
Norfolk Statistical Information



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NORFOLK STATISTICAL INFORMATION

FORM OF GOVERNMENT

Norfolk is an independent city with sole local government taxing power within its boundaries. It derives its governing authority from a charter originally adopted by the General Assembly of Virginia in 1918, which authorizes a Council-Manager form of government. The members of City Council are elected to office under a ward-based system with two members elected from citywide superwards. On July 1, 2006, as a result of a charter change approved by the Virginia General Assembly, Norfolk swore in the first Mayor elected at large. Prior to that time, the Mayor was appointed by the City Council. Among the city officials currently appointed by the City Council is the City Manager, who serves as the administrative head of the municipal government. The City Manager carries out the city's policies, directs business procedures, appoints, and has the power to remove the heads of departments and other employees of the city except those otherwise specifically covered by statutory provisions. The City Council also appoints certain boards, commissions, and authorities of the city.

The city provides a full range of services including: police protection; fire and paramedical services; mental health and social services; planning and zoning management; neighborhood preservation and code enforcement; environmental storm water management; local street maintenance; traffic control; design and construction of city buildings and infrastructure; parks and cemeteries operations and maintenance; recreation and library services; solid waste disposal and recycling; general administrative services; water and wastewater utilities; and construction and operation of parking facilities. The city budget allocates state and federal pass-through funds for education, public health, and other programs.

GEOGRAPHY

Norfolk lies at the mouth of the James and Elizabeth Rivers and the Chesapeake Bay, and is adjacent to the Atlantic Ocean and to the cities of Virginia Beach, Portsmouth, and Chesapeake. It has 7.3 miles of Chesapeake Bay beachfront and a total of 144 miles of shoreline along the lakes, rivers, and bay.

COMMUNITY PROFILE

The City of Norfolk was established as a town in 1682, then as a borough in 1736, and it was incorporated as a city in 1845. Norfolk is a city of over 238,000 residents and more than 100 diverse neighborhoods. It is the cultural, educational, business, and medical center of Hampton Roads that hosts the region's international airport and one of the busiest international ports on the East Coast of the United States.

The city is home to the world's largest naval complex with headquarters for U.S. Fleet Forces Command, NATO Allied Command Transformation, and other major naval commands. According to the most recent data available to the City, the Navy's overall economic impact to the Hampton Roads region in FY 2021 was \$16,338,982,411, an increase of \$543,803,683 over FY 2020. Total annual payroll (military, civilian, and contractor) increased from \$13,187,716,878 to \$13,576,170,849. Procurement expenditures increased \$162,001,108 from \$2,486,242,037 in FY 2020 to \$2,648,243,145 in FY 2021. There were 90,212 active duty Navy and Marine Corps military personnel and 53,998 civilian employees assigned to Hampton Roads bases in FY 2021. The total Navy and Marine Corps personnel (active duty, reservists, retirees, military family members, and civilian employees) in Hampton Roads is 333,041.¹ The military presence provides a highly qualified pool of veterans for local businesses.

The city also serves as a gateway between world commerce centers and the industrial heartland of the United States. With one of the world's largest natural deep-water harbors and a temperate climate, the Port of Virginia is an integral part of Norfolk's economy. The Port's container volume for the fiscal year (FY) that ended June 30, 2023 was 3,410,165 TEUs (twenty-foot equivalent container units), a 7.7% decrease from FY 2022. The Port is currently undertaking a \$450 million dredging project to deepen the Norfolk Harbor to 55 feet and the ocean approach to 59 feet. Upon completion in fall 2025, the Port will have the deepest and widest channels on the East Coast.²

Economic development initiatives are focused on the attraction, expansion, and retention of businesses playing to the city's strengths, which include maritime, higher education, medical and research facilities, neighborhood and community revitalization, and commercial corridor development. Under the city's plan to promote the best use for scarce land, real property assessed values increased 170 percent since FY 2003 (from \$9,356,760 in FY 2003 to \$25,294,182 in FY 2023, in thousands).

