



Virginia Beach, Virginia.

Current market data.

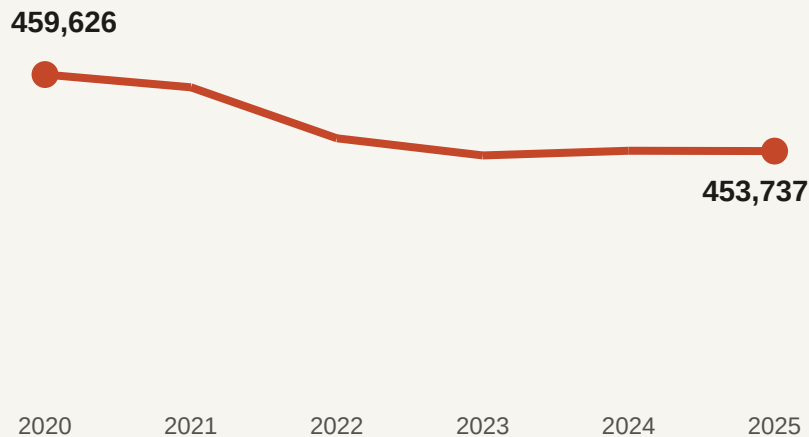
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

453,737

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

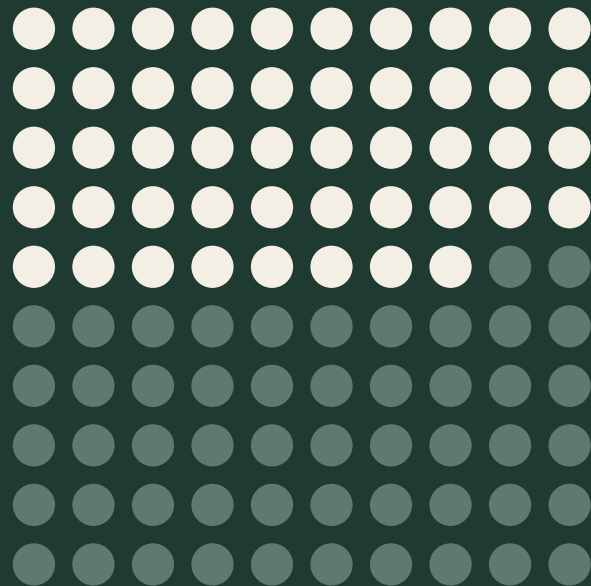


THE WORKDAY

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

48.1%

of 180,420 jobs located in Virginia Beach are filled by
in-commuters.



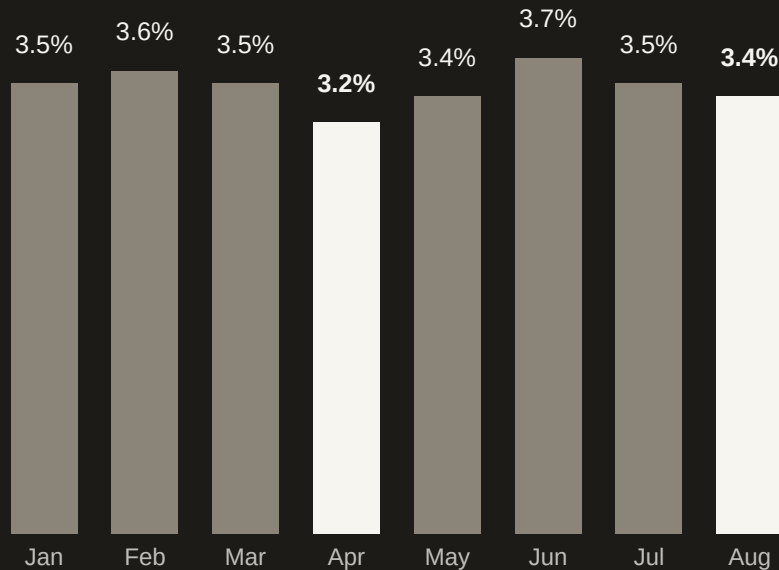
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.2%.

3.4%

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

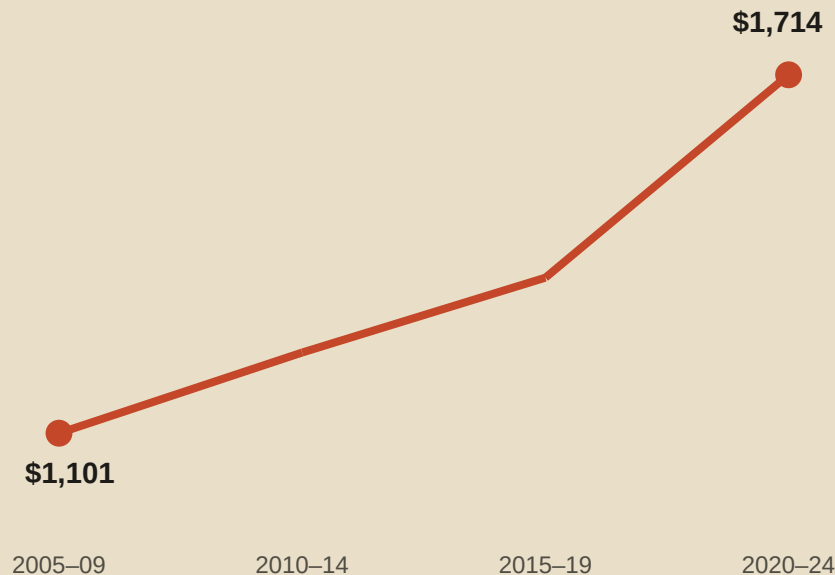


RENT

Median rent is up 56%
since the 2005–2009
survey, before inflation.

\$1,714

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,830 gap between neighbors, the sharpest rent edge between adjacent tracts in Virginia Beach city.

TRACT 444.02

\$1,671

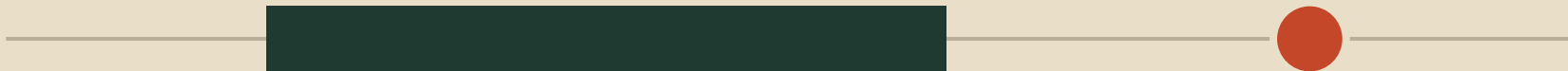
TRACT 430.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$970–\$1,455



\$1,714 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

9,477

homes permitted in ten years,
2016–2025

53%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

**Closing the gap would add 0.3–0.9% to the
191,294 homes here.**

656–1,804

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



HOME VALUE

A median home costs
about the same as
Virginia's.

\$382,500

median home value in Virginia Beach.

Virginia Beach



\$382,500

Virginia



\$383,700

U.S.



\$332,700

THAT WAS VIRGINIA BEACH'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/virginia-beach/**](https://almanacdata.ai/e/va/virginia-beach/)

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