



COMMUNITY CURRENT

2024-2025



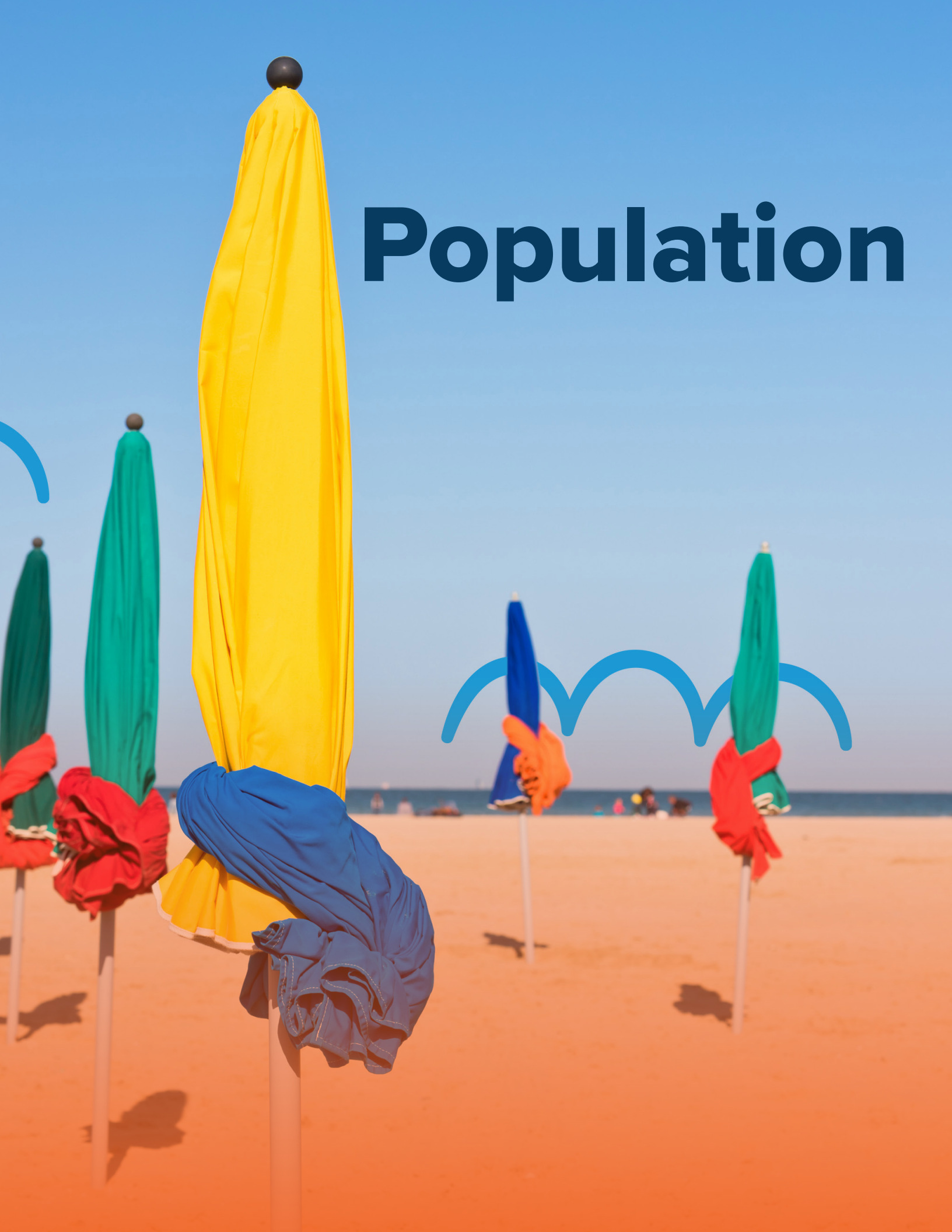


COMMUNITY CURRENT

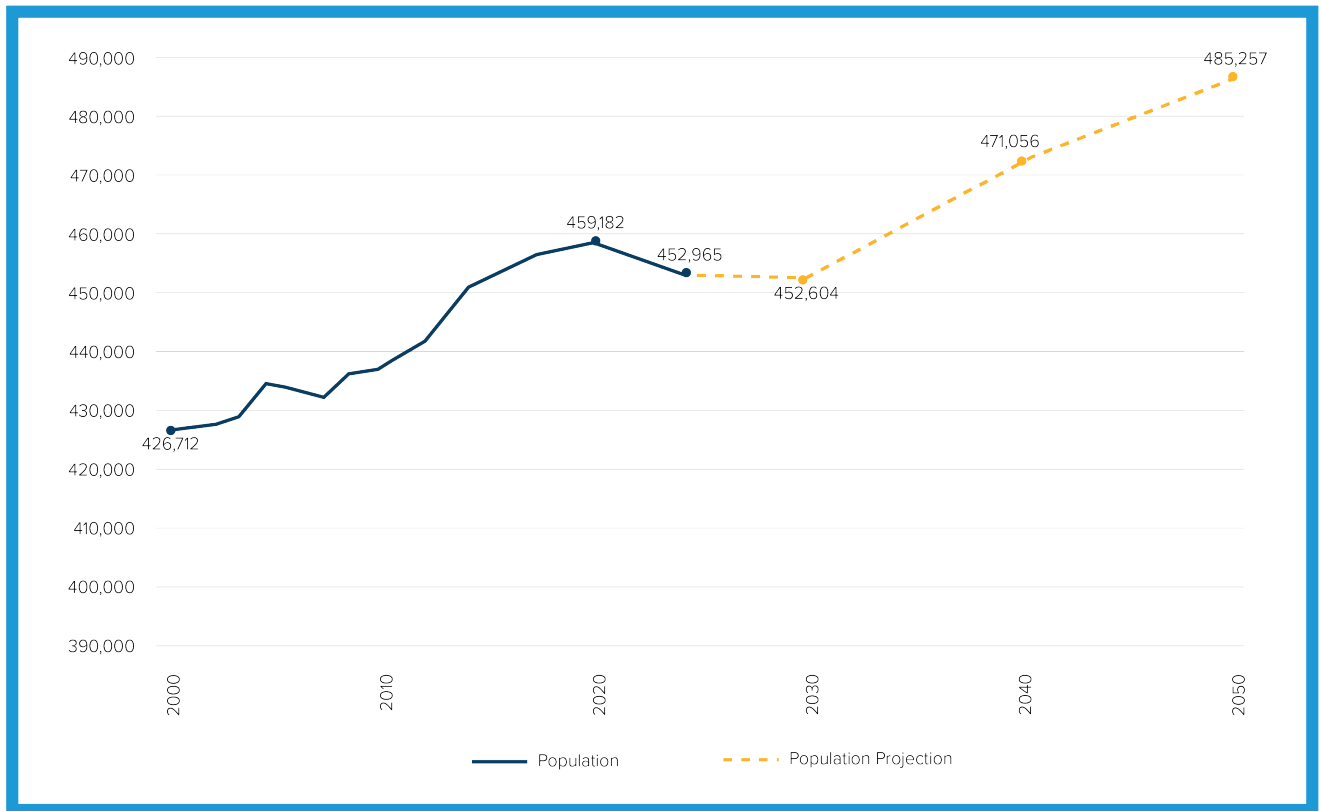
The **2026 Virginia Beach: Community Current** report provides information on population, housing, and economic characteristics and trends for the City of Virginia Beach. While numbers alone do not define a community or its future, the data included in this report can inform plans and strategies that contribute to shaping our city and its bright future.

Unless otherwise noted, the data has been provided by the Hampton Roads Alliance with special thanks to Michael Evans, Director of Business Intelligence. Also, special thanks to Virginia Beach City Public Schools for providing data pertaining to Schools.

Population



VIRGINIA BEACH POPULATION



CURRENT POPULATION:

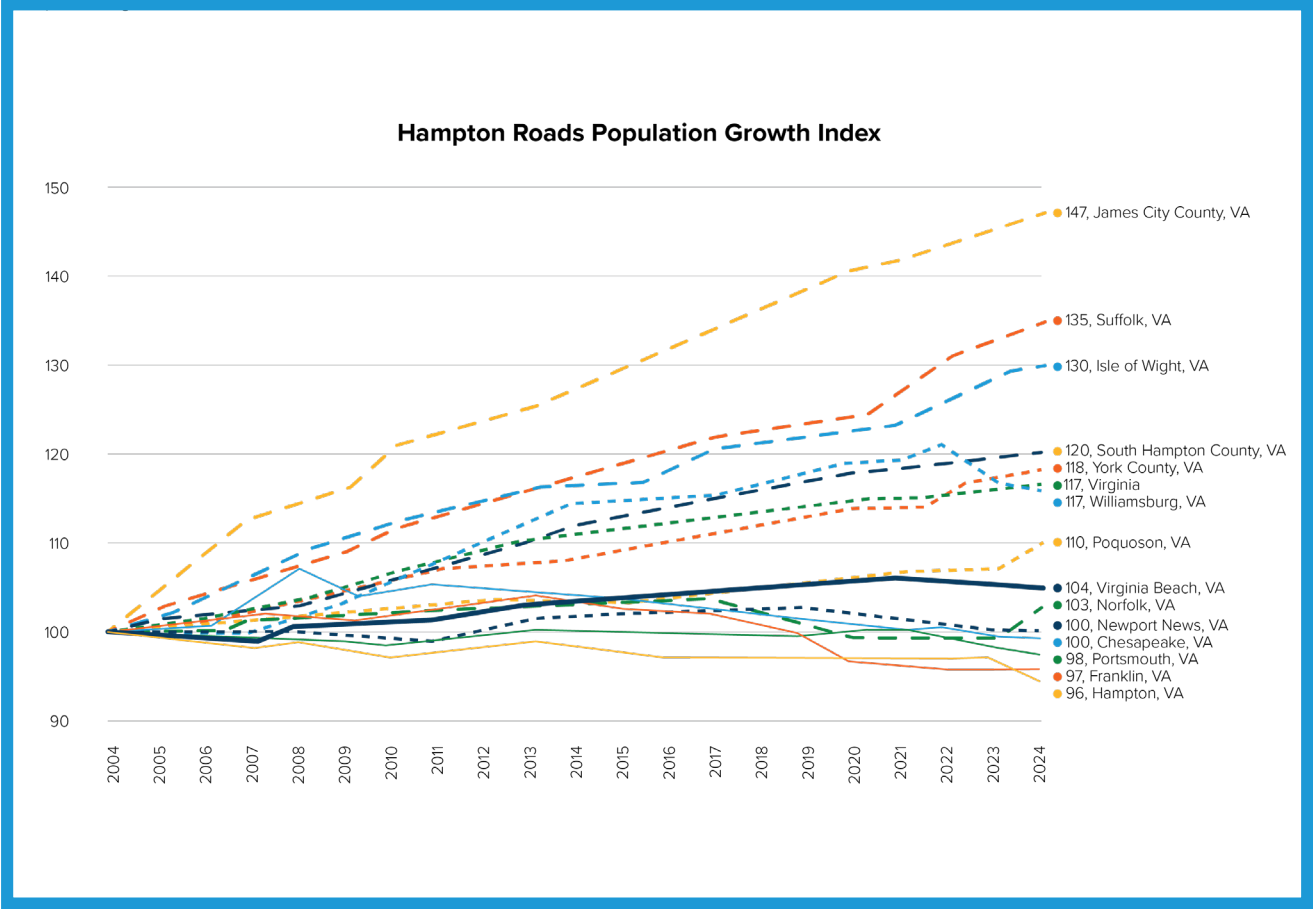
452,965

10-YEAR GROWTH:

550 or 0.1%

ANTICIPATED GROWTH:

7,020 or 1.5%



VB 20-YEAR GROWTH INDEX:

104

**VIRGINIA BEACH:
8th out of 14**

**HIGH GROWTH
CONCENTRATED IN
RURAL COMMUNITIES**

The above graph provides the **population growth over the last 20 years**, with 2004 being the base year. During that time, Virginia Beach's population has grown 4% overall. This places the city eighth (8th) among 14 localities in terms of population growth. Average growth across the region was 12%, with most of that being concentrated in more rural cities and counties.

