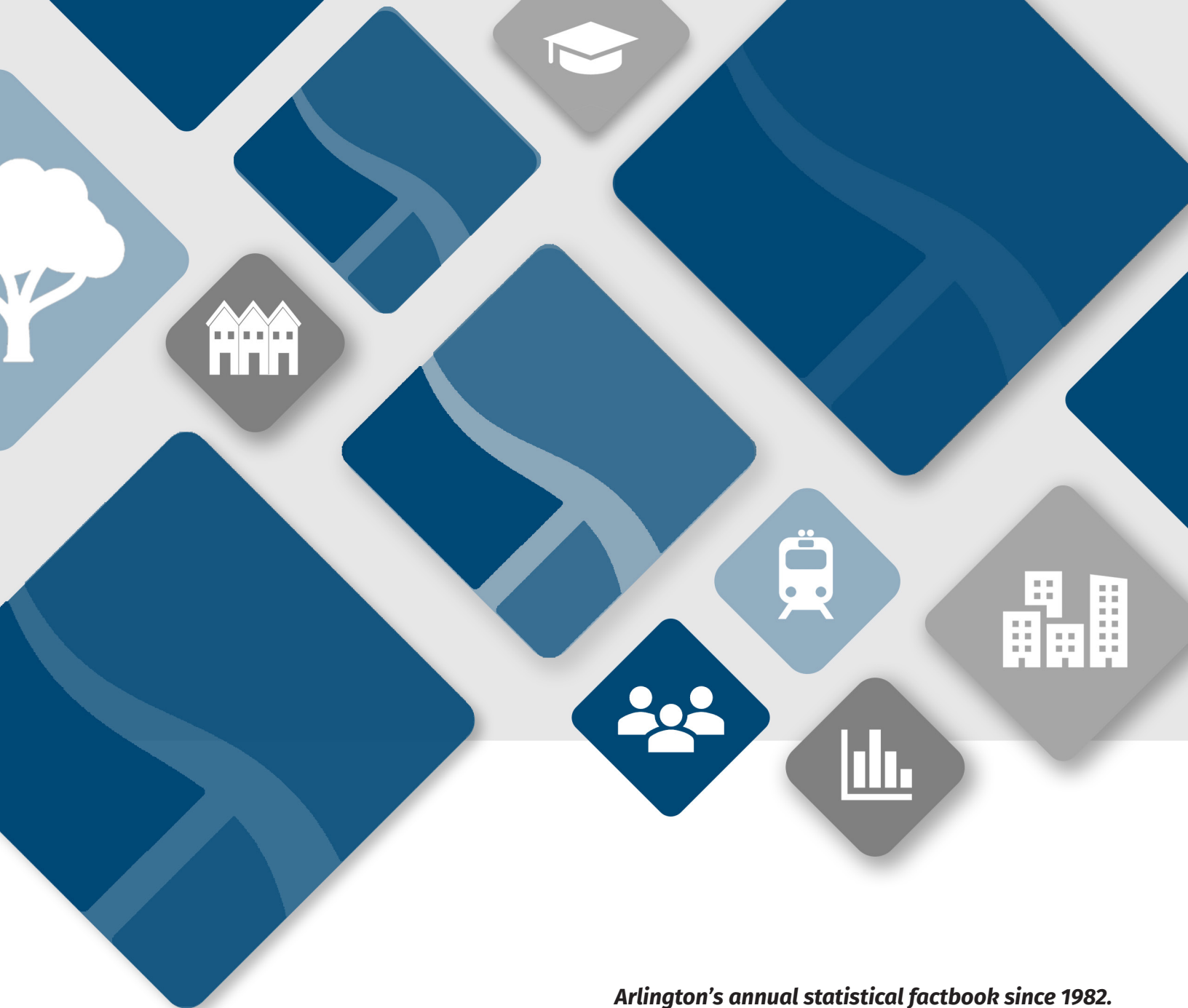




Arlington's annual statistical factbook since 1982.

PROFILE

2025



ARLINGTON
VIRGINIA

Prepared by Department of Community
Planning, Housing, and Development

Contents

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Arlington County Vision

“Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.”

— Arlington County Board

Message from the Director

It is with pleasure that we share with you, current data and facts about Arlington County. In this time of uncertainty and the rapidly changing environment in which we find ourselves, we need tools to ground and enhance our knowledge about the Arlington community. There is no better tool to do this than Profile 2025, Arlington’s annual statistical factbook.

Since 1982, the Profile has provided the most recent countywide data, producing a snapshot of Arlington’s demographics, workforce, development, transportation, community assets, resources, and services. In some cases, datasets have been discontinued resulting in changes in variables and sources in the document. I encourage you to use the Profile as a lens and a tool to assist in your everyday work, to understand our community and help guide policy decisions to promote equitable access and outcomes for all Arlingtonians.

This past fall, CPHD worked to update Arlington’s population and employment forecast, producing Round 10.1. This update process captured recent economic and demographic changes, plans, and projects approved by the County Board, including the Langston Boulevard Corridor Plan. We anticipate the Metropolitan Washington Council of Governments will adopt the forecast by June 2025.

We continue to gather data from the years following the COVID-19 Pandemic. Employment travel data show that 31% of Arlington resident workers, work from home. The number of Arlingtonians that live and work in the county peaked during the pandemic and has remained higher than pre-pandemic estimates at just over 77,000. We continue to monitor how changes in policies such as return to office will impact key demographic and economic variables.

In 2025, we observed trends within Arlington and the region including but not limited to: Metrorail weekday boardings almost doubling from the previous year; office vacancy rates continuing to increase; and average household sizes continuing to decline.

Accompanying the Profile report is an interactive planning corridors visualization tool available on the Profile webpage. This tool supports the comparison of demographics across the Rosslyn-Ballston, Richmond Highway, Columbia Pike, and Langston Boulevard corridors with the rest of the County. All data found in the Profile are available through the Arlington County Open Data Portal.

Thank you to all contributing to the Profile 2025 update. I hope you find the Profile will serve you well as a valuable resource to aid in understanding where we are today and how we navigate into the future, to support and meet the needs of the Arlington community.



Samia Byrd
Director, CPHD

CPHD Mission Statement

CPHD’s mission is to support and guide how Arlington changes and grows physically, socially, culturally, and economically to create an environment that is vibrant, equitable, inclusive, and sustainable and which prioritizes public health and safety for all, now and in the future.

Location

Arlington is an urban county of about 26 square miles located directly across the Potomac River from Washington, DC.

26
Square Miles

People



63% of Arlington's population live in planning corridors, which are 4-times more dense than the non-corridor areas (map on page 2).



Arlington is one of the most highly educated localities in the Nation, with 77% holding a bachelor's degree or higher.



An estimated 31% of Arlington's population works at home.

Development

With 44.4 million square feet of rentable building area, Arlington has more private office space than the Central Business Districts of Charlotte, Dallas, Denver, and Seattle, and the Downtowns of Atlanta, Miami, and Nashville.



Housing



There are 126,540 housing units in the County, 73% of which are multi-family units.

Households

Since 1980, the majority of Arlington households have consisted of a single person or unrelated individuals.



Multi-Modal Transportation



Passengers traveled more than 5.8 million miles on Arlington's 16 ART Bus routes.



Arlington has 11 Metrorail stations.



In 2024, entries and exits increased by 97% compared to the previous year.



Students



90 different languages are spoken by Arlington Public Schools' diverse student body.

Employment



An estimated 77,277 residents live and work in Arlington.

Parks

99% of residents live within a 10-minute walk to a park.



