

# DEMOGRAPHIC REPORTS 2023

County of Fairfax, Virginia

Economic, Demographic and Statistical Research  
Department of Management and Budget

# Fairfax County Board of Supervisors



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# DEMOGRAPHIC REPORTS 2023<sup>©</sup>

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## FOREWORD

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

The summary-level data for Fairfax County contained in the *Demographic Reports* is produced by the Integrated Parcel Lifecycle System (IPLS), a spatial-explicit and systematic application for demographic modeling developed by the Economic, Demographic, and Statistical Research unit (EDSR) within the Fairfax County Department of Management and Budget. The EDSR works on small area estimates and forecasts, collection, and summarization of state and federal data for Fairfax County and performs special studies and quantitative research. The information produced by EDSR is used by many county departments, boards, authorities, and the Fairfax County Public Schools. It is also used for program and capital improvement planning, decision-making, strategic planning, grant writing, budgeting, and the development of policy initiatives.

Periodically, the EDSR 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 EDSR also provides data and acts as a liaison to the Northern Virginia Regional Commission (NVRC) and the U.S. Census Bureau.

This report, along with other reports and data visualization tools produced by EDSR, is available electronically at:

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

The datasets presented in this report along with other datasets produced by EDSR are available in downloadable formats or accessible via APIs at:

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

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

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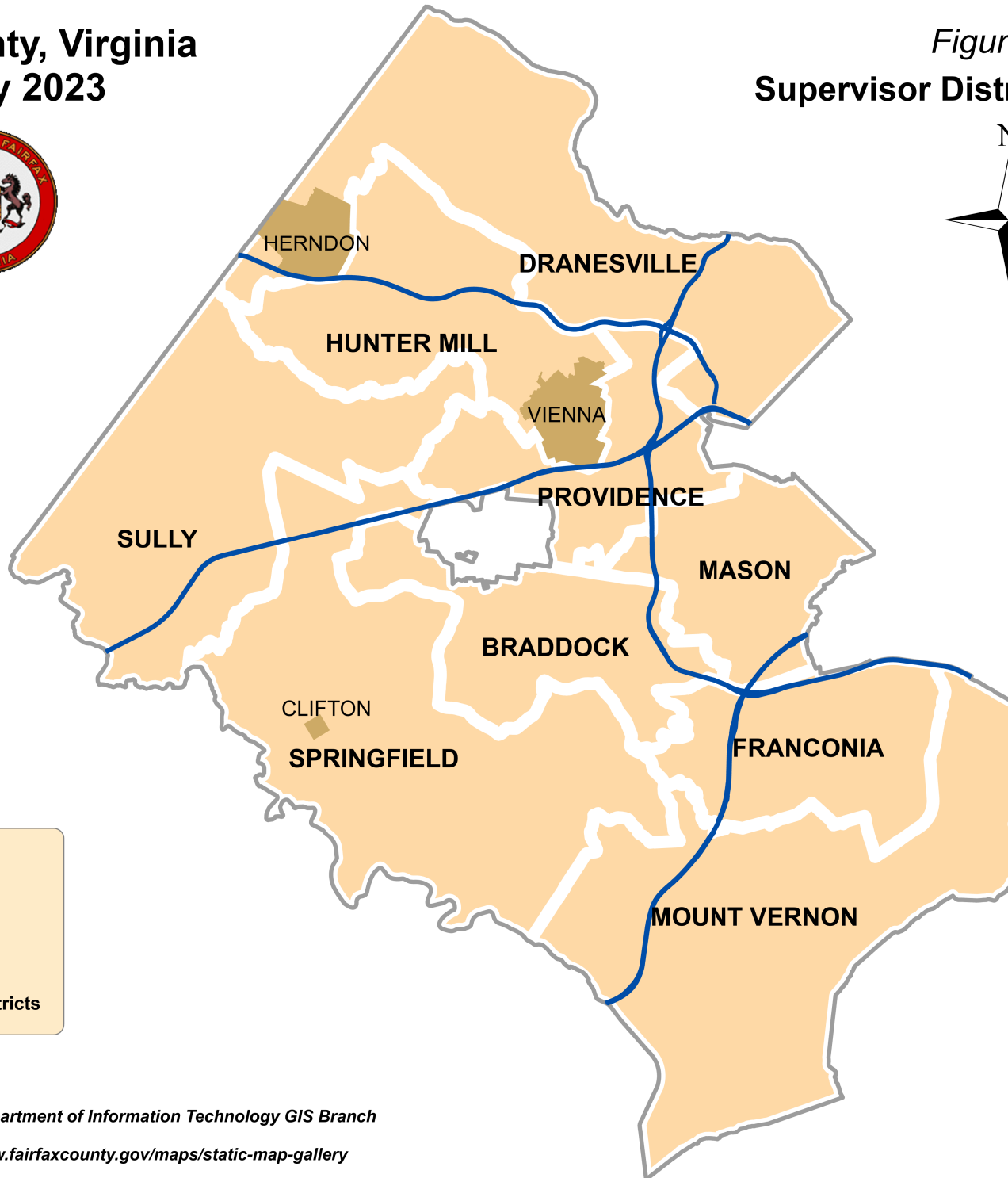
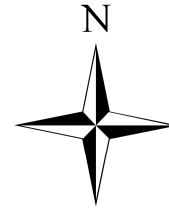
## MAP NOTES

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

# Fairfax County, Virginia January 2023



Figure 1.1  
Supervisor Districts and Towns



**Legend**

- Highways
- Towns
- Supervisor Districts

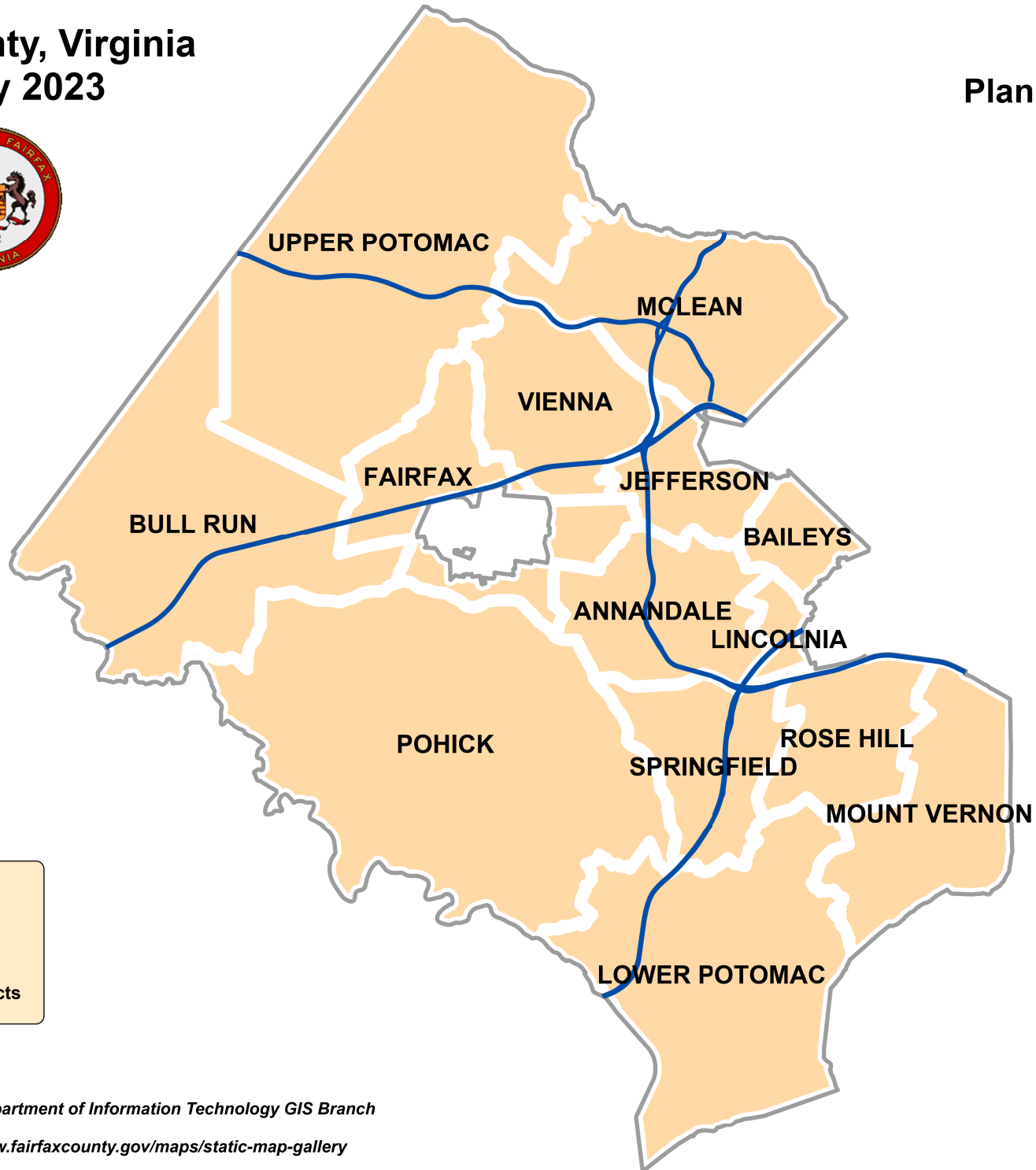
Source: Fairfax County Department of Information Technology GIS Branch

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

# Fairfax County, Virginia January 2023



Figure 1.2  
Planning Districts



**Legend**

- Highways
- Planning Districts

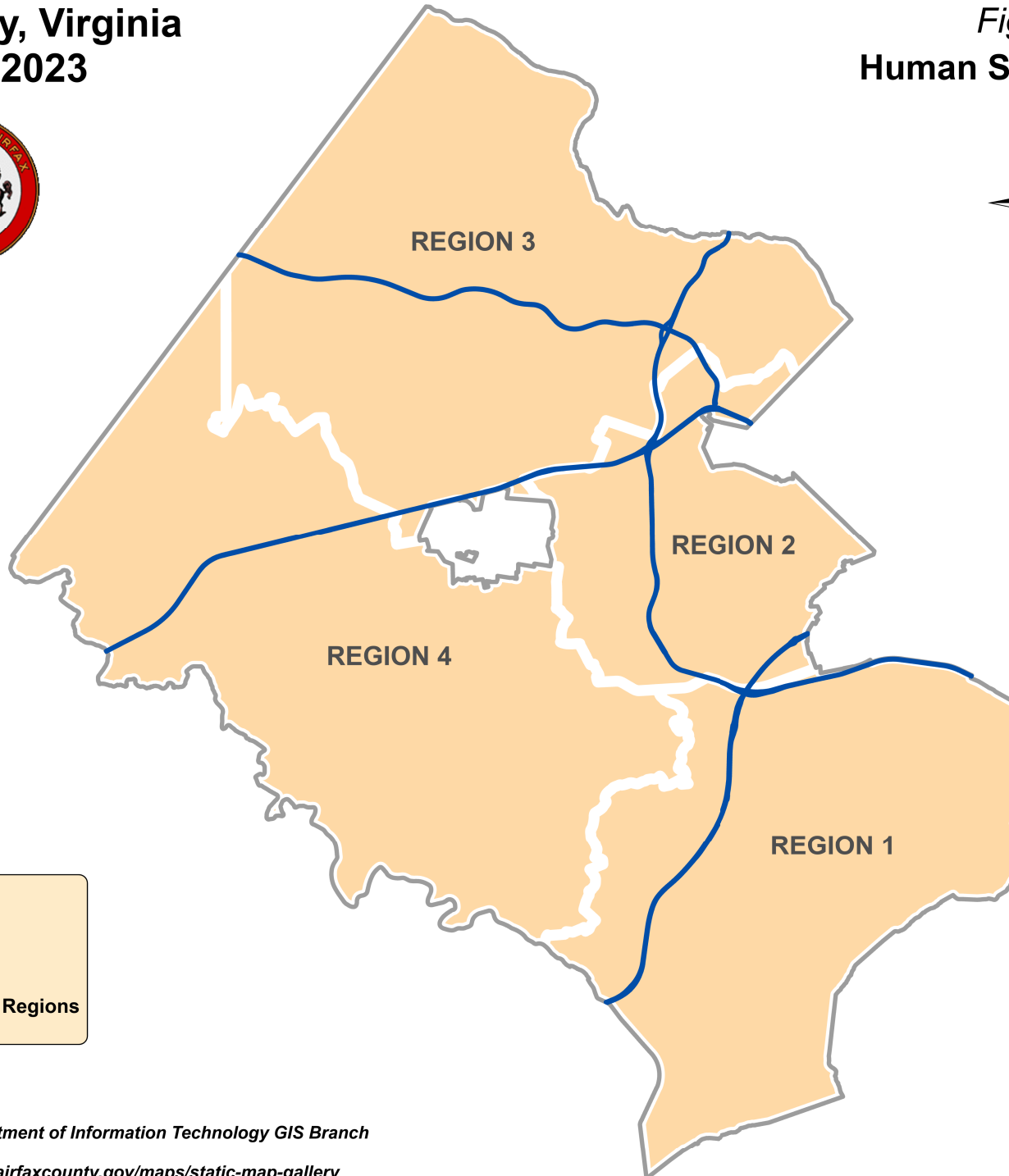
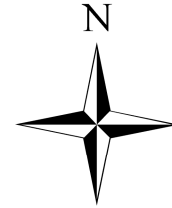
Source: Fairfax County Department of Information Technology GIS Branch

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

# Fairfax County, Virginia January 2023



Figure 1.3  
Human Services Regions



**Legend**

- Highways
- Human Services Regions

Source: Fairfax County Department of Information Technology GIS Branch

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

# Fairfax County, Virginia January 2023

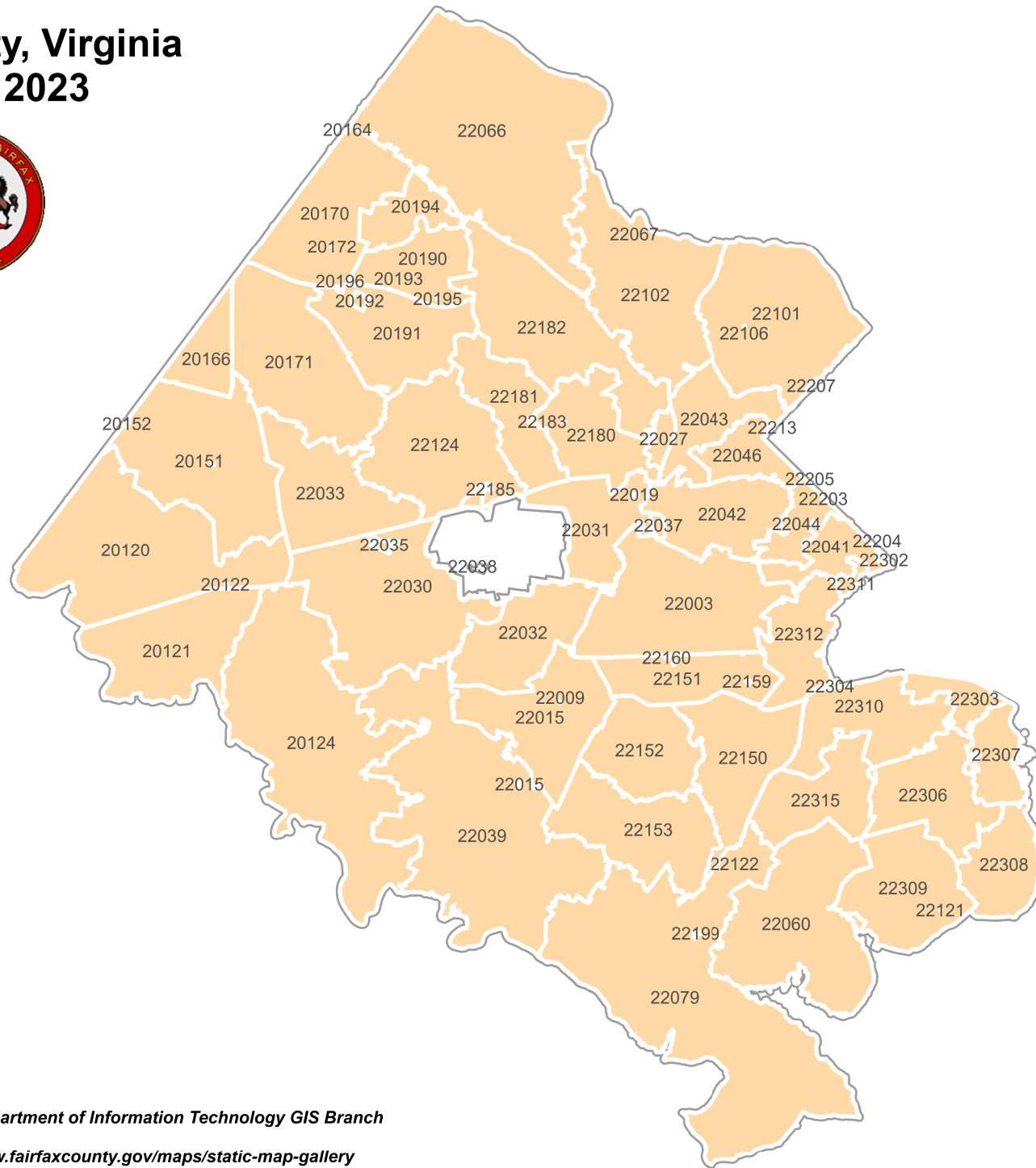
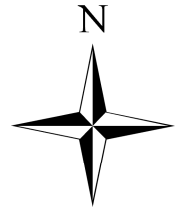


Figure 1.4  
ZIP Codes



Source: Fairfax County Department of Information Technology GIS Branch

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

# Fairfax County, Virginia January 2023

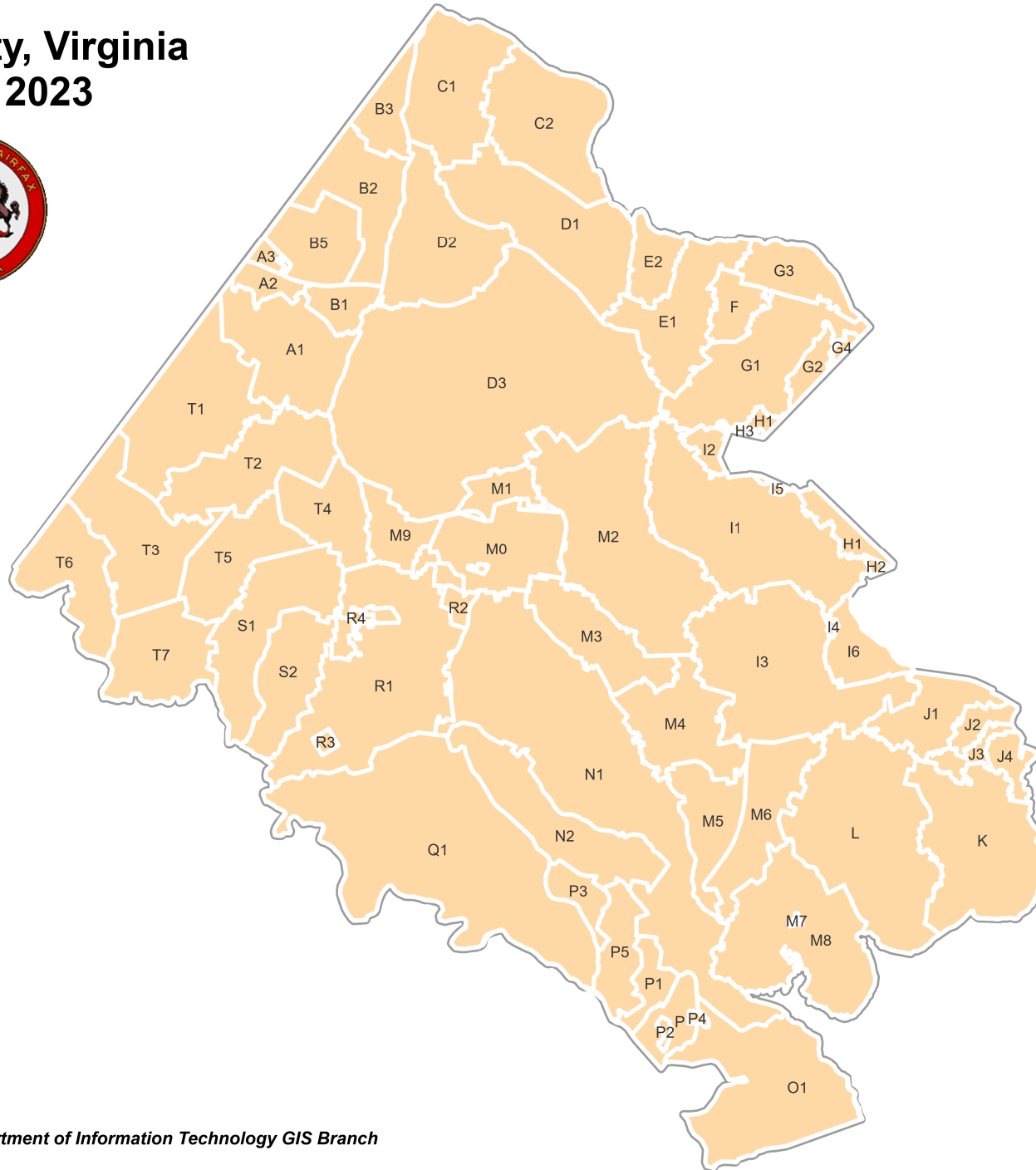
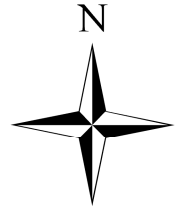


Figure 1.5  
Sewersheds



Source: Fairfax County Department of Information Technology GIS Branch

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



**TABLE 1.1**

**Fairfax County Sewershed Codes**

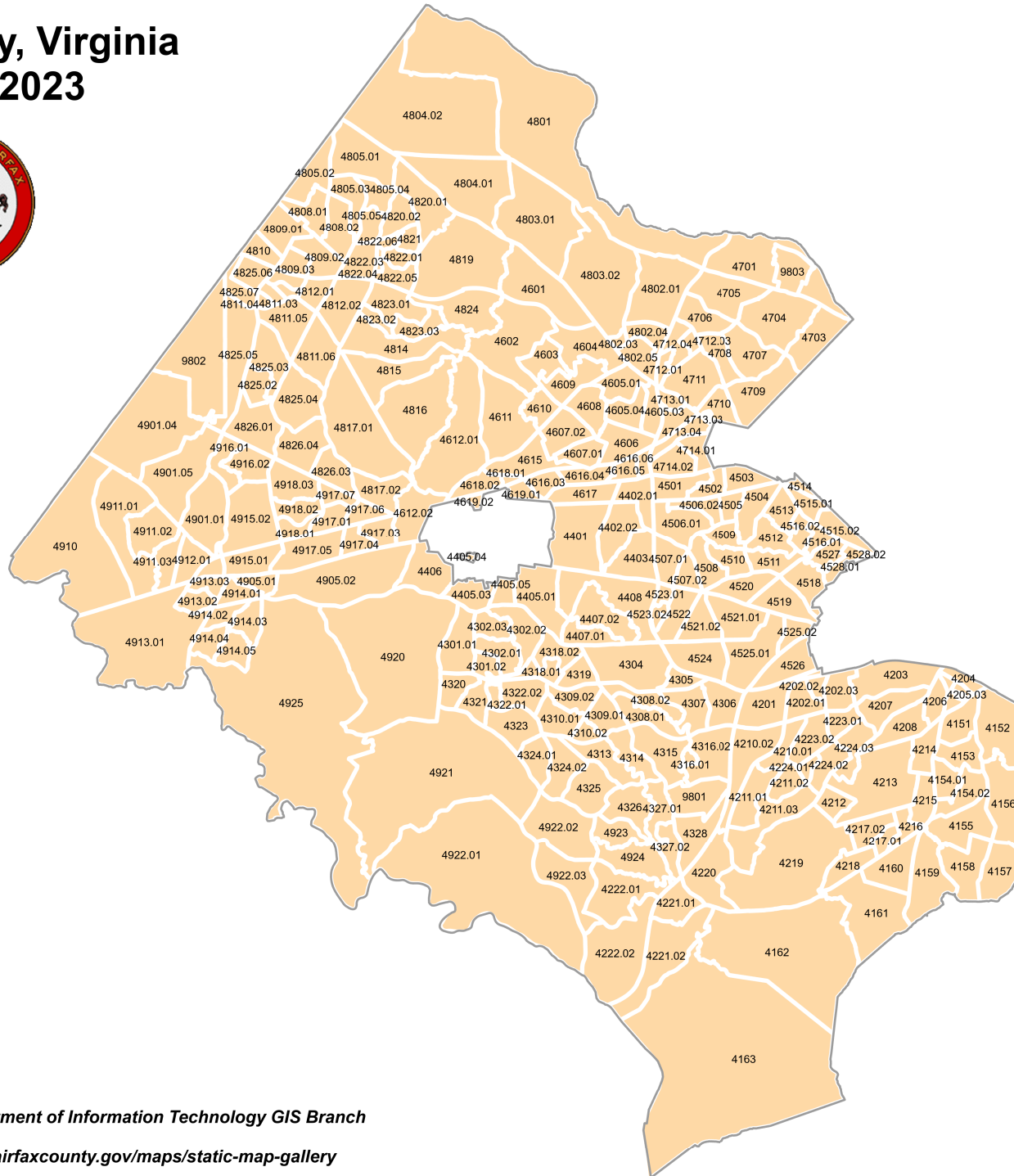
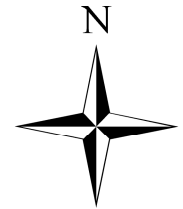
<b><u>Code</u></b>	<b><u>Sewershed</u></b>	<b><u>Sewer Treatment Area</u></b>
A1	Horsepen Creek	Blue Plains
A2	Horsepen Creek E Branch	Blue Plains
A3	Horsepen Creek F Branch	Blue Plains
B1	Sugarland Run	Blue Plains
B2	Sugarland Run	Blue Plains
B3	Sugarland Run	Blue Plains
B5	Sugarland Run (Herndon)	Blue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

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

# Fairfax County, Virginia January 2023



Figure 1.6  
Census Tracts



Source: Fairfax County Department of Information Technology GIS Branch

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

## DEMOGRAPHIC PROFILE NOTES

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

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

Data presented cover historical, current and future time frames.

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

TABLE 2.1

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

Year		Population			Total Housing Units	Households		
		Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	Estimates	454,300 <sup>1</sup>	--	--	130,800	126,500	--	--
1975		537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980		596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985		668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990		818,600	30,100	4.1%	302,500	289,000	10,100	3.9%
1995		879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000		969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2005		1,033,600	12,800	1.3%	385,600	376,700	4,700	1.3%
2010		1,081,700 <sup>2</sup>	9,600	0.9%	396,400	386,100	1,900	0.5%
2015		1,125,400	8,700	0.8%	412,200	403,900	3,600	0.9%
2016		1,131,900	6,500	0.6%	413,700	402,400	-1,500	-0.4%
2017		1,142,900	11,000	1.0%	415,700	405,800	3,400	0.8%
2018		1,152,900	10,000	0.9%	418,300	409,600	3,800	0.9%
2019		1,167,000	14,100	1.2%	421,100	415,300	5,700	1.4%
2020		1,171,800	4,800	0.4%	424,100	417,500	2,200	0.5%
2021		1,170,000	-1,800	-0.2%	425,600	418,200	700	0.2%
2022		1,172,600	2,600	0.2%	426,400	418,800	600	0.1%
<b>2023</b>	<b>1,186,000</b>	<b>13,400</b>	<b>1.1%</b>	<b>432,600</b>	<b>422,900</b>	<b>4,100</b>	<b>1.0%</b>	
2025	Forecasts	1,200,900	9,400	0.8%	439,500	429,500	3,600	0.8%
2030		1,241,300	8,100	0.7%	456,800	446,100	3,300	0.8%
2035		1,277,500	7,200	0.6%	473,100	461,800	3,100	0.7%
2040		1,311,200	6,700	0.5%	488,600	476,700	3,000	0.6%
2045		1,345,600	6,900	0.5%	504,300	491,800	3,000	0.6%
2050		1,380,000	6,900	0.5%	520,000	506,800	3,000	0.6%

Sources: U.S. Census Bureau, Decennial Censuses 1970, 1980, 1990, 2000 and 2010 for population; Decennial Censuses 1970 and 1980 for housing units and households; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, for all other estimates and forecasts.

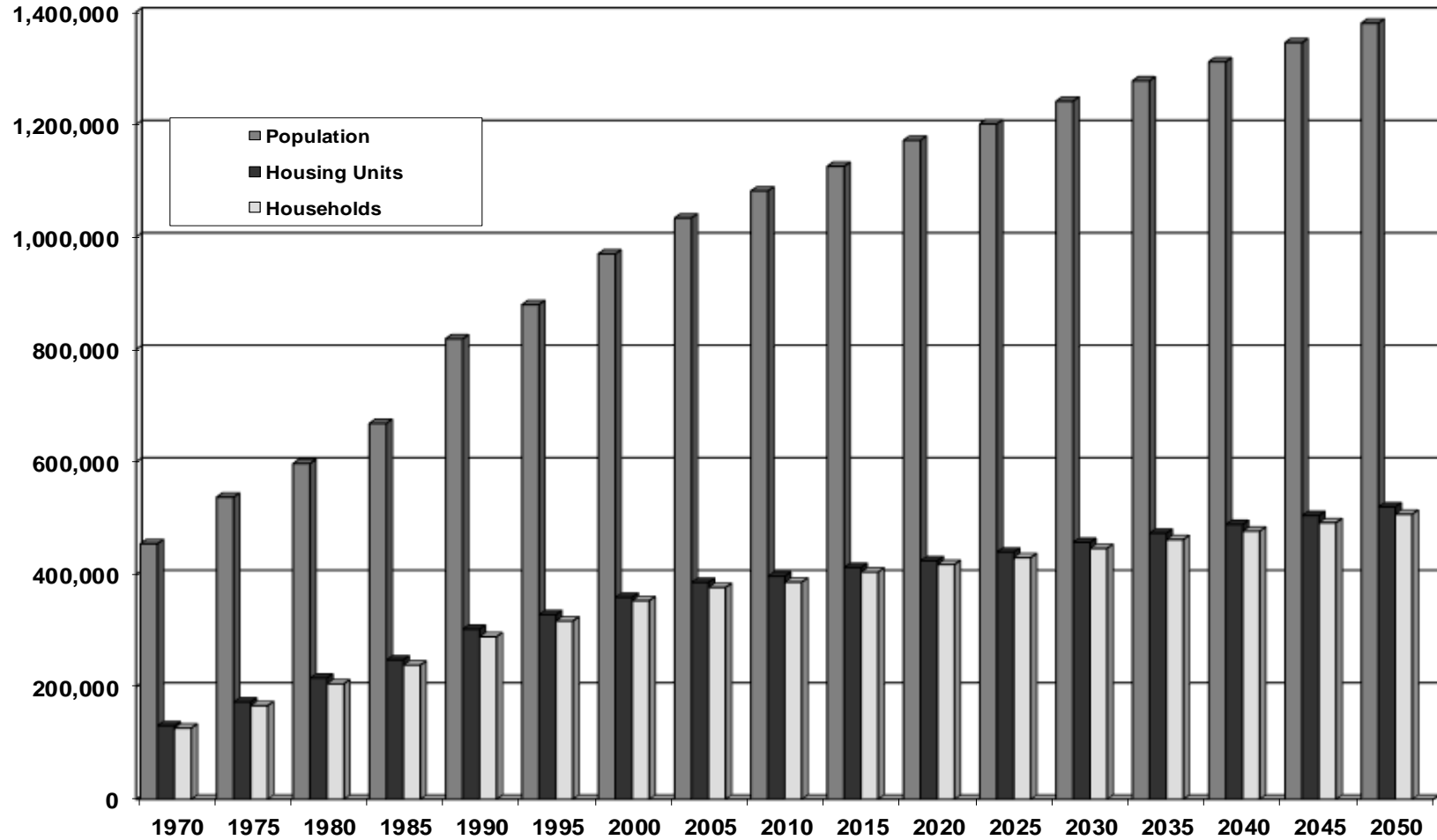
Note: All numbers are rounded to the nearest hundred. Households are occupied housing units. Estimates from 1970 to 2015 and forecasts from 2025 to 2050 are shown at five-year intervals.

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

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

**FIGURE 2.1**

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



Sources: U.S. Census Bureau, Decennial Censuses 1970, 1980, 1990, 2000, and 2010 for population; Decennial Censuses 1970 and 1980 for housing units and households; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, for all other estimates and forecasts.

**TABLE 2.2**

**Population Age Distribution  
Fairfax County, 1970 through 2020**

Age Group	1970 <sup>1</sup>		1980		1990		2000		2010		2020	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	40,726	9.0%	38,326	6.4%	57,892	7.1%	67,781	7.0%	72,960	6.7%	66,316	5.8%
5 to 9	52,113	11.5%	45,307	7.6%	55,698	6.8%	70,076	7.2%	72,670	6.7%	74,028	6.4%
10 to 14	56,178	12.3%	54,936	9.2%	53,112	6.5%	68,544	7.1%	72,332	6.7%	78,454	6.8%
15 to 19	42,934	9.4%	54,754	9.2%	54,207	6.6%	59,762	6.2%	67,443	6.2%	75,477	6.6%
20 to 24	34,269	7.5%	47,646	8.0%	59,425	7.3%	52,425	5.4%	60,139	5.6%	69,281	6.0%
25 to 34	64,926	14.3%	112,191	18.8%	158,602	19.4%	150,257	15.5%	158,642	14.7%	155,159	13.5%
35 to 44	67,648	14.9%	98,037	16.4%	158,119	19.3%	178,871	18.4%	164,990	15.3%	166,038	14.4%
45 to 54	59,141	13.0%	70,151	11.8%	107,709	13.2%	157,350	16.2%	174,767	16.2%	159,639	13.9%
55 to 64	23,412	5.1%	48,564	8.1%	60,276	7.4%	87,865	9.1%	131,493	12.2%	147,230	12.8%
65 and Over	13,674	3.0%	26,989	4.5%	53,544	6.5%	76,818	7.9%	106,290	9.8%	158,687	13.8%
<b>Total</b>	<b>455,021</b>	<b>100.0%</b>	<b>596,901</b>	<b>100.0%</b>	<b>818,584</b>	<b>100.0%</b>	<b>969,749</b>	<b>100.0%</b>	<b>1,081,726</b>	<b>100.0%</b>	<b>1,150,309</b>	<b>100.0%</b>
<b>Median Age</b>	<b>25.2 Years</b>		<b>30.1 Years</b>		<b>33.1 Years</b>		<b>35.9 Years</b>		<b>37.3 Years</b>		<b>38.3 Years</b>	

Source: U.S. Census Bureau, Decennial Censuses 1970 through 2020.

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

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

**TABLE 2.3****Estimated and Projected Population Age Distribution  
Fairfax County, 2023 through 2050**

Age Group	2023		2025		2030		2040		2050	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	68,444	5.8%	66,914	5.6%	71,046	5.7%	77,494	5.9%	76,332	5.5%
5 to 9	73,255	6.2%	68,317	5.7%	68,302	5.5%	76,036	5.8%	79,193	5.7%
10 to 14	78,201	6.6%	73,858	6.2%	70,438	5.7%	74,567	5.7%	82,133	6.0%
15 to 19	76,779	6.5%	81,157	6.8%	78,355	6.3%	74,517	5.7%	83,770	6.1%
20 to 24	72,610	6.1%	75,082	6.3%	81,206	6.5%	74,551	5.7%	79,692	5.8%
25 to 34	154,368	13.0%	160,447	13.4%	171,600	13.8%	187,171	14.3%	176,519	12.8%
35 to 44	171,896	14.5%	161,498	13.4%	167,385	13.5%	189,717	14.5%	208,592	15.1%
45 to 54	163,366	13.8%	168,045	14.0%	170,096	13.7%	169,237	12.9%	193,756	14.0%
55 to 64	147,687	12.5%	142,368	11.9%	140,898	11.4%	149,508	11.4%	150,554	10.9%
65 and Over	179,375	15.1%	203,171	16.9%	222,001	17.9%	238,415	18.2%	249,445	18.1%
Total	1,185,980	100.0%	1,200,858	100.0%	1,241,327	100.0%	1,311,213	100.0%	1,379,986	100.0%

Sources: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023; U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates.

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

**TABLE 2.4**

**Population of Towns  
Fairfax County, 1990 through 2023**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1990	176	16,143	14,852	31,171
1995	222	16,737	14,838	31,798
1996	218	17,836	15,099	33,153
1997	218	18,085	15,122	33,425
1998	223	18,419	15,654	34,296
1999	223	18,522	15,672	34,471
2000	185	21,655	14,453	36,293
2001	253	18,818	15,543	34,614
2002	273	19,141	15,669	35,083
2003	280	19,721	15,649	35,650
2004	276	19,742	15,660	35,678
2005	261	22,251	15,045	37,557
2006	257	22,596	14,961	37,814
2007	260	22,591	14,930	37,781
2008	260	22,552	14,963	37,775
2009	260	22,680	15,005	37,945
2010	282	23,292	15,687	39,261
2011	276	21,278	16,330	37,884
2012	279	21,670	16,720	38,669
2013	282	21,444	16,676	38,402
2014	279	21,448	16,590	38,317
2015	275	23,607	16,650	40,532
2016	279	21,893	16,630	38,802
2017	284	21,935	16,689	38,908
2018	281	22,050	16,618	38,949
2019	283	22,210	16,934	39,427
2020	287	22,367	17,004	39,658
2021	290	22,342	16,966	39,598
2022	293	22,308	17,088	39,689
<b>2023</b>	<b>293</b>	<b>22,174</b>	<b>17,279</b>	<b>39,745</b>

Sources: U.S. Census Bureau, 1990, 2000, 2010 and 2020 Decennial Censuses; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 1991 through 1999, 2001 through 2009, 2011 through 2023.

**TABLE 2.5**

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

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

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

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

\*Hispanic persons may be of any race.

**TABLE 2.6**

**Average Household Size by Race  
Fairfax County, 1990, 2000, 2010 and 2020**

Racial or Ethnic Origin Group	Average Household Size			
	1990	2000	2010	2020
White	2.65	2.57	2.55	2.40
Black	2.86	2.74	2.68	2.69
Asian	3.69	3.33	3.17	3.08
Hispanic*	3.66	4.06	3.87	3.79
<b>Fairfax County</b>	<b>2.75</b>	<b>2.74</b>	<b>2.74</b>	<b>2.77</b>

Source: U.S. Census Bureau, 1990, 2000, 2010 and 2020 Decennial Censuses.

\*Hispanic persons may be of any race.

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



<b>Income Level</b>	<b>Percent of Households</b>	<b>Percent of Families</b>
Under \$25,000	6.6%	4.0%
\$25,000 - \$49,999	7.3%	6.3%
\$50,000 - \$74,999	9.2%	7.3%
\$75,000 - \$99,999	10.8%	8.3%
\$100,000 - \$149,999	17.7%	16.2%
\$150,000 - \$199,999	14.6%	15.9%
\$200,000 or More	33.6%	42.1%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates.

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, and other forms of income.

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

<b>Year</b>	<b>Median Household Income</b>	<b>Median Family Income</b>
1995	\$70,000	\$78,000
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612
2003	\$80,753	\$93,978
2004	\$88,133	\$90,194
2005	\$94,610	\$110,107
2006	\$100,318	\$119,812
2007	\$105,241	\$122,027
2008	\$107,448	\$126,910
2009	\$102,499	\$122,651
2010	\$103,010	\$122,189
2011	\$105,797	\$119,634
2012	\$107,096	\$124,831
2013	\$111,079	\$128,066
2014	\$110,674	\$130,071
2015	\$113,208	\$129,538
2016	\$115,717	\$135,595
2017	\$118,279	\$136,602
2018	\$122,227	\$142,961
2019	\$128,374	\$151,028
2021*	\$134,115	\$159,645
<b>2022</b>	<b>\$145,164</b>	<b>\$174,085</b>

Sources: U.S. Census Bureau, 1999 U.S. Census of Population and Housing, 2001 Supplemental Survey, 2002 - 2022 American Community Survey 1-Year Estimates; and Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS), all other years.

\*The 2020 American Community Survey 1-Year Estimates is not available due to COVID-19 introduced nonresponse bias.

**Table 2.9**

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

Year	Single Family Detached		Single Family Attached		Multifamily		Total Housing Units	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
<b>1950</b>	19,979	75.2%	1,997	7.5%	4,582	17.3%	<b>26,558</b>	<b>100.0%</b>
<b>1960</b>	59,261	85.7%	3,526	5.1%	6,394	9.2%	<b>69,181</b>	<b>100.0%</b>
<b>1970*</b>	91,134	69.7%	7,747	5.9%	31,887	24.4%	<b>130,768</b>	<b>100.0%</b>
<b>1980*</b>	125,717	58.3%	31,882	14.8%	58,072	26.9%	<b>215,671</b>	<b>100.0%</b>
<b>1990</b>	163,029	53.9%	67,306	22.3%	72,129	23.8%	<b>302,464</b>	<b>100.0%</b>
<b>2000</b>	181,591	50.6%	87,171	24.3%	90,198	25.1%	<b>358,960</b>	<b>100.0%</b>
<b>2010</b>	191,873	48.4%	98,972	25.0%	105,541	26.6%	<b>396,386</b>	<b>100.0%</b>
<b>2020</b>	196,238	46.3%	101,893	24.0%	125,956	29.7%	<b>424,087</b>	<b>100.0%</b>
<b>2023</b>	<b>196,975</b>	<b>45.5%</b>	<b>104,331</b>	<b>24.1%</b>	<b>131,244</b>	<b>30.3%</b>	<b>432,550</b>	<b>100.0%</b>
<b>2025</b>	198,357	45.1%	104,473	23.8%	136,628	31.1%	<b>439,458</b>	<b>100.0%</b>
<b>2030</b>	200,152	43.8%	106,384	23.3%	150,267	32.9%	<b>456,803</b>	<b>100.0%</b>
<b>2035</b>	201,846	42.7%	106,826	22.6%	164,468	34.8%	<b>473,140</b>	<b>100.0%</b>
<b>2040</b>	203,554	41.7%	106,983	21.9%	178,047	36.4%	<b>488,583</b>	<b>100.0%</b>
<b>2045</b>	205,228	40.7%	107,161	21.2%	191,948	38.1%	<b>504,337</b>	<b>100.0%</b>
<b>2050</b>	207,059	39.8%	107,400	20.7%	205,558	39.5%	<b>520,016</b>	<b>100.0%</b>

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 1990 through 2050.

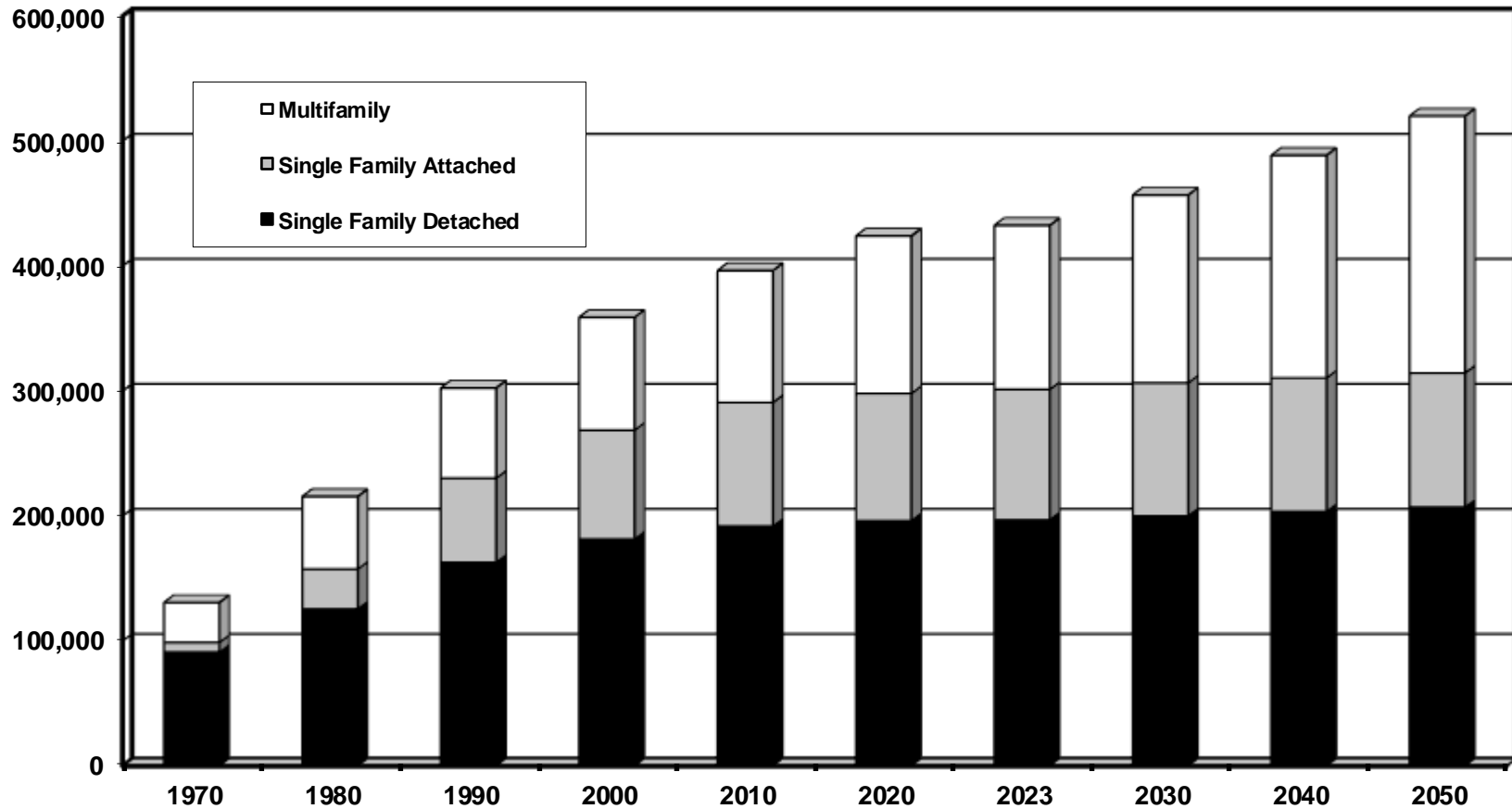
Note: 1950 through 2023 are estimates and the subsequent years are forecasts. Due to rounding and geography, figures in this table may vary from those in other tables. Single family detached category includes mobile homes; single family attached category includes townhouses, duplexes and multiplexes; and multifamily category includes garden, mid-rise and high-rise units.

