	\$455,682		\$640,451
4901.01	\$451,358	\$346,364		\$433,505	\$462,907	\$321,071		\$419,774
4901.03	\$389,997	\$313,499		\$376,811	\$411,121	\$331,175		\$391,637
4905.01	\$587,462	\$316,961		\$353,635	\$589,569	\$296,628		\$425,522
4905.02	\$658,703	\$400,565		\$647,232	\$640,202	\$413,432		\$626,441
4910	\$635,623			\$635,623	\$682,254			\$682,254
4911.01	\$598,360			\$598,360	\$661,974			\$661,974
4911.02	\$397,489	\$355,000		\$393,353	\$404,520	\$353,846		\$401,070
4911.03	\$488,198	\$246,175		\$249,128	\$491,335	\$265,259		\$281,059
4912.01	\$419,943	\$260,855		\$289,949	\$422,765	\$269,330		\$297,943
4912.02								
4913.01	\$516,650	\$299,686	\$132,942	\$354,844	\$522,644	\$294,955	\$136,294	\$399,966
4913.02	\$515,890	\$335,274		\$342,764	\$470,309	\$329,483		\$362,541
4913.03	\$407,445	\$151,394	\$187,550	\$155,268	\$408,613	\$222,759	\$175,302	\$221,378
4914.01		\$292,105	\$193,183	\$285,316		\$287,857	\$181,716	\$271,568
4914.02	\$483,694	\$282,047		\$285,487	\$487,078	\$284,268		\$307,631
4914.03	\$573,290	\$296,925		\$568,020	\$584,838	\$296,420		\$540,562
4914.04	\$546,064	\$301,975		\$337,499	\$528,898	\$305,527		\$371,333
4914.05	\$602,795			\$602,795	\$618,031			\$618,031
4915.01	\$588,885	\$390,106	\$217,403	\$389,822	\$610,434	\$379,316	\$206,500	\$394,132
4915.02	\$627,609	\$176,935		\$623,350	\$641,731	\$178,853		\$633,489
4916.01	\$544,245	\$203,247		\$207,634	\$529,788	\$213,901		\$332,833
4916.02	\$375,452	\$230,039		\$345,219	\$429,362	\$228,975		\$371,582
4917.01	\$593,235	\$373,013	\$273,075	\$338,248	\$594,708	\$360,478	\$289,301	\$333,337

Table 8.6

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Census Tract
Fairfax County, January 2013**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4917.02		\$475,000	\$255,184	\$439,545		\$441,583	\$246,386	\$422,676
4917.03		\$354,900		\$354,900		\$425,120		\$425,120
4917.04	\$652,721	\$443,365		\$445,366	\$629,317	\$383,866		\$396,243
4917.05	\$740,440	\$460,335		\$684,854	\$741,730	\$390,785		\$646,706
4918.01		\$379,005	\$244,741	\$321,931		\$382,207	\$219,230	\$314,565
4918.02	\$437,363	\$282,822		\$416,337	\$445,996	\$338,929		\$385,961
4918.03	\$433,350	\$394,937	\$205,012	\$427,294	\$436,855	\$375,198	\$188,200	\$402,167
4920	\$660,308			\$660,308	\$698,020			\$698,020
4921	\$770,389			\$770,389	\$788,520			\$788,520
4922.01	\$811,188			\$811,188	\$836,264			\$836,264
4922.02	\$661,538	\$452,500		\$654,861	\$663,739	\$454,779		\$652,104
4922.03	\$702,070			\$702,070	\$693,515			\$693,515
4923	\$419,023	\$288,419		\$358,354	\$438,284	\$283,593		\$372,311
4924	\$409,270	\$248,861		\$255,719	\$480,989	\$265,844		\$318,246
4925	\$812,681			\$812,681	\$860,922			\$860,922
9801								
9802								
9803								
Fairfax County	\$555,896	\$339,522	\$219,893	\$442,370	\$629,425	\$356,946	\$235,706	\$500,010

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013. Market value for each unit is derived from the 2013 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 2013**