Land Use & Development

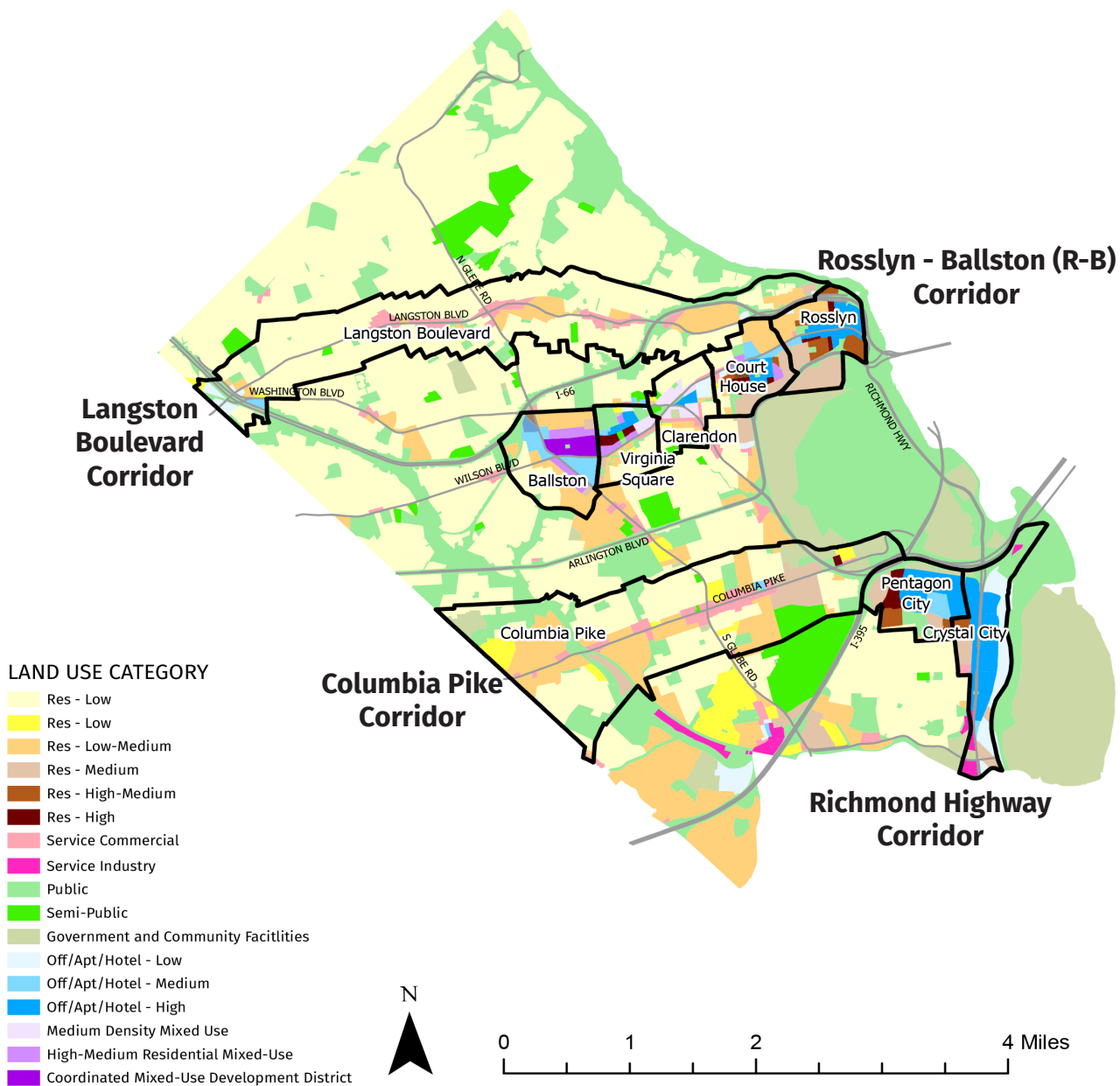
General Land Use Plan

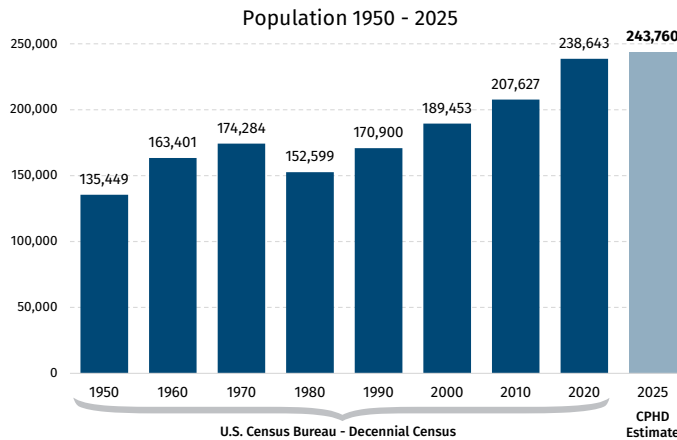
Arlington County's General Land Use Plan (GLUP) is the primary policy guide for future development in the County. The GLUP was first adopted by the County Board in 1961 as one of the first four elements of the County's Comprehensive Plan. Amended over time, the GLUP reflects the County's smart growth principles, concentrating future development along its transit corridors to increase the benefits of its multi-modal transportation options and existing infrastructure. The GLUP also endeavors to balance Arlington's range of land uses with its cultural and natural resources. Through its commitment to careful and thoughtful community planning, along with its adherence to its established policies, Arlington is recognized as a world-class community.

National Planning Achievement Award 2017

-American Planning Association

General Land Use Plan and Planning Corridors Map





Arlington's population is estimated to have increased by 2.1% since the 2020 Census, reaching **243,760** people in 2025.

2025 Population Estimate	243,760
2025 Daytime Population Estimate	307,500
2020 Decennial Census Population	238,643

Land Area	26 square miles (16,640 acres)
Density	9,375 persons/sq. mile
	15 persons/acre

Age Distribution		2025
Under 5	11,970	4.9%
5-19	33,450	13.7%
20-24	16,970	7.0%
25-34	58,370	23.9%
35-44	40,010	16.4%
45-54	30,540	12.5%
55-64	24,390	10.0%
65-84	25,020	10.3%
85 and over	3,040	1.2%

Source: Arlington County, CPHD Estimates

Median Age	35.5 Years
-------------------	-------------------

Source: 2019-2023 American Community Survey 5-Year Estimates

Place of Birth	2023 ACS 5-Year
Native (U.S. Born)	78.1%
Foreign Born	21.9%

Source: 2019-2023 American Community Survey 5-Year Estimates

Civilian Veteran Population		2023 ACS 5-Year
Male	9,814	82.3%
Female	2,110	17.7%
Total Veterans	11,924	100.0%

Source: 2019-2023 American Community Survey 5-Year Estimates

Persons with Disabilities		2023 ACS 5-Year	
Noninstitutionalized Population		230,920	
With Disabilities		15,424	6.7%

Source: 2019-2023 American Community Survey 5-Year Estimates

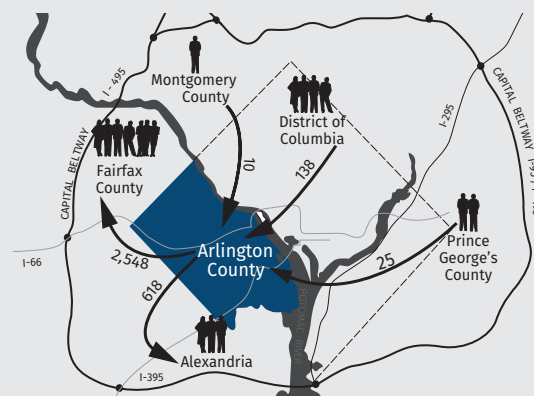
Race and Ethnicity		2025
Not Hispanic or Latino	206,900	84.9%
White	143,650	58.9%
Black or African American	22,460	9.2%
American Indian or Alaska Native	460	0.2%
Asian	26,560	10.9%
Native Hawaiian or Other Pacific Islander	70	0.0%
Some Other Race	1,400	0.6%
Two or More Races	12,300	5.0%
Hispanic or Latino	36,860	15.1%

Source: Arlington County, CPHD Estimates

Vital Statistics	2023
Births to Arlington Residents	2,261
Deaths of Arlington Residents	943

Source: VA Department of Health

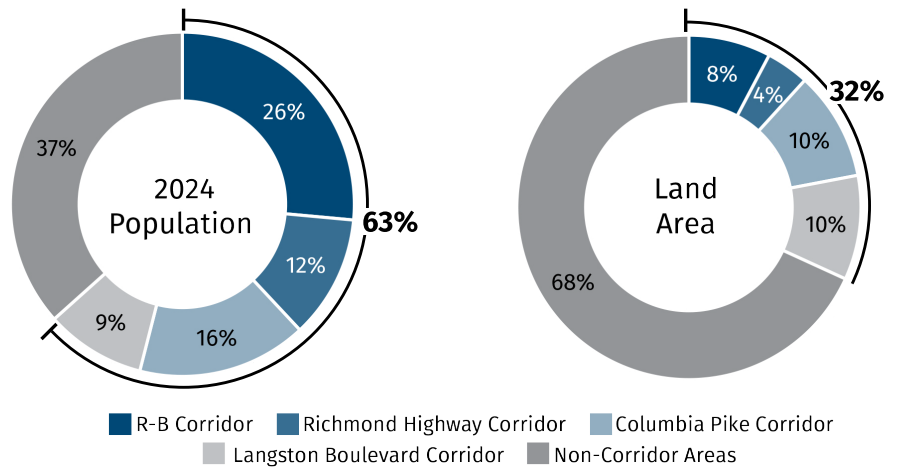
Migration	2022 IRS
Individuals Moving to Arlington	22,707
Individuals Moving from Arlington	27,562



Source: IRS Migration Data 2021-2022

63%
of Arlington's
population reside in
planning corridors,
32%
of Arlington's land.

2025 Population and Land Area



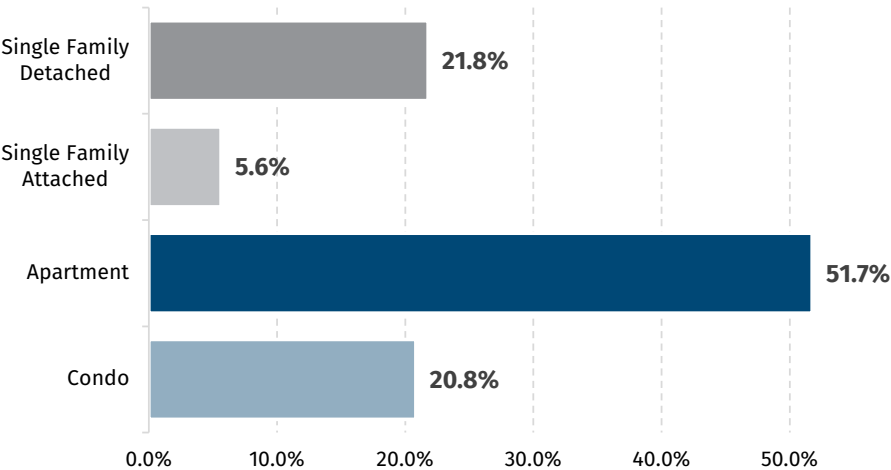
Source: Arlington County, CPHD Estimates

Density, Age, Race and Ethnicity by Corridor

		R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
DENSITY	Total Population	64,500	28,200	38,900	22,900
	Land Area (Acres)	1,277	667	1,690	1,620
	Percent of Land Area	8%	4%	10%	10%
	Density (Persons per Acre)	51	42	23	14
AGE DISTRIBUTION	Under 5 years	2.8%	2.0%	7.7%	5.9%
	5 to 19 years	7.5%	4.5%	14.5%	18.7%
	20 to 24 years	12.6%	8.5%	4.7%	4.9%
	25 to 34 years	34.8%	36.1%	22.3%	15.2%
	35 to 44 years	16.2%	19.9%	17.7%	15.5%
	45 to 54 years	8.3%	10.9%	13.2%	13.9%
	55 to 64 years	7.6%	9.2%	10.2%	12.3%
	65 to 84 years	9.0%	7.7%	8.8%	11.9%
	85 years and older	1.1%	1.3%	0.9%	1.8%
Race and Ethnicity	Not Hispanic or Latino	87.8%	87.7%	74.4%	86.6%
	White	64.7%	45.7%	39.9%	65.9%
	Black or African American	5.3%	16.2%	17.9%	5.2%
	American Indian or Alaska Native	0.1%	0.7%	0.1%	0.2%
	Asian	12.9%	18.2%	12.0%	8.8%
	Native Hawaiian or Other Pacific Islander	0.1%	0.0%	0.0%	0.0%
	Some Other Race	0.5%	0.6%	0.6%	0.8%
	Two or More Races	4.3%	6.2%	4.0%	5.7%
	Hispanic or Latino Origin	12.2%	12.3%	25.6%	13.4%

Source: Arlington County, CPHD Estimates

2025 Housing Unit Type



73%
of Arlington’s
housing units
are multi-family
apartments or
condos.