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

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

**FIGURE 2.2**

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



Sources U.S. Census Bureau, 1970 and 1980; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 1990 through 2050.

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

Year	Total Units	Vacancy Rate	Average Monthly Rent
1989	45,578	7.4%	\$705
1990	48,567	6.6%	\$734
1991	49,253	7.6%	\$747
1992	50,148	6.2%	\$739
1993	49,811	5.2%	\$753
1994	50,184	4.7%	\$767
1995	50,111	4.9%	\$792
1996	51,186	5.4%	\$800
1997	52,024	5.0%	\$809
1998	54,243	5.5%	\$849
2000	57,226	1.6%	\$989
2001	59,128	2.5%	\$1,129
2002	60,175	5.5%	\$1,157
2003	61,297	5.6%	\$1,168
2004	62,934	5.6%	\$1,157
2005	63,269	6.8%	\$1,202
2006	62,156	6.0%	\$1,247
2007	62,182	5.9%	\$1,311
2008	64,316	6.8%	\$1,341
2009	65,571	8.2%	\$1,375
2010	66,327	6.2%	\$1,383
2011	67,485	5.0%	\$1,433
2012	68,396	5.5%	\$1,546
2013	69,547	5.6%	\$1,590
2014	71,670	7.6%	\$1,640
2015	74,091	7.6%	\$1,687
2016	77,403	8.1%	\$1,750
2017	79,473*	5.3%	\$1,788
2018	79,521	5.8%	\$1,798
2019	81,501	6.0%	\$1,877
2020	83,077	5.5%	\$1,787
2021	84,274	7.1%	\$1,913
<b>2022</b>	<b>85,131</b>	<b>5.2%</b>	<b>\$1,958</b>

Source: Fairfax County Department of Management and Budget, Rental Housing Complex Analysis 2022.

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

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

Year	Median Market Value	Percent Change
1990	\$194,700	8.5%
1991	\$190,100	-2.4%
1992	\$183,700	-3.4%
1993	\$183,500	-0.1%
1994	\$184,400	0.5%
1995	\$186,800	1.3%
1996	\$186,300	-0.3%
1997	\$185,700	-0.3%
1998	\$185,600	-0.1%
1999	\$192,100	3.5%
2000	\$226,800	18.1%
2001	\$229,200	1.1%
2002	\$265,600	15.9%
2003	\$307,600	15.8%
2004	\$349,000	13.5%
2005	\$431,705	23.7%
2006	\$538,940	24.8%
2007	\$536,162	-0.5%
2008	\$502,205	-6.3%
2009	\$441,679	-12.1%
2010	\$418,440	-5.3%
2011	\$429,155	2.6%
2012	\$430,855	0.4%
2013	\$442,370	2.7%
2014	\$447,541	1.2%
2015	\$492,126	10.0%
2016	\$498,341	1.3%
2017	\$505,722	1.5%
2018	\$519,560	2.7%
2019	\$536,183	3.2%
2020	\$553,970	3.3%
2021	\$584,304	5.5%
2022	\$648,270	10.9%
<b>2023</b>	<b>\$691,564</b>	<b>6.7%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

**TABLE 2.12**

**2012 and 2022 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	2012			2022		
	Population	Median Household Income	Median Family Income	Population	Median Household Income	Median Family Income
<b>Fairfax County, VA</b>	<b>1,118,602</b>	<b>107,096</b>	<b>124,831</b>	<b>1,138,331</b>	<b>145,164</b>	<b>174,085</b>
Arlington County, VA	221,045	100,474	137,216	234,000	132,380	198,053
Fauquier County, VA	66,542	83,677	101,028	74,664	130,261	144,593
Loudoun County, VA	336,898	117,876	127,192	432,085	167,531	187,727
Prince William County, VA	430,289	93,744	100,474	486,943	120,398	133,723
Spotsylvania County, VA	125,684	78,914	87,587	146,688	95,870	109,346
Stafford County, VA	134,352	97,606	108,392	163,380	138,378	143,895
Alexandria City, VA	146,294	81,160	101,927	155,525	111,955	154,447
Anne Arundel County, MD	550,488	89,179	101,328	593,286	113,125	134,692
Calvert County, MD	89,628	87,449	99,398	94,573	120,097	142,834
Charles County, MD	150,592	90,880	101,596	170,102	115,880	135,623
Frederick County, MD	239,582	80,765	91,528	287,079	119,122	138,278
Howard County, MD	299,430	108,844	125,162	335,411	133,438	170,525
Montgomery County, MD	1,004,709	94,965	113,588	1,052,521	118,323	149,531
Prince George's County, MD	881,138	69,879	79,969	946,971	94,441	111,899
District of Columbia	632,323	66,583	82,268	671,803	101,027	146,477
Berkeley County, WV	107,098	53,248	61,000	129,490	69,558	77,353
Washington DC-MD-VA-WV MSA*	5,804,333	88,233	103,730	6,373,829	117,432	144,020
State of Virginia	8,185,867	61,741	74,485	8,683,619	85,873	107,101
United States	313,914,040	51,371	62,527	333,287,562	74,755	92,148

Sources: U.S. Census Bureau, 2012 and 2022 American Community Survey 1-Year Estimates.

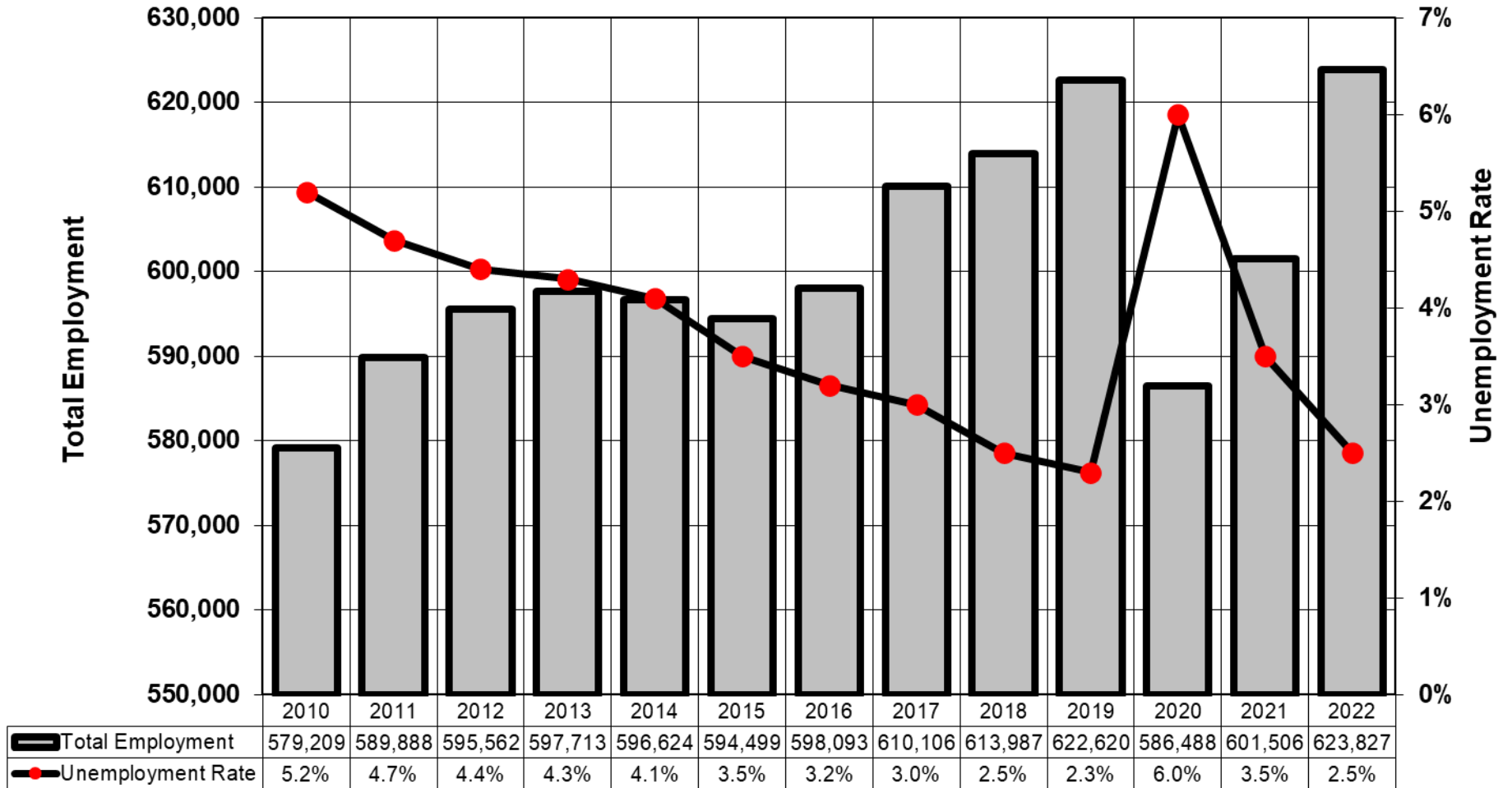
Note: Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business income, retirement, SSI, alimony, child support, interest, and other forms of income.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

Fairfax County population estimates by Integrated Parcel Lifecycle System (IPLS) in other tables differ from the American Community Survey population estimates in this table due to a difference in methodologies.

\* MSA stands for Metropolitan Statistical Area.

**FIGURE 2.3**

**Average Annual Unemployment Rate and  
Average Annual Total Employment  
Fairfax County, 2010 through 2022**



Source: Virginia Employment Commission, Local Area Unemployment Statistics (LAUS), as of January 26, 2024.

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

## CURRENT POPULATION, HOUSING UNITS AND HOUSEHOLDS

The population, housing unit and household estimates are as of January 1 of the report year. Housing units are obtained from the real estate tax assessment files for the same time period. Housing units are residential units such as single-family houses, townhomes, and multifamily units that are intended for occupancy as separate living quarters, i.e., where the occupants live and eat separately from other residents in the building, and which have direct access from the outside of the building or through a common hall. Housing unit statistics do not include group quarters or transient accommodations. 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, and other group living arrangements). 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.

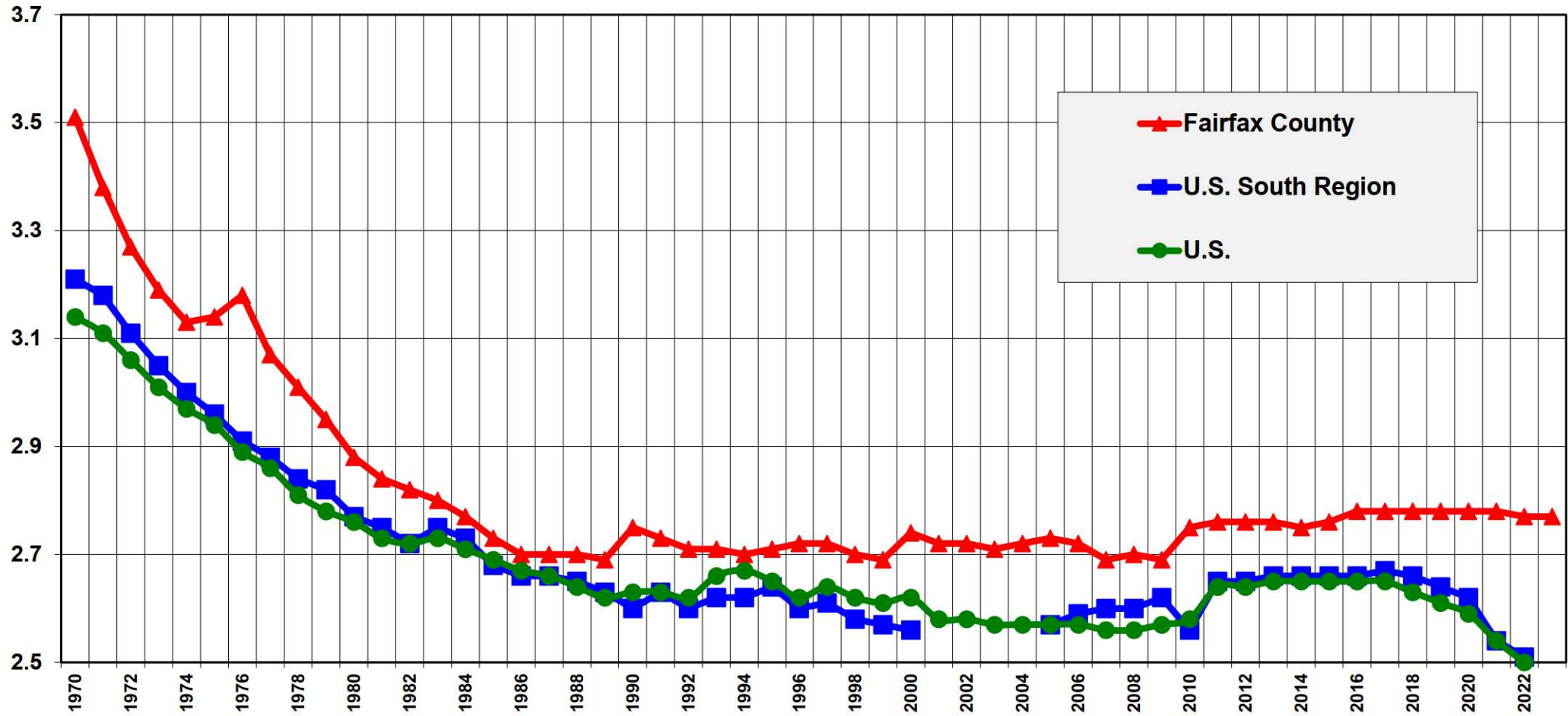
**Table 3.1**  
**Average Household Size and Vacancy Rate by Planning District**  
**Fairfax County, January 2023**

Planning District	Average Household Size (Persons per Occupied Unit)				Overall Average Household Size	Vacancy Rate		Overall Vacancy Rate
	Single Family Detached	Single Family Attached	Multi- Family	Mobile Home		Owner	Renter	
Annandale	3.03	3.15	2.56		2.94	1.55	2.50	1.77
Baileys	2.84	3.01	2.44		2.60	1.58	3.17	2.60
Bull Run	3.32	3.10	2.34	2.64	3.02	0.89	3.11	1.37
Fairfax	3.13	2.73	2.20	3.33	2.64	1.07	3.35	2.07
Jefferson	2.93	2.70	2.31		2.59	1.73	4.37	3.07
Lincolnia	2.75	2.78	2.83		2.79	2.01	3.88	2.77
Lower Potomac	3.46	3.30	2.31		3.15	1.40	5.75	2.41
McLean	2.93	2.58	1.86		2.48	2.15	9.16	4.99
Mount Vernon	2.87	2.92	2.14	2.78	2.58	1.92	4.16	2.85
Pohick	3.14	3.03	1.82		3.06	0.96	1.92	0.98
Rose Hill	2.86	2.73	1.90		2.61	1.78	3.86	2.24
Springfield	3.22	2.94	2.05		2.88	1.54	1.73	1.58
Upper Potomac	3.17	2.83	1.96		2.69	0.96	4.77	2.26
Vienna	3.02	3.04	2.28		2.89	1.09	1.99	1.25
<b>Fairfax County</b>	<b>3.08</b>	<b>2.94</b>	<b>2.17</b>	<b>2.79</b>	<b>2.77</b>	<b>1.31</b>	<b>4.37</b>	<b>2.24</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.



**FIGURE 3.1**  
**Average Persons per Household**  
**Fairfax County, U.S. South Region, and the U.S. 1970 through 2023**



Sources: U.S. Census Bureau; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

<b>TABLE 3.2</b>	
<b>Special Institutional (Group Quarters) Population Fairfax County, January 2023</b>	
<b>Type</b>	<b>Total</b>
Fort Belvoir Barracks	404
George Mason University	6,018
Correctional Institutions	657
Other*	5,550
<b>Total</b>	<b>12,629</b>

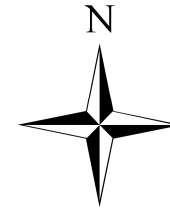
Sources: U.S. Department of the Army; Fairfax County Office of the Sheriff; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

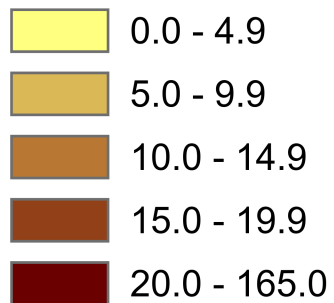
# Fairfax County, Virginia January 2023



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

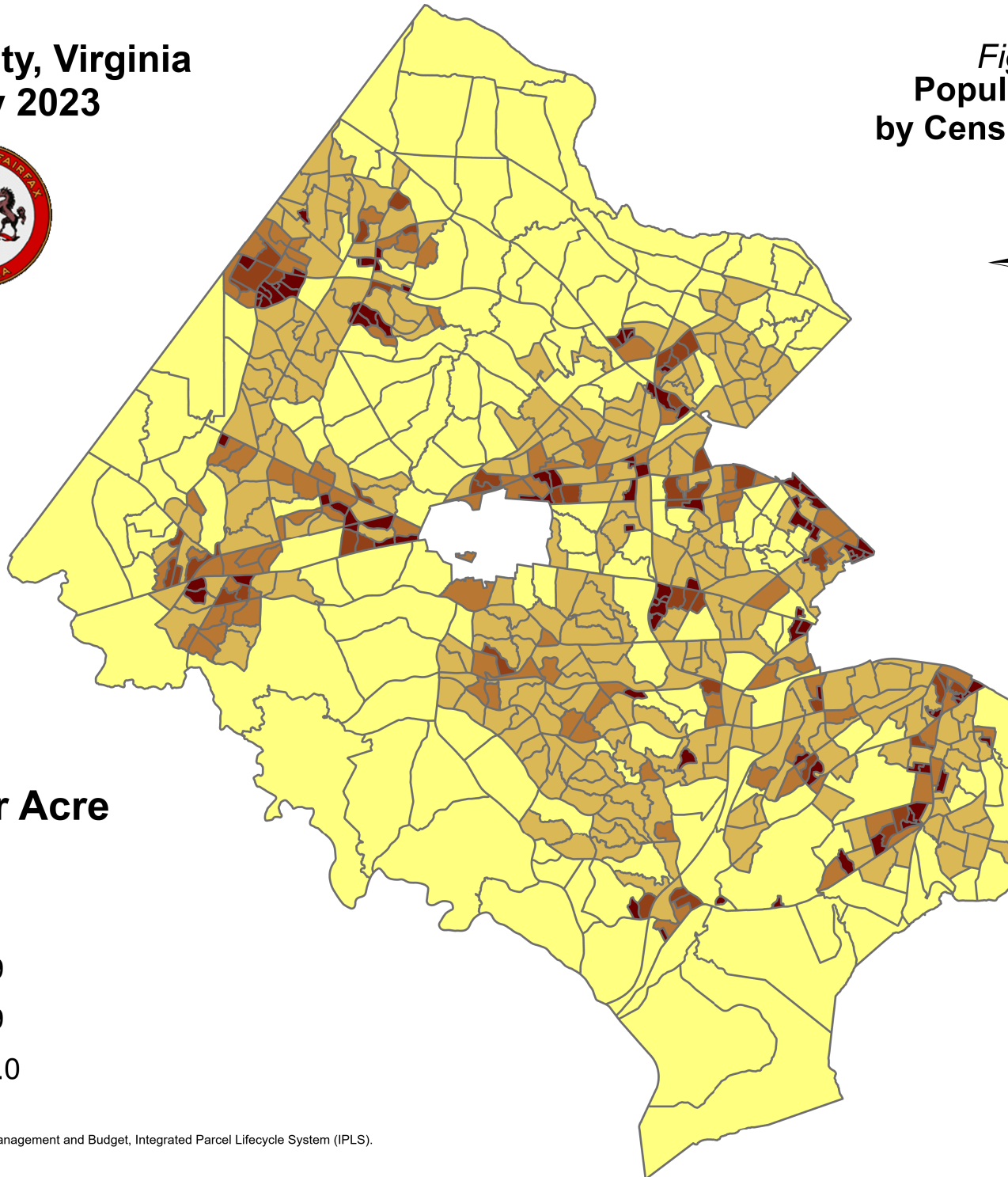


## Persons Per Acre



Note: City of Fairfax is not included.

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



**Table 3.3**

**Population, Housing Units and Households by Supervisor District  
Fairfax County, January 2023**

Supervisor District	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
<b>Braddock</b>	128,044	43,201	42,568	18,004	7.1	28.13	4,552
<b>Dranesville 1/</b>	130,446	46,258	45,168	40,733	3.2	63.64	2,050
<b>Franconia</b>	129,598	47,314	46,165	17,900	7.2	27.97	4,633
<b>Hunter Mill 2/</b>	137,636	55,188	53,978	24,001	5.7	37.50	3,670
<b>Mason</b>	122,834	45,386	44,296	14,950	8.2	23.36	5,258
<b>Mount Vernon</b>	128,922	48,451	47,330	46,580	2.8	72.78	1,771
<b>Providence</b>	135,899	55,587	53,310	15,101	9.0	23.60	5,758
<b>Springfield 3/</b>	131,144	45,578	45,026	47,164	2.8	73.69	1,780
<b>Sully</b>	141,456	45,587	45,023	35,897	3.9	56.09	2,522
<b>Fairfax County</b>	<b>1,185,980</b>	<b>432,550</b>	<b>422,864</b>	<b>260,329</b>	<b>4.6</b>	<b>406.76</b>	<b>2,916</b>

**Table 3.4**

**Population, Housing Units and Households by Town  
Fairfax County, January 2023**

Town	Population	Housing Units	Households	Acres	Population per Acre	Square Miles	Population per Square Mile
<b>Town of Clifton</b>	293	91	91	159	1.8	0.25	1,172
<b>Town of Herndon</b>	22,174	8,031	7,834	2,739	8.1	4.28	5,181
<b>Town of Vienna</b>	17,279	5,804	5,762	2,816	6.1	4.40	3,927
<b>Towns Total</b>	<b>39,745</b>	<b>13,926</b>	<b>13,687</b>	<b>5,715</b>	<b>7.0</b>	<b>8.93</b>	<b>4,451</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton

**Table 3.5**

**Population, Housing Units and Households by Planning District  
Fairfax County, January 2023**

<b>Planning District</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>Annandale</b>	75,856	26,018	25,556	11,947	6.3	18.67	4,063
<b>Baileys</b>	46,051	18,089	17,619	4,049	11.4	6.33	7,275
<b>Bull Run</b>	138,351	46,260	45,629	32,002	4.3	50.00	2,767
<b>Fairfax</b>	79,042	27,882	27,304	12,977	8.8	20.28	3,898
<b>Jefferson</b>	60,766	24,204	23,462	6,337	9.6	9.90	6,138
<b>Lincolnia</b>	19,356	7,106	6,909	2,055	9.4	3.21	6,030
<b>Lower Potomac</b>	40,913	13,074	12,759	29,271	1.4	45.74	894
<b>McLean</b>	83,087	34,913	33,172	19,335	4.3	30.21	2,750
<b>Mount Vernon</b>	102,830	40,885	39,719	14,401	7.1	22.50	4,570
<b>Pohick 1/</b>	142,976	47,045	46,583	48,947	2.9	76.48	1,869
<b>Rose Hill</b>	53,720	21,038	20,568	9,121	5.9	14.25	3,770
<b>Springfield</b>	57,258	20,084	19,766	10,433	5.5	16.30	3,513
<b>Upper Potomac 2/</b>	211,873	80,235	78,424	47,487	4.5	74.20	2,855
<b>Vienna 3/</b>	73,901	25,717	25,395	11,982	6.2	18.72	3,948
<b>Fairfax County</b>	<b>1,185,980</b>	<b>432,550</b>	<b>422,864</b>	<b>260,342</b>	<b>4.6</b>	<b>406.78</b>	<b>2,916</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

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

*1/ Includes the Town of Clifton.*

*2/ Includes the Town of Herndon.*

*3/ Includes the Town of Vienna.*

**Table 3.6**

**Population, Housing Units and Households by Human Services Region  
Fairfax County, January 2023**

<b>Human Services Region</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>Region 1</b>	262,218	96,804	94,509	64,101	4.1	100.16	2,618
<b>Region 2</b>	252,564	93,530	91,286	31,091	8.1	48.58	5,199
<b>Region 3 1/</b>	349,014	135,282	131,481	78,834	4.4	123.18	2,833
<b>Region 4 2/</b>	322,183	106,934	105,588	86,354	3.7	134.93	2,388
<b>Fairfax County</b>	<b>1,185,980</b>	<b>432,550</b>	<b>422,864</b>	<b>260,379</b>	<b>4.6</b>	<b>406.84</b>	<b>2,915</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

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

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

*2/ Includes the Town of Clifton.*

**Table 3.7**  
**Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
<b>20120</b>	44,193	14,630	14,470
<b>20121</b>	30,468	10,275	10,103
<b>20124</b>	16,152	4,986	4,957
<b>20151</b>	26,876	7,874	7,773
<b>20152</b>	3	1	1
<b>20164</b>	4	1	1
<b>20170</b>	40,257	13,961	13,678
<b>20171</b>	58,257	21,415	20,845
<b>20190</b>	22,667	12,015	11,550
<b>20191</b>	32,665	13,402	13,105
<b>20194</b>	14,421	5,860	5,755
<b>22003</b>	57,245	19,798	19,439
<b>22015</b>	43,969	14,833	14,699
<b>22027</b>	2,341	736	725
<b>22030</b>	43,127	13,889	13,590
<b>22031</b>	34,314	12,764	12,430
<b>22032</b>	29,143	9,610	9,501
<b>22033</b>	41,578	16,462	16,194
<b>22035</b>	558	270	261
<b>22039</b>	19,328	6,137	6,095
<b>22041</b>	27,936	10,865	10,559
<b>22042</b>	33,212	12,522	12,182
<b>22043</b>	25,451	9,635	9,393
<b>22044</b>	11,384	4,755	4,649
<b>22046</b>	5,359	2,097	2,065
<b>22060</b>	11,130	3,165	3,131

**Table 3.7**  
**Population, Housing Units and Households by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
22066	19,592	5,856	5,836
22079	36,550	12,257	11,951
22101	30,708	11,516	11,204
22102	32,010	15,990	14,762
22124	18,662	6,601	6,498
22150	28,291	9,261	9,089
22151	17,467	5,818	5,718
22152	28,770	10,379	10,247
22153	33,094	10,869	10,735
22180	28,170	10,255	10,059
22181	15,833	5,535	5,467
22182	29,458	10,259	10,109
22203	328	150	149
22204	46	14	14
22206	7	2	2
22207	137	49	48
22213	16	6	6
22302	1,542	650	622
22303	17,044	8,874	8,518
22304	350	148	145
22306	33,319	13,076	12,616
22307	10,919	4,707	4,637
22308	13,679	4,878	4,799
22309	34,229	11,691	11,443
22310	29,424	11,046	10,823
22311	1,648	614	599
22312	23,877	8,605	8,385

(Continued)



**Table 3.7**

**Population, Housing Units and Households by ZIP Code  
Fairfax County, January 2023**

<b>ZIP Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>
<b>22315</b>	28,770	11,486	11,235
<b>Fairfax County</b>	<b>1,185,980</b>	<b>432,550</b>	<b>422,864</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

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

*(Continued)*

**Table 3.8**

**Population, Housing Units and Households by Sewershed  
Fairfax County, January 2023**

<b>Sewershed Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>A1</b>	35,786	12,177	11,970	4,870	7.3	7.61	4,703
<b>A2</b>	13,908	5,997	5,699	813	17.1	1.27	10,951
<b>A3</b>	4,313	1,696	1,645	310	13.9	0.48	8,985
<b>B1</b>	8,360	2,996	2,931	1,138	7.3	1.78	4,697
<b>B2</b>	25,090	9,840	9,621	3,579	7.0	5.59	4,488
<b>B3</b>	3,048	867	866	1,702	1.8	2.66	1,146
<b>B5</b>	22,171	8,030	7,833	2,770	8.0	4.33	5,120
<b>C1</b>	3,786	1,119	1,118	4,932	0.8	7.71	491
<b>C2</b>	3,987	1,292	1,291	5,434	0.7	8.49	470
<b>D1</b>	10,469	3,162	3,133	6,746	1.6	10.54	993
<b>D2</b>	29,819	14,206	13,766	5,328	5.6	8.33	3,580
<b>D3</b>	84,601	31,553	30,946	22,942	3.7	35.85	2,360
<b>E1</b>	24,031	12,615	11,557	4,172	5.8	6.52	3,686
<b>E2</b>	2,163	660	651	1,511	1.4	2.36	916
<b>F</b>	8,098	3,240	3,124	1,289	6.3	2.01	4,029
<b>G1</b>	37,023	13,906	13,544	5,564	6.7	8.69	4,260
<b>G2</b>	3,401	1,303	1,281	747	4.6	1.17	2,907
<b>G3</b>	2,259	758	741	2,159	1.0	3.37	670
<b>G4</b>	981	346	340	185	5.3	0.29	3,382
<b>H1</b>	15,757	6,362	6,176	1,195	5.9	0.37	8,426
<b>H2</b>	6,748	3,533	3,412	105	64.1	0.16	42,175
<b>H3</b>	967	354	349	89	10.9	0.14	6,906
<b>I1</b>	76,251	28,320	27,618	9,109	8.4	14.23	5,358
<b>I2</b>	3,630	1,315	1,299	614	5.9	0.96	3,782
<b>I3</b>	63,674	21,842	21,342	9,274	6.9	14.49	4,394
<b>I4</b>	241	79	78	59	4.1	0.09	2,674

**Table 3.8**

**Population, Housing Units and Households by Sewershed  
Fairfax County, January 2023**

<b>Sewershed Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>I5</b>	980	325	317	97	10.1	0.15	6,532
<b>I6</b>	6	2	2	1,656	0.0	2.59	2
<b>J1</b>	22,570	9,700	9,387	2,558	8.8	4.00	5,642
<b>J2</b>	9,619	4,619	4,429	747	12.9	1.17	8,221
<b>J3</b>	6,070	2,292	2,227	716	8.5	1.12	5,420
<b>J4</b>	3,977	2,126	2,104	838	4.7	1.31	3,036
<b>K</b>	48,714	18,191	17,697	6,870	7.1	10.73	4,540
<b>L</b>	53,585	20,333	19,887	9,832	5.4	15.36	3,489
<b>M0</b>	6,668	1,945	1,905	4,530	1.5	7.08	942
<b>M1</b>	12,941	5,134	5,003	1,174	11.0	1.84	7,033
<b>M2</b>	84,477	30,124	29,507	10,326	8.2	16.13	5,237
<b>M3</b>	19,697	6,476	6,402	3,411	5.8	5.33	3,695
<b>M4</b>	22,106	7,946	7,823	4,013	5.5	6.27	3,526
<b>M5</b>	11,919	4,496	4,453	2,744	4.3	4.29	2,778
<b>M6</b>	20,078	7,300	7,159	3,709	5.4	5.79	3,468
<b>M7</b>	964	386	358	36	26.9	0.06	16,061
<b>M8</b>	9,272	2,585	2,577	7,288	1.3	11.39	814
<b>M9</b>	18,696	8,558	8,364	1,708	10.9	2.67	7,002
<b>N1</b>	129,706	41,099	40,562	17,237	7.5	26.93	4,816
<b>N2</b>	19,008	6,224	6,158	4,967	3.8	7.76	2,450
<b>O1</b>	1,397	503	470	7,586	0.2	11.85	118
<b>P</b>	183	59	57	1,295	0.1	2.02	91
<b>P1</b>	2,644	880	865	1,065	2.5	1.66	1,593
<b>P2</b>	503	181	169	119	4.2	0.19	2,645
<b>P3</b>	3,989	1,194	1,188	1,063	3.8	1.66	2,403
<b>P4</b>	214	77	72	96	2.2	0.15	1,425

*(Continued)*

**Table 3.8**

**Population, Housing Units and Households by Sewershed  
Fairfax County, January 2023**

<b>Sewershed Code</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>P5</b>	1,323	416	404	2,065	0.6	3.23	410
<b>Q1</b>	8,022	2,637	2,629	16,528	0.5	25.83	311
<b>R1</b>	9,224	2,903	2,870	9,979	0.9	15.59	592
<b>R2</b>	769	243	240	392	2.0	0.61	1,261
<b>R3</b>	293	91	91	159	1.8	0.25	1,172
<b>R4</b>	1,050	331	327	621	1.7	0.97	1,082
<b>S1</b>	35,121	11,416	11,297	4,997	7.0	7.81	4,497
<b>S2</b>	1,333	414	414	3,284	0.4	5.13	260
<b>T1</b>	7,807	2,738	2,701	6,438	1.2	10.06	776
<b>T2</b>	32,519	9,774	9,642	4,740	6.9	7.41	4,388
<b>T3</b>	19,264	5,869	5,824	5,264	3.7	8.22	2,344
<b>T4</b>	29,021	11,921	11,698	2,844	10.2	4.44	6,536
<b>T5</b>	30,096	10,623	10,434	3,557	8.5	5.56	5,413
<b>T6</b>	1,012	281	279	3,707	0.3	5.79	175
<b>T7</b>	8,582	2,570	2,542	3,789	2.3	5.92	1,450
<b>Fairfax County</b>	<b>1,185,980</b>	<b>432,550</b>	<b>422,864</b>	<b>260,681</b>	<b>4.5</b>	<b>407.31</b>	<b>2,912</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

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

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4151	4,629	1,651	1,629	583	7.9	0.91	5,078
4152	3,367	1,945	1,929	1,245	2.7	1.95	1,731
4153	4,130	1,482	1,453	528	7.8	0.83	5,001
4154.01	5,440	2,484	2,370	396	13.7	0.62	8,796
4154.02	2,686	1,138	1,114	591	4.5	0.92	2,910
4155	6,427	2,318	2,267	960	6.7	1.50	4,287
4156	2,767	1,083	1,060	1,129	2.5	1.76	1,569
4157	4,111	1,373	1,359	856	4.8	1.34	3,073
4158	4,819	1,741	1,717	939	5.1	1.47	3,285
4159	3,257	1,213	1,194	1,203	2.7	1.88	1,732
4160	5,794	1,947	1,917	846	6.9	1.32	4,385
4161	3,858	1,502	1,477	1,827	2.1	2.85	1,352
4162	6,269	1,519	1,519	5,663	1.1	8.85	709
4163	2,279	821	768	12,938	0.2	20.21	113
4201	3,990	1,169	1,149	916	4.4	1.43	2,788
4202.01	3,720	1,305	1,282	472	7.9	0.74	5,040
4202.02	2,130	1,066	1,033	162	13.2	0.25	8,428
4202.03	2,804	976	961	497	5.6	0.78	3,611
4203	6,213	2,166	2,124	1,138	5.5	1.78	3,495
4204	3,869	2,490	2,422	237	16.3	0.37	10,440
4205.01	1,586	1,004	1,004	21	75.0	0.03	47,994
4205.02	1,919	1,167	1,105	81	23.8	0.13	15,218
4205.03	3,409	1,689	1,569	183	18.6	0.29	11,919
4206	5,601	2,417	2,282	342	16.4	0.53	10,480
4207	4,241	1,460	1,432	709	6.0	1.11	3,828
4208	3,767	1,200	1,170	677	5.6	1.06	3,560
4210.01	3,039	1,030	1,011	434	7.0	0.68	4,480

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
4210.02	4,968	1,989	1,925	1,101	4.5	1.72	2,888
4211.01	6,135	2,204	2,178	712	8.6	1.11	5,513
4211.02	3,722	1,529	1,473	388	9.6	0.61	6,138
4211.03	6,038	2,307	2,285	1,225	4.9	1.91	3,154
4212	1,923	689	683	351	5.5	0.55	3,505
4213	3,789	1,458	1,428	2,036	1.9	3.18	1,191
4214	7,481	2,995	2,875	476	15.7	0.74	10,066
4215	6,887	2,411	2,313	454	15.2	0.71	9,719
4216	6,061	1,978	1,930	287	21.1	0.45	13,536
4217.01	4,792	1,422	1,396	209	22.9	0.33	14,653
4217.02	4,620	1,267	1,245	494	9.3	0.77	5,981
4218	5,866	2,369	2,291	502	11.7	0.78	7,476
4219	3,301	1,002	974	3,676	0.9	5.74	575
4220	3,995	1,375	1,351	1,095	3.6	1.71	2,335
4221.01	7,027	2,534	2,430	608	11.6	0.95	7,399
4221.02	6,827	2,151	2,112	1,675	4.1	2.62	2,609
4222.01	4,787	1,483	1,454	1,287	3.7	2.01	2,380
4222.02	6,681	2,257	2,218	2,146	3.1	3.35	1,992
4223.01	3,015	1,345	1,305	319	9.5	0.50	6,049
4223.02	5,811	2,545	2,516	609	9.5	0.95	6,107
4224.01	2,030	1,126	1,045	138	14.7	0.22	9,394
4224.02	5,429	2,111	2,075	468	11.6	0.73	7,428
4224.03	2,576	1,021	1,010	548	4.7	0.86	3,009
4301.01	4,703	1,547	1,540	830	5.7	1.30	3,626
4301.02	2,839	1,051	1,035	259	11.0	0.40	7,021
4302.01	4,628	1,426	1,408	494	9.4	0.77	5,990
4302.02	5,139	1,642	1,629	716	7.2	1.12	4,593

(Continued)

**Table 3.9****Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4302.03</b>	2,691	902	886	387	7.0	0.60	4,456
<b>4304</b>	7,271	2,321	2,286	1,486	4.9	2.32	3,131
<b>4305</b>	1,655	571	566	284	5.8	0.44	3,727
<b>4306</b>	7,553	1,811	1,771	651	11.6	1.02	7,427
<b>4307</b>	2,818	929	908	646	4.4	1.01	2,793
<b>4308.01</b>	4,271	1,514	1,497	606	7.0	0.95	4,510
<b>4308.02</b>	3,859	1,812	1,776	499	7.7	0.78	4,955
<b>4309.01</b>	4,361	1,440	1,418	484	9.0	0.76	5,762
<b>4309.02</b>	3,487	1,090	1,081	484	7.2	0.76	4,613
<b>4310.01</b>	4,716	1,586	1,571	570	8.3	0.89	5,294
<b>4310.02</b>	2,150	752	748	209	10.3	0.33	6,588
<b>4313</b>	4,203	1,417	1,400	674	6.2	1.05	3,990
<b>4314</b>	4,646	1,462	1,450	553	8.4	0.86	5,372
<b>4315</b>	5,393	2,029	2,004	957	5.6	1.50	3,606
<b>4316.01</b>	2,655	1,371	1,371	91	29.1	0.14	18,598
<b>4316.02</b>	6,308	1,992	1,966	974	6.5	1.52	4,145
<b>4318.01</b>	4,278	1,442	1,417	370	11.5	0.58	7,390
<b>4318.02</b>	3,419	1,042	1,034	474	7.2	0.74	4,615
<b>4319</b>	3,311	1,055	1,049	393	8.4	0.61	5,399
<b>4320</b>	3,338	1,127	1,112	443	7.5	0.69	4,823
<b>4321</b>	3,702	1,448	1,441	412	9.0	0.64	5,751
<b>4322.01</b>	1,800	851	832	146	12.3	0.23	7,874
<b>4322.02</b>	4,716	1,610	1,599	615	7.7	0.96	4,908
<b>4323</b>	5,503	1,747	1,740	743	7.4	1.16	4,742
<b>4324.01</b>	3,627	1,179	1,173	495	7.3	0.77	4,694
<b>4324.02</b>	5,245	1,658	1,644	716	7.3	1.12	4,690
<b>4325</b>	5,855	1,890	1,868	825	7.1	1.29	4,539

*(Continued)*

**Table 3.9****Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4326</b>	5,227	1,589	1,574	763	6.8	1.19	4,383
<b>4327.01</b>	3,255	1,097	1,082	502	6.5	0.78	4,147
<b>4327.02</b>	4,300	1,507	1,479	418	10.3	0.65	6,583
<b>4328</b>	2,250	773	766	843	2.7	1.32	1,707
<b>4401</b>	7,916	2,573	2,543	1,529	5.2	2.39	3,313
<b>4402.01</b>	5,044	2,197	2,085	549	9.2	0.86	5,883
<b>4402.02</b>	6,135	2,207	2,156	809	7.6	1.26	4,854
<b>4403</b>	2,783	958	948	818	3.4	1.28	2,178
<b>4405.01</b>	5,102	1,660	1,644	1,104	4.6	1.73	2,957
<b>4405.03</b>	6,413	132	131	520	12.3	0.81	7,886
<b>4405.04</b>	651			50	13.1	0.08	8,391
<b>4405.05</b>	1,559	479	475	257	6.1	0.40	3,886
<b>4406</b>	3,266	959	947	870	3.8	1.36	2,403
<b>4407.01</b>	2,798	979	971	464	6.0	0.72	3,862
<b>4407.02</b>	5,328	1,807	1,794	865	6.2	1.35	3,941
<b>4408</b>	6,371	2,158	2,120	1,589	4.0	2.48	2,567
<b>4501</b>	5,287	2,260	2,196	523	10.1	0.82	6,475
<b>4502</b>	4,181	1,336	1,304	325	12.9	0.51	8,244
<b>4503</b>	5,745	2,107	2,043	431	13.3	0.67	8,523
<b>4504</b>	2,748	953	932	614	4.5	0.96	2,863
<b>4505</b>	2,874	886	870	258	11.1	0.40	7,119
<b>4506.01</b>	3,784	1,409	1,390	817	4.6	1.28	2,963
<b>4506.02</b>	4,308	1,857	1,797	333	12.9	0.52	8,282
<b>4507.01</b>	3,144	980	966	506	6.2	0.79	3,976
<b>4507.02</b>	4,359	1,472	1,445	306	14.2	0.48	9,105
<b>4508</b>	3,431	1,201	1,181	500	6.9	0.78	4,389
<b>4509</b>	1,737	606	595	357	4.9	0.56	3,114