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	27	4	20	507	2,529	3,863	4,537	4,763	3,236	1,121	578	1,133	22,318
	Single Family Attached	153	960	1,405	4,029	1,711	710	615	235	60		17	20	9,915
	Multifamily	2,323	766	175	129	30								3,423
	Total	2,503	1,730	1,600	4,665	4,270	4,573	5,152	4,998	3,296	1,121	595	1,153	35,656
Dranesville 1/	Single Family Detached	6	4	61	751	2,578	1,473	1,268	910	973	1,680	2,128	17,151	28,983
	Single Family Attached	251	1,682	697	253	416	499	357	290	365	329	152	686	5,977
	Multifamily	633	212	281	104	103	44	5			7	7	58	1,454
	Total	890	1,898	1,039	1,108	3,097	2,016	1,630	1,200	1,338	2,016	2,287	17,895	36,414
Hunter Mill 2/	Single Family Detached	1	164	13	65	328	784	2,198	2,988	2,631	2,516	2,213	7,670	21,571
	Single Family Attached	287	1,251	1,223	2,155	2,406	1,686	1,115	1,062	472	344	346	298	12,645
	Multifamily	2,477	1,329	1,261	623	505	430	188	139	43	64	72	230	7,361
	Total	2,765	2,744	2,497	2,843	3,239	2,900	3,501	4,189	3,146	2,924	2,631	8,198	41,577
Lee	Single Family Detached	4	49	1,097	3,368	3,700	2,553	1,344	941	714	563	498	1,550	16,381
	Single Family Attached	1,387	454	2,218	2,521	2,597	2,395	1,289	830	352	32	1	22	14,098
	Multifamily	1,061	479	1,313	108	5								2,966
	Total	2,452	982	4,628	5,997	6,302	4,948	2,633	1,771	1,066	595	499	1,572	33,445
Mason	Single Family Detached	7	11	481	2,171	3,225	2,522	2,341	1,819	1,191	845	884	2,191	17,688
	Single Family Attached	50	519	478	1,927	1,060	849	496	384	177	40	5		5,985
	Multifamily	3,944	1,299	840	239	5								6,327
	Total	4,001	1,829	1,799	4,337	4,290	3,371	2,837	2,203	1,368	885	889	2,191	30,000
Mount Vernon	Single Family Detached	59	88	744	1,130	1,557	2,242	2,289	2,959	2,571	1,890	1,329	3,871	20,729
	Single Family Attached	1,376	1,935	3,657	2,063	1,327	728	212	146	164	31	2	6	11,647
	Multifamily	1,808	1,276	620	370	198	79	8	3	1	4		1	4,368
	Total	3,243	3,299	5,021	3,563	3,082	3,049	2,509	3,108	2,736	1,925	1,331	3,878	36,744

(Continued)

Table 8.7

**Market Value of Owned Housing Units by Unit Type by Supervisor District
Fairfax County, January 2013**

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	10	9	20	178	722	1,190	1,639	2,032	1,731	1,387	1,513	5,069	15,500
	Single Family Attached	191	326	529	1,236	1,950	1,796	1,336	418	725	631	415	458	10,011
	Multifamily	3,425	3,171	1,905	1,669	1,029	296	221	64	36	87	30	110	12,043
	Total	3,626	3,506	2,454	3,083	3,701	3,282	3,196	2,514	2,492	2,105	1,958	5,637	37,554
Springfield 3/	Single Family Detached	11	10	23	188	1,235	2,782	2,995	3,441	3,269	2,507	2,378	6,704	25,543
	Single Family Attached	492	671	1,108	2,806	2,639	1,489	768	572	57	85	14		10,701
	Multifamily	238	512	301	167	108	20	18	17	5				1,386
	Total	741	1,193	1,432	3,161	3,982	4,291	3,781	4,030	3,331	2,592	2,392	6,704	37,630
Sully	Single Family Detached	17	13	58	884	1,724	1,881	1,896	2,795	3,680	2,191	1,339	4,652	21,130
	Single Family Attached	1,566	2,740	3,631	4,184	2,081	624	270	158		8	43	105	15,410
	Multifamily	814	640											1,454
	Total	2,397	3,393	3,689	5,068	3,805	2,505	2,166	2,953	3,680	2,199	1,382	4,757	37,994
Fairfax County	Single Family Detached	142	352	2,517	9,242	17,598	19,290	20,507	22,648	19,996	14,700	12,860	49,991	189,843
	Single Family Attached	5,753	10,538	14,946	21,174	16,187	10,776	6,458	4,095	2,372	1,500	995	1,595	96,389
	Multifamily	16,723	9,684	6,696	3,409	1,983	869	440	223	85	162	109	399	40,782
	Total	22,618	20,574	24,159	33,825	35,768	30,935	27,405	26,966	22,453	16,362	13,964	51,985	327,014

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013. Market value for each unit is derived from the 2013 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 2013**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Annandale	Single Family Detached	1	3	42	1,017	3,156	3,294	2,489	2,724	1,542	599	342	856	16,065
	Single Family Attached	24	445	72	1,897	633	329	31	81	29	16	1		3,558
	Multifamily	1,808	248	116	11	1								2,184
	Total	1,833	696	230	2,925	3,790	3,623	2,520	2,805	1,571	615	343	856	21,807
Baileys	Single Family Detached	2		93	454	696	506	685	486	342	383	530	1,015	5,192
	Single Family Attached	5	185	80	95	124	280	170	107	33	7			1,086
	Multifamily	3,311	1,168	633	129	4								5,245
	Total	3,318	1,353	806	678	824	786	855	593	375	390	530	1,015	11,523
Bull Run	Single Family Detached	18	13	59	750	1,924	2,718	1,993	1,951	3,030	1,881	1,115	2,481	17,933
	Single Family Attached	1,695	2,845	4,023	3,743	2,234	1,102	628	436	17	48	12		16,783
	Multifamily	884	1,105	301	137	76	12	10	13	5				2,543
	Total	2,597	3,963	4,383	4,630	4,234	3,832	2,631	2,400	3,052	1,929	1,127	2,481	37,259
Fairfax	Single Family Detached	3	2		12	464	675	856	817	900	920	1,094	3,360	9,103
	Single Family Attached	164	142	321	1,050	574	1,267	1,208	370	162	94	35	23	5,410
	Multifamily	1,692	1,164	671	266	30								3,823
	Total	1,859	1,308	992	1,328	1,068	1,942	2,064	1,187	1,062	1,014	1,129	3,383	18,336
Jefferson	Single Family Detached	7	9	337	924	1,397	1,522	1,473	940	604	424	321	718	8,676
	Single Family Attached	43	145	66	211	581	145	497	230	141	189	14	24	2,286
	Multifamily	1,590	954	810	507	298	42	11	7	7	3			4,229
	Total	1,640	1,108	1,213	1,642	2,276	1,709	1,981	1,177	752	616	335	742	15,191
Lincolnia	Single Family Detached	3	6	39	426	266	248	227	119	55	27	27	166	1,609
	Single Family Attached	21	103	328	326	480	246	198	170	110	17	4		2,003
	Multifamily	231	1											232
	Total	255	110	367	752	746	494	425	289	165	44	31	166	3,844

