

Demographic and Income Profile

South Alex
6220 N Kings Hwy, Alexandria, Virginia, 22303
Ring: 1 mile radius



Summary	Census 2020	2025	2030
Total Population	22,407	24,538	25,624
Total Households	9,355	10,136	10,528
Family Households	5,509	5,898	6,125
Average Household Size	2.39	2.41	2.43
Owner Occupied Housing Units	4,726	4,970	5,108
Renter Occupied Housing Units	4,629	5,166	5,421
Median Age	36.9	38.2	39.3

Trends 2025 - 2030	Area	State	National
Population	0.9%	0.4%	0.4%
Households	0.8%	0.5%	0.6%
Family Population	0.8%	0.4%	0.5%
Owner Occupied Housing Units	0.5%	0.8%	0.0%
Median Household Income	2.5%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	394	3.9%	343	3.3%
\$15,000-\$24,999	232	2.3%	187	1.8%
\$25,000-\$34,999	311	3.1%	268	2.5%
\$35,000-\$49,999	428	4.2%	358	3.4%
\$50,000-\$74,999	1,355	13.4%	1,189	11.3%
\$75,000-\$99,999	1,523	15.0%	1,493	14.2%
\$100,000-\$149,999	1,928	19.0%	1,964	18.7%
\$150,000-\$199,999	1,250	12.3%	1,411	13.4%
\$200,000 or greater	2,714	26.8%	3,315	31.5%
Median Household Income	\$119,210	-	\$134,568	-
Average Household Income	\$167,186	-	\$182,277	-
Per Capita Income	\$69,008	-	\$74,820	-

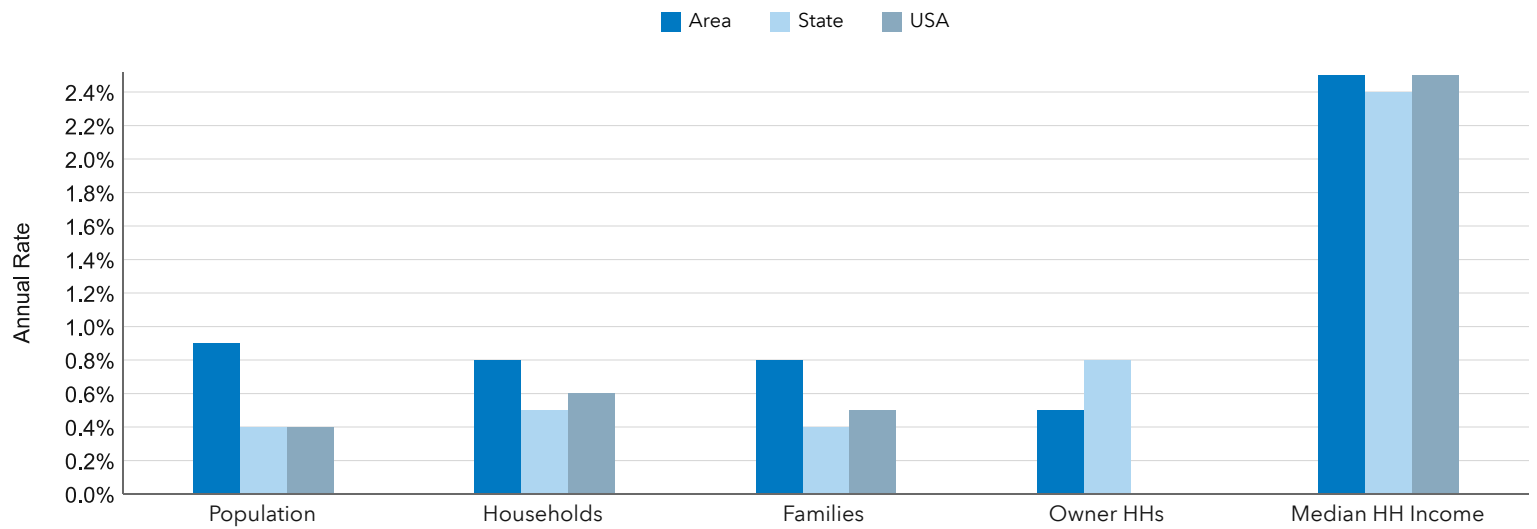
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,514	6.8%	1,522	6.2%	1,520	5.9%
5-9	1,311	5.8%	1,572	6.4%	1,474	5.8%
10-14	1,192	5.3%	1,367	5.6%	1,606	6.3%
15-19	1,016	4.5%	1,233	5.0%	1,336	5.2%
20-24	1,296	5.8%	1,284	5.2%	1,455	5.7%
25-29	1,850	8.3%	1,813	7.4%	1,720	6.7%
30-34	2,257	10.1%	2,083	8.5%	1,963	7.7%
35-39	1,989	8.9%	2,208	9.0%	2,006	7.8%
40-44	1,566	7.0%	1,968	8.0%	2,120	8.3%
45-49	1,387	6.2%	1,532	6.2%	1,854	7.2%
50-54	1,456	6.5%	1,470	6.0%	1,542	6.0%
55-59	1,383	6.2%	1,417	5.8%	1,385	5.4%
60-64	1,247	5.6%	1,338	5.5%	1,335	5.2%
65-69	1,033	4.6%	1,175	4.8%	1,223	4.8%
70-74	761	3.4%	969	4.0%	1,047	4.1%
75-79	524	2.3%	747	3.0%	913	3.6%
80-84	352	1.6%	507	2.1%	672	2.6%
Age 85+	273	1.2%	334	1.4%	453	1.8%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,830	48.3%	11,111	45.3%	10,976	42.8%
Black Alone	3,325	14.8%	3,928	16.0%	4,140	16.2%
American Indian	174	0.8%	201	0.8%	217	0.8%
Asian Alone	2,014	9.0%	2,259	9.2%	2,486	9.7%
Pacific Islander	22	0.1%	26	0.1%	27	0.1%
Some Other Race	3,473	15.5%	4,118	16.8%	4,611	18.0%
Two or More Races	2,568	11.5%	2,896	11.8%	3,166	12.4%
Hispanic (Any Race)	5,950	26.6%	6,903	28.1%	7,663	29.9%