*(Continued)*



**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4510</b>	2,679	898	887	432	6.2	0.67	3,973
<b>4511</b>	2,216	830	816	457	4.8	0.71	3,103
<b>4512</b>	1,698	659	652	527	3.2	0.82	2,062
<b>4513</b>	2,258	924	914	441	5.1	0.69	3,278
<b>4514</b>	2,969	1,342	1,336	121	24.5	0.19	15,654
<b>4515.01</b>	5,536	2,249	2,165	316	17.5	0.49	11,202
<b>4515.02</b>	5,835	2,237	2,154	446	13.1	0.70	8,370
<b>4516.01</b>	5,541	1,581	1,553	235	23.6	0.37	15,113
<b>4516.02</b>	2,798	1,138	1,106	272	10.3	0.42	6,596
<b>4518</b>	3,438	1,128	1,112	588	5.9	0.92	3,745
<b>4519</b>	6,643	2,356	2,295	694	9.6	1.08	6,125
<b>4520</b>	2,885	1,128	1,109	582	5.0	0.91	3,170
<b>4521.01</b>	5,256	1,700	1,650	828	6.3	1.29	4,061
<b>4521.02</b>	3,166	1,049	1,031	577	5.5	0.90	3,514
<b>4522</b>	6,353	2,204	2,149	573	11.1	0.90	7,094
<b>4523.01</b>	3,592	1,485	1,473	136	26.4	0.21	16,926
<b>4523.02</b>	5,166	1,773	1,711	149	34.6	0.23	22,136
<b>4524</b>	6,903	2,384	2,333	897	7.7	1.40	4,926
<b>4525.01</b>	3,771	1,316	1,296	1,204	3.1	1.88	2,004
<b>4525.02</b>	5,264	1,604	1,531	299	17.6	0.47	11,281
<b>4526</b>	6,395	2,780	2,723	752	8.5	1.17	5,445
<b>4527</b>	5,856	1,980	1,926	320	18.3	0.50	11,712
<b>4528.01</b>	4,642	2,529	2,394	284	16.4	0.44	10,469
<b>4528.02</b>	3,263	1,492	1,492	31	105.6	0.05	67,607
<b>4601</b>	4,606	1,469	1,453	1,618	2.8	2.53	1,822
<b>4602</b>	4,174	1,342	1,330	2,022	2.1	3.16	1,321
<b>4603</b>	2,928	967	966	548	5.3	0.86	3,423

(Continued)

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4604</b>	5,133	2,028	2,013	1,000	5.1	1.56	3,284
<b>4605.01</b>	2,680	875	871	552	4.9	0.86	3,108
<b>4605.03</b>	4,517	1,469	1,455	362	12.5	0.57	7,978
<b>4605.04</b>	4,055	1,333	1,307	501	8.1	0.78	5,182
<b>4606</b>	4,055	1,348	1,327	700	5.8	1.09	3,705
<b>4607.01</b>	3,696	1,159	1,149	430	8.6	0.67	5,495
<b>4607.02</b>	4,826	1,686	1,663	699	6.9	1.09	4,419
<b>4608</b>	3,559	1,183	1,175	598	6.0	0.93	3,810
<b>4609</b>	2,583	872	872	683	3.8	1.07	2,420
<b>4610</b>	2,614	904	904	412	6.4	0.64	4,064
<b>4611</b>	7,413	2,519	2,480	1,607	4.6	2.51	2,952
<b>4612.01</b>	4,877	1,561	1,536	2,507	1.9	3.92	1,245
<b>4612.02</b>	6,456	2,827	2,758	817	7.9	1.28	5,058
<b>4615</b>	7,131	2,568	2,542	790	9.0	1.23	5,779
<b>4616.03</b>	5,784	2,380	2,300	308	18.8	0.48	12,020
<b>4616.04</b>	2,752	891	876	389	7.1	0.61	4,525
<b>4616.05</b>	5,335	2,526	2,396	240	22.2	0.38	14,227
<b>4616.06</b>	2,860	1,357	1,297	158	18.0	0.25	11,549
<b>4617</b>	7,128	2,584	2,551	568	12.5	0.89	8,028
<b>4618.01</b>	1,091	542	539	77	14.2	0.12	9,059
<b>4618.02</b>	5,525	2,409	2,327	399	13.9	0.62	8,868
<b>4619.01</b>	4,126	1,414	1,376	229	18.1	0.36	11,553
<b>4619.02</b>	1,696	594	576	116	14.6	0.18	9,346
<b>4701</b>	2,913	976	954	1,873	1.6	2.93	995
<b>4703</b>	3,314	1,168	1,146	869	3.8	1.36	2,441
<b>4704</b>	4,550	1,740	1,690	1,423	3.2	2.22	2,046
<b>4705</b>	5,739	2,349	2,252	1,036	5.5	1.62	3,544

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4706</b>	3,234	1,203	1,175	600	5.4	0.94	3,448
<b>4707</b>	5,336	1,898	1,854	877	6.1	1.37	3,893
<b>4708</b>	3,069	1,183	1,150	488	6.3	0.76	4,023
<b>4709</b>	7,627	2,845	2,786	1,085	7.0	1.69	4,500
<b>4710</b>	2,203	876	868	428	5.1	0.67	3,295
<b>4711</b>	7,083	2,456	2,380	960	7.4	1.50	4,720
<b>4712.01</b>	3,060	2,075	1,616	178	17.2	0.28	11,010
<b>4712.03</b>	2,507	1,225	1,178	129	19.4	0.20	12,429
<b>4712.04</b>	3,866	1,985	1,974	369	10.5	0.58	6,711
<b>4713.01</b>	4,046	1,634	1,554	177	22.9	0.28	14,652
<b>4713.03</b>	3,870	1,740	1,714	339	11.4	0.53	7,302
<b>4713.04</b>	2,058	709	701	362	5.7	0.57	3,641
<b>4714.01</b>	3,402	1,395	1,376	341	10.0	0.53	6,384
<b>4714.02</b>	3,484	1,232	1,213	496	7.0	0.77	4,496
<b>4801</b>	4,807	1,556	1,554	8,753	0.5	13.68	351
<b>4802.01</b>	4,600	1,568	1,548	1,655	2.8	2.59	1,778
<b>4802.03</b>	3,320	1,570	1,475	93	35.7	0.15	22,872
<b>4802.04</b>	5,170	3,340	2,985	373	13.9	0.58	8,880
<b>4802.05</b>	4,573	2,911	2,660	490	9.3	0.77	5,968
<b>4803.01</b>	3,425	1,055	1,048	2,609	1.3	4.08	840
<b>4803.02</b>	5,451	1,843	1,796	2,694	2.0	4.21	1,295
<b>4804.01</b>	5,138	1,472	1,460	2,183	2.4	3.41	1,506
<b>4804.02</b>	7,258	2,058	2,058	5,234	1.4	8.18	888
<b>4805.01</b>	3,825	1,139	1,128	1,259	3.0	1.97	1,944
<b>4805.02</b>	6,433	1,953	1,943	744	8.6	1.16	5,530
<b>4805.03</b>	3,524	1,153	1,139	528	6.7	0.83	4,270
<b>4805.04</b>	2,017	840	836	366	5.5	0.57	3,524

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4805.05</b>	3,827	1,622	1,579	335	11.4	0.52	7,314
<b>4808.01</b>	4,702	1,627	1,620	575	8.2	0.90	5,233
<b>4808.02</b>	3,544	1,386	1,342	644	5.5	1.01	3,524
<b>4809.01</b>	6,332	1,970	1,950	677	9.3	1.06	5,982
<b>4809.02</b>	3,772	1,519	1,477	590	6.4	0.92	4,093
<b>4809.03</b>	3,824	1,529	1,444	290	13.2	0.45	8,446
<b>4810</b>	5,031	1,927	1,873	352	14.3	0.55	9,157
<b>4811.01</b>	4,049	2,123	2,047	211	19.2	0.33	12,301
<b>4811.02</b>	3,176	1,493	1,424	108	29.4	0.17	18,816
<b>4811.03</b>	3,337	1,242	1,216	148	22.6	0.23	14,433
<b>4811.04</b>	2,609	1,222	1,185	83	31.4	0.13	20,068
<b>4811.05</b>	5,496	1,698	1,687	837	6.6	1.31	4,205
<b>4811.06</b>	5,808	1,761	1,744	910	6.4	1.42	4,083
<b>4812.01</b>	1,510	392	388	351	4.3	0.55	2,751
<b>4812.02</b>	7,495	2,429	2,390	939	8.0	1.47	5,106
<b>4814</b>	6,581	2,828	2,747	1,399	4.7	2.19	3,012
<b>4815</b>	2,355	822	811	1,225	1.9	1.91	1,231
<b>4816</b>	3,682	1,161	1,154	2,175	1.7	3.40	1,084
<b>4817.01</b>	6,381	2,043	2,025	2,588	2.5	4.04	1,578
<b>4817.02</b>	4,259	1,989	1,975	690	6.2	1.08	3,948
<b>4819</b>	7,057	2,826	2,723	2,635	2.7	4.12	1,714
<b>4820.01</b>	5,466	1,776	1,757	1,026	5.3	1.60	3,410
<b>4820.02</b>	3,791	1,843	1,803	478	7.9	0.75	5,080
<b>4821</b>	2,825	1,531	1,465	229	12.3	0.36	7,881
<b>4822.01</b>	2,084	1,010	981	234	8.9	0.37	5,707
<b>4822.03</b>	5,775	3,231	3,094	490	11.8	0.77	7,543
<b>4822.04</b>	2,000	1,333	1,285	62	32.4	0.10	20,721

(Continued)

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4822.05</b>	2,534	1,671	1,589	392	6.5	0.61	4,135
<b>4822.06</b>	1,111	655	649	109	10.2	0.17	6,550
<b>4823.01</b>	6,733	3,422	3,335	738	9.1	1.15	5,839
<b>4823.02</b>	4,577	1,820	1,768	189	24.2	0.30	15,499
<b>4823.03</b>	3,404	1,703	1,678	430	7.9	0.67	5,066
<b>4824</b>	2,288	782	775	1,072	2.1	1.68	1,366
<b>4825.02</b>	3,092	1,032	1,026	393	7.9	0.61	5,033
<b>4825.03</b>	5,103	1,546	1,532	734	7.0	1.15	4,450
<b>4825.04</b>	5,643	1,683	1,676	1,034	5.5	1.62	3,491
<b>4825.05</b>	4,823	1,612	1,580	1,318	3.7	2.06	2,342
<b>4825.06</b>	8,245	3,465	3,265	407	20.2	0.64	12,958
<b>4825.07</b>	4,054	1,629	1,562	343	11.8	0.54	7,560
<b>4826.01</b>	7,511	2,391	2,379	970	7.7	1.51	4,958
<b>4826.03</b>	4,497	1,462	1,443	551	8.2	0.86	5,224
<b>4826.04</b>	4,101	1,269	1,256	889	4.6	1.39	2,952
<b>4901.01</b>	5,251	1,933	1,905	1,213	4.3	1.90	2,770
<b>4901.04</b>	3,128	1,047	1,035	3,039	1.0	4.75	659
<b>4901.05</b>	7,476	1,906	1,853	1,670	4.5	2.61	2,865
<b>4905.01</b>	3,368	1,331	1,305	281	12.0	0.44	7,684
<b>4905.02</b>	7,095	2,230	2,213	2,422	2.9	3.79	1,874
<b>4910</b>	2,687	741	737	4,429	0.6	6.92	388
<b>4911.01</b>	3,965	1,182	1,180	1,937	2.0	3.03	1,310
<b>4911.02</b>	3,728	1,131	1,117	836	4.5	1.31	2,854
<b>4911.03</b>	6,824	2,132	2,114	471	14.5	0.74	9,268
<b>4912.01</b>	6,493	2,333	2,303	520	12.5	0.81	7,990
<b>4912.02</b>	2,523	1,195	1,157	193	13.1	0.30	8,388
<b>4913.01</b>	7,304	2,152	2,127	4,027	1.8	6.29	1,161

*(Continued)*

**Table 3.9****Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4913.02</b>	3,793	1,440	1,378	300	12.6	0.47	8,086
<b>4913.03</b>	4,902	1,531	1,519	251	19.6	0.39	12,513
<b>4914.01</b>	4,729	1,884	1,845	329	14.4	0.51	9,193
<b>4914.02</b>	4,284	1,414	1,402	300	14.3	0.47	9,140
<b>4914.03</b>	4,037	1,154	1,151	428	9.4	0.67	6,042
<b>4914.04</b>	4,091	1,334	1,322	386	10.6	0.60	6,779
<b>4914.05</b>	3,129	836	833	423	7.4	0.66	4,735
<b>4915.01</b>	7,197	2,397	2,383	629	11.4	0.98	7,322
<b>4915.02</b>	7,471	2,142	2,135	1,439	5.2	2.25	3,323
<b>4916.01</b>	5,263	1,607	1,585	459	11.5	0.72	7,337
<b>4916.02</b>	5,392	1,586	1,573	551	9.8	0.86	6,260
<b>4917.01</b>	3,883	1,971	1,932	360	10.8	0.56	6,898
<b>4917.03</b>	5,929	2,868	2,779	380	15.6	0.59	9,977
<b>4917.04</b>	5,525	2,398	2,347	328	16.8	0.51	10,782
<b>4917.05</b>	3,737	973	963	922	4.1	1.44	2,593
<b>4917.06</b>	3,483	1,637	1,576	298	11.7	0.47	7,477
<b>4917.07</b>	4,346	1,805	1,774	263	16.5	0.41	10,583
<b>4918.01</b>	2,402	1,085	1,054	284	8.5	0.44	5,412
<b>4918.02</b>	3,136	1,161	1,150	417	7.5	0.65	4,810
<b>4918.03</b>	6,708	2,625	2,583	707	9.5	1.10	6,077
<b>4920</b>	6,947	2,215	2,180	5,868	1.2	9.17	758
<b>4921</b>	6,842	2,250	2,236	7,630	0.9	11.92	574
<b>4922.01</b>	3,169	1,059	1,059	7,902	0.4	12.35	257
<b>4922.02</b>	7,230	2,212	2,198	1,461	4.9	2.28	3,167
<b>4922.03</b>	4,403	1,318	1,311	1,214	3.6	1.90	2,322
<b>4923</b>	3,540	1,102	1,088	524	6.8	0.82	4,327
<b>4924</b>	4,744	1,801	1,769	915	5.2	1.43	3,319

*(Continued)*

**Table 3.9**

**Population, Housing Units and Households by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Population</b>	<b>Housing Units</b>	<b>Households</b>	<b>Acres</b>	<b>Population per Acre</b>	<b>Square Miles</b>	<b>Population per Square Mile</b>
<b>4925</b>	4,693	1,457	1,457	11,169	0.4	17.45	269
<b>9801</b>				779		1.22	
<b>9802</b>				2,468		3.86	
<b>9803</b>				574		0.90	
<b>Fairfax County</b>	<b>1,185,980</b>	<b>432,550</b>	<b>422,864</b>	<b>260,132</b>	<b>4.6</b>	<b>406.46</b>	<b>2,918</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

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

*(Continued)*





## POPULATION FORECASTS

The population forecasts reflect projections as of January 1 of the report year. 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 other group living arrangements). The population forecasts are summarized by supervisor district and town, planning district, human services region, ZIP Code, sewershed, and census tract.

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

For detailed methodology, please refer to Appendix A.

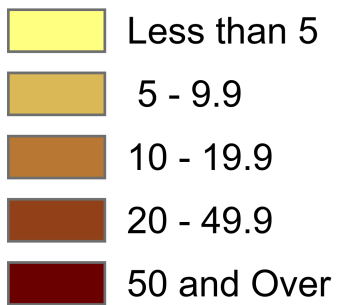
# Fairfax County, Virginia January 2023



*Figure 4.1*  
**Year 2050**  
**Forecast Population Density**  
**by Census Block Group**

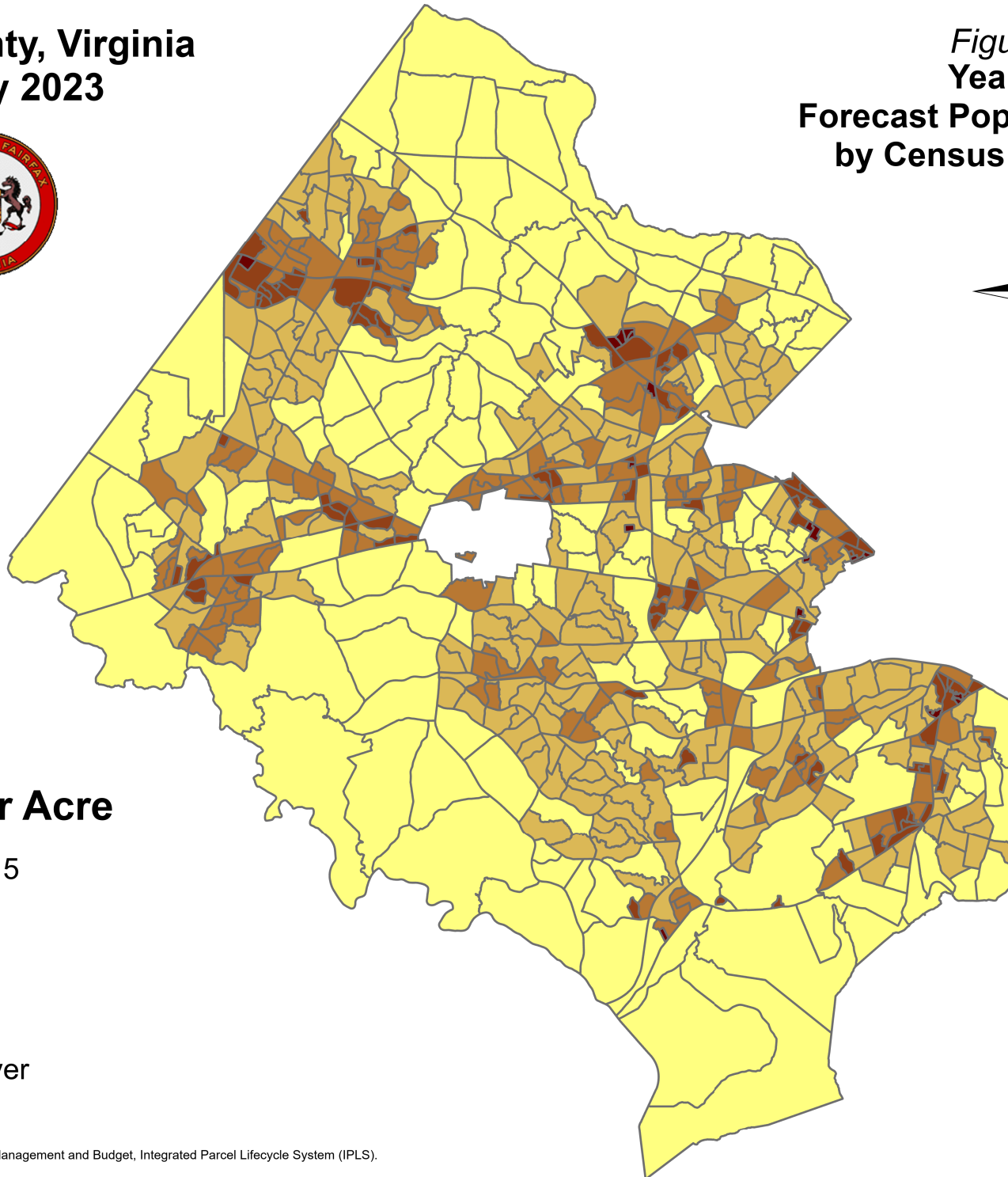


## Persons Per Acre



Note: City of Fairfax is not included.

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



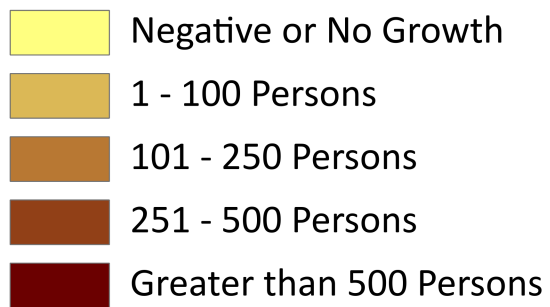
# Fairfax County, Virginia January 2023



*Figure 4.2*  
**2023 - 2050**  
**Forecast Population Growth**  
**by Census Block Group**



## Population Growth



Note: City of Fairfax is not included.

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

**Table 4.1**  
**Estimated and Forecasted Population by Supervisor District**  
**Fairfax County, January 2023**

Supervisor District	2023	2025	2030	2035	2040	2045	2050
<b>Braddock</b>	128,044	129,029	130,437	130,989	131,439	131,820	132,309
<b>Dranesville 1/</b>	130,446	134,099	142,930	147,704	151,015	154,266	157,674
<b>Franconia</b>	129,598	130,710	134,048	138,112	142,175	146,373	150,574
<b>Hunter Mill 2/</b>	137,636	140,652	149,349	158,630	167,483	176,552	185,393
<b>Mason</b>	122,834	123,548	124,889	127,811	130,964	134,257	137,499
<b>Mount Vernon</b>	128,922	129,804	132,057	134,803	137,499	140,278	143,257
<b>Providence</b>	135,899	138,901	146,186	153,329	160,179	167,204	174,115
<b>Springfield 3/</b>	131,144	131,732	133,247	134,438	135,556	136,627	137,735
<b>Sully</b>	141,456	142,383	148,185	151,641	154,903	158,186	161,429
<b>Fairfax County</b>	<b>1,185,980</b>	<b>1,200,858</b>	<b>1,241,327</b>	<b>1,277,458</b>	<b>1,311,213</b>	<b>1,345,563</b>	<b>1,379,986</b>

**Table 4.2**  
**Estimated and Forecasted Population by Town**  
**Fairfax County, January 2023**

Town	2023	2025	2030	2035	2040	2045	2050
<b>Town of Clifton</b>	293	293	293	293	293	293	293
<b>Town of Herndon</b>	22,174	22,872	26,641	28,187	28,522	28,831	29,177
<b>Town of Vienna</b>	17,279	17,456	17,551	17,552	17,552	17,552	17,552
<b>Towns Total</b>	<b>39,745</b>	<b>40,621</b>	<b>44,484</b>	<b>46,032</b>	<b>46,367</b>	<b>46,676</b>	<b>47,022</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

*1/ Includes the Town of Herndon.*

*2/ Includes the Town of Vienna.*

*3/ Includes the Town of Clifton.*

**Table 4.3**  
**Estimated and Forecasted Population by Planning District**  
**Fairfax County, January 2023**

Planning District	1990	2000	2010	2020	2023	2025	2030	2035	2040	2045	2050
<b>Annandale</b>	66,329	70,152	74,386	78,155	75,856	76,168	76,817	77,487	78,112	78,741	79,418
<b>Baileys</b>	38,392	43,989	45,851	47,135	46,051	46,413	47,060	48,965	51,065	53,270	55,400
<b>Bull Run</b>	66,234	107,798	124,691	129,769	138,351	138,969	144,297	147,757	151,086	154,452	157,742
<b>Fairfax</b>	45,244	56,024	70,566	76,496	79,042	80,149	81,832	82,722	83,388	84,056	84,785
<b>Jefferson</b>	42,859	48,092	53,819	60,514	60,766	61,189	62,049	63,247	64,499	65,810	67,073
<b>Lincolnia</b>	14,010	16,819	18,483	18,431	19,356	19,398	19,540	19,864	20,227	20,604	20,985
<b>Lower Potomac</b>	24,371	23,769	34,335	38,310	40,913	40,985	41,388	42,028	42,654	43,373	44,070
<b>McLean</b>	58,747	63,278	69,607	78,626	83,087	86,046	92,427	98,006	103,197	108,555	113,842
<b>Mount Vernon</b>	82,483	86,944	95,581	101,258	102,830	104,252	106,869	110,436	114,075	117,819	121,631
<b>Pohick 1/</b>	127,040	137,166	137,045	140,092	142,976	143,117	143,841	144,370	144,896	145,256	145,885
<b>Rose Hill</b>	34,520	45,646	50,589	53,622	53,720	54,021	55,295	56,192	56,893	57,648	58,388
<b>Springfield</b>	39,919	48,736	55,708	57,893	57,258	57,389	58,545	60,144	61,814	63,528	65,280
<b>Upper Potomac 2/</b>	125,169	162,010	185,094	199,232	211,873	217,782	234,434	245,652	254,646	263,616	272,547
<b>Vienna 3/</b>	53,267	59,326	65,971	70,776	73,901	74,978	76,936	80,587	84,662	88,836	92,940
<b>Fairfax County</b>	<b>818,584</b>	<b>969,749</b>	<b>1,081,726</b>	<b>1,150,309</b>	<b>1,185,980</b>	<b>1,200,858</b>	<b>1,241,327</b>	<b>1,277,458</b>	<b>1,311,213</b>	<b>1,345,563</b>	<b>1,379,986</b>

Sources: U.S. Census Bureau, 1990, 2000, 2010 and 2020 Decennial Census; Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.

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

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

**Table 4.4**  
**Estimated and Forecasted Population by Human Services Region**  
**Fairfax County, January 2023**

<b>Human Services Region</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Region 1</b>	262,218	264,181	269,679	276,459	283,185	290,124	297,267
<b>Region 2</b>	252,564	254,204	257,927	262,750	267,666	272,788	277,880
<b>Region 3 1/</b>	349,014	358,214	381,687	401,446	419,020	436,819	454,451
<b>Region 4 2/</b>	322,183	324,259	332,034	336,802	341,342	345,832	350,387
<b>Fairfax County</b>	<b>1,185,980</b>	<b>1,200,858</b>	<b>1,241,327</b>	<b>1,277,458</b>	<b>1,311,213</b>	<b>1,345,563</b>	<b>1,379,986</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

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

*2/ Includes the Town of Clifton.*

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>20120</b>	44,193	44,221	44,415	44,859	45,383	45,898	46,412
<b>20121</b>	30,468	30,503	30,663	31,052	31,485	31,922	32,420
<b>20124</b>	16,152	16,183	16,220	16,234	16,242	16,242	16,237
<b>20151</b>	26,876	27,222	31,514	33,867	36,036	38,273	40,394
<b>20152</b>	3	3	3	3	3	3	3
<b>20164</b>	4	4	4	4	4	4	4
<b>20170</b>	40,257	41,016	44,893	46,750	47,515	48,179	48,961
<b>20171</b>	58,257	60,736	65,001	66,971	68,545	70,084	71,621
<b>20190</b>	22,667	23,684	25,893	28,612	31,483	34,409	37,265
<b>20191</b>	32,665	33,816	39,010	42,775	45,678	48,639	51,522
<b>20194</b>	14,421	14,422	14,460	14,550	14,646	14,749	14,846
<b>20196</b>		27	69	220	391	568	740
<b>22003</b>	57,245	57,493	58,009	58,652	59,270	59,896	60,569
<b>22015</b>	43,969	43,962	44,062	44,136	44,191	44,216	44,301
<b>22027</b>	2,341	2,356	2,389	2,488	2,602	2,717	2,817
<b>22030</b>	43,127	44,027	45,533	46,014	46,299	46,563	46,826
<b>22031</b>	34,314	34,742	35,901	36,673	37,406	38,161	38,927
<b>22032</b>	29,143	29,249	29,621	29,830	30,033	30,182	30,390
<b>22033</b>	41,578	42,237	43,546	44,442	45,285	46,126	46,980
<b>22035</b>	558	567	581	633	691	752	810
<b>22037</b>		28	72	229	408	593	772
<b>22039</b>	19,328	19,349	19,455	19,573	19,681	19,801	19,907
<b>22041</b>	27,936	28,151	28,517	29,622	30,834	32,128	33,361

**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22042</b>	33,212	33,431	33,863	34,288	34,691	35,117	35,531
<b>22043</b>	25,451	25,610	26,158	26,501	26,763	27,032	27,328
<b>22044</b>	11,384	11,523	11,792	12,574	13,449	14,348	15,229
<b>22046</b>	5,359	5,400	5,436	5,484	5,525	5,575	5,626
<b>22060</b>	11,130	11,145	11,173	11,260	11,362	11,465	11,570
<b>22066</b>	19,592	19,811	20,269	20,489	20,654	20,816	20,981
<b>22079</b>	36,550	36,686	37,290	37,893	38,457	39,099	39,756
<b>22101</b>	30,708	31,028	31,492	31,997	32,531	33,114	33,673
<b>22102</b>	32,010	34,164	37,992	41,105	44,143	47,247	50,324
<b>22106</b>				1	1	1	2
<b>22124</b>	18,662	18,700	18,817	18,890	18,929	18,967	19,018
<b>22150</b>	28,291	28,697	29,724	31,161	32,672	34,218	35,759
<b>22151</b>	17,467	17,480	17,494	17,511	17,525	17,539	17,554
<b>22152</b>	28,770	28,749	28,800	28,845	28,899	28,938	28,995
<b>22153</b>	33,094	32,830	32,919	33,036	33,153	33,204	33,384
<b>22180</b>	28,170	28,388	28,554	28,746	28,963	29,195	29,406
<b>22181</b>	15,833	15,867	15,961	16,092	16,205	16,322	16,475
<b>22182</b>	29,458	30,245	32,525	37,232	42,166	47,224	52,145
<b>22203</b>	328	328	328	328	328	328	328
<b>22204</b>	46	46	47	47	47	47	47
<b>22206</b>	7	7	7	7	7	7	7
<b>22207</b>	137	139	141	143	147	151	153
<b>22213</b>	16	17	17	18	19	20	22

(Continued)



**Table 4.5**  
**Estimated and Forecasted Population by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22302</b>	1,542	1,543	1,543	1,545	1,548	1,550	1,552
<b>22303</b>	17,044	17,440	18,341	19,397	20,511	21,652	22,761
<b>22304</b>	350	348	350	350	350	350	350
<b>22306</b>	33,319	33,927	34,782	36,214	37,747	39,325	40,919
<b>22307</b>	10,919	10,951	11,006	11,113	11,220	11,328	11,444
<b>22308</b>	13,679	13,721	13,798	13,866	13,900	13,946	14,027
<b>22309</b>	34,229	34,569	35,325	36,258	37,150	38,064	39,030
<b>22310</b>	29,424	29,634	30,164	30,748	31,322	31,951	32,520
<b>22311</b>	1,648	1,652	1,657	1,665	1,672	1,678	1,687
<b>22312</b>	23,877	23,920	24,065	24,385	24,742	25,109	25,482
<b>22315</b>	28,770	28,867	29,666	30,081	30,306	30,532	30,815
<b>Fairfax County</b>	<b>1,185,980</b>	<b>1,200,858</b>	<b>1,241,327</b>	<b>1,277,458</b>	<b>1,311,213</b>	<b>1,345,563</b>	<b>1,379,986</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

*(Continued)*

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2023**

<b>Sewershed</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>A1</b>	35,786	36,136	36,909	37,561	38,202	38,835	39,457
<b>A2</b>	13,908	15,918	19,226	20,378	21,158	21,911	22,669
<b>A3</b>	4,313	4,363	4,443	4,727	5,050	5,385	5,712
<b>B1</b>	8,360	9,471	14,391	17,709	20,111	22,551	24,927
<b>B2</b>	25,090	25,421	26,095	27,466	29,071	30,617	32,221
<b>B3</b>	3,048	3,057	3,081	3,100	3,114	3,131	3,151
<b>B5</b>	22,171	22,869	26,638	28,184	28,519	28,828	29,174
<b>C1</b>	3,786	3,806	3,831	3,851	3,860	3,868	3,880
<b>C2</b>	3,987	4,029	4,084	4,106	4,117	4,127	4,139
<b>D1</b>	10,469	10,629	10,991	11,156	11,284	11,415	11,544
<b>D2</b>	29,819	30,677	32,670	34,604	36,576	38,596	40,558
<b>D3</b>	84,601	85,708	88,396	93,942	99,798	105,811	111,680
<b>E1</b>	24,031	26,042	29,671	32,133	34,440	36,789	39,117
<b>E2</b>	2,163	2,187	2,210	2,227	2,238	2,258	2,292
<b>F</b>	8,098	8,215	8,399	8,634	8,884	9,141	9,396
<b>G1</b>	37,023	37,323	38,038	38,686	39,292	39,913	40,556
<b>G2</b>	3,401	3,442	3,516	3,554	3,597	3,641	3,672
<b>G3</b>	2,259	2,278	2,314	2,332	2,349	2,391	2,409
<b>G4</b>	981	986	999	1,021	1,052	1,084	1,104
<b>H1</b>	15,757	16,016	16,479	17,912	19,506	21,146	22,766
<b>H2</b>	6,748	6,747	6,747	6,747	6,747	6,801	6,801
<b>H3</b>	967	973	982	1,009	1,029	1,056	1,084
<b>I1</b>	76,251	76,672	77,454	78,800	80,209	81,672	83,093

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2023**

<b>Sewershed</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>I2</b>	3,630	3,658	3,682	3,714	3,746	3,780	3,816
<b>I3</b>	63,674	64,056	64,915	66,658	68,524	70,489	72,402
<b>I4</b>	241	247	257	291	329	368	406
<b>I5</b>	980	987	994	1,014	1,032	1,052	1,072
<b>I6</b>	6	6	6	6	6	6	6
<b>J1</b>	22,570	22,959	23,865	24,721	25,583	26,455	27,311
<b>J2</b>	9,619	9,800	10,100	11,031	12,103	13,214	14,282
<b>J3</b>	6,070	6,118	6,199	6,448	6,723	7,022	7,310
<b>J4</b>	3,977	3,989	3,998	4,001	4,003	4,004	4,007
<b>K</b>	48,714	49,396	50,597	51,536	52,350	53,187	54,125
<b>L</b>	53,585	53,859	54,859	55,974	56,948	57,938	58,992
<b>M0</b>	6,668	6,672	6,702	6,747	6,785	6,824	6,866
<b>M1</b>	12,941	12,943	13,409	13,625	13,694	13,755	13,861
<b>M2</b>	84,477	85,168	86,895	88,062	89,110	90,175	91,304
<b>M3</b>	19,697	19,715	19,741	19,767	19,791	19,815	19,842
<b>M4</b>	22,106	22,127	22,320	22,481	22,596	22,717	22,846
<b>M5</b>	11,919	11,639	11,679	11,727	11,757	11,791	11,865
<b>M6</b>	20,078	20,331	21,072	21,825	22,628	23,455	24,287
<b>M7</b>	964	969	977	1,006	1,038	1,072	1,106
<b>M8</b>	9,272	9,300	9,329	9,387	9,456	9,525	9,597
<b>M9</b>	18,696	18,940	19,251	19,675	20,131	20,603	21,059
<b>N1</b>	129,706	129,751	130,335	130,918	131,491	132,017	132,683
<b>N2</b>	19,008	19,038	19,156	19,293	19,439	19,517	19,715
<b>O1</b>	1,397	1,409	1,418	1,418	1,418	1,418	1,418

(Continued)

**Table 4.6**  
**Estimated and Forecasted Population by Sewershed**  
**Fairfax County, January 2023**

<b>Sewershed</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>P</b>	183	192	206	240	274	308	345
<b>P1</b>	2,644	2,660	2,805	2,956	3,077	3,217	3,343
<b>P2</b>	503	502	502	502	502	502	502
<b>P3</b>	3,989	4,019	4,129	4,191	4,245	4,301	4,359
<b>P4</b>	214	216	217	217	217	217	217
<b>P5</b>	1,323	1,307	1,326	1,327	1,327	1,327	1,327
<b>Q1</b>	8,022	8,072	8,187	8,214	8,240	8,266	8,292
<b>R1</b>	9,224	9,241	9,304	9,336	9,353	9,369	9,387
<b>R2</b>	769	1,547	2,118	2,163	2,169	2,175	2,182
<b>R3</b>	293	293	293	293	293	293	293
<b>R4</b>	1,050	1,060	1,065	1,066	1,066	1,066	1,066
<b>S1</b>	35,121	35,262	35,734	36,070	36,400	36,723	37,009
<b>S2</b>	1,333	1,363	1,390	1,398	1,400	1,401	1,403
<b>T1</b>	7,807	8,254	9,458	10,124	10,769	11,432	12,068
<b>T2</b>	32,519	32,421	35,525	37,258	38,831	40,452	41,981
<b>T3</b>	19,264	19,240	19,270	19,276	19,278	19,279	19,281
<b>T4</b>	29,021	29,394	30,480	31,041	31,525	32,001	32,505
<b>T5</b>	30,096	30,167	30,361	30,929	31,610	32,253	32,953
<b>T6</b>	1,012	1,012	1,013	1,014	1,014	1,014	1,014
<b>T7</b>	8,582	8,594	8,626	8,681	8,738	8,800	8,876
<b>Fairfax County</b>	<b>1,185,980</b>	<b>1,200,858</b>	<b>1,241,327</b>	<b>1,277,458</b>	<b>1,311,213</b>	<b>1,345,563</b>	<b>1,379,986</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4151</b>	4,629	4,713	4,846	5,178	5,547	5,924	6,299
<b>4152</b>	3,367	3,368	3,372	3,376	3,379	3,381	3,385
<b>4153</b>	4,130	4,133	4,155	4,178	4,200	4,225	4,257
<b>4154.01</b>	5,440	5,798	6,197	6,266	6,290	6,306	6,325
<b>4154.02</b>	2,686	2,695	2,712	2,742	2,768	2,797	2,838
<b>4155</b>	6,427	6,441	6,481	6,549	6,583	6,623	6,685
<b>4156</b>	2,767	2,788	2,826	2,872	2,896	2,929	2,987
<b>4157</b>	4,111	4,116	4,120	4,123	4,125	4,127	4,130
<b>4158</b>	4,819	4,825	4,851	4,859	4,863	4,868	4,876
<b>4159</b>	3,257	3,259	3,266	3,275	3,283	3,290	3,300
<b>4160</b>	5,794	5,837	5,907	6,119	6,343	6,571	6,808
<b>4161</b>	3,858	3,913	3,988	4,158	4,328	4,505	4,693
<b>4162</b>	6,269	6,269	6,269	6,269	6,269	6,269	6,269
<b>4163</b>	2,279	2,297	2,314	2,329	2,342	2,354	2,368
<b>4201</b>	3,990	3,994	4,001	4,026	4,043	4,063	4,087
<b>4202.01</b>	3,720	3,713	3,736	3,765	3,774	3,821	3,833
<b>4202.02</b>	2,130	2,131	2,134	2,143	2,153	2,164	2,174
<b>4202.03</b>	2,804	2,942	3,282	3,570	3,845	4,125	4,395
<b>4203</b>	6,213	6,227	6,275	6,356	6,447	6,547	6,655
<b>4204</b>	3,869	4,021	4,275	4,507	4,734	4,971	5,198
<b>4205.01</b>	1,586	1,602	1,618	1,665	1,729	1,808	1,872
<b>4205.02</b>	1,919	1,923	1,946	2,002	2,060	2,124	2,187
<b>4205.03</b>	3,409	3,600	4,072	4,453	4,813	5,172	5,519
<b>4206</b>	5,601	5,605	5,673	5,808	5,969	6,118	6,276

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4207</b>	4,241	4,250	4,258	4,268	4,276	4,284	4,295
<b>4208</b>	3,767	3,792	3,871	3,918	3,976	4,034	4,076
<b>4210.01</b>	3,039	3,059	3,102	3,214	3,332	3,452	3,573
<b>4210.02</b>	4,968	5,215	5,841	6,373	6,939	7,506	8,068
<b>4211.01</b>	6,135	6,115	6,144	6,140	6,134	6,131	6,147
<b>4211.02</b>	3,722	3,719	3,725	3,729	3,734	3,738	3,743
<b>4211.03</b>	6,038	6,192	6,312	6,478	6,669	6,869	7,064
<b>4212</b>	1,923	1,923	1,923	1,923	1,923	1,923	1,923
<b>4213</b>	3,789	3,787	3,790	3,792	3,794	3,796	3,800
<b>4214</b>	7,481	7,621	7,843	8,619	9,505	10,426	11,319
<b>4215</b>	6,887	6,961	7,087	7,509	7,993	8,483	8,977
<b>4216</b>	6,061	6,249	6,770	7,008	7,164	7,326	7,509
<b>4217.01</b>	4,792	4,796	4,802	4,824	4,849	4,875	4,900
<b>4217.02</b>	4,620	4,621	4,623	4,625	4,626	4,627	4,628
<b>4218</b>	5,866	5,913	5,986	6,265	6,575	6,888	7,210
<b>4219</b>	3,301	3,306	3,314	3,343	3,376	3,409	3,443
<b>4220</b>	3,995	4,013	4,064	4,217	4,386	4,572	4,756
<b>4221.01</b>	7,027	7,032	7,053	7,108	7,170	7,235	7,297
<b>4221.02</b>	6,827	6,846	6,949	7,099	7,263	7,428	7,587
<b>4222.01</b>	4,787	4,773	4,814	4,842	4,866	4,917	4,962
<b>4222.02</b>	6,681	6,702	6,864	7,074	7,237	7,443	7,641
<b>4223.01</b>	3,015	3,012	3,649	3,893	3,945	3,983	4,057
<b>4223.02</b>	5,811	5,819	5,832	5,860	5,885	5,914	5,943
<b>4224.01</b>	2,030	2,031	2,033	2,042	2,049	2,058	2,068

(Continued)

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4224.02</b>	5,429	5,416	5,422	5,414	5,400	5,389	5,380
<b>4224.03</b>	2,576	2,574	2,586	2,606	2,626	2,647	2,668
<b>4301.01</b>	4,703	4,703	4,714	4,726	4,747	4,758	4,779
<b>4301.02</b>	2,839	2,837	2,859	2,869	2,879	2,885	2,895
<b>4302.01</b>	4,628	4,627	4,642	4,668	4,708	4,734	4,773
<b>4302.02</b>	5,139	5,144	5,214	5,276	5,346	5,398	5,471
<b>4302.03</b>	2,691	2,686	2,703	2,721	2,739	2,751	2,771
<b>4304</b>	7,271	7,278	7,284	7,284	7,284	7,284	7,285
<b>4305</b>	1,655	1,656	1,656	1,656	1,657	1,657	1,657
<b>4306</b>	7,553	7,677	7,874	8,574	9,372	10,194	10,994
<b>4307</b>	2,818	2,822	2,830	2,857	2,886	2,916	2,946
<b>4308.01</b>	4,271	4,267	4,271	4,271	4,271	4,271	4,271
<b>4308.02</b>	3,859	3,859	3,859	3,859	3,859	3,859	3,859
<b>4309.01</b>	4,361	4,362	4,377	4,410	4,450	4,484	4,525
<b>4309.02</b>	3,487	3,487	3,496	3,502	3,506	3,509	3,516
<b>4310.01</b>	4,716	4,729	4,763	4,810	4,836	4,848	4,889
<b>4310.02</b>	2,150	2,144	2,150	2,151	2,152	2,152	2,152
<b>4313</b>	4,203	4,201	4,205	4,207	4,208	4,210	4,212
<b>4314</b>	4,646	4,640	4,647	4,647	4,655	4,654	4,662
<b>4315</b>	5,393	5,385	5,399	5,406	5,410	5,413	5,418
<b>4316.01</b>	2,655	2,655	2,655	2,655	2,655	2,655	2,655
<b>4316.02</b>	6,308	6,334	6,523	6,676	6,777	6,885	7,011
<b>4318.01</b>	4,278	4,273	4,288	4,302	4,313	4,325	4,338
<b>4318.02</b>	3,419	3,409	3,406	3,371	3,341	3,296	3,276

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4319</b>	3,311	3,312	3,314	3,315	3,316	3,317	3,318
<b>4320</b>	3,338	3,335	3,339	3,340	3,342	3,344	3,345
<b>4321</b>	3,702	3,700	3,702	3,702	3,702	3,702	3,702
<b>4322.01</b>	1,800	1,795	1,799	1,799	1,799	1,799	1,799
<b>4322.02</b>	4,716	4,716	4,731	4,768	4,809	4,851	4,894
<b>4323</b>	5,503	5,505	5,514	5,523	5,532	5,540	5,550
<b>4324.01</b>	3,627	3,628	3,629	3,630	3,630	3,630	3,631
<b>4324.02</b>	5,245	5,243	5,252	5,258	5,262	5,264	5,269
<b>4325</b>	5,855	5,854	5,878	5,886	5,889	5,893	5,898
<b>4326</b>	5,227	5,224	5,248	5,260	5,267	5,272	5,281
<b>4327.01</b>	3,255	3,256	3,258	3,261	3,262	3,263	3,266
<b>4327.02</b>	4,300	4,300	4,309	4,317	4,321	4,324	4,330
<b>4328</b>	2,250	1,971	1,981	1,996	2,001	2,006	2,033
<b>4401</b>	7,916	7,947	8,005	8,046	8,068	8,092	8,123
<b>4402.01</b>	5,044	5,166	5,464	5,844	6,249	6,678	7,082
<b>4402.02</b>	6,135	6,140	6,151	6,163	6,171	6,180	6,197
<b>4403</b>	2,783	2,788	2,795	2,800	2,803	2,806	2,811
<b>4405.01</b>	5,102	5,109	5,128	5,166	5,206	5,245	5,287
<b>4405.03</b>	6,413	7,191	7,761	7,806	7,812	7,818	7,825
<b>4405.04</b>	651	651	651	651	651	651	651
<b>4405.05</b>	1,559	1,606	1,706	1,732	1,741	1,748	1,756
<b>4406</b>	3,266	3,269	3,273	3,277	3,279	3,281	3,285
<b>4407.01</b>	2,798	2,799	2,801	2,804	2,806	2,807	2,809
<b>4407.02</b>	5,328	5,331	5,334	5,336	5,338	5,340	5,343

(Continued)



