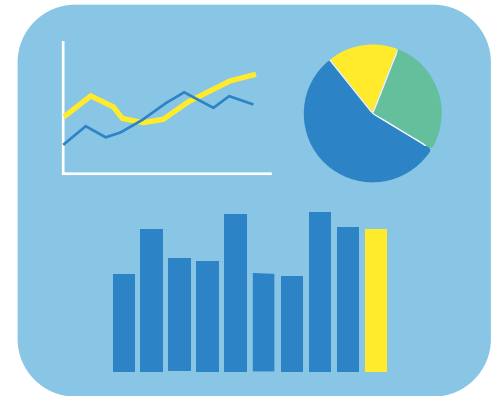


City of Fairfax

# 2025 FACT BOOK



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## FIGURE 1: Regional Context

The City of Fairfax occupies 6.3 square miles near the geographical center of Fairfax County. Situated in a central location within Northern Virginia, the City is home to, or nearby, many of the region's significant thoroughfares, such as I-66, Fairfax Boulevard (Routes 29 & 50), Main Street/Little River Turnpike (Rte. 236), Chain Bridge Road (Rte. 123) and Metrorail and Virginia Railway Express (VRE) stations.

### Legend

-  Metrorail Station
-  Virginia Railway Express (VRE) Station
-  Amtrak Station

Note: Map is for illustrative purposes only. Only the three closest Metrorail Orange Line Stations are shown and the others are left off for clarity.

Sources: City of Fairfax, Fairfax County, District of Columbia, and ESRI

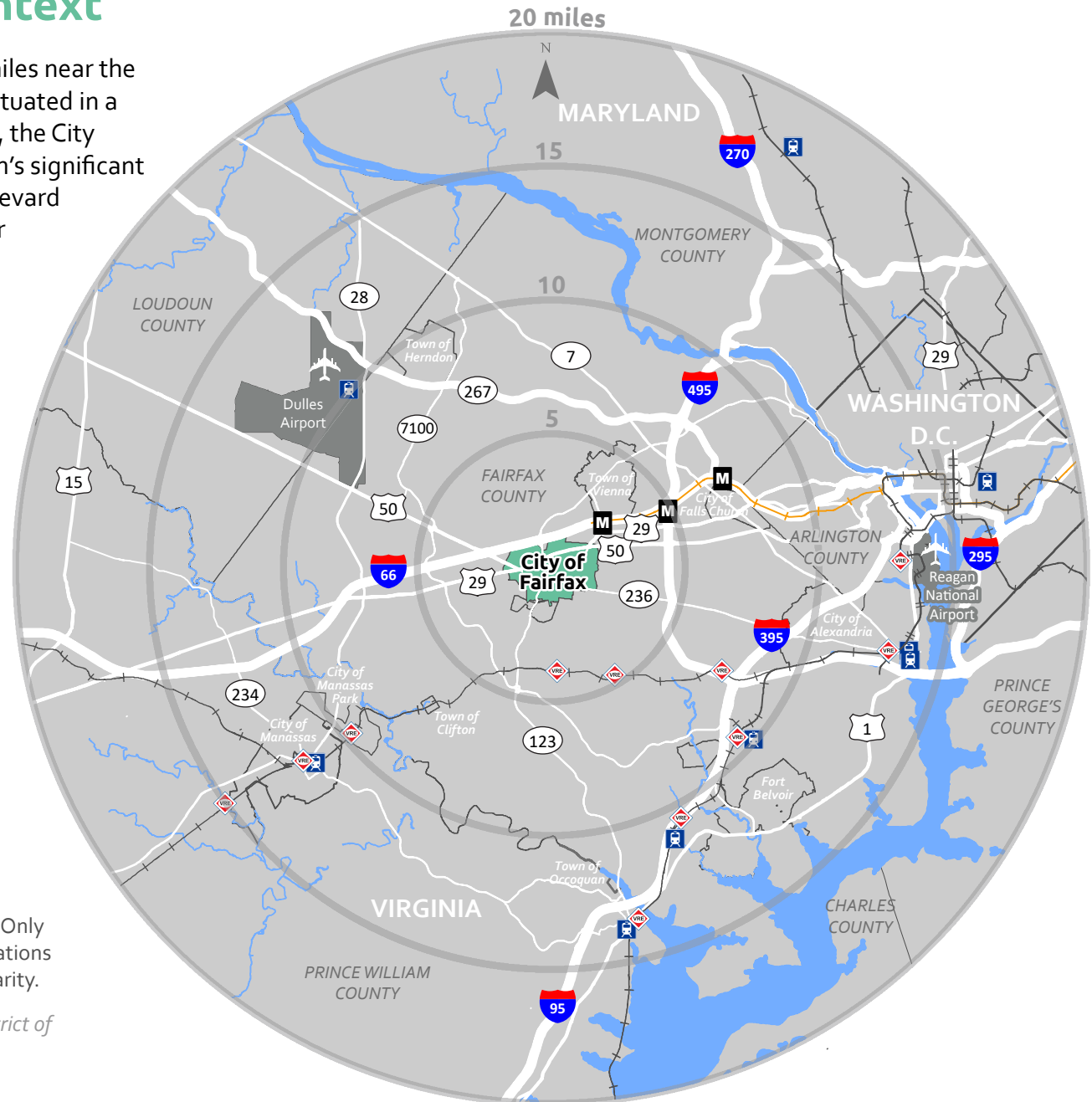
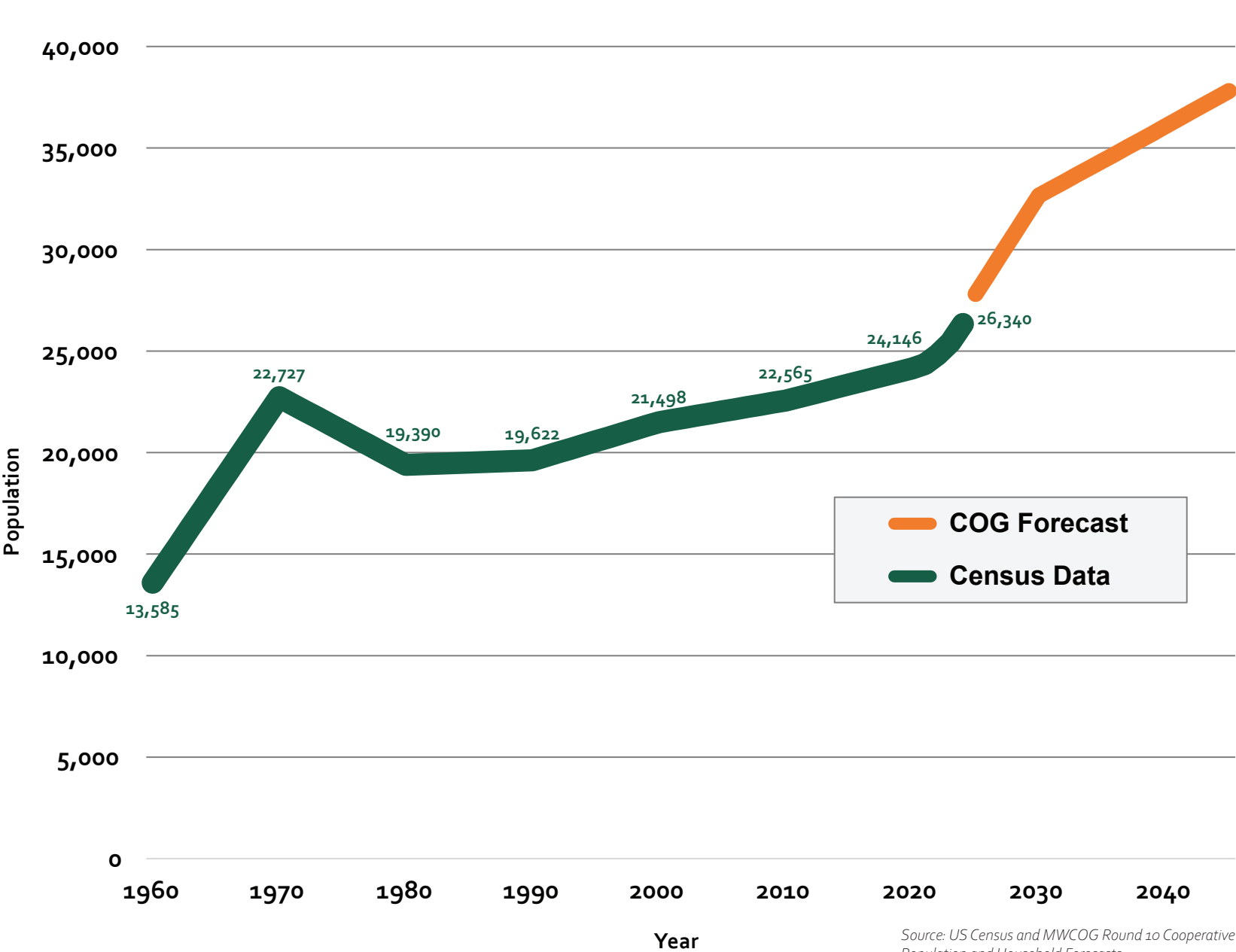


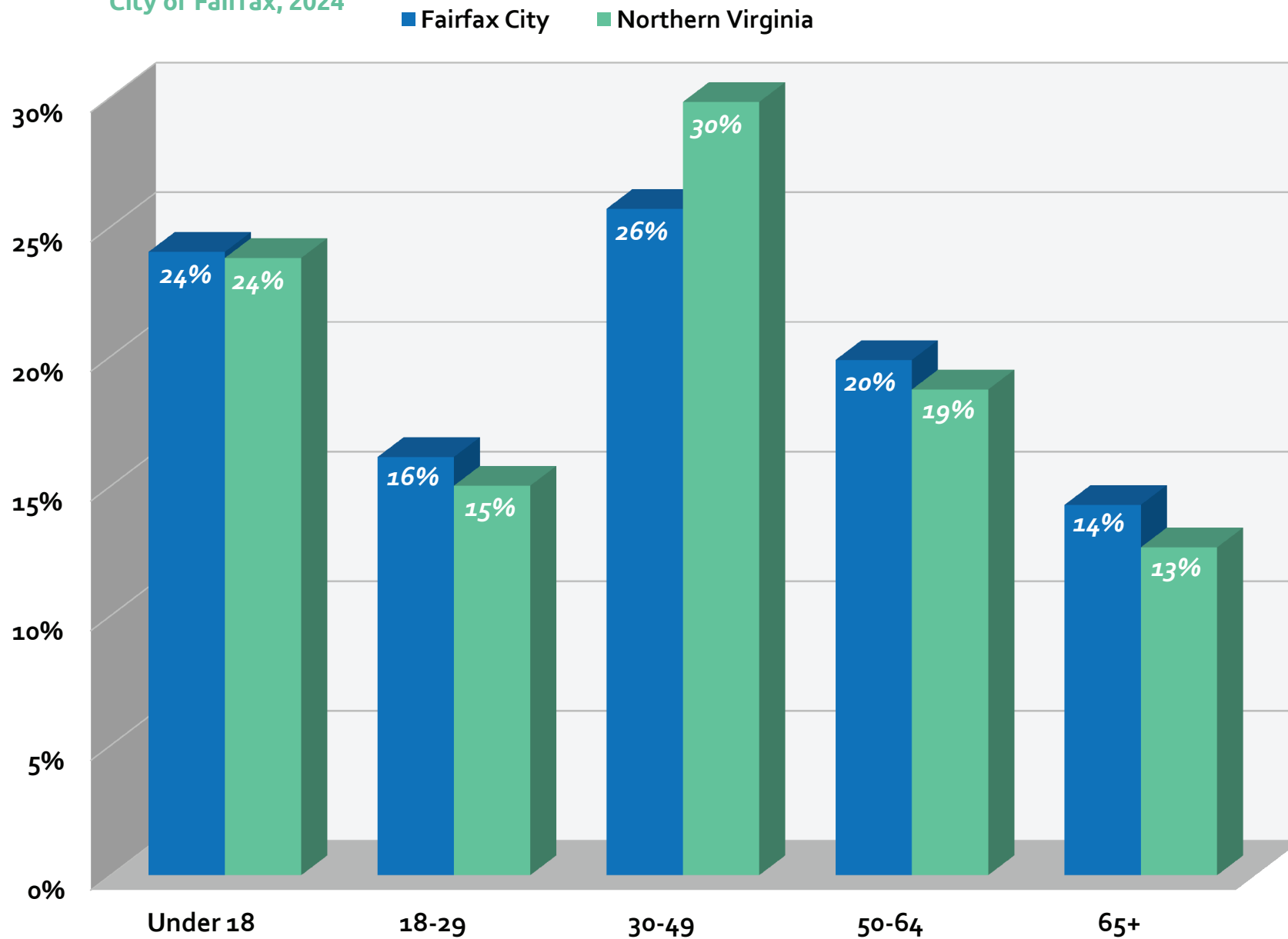
FIGURE 2:      **Population History and Forecasts**



Source: US Census and MWCOG Round 10 Cooperative Forecasting: Population and Household Forecasts

## FIGURE 3: Age Distribution

City of Fairfax, 2024

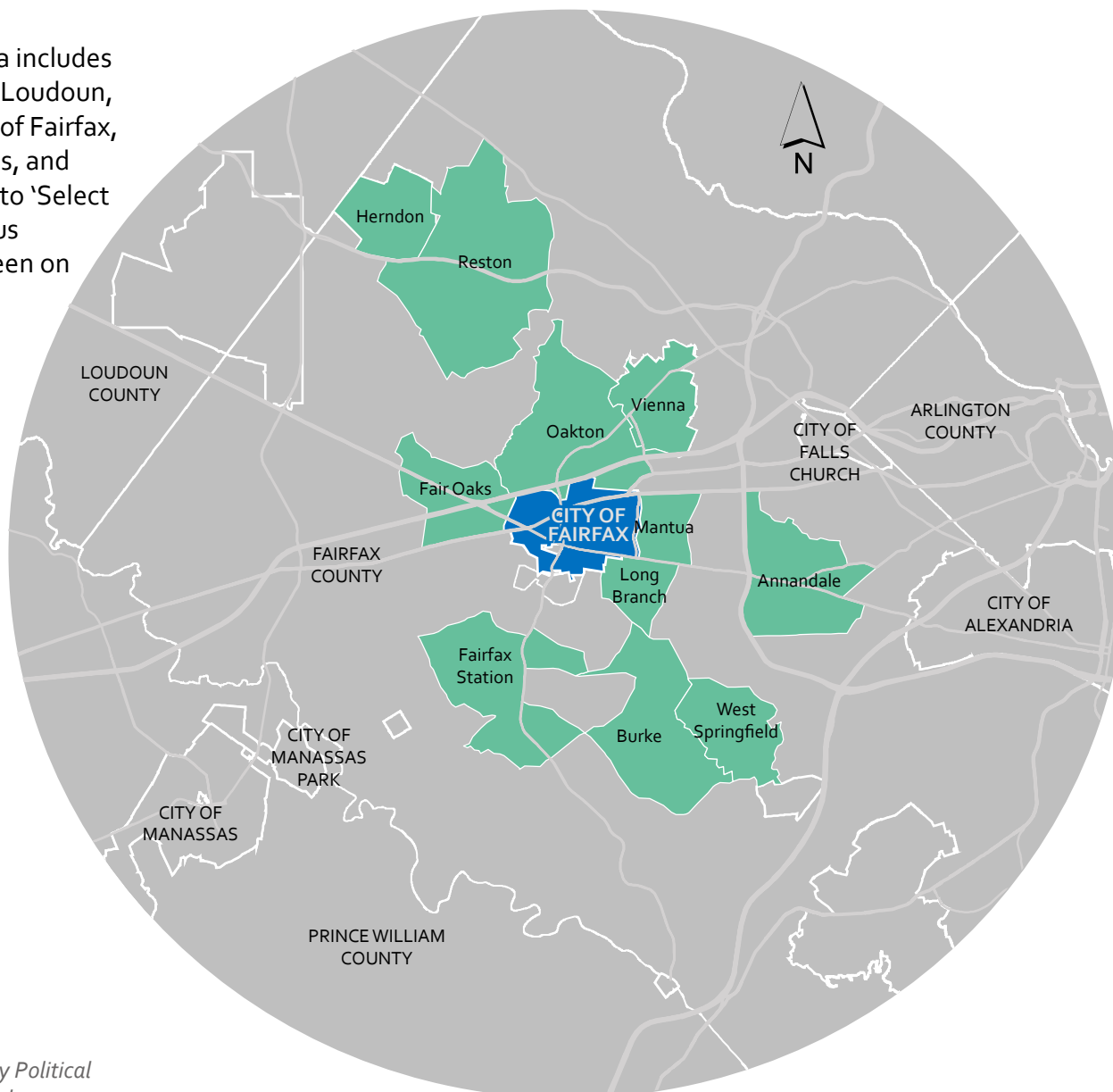


Source: US Census ACS, 2019-2023

## FIGURE 4: City of Fairfax and Select Northern Virginia Areas

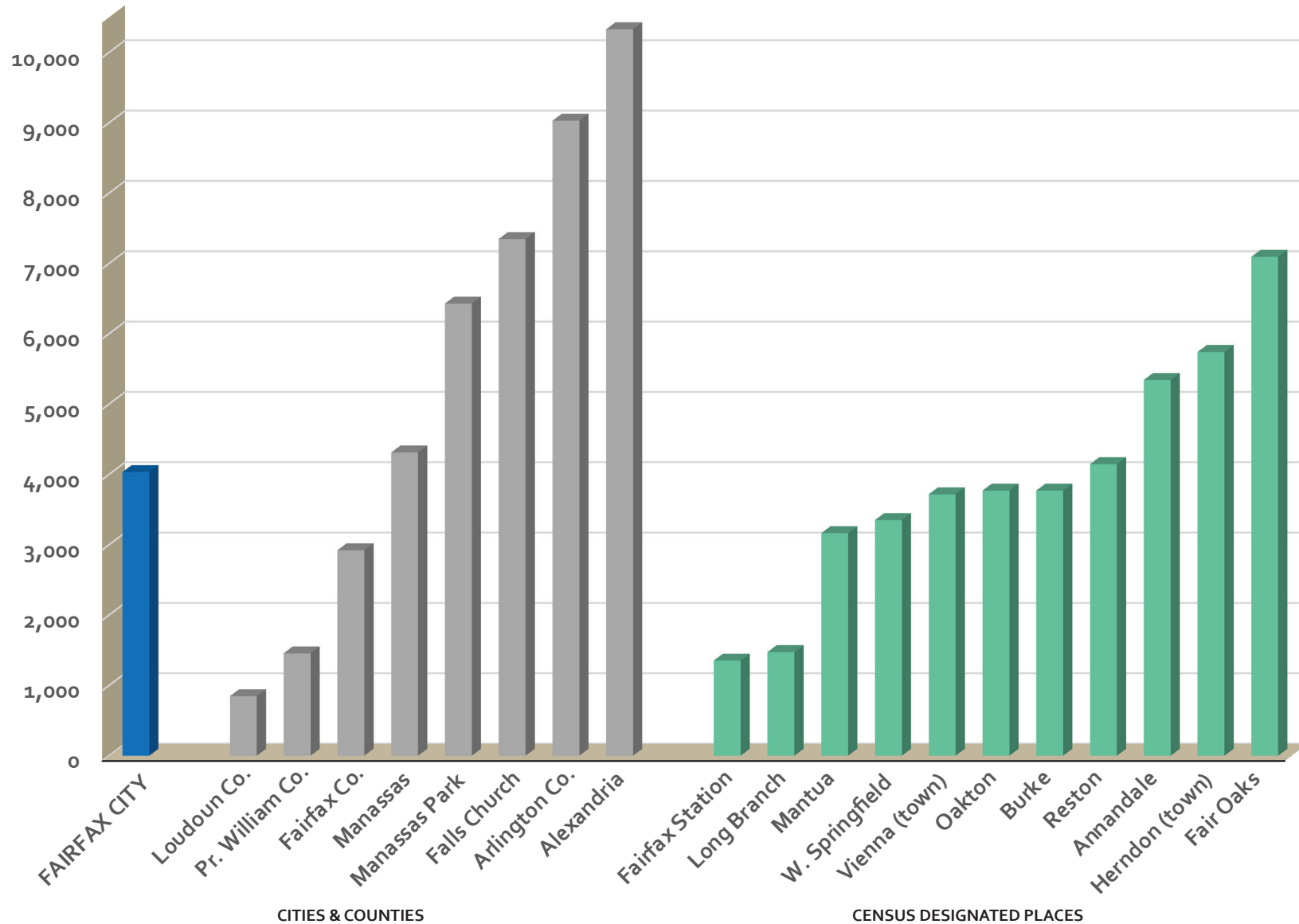
### Cities, Counties and Census Designated Places

In the Fact Book, Northern Virginia includes the counties of Fairfax, Arlington, Loudoun, and Prince William, plus the cities of Fairfax, Alexandria, Falls Church, Manassas, and Manassas Park. Figures that refer to 'Select Northern Virginia Areas' use Census Designated Places as shown in green on the map.



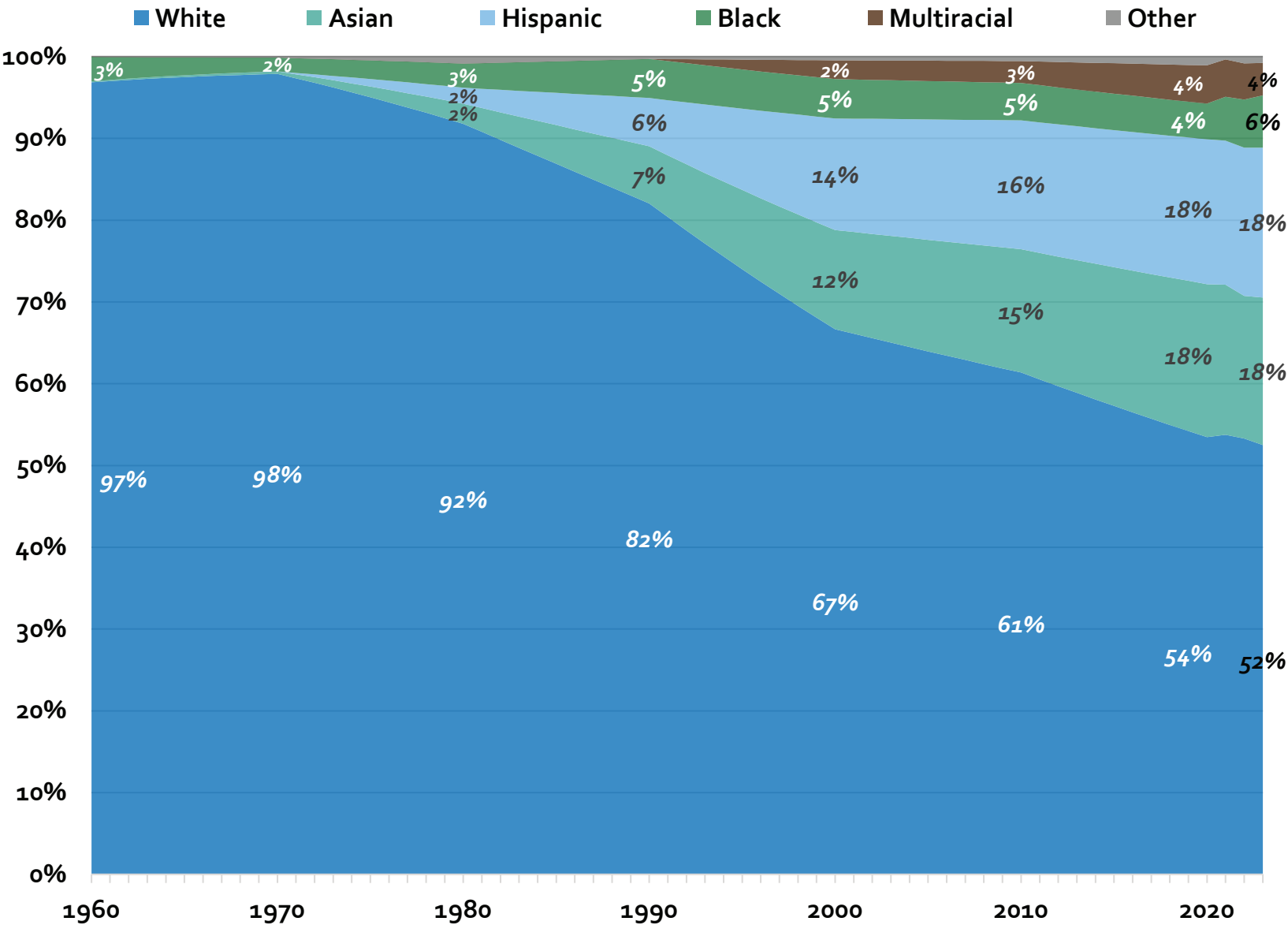
Sources: City of Fairfax GIS, Fairfax County Political Jurisdictions and Census Designated Places data

**FIGURE 5: Population Density**  
City of Fairfax and Select Northern Virginia Areas



Source: US Census 2023 and ACS 2019-2023

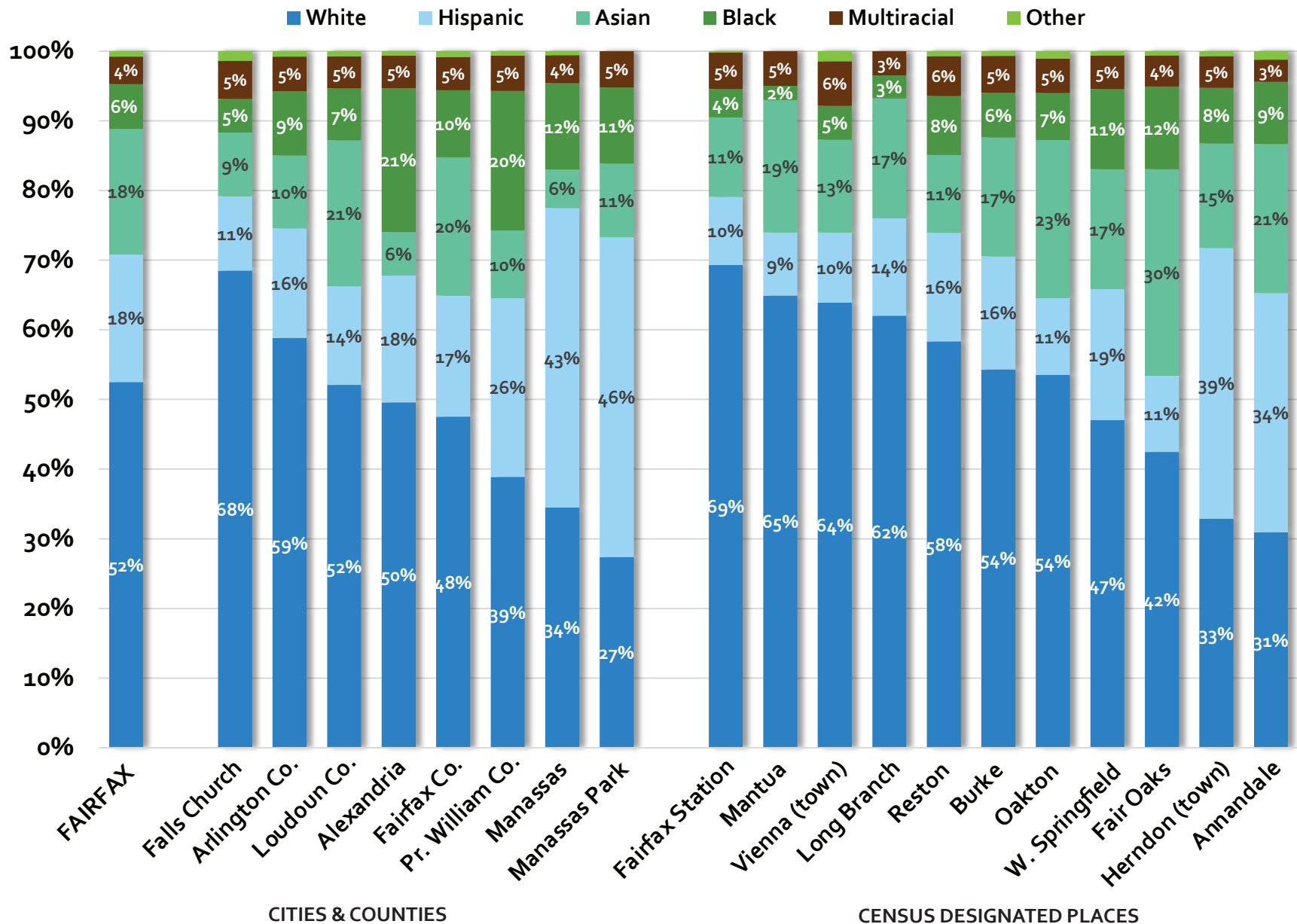
**FIGURE 6:**      **Percentage of Population by Ethnicity**  
 City of Fairfax (1960-2023)



Source: US Census Bureau, 2023

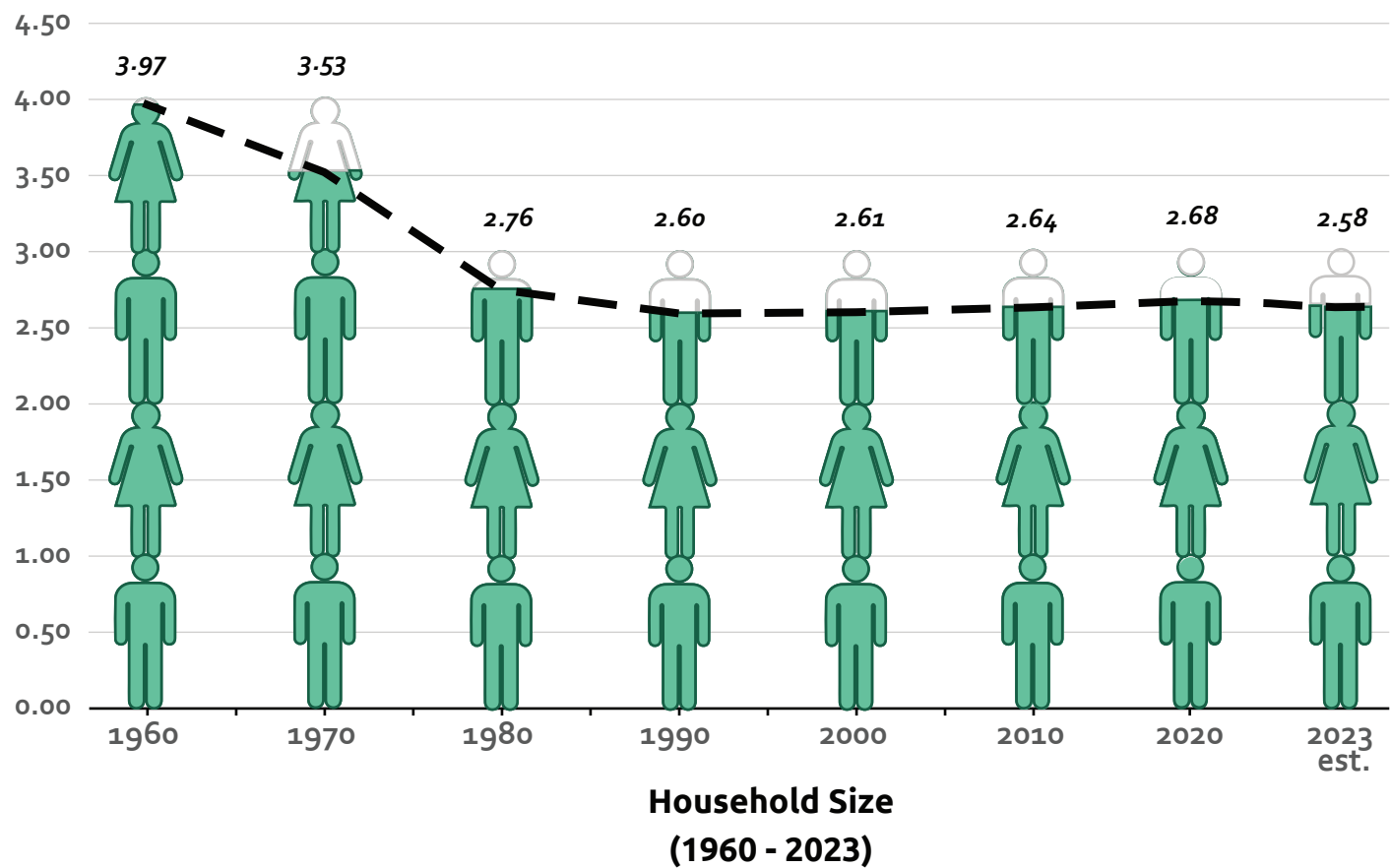


**FIGURE 7: Percentage of Population by Ethnicity**  
City of Fairfax and Select Northern Virginia Areas



Source: US Census ACS, 2019-2023

**FIGURE 8:**      **Percentage of Population by Ethnicity**  
 City of Fairfax

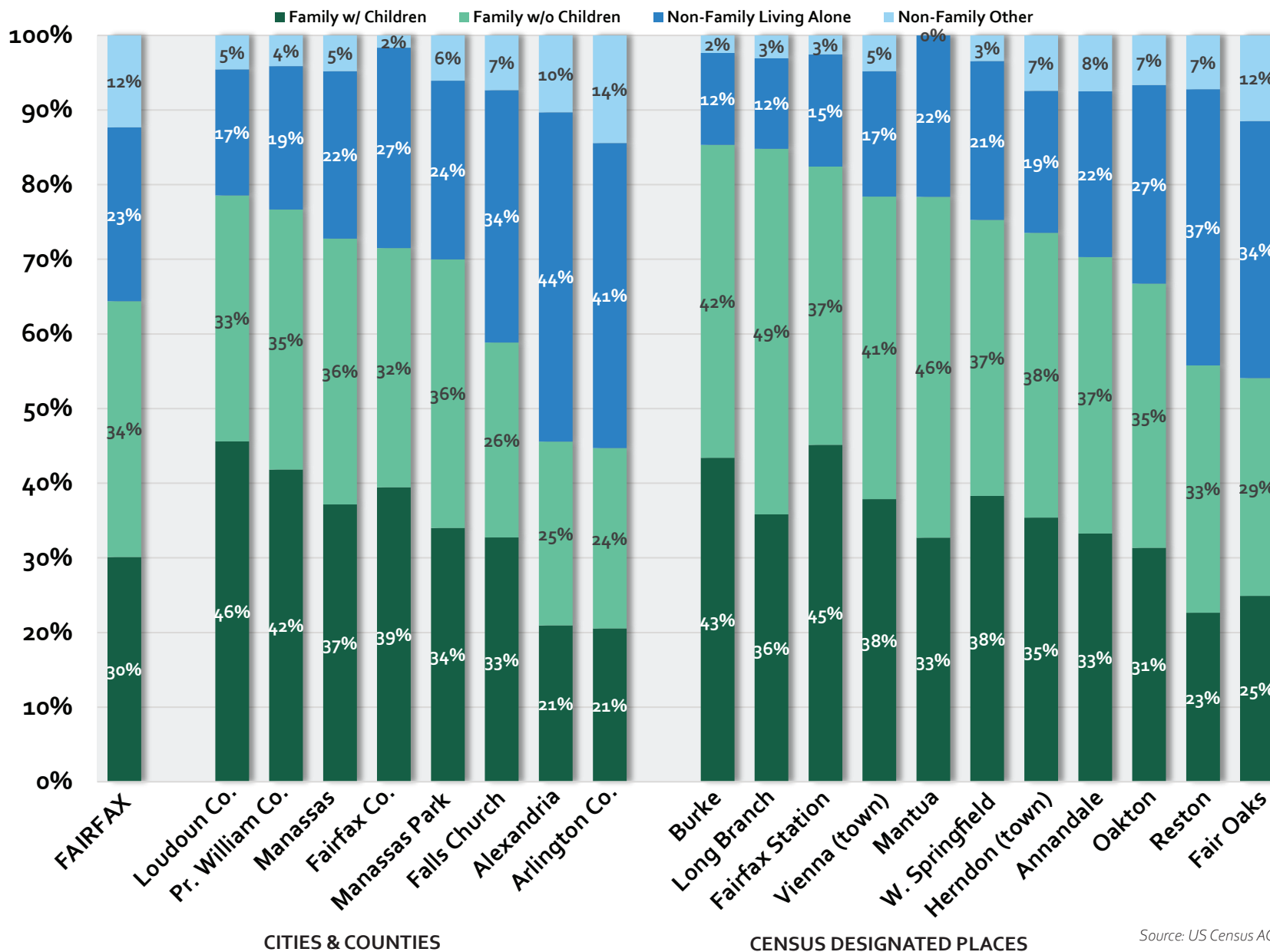


**Median Age by Ethnicity  
(2023)**

White	Black	Asian	Hispanic	Multiracial
41.7	27.8	36.0	34.0	32.7

Source: US Census ACS, 2019-2023

**FIGURE 9: Percentage of Households by Type**  
City of Fairfax and Select Northern Virginia Areas



Source: US Census ACS, 2019-2023

FIGURE 10:

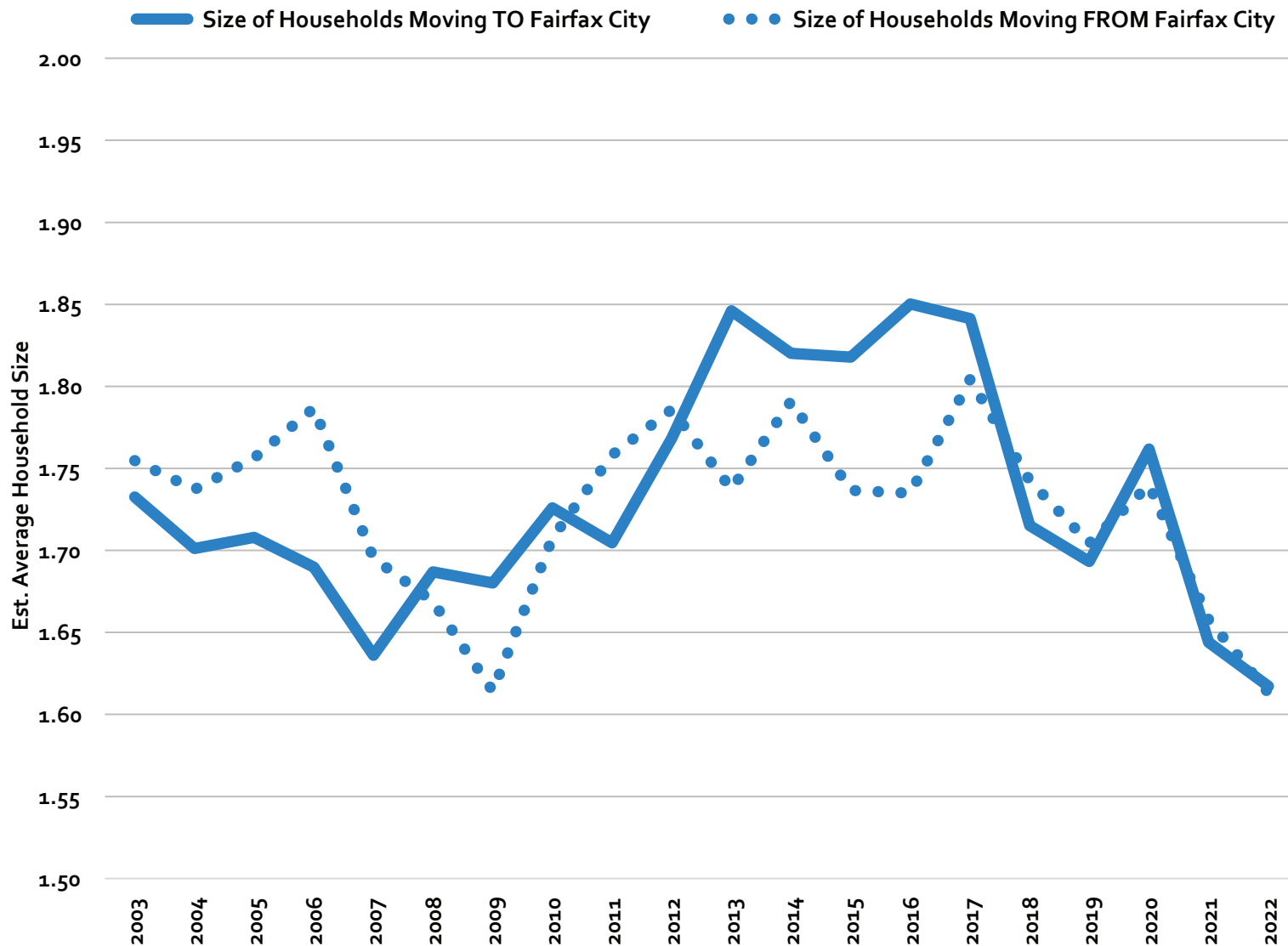
# Median Household Income

City of Fairfax and Select Northern Virginia Areas

		INCOME BY CATEGORY				COMPARISON TO FAIRFAX MEDIAN INCOME			
		Median Household Income	Median Family Income	Median Family w/ kids Income	Median 65+ Household Income	Median Household Income	Median Family Income	Median Family w/ kids Income	Median 65+ Household Income
CITY OF FAIRFAX		\$132,774	\$167,182	\$180,714	\$98,962				
CITIES & COUNTIES	Manassas Park	\$100,668	\$103,326	\$80,801	\$56,943	76%	62%	45%	58%
	Alexandria	\$113,638	\$125,658	\$125,658	\$96,394	86%	92%	70%	97%
	Manassas	\$117,919	\$123,914	\$99,450	\$83,146	89%	74%	55%	84%
	Pr. William Co.	\$128,873	\$141,710	\$134,274	\$99,717	97%	85%	74%	101%
	Arlington Co.	\$140,160	\$194,878	\$215,885	\$99,317	106%	117%	119%	100%
	Fairfax Co.	\$150,113	\$178,683	\$184,484	\$118,287	113%	107%	102%	120%
	Falls Church	\$154,734	\$211,445	\$230,781	\$107,115	117%	126%	128%	108%
	Loudoun Co.	\$178,707	\$200,316	\$207,507	\$105,024	135%	120%	115%	106%
CENSUS DESIGNATED PLACES	Annandale	\$112,872	\$124,626	\$114,588	\$115,110	85%	75%	63%	116%
	Fair Oaks	\$119,387	\$154,468	\$174,050	\$76,365	90%	92%	96%	77%
	Reston	\$139,515	\$169,189	\$170,789	\$117,948	105%	101%	95%	119%
	Herndon (town)	\$141,418	\$158,929	\$168,393	\$94,495	107%	95%	93%	95%
	W. Springfield	\$157,800	\$167,250	\$164,418	\$135,932	119%	100%	91%	137%
	Oakton	\$163,662	\$195,542	\$203,015	\$130,625	123%	117%	112%	132%
	Burke	\$179,063	\$186,412	\$191,103	\$144,189	135%	112%	106%	146%
	Long Branch	\$180,833	\$212,697	\$237,054	\$115,938	136%	127%	131%	117%
	Mantua	\$197,677	\$218,313	\$227,361	\$121,581	149%	131%	126%	123%
	Fairfax Station	\$212,128	\$224,236	\$221,625	\$176,579	160%	134%	123%	178%
	Vienna (town)	\$223,571	\$250,000+	\$250,000+	\$107,061	168%	150%	138%	108%

Source: US Census ACS, 2019-2023

**FIGURE 11: Estimated Size of Households Moving TO and FROM Fairfax**  
(2003 - 2022)

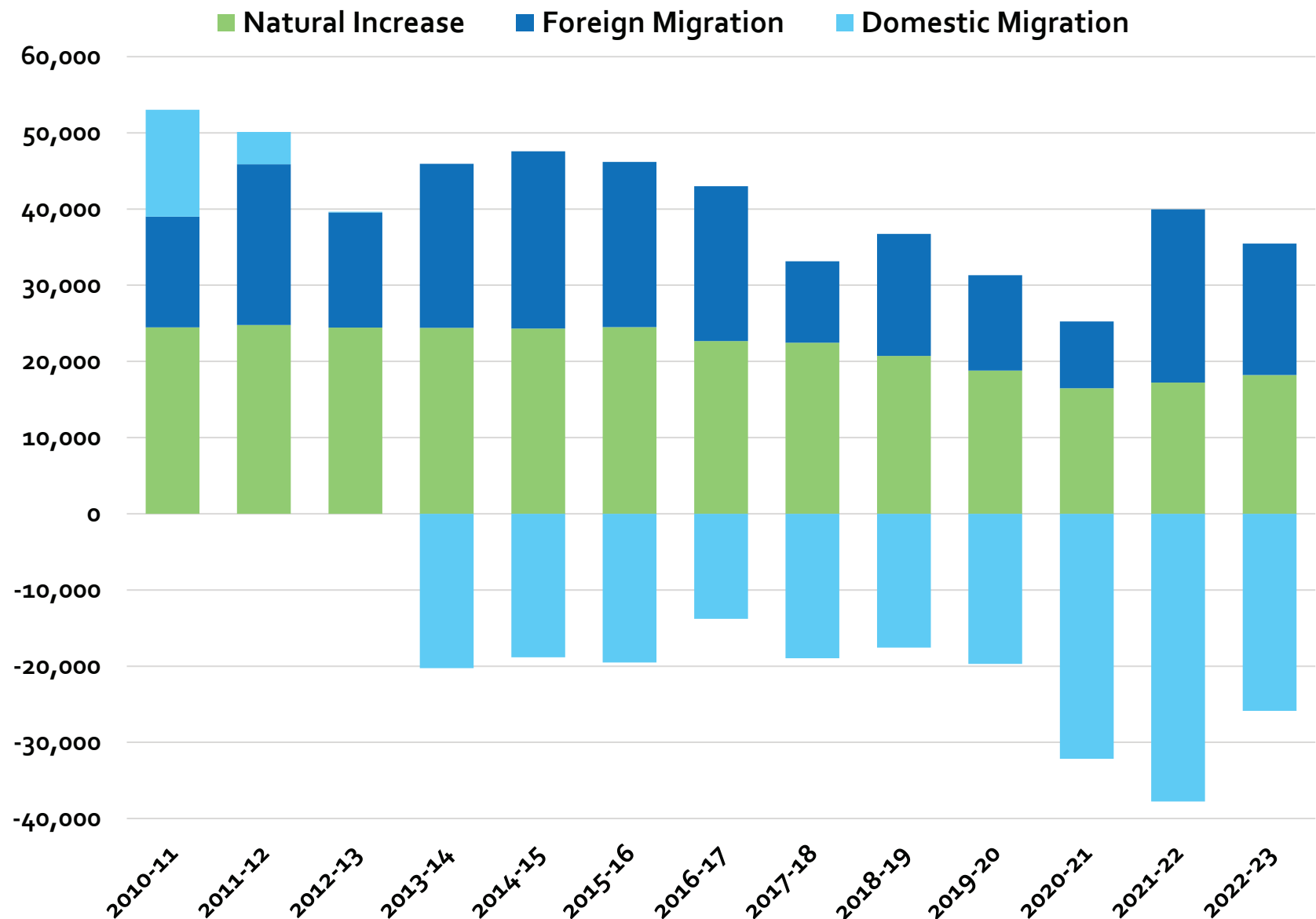


Source: Internal Revenue Service Migration Data  
Note: For this chart, each tax return is imputed as a household and each exemption is imputed as a person.

FIGURE 12:

# Components of Population Change

Northern Virginia (2010 - 2023)

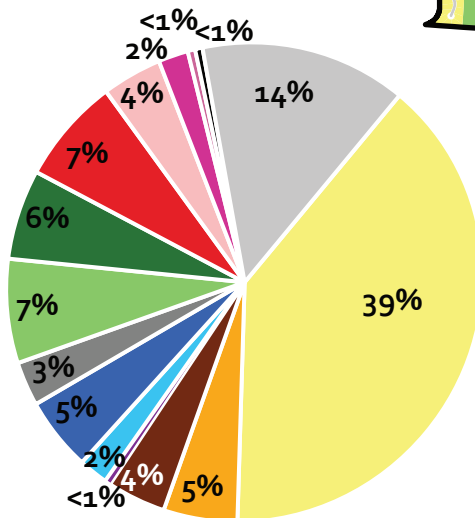


Source: US Census Bureau and Northern Virginia Regional Commission

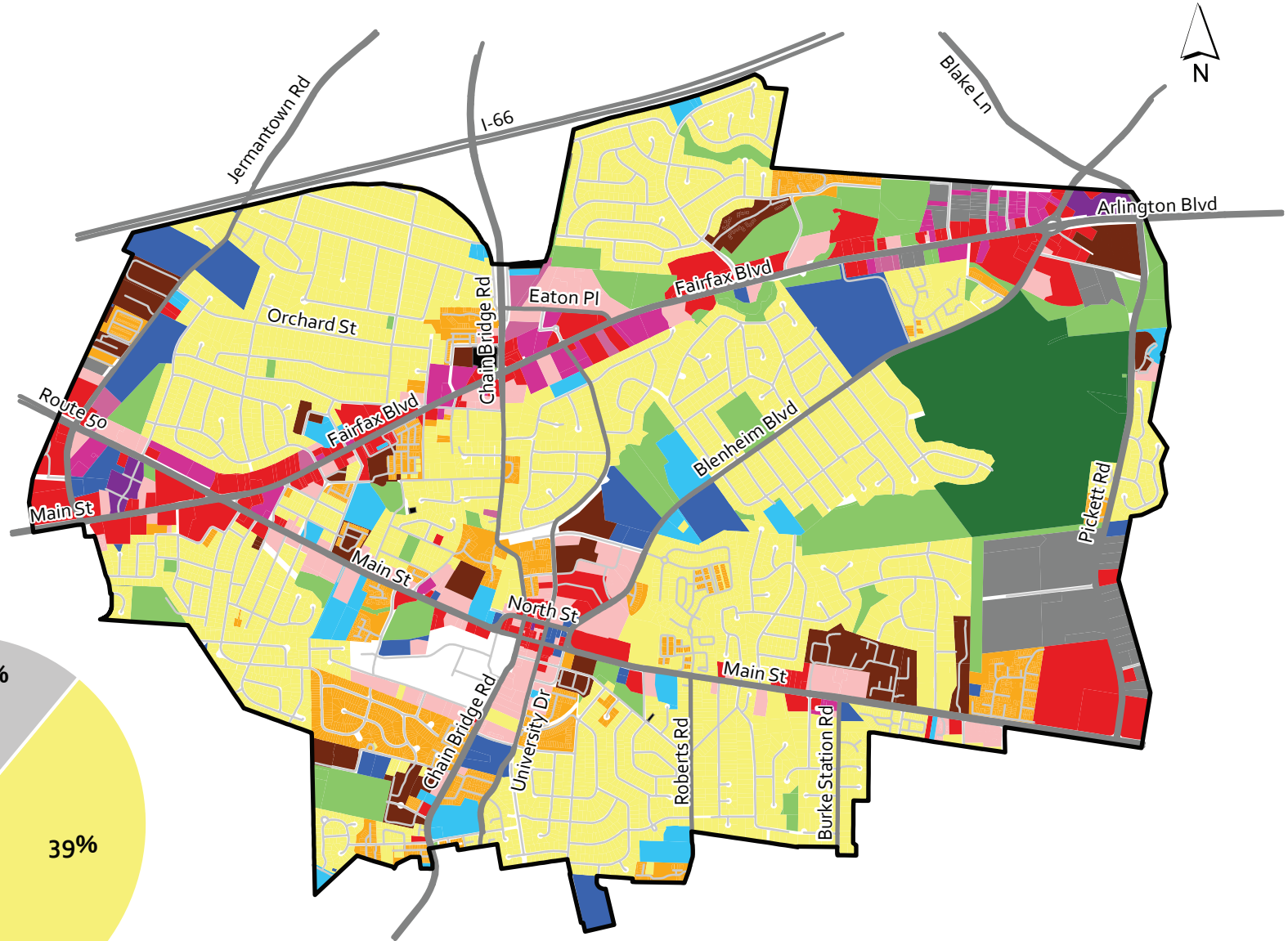
**FIGURE 13: Existing Land Use Map**

**Legend**

- Residential - Single Detached
- Residential - Single Attached
- Residential - Multifamily
- Mixed-Use Residential/ Commercial
- Institutional - General
- Institutional - Government
- Industrial
- Open Space - Public
- Open Space - Private
- Vacant
- Commercial - Retail
- Commercial - Office
- Commercial - Auto
- Commercial - Lodging
- Right-of-way