2025 Housing Unit Estimate
Housing Growth (2020-2025)

126,540
6.3%

Housing Unit Type	2025	
Single Family Detached	27,570	21.8%
Single Family Attached	7,130	5.6%
Duplex	630	0.5%
Side-by-Side	2,000	1.6%
Townhouse	4,500	3.6%
Multi-Family	91,840	72.6%
Apartment	65,480	51.7%
Condo	26,360	20.8%
Total	126,540	100.0%

Source: Arlington County, CPHD Estimates

Occupied Units (2025)	Owner	Renter
Single Family Detached	86.5%	13.5%
Single Family Attached	68.0%	32.0%
Apartments	0.0%	100.0%
Condo	65.6%	34.4%
Total	36.4%	63.6%

Source: Arlington County, CPHD Estimates

Rent Subsidy Program Recipients	Housing Choice Voucher	Housing Grant
Low-Income Families	706	416
Persons with Disabilities	230	614
Older Adults	599	538
Total	1,535	1,568

Source: FY 2024 DHS Performance Measures

2020 Decennial Census Housing Units 119,085

Average Assessed Value	2024
Single Family Detached	\$1,230,300
Single Family Attached, Townhouse	\$974,000
Condominium Townhouse	\$796,600
Condos	\$479,200
Cooperatives	\$155,100
Total Average Assessment 2025	\$841,000
Percent change (2024-2025)	5.0%

Source: Arlington County, Department of Management and Finance, January 2025.

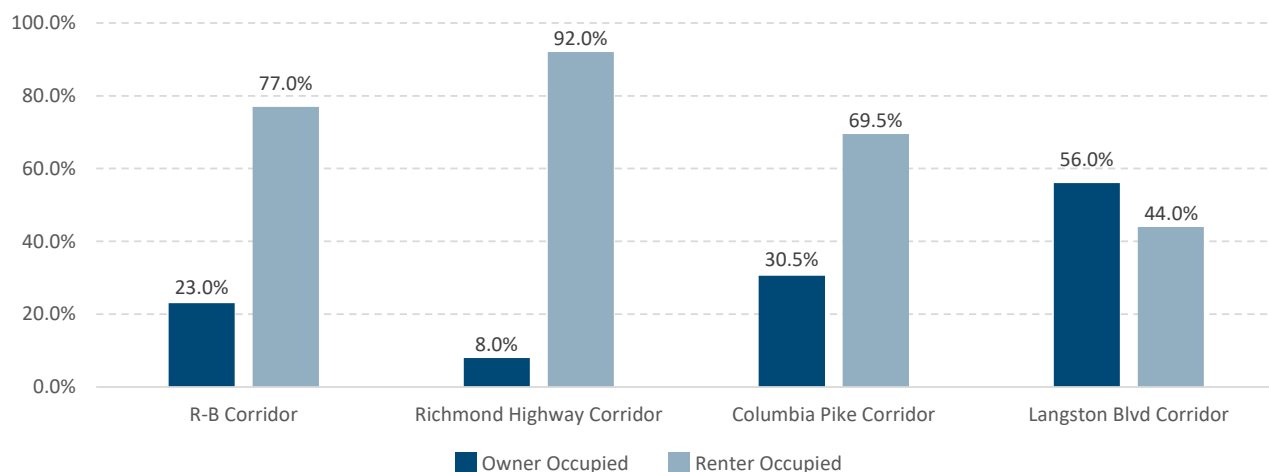
Average Apartment Rent	2024
Efficiency	\$1,992
One-Bedroom	\$2,293
Two-Bedroom	\$2,948
Three-Bedroom	\$3,733
Total Average Rent	\$2,549
Percent change (2023-2024)	5.6%
Apartment Vacancy Rate	6.1%

Source: CoStar, January 2025

Committed Affordable Units	2025
Efficiency	856
One-Bedroom	5,053
Two-Bedroom	4,506
Three or More Bedrooms	940
Total	11,355

Source: Arlington County, CPHD, Housing Division

Owner and Renter Occupancy by Corridor



Housing Unit Type By Corridor

	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
Total Units (2025)	39,060	18,760	19,130	10,260
Single Family Detached	3.1%	0.1%	13.1%	42.1%
Single Family Attached	4.7%	0.1%	7.4%	11.7%
Multi-Family	92.2%	99.8%	79.6%	46.2%
Apartment	61.8%	88.7%	60.0%	30.0%
Condo	30.4%	11.1%	19.6%	16.2%

Source: Arlington County, CPHD Estimates

85% of Committed Affordable units in the planning corridors are 1 or 2-bedroom.

Committed Affordable Units (CAFs) By Bedroom Type by Corridor (2025)

	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
Efficiency	90	263	254	11
One-Bedroom	1,274	677	1,639	158
Two-Bedroom	1,021	288	1,851	88
Three-Bedroom	303	36	273	7
Four-Bedroom	3	-	1	2
Total	2,691	1,264	4,018	266

Source: Arlington County, CPHD, Housing Division. For more information on CAF units: <https://www.arlingtonva.us/Government/Programs/Housing/Get-Help/Rental-Services/Affordable-Units>

2025 Households Estimate	120,050
Average Household Size (2023 ACS)	2.08
Average Family Size (2023 ACS)	2.97

2020 Decennial Census Households	109,912
Average Household Size (2020 Census)	2.14

Household Size	2025	
1-Person	50,350	41.9%
2-Person	39,990	33.3%
3-Person	13,200	11.0%
4-Person	11,220	9.3%
5+ Persons	5,290	4.4%
Total	120,050	100.0%

Source: Arlington County, CPHD Estimates

Household Type	2025	
Family-Households	52,050	43.4%
Non-Family Households	68,000	56.6%
Total	120,050	100.0%

Source: Arlington County, CPHD Estimates

Household Type with Children under 18-Years	2025	
Households with Children	23,830	19.9%
Family Households	23,720	19.8%
Married Couple	18,810	15.7%
Male Householder, no female	1,500	1.2%
Female Householder, no male	3,400	2.8%
Non-Family Households	110	0.1%
Households without Children	96,220	80.1%
Total	120,050	100.0%

Source: Arlington County, CPHD Estimates

Household Income	2025	
Less than \$50,000	18,720	16%
\$50,000 - \$99,999	23,260	19%
\$100,000 - \$149,999	22,140	18%
\$150,000 - \$199,999	18,410	15%
\$200,000 or more	37,520	31%
Total	120,050	100%

Source: Arlington County, CPHD Estimates

Household Poverty Status	2023
Below Poverty Level	7.3%
Above Poverty Level	92.7%

Source: 2019-2023 American Community Survey 5-Year Estimates

Income	2023
Median Household Income (ACS)	\$140,160
Per Capita Income (BEA)	\$124,345

Source: 2019-2023 American Community Survey 5-Year Estimates and Bureau of Economic Analysis

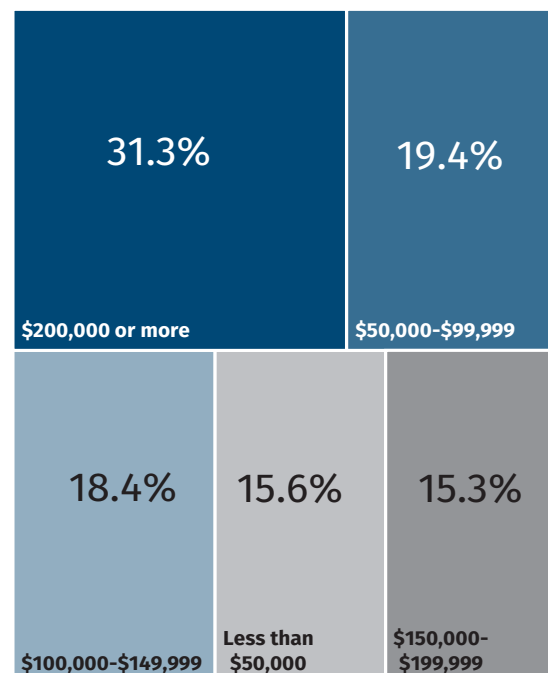
Area Median Income (AMI)	FY 2024
Washington Metro Area (Family of Four)	\$154,700

Source: HUD FY 2024 Income Limits

Household Language	2023
English Only Household	68.6%
Proficient in English and Another Language	26.2%
Limited English Proficient Households	5.3%
Spanish	1.9%
Asian or Pacific Island	0.8%
Other Indo-European	1.8%
Other Languages	0.8%