**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4408</b>	6,371	6,445	6,592	6,642	6,662	6,679	6,708
<b>4501</b>	5,287	5,306	5,341	5,459	5,593	5,732	5,866
<b>4502</b>	4,181	4,185	4,191	4,198	4,201	4,205	4,212
<b>4503</b>	5,745	5,754	5,767	5,798	5,825	5,855	5,885
<b>4504</b>	2,748	2,758	2,768	2,783	2,796	2,809	2,824
<b>4505</b>	2,874	2,876	2,877	2,877	2,877	2,877	2,877
<b>4506.01</b>	3,784	3,786	3,793	3,798	3,800	3,806	3,812
<b>4506.02</b>	4,308	4,452	4,756	4,850	4,905	4,955	5,007
<b>4507.01</b>	3,144	3,146	3,154	3,159	3,163	3,168	3,178
<b>4507.02</b>	4,359	4,393	4,445	4,609	4,794	4,985	5,175
<b>4508</b>	3,431	3,476	3,537	3,697	3,874	4,055	4,236
<b>4509</b>	1,737	1,738	1,739	1,740	1,741	1,741	1,742
<b>4510</b>	2,679	2,680	2,681	2,683	2,683	2,684	2,686
<b>4511</b>	2,216	2,218	2,221	2,225	2,226	2,228	2,231
<b>4512</b>	1,698	1,713	1,745	1,753	1,756	1,757	1,760
<b>4513</b>	2,258	2,284	2,325	2,452	2,593	2,737	2,881
<b>4514</b>	2,969	3,014	3,113	3,436	3,804	4,184	4,552
<b>4515.01</b>	5,536	5,600	5,712	6,051	6,423	6,804	7,182
<b>4515.02</b>	5,835	5,928	6,098	6,629	7,213	7,810	8,403
<b>4516.01</b>	5,541	5,608	5,712	6,036	6,395	6,766	7,131
<b>4516.02</b>	2,798	2,801	2,807	2,815	2,819	2,822	2,827
<b>4518</b>	3,438	3,442	3,448	3,454	3,457	3,460	3,464
<b>4519</b>	6,643	6,678	6,757	6,984	7,234	7,503	7,766
<b>4520</b>	2,885	2,901	2,931	3,017	3,108	3,202	3,299

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4521.01</b>	5,256	5,266	5,282	5,295	5,304	5,314	5,331
<b>4521.02</b>	3,166	3,173	3,182	3,191	3,199	3,207	3,217
<b>4522</b>	6,353	6,371	6,395	6,476	6,569	6,665	6,758
<b>4523.01</b>	3,592	3,596	3,620	3,651	3,664	3,668	3,690
<b>4523.02</b>	5,166	5,248	5,496	5,538	5,542	5,542	5,542
<b>4524</b>	6,903	6,905	6,907	6,909	6,910	6,910	6,912
<b>4525.01</b>	3,771	3,776	3,784	3,798	3,812	3,825	3,839
<b>4525.02</b>	5,264	5,276	5,300	5,379	5,468	5,559	5,649
<b>4526</b>	6,395	6,387	6,424	6,441	6,466	6,482	6,510
<b>4527</b>	5,856	5,889	5,946	6,127	6,333	6,545	6,750
<b>4528.01</b>	4,642	4,653	4,670	4,724	4,782	4,861	4,920
<b>4528.02</b>	3,263	3,263	3,263	3,263	3,263	3,298	3,298
<b>4601</b>	4,606	4,659	4,734	5,032	5,360	5,704	6,033
<b>4602</b>	4,174	4,182	4,188	4,190	4,190	4,192	4,193
<b>4603</b>	2,928	2,965	3,007	3,102	3,227	3,351	3,476
<b>4604</b>	5,133	5,495	6,078	8,088	10,379	12,736	15,032
<b>4605.01</b>	2,680	2,809	3,012	3,744	4,594	5,454	6,290
<b>4605.03</b>	4,517	4,558	4,643	4,916	5,230	5,553	5,856
<b>4605.04</b>	4,055	4,067	4,112	4,164	4,232	4,301	4,363
<b>4606</b>	4,055	4,074	4,098	4,156	4,217	4,279	4,338
<b>4607.01</b>	3,696	3,723	3,738	3,739	3,739	3,739	3,739
<b>4607.02</b>	4,826	4,864	4,885	4,885	4,885	4,885	4,885
<b>4608</b>	3,559	3,575	3,585	3,585	3,585	3,585	3,585
<b>4609</b>	2,583	2,602	2,610	2,610	2,610	2,610	2,610

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4610</b>	2,614	2,692	2,732	2,732	2,732	2,732	2,732
<b>4611</b>	7,413	7,447	7,493	7,558	7,605	7,654	7,720
<b>4612.01</b>	4,877	4,877	4,880	4,884	4,885	4,885	4,887
<b>4612.02</b>	6,456	6,468	6,526	6,546	6,558	6,571	6,582
<b>4615</b>	7,131	7,136	7,188	7,260	7,331	7,404	7,502
<b>4616.03</b>	5,784	6,024	6,714	6,960	7,174	7,389	7,603
<b>4616.04</b>	2,752	2,752	2,776	2,796	2,820	2,853	2,886
<b>4616.05</b>	5,335	5,392	5,482	5,803	6,169	6,546	6,913
<b>4616.06</b>	2,860	2,886	2,934	3,098	3,283	3,483	3,661
<b>4617</b>	7,128	7,146	7,220	7,248	7,260	7,269	7,285
<b>4618.01</b>	1,091	1,090	1,091	1,092	1,093	1,093	1,093
<b>4618.02</b>	5,525	5,519	5,950	6,139	6,189	6,233	6,306
<b>4619.01</b>	4,126	4,129	4,145	4,162	4,172	4,179	4,192
<b>4619.02</b>	1,696	1,701	1,711	1,725	1,732	1,737	1,746
<b>4701</b>	2,913	2,936	2,981	3,006	3,030	3,086	3,110
<b>4703</b>	3,314	3,351	3,442	3,516	3,614	3,712	3,777
<b>4704</b>	4,550	4,607	4,661	4,707	4,743	4,785	4,845
<b>4705</b>	5,739	5,818	5,913	6,131	6,370	6,615	6,865
<b>4706</b>	3,234	3,281	3,388	3,443	3,489	3,539	3,599
<b>4707</b>	5,336	5,381	5,430	5,513	5,605	5,697	5,790
<b>4708</b>	3,069	3,082	3,094	3,096	3,097	3,099	3,104
<b>4709</b>	7,627	7,664	7,706	7,722	7,731	7,744	7,766
<b>4710</b>	2,203	2,237	2,289	2,473	2,671	2,884	3,091
<b>4711</b>	7,083	7,200	7,650	7,771	7,798	7,822	7,863

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4712.01</b>	3,060	3,194	3,484	3,884	4,302	4,728	5,144
<b>4712.03</b>	2,507	2,514	2,523	2,528	2,531	2,533	2,538
<b>4712.04</b>	3,866	4,674	6,010	6,783	7,489	8,210	8,918
<b>4713.01</b>	4,046	4,041	4,045	4,045	4,045	4,045	4,045
<b>4713.03</b>	3,870	3,877	3,895	3,936	3,980	4,027	4,074
<b>4713.04</b>	2,058	2,061	2,066	2,073	2,077	2,083	2,090
<b>4714.01</b>	3,402	3,425	3,438	3,440	3,442	3,443	3,445
<b>4714.02</b>	3,484	3,484	3,493	3,505	3,515	3,524	3,536
<b>4801</b>	4,807	4,864	4,932	4,963	4,980	4,994	5,016
<b>4802.01</b>	4,600	4,637	4,668	4,747	4,831	4,907	5,021
<b>4802.03</b>	3,320	3,385	3,489	3,861	4,285	4,722	5,146
<b>4802.04</b>	5,170	5,724	6,197	6,633	7,110	7,600	8,078
<b>4802.05</b>	4,573	5,132	6,754	8,003	9,166	10,359	11,515
<b>4803.01</b>	3,425	3,436	3,486	3,510	3,527	3,543	3,550
<b>4803.02</b>	5,451	5,697	7,134	8,274	9,088	9,921	10,748
<b>4804.01</b>	5,138	5,161	5,239	5,355	5,468	5,580	5,695
<b>4804.02</b>	7,258	7,291	7,338	7,369	7,386	7,405	7,430
<b>4805.01</b>	3,825	3,825	3,825	3,836	3,849	3,859	3,872
<b>4805.02</b>	6,433	6,432	6,432	6,432	6,497	6,497	6,562
<b>4805.03</b>	3,524	3,534	3,557	3,564	3,590	3,593	3,620
<b>4805.04</b>	2,017	2,017	2,017	2,020	2,020	2,024	2,024
<b>4805.05</b>	3,827	3,835	3,856	3,921	3,995	4,070	4,144
<b>4808.01</b>	4,702	4,702	4,702	4,702	4,702	4,702	4,702
<b>4808.02</b>	3,544	3,605	3,769	3,800	3,803	3,803	3,803

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4809.01</b>	6,332	6,943	7,299	7,310	7,310	7,310	7,310
<b>4809.02</b>	3,772	3,798	6,468	7,763	8,062	8,351	8,644
<b>4809.03</b>	3,824	3,824	4,402	4,611	4,644	4,664	4,717
<b>4810</b>	5,031	5,081	5,161	5,446	5,769	6,103	6,431
<b>4811.01</b>	4,049	4,285	4,584	4,683	4,751	4,818	4,885
<b>4811.02</b>	3,176	3,172	3,175	3,175	3,175	3,175	3,175
<b>4811.03</b>	3,337	3,332	3,337	3,338	3,338	3,339	3,340
<b>4811.04</b>	2,609	2,608	2,609	2,609	2,609	2,609	2,609
<b>4811.05</b>	5,496	5,495	5,507	5,530	5,553	5,576	5,600
<b>4811.06</b>	5,808	5,815	5,834	5,838	5,839	5,840	5,841
<b>4812.01</b>	1,510	1,698	1,983	2,796	3,712	4,656	5,575
<b>4812.02</b>	7,495	8,319	12,807	15,246	16,679	18,122	19,527
<b>4814</b>	6,581	6,586	6,612	6,651	6,691	6,731	6,773
<b>4815</b>	2,355	2,355	2,355	2,355	2,355	2,355	2,355
<b>4816</b>	3,682	3,691	3,696	3,698	3,699	3,700	3,701
<b>4817.01</b>	6,381	6,389	6,399	6,408	6,413	6,419	6,428
<b>4817.02</b>	4,259	4,263	4,275	4,291	4,308	4,324	4,341
<b>4819</b>	7,057	7,386	8,109	8,484	8,812	9,138	9,461
<b>4820.01</b>	5,466	5,465	5,481	5,498	5,510	5,526	5,540
<b>4820.02</b>	3,791	3,795	3,813	3,860	3,914	3,969	4,023
<b>4821</b>	2,825	2,845	2,885	3,018	3,168	3,327	3,475
<b>4822.01</b>	2,084	2,095	2,112	2,172	2,241	2,312	2,381
<b>4822.03</b>	5,775	6,089	6,718	8,002	9,430	10,883	12,308
<b>4822.04</b>	2,000	2,006	2,014	2,043	2,076	2,110	2,143

*(Continued)*

**Table 4.7**  
**Estimated and Forecasted Population by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4822.05</b>	2,534	2,869	3,660	4,463	5,286	6,127	6,944
<b>4822.06</b>	1,111	1,111	1,113	1,118	1,123	1,129	1,134
<b>4823.01</b>	6,733	6,884	7,276	7,752	8,263	8,794	9,309
<b>4823.02</b>	4,577	4,573	4,577	4,577	4,577	4,577	4,577
<b>4823.03</b>	3,404	3,403	3,423	3,463	3,509	3,556	3,602
<b>4824</b>	2,288	2,322	2,378	2,573	2,792	3,018	3,238
<b>4825.02</b>	3,092	3,090	3,092	3,092	3,092	3,092	3,092
<b>4825.03</b>	5,103	5,121	5,191	5,221	5,243	5,266	5,290
<b>4825.04</b>	5,643	5,656	5,692	5,711	5,726	5,730	5,742
<b>4825.05</b>	4,823	5,095	5,649	5,936	6,182	6,414	6,641
<b>4825.06</b>	8,245	10,119	13,264	14,361	15,100	15,812	16,530
<b>4825.07</b>	4,054	4,140	4,282	4,782	5,351	5,938	6,509
<b>4826.01</b>	7,511	7,528	7,576	7,703	7,855	8,006	8,156
<b>4826.03</b>	4,497	4,783	5,443	5,567	5,624	5,669	5,722
<b>4826.04</b>	4,101	4,109	4,107	4,137	4,167	4,197	4,222
<b>4901.01</b>	5,251	5,492	6,069	6,373	6,619	6,859	7,098
<b>4901.04</b>	3,128	3,129	3,133	3,139	3,140	3,142	3,144
<b>4901.05</b>	7,476	7,487	11,052	12,562	13,914	15,293	16,611
<b>4905.01</b>	3,368	3,376	3,397	3,456	3,523	3,596	3,666
<b>4905.02</b>	7,095	7,219	7,610	7,740	7,824	7,887	7,943
<b>4910</b>	2,687	2,688	2,688	2,689	2,689	2,689	2,689
<b>4911.01</b>	3,965	3,964	3,964	3,964	3,964	3,964	3,964
<b>4911.02</b>	3,728	3,728	3,728	3,728	3,728	3,728	3,728
<b>4911.03</b>	6,824	6,802	6,827	6,828	6,829	6,829	6,830

(Continued)

**Table 4.7**

**Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4912.01</b>	6,493	6,529	6,620	6,893	7,207	7,521	7,839
<b>4912.02</b>	2,523	2,523	2,524	2,524	2,525	2,526	2,527
<b>4913.01</b>	7,304	7,317	7,337	7,381	7,427	7,478	7,539
<b>4913.02</b>	3,793	3,810	3,848	3,963	4,093	4,217	4,381
<b>4913.03</b>	4,902	4,922	4,959	5,084	5,218	5,362	5,510
<b>4914.01</b>	4,729	4,724	4,745	4,781	4,832	4,873	4,925
<b>4914.02</b>	4,284	4,272	4,287	4,293	4,297	4,302	4,307
<b>4914.03</b>	4,037	4,036	4,036	4,037	4,039	4,040	4,040
<b>4914.04</b>	4,091	4,081	4,093	4,097	4,099	4,101	4,103
<b>4914.05</b>	3,129	3,129	3,129	3,140	3,151	3,161	3,161
<b>4915.01</b>	7,197	7,215	7,277	7,436	7,609	7,796	7,971
<b>4915.02</b>	7,471	7,473	7,486	7,497	7,535	7,546	7,569
<b>4916.01</b>	5,263	5,277	5,315	5,445	5,586	5,733	5,867
<b>4916.02</b>	5,392	5,412	5,430	5,530	5,604	5,716	5,793
<b>4917.01</b>	3,883	3,988	4,263	4,464	4,637	4,810	4,990
<b>4917.03</b>	5,929	5,942	5,964	6,042	6,131	6,222	6,310
<b>4917.04</b>	5,525	5,477	5,544	5,584	5,627	5,672	5,717
<b>4917.05</b>	3,737	3,752	3,786	3,835	3,903	3,970	4,016
<b>4917.06</b>	3,483	3,726	4,011	4,352	4,701	5,056	5,414
<b>4917.07</b>	4,346	4,367	4,426	4,591	4,786	4,985	5,182
<b>4918.01</b>	2,402	2,404	2,406	2,414	2,421	2,429	2,437
<b>4918.02</b>	3,136	3,137	3,139	3,141	3,143	3,144	3,146
<b>4918.03</b>	6,708	6,708	6,715	6,725	6,735	6,746	6,760
<b>4920</b>	6,947	6,963	6,975	6,976	6,977	6,977	6,978

*(Continued)*

**Table 4.7****Estimated and Forecasted Population by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4921</b>	6,842	6,863	6,886	6,922	6,941	6,972	6,993
<b>4922.01</b>	3,169	3,207	3,312	3,335	3,360	3,385	3,409
<b>4922.02</b>	7,230	7,225	7,295	7,341	7,387	7,433	7,481
<b>4922.03</b>	4,403	4,433	4,546	4,611	4,667	4,726	4,786
<b>4923</b>	3,540	3,558	3,567	3,637	3,729	3,785	3,889
<b>4924</b>	4,744	4,753	4,777	4,767	4,757	4,703	4,730
<b>4925</b>	4,693	4,735	4,777	4,794	4,798	4,802	4,808
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>1,185,980</b>	<b>1,200,858</b>	<b>1,241,327</b>	<b>1,277,458</b>	<b>1,311,213</b>	<b>1,345,563</b>	<b>1,379,986</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

*(Continued)*



## HOUSEHOLD FORECASTS

Households are occupied housing units. The household forecasts reflect projections as of January 1 of the report year. 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 2023**

Supervisor District	2023	2025	2030	2035	2040	2045	2050
Braddock	42,568	42,955	43,449	43,642	43,800	43,937	44,109
Dranesville 1/	45,168	46,653	50,521	52,702	54,201	55,686	57,209
Franconia	46,165	46,626	47,945	49,428	50,893	52,405	53,920
Hunter Mill 2/	53,978	55,392	59,091	63,609	68,126	72,755	77,263
Mason	44,296	44,582	45,110	46,290	47,571	48,914	50,226
Mount Vernon	47,330	47,776	48,788	49,965	51,118	52,305	53,557
Providence	53,310	54,817	58,400	61,783	65,021	68,340	71,599
Springfield 3/	45,026	45,256	45,808	46,279	46,732	47,173	47,625
Sully	45,023	45,443	47,029	48,128	49,189	50,257	51,315
<b>Fairfax County</b>	<b>422,864</b>	<b>429,500</b>	<b>446,142</b>	<b>461,826</b>	<b>476,652</b>	<b>491,772</b>	<b>506,823</b>

**Table 5.2**  
**Estimated and Forecasted Number of Households by Town**  
**Fairfax County, January 2023**

Town	2023	2025	2030	2035	2040	2045	2050
Town of Clifton	91	91	91	91	91	91	91
Town of Herndon	7,834	8,128	9,950	10,711	10,879	11,035	11,205
Town of Vienna	5,762	5,823	5,856	5,856	5,856	5,856	5,856
<b>Towns Total</b>	<b>13,687</b>	<b>14,042</b>	<b>15,897</b>	<b>16,658</b>	<b>16,826</b>	<b>16,982</b>	<b>17,152</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

**Table 5.3**  
**Estimated and Forecasted Number of Households by Planning District**  
**Fairfax County, January 2023**

<b>Planning District</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Annandale</b>	25,556	25,666	25,875	26,150	26,420	26,693	26,981
<b>Baileys</b>	17,619	17,763	18,018	18,782	19,628	20,521	21,378
<b>Bull Run</b>	45,629	45,931	47,333	48,448	49,551	50,665	51,761
<b>Fairfax</b>	27,304	27,763	28,485	28,877	29,169	29,462	29,779
<b>Jefferson</b>	23,462	23,635	23,986	24,496	25,032	25,594	26,134
<b>Lincolnia</b>	6,909	6,924	6,978	7,101	7,239	7,382	7,527
<b>Lower Potomac</b>	12,759	12,788	12,927	13,142	13,352	13,592	13,823
<b>McLean</b>	33,172	34,604	37,647	40,382	42,968	45,629	48,244
<b>Mount Vernon</b>	39,719	40,357	41,521	43,047	44,596	46,191	47,805
<b>Pohick 1/</b>	46,583	46,632	46,860	47,023	47,187	47,298	47,495
<b>Rose Hill</b>	20,568	20,707	21,205	21,525	21,761	22,016	22,270
<b>Springfield</b>	19,766	19,844	20,330	20,891	21,473	22,069	22,677
<b>Upper Potomac 2/</b>	78,424	80,990	88,159	93,367	97,694	102,041	106,334
<b>Vienna 3/</b>	25,395	25,894	26,818	28,595	30,580	32,619	34,615
<b>Fairfax County</b>	<b>422,864</b>	<b>429,500</b>	<b>446,142</b>	<b>461,826</b>	<b>476,652</b>	<b>491,772</b>	<b>506,823</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

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

**Table 5.4**

**Estimated and Forecasted Number of Households by Human Services Region  
Fairfax County, January 2023**

<b>Human Services Region</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Region 1</b>	94,509	95,409	97,711	100,360	102,966	105,652	108,406
<b>Region 2</b>	91,286	91,951	93,433	95,442	97,519	99,688	101,825
<b>Region 3 1/</b>	131,481	135,656	146,190	155,614	164,198	172,918	181,511
<b>Region 4 2/</b>	105,588	106,484	108,807	110,410	111,969	113,513	115,081
<b>Fairfax County</b>	<b>422,864</b>	<b>429,500</b>	<b>446,142</b>	<b>461,826</b>	<b>476,652</b>	<b>491,772</b>	<b>506,823</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

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

*2/ Includes the Town of Clifton.*

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>20120</b>	14,470	14,481	14,545	14,692	14,864	15,033	15,203
<b>20121</b>	10,103	10,130	10,206	10,417	10,653	10,893	11,148
<b>20124</b>	4,957	4,967	4,979	4,983	4,985	4,985	4,983
<b>20151</b>	7,773	7,961	8,980	9,623	10,228	10,853	11,448
<b>20152</b>	1	1	1	1	1	1	1
<b>20164</b>	1	1	1	1	1	1	1
<b>20170</b>	13,678	14,004	15,880	16,810	17,192	17,543	17,928
<b>20171</b>	20,845	21,865	23,640	24,493	25,185	25,864	26,539
<b>20190</b>	11,550	12,129	13,369	14,947	16,619	18,323	19,984
<b>20191</b>	13,105	13,552	15,416	16,913	18,153	19,422	20,656
<b>20194</b>	5,755	5,758	5,776	5,824	5,875	5,930	5,982
<b>20196</b>		11	29	92	164	238	310
<b>22003</b>	19,439	19,526	19,692	19,957	20,221	20,491	20,775
<b>22015</b>	14,699	14,696	14,723	14,738	14,750	14,754	14,773
<b>22027</b>	725	730	741	774	812	849	882
<b>22030</b>	13,590	13,950	14,558	14,746	14,845	14,935	15,030
<b>22031</b>	12,430	12,632	13,173	13,519	13,849	14,190	14,530
<b>22032</b>	9,501	9,534	9,653	9,721	9,788	9,837	9,905
<b>22033</b>	16,194	16,470	17,011	17,408	17,787	18,165	18,548
<b>22035</b>	261	265	272	296	323	351	379
<b>22037</b>		11	29	93	166	241	314
<b>22039</b>	6,095	6,103	6,136	6,171	6,205	6,241	6,273
<b>22041</b>	10,559	10,637	10,768	11,171	11,614	12,093	12,543

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22042</b>	12,182	12,271	12,445	12,625	12,800	12,984	13,162
<b>22043</b>	9,393	9,453	9,645	9,807	9,949	10,096	10,250
<b>22044</b>	4,649	4,713	4,832	5,187	5,585	5,995	6,396
<b>22046</b>	2,065	2,079	2,092	2,109	2,123	2,140	2,158
<b>22060</b>	3,131	3,137	3,150	3,190	3,236	3,283	3,330
<b>22066</b>	5,836	5,904	6,046	6,113	6,163	6,213	6,261
<b>22079</b>	11,951	12,000	12,203	12,396	12,574	12,776	12,983
<b>22101</b>	11,204	11,326	11,505	11,741	11,998	12,272	12,536
<b>22102</b>	14,762	15,884	17,930	19,579	21,181	22,820	24,434
<b>22106</b>					1	1	1
<b>22124</b>	6,498	6,511	6,558	6,590	6,605	6,621	6,641
<b>22150</b>	9,089	9,261	9,703	10,216	10,750	11,296	11,838
<b>22151</b>	5,718	5,723	5,729	5,736	5,744	5,751	5,759
<b>22152</b>	10,247	10,240	10,257	10,272	10,289	10,302	10,320
<b>22153</b>	10,735	10,651	10,680	10,720	10,760	10,778	10,839
<b>22180</b>	10,059	10,136	10,197	10,278	10,369	10,468	10,556
<b>22181</b>	5,467	5,478	5,507	5,548	5,585	5,624	5,675
<b>22182</b>	10,109	10,483	11,504	13,740	16,106	18,533	20,896
<b>22203</b>	149	149	149	149	149	149	149
<b>22204</b>	14	14	14	14	14	14	14
<b>22206</b>	2	2	2	2	2	2	2
<b>22207</b>	48	49	49	50	52	53	54
<b>22213</b>	6	6	6	6	7	7	8

(Continued)

**Table 5.5**  
**Estimated and Forecasted Number of Households by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22302</b>	622	622	622	623	624	625	626
<b>22303</b>	8,518	8,742	9,244	9,797	10,367	10,955	11,524
<b>22304</b>	145	144	145	145	145	145	145
<b>22306</b>	12,616	12,873	13,214	13,775	14,376	14,995	15,618
<b>22307</b>	4,637	4,648	4,668	4,707	4,746	4,785	4,827
<b>22308</b>	4,799	4,814	4,842	4,868	4,881	4,898	4,928
<b>22309</b>	11,443	11,571	11,853	12,210	12,550	12,896	13,264
<b>22310</b>	10,823	10,892	11,065	11,244	11,418	11,609	11,782
<b>22311</b>	599	600	602	605	607	610	613
<b>22312</b>	8,385	8,401	8,456	8,577	8,714	8,853	8,995
<b>22315</b>	11,235	11,306	11,648	11,816	11,904	11,992	12,103
<b>Fairfax County</b>	<b>422,864</b>	<b>429,500</b>	<b>446,142</b>	<b>461,826</b>	<b>476,652</b>	<b>491,772</b>	<b>506,823</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4151</b>	1,629	1,659	1,707	1,826	1,958	2,093	2,227
<b>4152</b>	1,929	1,929	1,931	1,933	1,935	1,936	1,938
<b>4153</b>	1,453	1,453	1,461	1,469	1,476	1,485	1,495
<b>4154.01</b>	2,370	2,529	2,693	2,719	2,728	2,734	2,741
<b>4154.02</b>	1,114	1,120	1,130	1,155	1,178	1,204	1,234
<b>4155</b>	2,267	2,272	2,286	2,311	2,323	2,338	2,360
<b>4156</b>	1,060	1,068	1,083	1,100	1,110	1,122	1,144
<b>4157</b>	1,359	1,361	1,362	1,363	1,364	1,365	1,366
<b>4158</b>	1,717	1,719	1,728	1,731	1,732	1,734	1,737
<b>4159</b>	1,194	1,195	1,197	1,200	1,203	1,206	1,210
<b>4160</b>	1,917	1,930	1,952	2,016	2,083	2,151	2,222
<b>4161</b>	1,477	1,497	1,524	1,582	1,640	1,699	1,763
<b>4162</b>	1,519	1,519	1,519	1,519	1,519	1,519	1,519
<b>4163</b>	768	774	779	784	789	793	798
<b>4201</b>	1,149	1,150	1,152	1,159	1,164	1,170	1,177
<b>4202.01</b>	1,282	1,280	1,288	1,298	1,301	1,318	1,322
<b>4202.02</b>	1,033	1,033	1,034	1,039	1,044	1,049	1,054
<b>4202.03</b>	961	1,006	1,118	1,202	1,281	1,360	1,437
<b>4203</b>	2,124	2,130	2,146	2,174	2,205	2,240	2,277
<b>4204</b>	2,422	2,514	2,679	2,833	2,984	3,140	3,291
<b>4205.01</b>	1,004	1,014	1,024	1,054	1,094	1,144	1,185
<b>4205.02</b>	1,105	1,107	1,120	1,152	1,186	1,223	1,259
<b>4205.03</b>	1,569	1,677	1,940	2,149	2,342	2,535	2,723



**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
4206	2,282	2,283	2,311	2,367	2,434	2,496	2,562
4207	1,432	1,435	1,438	1,441	1,444	1,447	1,451
4208	1,170	1,178	1,202	1,217	1,235	1,253	1,266
4210.01	1,011	1,016	1,028	1,058	1,088	1,119	1,151
4210.02	1,925	2,057	2,391	2,675	2,973	3,275	3,572
4211.01	2,178	2,171	2,181	2,180	2,179	2,178	2,184
4211.02	1,473	1,473	1,475	1,476	1,478	1,479	1,481
4211.03	2,285	2,375	2,436	2,496	2,566	2,638	2,709
4212	683	683	683	683	683	683	683
4213	1,428	1,427	1,428	1,428	1,429	1,430	1,432
4214	2,875	2,930	3,017	3,323	3,673	4,036	4,388
4215	2,313	2,340	2,387	2,542	2,720	2,900	3,081
4216	1,930	1,998	2,185	2,272	2,325	2,380	2,444
4217.01	1,396	1,397	1,399	1,406	1,414	1,422	1,430
4217.02	1,245	1,246	1,246	1,247	1,247	1,247	1,248
4218	2,291	2,316	2,356	2,495	2,646	2,798	2,955
4219	974	976	979	989	1,001	1,013	1,025
4220	1,351	1,358	1,377	1,434	1,497	1,567	1,634
4221.01	2,430	2,432	2,438	2,454	2,473	2,493	2,512
4221.02	2,112	2,121	2,162	2,208	2,256	2,305	2,351
4222.01	1,454	1,450	1,462	1,470	1,477	1,492	1,505
4222.02	2,218	2,225	2,279	2,351	2,407	2,479	2,547
4223.01	1,305	1,303	1,570	1,672	1,693	1,709	1,740
4223.02	2,516	2,518	2,523	2,535	2,546	2,559	2,571

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4224.01</b>	1,045	1,046	1,047	1,052	1,057	1,062	1,067
<b>4224.02</b>	2,075	2,070	2,073	2,070	2,065	2,062	2,059
<b>4224.03</b>	1,010	1,009	1,014	1,022	1,030	1,038	1,047
<b>4301.01</b>	1,540	1,541	1,544	1,548	1,555	1,559	1,566
<b>4301.02</b>	1,035	1,035	1,043	1,046	1,050	1,052	1,056
<b>4302.01</b>	1,408	1,407	1,412	1,420	1,432	1,440	1,452
<b>4302.02</b>	1,629	1,631	1,653	1,675	1,698	1,716	1,741
<b>4302.03</b>	886	884	890	896	902	906	912
<b>4304</b>	2,286	2,288	2,290	2,290	2,290	2,290	2,290
<b>4305</b>	566	566	566	566	566	566	566
<b>4306</b>	1,771	1,798	1,841	1,993	2,167	2,346	2,520
<b>4307</b>	908	909	912	920	929	939	948
<b>4308.01</b>	1,497	1,496	1,497	1,497	1,497	1,497	1,497
<b>4308.02</b>	1,776	1,776	1,776	1,776	1,776	1,776	1,776
<b>4309.01</b>	1,418	1,419	1,424	1,434	1,447	1,458	1,471
<b>4309.02</b>	1,081	1,081	1,084	1,086	1,087	1,088	1,090
<b>4310.01</b>	1,571	1,574	1,579	1,588	1,593	1,595	1,602
<b>4310.02</b>	748	746	748	749	749	749	749
<b>4313</b>	1,400	1,399	1,401	1,402	1,402	1,402	1,403
<b>4314</b>	1,450	1,449	1,451	1,451	1,453	1,453	1,455
<b>4315</b>	2,004	2,001	2,006	2,008	2,010	2,011	2,012
<b>4316.01</b>	1,371	1,371	1,371	1,371	1,371	1,371	1,371
<b>4316.02</b>	1,966	1,976	2,036	2,098	2,145	2,195	2,251
<b>4318.01</b>	1,417	1,416	1,421	1,425	1,429	1,433	1,437

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4318.02</b>	1,034	1,030	1,030	1,020	1,011	998	992
<b>4319</b>	1,049	1,049	1,049	1,050	1,050	1,050	1,051
<b>4320</b>	1,112	1,110	1,111	1,112	1,112	1,113	1,114
<b>4321</b>	1,441	1,440	1,441	1,441	1,441	1,441	1,441
<b>4322.01</b>	832	831	833	833	833	833	833
<b>4322.02</b>	1,599	1,599	1,603	1,612	1,622	1,633	1,643
<b>4323</b>	1,740	1,741	1,744	1,747	1,749	1,752	1,755
<b>4324.01</b>	1,173	1,173	1,173	1,174	1,174	1,174	1,174
<b>4324.02</b>	1,644	1,644	1,647	1,649	1,650	1,651	1,652
<b>4325</b>	1,868	1,869	1,877	1,879	1,880	1,882	1,883
<b>4326</b>	1,574	1,574	1,581	1,585	1,587	1,588	1,591
<b>4327.01</b>	1,082	1,083	1,084	1,085	1,085	1,085	1,086
<b>4327.02</b>	1,479	1,480	1,483	1,485	1,487	1,488	1,490
<b>4328</b>	766	674	678	684	687	691	702
<b>4401</b>	2,543	2,554	2,573	2,588	2,597	2,605	2,616
<b>4402.01</b>	2,085	2,134	2,255	2,409	2,573	2,747	2,911
<b>4402.02</b>	2,156	2,158	2,161	2,165	2,167	2,170	2,176
<b>4403</b>	948	950	952	954	955	956	958
<b>4405.01</b>	1,644	1,646	1,652	1,664	1,677	1,689	1,703
<b>4405.03</b>	131	456	694	713	715	718	720
<b>4405.04</b>							
<b>4405.05</b>	475	490	520	528	530	533	535
<b>4406</b>	947	948	950	951	951	952	953
<b>4407.01</b>	971	972	972	973	974	974	975

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4407.02</b>	1,794	1,795	1,797	1,797	1,798	1,799	1,800
<b>4408</b>	2,120	2,144	2,191	2,207	2,213	2,219	2,228
<b>4501</b>	2,196	2,205	2,222	2,277	2,341	2,406	2,470
<b>4502</b>	1,304	1,305	1,307	1,309	1,310	1,312	1,314
<b>4503</b>	2,043	2,045	2,050	2,060	2,068	2,078	2,088
<b>4504</b>	932	935	939	944	948	953	958
<b>4505</b>	870	871	871	871	871	871	871
<b>4506.01</b>	1,390	1,391	1,394	1,396	1,397	1,400	1,402
<b>4506.02</b>	1,797	1,855	1,976	2,016	2,040	2,063	2,086
<b>4507.01</b>	966	967	969	971	972	974	977
<b>4507.02</b>	1,445	1,456	1,474	1,529	1,591	1,655	1,719
<b>4508</b>	1,181	1,200	1,227	1,302	1,386	1,472	1,557
<b>4509</b>	595	595	596	596	596	596	597
<b>4510</b>	887	887	888	888	889	889	890
<b>4511</b>	816	817	818	819	820	820	821
<b>4512</b>	652	657	670	673	674	674	676
<b>4513</b>	914	928	950	1,021	1,101	1,182	1,263
<b>4514</b>	1,336	1,358	1,403	1,550	1,718	1,890	2,058
<b>4515.01</b>	2,165	2,191	2,237	2,376	2,530	2,688	2,844
<b>4515.02</b>	2,154	2,193	2,260	2,478	2,720	2,968	3,213
<b>4516.01</b>	1,553	1,571	1,599	1,687	1,784	1,885	1,984
<b>4516.02</b>	1,106	1,107	1,109	1,113	1,115	1,116	1,118
<b>4518</b>	1,112	1,113	1,115	1,117	1,118	1,119	1,121
<b>4519</b>	2,295	2,309	2,341	2,435	2,539	2,650	2,759

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4520</b>	1,109	1,120	1,137	1,192	1,252	1,314	1,375
<b>4521.01</b>	1,650	1,654	1,659	1,663	1,665	1,669	1,674
<b>4521.02</b>	1,031	1,033	1,036	1,040	1,042	1,045	1,049
<b>4522</b>	2,149	2,155	2,164	2,195	2,230	2,266	2,302
<b>4523.01</b>	1,473	1,474	1,484	1,496	1,501	1,503	1,512
<b>4523.02</b>	1,711	1,731	1,793	1,803	1,804	1,804	1,804
<b>4524</b>	2,333	2,334	2,335	2,336	2,336	2,336	2,337
<b>4525.01</b>	1,296	1,299	1,302	1,309	1,316	1,323	1,331
<b>4525.02</b>	1,531	1,535	1,541	1,562	1,586	1,610	1,634
<b>4526</b>	2,723	2,719	2,735	2,742	2,753	2,760	2,772
<b>4527</b>	1,926	1,937	1,957	2,018	2,088	2,160	2,230
<b>4528.01</b>	2,394	2,400	2,408	2,437	2,468	2,511	2,543
<b>4528.02</b>	1,492	1,492	1,492	1,492	1,492	1,508	1,508
<b>4601</b>	1,453	1,469	1,494	1,587	1,692	1,800	1,903
<b>4602</b>	1,330	1,333	1,334	1,335	1,335	1,336	1,336
<b>4603</b>	966	978	992	1,023	1,064	1,106	1,147
<b>4604</b>	2,013	2,215	2,539	3,672	4,962	6,289	7,582
<b>4605.01</b>	871	924	1,007	1,309	1,657	2,010	2,354
<b>4605.03</b>	1,455	1,468	1,496	1,583	1,684	1,787	1,885
<b>4605.04</b>	1,307	1,312	1,326	1,343	1,366	1,388	1,408
<b>4606</b>	1,327	1,333	1,341	1,361	1,382	1,403	1,422
<b>4607.01</b>	1,149	1,158	1,162	1,163	1,163	1,163	1,163
<b>4607.02</b>	1,663	1,675	1,682	1,682	1,682	1,682	1,682
<b>4608</b>	1,175	1,179	1,183	1,183	1,183	1,183	1,183

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4609</b>	872	878	881	881	881	881	881
<b>4610</b>	904	933	948	948	948	948	948
<b>4611</b>	2,480	2,490	2,501	2,519	2,532	2,547	2,566
<b>4612.01</b>	1,536	1,536	1,537	1,538	1,539	1,539	1,539
<b>4612.02</b>	2,758	2,763	2,784	2,792	2,797	2,801	2,806
<b>4615</b>	2,542	2,545	2,564	2,589	2,614	2,640	2,676
<b>4616.03</b>	2,300	2,427	2,787	2,917	3,029	3,144	3,255
<b>4616.04</b>	876	877	884	891	898	909	919
<b>4616.05</b>	2,396	2,421	2,461	2,606	2,770	2,939	3,104
<b>4616.06</b>	1,297	1,309	1,331	1,404	1,487	1,576	1,656
<b>4617</b>	2,551	2,557	2,582	2,591	2,595	2,598	2,603
<b>4618.01</b>	539	539	540	540	540	540	540
<b>4618.02</b>	2,327	2,325	2,544	2,638	2,662	2,682	2,716
<b>4619.01</b>	1,376	1,377	1,383	1,389	1,392	1,394	1,399
<b>4619.02</b>	576	577	581	586	588	590	593
<b>4701</b>	954	962	977	985	992	1,011	1,020
<b>4703</b>	1,146	1,159	1,191	1,217	1,251	1,285	1,307
<b>4704</b>	1,690	1,711	1,731	1,748	1,762	1,778	1,801
<b>4705</b>	2,252	2,289	2,337	2,465	2,610	2,757	2,903
<b>4706</b>	1,175	1,191	1,227	1,248	1,265	1,284	1,306
<b>4707</b>	1,854	1,871	1,890	1,925	1,965	2,004	2,044
<b>4708</b>	1,150	1,155	1,159	1,160	1,160	1,161	1,163
<b>4709</b>	2,786	2,798	2,813	2,819	2,822	2,827	2,835
<b>4710</b>	868	888	919	1,027	1,146	1,272	1,395

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
4711	2,380	2,417	2,562	2,601	2,610	2,617	2,631
4712.01	1,616	1,686	1,838	2,048	2,267	2,490	2,708
4712.03	1,178	1,180	1,185	1,187	1,189	1,190	1,192
4712.04	1,974	2,354	3,008	3,410	3,780	4,157	4,528
4713.01	1,554	1,552	1,554	1,554	1,554	1,554	1,554
4713.03	1,714	1,717	1,724	1,740	1,757	1,775	1,793
4713.04	701	701	703	705	707	709	711
4714.01	1,376	1,383	1,388	1,389	1,390	1,390	1,391
4714.02	1,213	1,213	1,216	1,220	1,224	1,227	1,231
4801	1,554	1,573	1,596	1,607	1,612	1,617	1,624
4802.01	1,548	1,561	1,571	1,598	1,627	1,654	1,693
4802.03	1,475	1,504	1,550	1,715	1,903	2,097	2,286
4802.04	2,985	3,305	3,578	3,829	4,105	4,388	4,664
4802.05	2,660	2,983	3,920	4,640	5,312	6,000	6,667
4803.01	1,048	1,052	1,067	1,075	1,080	1,085	1,088
4803.02	1,796	1,885	2,460	2,932	3,270	3,616	3,958
4804.01	1,460	1,467	1,490	1,523	1,556	1,589	1,621
4804.02	2,058	2,068	2,081	2,091	2,097	2,104	2,112
4805.01	1,128	1,128	1,128	1,131	1,135	1,138	1,142
4805.02	1,943	1,944	1,944	1,944	1,963	1,963	1,980
4805.03	1,139	1,142	1,150	1,152	1,161	1,162	1,171
4805.04	836	836	836	837	837	839	839
4805.05	1,579	1,583	1,592	1,621	1,654	1,687	1,720
4808.01	1,620	1,621	1,621	1,621	1,621	1,621	1,621

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4808.02</b>	1,342	1,377	1,472	1,490	1,492	1,492	1,492
<b>4809.01</b>	1,950	2,195	2,345	2,350	2,350	2,350	2,350
<b>4809.02</b>	1,477	1,490	2,830	3,482	3,635	3,782	3,931
<b>4809.03</b>	1,444	1,444	1,682	1,767	1,781	1,789	1,811
<b>4810</b>	1,873	1,900	1,945	2,106	2,288	2,476	2,660
<b>4811.01</b>	2,047	2,145	2,276	2,329	2,369	2,408	2,447
<b>4811.02</b>	1,424	1,423	1,424	1,424	1,424	1,424	1,424
<b>4811.03</b>	1,216	1,214	1,216	1,216	1,216	1,216	1,216
<b>4811.04</b>	1,185	1,185	1,185	1,185	1,185	1,185	1,185
<b>4811.05</b>	1,687	1,688	1,692	1,698	1,706	1,713	1,720
<b>4811.06</b>	1,744	1,745	1,751	1,752	1,753	1,753	1,753
<b>4812.01</b>	388	463	578	918	1,301	1,697	2,081
<b>4812.02</b>	2,390	2,662	4,141	4,944	5,416	5,891	6,354
<b>4814</b>	2,747	2,752	2,766	2,798	2,831	2,865	2,900
<b>4815</b>	811	811	811	811	811	811	811
<b>4816</b>	1,154	1,157	1,158	1,159	1,159	1,160	1,160
<b>4817.01</b>	2,025	2,027	2,030	2,033	2,034	2,036	2,039
<b>4817.02</b>	1,975	1,977	1,982	1,990	1,997	2,004	2,011
<b>4819</b>	2,723	2,887	3,223	3,417	3,591	3,764	3,934
<b>4820.01</b>	1,757	1,756	1,762	1,767	1,771	1,776	1,781
<b>4820.02</b>	1,803	1,806	1,817	1,847	1,881	1,916	1,950
<b>4821</b>	1,465	1,476	1,498	1,571	1,654	1,742	1,823
<b>4822.01</b>	981	986	994	1,024	1,059	1,094	1,128
<b>4822.03</b>	3,094	3,273	3,631	4,361	5,174	6,001	6,811

(Continued)



**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4822.04</b>	1,285	1,288	1,293	1,312	1,333	1,355	1,376
<b>4822.05</b>	1,589	1,804	2,312	2,828	3,356	3,897	4,421
<b>4822.06</b>	649	649	650	652	655	658	661
<b>4823.01</b>	3,335	3,434	3,685	3,995	4,330	4,676	5,012
<b>4823.02</b>	1,768	1,766	1,768	1,768	1,768	1,768	1,768
<b>4823.03</b>	1,678	1,679	1,692	1,722	1,756	1,792	1,827
<b>4824</b>	775	789	813	894	985	1,080	1,172
<b>4825.02</b>	1,026	1,025	1,026	1,026	1,026	1,026	1,026
<b>4825.03</b>	1,532	1,538	1,559	1,568	1,574	1,581	1,588
<b>4825.04</b>	1,676	1,680	1,691	1,696	1,701	1,702	1,706
<b>4825.05</b>	1,580	1,674	1,867	1,979	2,077	2,172	2,264
<b>4825.06</b>	3,265	4,056	5,414	5,915	6,263	6,600	6,937
<b>4825.07</b>	1,562	1,598	1,656	1,860	2,093	2,333	2,566
<b>4826.01</b>	2,379	2,385	2,401	2,442	2,491	2,540	2,590
<b>4826.03</b>	1,443	1,558	1,816	1,866	1,889	1,908	1,929
<b>4826.04</b>	1,256	1,258	1,258	1,267	1,276	1,285	1,292
<b>4901.01</b>	1,905	2,003	2,236	2,386	2,516	2,646	2,775
<b>4901.04</b>	1,035	1,036	1,037	1,038	1,039	1,039	1,040
<b>4901.05</b>	1,853	1,910	2,645	2,955	3,233	3,515	3,786
<b>4905.01</b>	1,305	1,308	1,316	1,341	1,368	1,398	1,427
<b>4905.02</b>	2,213	2,251	2,370	2,407	2,429	2,444	2,457
<b>4910</b>	737	737	737	737	737	737	737
<b>4911.01</b>	1,180	1,180	1,180	1,180	1,180	1,180	1,180
<b>4911.02</b>	1,117	1,117	1,118	1,118	1,118	1,118	1,118

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4911.03</b>	2,114	2,108	2,116	2,116	2,117	2,117	2,117
<b>4912.01</b>	2,303	2,314	2,345	2,434	2,537	2,640	2,743
<b>4912.02</b>	1,157	1,157	1,157	1,158	1,158	1,158	1,159
<b>4913.01</b>	2,127	2,132	2,138	2,150	2,163	2,178	2,196
<b>4913.02</b>	1,378	1,384	1,396	1,434	1,476	1,517	1,570
<b>4913.03</b>	1,519	1,538	1,570	1,686	1,812	1,945	2,075
<b>4914.01</b>	1,845	1,844	1,853	1,871	1,895	1,916	1,941
<b>4914.02</b>	1,402	1,399	1,404	1,406	1,407	1,409	1,411
<b>4914.03</b>	1,151	1,151	1,151	1,151	1,151	1,151	1,152
<b>4914.04</b>	1,322	1,319	1,323	1,324	1,325	1,325	1,326
<b>4914.05</b>	833	833	833	836	839	842	842
<b>4915.01</b>	2,383	2,389	2,410	2,464	2,522	2,585	2,646
<b>4915.02</b>	2,135	2,136	2,140	2,143	2,154	2,157	2,163
<b>4916.01</b>	1,585	1,589	1,600	1,637	1,678	1,721	1,759
<b>4916.02</b>	1,573	1,579	1,584	1,613	1,635	1,666	1,689
<b>4917.01</b>	1,932	1,977	2,098	2,195	2,282	2,368	2,457
<b>4917.03</b>	2,779	2,785	2,795	2,832	2,873	2,916	2,957
<b>4917.04</b>	2,347	2,331	2,356	2,374	2,395	2,416	2,437
<b>4917.05</b>	963	966	976	989	1,007	1,024	1,036
<b>4917.06</b>	1,576	1,680	1,806	1,961	2,120	2,282	2,445
<b>4917.07</b>	1,774	1,784	1,809	1,882	1,967	2,054	2,140
<b>4918.01</b>	1,054	1,054	1,055	1,058	1,060	1,063	1,066
<b>4918.02</b>	1,150	1,151	1,152	1,152	1,153	1,154	1,154
<b>4918.03</b>	2,583	2,582	2,584	2,588	2,591	2,595	2,599

*(Continued)*

**Table 5.6**  
**Estimated and Forecasted Number of Households by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4920</b>	2,180	2,185	2,189	2,189	2,189	2,189	2,190
<b>4921</b>	2,236	2,243	2,251	2,262	2,269	2,279	2,285
<b>4922.01</b>	1,059	1,072	1,107	1,115	1,123	1,131	1,139
<b>4922.02</b>	2,198	2,197	2,218	2,231	2,245	2,259	2,274
<b>4922.03</b>	1,311	1,320	1,355	1,376	1,394	1,413	1,432
<b>4923</b>	1,088	1,093	1,096	1,119	1,148	1,165	1,198
<b>4924</b>	1,769	1,772	1,782	1,780	1,778	1,760	1,771
<b>4925</b>	1,457	1,470	1,483	1,488	1,490	1,491	1,493
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>422,864</b>	<b>429,500</b>	<b>446,142</b>	<b>461,826</b>	<b>476,652</b>	<b>491,772</b>	<b>506,823</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

*(Continued)*



## HOUSING UNIT INVENTORY

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

<b>Total Housing Units Fairfax County, 1985 through 2023</b>			
<b>Year</b>	<b>Housing Units</b>	<b>Average Annual Change</b>	
		<b>Number</b>	<b>Percent</b>
1985	247,777	N/A	N/A
1990	302,464	10,937	4.07%
1995	328,151	5,137	1.64%
2000	358,960	6,162	1.81%
2005	385,634	5,335	1.85%
2010	396,386	1,830	0.46%
2015*	412,198	3,162	0.79%
2016	413,746	1,548	0.38%
2017	415,690	1,944	0.47%
2018	418,250	2,560	0.62%
2019	421,102	2,852	0.68%
2020	424,087	2,985	0.71%
2021	425,585	1,498	0.35%
2022**	426,412	827	0.19%
<b>2023</b>	<b>432,550</b>	<b>6,138</b>	<b>1.44%</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

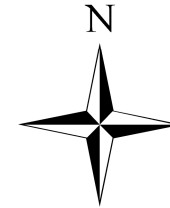
*\*Growth in housing units is over-represented from 2010 to 2015 due to methodology changes. Since 2011, continuing care units are included in the housing unit inventory. Since 2012, units in Fort Belvoir are included in the housing unit inventory.*

*\*\*Growth in housing units is under-represented in 2022 due to several assisted living facilities being excluded from the housing unit inventory.*

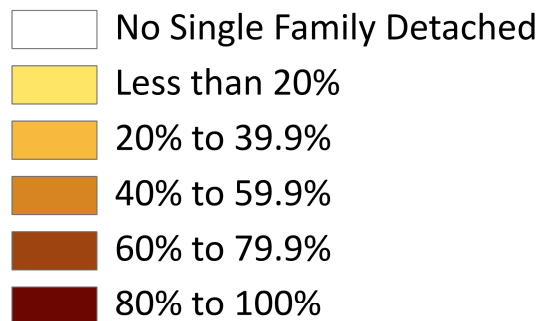
# Fairfax County, Virginia January 2023



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



## Percent Single Family Detached

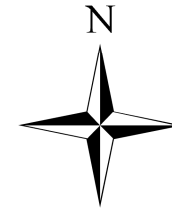


Note: City of Fairfax is not included.  
Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS).