(Continued)

Table 8.8

**Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2013**

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	10	33	239	289	167	194	261	811	524	193	190	674	3,585
	Single Family Attached	646	668	914	394	480	597	146	14				1	3,860
	Multifamily	122	89	153	38	12							1	415
	Total	778	790	1,306	721	659	791	407	825	524	193	190	676	7,860
McLean	Single Family Detached	3	2	7	65	1,062	353	142	371	554	1,223	1,631	12,120	17,533
	Single Family Attached	66	93	205	16	115	63	123	212	355	324	158	825	2,555
	Multifamily	263	1,117	674	1,012	677	268	197	55	29	91	37	168	4,588
	Total	332	1,212	886	1,093	1,854	684	462	638	938	1,638	1,826	13,113	24,676
Mount Vernon	Single Family Detached	47	69	858	1,338	1,283	1,535	1,434	1,869	1,812	1,508	944	2,711	15,408
	Single Family Attached	1,752	763	2,012	912	614	274	64	134	164	31	3	5	6,728
	Multifamily	2,222	1,336	467	337	191	79	8	3	1	4			4,648
	Total	4,021	2,168	3,337	2,587	2,088	1,888	1,506	2,006	1,977	1,543	947	2,716	26,784
Pohick 1/	Single Family Detached	38	13	38	345	1,371	3,003	4,814	5,354	4,104	2,425	2,147	6,378	30,030
	Single Family Attached	216	1,514	2,830	6,394	2,940	856	161	15	9	7			14,942
	Multifamily	69	363	16										448
	Total	323	1,890	2,884	6,739	4,311	3,859	4,975	5,369	4,113	2,432	2,147	6,378	45,420
Rose Hill	Single Family Detached	2	4	373	986	1,900	1,751	1,027	666	439	332	333	1,176	8,989
	Single Family Attached	160	22	546	1,252	1,524	1,717	857	585	343	32		22	7,060
	Multifamily	426	330	1,112	103									1,971
	Total	588	356	2,031	2,341	3,424	3,468	1,884	1,251	782	364	333	1,198	18,020
Springfield	Single Family Detached	1	28	352	1,724	1,897	1,213	837	761	687	434	274	536	8,744
	Single Family Attached	263	606	1,486	1,310	1,707	762	439	276	10				6,859
	Multifamily	860	70	201	30	32	8	8	4					1,213
	Total	1,124	704	2,039	3,064	3,636	1,983	1,284	1,041	697	434	274	536	16,816

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District
Fairfax County, January 2013

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	5	167	79	907	1,993	2,126	2,679	3,579	3,872	2,776	2,313	11,924	32,420
	Single Family Attached	600	2,967	1,789	3,138	3,207	2,184	1,260	1,147	396	228	196	309	17,421
	Multifamily	3,174	1,422	1,432	623	487	337	149	139	43	64	72	230	8,172
	Total	3,779	4,556	3,300	4,668	5,687	4,647	4,088	4,865	4,311	3,068	2,581	12,463	58,013
Vienna 3/	Single Family Detached	2	3	1	5	22	152	1,590	2,200	1,531	1,575	1,599	5,876	14,556
	Single Family Attached	98	40	274	436	974	954	676	318	603	507	572	386	5,838
	Multifamily	71	317	110	216	175	123	57	2					1,071
	Total	171	360	385	657	1,171	1,229	2,323	2,520	2,134	2,082	2,171	6,262	21,465
Fairfax County	Single Family Detached	142	352	2,517	9,242	17,598	19,290	20,507	22,648	19,996	14,700	12,860	49,991	189,843
	Single Family Attached	5,753	10,538	14,946	21,174	16,187	10,776	6,458	4,095	2,372	1,500	995	1,595	96,389
	Multifamily	16,723	9,684	6,696	3,409	1,983	869	440	223	85	162	109	399	40,782
	Total	22,618	20,574	24,159	33,825	35,768	30,935	27,405	26,966	22,453	16,362	13,964	51,985	327,014

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013. Market value for each unit is derived from the 2013 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 2013