GROWTH IN VIRGINIA'S LARGE LOCALITIES

Locality	2020	2021	2022	2023	2024	Average
Chesterfield	3%	1%	3%	2%	2%	2%
Fairfax	0%	0%	0%	0%	1%	0%
Henrico	2%	0%	0%	1%	2%	1%
Loudoun	2%	1%	1%	1%	1%	1%
Prince William	2%	0%	2%	1%	1%	1%
Chesapeake	1%	0%	1%	0%	0%	0%
Virginia Beach	0%	0%	-1%	0%	0%	0%
Total	1%	0%	1%	0%	1%	1%

- *Slow overall growth in municipalities with population 250k+*
- *5-Year Growth: 1% in large counties, while flat in independent cities*



KEY TAKEAWAYS: **POPULATION**

- Population growth largely flat over the last decade
- Virginia Beach middle of the pack regionally for growth

CONSIDERATIONS:

- **Revenue & Fiscal Health:** Without population growth, the city's tax base stagnates, but the cost of services continues to rise.
- **Talent Retention and Attraction:** With little natural population increase, future economic growth hinges on importing talent.

Migration



DOMESTIC MIGRATION PATTERNS



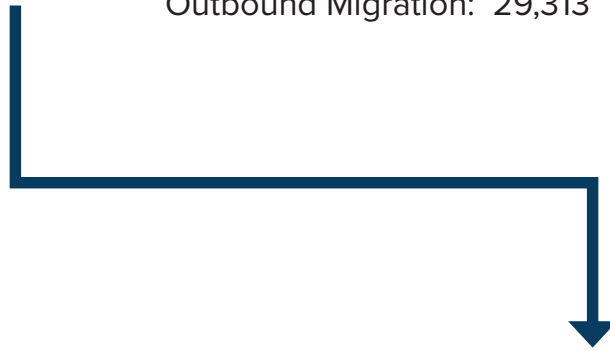
VIRGINIA BEACH

2022 Net Migration:

-3,674

Inbound Migration: 25,639

Outbound Migration: 29,313



HAMPTON ROADS

2022 Net Migration:

-2,753

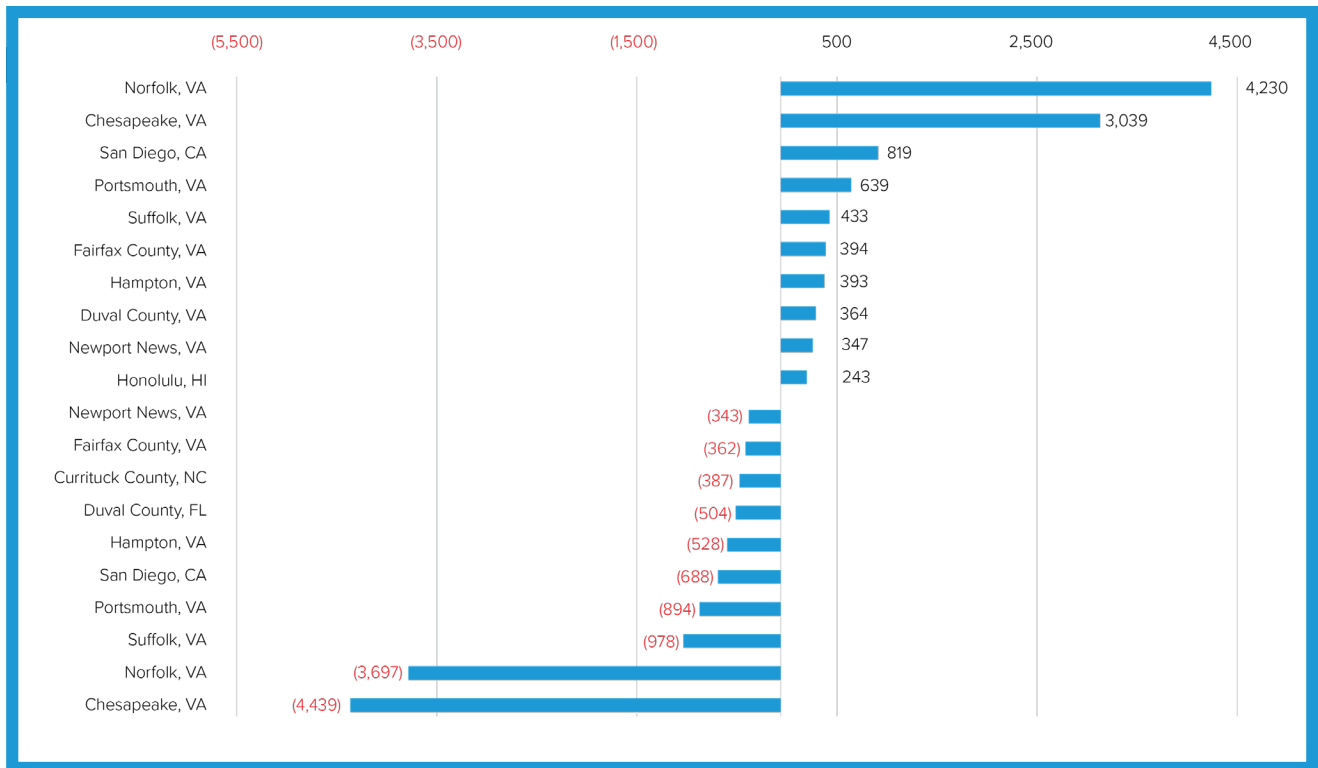
Inbound Migration: 58,398

Outbound Migration: 61,151



Migration data provides information on where people who relocate to Virginia Beach moved from and where those who moved out of Virginia Beach moved to. Inbound migration is the number of people who moved to Virginia Beach and outbound migration is the number of people who moved out of Virginia Beach. Net migration considers the number of those who moved to Virginia Beach compared to those who moved out of Virginia Beach. In 2022, more people moved out of Virginia Beach and Hampton Roads than those who moved to Virginia Beach and Hampton Roads.

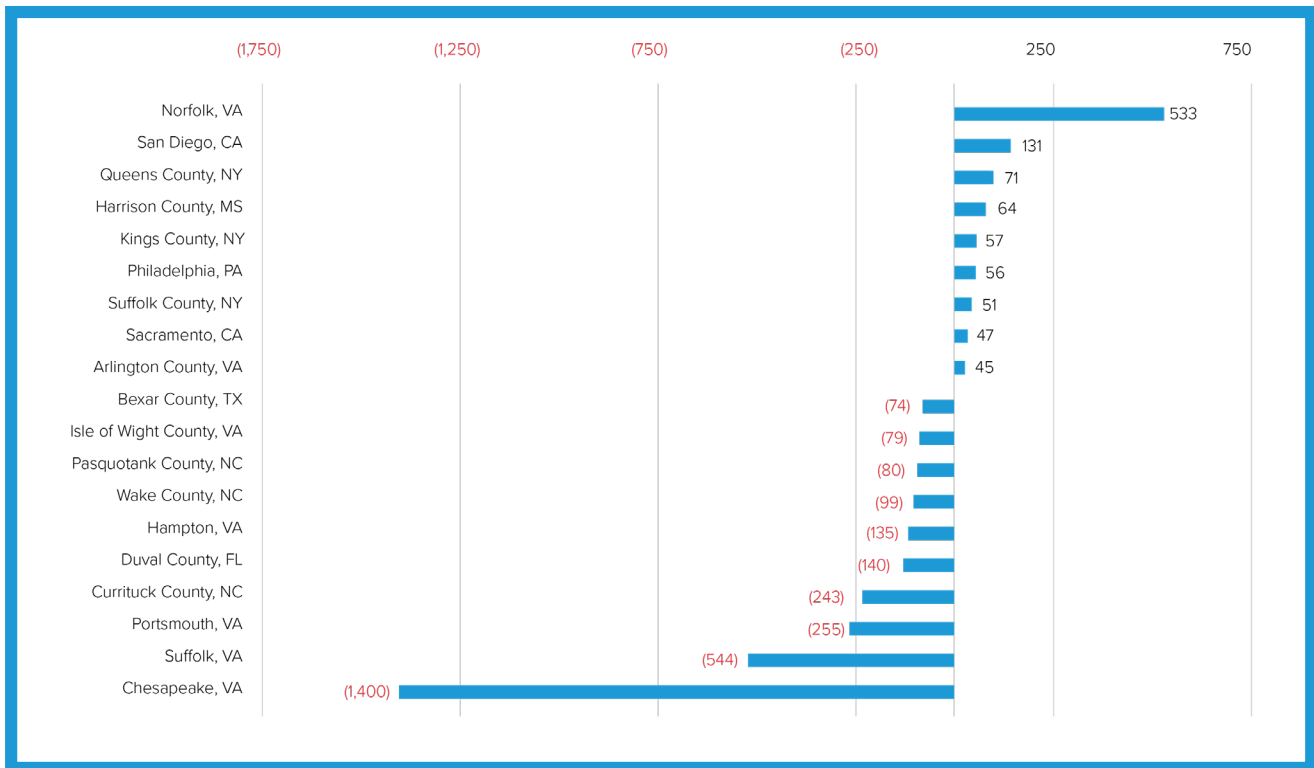
GROSS MIGRATION: TOP LOCALITIES



The graph shows the **gross migration**, meaning a locality can be listed twice as the graph shows the number of those who moved in and the number of those who moved out. This is different from net migration which is the difference between the number of people moving into a place and the number of people moving out of a place. Net migration indicates whether a place is gaining or losing population due to migration; gross migration shows where people are moving to and from.