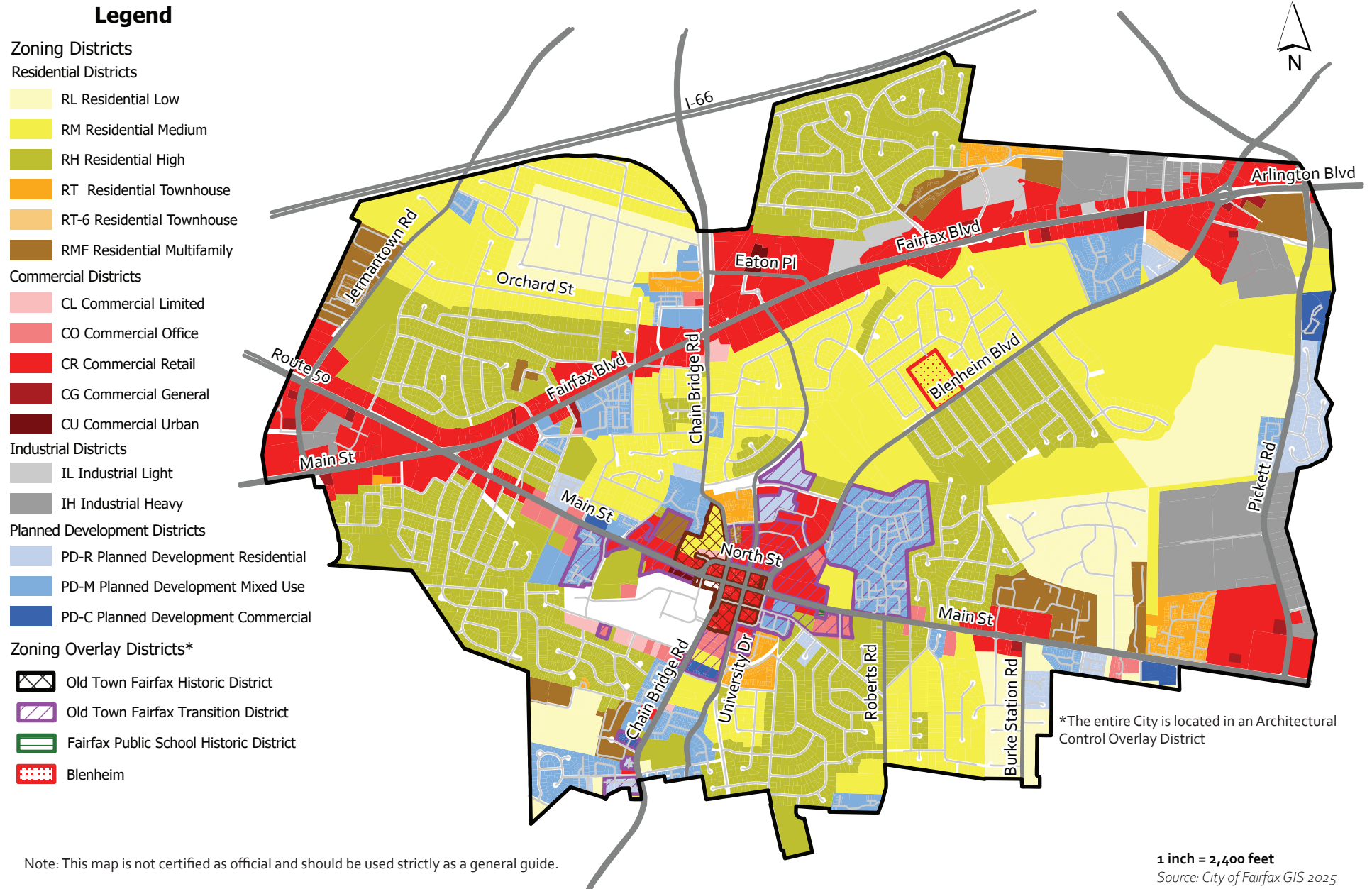
Percent of Land Area, by Use



1 inch = 2,600 feet  
Source: City of Fairfax GIS 2025



**FIGURE 14: Zoning Map**





**FIGURE 15: Future Land Use Map**  
2035 Comprehensive Plan

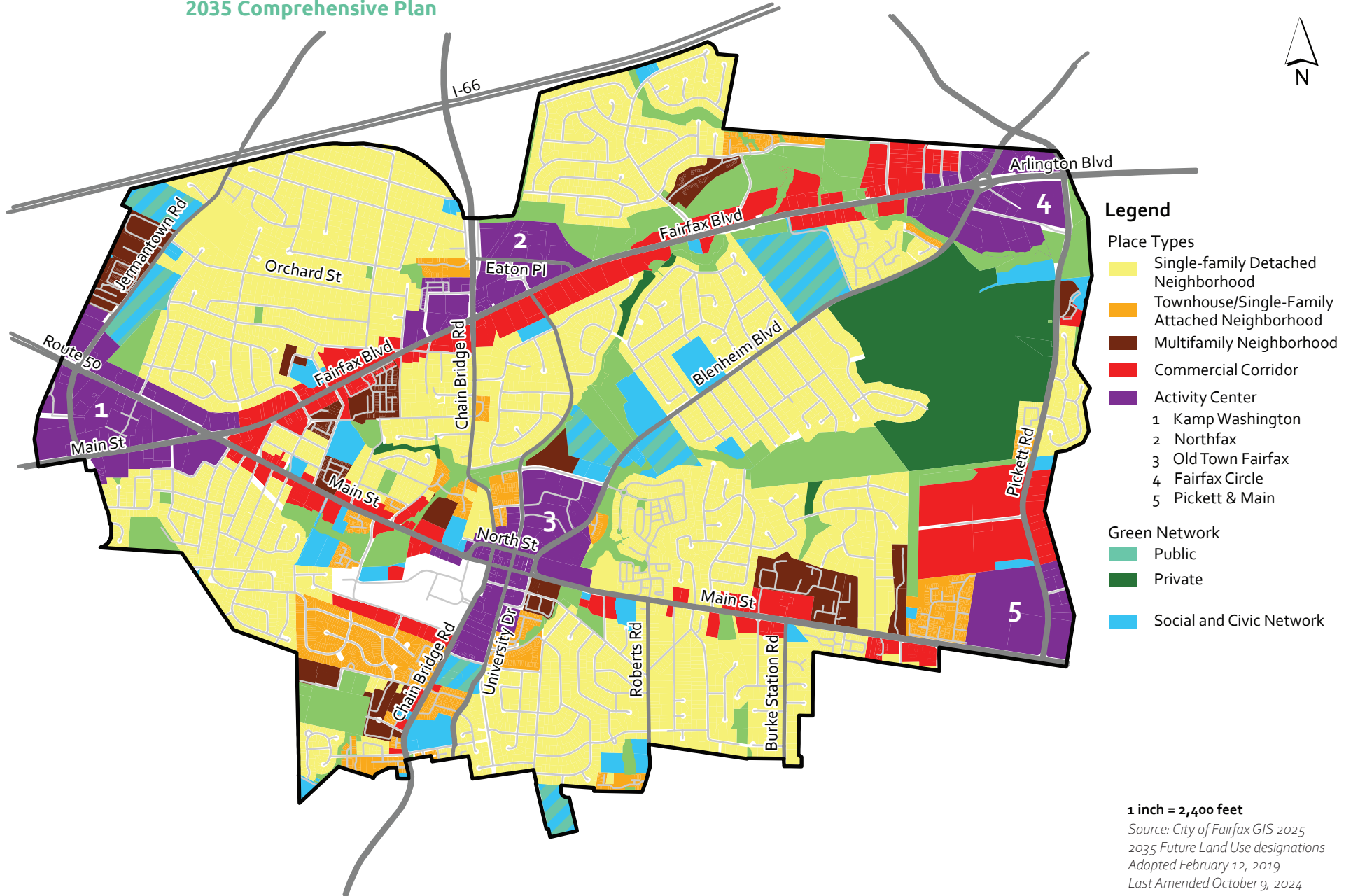


FIGURE 16: **Housing Type**

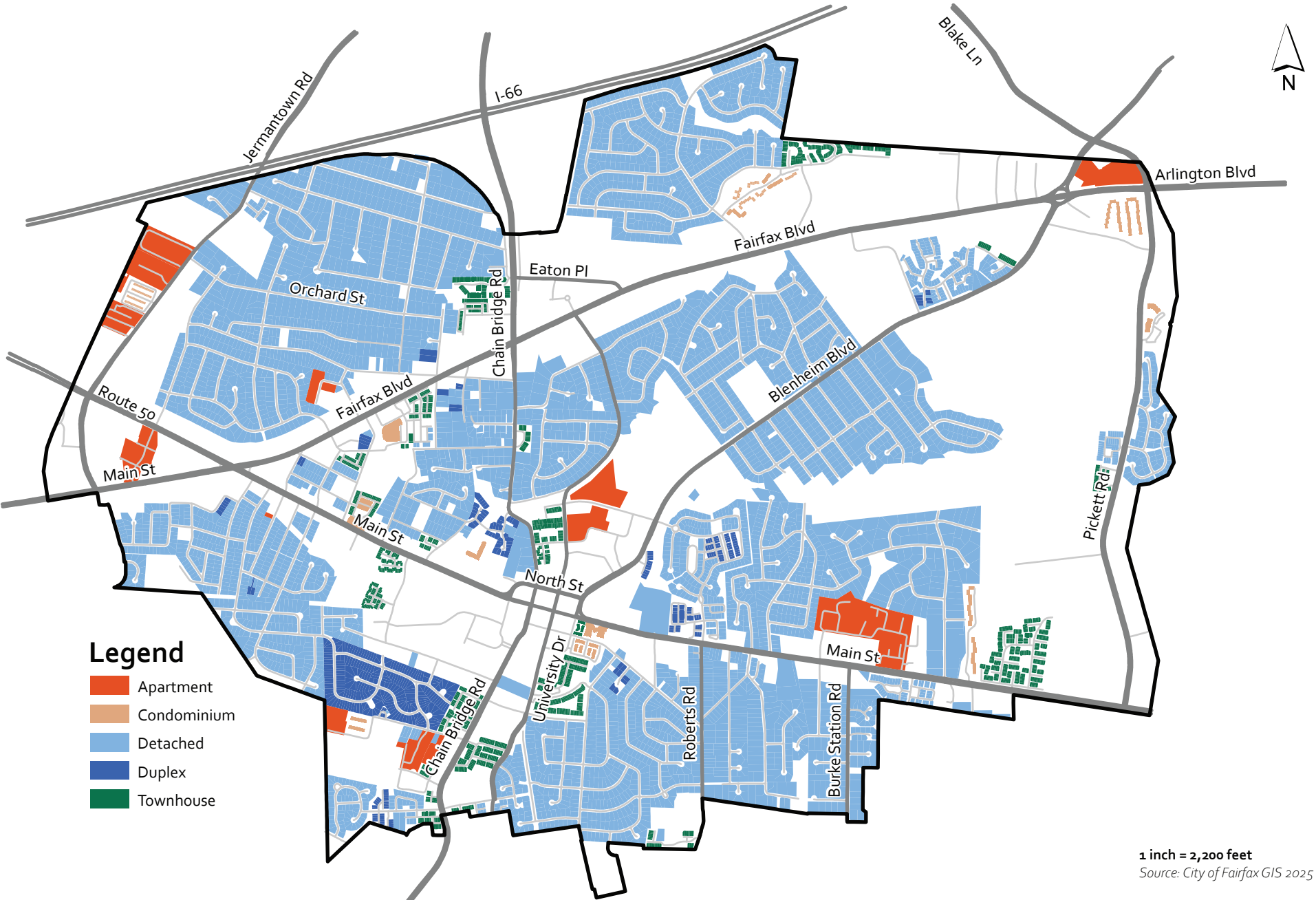
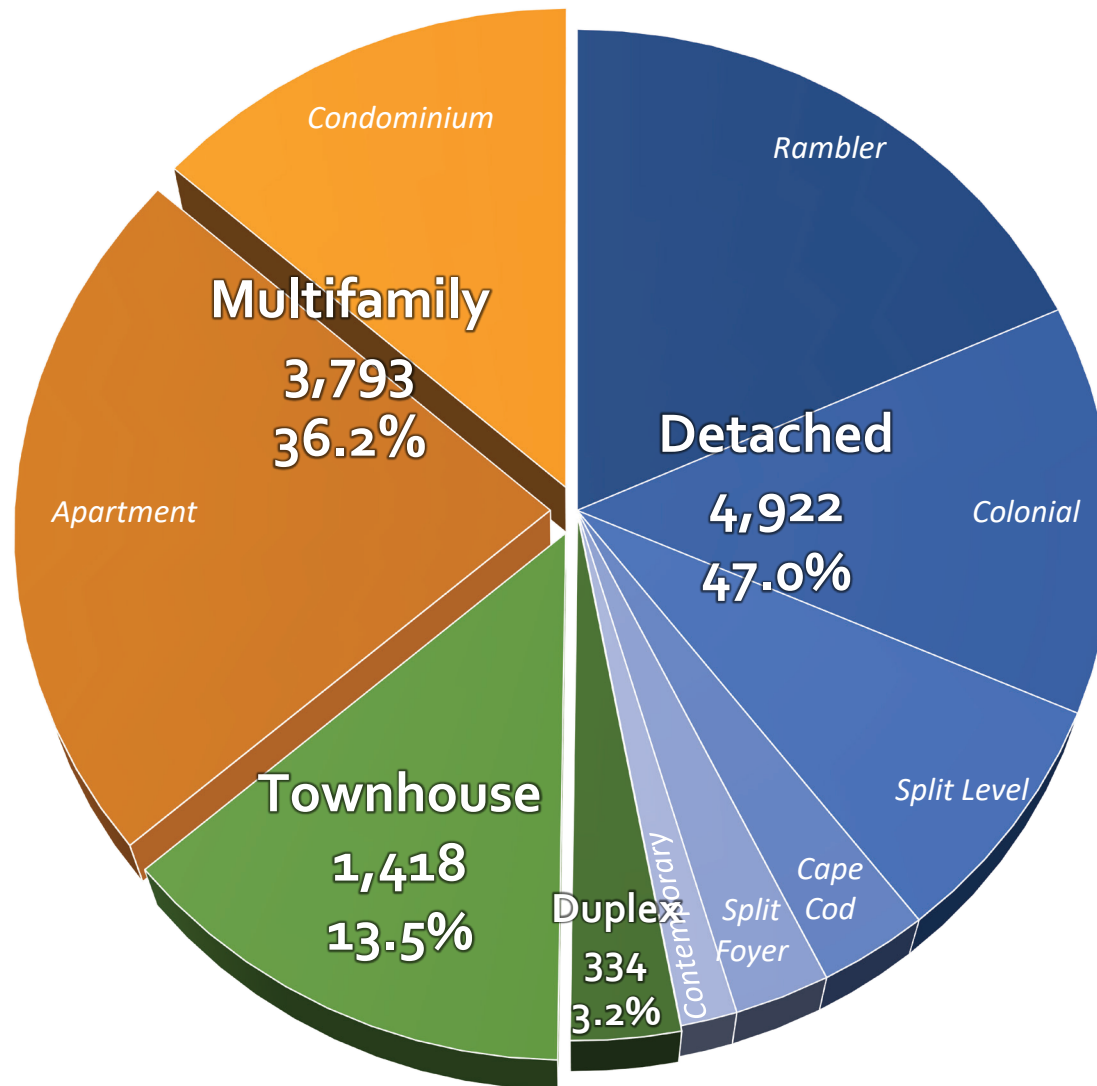


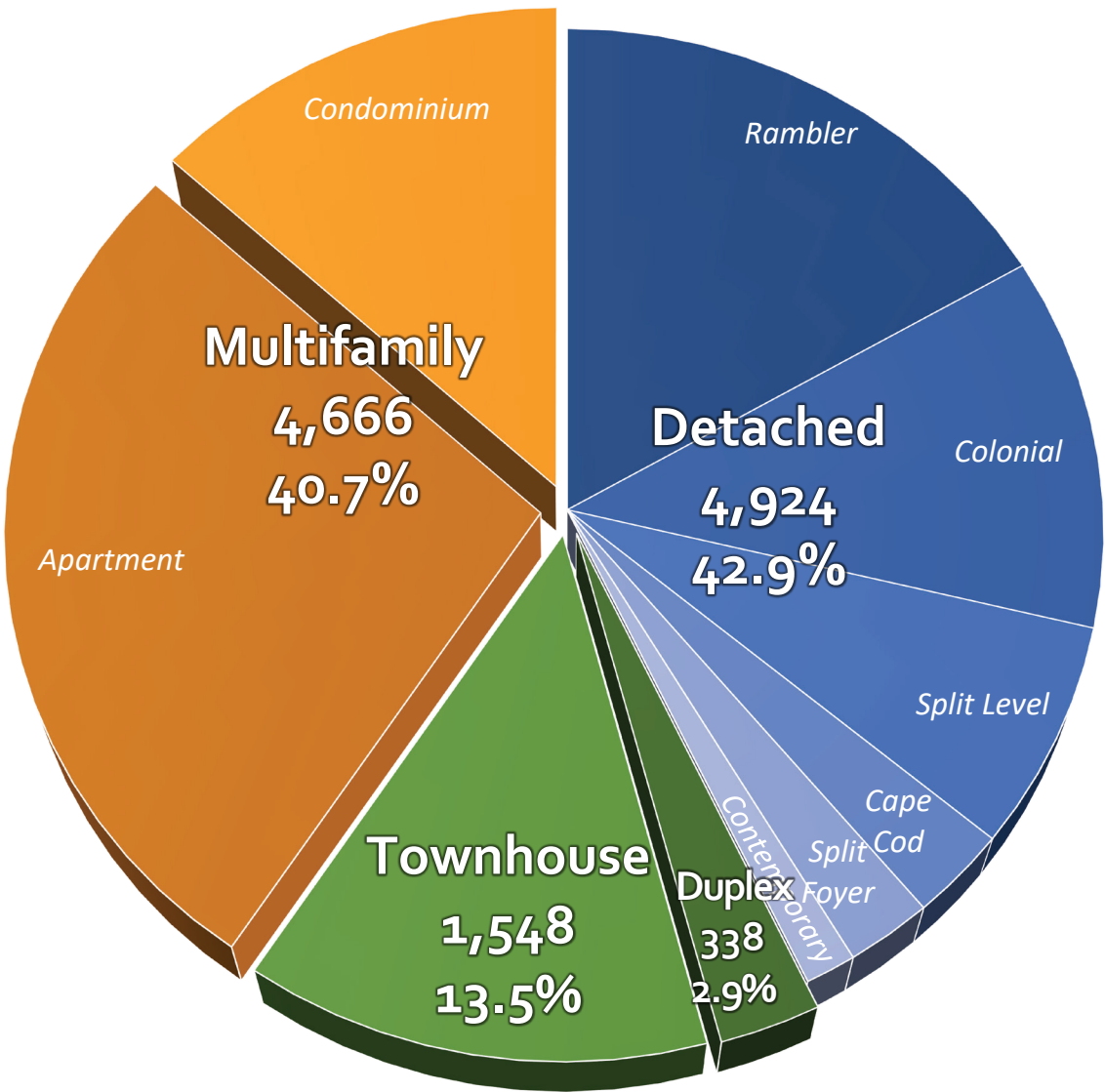
FIGURE 17: **Housing Type (existing)**



Source: Fairfax City Real Estate Assessments, December 2024  
Does not include units under construction as of December 31, 2024

FIGURE 18:

Housing Type (existing and approved)



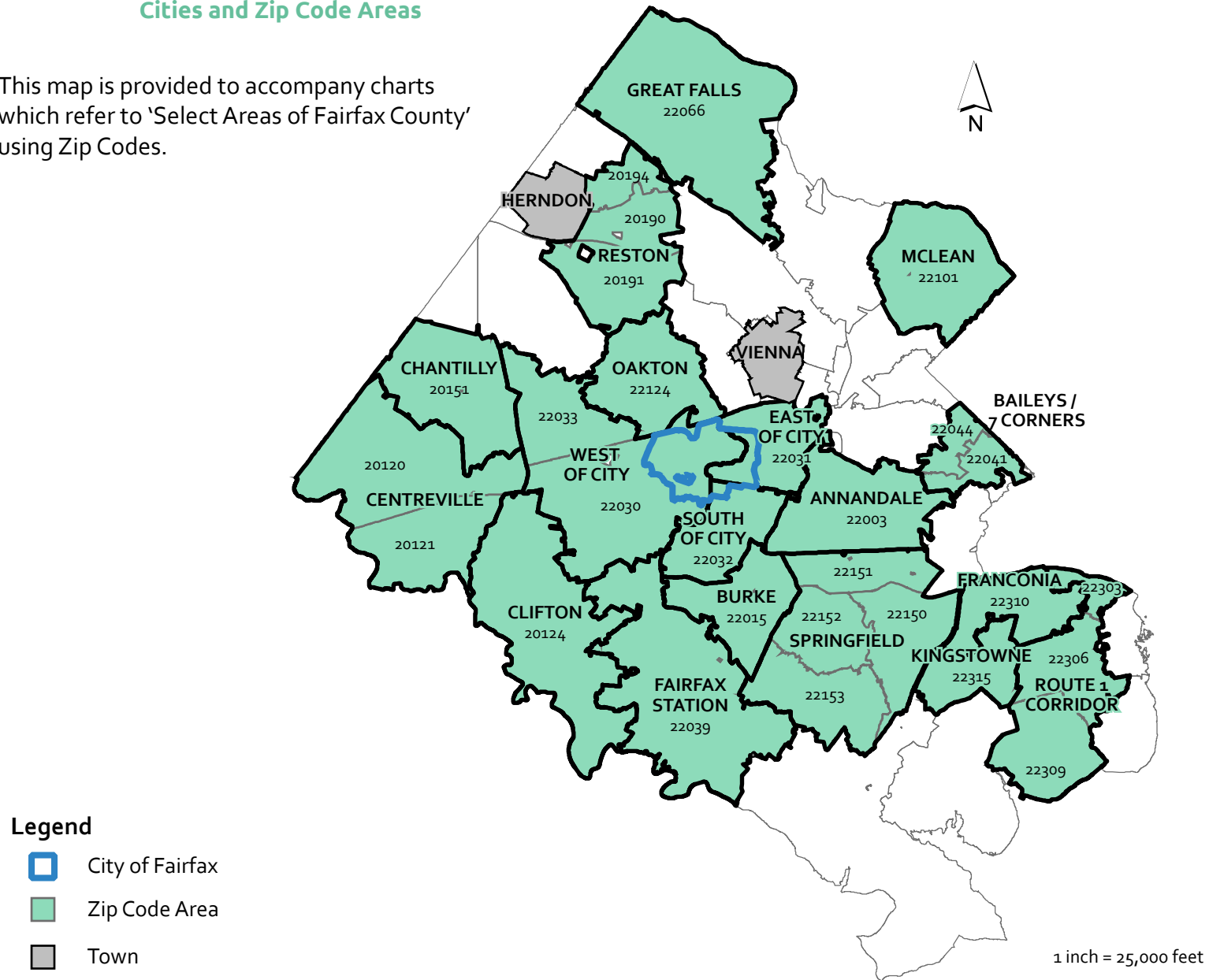
Source: Fairfax City Real Estate Assessments, December 2024  
Includes units under construction or approved as of December 31, 2024

FIGURE 19:

## City of Fairfax and Select Areas of Fairfax County

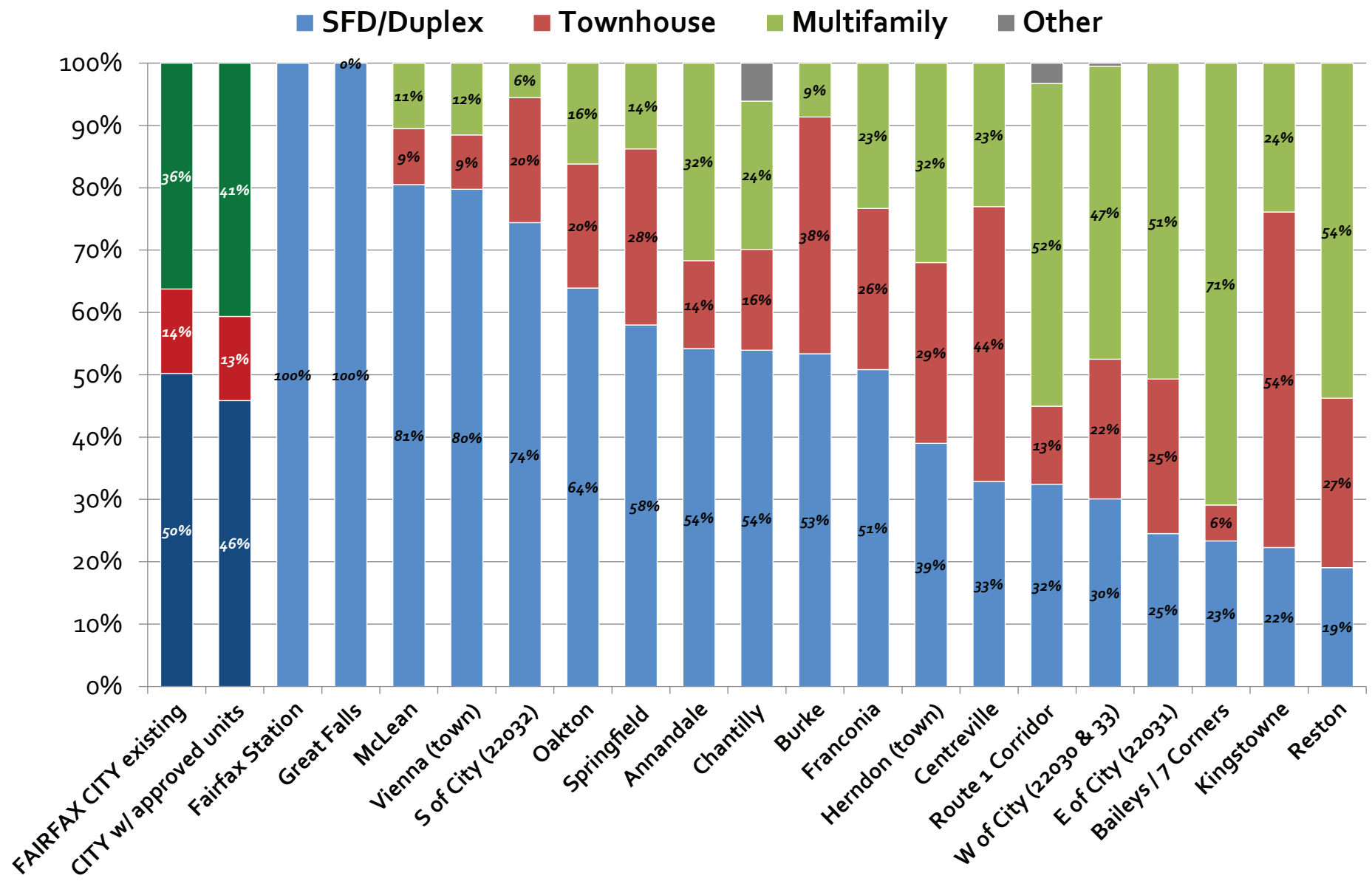
### Cities and Zip Code Areas

This map is provided to accompany charts which refer to 'Select Areas of Fairfax County' using Zip Codes.



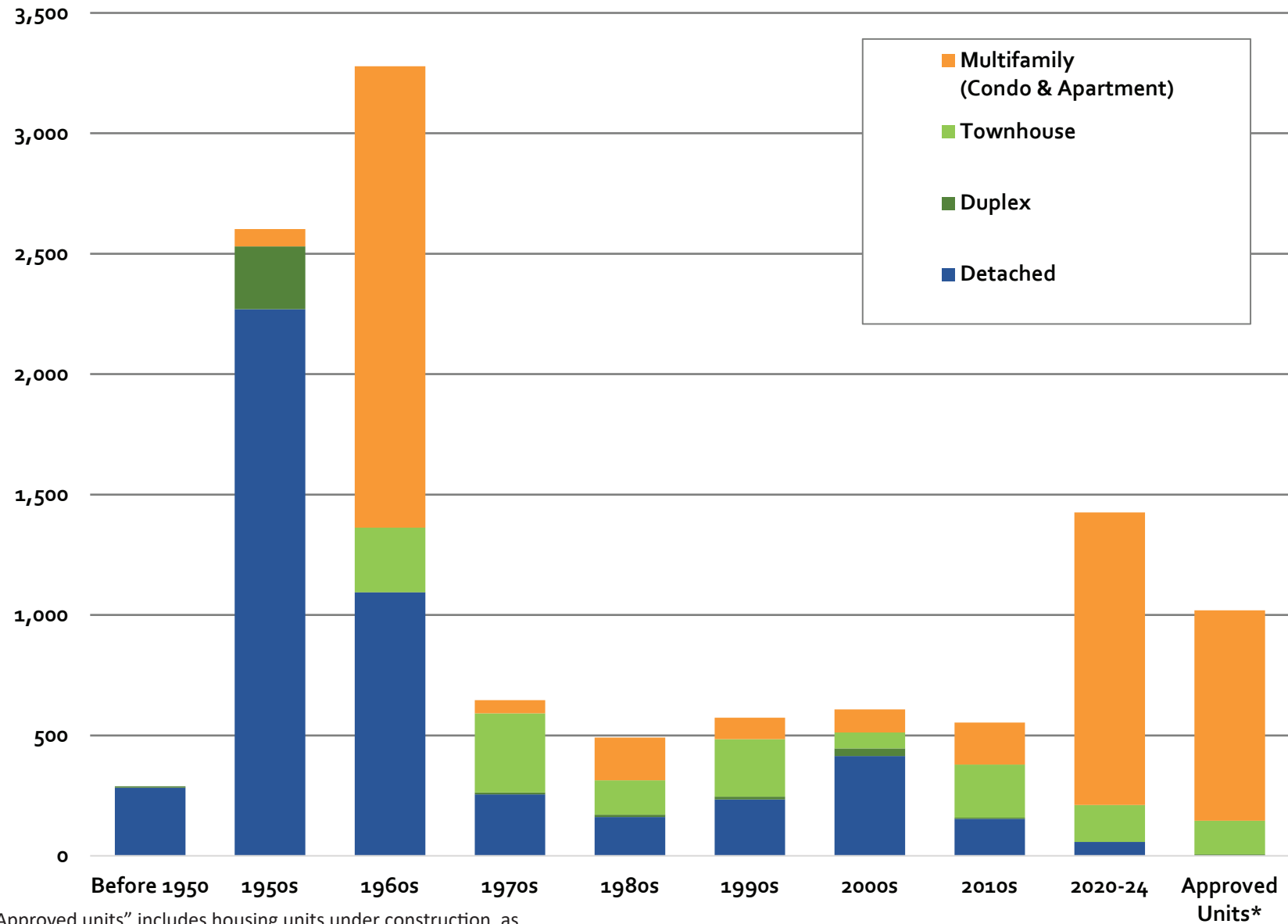
Source: Fairfax County Zip Code and Political Jurisdictions shapefiles

**FIGURE 20: Housing Units by Type**



Source: Fairfax County Demographic Report, 2024

**FIGURE 21: Housing Units by Type and Decade Built**

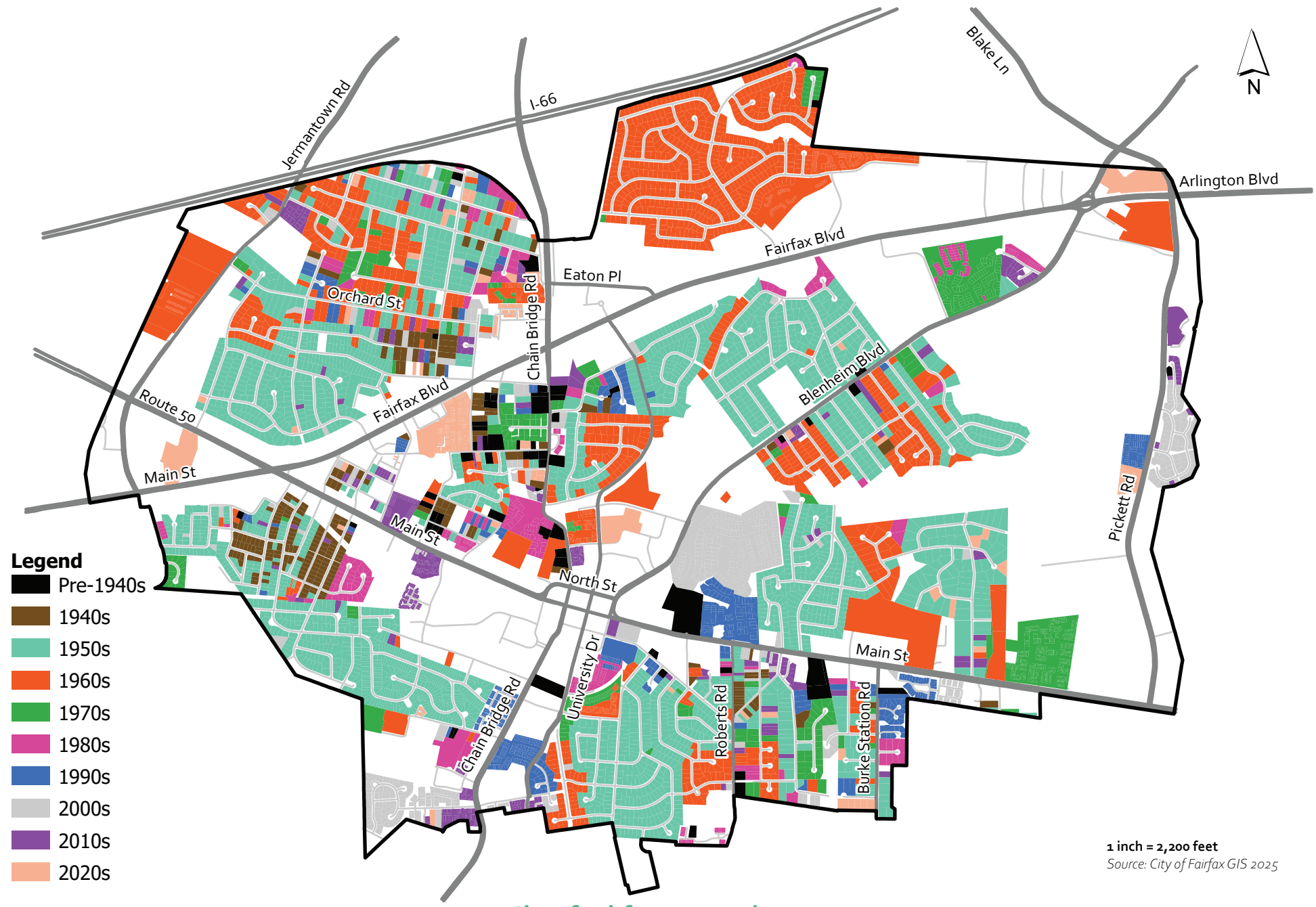


Note: "Approved units" includes housing units under construction, as well as projects that have been approved by City Council, but for which construction has not begun.

Source: Fairfax City Real Estate Assessments, December 2024  
Includes units under construction or approved as of December 31, 2024

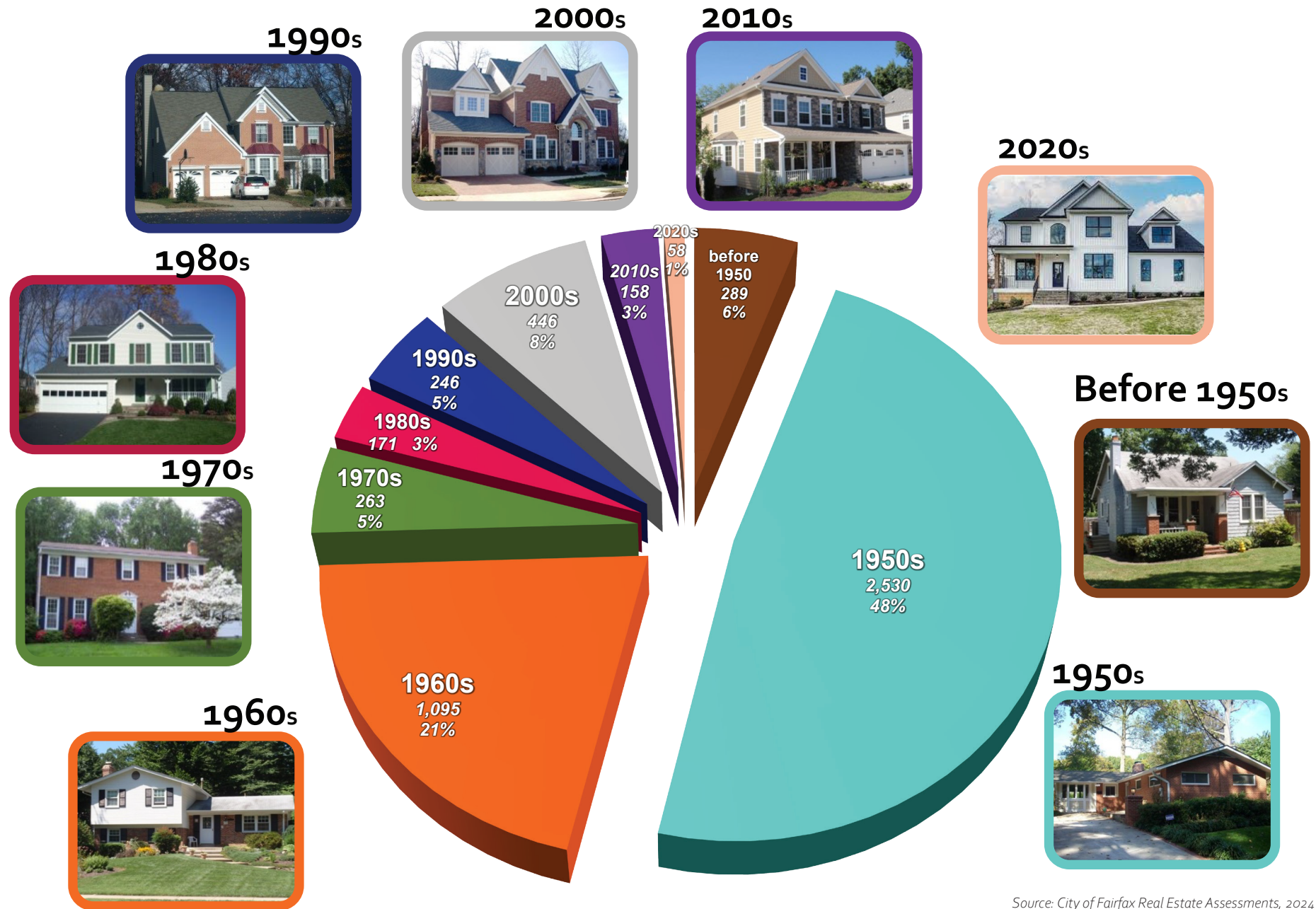


FIGURE 22:     **Housing Age by Decade Built**



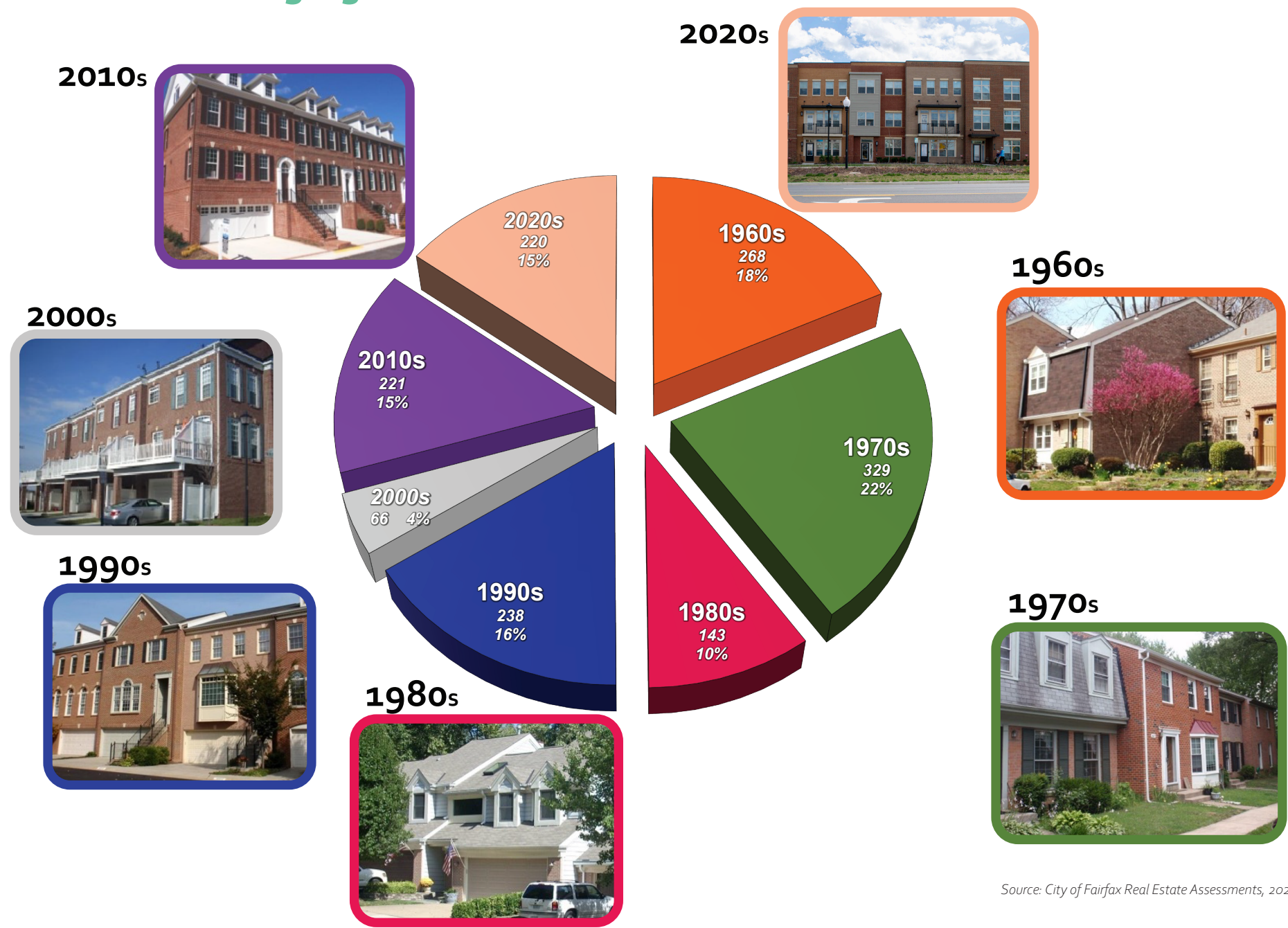


**FIGURE 23: Housing Age - Detached and Duplex**



Source: City of Fairfax Real Estate Assessments, 2024

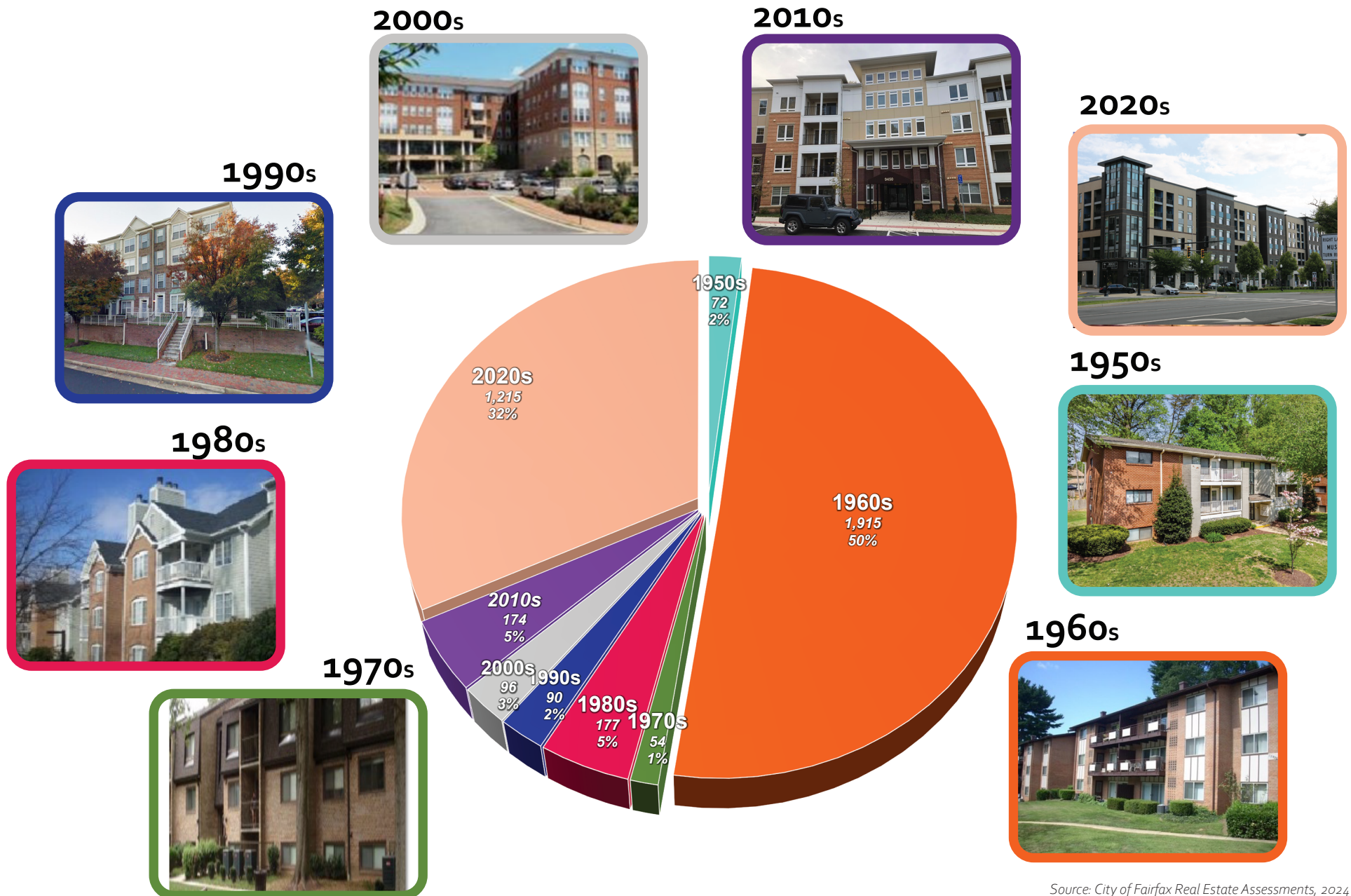
FIGURE 24: **Housing Age - Townhouses**



Source: City of Fairfax Real Estate Assessments, 2024



**FIGURE 25: Housing Age - Multifamily Units**



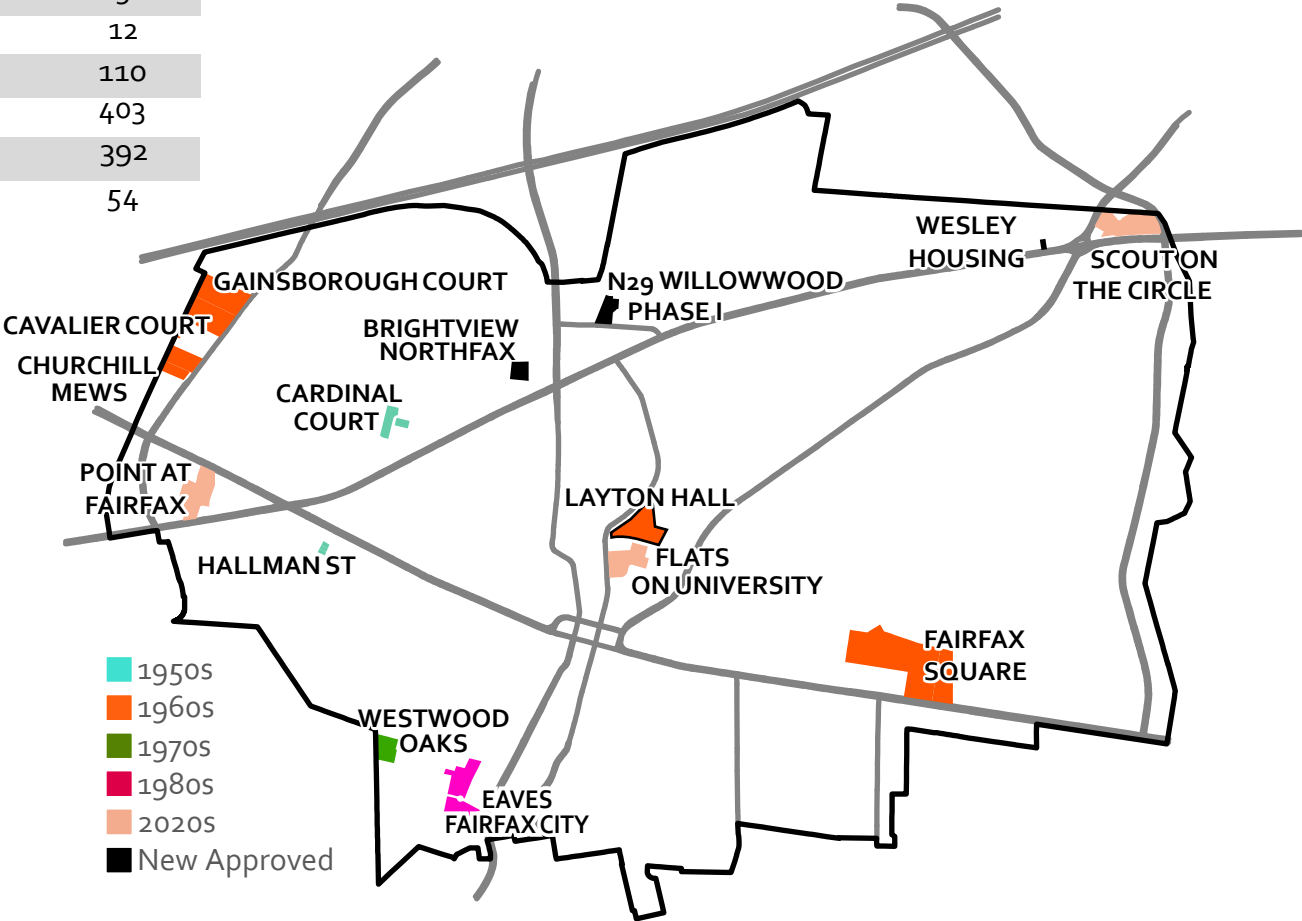
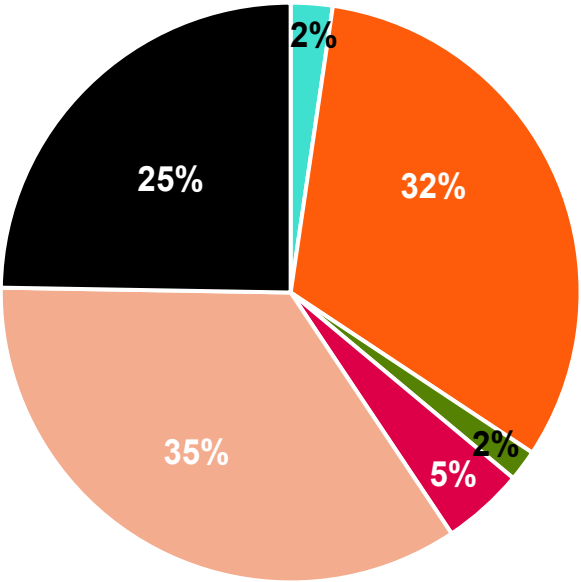
Source: City of Fairfax Real Estate Assessments, 2024

**FIGURE 26: Multifamily Rental Complexes by Decade Built**

Existing Complex Name	Year Built	# of Units
Cardinal Court	1959	60
Cavalier Court	1964	128
Churchill Mews	1965	20
Copperfield Square	1963	77
Eaves Fairfax City	1987	141
Fairfax Square	1964	502
Flats on University	2022	275
Gainsborough Court	1965	151
Hallman Street Apartments	1953	12
Layton Hall Apartments	1961	110
The Point at Fairfax	2022	403
Scout on the Circle	2020	392
West Wood Oaks	1971	54

Approved New Rental Complexes	# of Units
Layton Hall (replaces existing complex)	250 (net new)
Brightview Northfax	200
Wesley Housing	54
N29 Willowwood Phase I	260

Source: City of Fairfax Real Estate data, 2025



**FIGURE 27: Detached Housing Styles**

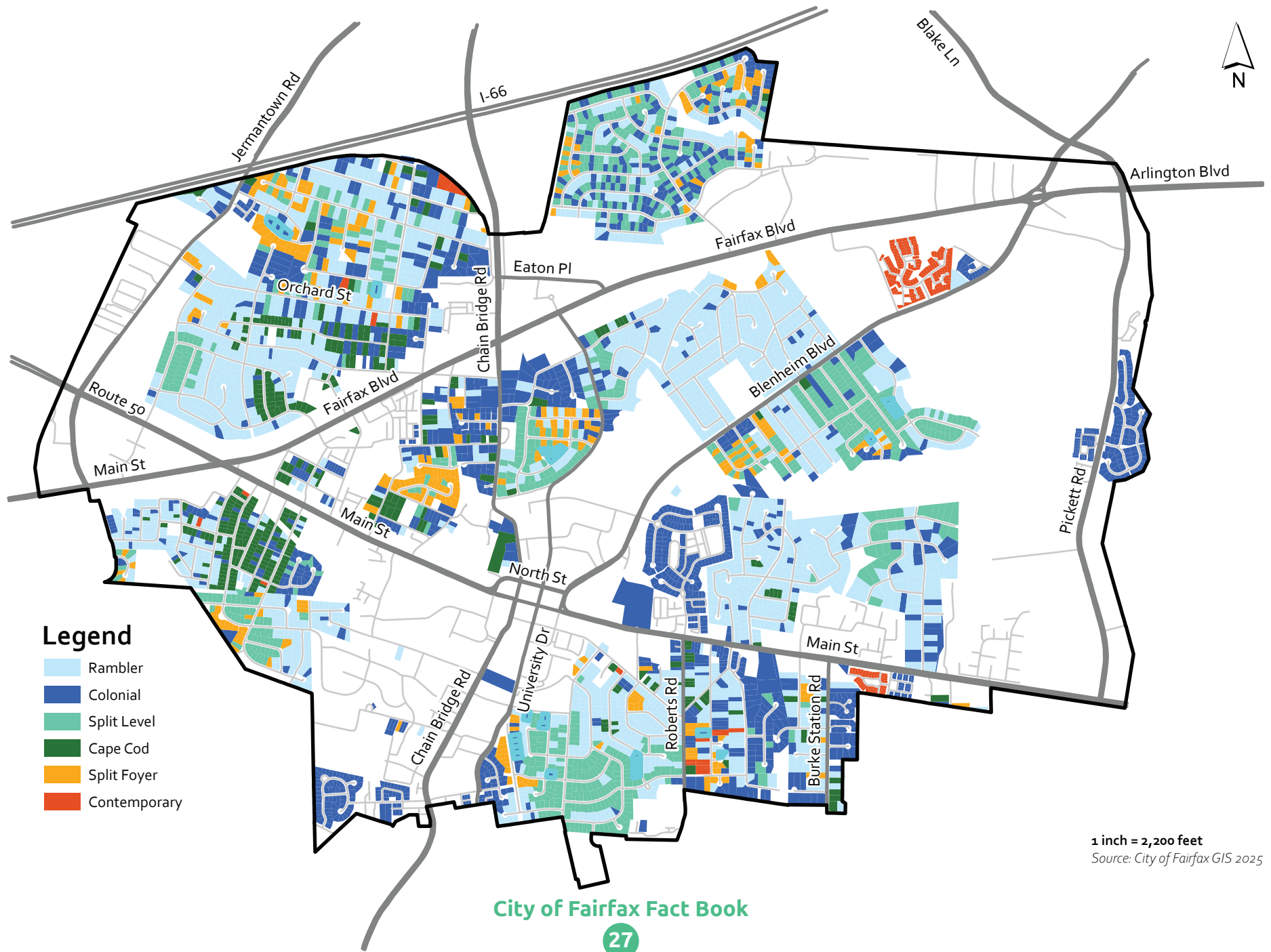
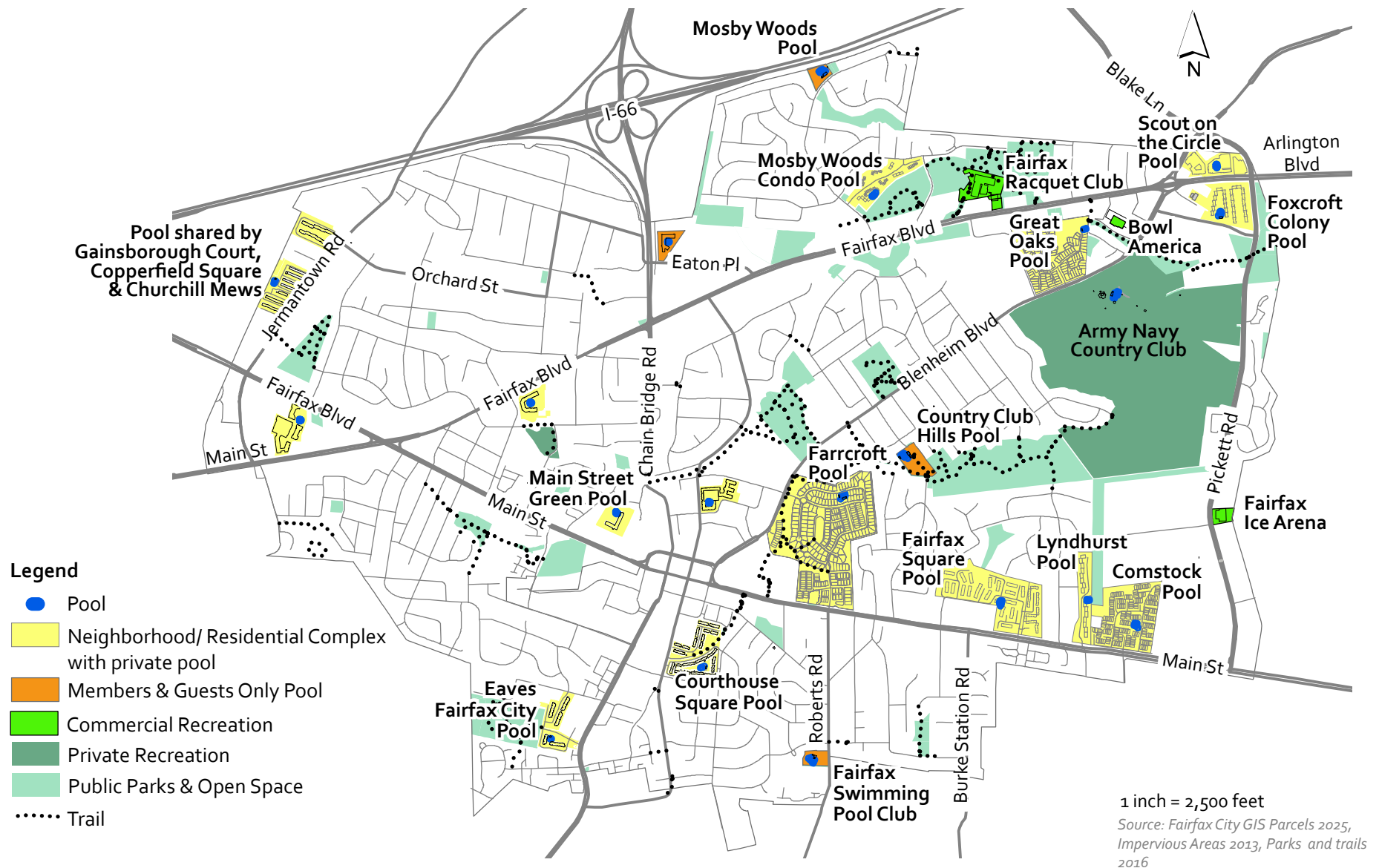




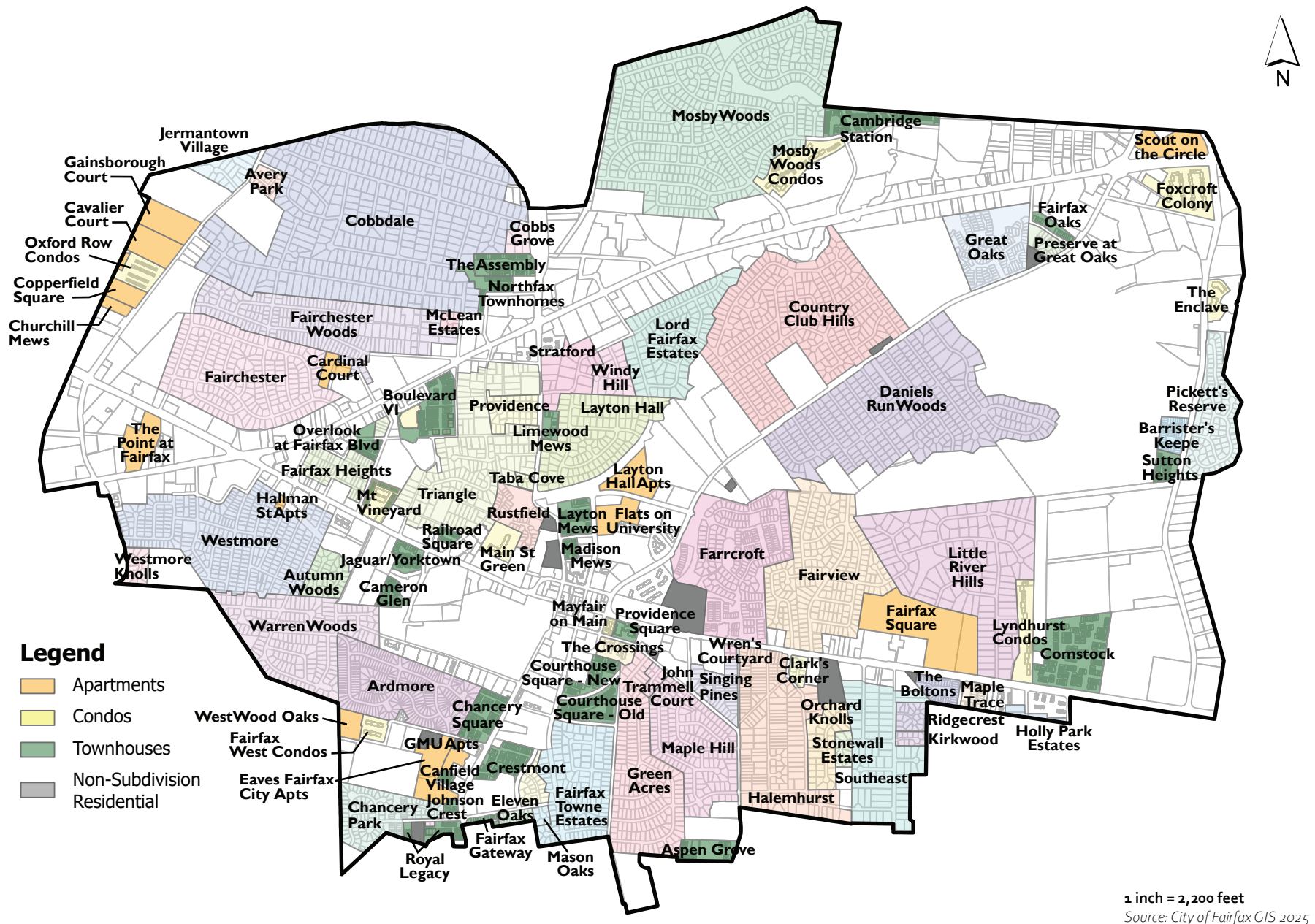
FIGURE 28: Single Family Residential Lot Size