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	63	137	1,826	4,483	5,302	4,858	3,864	4,198	3,391	2,486	1,789	5,113	37,510
	Single Family Attached	2,763	2,390	5,917	4,776	4,034	3,169	1,503	976	516	63	3	28	26,138
	Multifamily	2,869	1,755	1,933	478	203	79	8	3	1	4		1	7,334
	Total	5,695	4,282	9,676	9,737	9,539	8,106	5,375	5,177	3,908	2,553	1,792	5,142	70,982
Region 2	Single Family Detached	16	23	517	2,887	6,594	5,981	5,376	5,553	3,778	2,405	1,946	5,417	40,493
	Single Family Attached	195	931	684	3,143	2,930	1,592	1,149	742	599	452	146	181	12,744
	Multifamily	7,549	2,392	1,608	748	441	65	29	9	7	3			12,851
	Total	7,760	3,346	2,809	6,778	9,965	7,638	6,554	6,304	4,384	2,860	2,092	5,598	66,088
Region 3 1/	Single Family Detached	9	167	68	822	1,951	2,100	3,882	4,772	4,831	5,074	5,505	29,414	58,595
	Single Family Attached	632	3,110	2,351	3,078	3,269	3,583	2,609	1,535	1,187	892	772	1,261	24,279
	Multifamily	4,432	3,952	2,838	2,016	1,231	705	385	194	72	155	109	398	16,487
	Total	5,073	7,229	5,257	5,916	6,451	6,388	6,876	6,501	6,090	6,121	6,386	31,073	99,361
Region 4 2/	Single Family Detached	54	25	106	1,050	3,751	6,351	7,385	8,125	7,996	4,735	3,620	10,047	53,245
	Single Family Attached	2,163	4,107	5,994	10,177	5,954	2,432	1,197	842	70	93	74	125	33,228
	Multifamily	1,873	1,585	317	167	108	20	18	17	5				4,110
	Total	4,090	5,717	6,417	11,394	9,813	8,803	8,600	8,984	8,071	4,828	3,694	10,172	90,583
Fairfax County	Single Family Detached	142	352	2,517	9,242	17,598	19,290	20,507	22,648	19,996	14,700	12,860	49,991	189,843
	Single Family Attached	5,753	10,538	14,946	21,174	16,187	10,776	6,458	4,095	2,372	1,500	995	1,595	96,389
	Multifamily	16,723	9,684	6,696	3,409	1,983	869	440	223	85	162	109	399	40,782
	Total	22,618	20,574	24,159	33,825	35,768	30,935	27,405	26,966	22,453	16,362	13,964	51,985	327,014

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013. Market value for each unit is derived from the 2013 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 2013**

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			5	5			4	4	19		98	117		82	9	91
Dranesville 1/			104	104			34	34			236	236			90	90
Hunter Mill 2/	1		44	45			17	17	332		20	352	570		30	600
Lee	2	4	18	24		8	11	19		35	21	56		25	33	58
Mason	144		21	165			14	14			23	23			70	70
Mount Vernon			31	31			16	16	47		38	85			45	45
Providence		31	23	54	1,584	45	17	1,646	1,684	449	209	2,342	848		39	887
Springfield 3/			6	6	150		7	157			35	35			30	30
Sully		2	12	14			7	7			11	11		4	38	42
Fairfax County	147	37	264	448	1,734	53	127	1,914	2,082	484	691	3,257	1,418	111	384	1,913

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Braddock							22	22	19	82	138	239
Dranesville 1/			13	13			17	17			494	494
Hunter Mill 2/	513		5	518					1,416		116	1,532
Lee	2,418		5	2,423			4	4	2,420	72	92	2,584
Mason			6	6			9	9	144		143	287
Mount Vernon	673			673		736		736	720	736	130	1,586
Providence	2,556		2	2,558			27	27	6,672	525	317	7,514
Springfield 3/									150		78	228
Sully			101	101						6	169	175
Fairfax County	6,160		132	6,292		736	79	815	11,541	1,421	1,677	14,639

Source: Fairfax County Department of Neighborhood and Community Services, 2013

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 2013**

Town	Under Construction		Building Permit Issued, No Construction		Development Plan Submitted		Rezoning Pending		Total Development Activity	
	SFD	Total	SFD	Total	SFD	Total	SFD	Total	SFD	Total
Town of Herndon	10	10			9	9	17	17	36	36
Town of Vienna	32	32	8	8					40	40
Fairfax County	42	42	8	8	9	9	17	17	76	76

Source: Fairfax County Department of Neighborhood and Community Services, 2013

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 2013**

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			14	14			4	4			113	113			39	39
Baileys			5	5			8	8							22	22
Bull Run		2	10	12	150		6	156			25	25		4	7	11
Fairfax			15	15		6	7	13	19	30	42	91		82	39	121
Jefferson		11	7	18	1,571	29	4	1,604	858	230		1,088			9	9
Lincolnia	144		2	146			2	2								
Lower Potomac			6	6			2	2			31	31			8	8
McLean			73	73			27	27	704		135	839			38	38
Mount Vernon	2		20	22			16	16	47		7	54		8	7	15
Pohick 1/			8	8			8	8			26	26			52	52
Rose Hill		4	5	9			7	7			8	8			33	33
Springfield			13	13		8	2	10		35	13	48		17	17	34
Upper Potomac 2/	1		39	40			16	16	332		121	453	570		97	667
Vienna 3/		20	47	67	13	10	18	41	122	189	170	481	848		16	864
Fairfax County	147	37	264	448	1,734	53	127	1,914	2,082	484	691	3,257	1,418	111	384	1,913