New development, expansion, and retention of the City's business community has led to continued economic growth. Recent growth in areas such as manufacturing, research, technology, healthcare, apartments, craft brewing, and boutique retail has increased the diversification of the City's local economy. Notable economic development activities include the \$90 million expansion of fiber optic telecommunication services in Norfolk by MetroNet, the planned revitalization of the Military Circle Mall area, the development of The Railyard at Lambert's Point, Katoen Natie's \$59.9 million expansion to build a new warehouse and create 76 new jobs, the development of Fairwinds Landing to enhance offshore wind operations, Princo LLC's new 75,000-square-foot facility bringing more than 280 new jobs, Lyon Shipyard's expansion of operations to create 130 new jobs, and Norfolk International Airport's \$700 million plan for new capital projects.

CITY FACTS

Total square miles: 96; Total square miles of land: 53

Population (U.S. Census, 2020): 238,005

Median household income (American Community Survey (ACS), 2022 1-year estimate): \$61,090

Owner-occupied housing units (American Community Survey (ACS), 2022 1-year estimate): 45,153

Renter-occupied housing units (American Community Survey (ACS), 2022 1-year estimate): 49,379

Median monthly housing costs (American Community Survey (ACS), 2022 1-year estimate): \$1,292

Average assessed value for residential homes (July 2023): \$298,534

Average sales price of residential homes (July 2023): \$312,000

Total property transfers (FY 2023): 7,070

Percentage of total property value that is non-taxable (FY 2023): 33.86%

¹Navy Region Mid-Atlantic Public Affairs Office, [https://cnrma.cnic.navy.mil/Portals/81/CNRMA/Documents/Economic_Impact/economic_impact%20\(FY2021\).pdf?ver=4gqpxuy23creTSTbCdYS7w%3d%3d](https://cnrma.cnic.navy.mil/Portals/81/CNRMA/Documents/Economic_Impact/economic_impact%20(FY2021).pdf?ver=4gqpxuy23creTSTbCdYS7w%3d%3d)

²Port of Virginia Newsroom, <https://www.portofvirginia.com/who-we-are/newsroom/virginia-opens-wider-channel-now-supports-two-way-ultra-large-container-vessel-movement/>

CITY FACTS CONTINUED

Public schools:

- Pre-Schools: 3
- Pre-Kindergarten/Elementary Park (PreK-2): 1
- Elementary School (K-5): 25
- Elementary/Middle (K-8): 6
- Middle Schools: 5
- High School: 5
- Special Purchase Schools: 3

Public institutions of higher education:

- Old Dominion University
- Norfolk State University
- Tidewater Community College

Private institutions of higher education:

- Eastern Virginia Medical School (public-private)
- Virginia Wesleyan University

Parks:

- Acreage: 633
- Regional Parks: 2
- Neighborhood Parks: 73
- Preserves and Nature Areas: 1
- Nature Education Center: 1
- Playgrounds: 107
- Hiking Trails (miles): 5

Recreation:

- Acreage: 977
- Recreational and Senior Centers: 29
- Swimming Pools: 5
- Tennis Courts: 138
- Baseball/Softball Diamonds: 86
- Football/Soccer Fields: 49
- Field Hockey Fields: 3
- Basketball Courts: 196

Municipal Beaches: 3; Municipal Golf Courses: 2

Libraries: 12 libraries, 1 bookmobile, and mobile delivery service

Seven major venues for public performances

Home to the only cruise ship terminal in Virginia

ECONOMIC AND DEMOGRAPHIC FACTORS

ASSESSED VALUE OF TAXABLE PROPERTY

Table 1: Assessed Valuations of Taxable Property 2004-2023 (In thousands)