**FIGURE 29: Neighborhood, Commercial and Private Recreation**

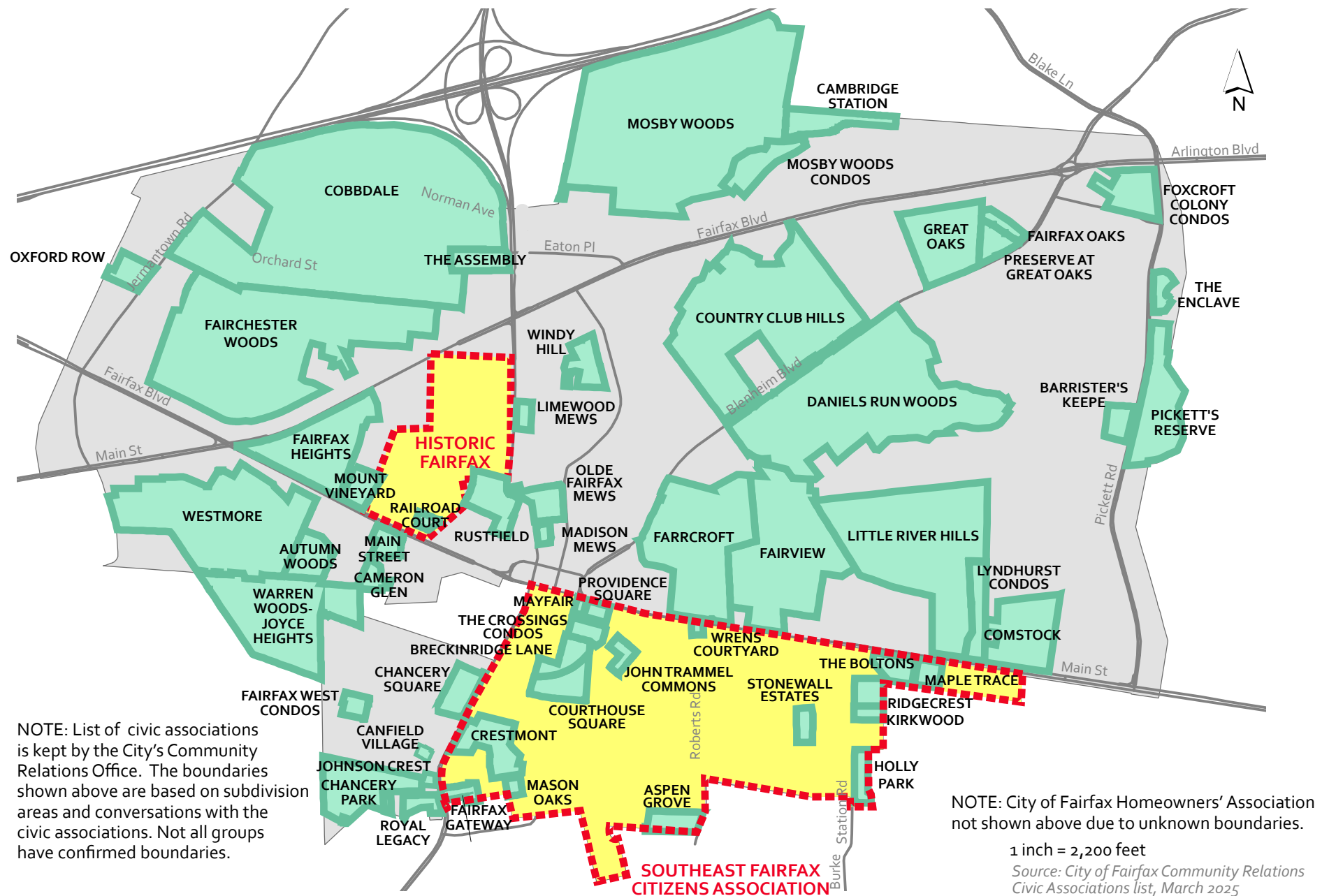


### FIGURE 30:

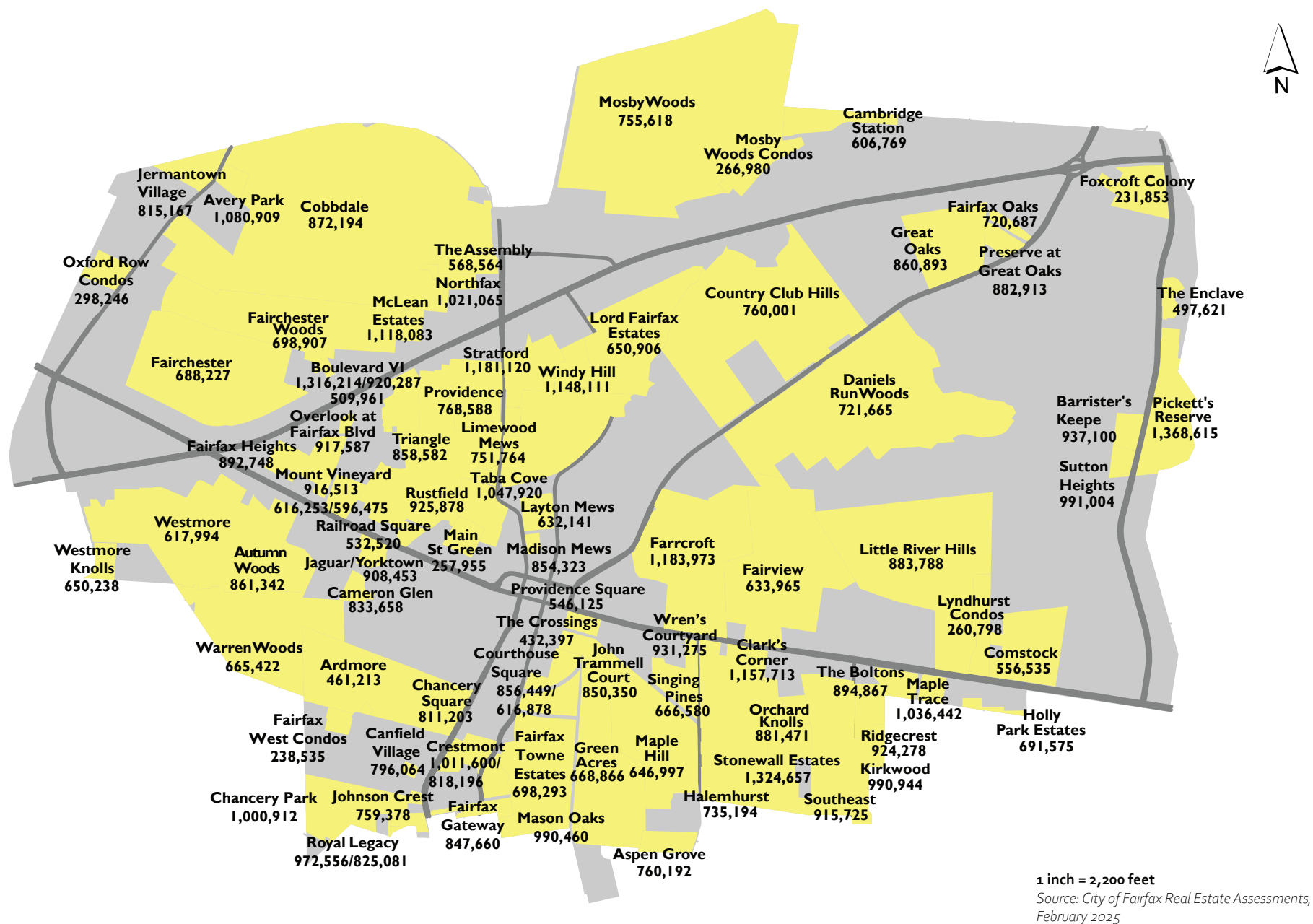




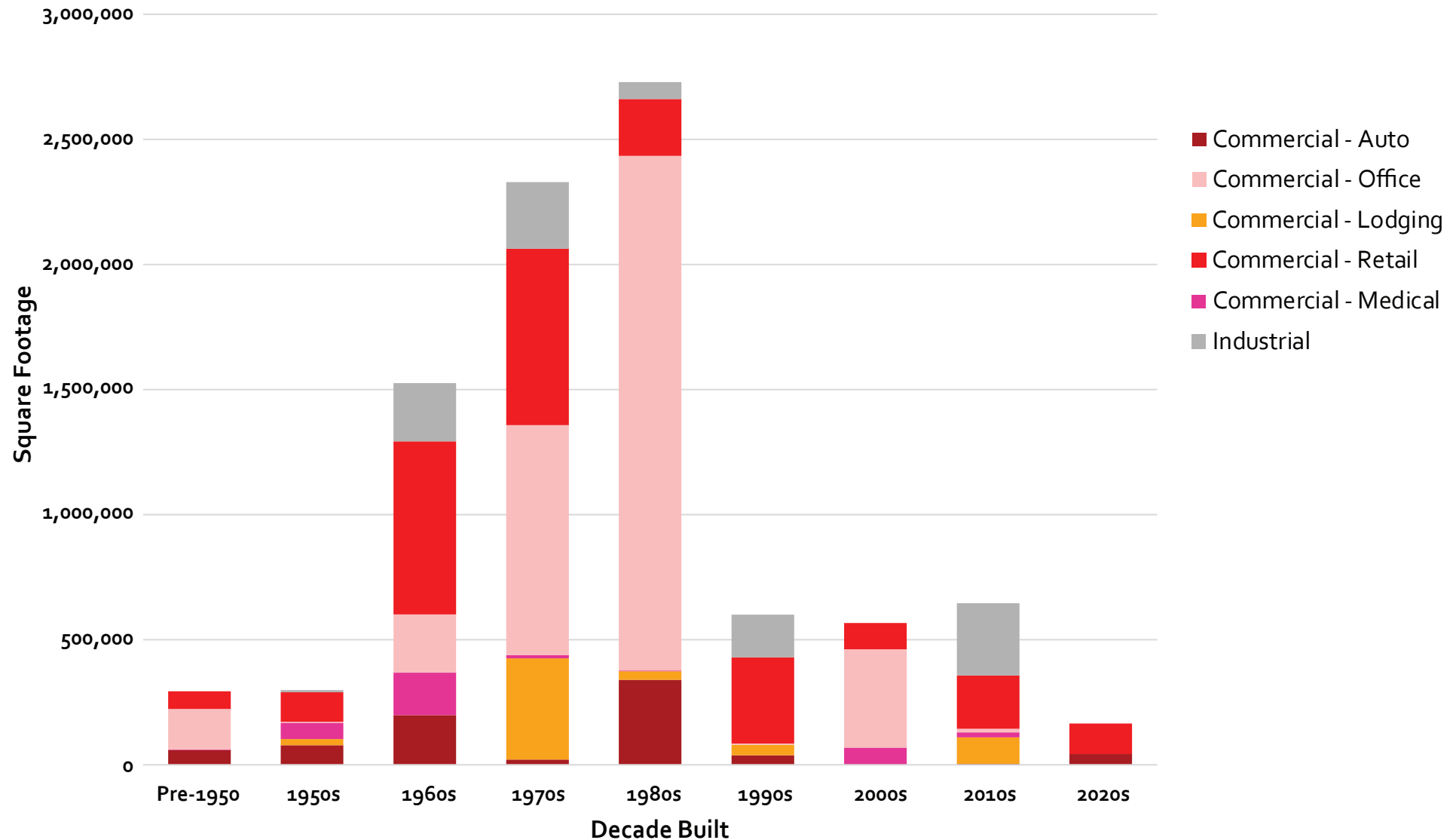
**FIGURE 31: Civic Associations**



**FIGURE 32: 2025 Projected Average Residential Assessments**



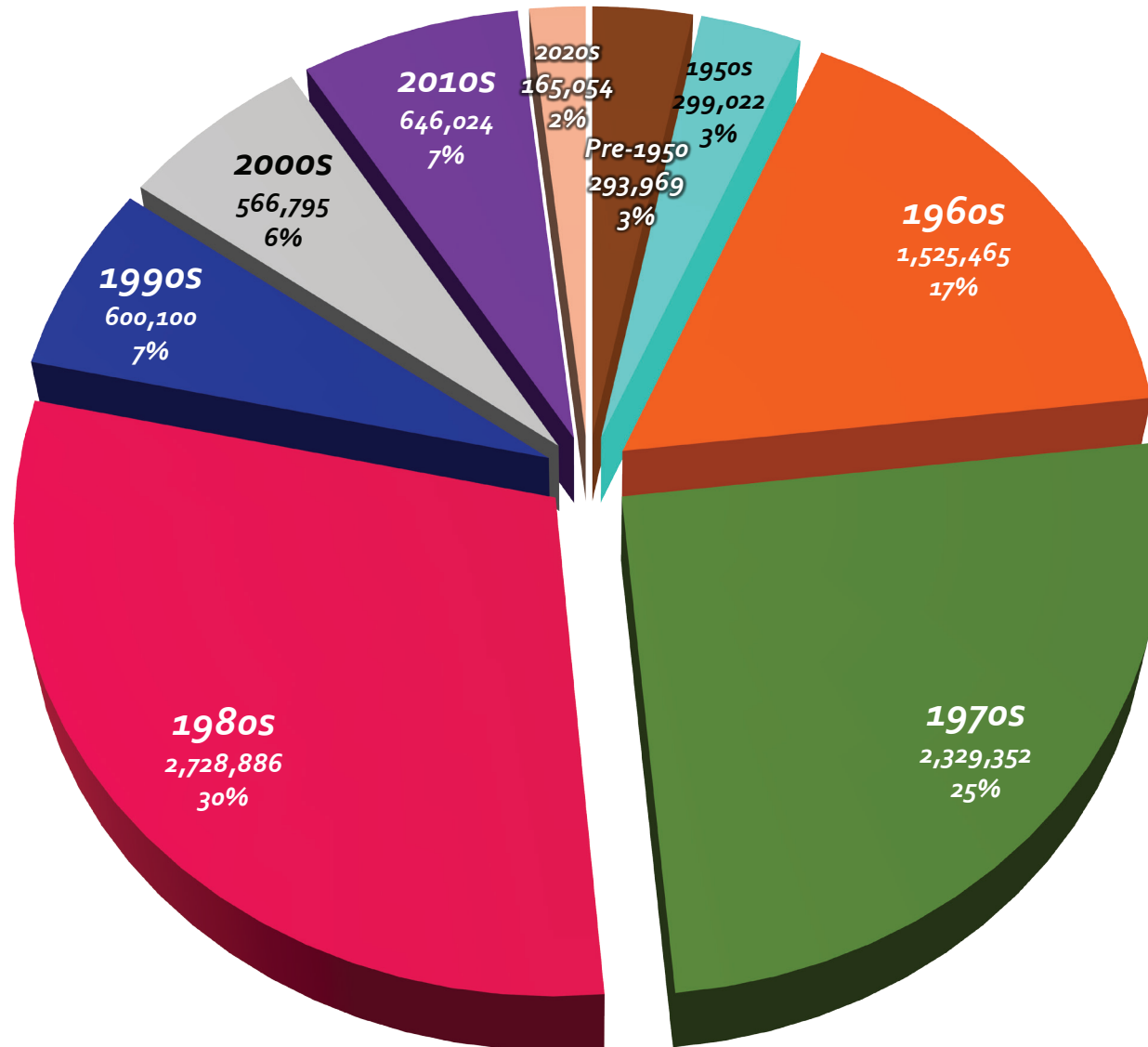
**FIGURE 33: Commercial and Industrial Square Footage by Type and Decade Built**



Source: City of Fairfax Real Estate Assessments, 2024

FIGURE 34:

## Combined Commercial and Industrial Square Footage by Decade Built



Source: City of Fairfax Real Estate Assessments, 2024

**FIGURE 35: Commercial and Industrial Building Age by Decade Built**

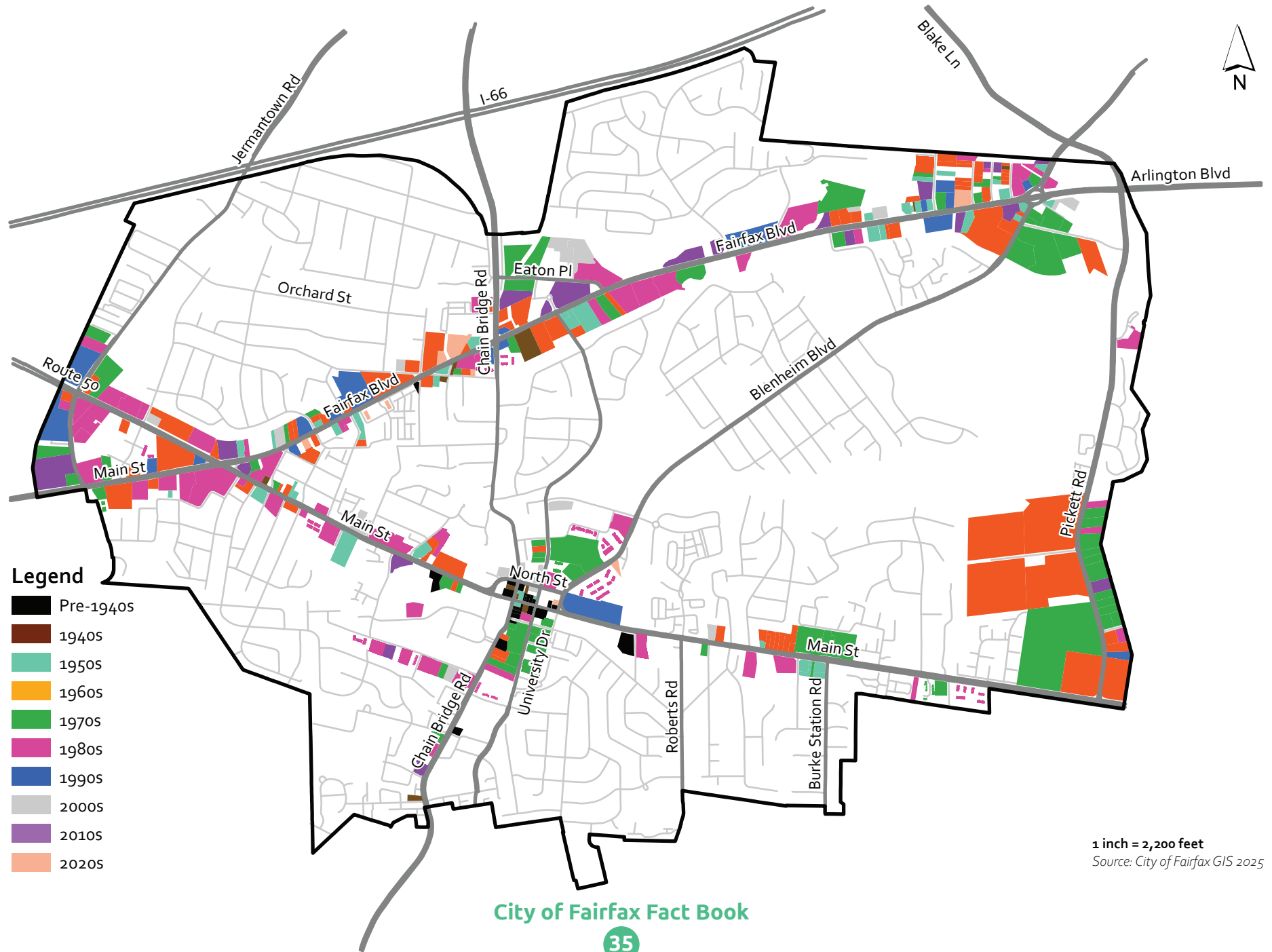
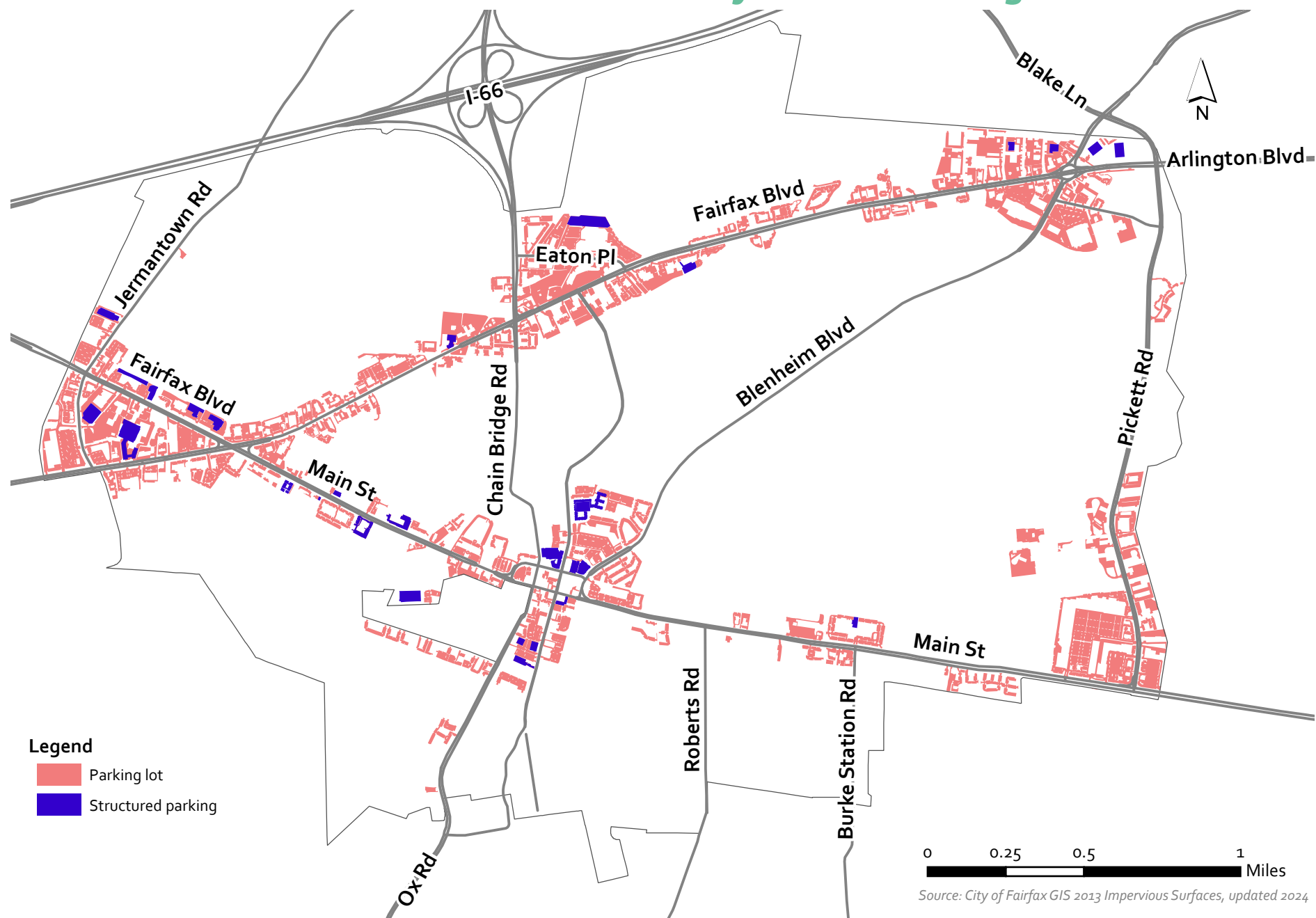
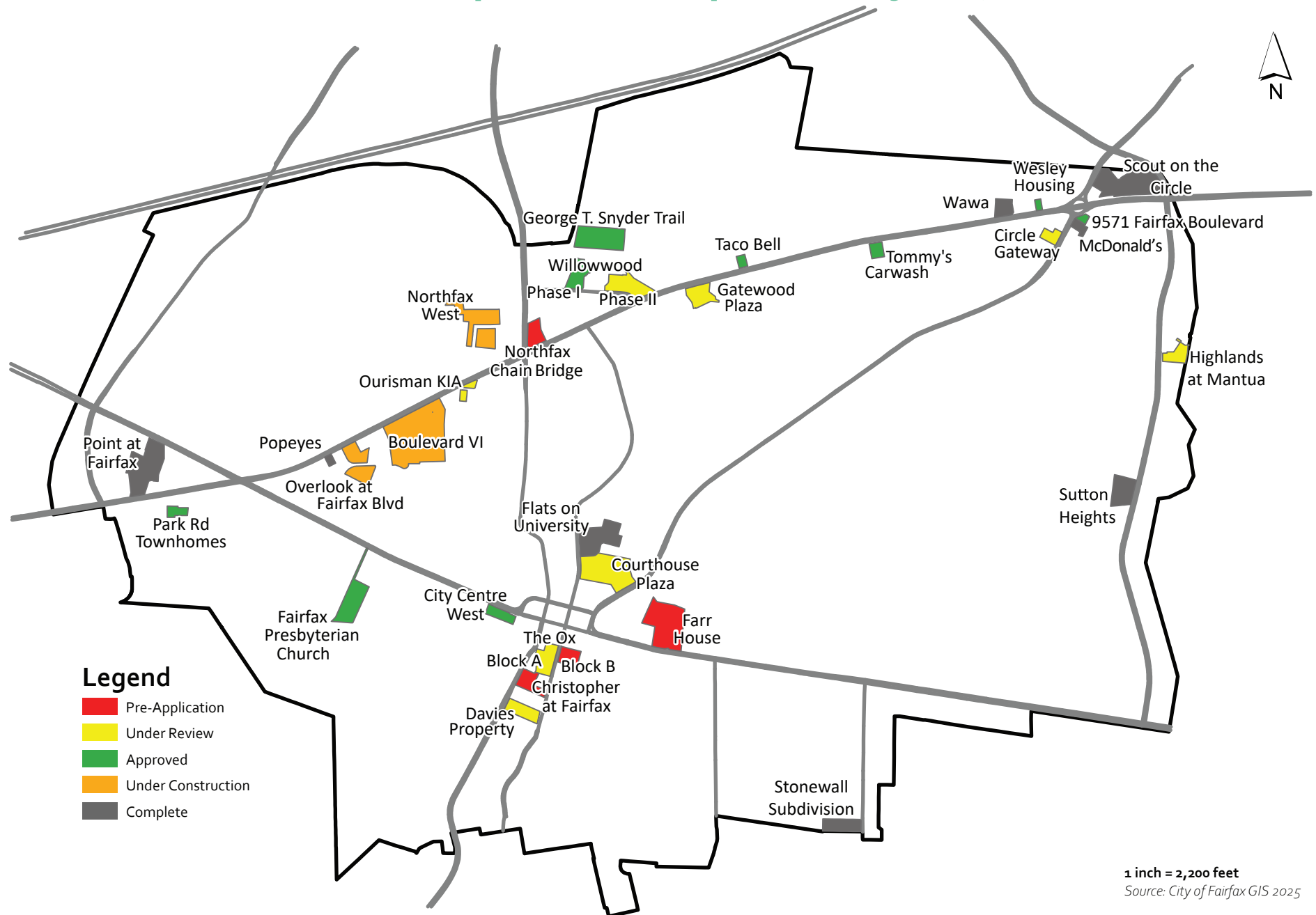


FIGURE 36: Commercial Corridor and Activity Center Parking

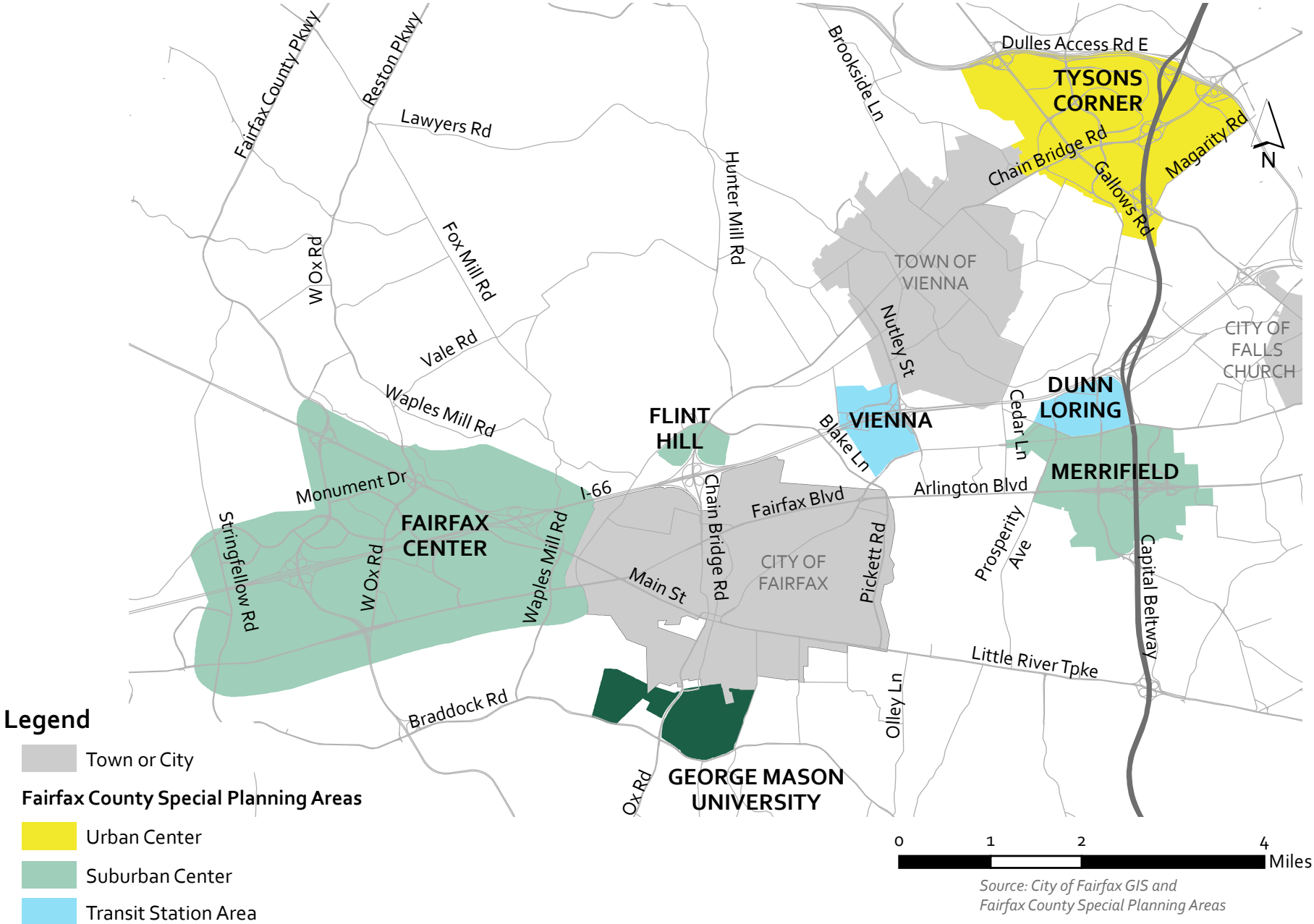


**FIGURE 37: Recent and Anticipated Development Projects, 2020-2025**





**FIGURE 38: Nearby Major Mixed Use Centers**



Source: City of Fairfax GIS and Fairfax County Special Planning Areas

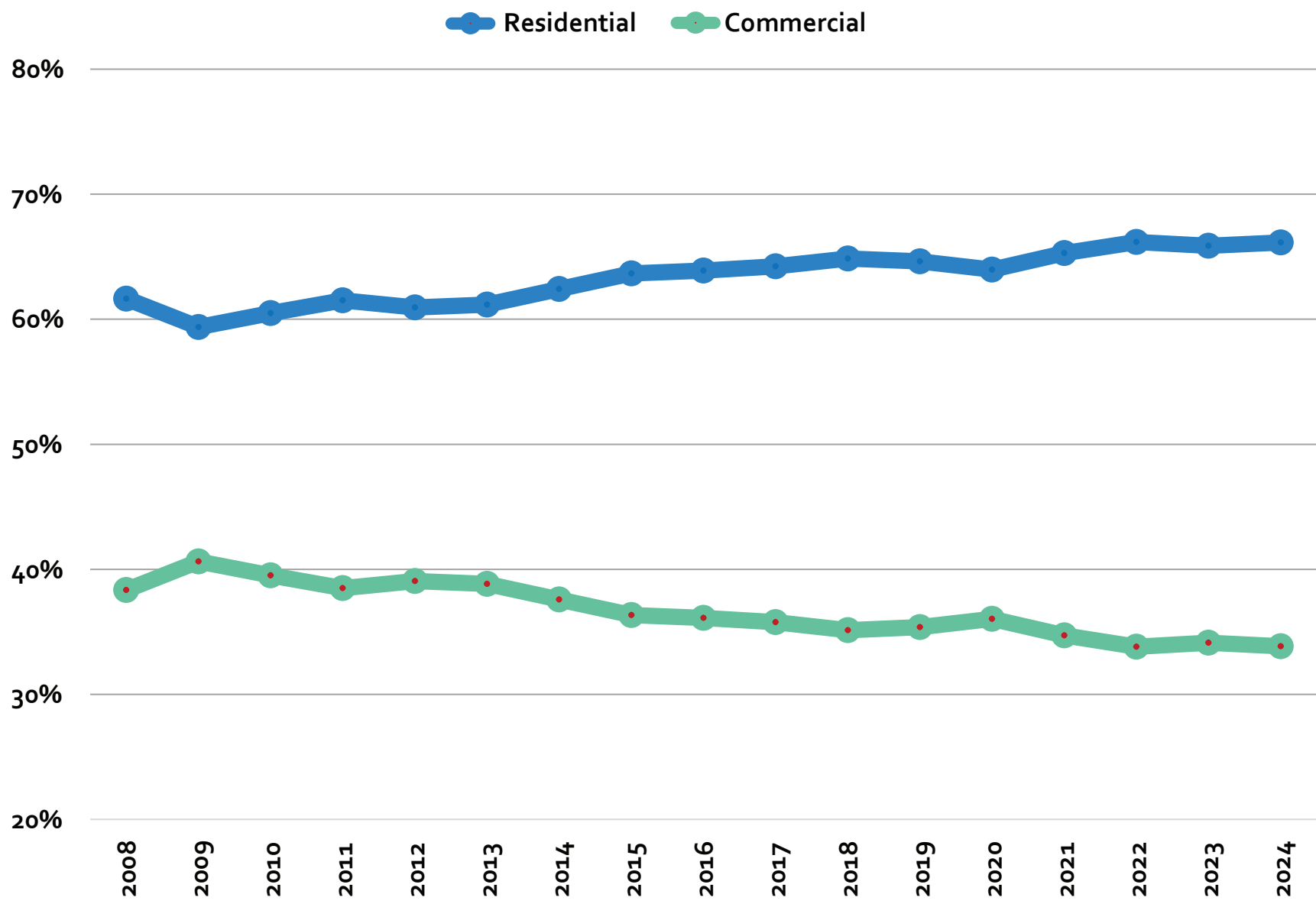


**FIGURE 39: Grocery Stores, Farmers Markets, and Community Gardens**



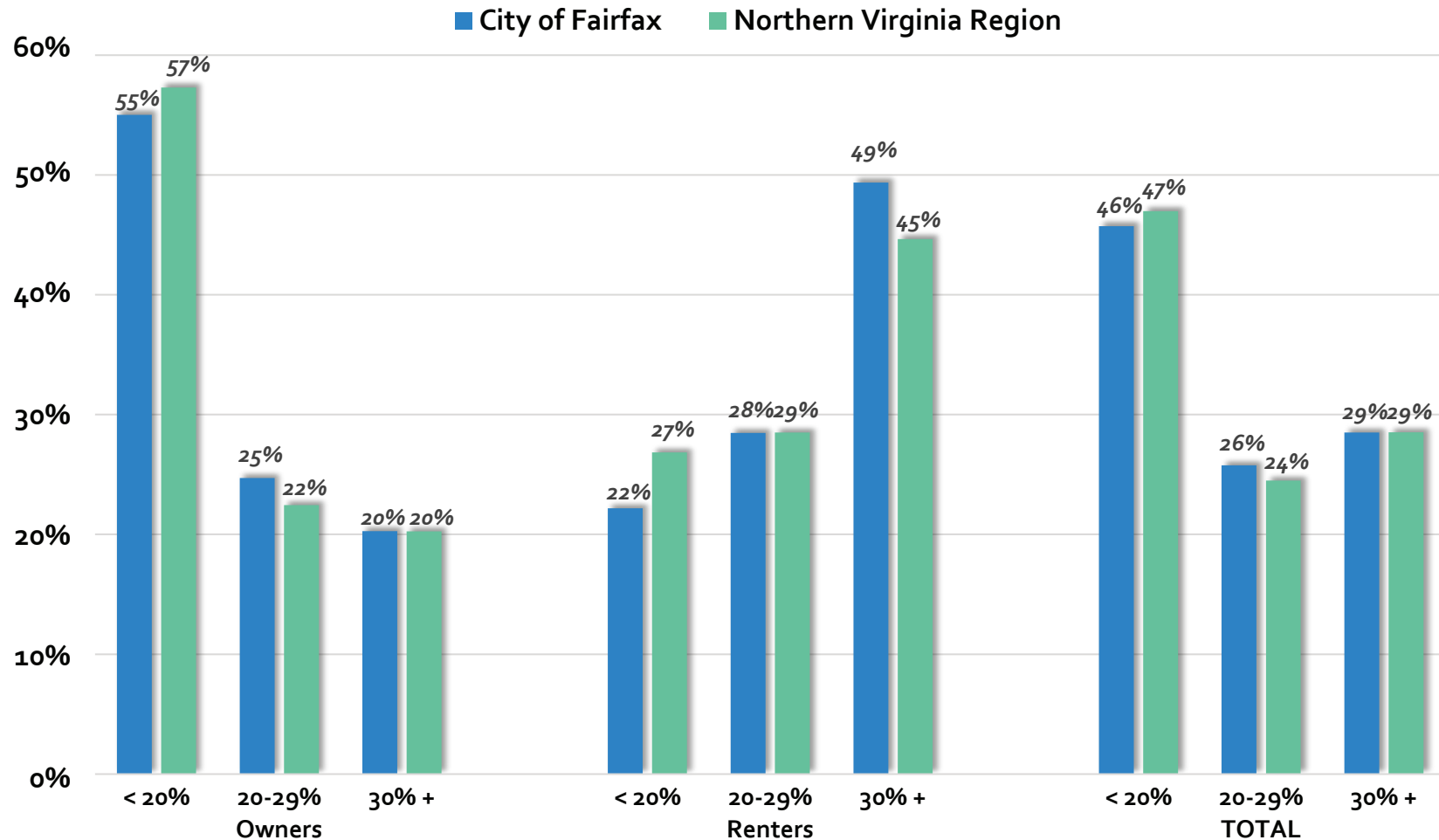
Source: Fairfax City GIS Parcels 2025, Department of Community Development and Planning 2025

FIGURE 40: Real Estate Assessments by Commercial and Residential Sectors



NOTE: Data pertains to calendar year assessed values. Source: City of Fairfax Budgets

**FIGURE 41: Housing Costs as a Percentage of Household Income**



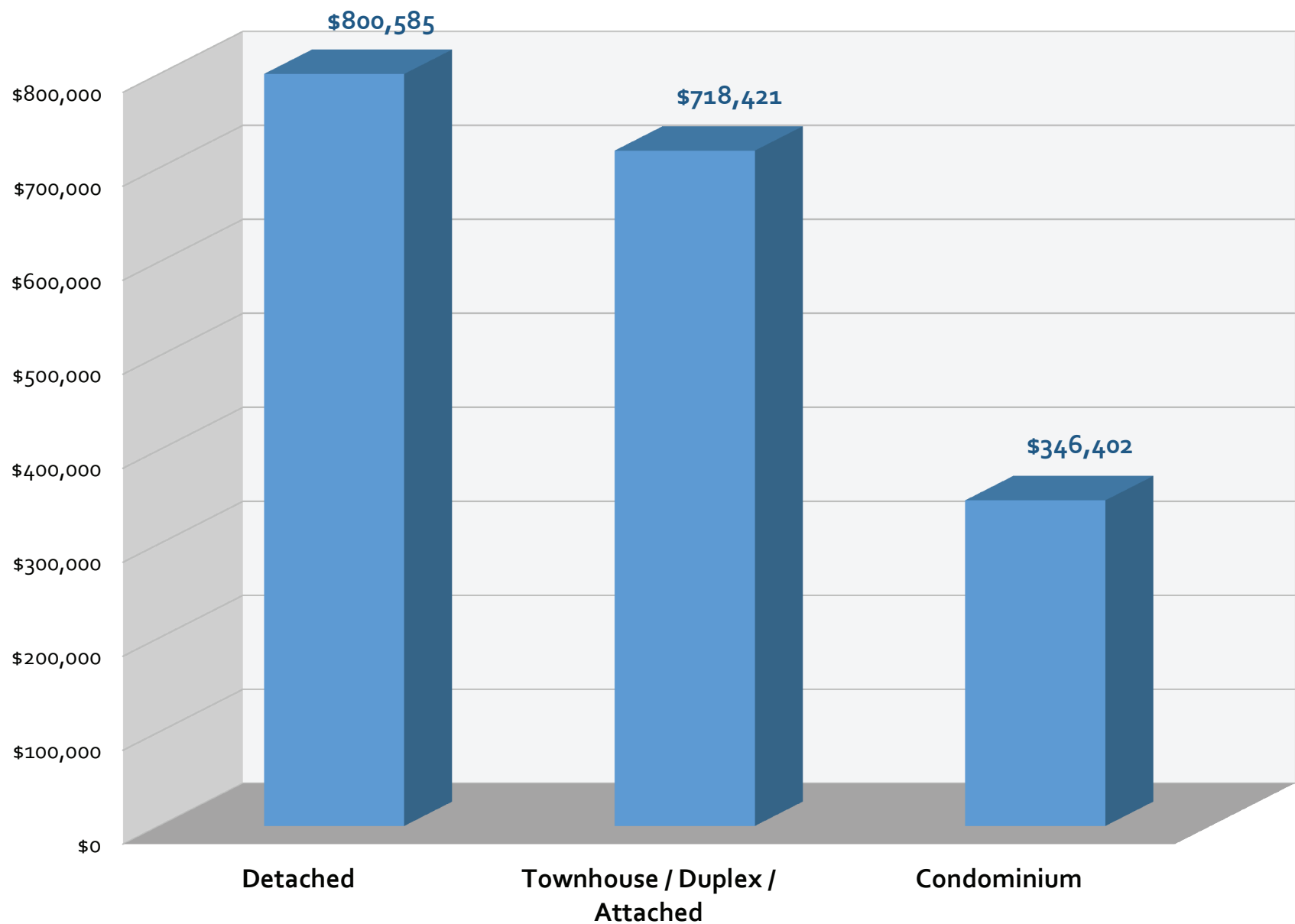
Source: US Census ACS, 2019-2023

### Area Median Family Income

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
LOW INCOME (60%)	\$64,980	\$74,280	\$83,580	\$92,820	\$100,700	\$107,700	\$115,140	\$122,580
VERY LOW INCOME (50%)	\$54,150	\$61,900	\$69,650	\$77,350	\$83,550	\$89,750	\$95,950	\$102,150
MEDIAN FAMILY INCOME (100%)	\$154,700							

Source: US Department of Housing and Urban Development; Multifamily Tax Subsidy Income Limits, 2024

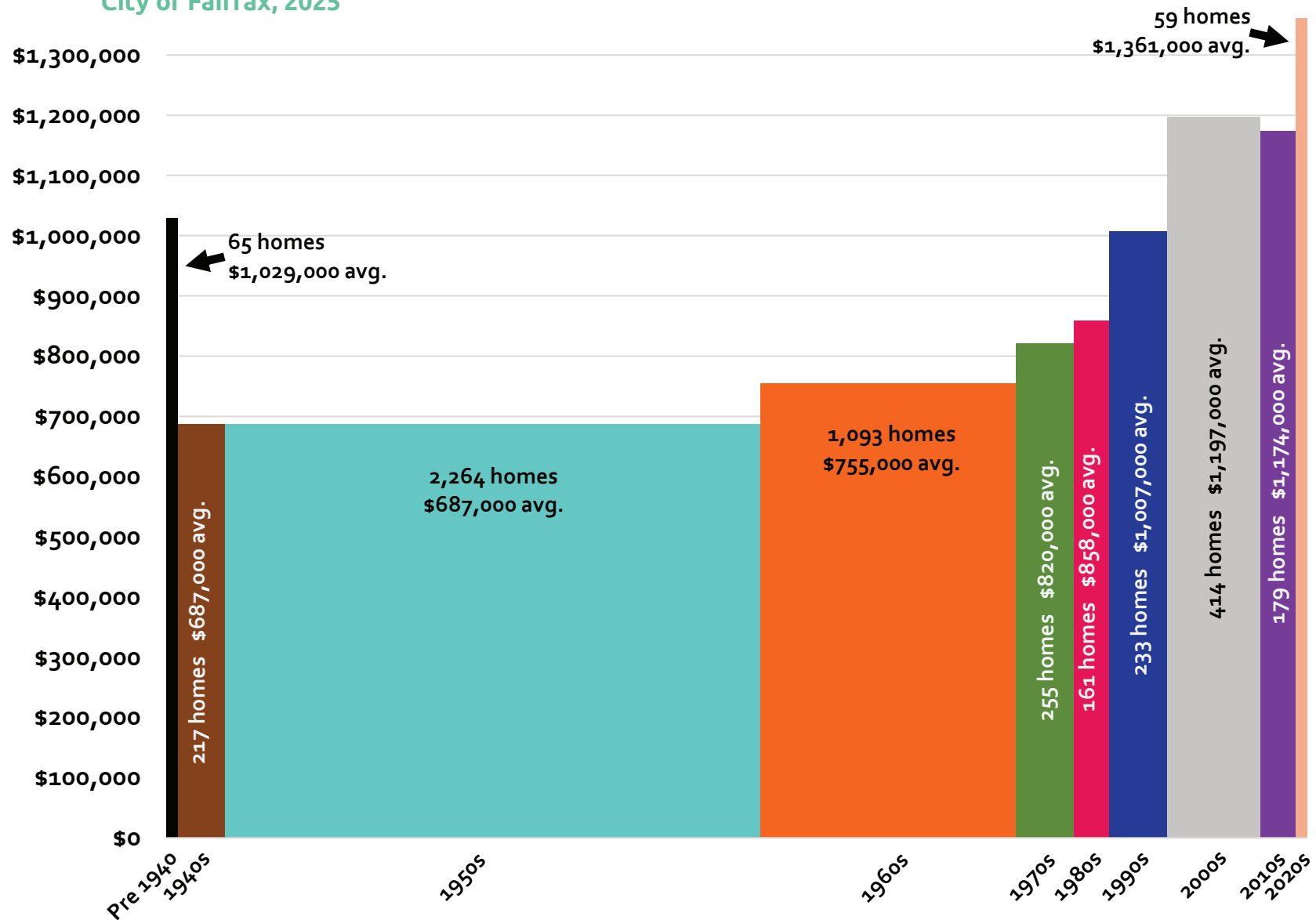
**FIGURE 42:**     **Average Assessed Value by Housing Unit Type**  
City of Fairfax, 2025



\*Attached housing units are clusters of 2 or 3 houses in newer subdivisions

Source: City of Fairfax Real Estate Assessments, February 2025

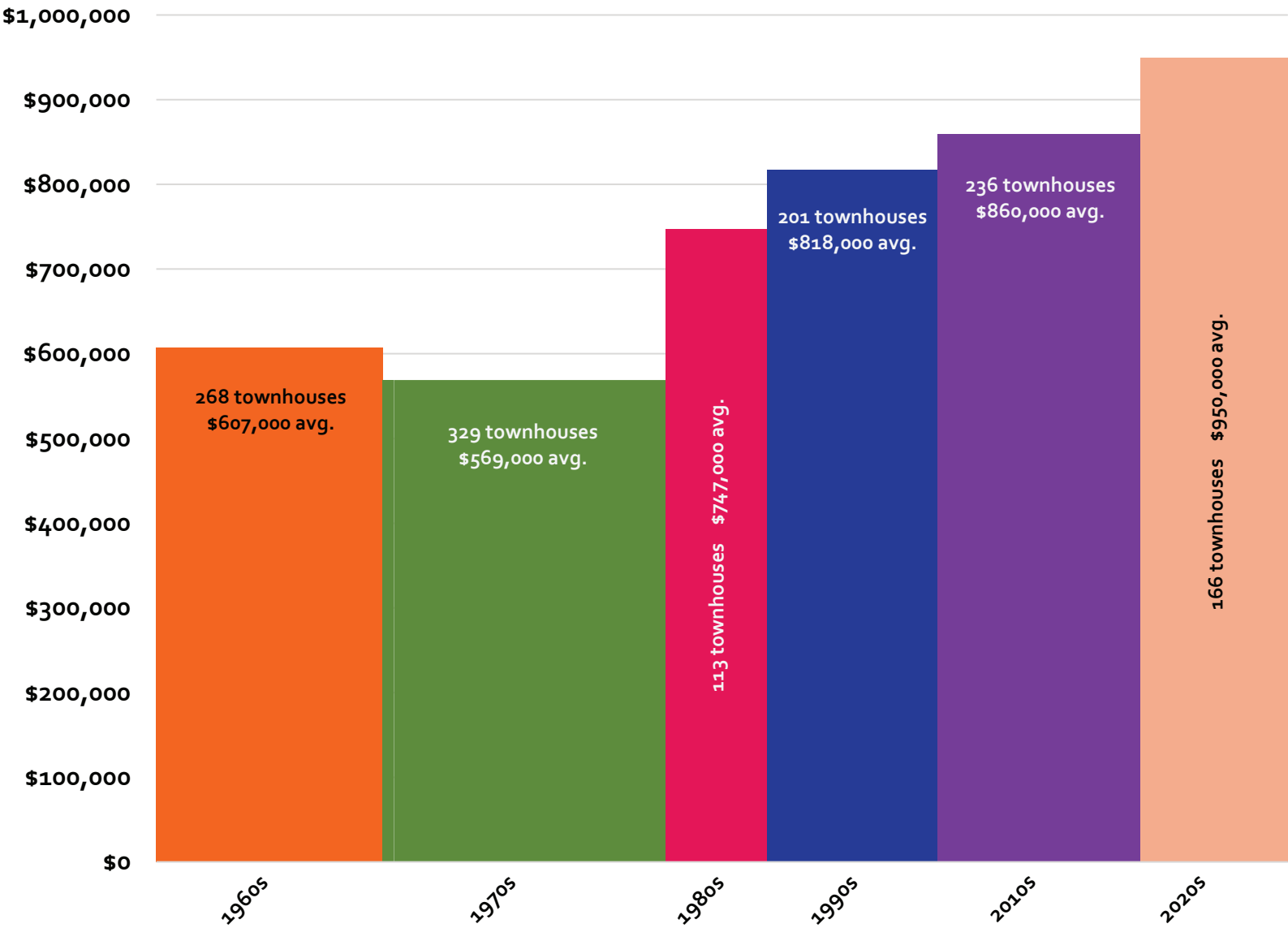
**FIGURE 43: Average Assessed Value by Decade Built - Detached Houses**  
City of Fairfax, 2025



NOTE: The width of the above columns correspond to the proportion of detached homes built in that decade in comparison to the total number of detached homes in the City.

Source: City of Fairfax Real Estate Assessments, February 2025

**FIGURE 44:**     **Average Assessed Value by Decade Built - Townhouses**  
City of Fairfax, 2025

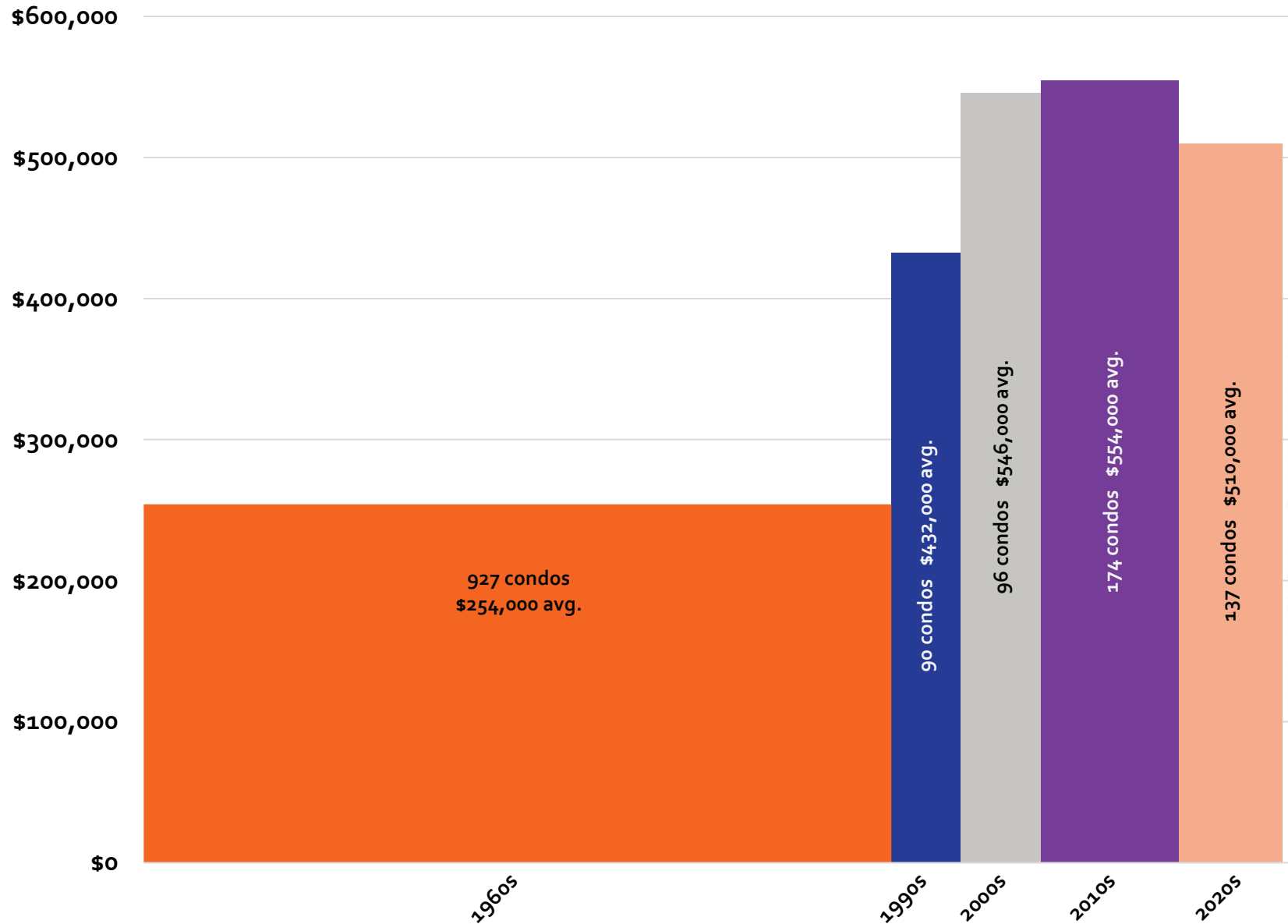


NOTE: The width of the above columns correspond to the proportion of townhouses built in that decade in comparison to the total number of townhouses in the City. The 15 townhouses built from 2005-2009 are included in the 2010s column for ease of display.

Source: City of Fairfax Real Estate Assessments, February 2025

## FIGURE 45: Average Assessed Value by Decade Built - Condominiums

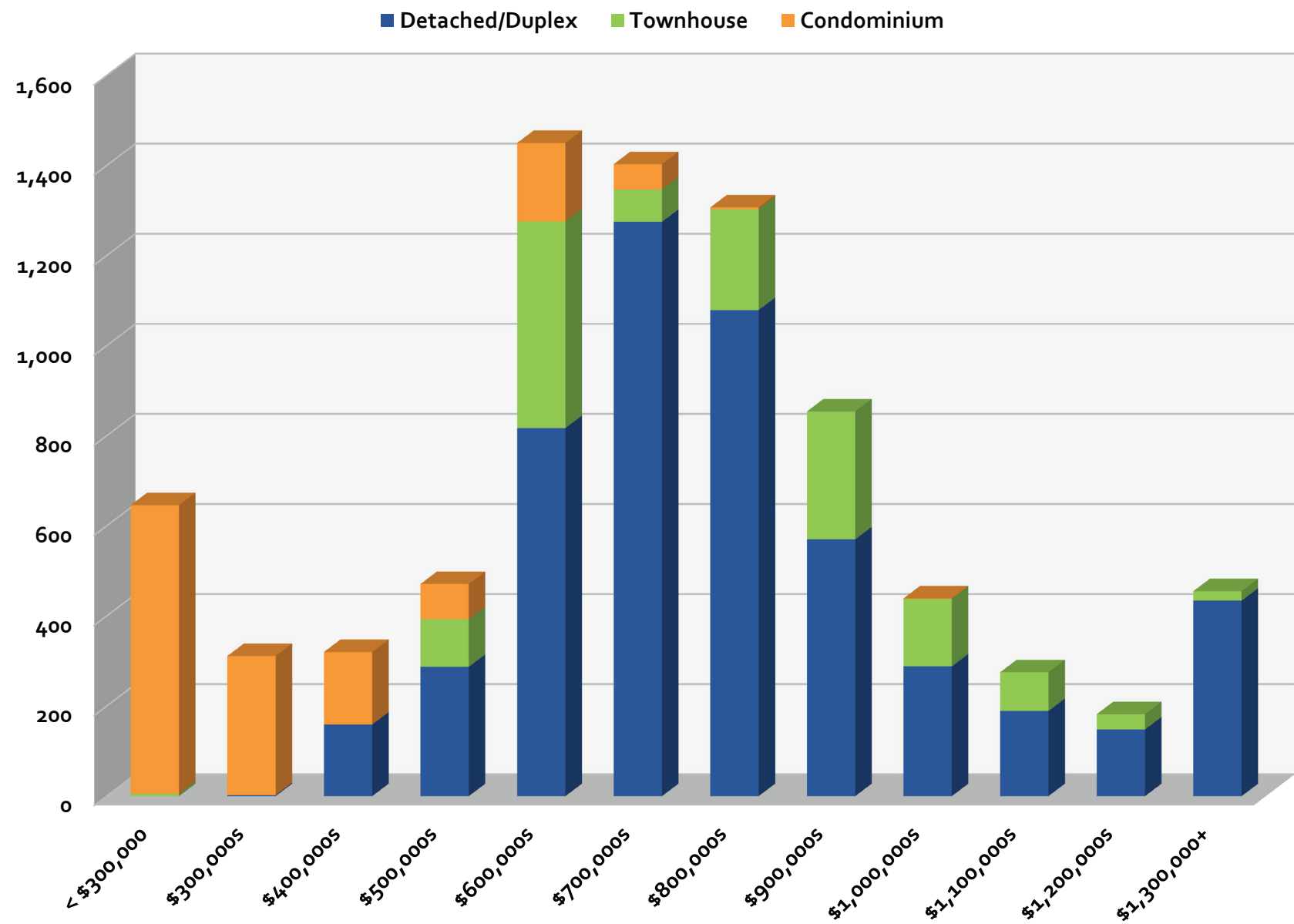
City of Fairfax, 2025



NOTE: The width of the above columns correspond to the proportion of condominiums built that decade in comparison to the total number of condominiums in the City.