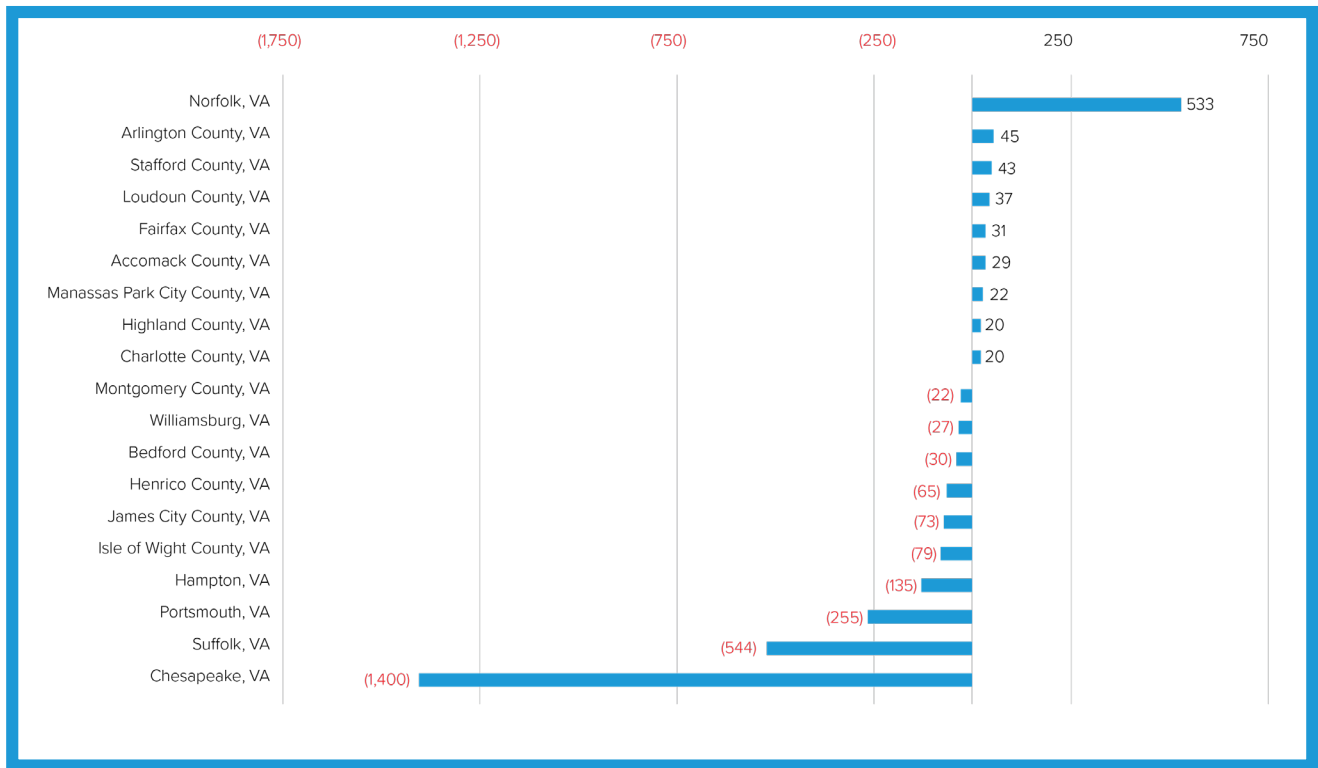
The graph indicates that the top three places people who moved to Virginia Beach moved from were: Norfolk (4,230 people relocated from Norfolk to Virginia Beach), Chesapeake, and San Diego, CA. The graph also indicates that the top three places people who moved out of Virginia Beach moved to were: Chesapeake (4,439 people moved from Virginia Beach to Chesapeake), Norfolk, and Suffolk.

NET MIGRATION: TOP LOCALITIES OVERALL



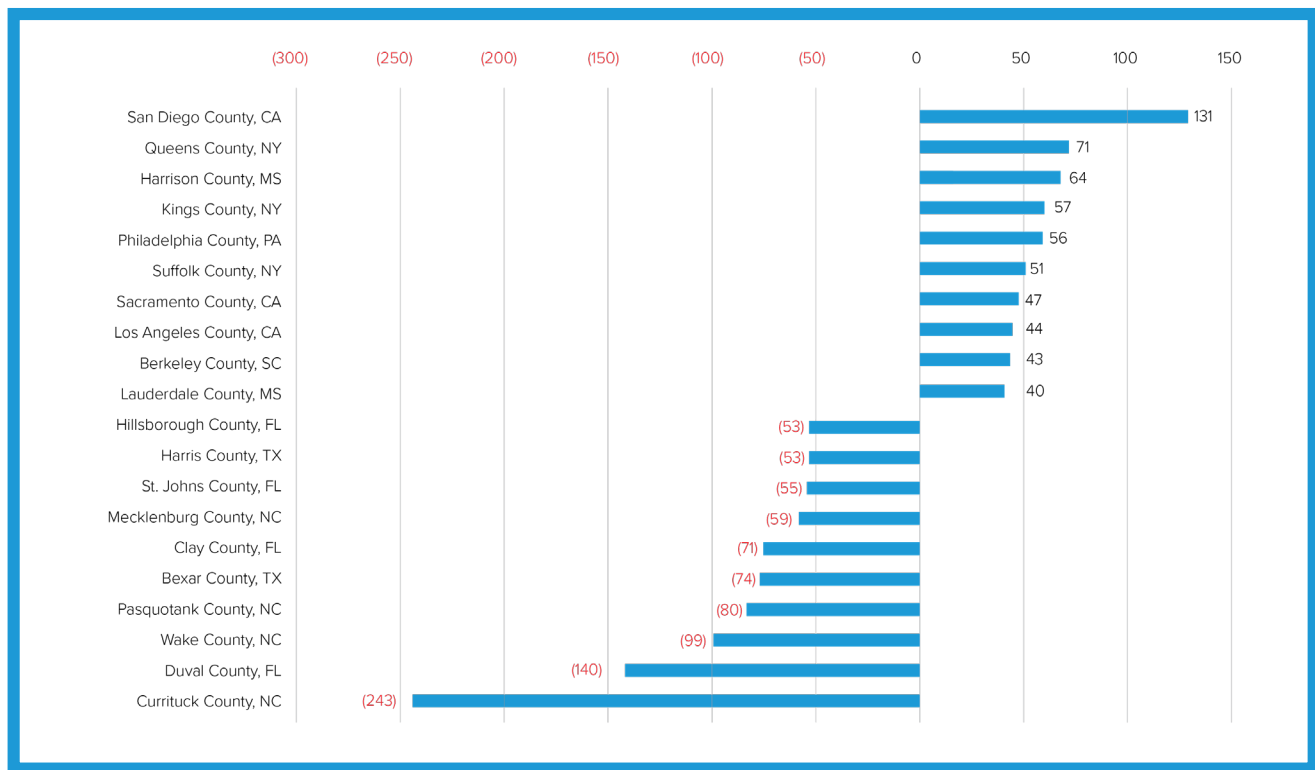
The graph above shows the **net migration for Virginia Beach** including localities inside and outside of Virginia. One of the indications from the graph is that Virginia Beach gained population from Norfolk (a net gain of 533 people) but lost population to Chesapeake (a net loss of 1,400 people). For localities outside of Virginia, Virginia Beach saw a net gain of 131 people who moved from San Diego, CA. A net loss of 243 people moved to Currituck County, NC.

NET MIGRATION: TOP LOCALITIES IN VA



The graph above shows the **net migration for Virginia Beach exclusively for localities within Virginia**. One of the indications from the graph is that Virginia Beach gained population from Norfolk but lost population to Chesapeake.

NET MIGRATION: TOP LOCALITIES OUTSIDE OF VA



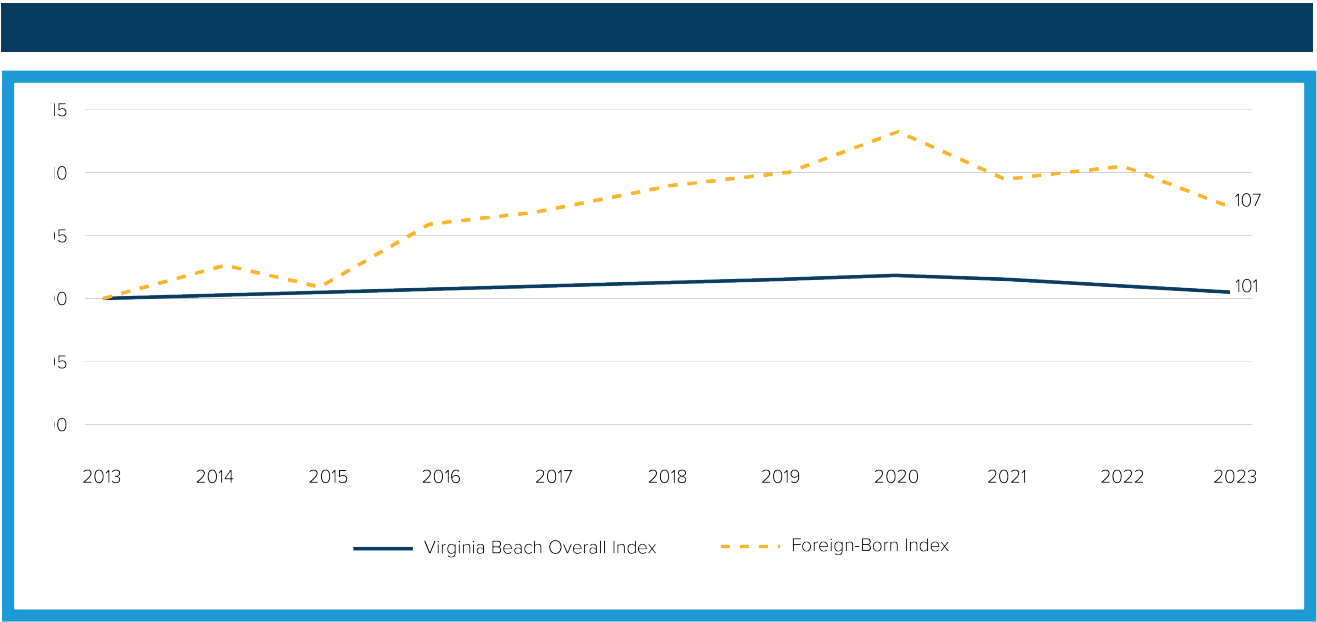
The graph above shows the **net migration exclusively for localities outside of Virginia**. In short, one of the indications from the graph is that Virginia Beach gains population from San Diego, CA but loses population to Currituck County, NC.

INTERNATIONAL MIGRATION

Regionally, international migration is leading to overall population growth.



Foreign-born population has increased 7.5% over the last decade, outpacing overall growth.



KEY TAKEAWAYS: **MIGRATION**

- Top domestic migration largely within Hampton Roads
- Outside of Hampton Roads, migration is largely between other military metros

CONSIDERATIONS:

- **Regional Housing and Mobility Planning:** Migration within Hampton Roads underscores the need for coordinated housing, transportation, and workforce strategies across localities.
- **Talent Retention and Attraction:** Leverage military presence to build a sticky city, one where veterans, spouses, and service members choose to stay and build careers post service.

