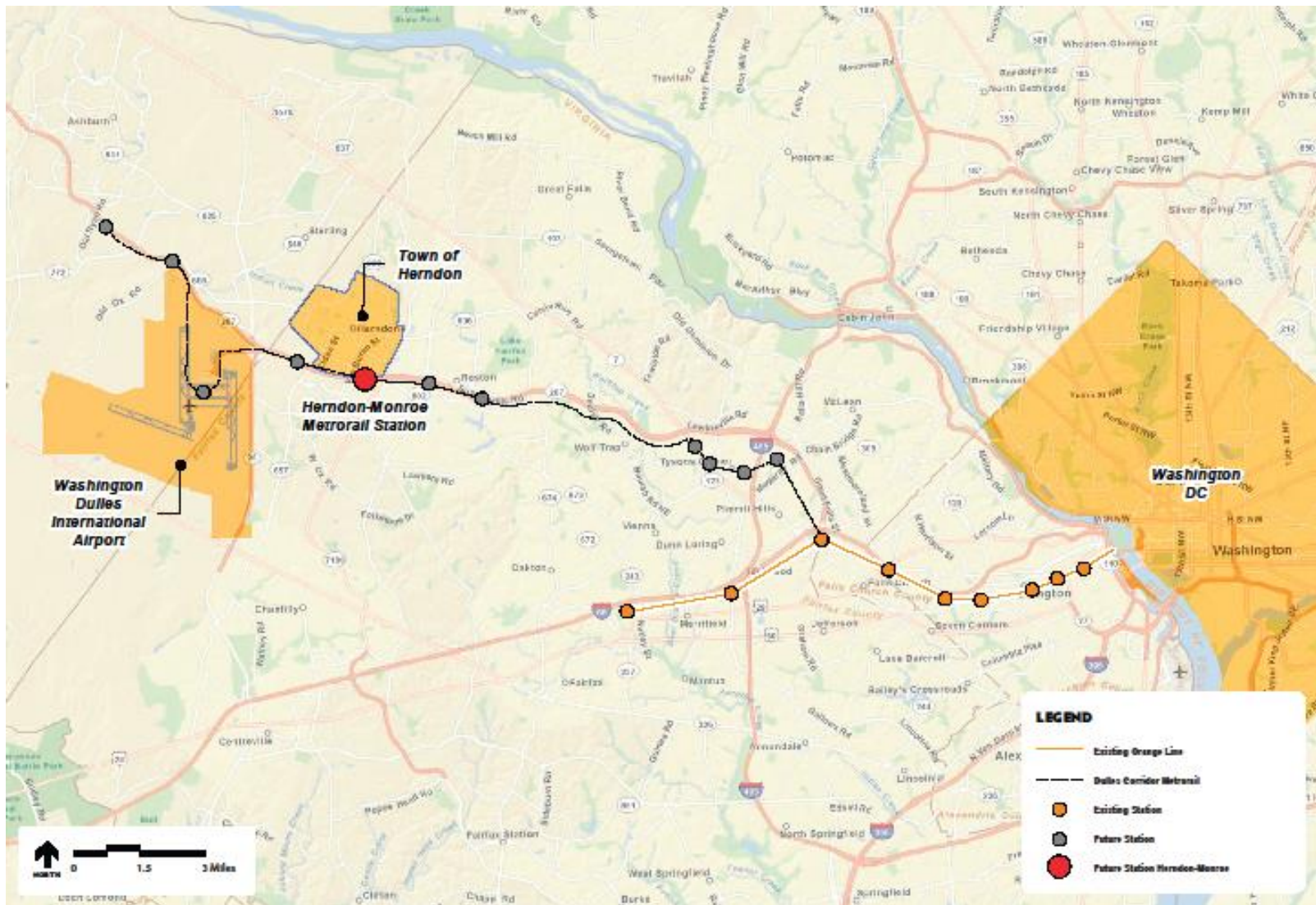


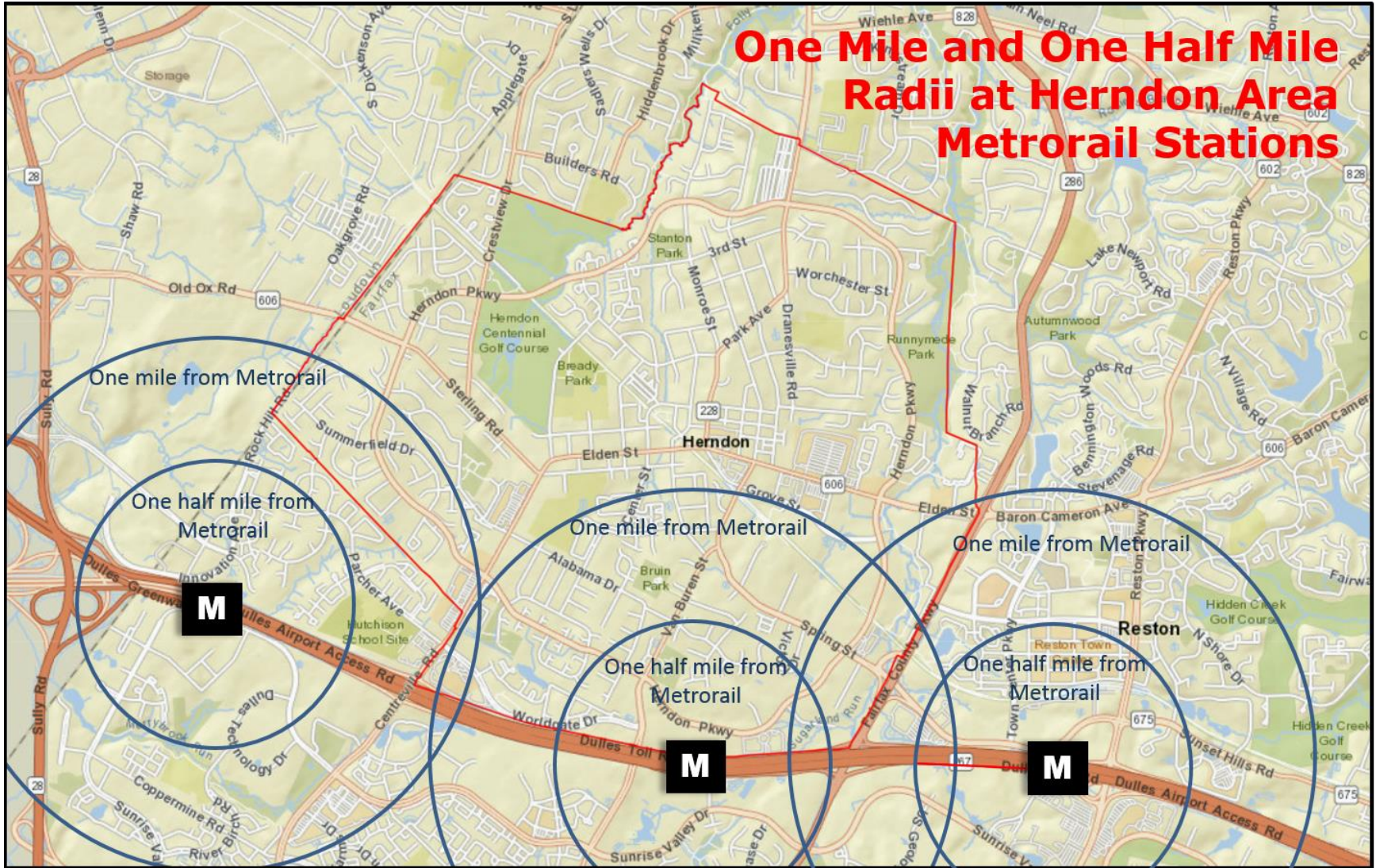
**Understanding housing diversity
*...viewing housing supply through a
lens focused on the ranges of price
and age-appropriate housing
available***

**Planning Commission Work Session
September 5, 2018**

Herndon in the DC Metro Area



Future Metrorail Stations



Housing Inventory

- Town of Herndon Inventory as of 1/1/2018
 - 7,974 total housing units
 - 3,029 Single Family Detached units
 - 2,433 Single Family Attached units (townhomes)
 - 2,512 Multifamily units (condominium and rental)

Housing Growth in Herndon*

- 51.5% of the housing in Herndon was built before 1980
 - 41.2% dates to the 1970s, (*3,259 of the town's 7,974 units - largest decade of housing production in the town*)
 - 19.3% dates to the 1980s
 - 18.7% dates to the 1990s
 - 8.7% dates to the 2000s
 - 1.8% dates to 2010 to 2017

* 2017 data from Fairfax County Department of Management and Budget

Rental Inventory

- Town of Herndon Rental Inventory as of 1/1/2018

■ Westerley at Worldgate Apartments (1995)	320
■ Berkdale Apartments (1972)	184
■ Dulles Glen Apartments (1972)	180
■ Herndon Harbor House (1998)	120
■ International Apartments (1962)	90
■ Park Avenue Apartments (1964)	44
■ Parkridge Garden Apartments (1964/1989)	144
■ Stuart Woods I (1974)	240
■ Stuart Woods II (1975)	210
■ Townes at Herndon Centre (2001)	218
TOTAL	1,750

City-Data