Source: 2019-2023 American Community Survey 5-Year Estimates

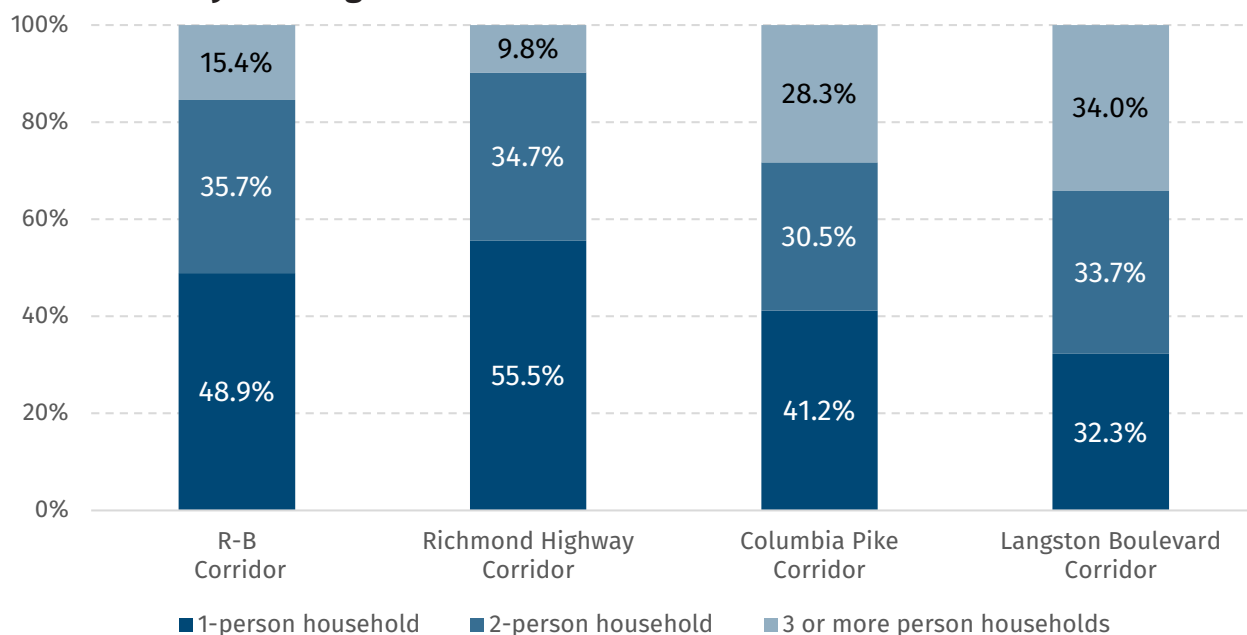
Percent of Households by Income



Source: Arlington County, CPHD Estimates

1/3 of Arlington's households are occupied by 2 people. This is also consistent across the planning corridors, with 2-persons households ranging from 31% to 36%.

Household Size by Planning Corridor



Source: Arlington County, CPHD Estimates

Household Characteristics by Planning Corridor

	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
TYPE	Total Households (2025)	36,800	17,600	18,100
	Average Household Size	1.74	1.59	2.14
	Family Households	29.7%	27.1%	47.1%
	Non-Family Households	70.3%	72.8%	52.9%
HOUSEHOLD SIZE	1-Person	48.9%	55.5%	41.2%
	2-Person	35.7%	34.7%	30.5%
	3-Person	8.4%	6.8%	11.5%
	4-Person	5.0%	2.3%	10.5%
	5+Persons	2.1%	0.7%	6.3%
HOUSEHOLD INCOME	Less than \$50,000	15.2%	15.3%	24.3%
	\$50,000 - \$99,999	20.4%	21.3%	24.6%
	\$100,000 - \$149,999	19.1%	21.5%	21.1%
	\$150,000 - \$199,999	17.3%	20.6%	10.3%
	\$200,000 or more	28.0%	21.2%	19.6%

Source: Arlington County, CPHD Estimates

2025 Employment Estimate	221,200
Wage and Salary Jobs	213,900
Self-Employed Jobs	7,300

Resident Civilian Labor Force	161,462
Unemployment Rate	2.2%
Residents Living and Working in Arlington	77,277

At-Place Jobs by Industry		2025
Professional and Technical Services	59,300	26.8%
Other Services	44,400	20.1%
Government	44,200	20.0%
Hospitality and Food Services	13,000	5.9%
Transportation and Warehousing	12,300	5.6%
Retail Trade	9,900	4.5%
Finance Insurance	9,800	4.4%
Real Estate and Rental/Leasing	9,200	4.2%
All Other	8,100	3.7%
Information	6,900	3.1%
Construction	4,100	1.9%
Total Jobs	221,200	100.0%

Source: Arlington County, CPHD Estimates

Top Private Employers

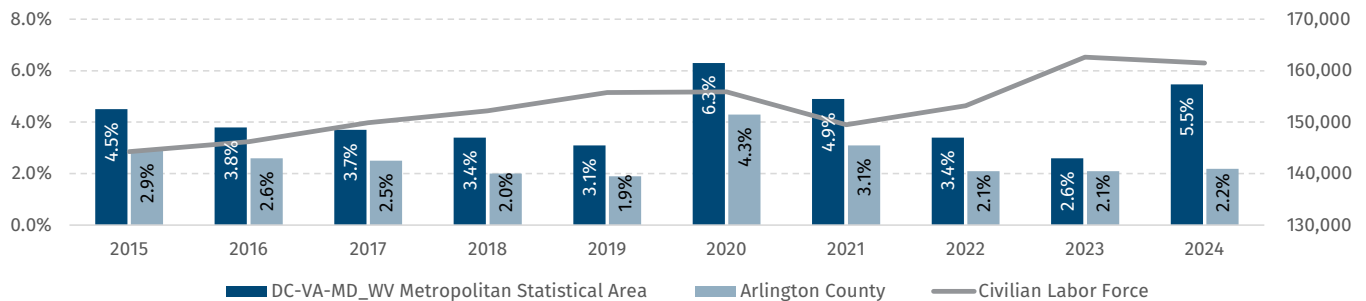
(Listed in Alphabetical Order)

Accenture - Business Services
 Amazon - Electronic Shopping
 Bloomberg Industry Group - Legal, Tax and Business News
 Booz Allen Hamilton - Business Services
 Deloitte - Business Services
 Gartner - Business Services
 Guidehouse - Business Services
 Lidl - Grocery Stores
 Nestle - Packaged Goods
 Virginia Hospital Center - Medical Services

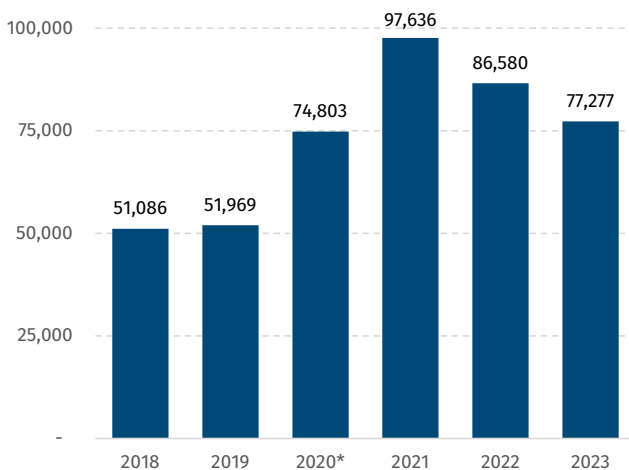
Source: Arlington Economic Development

Unemployment Rate and Civilian Labor Force 2015-2024 (Arlington Residents)

Source: U.S. Bureau of Labor Statistics Local Area Unemployment Statistics (LAUS)



Arlington Live/Work Residents



* 2020 1-Year data not available. 2020 represents the midpoint between 2019 and 2021.

Source: 2018, 2019, 2021, 2022, 2023 1-Year ACS

Arlington Residents Place of Work

2023 ACS 1-Year	
Total Workers 16 years and over	147,163
Work in Virginia	103,993
Work in Arlington	77,277
Work outside of Arlington	26,716
Work outside of Virginia	43,170

Over **77,000** residents work most or all of their work week in Arlington.