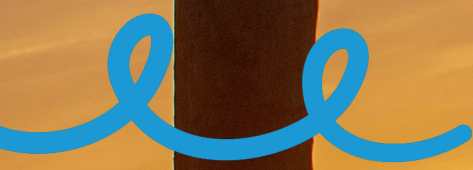


OVERALL CONSIDERATIONS: **POPULATION AND MIGRATION TRENDS**

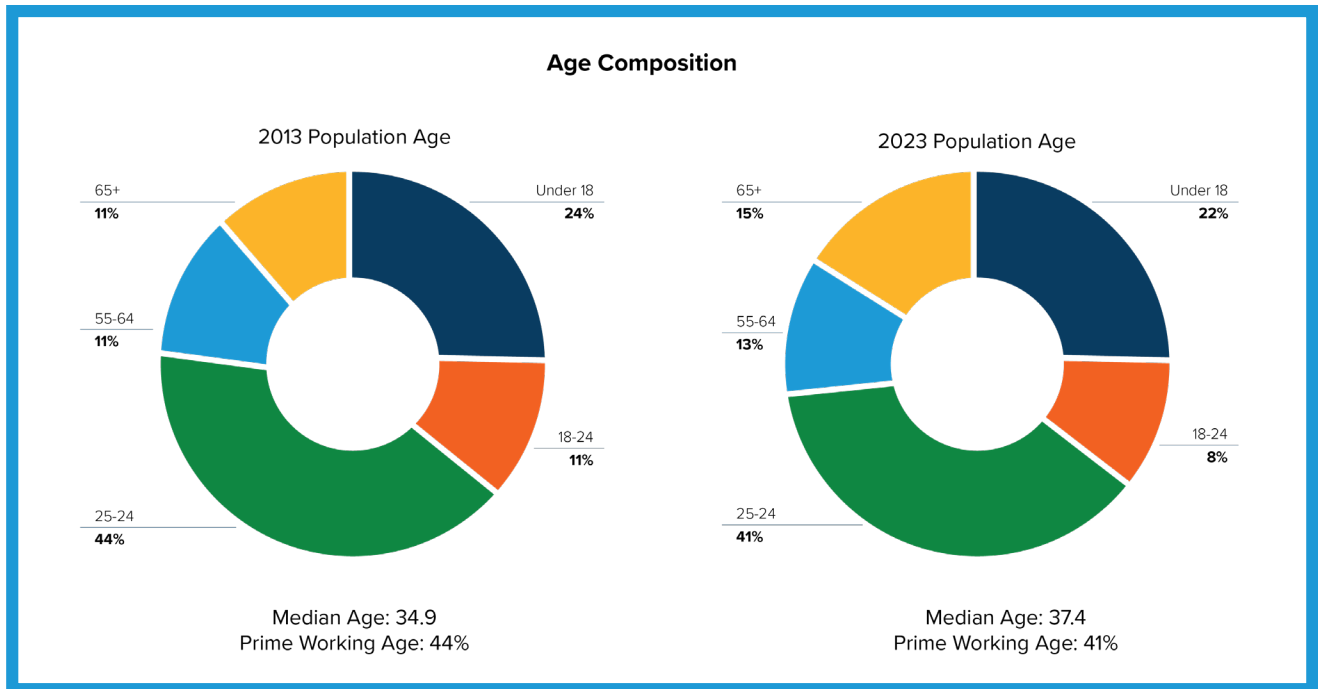
- Growth without momentum
- More people are leaving than arriving domestically
- International migration is a quiet growth engine
- Interconnected with the region

KEY QUESTIONS:

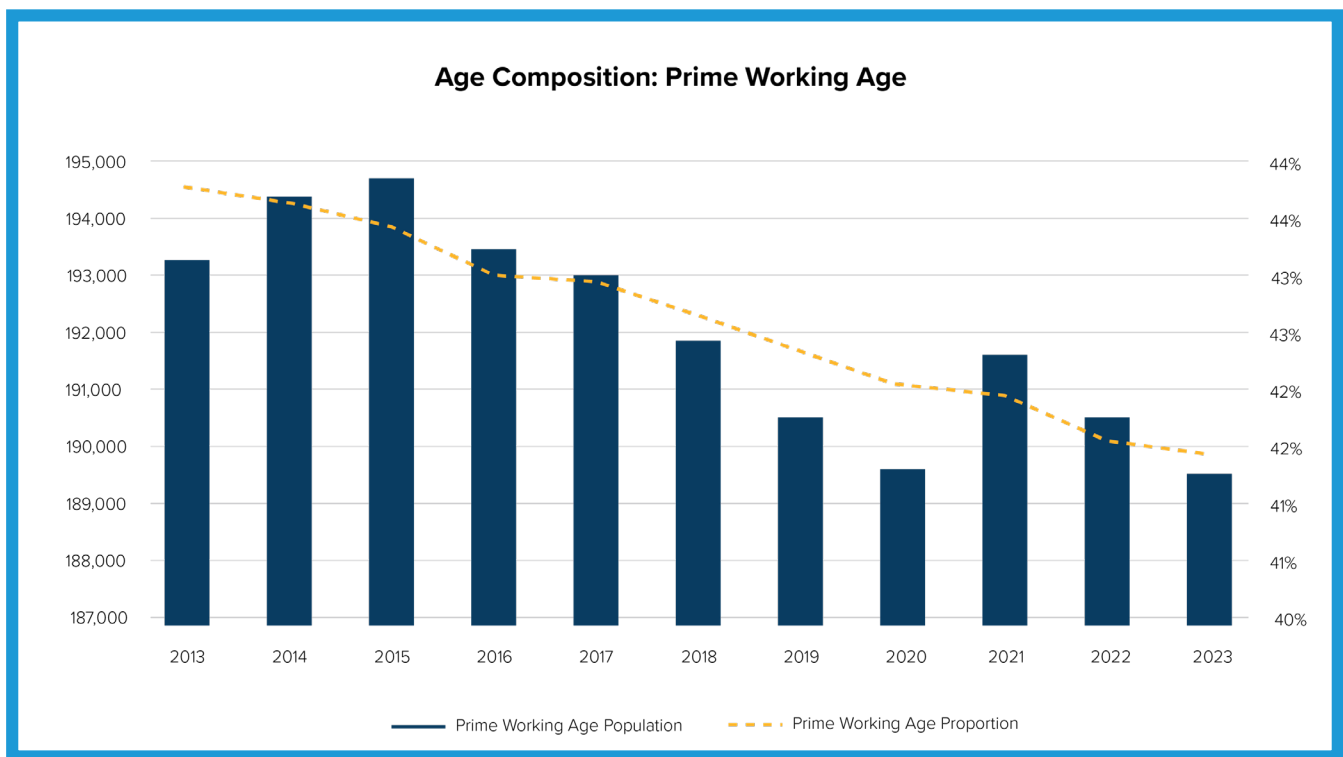
- Are we prepared for a future where population growth is no longer guaranteed?
- How can we convert short-term residents (e.g., military families) into long-term contributors to our economy and community?
- What are we doing to ensure our housing, infrastructure, and amenities are competitive with fast-growing metros and peer cities?



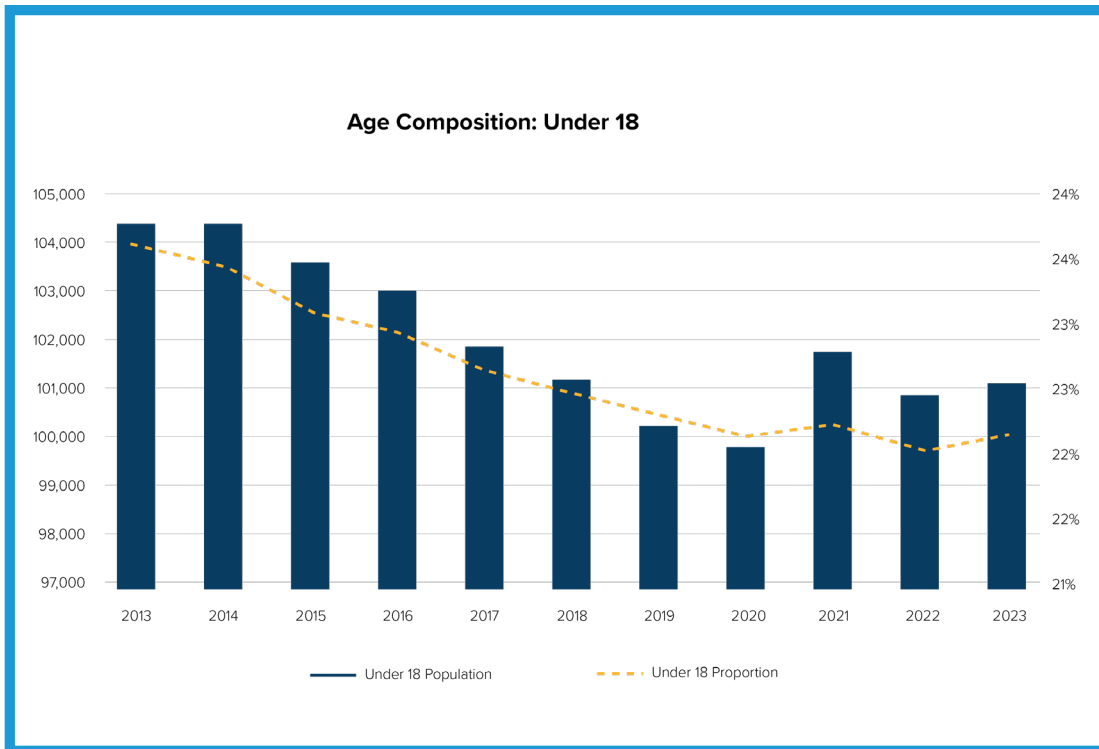
Demographics



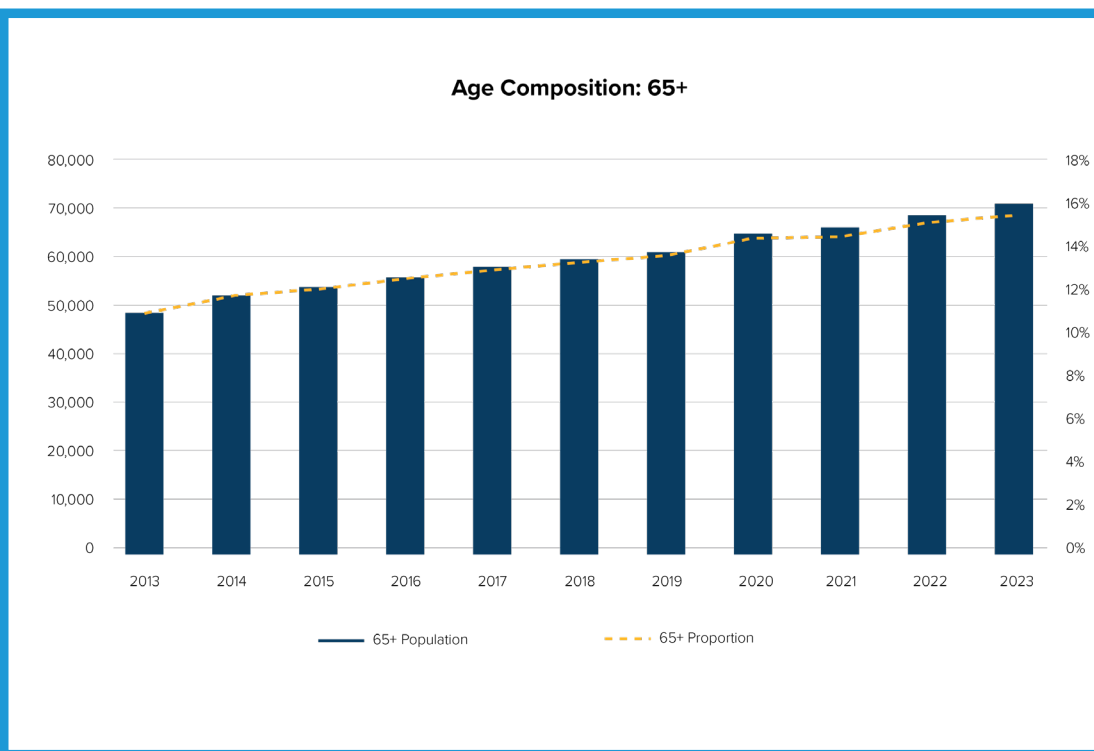
The **graphs compare Virginia Beach's 2013 population age composition compared to 2023**. The graphs show that the population is getting older.