Year	Real Property	Personal Property	Other Property	Total Taxable Assessed Value
2004	\$10,029,639	\$1,503,713	\$281,578	\$11,814,930
2005	\$10,960,812	\$1,569,991	\$305,154	\$12,835,957
2006	\$12,691,527	\$1,655,021	\$316,863	\$14,663,411
2007	\$15,607,512	\$1,687,318	\$324,387	\$17,619,217
2008	\$18,401,851	\$1,983,503	\$193,287	\$20,578,641
2009	\$19,397,795	\$1,676,811	\$233,703	\$21,308,309
2010	\$19,940,273	\$1,610,680	\$226,801	\$21,777,754
2011	\$19,320,642	\$1,832,276	\$230,756	\$21,383,674
2012	\$18,676,729	\$1,613,797	\$238,497	\$20,529,023
2013	\$18,319,947	\$1,532,337	\$241,023	\$20,093,307
2014	\$18,421,412	\$1,512,332	\$258,302	\$20,192,046
2015	\$18,734,201	\$1,902,442	\$255,710	\$20,892,353
2016	\$19,106,737	\$1,952,955	\$277,301	\$21,336,993
2017	\$19,433,889	\$2,219,662	\$265,149	\$21,918,700
2018	\$19,870,881	\$1,938,053	\$288,054	\$22,096,988
2019	\$20,345,182	\$2,006,838	\$281,245	\$22,633,265
2020	\$21,334,651	\$2,141,764	\$304,481	\$23,780,896
2021	\$22,154,798	\$2,207,130	\$275,805	\$24,637,733
2022	\$23,076,118	\$3,277,428	\$328,211	\$26,681,757
2023	\$25,294,182	\$2,394,576	\$308,907	\$27,997,665

Source: City of Norfolk 2023 Annual Comprehensive Financial Report (ACFR)

ASSESSED PROPERTY VALUE CHANGE

Table 2: Assessed Value Change From 7/1/22 to 7/1/23 by Property Type

Property Class	July 1, 2022	July 1, 2023	\$ Difference	% Change
Residential	\$15,653,516,300	\$17,070,866,600	\$1,417,350,300	9.05%
Apartments	\$3,027,042,100	\$3,332,430,900	\$305,388,800	10.09%
Commercial/Manufacturing	\$5,229,837,600	\$5,348,934,800	\$119,097,200	2.28%
Vacant Land	\$318,118,300	\$356,196,600	\$38,078,300	11.97%
Total	\$24,228,514,300	\$26,108,428,900	\$1,879,914,600	7.76%

Source: Office of the Real Estate Assessor Annual Report of Assessments 2023

PRINCIPAL TAXPAYERS

Table 3: Principal Property Taxpayers in 2023

Rank	Taxpayer	Real Property Taxable Assessed Value	Percent of Total Assessed Value
1	MPB, Inc.	\$203,741,300	0.80%
2	ODU Real Estate Foundation	\$146,456,600	0.58%
3	Fort Norfolk Retirement Community, Inc.	\$100,160,700	0.40%
4	Fort Norfolk Community, Inc.	\$94,442,100	0.37%
5	Ap Arlay Point LLC Et Al	\$91,861,400	0.36%
6	SLNWC Office Company, LLC	\$91,114,000	0.36%
7	Hertz Norfolk 999 Waterside, LLC	\$77,367,800	0.31%
8	Crown Point Owner, LLC	\$73,933,400	0.29%
9	Dominion Enterprises	\$72,985,000	0.29%
10	Norfolk Outlets, LLC	\$72,255,300	0.29%

Source: City of Norfolk 2023 Annual Comprehensive Financial Report (ACFR)

PRINCIPAL EMPLOYERS

Table 4: 26 Largest Employers in 2023

1. U.S. Department of Defense
2. Sentara Healthcare
3. Norfolk City School Board
4. City of Norfolk
5. Old Dominion University, Norfolk
6. Children's Hospital of the King's Daughters
7. Sentara Health Management
8. Eastern Virginia Medical School
9. ADP Incorporated New
10. Norfolk State University
11. Security Forces, Inc.
12. Wal Mart
13. Norshipco
14. U.S. Navy Exchange
15. U.S. Department of Homeland Defense
16. CMA CGM America
17. CP&O LLC
18. Virginia International Terminal
19. Portfolio Recovery Association
20. Hampton Roads Connector Partners
21. Progressive Casualty Insurance
22. Postal Service
23. Anthem
24. Pam Duncan
25. Colonials Shipyard
26. Food Lion

Source: Virginia Employment Commission, Economic Information & Analytics, Virginia Community Profiles, Norfolk City, updated March 2024, Quarterly Census of Employment and Wages (QCEW), 4th Quarter (October, November, December) 2023.

