



Richmond, Virginia.

Current market data.

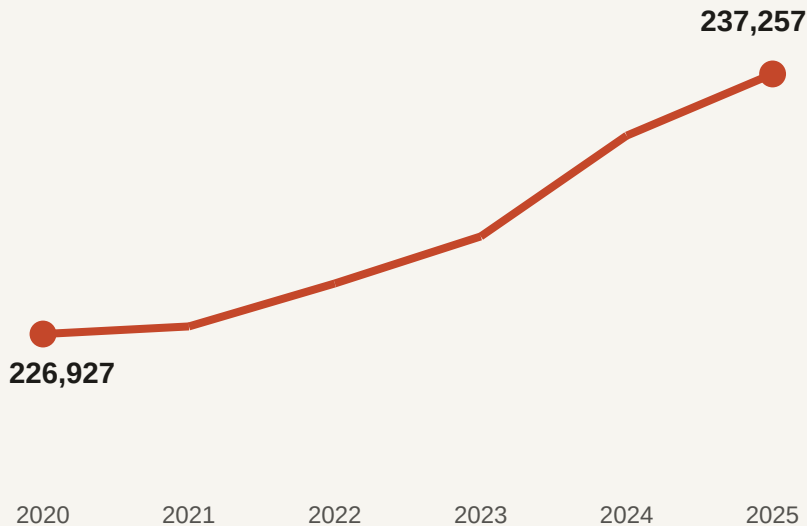
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.6% since 2020.

237,257

people, the 3rd-largest of Virginia's cities and towns.

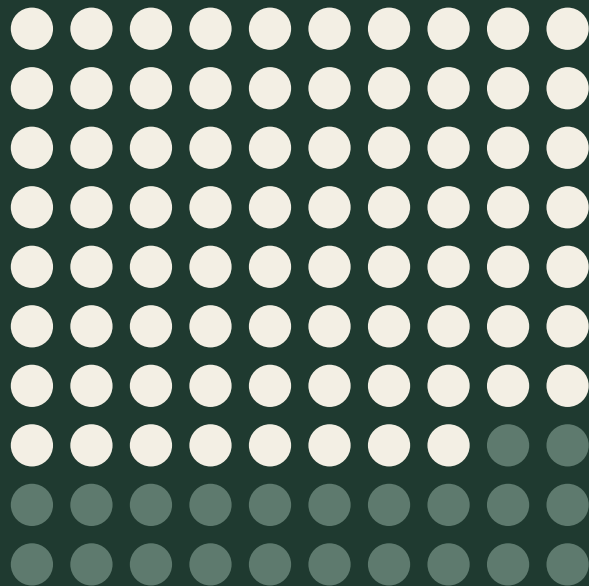


THE WORKDAY

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

78.1%

of 174,706 jobs located in Richmond are filled by in-commuters.



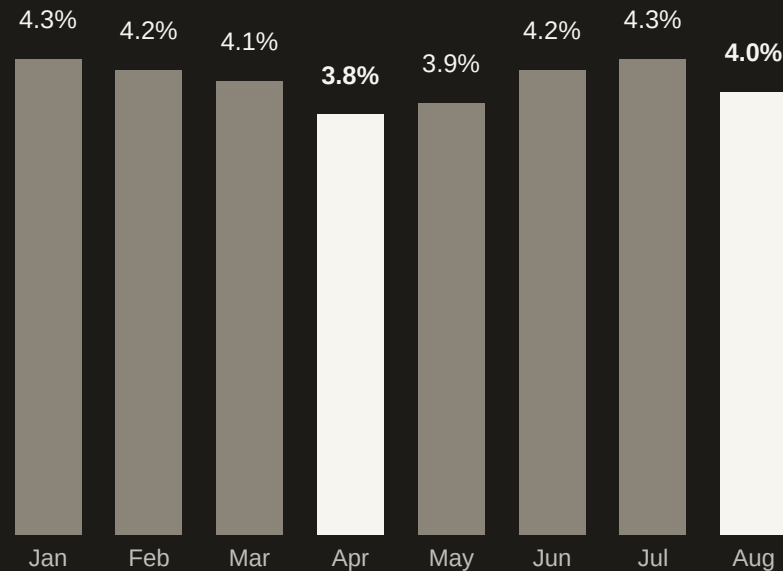
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.8%.

4.0%

in August 2026, the latest month released. A year earlier it was 3.9%.

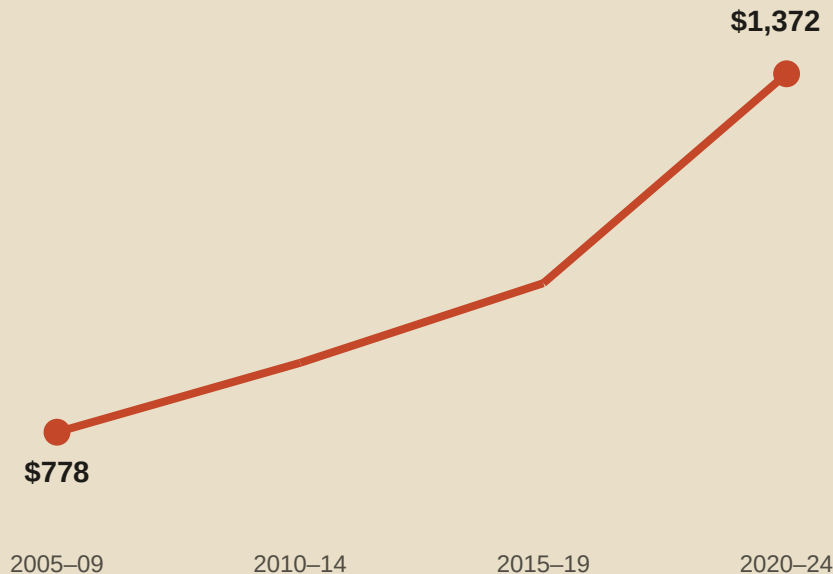


RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$1,372

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,000 gap between neighbors, the sharpest rent edge between adjacent tracts in Richmond city.

TRACT 201

\$327

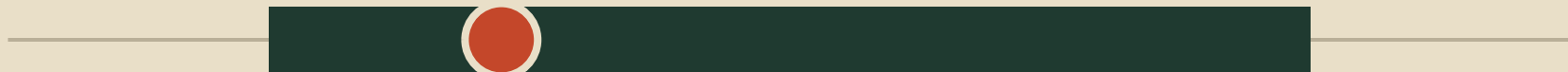
TRACT 109

\$1,327

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,234–\$1,851



\$1,372 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

15,650

homes permitted in ten years,
2016–2025

77%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.5% to the 114,293 homes here.

556–1,747

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



HOME VALUE

A median home costs 8%
less than Virginia's.

\$353,000

median home value in Richmond.

Richmond



Virginia



U.S.



THAT WAS RICHMOND'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/richmond/

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