Table 9.3
Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2013

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Annandale			6	6							176	176
Baileys							9	9			44	44
Bull Run			1	1					150	6	49	205
Fairfax	570			570			5	5	589	118	108	815
Jefferson									2,429	270	20	2,719
Lincolnia									144		4	148
Lower Potomac	283			283		736		736	283	736	47	1,066
McLean	1,986		11	1,997					2,690		284	2,974
Mount Vernon	635			635					684	8	50	742
Pohick 1/							17	17			111	111
Rose Hill			5	5						4	58	62
Springfield	2,173			2,173			4	4	2,173	60	49	2,282
Upper Potomac 2/	513		102	615			17	17	1,416		392	1,808
Vienna 3/			7	7			27	27	983	219	285	1,487
Fairfax County	6,160		132	6,292		736	79	815	11,541	1,421	1,677	14,639

Source: Fairfax County Department of Neighborhood and Community Services, 2013

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 2013**

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	2	4	46	52		8	27	35	47	35	59	141		25	75	100
Region 2	144	31	58	233	1,584	39	33	1,656	980	419	365	1,764	848		75	923
Region 3 1/	1		143	144		6	52	58	1,055	30	216	1,301	570	82	185	837
Region 4 2/		2	17	19	150		15	165			51	51		4	49	53
Fairfax County	147	37	264	448	1,734	53	127	1,914	2,082	484	691	3,257	1,418	111	384	1,913

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Region 1	3,091		5	3,096		736	4	740	3,140	808	216	4,164
Region 2			8	8			9	9	3,556	489	548	4,593
Region 3 1/	3,069		18	3,087			44	44	4,695	118	658	5,471
Region 4 2/			101	101			22	22	150	6	255	411
Fairfax County	6,160		132	6,292		736	79	815	11,541	1,421	1,677	14,639

Source: Fairfax County Department of Neighborhood and Community Services, 2013

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 2013

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4153	2						2
4154.02	1						1
4156	5						5
4157	3						3
4158	3						3
4159	2						2
4160	1	1					2
4161		13	7				20
4163	5	2		8			15
4202.01				4			4
4203	3	7	8	2			20
4204			47		390		437
4206					245		245
4207	1			4			5
4210.01		8	24	17			49
4210.02	1				2,173		2,174
4211.01	1		11				12
4211.03				14			14
4214	2	2					4
4216				8			8
4217.02	3			7			10
4219					283		283
4221.02	1		31				32
4222.01						736	736
4223.02	5				5		10
4224.01				10			10

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2013

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4224.03				13			13
4301.01						17	17
4304	1						1
4306		1					1
4307	3						3
4315				3			3
4316	8	1	13			4	26
4319				6			6
4321		1		3			4
4322.02		1	7				8
4327.01				9			9
4401	1						1
4402.01	7	561	753				1,321
4402.02		1					1
4403		1	1				2
4405.01	1						1
4406						5	5
4408	3	1	90				94
4503		2					2
4504	1						1
4505	1	1					2
4506.01		1		3			4
4506.02	1						1
4507.01	2			3			5
4507.02	4		1	5			10
4508	1	1		2			4

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2013

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4509	1			6			7
4512				15			15
4513		1				9	10
4515.01	1			5			6
4518	3	7					10
4519	1	1					2
4520			5		6		11
4521.01	3		15	29			47
4521.02		1	1				2
4525.01		1					1
4525.02	1						1
4526	144						144
4527	1						1
4528.01				2			2
4601	1		19				20
4602			1	11			12
4603	3						3
4604	1			5	5		11
4605.02	2	2			2	8	14
4606	4	6					10
4607.01	3	3					6
4607.02	9	4					13
4608	8	1					9
4609	7						7
4610	5						5
4611	5	1	4				10

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2013

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4612.01	3	3					6
4612.02	8	1	26	93	570		698
4615		6	30			19	55
4616.01	20	24	476	848			1,368
4616.02		1,039	327				1,366
4619.01			6				6
4701	7	1		4			12
4703	3	3	1				7
4704	4	4		23			31
4705	10	4	12				26
4706	6	4	6				16
4707	4	1	10				15
4708	2			6			8
4709	14	1	87	3			105
4710	1						1
4711	10	6		2	2		20
4713.01	4		8				12
4713.04	1						1
4714.01	1						1
4714.02	1						1
4801	15	1		2			18
4802.01		1					1
4802.02			300				300
4802.03			404		74		478
4803	10	4		10	1,921		1,945
4804.01	2	2	106	19			129

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2013

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4804.02	6	2	5	3	2		18
4805.01		1	9	9			19
4808.01	10						10
4808.02				9			9
4809.01						17	17
4811.02	1						1
4811.06	1						1
4814				210			210
4816	3	1		12			16
4817.01			3	2			5
4817.02			27	28			55
4819	3	7		2			12
4822.02				360	513		873
4822.03			332				332
4825.01				29			29
4825.03	1						1
4825.04	1	1					2
4826.02					100		100
4905.02	1		3				4
4910	2	2		1			5
4912.01	2			10			12
4915.01					1		1
4916.01	2		6				8
4916.02	3	3	2				8
4917.01		150					150
4917.03		1					1

(Continued)

Table 9.5
Summary of Residential Development Activity by Stage of Development
by Census Tract
Fairfax County, January 2013

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4917.05	1	1	14				16
4918.02	1						1
4920	1	3					4
4921	1	2		4			7
4922.01	2		17	23			42
4922.02			2				2
4922.03	1			3			4
4923	2			4			6
4925	1	1					2
Fairfax County	448	1,914	3,257	1,913	6,292	815	14,639