Table 5: Employers by Size of Establishment

Number of Employees	Norfolk	Virginia
0 to 4	3,498	204,325
5 to 9	963	40,499
10 to 19	838	30,065
20 to 49	664	22,270
50 to 99	211	7,684
100 to 249	123	3,967
250 to 499	53	1,080
500 to 999	11	378
1,000 and over	14	268
Total	6,375	310,536

Source: Virginia Employment Commission, Virginia Community Profiles, Norfolk City, updated March 2024, Quarterly Census of Employment and Wages (QCEW), 4th Quarter (October, November, December) 2023.

Table 6: Top 10 Places Workers are Commuting From

Area of Virginia	Workers
Virginia Beach	30,305
Norfolk	28,398
Chesapeake	16,990
Portsmouth	5,928
Suffolk	4,710
Hampton	4,445
Newport News	3,551
Chesterfield County	1,159
Isle of Wight County	1,146
Henrico County	1,023

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, updated November 2023, data covers 2021.

POPULATION AND AGE

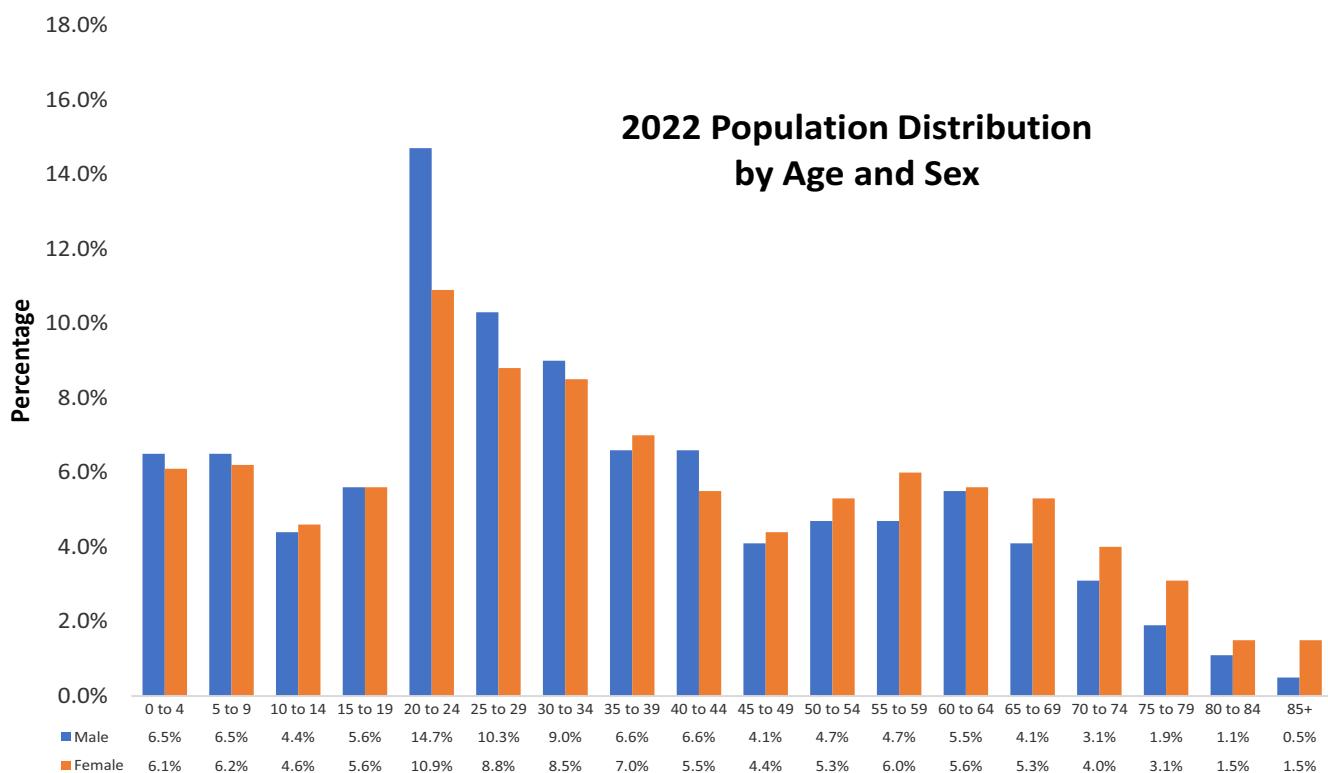
As shown in Table 7, the population of the city decreased by 4,798 persons according to the 2020 Decennial Census. Norfolk is the third most populous city in Virginia.