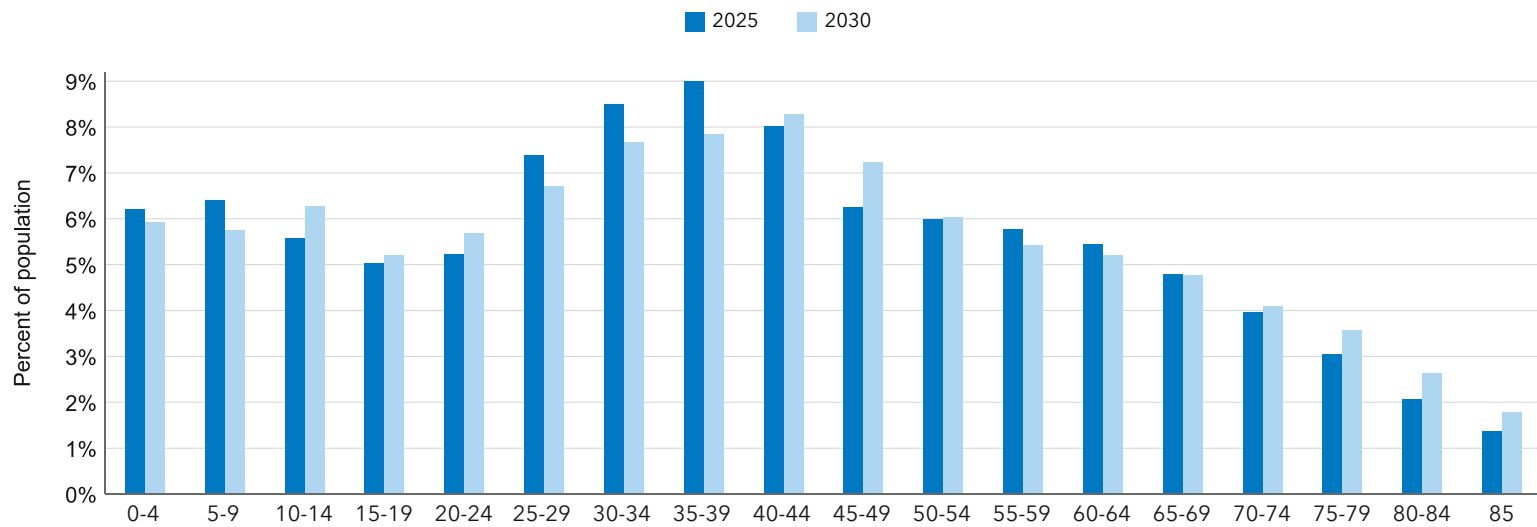
Key Indicators for 2025



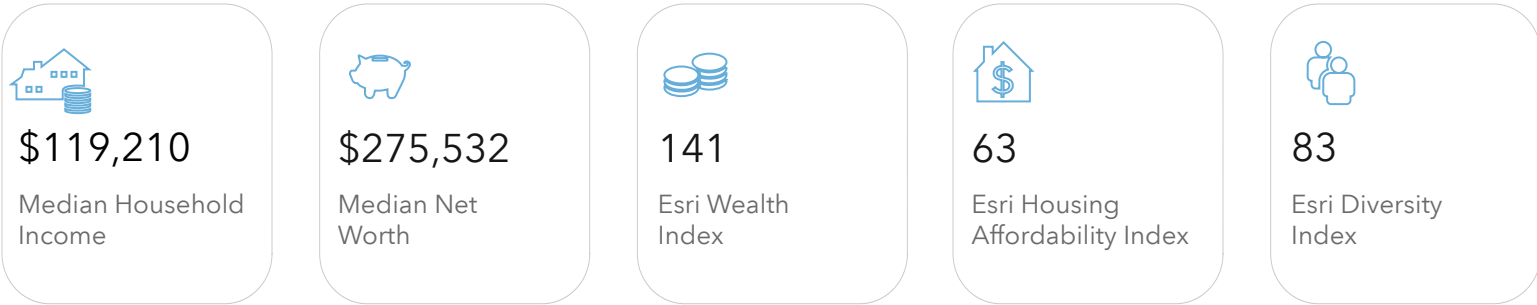
Trends: 2025 - 2030 Annual Rate



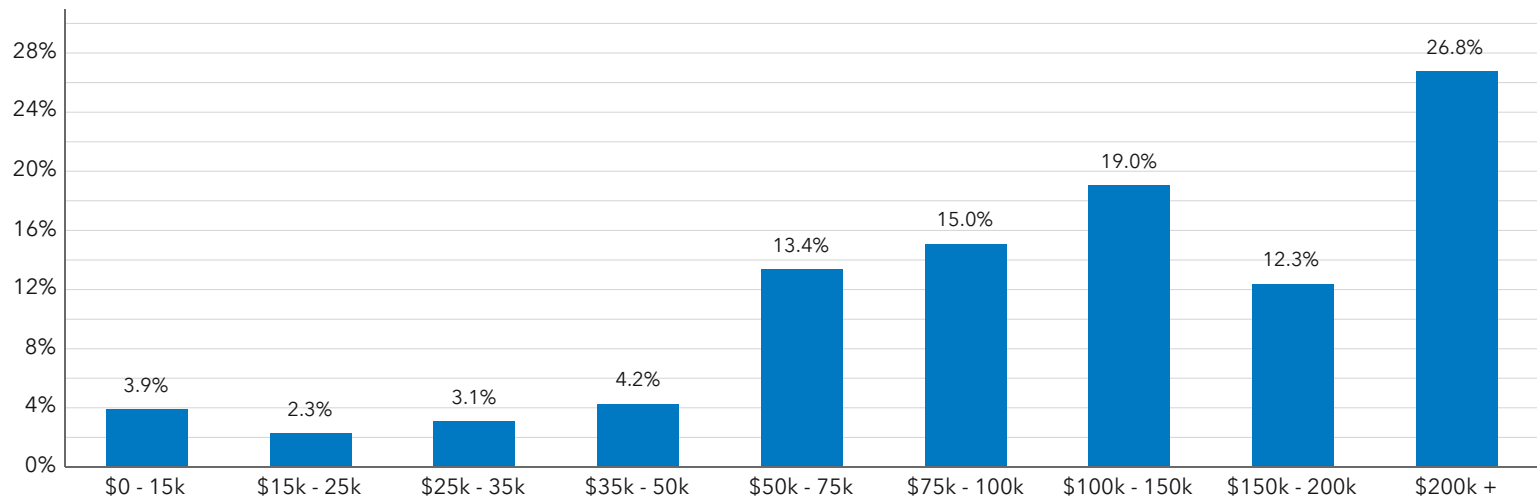
Population by Age



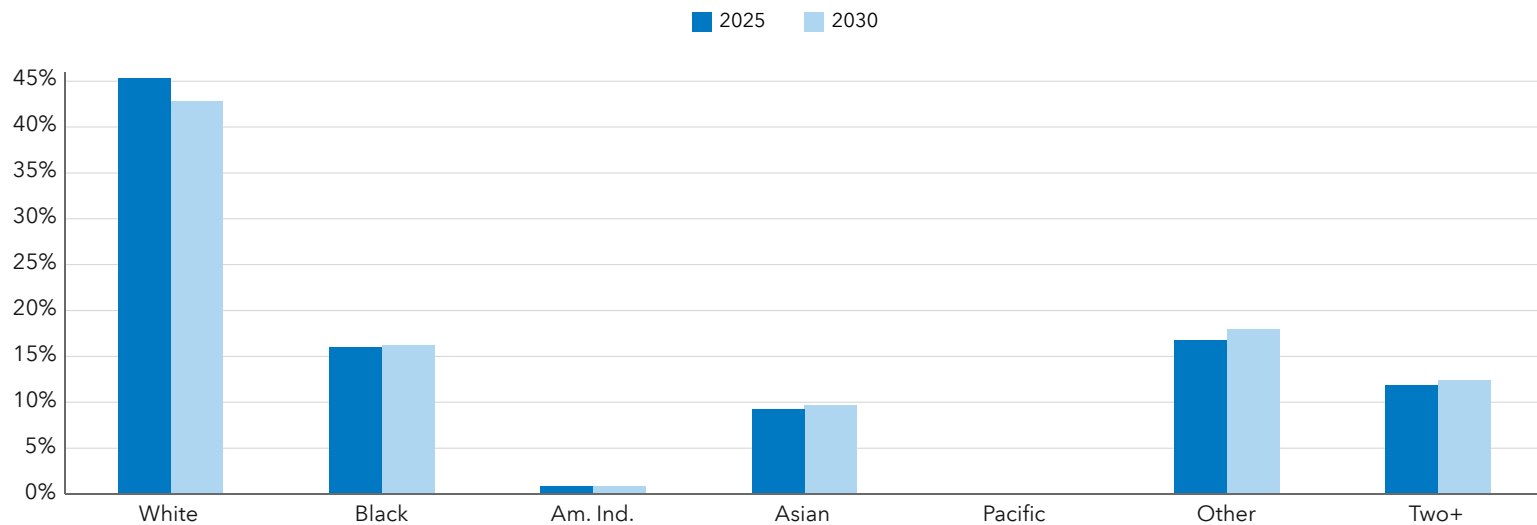
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

South Alex
6220 N Kings Hwy, Alexandria, Virginia, 22303
Ring: 3 mile radius



Summary	Census 2020	2025	2030
Total Population	141,545	147,503	150,930
Total Households	61,043	63,423	64,612
Family Households	34,504	34,614	34,933
Average Household Size	2.29	2.30	2.31
Owner Occupied Housing Units	32,265	33,655	34,273
Renter Occupied Housing Units	28,778	29,768	30,339
Median Age	38.0	39.0	40.2