The graph shows the **proportion of those within the prime working age** population in Virginia Beach is decreasing, further illustrating an aging population.



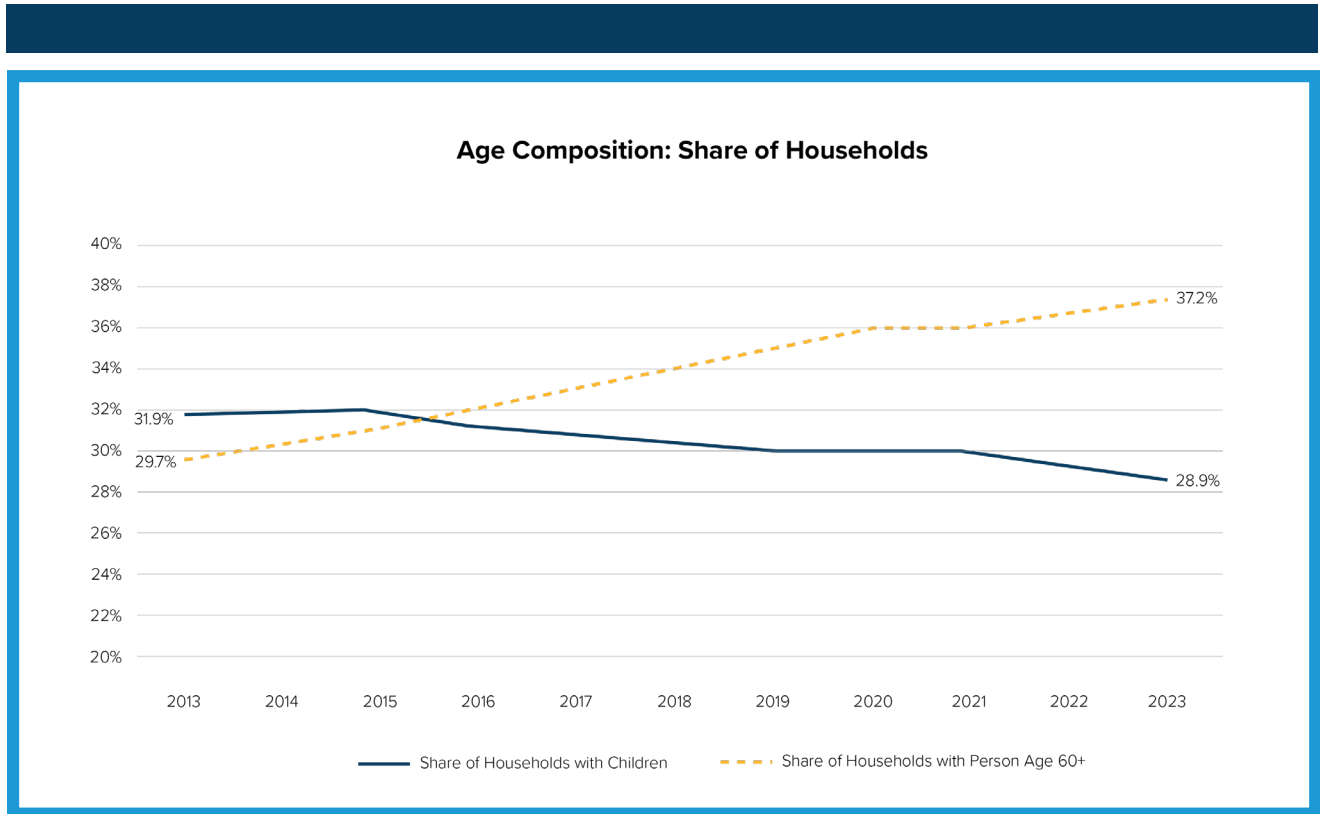
The graph shows the **proportion of those under the age of 18** in Virginia Beach is decreasing, further illustrating an aging population.



The graph shows the **proportion of those who are 65 and older** is increasing in Virginia Beach.

AGE COMPOSITION

- Share of households with children is slowly declining
- At the same time, share of households with individuals aged 60+ is increasing



KEY TAKEAWAYS: AGE COMPOSITION

- Virginia Beach has a slowly aging population
- Prime working age and under 18 populations slowly falling
- A greater share of the population is 65+

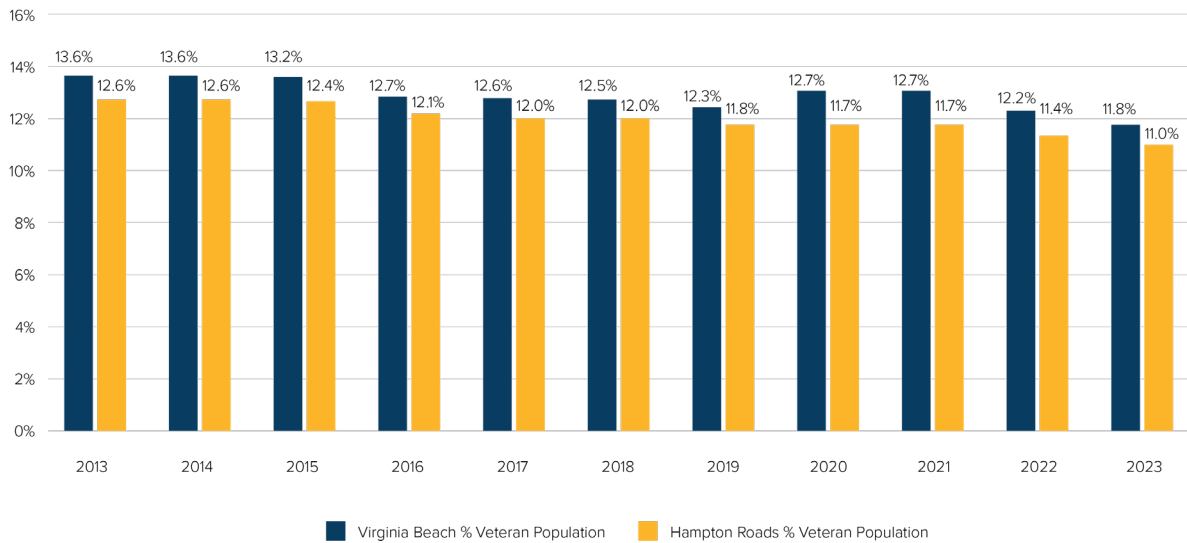
CONSIDERATIONS:

- **Revenue & Fiscal Health:** An aging population can lead to higher per-capita service costs while reducing revenue growth as more households qualify for tax relief programs.
- **Talent Retention and Attraction:** As retirements accelerate, the city may focus on talent retention, re-skilling, and attracting younger residents to sustain its economic engine.

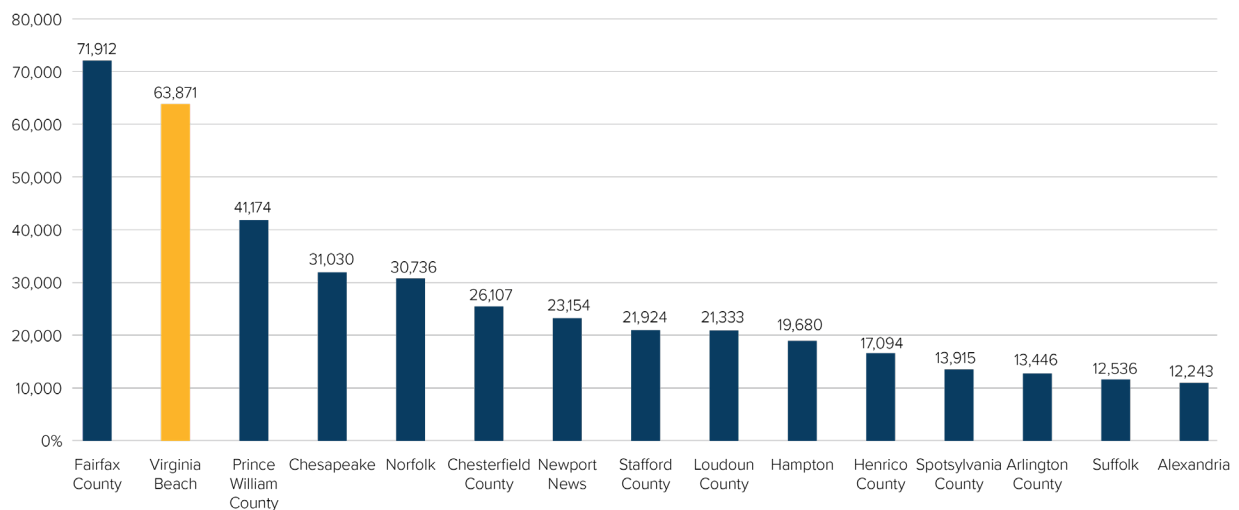
VETERAN POPULATION

- 2023 Virginia Beach veteran population: 53,555
- Larger proportion than Hampton Roads overall

Veteran Population



Veteran Population Across Virginia



VIRGINIA BEACH PROJECTED VETERAN POPULATION

	2025	2030	2040
Projected Veteran Population	62,846	60,518	53,969
% Change from 2023	-2%	-5%	-16%

*Veteran population expected to fall 16% by 2040
Lower than region overall at 19%*



KEY TAKEAWAYS: **VETERANS**

- Veterans remain a foundational demographic
- Virginia Beach has second largest veteran population in VA, largest among independent cities
- Veteran population expected to decline over next two decades

CONSIDERATIONS:

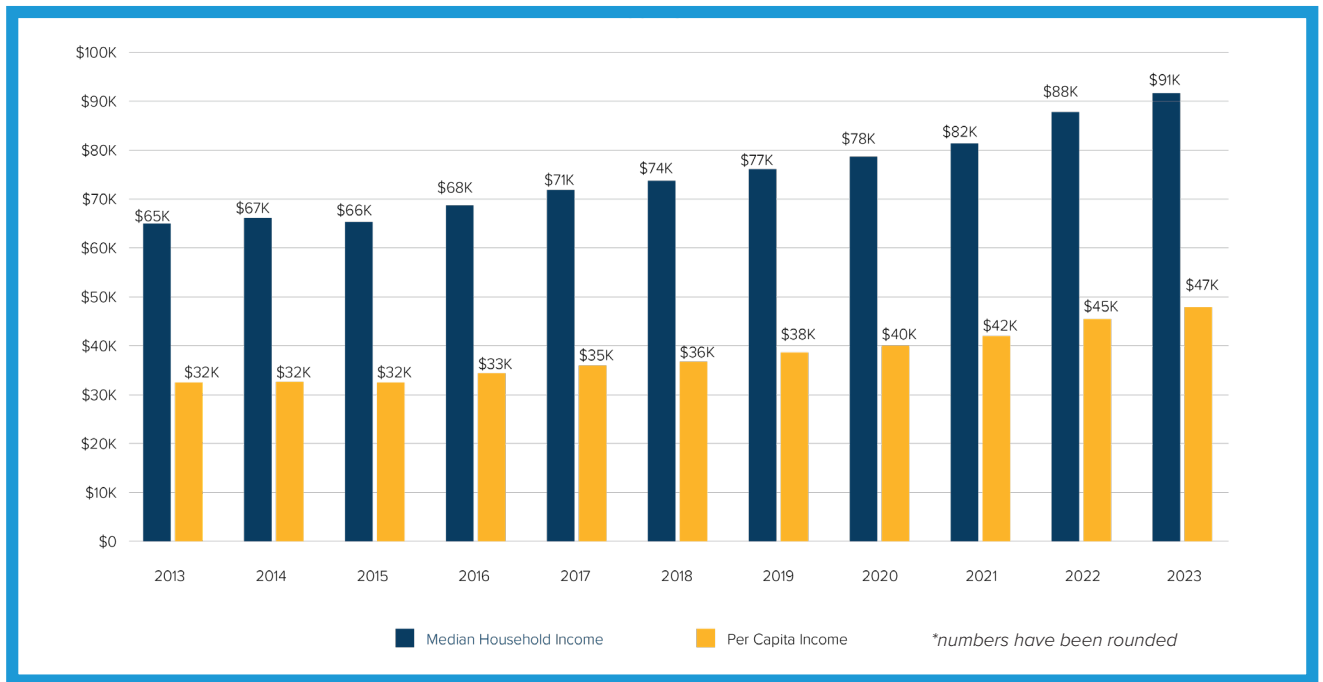
- **Talent Retention and Attraction:** Targeted efforts to improve employment pathways, housing access, and veteran-owned business support can help retain veterans and transitioning service members, positioning them as a key pillar of Virginia Beach's workforce strategy and helping to counter broader population stagnation.





Income

INCOME



Virginia Beach median household income of \$90,685 is higher than the Hampton Roads' median household income of \$80,533.

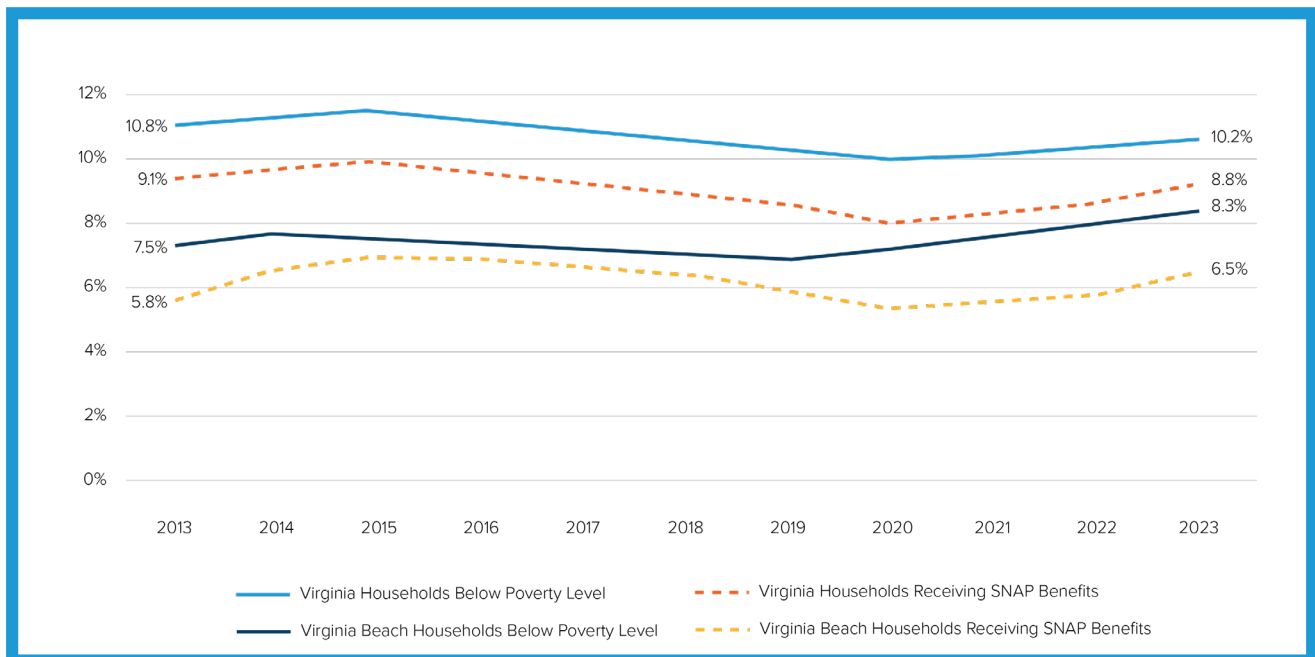


INCOME BY POSITION FOR VIRGINIA BEACH

Occupation	2024 Jobs	Estimated Annual Wage	Difference from Per Capita
Food Preparation and Serving Related	23,724	\$31,650	-\$15,722.47
Office and Administrative Support	21,605	\$42,787	-\$4,585.21
Sales and Related	19,876	\$32,631	-\$14,740.54
Transportation and Material Moving	14,254	\$41,094	-\$6,278.24
Business and Financial Operations	13,957	\$78,916	\$31,543.61
Management	11,855	\$106,629	\$59,257.24
Educational Instruction and Library	11,845	\$55,948	\$8,576.23
Healthcare Practitioners and Technical	11,318	\$81,378	\$34,005.78
Military-only	10,125	\$50,037	\$2,664.83
Construction and Extraction	9,902	\$50,083	\$2,711.33

Among top 10 occupations, four fall below per capita income

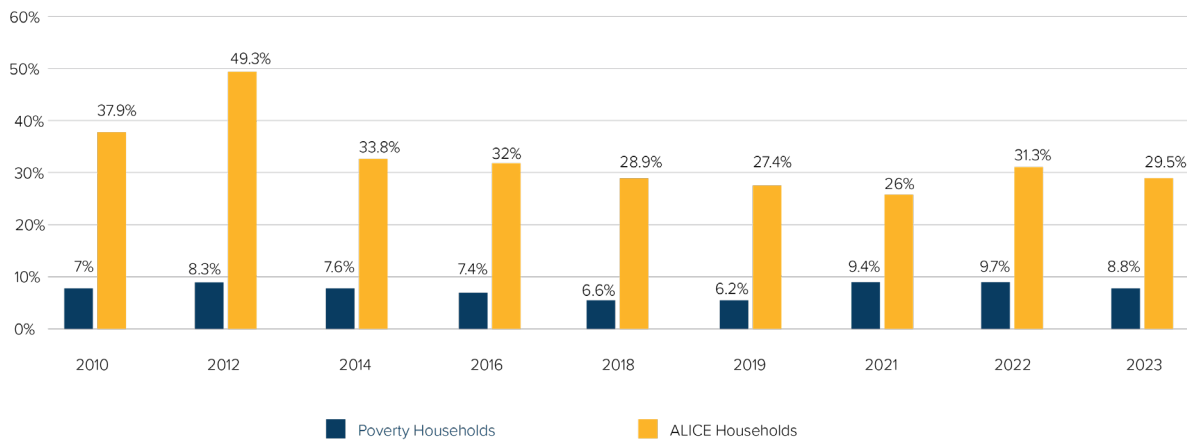
POVERTY LEVEL IN VIRGINIA BEACH



ALICE HOUSEHOLDS

ALICE: Asset Limited, Income Constrained, Employed

Virginia Beach: ALICE Households vs. Households Below FPL



ALICE households are above the federal poverty line, however, their income is still not enough to afford basic expenses where they live. The graph shows that in 2023, while there were less than 10% of Virginia Beach households who met the federal poverty line definition, there were nearly 30% whose income met the ALICE threshold which indicates that their income was still not enough to afford basic expenses such as housing, food, transportation, child care, and health care.

MIT LIVABLE WAGE FOR VIRGINIA BEACH

	ONE ADULT			
	0 Children	1 Child	2 Children	3 Children
Living Wage	\$54,392	\$87,443	\$108,618	\$139,797
Poverty Wage	\$15,642	\$21,154	\$26,645	\$32,157
Minimum Wage	\$25,813	\$25,813	\$25,813	\$25,813

	TWO ADULTS, ONE WORKING			
	0 Children	1 Child	2 Children	3 Children
Living Wage	\$70,533	\$84,594	\$92,269	\$110,011
Poverty Wage	\$21,154	\$26,645	\$32,157	\$37,648
Minimum Wage	\$25,813	\$25,813	\$25,813	\$25,813

	TWO ADULTS, BOTH WORKING			
	0 Children	1 Child	2 Children	3 Children
Living Wage	\$35,110	\$48,734	\$59,030	\$72,904
Poverty Wage	\$10,566	\$13,333	\$16,078	\$18,824
Minimum Wage	\$25,813	\$25,813	\$25,813	\$25,813

This table shows **information from the Massachusetts Institute of Technology's Living Wage Calculator for Virginia Beach**. The living wage shown is the annual rate that an individual in a household must earn to support themselves and/or their family, working full-time, or 2080 hours per year. The table provides living wage estimates for individuals and households with one or two working adults and zero to three children. The table also compares that wage to the poverty wage and minimum wage. For example, the table shows that in order to cover the costs of basic needs in Virginia Beach, an adult with one child would need to earn \$87,443.

