



2025 Market Rate Rental Housing Market

Housing 2040 Master Plan

41,813 multifamily rental units analyzed

5,085 committed affordable rental units

36,728 market rate rental units

Sources: CoStar, City of Alexandria, July 2025

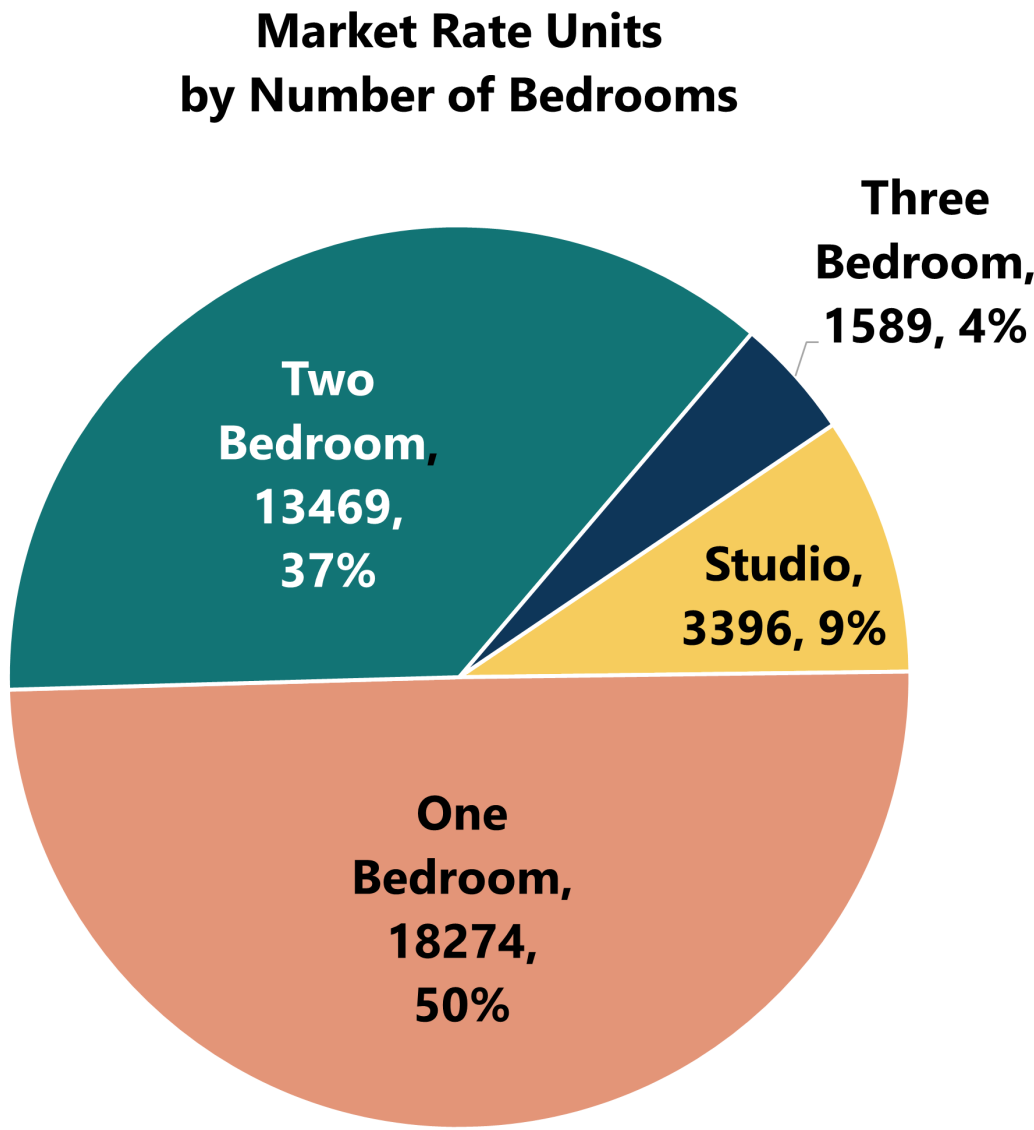
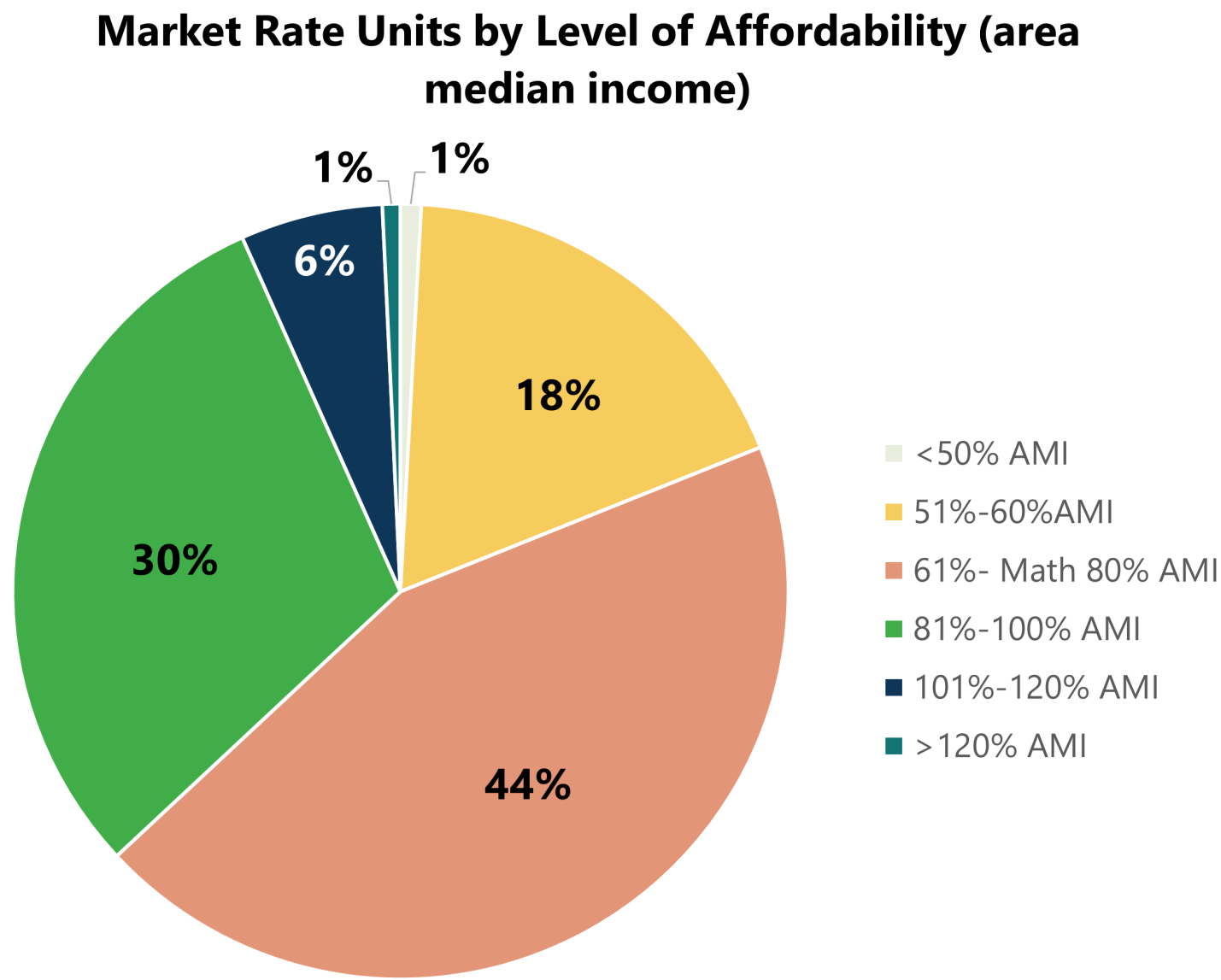
What does the analysis include? The analysis reflects the City’s market-rate rental housing except for...