Source: City of Fairfax Real Estate Assessments, February 2025

FIGURE 46:     **Housing Units by Market Value**



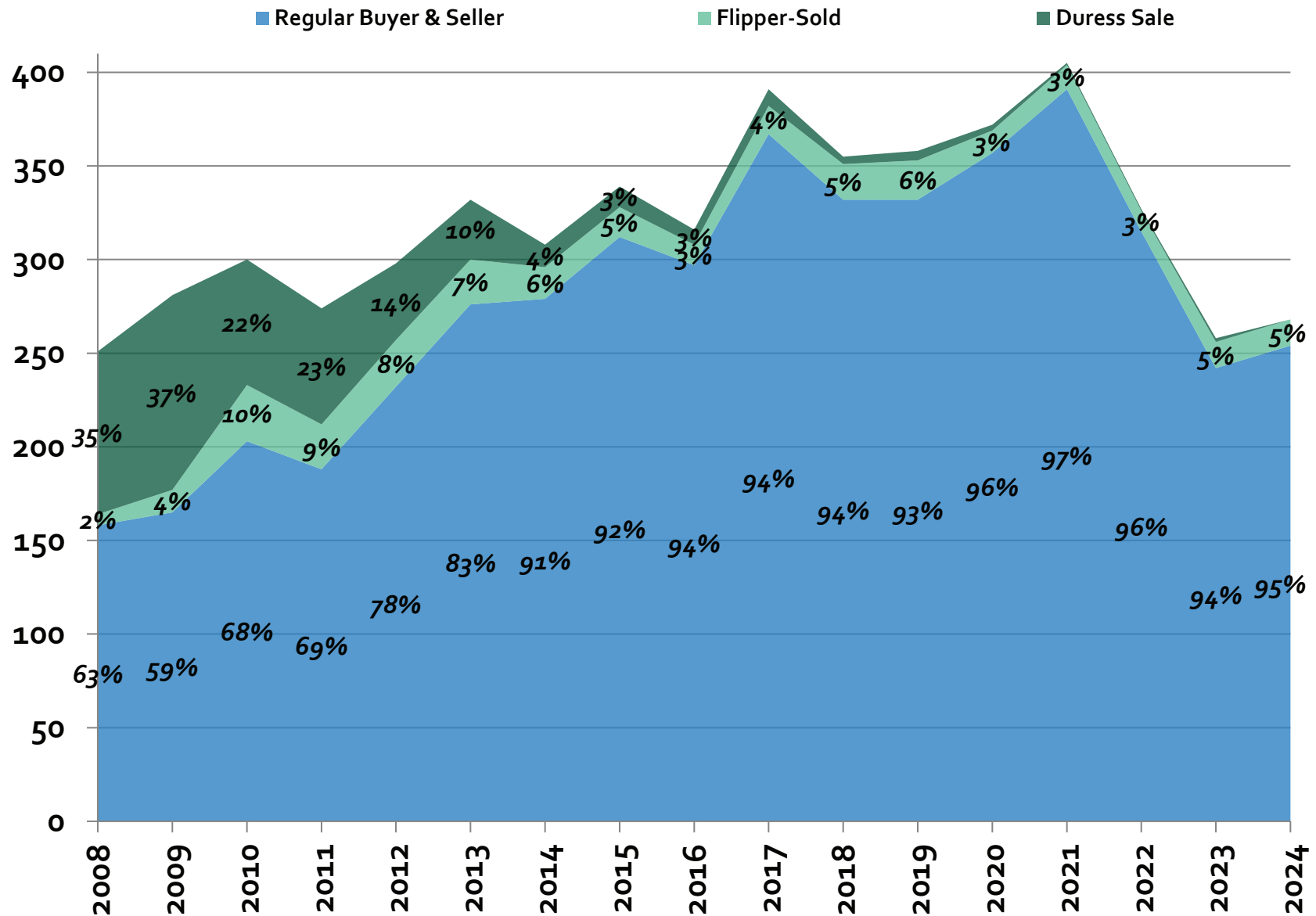
Note: Market value estimated at 10% more than assessed value.

Source: City of Fairfax Real Estate Assessments, February 2025



## FIGURE 47: Home Sales by Type of Sale

City of Fairfax, 2008 - 2024



Note: Includes resales only (does not include new housing units). 'Flipper-Sold' means a housing unit that was sold twice within a 1-year period, after significant improvements. 'Duress Sale' means a short sale or a sale after foreclosure.

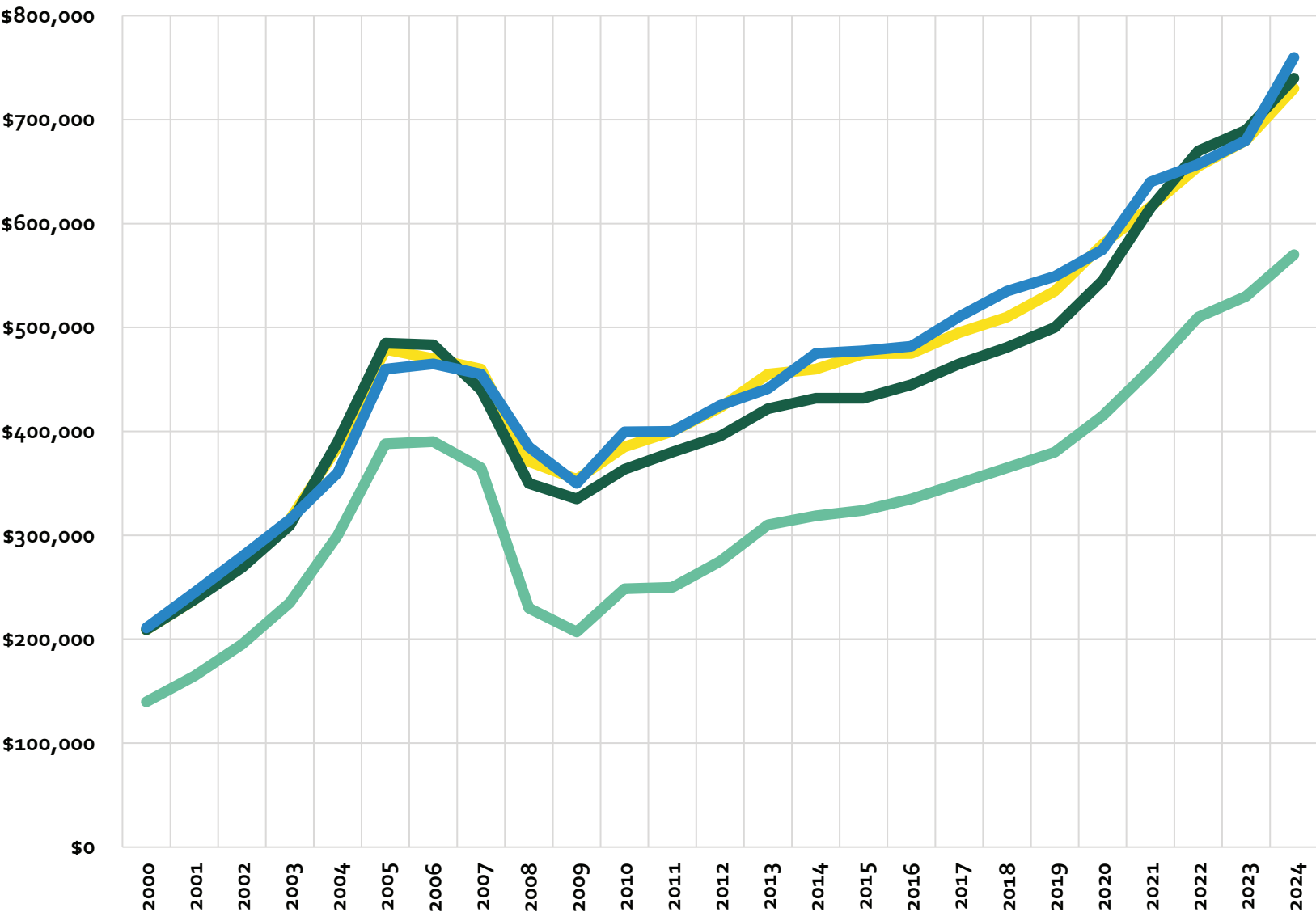
Source: Bright MLS and City of Fairfax Community Development and Planning data

FIGURE 48:

# Median Annual Residential Sales Price

City of Fairfax, 2000 - 2024

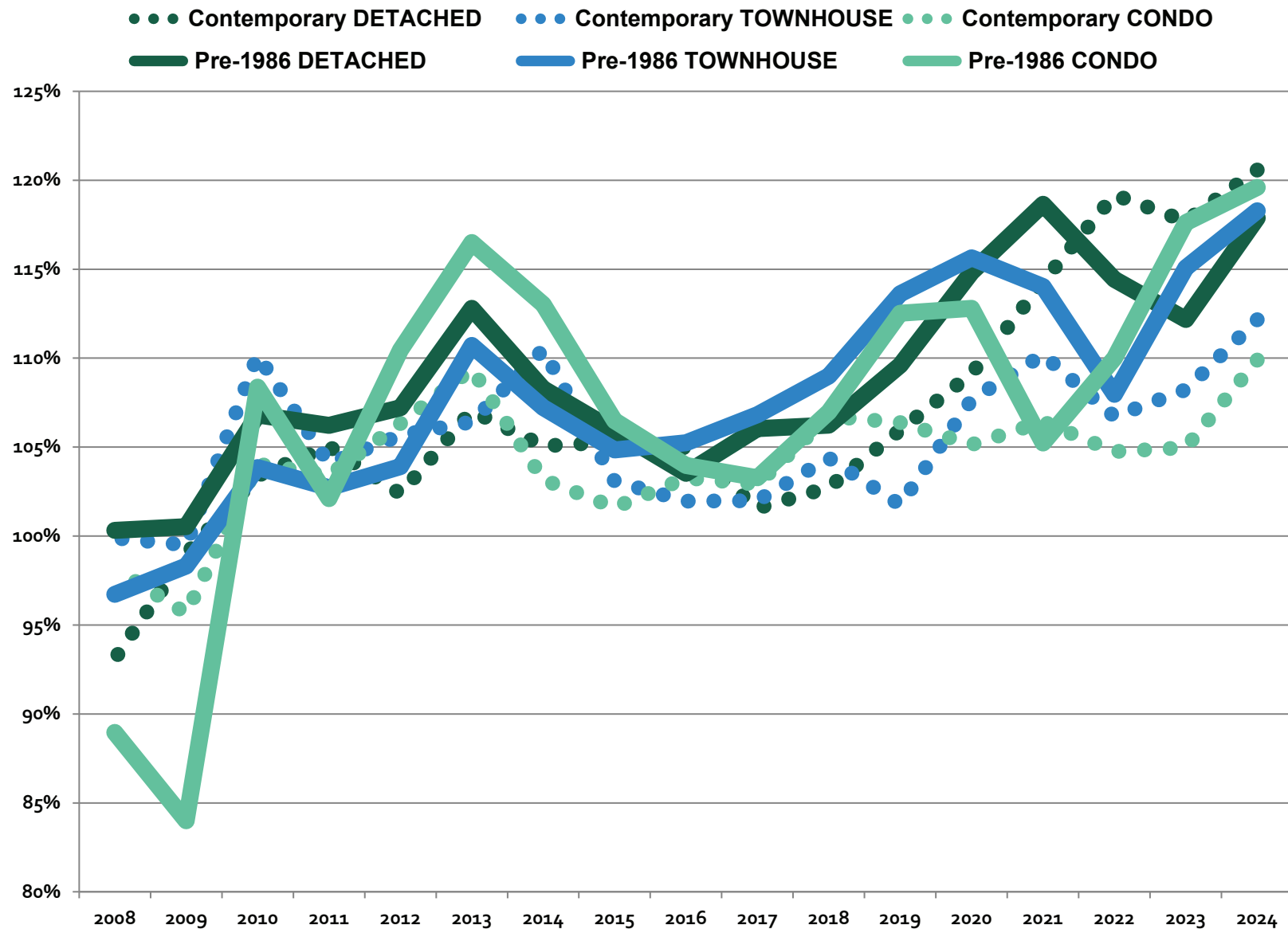
Prince William County    Fairfax County    Loudoun County    CITY OF FAIRFAX



Source: Bright MLS

**FIGURE 49: Median Sales Price as Percentage of Assessed Value**

City of Fairfax, 2008 - 2024

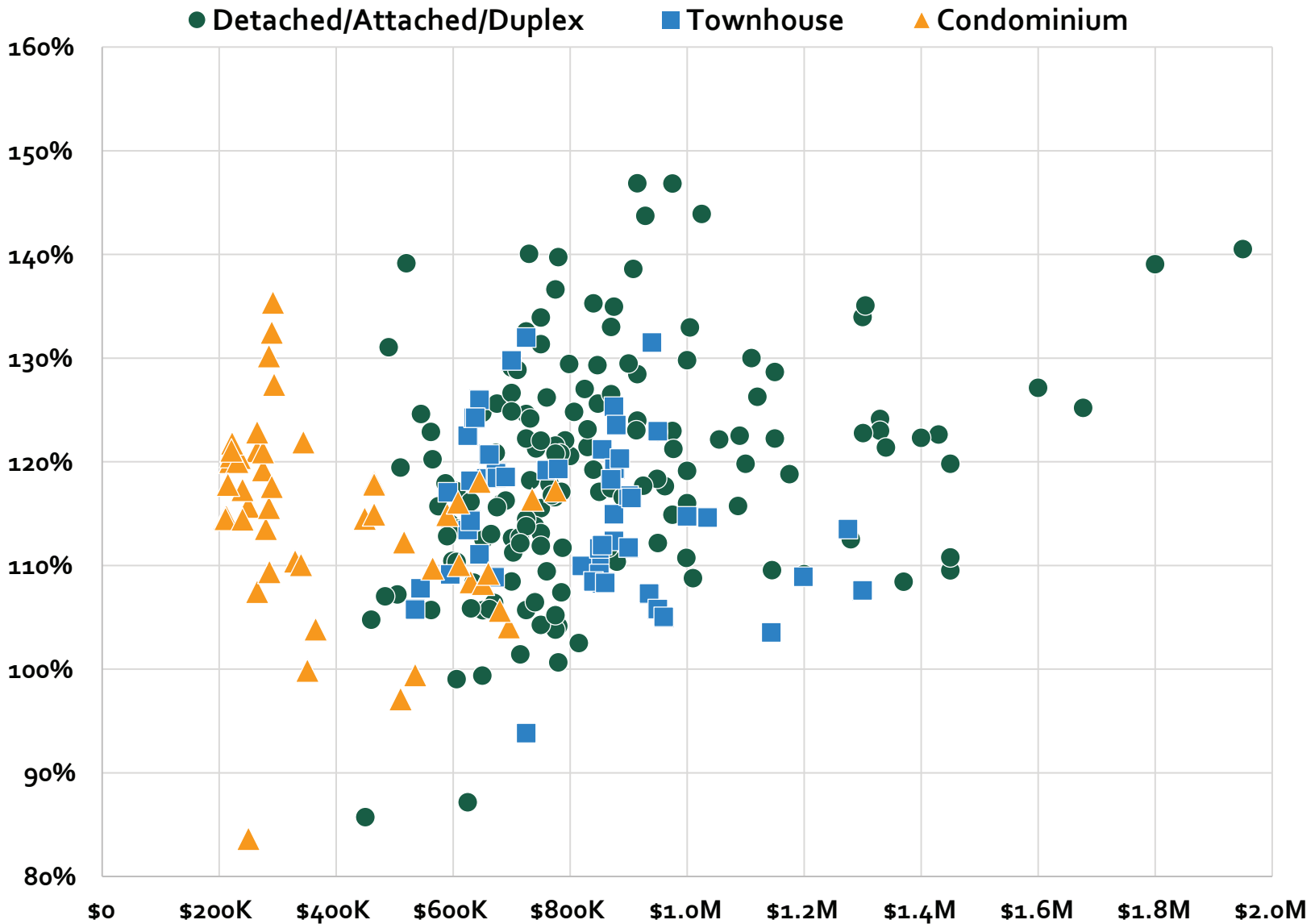


Note: Includes regular resales only (does not include foreclosures, short sales, or new housing units).

Source: Bright MLS and City of Fairfax Community Development and Planning data, 2024

**FIGURE 50:**

## City of Fairfax, 2024




Note: Includes regular resales only (does not include foreclosures, short sales, or new housing units).

Source: Bright MLS and City of Fairfax Community Development and Planning data

## FIGURE 51: Residential Improvement Projects with Fairfax Renaissance Housing Corporation (FRHC) Loans

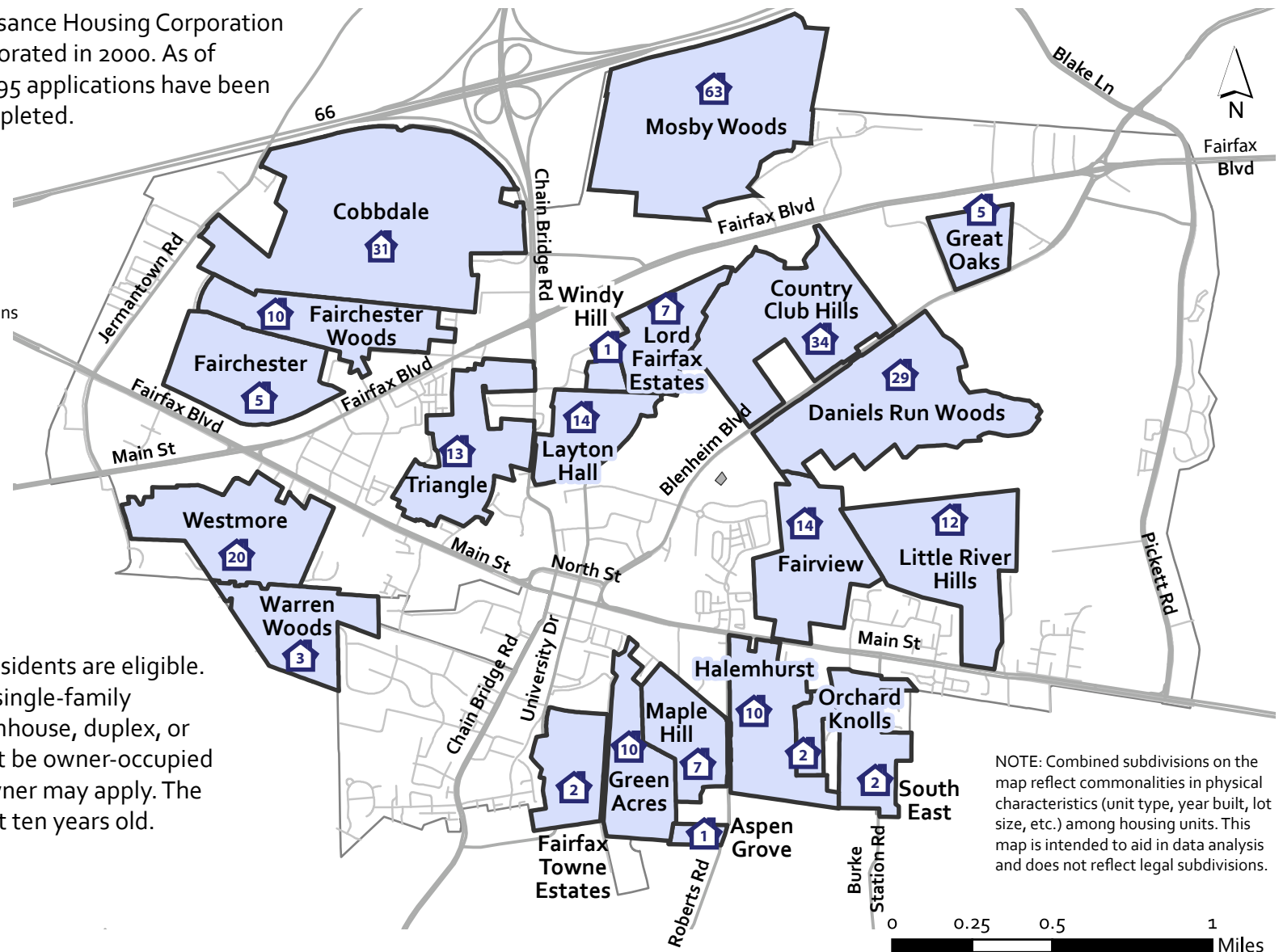
The Fairfax Renaissance Housing Corporation (FRHC) was incorporated in 2000. As of December 2024, 295 applications have been approved and completed.

### Legend

 Received FRHC Loans

### FRHC Eligibility:

Only City of Fairfax residents are eligible. The home must be a single-family detached house, townhouse, duplex, or condominium. It must be owner-occupied and only the homeowner may apply. The home must be at least ten years old.



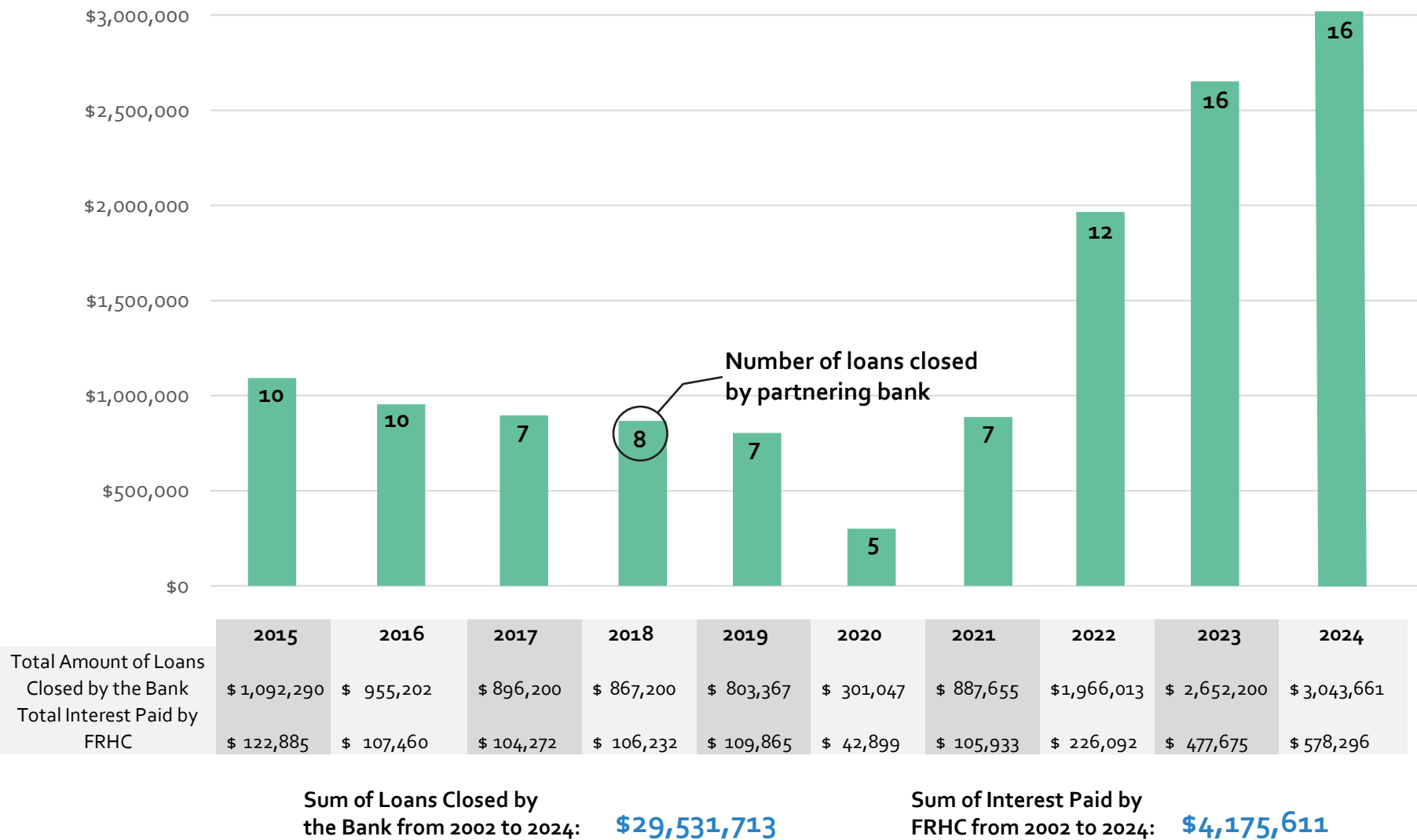
NOTE: Combined subdivisions on the map reflect commonalities in physical characteristics (unit type, year built, lot size, etc.) among housing units. This map is intended to aid in data analysis and does not reflect legal subdivisions.

Source: Fairfax City GIS Parcels 2022 & FRHC Data January 2025

FIGURE 52:

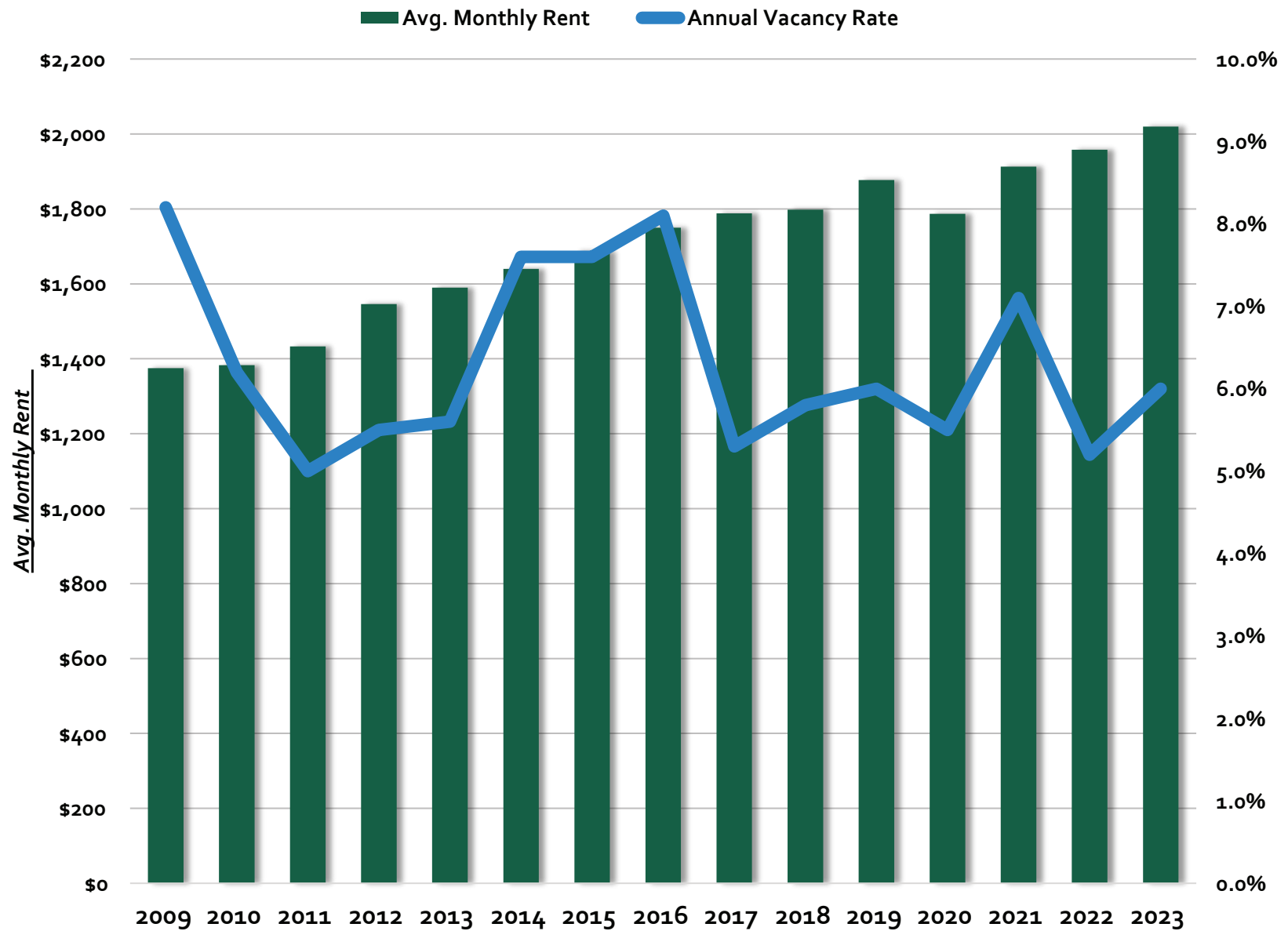
# Fairfax Renaissance Housing Corporation Loans

Number of Loans, Total Amounts, and Interest Paid, 2015 - 2024



Source: Fairfax Renaissance Housing Corporation

**FIGURE 53: Annual Fairfax County Rental Rates**  
 Fairfax County, 2009 - 2023

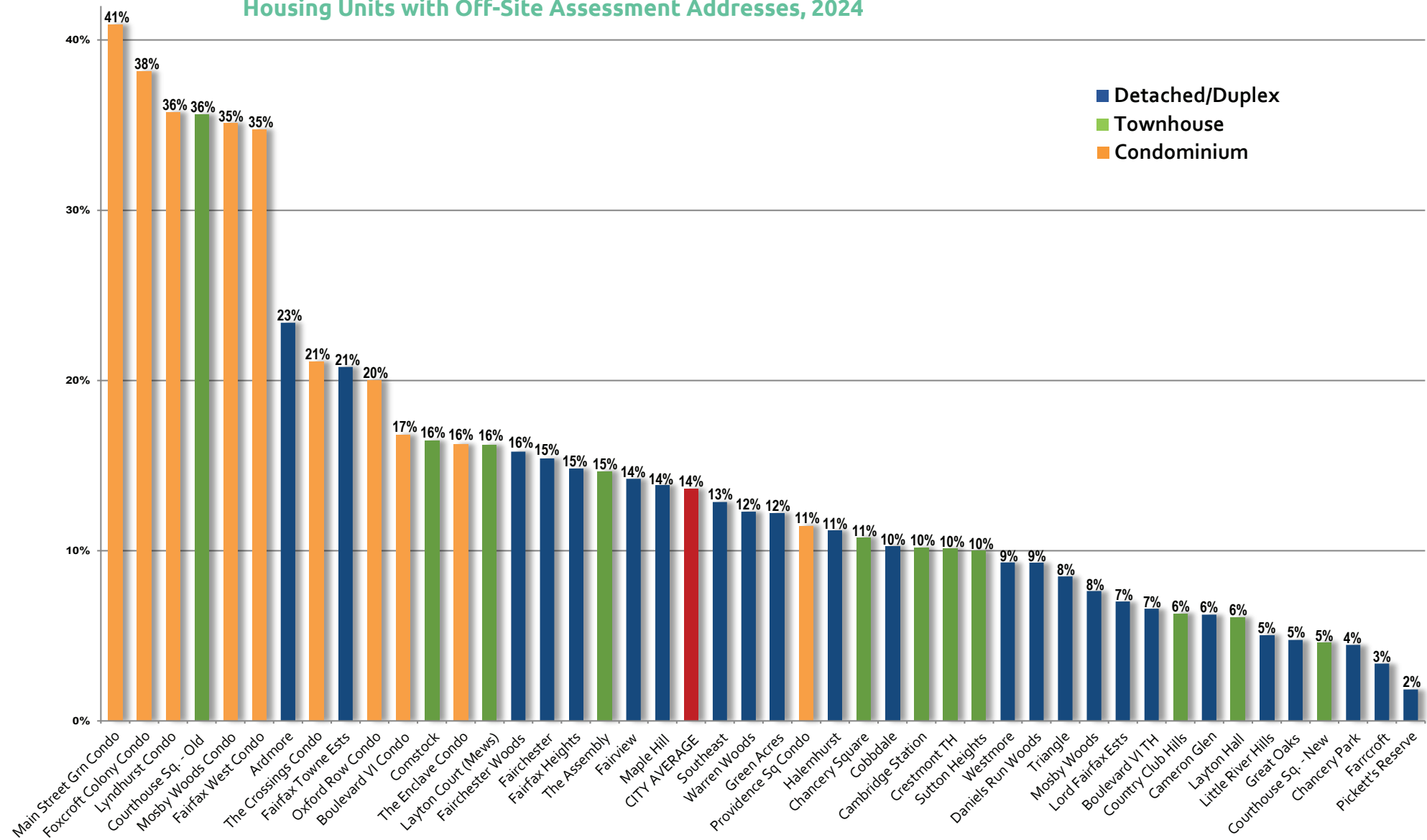


Source: Fairfax County Rental Housing Complex Analysis, 2023

FIGURE 54:

# Estimated Percentage of Rental Units by Subdivision or Condo Complex

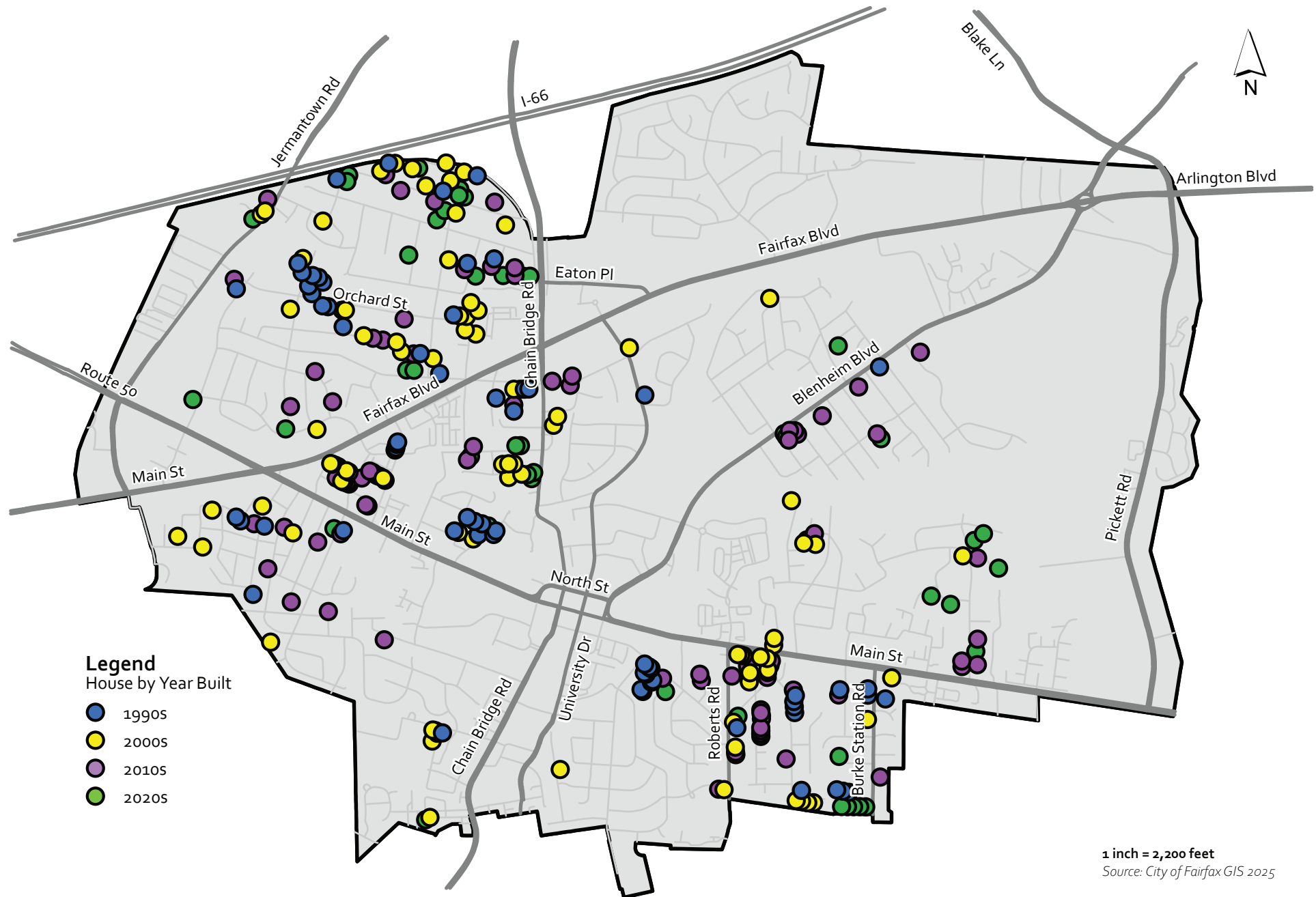
Housing Units with Off-Site Assessment Addresses, 2024



Source: Fairfax City Real Estate data, 2024  
Includes subdivision with 40 or more housing units









**FIGURE 55: Infill Housing by Decade Built**

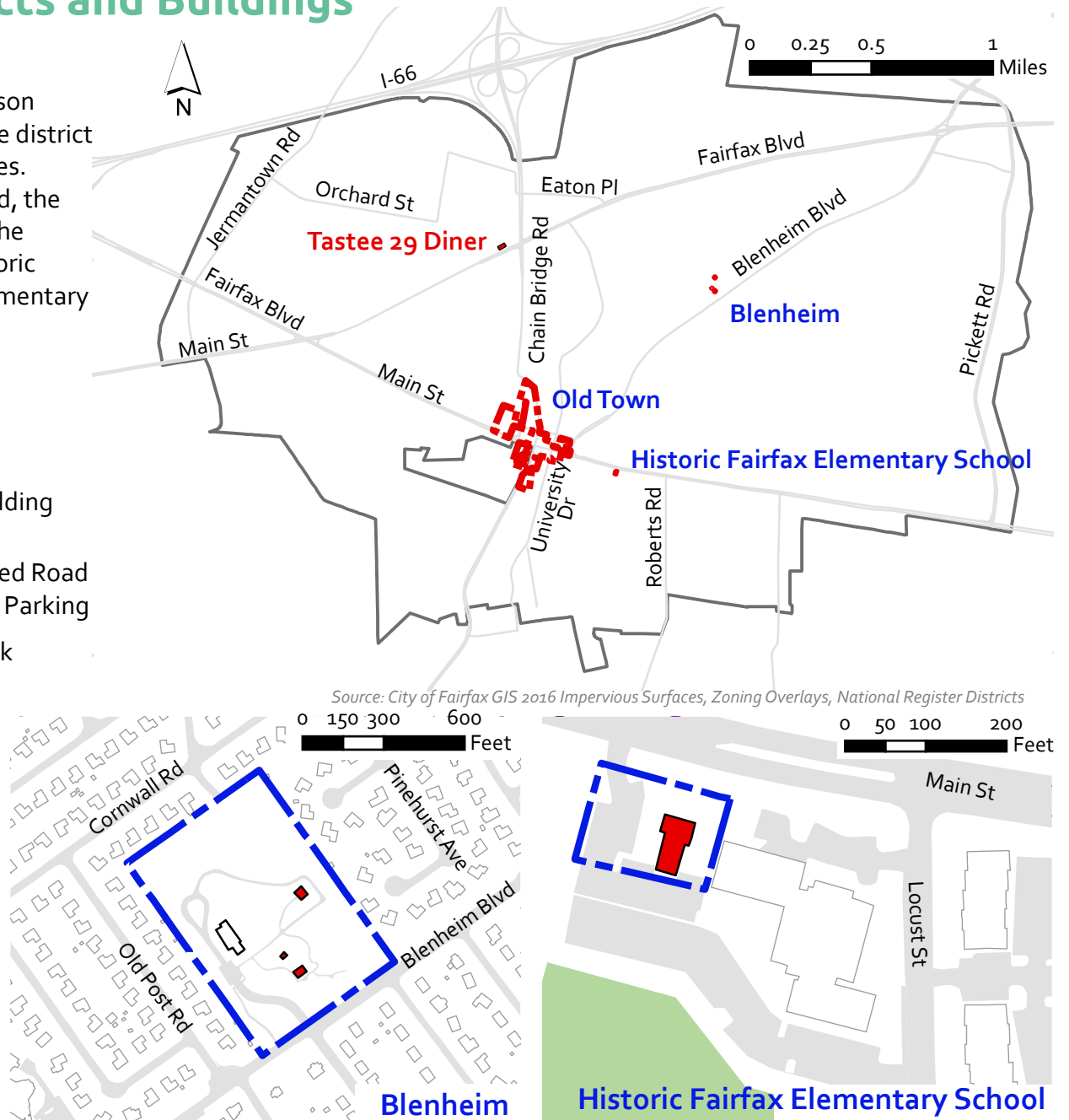


## FIGURE 56: Historic Districts and Buildings

The City of Fairfax has four individual historic properties; Fairfax Public School, Ratcliffe-Allison House, Blenheim, and Tastee 29 Diner; and one district listed on the National Register of Historic Places. Located in Old Town but on Fairfax County land, the County Courthouse and Jail are also listed on the National Register. The City has three local historic districts; Old Town Fairfax, Historic Fairfax Elementary School, and Blenheim.

### Legend

- |   |                                     |   |                        |
|---|-------------------------------------|---|------------------------|
|  | National Register Historic District |  | Building               |
|  | National Register Historic Building |  | Paved Road and Parking |
|  | City Historic District              |  | Park                   |









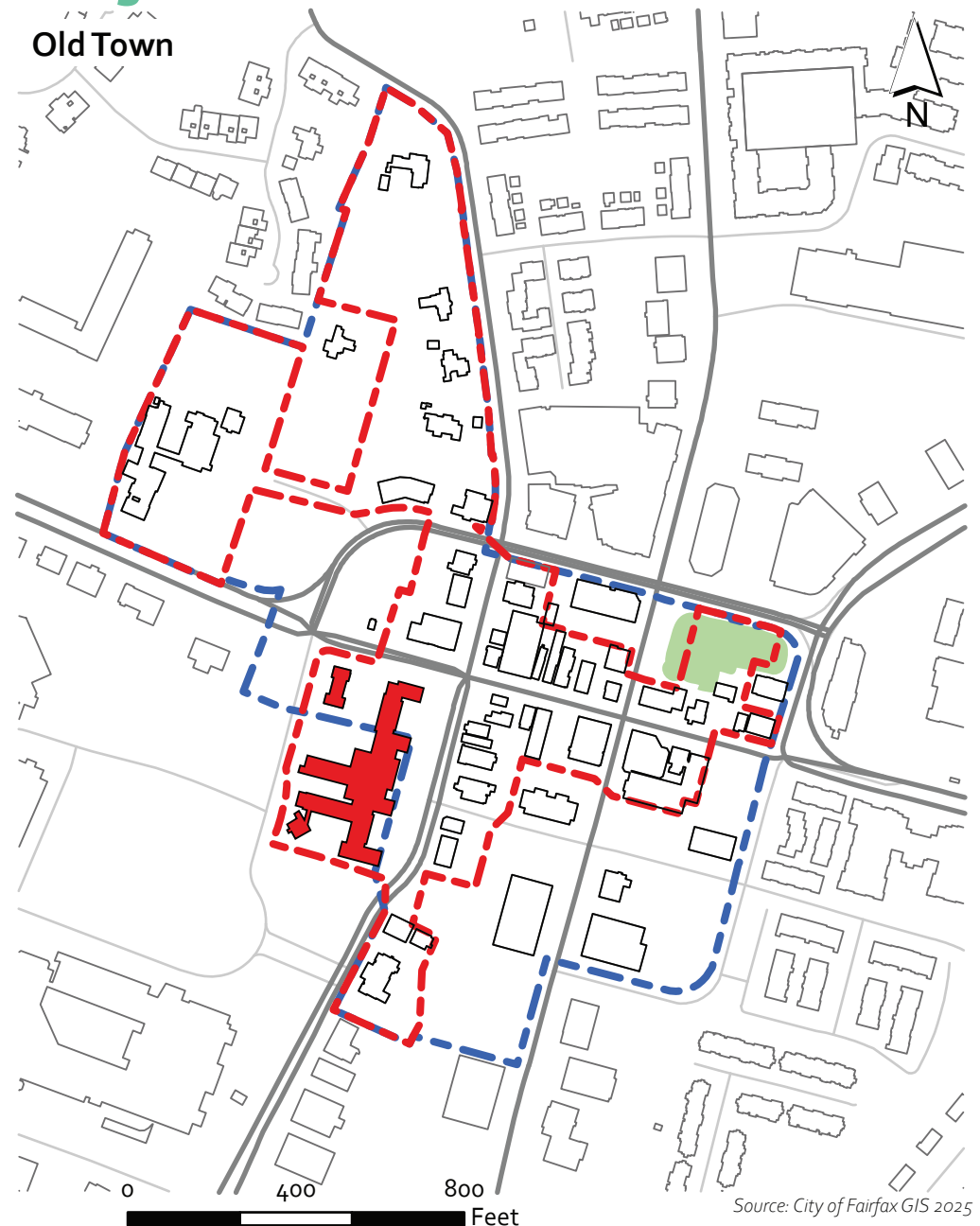
## FIGURE 57: Historic Districts and Buildings

There are 52 buildings, 10 “other structures” and a monument within the National Register of Historic Places “City of Fairfax Historic District,” many of which are considered “contributing elements.” Six of the buildings predate 1850 while others are from the turn of the 20th century to the early 1930s.

The City’s locally designated Old Town historic district is larger in area than the National Register district.

### Legend

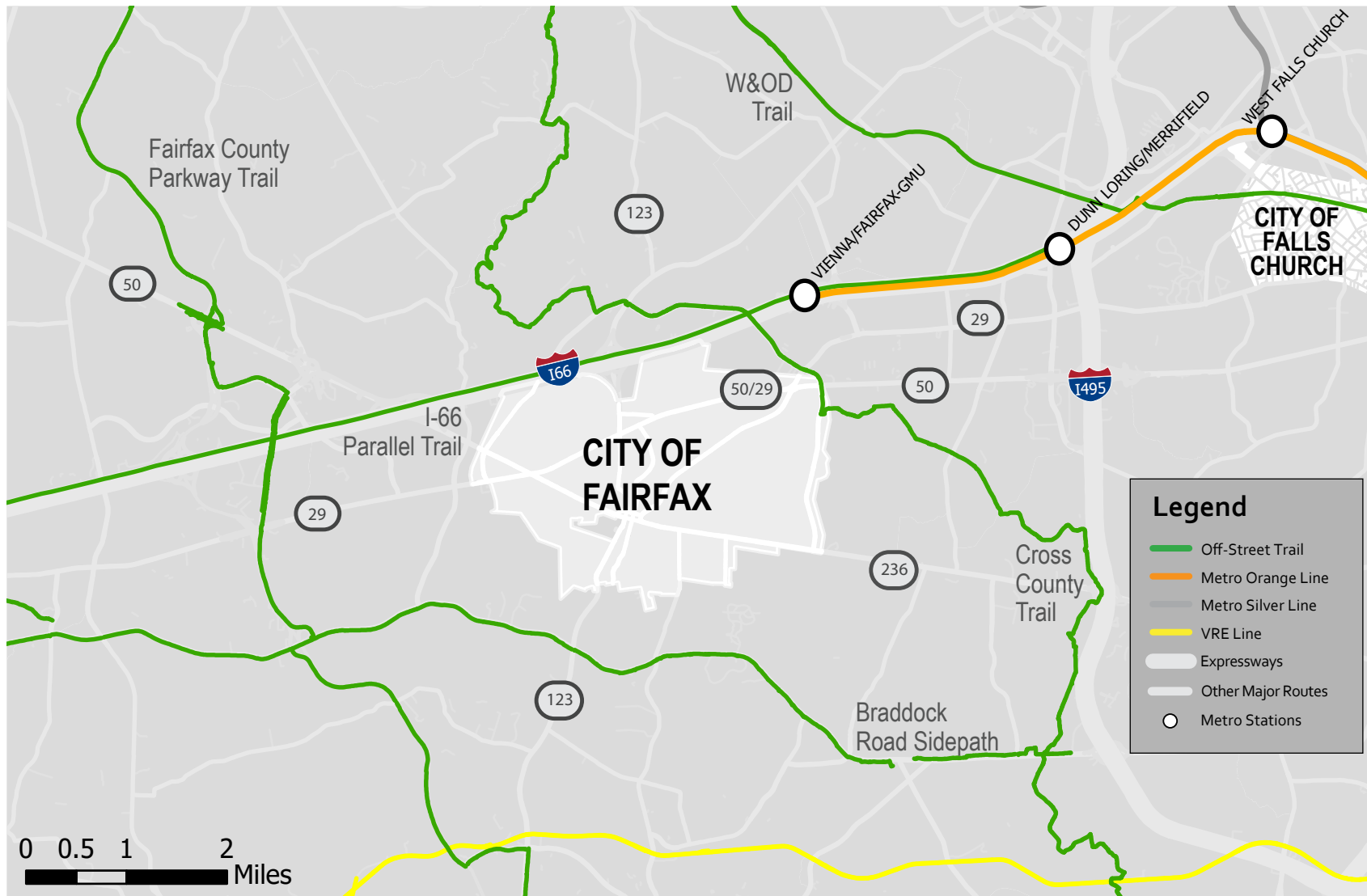
- |   |                                     |   |                    |
|---|-------------------------------------|---|--------------------|
|  | National Register Historic District |  | Building           |
|  | National Register Historic Building |  | Centerline of Road |
|  | City Historic District              |  | Park               |



Source: City of Fairfax GIS 2025

## FIGURE 58: Regional Trails, Transit, and Roadway Assets/Facilities

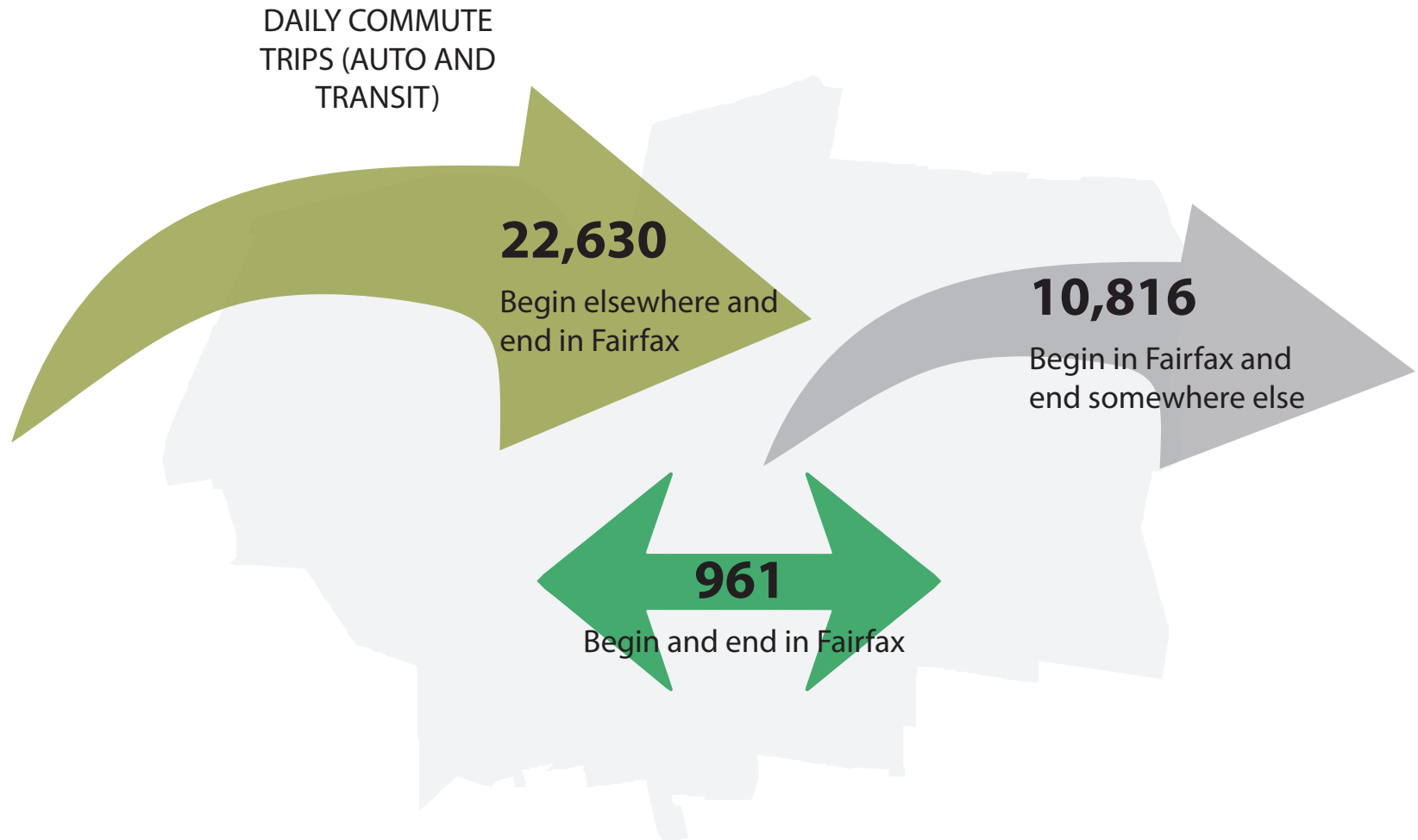
The City of Fairfax is well positioned in the regional transportation system, surrounded by multiple significant regional transportation assets such as the Dulles and Reagan Airports, the Metro Orange Line, and regional trails. Although in close proximity, most generally must be accessed by personal vehicle.



Source: Fairfax County, WMATA, City of Fairfax GIS, 2025

## FIGURE 59: Resident and Worker Commute

With respect to commute trips originating in or destined to the City of Fairfax, 66 percent are made by non-city residents traveling into City of Fairfax for work. 31 percent are City of Fairfax residents commuting elsewhere on a daily basis. Only 3 percent of commute trips are generated by those who both live and work in the City of Fairfax.

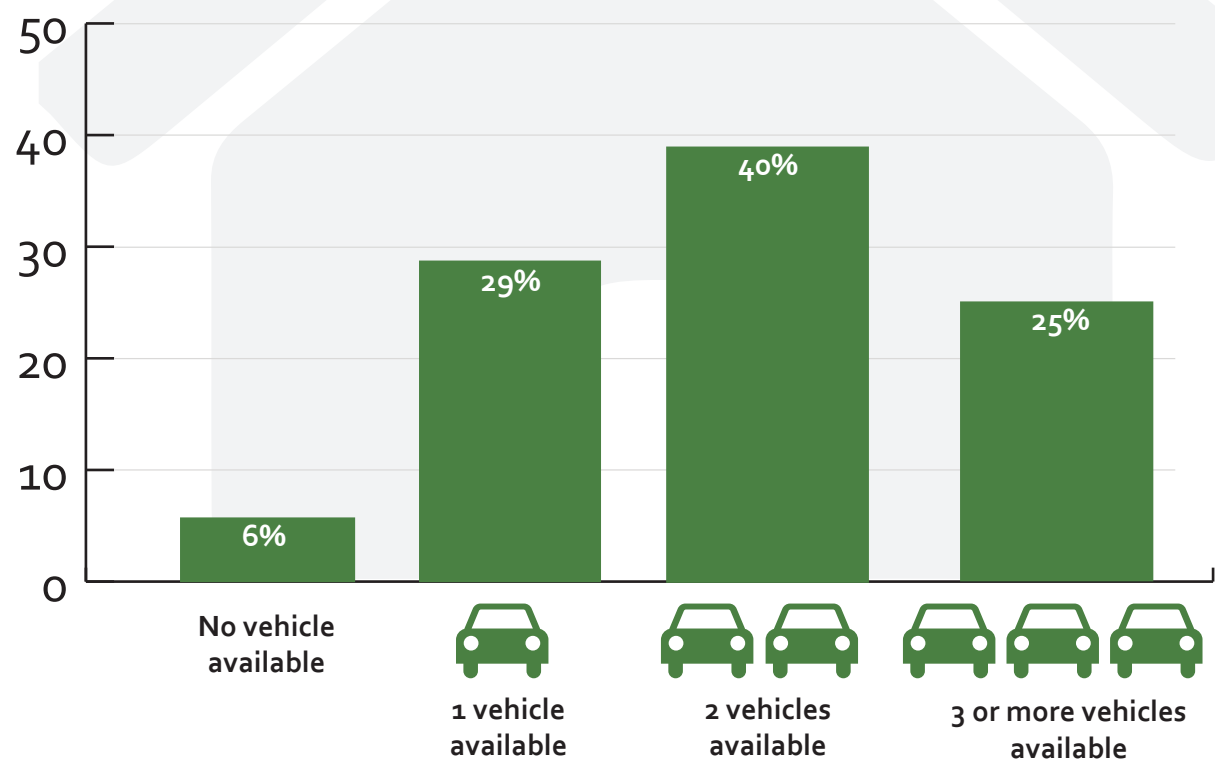


Source: US Census Bureau Center for Economic Studies, 2022

FIGURE 60:

# Vehicle Ownership

The vast majority of households (94 percent) in the City of Fairfax have at least one vehicle available for use. Approximately two-thirds of those households have two or more vehicles available, while just over one quarter of households make use of three or more personal automobiles.

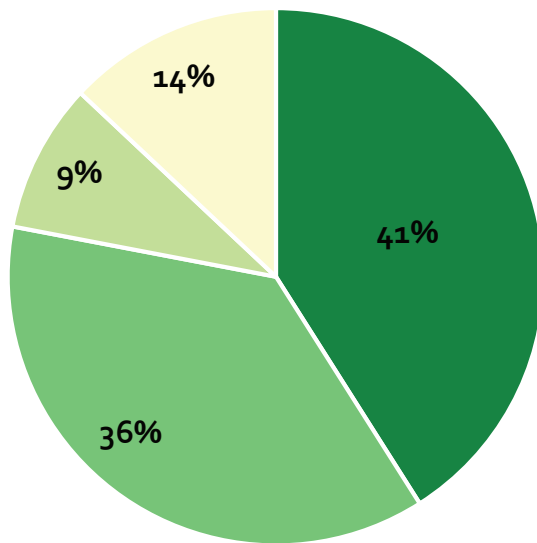


Source: US Census ACS, 2019-2023

## FIGURE 61: Commuting Distances

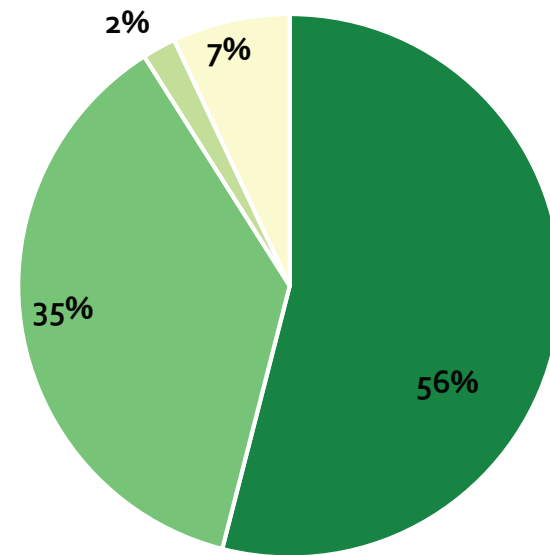
The average commute distance for single-occupancy vehicles and carpools into and out of the City of Fairfax is relatively short in terms of distance. The majority (56%) of Fairfax residents who commute travel less than 10 miles, while slightly less than half (41%) of Fairfax workers travel less than 10 miles to work, with another 36% traveling between 10 and 24 miles.