Table 7: Population Trend Comparison, 1960-2020

Year	City of Norfolk		Commonwealth of Virginia		United States	
	Number	Percent	Number	Percent	Number	Percent
1960	305,872	--	3,966,949	--	179,323,175	--
1970	307,951	0.7%	4,648,494	17.2%	203,211,926	13.3%
1980	266,979	-13.3%	5,346,818	15.0%	226,545,805	11.5%
1990	261,229	-2.2%	6,187,358	15.7%	248,709,873	9.8%
2000	234,403	-10.3%	7,078,515	14.4%	281,421,906	13.2%
2010	242,803	3.6%	8,001,024	13.0%	308,745,538	9.7%
2020	238,005	-2.0%	8,631,393	7.9%	331,449,281	7.4%

Source: U.S. Department of Commerce, Bureau of the Census; Decennial Census

Table 8: Population Distribution by Age and Sex



Source: U.S. Census Bureau, 2022 American Community Survey 1-year estimates

STUDENT POPULATION**Table 9: Norfolk Public Schools Student Population, 1996-2025**

Year	Average Daily Membership (March 31)	Change	Percent Change
1996-1997	35,677	618	1.8%
1997-1998	35,923	246	0.7%
1998-1999	35,709	-214	-0.6%
1999-2000	35,326	-383	-1.1%
2000-2001	35,000	-326	-0.9%
2001-2002	34,408	-592	-1.7%
2002-2003	34,089	-319	-0.9%
2003-2004	34,030	-59	-0.2%
2004-2005	33,708	-322	-0.9%
2005-2006	33,472	-236	-0.7%
2006-2007	32,929	-543	-1.6%
2007-2008	32,213	-716	-2.2%
2008-2009	31,639	-574	-1.8%
2009-2010	31,176	-463	-1.5%
2010-2011	31,020	-156	-0.5%
2011-2012	30,498	-522	-1.7%
2012-2013	30,260	-238	-0.8%
2013-2014	29,859	-401	-1.3%
2014-2015	29,724	-135	-0.5%
2015-2016	29,607	-117	-0.4%
2016-2017	28,925	-682	-2.3%
2017-2018	28,432	-493	-1.7%
2018-2019	27,934	-498	-1.8%
2019-2020	27,663	-271	-1.0%
2020-2021	26,323	-1,340	-4.8%
2021-2022	25,733	-590	-2.2%
2022-2023	25,342	-391	-1.5%
2023-2024 (projected)	25,063	-279	-1.1%
2024-2025 (projected)	24,762	-301	-1.2%

Source: Norfolk Public Schools "Fiscal Year 2025 Superintendent's Proposed Educational Plan & Budget"