Trends 2025 - 2030	Area	State	National
Population	0.5%	0.4%	0.4%
Households	0.4%	0.5%	0.6%
Family Population	0.2%	0.4%	0.5%
Owner Occupied Housing Units	0.4%	0.8%	0.0%
Median Household Income	2.9%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	2,953	4.7%	2,647	4.1%
\$15,000-\$24,999	1,652	2.6%	1,351	2.1%
\$25,000-\$34,999	1,667	2.6%	1,414	2.2%
\$35,000-\$49,999	3,919	6.2%	3,284	5.1%
\$50,000-\$74,999	6,907	10.9%	5,989	9.3%
\$75,000-\$99,999	7,202	11.4%	6,689	10.3%
\$100,000-\$149,999	10,875	17.1%	10,626	16.4%
\$150,000-\$199,999	8,682	13.7%	9,145	14.2%
\$200,000 or greater	19,566	30.9%	23,466	36.3%
Median Household Income	\$131,188	-	\$151,241	-
Average Household Income	\$177,071	-	\$193,427	-
Per Capita Income	\$76,286	-	\$82,951	-

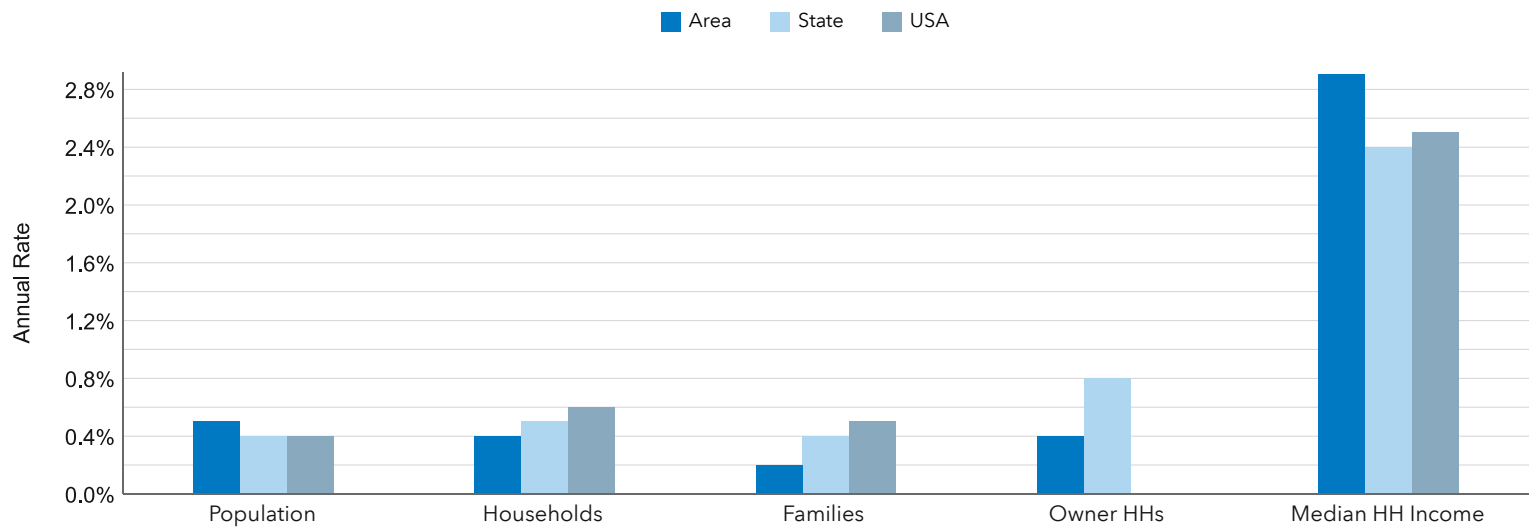
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	8,855	6.3%	8,379	5.7%	8,070	5.3%
5-9	7,873	5.6%	8,673	5.9%	7,789	5.2%
10-14	7,406	5.2%	7,759	5.3%	8,637	5.7%
15-19	6,569	4.6%	7,140	4.8%	7,522	5.0%
20-24	7,351	5.2%	8,298	5.6%	9,209	6.1%
25-29	11,299	8.0%	10,791	7.3%	11,439	7.6%
30-34	13,597	9.6%	12,183	8.3%	10,947	7.3%
35-39	13,095	9.3%	13,078	8.9%	11,451	7.6%
40-44	10,500	7.4%	12,232	8.3%	12,037	8.0%
45-49	9,376	6.6%	9,919	6.7%	11,430	7.6%
50-54	9,602	6.8%	9,363	6.3%	9,720	6.4%
55-59	9,148	6.5%	9,072	6.2%	8,787	5.8%
60-64	7,982	5.6%	8,373	5.7%	8,408	5.6%
65-69	6,440	4.5%	6,984	4.7%	7,422	4.9%
70-74	5,298	3.7%	5,847	4.0%	6,400	4.2%
75-79	3,305	2.3%	4,581	3.1%	5,127	3.4%
80-84	1,981	1.4%	2,760	1.9%	3,778	2.5%
Age 85+	1,868	1.3%	2,070	1.4%	2,758	1.8%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	77,045	54.4%	77,365	52.5%	75,972	50.3%
Black Alone	22,293	15.8%	24,290	16.5%	25,205	16.7%
American Indian	867	0.6%	918	0.6%	952	0.6%
Asian Alone	10,742	7.6%	11,706	7.9%	12,929	8.6%
Pacific Islander	104	0.1%	125	0.1%	132	0.1%
Some Other Race	14,744	10.4%	15,933	10.8%	17,188	11.4%
Two or More Races	15,749	11.1%	17,166	11.6%	18,551	12.3%
Hispanic (Any Race)	28,249	20.0%	30,153	20.4%	32,438	21.5%