### Commute Distance for Fairfax Workers



■ Less Than 10 Miles ■ 10-24 Miles ■ 25-50 Miles ■ Greater Than 50 Miles

### Commute Distance for Fairfax Residents



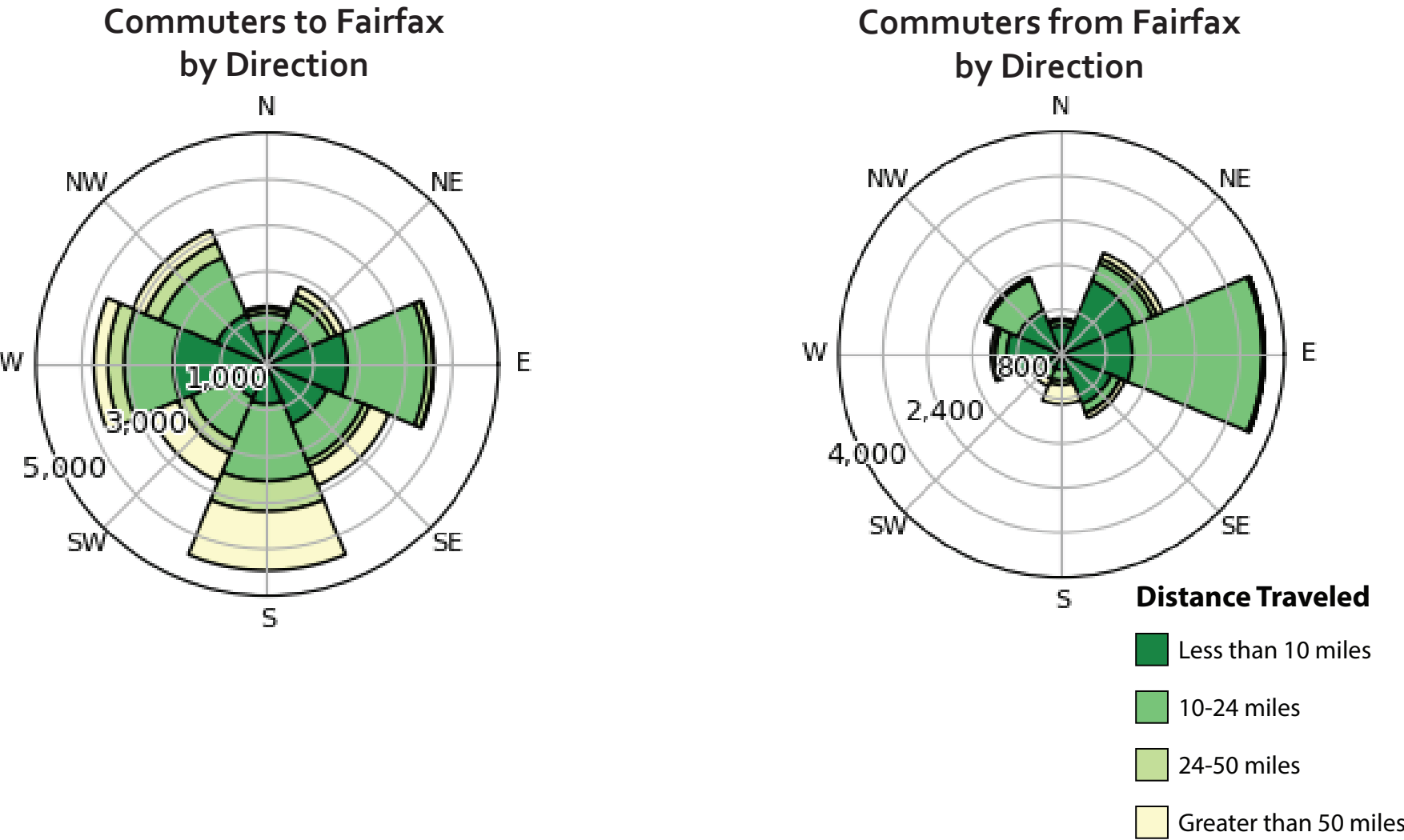
■ Less Than 10 Miles ■ 10-24 Miles ■ 25-50 Miles ■ Greater Than 50 Miles

SOURCE: US Census Bureau Center for Economic Studies, 2022



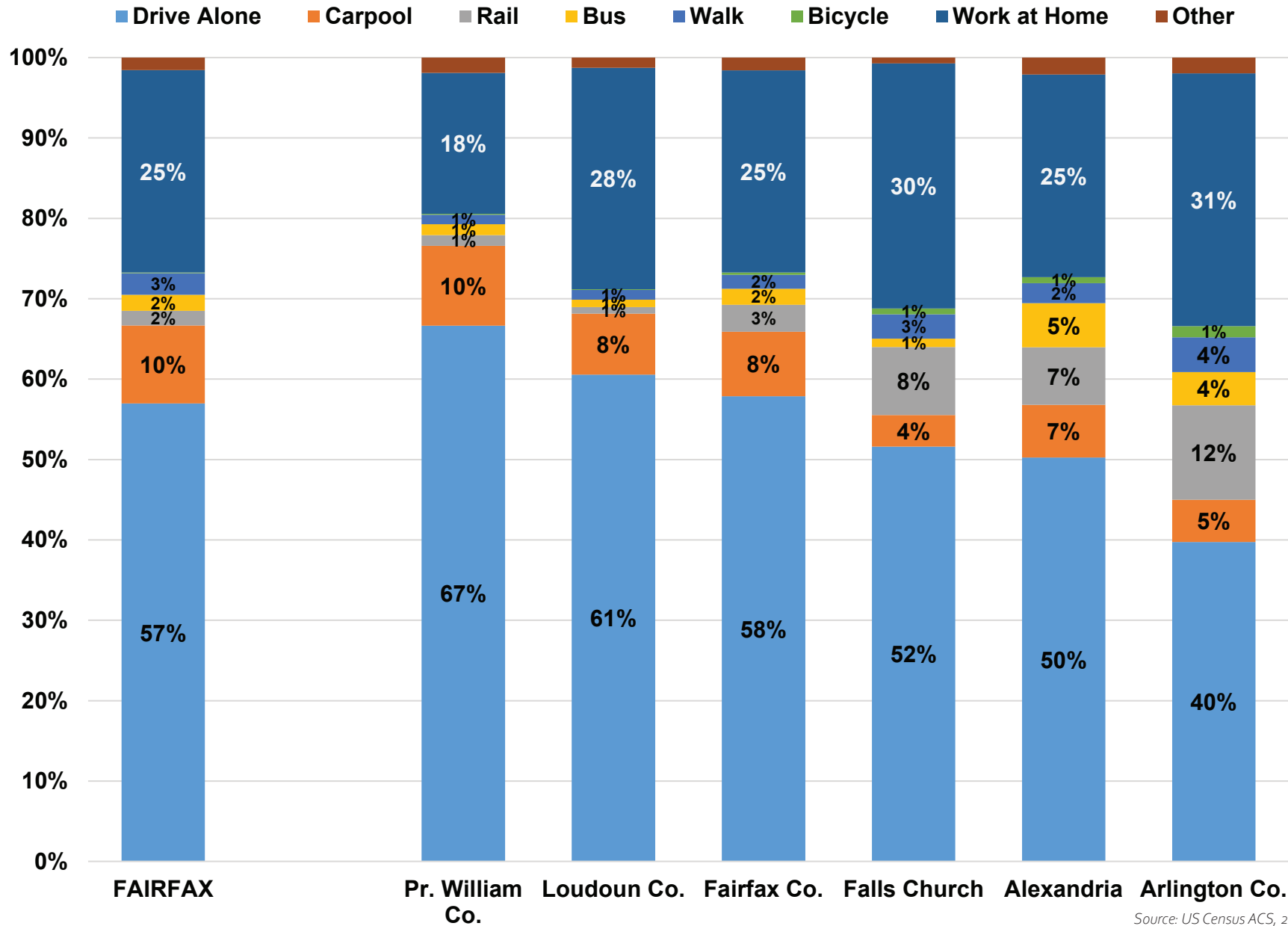
FIGURE 62: Inflow/Outflow of Workers

The charts represent both people who commute to jobs in the City of Fairfax (lower left) and those who live in the City of Fairfax and commute to jobs either within or outside of the City (lower right). Those who commute to jobs within the City tend to travel fairly evenly from the south, east, and west; and those who live in the City and commute to work overwhelmingly travel to the east.



Source: US Censue Bureau for Economic Studies, 2022

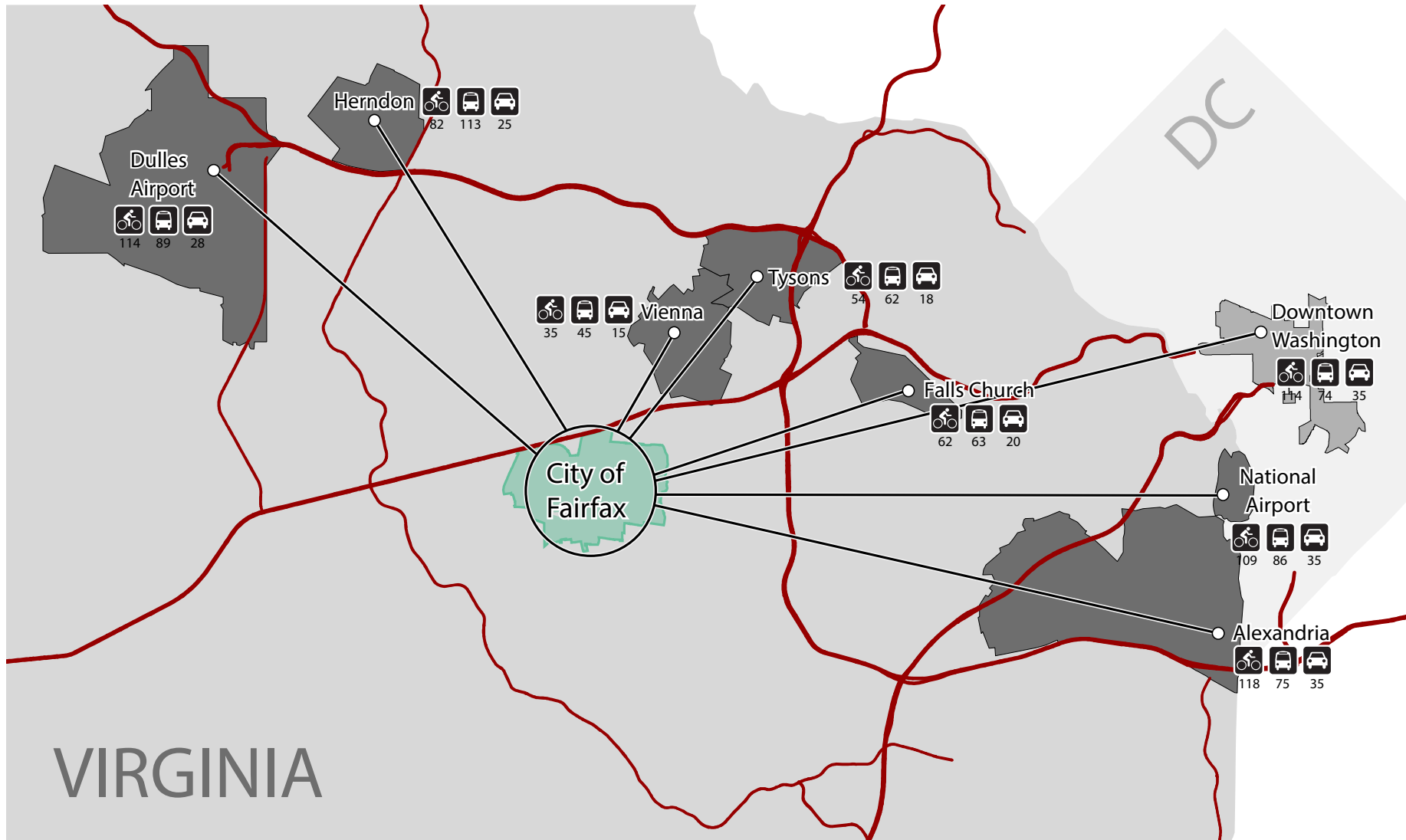
**FIGURE 63: Mode Share Comparison (Commute)**



Source: US Census ACS, 2019-2023

## FIGURE 64: Non-Peak Travel Times

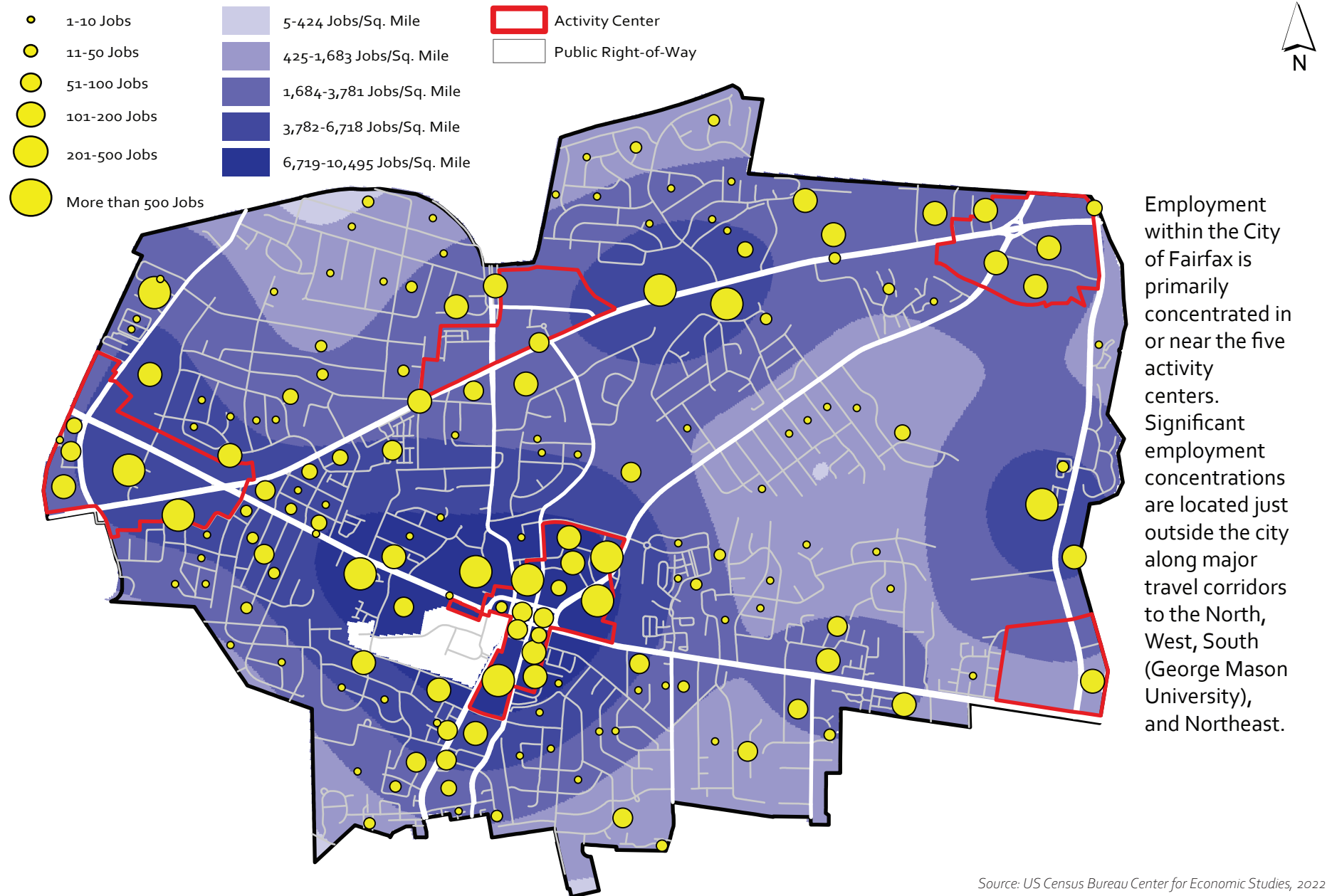
City of Fairfax is well served by highway connections to regional destinations. Despite relatively close distances, trips by transit generally take over 45 minutes due to required transfers. Bicycling is possible, but cyclists face challenges due to gaps in dedicated facilities.



PREPARED BY NELSON\NYGAARD

SOURCE: Google, 2021

**FIGURE 65: Employment Density**



**FIGURE 66: Transportation Network**

### TOTAL VEHICULAR NETWORK



### FUNCTIONAL VEHICULAR NETWORK



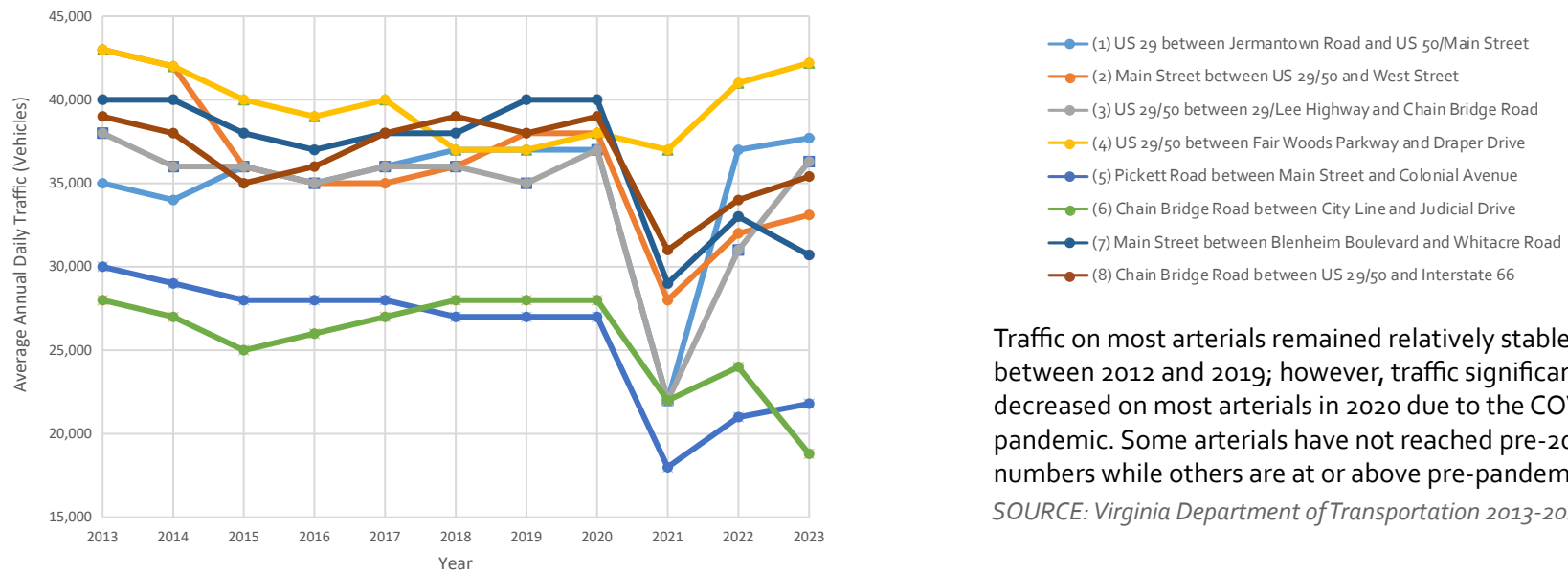
### FUNCTIONAL NON-MOTORIZED NETWORK



A comparison of the entire City of Fairfax street grid to a functional grid, where all roads can be used to make connections to any other part of the city, paints a stark picture. The east side of the city almost entirely consists of neighborhoods isolated by physical barriers. The west side of the city is far more integrated with the city center and areas immediately northwest, southwest, and south of city boundaries. When the trail network and other non-motorized connections are introduced, the east side, as well as the city as a whole, sees much higher network connectivity.

*Source: City of Fairfax GIS 2025*

**FIGURE 67: Annual Traffic Trends**



Traffic on most arterials remained relatively stable between 2012 and 2019; however, traffic significantly decreased on most arterials in 2020 due to the COVID-19 pandemic. Some arterials have not reached pre-2020 numbers while others are at or above pre-pandemic levels.

*SOURCE: Virginia Department of Transportation 2013-2023*

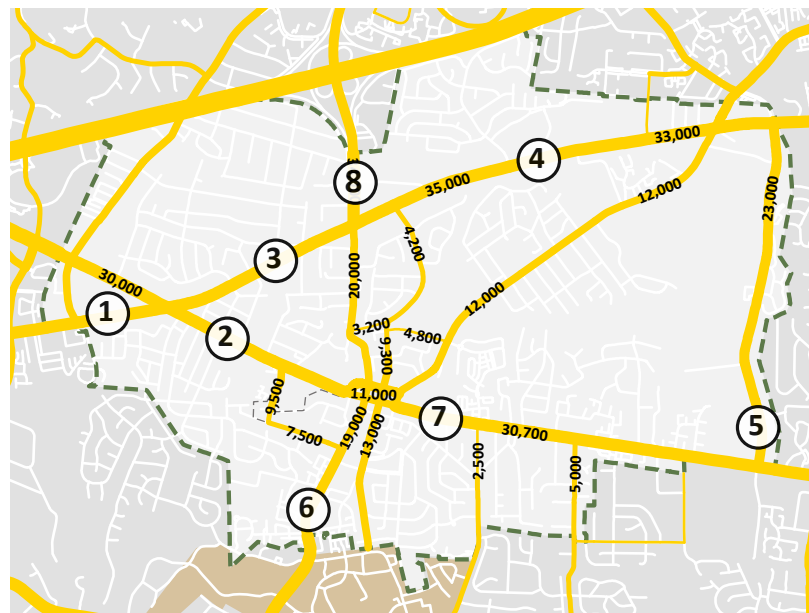
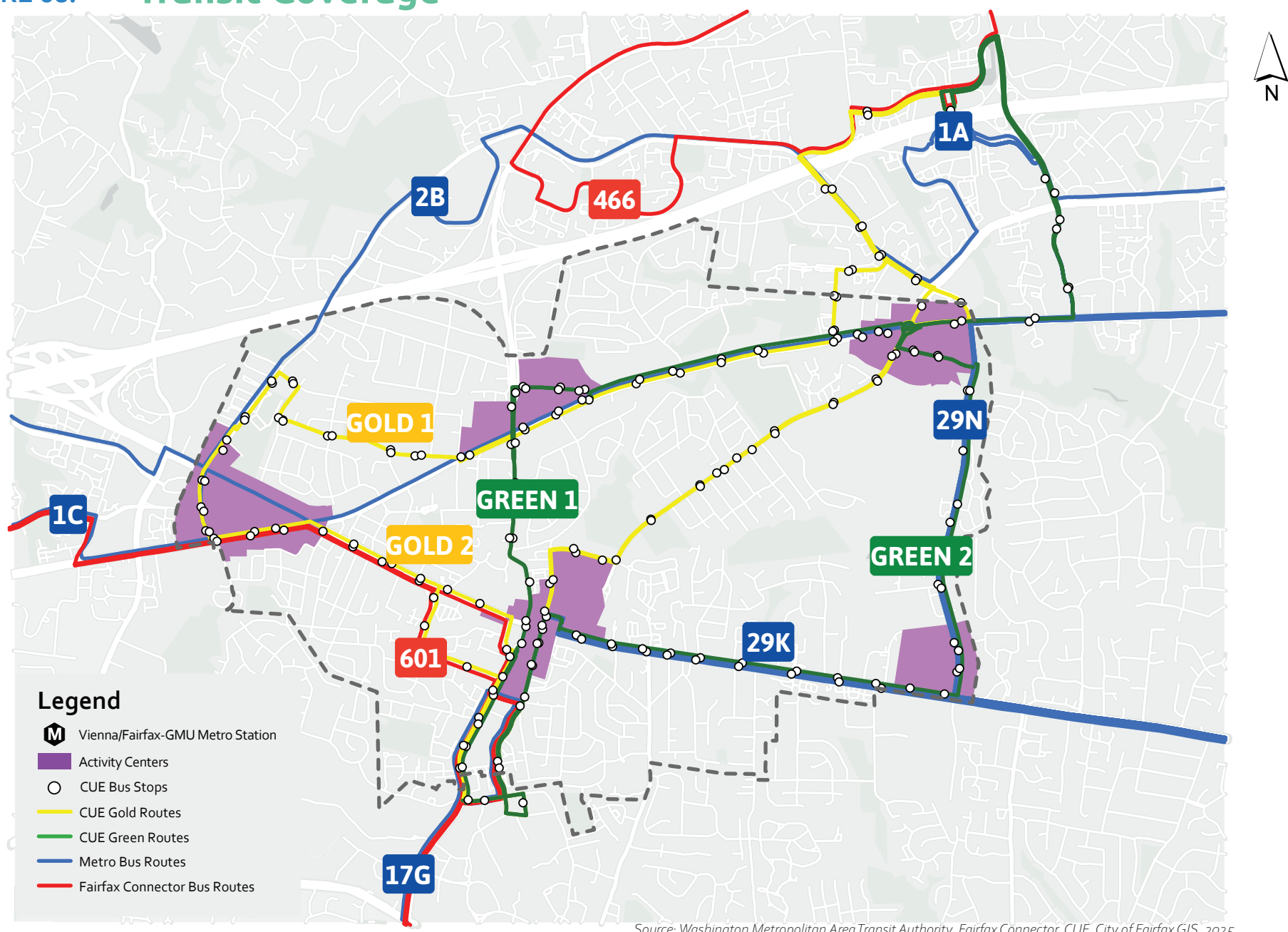


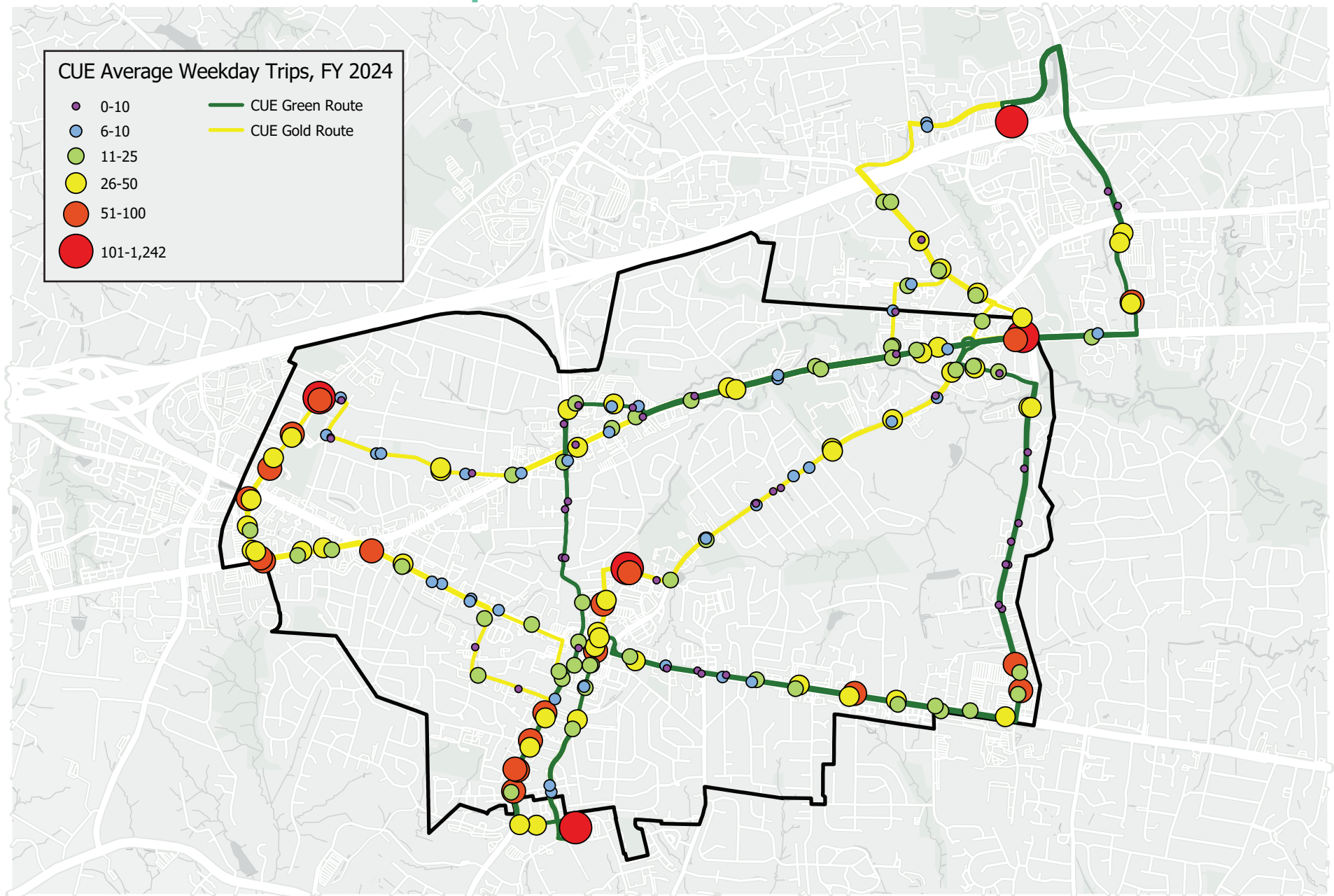
FIGURE 68: Transit Coverage



Source: Washington Metropolitan Area Transit Authority, Fairfax Connector, CUE, City of Fairfax GIS, 2025

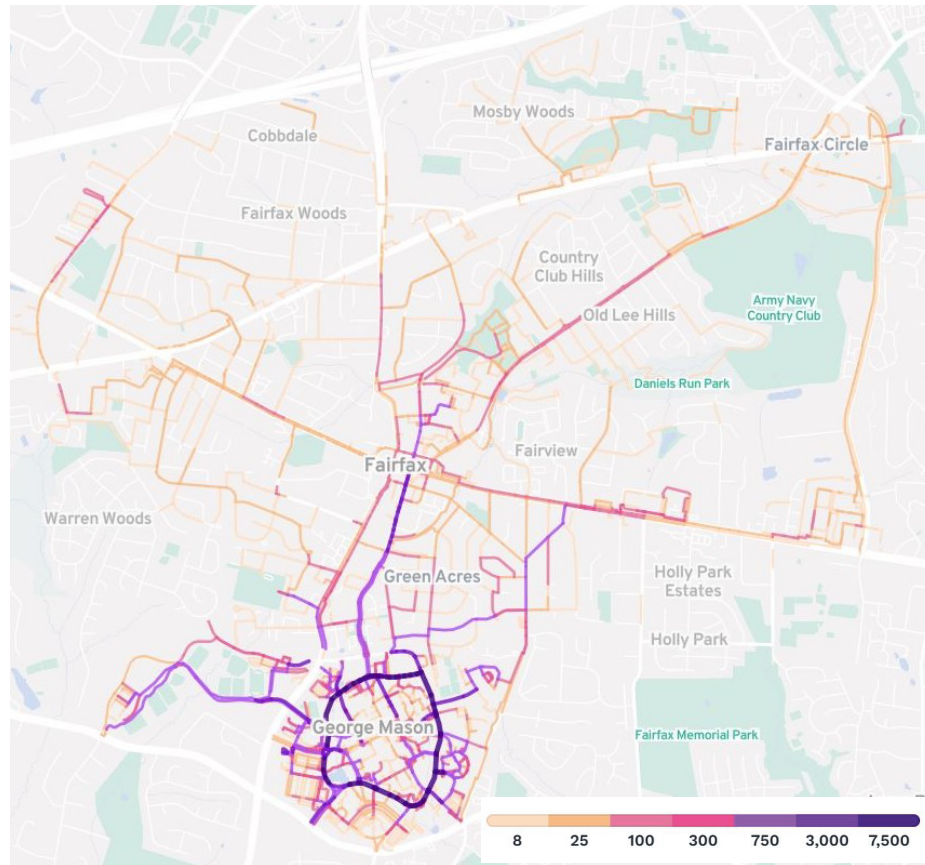


**FIGURE 69: CUE Bus Ridership**



Source: City of Fairfax Public Works, 2025

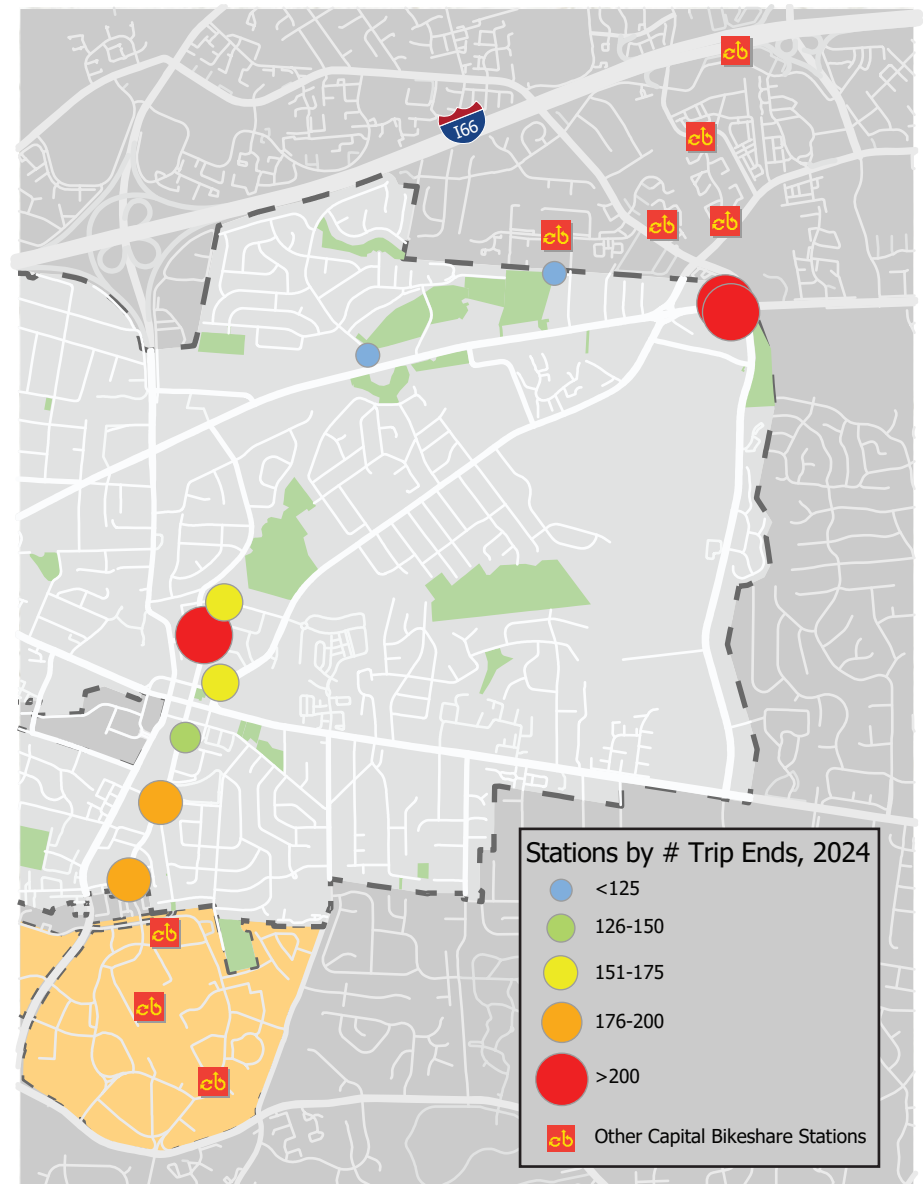
**FIGURE 70: Micromobility Activity**  
**SCOOTER ACTIVITY**



Source: City of Fairfax Public Works Ride Report, 2025

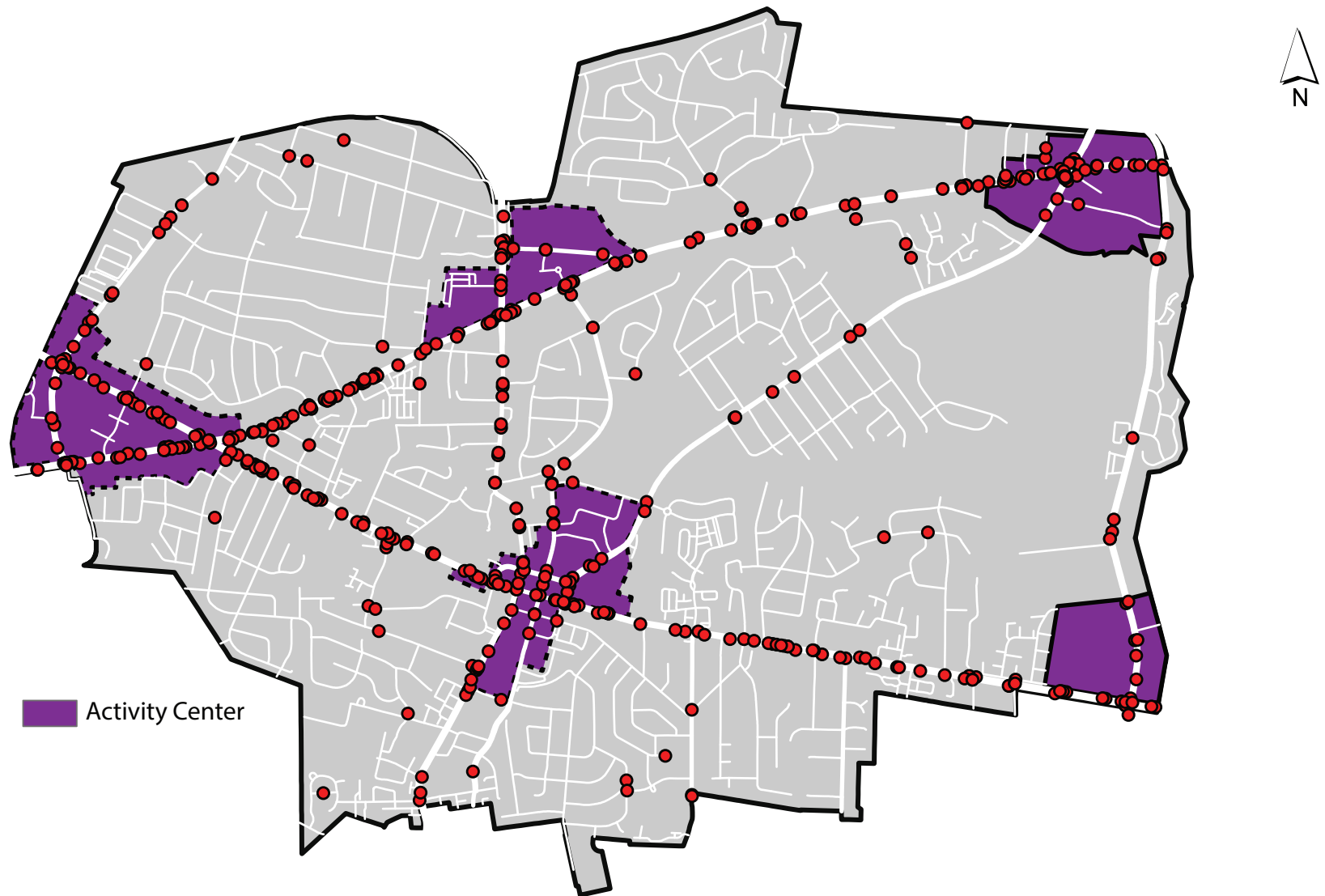
In 2019, the City partnered with George Mason University to start a Dockless Mobility Pilot Program. The scooters can be ridden throughout GMU, the City, and outside of City borders. The City joined the regional Capital Bikeshare system with 10 stations in fall 2023, providing additional options for traveling along the Mason to Metro corridor. Bikeshare riders can leave bikes at any station in the system, including at the Vienna Metro station, or stations on Mason's campus (added in 2024). Other than the city's off-street trail network, shared-use paths along George Mason Boulevard and bicycle lanes on Breckinridge Drive, Layton Hall Drive, and University Drive expand the scooter/bicycle infrastructure network for riders.

**CAPITAL BIKESHARE RIDERSHIP**



Source: City of Fairfax Public Works, 2025

FIGURE 71: **Vehicle Crashes**

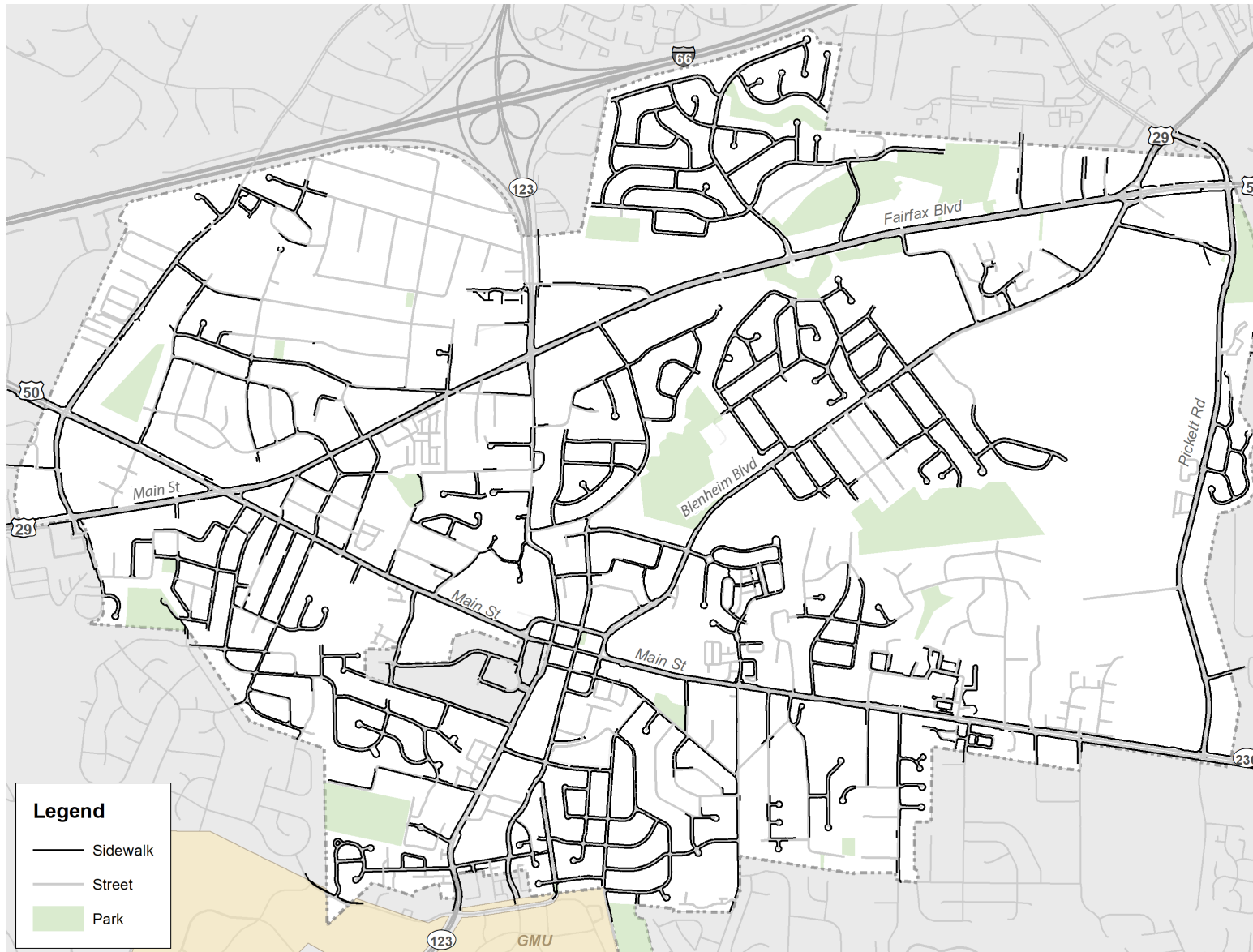


Vehicle collisions in the City of Fairfax during 2024 were clustered around Activity Centers, indicated in purple, and along the Commercial Corridors serving Main Street and Fairfax Boulevard. 501 crashes were reported in 2024, a 13 percent increase over the 444 crashes reported in 2023.

Source: City of Fairfax GIS, VDOT 2025



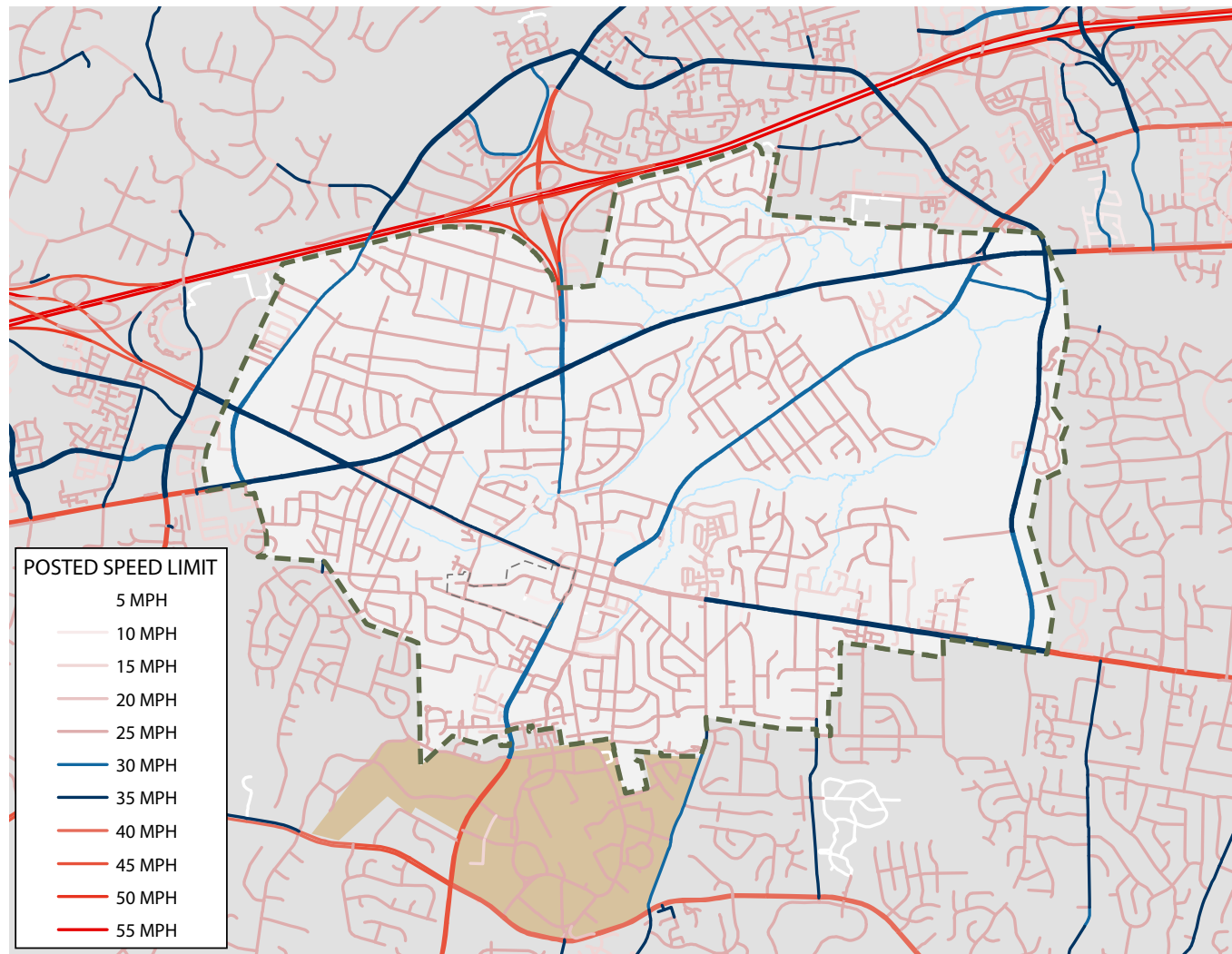
**FIGURE 72: Sidewalk Network**



Within the City of Fairfax many areas have nearly complete sidewalk coverage, including central, northern, southern, and southwestern neighborhoods. Significant gaps, however, are observed in the northwest and southeast portions of the city.

SOURCE: City of Fairfax, 2022

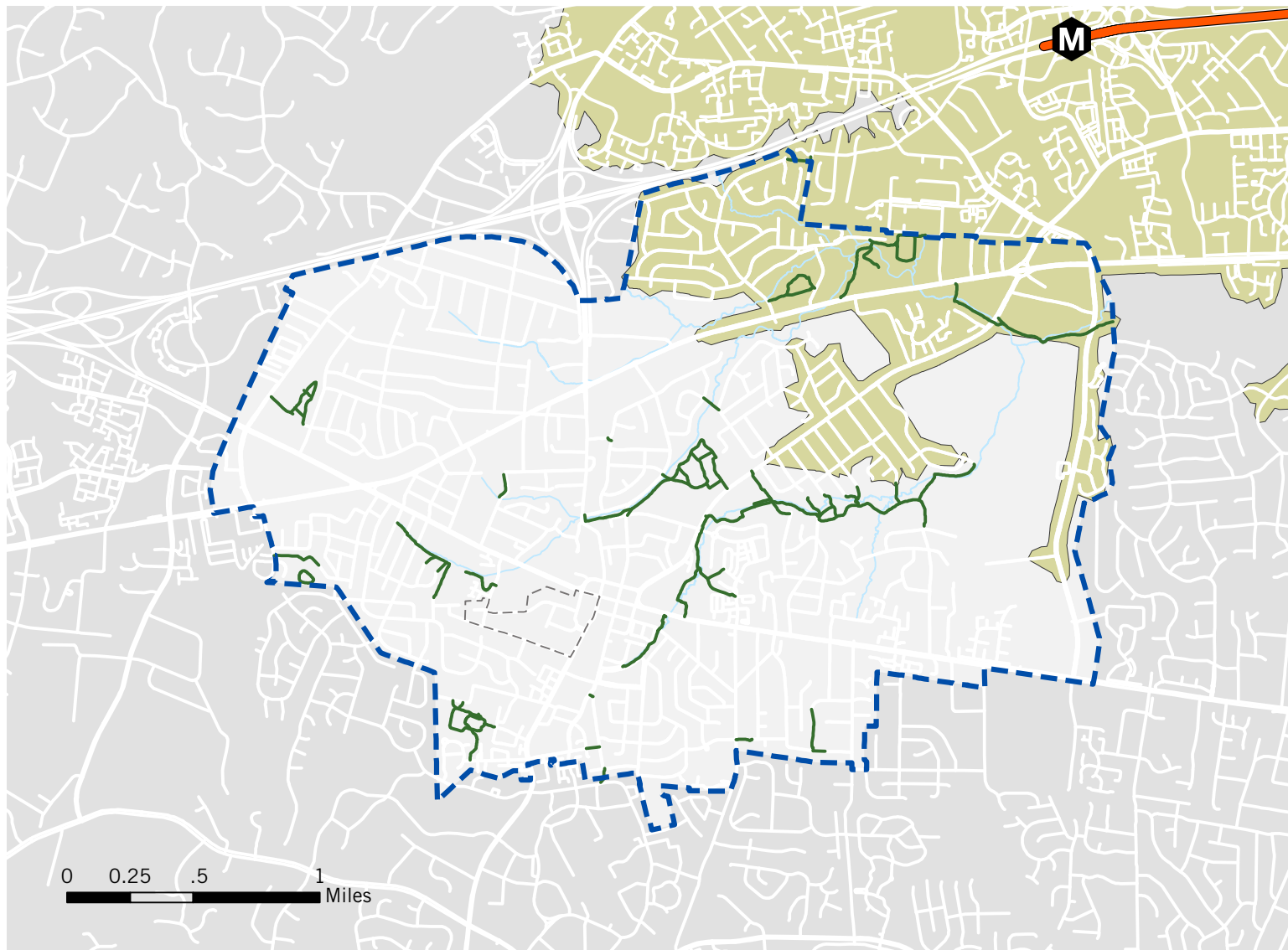
**FIGURE 73: Posted Speed Limits**



The majority of streets in the City of Fairfax have a posted speed limit of 25 MPH. Certain arterials such as Blenheim Boulevard, Chain Bridge Road, and Jermantown Road permit 30 mile per hour traffic while only Fairfax Boulevard, Pickett Road, and portions of Main Street are 35 MPH zones.

PREPARED BY NELSON\NYGAARD

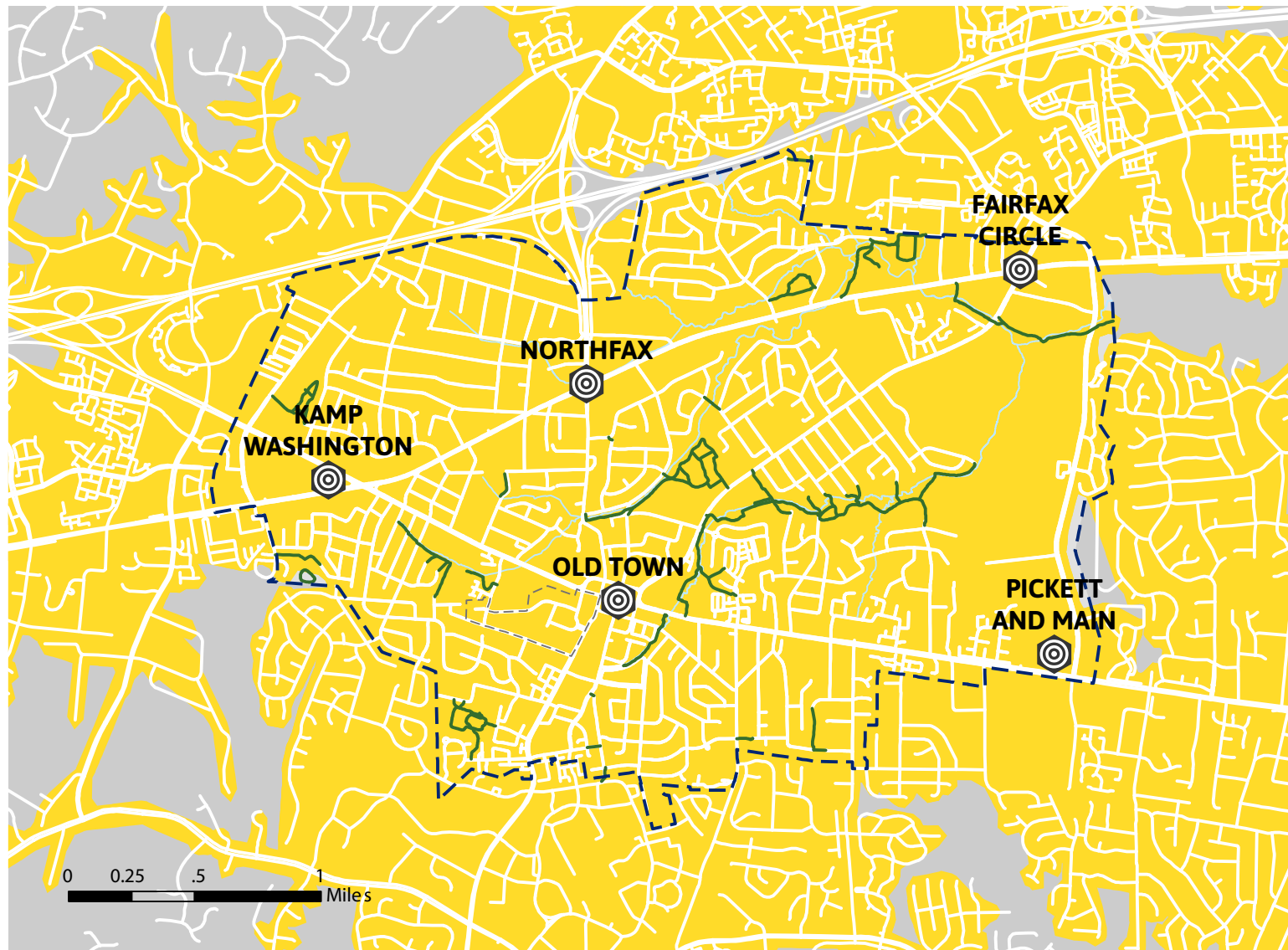
**FIGURE 74: Metro Station 15 Minute Bikeshed**



Convenient bicycle access to the Vienna/Fairfax-GMU Metro station is limited to few northeast neighborhoods due to a combination of distance and the surrounding road network configuration. This area accounts for only 11% of housing units in the City of Fairfax.

PREPARED BY NELSON\NYGAARD  
SOURCE: Census Dataset H1, 2010

**FIGURE 75: Activity Centers 15 Minute Bikesheds**

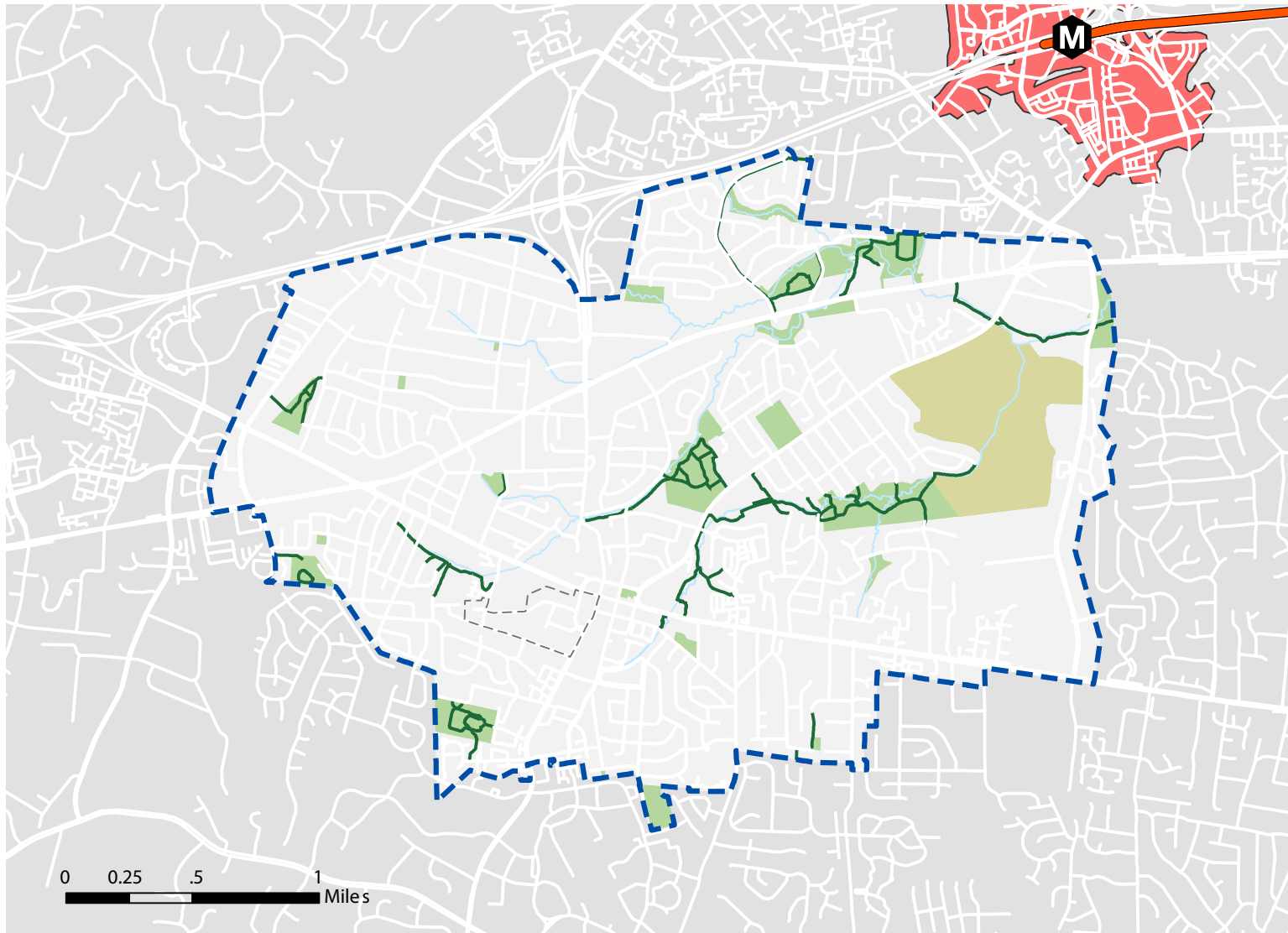


Each of the five local activity centers has good connectivity along the street network to the population of the City of Fairfax. Every resident of the city is within a 15-minute bike ride of at least one, and in many cases several, local activity centers.