Source: Fairfax County Department of Neighborhood and Community Services, 2013

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 2013**

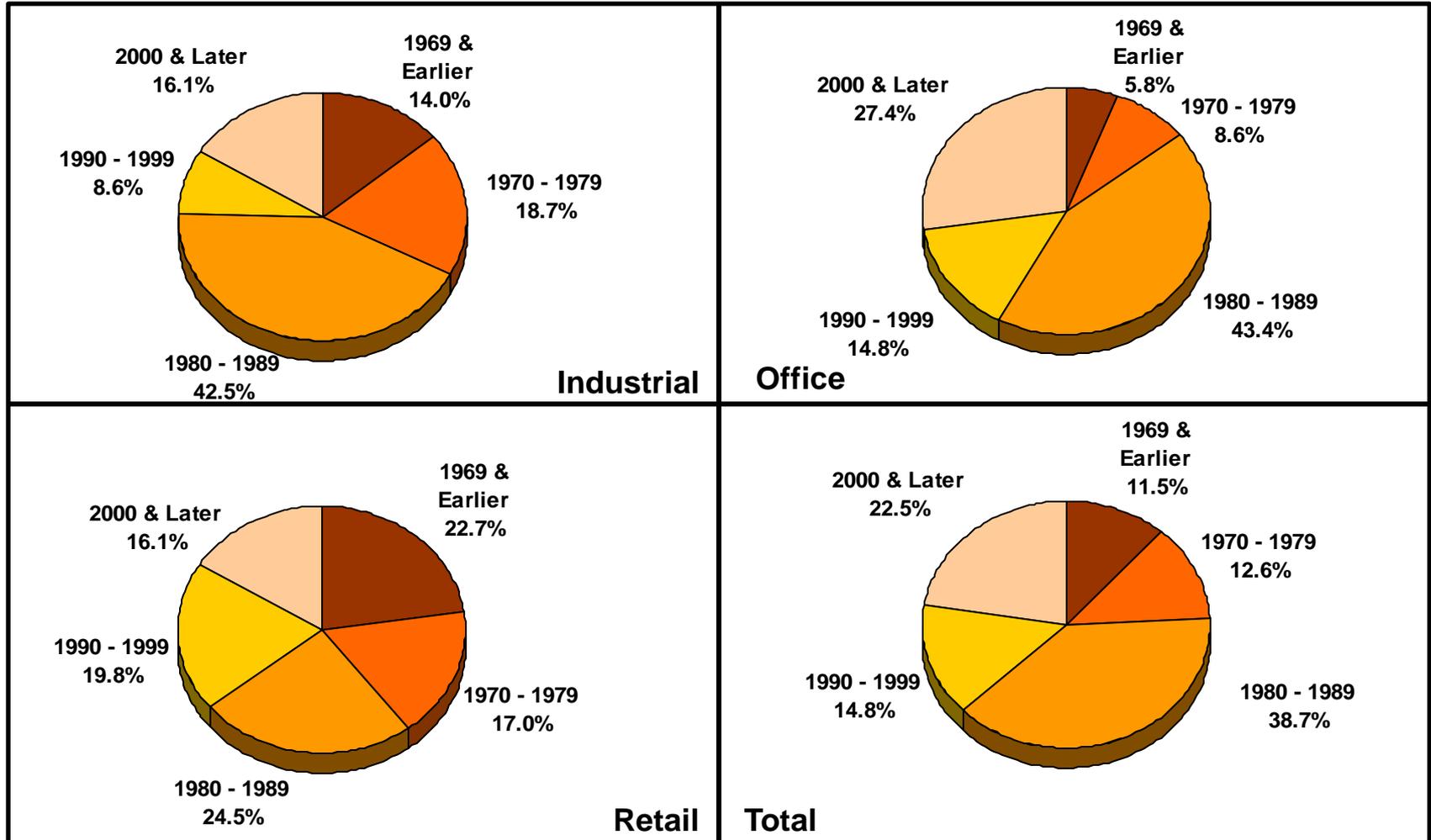


Table 10.1

**Industrial and Commercial Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2013**

Year Built	Industrial	Office	Retail	Total
Unknown	4,238	215,493	141,153	360,884
1964 and Earlier	3,887,288	5,278,653	6,003,120	15,169,061
1965 to 1969	2,340,674	1,819,733	6,086,731	10,247,138
1970 to 1974	4,313,699	5,496,309	4,493,821	14,303,829
1975 to 1979	4,021,909	5,317,649	4,647,313	13,986,871
1980 to 1984	6,977,468	17,709,321	4,831,017	29,517,806
1985 to 1989	11,944,167	36,755,136	8,357,688	57,056,991
1990 to 1994	1,325,099	5,732,976	5,940,558	12,998,633
1995 to 1999	2,522,981	12,797,742	4,726,605	20,047,328
2000 to 2004	5,443,704	20,914,272	5,519,163	31,877,139
2005 to 2009	1,390,228	9,248,537	2,341,180	12,979,945
2010 to 2012	342,453	4,260,388	835,568	5,438,409
Total	44,513,908	125,546,209	53,923,917	223,984,034