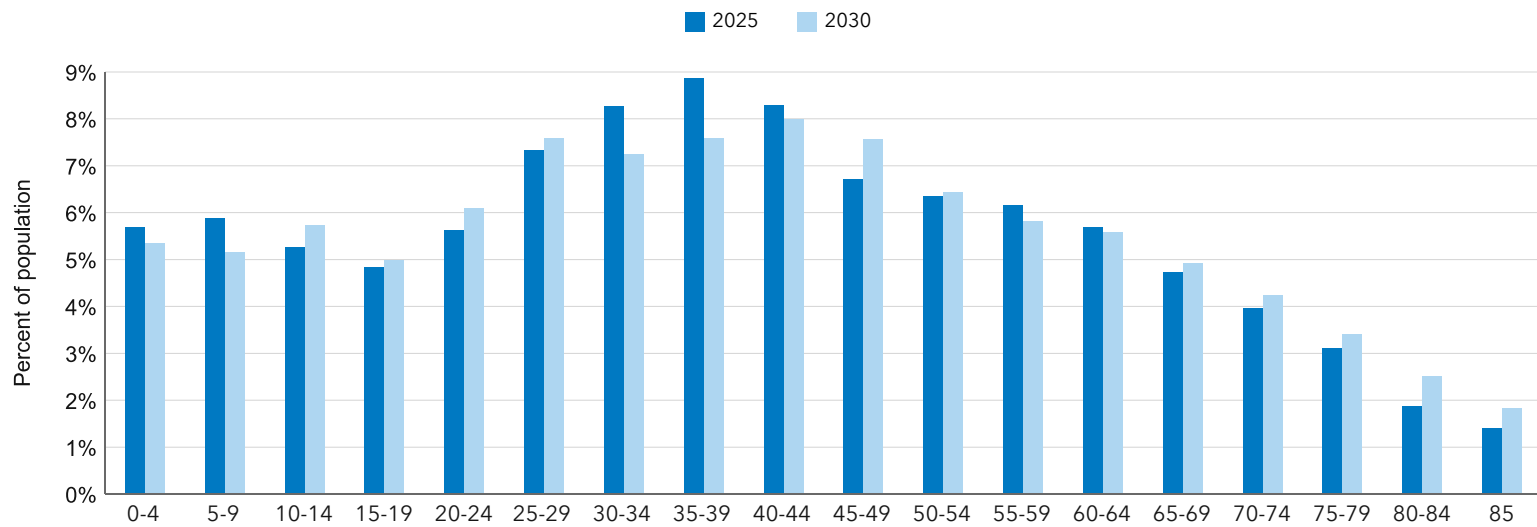
Key Indicators for 2025



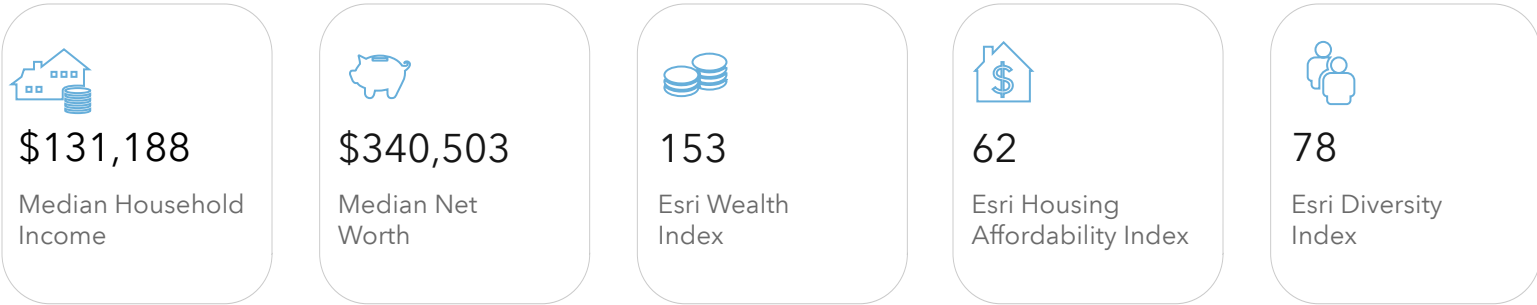
Trends: 2025 - 2030 Annual Rate



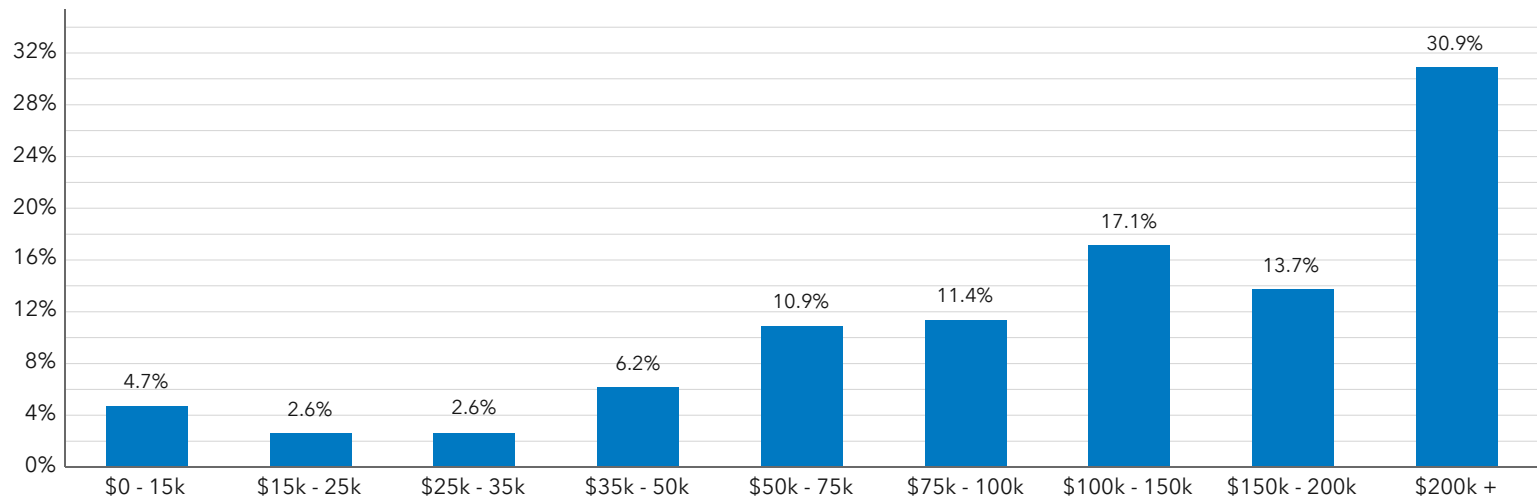
Population by Age



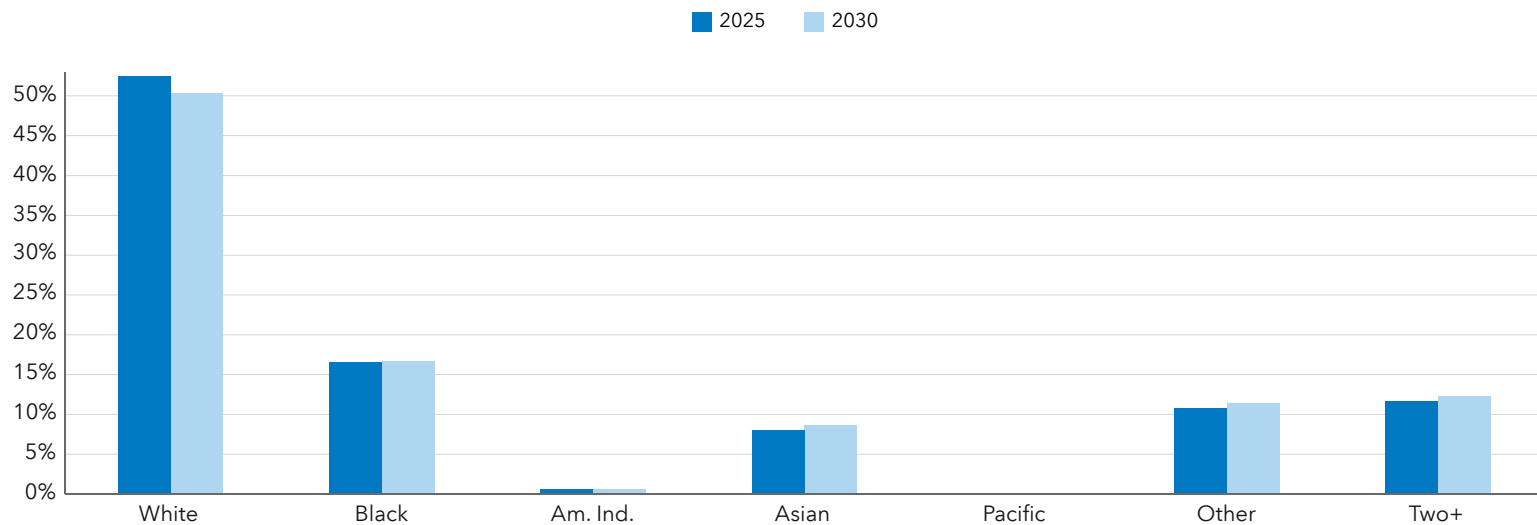
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

South Alex
6220 N Kings Hwy, Alexandria, Virginia, 22303
Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	408,851	418,353	427,174
Total Households	173,388	175,823	178,666
Family Households	97,459	95,835	96,596
Average Household Size	2.34	2.36	2.37
Owner Occupied Housing Units	86,070	90,081	92,145
Renter Occupied Housing Units	87,318	85,742	86,521
Median Age	37.1	38.2	39.2

Trends 2025 - 2030	Area	State	National
Population	0.4%	0.4%	0.4%
Households	0.3%	0.5%	0.6%
Family Population	0.2%	0.4%	0.5%
Owner Occupied Housing Units	0.5%	0.8%	0.0%
Median Household Income	2.9%	2.4%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	8,599	4.9%	7,559	4.2%
\$15,000-\$24,999	4,627	2.6%	3,611	2.0%
\$25,000-\$34,999	5,586	3.2%	4,644	2.6%
\$35,000-\$49,999	10,509	6.0%	8,662	4.8%
\$50,000-\$74,999	20,301	11.6%	17,826	10.0%
\$75,000-\$99,999	21,737	12.4%	20,448	11.4%
\$100,000-\$149,999	31,973	18.2%	31,267	17.5%
\$150,000-\$199,999	26,283	14.9%	28,193	15.8%
\$200,000 or greater	46,206	26.3%	56,455	31.6%
Median Household Income	\$121,818	-	\$140,250	-
Average Household Income	\$162,724	-	\$178,979	-
Per Capita Income	\$68,372	-	\$74,830	-