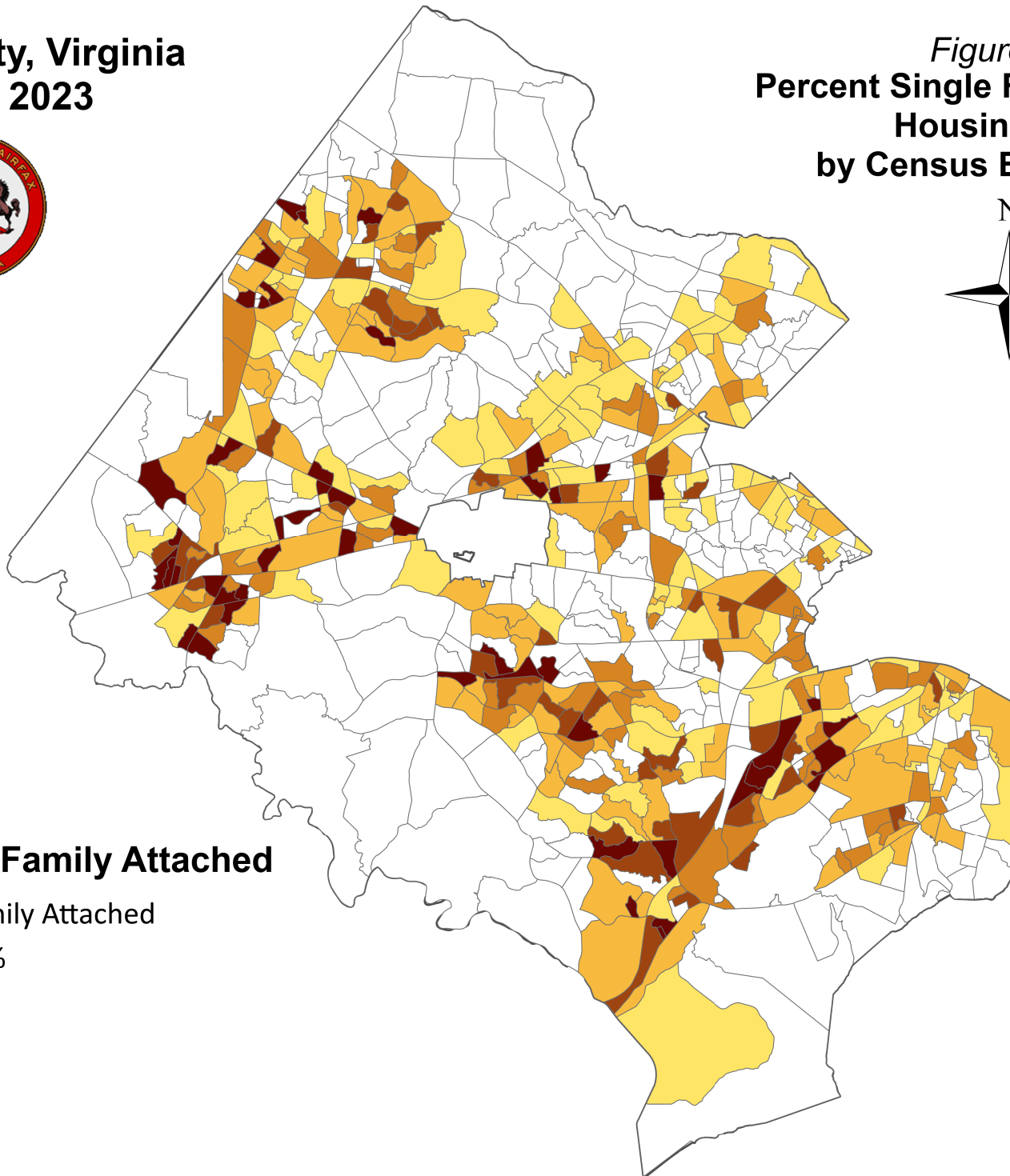
# Fairfax County, Virginia January 2023



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



## Percent Single Family Attached

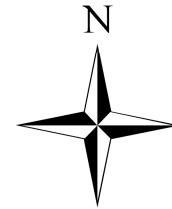


Note: City of Fairfax is not included.  
Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS).

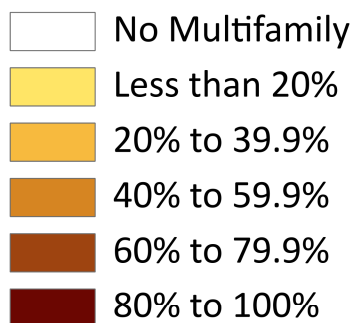
# Fairfax County, Virginia January 2023



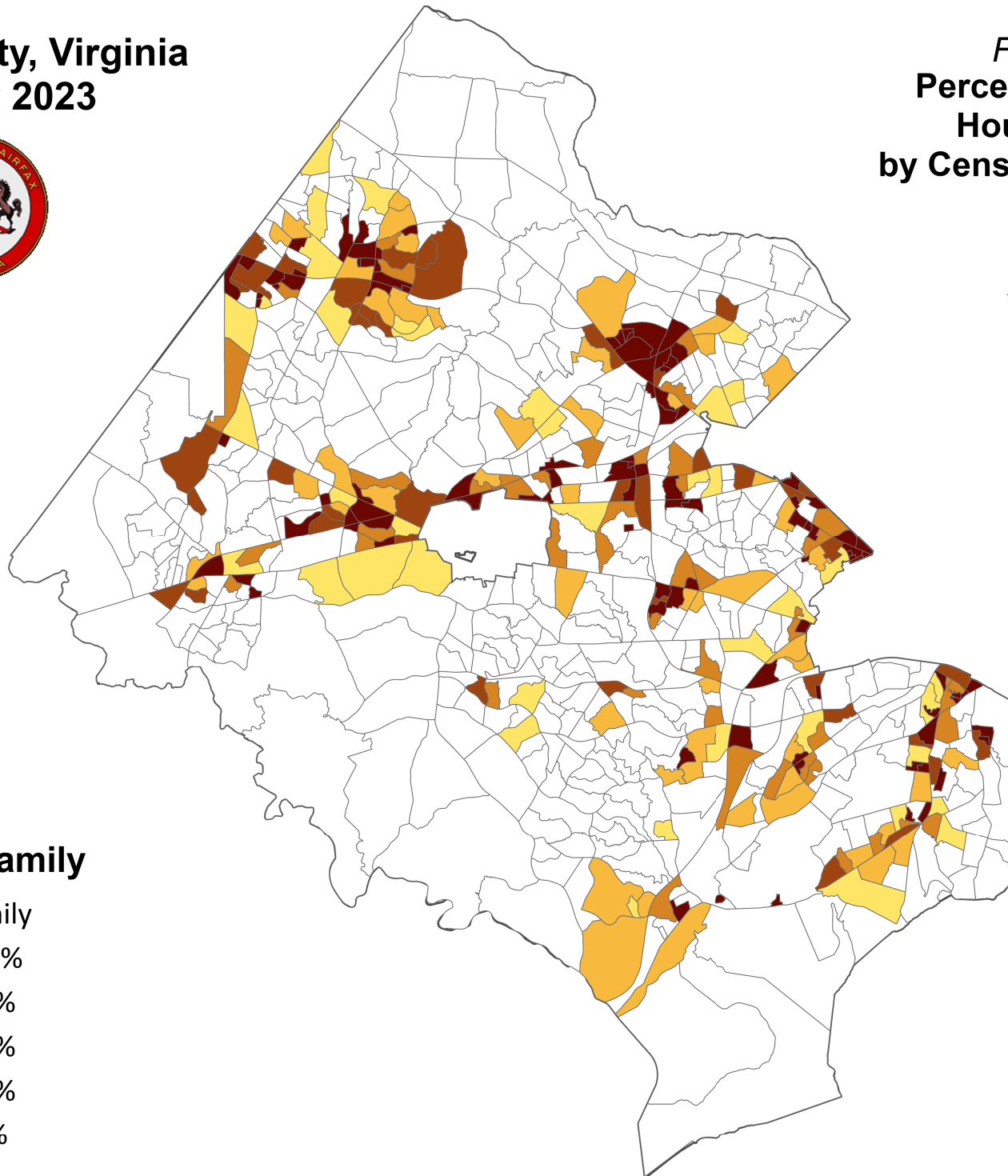
*Figure 6.3*  
**Percent Multifamily  
Housing Units  
by Census Block Group**



## Percent Multifamily



Note: City of Fairfax is not included.  
Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS).





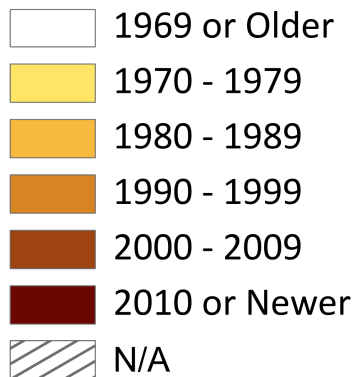
# Fairfax County, Virginia January 2023



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

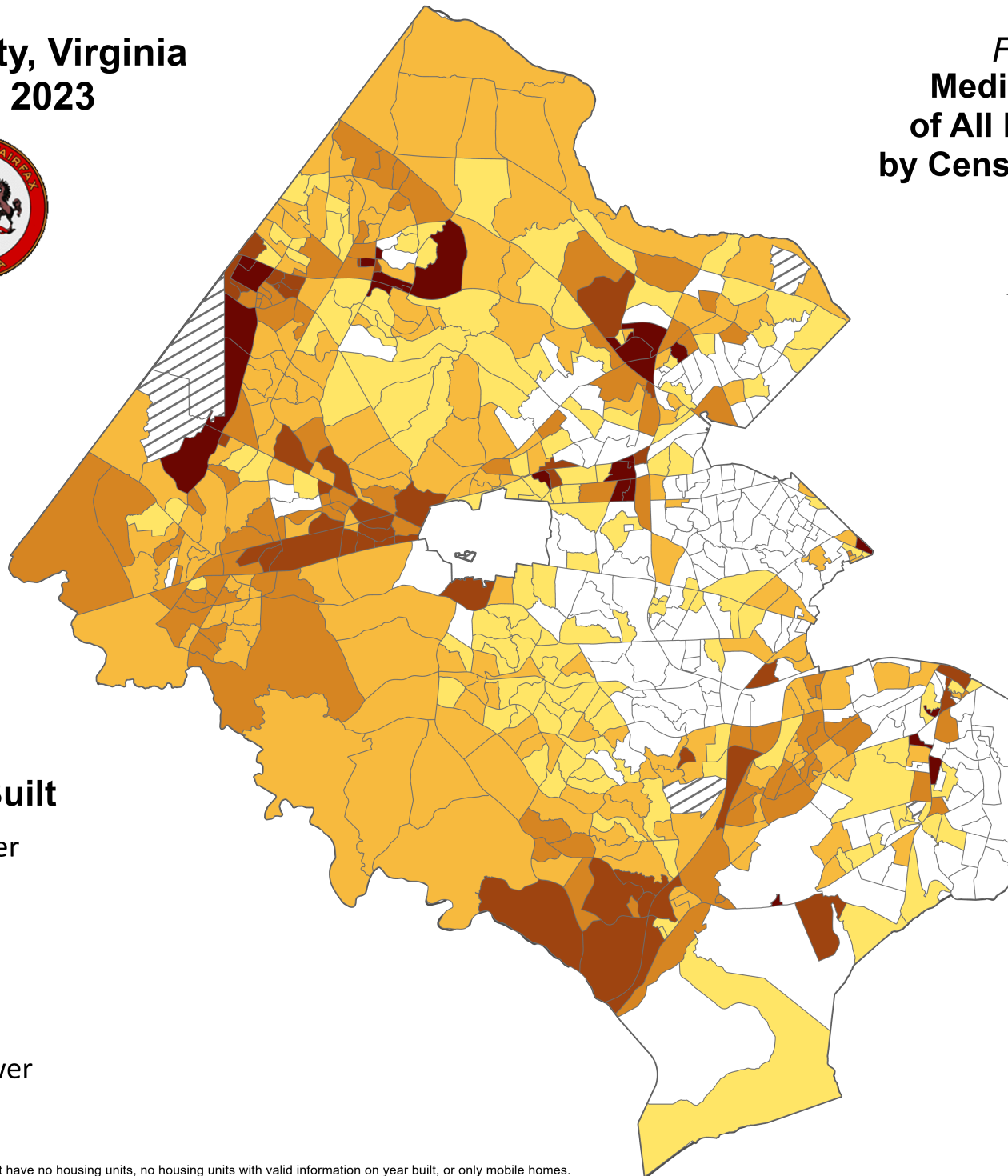


## Median Year Built



Note: City of Fairfax is not included.

N/A applies to the block groups that have no housing units, no housing units with valid information on year built, or only mobile homes.  
Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS).



**Table 6.1**

**Housing Unit Inventory by Unit Type by Supervisor District  
Fairfax County, January 2023**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
<b>Braddock</b>	23,243	366	10,148	304	8,270	490	228	152	43,201
<b>Dranesville 1/</b>	29,783	78	6,312	563	6,633	2,383	506		46,258
<b>Franconia</b>	17,361	597	12,792	1,933	11,779	2,061		791	47,314
<b>Hunter Mill 2/</b>	21,718	38	11,528	1,868	13,191	3,629	3,216		55,188
<b>Mason</b>	19,085	33	5,923	960	11,561	1,784	6,040		45,386
<b>Mount Vernon</b>	22,431	1,145	9,042	1,391	9,411	769	3,937	325	48,451
<b>Providence</b>	14,092	1	10,204	1,156	16,144	5,272	8,718		55,587
<b>Springfield 3/</b>	26,147	70	9,985	1,330	7,688	358			45,578
<b>Sully</b>	21,357		14,669	1,895	5,822	1,354		490	45,587
<b>Fairfax County</b>	<b>195,217</b>	<b>2,328</b>	<b>90,603</b>	<b>11,400</b>	<b>90,499</b>	<b>18,100</b>	<b>22,645</b>	<b>1,758</b>	<b>432,550</b>

**Table 6.2**

**Housing Unit Inventory by Unit Type by Town  
Fairfax County, January 2023**

Town	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Total Units
<b>Town of Clifton</b>	91					91
<b>Town of Herndon</b>	3,068	62	2,331	69	2,501	8,031
<b>Town of Vienna</b>	4,634		499	53	618	5,804
<b>Towns Total</b>	<b>7,793</b>	<b>62</b>	<b>2,830</b>	<b>122</b>	<b>3,119</b>	<b>13,926</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023**

Planning District	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
Annandale	16,176	14	3,433	255	5,124	545	471		26,018
Baileys	5,270	13	945	293	4,776	1,223	5,569		18,089
Bull Run	18,298	70	15,120	2,294	9,034	954		490	46,260
Fairfax	9,368		5,339	791	11,729	275	228	152	27,882
Jefferson	8,740	5	2,899	289	7,505	2,949	1,817		24,204
Lincolnia	1,663	2	2,161	412	2,724	144			7,106
Lower Potomac	5,940	8	3,238	853	2,752	283			13,074
McLean	17,873	16	2,252	644	4,272	2,995	6,861		34,913
Mount Vernon	15,651	1,652	3,609	1,884	11,860	1,176	3,937	1,116	40,885
Pohick 1/	30,576	412	14,341	364	1,352				47,045
Rose Hill	9,132	28	7,001	296	4,581				21,038
Springfield	8,801	8	6,794	291	2,819	1,371			20,084
Upper Potomac 2/	33,003	84	17,601	2,279	18,347	5,705	3,216		80,235
Vienna 3/	14,726	16	5,870	455	3,624	480	546		25,717
<b>Fairfax County</b>	<b>195,217</b>	<b>2,328</b>	<b>90,603</b>	<b>11,400</b>	<b>90,499</b>	<b>18,100</b>	<b>22,645</b>	<b>1,758</b>	<b>432,550</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023**

<b>Human Services Region</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>Region 1</b>	40,368	1,734	22,456	3,164	21,199	2,830	3,937	1,116	96,804
<b>Region 2</b>	40,963	36	13,426	1,733	23,217	5,752	8,403		93,530
<b>Region 3 1/</b>	59,710	114	23,950	3,207	29,932	8,292	10,077		135,282
<b>Region 4 2/</b>	54,176	444	30,771	3,296	16,151	1,226	228	642	106,934
<b>Fairfax County</b>	<b>195,217</b>	<b>2,328</b>	<b>90,603</b>	<b>11,400</b>	<b>90,499</b>	<b>18,100</b>	<b>22,645</b>	<b>1,758</b>	<b>432,550</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

*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 2023**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
20120	6,405		5,748		2,477				14,630
20121	1,782		5,235	826	2,432				10,275
20124	4,120		618		248				4,986
20151	4,330		1,200	692	566	596		490	7,874
20152	1								1
20164	1								1
20170	7,150	62	3,399	83	3,267				13,961
20171	8,240		3,892	806	6,000	2,477			21,415
20190	544		2,372	186	4,645	1,426	2,842		12,015
20191	3,695	22	4,301	647	2,833	1,530	374		13,402
20194	1,901		2,062	501	1,396				5,860
22003	10,726	14	2,771	255	5,016	545	471		19,798
22015	7,558	364	5,638	265	1,008				14,833
22027	634		102						736
22030	4,562	8	2,567	404	5,777	191	228	152	13,889
22031	3,103		3,172	288	3,598	1,730	873		12,764
22032	7,398	2	2,000		210				9,610
22033	4,666	62	4,330	922	5,852	630			16,462
22035					270				270
22039	6,137								6,137
22041	2,044	10	660	293	2,884	449	4,525		10,865
22042	6,732	5	1,343	181	3,820	441			12,522
22043	4,310		1,752	188	1,814	340	1,231		9,635
22044	1,641	3	255		1,502	310	1,044		4,755
22046	1,431	2			664				2,097
22060	2,304		108		470	283			3,165

**Table 6.5**  
**Housing Unit Inventory by Unit Type by ZIP Code**  
**Fairfax County, January 2023**

ZIP Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
22066	5,856								5,856
22079	4,965	8	4,149	853	2,282				12,257
22101	9,251	14	1,037	13	244	451	506		11,516
22102	3,394		613	443	3,779	2,204	5,557		15,990
22124	4,214		1,317	128	942				6,601
22150	4,966		1,219		1,705	1,371			9,261
22151	4,753		653		412				5,818
22152	4,881		4,082	259	1,157				10,379
22153	6,405	54	4,310		100				10,869
22180	6,072		1,049	169	1,638	1,068	259		10,255
22181	3,302		1,165	275	793				5,535
22182	6,856	16	1,465		850	274	798		10,259
22203					100	50			150
22204	14								14
22206	2								2
22207	49								49
22213	6								6
22302	22		30		184	414			650
22303	1,112	1,122	567	24	1,647	886	3,426	90	8,874
22304			148						148
22306	3,615	6	1,922	265	6,072	290		906	13,076
22307	2,387	522	225		1,062		511		4,707
22308	4,877	1							4,878
22309	5,185	1	1,711	1,595	3,079			120	11,691
22310	5,681	2	2,900	172	2,291				11,046
22311	508				106				614

(Continued)

**Table 6.5**  
**Housing Unit Inventory by Unit Type by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>22312</b>	2,900	2	2,331	412	2,816	144			8,605
<b>22315</b>	2,529	26	6,185	255	2,491				11,486
<b>Fairfax County</b>	<b>195,217</b>	<b>2,328</b>	<b>90,603</b>	<b>11,400</b>	<b>90,499</b>	<b>18,100</b>	<b>22,645</b>	<b>1,758</b>	<b>432,550</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

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

*(Continued)*

**Table 6.6**

**Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2023**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
A1	6,604		2,674	203	2,696				12,177
A2	87		1,221	313	2,784	1,592			5,997
A3	197		799	14	686				1,696
B1	1,006	12	376	56	794	752			2,996
B2	4,364		1,493	272	2,162		1,549		9,840
B3	867								867
B5	3,067	62	2,331	69	2,501				8,030
C1	1,119								1,119
C2	1,292								1,292
D1	3,162								3,162
D2	2,689		3,269	415	4,013	2,377	1,443		14,206
D3	18,888	26	4,982	703	3,188	500	3,266		31,553
E1	2,341		538	440	3,779	2,204	3,313		12,615
E2	660								660
F	1,930		508	13	162	121	506		3,240
G1	8,007	14	2,121	100	2,024	409	1,231		13,906
G2	1,042					261			1,303
G3	723		35						758
G4	346								346
H1	1,177	2	502		2,333	823	1,525		6,362
H2					256		3,277		3,533
H3	266			88					354
I1	14,059	18	2,550	582	8,176	1,909	1,026		28,320
I2	1,240		75						1,315
I3	10,248	16	5,626	839	4,504	390	219		21,842
I4	79								79



**Table 6.6**

**Housing Unit Inventory by Unit Type by Sewershed  
Fairfax County, January 2023**

<b>Sewershed Code</b>	<b>Single Family</b>	<b>Duplex</b>	<b>Townhouse</b>	<b>Multiplex</b>	<b>Multifamily 1-4 Stories</b>	<b>Multifamily 5-8 Stories</b>	<b>Multifamily 9+ Stories</b>	<b>Mobile Home</b>	<b>Total Units</b>
<b>I5</b>	282		35		8				325
<b>I6</b>	2								2
<b>J1</b>	3,922	1,121	818	24	1,894	486	1,435		9,700
<b>J2</b>	835	1	188		1,114	400	1,991	90	4,619
<b>J3</b>	1,216	125	155		506	290			2,292
<b>J4</b>	660	2	20		933		511		2,126
<b>K</b>	8,633	402	1,753	1,196	5,301			906	18,191
<b>L</b>	7,444	27	6,151	788	5,803			120	20,333
<b>M0</b>	867		186		740			152	1,945
<b>M1</b>	937		1,614	128	2,455				5,134
<b>M2</b>	11,681	2	5,864	571	8,852	2,029	1,125		30,124
<b>M3</b>	6,173		303						6,476
<b>M4</b>	4,998		1,785		1,163				7,946
<b>M5</b>	1,477	8	1,389	160	91	1,371			4,496
<b>M6</b>	1,809		4,181	131	1,179				7,300
<b>M7</b>	15				88	283			386
<b>M8</b>	2,095		108		382				2,585
<b>M9</b>	460		2,222	170	5,287	191	228		8,558
<b>N1</b>	21,314	366	14,943	1,217	3,259				41,099
<b>N2</b>	4,299	46	1,879						6,224
<b>O1</b>	501	2							503
<b>P</b>	59								59
<b>P1</b>	483	6	196		195				880
<b>P2</b>	181								181
<b>P3</b>	1,194								1,194
<b>P4</b>	77								77

(Continued)

**Table 6.6**  
**Housing Unit Inventory by Unit Type by Sewershed**  
**Fairfax County, January 2023**

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
P5	151		85		180				416
Q1	2,637								2,637
R1	2,903								2,903
R2	243								243
R3	91								91
R4	331								331
S1	4,850	8	4,802		1,756				11,416
S2	414								414
T1	1,087		235	234	206	486		490	2,738
T2	4,927		2,733	692	826	596			9,774
T3	3,711		2,158						5,869
T4	2,548	62	3,025	1,156	4,500	630			11,921
T5	2,903		3,599	810	3,311				10,623
T6	281								281
T7	1,066		1,076	16	412				2,570
<b>Fairfax County</b>	<b>195,217</b>	<b>2,328</b>	<b>90,603</b>	<b>11,400</b>	<b>90,499</b>	<b>18,100</b>	<b>22,645</b>	<b>1,758</b>	<b>432,550</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

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		451			90	1,651
4152	348	2	151		933		511		1,945
4153	809	520	24		129				1,482
4154.01	315		220		1,834			115	2,484
4154.02	850		228		60				1,138
4155	1,544		435		339				2,318
4156	1,082	1							1,083
4157	1,373								1,373
4158	1,741								1,741
4159	1,213								1,213
4160	1,065	1	202	149	410			120	1,947
4161	1,457				45				1,502
4162	1,519								1,519
4163	819	2							821
4201	1,014		155						1,169
4202.01	608		697						1,305
4202.02	6		42	172	846				1,066
4202.03	639		337						976
4203	1,606		560						2,166
4204	7	272	171	24	434	360	1,222		2,490
4205.01		1			2		1,001		1,004
4205.02	5	256	104		42	126	634		1,167
4205.03	249	38	84		749		569		1,689

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4206	419	555	181		862	400			2,417
4207	1,416		44						1,460
4208	1,128		72						1,200
4210.01	206		824						1,030
4210.02	568		443		978				1,989
4211.01	238		1,634	131	201				2,204
4211.02	257		726		546				1,529
4211.03	927		1,012	124	244				2,307
4212	689								689
4213	955		503						1,458
4214	495	6	95	138	1,971	290			2,995
4215	280		238	127	975			791	2,411
4216	171		140	931	736				1,978
4217.01	224		391	150	657				1,422
4217.02	867		400						1,267
4218	195		578	365	1,231				2,369
4219	631				88	283			1,002
4220	470		523		382				1,375
4221.01	662		653	112	1,107				2,534
4221.02	440		1,166	280	265				2,151
4222.01	820		318		345				1,483
4222.02	647	6	578	461	565				2,257
4223.01	203		587		555				1,345
4223.02	452	28	857		1,208				2,545

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4224.01	10		358		758				1,126
4224.02	99		1,588		424				2,111
4224.03	704		317						1,021
4301.01	1,547								1,547
4301.02	399		652						1,051
4302.01	810		616						1,426
4302.02	1,104	2	536						1,642
4302.03	632		270						902
4304	1,995		326						2,321
4305	571								571
4306	1,319		106		386				1,811
4307	929								929
4308.01	967		547						1,514
4308.02	384		606		822				1,812
4309.01	465		731		244				1,440
4309.02	606		484						1,090
4310.01	769		738	79					1,586
4310.02	2		750						752
4313	1,115		302						1,417
4314	893		470	99					1,462
4315	1,094	8	676	160	91				2,029
4316.01						1,371			1,371
4316.02	1,136		515		341				1,992
4318.01	110	53	1,279						1,442

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4318.02	760		282						1,042
4319	1,055								1,055
4320	502		625						1,127
4321	505	128	181	186	448				1,448
4322.01			491		360				851
4322.02	578	183	749		100				1,610
4323	1,152		495		100				1,747
4324.01	1,179								1,179
4324.02	1,166		492						1,658
4325	1,458		432						1,890
4326	1,196		393						1,589
4327.01	804		293						1,097
4327.02	244		1,163		100				1,507
4328	291		482						773
4401	1,790		150	161	388	84			2,573
4402.01			287	56	580	1,274			2,197
4402.02	532		579	8	1,088				2,207
4403	958								958
4405.01	1,627		33						1,660
4405.03	85		47						132
4405.04									
4405.05	479								479
4406	786		9		12			152	959
4407.01	979								979

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4407.02	1,670		137						1,807
4408	1,948				210				2,158
4501	650	1	288	117	1,204				2,260
4502	799		512		25				1,336
4503	1,046		167		723	171			2,107
4504	857	2	94						953
4505	886								886
4506.01	1,374		35						1,409
4506.02	524	2	81		1,250				1,857
4507.01	535		445						980
4507.02	331	2			887		252		1,472
4508	997		20		184				1,201
4509	606								606
4510	898								898
4511	830								830
4512	659								659
4513	756	3	57		108				924
4514			139		933	50	220		1,342
4515.01	376		97	81	561	310	824		2,249
4515.02	303		259		731	463	481		2,237
4516.01	249		36		1,296				1,581
4516.02	319					400	419		1,138
4518	1,080		48						1,128
4519	516	2	1,103	210	525				2,356

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4520	556		326			246			1,128
4521.01	939	2	504	255					1,700
4521.02	496	2	332				219		1,049
4522	937	6	336		925				2,204
4523.01			137		1,049	299			1,485
4523.02	15		393		1,365				1,773
4524	1,645		327		412				2,384
4525.01	1,062	2	160		92				1,316
4525.02	300		281		1,023				1,604
4526	491		767	202	1,176	144			2,780
4527	300	10	309	212	801		348		1,980
4528.01	398				346		1,785		2,529
4528.02							1,492		1,492
4601	1,461		8						1,469
4602	1,342								1,342
4603	967								967
4604	950	16	417		371	274			2,028
4605.01	805		70						875
4605.03	470		520		479				1,469
4605.04	782		551						1,333
4606	1,348								1,348
4607.01	859				300				1,159
4607.02	1,342		256		88				1,686
4608	919		20	53	191				1,183

(Continued)



**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4609	788		84						872
4610	726		139		39				904
4611	1,812		132	275	300				2,519
4612.01	1,522		39						1,561
4612.02	191		960	72	1,413	191			2,827
4615	991		1,084		493				2,568
4616.03	72		808	127	1,167	206			2,380
4616.04	518		373						891
4616.05					436	1,504	586		2,526
4616.06			221	116	1,020				1,357
4617	368		1,474		196		546		2,584
4618.01	2		300		240				542
4618.02	93		927	128	1,261				2,409
4619.01	236		249		929				1,414
4619.02	2				592				594
4701	941		35						976
4703	1,168								1,168
4704	1,513		227						1,740
4705	1,364		358			121	506		2,349
4706	860		168	13	162				1,203
4707	1,822		7			69			1,898
4708	855	14	232		82				1,183
4709	1,920	2	565		97	261			2,845
4710	514		22	188	152				876

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4711	2,099		17			340			2,456
4712.01			77	132	833	501	532		2,075
4712.03	112		270	200	218		425		1,225
4712.04			65	108	1,083		729		1,985
4713.01			420		1,214				1,634
4713.03	341		168				1,231		1,740
4713.04	614		95						709
4714.01	756				639				1,395
4714.02	287		531		414				1,232
4801	1,556								1,556
4802.01	1,568								1,568
4802.03				3			1,567		1,570
4802.04					1,002	1,703	635		3,340
4802.05			201		643		2,067		2,911
4803.01	1,055								1,055
4803.02	1,443						400		1,843
4804.01	1,472								1,472
4804.02	2,058								2,058
4805.01	1,139								1,139
4805.02	1,873				80				1,953
4805.03	896		257						1,153
4805.04	391		127	168	154				840
4805.05	163		783		676				1,622
4808.01	673		841	5	108				1,627

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4808.02	702		234		450				1,386
4809.01	1,051	2	612		305				1,970
4809.02	371	2	452	64	630				1,519
4809.03	271	58	192		1,008				1,529
4810	197		1,030	14	686				1,927
4811.01	1		105	146	1,178	693			2,123
4811.02	82		407		1,004				1,493
4811.03			699	116	427				1,242
4811.04			411		811				1,222
4811.05	1,486		212						1,698
4811.06	1,744		17						1,761
4812.01	392								392
4812.02	785	12	561		718	353			2,429
4814	1,116		1,042	133	222	91	224		2,828
4815	822								822
4816	1,161								1,161
4817.01	2,043								2,043
4817.02	390		527		1,072				1,989
4819	893		465	36	923	509			2,826
4820.01	1,052		724						1,776
4820.02	415		529	333	566				1,843
4821	91		560	46	727	48	59		1,531
4822.01	73		327		610				1,010
4822.03			326	104	1,252		1,549		3,231

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4822.04					556		777		1,333
4822.05	12		148		185	869	457		1,671
4822.06	37		226		392				655
4823.01	272		1,374	100	575	951	150		3,422
4823.02			460	152	1,208				1,820
4823.03	322	10	864	262	110	135			1,703
4824	781		1						782
4825.02	820		212						1,032
4825.03	1,302		244						1,546
4825.04	1,683								1,683
4825.05	209		497	321	99	486			1,612
4825.06	1		562	223	1,381	1,298			3,465
4825.07	3		526		1,100				1,629
4826.01	1,491		694		206				2,391
4826.03	534		600	56		272			1,462
4826.04	989		280						1,269
4901.01	1,018		449		466				1,933
4901.04	557							490	1,047
4901.05	500		698	112		596			1,906
4905.01	261		322		748				1,331
4905.02	1,917		119		194				2,230
4910	741								741
4911.01	1,182								1,182
4911.02	1,054		77						1,131

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4911.03	149		1,983						2,132
4912.01	382		1,699		252				2,333
4912.02					1,195				1,195
4913.01	959		781		412				2,152
4913.02	177		577		686				1,440
4913.03	70		333	810	318				1,531
4914.01			1,368		516				1,884
4914.02	163		1,251						1,414
4914.03	977		177						1,154
4914.04	393		925	16					1,334
4914.05	836								836
4915.01	580		1,253		564				2,397
4915.02	2,104		38						2,142
4916.01	446		221	580	360				1,607
4916.02	1,131		455						1,586
4917.01	40		529	266	778	358			1,971
4917.03			403		2,237		228		2,868
4917.04	58		968	332	1,040				2,398
4917.05	719	8	246						973
4917.06			90	90	1,457				1,637
4917.07			881	72	852				1,805
4918.01			389		696				1,085
4918.02	509	62	152	438					1,161
4918.03	1,431		197		997				2,625

(Continued)

**Table 6.7**  
**Housing Unit Inventory by Unit Type by Census Tract**  
**Fairfax County, January 2023**

Census Tract	Single Family	Duplex	Townhouse	Multiplex	Multifamily 1-4 Stories	Multifamily 5-8 Stories	Multifamily 9+ Stories	Mobile Home	Total Units
4920	2,215								2,215
4921	2,250								2,250
4922.01	1,059								1,059
4922.02	2,089		123						2,212
4922.03	1,318								1,318
4923	635	46	421						1,102
4924	428		1,373						1,801
4925	1,457								1,457
9801									
9802									
9803									
<b>Fairfax County</b>	<b>195,217</b>	<b>2,328</b>	<b>90,603</b>	<b>11,400</b>	<b>90,499</b>	<b>18,100</b>	<b>22,645</b>	<b>1,758</b>	<b>432,550</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

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

*(Continued)*

**Table 6.8**

**Housing Unit Inventory by Year Built and Supervisor District  
Fairfax County, January 2023**

Year Built	Braddock		Dranesville 1/		Franconia		Hunter Mill 2/		Mason		Mount Vernon		Providence		Springfield 3/		Sully		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	14,575	33.9	9,960	21.5	15,707	33.8	7,176	13.0	26,321	58.0	18,142	38.1	14,110	25.4	3,598	7.9	2,030	4.5	111,619	25.9
<b>1970 to 1979</b>	12,438	28.9	10,234	22.1	6,424	13.8	14,922	27.0	7,459	16.4	6,700	14.1	11,127	20.0	10,104	22.2	3,512	7.8	82,920	19.3
<b>1980 to 1989</b>	8,524	19.8	7,476	16.2	9,202	19.8	10,309	18.7	5,924	13.1	8,509	17.9	8,053	14.5	17,058	37.5	18,805	41.7	93,860	21.8
<b>1990 to 1999</b>	2,084	4.8	5,342	11.6	8,825	19.0	9,276	16.8	1,719	3.8	3,898	8.2	5,281	9.5	8,938	19.6	11,372	25.2	56,735	13.2
<b>2000 to 2009</b>	3,827	8.9	7,236	15.7	4,503	9.7	6,098	11.1	1,964	4.3	7,010	14.7	5,800	10.4	4,252	9.3	5,399	12.0	46,089	10.7
<b>2010 to 2019</b>	1,205	2.8	4,012	8.7	1,265	2.7	4,409	8.0	1,691	3.7	2,160	4.5	8,383	15.1	1,069	2.3	2,334	5.2	26,528	6.2
<b>2020 to 2023</b>	383	0.9	1,959	4.2	580	1.2	2,981	5.4	277	0.6	1,249	2.6	2,814	5.1	525	1.2	1,630	3.6	12,398	2.9
<b>Total Units</b>	<b>43,036</b>	<b>100.0</b>	<b>46,219</b>	<b>100.0</b>	<b>46,506</b>	<b>100.0</b>	<b>55,171</b>	<b>100.0</b>	<b>45,355</b>	<b>100.0</b>	<b>47,668</b>	<b>100.0</b>	<b>55,568</b>	<b>100.0</b>	<b>45,544</b>	<b>100.0</b>	<b>45,082</b>	<b>100.0</b>	<b>430,149</b>	<b>100.0</b>

**Table 6.9**

**Housing Unit Inventory by Year Built and Town  
Fairfax County, January 2023**

Year Built	Clifton		Herndon		Vienna		Towns Total	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	54	60.0	892	11.1	3,161	54.5	4,107	29.5
<b>1970 to 1979</b>	1	1.1	3,261	40.6	583	10.0	3,845	27.6
<b>1980 to 1989</b>	5	5.6	1,448	18.0	285	4.9	1,738	12.5
<b>1990 to 1999</b>	6	6.7	1,482	18.5	267	4.6	1,755	12.6
<b>2000 to 2009</b>	19	21.1	687	8.6	302	5.2	1,008	7.2
<b>2010 to 2019</b>	4	4.4	256	3.2	809	13.9	1,069	7.7
<b>2020 to 2023</b>	1	1.1	4		394	6.8	399	2.9
<b>Total Units</b>	<b>90</b>	<b>100.0</b>	<b>8,030</b>	<b>100.0</b>	<b>5,801</b>	<b>100.0</b>	<b>13,921</b>	<b>100.0</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023**

Year Built	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	16,006	61.5	10,439	57.7	3,168	6.9	5,293	19.1	12,569	51.9	3,626	51.1	1,728	13.7	9,586	27.5
<b>1970 to 1979</b>	6,769	26.0	3,265	18.1	3,061	6.7	5,003	18.0	2,521	10.4	225	3.2	1,280	10.1	5,530	15.8
<b>1980 to 1989</b>	1,334	5.1	2,614	14.5	17,312	37.8	6,383	23.0	2,418	10.0	1,574	22.2	1,837	14.5	4,551	13.0
<b>1990 to 1999</b>	856	3.3	632	3.5	14,102	30.8	3,399	12.3	764	3.2	389	5.5	1,800	14.3	3,034	8.7
<b>2000 to 2009</b>	522	2.0	459	2.5	5,674	12.4	5,484	19.8	1,949	8.1	968	13.6	4,776	37.8	2,763	7.9
<b>2010 to 2019</b>	386	1.5	602	3.3	1,148	2.5	1,564	5.6	3,829	15.8	206	2.9	1,056	8.4	6,243	17.9
<b>2020 to 2023</b>	133	0.5	69	0.4	1,288	2.8	593	2.1	146	0.6	111	1.6	151	1.2	3,187	9.1
<b>Total Units</b>	<b>26,006</b>	<b>100.0</b>	<b>18,080</b>	<b>100.0</b>	<b>45,753</b>	<b>100.0</b>	<b>27,719</b>	<b>100.0</b>	<b>24,196</b>	<b>100.0</b>	<b>7,099</b>	<b>100.0</b>	<b>12,628</b>	<b>100.0</b>	<b>34,894</b>	<b>100.0</b>

Year Built	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		Fairfax County	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
<b>Before 1970</b>	21,496	54.1	3,184	6.8	5,305	25.2	8,300	41.3	4,104	5.1	6,815	26.5	111,619	25.9
<b>1970 to 1979</b>	7,170	18.0	18,178	38.7	1,807	8.6	2,364	11.8	19,693	24.6	6,054	23.6	82,920	19.3
<b>1980 to 1989</b>	4,142	10.4	18,959	40.3	6,213	29.5	3,520	17.5	19,597	24.4	3,406	13.3	93,860	21.8
<b>1990 to 1999</b>	1,543	3.9	4,345	9.2	5,429	25.8	3,296	16.4	13,627	17.0	3,519	13.7	56,735	13.2
<b>2000 to 2009</b>	2,340	5.9	1,630	3.5	1,685	8.0	2,334	11.6	12,204	15.2	3,301	12.8	46,089	10.7
<b>2010 to 2019</b>	1,622	4.1	529	1.1	463	2.2	211	1.1	6,813	8.5	1,856	7.2	26,528	6.2
<b>2020 to 2023</b>	1,445	3.6	183	0.4	125	0.6	53	0.3	4,166	5.2	748	2.9	12,398	2.9
<b>Total Units</b>	<b>39,758</b>	<b>100.0</b>	<b>47,008</b>	<b>100.0</b>	<b>21,027</b>	<b>100.0</b>	<b>20,078</b>	<b>100.0</b>	<b>80,204</b>	<b>100.0</b>	<b>25,699</b>	<b>100.0</b>	<b>430,149</b>	<b>100.0</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

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



## HOUSING UNIT FORECASTS

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the development process (i.e., “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, 2023 through 2050**

Supervisor District	Difference 2023 to 2050	Percent of Total Change
Braddock	1,555	1.8%
Dranesville 1/	12,599	14.4%
Franconia	8,055	9.2%
Hunter Mill 2/	23,998	27.4%
Mason	6,089	7.0%
Mount Vernon	6,442	7.4%
Providence	19,627	22.4%
Springfield 3/	2,653	3.0%
Sully	6,449	7.4%
<b>Fairfax County</b>	<b>87,466</b>	<b>100.0%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.