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Braddock	3,179,649	3,249,312	2,441,389	8,870,350
Dranesville 1/	1,768,032	19,621,860	4,650,602	26,040,494
Hunter Mill 2/	1,454,186	25,062,077	5,705,106	32,221,369
Lee	5,772,655	3,386,184	8,462,365	17,621,204
Mason	4,353,579	7,961,711	7,267,872	19,583,162
Mount Vernon	9,868,881	4,145,139	3,694,346	17,708,366
Providence	4,141,800	40,627,329	9,874,393	54,643,522
Springfield 3/	490,323	4,632,983	5,974,478	11,097,784
Sully	13,484,803	16,859,614	5,853,366	36,197,783
Fairfax County	44,513,908	125,546,209	53,923,917	223,984,034

Table 10.3
Industrial and Commercial Gross Floor Area by General Activity by Town
Fairfax County, January 2013

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Town of Clifton		4,734	38,301	43,035
Town of Herndon	807,791	6,400,593	2,060,726	9,269,110
Town of Vienna	367,756	2,143,470	1,076,771	3,587,997
Towns Total	1,175,547	8,548,797	3,175,798	12,900,142

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
Annandale	3,772,645	3,422,424	2,163,318	9,358,387
Baileys	474,182	3,727,705	3,769,038	7,970,925
Bull Run	10,986,909	15,459,143	5,960,241	32,406,293
Fairfax	465,829	9,732,245	4,034,839	14,232,913
Jefferson	2,908,344	10,117,944	2,974,518	16,000,806
Lincolnia	1,887,731	846,236	1,129,838	3,863,805
Lower Potomac	3,057,682	308,152	590,045	3,955,879
McLean	1,316,398	25,486,212	6,936,921	33,739,531
Mount Vernon	336,537	1,273,331	4,414,682	6,024,550
Pohick 1/	663,055	690,552	2,181,275	3,534,882
Rose Hill	393,036	755,751	1,520,942	2,669,729
Springfield	12,328,082	5,356,468	5,530,602	23,215,152
Upper Potomac 2/	5,235,429	38,356,140	8,852,076	52,443,645
Vienna 3/	688,049	10,013,906	3,865,582	14,567,537
Fairfax County	44,513,908	125,546,209	53,923,917	223,984,034

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
Region 1	15,641,536	7,531,323	12,025,062	35,197,921
Region 2	9,400,165	20,661,688	10,593,654	40,655,507
Region 3 1/	7,157,109	75,664,199	18,653,822	101,475,130
Region 4 2/	12,315,098	21,688,999	12,651,379	46,655,476
Fairfax County	44,513,908	125,546,209	53,923,917	223,984,034

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

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	4,503,934	1,501,306	6,690,322
B3		1,817	33,057	34,874
B5	807,791	6,400,593	2,060,726	9,269,110
C1			9,905	9,905
C2	10,476	40,826	12,576	63,878
D1	95,576	38,177	190,257	324,010
D2	385,470	7,895,194	713,070	8,993,734
D3	1,434,083	17,255,998	4,514,817	23,204,898
E1	96,470	14,636,676	5,142,628	19,875,774
E2		6,151	20,307	26,458
F	94,079	933,591	327,261	1,354,931
G1	26,656	2,048,950	820,965	2,896,571
G2		11,825	112,566	124,391
G3		3,046,518		3,046,518
H1	442,735	927,268	3,102,276	4,472,279
H2		2,421,888	262,679	2,684,567
I1	897,360	7,602,083	2,476,761	10,976,204
I2	22,036	159,302	19,798	201,136
I3	4,898,939	3,258,639	3,863,792	12,021,370
I4			484,648	484,648
I5		209,216	3,736	212,952
J1	43,872	385,192	545,451	974,515
J2	30,045	102,462	1,006,307	1,138,814
J3	10,004	159,893	385,083	554,980

(Continued)

Table 10.6
Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2013

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
J4		54,608	193,635	248,243
K	262,020	196,247	1,504,796	1,963,063
L	286,869	1,043,335	2,114,854	3,445,058
M0	292,237	1,654,011	233,895	2,180,143
M1		1,557,363	60,425	1,617,788
M2	2,400,224	5,625,425	1,622,077	9,647,726
M3	714,808	457,571	226,922	1,399,301
M4	1,736,993	375,156	700,238	2,812,387
M5	4,101,657	2,751,804	377,135	7,230,596
M6	8,256,918	1,966,521	2,995,920	13,219,359
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	487,189	2,417,450	4,060,419
N2	2,376		27,548	29,924
O1	144			144
P	99,890			99,890
P1	805,272	182,809	40,307	1,028,388
P3			139,663	139,663
Q1	6,357	2,608	6,200	15,165
R1	23,224		29,116	52,340
R3		4,734	38,301	43,035
R4		3,360		3,360
S1	819	3,102	225,796	229,717
T1	9,131,885	6,988,980	1,875,705	17,996,570
T2	2,126,454	6,606,620	1,630,015	10,363,089
T3		12,748	143,125	155,873
T4	428,409	4,712,598	2,396,448	7,537,455

(Continued)

Table 10.6

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2013**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
T5	125,873	1,031,581	1,540,981	2,698,435
T6	480	8,436	1,875	10,791
T7	432,035	144,559	28,730	605,324
Fairfax County	44,513,908	125,546,209	53,923,917	223,984,034

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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 2013