PREPARED BY NELSON\NYGAARD



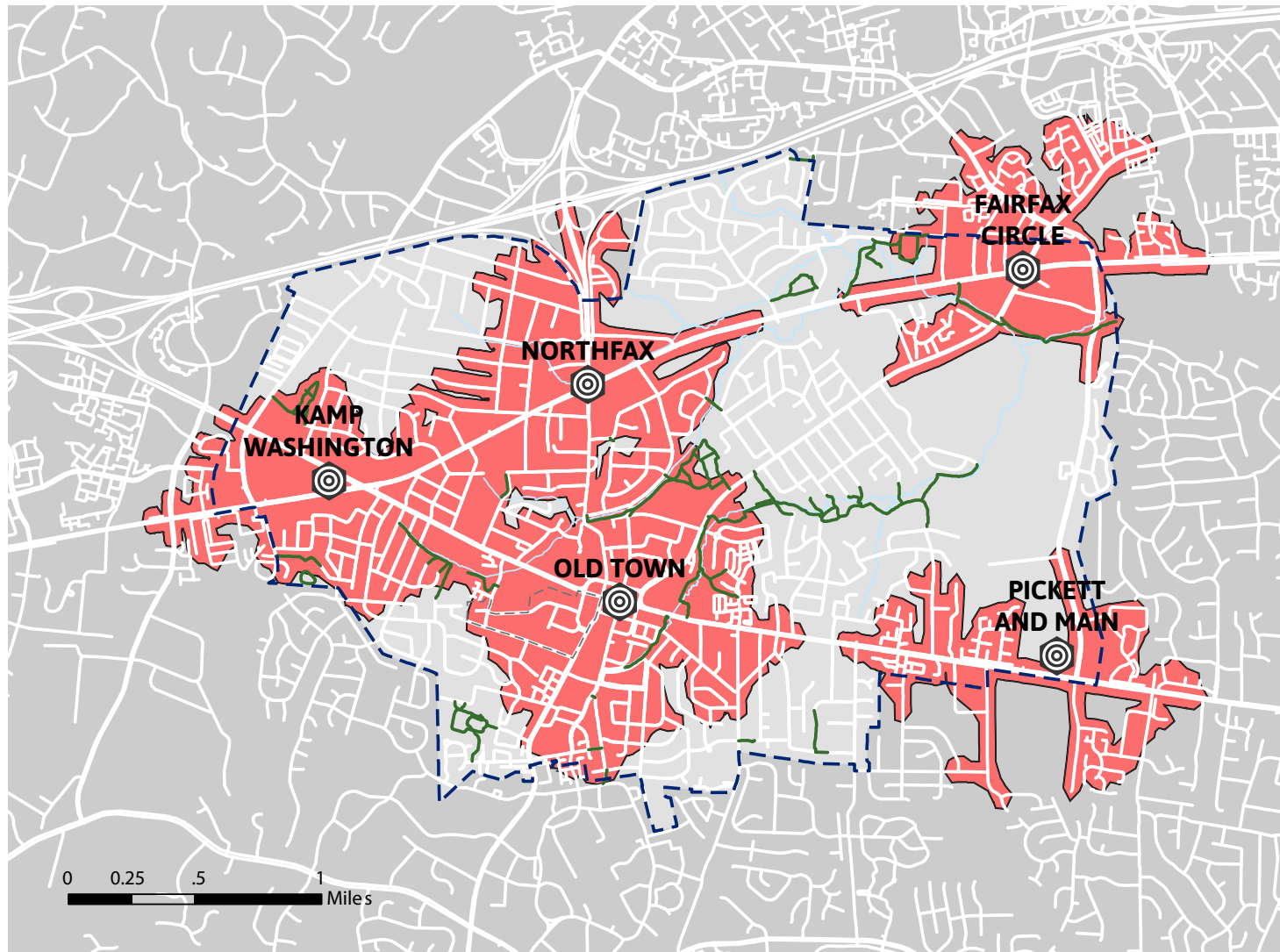
**FIGURE 76: Metro Station 15 Minute Walkshed**



The Vienna/Fairfax-GMU Metro station is not generally within a convenient walking distance (one-half mile) of any residence within the City of Fairfax.

PREPARED BY NELSON\NYGAARD

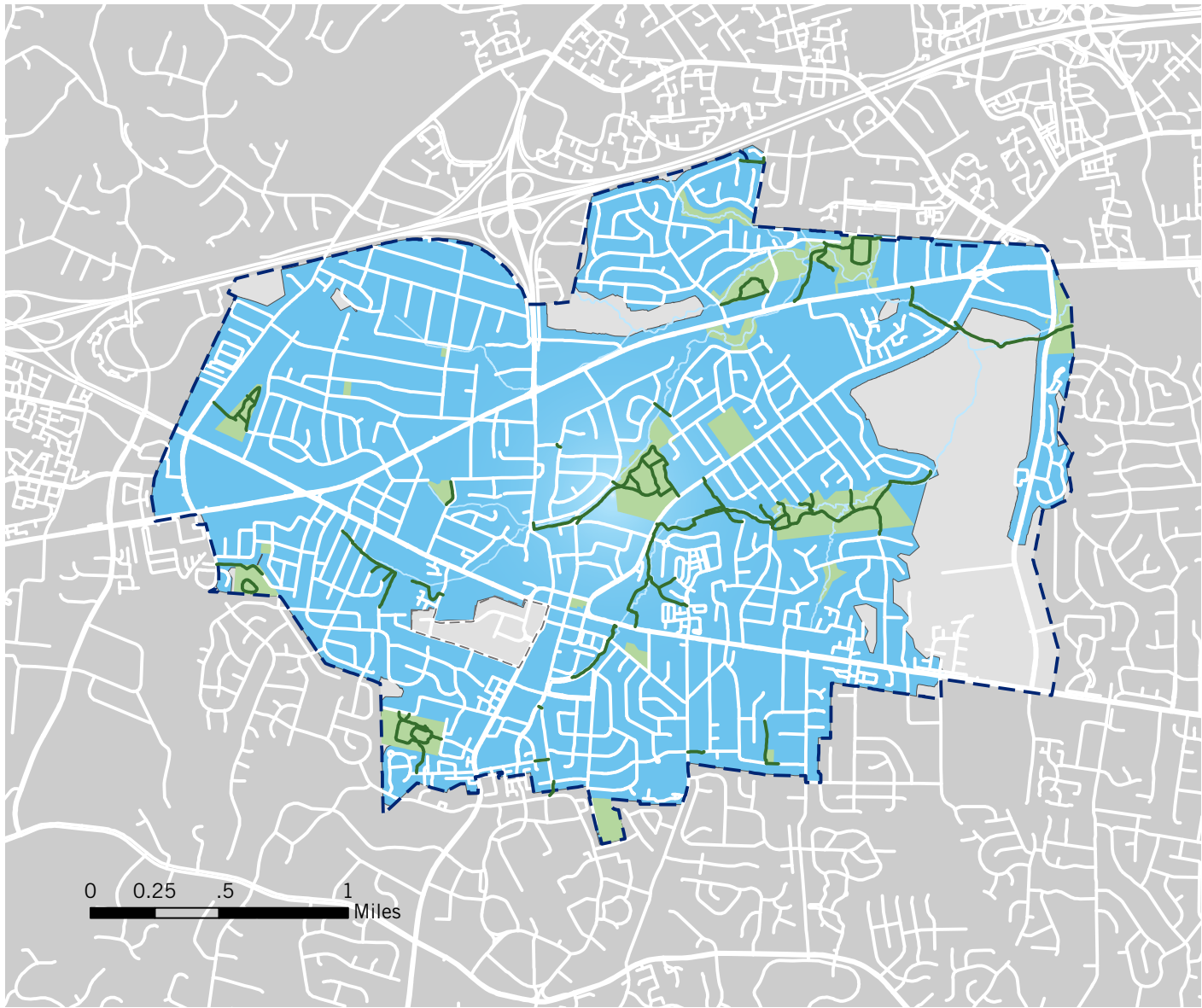
**FIGURE 77: Activity Centers 15 Minute Walksheds**



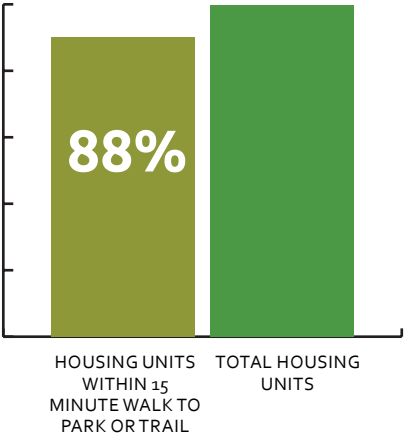
While many neighborhoods are within a convenient 15-minute walk of a local activity center (approximately one-half mile), many neighborhoods are without easy access due to both distance and a disconnected street network. Less than half of housing units in the City of Fairfax fall within this 15 minute walkshed.

SOURCE: Census Dataset H1, 2010  
PREPARED BY NELSON\NYGAARD

**FIGURE 78: Access To Nature**



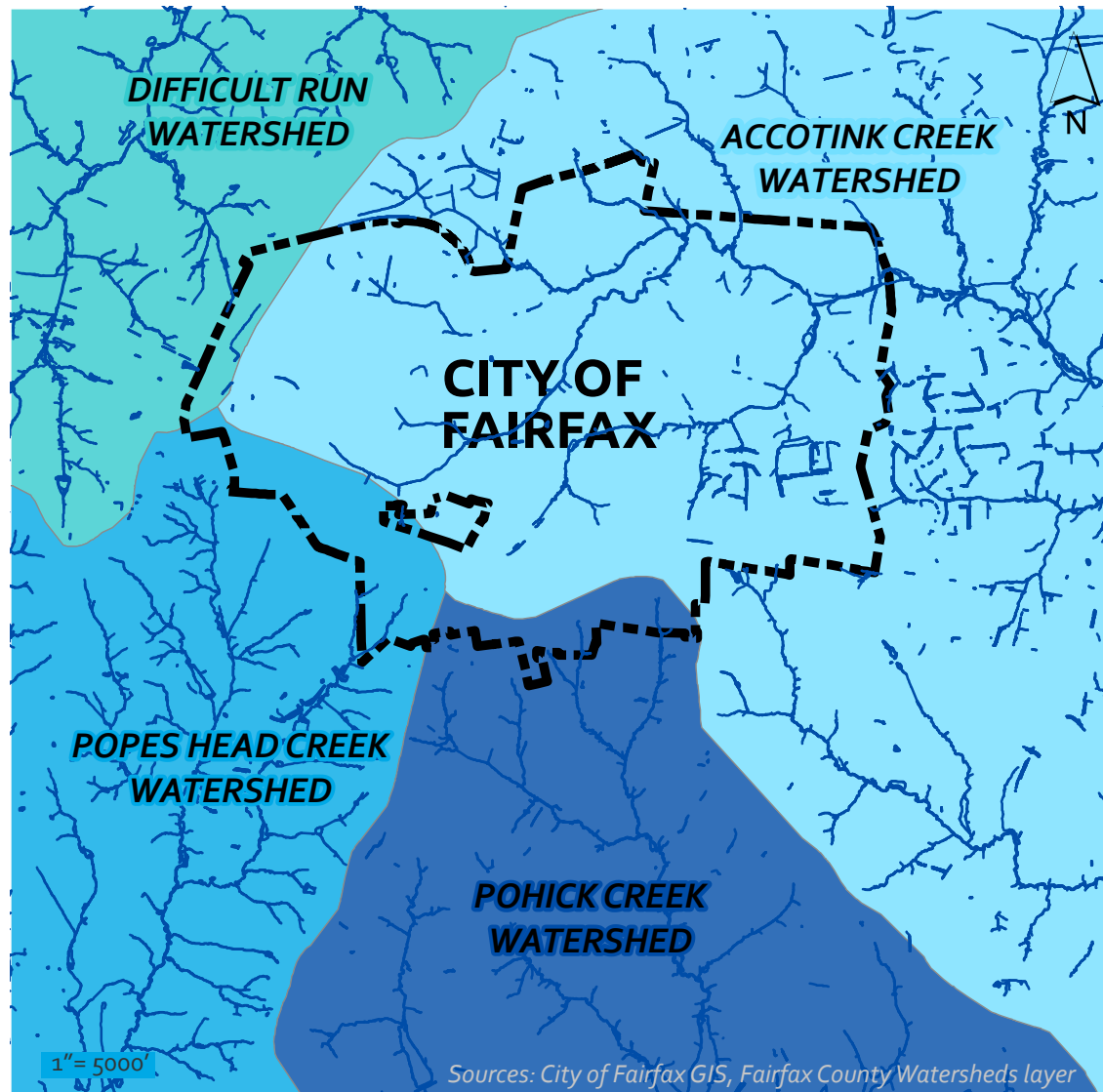
City of Fairfax boasts a high percentage of housing units within 15 minutes by foot of either a park or trail. Almost 90% of households are able to easily take advantage of these public amenities.



SOURCE: Census Dataset H1, 2010  
PREPARED BY NELSON\NYGAARD

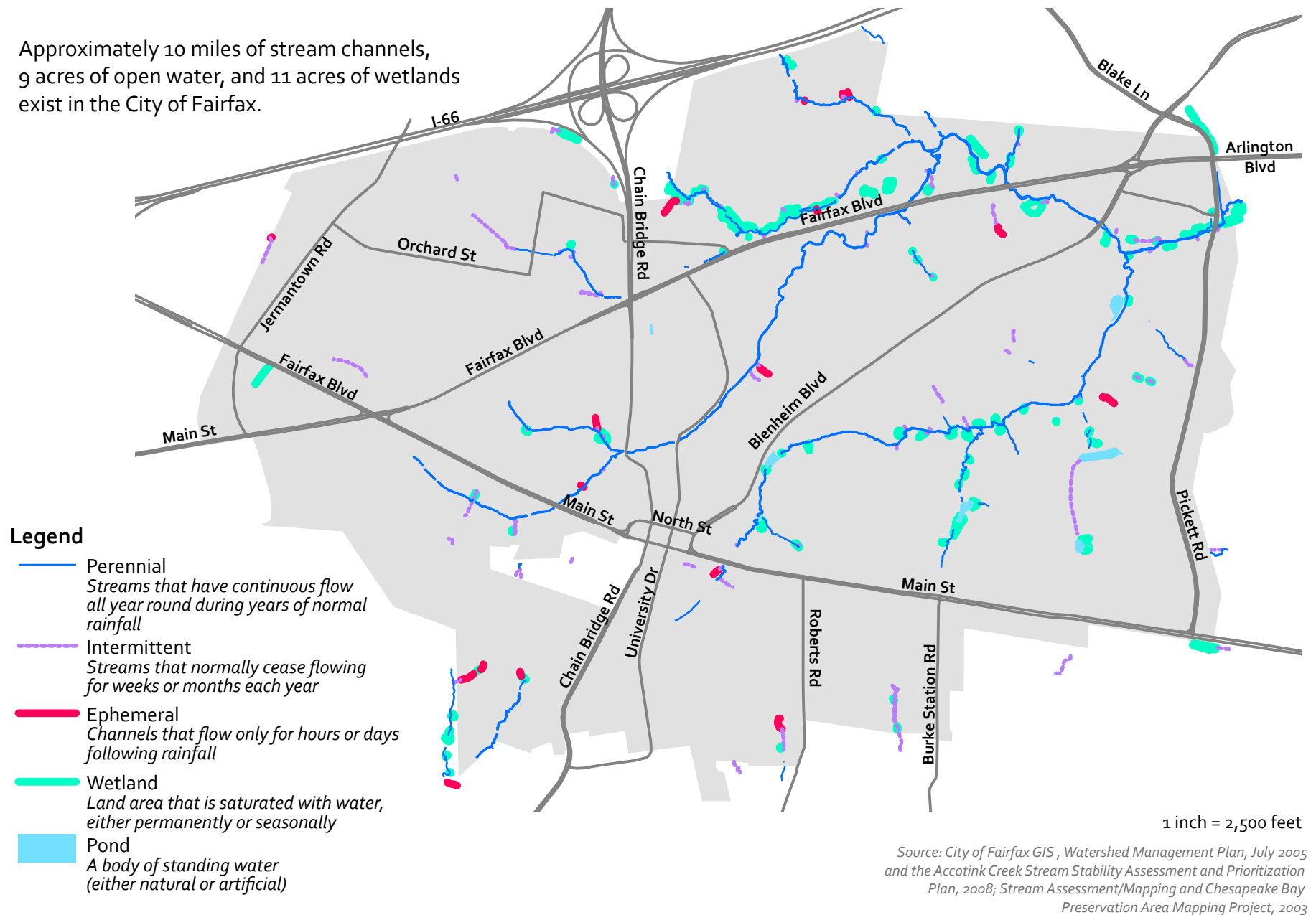
## FIGURE 79: Watersheds

A watershed is an area of land that drains into a stream, river, lake or bay. Fairfax City contains portions of the Accotink Creek, Pohick Creek, Popes Head Creek and Difficult Run watersheds. These local watersheds are all part of the larger drainage basin for the Chesapeake Bay.



## FIGURE 80: Water Resources

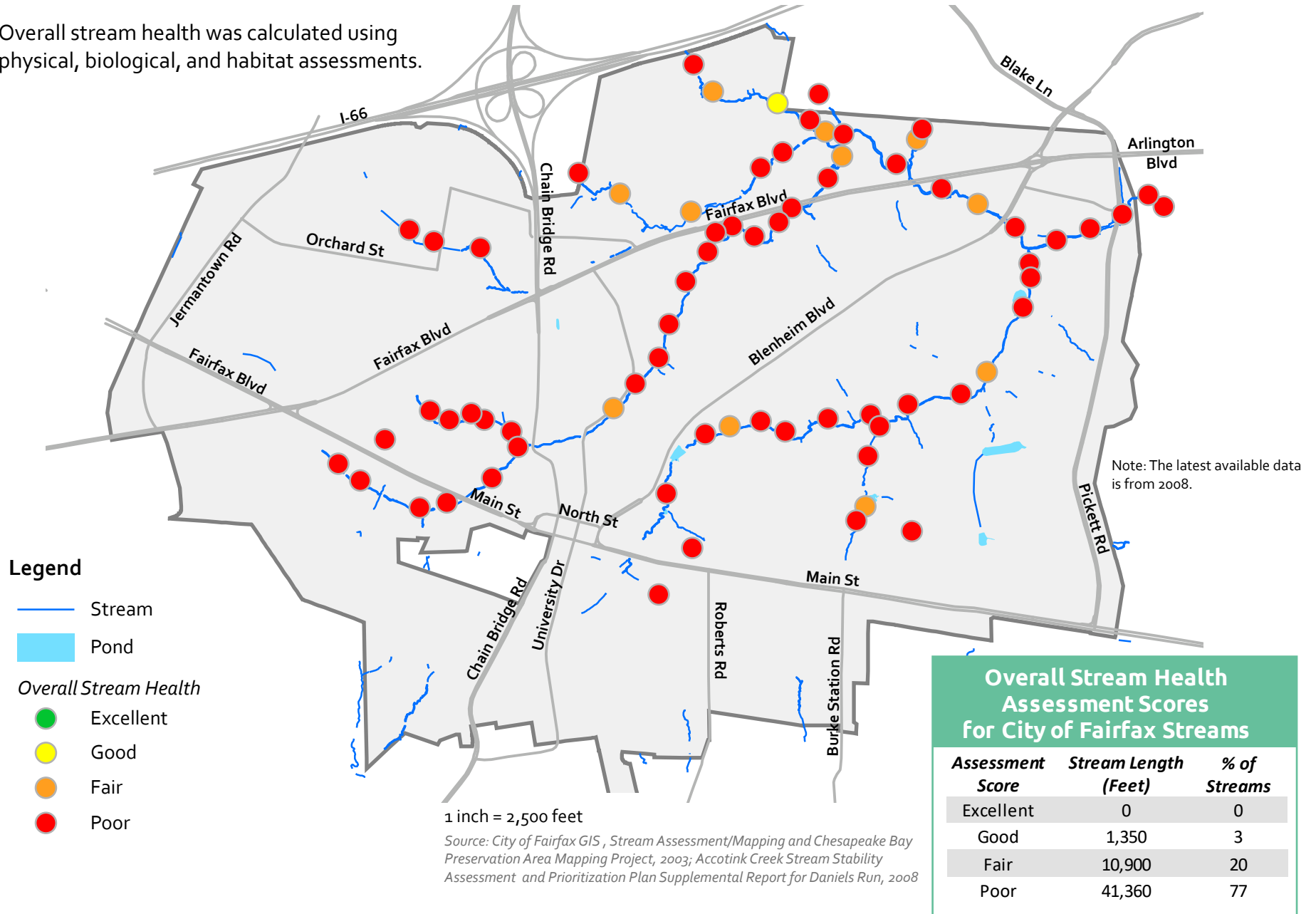
Approximately 10 miles of stream channels, 9 acres of open water, and 11 acres of wetlands exist in the City of Fairfax.





## FIGURE 81: Overall Stream Health

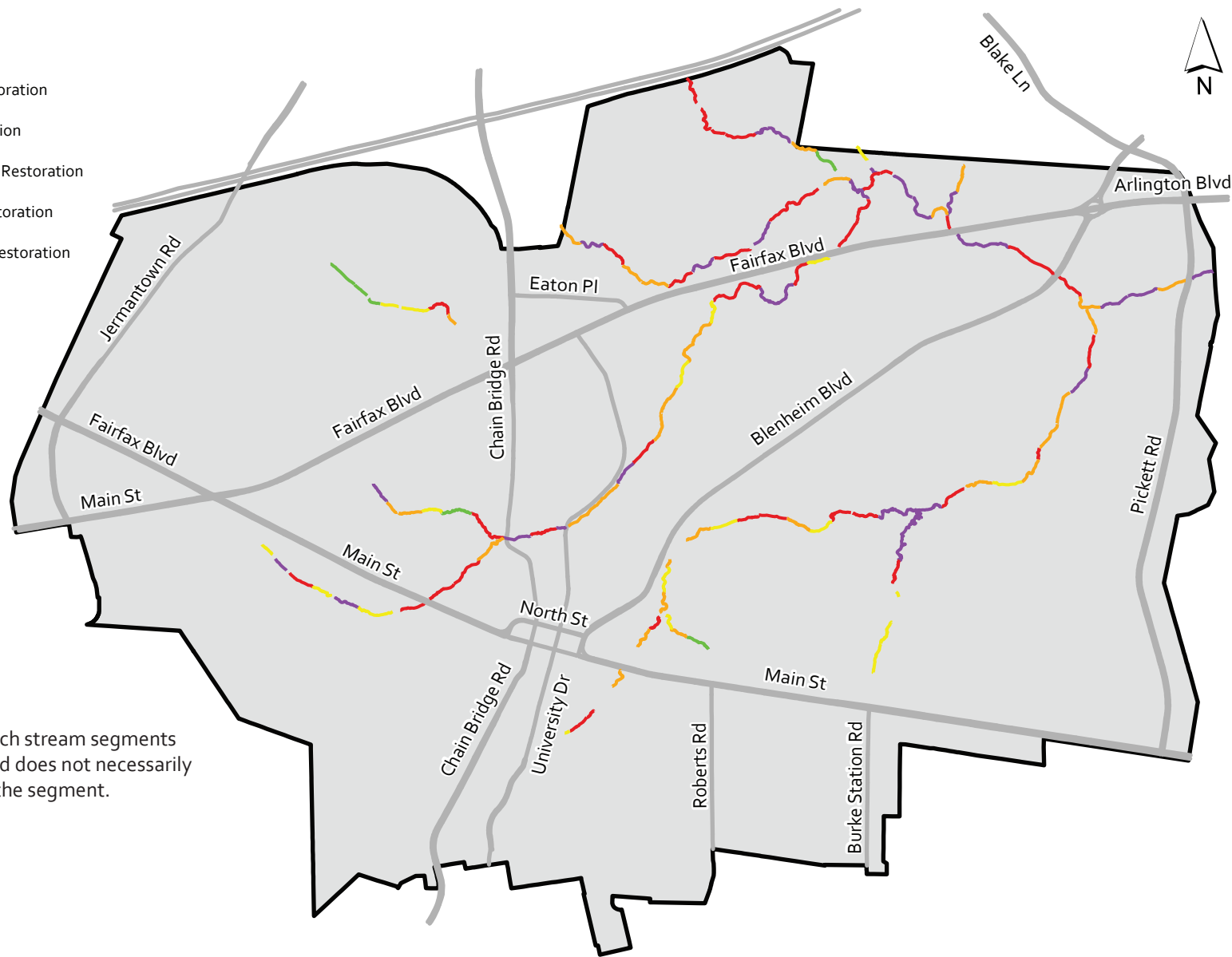
Overall stream health was calculated using physical, biological, and habitat assessments.



**FIGURE 82:** Stream Restoration Prioritization

**Legend**

- Stream Prioritization
- Poor Candidate for Restoration
  - Not Priority for Restoration
  - Moderate Candidate for Restoration
  - Good Candidate for Restoration
  - Primary Candidate for Restoration



Note: This map shows which stream segments are best for restoration and does not necessarily correlate to the health of the segment.

1 inch = 2,200 feet  
Source: City of Fairfax GIS 2024



## FIGURE 83: Floodplain and Chesapeake Bay Preservation Area

The City of Fairfax adopted the Chesapeake Bay Preservation Act, which delineates resource protection areas (RPAs) as 100-foot vegetative buffers adjacent to water bodies with perennial flow. Floodplain areas include land adjacent to and along a natural drainage way that is subject to continuous or periodic inundation or flooding.



*NOTE: FEMA flood maps are continually updated through a variety of processes. The RPA does not change without design modifications.*

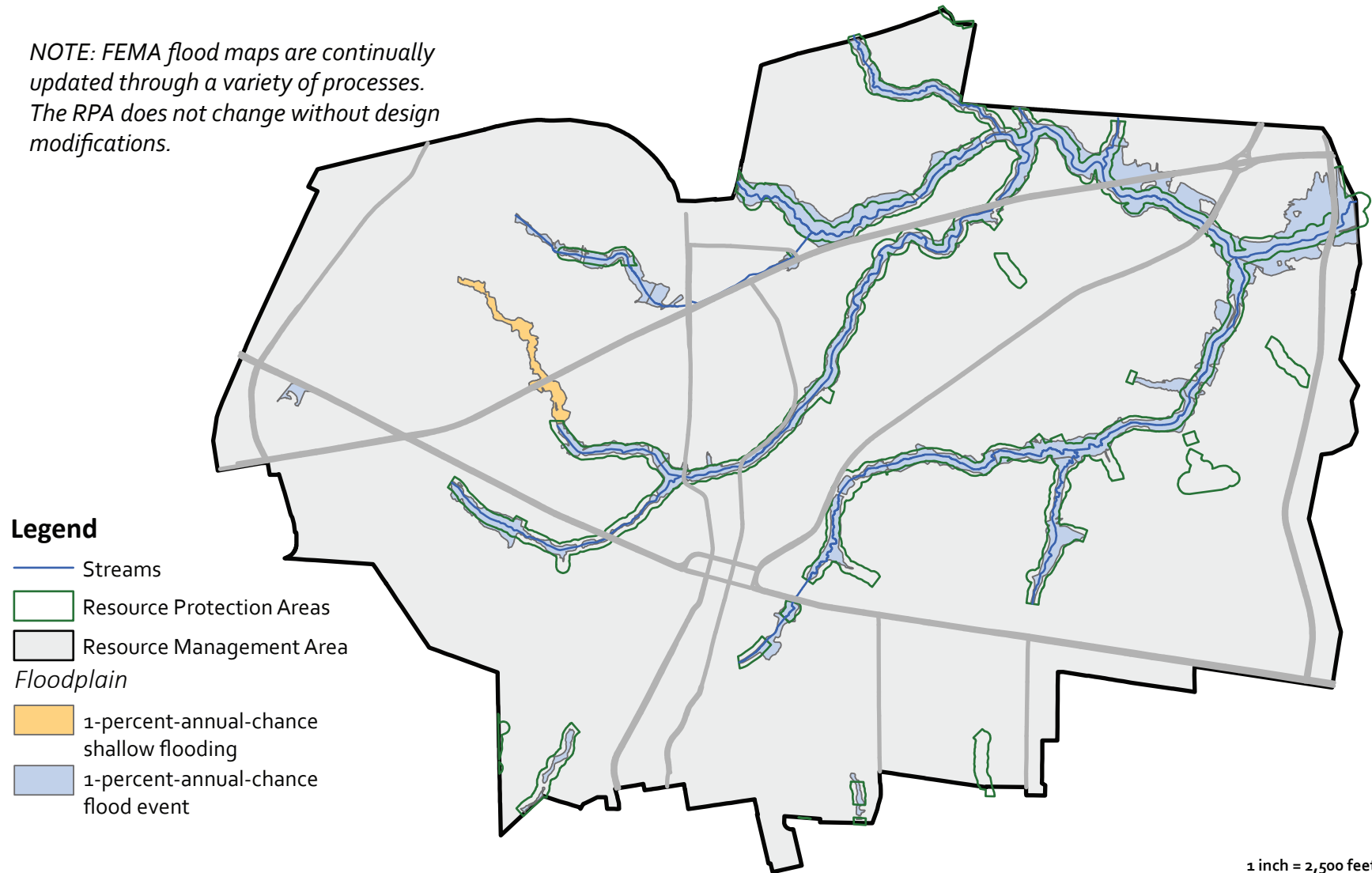
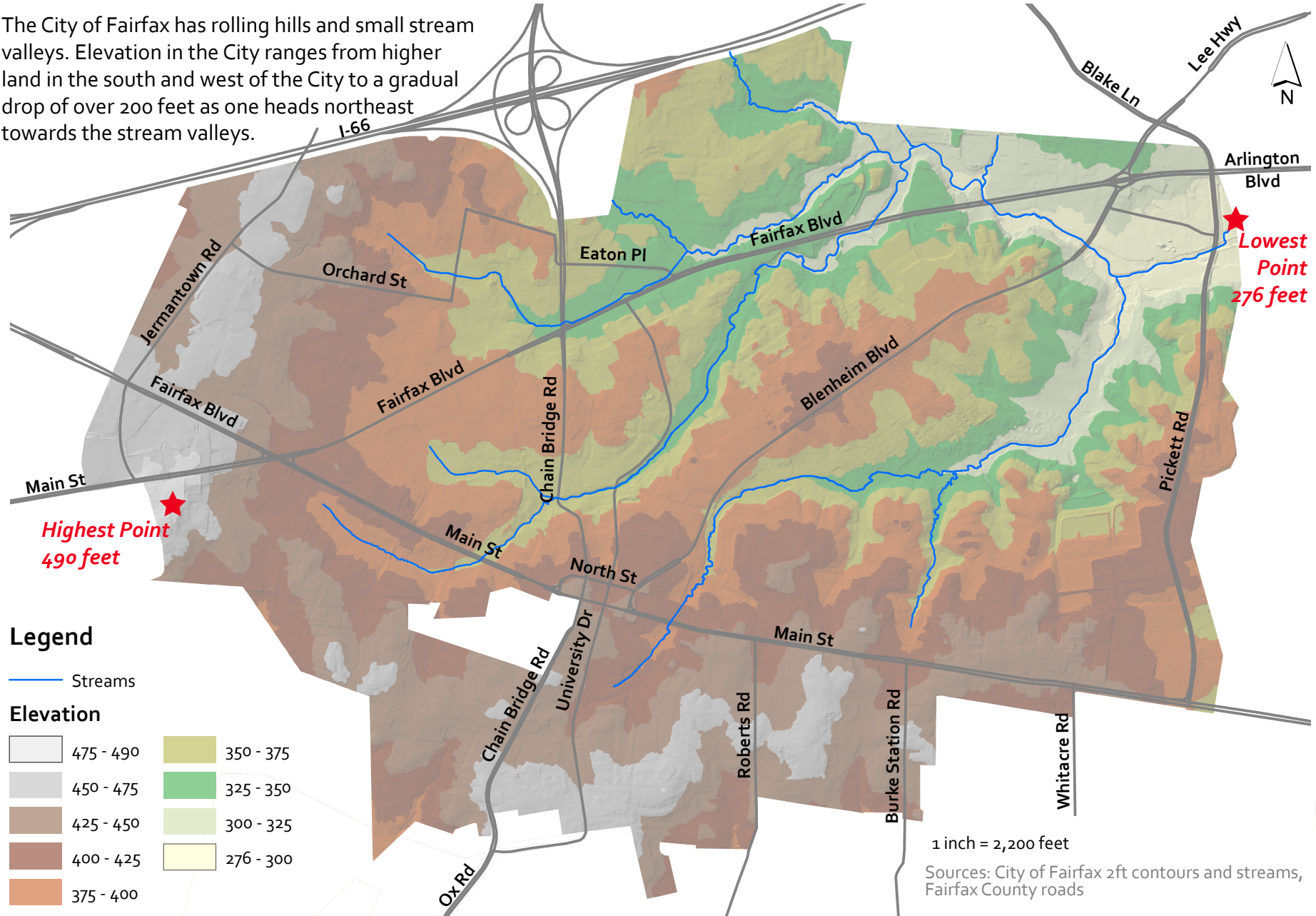


FIGURE 84: Topography

The City of Fairfax has rolling hills and small stream valleys. Elevation in the City ranges from higher land in the south and west of the City to a gradual drop of over 200 feet as one heads northeast towards the stream valleys.



## FIGURE 85: Soils

The City of Fairfax lies entirely in the Piedmont Upland region. Most of the soils in the City fall into the Wheaton - Glenelg complex (105) soil association. This complex is a mixture of the development disturbed Wheaton soil (102) and the natural Glenelg soil (39). Much of the soil within the City's floodplains falls into the Codorus and Hatboro complex (30) and Codorus (29) soil associations.

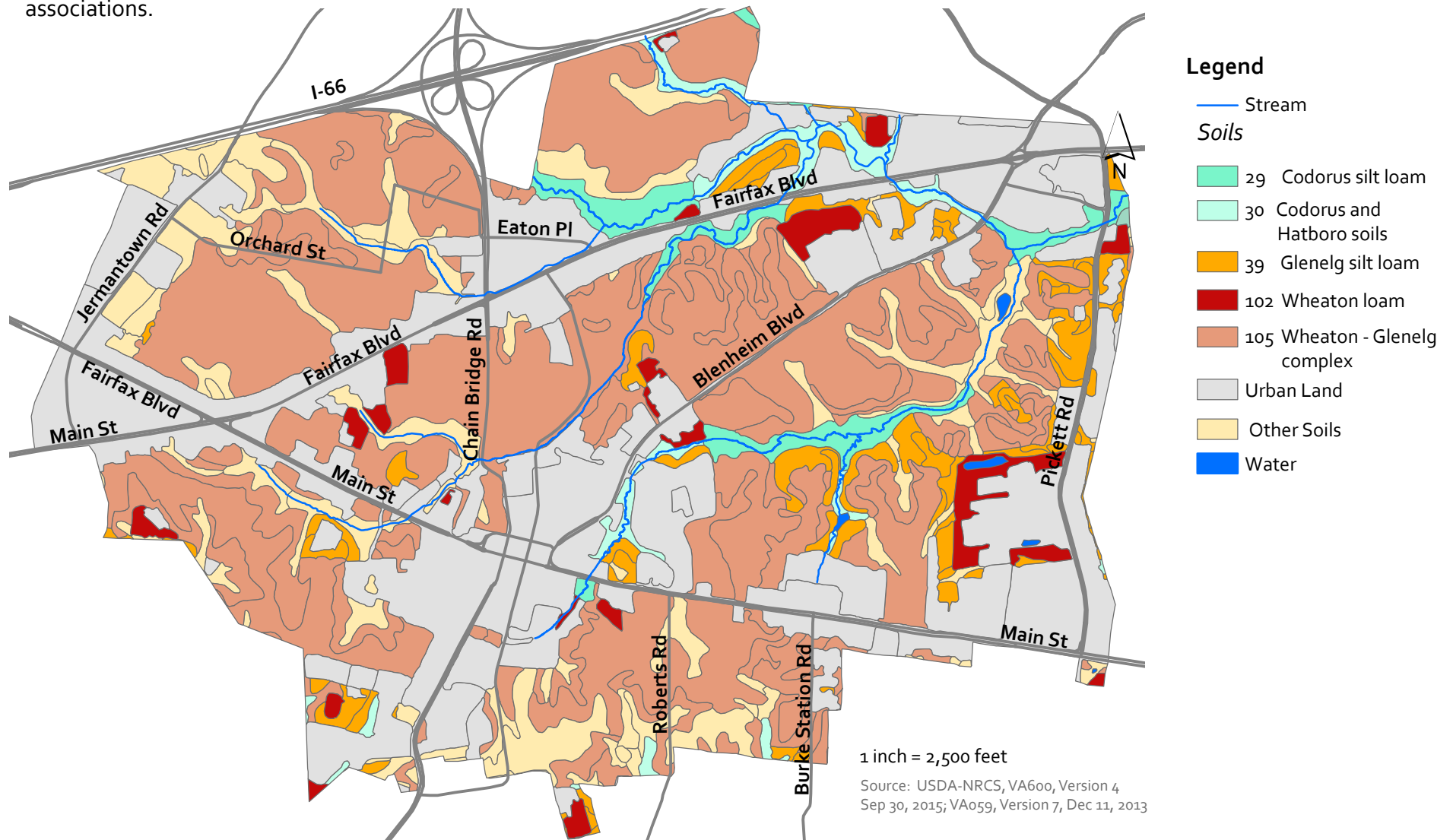


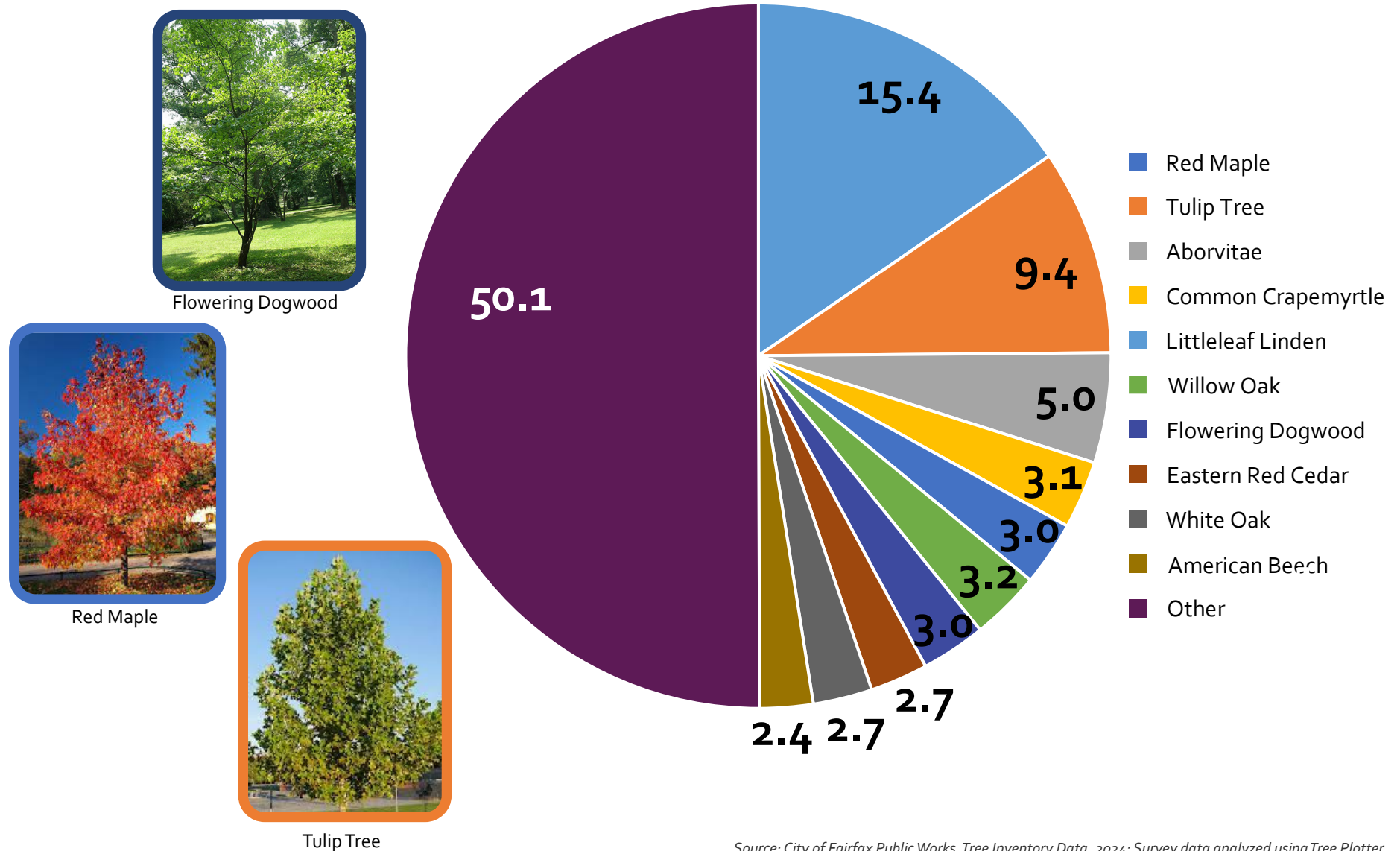


FIGURE 86: Land Cover



## FIGURE 87: City Trees

Fairfax City has approximately 11,908 publicly owned trees. This includes trees on city property, in parks, along trails, and on streets. Red Maple is the most common type of city tree.





## FIGURE 88: Invasive Species

A non-native, invasive species is any species that is intentionally or accidentally introduced to an area outside of its native ecosystem and causes or is likely to cause harm to human health, the economy, or the environment by its spread. Many invasive plant species have been indentified in the city's woodlands. Some of the most common and highly invasive species surveyed in parks include:



**Amur/Bush Honeysuckle**

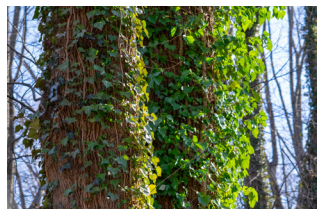
(*Lonicera maackii*) is a multi-stemmed woody shrub that will form dense monocultures in the forest understory, inhibiting the growth of other plants. Shrubs have arching branches and are some of the first to produce green leaves in the spring. In late summer, Bush Honeysuckle will produce red berries that are spread widely by birds and other wildlife and often persist through winter.



**Japanese Honeysuckle** (*Lonicera japonica*) is an aggressive twinning vine that climbs, suffocates, and strangles other plants. In our area, it is often evergreen through the winter with an extended growing season. An alternative to Japanese Honeysuckle as a landscape plant is our native Coral Honeysuckle (*Lonicera sempervirens*).



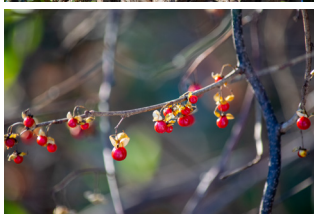
**Porcelain-berry** (*Ampelopsis brevipedunculata*) is a deciduous, woody, climbing vine in the grape family (Vitaceae), often found in open areas and along forest edges. Porcelain-berry vines will fully blanket shrubs and other plants with the help of tendrils, growing up to 15 ft. in a single growing season. Porcelain-berry can be distinguished from native grape species by its bright blue and purple berries that appear late in the summer, white pith, and its smooth, brown bark.



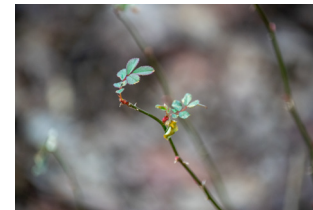
**English Ivy** (*Hedera helix*) is a fast-growing, evergreen vine that is popularly used in landscaping as groundcover. English Ivy is a known tree killer, stealing nutrients and shading out sunlight with its tangles of leaves and aerial roots. Trees that are covered become more susceptible to disease and damage, often leading to an early decline. English Ivy will also form dense mats on the forest floor, outcompeting and smothering native plants.



**Asian/Oriental Bittersweet** (*Celastrus orbiculatus*) is a perennial, woody vine



that smothers native plants with blankets of green, round leaves. Asian Bittersweet is particularly damaging to trees, which become girdled by large, winding stems along trunks and branches.



**Multiflora Rose** (*Rosa multiflora*) is an olive green, multi-stemmed shrub with sharp, curved thorns that create "natural fences" on the forest floor, crowding out native vegetation in thickets and occasionally climbing other plants.



Source: Fairfax City Non-Native Invasive Species Assessment, 2025

## FIGURE 89: Green Buildings

Leadership in Energy & Environmental Design (LEED) Certified

PROJECT NAME	LOCATION	LEED SYSTEM	POINTS ACHIEVED	CERTIFICATION LEVEL	CERTIFICATION DATE
Fairfax County Health Dept Laboratory	10310 Layton Hall Dr	LEED-NC 2.2	41	Gold	6/8/2011
Barcelo Crestline	3950 University Dr	LEED-CI 2.0	23	Certified	11/5/2010
PNC Bank Branch - Main St & Judicial Ave	10649 Main St	LEED-NC 2.2	27	Certified	6/28/2013
Fair City Mall	9652 Main St	LEED for Retail (New Construction) Pilot	22	Certified	1/31/2011
Residence Inn	3565 Chain Bridge Rd	LEED-NC v2009	42	Certified	6/12/2012
Fairfax Marketplace	10944 Fairfax Blvd	LEED-EB:OM v2009	40	Certified	4/30/2015
TD Bank - Fairfax Turnpike Shopping Center	Pickett Rd and Main St	LEED-NC Retail v2009	72	Gold	7/25/2012
Healthy Buildings East Coast HQ	3251 Blenheim Blvd	LEED-CI 2009	54	Silver	5/15/2017

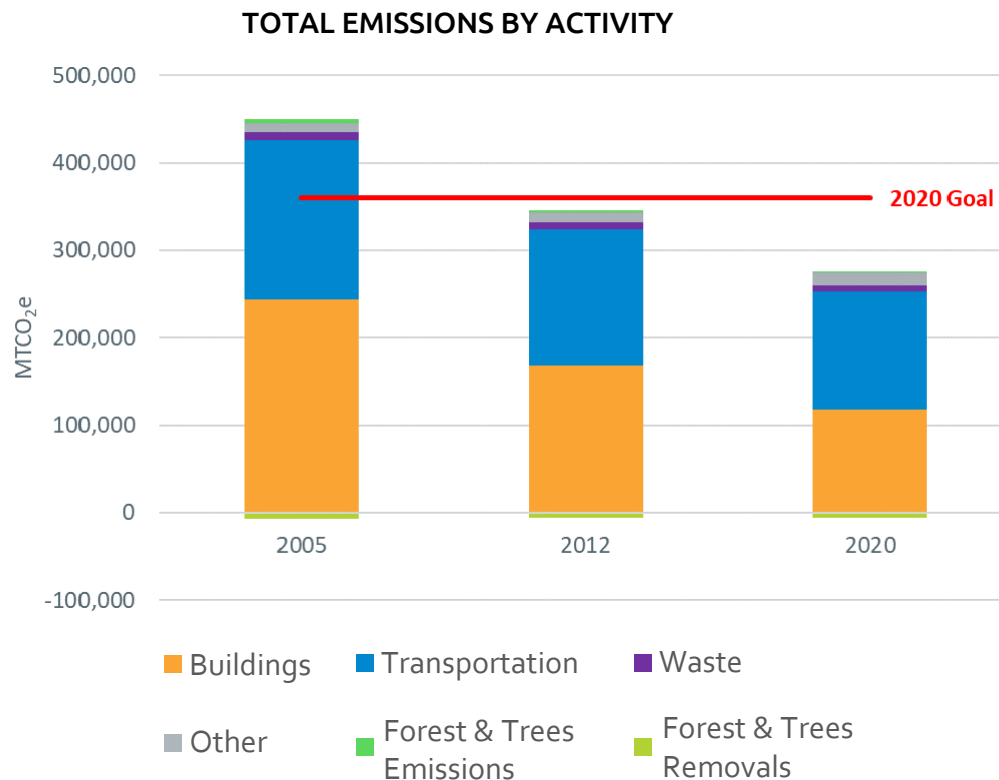
Source: The Green Building Information Gateway (GBIG) (<http://www.gbigo.org/>); last checked 3/19/2025.

\*Data excludes confidential projects and LEED Neighborhood Development (ND) certifications.



## FIGURE 90: Greenhouse Gas Emissions

This summary of the City of Fairfax's greenhouse gas (GHG) inventory measures GHG emissions from community-wide activities, including the residential, commercial, industrial, and government sectors. All emissions are reported in metric tons of carbon dioxide equivalent (MT CO<sub>2</sub>e). CO<sub>2</sub> equivalents offer a universal standard of measurement that allows for the comparison of different greenhouse gases based on their ability to trap heat in the atmosphere. City of Fairfax community-wide greenhouse gas (GHG) emissions decreased by 39% between 2005 and 2020, despite a 14% growth in population. In 2020, forests and trees sequestered 2% of total emissions.



Note: Other refers to emissions associated with the release of Hydrofluorocarbons, emissions resulting from local natural gas system losses within the community, as well as emissions from Agriculture.

Source: MWCOG Community-Wide Greenhouse Gas Inventory Summary - City of Fairfax, Virginia, 2022.



### Buildings

Emissions from electricity consumption, and combustion of natural gas and other fuels. Buildings



### Transportation

On-road vehicular travel, air travel, and commuter rail travel undertaken by residents, business, and visitors in the city, and off-road activities such as use of construction and landscaping equipment.

Photo Credit: Virginia Department of Transportation



### Waste

Pumping and treatment of water and wastewater and collection and treatment of solid waste produced by residents and activities.

Photo Credit: Virginia Department of Transportation



### Other

Fugitive emissions from ozone depleting chemicals, natural gas, and agriculture.

Photo Credit: PiccoloNamek



### Forest & Trees Emissions

Emissions from the removal of forests and trees which releases sequestered carbon.

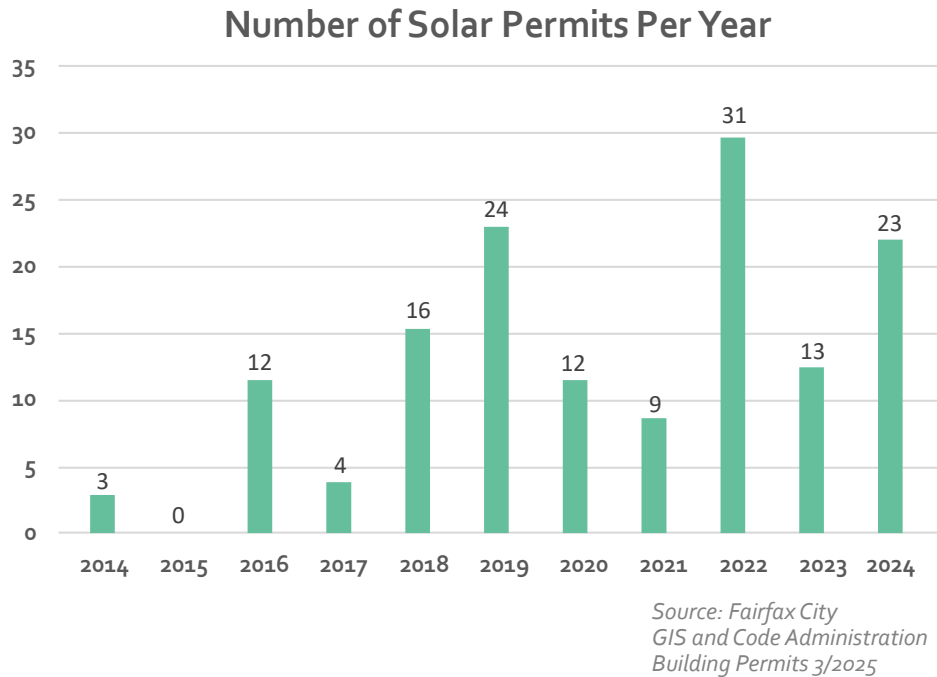
Photo Credit: TreeHugger



### Forest & Trees Removal

Forests sequester CO<sub>2</sub> during the process of photosynthesis and store this carbon in leaves, roots, branches, trunks, soil, and woody debris and other plant litter.

**FIGURE 91: Solar Energy & Solarize NOVA Data**



**Legend**

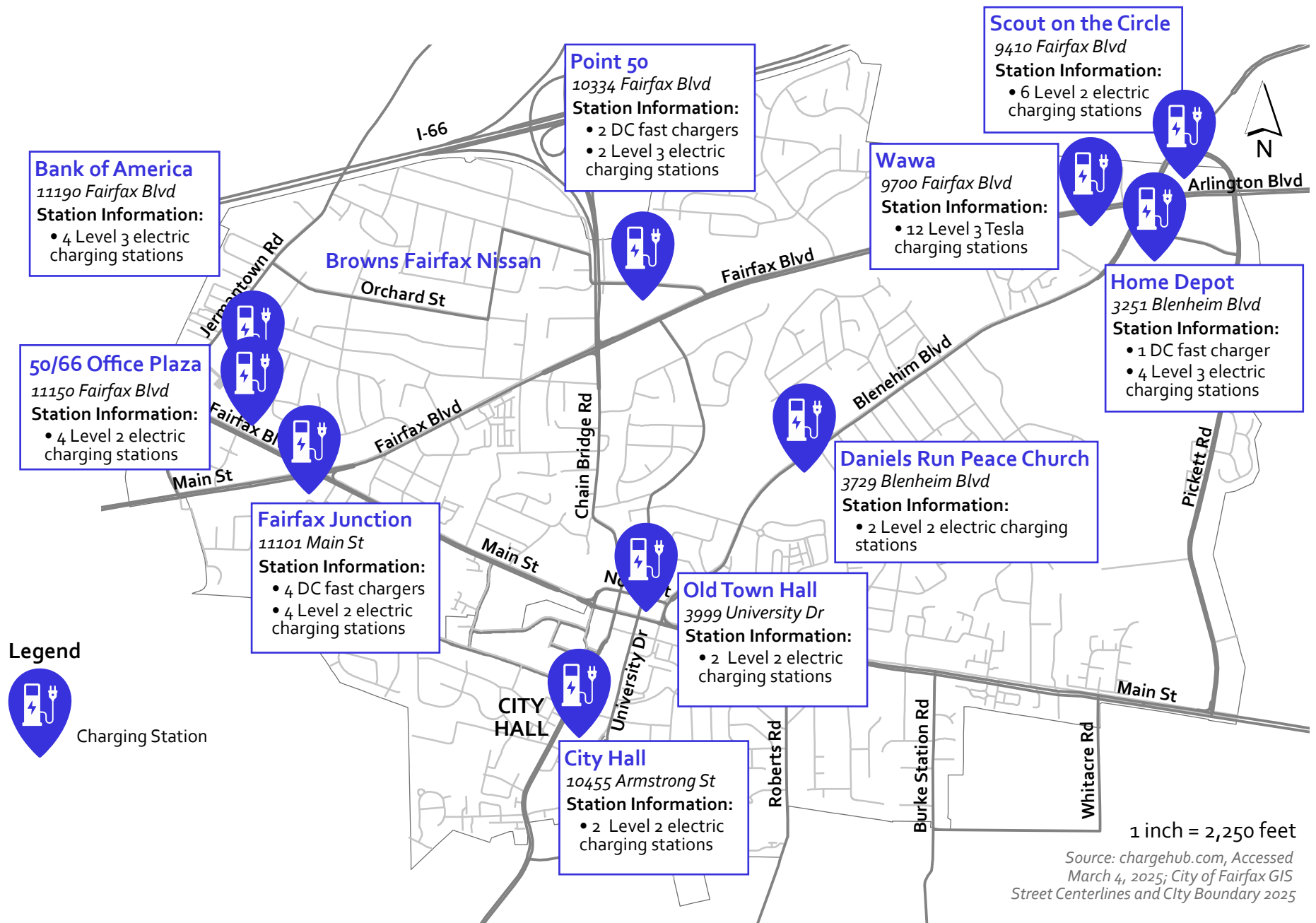
- Very Poor (Shaded or No Sun)
- Poor (Shaded)
- Good (Not Shaded)
- Very Good (Full Sun)



The Northern Virginia Solar Map is a web tool that homeowners and business owners can use to get an estimate for the potential size of a solar photovoltaic system that can be placed on the roof and the potential annual electricity savings.

*Source: Northern Virginia Regional Commission Solar Map*  
[www.novasolarmap.com](http://www.novasolarmap.com)

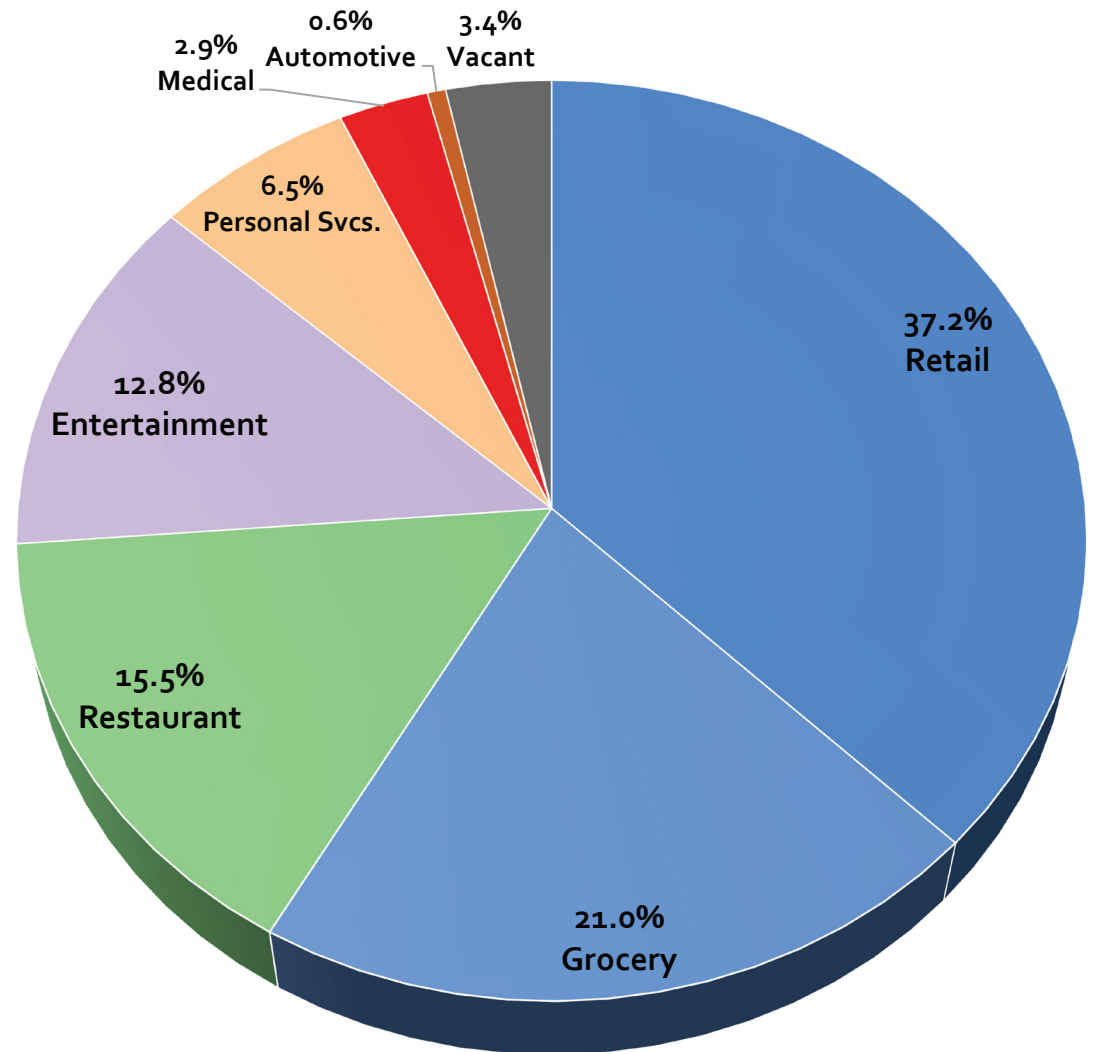
**FIGURE 92: Publicly Available Electric Vehicle Charging Stations**



**FIGURE 93: Select Shopping Center Leasing Plans by Type of Tenant**  
City of Fairfax, February 2025

Analysis contains leasing information from 19 shopping centers (listed below) in the City of Fairfax containing 1.8 million square feet of leasable space.