KEY TAKEAWAYS: **INCOME**

- Median Income Is High (But So Is the Cost of Living)
- Low Official Poverty Rate Masks Possible Economic Vulnerability
- Top Occupations Don't Always Pay a Livable Wage

CONSIDERATIONS:

- Continue to prioritize business attraction and expansion efforts in **industries that create mid- to high-skill, mid- to high-wage jobs.**
- Recognize that **housing affordability directly impacts workforce attraction and retention** and align housing development strategies to ensure workers can afford to live in the city where they work



Housing

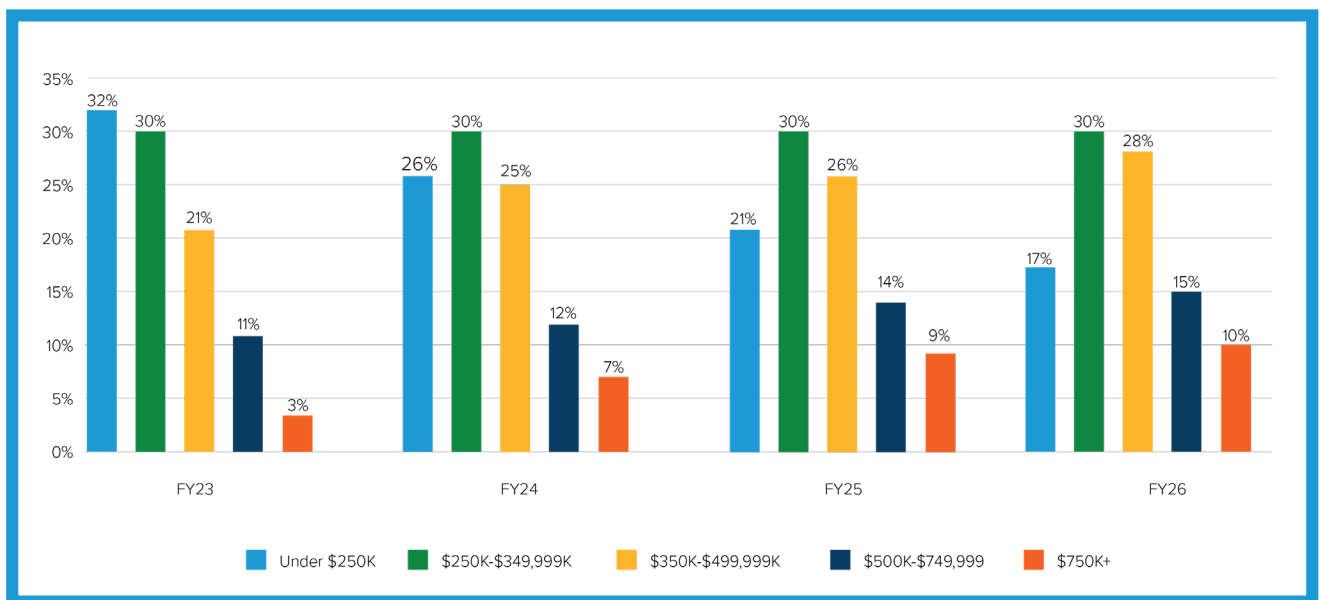


HOME VALUES – EXISTING HOMES

ONE QUARTER of all
homes assessed at
**\$500,000
or more**



Less than 50% of
homes assessed
**below
\$350,000**

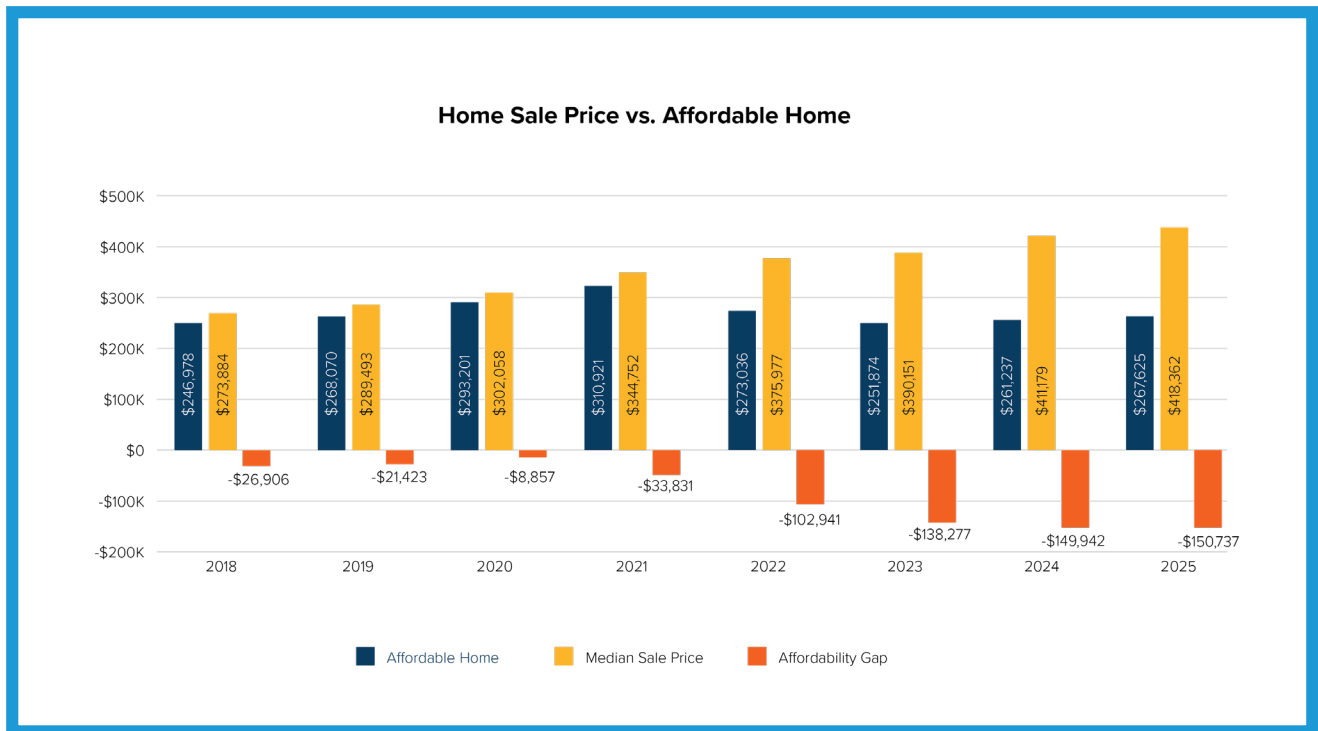


HOME SALE PRICE VS. AFFORDABLE HOME



In 2025, affordability gap
has risen to

\$150,737



This graph shows that in 2025 **the median sales price in Virginia Beach was \$418,362 while the affordable home price was \$246,978 resulting in a gap of \$150,737** of what the median sales price was and what would be considered affordable. Affordable home calculation based on 30% debt-to-income ratio, 10% down payment, and the Federal Reserve Bank of St. Louis 30-Year Fixed Rate Mortgage as of July 24, 2025.

HOUSING COST BY OCCUPATIONS

- Individual earners need to earn more than \$130,000 to afford a home at median sale price of \$418,362
 - Less than a quarter (23.2%) of non-family households earn more than \$100,000
 - 6.8% of non-family households earn more than \$150,000

Occupation	Jobs	Median Jobs	"Affordable" Home	Number of Listings 8/1/2025	Share of Listings
Registered Nurse	3,212	\$84,793	\$269,660	94	11.9%
Mechanical Engineer	470	\$99,461	\$316,307	152	19.2%
Operations Manager	4,317	\$102,749	\$326,764	176	22.2%
Software Developers	1,805	\$128,015	\$407,115	311	39.2%
Lawyers	995	\$128,952	\$410,095	313	39.5%

Affordable home calculation based on 30% debt-to-income ratio, 10% down payment, and the Federal Reserve Bank of St. Louis 30-Year Fixed Rate Mortgage as of July 24, 2025.



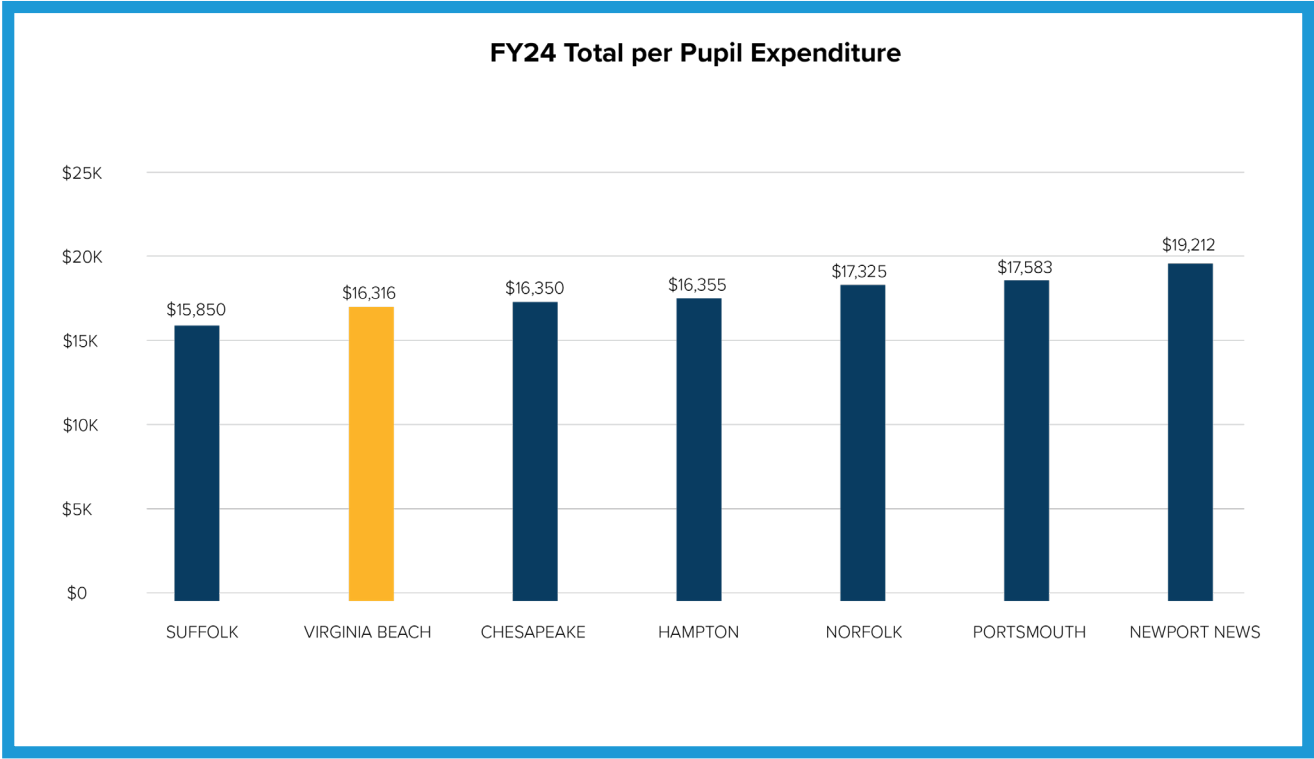
KEY TAKEAWAYS: HOUSING

- Housing is increasingly becoming more expensive and more inaccessible across the city