EDUCATIONAL ATTAINMENT
Table 10: Educational Attainment

	Total	Male	Female
Population 18 to 24 years	36,162	20,712	15,450
Less than high school graduate	4.7%	3.4%	6.4%
High school graduate (includes equivalency)	47.1%	50.8%	42.0%
Some college or associates degree	36.3%	31.3%	43.2%
Bachelor's degree or higher	11.9%	14.5%	8.4%
Population 25 years and over	150,042	73,289	76,753
Less than 9 th grade	2.7%	2.6%	2.7%
9 th to 12 th grade, no diploma	5.7%	5.1%	6.3%
High school graduate (includes equivalency)	25.7%	28.2%	23.4%
Some college, no degree	25.4%	26.4%	24.4%
Associates degree	8.4%	6.8%	9.9%
Bachelor's degree	18.5%	17.3%	19.7%
Graduate or professional degree	13.6%	13.7%	13.5%

Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

INCOME
Table 11: Per Capita Personal Income Comparisons, 2008-2022

Year	Norfolk	VA-NC MSA	Virginia	United States
2008	\$36,086	\$40,229	\$45,383	\$40,854
2009	\$34,000	\$39,644	\$44,091	\$39,307
2010	\$34,346	\$40,417	\$45,443	\$40,557
2011	\$35,010	\$41,853	\$47,564	\$42,649
2012	\$35,795	\$42,849	\$49,052	\$44,237
2013	\$35,099	\$42,382	\$48,198	\$44,401
2014	\$36,129	\$43,551	\$49,764	\$46,287
2015	\$37,001	\$45,068	\$51,620	\$48,060
2016	\$37,918	\$46,137	\$52,659	\$48,971
2017	\$38,903	\$47,362	\$54,380	\$51,004
2018	\$38,313	\$47,486	\$56,133	\$53,309
2019	\$39,722	\$49,114	\$58,368	\$55,547
2020	\$41,955	\$52,283	\$61,474	\$59,153
2021	\$46,919	\$56,699	\$66,838	\$64,430
2022	\$47,898	\$57,873	\$68,985	\$65,470

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Personal Income, Released November 16, 2023.

Table 12: Household Income 2020-2022

Subject	City of Norfolk			Commonwealth of Virginia		
	2020 Estimate	2021 Estimate	2022 Estimate	2020 Estimate	2021 Estimate	2022 Estimate
INCOME AND BENEFITS						
Total households	89,398	92,877	93,797	3,184,121	3,248,528	3,289,776
Less than \$10,000	8.4%	8.0%	6.7%	4.8%	4.6%	4.2%
\$10,000 to \$14,999	4.5%	4.0%	4.3%	3.3%	3.0%	3.0%
\$15,000 to \$24,999	9.8%	9.4%	8.2%	7.0%	6.4%	5.8%
\$25,000 to \$34,999	10.9%	10.0%	9.2%	7.1%	6.9%	6.3%
\$35,000 to \$49,999	13.2%	13.3%	12.8%	10.8%	10.1%	9.4%
\$50,000 to \$74,999	19.4%	18.9%	18.4%	16.3%	15.8%	15.0%
\$75,000 to \$99,999	12.3%	13.0%	12.8%	12.9%	12.8%	12.3%
\$100,000 to \$149,999	12.5%	13.6%	15.5%	17.2%	17.6%	18.1%
\$150,000 to \$199,999	4.8%	5.3%	5.9%	9.0%	9.7%	10.4%
\$200,000 or more	4.1%	4.6%	6.1%	11.6%	13.1%	15.6%
Median household income	\$53,026	\$56,244	\$60,998	\$76,398	\$80,615	\$87,249

Source: 2020, 2021, and 2022 American Community Survey 5-Year Estimates

HOUSING AND CONSTRUCTION AVAILABILITY**Table 13: New Construction and Property Values, 2007-2023**