- condominium, single-family, and townhome homeownership units rented out individually by their owners
- accessory dwelling units
- age-restricted continuum of care and independent living communities with built-in services
- furnished short-term and long-term stay rental units
- rent and unit data for approximately 100-150 rental units in smaller properties for which information could not be collected

How and why does the City do this analysis?

Each year the Office of Housing does a point-in-time analysis of multifamily rental housing in the City of Alexandria. To generate a more comprehensive estimate of housing costs, rents that do not include utilities are adjusted with an average utility allowance. Average rents and unit types are compared year to year to gauge changes in housing affordability and opportunity in the rental housing market. Rent data is sourced from CoStar and supplemented with staff research. While not incorporated into this analysis, it is important to note that renter housing costs may also include a range of mandatory fees associated with parking, amenities, and internet and other services which can also impact affordability.

What types of units make up our market rate rental housing stock?



Takeaways:

- Approximately **60%** of market-rate rental units are one bedroom or smaller
- While this percentage is somewhat higher in recently delivered market-rate projects, projects are also increasingly diversifying their unit typologies to include junior one- and two-bedroom units as well as units with dens

~7,000 estimated number of market affordable units in 2025

Market affordable units are non-income or rent-restricted units that are affordable to households with incomes up to 60% of the area median income, \$68,800-\$114,120 for a household of 1-6 in 2025.