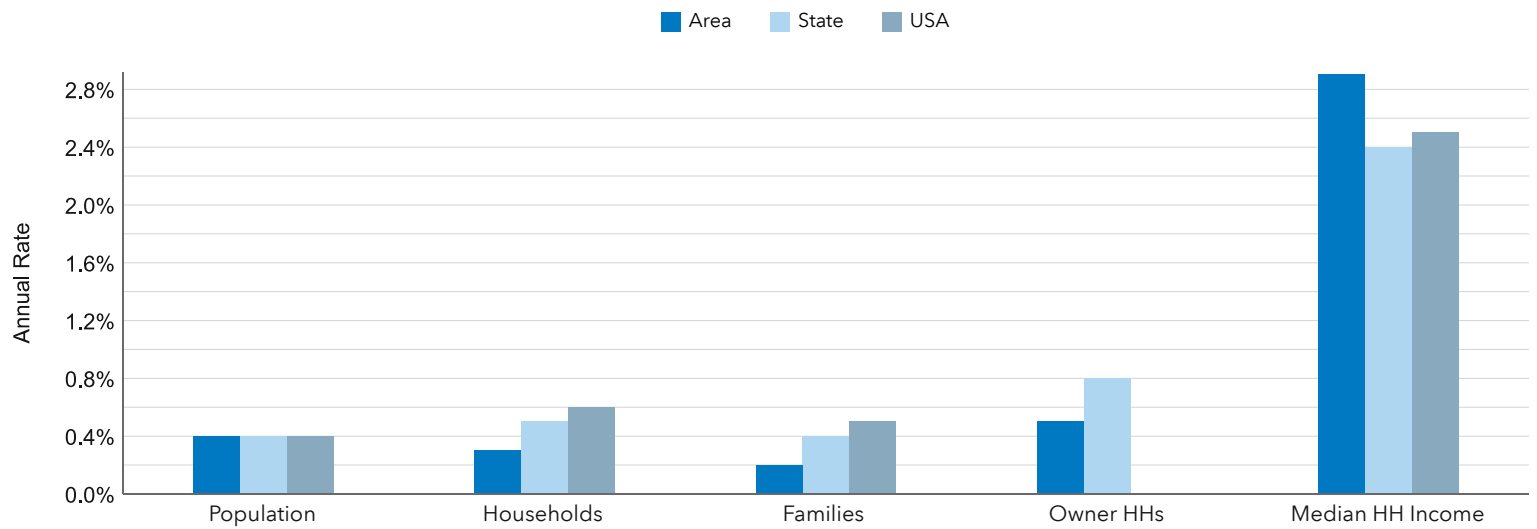
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	27,019	6.6%	25,244	6.0%	24,452	5.7%
5-9	24,160	5.9%	25,779	6.2%	23,182	5.4%
10-14	22,134	5.4%	23,164	5.5%	25,180	5.9%
15-19	19,313	4.7%	20,912	5.0%	22,139	5.2%
20-24	22,614	5.5%	24,282	5.8%	27,107	6.3%
25-29	34,258	8.4%	30,587	7.3%	32,213	7.5%
30-34	39,301	9.6%	35,893	8.6%	31,460	7.4%
35-39	37,823	9.3%	36,571	8.7%	33,448	7.8%
40-44	30,545	7.5%	35,175	8.4%	33,907	7.9%
45-49	26,958	6.6%	28,343	6.8%	32,575	7.6%
50-54	26,535	6.5%	26,146	6.3%	27,156	6.4%
55-59	25,276	6.2%	24,460	5.8%	24,124	5.7%
60-64	22,140	5.4%	22,579	5.4%	22,415	5.3%
65-69	17,620	4.3%	19,042	4.5%	19,874	4.7%
70-74	13,933	3.4%	15,536	3.7%	17,174	4.0%
75-79	8,766	2.1%	11,894	2.8%	13,616	3.2%
80-84	5,310	1.3%	7,056	1.7%	9,670	2.3%
Age 85+	5,146	1.3%	5,689	1.4%	7,482	1.8%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	188,926	46.2%	186,539	44.6%	183,233	42.9%
Black Alone	90,806	22.2%	94,511	22.6%	96,066	22.5%
American Indian	2,543	0.6%	2,667	0.6%	2,778	0.7%
Asian Alone	36,055	8.8%	37,978	9.1%	41,400	9.7%
Pacific Islander	354	0.1%	448	0.1%	478	0.1%
Some Other Race	44,869	11.0%	47,550	11.4%	51,006	11.9%
Two or More Races	45,298	11.1%	48,659	11.6%	52,213	12.2%
Hispanic (Any Race)	82,706	20.2%	86,840	20.8%	92,935	21.8%