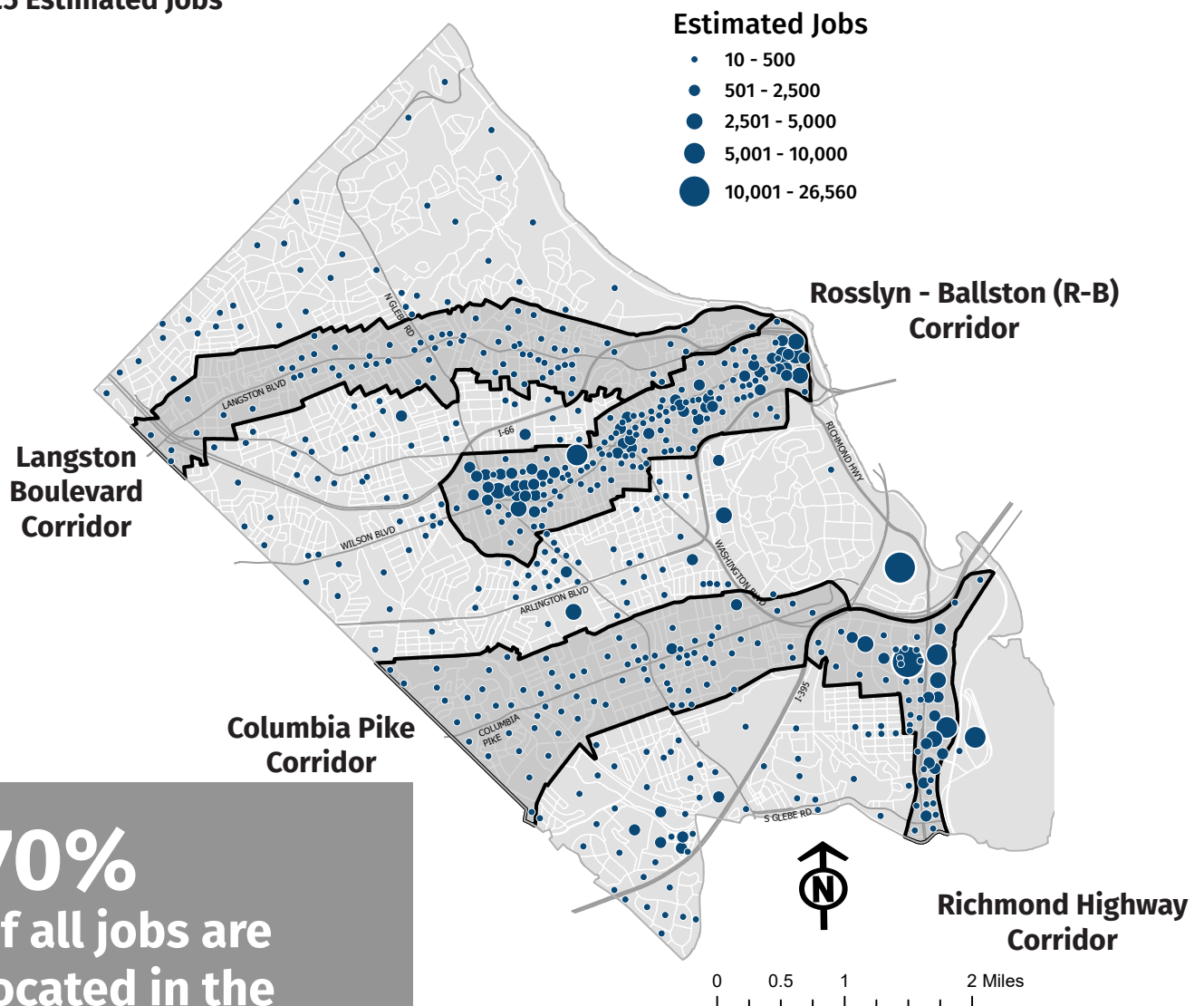
2025 Jobs by Corridor

	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
Total Jobs	87,400	53,200	8,000	5,300
Office	84.7%	81.3%	38.6%	18.0%
Retail	9.9%	15.9%	27.7%	42.2%
Other	3.8%	0.7%	17.0%	21.1%
Industrial	0.3%	1.4%	0.9%	3.4%
Self-Employed	1.3%	0.6%	15.7%	15.2%

* Richmond Highway Total Jobs and Job Types do not include jobs located at the Pentagon and National Airport. An estimated 26,560 and 7,906 jobs are located at the Pentagon and National Airport, respectively.

Source: Arlington County, CPHD Estimates

2025 Estimated Jobs



70%
of all jobs are
located in the
planning corridors.

Source: Arlington County, CPHD Estimates

2024 Development Activity

	Office GFA	Retail GFA	Other GFA	Residential Units	Hotel Rooms
Approvals*	1,566,000	306,746	20,015	3,447	310
Construction Starts**	-	12,130	262,000	812	-
Completions**	285,281	98,029	396,877	2,981	-
Demolitions**	15,200	51,913	-	143	-

GFA = Gross Floor Area

Source: Arlington County, CPHD

*Include projects requiring County Board approval, e.g. site plans, PDSPs, and use permit developments (including form based code).

**Include all projects, e.g. site plans, form based code, administrative, and by-right.

Estimated Total Rentable Building Area (RBA)

44,363,901

Office Vacancy Rate (4Q 2024)

24.2%

Source: CoStar, AED

Current Office GFA by Decade Constructed

	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
1920-1929	6,687	-	2,190	2,640
1930-1939	6,830	1,818	-	9,200
1940-1949	56,602	-	290,308	37,015
1950-1959	87,187	-	3,352	17,208
1960-1969	3,228,052	1,548,305	122,488	18,571
1970-1979	948,451	3,097,547	401,147	41,161
1980-1989	8,280,805	5,852,005	-	103,352
1990-1999	3,091,239	460,367	21,964	-
2000-2009	5,217,275	652,611	14,650	17,531
2010-2019	2,938,421	721,423	-	801
2020-Current	459,431	2,092,566	-	-
Total GFA	24,320,980	14,426,642	856,099	247,479

Source: Arlington County, CPHD

Current Residential Units by Decade Constructed

	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
Pre-1960	13.0%	3.6%	43.7%	46.3%
1960-1969	3.9%	21.3%	25.3%	19.9%
1970-1979	2.1%	8.3%	5.7%	3.7%
1980-1989	16.2%	9.6%	4.5%	4.5%
1990-1999	14.6%	3.6%	0.6%	6.2%
2000-2009	23.4%	20.4%	5.1%	6.2%
2010-2019	14.4%	15.5%	8.7%	11.6%
2020-Current	12.4%	17.7%	6.4%	1.6%
Total Units	39,060	18,760	19,130	10,260

Source: Arlington County, CPHD

Property Tax Base (2024)

Commercial	44%
Residential	56%

Source: Arlington County, Real Estate Assessments

Note: Apartment buildings are included in the commercial tax base but are taxed at the general rate.

Major Retail Facilities

Gross Leasable Area (SF)

Fashion Centre at Pentagon City	1,035,830
Ballston Quarter	310,704
Pentagon Centre	351,956
The Crossing Clarendon	419,950
Westpost at National Landing	298,000
Village at Shirlington	276,000
Lee Harrison Shopping Center	116,656

Source: CoStar, Arlington Economic Development

Taxable Sales

Total Taxable Sales (FY2024) \$3.6 Billion

Source: Virginia Department of Taxation

Hotels and Motels

Number of Hotels/Motels	37
Number of Rooms	9,458
SQ FT of Meeting Space	322,754

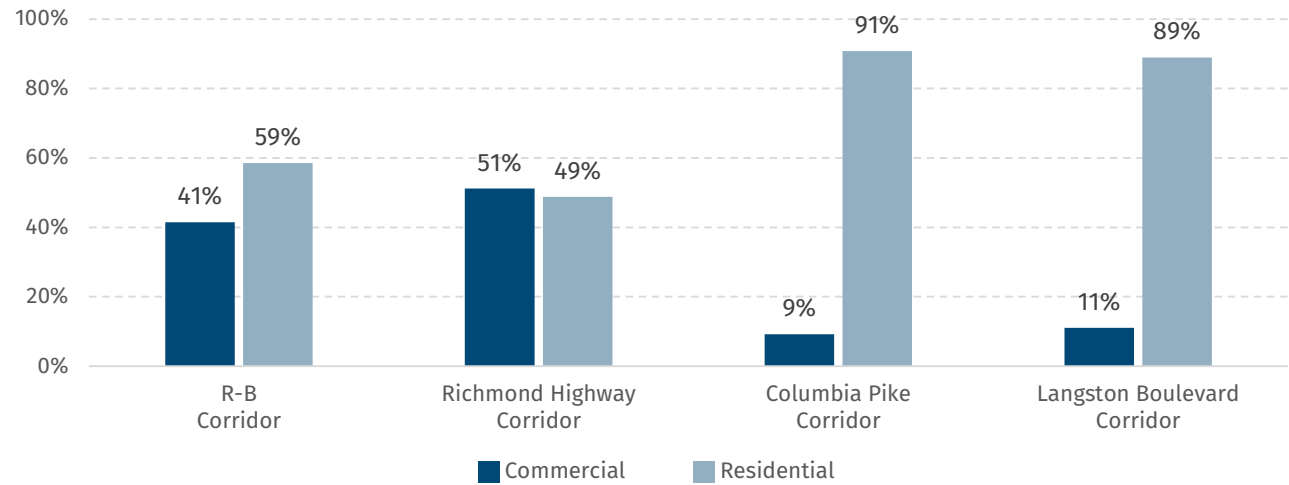
Source: Arlington Convention and Visitors Service

2024 Development Activity by Corridor

		Office GFA	Retail GFA	Residential Units	Hotel Rooms
R-B Corridor	Complete	24,320,980	3,575,820	39,064	3,530
	Under Construction	-	29,606	1,025	331
	Approved	2,813,233	228,424	5,712	577
Richmond Highway Corridor	Complete	14,405,203	3,196,969	18,762	5,576
	Under Construction	-	-	-	-
	Approved	5,651,565	460,567	6,098	310
Columbia Pike Corridor	Complete	856,099	914,882	19,127	485
	Under Construction	-	-	5	-
	Approved	-	24,590	941	-
Langston Boulevard Corridor	Complete	249,679	1,091,019	10,262	80
	Under Construction	-	-	33	-
	Approved	6,272	17,770	214	-

Source: CPHD, Development Tracking, December 31, 2024

Commercial and Residential Use Mix By Corridor



Estimated Commercial and Residential GFA by Corridor

Use Mix	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
Commercial GFA	30,456,050	21,644,772	2,122,606	1,398,698
Residential GFA	42,970,400	20,638,200	21,039,700	11,288,200

Commercial GFA includes office, retail, and hotel GFA. Hotel GFA is estimated based the ratio of 725 GFA per 1 hotel room. Residential GFA is estimated based on the ratio of 1,100 GFA per 1 residential unit.

Source: CPHD, Development Tracking, December 31, 2024.

Languages Spoken by APS Students	90
Countries of Origin of APS Students	149

FY 2025 Expenditures Per Pupil	\$25,175
2024 Graduates Continuing Education	86%

APS Enrollment	September 30, 2024
Elementary School (PreK-5)	13,471
Middle School	6,081
High School	8,348
Total Student Enrolled in APS	27,900

Source: Arlington Public Schools, September 30, 2024, <https://www.apsva.us/statistics/enrollment/>

Students Per Classroom Teacher	FY 2025
Elementary School (PreK-5)	21.3
Middle School	18.9
High School	19.7

Source: FY 2025 The Washington Area Boards of Education Guide

School Type for Population 3+ Years Enrolled in School	Public	Private
Nursery school or preschool	30.8%	69.2%
Kindergarten	73.4%	26.6%
Grade 1 to grade 4	84.9%	15.1%
Grade 5 to grade 8	86.8%	13.2%
Grade 9 to grade 12	86.9%	13.1%
College undergraduate years	67.2%	32.8%
Graduate or professional school	39.6%	60.4%

Source: 2019-2023 American Community Survey 5-Year Estimates

Educational Attainment	2025	
Less than High School Graduate	7,925	4.6%
High School Graduate	12,340	7.1%
Some College	13,849	8.0%
Associates Degree	5,539	3.2%
Bachelor's Degree	61,874	35.7%
Graduate or Professional Degree	71,700	41.4%
Total Age 25 Years and Older	173,227	100.0%

Source: Arlington County, CPHD Estimates

Arlington Public School students have origins in **149** countries.