- Estimated median household income in 2016: \$105,469
- Estimated median house or condo value in 2016: \$429,993
- Mean prices in 2016:
 - All housing units: \$475,534
 - Detached houses: \$572,300
 - Townhouses or other attached units: \$352,164
 - In 5-or-more-unit structures: \$232,672

Fairfax County Data

- Average Sales Price at April 2018:
- Detached Homes \$746,782
- Attached Homes \$391,829

Current Herndon Sales Market

On the Market - 8/31/2018

	Single Family Detached		Townhouse		Condo	
	Resale	New Construction	Resale	New Construction	Resale	New Construction
Number on Market	20	10	6	5	3	64 (two story)
Average Asking Price	576,300	858,419	343,833	----	259,300	565,000
Lowest	439,000	850,000	290,000	689,000	189,000	520,000
Highest	760,000	899,900	550,000	839,000	265,000	620,000

Majority of information from Zillow.com

Current Herndon Rental Market – 8/31/2018

Market Rate Apartments:

Bedrooms	Total Units	Average Sq. Ft.	Average Rent
1	349	698	\$1,528
2	662	846	\$1,776
3	205		\$2,318
Total Units Reported	1,000		
Vacancies	26		

Current Herndon Rental Market – 8/31/2018

- Moderate Income Apartments – Age Restricted
 - Herndon Harbor House 120 units 560 sq. ft. \$1,023

Units	Average Square Feet	Average Rent	Vacancies
120	560	\$1,023	0

Current Herndon Rental Market – 8/31/2018

- Town House Style Rental Community
 - Townes @ Herndon Center
 - 2 and 3 bedroom

Units	Average Square Feet	Average Rent	Vacancies
218	1,360	\$2,450	4