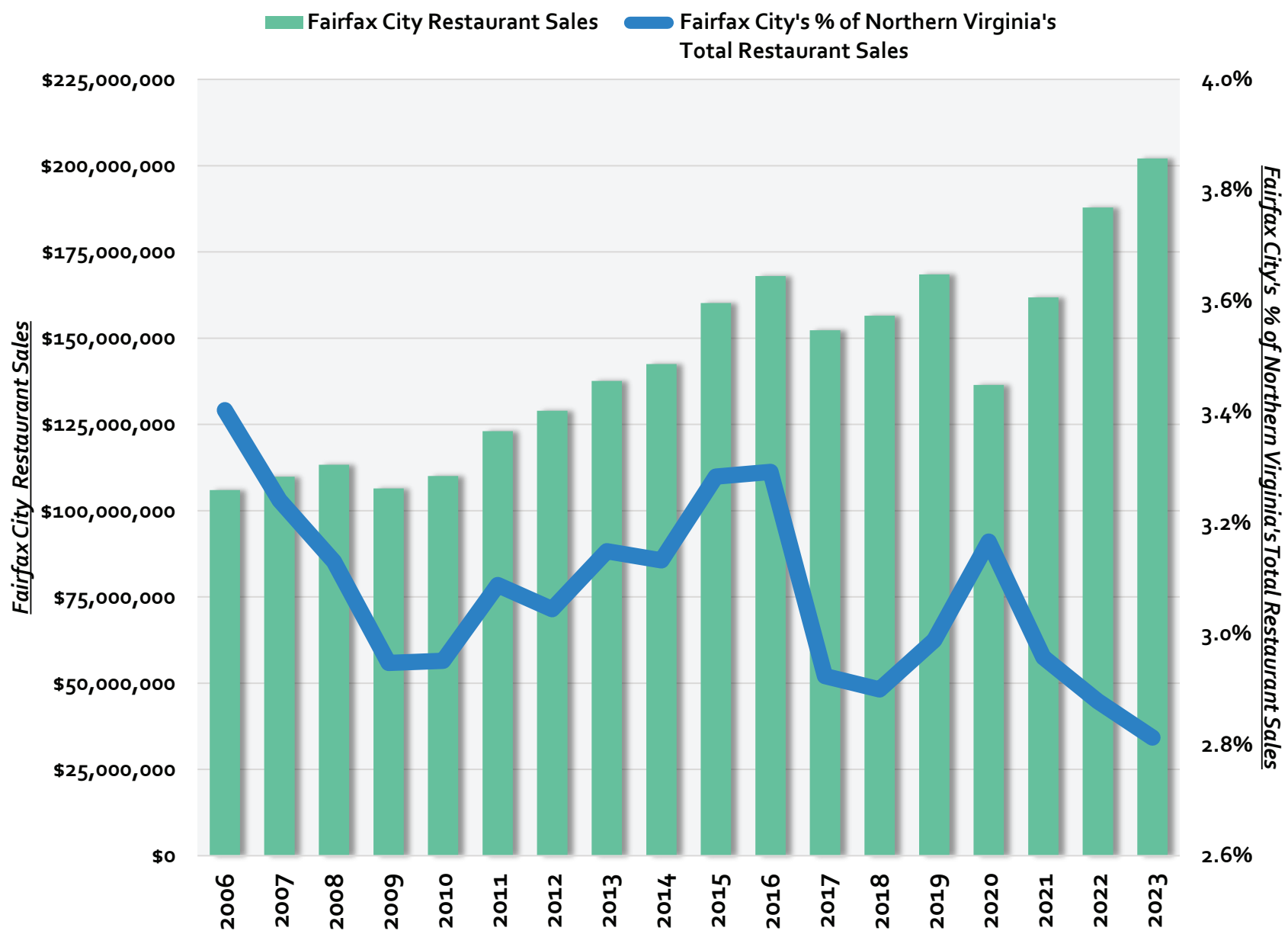
- Boulevard Marketplace
- Courthouse Plaza
- Fair City Mall
- Fairfax Boulevard Center
- Fairfax Circle Shopping Center
- Fairfax Junction
- Fairfax Marketplace
- Fairfax Pointe
- Jermantown Square
- Kamp Washington Shopping Center
- Main Street Marketplace
- Old Town Plaza
- Pickett Shopping Center
- Point 50
- Scout on the Circle
- Shops at Fairfax
- Stryker's Square
- Turnpike Shopping Center
- West Fairfax Centre



Source: Retail Leasing Plans, 2025

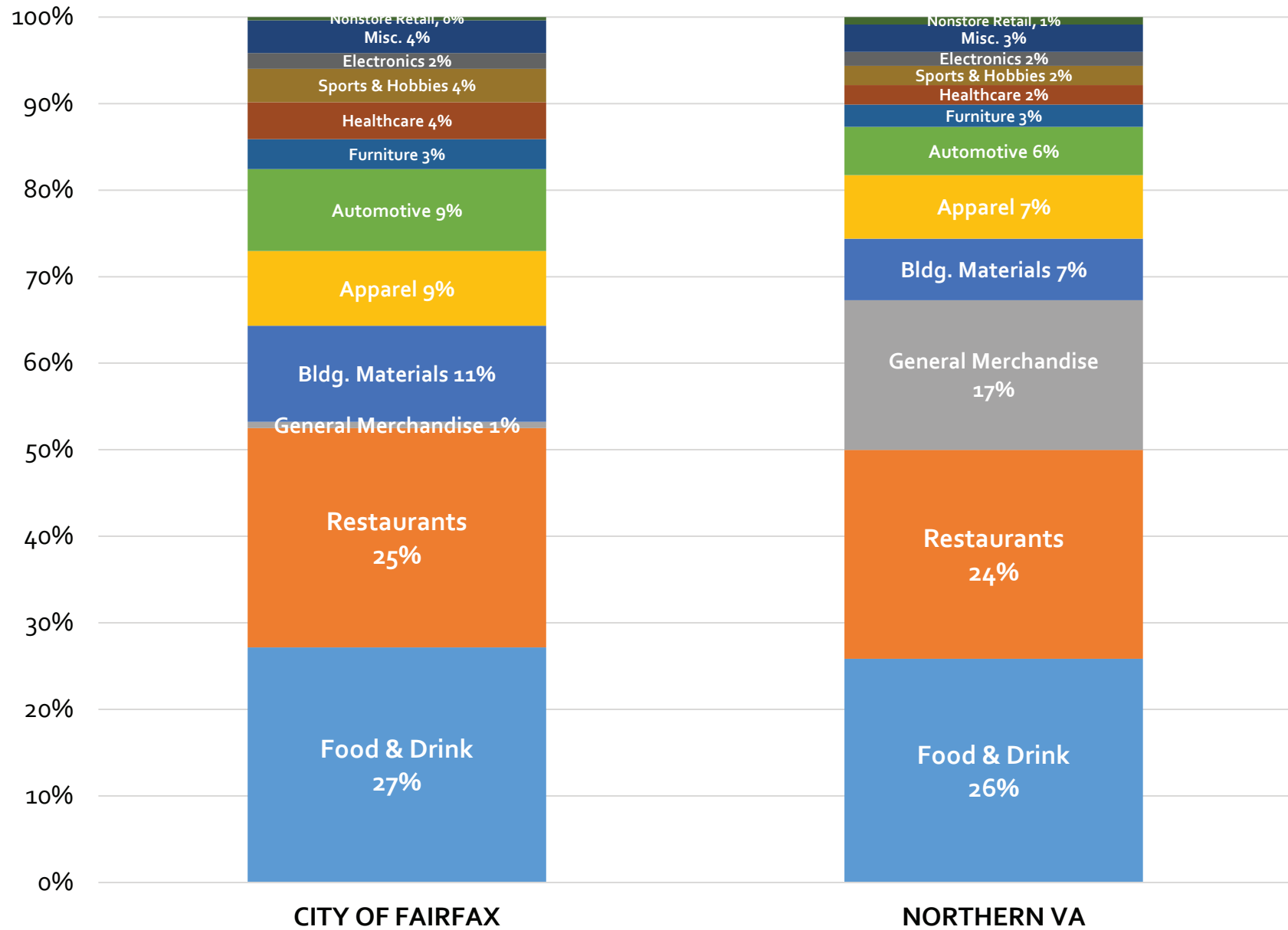


FIGURE 94: Restaurant Sales



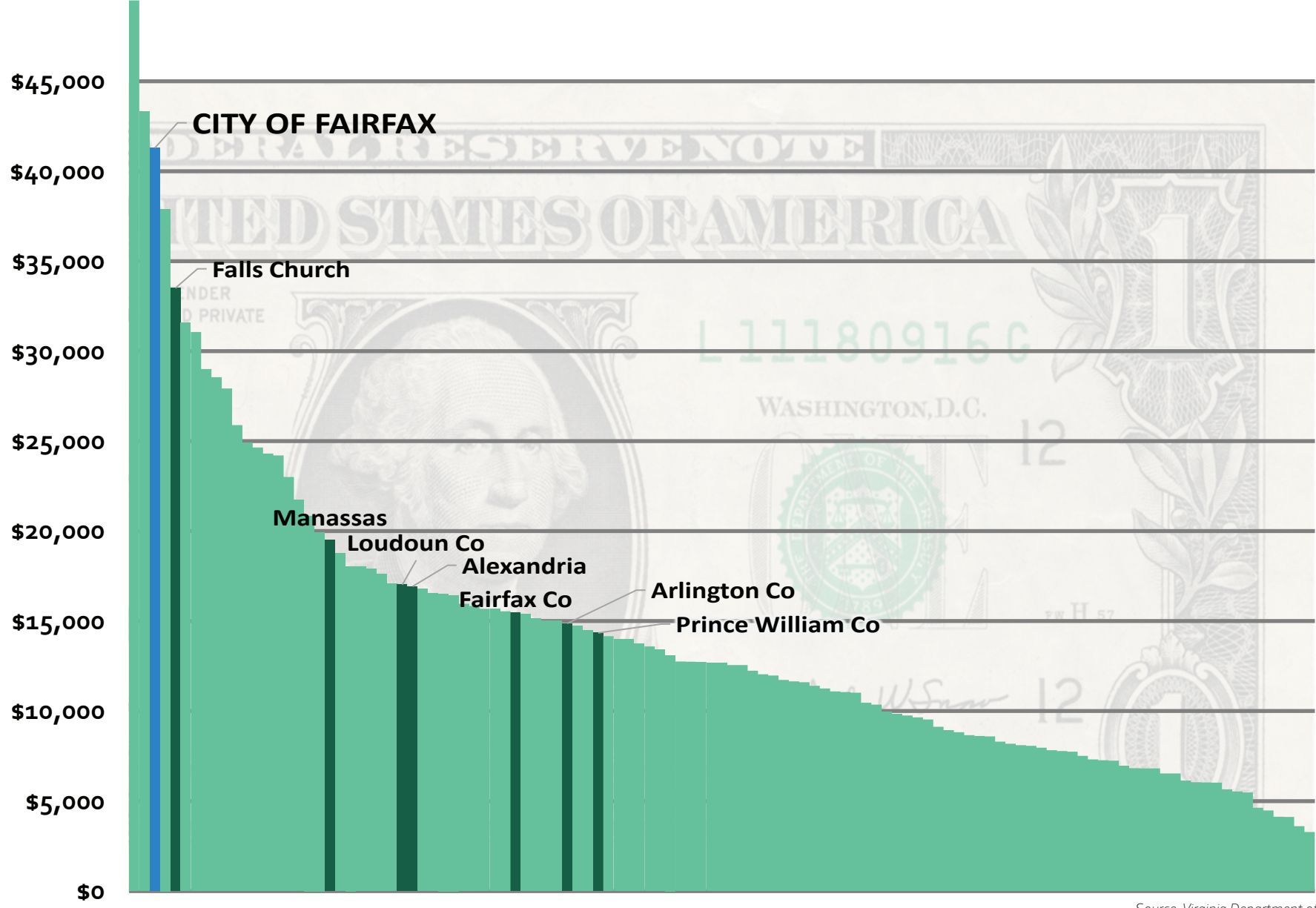
Source: Virginia Department of Taxation

**FIGURE 95: Percentage of Taxable Retail Sales**  
by Store Classification, 2023



Source: Virginia Department of Taxation

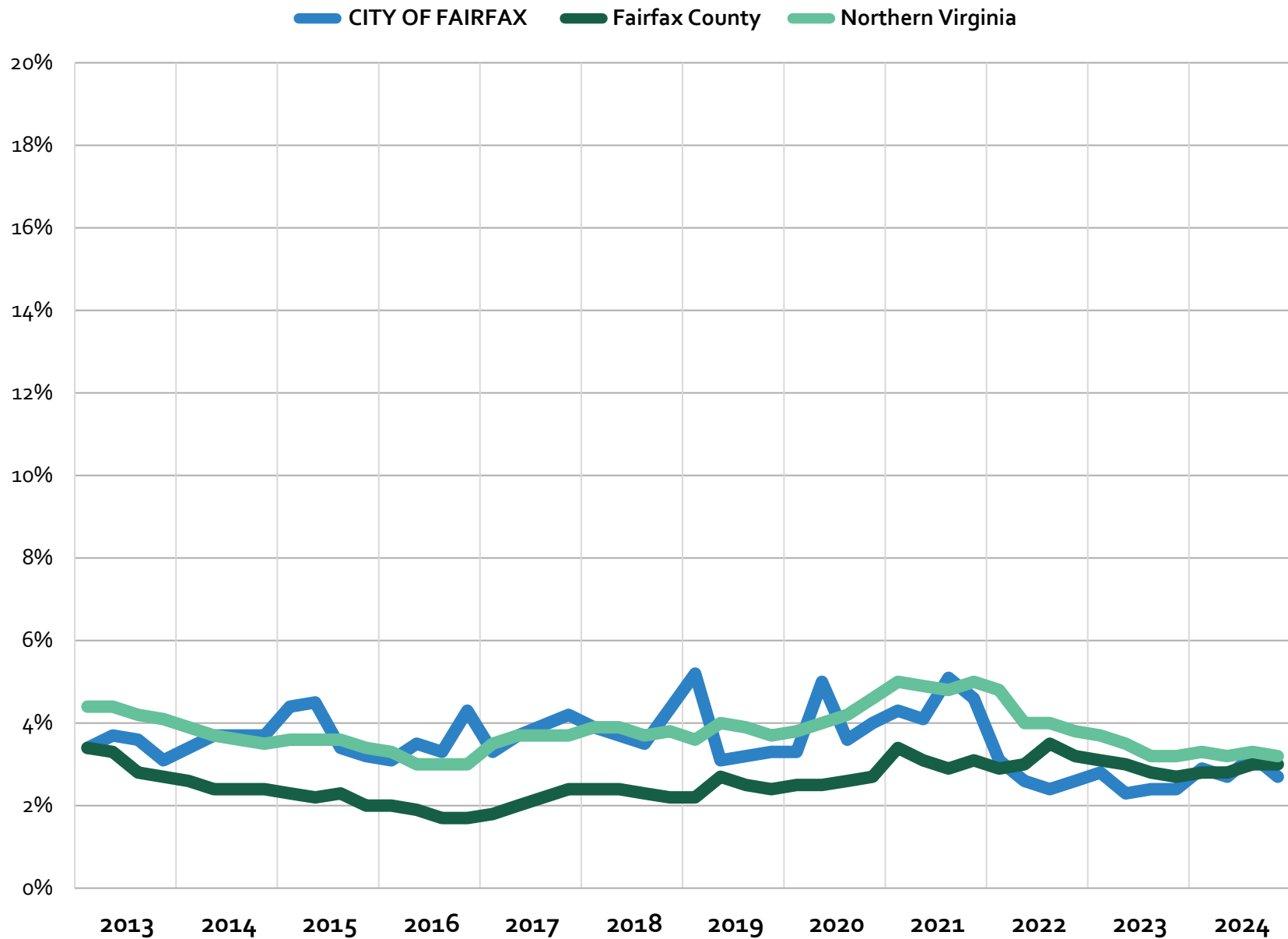
**FIGURE 96:**     **Taxable Sales Per Capita, 2023**  
Virginia Jurisdictions with Population over 10,000



Source: Virginia Department of Taxation



**FIGURE 97: Retail Vacancy Rate**  
2013 - 2024



Source: CoStar, February 2025

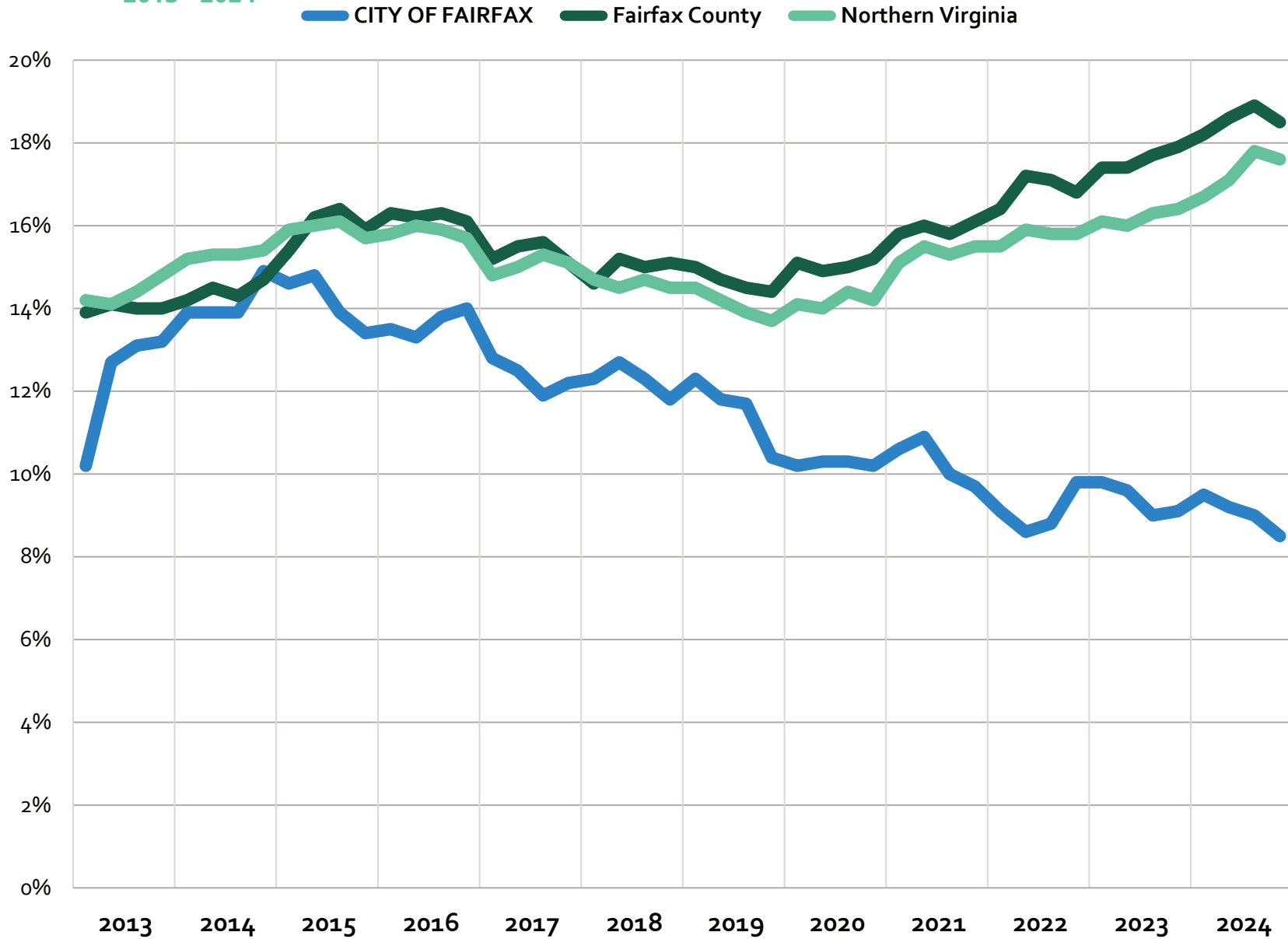
FIGURE 98: Office Market by Class, 2024



Source: CoStar, February 2025

## FIGURE 99: Office Vacancy Rate

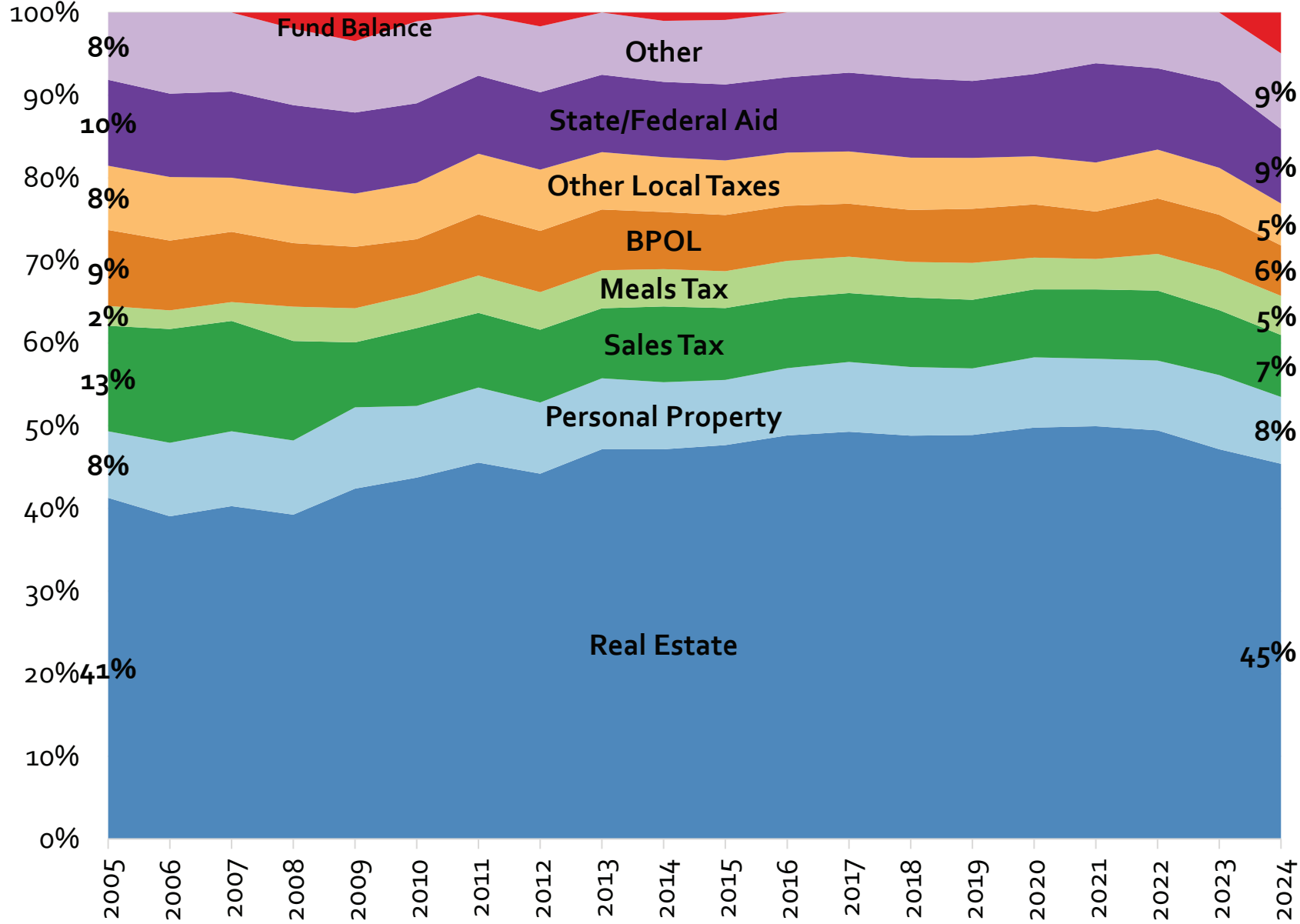
2013 - 2024



Source: CoStar, February 2025

FIGURE 100: General Fund Revenues by Category

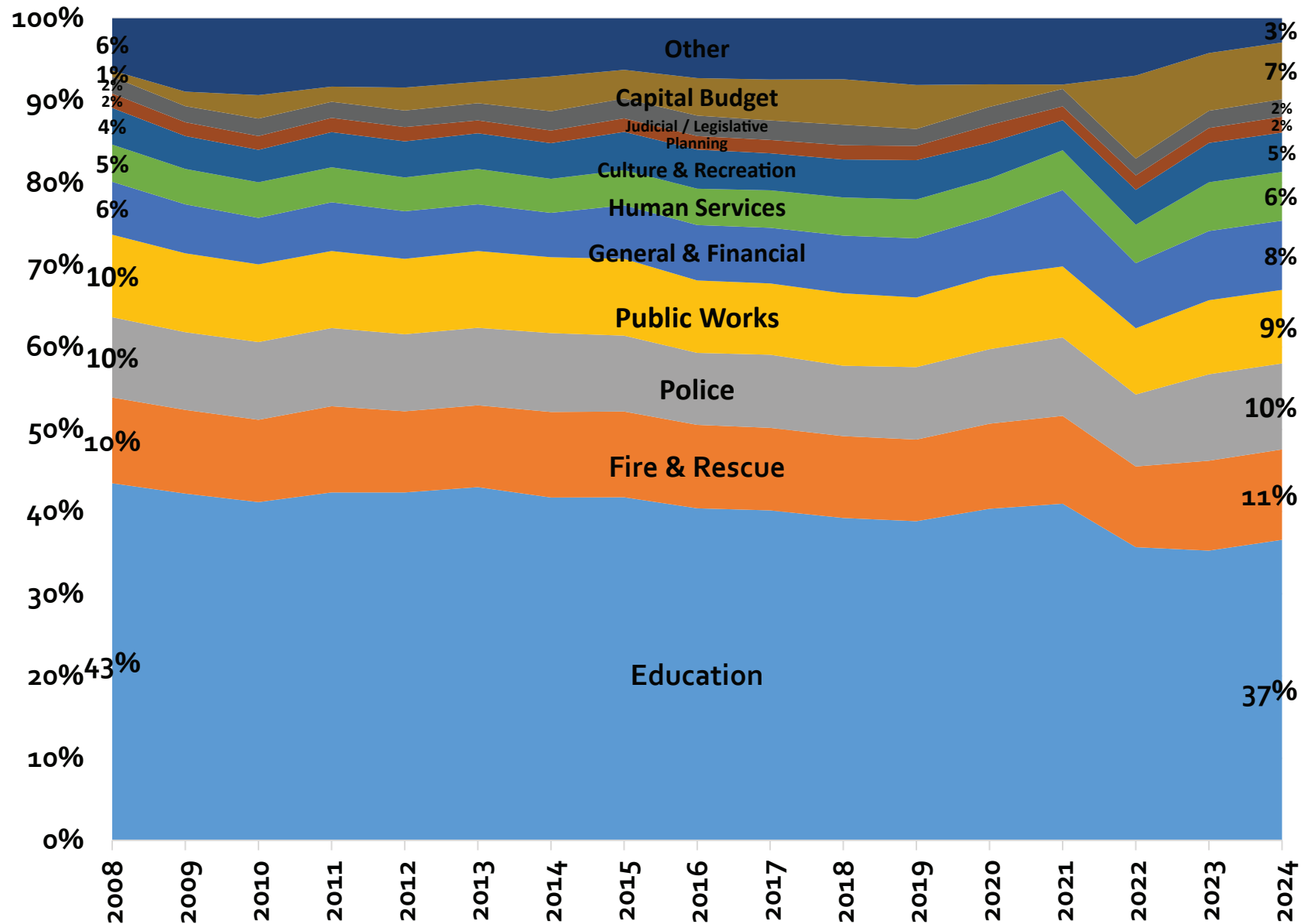
City of Fairfax, FY 2005 - 2024



Source: City of Fairfax Budget

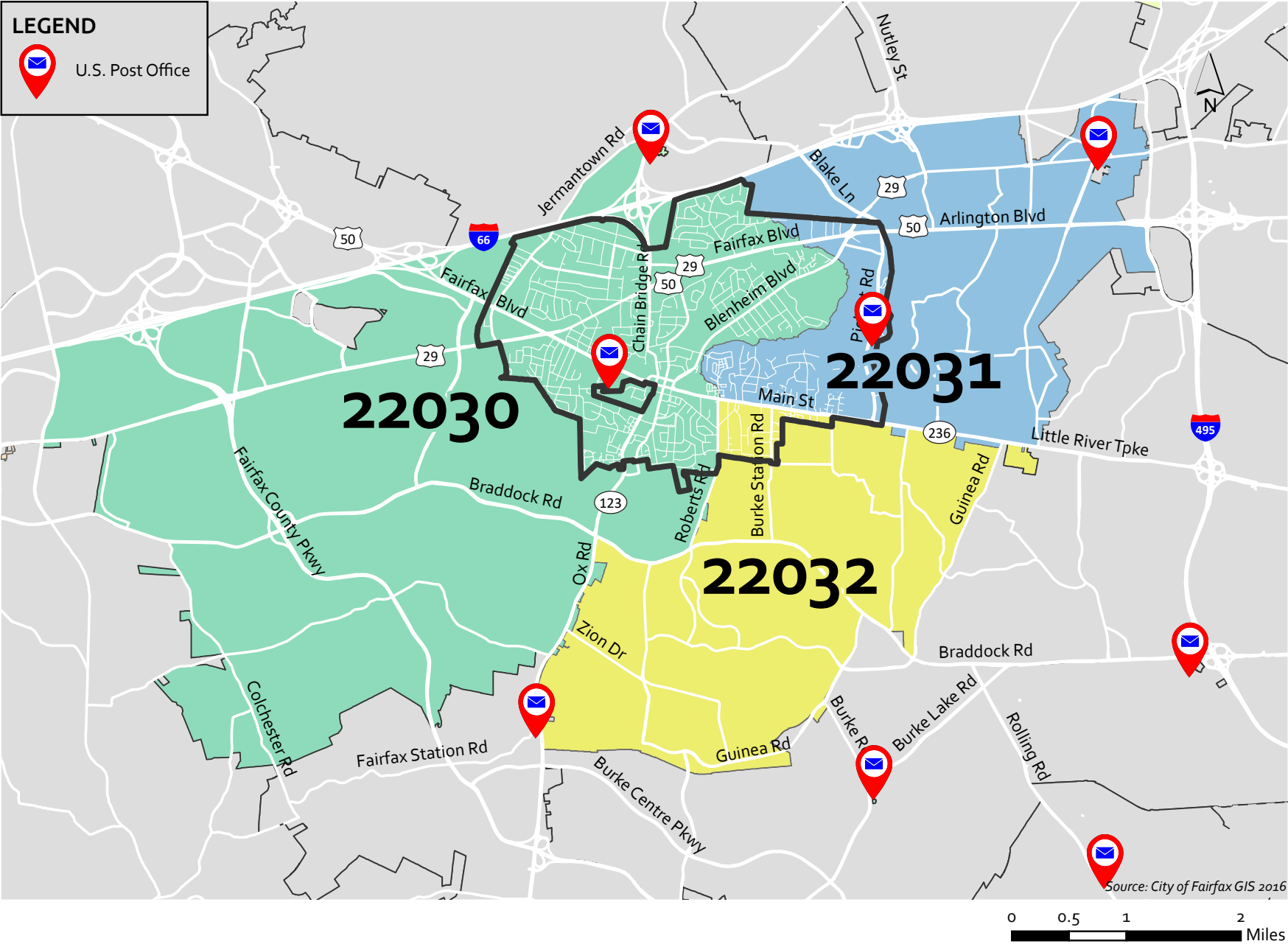
# FIGURE 101: General Fund Expenses by Category

City of Fairfax, FY 2008 - 2024



Source: City of Fairfax Budget

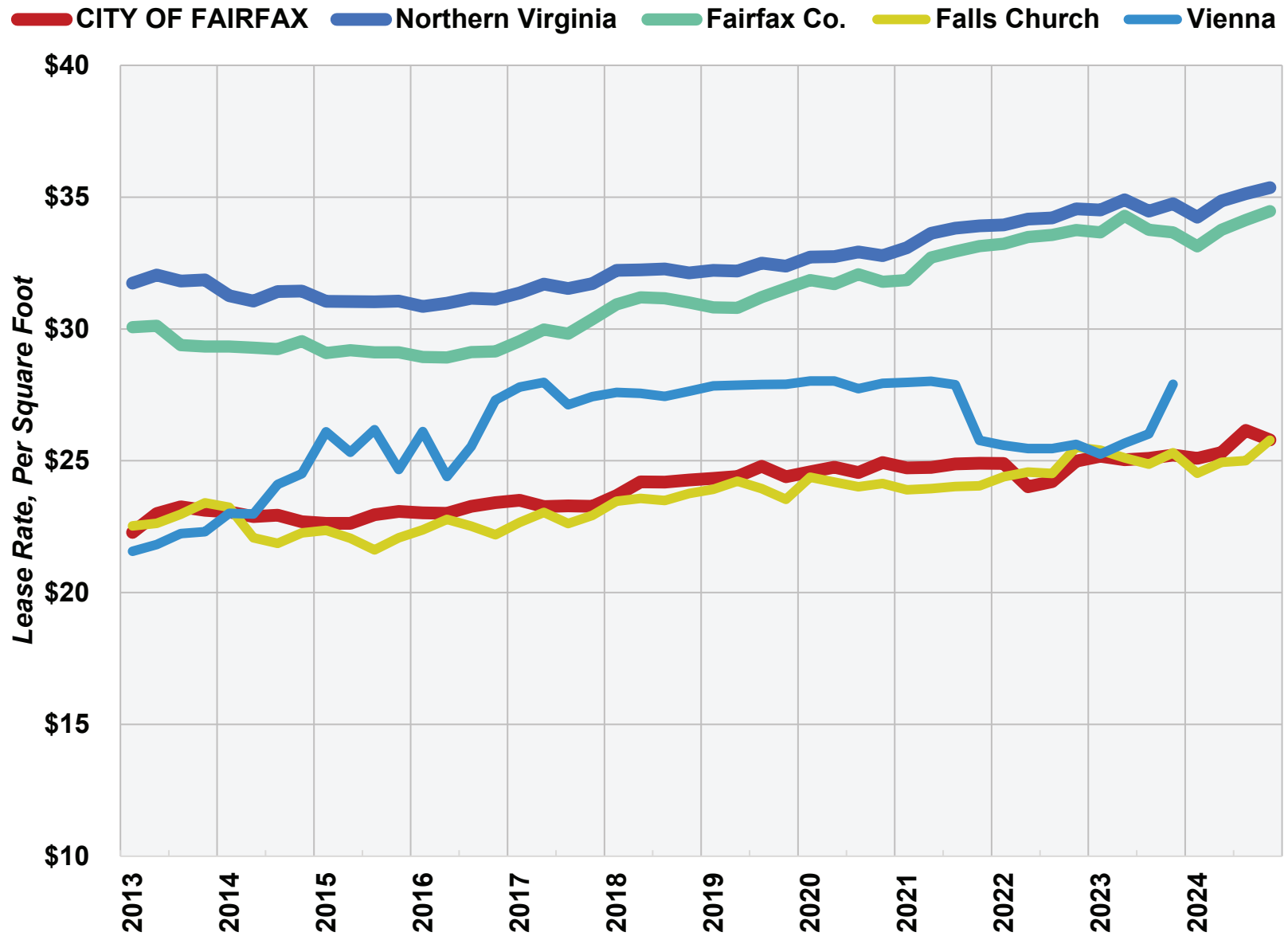
FIGURE 102: City of Fairfax Zip Codes





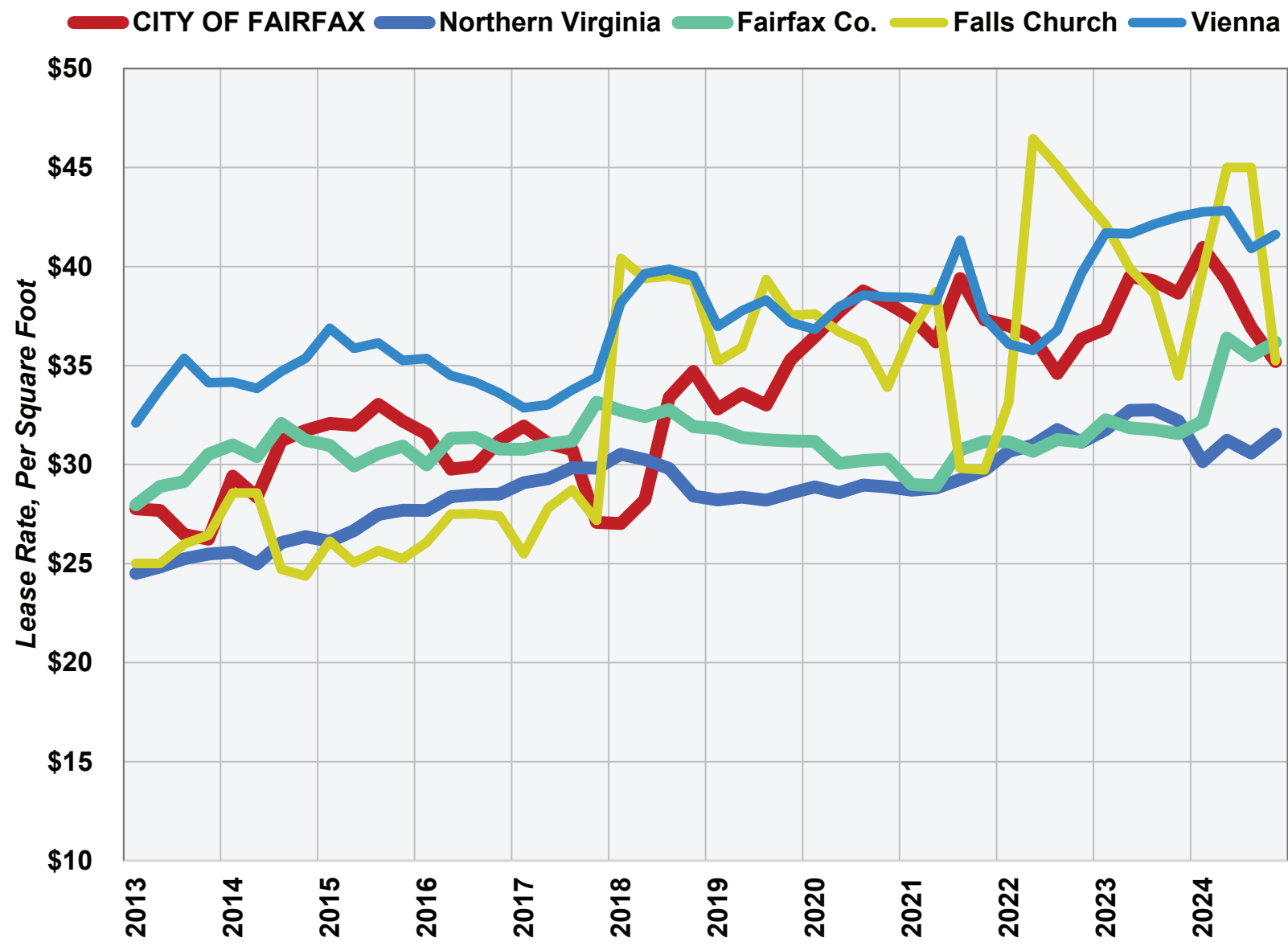
## FIGURE 103: Office Lease Analysis

City of Fairfax and Select Northern Virginia Areas, 2013 - 2024



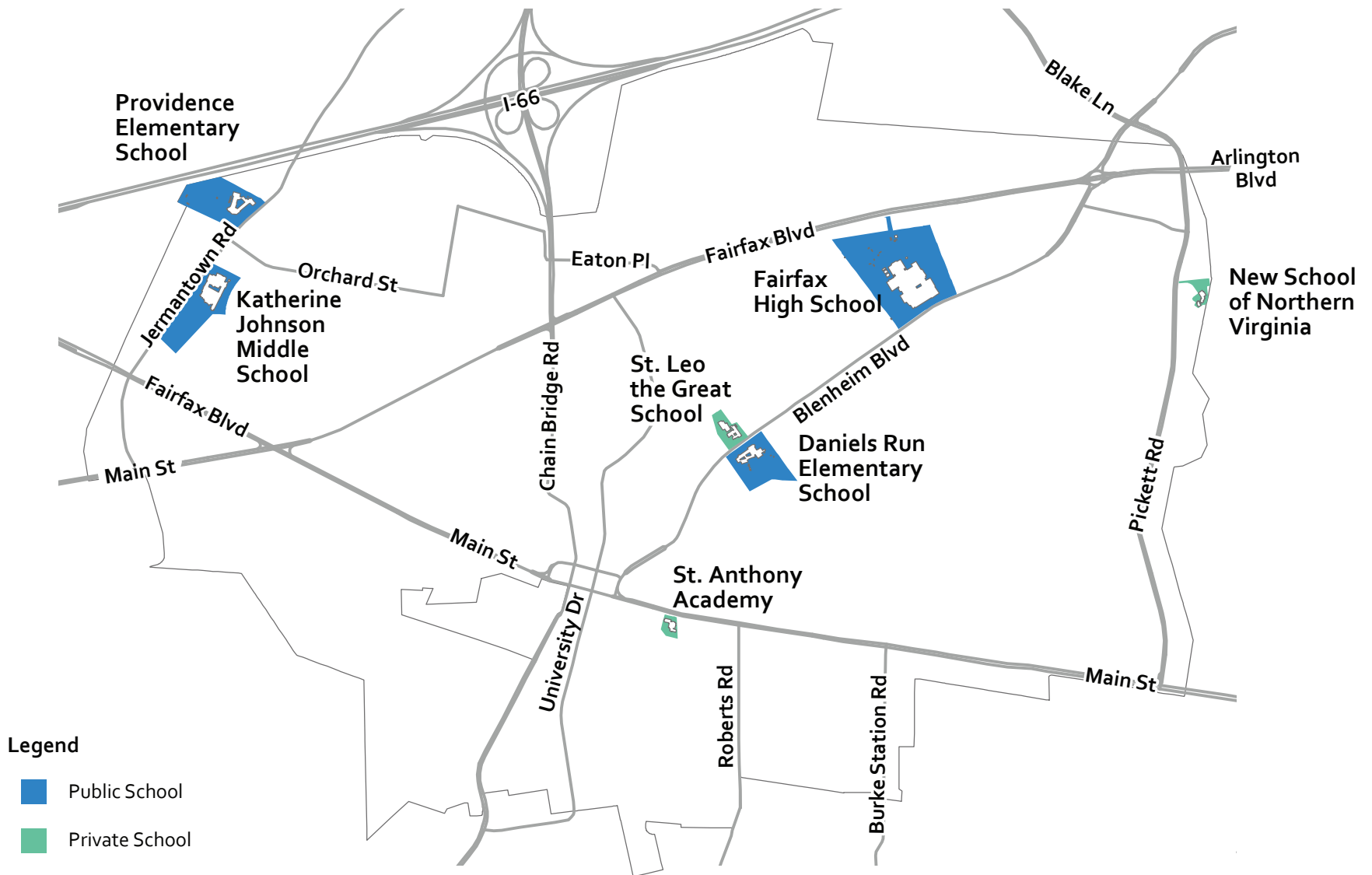
Lease rates shown for Gross Direct Rent  
Source: CoStar, February 2025

FIGURE 104: **Retail Lease Analysis**  
City of Fairfax and Select Northern Virginia Areas, 2013 - 2024



NOTE: Lease rates shown for NNN direct leases  
Source: CoStar, February 2025

FIGURE 105: Public and Private Schools, K -12

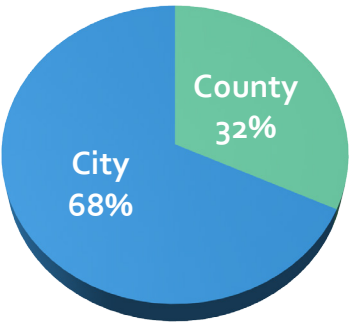


Source: Fairfax City GIS Parcels and Buildings, 2020

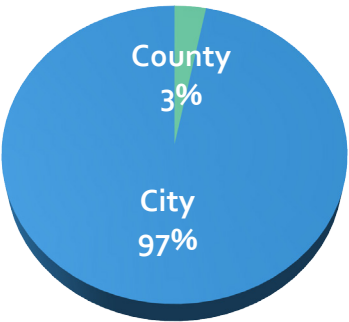
FIGURE 106: **School Enrollment by Students Place of Residence and Program Capacity**

Fairfax County Public Schools (FCPS) located in City of Fairfax, 2024

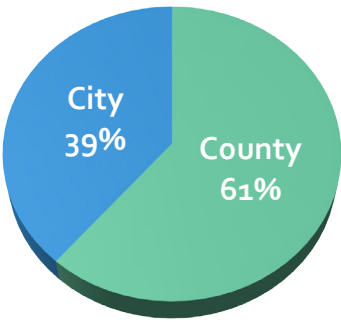
PROVIDENCE  
ELEMENTARY SCHOOL



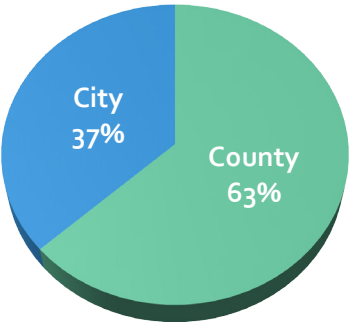
DANIELS RUN  
ELEMENTARY SCHOOL



JOHNSON  
MIDDLE SCHOOL



FAIRFAX  
HIGH SCHOOL

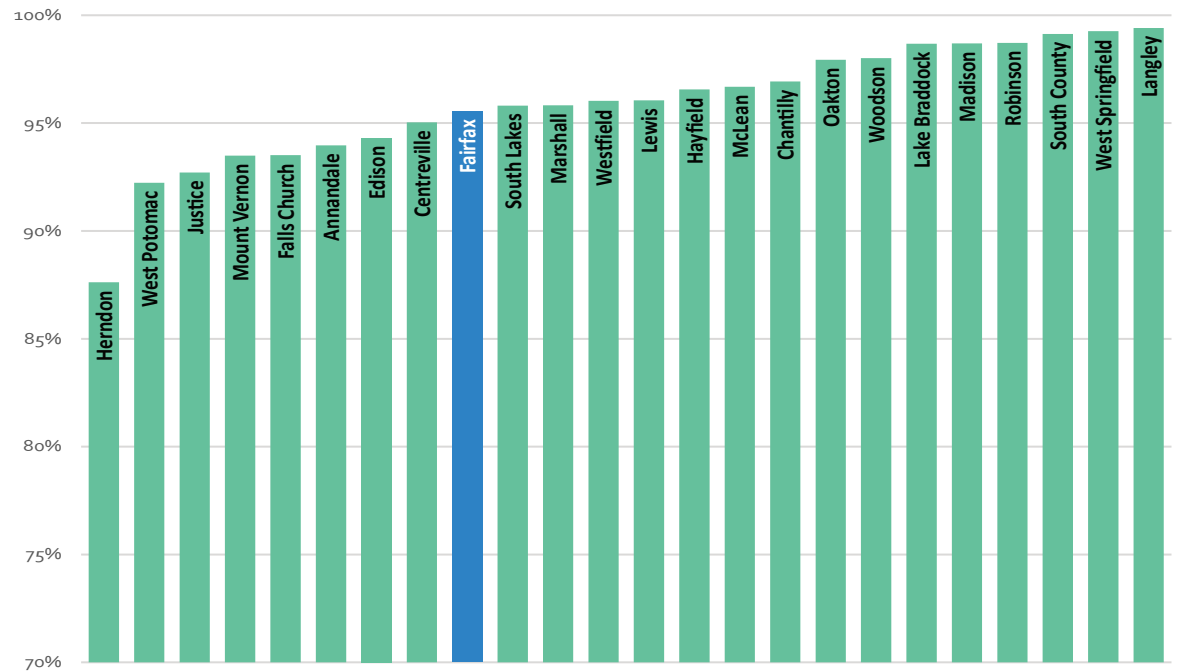


School	2024-25 Program Capacity	2024-25 Enrollment	2024-25 % of Capacity	2029-30 Projected Enrollment
Fairfax High	2,412	2,379	99%	2,495
Johnson Middle	1,135	1,172	103%	1,218
Daniels Run	864	829	96%	803
Providence	972	938	97%	950

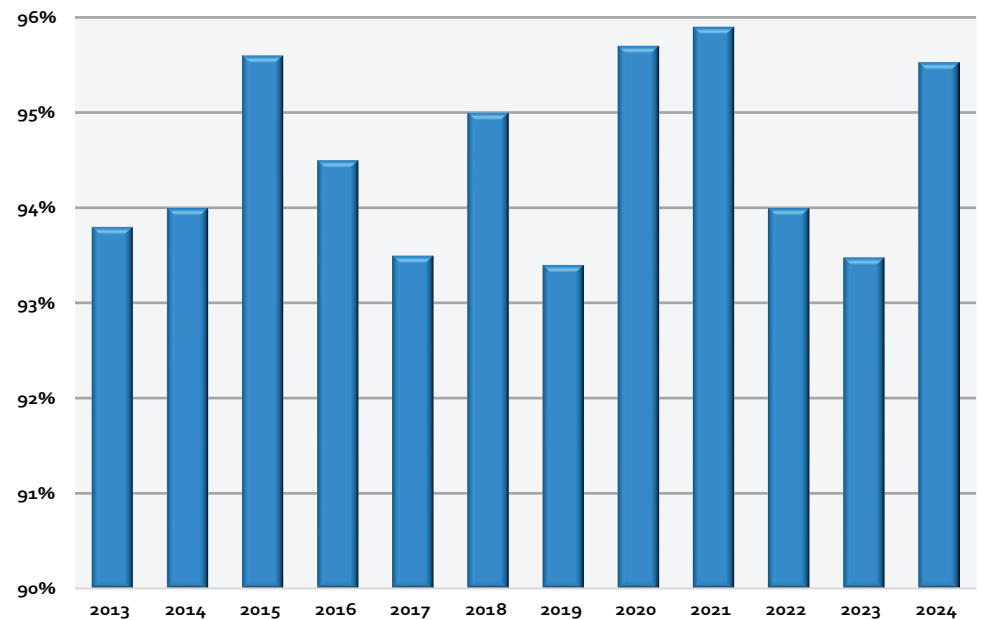
Source: Fairfax County Public Schools (FCPS) student data, 2023-2024 and Proposed CIP, 2026-2030

**FIGURE 107: On-Time Graduation Rates**

**ALL FAIRFAX COUNTY  
PUBLIC HIGH SCHOOLS  
CLASS OF 2024**



**FAIRFAX HIGH  
SCHOOL ON-TIME  
GRADUATION RATE  
2013 - 2024**



Source: Virginia Department of Education, February 2025

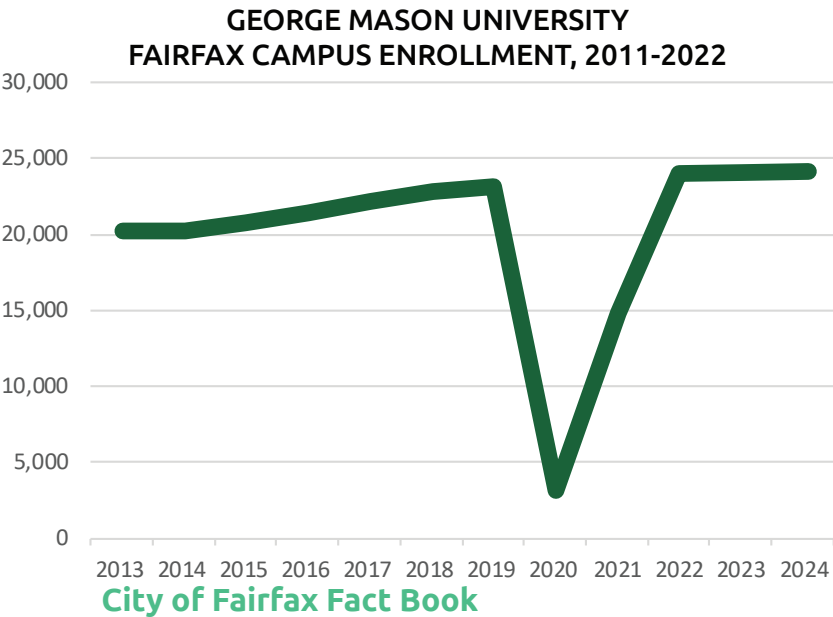
FIGURE 108: Local Higher Education and Lifelong Learning

George Mason University's Fairfax Campus began with 356 students in 1964, after the completion of construction of the first four buildings. In 2024, 24,105 full-time equivalent students took classes on the Fairfax campus, which is approximately 94% of the enrollment of all Mason's campuses.

The Annandale campus of Northern Virginia Community College was opened in 1967 and is now the largest of all the NOVA campuses. The fall 2023 enrollment for the Annandale campus was 10,148 full-time equivalent students.

Fairfax University of America was founded in 1998 and had 43 students enrolled in the 2022 school year.

Osher Lifelong Learning Institute (OLLI) offers classes to Northern Virginia residents in their retirement years.

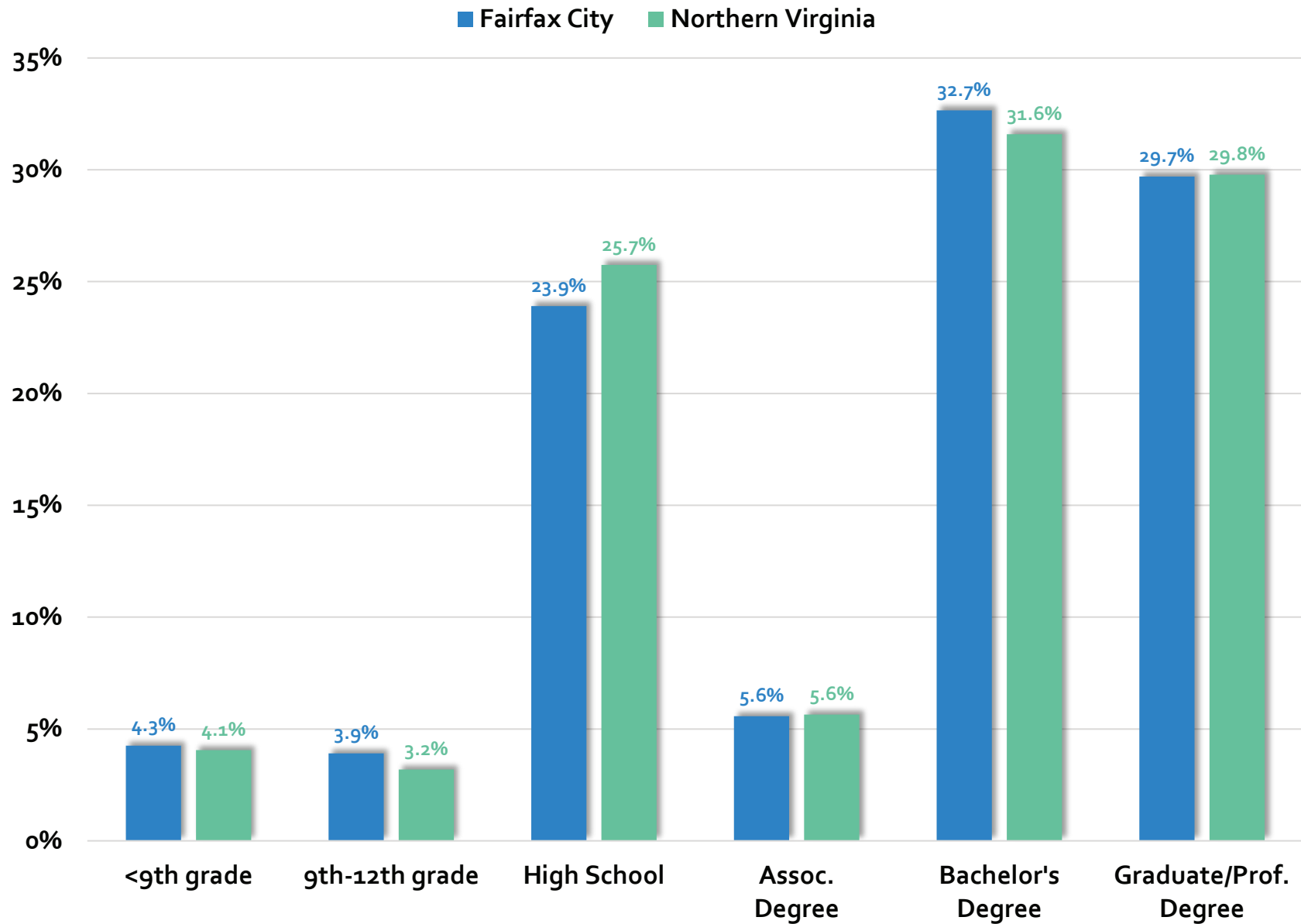


Data Notes:  
1) Enrollment count determined by Student FTE equivalent.  
2) Drop in on-campus enrollment in 2020 and 2021 was due to the COVID-19 pandemic and its aftereffects.

