



Alexandria, Virginia.

Current market data.

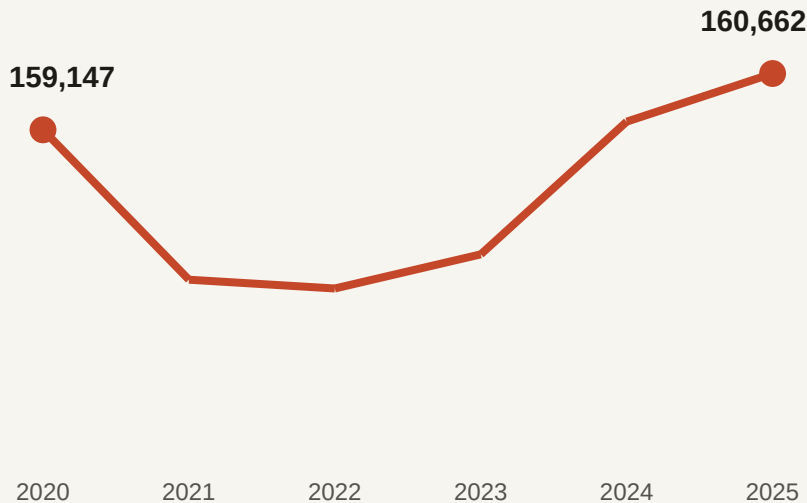
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

160,662

people, the 6th-largest of Virginia's cities and towns.



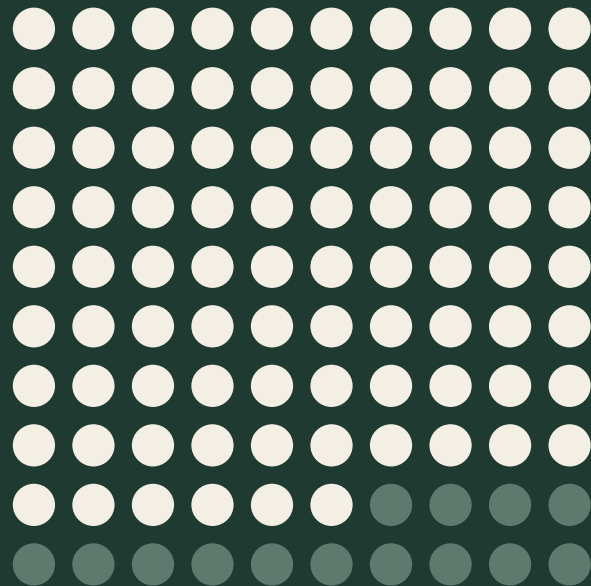
THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

85.8%

of 79,808 jobs located in Alexandria are filled by in-commuters.

Source: Census LEHD LODES, 2023



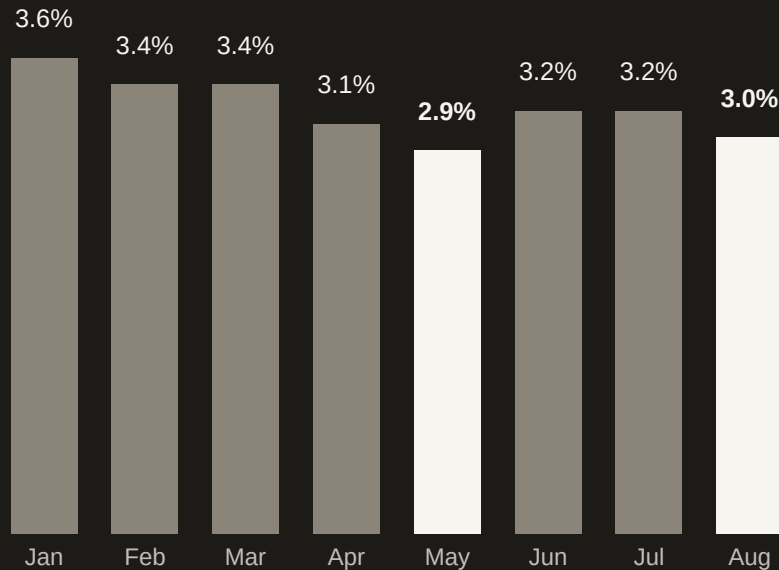
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
2.9%.

3.0%

in August 2026, the latest month released. A year earlier it was 3.3%.

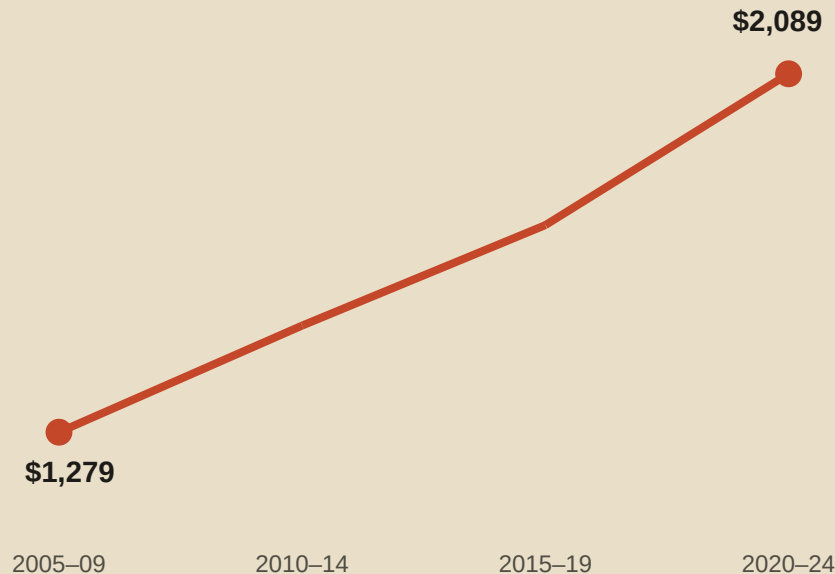


RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$2,089

a month. Virginia's median is \$1,579.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,736 gap between neighbors, the sharpest rent edge between adjacent tracts in Alexandria city.

TRACT 2005

\$1,765

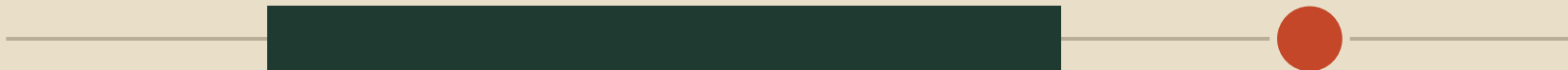
TRACT 2002.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,260–\$1,891



\$2,089 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,907

homes permitted in ten years,
2016–2025

76%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.0% to the 80,844 homes here.

386–798

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 92%
more than Virginia's.

\$735,100

median home value in Alexandria.

Alexandria



\$735,100

Virginia



\$383,700

U.S.



\$332,700

THAT WAS ALEXANDRIA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/va/alexandria/

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