APS County-Wide Student Generation Factor by Housing Type	Fall 2024
Single Family Detached	0.458
Single Family Detached with Accessory Dwelling	0.321
Townhouse	0.218
Duplex	0.299
Apartments Elevator - Market Rate	0.070
Apartments Elevator - Mixed Income	0.109
Apartments Elevator - Committed Affordable	0.583
Apartments Garden - Market Rate	0.225
Apartments Garden - Mixed Income	0.382
Apartments Garden - Committed Affordable	0.610
Condo Elevator	0.053
Condo Garden	0.115
Total	0.218

Source: Fall 2024, 10-Year Enrollment Projections Report, <https://www.apsva.us/statistics/enrollment/>

Child Care	FY 2025
Child Care Slots	8,637
Center Based Slots	5,414
Religious-Affiliated Program Slots	1,491
Public Schools Slots	982
Family Based Slots	750

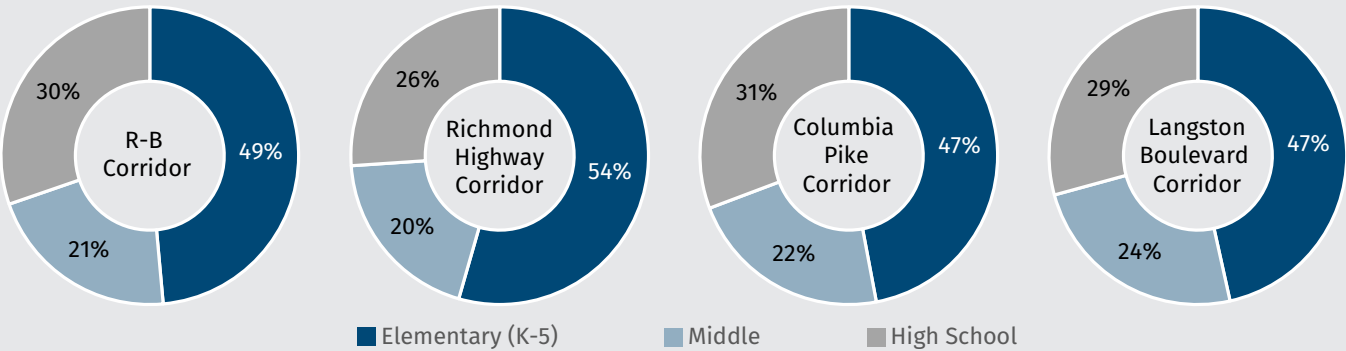
Source: Arlington County, Department of Human Services

Graduate Programs, Colleges, and Universities in Arlington (Enrollment)
DeVry University (32) George Mason University (1,737) George Washington University* (212) Marymount University* (4,062) Strayer University (2,382) University of Management and Technology (1,167) University of Virginia Virginia Tech (837)

Enrollment numbers provided when available from school/university or National Center for Education Statistics (2023).
*2024-25 School Year

50.1% of APS High School students live in Arlington’s planning corridors.

APS Student Grade Level Distribution in Planning Corridors



	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
APS TOTALS				
Total APS Students	3,200	698	6,774	3,241
Elementary (K-5)	1,554	380	3,186	1,508
Middle	677	136	1,506	785
High School	969	182	2,082	948

Source: 1. Students data from APS September 30, 2024 count.
2. Corridor boundaries from 2024 Arlington County Planning Areas and Corridors GIS layer.

Note: Some students were not geocoded for reasons such as (i) they are children of employees who live outside Arlington County, (ii) they reside on Joint Base Myer-Henderson Hall (federal jurisdiction), or (iii) they are experiencing homelessness, are in foster care outside of Arlington County, or live in a shelter.

78.4% of residents in the planning corridors Age 25 and Over have a Bachelor’s Degree or Higher.

Educational Attainment of Corridor Residents (Age 25 Years and Over)

	R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor
EDUCATIONAL ATTAINMENT				
Population Age 25+	49,716	23,986	28,426	16,144
Less than High School Graduate	3.1%	2.0%	10.4%	3.5%
HS Diploma or GED	4.5%	4.5%	11.8%	9.6%
Some College	5.2%	6.0%	11.9%	6.1%
Associates Degree	2.0%	2.7%	4.7%	2.2%
Bachelor's Degree	40.9%	39.6%	35.3%	30.8%
Graduate or Professional Degree	44.3%	45.2%	25.9%	47.8%

Source: Arlington County, CPHD Estimates

97%

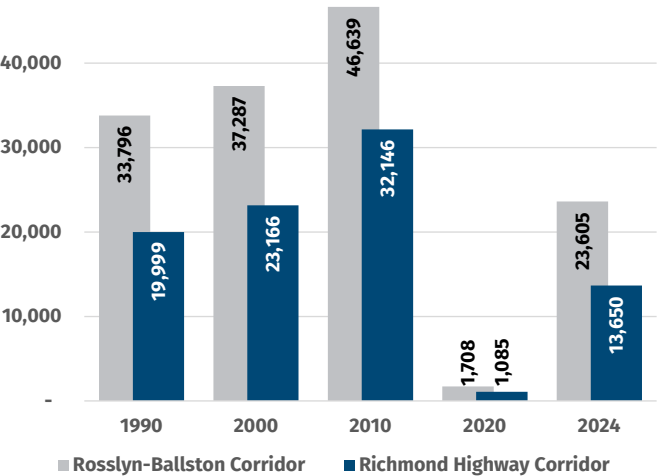
annual increase in Metrorail weekly boardings in the Rosslyn-Ballston and Richmond Highway Corridors.

Metrorail

2024 Average Weekday Activity	Entry	Exits
Rosslyn-Ballston Corridor	23,015	23,021
Rosslyn	7,619	7,270
Courthouse	4,011	4,136
Clarendon	3,057	3,306
Virginia Square	2,307	2,259
Ballston	6,021	6,050
Richmond Highway Corridor	13,511	13,720
Pentagon City	8,032	8,236
Crystal City	5,479	5,484
Langston Boulevard Corridor	2,720	2,778
East Falls Church	2,720	2,778
Non-Corridor Stations	15,098	14,407
Arlington Cemetery	911	911
Pentagon	8,323	8,046
Reagan National Airport	5,864	5,450

Source: Washington Metropolitan Area Transit Authority

Metrorail Weekday Boardings (May 1990-2024)



Source: Washington Metropolitan Area Transit Authority
*Post 2020 ridership reflects impacts due to COVID-19 and increased telework during the pandemic

ART- Arlington Transit (FY 2024)

Passenger Trips	2,406,965
Total Passenger Miles	5,816,438
Bus Routes	16

Source: DES Transit Bureau

Capital Bikeshare (2024)

Total Mileage	937,880
Total Trips	360,992
Arlington Stations	111

Source: DES Commuter Services Bureau, Capital Bikeshare Program

Scooters (2024)

Total Ride Miles	535,514
Total Trips	494,427

Source: DES Commuter Services Bureau

Other Shared E-Bikes (2024)

Total Ride Miles	140,067
Total Trips	78,727

Source: DES Commuter Services Bureau

Bicycle & Pedestrian Counts (2024)

Bicycle and Pedestrian:

Key Bridge - Rosslyn to DC	1,430,323
Arlington Memorial Bridge	887,056
W&OD Trail - Bon Air Park	633,920
Custis Trail - West of Rosslyn	459,342
Mt. Vernon Trail - Near Airport	581,696

Bicycle Only:

Clarendon Boulevard	N/A for 2024
Wilson Boulevard	59,570

Source: DES Transportation Planning

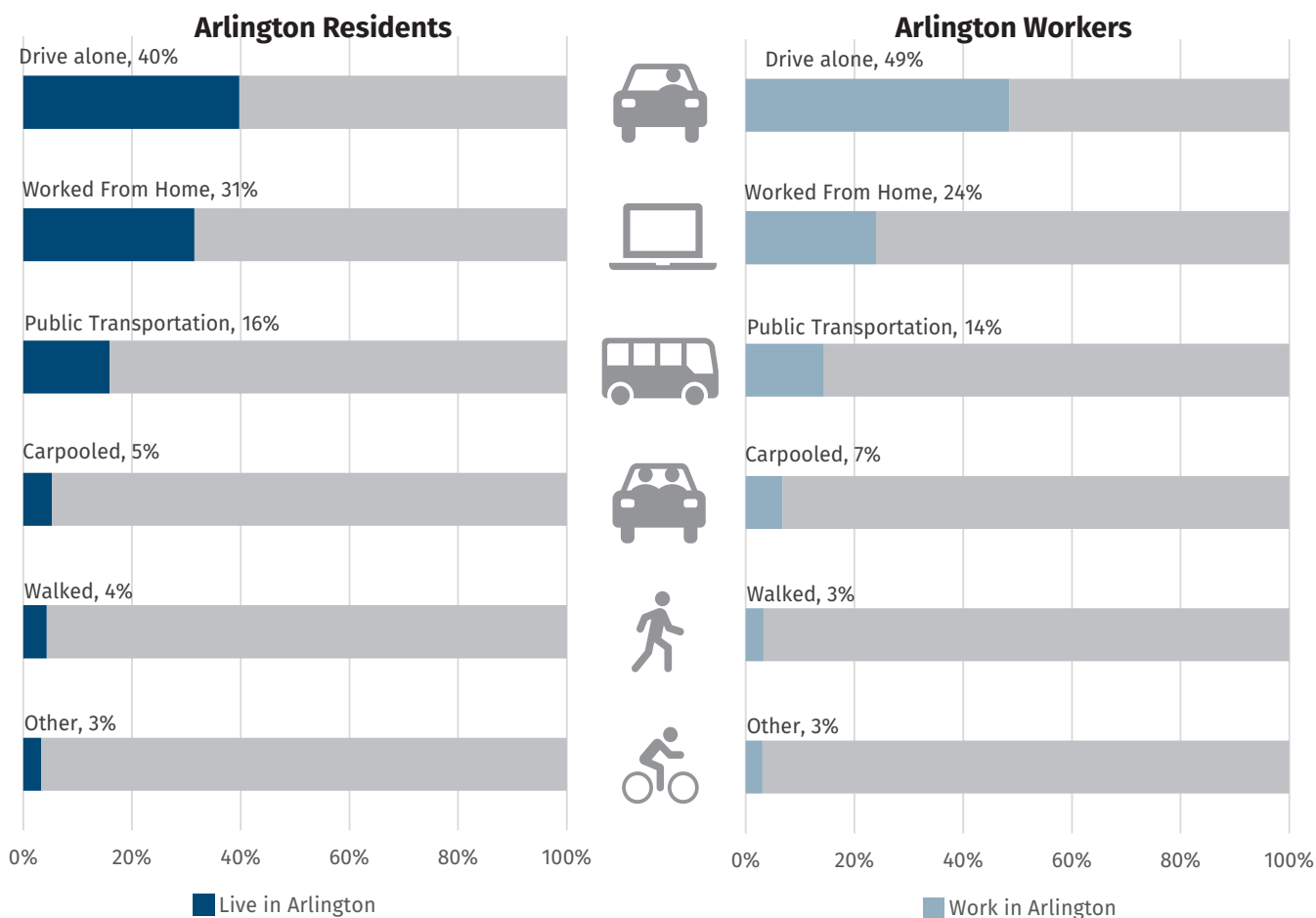
Air Travel Passengers (2024)