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

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

**TABLE 7.2**

**Forecast Housing Unit Change  
by Planning District  
Fairfax County, 2023 through 2050**

Planning District	Difference 2023 to 2050	Percent of Total Change
Annandale	1,441	1.6%
Baileys	3,871	4.4%
Bull Run	6,282	7.2%
Fairfax	2,541	2.9%
Jefferson	2,802	3.2%
Lincolnia	643	0.7%
Lower Potomac	1,089	1.2%
McLean	16,293	18.6%
Mount Vernon	8,442	9.7%
Pohick 1/	914	1.0%
Rose Hill	1,726	2.0%
Springfield	3,018	3.5%
Upper Potomac 2/	29,050	33.2%
Vienna 3/	9,352	10.7%
<b>Fairfax County</b>	<b>87,466</b>	<b>100.0%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.

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

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

**Table 7.3****Estimated and Forecasted Housing Units by Supervisor District  
Fairfax County, January 2023**

Supervisor District	2023	2025	2030	2035	2040	2045	2050
Braddock	43,201	43,587	44,084	44,280	44,441	44,581	44,756
Dranesville 1/	46,258	47,821	51,864	54,138	55,707	57,260	58,857
Franconia	47,314	47,791	49,155	50,695	52,221	53,793	55,369
Hunter Mill 2/	55,188	56,647	60,462	65,117	69,771	74,540	79,186
Mason	45,386	45,674	46,213	47,427	48,745	50,126	51,475
Mount Vernon	48,451	48,920	49,973	51,188	52,378	53,603	54,893
Providence	55,587	57,203	61,040	64,672	68,149	71,715	75,214
Springfield 3/	45,578	45,807	46,369	46,852	47,315	47,767	48,231
Sully	45,587	46,006	47,644	48,771	49,857	50,951	52,036
<b>Fairfax County</b>	<b>432,550</b>	<b>439,458</b>	<b>456,803</b>	<b>473,140</b>	<b>488,583</b>	<b>504,337</b>	<b>520,016</b>

**Table 7.4****Estimated and Forecasted Housing Units by Town  
Fairfax County, January 2023**

Town	2023	2025	2030	2035	2040	2045	2050
Town of Clifton	91	91	91	91	91	91	91
Town of Herndon	8,031	8,338	10,219	10,999	11,171	11,329	11,504
Town of Vienna	5,804	5,866	5,899	5,899	5,899	5,899	5,899
<b>Towns Total</b>	<b>13,926</b>	<b>14,295</b>	<b>16,208</b>	<b>16,989</b>	<b>17,161</b>	<b>17,319</b>	<b>17,494</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.

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

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

**Table 7.5**  
**Estimated and Forecasted Housing Units by Planning District**  
**Fairfax County, January 2023**

<b>Planning District</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Annandale</b>	24,901	25,614	25,767	26,070	26,018	26,124	26,336	26,615	26,890	27,167	27,459
<b>Baileys</b>	16,573	17,367	17,976	17,984	18,089	18,237	18,499	19,286	20,158	21,078	21,960
<b>Bull Run</b>	24,559	38,745	44,307	45,065	46,260	46,558	48,007	49,150	50,277	51,419	52,542
<b>Fairfax</b>	17,181	20,992	25,647	27,559	27,882	28,345	29,084	29,490	29,792	30,095	30,423
<b>Jefferson</b>	17,365	18,862	20,409	24,157	24,204	24,382	24,746	25,282	25,847	26,438	27,006
<b>Lincolnia</b>	5,464	5,908	6,800	7,001	7,106	7,122	7,178	7,306	7,450	7,598	7,749
<b>Lower Potomac</b>	3,936	5,898	9,609	13,130	13,074	13,105	13,247	13,467	13,682	13,927	14,163
<b>McLean</b>	23,601	26,269	28,213	33,175	34,913	36,450	39,716	42,677	45,484	48,371	51,206
<b>Mount Vernon</b>	35,338	37,000	37,425	39,614	40,885	41,553	42,770	44,363	45,980	47,643	49,327
<b>Pohick 1/</b>	41,032	45,153	46,667	46,900	47,045	47,089	47,318	47,482	47,648	47,760	47,959
<b>Rose Hill</b>	13,524	19,102	20,401	20,920	21,038	21,177	21,683	22,009	22,248	22,507	22,764
<b>Springfield</b>	14,590	17,151	18,803	20,171	20,084	20,170	20,675	21,256	21,858	22,475	23,102
<b>Upper Potomac 2/</b>	44,898	58,989	69,977	76,938	80,235	82,920	90,371	95,783	100,286	104,812	109,285
<b>Vienna 3/</b>	19,502	21,910	24,385	25,403	25,717	26,224	27,172	28,973	30,983	33,048	35,069
<b>Fairfax County</b>	<b>302,464</b>	<b>358,960</b>	<b>396,386</b>	<b>424,087</b>	<b>432,550</b>	<b>439,458</b>	<b>456,803</b>	<b>473,140</b>	<b>488,583</b>	<b>504,337</b>	<b>520,016</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 1990 through 2050.*

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

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

**Table 7.6**  
**Estimated and Forecasted Housing Units by Human Services Region**  
**Fairfax County, January 2023**

<b>Human Services Region</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Region 1</b>	96,804	97,742	100,129	102,874	105,577	108,360	111,213
<b>Region 2</b>	93,530	94,209	95,738	97,813	99,960	102,203	104,411
<b>Region 3 1/</b>	135,282	139,679	150,726	160,600	169,600	178,746	187,758
<b>Region 4 2/</b>	106,934	107,827	110,209	111,853	113,446	115,028	116,635
<b>Fairfax County</b>	<b>432,550</b>	<b>439,458</b>	<b>456,803</b>	<b>473,140</b>	<b>488,583</b>	<b>504,337</b>	<b>520,016</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

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

*2/ Includes the Town of Clifton.*

**Table 7.7**

**Estimated and Forecasted Housing Units by ZIP Code  
Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>20120</b>	14,630	14,641	14,704	14,852	15,024	15,194	15,366
<b>20121</b>	10,275	10,301	10,377	10,590	10,828	11,070	11,327
<b>20124</b>	4,986	4,996	5,008	5,012	5,014	5,014	5,012
<b>20151</b>	7,874	8,059	9,121	9,788	10,416	11,063	11,680
<b>20152</b>	1	1	1	1	1	1	1
<b>20164</b>	1	1	1	1	1	1	1
<b>20170</b>	13,961	14,302	16,239	17,198	17,595	17,960	18,362
<b>20171</b>	21,415	22,496	24,381	25,287	26,020	26,742	27,457
<b>20190</b>	12,015	12,624	13,928	15,587	17,345	19,136	20,883
<b>20191</b>	13,402	13,859	15,765	17,296	18,564	19,862	21,124
<b>20194</b>	5,860	5,863	5,882	5,932	5,986	6,044	6,099
<b>20196</b>		11	29	92	164	238	310
<b>22003</b>	19,798	19,883	20,051	20,319	20,589	20,862	21,151
<b>22015</b>	14,833	14,827	14,854	14,870	14,881	14,885	14,904
<b>22027</b>	736	741	752	785	823	862	895
<b>22030</b>	13,889	14,250	14,870	15,063	15,164	15,257	15,355
<b>22031</b>	12,764	12,974	13,541	13,903	14,250	14,608	14,965
<b>22032</b>	9,610	9,644	9,764	9,833	9,900	9,950	10,018
<b>22033</b>	16,462	16,745	17,299	17,707	18,095	18,484	18,877
<b>22035</b>	270	274	281	306	335	364	392
<b>22037</b>		12	31	99	176	256	334
<b>22039</b>	6,137	6,144	6,177	6,214	6,247	6,284	6,317
<b>22041</b>	10,865	10,946	11,081	11,499	11,958	12,456	12,923
<b>22042</b>	12,522	12,611	12,788	12,976	13,158	13,351	13,537

**Table 7.7**  
**Estimated and Forecasted Housing Units by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22043</b>	9,635	9,697	9,894	10,057	10,200	10,347	10,501
<b>22044</b>	4,755	4,820	4,941	5,304	5,711	6,130	6,539
<b>22046</b>	2,097	2,112	2,125	2,142	2,156	2,174	2,192
<b>22060</b>	3,165	3,172	3,185	3,225	3,272	3,321	3,369
<b>22066</b>	5,856	5,925	6,068	6,136	6,186	6,235	6,285
<b>22079</b>	12,257	12,307	12,513	12,710	12,892	13,098	13,310
<b>22101</b>	11,516	11,642	11,826	12,075	12,345	12,632	12,909
<b>22102</b>	15,990	17,206	19,430	21,248	23,021	24,833	26,616
<b>22106</b>					1	1	1
<b>22124</b>	6,601	6,615	6,663	6,696	6,712	6,728	6,749
<b>22150</b>	9,261	9,441	9,902	10,433	10,986	11,553	12,114
<b>22151</b>	5,818	5,822	5,828	5,836	5,843	5,850	5,858
<b>22152</b>	10,379	10,372	10,389	10,404	10,421	10,434	10,452
<b>22153</b>	10,869	10,782	10,811	10,852	10,892	10,910	10,973
<b>22180</b>	10,255	10,334	10,397	10,482	10,578	10,681	10,774
<b>22181</b>	5,535	5,545	5,576	5,617	5,655	5,695	5,746
<b>22182</b>	10,259	10,640	11,700	13,995	16,416	18,902	21,320
<b>22203</b>	150	150	150	150	150	150	150
<b>22204</b>	14	14	14	14	14	14	14
<b>22206</b>	2	2	2	2	2	2	2
<b>22207</b>	49	50	50	51	53	54	55
<b>22213</b>	6	6	6	7	7	7	8
<b>22302</b>	650	650	650	651	652	653	654
<b>22303</b>	8,874	9,111	9,641	10,220	10,817	11,431	12,025

*(Continued)*

**Table 7.7**  
**Estimated and Forecasted Housing Units by ZIP Code**  
**Fairfax County, January 2023**

<b>ZIP Code</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>22304</b>	148	147	148	148	148	148	148
<b>22306</b>	13,076	13,347	13,702	14,293	14,927	15,580	16,238
<b>22307</b>	4,707	4,719	4,739	4,778	4,817	4,856	4,899
<b>22308</b>	4,878	4,894	4,923	4,949	4,962	4,979	5,010
<b>22309</b>	11,691	11,823	12,114	12,482	12,830	13,184	13,562
<b>22310</b>	11,046	11,114	11,291	11,472	11,647	11,841	12,014
<b>22311</b>	614	615	617	620	623	625	629
<b>22312</b>	8,605	8,622	8,679	8,805	8,947	9,092	9,240
<b>22315</b>	11,486	11,558	11,904	12,076	12,165	12,255	12,368
<b>Fairfax County</b>	<b>432,550</b>	<b>439,458</b>	<b>456,803</b>	<b>473,140</b>	<b>488,583</b>	<b>504,337</b>	<b>520,016</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

*(Continued)*



**Table 7.8****Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4151</b>	1,651	1,681	1,729	1,848	1,980	2,116	2,251
<b>4152</b>	1,945	1,946	1,948	1,950	1,951	1,952	1,954
<b>4153</b>	1,482	1,483	1,490	1,499	1,506	1,515	1,526
<b>4154.01</b>	2,484	2,651	2,821	2,848	2,857	2,863	2,870
<b>4154.02</b>	1,138	1,144	1,154	1,179	1,203	1,230	1,260
<b>4155</b>	2,318	2,323	2,338	2,363	2,376	2,391	2,414
<b>4156</b>	1,083	1,091	1,106	1,124	1,134	1,146	1,169
<b>4157</b>	1,373	1,375	1,376	1,377	1,378	1,378	1,380
<b>4158</b>	1,741	1,743	1,752	1,756	1,757	1,759	1,761
<b>4159</b>	1,213	1,214	1,216	1,220	1,223	1,225	1,229
<b>4160</b>	1,947	1,960	1,982	2,047	2,115	2,183	2,255
<b>4161</b>	1,502	1,522	1,549	1,608	1,666	1,726	1,791
<b>4162</b>	1,519	1,519	1,519	1,519	1,519	1,519	1,519
<b>4163</b>	821	828	834	839	844	848	853
<b>4201</b>	1,169	1,170	1,172	1,179	1,184	1,190	1,197
<b>4202.01</b>	1,305	1,302	1,311	1,321	1,324	1,341	1,345
<b>4202.02</b>	1,066	1,066	1,068	1,073	1,078	1,083	1,088
<b>4202.03</b>	976	1,021	1,135	1,220	1,298	1,377	1,454
<b>4203</b>	2,166	2,171	2,188	2,216	2,248	2,283	2,322
<b>4204</b>	2,490	2,584	2,753	2,912	3,066	3,227	3,381
<b>4205.01</b>	1,004	1,014	1,024	1,054	1,094	1,144	1,185
<b>4205.02</b>	1,167	1,169	1,183	1,217	1,253	1,292	1,330
<b>4205.03</b>	1,689	1,806	2,091	2,316	2,526	2,735	2,938

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4206</b>	2,417	2,420	2,448	2,509	2,580	2,646	2,716
<b>4207</b>	1,460	1,463	1,466	1,469	1,472	1,475	1,479
<b>4208</b>	1,200	1,208	1,233	1,248	1,267	1,285	1,298
<b>4210.01</b>	1,030	1,035	1,048	1,078	1,108	1,139	1,171
<b>4210.02</b>	1,989	2,128	2,479	2,777	3,090	3,408	3,719
<b>4211.01</b>	2,204	2,197	2,207	2,206	2,205	2,204	2,210
<b>4211.02</b>	1,529	1,528	1,530	1,532	1,533	1,535	1,536
<b>4211.03</b>	2,307	2,398	2,459	2,520	2,590	2,663	2,735
<b>4212</b>	689	689	689	689	689	689	689
<b>4213</b>	1,458	1,457	1,458	1,459	1,460	1,461	1,462
<b>4214</b>	2,995	3,053	3,144	3,465	3,831	4,211	4,580
<b>4215</b>	2,411	2,441	2,491	2,659	2,852	3,048	3,245
<b>4216</b>	1,978	2,049	2,243	2,330	2,384	2,439	2,504
<b>4217.01</b>	1,422	1,423	1,425	1,433	1,441	1,449	1,457
<b>4217.02</b>	1,267	1,267	1,268	1,268	1,269	1,269	1,269
<b>4218</b>	2,369	2,395	2,437	2,583	2,741	2,900	3,064
<b>4219</b>	1,002	1,004	1,007	1,018	1,031	1,044	1,056
<b>4220</b>	1,375	1,383	1,401	1,459	1,524	1,594	1,663
<b>4221.01</b>	2,534	2,535	2,542	2,559	2,578	2,598	2,617
<b>4221.02</b>	2,151	2,161	2,202	2,249	2,298	2,347	2,395
<b>4222.01</b>	1,483	1,479	1,491	1,499	1,506	1,521	1,534
<b>4222.02</b>	2,257	2,264	2,319	2,393	2,451	2,524	2,594
<b>4223.01</b>	1,345	1,344	1,615	1,719	1,741	1,757	1,789

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4223.02</b>	2,545	2,548	2,553	2,565	2,576	2,589	2,601
<b>4224.01</b>	1,126	1,127	1,127	1,134	1,138	1,144	1,150
<b>4224.02</b>	2,111	2,107	2,109	2,107	2,102	2,098	2,096
<b>4224.03</b>	1,021	1,020	1,025	1,033	1,041	1,050	1,058
<b>4301.01</b>	1,547	1,547	1,551	1,555	1,562	1,565	1,572
<b>4301.02</b>	1,051	1,050	1,058	1,062	1,066	1,068	1,072
<b>4302.01</b>	1,426	1,426	1,430	1,438	1,451	1,459	1,471
<b>4302.02</b>	1,642	1,644	1,667	1,688	1,711	1,730	1,754
<b>4302.03</b>	902	900	906	912	918	922	929
<b>4304</b>	2,321	2,323	2,325	2,325	2,325	2,325	2,325
<b>4305</b>	571	571	571	571	571	571	572
<b>4306</b>	1,811	1,839	1,883	2,039	2,216	2,400	2,578
<b>4307</b>	929	931	933	942	951	961	971
<b>4308.01</b>	1,514	1,512	1,514	1,514	1,514	1,514	1,514
<b>4308.02</b>	1,812	1,812	1,812	1,812	1,812	1,812	1,812
<b>4309.01</b>	1,440	1,440	1,445	1,456	1,469	1,480	1,493
<b>4309.02</b>	1,090	1,090	1,093	1,095	1,096	1,097	1,099
<b>4310.01</b>	1,586	1,588	1,593	1,602	1,607	1,608	1,616
<b>4310.02</b>	752	750	752	753	753	753	753
<b>4313</b>	1,417	1,416	1,418	1,419	1,419	1,419	1,420
<b>4314</b>	1,462	1,460	1,462	1,462	1,465	1,465	1,467
<b>4315</b>	2,029	2,026	2,031	2,033	2,035	2,036	2,038
<b>4316.01</b>	1,371	1,371	1,371	1,371	1,371	1,371	1,371

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4316.02</b>	1,992	2,003	2,064	2,125	2,173	2,223	2,279
<b>4318.01</b>	1,442	1,440	1,446	1,450	1,454	1,458	1,462
<b>4318.02</b>	1,042	1,039	1,038	1,028	1,019	1,005	999
<b>4319</b>	1,055	1,055	1,056	1,056	1,056	1,057	1,057
<b>4320</b>	1,127	1,126	1,127	1,128	1,128	1,129	1,129
<b>4321</b>	1,448	1,447	1,448	1,448	1,448	1,448	1,448
<b>4322.01</b>	851	849	851	851	851	851	851
<b>4322.02</b>	1,610	1,610	1,614	1,623	1,633	1,644	1,654
<b>4323</b>	1,747	1,748	1,751	1,753	1,756	1,759	1,762
<b>4324.01</b>	1,179	1,179	1,179	1,180	1,180	1,180	1,180
<b>4324.02</b>	1,658	1,657	1,660	1,662	1,663	1,664	1,666
<b>4325</b>	1,890	1,890	1,898	1,900	1,901	1,902	1,904
<b>4326</b>	1,589	1,588	1,596	1,599	1,601	1,603	1,606
<b>4327.01</b>	1,097	1,097	1,098	1,099	1,099	1,100	1,101
<b>4327.02</b>	1,507	1,507	1,510	1,513	1,514	1,515	1,517
<b>4328</b>	773	680	684	691	694	698	709
<b>4401</b>	2,573	2,584	2,604	2,619	2,627	2,636	2,647
<b>4402.01</b>	2,197	2,249	2,378	2,542	2,717	2,901	3,076
<b>4402.02</b>	2,207	2,209	2,212	2,216	2,219	2,222	2,227
<b>4403</b>	958	960	962	964	965	966	968
<b>4405.01</b>	1,660	1,662	1,668	1,681	1,694	1,706	1,720
<b>4405.03</b>	132	457	695	714	716	719	721
<b>4405.04</b>							

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4405.05</b>	479	493	524	532	535	537	539
<b>4406</b>	959	960	961	962	963	963	964
<b>4407.01</b>	979	979	980	981	982	982	983
<b>4407.02</b>	1,807	1,808	1,809	1,810	1,811	1,811	1,813
<b>4408</b>	2,158	2,182	2,229	2,246	2,252	2,258	2,267
<b>4501</b>	2,260	2,269	2,286	2,343	2,409	2,476	2,541
<b>4502</b>	1,336	1,337	1,339	1,341	1,342	1,344	1,346
<b>4503</b>	2,107	2,110	2,114	2,125	2,133	2,144	2,154
<b>4504</b>	953	956	960	965	970	974	979
<b>4505</b>	886	887	887	887	887	887	887
<b>4506.01</b>	1,409	1,410	1,412	1,415	1,416	1,418	1,421
<b>4506.02</b>	1,857	1,915	2,037	2,078	2,103	2,127	2,151
<b>4507.01</b>	980	980	983	985	986	988	991
<b>4507.02</b>	1,472	1,483	1,501	1,558	1,621	1,686	1,752
<b>4508</b>	1,201	1,220	1,246	1,322	1,405	1,492	1,577
<b>4509</b>	606	606	606	607	607	607	608
<b>4510</b>	898	898	899	899	900	900	900
<b>4511</b>	830	831	832	833	834	834	836
<b>4512</b>	659	665	677	680	681	682	683
<b>4513</b>	924	938	960	1,031	1,110	1,192	1,273
<b>4514</b>	1,342	1,364	1,409	1,557	1,725	1,898	2,067
<b>4515.01</b>	2,249	2,276	2,324	2,471	2,633	2,799	2,963
<b>4515.02</b>	2,237	2,277	2,348	2,576	2,829	3,089	3,345

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4516.01</b>	1,581	1,600	1,628	1,717	1,817	1,919	2,019
<b>4516.02</b>	1,138	1,139	1,142	1,145	1,147	1,149	1,151
<b>4518</b>	1,128	1,129	1,131	1,133	1,134	1,135	1,137
<b>4519</b>	2,356	2,371	2,404	2,502	2,610	2,726	2,838
<b>4520</b>	1,128	1,138	1,156	1,212	1,273	1,336	1,399
<b>4521.01</b>	1,700	1,703	1,708	1,712	1,715	1,718	1,724
<b>4521.02</b>	1,049	1,051	1,055	1,058	1,060	1,063	1,067
<b>4522</b>	2,204	2,211	2,220	2,252	2,289	2,326	2,363
<b>4523.01</b>	1,485	1,486	1,495	1,508	1,513	1,515	1,524
<b>4523.02</b>	1,773	1,794	1,856	1,866	1,867	1,867	1,867
<b>4524</b>	2,384	2,385	2,386	2,386	2,386	2,387	2,387
<b>4525.01</b>	1,316	1,318	1,321	1,329	1,336	1,343	1,350
<b>4525.02</b>	1,604	1,608	1,614	1,637	1,662	1,688	1,713
<b>4526</b>	2,780	2,776	2,792	2,800	2,810	2,818	2,830
<b>4527</b>	1,980	1,992	2,011	2,075	2,146	2,220	2,291
<b>4528.01</b>	2,529	2,535	2,545	2,575	2,608	2,654	2,688
<b>4528.02</b>	1,492	1,492	1,492	1,492	1,492	1,508	1,508
<b>4601</b>	1,469	1,486	1,510	1,605	1,710	1,820	1,925
<b>4602</b>	1,342	1,345	1,347	1,347	1,347	1,348	1,348
<b>4603</b>	967	979	993	1,024	1,065	1,107	1,148
<b>4604</b>	2,028	2,233	2,561	3,709	5,017	6,364	7,675
<b>4605.01</b>	875	928	1,012	1,313	1,661	2,015	2,359
<b>4605.03</b>	1,469	1,482	1,509	1,597	1,698	1,802	1,900

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4605.04</b>	1,333	1,337	1,352	1,369	1,392	1,415	1,436
<b>4606</b>	1,348	1,355	1,363	1,383	1,404	1,425	1,445
<b>4607.01</b>	1,159	1,168	1,173	1,173	1,173	1,173	1,173
<b>4607.02</b>	1,686	1,699	1,706	1,706	1,706	1,706	1,706
<b>4608</b>	1,183	1,188	1,191	1,191	1,191	1,191	1,191
<b>4609</b>	872	878	881	881	881	881	881
<b>4610</b>	904	933	948	948	948	948	948
<b>4611</b>	2,519	2,530	2,541	2,559	2,573	2,588	2,608
<b>4612.01</b>	1,561	1,561	1,562	1,563	1,564	1,564	1,564
<b>4612.02</b>	2,827	2,832	2,854	2,861	2,866	2,871	2,875
<b>4615</b>	2,568	2,570	2,589	2,615	2,641	2,667	2,702
<b>4616.03</b>	2,380	2,512	2,889	3,025	3,142	3,262	3,379
<b>4616.04</b>	891	891	899	906	913	924	935
<b>4616.05</b>	2,526	2,553	2,595	2,748	2,921	3,099	3,273
<b>4616.06</b>	1,357	1,369	1,392	1,470	1,558	1,653	1,737
<b>4617</b>	2,584	2,590	2,615	2,624	2,628	2,631	2,637
<b>4618.01</b>	542	542	542	543	543	543	543
<b>4618.02</b>	2,409	2,408	2,638	2,737	2,762	2,782	2,818
<b>4619.01</b>	1,414	1,415	1,421	1,427	1,430	1,432	1,437
<b>4619.02</b>	594	596	599	604	606	608	612
<b>4701</b>	976	984	999	1,007	1,015	1,034	1,042
<b>4703</b>	1,168	1,181	1,213	1,240	1,275	1,309	1,332
<b>4704</b>	1,740	1,762	1,783	1,800	1,815	1,831	1,854

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4705</b>	2,349	2,387	2,439	2,577	2,733	2,891	3,049
<b>4706</b>	1,203	1,219	1,257	1,277	1,295	1,314	1,337
<b>4707</b>	1,898	1,915	1,934	1,970	2,009	2,049	2,089
<b>4708</b>	1,183	1,188	1,193	1,193	1,194	1,195	1,196
<b>4709</b>	2,845	2,858	2,873	2,880	2,883	2,887	2,896
<b>4710</b>	876	896	926	1,035	1,154	1,280	1,403
<b>4711</b>	2,456	2,495	2,644	2,684	2,693	2,701	2,715
<b>4712.01</b>	2,075	2,168	2,368	2,645	2,935	3,229	3,517
<b>4712.03</b>	1,225	1,228	1,232	1,235	1,237	1,238	1,240
<b>4712.04</b>	1,985	2,365	3,023	3,427	3,799	4,179	4,552
<b>4713.01</b>	1,634	1,632	1,634	1,634	1,634	1,634	1,634
<b>4713.03</b>	1,740	1,743	1,750	1,766	1,783	1,801	1,819
<b>4713.04</b>	709	710	712	714	715	717	720
<b>4714.01</b>	1,395	1,403	1,408	1,409	1,409	1,410	1,411
<b>4714.02</b>	1,232	1,232	1,235	1,239	1,243	1,246	1,251
<b>4801</b>	1,556	1,575	1,598	1,608	1,614	1,619	1,626
<b>4802.01</b>	1,568	1,581	1,592	1,619	1,648	1,675	1,715
<b>4802.03</b>	1,570	1,601	1,650	1,826	2,027	2,233	2,434
<b>4802.04</b>	3,340	3,698	4,003	4,285	4,593	4,910	5,218
<b>4802.05</b>	2,911	3,267	4,299	5,093	5,833	6,592	7,327
<b>4803.01</b>	1,055	1,058	1,074	1,082	1,087	1,092	1,094
<b>4803.02</b>	1,843	1,936	2,541	3,039	3,397	3,763	4,124
<b>4804.01</b>	1,472	1,479	1,502	1,535	1,568	1,601	1,634

*(Continued)*



**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4804.02</b>	2,058	2,068	2,081	2,091	2,097	2,104	2,112
<b>4805.01</b>	1,139	1,139	1,139	1,142	1,146	1,149	1,153
<b>4805.02</b>	1,953	1,953	1,953	1,953	1,972	1,972	1,991
<b>4805.03</b>	1,153	1,156	1,164	1,166	1,175	1,176	1,185
<b>4805.04</b>	840	840	840	841	841	843	843
<b>4805.05</b>	1,622	1,626	1,636	1,666	1,700	1,736	1,770
<b>4808.01</b>	1,627	1,627	1,627	1,627	1,627	1,627	1,627
<b>4808.02</b>	1,386	1,425	1,531	1,551	1,553	1,553	1,553
<b>4809.01</b>	1,970	2,225	2,382	2,388	2,388	2,388	2,388
<b>4809.02</b>	1,519	1,533	2,894	3,556	3,711	3,860	4,011
<b>4809.03</b>	1,529	1,529	1,786	1,878	1,893	1,902	1,925
<b>4810</b>	1,927	1,957	2,005	2,175	2,367	2,567	2,762
<b>4811.01</b>	2,123	2,224	2,360	2,415	2,456	2,497	2,538
<b>4811.02</b>	1,493	1,492	1,493	1,493	1,493	1,493	1,493
<b>4811.03</b>	1,242	1,240	1,242	1,242	1,242	1,243	1,243
<b>4811.04</b>	1,222	1,222	1,222	1,222	1,222	1,222	1,222
<b>4811.05</b>	1,698	1,698	1,702	1,709	1,716	1,723	1,731
<b>4811.06</b>	1,761	1,763	1,769	1,770	1,770	1,771	1,771
<b>4812.01</b>	392	467	582	922	1,305	1,701	2,085
<b>4812.02</b>	2,429	2,706	4,216	5,036	5,518	6,003	6,476
<b>4814</b>	2,828	2,833	2,848	2,882	2,919	2,956	2,993
<b>4815</b>	822	822	822	822	822	822	822
<b>4816</b>	1,161	1,164	1,165	1,166	1,166	1,167	1,167

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4817.01</b>	2,043	2,045	2,048	2,051	2,053	2,055	2,058
<b>4817.02</b>	1,989	1,991	1,996	2,003	2,011	2,018	2,025
<b>4819</b>	2,826	2,999	3,353	3,559	3,744	3,926	4,107
<b>4820.01</b>	1,776	1,776	1,781	1,787	1,791	1,796	1,801
<b>4820.02</b>	1,843	1,846	1,857	1,889	1,925	1,962	1,998
<b>4821</b>	1,531	1,543	1,567	1,645	1,734	1,827	1,915
<b>4822.01</b>	1,010	1,015	1,024	1,055	1,090	1,127	1,162
<b>4822.03</b>	3,231	3,419	3,793	4,558	5,409	6,275	7,124
<b>4822.04</b>	1,333	1,336	1,342	1,361	1,383	1,406	1,428
<b>4822.05</b>	1,671	1,897	2,432	2,975	3,531	4,100	4,652
<b>4822.06</b>	655	655	656	659	661	664	667
<b>4823.01</b>	3,422	3,527	3,787	4,110	4,458	4,818	5,168
<b>4823.02</b>	1,820	1,818	1,820	1,820	1,820	1,820	1,820
<b>4823.03</b>	1,703	1,704	1,718	1,749	1,785	1,823	1,860
<b>4824</b>	782	796	820	901	992	1,087	1,179
<b>4825.02</b>	1,032	1,032	1,032	1,032	1,032	1,032	1,032
<b>4825.03</b>	1,546	1,552	1,573	1,582	1,588	1,596	1,603
<b>4825.04</b>	1,683	1,687	1,698	1,703	1,708	1,709	1,712
<b>4825.05</b>	1,612	1,708	1,906	2,020	2,121	2,219	2,314
<b>4825.06</b>	3,465	4,312	5,767	6,308	6,685	7,051	7,416
<b>4825.07</b>	1,629	1,666	1,727	1,941	2,184	2,436	2,680
<b>4826.01</b>	2,391	2,396	2,412	2,453	2,503	2,552	2,601
<b>4826.03</b>	1,462	1,580	1,843	1,895	1,918	1,937	1,959

*(Continued)*

**Table 7.8****Estimated and Forecasted Housing Units by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4826.04</b>	1,269	1,271	1,271	1,280	1,289	1,298	1,306
<b>4901.01</b>	1,933	2,033	2,270	2,424	2,559	2,693	2,826
<b>4901.04</b>	1,047	1,047	1,049	1,050	1,051	1,051	1,052
<b>4901.05</b>	1,906	1,959	2,731	3,056	3,348	3,645	3,930
<b>4905.01</b>	1,331	1,334	1,343	1,368	1,396	1,426	1,456
<b>4905.02</b>	2,230	2,268	2,388	2,425	2,447	2,462	2,476
<b>4910</b>	741	741	741	742	742	742	742
<b>4911.01</b>	1,182	1,182	1,182	1,182	1,182	1,182	1,182
<b>4911.02</b>	1,131	1,131	1,131	1,131	1,131	1,131	1,131
<b>4911.03</b>	2,132	2,125	2,133	2,134	2,134	2,134	2,134
<b>4912.01</b>	2,333	2,345	2,375	2,465	2,568	2,671	2,775
<b>4912.02</b>	1,195	1,195	1,195	1,195	1,196	1,196	1,197
<b>4913.01</b>	2,152	2,156	2,162	2,174	2,188	2,203	2,220
<b>4913.02</b>	1,440	1,446	1,458	1,497	1,540	1,581	1,635
<b>4913.03</b>	1,531	1,550	1,582	1,697	1,824	1,956	2,086
<b>4914.01</b>	1,884	1,883	1,892	1,911	1,936	1,958	1,983
<b>4914.02</b>	1,414	1,410	1,415	1,417	1,419	1,420	1,422
<b>4914.03</b>	1,154	1,154	1,154	1,154	1,155	1,155	1,155
<b>4914.04</b>	1,334	1,331	1,335	1,336	1,337	1,337	1,338
<b>4914.05</b>	836	836	836	839	842	845	845
<b>4915.01</b>	2,397	2,404	2,425	2,479	2,537	2,601	2,661
<b>4915.02</b>	2,142	2,143	2,146	2,149	2,160	2,164	2,170
<b>4916.01</b>	1,607	1,611	1,622	1,661	1,703	1,747	1,786

*(Continued)*

**Table 7.8**  
**Estimated and Forecasted Housing Units by Census Tract**  
**Fairfax County, January 2023**

<b>Census Tract</b>	<b>2023</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>4916.02</b>	1,586	1,592	1,597	1,626	1,648	1,680	1,703
<b>4917.01</b>	1,971	2,018	2,140	2,240	2,328	2,416	2,507
<b>4917.03</b>	2,868	2,874	2,885	2,923	2,966	3,010	3,053
<b>4917.04</b>	2,398	2,381	2,407	2,426	2,447	2,469	2,491
<b>4917.05</b>	973	977	986	999	1,017	1,035	1,048
<b>4917.06</b>	1,637	1,744	1,875	2,036	2,201	2,370	2,539
<b>4917.07</b>	1,805	1,815	1,840	1,914	2,001	2,089	2,177
<b>4918.01</b>	1,085	1,085	1,086	1,089	1,091	1,094	1,097
<b>4918.02</b>	1,161	1,161	1,162	1,163	1,163	1,164	1,165
<b>4918.03</b>	2,625	2,625	2,627	2,631	2,634	2,638	2,642
<b>4920</b>	2,215	2,221	2,224	2,225	2,225	2,225	2,225
<b>4921</b>	2,250	2,257	2,264	2,276	2,282	2,293	2,299
<b>4922.01</b>	1,059	1,072	1,107	1,115	1,123	1,131	1,139
<b>4922.02</b>	2,212	2,211	2,232	2,246	2,260	2,274	2,290
<b>4922.03</b>	1,318	1,327	1,361	1,382	1,401	1,421	1,440
<b>4923</b>	1,102	1,108	1,111	1,133	1,162	1,180	1,213
<b>4924</b>	1,801	1,805	1,814	1,812	1,810	1,791	1,803
<b>4925</b>	1,457	1,470	1,483	1,488	1,490	1,491	1,493
<b>9801</b>							
<b>9802</b>							
<b>9803</b>							
<b>Fairfax County</b>	<b>432,550</b>	<b>439,458</b>	<b>456,803</b>	<b>473,140</b>	<b>488,583</b>	<b>504,337</b>	<b>520,016</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023, 2023 through 2050.*

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

*(Continued)*

## MARKET VALUE

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

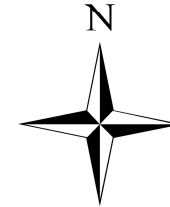
Median market value is a statistic calculated from individual market value information for a particular geography. The estimated median market value of individually owned housing units indicates that half of all owned housing units in the county had market values exceeding this value and half had values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

Average market value is also 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.

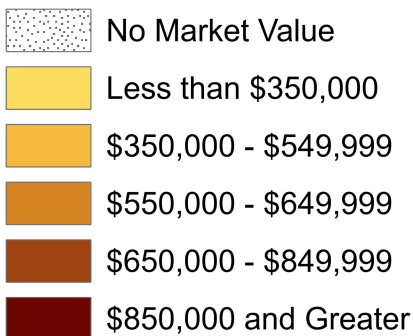
# Fairfax County, Virginia January 2023



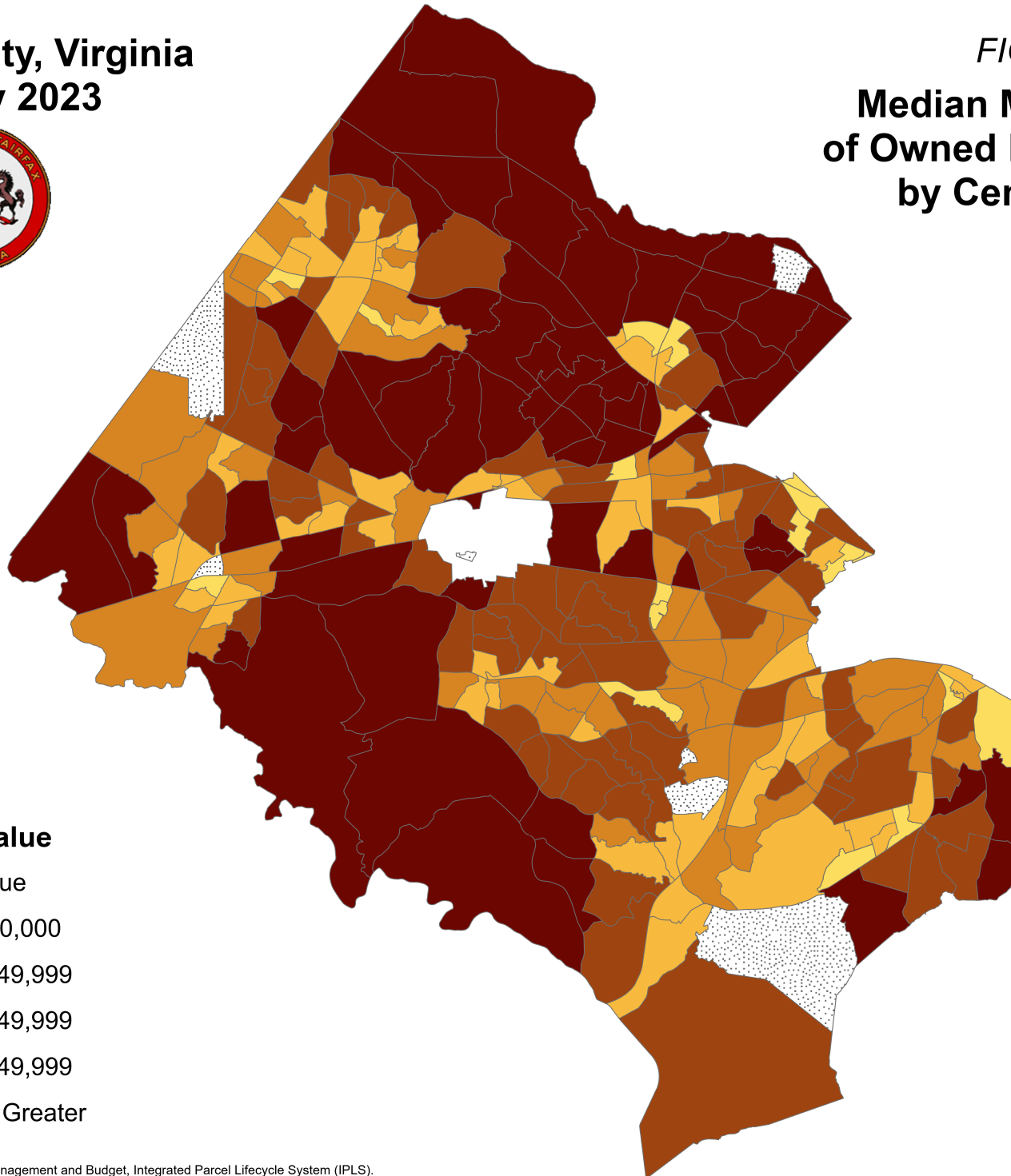
*FIGURE 8.1*  
**Median Market Value  
of Owned Housing Units  
by Census Tract**



## Median Market Value



Note: City of Fairfax is not included.  
Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS).