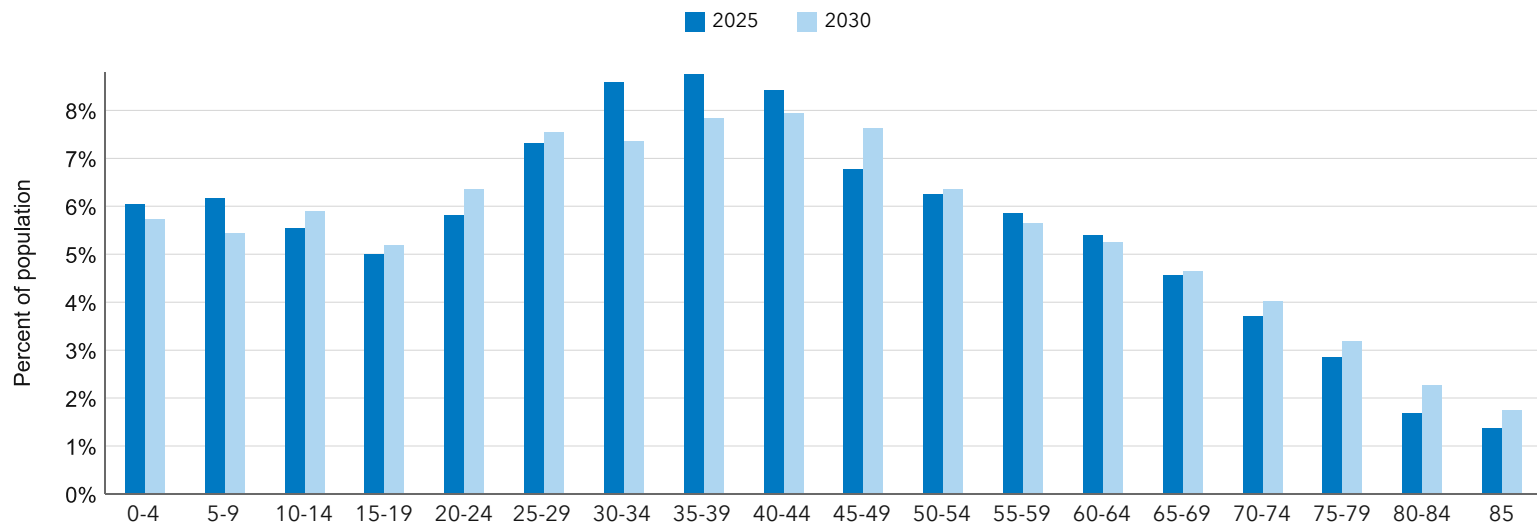
Key Indicators for 2025



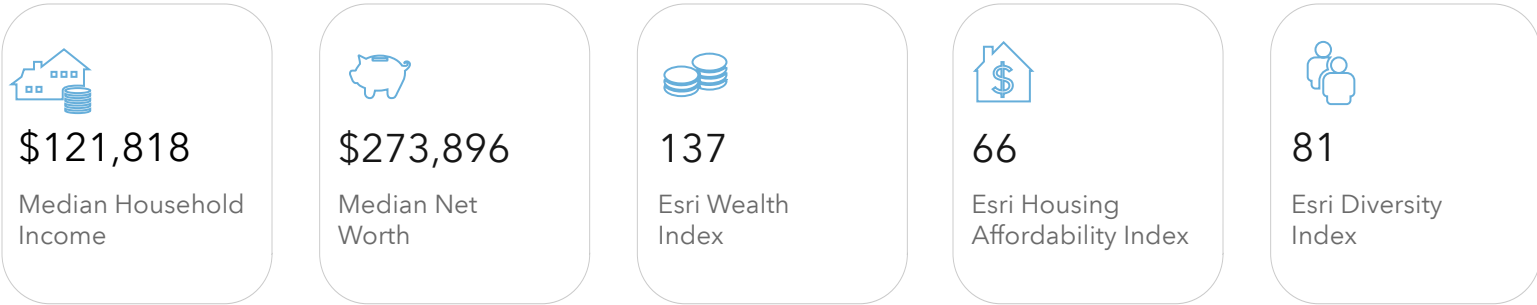
Trends: 2025 - 2030 Annual Rate



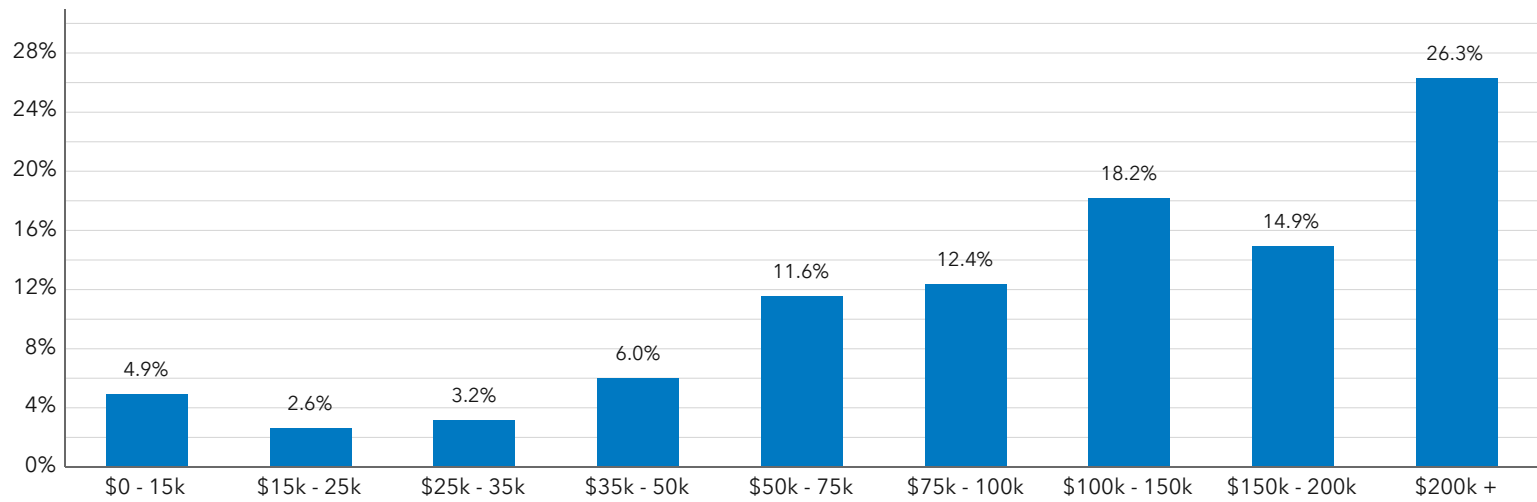
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