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	39,431	478,907	548,383
4152		167,037	348,614	515,651
4153	10,004	49,219	31,632	90,855
4154.01		2,842	195,544	198,386
4154.02		44,614	30,783	75,397
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	88,358	151,816
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	274,479	134,010	429,567
4205.02			44,465	44,465
4205.03		17,344	124,781	142,125
4206		11,877	224,026	235,903
4207	4,422		9,896	14,318
4208		131,412	41,023	172,435
4210.01	887,809	1,411,058	20,341	2,319,208
4210.02	2,026,689	463,669	2,782,762	5,273,120
4211.01	664,290	7,960	29,305	701,555
4211.02		3,612	22,265	25,877
4211.03	541,598	2,151	174,164	717,913

(Continued)

Table 10.7
Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2013

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	1,010,856	1,113,382
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	4,264,117	182,364	21,279	4,467,760
4221.01	123,221	94,471	286,882	504,574
4221.02	1,068,745	150,247	210,640	1,429,632
4222.02	230,381	57,600	75,700	363,681
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	155,504	227,171
4302.02			110,850	110,850
4304	1,202,338	277,930	226,922	1,707,190
4306	48,997	254,763	1,281,578	1,585,338
4307	727,102			727,102
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	376,029	411,375
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 2013

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	283,430	627,075
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	3,974,072	351,804	377,135	4,703,011
4401	21,368	54,210	62,610	138,188
4402.01	758,111	3,733,162	826,458	5,317,731
4402.02		1,182,621	59,376	1,241,997
4403		218,469	4,430	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	248,655	760,710
4504	132,096	301,322	161,890	595,308
4505			21,959	21,959
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	249,866	453,906
4508		146,841	135,116	281,957

(Continued)

Table 10.7
Industrial and Commercial Gross Floor Area by General Activity
by Census Tract
Fairfax County, January 2013

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4512	897			897
4513		293,957	178,912	472,869
4514		32,126	532,295	564,421
4515.01		159,885	710,559	870,444
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	393,328	792,074
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	1,740,858	1,186,770	707,299	3,634,927
4525.02		114,136	72,946	187,082
4526	1,887,731	549,681	221,362	2,658,774
4527	310,508	103,973	173,646	588,127
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		2,236,666	1,663,174	3,899,840
4605.01		3,931,251	599,584	4,530,835
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 2013

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4607.02		183,608	188,744	372,352
4608	39,270	1,510,143	349,281	1,898,694
4609	280,777	200,353	151,935	633,065
4610	47,709	249,366	306,229	603,304
4611		51,265	140,041	191,306
4612.01		54,604	43,206	97,810
4612.02	215,940	2,546,513	446,778	3,209,231
4615		37,980	12,515	50,495
4616.01	4,447	635,396	13,748	653,591
4616.02	1,797,381	1,427,373	411,630	3,636,384
4617	311,144	200,193	355,129	866,466
4618.02		1,491,849	6,758	1,498,607
4619.01	123,588		10,660	134,248
4703			106,147	106,147
4704	4,852	45,513	89,073	139,438
4705	76,919	1,128,866	187,125	1,392,910
4706	17,160	168,173	256,326	441,659
4707	1,500	399,900	208,747	610,147
4709		11,825	6,419	18,244
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		3,542,288	64,816	3,607,104
4713.01		559,439	355,560	914,999
4713.04	21,388	57,842	19,798	99,028
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 2013

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4801	10,476	23,892	4,378	38,746
4802.01		6,151	14,804	20,955
4802.02		13,255,497	5,349,800	18,605,297
4802.03		1,346,085	102,130	1,448,215
4803	810,369	562,198	477,076	1,849,643
4804.01	99,969	103,051	155,134	358,154
4804.02		18,751	51,160	69,911
4805.01	398,955		15,354	414,309
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	124,113	166,604	309,029
4808.02	52,141	1,482,337	707,959	2,242,437
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	2,636,422	83,945	2,786,146
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 2013

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4822.01		9,730		9,730
4822.02	319,691	3,292,841	181,163	3,793,695
4822.03	281,417	4,475,509	1,122,400	5,879,326
4823.01		1,847,931	495,062	2,342,993
4823.03			7,785	7,785
4824	1,702	2,844,235		2,845,937
4825.01	2,657,012	8,139,460	1,728,938	12,525,410
4825.03	88,300	27,668	226,822	342,790
4826.01			793,624	793,624
4826.02	86,400	1,021,607	290,040	1,398,047
4901.01	310,742	2,102,642	119,050	2,532,434
4901.03	8,065,300	9,056,387	1,993,549	19,115,236
4905.01		3,102	189,575	192,677
4905.02		62,074	88,391	150,465
4910	480	12,748	1,875	15,103
4912.01			143,125	143,125
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	512,390	589,335
4914.01		385,895		385,895
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 2013

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		348,554	392,214
4917.05	292,815	375,134	5,715	673,664
4918.01	4,422	69,090	995,352	1,068,864
4918.02	1,112	568,583	14,135	583,830
4918.03		116,581	355,159	471,740
4920	23,224	3,360	121,736	148,320
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		4,734	38,301	43,035
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
Fairfax County	44,513,908	125,544,697	53,923,317	223,981,922

Source: Fairfax County Department of Neighborhood and Community Services, 2013.

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.

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

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

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

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

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

Long-Term Forecasts

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

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

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

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

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

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

Household Forecasts

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

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

Population Forecasts

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

Household Population Methodology

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

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

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