Ronald Reagan Washington National Airport	26,290,722
Washington Dulles International Airport	27,254,087
Baltimore/Washington International Thurgood Marshall Airport	27,059,733

Source: Metropolitan Washington Airports Authority and Baltimore-Washington International Airport

Multi-Modal Transportation

Mode of Transportation to Work



Source: 2019-2023 American Community Survey 5-Year Estimates

31% of residents age 16 and over living in Arlington work from home, a 16.5% increase from last year.

Number of Vehicles Available Per Household

	Number of Households	Percent
No Vehicles Available	15,881	14.2%
1 Vehicle Available	54,216	48.6%
2 Vehicles Available	32,847	29.5%
3 or More Vehicles Available	8,586	7.7%
Total Households	111,530	100.0%

Source: 2019-2023 American Community Survey 5-Year Estimates

County Owned and Maintained Parkland* 955 acres NOVA Parks 137 acres

Facilities	No.
Libraries	8
Fire Stations	9
Community Centers	13
55+ Centers	5
Multi-Use Trails (Off-Street)*	53.3 miles
Bicycle Facilities**	130.6 miles

Library Note: Arlington Public Library operates 8 locations and a library at the Arlington County detention facility.

Source: Arlington County: Department of Parks and Recreation, Libraries, Fire Department, Department of Environmental Services.

Park and Recreational Facilities	No.
County Owned and Maintained Parks	164
NOVA Parks	3
Playgrounds*	126
Spraygrounds	7
Amphitheaters*	5
Indoor or Outdoor Public Pools*	5
Nature Centers*	3
Reservable Picnic Shelters	16

Source: Arlington County, Department of Parks and Recreation

Other Park Amenities	No.
Community Gardens*	7
Off Leash Dog Parks	10
Outdoor Tracks*	3
Skateboard Park	1

Source: Arlington County, Department of Parks and Recreation

Other Community Resources	No.
Theaters	6
Places of Worship	82
Restaurants	645
Hospitals	1
Farmers Markets	10

Source: Arlington County, CPHD and AED

Local Historic Districts	2024
Total Districts	42
Oldest Building	Ball-Sellers House (1760)
Newest Building	Stratford School (1950)

Source: Arlington County, CPHD, Historic Preservation

*Located on County Owned Parkland, NOVA Parks, Arlington Public Schools, Federal Land, and/or privately owned land with an access easement.

** Refers to bicycle lanes (standard and buffered), protected Bicycle lanes, bicycle boulevards, and recommended on-street routes.

National Park Service 417 acres (GW Parkway, Arlington House, and Iwo Jima Memorial)

Athletic & Small Games Courts and Fields		
Athletic Courts	Dedicated	Multi Use
Basketball Courts*	83	3
Full Courts	63	3
Half Courts	20	0
Tennis Courts*	78	8
Full Courts	75	6
Half Courts	3	2
Volleyball*	9	3
Futsal Courts	1	0
Pickleball Courts	6	22
Small Games Courts	No.	
Bocce*	3	
Handball	2	
Petanque	5	
Athletic Fields	No.	
Diamond*	34	
Rectangle*	45	
Combination* (Diamond and Rectangle)	18	

Source: Arlington County, Department of Parks and Recreation

Libraries	FY 2024
# of Arlington Households Reached	70,500
Number of events	5,600
Program attendees (youth and adult)	181,000
Summer Reading Challenge Participants	9,600
Number of active cardholders	97,000
Number of physical library items circulated	2,150,000
Number of digital library items circulated	1,680,000
Number of app sessions	754,000
Number of wifi logins (indoor/outdoor)	2,999,000
Number of website sessions	1,747,500

Source: Arlington County, Department of Libraries

Federal Parkland and Memorials (FY 2024)

Arlington House
Arlington National Cemetery
George Washington Memorial Parkway
Gravelly Point
Roaches Run Waterfowl Sanctuary
National 9/11 Pentagon Memorial
Air Force Memorial
US Marine Corps War Memorial (Iwo Jima)

Arlington is the country’s most livable large-community for seniors.

AARP, Livability Index, 2024

Department of Human Services (DHS)

DHS Customer Service Center	FY 2024
Walk-in Visits (Main Center)	46,224
Calls Received (Main Call Center)	86,933
Calls to Behavioral Health Emergency Line	20,546
Calls to Child Protective Services Hotline	2,853
Visits to Public Health Clinics	14,531
Visits to Behavioral Health Center	31,019

Human Services Programs Most Frequently Accessed	FY 2024 # Assisted
School Health Clinics	21,603
Medicaid	29,307
Behavioral Healthcare	6,718
Supplemental Nutrition Assistance	9,715
Immunization Clinic*	2,302
Housing Assistance	3,560
Family Planning	2,261

*Does not include COVID immunizations

Other	FY 2024
Food establishment inspections	2,121
Homeless individuals	243
Children in foster care	63
Nonprofits partnering with DHS	33
Arlington Police Patrol Officers trained in mental health crisis intervention (CIT)	62%

Human Services Divisions and Programs (DHS)

The Department of Human Services administers programs in public health, behavioral health, and social services, including:

Aging and Disability Services

Aging and Disability Resource Center | Senior Nutrition | Adult Protective Services | Medicare Counseling | Senior Behavioral Healthcare | Adult Day Program | Developmental Disabilities Services | Nursing Visits | Area Agency on Aging

Behavioral Healthcare

Crisis Intervention | Residential Care | Day Program | Mental Health and Substance Use Outpatient Treatment | Jail-Based Services | Homeless Outreach | Health and Wellness | Arlington Addiction Recovery Initiative

Child and Family Services

Children’s Behavioral Healthcare | Parent Support | Child Protective Services | Foster Care | Adoption | Child Care Licensing

Economic Independence

Crisis Assistance | Employment Center | Medicaid | SNAP | Homeless Services | Housing Assistance | Community Outreach

Public Health

Immunization Clinic | Family Planning | WIC | School Health | Disease Investigation | Sexually Transmitted Infection Clinic | Environmental Health | Tuberculosis Control

Source: Arlington County, Department of Human Services
A comprehensive list of programs can be found at <https://www.arlingtonva.us/Government/Departments/DHS/DHS-Program-Directory>

Parks and Recreation

Program Enrollment	FY 2024
Enjoy Arlington Recreation and Fitness Classes	27,898
Youth	19,674
Adult	8,224
Summer Camp 2024	15,657
Teen, Fitness & After-school Programs	4,442
55+ Adult Classes and Fitness Programs	17,188