Virginia Beach City Public Schools

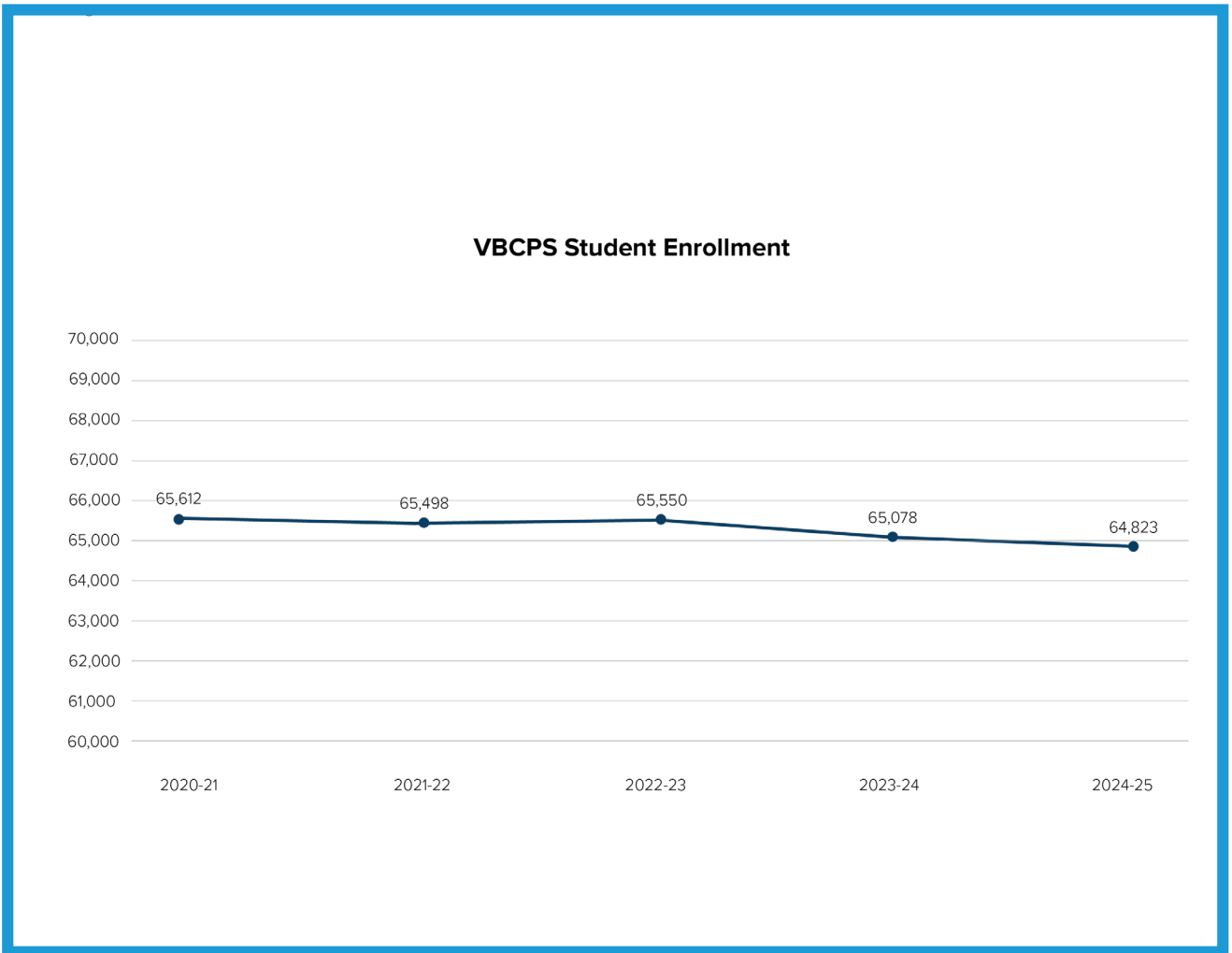
COSTS PER PUPIL



At \$16,316 cost per pupil, Virginia Beach City Public Schools has the second lowest cost per pupil in Hampton Roads.



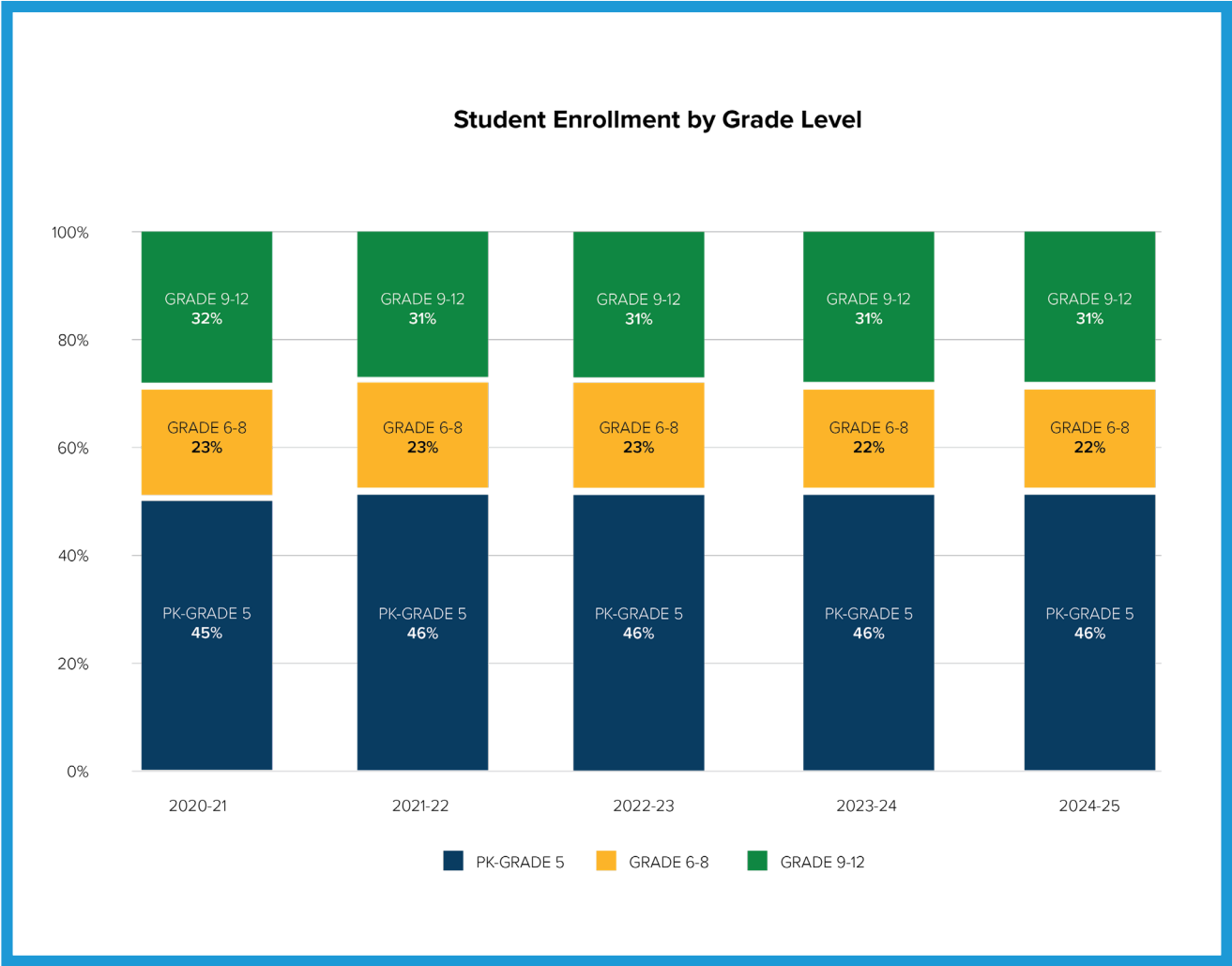
STUDENT ENROLLMENT



Source: Provided by Virginia Beach City Public Schools. The Virginia Department of Education (VDOE) annually collects statistics on the number of students enrolled in public schools on September 30. This data reflects the information that was submitted to VDOE by Virginia Beach City Public Schools for all students for whom the Division is responsible.

Virginia Beach City Public School's year-over-year student enrollment has been relatively flat. When comparing the 20-21 and 24-25 school years, there was a 1.2% decline in student enrollment.

STUDENT ENROLLMENT – GRADE LEVEL



Source: Provided by Virginia Beach City Public Schools. The Virginia Department of Education (VDOE) annually collects statistics on the number of students enrolled in public schools on September 30. This data reflects the information that was submitted to VDOE by Virginia Beach City Public Schools for all students for whom the Division is responsible.

STUDENT ENROLLMENT – INCREASING NEEDS

VBCPS Percent of All Students	20-21	21-22	22-23	23-24	24-25
Economically Disadvantaged Students	41%	44%	46%	46%	46%
Students with Disabilities	12%	13%	13%	13%	14%
English Learner Students	3%	4%	5%	5%	6%
Gifted Students	16%	16%	17%	18%	19%

Source: Provided by Virginia Beach City Public Schools. The Virginia Department of Education (VDOE) annually collects statistics on the number of students enrolled in public schools on September 30. This data reflects the information that was submitted to VDOE by Virginia Beach City Public Schools for all students for whom the Division is responsible.

While the overall student enrollment has remained relatively flat, the percentage of students who have additional needs has increased across several categories.



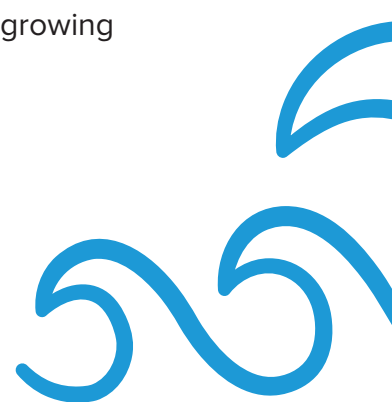
STUDENT ENROLLMENT – INCREASING NEEDS

Disability Category	Pupil Count	Expenditures	Per Pupil Expenditure
Hearing Impairments	39	\$1,718,290	\$44,059
Speech or Language Impairments	834	\$4,967,767	\$5,957
Visual Impairments	9	\$220,108	\$24,456
Emotional Disturbance	309	\$5,155,922	\$16,686
Orthopedic Impairments	19	\$315,592	\$16,610
Other Health Impairments	1,599	\$22,039,481	\$13,783
Specific Learning Disabilities	2,927	\$45,871,066	\$15,672
Multiple Disabilities	150	\$9,290,748	\$61,938
Autism	1,474	\$34,437,767	\$23,363
Traumatic Brain Injured	19	\$210,395	\$11,073
Developmental Delay	807	\$8,415,792	\$10,428
Intellectual Disabilities	237	\$6,987,632	\$29,484

Source: Provided by Virginia Beach City Public Schools. Data as of December 1, 2023.

In FY2024, Virginia Beach City Public Schools spent \$139.6 million on special education and related services (83.5% of these additional costs are funded by state and local funds).

VBCPS provides additional funding to provide resources that meet the needs of a growing English Language Learner (approximately \$3,200/student) and a growing Gifted Learner (approximately \$2,100/student) population.





Notes

NOTES