Source: George Mason University IR Fall Student Census (Official Course Enrollment), 2024



**FIGURE 109: Highest Level of Educational Attainment**  
City of Fairfax and Northern Virginia

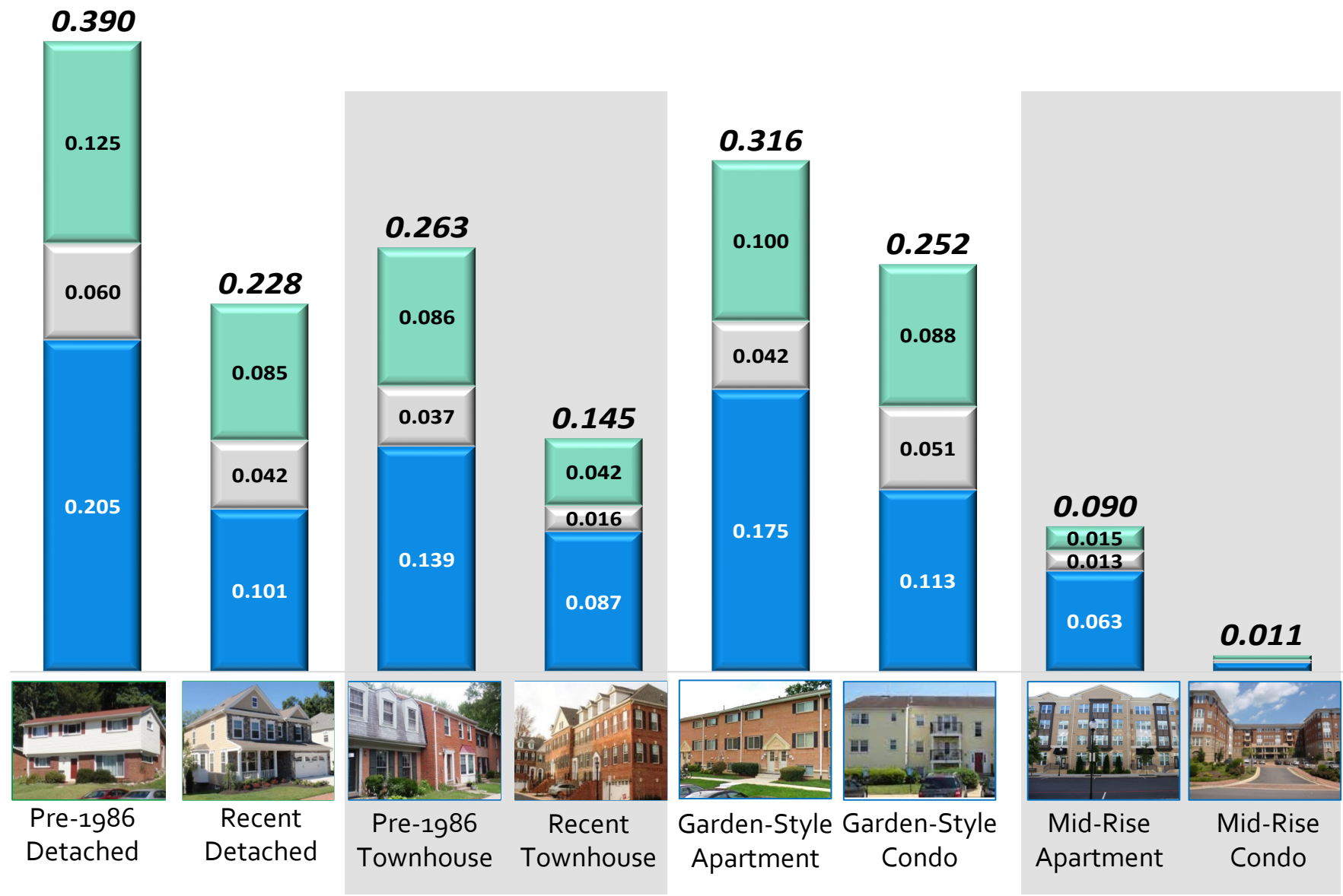


Source: US Census ACS, 2019-2023

FIGURE 110:

# Student Yield Ratios

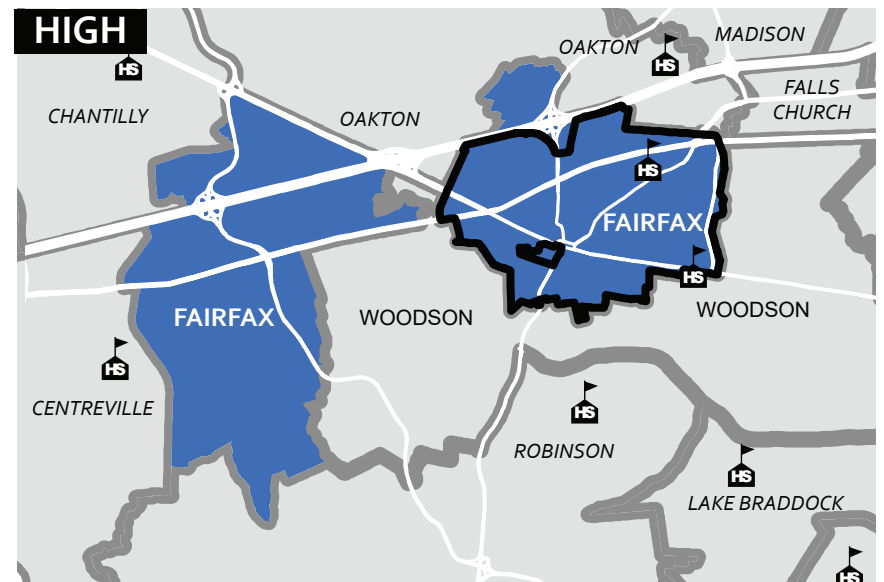
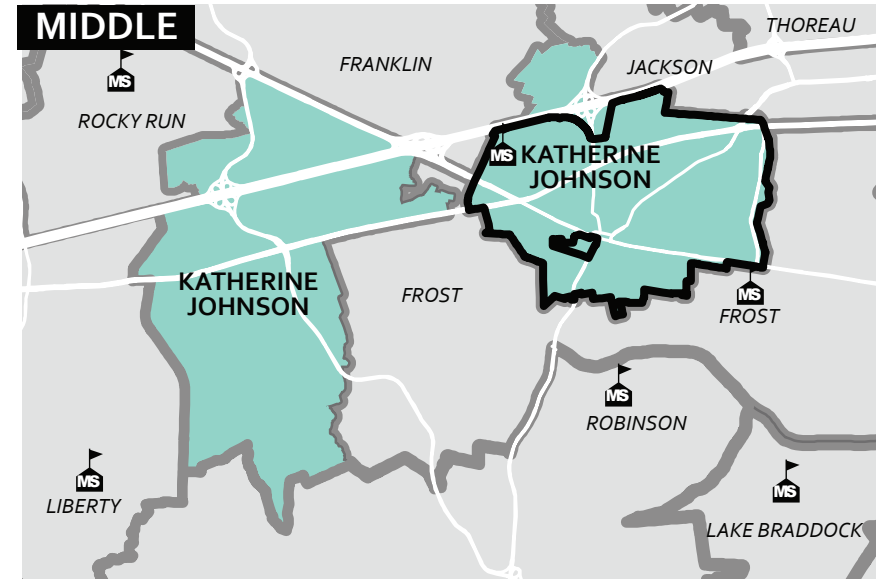
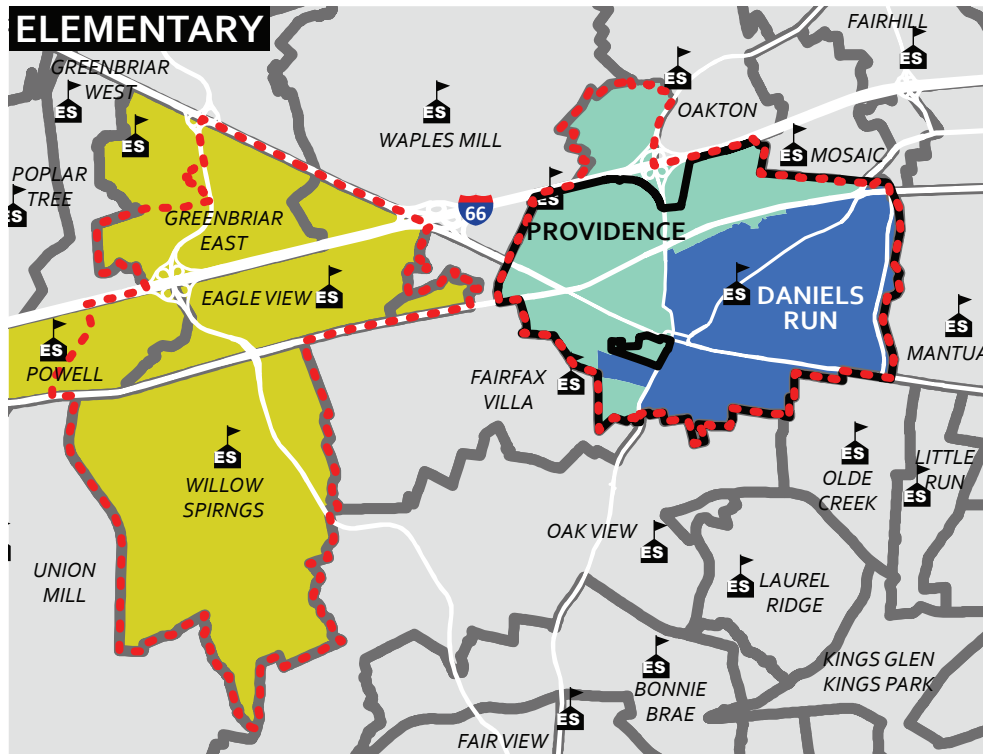
City of Fairfax, 2024



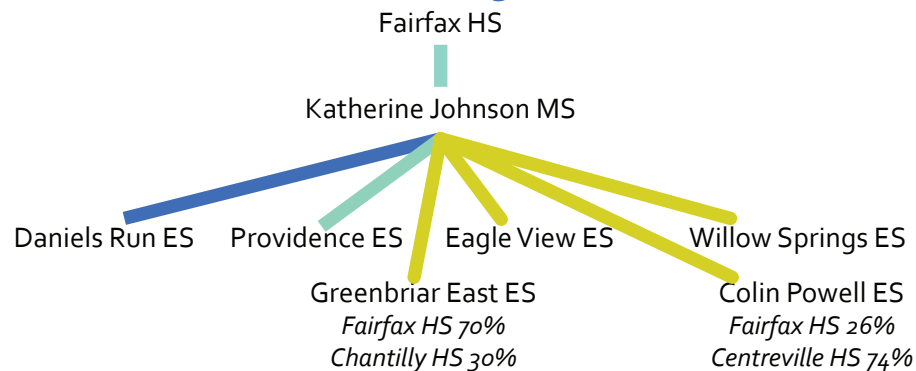
■ Elementary School   ■ Middle School   ■ High School

Source: Fairfax City GIS and Fairfax County Public Schools (FCPS) student data 2023-2024

**FIGURE 111: School Attendance Areas**  
Fairfax County Public Schools, 2016-2017

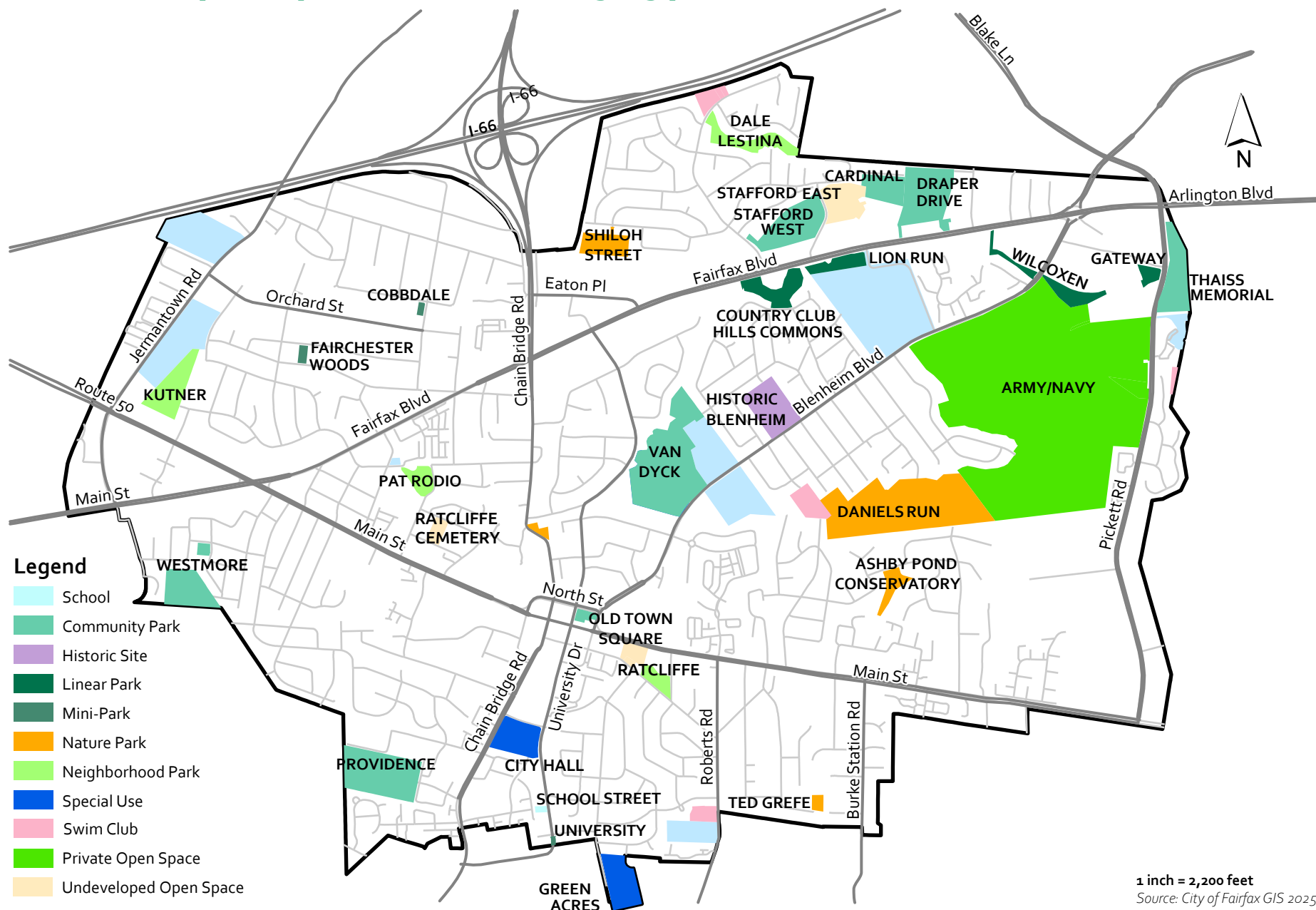


**Elementary and Middle School Feeders into Fairfax High School**



Source: Fairfax City GIS and Fairfax County Public Schools Attendance Area data, 2016-2017

**FIGURE 112: Open Space and Parks by Type**



**FIGURE 113: Bicycle Facilities**

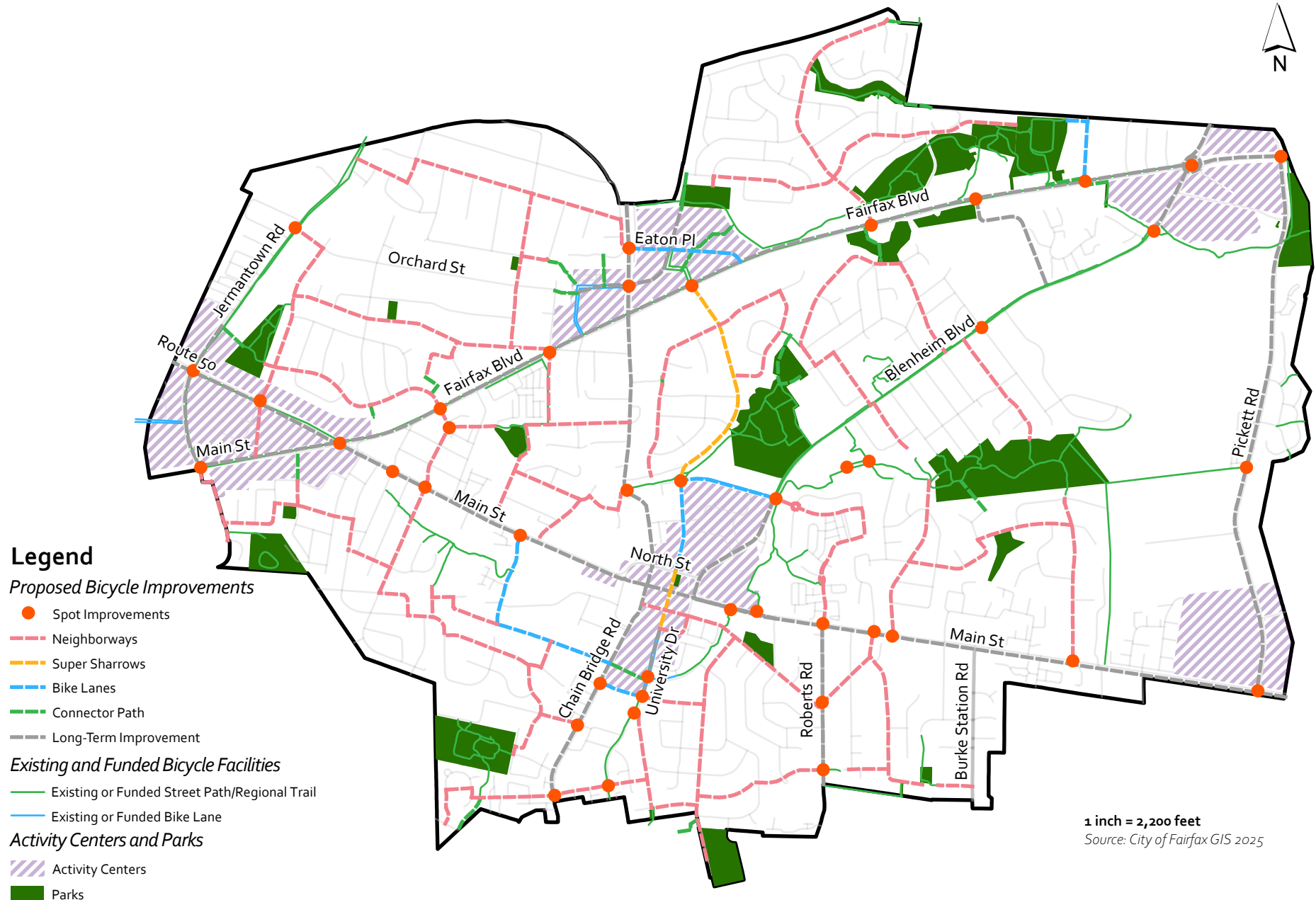
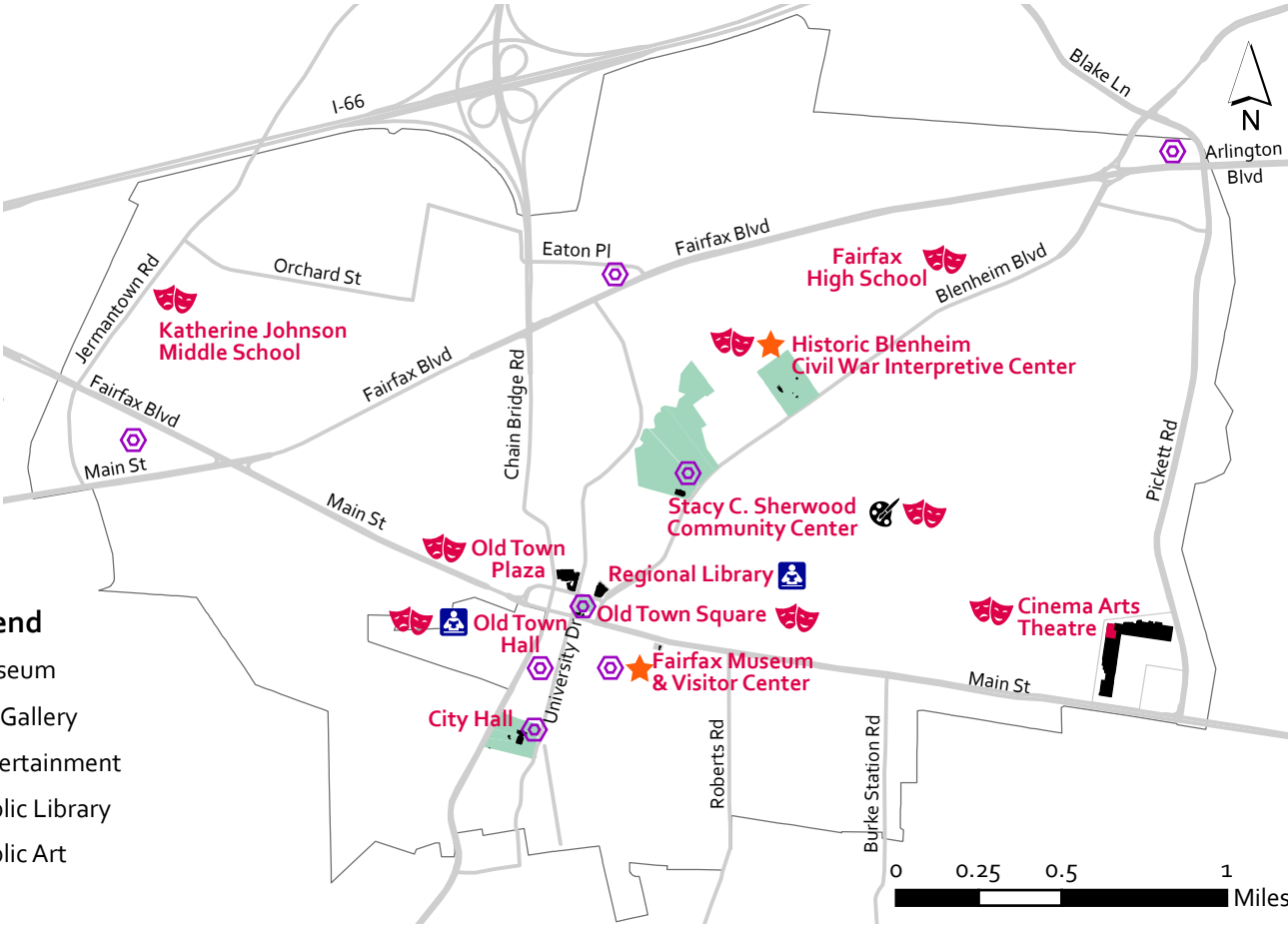




FIGURE 114: Cultural Facilities and Public Art



Source: City of Fairfax GIS 2024, Parks and Recreation



### FIGURE 115: Public Facilities

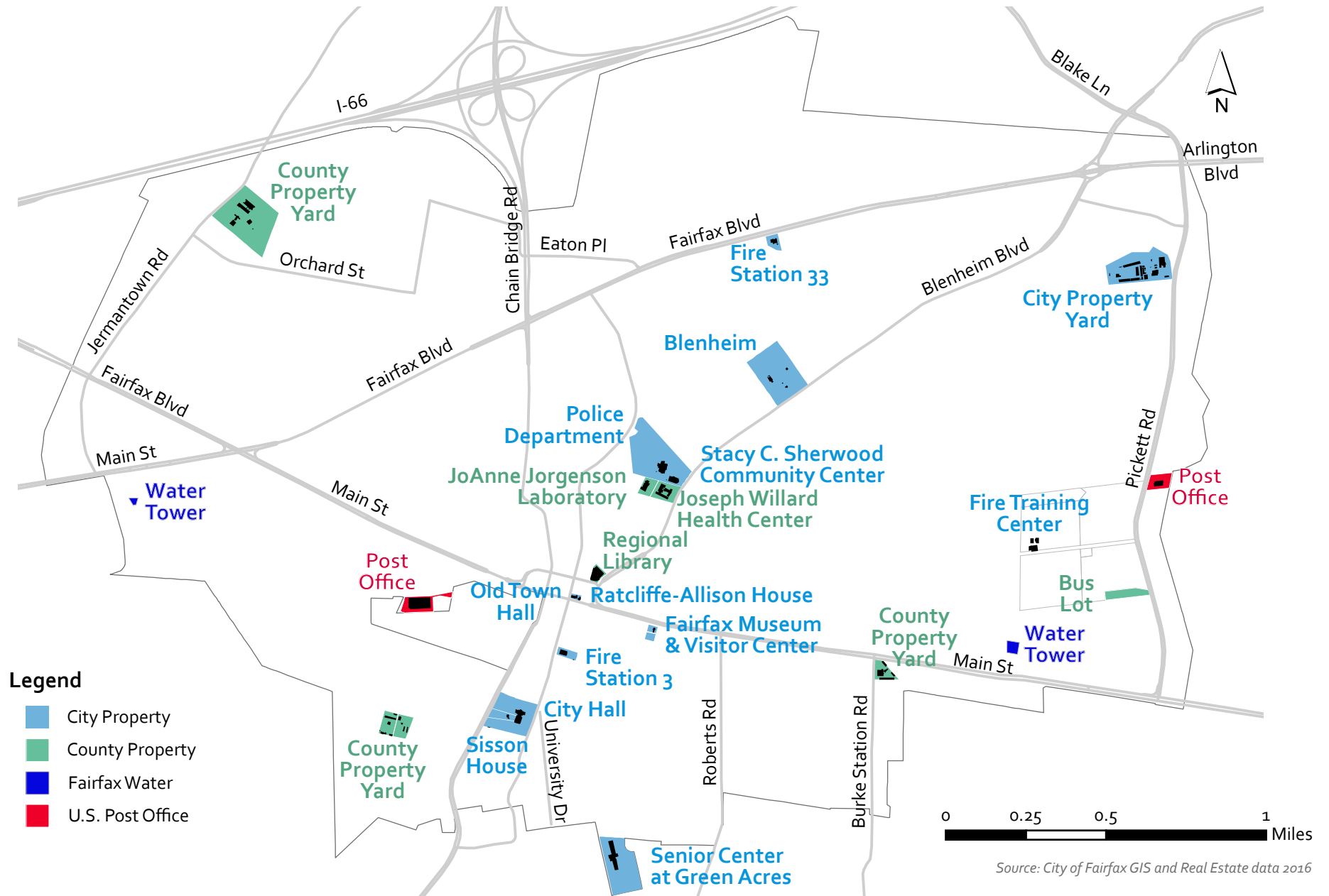
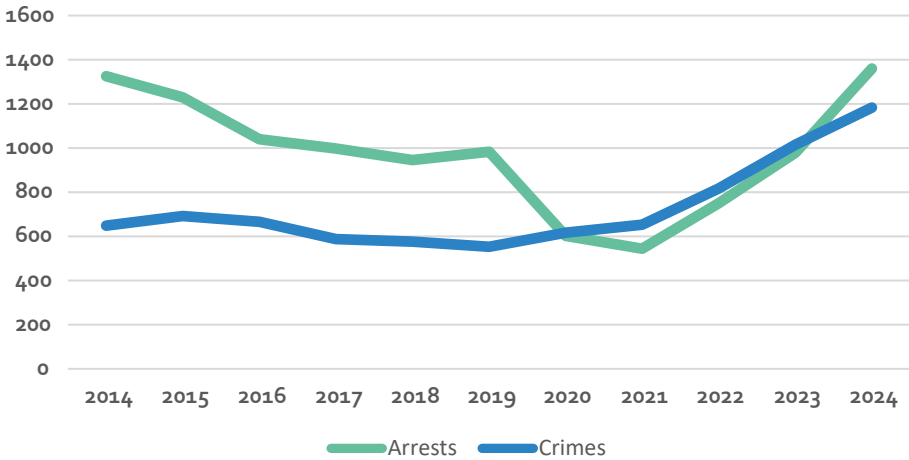
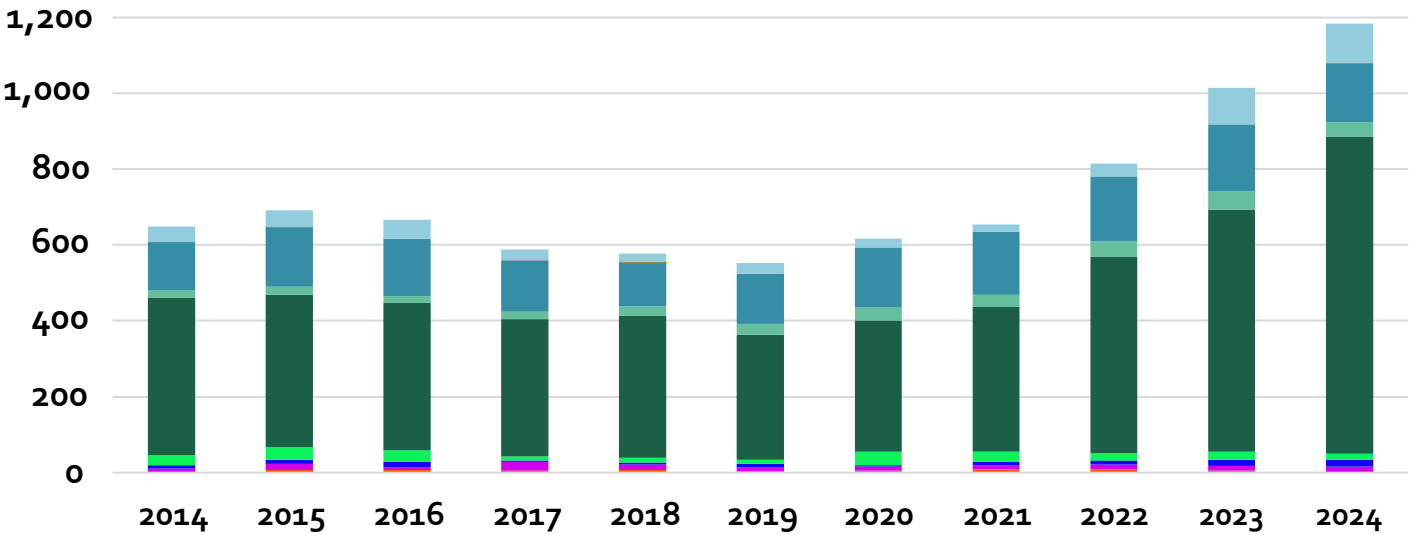


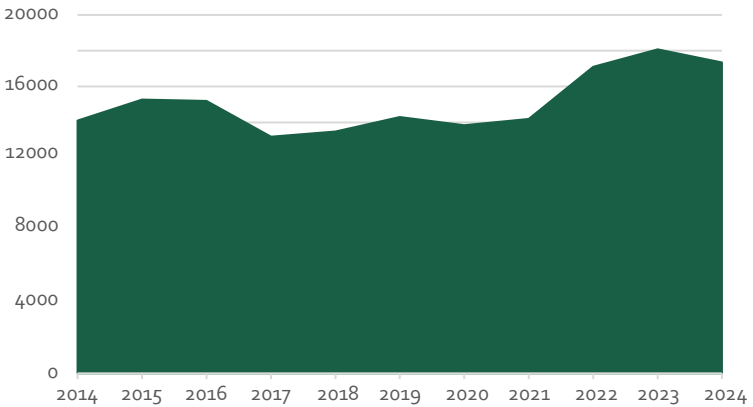
FIGURE 116: Police Incidents

CRIMES BY TYPE

- Trespassing
- Hate Incident
- Hate Crime
- Vandalism
- Motor Vehicle Theft
- Larceny
- Burglary
- Aggravated Assault
- Robbery
- Rape
- Murder



Note: Crimes total shown are those identified as "Criminal" only and do not include traffic related offenses.



Note: Call totals do not include concerns that supervisors received by email, telephone, or handled in person.

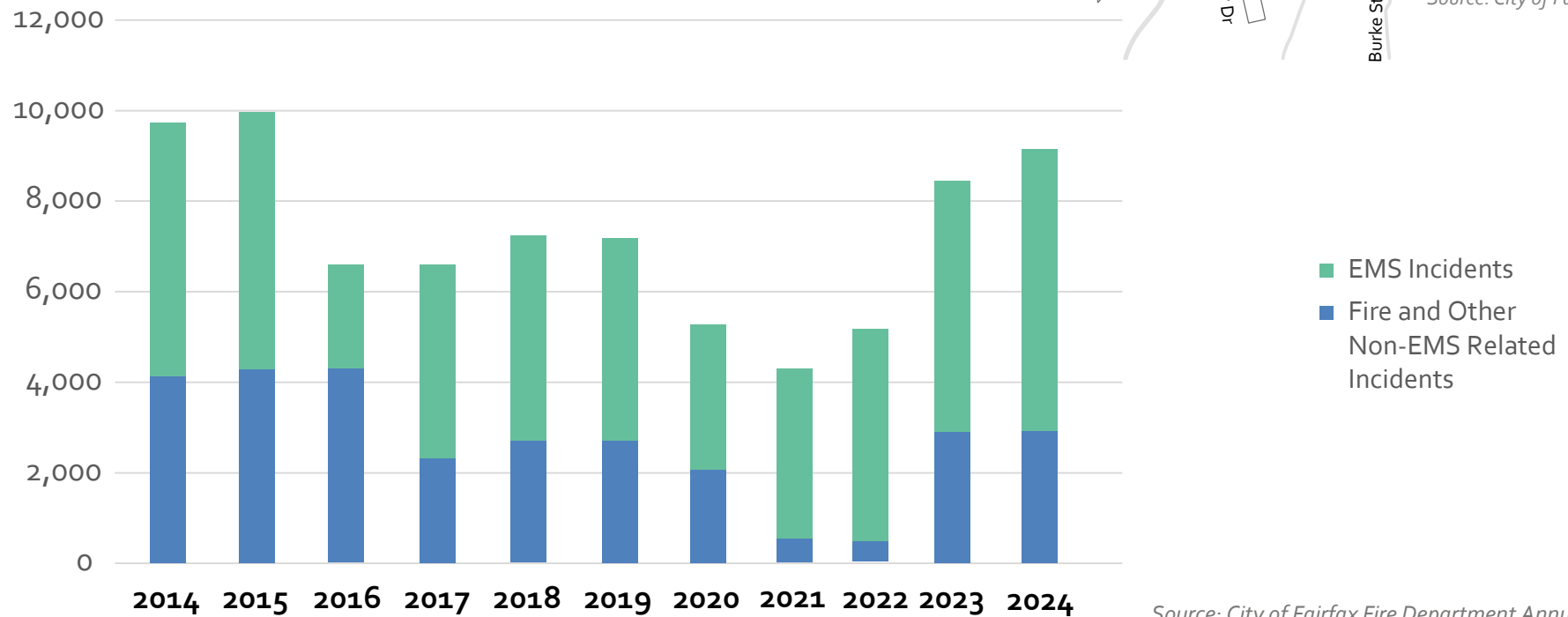
Source: City of Fairfax Police Department Annual Reports, 2014 - 2024

## FIGURE 117: Fire Stations and Service Calls

Fire Station #3 is a four-story building built in 1960 with an addition made in 1996 to expand the building and add two more floors. The building is owned by the volunteer fire department on University Drive and is the main station with administrative offices of the Chief, Assistant Chief, and other command staff personnel.

Station #33 on Fairfax Boulevard was redeveloped in 2021 with three stories and three pull-through truck bays.

The Public Safety Training Center located on Colonial Avenue on a portion of the tank farm property includes an environmentally-friendly, propane-fed burn building used to conduct exercises and a high bay building to conduct training during all weather conditions.



Source: City of Fairfax Fire Department Annual Report 2014-2024

**FIGURE 118: Fire Department Fire Box Areas**  
City of Fairfax and Fairfax County

### Legend

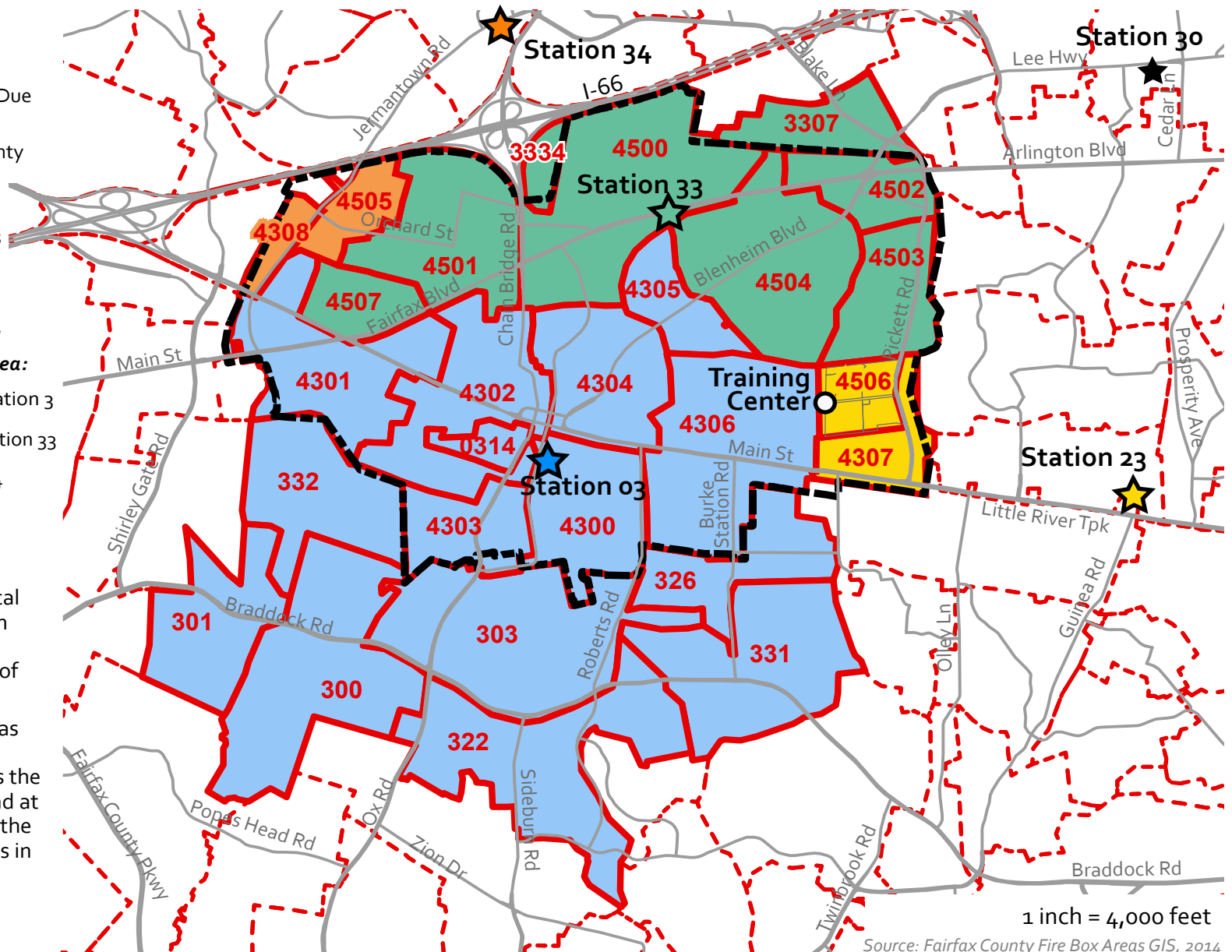
- Fire Box Area located in or First Due for City of Fairfax
- Other Fairfax County Fire Box Area
- ★ Fire Station (color corresponds to First Due Area)
- ★ Other Fire Station

### Colors for Fire Stations and corresponding First Due Area:

- City of Fairfax, Station 3
- City of Fairfax, Station 33
- Oakton, Station 34
- West Annandale, Station 23

Fire box is the geographical planning zone based upon travel distances for first, second, third arrival, etc. of Fire Stations crews.

First due refers to the areas that a particular station is expected to respond to as the first arrival if in-service and at the station at the time of the call. There are 4 fire boxes in the City where a County station is the first due.



## FIGURE 119: Wastewater Collection System

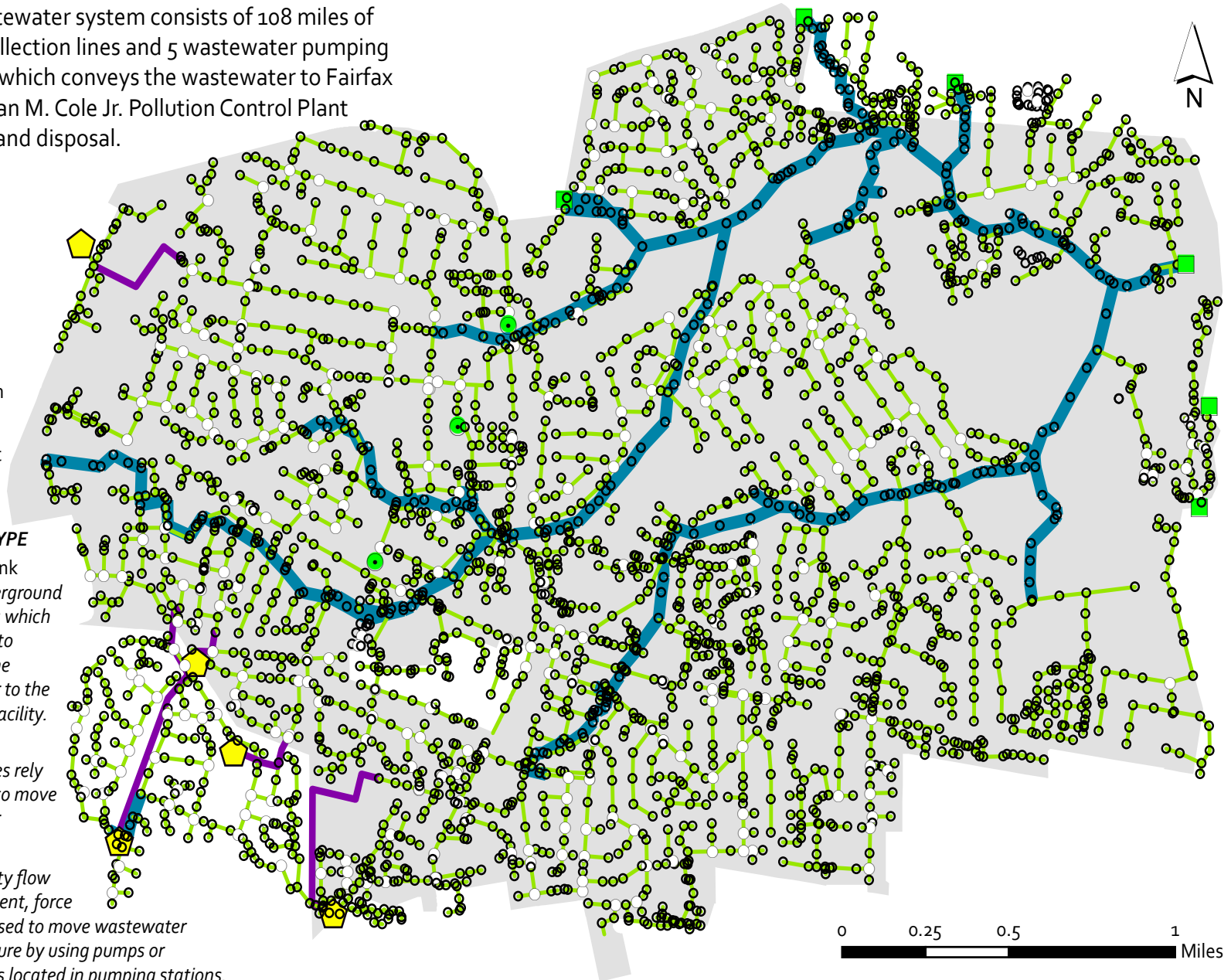
The City's wastewater system consists of 108 miles of wastewater collection lines and 5 wastewater pumping stations, all of which conveys the wastewater to Fairfax County's Noman M. Cole Jr. Pollution Control Plant for treatment and disposal.

### Legend

- Manhole
- Intersection
- Cleanout
- Meter Vault
- ⬠ Pumping Station

### PIPES BY FLOWTYPE

- Gravity/Trunk  
Larger underground trunk mains which use gravity to transport the wastewater to the treatment facility.
- Gravity  
Gravity pipes rely on gravity to move wastewater
- Force  
When gravity flow is not sufficient, force mains are used to move wastewater under pressure by using pumps or compressors located in pumping stations.



Source: City of Fairfax GIS sewer network 2016



## FIGURE 120: Fairfax Water Service Areas

Since January 3, 2014, Fairfax Water has been the water provider for the City of Fairfax. The water quality in the City of Fairfax service area is excellent and consistently surpasses all federal and state standards.

### Legend

Customers in this service area receive water from the Potomac River and Occoquan Reservoir that is treated at the James J. Corbalis Jr. or Frederick P. Griffith Jr. treatment plants, owned and operated by Fairfax Water

Customers in this service area receive water from the Potomac River that is treated at the McMillan and Dalecarlia water treatment plants, part of the Washington Aqueduct system, owned and operated by the U.S. Army Corps of Engineers

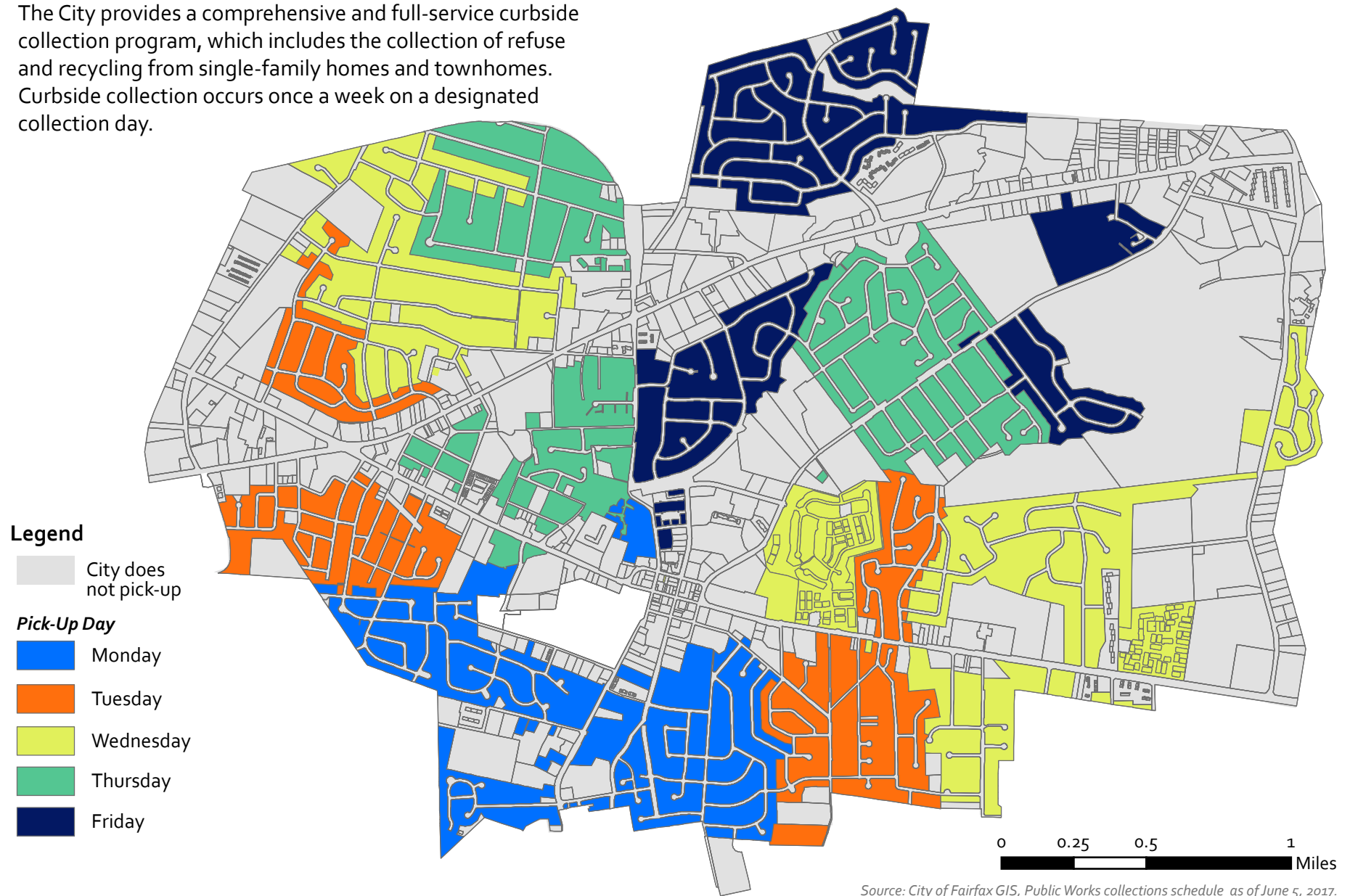
Customers in this service area receive water from the Potomac River that is treated at the Dalecarlia water treatment plant, part of the Washington Aqueduct system, owned and operated by the U.S. Army Corps of Engineers





## FIGURE 121: Residential Refuse and Recycling Curbside Collection

The City provides a comprehensive and full-service curbside collection program, which includes the collection of refuse and recycling from single-family homes and townhomes. Curbside collection occurs once a week on a designated collection day.



# Definitions

## Figure 2: Population History and Forecasts

This chart shows historical Census figures and select population forecasts for the City of Fairfax.

**Census Data:** The green bar represents the official census counts and estimates for the City of Fairfax (Town of Fairfax for 1960). The Decennial Census is taken every ten years and represents the most accurate available count for the City's population. In the most recent decennial census (2020), Fairfax's population measured 24,165. In addition to the Decennial Census, the Census Bureau also conducts annual population estimates of counties and independent cities, which are used in this Fact Book when they provide the most recent available estimates.

**Population Forecasts:** The orange line represents the Metropolitan Washington Council of Government's (MWCOG) Round 10 Cooperative Forecasting models. This is based on MWCOG's forecasted rates of growth for various portions of the National Capital Region – starting with Fairfax's 2020 Census estimate, and applying future growth rates to that figure. It is important to note that MWCOG forecasts account for anticipated regional growth trends and do not make assumptions regarding the future development of specific projects in any of the region's localities.

## Figure 3: Age Distribution

**American Community Survey (ACS):** Throughout the Fact Book, data is used from the US Census Bureau's American Community Survey (ACS). The ACS is an annual survey of a small sample of the nation's population and serves two purposes – to provide up-to-date estimates of population, and to ask respondents questions that are not covered by the Decennial Census. For smaller jurisdictions such as the City of Fairfax, published ACS data includes a combination of 5 years' worth of survey data – the most recently-available data is used in the Fact Book, being from the 2019-2023 data range. The ACS represents the most current and detailed information available on a variety of demographic topics, however due to the relatively small sample size, many topics are subject to a significant margin of error.

## Figures 6 & 7: Percentage of Population by Ethnicity

The racial and ethnic classifications used in this report follow federal standards on race and ethnicity. Specific definitions are as follows:

**White:** A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.

**Hispanic:** A person whose origins are from Spain or from the Spanish-speaking countries of Central America, South America or the Caribbean.

**Asian:** A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent.

**Black:** A person having origins in any of the Black racial groups of Africa.

**Multiracial:** A person who provided two or more races on their Census form.

**Other:** A person identifying as American Indian, Native Alaskan, Native Hawaiian, Pacific Islander, or any other racial group not elsewhere specified. These groups are identified as “Other” in this report due to small individual numbers.

**Note:**

- a) White, Asian, Black, Multiracial and Other races are shown for non-Hispanic respondents only.
- b) Middle Easterners and North Africans are classified as White as per federal definitions, though this is planned to become a separate race/ethnic group for the 2030 Census.

### Figures 8 & 9: Average Household Size & Percentage of Households by Type

The classifications used in this report follow federal standards on households, householders and relationships among individuals. Specific definitions are as follows:

**Household:** Any housing unit such as a house, apartment or group of rooms that is considered an individual unit. Households do not include people living in nursing facilities, psychiatric facilities, rehabilitation facilities, correctional facilities, shelters, dormitories or military barracks.

**Family:** A household consisting of two or more people who are related to each other by birth, marriage, or adoption. A family household may contain people not related to the householder, but those people are not included as part of the householder’s family in average size tabulations.

**Family With Children:** A household consisting of at least one adult, plus at least one child under 18 years of age. “Children” in

this category may include biological children of the householder, stepchildren or adopted children. This category does not include foster children.

**Non-Family Other:** A household consisting of two or more people who are related to each other, but where there are no children under 18 years of age. Examples of such households may include a married couple with no children at home, individuals or couples living with adult children, or adults living with other adult relatives besides a spouse or child (i.e., parent, sibling, grandchild, etc.).

### Figure 10: Median Household Income

**Household Types:** For the “65+ Household” category, the age responds to the “householder” alone (i.e., the person filling out the Census form). It does not indicate simply the presence of a person in the household who is age 65 or greater.

**Income:** Includes net money income realized by a household over the 12-month period of measurement. This includes wage or salary income; self-employment income; interest, dividends, or rental income; estate or trusts income; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income. It does not include capital gains, “in kind” income (i.e., food stamps, housing subsidies, medical contributions, etc.); withdrawal of bank deposits; money borrowed; tax refunds; gifts and inheritances, insurance payments, and other types of lump-sum receipts.

## Figures 16-18: Housing Type

**Detached:** A one-unit residential structure detached from any other house.

**Types of Detached Housing Styles:** The City's Department of Real Estate Assessments enumerates 7 types of detached housing units: Ramblers, Colonials, Split Levels, Cape Cods, Split Foyers, Contemporaries and Bi-Levels. This report uses those definitions and individual unit assignments, with the exception of bi-levels, which were combined with Colonials due to their low numbers (28 bi-levels are identified in the City).

**Duplex:** A one-unit residential structure that has one wall extending from ground to roof separating it from an adjoining residential structure. Duplexes only occur in groupings of two.

**Townhouse:** A one-unit residential structure that has one or two walls extending from ground to roof separating it from adjoining residential structure(s). Townhouses occur in groupings of three or more.

**Multifamily Apartment:** A residential unit in a structure that contains four or more individual units, and where the structure is owned by an entity that rents units to occupants.

**Multifamily Condominium:** A residential unit in a structure that contains four or more individual units, and where the units themselves are owned privately owned. Such units are considered condominium even if the owner rents the unit to another party.

**Note:** All Fairfax City housing unit types are derived from the City's real estate records. For Figure 20, the equivalent information is derived from Fairfax County Demographic Reports, and categories were consolidated as needed to fit the City's unit designation types.

## Figure 39: Full Service Grocery Stores, Farmers Markets and Community Gardens

**Full Service Grocery:** Includes sales of at least six of the following food categories:

- Fresh fruits and vegetables
- Fresh and uncooked meats, poultry and seafood
- Dairy products
- Canned foods
- Frozen foods
- Dry groceries and baked goods, and
- Non-alcoholic beverages

**Farmers' Market:** A physical retail market featuring foods sold directly by farmers to consumers. Farmers' markets typically consist of booths, tables or stands, outdoors or indoors, where farmers sell fruits, vegetables, meats, and sometimes prepared foods and beverages. They are distinguished from public markets, which are generally housed in permanent structures, open year-round, and offer a variety of non-farmer/producer vendors, packaged foods and non-food products.

**Community Garden:** A community garden is any piece of land gardened by a group of people, utilizing either individual or shared plots on private or public land. The land may produce fruit, vegetables, and/or ornamentals.

### Figure 41: Housing Costs as a Percentage of Household Income

Housing cost information is collected by the US Census Bureau as part of the American Community Survey, and aggregated with income information as a way of measuring a specific area's housing affordability. "Housing Costs" includes different information for renters and owners; this figure illustrates both forms of ownership (tenure) both separately and combined.

**Owners:** For owners, costs include payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including home equity loans, etc.); real estate taxes; property insurance; and utilities. It also includes, where appropriate, monthly condominium fees.

**Renters:** For renters, costs include rent and utilities.

### Figure 42: Average Assessed Value by Housing Unit Type

Housing unit types are derived from the City's real estate records, and are explained under Figures 16-18 above. However, for Figure 45, an additional unit type is shown: Attached Units.

**Attached:** A one-unit residential structure that has one or two walls extending from ground to roof separating it from adjoining residential structure(s), and that is located in a newer, luxury-oriented residential development. This is a designation that appears on City property records, but for most analyses, attached housing units are placed into either duplex or townhouse categories. Due to the relatively high average value of such units, there were separated in this chart to avoid skewing the average values of the remaining duplex or townhouse designations. There are 180 attached housing units in the City, mostly in the Farrcroft, Rustfield and Chancery Park neighborhoods.

### Figure 47: Home Sales by Type of Sale

**Sales Included:** Housing sales included in this chart include only arm's length property transfers of existing improved residential property that were listed and sold through the Multiple Listing Service. It does not include "for sale by owner" transactions, sales of new housing units, property transfers among relatives or into/out of trusts, non-market rate transactions, sales involving unimproved property, or foreclosures where the property is sold without being listed on the real estate market. For this chart, those transactions are separated into the following types of sales:

**Regular Buyer & Seller:** An arm's length transaction where the property is not being sold due to financial duress (i.e., foreclosure or short sale) and where the property has been occupied or rented for more than one year by the seller or renters.

**Flipper-Sold:** An arm's length transaction where the seller purchased the property less than one year prior to the listing date and has made improvements to the property that have the effect of increasing the housing unit's market value relative to the original purchase price.

**Duress Sale:** An arm's length transaction where the seller is under financial duress and agrees with his lender(s) to sell the housing unit at a price lower than the amount owed on the mortgage or where the seller is a financial institution that acquired the property through a foreclosure and then sells the property by listing it for sale on the open market

### Figure 49: Median Sales Price as Percentage of Assessed Value

This chart illustrates how different types of housing units have increased or decreased in market value relative to their median sales prices in 2008. Detached, townhouse and condominium units are separated into “contemporary” or “pre-1986” categories – meaning that 1986 is the dividing line.

**Contemporary Detached:** Detached homes built in 1986 or later (examples: Farrcroft, Pickett’s Reserve, Chancery Park, etc.).

**Contemporary Townhouse:** Townhouses built in 1986 or later (examples: Chancery Square, Crestmont, Cameron Glen, Madison Mews, Royal Legacy, etc.).

**Contemporary Condo:** Condominium units built in 1986 or later (examples, Providence Square and The Crossings).

**Pre-1986 Detached:** Detached homes built prior to 1986 (examples: Mosby Woods, Country Club Hills, Daniels Run Woods, Westmore, Fairchester, Maple Hill, Fairview, etc.).

**Pre-1986 Townhouse:** Townhouses built prior to 1986 (examples: Comstock, Cambridge Station, The Assembly, Layton Mews, etc.).

**Pre-1986 Condo:** Condominium units built prior to 1986 (examples: Foxcroft Colony, Lyndhurst, Main St. Green, Fairfax West, etc.).

### Figure 96: Taxable Sales Per Capita

Taxable sales includes all gross receipts from sales subject to sales tax, regardless of retail or business sector, as collected by the Virginia Department of Taxation.

### Figure 113: Trails

**Off-Street Trail:** Linear path designed with a surface of engineered wood fiber or chips, gravel, asphalt, concrete, wood or plastic lumber providing public access for walking or biking off public roads for recreation or transportation purposes.

**Shared Use Path:** The term “shared use path” means a multi-use trail or other path, physically separated from motorized vehicular traffic by an open space or barrier, either within a highway right-of-way or within an independent right-of-way, and usable for transportation purposes.