Source: CoStar, City of Alexandria, July 2025

Takeaways:

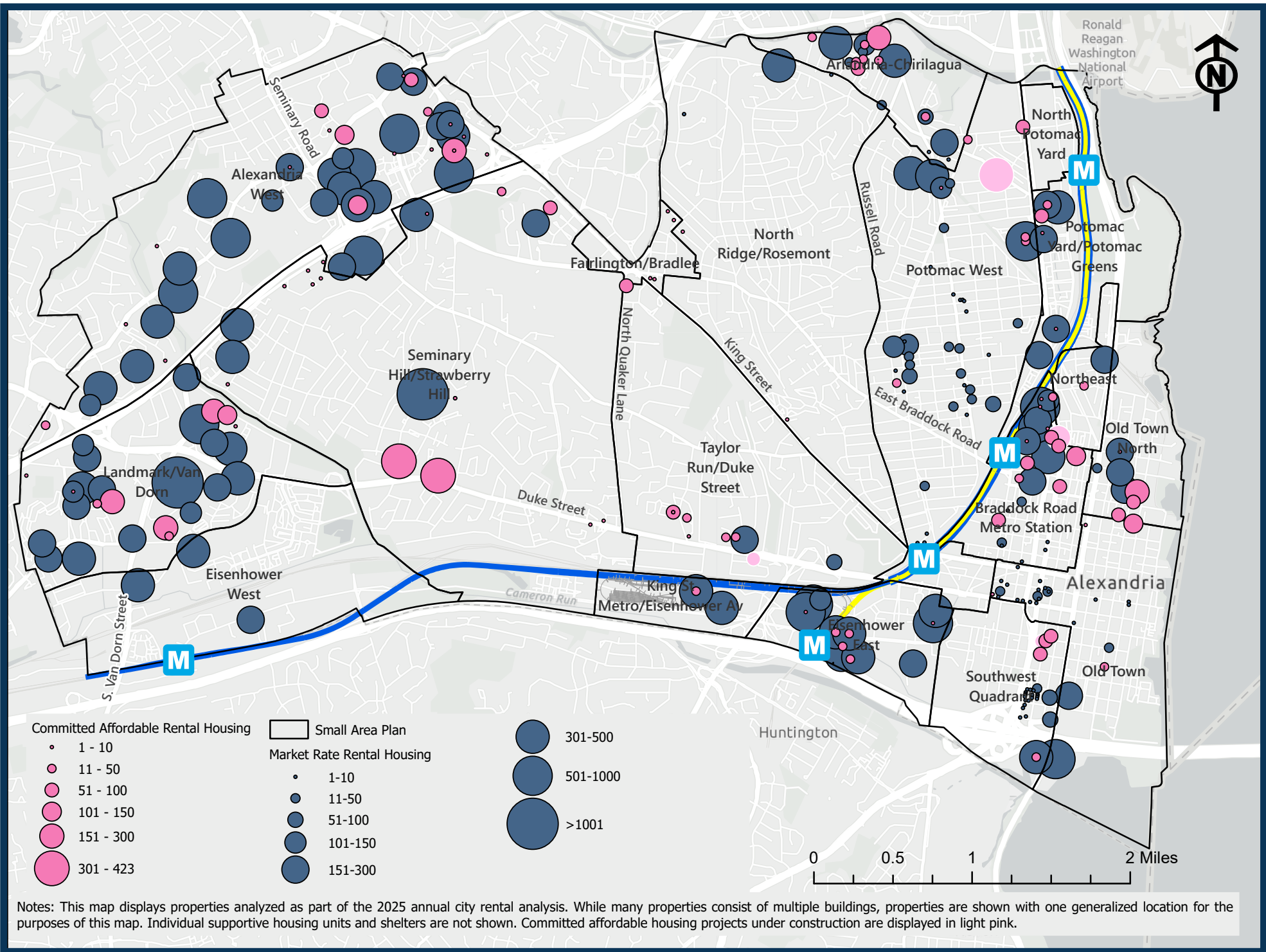
- While the number of market affordable units fluctuates from year to year based on changes in housing costs relative to area median incomes (AMIs), the city’s market affordable housing stock is an important indicator of naturally occurring affordability
- In 2010, there were an estimated **12,000** market affordable units, including approximately 3,000 at 40% AMI; the loss of market affordability since 2010 is generally attributed to rising housing costs as opposed to demolition and redevelopment

What is the average cost of market rate rental housing in the city?

Unit type	2025 average utility-adjusted market-rate rents	Income need to afford average utility-adjusted rents
Studio	\$1,860	\$74,400
1 bedroom	\$2,280	\$91,200
2 bedroom	\$2,900	\$116,000
3 bedroom	\$3,160	\$126,400
Average unit	\$2,510	\$100,400

Sources: CoStar, City of Alexandria, July 2025

Where is market rate and committed affordable rental housing located in the city?



Sources: CoStar, City of Alexandria, July 2025