<b>TABLE 8.1</b>			
<b>Median Market Value of Owned Housing Units by Supervisor District Fairfax County, 2022 and 2023</b>			
<b>Supervisor District</b>	<b>Median Market Value</b>		<b>Percent Change</b>
	<b>2022</b>	<b>2023</b>	
Braddock	\$ 643,451	\$ 684,842	6.4%
Dranesville 1/	\$ 964,121	\$ 1,064,346	10.4%
Franconia	\$ 555,261	\$ 595,561	7.3%
Hunter Mill 2/	\$ 695,940	\$ 747,252	7.4%
Mason	\$ 597,902	\$ 638,215	6.7%
Mount Vernon	\$ 600,000	\$ 650,423	8.4%
Providence	\$ 660,177	\$ 686,102	3.9%
Springfield 3/	\$ 700,392	\$ 744,681	6.3%
Sully	\$ 615,143	\$ 657,542	6.9%
<b>Fairfax County</b>	<b>\$ 648,270</b>	<b>\$ 691,564</b>	<b>6.7%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

<b>TABLE 8.2</b>			
<b>Median Market Value of Owned Housing Units by Planning District Fairfax County, 2022 and 2023</b>			
<b>Planning District</b>	<b>Median Market Value</b>		<b>Percent Change</b>
	<b>2022</b>	<b>2023</b>	
Annandale	\$ 640,453	\$672,987	5.1%
Baileys	\$ 508,867	\$556,039	9.3%
Bull Run	\$ 567,462	\$612,460	7.9%
Fairfax	\$ 658,896	\$702,446	6.6%
Jefferson	\$ 625,811	\$662,141	5.8%
Lincolnia	\$ 549,840	\$582,430	5.9%
Lower Potomac	\$ 567,184	\$609,788	7.5%
McLean	\$ 1,030,166	\$1,144,206	11.1%
Mount Vernon	\$ 569,216	\$614,623	8.0%
Pohick 1/	\$ 693,588	\$743,846	7.2%
Rose Hill	\$ 576,083	\$626,000	8.7%
Springfield	\$ 563,535	\$595,000	5.6%
Upper Potomac 2/	\$ 654,173	\$699,447	6.9%
Vienna 3/	\$ 848,127	\$916,444	8.1%
<b>Fairfax County</b>	<b>\$ 648,270</b>	<b>\$691,564</b>	<b>6.7%</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

**Table 8.3**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Supervisor District**  
**Fairfax County, January 2023**

Supervisor District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Braddock</b>	\$770,884	\$529,778	\$260,505	\$684,842	\$790,948	\$529,804	\$274,602	\$668,952
<b>Dranesville 1/</b>	\$1,201,266	\$552,040	\$317,657	\$1,064,346	\$1,400,299	\$632,953	\$442,423	\$1,225,104
<b>Franconia</b>	\$660,568	\$562,448	\$346,427	\$595,561	\$711,300	\$546,318	\$320,489	\$606,961
<b>Hunter Mill 2/</b>	\$953,070	\$559,976	\$317,436	\$747,252	\$1,056,344	\$584,370	\$359,852	\$789,146
<b>Mason</b>	\$764,657	\$552,647	\$255,969	\$638,215	\$818,452	\$563,907	\$269,266	\$653,916
<b>Mount Vernon</b>	\$808,631	\$467,308	\$279,384	\$650,423	\$872,237	\$478,799	\$297,646	\$680,491
<b>Providence</b>	\$958,923	\$632,667	\$328,440	\$686,102	\$1,031,039	\$658,662	\$371,473	\$717,163
<b>Springfield 3/</b>	\$859,541	\$549,108	\$351,000	\$744,681	\$922,973	\$555,472	\$343,937	\$779,378
<b>Sully</b>	\$853,945	\$493,043	\$314,008	\$657,542	\$907,494	\$501,863	\$319,721	\$713,453
<b>Fairfax County</b>	<b>\$847,930</b>	<b>\$536,162</b>	<b>\$305,907</b>	<b>\$691,564</b>	<b>\$966,763</b>	<b>\$553,687</b>	<b>\$333,003</b>	<b>\$763,310</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023. Market value for each unit is derived from the 2023 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 2023**

Planning District	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Annandale</b>	\$732,449	\$532,056	\$212,996	\$672,987	\$767,865	\$523,373	\$241,952	\$674,975
<b>Baileys</b>	\$833,807	\$615,878	\$254,814	\$556,039	\$916,474	\$596,432	\$266,381	\$591,859
<b>Bull Run</b>	\$809,508	\$491,211	\$326,141	\$612,460	\$833,879	\$499,227	\$326,598	\$647,977
<b>Fairfax</b>	\$947,311	\$627,218	\$305,000	\$702,446	\$1,031,581	\$603,296	\$313,245	\$755,904
<b>Jefferson</b>	\$765,723	\$641,377	\$317,657	\$662,141	\$805,957	\$666,317	\$316,697	\$649,441
<b>Lincolnia</b>	\$691,184	\$563,063	\$291,161	\$582,430	\$749,410	\$576,847	\$296,934	\$620,181
<b>Lower Potomac</b>	\$777,000	\$474,254	\$433,346	\$609,788	\$822,939	\$482,517	\$402,763	\$638,886
<b>McLean</b>	\$1,358,549	\$856,044	\$400,470	\$1,144,206	\$1,589,573	\$886,881	\$468,991	\$1,295,802
<b>Mount Vernon</b>	\$800,625	\$465,056	\$271,950	\$614,623	\$861,160	\$456,885	\$281,218	\$658,217
<b>Pohick 1/</b>	\$828,524	\$518,910	\$316,208	\$743,846	\$894,767	\$512,387	\$314,410	\$764,280
<b>Rose Hill</b>	\$686,212	\$596,537	\$361,473	\$626,000	\$741,304	\$597,416	\$343,672	\$641,368
<b>Springfield</b>	\$696,287	\$522,081	\$272,549	\$595,000	\$720,804	\$531,605	\$297,911	\$612,853
<b>Upper Potomac 2/</b>	\$895,414	\$539,952	\$316,638	\$699,447	\$1,020,960	\$555,023	\$352,625	\$780,149
<b>Vienna 3/</b>	\$1,049,919	\$675,313	\$407,379	\$916,444	\$1,157,991	\$694,110	\$430,013	\$981,554
<b>Fairfax County</b>	<b>\$847,930</b>	<b>\$536,162</b>	<b>\$305,907</b>	<b>\$691,564</b>	<b>\$966,763</b>	<b>\$553,687</b>	<b>\$333,003</b>	<b>\$763,310</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023. Market value for each unit is derived from the 2023 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 2023**

Human Services Region	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
<b>Region 1</b>	\$735,392	\$509,135	\$293,549	\$606,638	\$792,438	\$516,308	\$304,899	\$640,911
<b>Region 2</b>	\$792,477	\$574,817	\$261,251	\$677,675	\$867,640	\$604,114	\$291,039	\$701,161
<b>Region 3 1/</b>	\$1,054,202	\$582,146	\$328,493	\$817,886	\$1,229,752	\$609,647	\$381,751	\$930,709
<b>Region 4 2/</b>	\$824,591	\$517,829	\$313,530	\$700,392	\$875,516	\$520,290	\$317,348	\$718,677
<b>Fairfax County</b>	<b>\$847,930</b>	<b>\$536,162</b>	<b>\$305,907</b>	<b>\$691,564</b>	<b>\$966,763</b>	<b>\$553,687</b>	<b>\$333,003</b>	<b>\$763,310</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023. Market value for each unit is derived from the 2023 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 2023**

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	\$858,391	\$745,374	\$183,845	\$811,792	\$1,027,360	\$750,610	\$223,865	\$942,139
4152	\$917,322	\$820,103	\$276,182	\$279,384	\$931,459	\$771,713	\$252,097	\$412,389
4153	\$670,079	\$462,971		\$569,562	\$697,501	\$462,578		\$602,342
4154.01	\$869,285	\$491,563		\$781,379	\$875,284	\$564,491		\$747,242
4154.02	\$967,664	\$486,906		\$913,610	\$948,924	\$470,303		\$847,317
4155	\$762,573	\$528,654		\$741,515	\$810,804	\$563,525		\$770,985
4156	\$1,095,098	\$972,279		\$1,094,993	\$1,294,485	\$972,279		\$1,294,184
4157	\$925,313			\$925,313	\$990,056			\$990,056
4158	\$837,107			\$837,107	\$884,143			\$884,143
4159	\$733,352			\$733,352	\$828,058			\$828,058
4160	\$698,072	\$463,890		\$666,152	\$731,586	\$405,676		\$650,166
4161	\$851,036			\$851,036	\$968,378			\$968,378
4162								
4163	\$715,869			\$715,869	\$886,853			\$886,853
4201	\$680,411	\$495,086		\$661,227	\$697,928	\$494,556		\$674,619
4202.01	\$721,012	\$566,675		\$615,342	\$810,871	\$560,694		\$676,944
4202.02	\$1,072,158	\$391,230	\$395,787	\$395,000	\$1,007,599	\$411,973	\$391,891	\$410,874
4202.03	\$767,838	\$645,362		\$673,026	\$816,948	\$628,222		\$751,717
4203	\$637,622	\$577,516		\$620,784	\$701,243	\$622,735		\$680,926
4204	\$660,156	\$558,926	\$335,108	\$452,020	\$735,252	\$588,704	\$336,222	\$469,154
4205.01		\$459,239	\$400,953	\$400,953		\$459,239	\$411,359	\$411,407
4205.02	\$601,367	\$505,685	\$214,956	\$431,571	\$609,712	\$498,550	\$227,058	\$393,589

**Table 8.6**

**Estimated Median and Average Market Values  
Owned Housing Units by Unit Type and Census Tract  
Fairfax County, January 2023**

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
<b>4205.03</b>	\$549,066	\$484,281	\$189,284	\$231,116	\$563,744	\$512,168	\$189,702	\$378,845
<b>4206</b>	\$791,608	\$584,273		\$612,539	\$779,292	\$601,055		\$665,517
<b>4207</b>	\$640,606	\$741,116		\$647,660	\$728,823	\$733,753		\$728,972
<b>4208</b>	\$604,158	\$476,800		\$600,000	\$660,368	\$479,485		\$649,451
<b>4210.01</b>	\$641,618	\$502,425		\$519,660	\$712,378	\$549,336		\$581,436
<b>4210.02</b>	\$610,608	\$590,720		\$604,076	\$650,921	\$579,947		\$619,822
<b>4211.01</b>	\$745,652	\$513,272	\$396,785	\$514,280	\$819,617	\$556,509	\$401,649	\$570,346
<b>4211.02</b>	\$857,360	\$650,958		\$659,327	\$842,397	\$637,759		\$691,260
<b>4211.03</b>	\$856,879	\$539,254	\$373,118	\$627,612	\$866,823	\$550,793	\$361,454	\$657,483
<b>4212</b>	\$678,103			\$678,103	\$685,749			\$685,749
<b>4213</b>	\$689,816	\$464,300		\$656,368	\$691,741	\$471,080		\$615,405
<b>4214</b>	\$623,522	\$479,829	\$251,747	\$590,342	\$642,193	\$500,755	\$347,826	\$589,222
<b>4215</b>	\$565,520	\$578,655	\$197,253	\$508,526	\$626,087	\$506,850	\$241,543	\$447,287
<b>4216</b>	\$512,684	\$249,449	\$211,964	\$249,449	\$521,314	\$268,891	\$208,753	\$297,095
<b>4217.01</b>	\$517,125	\$404,366	\$157,742	\$401,909	\$528,037	\$386,807	\$180,450	\$369,570
<b>4217.02</b>	\$545,622	\$461,822		\$515,225	\$558,392	\$466,018		\$529,229
<b>4218</b>	\$547,334	\$363,227	\$226,223	\$269,724	\$576,565	\$365,223	\$229,184	\$353,090
<b>4219</b>	\$462,462			\$462,462	\$454,371			\$454,371
<b>4220</b>	\$622,797	\$490,000		\$576,923	\$676,388	\$530,219		\$599,403
<b>4221.01</b>	\$752,131	\$431,666		\$480,428	\$719,702	\$433,041		\$566,026
<b>4221.02</b>	\$779,835	\$480,848		\$514,238	\$773,749	\$445,064		\$521,344
<b>4222.01</b>	\$1,017,408	\$675,444	\$486,906	\$811,997	\$963,220	\$680,831	\$462,449	\$842,558

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4222.02	\$816,953	\$519,498	\$316,491	\$651,084	\$832,962	\$486,339	\$317,981	\$603,750
4223.01	\$862,570	\$679,854	\$220,437	\$672,452	\$830,004	\$691,168	\$210,558	\$663,186
4223.02	\$926,928	\$649,698	\$347,750	\$489,340	\$849,758	\$644,472	\$341,274	\$540,789
4224.01	\$1,023,192	\$595,655	\$385,207	\$572,234	\$1,010,020	\$604,286	\$356,228	\$506,138
4224.02	\$1,012,342	\$548,373		\$553,277	\$985,492	\$556,023		\$580,746
4224.03	\$708,027	\$720,615		\$714,684	\$757,129	\$686,578		\$735,224
4301.01	\$788,361			\$788,361	\$806,204			\$806,204
4301.02	\$767,193	\$517,886		\$534,440	\$812,715	\$507,609		\$623,439
4302.01	\$792,514	\$526,428		\$702,723	\$806,919	\$522,851		\$684,208
4302.02	\$778,318	\$529,968		\$724,820	\$871,313	\$548,660		\$765,732
4302.03	\$783,279	\$564,869		\$728,338	\$777,791	\$569,116		\$715,327
4304	\$668,010	\$539,900		\$661,658	\$678,196	\$537,825		\$658,480
4305	\$635,397			\$635,397	\$648,777			\$648,777
4306	\$579,422	\$520,249		\$576,944	\$595,963	\$517,426		\$590,117
4307	\$574,208			\$574,208	\$590,355			\$590,355
4308.01	\$722,568	\$568,176		\$685,713	\$735,429	\$538,707		\$664,307
4308.02	\$806,164	\$357,084	\$260,505	\$337,134	\$805,070	\$389,141	\$257,773	\$417,691
4309.01	\$900,260	\$528,371		\$584,855	\$933,801	\$533,865		\$688,949
4309.02	\$693,914	\$525,389		\$602,054	\$707,122	\$523,587		\$625,626
4310.01	\$699,531	\$511,455		\$580,535	\$708,315	\$478,658		\$589,862
4310.02	\$895,970	\$514,616		\$514,747	\$895,970	\$519,600		\$520,601
4313	\$727,676	\$590,714		\$706,335	\$744,875	\$597,566		\$713,458

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4314	\$706,309	\$598,836		\$670,614	\$709,403	\$553,465		\$648,588
4315	\$786,807	\$619,768	\$538,272	\$705,900	\$838,561	\$568,938	\$496,521	\$710,940
4316.01								
4316.02	\$697,925	\$578,865	\$237,416	\$626,047	\$765,214	\$563,575	\$238,001	\$675,947
4318.01	\$847,046	\$541,538		\$544,724	\$877,921	\$533,395		\$559,677
4318.02	\$803,009	\$453,185		\$770,690	\$828,624	\$453,723		\$727,066
4319	\$839,549			\$839,549	\$825,812			\$825,812
4320	\$832,524	\$504,126		\$581,081	\$810,205	\$488,546		\$645,773
4321	\$835,433	\$500,189	\$316,208	\$505,036	\$831,353	\$476,699	\$314,410	\$550,176
4322.01		\$465,000		\$465,000		\$454,869		\$454,869
4322.02	\$829,469	\$541,727		\$574,382	\$829,357	\$546,059		\$654,385
4323	\$800,888	\$543,302		\$754,173	\$883,073	\$560,780		\$786,150
4324.01	\$781,536			\$781,536	\$788,785			\$788,785
4324.02	\$787,605	\$577,631		\$759,512	\$806,551	\$576,726		\$738,352
4325	\$796,577	\$529,604		\$767,193	\$794,076	\$540,901		\$736,146
4326	\$821,741	\$513,996		\$792,446	\$851,290	\$519,580		\$769,043
4327.01	\$725,277	\$535,122		\$681,970	\$723,573	\$538,367		\$674,061
4327.02	\$733,929	\$476,700		\$494,120	\$743,974	\$480,218		\$525,958
4328	\$699,857	\$489,221		\$529,400	\$722,626	\$489,720		\$590,427
4401	\$979,440	\$429,324		\$950,097	\$1,020,162	\$523,881		\$946,455
4402.01		\$839,000	\$301,476	\$390,000		\$792,048	\$331,789	\$479,468
4402.02	\$867,292	\$523,404	\$231,672	\$517,598	\$966,813	\$528,424	\$239,533	\$568,063

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4403	\$865,767			\$865,767	\$899,807			\$899,807
4405.01	\$775,114	\$612,224		\$773,816	\$805,708	\$613,539		\$801,883
4405.03	\$1,035,164	\$788,645		\$960,891	\$1,013,077	\$815,810		\$941,757
4405.04								
4405.05	\$836,828			\$836,828	\$875,868			\$875,868
4406	\$681,612	\$560,322		\$680,000	\$752,721	\$561,842		\$750,560
4407.01	\$768,590			\$768,590	\$784,023			\$784,023
4407.02	\$805,387	\$530,355		\$798,021	\$823,597	\$540,796		\$802,156
4408	\$828,188			\$828,188	\$874,428			\$874,428
4501	\$718,772	\$502,199	\$289,433	\$624,971	\$748,596	\$555,128	\$311,631	\$556,781
4502	\$724,290			\$724,290	\$737,997			\$737,997
4503	\$765,261	\$556,899	\$198,608	\$746,130	\$786,490	\$622,761	\$194,338	\$694,739
4504	\$847,140	\$688,693		\$817,131	\$886,265	\$678,722		\$865,751
4505	\$587,328			\$587,328	\$635,324			\$635,324
4506.01	\$750,582	\$545,223		\$747,332	\$765,525	\$545,210		\$760,040
4506.02	\$600,905	\$741,132	\$341,870	\$546,719	\$648,148	\$721,173	\$352,141	\$545,750
4507.01	\$786,891	\$575,022		\$628,383	\$838,796	\$575,917		\$719,305
4507.02	\$869,358			\$869,358	\$919,495			\$919,495
4508	\$690,533	\$708,740	\$210,240	\$671,675	\$752,040	\$712,510	\$242,502	\$673,186
4509	\$771,236			\$771,236	\$798,257			\$798,257
4510	\$700,035			\$700,035	\$710,601			\$710,601
4511	\$992,600			\$992,600	\$1,039,788			\$1,039,788

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4512	\$1,073,367			\$1,073,367	\$1,222,421			\$1,222,421
4513	\$834,262	\$654,864	\$283,138	\$807,932	\$929,422	\$657,789	\$272,656	\$835,096
4514		\$704,571	\$224,931	\$224,931		\$737,892	\$204,720	\$398,221
4515.01	\$783,526	\$492,986	\$192,266	\$229,940	\$806,393	\$493,319	\$203,696	\$358,147
4515.02	\$841,545	\$639,723	\$283,227	\$670,000	\$832,677	\$634,294	\$268,926	\$696,627
4516.01	\$770,016			\$770,016	\$892,367			\$892,367
4516.02	\$938,121		\$212,000	\$231,063	\$1,076,979		\$210,226	\$532,105
4518	\$653,914	\$689,110		\$664,745	\$708,209	\$693,355		\$707,574
4519	\$832,566	\$552,647		\$578,151	\$885,046	\$519,927		\$645,538
4520	\$822,602	\$545,428		\$765,251	\$866,241	\$546,798		\$747,226
4521.01	\$768,196	\$498,477		\$650,717	\$801,512	\$474,001		\$654,510
4521.02	\$730,517	\$518,795		\$611,814	\$827,714	\$514,104		\$699,961
4522	\$646,438	\$512,463	\$212,244	\$597,912	\$658,551	\$517,416	\$199,524	\$558,367
4523.01		\$365,957	\$221,286	\$231,939		\$422,983	\$247,566	\$263,749
4523.02	\$660,965	\$515,519	\$212,339	\$343,266	\$694,410	\$502,988	\$211,571	\$368,744
4524	\$618,923	\$528,822		\$607,483	\$664,663	\$528,231		\$641,994
4525.01	\$654,386	\$636,395	\$383,545	\$641,193	\$708,119	\$650,395	\$372,847	\$677,403
4525.02	\$693,063	\$601,272		\$635,440	\$730,028	\$565,882		\$674,218
4526	\$549,990	\$651,074	\$291,161	\$536,676	\$619,913	\$635,484	\$296,934	\$561,947
4527	\$889,616	\$600,002	\$340,998	\$437,546	\$835,535	\$559,338	\$319,822	\$537,402
4528.01	\$752,780		\$317,037	\$349,168	\$803,052		\$310,633	\$440,321
4528.02			\$295,680	\$295,680			\$299,683	\$299,683

(Continued)



**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4601	\$1,191,906	\$600,275		\$1,191,387	\$1,274,116	\$600,275		\$1,270,437
4602	\$1,158,350			\$1,158,350	\$1,265,186			\$1,265,186
4603	\$1,026,258			\$1,026,258	\$1,153,808			\$1,153,808
4604	\$1,033,085	\$913,395	\$529,190	\$962,010	\$1,166,108	\$893,580	\$524,997	\$1,024,820
4605.01	\$1,143,118	\$858,270		\$1,124,709	\$1,155,691	\$863,717		\$1,132,199
4605.03	\$1,302,532	\$827,579		\$919,296	\$1,232,572	\$803,726		\$1,006,863
4605.04	\$995,014	\$784,613		\$886,795	\$1,100,630	\$768,056		\$970,560
4606	\$872,243			\$872,243	\$976,164			\$976,164
4607.01	\$875,528			\$875,528	\$1,089,871			\$1,089,871
4607.02	\$1,054,624	\$693,441		\$914,476	\$1,238,326	\$732,984		\$1,157,319
4608	\$1,072,012	\$562,674	\$275,657	\$976,161	\$1,278,984	\$647,168	\$301,876	\$1,082,238
4609	\$1,060,199	\$834,278		\$1,036,637	\$1,251,194	\$796,856		\$1,207,277
4610	\$982,164	\$625,086	\$272,853	\$963,096	\$1,144,740	\$811,301	\$279,191	\$1,057,847
4611	\$1,115,154	\$373,968		\$1,081,588	\$1,229,683	\$502,305		\$1,095,605
4612.01	\$1,184,603	\$676,274		\$1,165,597	\$1,344,809	\$681,158		\$1,328,143
4612.02	\$1,538,071	\$643,545	\$390,000	\$585,000	\$1,491,507	\$633,359	\$376,065	\$602,243
4615	\$1,127,646	\$697,053	\$350,060	\$750,393	\$1,132,047	\$718,028	\$349,101	\$806,339
4616.03	\$776,681	\$601,199	\$567,252	\$598,374	\$808,367	\$628,056	\$526,626	\$599,183
4616.04	\$891,433	\$605,136		\$786,450	\$934,324	\$613,800		\$799,841
4616.05			\$345,146	\$345,146			\$378,424	\$378,424
4616.06		\$774,932	\$434,973	\$550,956		\$714,349	\$444,929	\$606,773
4617	\$1,029,682	\$594,227		\$655,694	\$988,733	\$646,218		\$716,606

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4618.01	\$788,248	\$528,937	\$358,985	\$469,623	\$788,248	\$579,775	\$348,526	\$468,721
4618.02	\$761,493	\$590,384	\$293,496	\$511,392	\$888,545	\$581,247	\$295,365	\$488,215
4619.01	\$857,233	\$556,752	\$286,125	\$526,528	\$876,989	\$600,125	\$267,001	\$534,489
4619.02	\$892,393			\$892,393	\$892,393			\$892,393
4701	\$1,757,734	\$1,365,452		\$1,740,112	\$2,676,991	\$1,294,241		\$2,626,578
4703	\$1,498,056			\$1,498,056	\$1,695,433			\$1,695,433
4704	\$1,467,920	\$1,067,525		\$1,388,384	\$1,731,368	\$1,082,674		\$1,646,004
4705	\$1,341,017	\$928,316	\$415,065	\$1,167,431	\$1,744,479	\$1,012,998	\$705,185	\$1,433,206
4706	\$1,464,623	\$1,326,392		\$1,447,377	\$1,647,879	\$1,434,342		\$1,610,644
4707	\$1,146,226	\$804,531	\$1,180,389	\$1,145,924	\$1,426,555	\$813,734	\$1,198,735	\$1,416,012
4708	\$1,077,448	\$841,922		\$1,036,691	\$1,275,261	\$892,595		\$1,189,605
4709	\$1,295,691	\$850,616		\$1,186,061	\$1,462,156	\$912,664		\$1,336,970
4710	\$1,026,038	\$519,425	\$472,941	\$864,870	\$1,148,536	\$564,733	\$439,451	\$884,944
4711	\$815,808	\$805,371		\$815,638	\$986,275	\$804,581		\$984,811
4712.01		\$312,858	\$353,451	\$353,451		\$552,209	\$421,882	\$447,482
4712.03	\$1,129,944	\$812,737	\$1,111,845	\$820,055	\$1,146,975	\$692,428	\$1,046,296	\$793,785
4712.04		\$1,026,337	\$321,941	\$332,672		\$1,053,926	\$350,025	\$438,155
4713.01		\$714,000		\$714,000		\$738,698		\$738,698
4713.03	\$1,023,120	\$646,863	\$262,112	\$362,009	\$1,088,289	\$653,126	\$280,082	\$535,380
4713.04	\$922,152	\$797,990		\$922,131	\$997,488	\$941,337		\$989,943
4714.01	\$812,658		\$231,021	\$735,630	\$901,355		\$266,240	\$652,521
4714.02	\$954,608	\$593,093	\$216,248	\$595,000	\$982,767	\$547,320	\$251,121	\$595,323

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4801	\$1,664,105			\$1,664,105	\$1,943,730			\$1,943,730
4802.01	\$1,417,363			\$1,417,363	\$1,765,304			\$1,765,304
4802.03		\$432,464	\$432,086	\$432,086		\$449,972	\$450,423	\$450,422
4802.04			\$342,342	\$342,342			\$435,663	\$435,663
4802.05		\$507,329	\$467,124	\$478,212		\$505,312	\$636,016	\$627,732
4803.01	\$1,351,182			\$1,351,182	\$1,613,043			\$1,613,043
4803.02	\$1,833,620			\$1,833,620	\$2,102,217			\$2,102,217
4804.01	\$1,189,246			\$1,189,246	\$1,342,100			\$1,342,100
4804.02	\$1,424,439			\$1,424,439	\$1,564,339			\$1,564,339
4805.01	\$915,416			\$915,416	\$989,558			\$989,558
4805.02	\$664,768			\$664,768	\$684,194			\$684,194
4805.03	\$743,394	\$466,557		\$684,484	\$784,910	\$490,120		\$719,202
4805.04	\$953,428	\$336,578	\$368,865	\$688,931	\$984,560	\$448,237	\$361,176	\$701,360
4805.05	\$925,104	\$475,892		\$491,768	\$913,617	\$502,872		\$573,285
4808.01	\$684,654	\$432,280	\$354,470	\$538,236	\$737,922	\$454,572	\$350,339	\$570,611
4808.02	\$660,274	\$383,838		\$650,745	\$713,505	\$500,885		\$660,179
4809.01	\$641,597	\$371,354		\$550,172	\$667,036	\$399,530		\$568,235
4809.02	\$709,172	\$560,385	\$250,656	\$516,421	\$732,443	\$585,793	\$245,454	\$505,795
4809.03	\$575,389	\$440,963	\$303,303	\$385,224	\$599,055	\$448,528	\$288,533	\$409,184
4810	\$587,950	\$381,491		\$390,894	\$589,255	\$394,619		\$428,823
4811.01	\$827,680	\$702,975	\$292,008	\$349,188	\$827,680	\$701,712	\$306,594	\$422,519
4811.02	\$836,123	\$669,648	\$412,640	\$641,750	\$839,095	\$683,081	\$402,077	\$615,395

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4811.03		\$548,216		\$548,216		\$519,036		\$519,036
4811.04		\$570,486		\$570,486		\$560,543		\$560,543
4811.05	\$891,958	\$582,257		\$865,607	\$878,267	\$590,344		\$842,298
4811.06	\$736,234	\$440,528		\$734,960	\$809,265	\$440,551		\$805,700
4812.01	\$768,044			\$768,044	\$774,414			\$774,414
4812.02	\$714,302	\$404,744	\$229,572	\$442,799	\$687,435	\$398,349	\$228,920	\$521,505
4814	\$797,088	\$541,464	\$270,123	\$595,634	\$872,774	\$539,477	\$262,747	\$663,045
4815	\$913,879			\$913,879	\$1,032,770			\$1,032,770
4816	\$1,084,645			\$1,084,645	\$1,260,769			\$1,260,769
4817.01	\$977,214			\$977,214	\$1,088,989			\$1,088,989
4817.02	\$912,146	\$648,543	\$329,858	\$429,000	\$1,078,723	\$628,731	\$322,664	\$557,677
4819	\$1,294,016	\$592,757	\$316,638	\$820,146	\$1,359,351	\$683,872	\$340,838	\$890,093
4820.01	\$1,041,683	\$584,099		\$879,535	\$1,080,533	\$596,423		\$883,071
4820.02	\$956,608	\$670,546	\$335,349	\$704,088	\$1,008,013	\$609,371	\$348,853	\$703,674
4821	\$834,538	\$657,143	\$268,044	\$410,687	\$973,642	\$644,895	\$283,747	\$492,366
4822.01	\$846,124	\$600,863		\$633,528	\$840,763	\$607,918		\$665,149
4822.03		\$775,076	\$412,304	\$455,742		\$820,028	\$486,529	\$551,761
4822.04			\$350,795	\$350,795			\$411,825	\$411,825
4822.05	\$893,331	\$466,904		\$466,904	\$922,594	\$509,621		\$540,594
4822.06	\$711,589	\$577,379	\$240,933	\$521,987	\$731,311	\$580,796	\$243,968	\$470,847
4823.01	\$880,802	\$598,316	\$288,194	\$572,864	\$924,555	\$649,928	\$304,315	\$590,934
4823.02		\$438,727	\$271,761	\$329,312		\$437,815	\$268,203	\$357,843

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4823.03	\$870,721	\$466,565	\$168,063	\$474,810	\$880,221	\$519,703	\$225,571	\$545,554
4824	\$959,724	\$891,807		\$959,698	\$1,026,013	\$891,807		\$1,025,841
4825.02	\$827,945	\$497,868		\$802,049	\$808,520	\$495,362		\$744,189
4825.03	\$860,286	\$463,549		\$827,256	\$898,323	\$458,650		\$828,931
4825.04	\$915,299			\$915,299	\$1,002,330			\$1,002,330
4825.05	\$935,667	\$649,660	\$445,557	\$666,908	\$938,866	\$638,398	\$447,504	\$668,320
4825.06		\$601,073	\$589,864	\$595,455		\$588,519	\$594,563	\$589,202
4825.07	\$365,064	\$588,441		\$588,126	\$365,064	\$582,163		\$581,664
4826.01	\$843,373	\$520,884	\$305,786	\$711,907	\$819,199	\$508,956	\$297,898	\$684,179
4826.03	\$884,125	\$610,129	\$537,295	\$787,887	\$954,779	\$672,980	\$518,254	\$783,257
4826.04	\$1,111,000	\$744,125		\$1,029,620	\$1,133,284	\$740,669		\$1,046,655
4901.01	\$719,040	\$553,970		\$692,202	\$732,118	\$518,338		\$666,598
4901.04	\$649,157			\$649,157	\$659,625			\$659,625
4901.05	\$614,308	\$657,179		\$626,929	\$680,830	\$652,193		\$663,123
4905.01	\$899,703	\$512,316		\$567,210	\$906,288	\$494,419		\$678,806
4905.02	\$942,302	\$562,034		\$930,032	\$948,587	\$575,676		\$926,640
4910	\$946,722			\$946,722	\$1,049,790			\$1,049,790
4911.01	\$866,754			\$866,754	\$941,187			\$941,187
4911.02	\$638,022	\$574,382		\$630,000	\$643,960	\$573,723		\$639,178
4911.03	\$710,955	\$436,254		\$440,033	\$717,370	\$454,599		\$472,963
4912.01	\$656,990	\$464,111		\$476,795	\$676,341	\$457,522		\$498,557
4912.02								

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4913.01	\$780,502	\$470,568	\$213,056	\$560,469	\$797,239	\$477,397	\$219,371	\$625,634
4913.02	\$745,595	\$536,267		\$549,869	\$705,927	\$534,512		\$574,752
4913.03	\$637,712	\$284,729	\$269,651	\$283,437	\$642,306	\$354,828	\$263,267	\$348,861
4914.01		\$480,992	\$331,233	\$471,350		\$484,793	\$316,376	\$458,946
4914.02	\$746,067	\$474,695		\$480,270	\$740,496	\$474,550		\$505,207
4914.03	\$851,666	\$459,533		\$842,394	\$868,900	\$460,348		\$806,237
4914.04	\$794,042	\$505,670		\$557,823	\$760,341	\$503,316		\$579,036
4914.05	\$895,634			\$895,634	\$913,311			\$913,311
4915.01	\$872,671	\$574,413	\$326,141	\$572,691	\$883,167	\$585,237	\$324,019	\$595,864
4915.02	\$969,533	\$436,044		\$965,711	\$989,209	\$419,247		\$979,089
4916.01	\$805,870	\$381,833		\$444,633	\$787,750	\$394,407		\$540,966
4916.02	\$628,121	\$413,375		\$578,540	\$666,416	\$398,151		\$589,455
4917.01	\$839,890	\$577,374	\$379,565	\$464,982	\$845,800	\$553,891	\$394,667	\$488,643
4917.03		\$514,101		\$514,101		\$603,795		\$603,795
4917.04	\$890,607	\$652,475		\$661,574	\$908,873	\$593,803		\$607,259
4917.05	\$1,039,028	\$665,558		\$993,431	\$1,056,023	\$578,411		\$930,699
4917.06		\$712,255		\$712,255		\$687,813		\$687,813
4917.07		\$659,768	\$378,630	\$644,868		\$635,113	\$366,723	\$606,834
4918.01		\$589,544	\$313,530	\$513,156		\$580,925	\$283,295	\$457,397
4918.02	\$693,945	\$407,253		\$669,165	\$712,556	\$501,726		\$594,157
4918.03	\$687,488	\$634,421	\$319,883	\$680,957	\$696,309	\$611,189	\$309,589	\$643,517
4920	\$970,662			\$970,662	\$1,028,805			\$1,028,805

(Continued)

**Table 8.6**  
**Estimated Median and Average Market Values**  
**Owned Housing Units by Unit Type and Census Tract**  
**Fairfax County, January 2023**

Census Tract	Median Market Value				Average Market Value			
	Single Family Detached	Single Family Attached	Multifamily	All Units	Single Family Detached	Single Family Attached	Multifamily	All Units
4921	\$1,119,248			\$1,119,248	\$1,145,937			\$1,145,937
4922.01	\$1,171,144			\$1,171,144	\$1,221,455			\$1,221,455
4922.02	\$957,485	\$642,810		\$949,757	\$979,336	\$645,368		\$960,749
4922.03	\$997,337			\$997,337	\$999,631			\$999,631
4923	\$681,587	\$450,419		\$594,629	\$704,683	\$456,482		\$599,502
4924	\$666,729	\$402,077		\$416,745	\$723,335	\$435,465		\$505,830
4925	\$1,134,462			\$1,134,462	\$1,210,415			\$1,210,415
9801								
9802								
9803								
<b>Fairfax County</b>	<b>\$847,930</b>	<b>\$536,162</b>	<b>\$305,907</b>	<b>\$691,564</b>	<b>\$966,763</b>	<b>\$553,687</b>	<b>\$333,003</b>	<b>\$763,310</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023. Market value for each unit is derived from the 2023 tax assessment and is adjusted to reflect the unit market value, or sales price if the unit sold during the prior year. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

(Continued)

Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2023

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	1			6		4	12	171	798	2,143	3,084	16,991	23,210
	Single Family Attached	8	14	11	366	647	812	1,485	3,366	1,921	975	508	535	10,648
	Multifamily	411	1,125	770	583	314	167	33	20					3,423
	<b>Total</b>	420	1,139	781	955	961	983	1,530	3,557	2,719	3,118	3,592	17,526	37,281
Dranesville 1/	Single Family Detached			1	1	7	6	28	407	1,176	1,291	1,387	25,159	29,463
	Single Family Attached	21	25	15	291	1,188	549	784	358	446	430	421	1,979	6,507
	Multifamily	18	334	406	338	96	48	71	79	66	17	24	175	1,672
	<b>Total</b>	39	359	422	630	1,291	603	883	844	1,688	1,738	1,832	27,313	37,642
Franconia	Single Family Detached	1	1			5	80	479	1,850	3,194	2,503	2,177	6,982	17,272
	Single Family Attached	105	674	466	251	334	962	2,564	1,765	2,525	2,100	1,835	1,695	15,276
	Multifamily	398	431	247	641	853	400	35	31	9		12		3,057
	<b>Total</b>	504	1,106	713	892	1,192	1,442	3,078	3,646	5,728	4,603	4,024	8,677	35,605
Hunter Mill 2/	Single Family Detached					2	88	67	90	144	481	734	20,057	21,663
	Single Family Attached	39	89	108	458	975	1,524	1,250	1,649	2,147	971	1,218	2,715	13,143
	Multifamily	178	986	1,965	1,524	789	494	323	243	254	103	65	290	7,214
	<b>Total</b>	217	1,075	2,073	1,982	1,766	2,106	1,640	1,982	2,545	1,555	2,017	23,062	42,020
Mason	Single Family Detached		1	2	2	13	30	230	919	1,654	2,168	1,924	12,039	18,982
	Single Family Attached	27	1	176	167	243	369	569	1,526	1,097	793	438	883	6,289



Table 8.7

Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2023

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Mason	Multifamily	1,371	1,739	1,372	1,042	755	315	49	3	1	1			6,648
	Total	1,398	1,741	1,550	1,211	1,011	714	848	2,448	2,752	2,962	2,362	12,922	31,919
Mount Vernon	Single Family Detached	8	3	15	36	46	108	320	695	1,160	1,241	1,771	14,759	20,162
	Single Family Attached	49	626	420	383	1,147	1,827	2,588	1,458	918	561	543	738	11,258
	Multifamily	827	665	1,195	529	206	344	125	46	204	14	1	11	4,167
	Total	884	1,294	1,630	948	1,399	2,279	3,033	2,199	2,282	1,816	2,315	15,508	35,587
Providence	Single Family Detached		3		1	1	1	6	36	131	185	508	13,170	14,042
	Single Family Attached	74	6	103	135	251	418	421	1,155	1,600	1,194	1,204	3,524	10,085
	Multifamily	256	2,106	1,741	2,231	1,266	1,181	887	316	239	193	181	446	11,043
	Total	330	2,115	1,844	2,367	1,518	1,600	1,314	1,507	1,970	1,572	1,893	17,140	35,170
Springfield 3/	Single Family Detached				1	12	14	37	89	293	990	2,438	22,128	26,002
	Single Family Attached	78	45	154	196	491	681	1,383	2,678	1,766	1,670	1,158	1,049	11,349
	Multifamily	15	342	307	703	823	446	67	9	9		9	9	2,739
	Total	93	387	461	900	1,326	1,141	1,487	2,776	2,068	2,660	3,605	23,186	40,090
Sully	Single Family Detached	5	7	7	11	13	17	45	403	1,208	1,260	1,430	16,916	21,322
	Single Family Attached	66	165	816	277	1,219	2,884	3,360	3,138	2,110	791	455	1,165	16,446
	Multifamily	7	301	429	474	249	82	81	17	23	7			1,670
	Total	78	473	1,252	762	1,481	2,983	3,486	3,558	3,341	2,058	1,885	18,081	39,438

(Continued)

**Table 8.7**

**Market Value of Owned Housing Units by Unit Type by Supervisor District  
Fairfax County, January 2023**

Supervisor District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
Fairfax County	Single Family Detached	15	15	25	58	99	348	1,224	4,660	9,758	12,262	15,453	148,201	192,118
	Single Family Attached	467	1,645	2,269	2,524	6,495	10,026	14,404	17,093	14,530	9,485	7,780	14,283	101,001
	Multifamily	3,481	8,029	8,432	8,065	5,351	3,477	1,671	764	805	335	292	931	41,633
	<b>Total</b>	<b>3,963</b>	<b>9,689</b>	<b>10,726</b>	<b>10,647</b>	<b>11,945</b>	<b>13,851</b>	<b>17,299</b>	<b>22,517</b>	<b>25,093</b>	<b>22,082</b>	<b>23,525</b>	<b>163,415</b>	<b>334,752</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023. Market value for each unit is derived from the 2023 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon.

2/ Includes the Town of Vienna.

3/ Includes the Town of Clifton.

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2023

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				3		5	22	313	1,311	2,421	2,584	9,466	16,125
	Single Family Attached	23	9	134	191	140	2	354	1,555	693	256	106	179	3,642
	Multifamily	455	1,061	262	181	198	24	2	1					2,184
	<b>Total</b>	478	1,070	396	375	338	31	378	1,869	2,004	2,677	2,690	9,645	21,951
Baileys	Single Family Detached			1		4	10	28	134	277	537	421	3,830	5,242
	Single Family Attached	1			14	90	169	54	69	86	289	199	232	1,203
	Multifamily	1,130	1,351	1,147	842	591	135	45	2	1	1			5,245
	<b>Total</b>	1,131	1,351	1,148	856	685	314	127	205	364	827	620	4,062	11,690
Bull Run	Single Family Detached	5	7	7	10	18	23	45	357	1,130	1,461	2,102	13,098	18,263
	Single Family Attached	69	149	847	342	1,317	3,136	3,480	2,747	2,229	1,175	790	1,049	17,330
	Multifamily	21	413	418	776	613	216	50	9	9		9	9	2,543
	<b>Total</b>	95	569	1,272	1,128	1,948	3,375	3,575	3,113	3,368	2,636	2,901	14,156	38,136
Fairfax	Single Family Detached				1	1	1	8	5	69	391	508	8,351	9,335
	Single Family Attached	58	36	74	99	259	131	522	851	481	794	1,233	1,236	5,774
	Multifamily	26	931	793	825	768	410	50	20					3,823
	<b>Total</b>	84	967	867	925	1,028	542	580	876	550	1,185	1,741	9,587	18,932
Jefferson	Single Family Detached		2	1	1	5	13	167	381	655	722	824	5,949	8,720
	Single Family Attached	7	1	13	7	76	149	200	144	346	336	266	925	2,470
	Multifamily	321	959	718	727	714	401	254	99	19	5	2	8	4,227
	<b>Total</b>	328	962	732	735	795	563	621	624	1,020	1,063	1,092	6,882	15,417
Lincolnia	Single Family Detached					4	5	24	285	216	144	178	786	1,642
	Single Family Attached	3		42	56	133	198	162	306	409	235	160	388	2,092
	Multifamily	1	71	180	54	2	68							376

**Table 8.8**

**Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2023**

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Lincolnia</b>	<b>Total</b>	4	71	222	110	139	271	186	591	625	379	338	1,174	4,110
	<b>Single Family Detached</b>	4	2	11	29	33	54	65	122	292	226	236	2,680	3,754
<b>Lower Potomac</b>	<b>Single Family Attached</b>	16	248	182	344	333	589	619	489	259	329	456	233	4,097
	<b>Multifamily</b>			10	88		25	62	28					213
	<b>Total</b>	20	250	203	461	366	668	746	639	551	555	692	2,913	8,064
	<b>Single Family Detached</b>			1		5	6	3	13	18	207	334	17,159	17,746
<b>McLean</b>	<b>Single Family Attached</b>	6	10	75	72	29	174	32	135	34	10	104	2,037	2,718
	<b>Multifamily</b>	9	559	368	1,149	391	671	650	253	163	84	101	563	4,961
	<b>Total</b>	15	569	444	1,221	425	851	685	401	215	301	539	19,759	25,425
	<b>Single Family Detached</b>	3	1	2	6	14	97	452	911	1,072	1,063	1,291	10,626	15,538
<b>Mount Vernon</b>	<b>Single Family Attached</b>	77	938	700	124	299	557	1,828	664	774	273	163	560	6,957
	<b>Multifamily</b>	1,165	862	1,195	578	209	319	73	18	204	14	1	11	4,649
	<b>Total</b>	1,245	1,801	1,897	708	522	973	2,353	1,593	2,050	1,350	1,455	11,197	27,144
	<b>Single Family Detached</b>	2		2	5	8	11	38	179	532	1,040	2,380	26,236	30,433
<b>Pohick 1/</b>	<b>Single Family Attached</b>	23	5	32	178	1,023	1,709	2,592	5,026	2,724	1,282	275	96	14,965
	<b>Multifamily</b>			120	289	39								448
	<b>Total</b>	25	5	154	472	1,070	1,720	2,630	5,205	3,256	2,322	2,655	26,332	45,846
	<b>Single Family Detached</b>	1	1			3	10	188	620	1,170	1,442	1,433	4,224	9,092
<b>Rose Hill</b>	<b>Single Family Attached</b>	25	57		23	165	310	853	860	1,489	1,190	1,092	1,259	7,323
	<b>Multifamily</b>	50	149	225	503	746	281	17						1,971
	<b>Total</b>	76	207	225	526	914	601	1,058	1,480	2,659	2,632	2,525	5,483	18,386
	<b>Single Family Detached</b>													

(Continued)

Table 8.8

Market Value of Owned Housing Units by Unit Type by Planning District  
Fairfax County, January 2023

Planning District/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Springfield</b>	<b>Single Family Detached</b>						24	83	803	1,609	874	1,092	4,299	8,784
	<b>Single Family Attached</b>	14	53	4	317	358	747	1,287	1,180	1,035	886	703	385	6,969
	<b>Multifamily</b>	91	360	393	79	111	119	8	31	9		12		1,213
	<b>Total</b>	105	413	397	396	469	890	1,378	2,014	2,653	1,760	1,807	4,684	16,966
<b>Upper Potomac 2/</b>	<b>Single Family Detached</b>				2	4	88	101	537	1,402	1,721	2,020	26,899	32,774
	<b>Single Family Attached</b>	89	137	159	683	2,060	2,145	2,331	2,616	2,917	1,626	1,568	2,898	19,229
	<b>Multifamily</b>	191	1,262	2,225	1,889	843	575	393	177	281	126	89	284	8,335
	<b>Total</b>	280	1,399	2,384	2,574	2,907	2,808	2,825	3,330	4,600	3,473	3,677	30,081	60,338
<b>Vienna 3/</b>	<b>Single Family Detached</b>		2		1		1			5	13	50	14,598	14,670
	<b>Single Family Attached</b>	56	2	7	74	213	10	90	451	1,054	804	665	2,806	6,232
	<b>Multifamily</b>	21	51	378	85	126	233	67	126	119	105	78	56	1,445
	<b>Total</b>	77	55	385	160	339	244	157	577	1,178	922	793	17,460	22,347
<b>Fairfax County</b>	<b>Single Family Detached</b>	15	15	25	58	99	348	1,224	4,660	9,758	12,262	15,453	148,201	192,118
	<b>Single Family Attached</b>	467	1,645	2,269	2,524	6,495	10,026	14,404	17,093	14,530	9,485	7,780	14,283	101,001
	<b>Multifamily</b>	3,481	8,029	8,432	8,065	5,351	3,477	1,671	764	805	335	292	931	41,633
	<b>Total</b>	3,963	9,689	10,726	10,647	11,945	13,851	17,299	22,517	25,093	22,082	23,525	163,415	334,752

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023. Market value for each unit is derived from the 2023 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

(Continued)

**Table 8.9**

**Market Value of Owned Housing Units by Unit Type by Human Services Region  
Fairfax County, January 2023**

Human Services Region/Unit Type		Under \$200	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 - \$649	\$650 - \$699	\$700 and Over	Total Units
<b>Region 1</b>	<b>Single Family Detached</b>	8	4	13	35	52	185	790	2,567	4,405	3,796	4,193	21,962	38,010
	<b>Single Family Attached</b>	154	1,251	882	528	1,486	2,890	5,467	3,752	3,478	2,483	2,207	2,410	26,988
	<b>Multifamily</b>	1,224	1,088	1,442	1,170	1,059	719	155	46	204	14	1	11	7,133
	<b>Total</b>	1,386	2,343	2,337	1,733	2,597	3,794	6,412	6,365	8,087	6,293	6,401	24,383	72,131
<b>Region 2</b>	<b>Single Family Detached</b>		4	3	5	18	35	244	1,123	2,479	4,024	4,372	28,502	40,809
	<b>Single Family Attached</b>	91	20	194	290	481	639	872	2,810	2,409	1,599	1,174	2,963	13,542
	<b>Multifamily</b>	1,932	3,951	2,421	1,866	1,538	723	401	182	99	110	80	58	13,361
	<b>Total</b>	2,023	3,975	2,618	2,161	2,037	1,397	1,517	4,115	4,987	5,733	5,626	31,523	67,712
<b>Region 3 1/</b>	<b>Single Family Detached</b>				1	5	94	102	528	1,370	1,659	1,965	53,585	59,309
	<b>Single Family Attached</b>	92	117	245	857	2,388	2,316	2,398	2,722	3,296	2,359	2,672	6,786	26,248
	<b>Multifamily</b>	222	2,292	3,553	3,792	2,075	1,794	1,042	479	461	204	190	853	16,957
	<b>Total</b>	314	2,409	3,798	4,650	4,468	4,204	3,542	3,729	5,127	4,222	4,827	61,224	102,514
<b>Region 4 2/</b>	<b>Single Family Detached</b>	7	7	9	17	24	34	88	442	1,504	2,783	4,923	44,152	53,990
	<b>Single Family Attached</b>	130	257	948	849	2,140	4,181	5,667	7,809	5,347	3,044	1,727	2,124	34,223
	<b>Multifamily</b>	103	698	1,016	1,237	679	241	73	57	41	7	21	9	4,182
	<b>Total</b>	240	962	1,973	2,103	2,843	4,456	5,828	8,308	6,892	5,834	6,671	46,285	92,395
<b>Fairfax County</b>	<b>Single Family Detached</b>	15	15	25	58	99	348	1,224	4,660	9,758	12,262	15,453	148,201	192,118
	<b>Single Family Attached</b>	467	1,645	2,269	2,524	6,495	10,026	14,404	17,093	14,530	9,485	7,780	14,283	101,001
	<b>Multifamily</b>	3,481	8,029	8,432	8,065	5,351	3,477	1,671	764	805	335	292	931	41,633
	<b>Total</b>	3,963	9,689	10,726	10,647	11,945	13,851	17,299	22,517	25,093	22,082	23,525	163,415	334,752

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

Note: The single family attached category includes townhouses, duplexes and multiplex units. The multifamily category includes condominium and other units in structures with a common entryway, but excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2023. Market value for each unit is derived from the 2023 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during the prior year. All dollars are expressed in thousands of dollars. Countywide totals may vary by table depending on how well the geographic layer aligns with actual county boundaries.