DPR & Affiliated Leagues Registration	FY 2024
Youth	32,198
Adult	6,388

Source: Arlington County, Department of Parks and Recreation

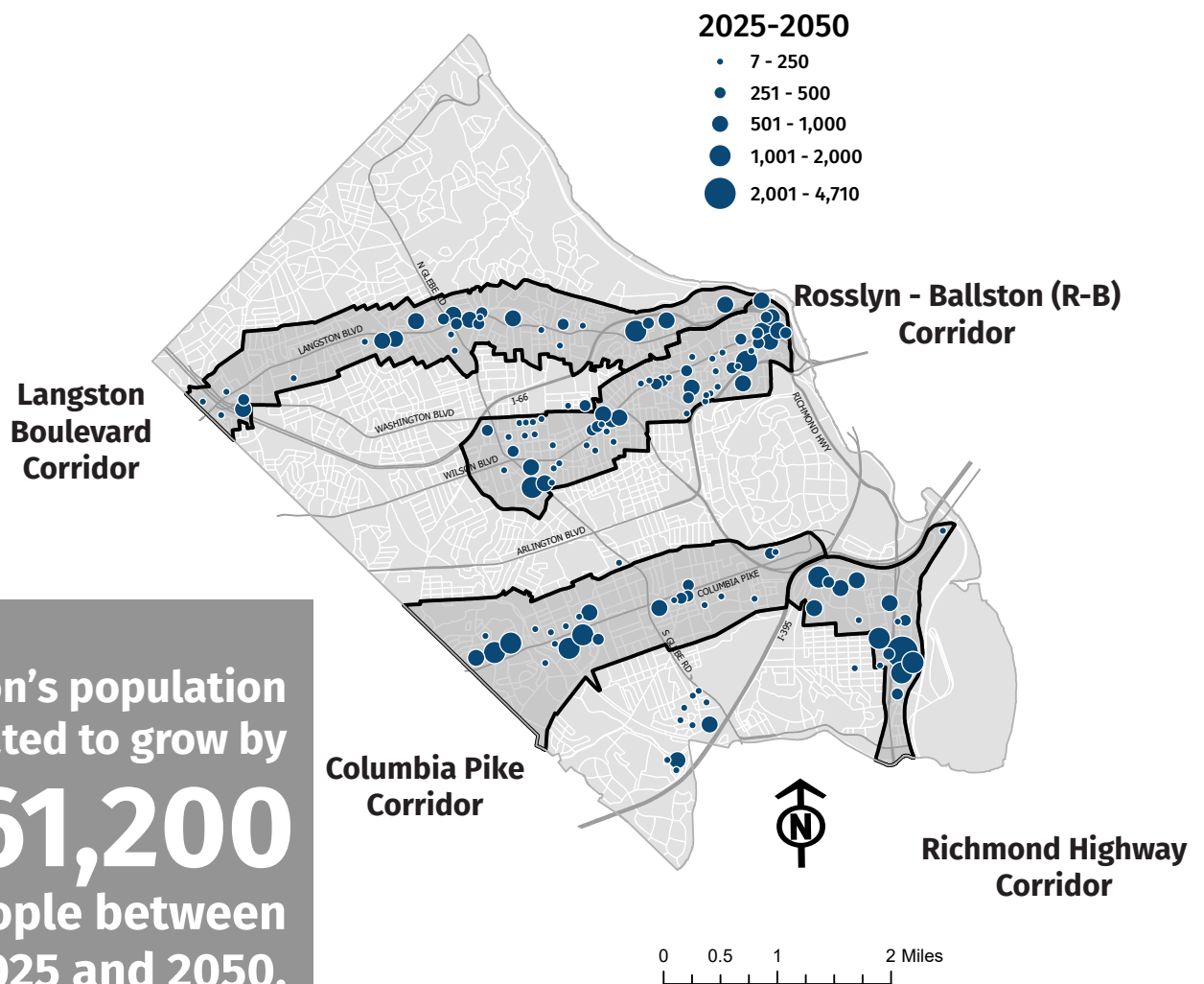
Arlington County Forecast Round 10.1

	Housing Units	Households	Population	Jobs
2020 Census	119,085	109,912	238,643	221,600*
2025	126,000	120,700	247,400	220,500
2030	133,900	127,100	258,800	233,500
2035	141,800	133,700	269,800	250,500
2040	149,700	141,100	283,100	257,300
2045	157,100	147,900	295,400	261,800
2050	165,000	155,400	308,600	266,100

*CPHD Estimate

For more information visit: www.arlingtonva.us/Government/Projects/Data-Research/Future-Forecasts

Forecast Population Growth 2025-2050



Arlington's population
is estimated to grow by
61,200
people between
2025 and 2050.

About the Forecast

Arlington County participates in the Metropolitan Washington Council of Governments (MWCOG) Cooperative Forecasting program – a joint effort with Federal and local governments of the region to produce a consistent set of long-range economic and demographic forecasts. These forecasts are the basis of functional plans in the areas of transportation, water resources, air quality, housing, land use, and energy. Updates to Arlington County's forecast are generally produced on an annual or 2-year basis. Forecasts are produced for a 30-year period, broken down in to 5-year increments. Each major forecasting process led by MWCOG is called a Round. In November 2024, Arlington County submitted an updated forecast for Round 10.1. It is anticipated that, MWCOG will approved Round 10.1 as land use inputs for Transportation Planning Board's Air Quality Conformity Analysis by June 2025.

Arlington County Forecast Round 10.1 by Corridor

		R-B Corridor	Richmond Highway Corridor	Columbia Pike Corridor	Langston Boulevard Corridor	Other Areas
HOUSING UNITS	2020 Census	35,476	15,983	18,401	6,259	42,966
	2025	39,300	18,100	19,000	6,200	43,400
	2030	43,000	19,500	19,800	7,200	44,400
	2035	44,300	23,100	20,600	8,700	45,100
	2040	46,400	24,600	22,400	11,000	45,300
	2045	49,500	26,600	23,100	11,800	46,100
	2050	52,200	28,600	24,100	13,800	46,300
	2020-2050 % Change	47.1%	78.9%	31.0%	120.5%	7.8%
HOUSEHOLDS	2020 Census	31,619	13,989	17,475	5,898	40,931
	2025	37,200	17,000	18,100	6,000	42,400
	2030	40,200	18,200	18,800	6,900	43,000
	2035	41,500	20,900	19,300	8,300	43,700
	2040	43,400	22,400	21,000	10,500	43,800
	2045	46,300	24,200	21,700	11,200	44,500
	2050	48,900	26,200	22,600	13,100	44,600
	2020-2050 % Change	54.7%	87.3%	29.3%	122.1%	9.0%
POPULATION	2020 Census	56,642	22,892	41,054	12,226	105,829
	2025	65,300	27,600	39,800	12,300	102,400
	2030	70,500	29,800	41,400	13,600	103,500
	2035	72,700	34,000	42,800	15,500	104,800
	2040	75,900	36,200	46,800	19,200	105,000
	2045	80,700	39,500	48,400	20,700	106,100
	2050	85,400	42,800	50,400	23,600	106,400
	2020-2050 % Change	50.8%	87.0%	22.8%	93.0%	0.5%
JOBS	2020 Census	91,400	50,500	8,500	4,000	67,200
	2025	86,700	54,400	8,200	3,900	67,300
	2030	86,900	67,300	8,100	3,900	67,300
	2035	84,500	85,900	8,700	3,900	67,500
	2040	83,700	92,000	9,300	4,000	68,300
	2045	86,300	93,300	9,400	4,100	68,700
	2050	85,200	97,100	10,900	3,900	69,000
	2020-2050 % Change	-6.8%	92.3%	28.2%	-2.5%	2.7%

Source: CPHD (Prepared Fall 2024)

Average Family Size: A measure obtained by dividing the number of members of families by the total number of families or family householders. (U.S. Census Bureau)

Average Household Size: A measure obtained by dividing the number of people in households by the total number of households or householders. (U.S. Census Bureau)

Committed Affordable Units (CAFs): These units are guaranteed by agreement with the federal, state, or County Government, or through mechanisms such as tax-exempt financing, to remain affordable to low and moderate income households for a specified period of time; generally 30 to 60 years. Rents in most cases are affordable to households earning 60% or less of the Area Median Income, although some CAFs have rents affordable to households earning up to 80% of median.

Civilian Labor Force: All civilian population 16 years old and over who are employed: (1) "at work" -- those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business; or (2) were "with a job but not at work" -- those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. (U.S. Census Bureau)

Educational Attainment: Refers to the highest level of education completed in terms of the highest degree or the highest level of schooling completed. (U.S. Census Bureau)

Employment Industry: A group of establishments that produce similar products or provide similar services. (U.S. Bureau of Labor Statistics)

Family: A householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. (U.S. Census Bureau)

Fiscal Year: A one year period beginning July 1 through June 30, followed by Arlington County and the Commonwealth of Virginia.

Gross Floor Area: The sum of the area (square feet) within a building. (CPHD)

Households: A household includes all the people who occupy a housing unit as their usual place of residence. (U.S. Census Bureau)

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. (U.S. Census Bureau)

Migration: Migration includes all changes of residence including moving into, out of, or within a given area. (U.S. Census Bureau)

Population: All people, male and female, child and adult, living in a given geographic area. (U.S. Census Bureau)

Rentable Building Area (RBA): Expressed in square feet, this area includes the usable area and its associated share of the common areas. (CoStar)

Self-Employed Jobs: Those persons who work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in the self-employed category. (U.S. Bureau of Labor Statistics)

Student Generation Factor (SGF): The ratio between the number of enrolled APS students to housing units. (Arlington Public Schools)

Unemployment Rate: Represents the number of unemployed people as a percentage of the civilian labor force. (U.S. Bureau of Labor Statistics)

Vacancy Rate: Identifies the amount of New/Relet/Sublet space vacant divided by the existing RBA. (CoStar)

Wage and Salary Jobs: Workers who receive wages, salaries, commissions, tips, payment in kind, or piece rates. The group includes employees in both the private and public sectors. (U.S. Bureau of Labor Statistics)

Profile 2025 Resources

U.S. Census Bureau (general information)

(301) 763-4636

www.census.gov

The U.S. Census Bureau collects and reports demographic and economic data for the nation, states, counties and cities.

Arlington County Demographic Data

<https://projects.arlingtonva.us/data-research/>

Arlington Public Schools (703) 228-6000

www.apsva.us

Information on enrollment, schools and programs, data, and PreK – 12 educational services for Arlington County families.

Weldon Cooper Center for Public Service (434) 982-5522

www.coopercenter.org

Data and research on the Commonwealth of Virginia and Virginia counties and cities.

Virginia Employment Commission (804) 786-1485

<http://www.vec.virginia.gov/>

Labor market and employment data for the Commonwealth of Virginia and Virginia counties and cities.

Northern Virginia Regional Commission (703) 642-0700

www.novaregion.org

Information on demographics, transportation, environmental services and human services for Northern Virginia.

Metropolitan Washington Council of Governments (202) 962-3200

www.mwcog.org

Population, housing, transportation, and health and human services information for the Washington DC region.

Arlington County Government Frequently Called Numbers

County Manager's Office (703) 228-3120

County Board Office (703) 228-3130

Department of Community Planning, Housing and Development

Planning Division (703) 228-3525

Zoning Division (703) 228-3883

Inspection Services Division (703) 228-3800

Code Enforcement (703) 228-3232

Housing Division (703) 228-3760

Housing Information Center (703) 228-3765

Neighborhood Services Division (703) 228-3830

Arlington Economic Development (703) 228-0808

www.arlingtoneconomicdevelopment.com

Arlington Convention and Visitors Services (800) 296-7996

www.stayarlington.com

Department of Environmental Services (703) 228-6570

Department of Human Services (703) 228-1300

Department of Parks and Recreation (703) 228-4747

Arlington County Public Library (703) 228-3348



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Profile Data: <https://data.arlingtonva.us/profile>