Fiscal Year	Residential Construction			Non-Residential Construction	
	Building Permits	Number of Units	Estimated Value (in thousands)	Building Permits	Estimated Value (in thousands)
2007	389	491	\$68,476	55	\$81,396
2008	277	815	\$101,212	35	\$102,714
2009	209	535	\$35,878	38	\$138,131
2010	191	621	\$58,729	35	\$104,922
2011	221	479	\$37,298	27	\$40,073
2012	268	371	\$39,360	26	\$116,401
2013	384	822	\$63,728	28	\$105,635
2014	432	1,393	\$93,072	33	\$37,575
2015	399	729	\$59,018	36	\$233,824
2016	384	894	\$74,377	20	\$91,171
2017	459	1,193	\$68,571	25	\$82,443
2018	346	597	\$54,899	15	\$118,459
2019	274	1,125	\$83,245	31	\$238,513
2020	405	1,182	\$87,820	26	\$282,015
2021	410	1,194	\$125,073	25	\$120,380
2022	263	1,702	\$181,971	25	\$71,622
2023	268	1,104	\$142,403	36	\$107,622

Source: City of Norfolk Department of City Planning

UNEMPLOYMENT

Table 14: Unemployment Rate Comparisons, 2012-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
City of Norfolk	6.8	6.2	5.5	5.2	4.6	3.7	3.4	9.0	5.5	3.4	3.4
Hampton Roads/NC MSA	6.1	5.6	4.9	4.5	4.1	3.3	3.1	7.3	4.4	3.2	3.2
Commonwealth of Virginia	5.6	5.1	4.4	4.0	3.7	3.0	2.8	6.4	3.9	2.8	2.9
United States	7.4	6.2	5.3	4.9	4.4	3.9	3.7	8.1	5.3	3.6	3.6

Sources: U.S. Bureau of Labor Statistics: Labor Force Statistics from the Current Population Survey and Local Area Unemployment Statistics (LAUS) series

Note: Not seasonally adjusted; figures represent annual averages.

WAGES

Table 15: Distribution of Average Hourly Wage in Virginia, Top 20 Counties/Cities

Rank	Area Name	Employment September 2023	*Average Hourly Wage	Average Weekly Wage	*Average Annual Wage
1	Arlington County	178,813	\$52.98	\$2,119	\$110,188
2	Goochland County	18,676	\$48.98	\$1,959	\$101,868
3	Fairfax County	627,733	\$48.20	\$1,928	\$100,256
4	King George County	13,341	\$46.40	\$1,856	\$96,512
5	Alexandria City	80,336	\$41.03	\$1,641	\$85,332
6	Surry County	2,268	\$40.50	\$1,620	\$84,240
7	Falls Church City	12,108	\$38.18	\$1,527	\$79,404
8	Richmond City	160,837	\$37.33	\$1,493	\$77,636
9	Loudoun County	187,984	\$36.90	\$1,476	\$76,752
10	Manassas City	24,558	\$36.85	\$1,474	\$76,648
11	Portsmouth City	43,544	\$34.25	\$1,370	\$71,240
12	Norfolk City	142,346	\$33.78	\$1,351	\$70,252
13	Albemarle County	63,662	\$33.33	\$1,333	\$69,316
14	Dinwiddie County	9,582	\$32.63	\$1,305	\$67,860
15	Charlottesville City	36,592	\$32.48	\$1,299	\$67,548
16	Fairfax City	23,371	\$32.43	\$1,297	\$67,444
17	Giles County	7,276	\$32.18	\$1,287	\$66,924
18	Stafford County	45,446	\$31.83	\$1,273	\$66,196
19	Newport News City	101,073	\$31.65	\$1,266	\$65,832
20	Prince George County	14,872	\$31.33	\$1,253	\$65,156

* Calculated. Assumes a 40-hour work week and 52 weeks worked in a year.

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 3rd Quarter 2023

RENT COST**Table 16: Rent as a Percentage of Household Income**

Percentage of Household Income Paying for Rent	Renter-Occupied Households	Percentage of Renter-Occupied Households
Less than 15.0 percent	4,968	10.5%
15.0 to 19.9 percent	3,634	7.7%
20.0 to 24.9 percent	4,480	9.5%
25.0 to 29.9 percent	6,271	13.3%
30.0 to 34.9 percent	5,551	11.8%
35.0 percent or more	22,188	47.1%
Not computed	2,287	

Sources: 2022 American Community Survey 1-Year Estimates