1/ Includes the Town of Herndon & Vienna.

2/ Includes the Town of Clifton.

## RESIDENTIAL DEVELOPMENT ACTIVITY

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

Stages in the development process include the following:

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

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

**Table 9.1**

**Residential Development Activity by Stage of Development by Supervisor District  
Fairfax County, January 2023**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Braddock</b>			31	31	559		81	640		86	109	195			9	9
<b>Dranesville 1/</b>	404	285	155	844	273	8	107	388	2,023	123	52	2,198		104	184	288
<b>Franconia</b>	113		15	128			107	107		150	19	169	721		8	729
<b>Hunter Mill 2/</b>	92	78	76	246		12	146	158	1,556	91	26	1,673	1,050	35	31	1,116
<b>Mason</b>	3	9	29	41		23	71	94		176	24	200		3	1	4
<b>Mount Vernon</b>	176	47	57	280	5	13	105	123	1,661	169	40	1,870			38	38
<b>Providence</b>	412	160	47	619		10	142	152	1,117	22	27	1,166	1,746	163	12	1,921
<b>Springfield 3/</b>		87	64	151			94	94	90	149	207	446			59	59
<b>Sully</b>	36	135	69	240		45	150	195	460	468	22	950	757	245	1	1,003
<b>Fairfax County</b>	<b>1,236</b>	<b>801</b>	<b>543</b>	<b>2,580</b>	<b>837</b>	<b>111</b>	<b>1,003</b>	<b>1,951</b>	<b>6,907</b>	<b>1,434</b>	<b>526</b>	<b>8,867</b>	<b>4,274</b>	<b>550</b>	<b>343</b>	<b>5,167</b>

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Braddock</b>	23		3	26			38	38	582	86	271	939
<b>Dranesville 1/</b>	2,232		3	2,235	401	170		571	5,333	690	501	6,524
<b>Franconia</b>						540		540	834	690	149	1,673
<b>Hunter Mill 2/</b>	1,339			1,339					4,037	216	279	4,532
<b>Mason</b>									3	211	125	339
<b>Mount Vernon</b>						63	14	77	1,842	292	254	2,388
<b>Providence</b>	1,015		2	1,017	366			366	4,656	355	230	5,241
<b>Springfield 3/</b>									90	236	424	750
<b>Sully</b>									1,253	893	242	2,388
<b>Fairfax County</b>	<b>4,609</b>		<b>8</b>	<b>4,617</b>	<b>767</b>	<b>774</b>	<b>51</b>	<b>1,592</b>	<b>18,630</b>	<b>3,670</b>	<b>2,474</b>	<b>24,774</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023**

Town	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Clifton																
Town of Herndon		141	1	142	273			273	170			170			4	4
Town of Vienna		38	40	78			20	20								
<b>Towns Total</b>		<b>179</b>	<b>41</b>	<b>220</b>	<b>273</b>		<b>20</b>	<b>293</b>	<b>170</b>			<b>170</b>			<b>4</b>	<b>4</b>

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
Town of Clifton												
Town of Herndon	2,232			2,232	401	49		450	3,076	190	5	3,271
Town of Vienna										38	60	98
<b>Towns Total</b>	<b>2,232</b>			<b>2,232</b>	<b>401</b>	<b>49</b>		<b>450</b>	<b>3,076</b>	<b>228</b>	<b>65</b>	<b>3,369</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023**

Planning District	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Annandale</b>		1	28	29			44	44		86	64	150				
<b>Baileys</b>	3		8	11			18	18			18	18		3	1	4
<b>Bull Run</b>		105	64	169		20	138	158	232	436	193	861	657	154		811
<b>Fairfax</b>		85	41	126	559		67	626	90	22	69	181			4	4
<b>Jefferson</b>		1	18	19		23	23	46		172		172	127			127
<b>Lincolnia</b>		7	5	12			33	33		4	2	6				
<b>Lower Potomac</b>			15	15			41	41	38			38			1	1
<b>McLean</b>	412	160	140	712		10	151	161	1,117		30	1,147	1,066	267	149	1,482
<b>Mount Vernon</b>	166	47	36	249	5	13	66	84	1,623	169	5	1,797	280		13	293
<b>Pohick 1/</b>			38	38			100	100			35	35			88	88
<b>Rose Hill</b>	113		6	119			51	51		150	19	169			7	7
<b>Springfield</b>	10		16	26			44	44					441		1	442
<b>Upper Potomac 2/</b>	532	357	64	953	273	45	160	478	3,807	395	59	4,261	1,150	126	63	1,339
<b>Vienna 3/</b>		38	64	102			67	67			32	32	553		16	569
<b>Fairfax County</b>	<b>1,236</b>	<b>801</b>	<b>543</b>	<b>2,580</b>	<b>837</b>	<b>111</b>	<b>1,003</b>	<b>1,951</b>	<b>6,907</b>	<b>1,434</b>	<b>526</b>	<b>8,867</b>	<b>4,274</b>	<b>550</b>	<b>343</b>	<b>5,167</b>

**Table 9.3**  
**Residential Development Activity by Stage of Development by Planning District**  
**Fairfax County, January 2023**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Annandale</b>										87	136	223
<b>Baileys</b>									3	3	45	51
<b>Bull Run</b>							14	14	889	715	409	2,013
<b>Fairfax</b>	41		3	44	366			366	1,056	107	184	1,347
<b>Jefferson</b>									127	196	41	364
<b>Lincolnia</b>										11	40	51
<b>Lower Potomac</b>						63		63	38	63	57	158
<b>McLean</b>	997		3	1,000		121		121	3,592	558	473	4,623
<b>Mount Vernon</b>							2	2	2,074	229	122	2,425
<b>Pohick 1/</b>							35	35			296	296
<b>Rose Hill</b>						470		470	113	620	83	816
<b>Springfield</b>						71		71	451	71	61	583
<b>Upper Potomac 2/</b>	3,571			3,571	401	49		450	9,734	972	346	11,052
<b>Vienna 3/</b>			2	2					553	38	181	772
<b>Fairfax County</b>	<b>4,609</b>		<b>8</b>	<b>4,617</b>	<b>767</b>	<b>774</b>	<b>51</b>	<b>1,592</b>	<b>18,630</b>	<b>3,670</b>	<b>2,474</b>	<b>24,774</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

(Continued)

**Table 9.4**

**Residential Development Activity by Stage of Development by Human Services Region  
Fairfax County, January 2023**

Human Services Region	Under Construction				Building Permit Issued, No Construction				Development Plan Approved				Development Plan Submitted			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Region 1</b>	289	47	73	409	5	13	211	229	1,661	319	24	2,004	721		39	760
<b>Region 2</b>	3	9	92	104		23	167	190		284	114	398	680	107	2	789
<b>Region 3 1/</b>	908	540	242	1,690	273	55	346	674	4,796	333	118	5,247	2,116	198	230	2,544
<b>Region 4 2/</b>	36	205	136	377	559	20	279	858	450	498	270	1,218	757	245	72	1,074
<b>Fairfax County</b>	<b>1,236</b>	<b>801</b>	<b>543</b>	<b>2,580</b>	<b>837</b>	<b>111</b>	<b>1,003</b>	<b>1,951</b>	<b>6,907</b>	<b>1,434</b>	<b>526</b>	<b>8,867</b>	<b>4,274</b>	<b>550</b>	<b>343</b>	<b>5,167</b>

Human Services Region	Rezoning Granted				Rezoning Pending				Total Development Activity			
	MF	SFA	SFD	Total	MF	SFA	SFD	Total	MF	SFA	SFD	Total
<b>Region 1</b>						604	14	617	2,676	983	361	4,019
<b>Region 2</b>			2	2		121		121	683	544	377	1,604
<b>Region 3 1/</b>	4,586		3	4,589	767	49		816	13,446	1,175	939	15,560
<b>Region 4 2/</b>	23		3	26			38	38	1,825	968	798	3,591
<b>Fairfax County</b>	<b>4,609</b>		<b>5</b>	<b>4,614</b>	<b>767</b>	<b>774</b>	<b>51</b>	<b>1,592</b>	<b>18,630</b>	<b>3,670</b>	<b>2,474</b>	<b>24,774</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4151	4	3	18				25
4153	2	4					6
4154.01	172	20	169				361
4154.02	1	2					3
4155	7	7		6			20
4156	3	3					6
4157	2						2
4158			5	7			12
4160	1	2				2	5
4161	7	6					13
4163	4	4		1			9
4201				1			1
4202.01		5					5
4202.02		1					1
4202.03		2	150				152
4203	3	6					9
4204	43	6	1,224				1,273
4205.02		6	2				8
4205.03			379				379
4206	2	16					18
4207	1	1					2

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4208		1	19	7			27
4210.01	1	4					5
4210.02				441			441
4211.01		21					21
4211.02		3					3
4211.03	123	6					129
4213		2					2
4214	2	2					4
4215		1					1
4216		2		280			282
4218	3	4					7
4220		5					5
4221.01		4					4
4221.02	1	18	38				57
4222.01	10	8					18
4222.02		2				63	65
4223.01		6				470	476
4223.02	1	6					7
4224.01		2					2
4224.02		11					11
4224.03	1	5					6
4301.02	1	4				8	13

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4302.01		1					1
4302.02		1		9		15	25
4302.03	1	5					6
4304	2	3					5
4308.01	1	3					4
4309.01	1	4					5
4309.02		4					4
4310.01		4					4
4310.02	1	4					5
4313		2					2
4314	2	3					5
4315		9					9
4316.02	4	1				71	76
4318.01	3	6					9
4318.02		1					1
4320		3					3
4321	1	1					2
4322.01		4					4
4322.02	1	4					5
4323		4					4
4324.02		3					3
4325	1	4		7			12

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4326	1	7		3			11
4327.02		2					2
4328	10						10
4401		3	22				25
4402.01		4		127			131
4402.02		1					1
4403	1	1					2
4405.01	1				2		3
4405.03	1	559			23		583
4405.05	2	5	42		1		50
4406		1					1
4407.02	1						1
4408	8	3	60				71
4501		2					2
4502		1					1
4503	2						2
4504	2	1					3
4505	1						1
4506.01		1					1
4506.02	1	24	172				197
4507.01	1	2					3
4507.02		2	1				3

(Continued)



Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4508	5	2	3				10
4511		1					1
4512	2		18				20
4513	1						1
4514		10					10
4515.01	4	1					5
4515.02		4					4
4516.01	3			1			4
4518		1					1
4519	1	10	2				13
4521.01	3	5					8
4521.02		5					5
4522	1						1
4523.01	2	2					4
4523.02	4	19	86				109
4524	1						1
4525.01	1						1
4525.02		1					1
4526	10	22	4				36
4527		1		3			4
4528.01	1						1
4601	2			1	3		6

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4602	3	1					4
4603	2	1		4			7
4604	2	4	5				11
4605.01	1	1					2
4605.03	1	3					4
4605.04	2	4		11			17
4606	1	4		1			6
4607.01	8	6					14
4607.02	17	4					21
4608	5	4					9
4609	8	1					9
4610	40	5					45
4611	7	4					11
4612.02	2	8	27				37
4615	4	12					16
4616.03	1	6		553			560
4616.04	2	4			2		8
4616.06		3					3
4617	1	6	27				34
4618.01		1					1
4618.02	1	11			18	366	396
4619.01		2					2

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4701	10	4					14
4703	6	5	27				38
4704	13	14					27
4705	16	7					23
4706	3	2		44			49
4707	13	5		2			20
4708	7	4					11
4709	11	17	2				30
4710	1	1					2
4711	16	7	1	104		121	249
4712.01			210				210
4712.03	4	2					6
4712.04	178	73	607	163			1,021
4713.01	1	3					4
4713.03	1	3					4
4713.04	1						1
4714.01	10	2					12
4714.02		2					2
4801	12	11	9	4			36
4802.01	6			1			7
4802.04	412			234	8		654
4802.05			300	832	244		1,376

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4803.01	3	3		18			24
4803.02	13	17		101	745		876
4804.01	5	2	3	4			14
4804.02	10	4		5			19
4805.03	2	1	10				13
4805.05		3					3
4808.02			170				170
4809.01	142	273		4			419
4809.02					2,232		2,232
4809.03						450	450
4810		1					1
4811.01	81	8	166				255
4811.02		3					3
4811.03	1	3					4
4811.04		1					1
4811.05		3					3
4811.06	1	1	8				10
4812.01	5	12	23				40
4812.02		2	480	480	1,339		2,301
4814	1	6	7				14
4816	3	1					4
4817.01	1	1					2

(Continued)

**Table 9.5**

**Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023**

<b>Census Tract</b>	<b>Under Construction</b>	<b>Building Permit Issued, No Construction</b>	<b>Development Plan Approved</b>	<b>Development Plan Submitted</b>	<b>Rezoning Granted</b>	<b>Rezoning Pending</b>	<b>Total Development Activity</b>
4817.02	3	1		4			8
4819	109	38	378	41			566
4820.01		8					8
4820.02		5					5
4821	2	3					5
4822.03		3	259				262
4822.05			340	301			641
4822.06		2					2
4823.01		13	1	269			283
4823.02		4					4
4823.03		10					10
4825.02		1					1
4825.03	1	1	6	21			29
4825.04			16				16
4825.05	20	33	252				305
4825.06	501	7	1,943				2,451
4825.07	1	1					2
4826.01	3	5		1			9
4826.03	51	9	190	191			441
4901.01		15	320				335
4901.05	154	54	196	811			1,215
4905.01		2					2

*(Continued)*

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4905.02	2	1	177			14	194
4911.03	4	16					20
4912.01		12	9				21
4913.01	2	1					3
4913.02	1	2					3
4913.03	1	2					3
4914.01		10					10
4914.02	1	9					10
4914.04		8					8
4915.01		10					10
4915.02		1					1
4916.01		4					4
4916.02	1						1
4917.01	2	2	149				153
4917.03	1						1
4917.04	26	30					56
4917.05		2	10				12
4917.06	85		90				175
4917.07		5					5
4918.02	1	1					2
4918.03		1					1
4920	6	2		1			9

(Continued)

Table 9.5

Summary of Residential Development Activity by Stage of Development by Census Tract  
Fairfax County, January 2023

Census Tract	Under Construction	Building Permit Issued, No Construction	Development Plan Approved	Development Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
4921	5	6		4			15
4922.01	3	2		46			51
4922.03			35				35
4923		4					4
4924		8		14		11	33
4925	11	7		4			22
<b>Fairfax County</b>	<b>2,580</b>	<b>1,951</b>	<b>8,867</b>	<b>5,167</b>	<b>4,617</b>	<b>1,592</b>	<b>24,774</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

(Continued)





## INDUSTRIAL AND COMMERCIAL GROSS FLOOR AREA

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

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

### **Retail**

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

### **Office**

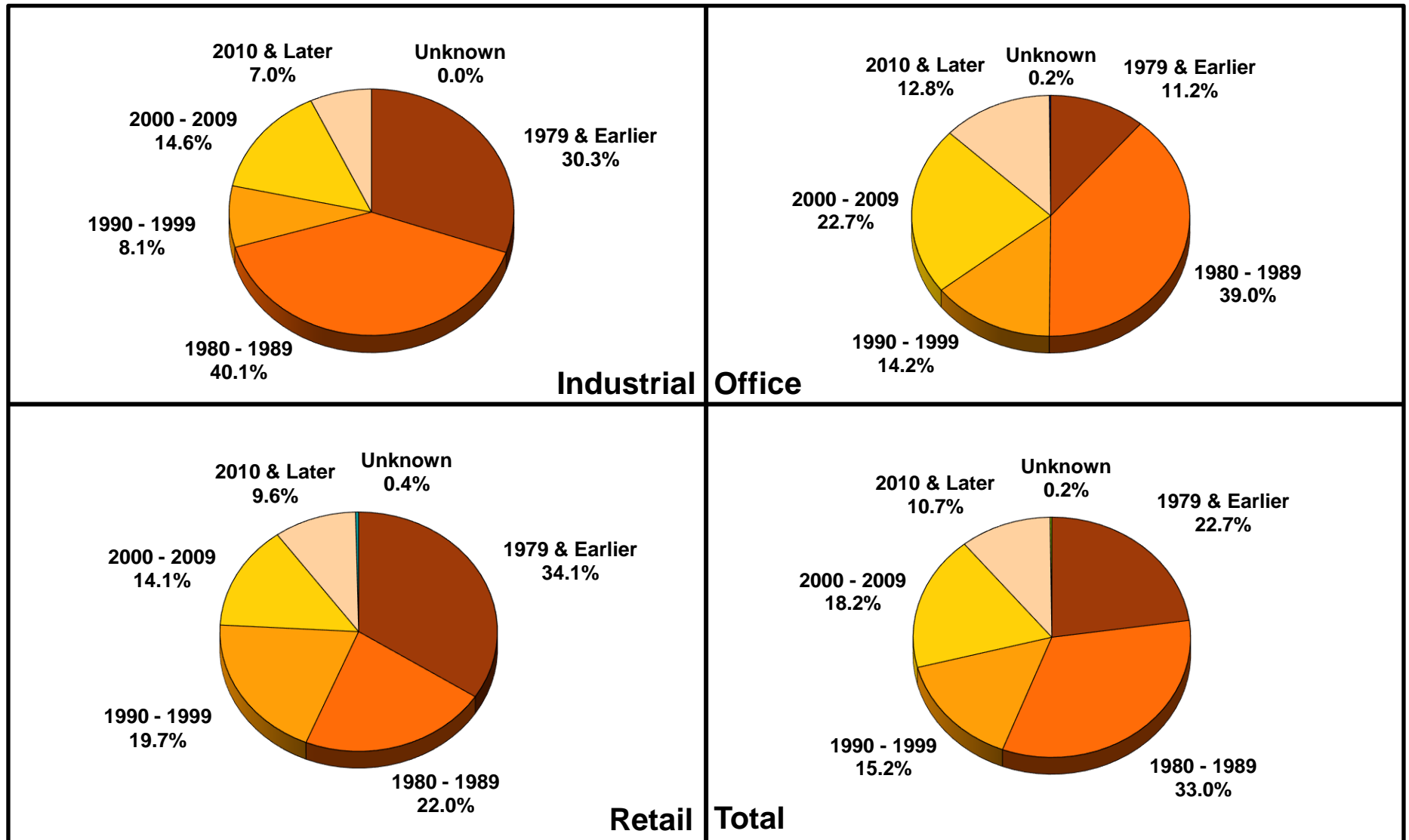
Cluster Office  
Condominium Office  
Finance, Insurance, Real Estate  
General Low Rise Office  
General Medium/High Rise Office  
Other Offices

### **Industrial**

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

**Figure 10.1**

**Industrial and Commercial Gross Floor Area  
Inventory by Year Built  
Fairfax County, January 2023**



Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.  
Note: Percentages may not sum to total due to rounding.

**Table 10.1**  
**Industrial and Commercial Gross Floor Area by General Activity**  
**Inventory of Existing Structures by Year Built**  
**Fairfax County, January 2023**

Year Built	Industrial	Office	Retail	Total
Unknown	2,458	212,132	367,095	581,685
1964 and Earlier	3,904,472	5,245,594	10,342,736	19,492,802
1965 to 1969	2,114,107	822,789	8,815,210	11,752,106
1970 to 1974	4,276,073	4,866,018	8,395,248	17,537,339
1975 to 1979	4,201,535	3,759,126	7,189,417	15,150,078
1980 to 1984	6,960,265	16,653,155	7,119,997	30,733,417
1985 to 1989	12,187,383	34,606,741	15,312,705	62,106,829
1990 to 1994	1,298,673	5,759,258	11,034,363	18,092,294
1995 to 1999	2,556,663	12,954,500	9,001,984	24,513,147
2000 to 2004	4,949,669	18,767,101	8,612,495	32,329,265
2005 to 2009	2,007,506	11,015,618	5,772,886	18,796,010
2010 to 2014	312,928	7,531,350	4,718,650	12,562,928
2015 and Later	3,036,443	9,276,855	5,065,127	17,378,425
<b>Fairfax County</b>	<b>47,808,175</b>	<b>131,470,237</b>	<b>101,747,913</b>	<b>281,026,325</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

**Table 10.2**

**Industrial and Commercial Gross Floor Area by General Activity by Supervisor District  
Fairfax County, January 2023**

Supervisor District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Braddock</b>	3,300,660	3,841,085	4,904,451	12,046,196
<b>Dranesville 1/</b>	1,841,205	18,784,156	8,739,095	29,364,456
<b>Franconia</b>	5,759,635	4,775,409	15,586,296	26,121,340
<b>Hunter Mill 2/</b>	2,058,097	26,548,064	11,285,553	39,891,714
<b>Mason</b>	4,820,716	9,663,142	14,081,854	28,565,712
<b>Mount Vernon</b>	10,150,457	4,224,396	8,417,361	22,792,214
<b>Providence</b>	4,299,043	39,449,951	16,380,252	60,129,246
<b>Springfield 3/</b>	493,144	5,500,582	10,260,509	16,254,235
<b>Sully</b>	15,085,218	18,683,452	12,092,542	45,861,212
<b>Fairfax County</b>	<b>47,808,175</b>	<b>131,470,237</b>	<b>101,747,913</b>	<b>281,026,325</b>

**Table 10.3**

**Industrial and Commercial Gross Floor Area by General Activity by Town  
Fairfax County, January 2023**

Town	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Town of Clifton</b>		3,016	45,683	48,699
<b>Town of Herndon</b>	882,096	5,856,354	3,925,385	10,663,835
<b>Town of Vienna</b>	438,835	2,135,753	1,841,399	4,415,987
<b>Towns Total</b>	<b>1,320,931</b>	<b>7,995,123</b>	<b>5,812,467</b>	<b>15,128,521</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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 2023**

Planning District	Structure Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Annandale</b>	3,993,673	3,460,735	3,630,200	11,084,608
<b>Baileys</b>	518,052	3,104,539	7,139,511	10,762,102
<b>Bull Run</b>	12,384,644	15,518,019	12,291,868	40,194,531
<b>Fairfax</b>	475,859	10,048,271	6,140,419	16,664,549
<b>Jefferson</b>	2,775,539	10,282,721	7,016,969	20,075,229
<b>Lincolnia</b>	2,171,987	853,475	1,921,111	4,946,573
<b>Lower Potomac</b>	3,310,351	464,239	1,431,530	5,206,120
<b>McLean</b>	1,582,674	27,829,075	10,845,032	40,256,781
<b>Mount Vernon</b>	343,462	1,140,988	10,057,021	11,541,471
<b>Pohick 1/</b>	673,343	682,249	4,342,488	5,698,080
<b>Rose Hill</b>	393,036	765,111	3,519,478	4,677,625
<b>Springfield</b>	12,341,136	6,894,494	9,020,088	28,255,718
<b>Upper Potomac 2/</b>	6,057,325	40,388,138	17,349,196	63,794,659
<b>Vienna 3/</b>	787,094	10,038,183	7,043,002	17,868,279
<b>Fairfax County</b>	<b>47,808,175</b>	<b>131,470,237</b>	<b>101,747,913</b>	<b>281,026,325</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

*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 2023**

Human Services Region	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>Region 1</b>	15,910,084	8,999,805	23,973,681	48,883,570
<b>Region 2</b>	9,843,534	20,282,743	20,714,089	50,840,366
<b>Region 3 1/</b>	8,318,797	79,980,884	33,375,437	121,675,118
<b>Region 4 2/</b>	13,735,760	22,206,805	23,684,706	59,627,271
<b>Fairfax County</b>	<b>47,808,175</b>	<b>131,470,237</b>	<b>101,747,913</b>	<b>281,026,325</b>

*Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.*

*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 2023**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>A1</b>	1,781,740	1,919,678	2,133,924	5,835,342
<b>A2</b>	34,650	5,755,504	2,713,608	8,503,762
<b>A3</b>		147,384		147,384
<b>B1</b>	1,035,041	4,656,431	279,728	5,971,200
<b>B2</b>	403,665	6,372,200	2,945,100	9,720,965
<b>B3</b>			98,462	98,462
<b>B5</b>	882,096	5,856,354	3,925,385	10,663,835
<b>C1</b>			9,523	9,523
<b>C2</b>	16,452	40,826	23,886	81,164
<b>D1</b>	100,988	40,795	284,906	426,689
<b>D2</b>	582,298	7,781,597	1,528,048	9,891,943
<b>D3</b>	1,591,146	17,830,738	7,467,544	26,889,428
<b>E1</b>	322,212	16,544,565	8,264,869	25,131,646
<b>E2</b>		6,151	44,414	50,565
<b>F</b>	94,511	955,405	593,700	1,643,616
<b>G1</b>	21,264	1,875,353	1,647,081	3,543,698
<b>G2</b>		11,825	223,836	235,661
<b>G3</b>		3,046,518		3,046,518
<b>H1</b>	486,605	677,013	5,861,110	7,024,728
<b>H2</b>		2,148,327	517,865	2,666,192
<b>I1</b>	955,609	7,672,184	5,118,335	13,746,128

**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2023**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
I2	9,371	172,498	29,974	211,843
I3	5,295,812	3,322,611	6,537,291	15,155,714
I4			971,678	971,678
I5		209,216	3,736	212,952
J1	52,672	257,117	2,256,656	2,566,445
J2	30,045	101,689	1,856,401	1,988,135
J3	10,004	159,893	805,859	975,756
J4		63,684	388,890	452,574
K	267,520	198,099	3,092,893	3,558,512
L	279,494	1,036,792	4,792,214	6,108,500
M0	292,258	1,484,762	463,986	2,241,006
M1		1,569,127	110,576	1,679,703
M2	2,219,070	5,865,885	3,873,290	11,958,245
M3	760,727	457,928	449,276	1,667,931
M4	1,818,138	471,729	1,285,876	3,575,743
M5	4,090,945	3,021,995	550,843	7,663,783
M6	8,251,018	3,091,905	4,528,445	15,871,368
M7			22,046	22,046
M9	108,564	4,869,808	4,394,459	9,372,831
N1	1,274,270	601,526	4,947,329	6,823,125
N2	4,256		54,136	58,392

*(Continued)*



**Table 10.6**

**Industrial and Commercial Gross Floor Area by General Activity by Sewershed  
Fairfax County, January 2023**

Sewershed Code	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>O1</b>	144			144
<b>P</b>	99,890			99,890
<b>P1</b>	958,864	221,819	71,774	1,252,457
<b>P3</b>			301,034	301,034
<b>P5</b>			124,748	124,748
<b>Q1</b>	6,365	3,152	12,400	21,917
<b>R1</b>	23,224	4,736	86,840	114,800
<b>R3</b>		3,016	45,683	48,699
<b>R4</b>		3,360		3,360
<b>S1</b>	2,039	3,102	395,307	400,448
<b>T1</b>	10,333,451	8,986,479	3,402,359	22,722,289
<b>T2</b>	2,204,360	6,510,077	3,833,449	12,547,886
<b>T3</b>		12,748	262,959	275,707
<b>T4</b>	429,350	4,420,160	4,720,448	9,569,958
<b>T5</b>	245,532	853,481	3,339,756	4,438,769
<b>T6</b>	480	8,436	1,875	10,791
<b>T7</b>	432,035	144,559	52,103	628,697
<b>Fairfax County</b>	<b>47,808,175</b>	<b>131,470,237</b>	<b>101,747,913</b>	<b>281,026,325</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

(Continued)

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4151	30,045	46,991	987,666	1,064,702
4152		176,113	698,848	874,961
4153	10,004	49,219	74,820	134,043
4154.01		2,842	345,837	348,679
4154.02		44,614	86,096	130,710
4155		118,675	234,792	353,467
4158	3,761	16,960	14,684	35,405
4160		121,249	232,142	353,391
4161	6,015	9,685	683,847	699,547
4163	1,284			1,284
4201	347,301		507,912	855,213
4202.01		63,458	155,417	218,875
4202.02			208,851	208,851
4202.03	96,763	17,993	19,318	134,074
4203		10,390	2,323	12,713
4204	29,878	144,622	1,444,108	1,618,608
4205.02			87,236	87,236
4205.03		17,344	248,377	265,721
4206			286,674	286,674
4207	4,422		9,896	14,318
4208		131,412	80,708	212,120
4210.01	889,760	1,662,906	35,789	2,588,455

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4210.02</b>	1,952,700	1,296,719	4,209,291	7,458,710
<b>4211.01</b>	732,169	4,200	35,418	771,787
<b>4211.02</b>		3,612	33,365	36,977
<b>4211.03</b>	548,078	8,249	808,438	1,364,765
<b>4214</b>	163,237	133,790	1,280,985	1,578,012
<b>4215</b>	100,522	15,008	2,218,195	2,333,725
<b>4216</b>		169,675	294,752	464,427
<b>4217.01</b>			15,681	15,681
<b>4218</b>		74,201	822,281	896,482
<b>4219</b>			22,046	22,046
<b>4220</b>	4,255,896	229,810	29,039	4,514,745
<b>4221.01</b>	123,221	126,550	511,083	760,854
<b>4221.02</b>	1,199,953	189,257	401,123	1,790,333
<b>4222.01</b>		29,632	337,334	366,966
<b>4222.02</b>	362,855	116,016	159,944	638,815
<b>4223.01</b>	18,372	11,288	335,230	364,890
<b>4223.02</b>		344,449	1,331,271	1,675,720
<b>4224.02</b>	273,479	174,260	789,358	1,237,097
<b>4301.01</b>		71,667	369,150	440,817
<b>4302.02</b>			216,594	216,594
<b>4304</b>	1,310,749	278,287	449,276	2,038,312
<b>4306</b>	48,997	291,366	2,333,263	2,673,626

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4307</b>	741,655			741,655
<b>4308.01</b>		246,683	186,278	432,961
<b>4308.02</b>	477,901	18,344		496,245
<b>4309.01</b>		129,593	394,157	523,750
<b>4309.02</b>		2,204	217,304	219,508
<b>4310.01</b>		35,346	736,609	771,955
<b>4313</b>		56,152		56,152
<b>4314</b>		4,850		4,850
<b>4315</b>			103,496	103,496
<b>4316.02</b>		125,255	774,062	899,317
<b>4318.01</b>	171,176		222,550	393,726
<b>4318.02</b>		196,141		196,141
<b>4320</b>	282,110	67,295	538,660	888,065
<b>4321</b>	70,674			70,674
<b>4322.01</b>		103,441	497,031	600,472
<b>4322.02</b>	4,445		57,300	61,745
<b>4325</b>			204,060	204,060
<b>4326</b>			2,976	2,976
<b>4327.02</b>			232,362	232,362
<b>4328</b>	3,963,360	621,995	550,843	5,136,198
<b>4401</b>	21,368	56,010	116,126	193,504
<b>4402.01</b>	624,130	3,882,717	2,514,140	7,020,987

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4402.02</b>	9,759	1,379,621	118,752	1,508,132
<b>4403</b>		216,353	11,302	227,655
<b>4405.01</b>			19,491	19,491
<b>4405.04</b>		1,431,144		1,431,144
<b>4406</b>	61,273	17,398	438,310	516,981
<b>4501</b>		1,659,893	332,491	1,992,384
<b>4502</b>		58,331	109,289	167,620
<b>4503</b>	48,016	470,655	650,035	1,168,706
<b>4504</b>	132,096	310,435	314,541	757,072
<b>4505</b>			123,741	123,741
<b>4506.01</b>		1,816,848	616,124	2,432,972
<b>4506.02</b>			342,028	342,028
<b>4507.01</b>		83,196		83,196
<b>4507.02</b>		204,040	489,733	693,773
<b>4508</b>		159,607	271,738	431,345
<b>4512</b>	897			897
<b>4513</b>		194,607	354,650	549,257
<b>4514</b>			907,879	907,879
<b>4515.01</b>		154,343	1,392,341	1,546,684
<b>4515.02</b>	162,777	484,604	2,630,808	3,278,189
<b>4516.01</b>		41,803	720,185	761,988
<b>4518</b>			231,816	231,816

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4519</b>		94,113	1,233,265	1,327,378
<b>4520</b>	3,744	386,599	758,583	1,148,926
<b>4521.01</b>		259,021	629,146	888,167
<b>4521.02</b>	75,838	24,095	65,411	165,344
<b>4522</b>	40,570	660,095	167,947	868,612
<b>4523.02</b>			137,064	137,064
<b>4524</b>	710,837	86,996	19,838	817,671
<b>4525.01</b>	1,851,935	1,195,987	945,578	3,993,500
<b>4525.02</b>		114,136	141,547	255,683
<b>4526</b>	2,171,987	551,685	230,883	2,954,555
<b>4527</b>	354,378	58,501	205,889	618,768
<b>4528.01</b>		2,121,422	649,372	2,770,794
<b>4528.02</b>		47,747	45,571	93,318
<b>4601</b>	289,020	3,780		292,800
<b>4602</b>		3,238		3,238
<b>4604</b>		2,231,136	3,270,932	5,502,068
<b>4605.01</b>		3,950,228	1,005,311	4,955,539
<b>4605.03</b>	1,220	479,207		480,427
<b>4605.04</b>	7,919	358,549	9,446	375,914
<b>4606</b>			10,890	10,890
<b>4607.01</b>			155,122	155,122
<b>4607.02</b>		152,135	283,764	435,899

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4608</b>		1,555,961	678,123	2,234,084
<b>4609</b>	391,770	211,146	204,622	807,538
<b>4610</b>	47,065	216,511	519,768	783,344
<b>4611</b>		51,265	254,518	305,783
<b>4612.01</b>		54,604	86,412	141,016
<b>4612.02</b>	215,940	2,544,041	893,556	3,653,537
<b>4615</b>		37,980	21,514	59,494
<b>4616.03</b>		498,594		498,594
<b>4616.04</b>	5,035	136,273	23,178	164,486
<b>4616.05</b>	1,765,950	781,362	1,114,144	3,661,456
<b>4616.06</b>	37,800	615,000	39,599	692,399
<b>4617</b>	334,085	203,090	623,220	1,160,395
<b>4618.02</b>		1,503,613	6,758	1,510,371
<b>4619.01</b>	123,609		25,676	149,285
<b>4701</b>	2,920			2,920
<b>4703</b>			210,998	210,998
<b>4704</b>	1,588	45,168	172,544	219,300
<b>4705</b>	76,919	1,137,436	344,586	1,558,941
<b>4706</b>	17,592	189,180	512,652	719,424
<b>4707</b>	1,500	368,573	400,613	770,686
<b>4709</b>		11,825	12,838	24,663
<b>4710</b>	14,036	101,460		115,496

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4711</b>		230,620	101,294	331,914
<b>4712.01</b>	322,212	960,904	140,736	1,423,852
<b>4712.04</b>		5,334,403	1,267,359	6,601,762
<b>4713.01</b>		577,025	709,092	1,286,117
<b>4713.04</b>	8,641	71,038	29,974	109,653
<b>4714.01</b>	730			730
<b>4714.02</b>	158,176	40,929	122,771	321,876
<b>4801</b>	16,452	23,892	10,658	51,002
<b>4802.01</b>		6,151	37,330	43,481
<b>4802.03</b>		695,898	162,402	858,300
<b>4802.04</b>		5,009,753	732,340	5,742,093
<b>4802.05</b>		10,152,322	6,654,396	16,806,718
<b>4803.01</b>	5,508		226,594	232,102
<b>4803.02</b>	856,887	535,084	94,944	1,486,915
<b>4804.01</b>	99,969	105,669	186,158	391,796
<b>4804.02</b>		16,934	121,213	138,147
<b>4805.01</b>	398,955		25,048	424,003
<b>4805.02</b>			65,746	65,746
<b>4805.03</b>	221	6,174		6,395
<b>4805.04</b>			265,710	265,710
<b>4805.05</b>		10,297	332,376	342,673
<b>4808.01</b>	23,617	127,667	272,104	423,388

*(Continued)*



**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4808.02</b>	121,141	1,396,070	1,426,285	2,943,496
<b>4809.01</b>	39,736	202,663	433,719	676,118
<b>4809.02</b>	697,602	2,358,718	764,187	3,820,507
<b>4809.03</b>		1,771,236	1,029,090	2,800,326
<b>4810</b>		147,384	592,465	739,849
<b>4811.01</b>		2,094,343	484,602	2,578,945
<b>4811.03</b>			611,865	611,865
<b>4811.06</b>		20,090	220,231	240,321
<b>4812.01</b>		439,646		439,646
<b>4812.02</b>	1,035,041	4,401,147	279,728	5,715,916
<b>4814</b>		3,055	249,161	252,216
<b>4819</b>	424,317	2,182,311	205,824	2,812,452
<b>4820.01</b>			15,704	15,704
<b>4821</b>		98,417	48,245	146,662
<b>4822.01</b>		9,730		9,730
<b>4822.03</b>		6,355,729	2,229,842	8,585,571
<b>4822.04</b>		131,988	13,946	145,934
<b>4822.05</b>	157,981	3,657,742	344,667	4,160,390
<b>4823.01</b>		1,691,556	1,071,388	2,762,944
<b>4823.03</b>			15,570	15,570
<b>4824</b>	1,702	2,844,967		2,846,669
<b>4825.03</b>	88,300	24,600	444,446	557,346

*(Continued)*

**Table 10.7****Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
<b>4825.05</b>	2,817,444	4,315,534	1,672,191	8,805,169
<b>4825.06</b>		2,132,094	510,166	2,642,260
<b>4825.07</b>	34,650	2,540,227	1,060,086	3,634,963
<b>4826.01</b>	4,792		1,558,517	1,563,309
<b>4826.03</b>	86,400	1,278,258	561,664	1,926,322
<b>4826.04</b>	3,497			3,497
<b>4901.01</b>	310,742	2,111,263	218,331	2,640,336
<b>4901.04</b>	6,443,802	1,966,566	2,003,071	10,413,439
<b>4901.05</b>	2,896,595	7,875,025	2,357,771	13,129,391
<b>4905.01</b>		3,102	349,305	352,407
<b>4905.02</b>		62,074	160,990	223,064
<b>4910</b>	480	12,748	1,875	15,103
<b>4912.01</b>			262,959	262,959
<b>4912.02</b>		528,327	337,969	866,296
<b>4913.01</b>	543,167	152,995	100,961	797,123
<b>4913.02</b>		6,683	394,804	401,487
<b>4913.03</b>	134,400	76,945	991,419	1,202,764
<b>4914.01</b>		203,765	347,870	551,635
<b>4914.02</b>	1,220			1,220
<b>4914.05</b>	819			819
<b>4915.01</b>		37,761	139,791	177,552
<b>4916.01</b>	994,379	89,880	127,082	1,211,341

*(Continued)*

**Table 10.7**

**Industrial and Commercial Gross Floor Area by General Activity by Census Tract  
Fairfax County, January 2023**

Census Tract	Activity Type			Total Gross Floor Area
	Industrial	Office	Retail	
4916.02			222,516	222,516
4917.01		1,457,411	1,077,808	2,535,219
4917.03		1,796,470	853,798	2,650,268
4917.04	43,910		740,201	784,111
4917.05	292,815	159,277	11,430	463,522
4917.06		1,218,240	2,823,933	4,042,173
4917.07	1,803	22,596	539,281	563,680
4918.01	4,422	66,437	1,932,323	2,003,182
4918.02		568,583	19,650	588,233
4918.03		116,581	694,662	811,243
4920	23,224	8,096	240,482	271,802
4921	117,450	4,448	19,920	141,818
4922.01	6,365			6,365
4922.02	4,256		46,616	50,872
4922.03			301,034	301,034
4925		3,016	45,683	48,699
9801		2,400,000		2,400,000
9802	760,000			760,000
9803		3,046,518		3,046,518
<b>Fairfax County</b>	<b>47,808,175</b>	<b>131,470,237</b>	<b>101,747,913</b>	<b>281,026,325</b>

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2023.

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

(Continued)



## **APPENDIX A**

### **Housing Unit, Household and Population Estimate and Forecast Methodology**

#### **Housing Unit Estimates**

The real estate tax assessment files as of January 1 of the report 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 of completion, 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 for a housing unit to be included in the current inventory.

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

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

In some cases, a property has an existing land use designation of vacant land with a dilapidated residential structure. Many of these housing units are old structures in very poor condition but some are still used. There are very few housing units in this category.

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

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

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

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

### **Household Estimates**

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

Many multifamily housing structures do not have units with individual water/sewer meters. The occupancy rates for these multifamily units are derived from the annual Fairfax County surveys of rental housing complexes containing

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

### **Population Estimates**

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

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

### **Housing Unit Forecasts**

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

## Short-Term Forecasts

The short-term housing unit forecast horizon is five years into the future. Active residential “development pipeline” is the primary determinant on short-term forecasts. Fairfax County's short-term forecasting approach, which prioritizes housing units currently in the "development pipeline" over those that may be planned in the future but are not yet part of the 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 report year. The general stages considered are:

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

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

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



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

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

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

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

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

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

## **Long-Term Forecasts**

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

of the property to business and transportation hubs or other features, and parcel characteristics that would make it more or less attractive for development. Only the most likely forecast scenarios are published in the annual Demographic Reports. Starting in 2022, the range of density allowed in the Herndon Department of Community Development's *Town of Herndon, Virginia, 2030 Comprehensive Plan* has been incorporated into the long-term forecasts.

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

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

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

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

### **Household Forecasts**

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

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

### **Population Forecasts**

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

## Household Population Methodology

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

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

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

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

## **Group Quarters Population Methodology**

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





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