



Q1 2025 MULTIFAMILY MARKET REPORT

Multifamily Market - Key Trends Snapshot

Multifamily Market

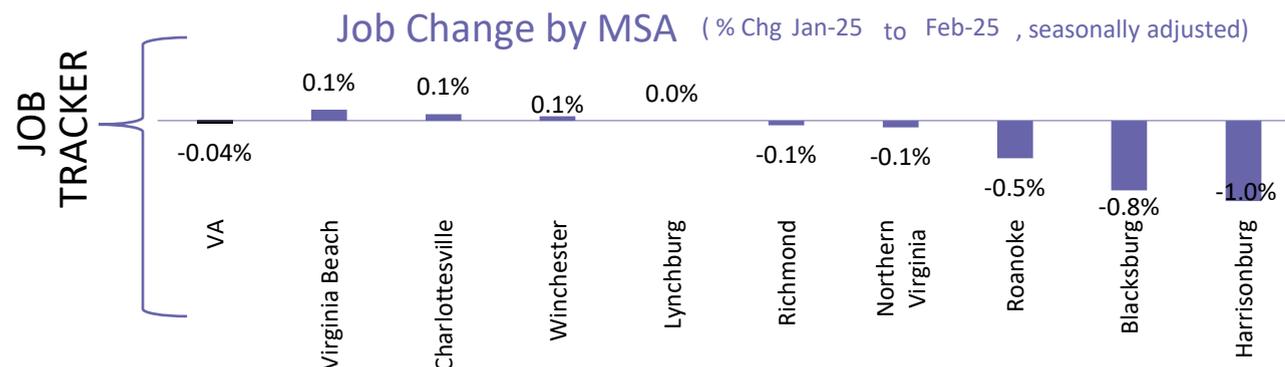
Overview: The multifamily rental market in Virginia slowed in the first quarter of 2025. Net absorption was negative compared to a year ago, and vacancy rose. The pipeline of new construction continues to get smaller, but rent levels continue to trend higher in all metro regions.

Absorption: At the beginning of 2025, net absorption was below Q1 levels a year ago. Garden style/low rise apartments saw 1,300 units absorbed while 2,795 units were absorbed for Mid/High rise apartments. Northern Virginia (1,684 units) and Richmond (1,081 units) metro areas had the highest amount of leased space this quarter. The Blacksburg multifamily market experienced negative absorption in the first quarter of 2025.

Vacancy Rate: The multifamily market in Virginia had a vacancy rate of 6.6% in the first quarter, up from 6.3% during the same time last year. Garden/low rise (5.6%) multifamily units saw a slight increase in vacancy rates compared to a year ago and vacancy rates for mid/high rise (8.0%) multifamily units remained unchanged. Lynchburg metro had the highest vacancy rate in the state at 10.3%. The metro area with the lowest multifamily vacancy rate was Harrisonburg at 2.1%.

Rent: Rental prices remain elevated throughout the state with the effective rent for a unit in Virginia climbing to \$1,802 in Q1 2025. All metro markets saw an increase in rental prices with the Roanoke area (4.5%) experiencing the highest increase in rent. The market with the slowest increase in rent was Lynchburg at 1.0%.

Supply/Delivery: The number of units under construction dropped by 26% to 22,628 this quarter compared to last year. In a continuation of past trends, the Northern Virginia and Richmond markets had the largest share of new construction in the state. The supply side also saw some decline, with 3,811 multifamily units delivered in Q1 2025, which was 7% lower than the same time last year.



VIRGINIA (Statewide)

Market Indicator Dashboard

	YoY Chg	Q1-2025	Indicator
% chg	2.6%	702,976	Total Inventory (units)
units	-677	4,126	Net Absorption (units)
pct point	0.3%	6.6%	Vacancy Rate (%)
\$ per unit	\$60	\$1,802	Avg. Effective Rent Per Unit (\$ per unit)
\$ per sq. ft	\$0.07	\$1.99	Avg. Effective Rent Per Sq. Ft (\$ per sq. ft)
units	-297	3,811	New Supply Delivered (units)
units	-8,008	22,628	Under Construction (units)

Economic Indicator Dashboard

	MoM % Chg	Feb-25	Indicator
% chg	0.0%	4.3	Total Jobs, Virginia (in millions, seasonally adjusted)
pct point	0.1%	3.1%	Unemployment Rate, Virginia (% seasonally adjusted)
pct point	-0.7%	2.4%	Gross Domestic Product, U.S. (seasonally adjusted annual rate)

Report Index

Virginia Multifamily Market

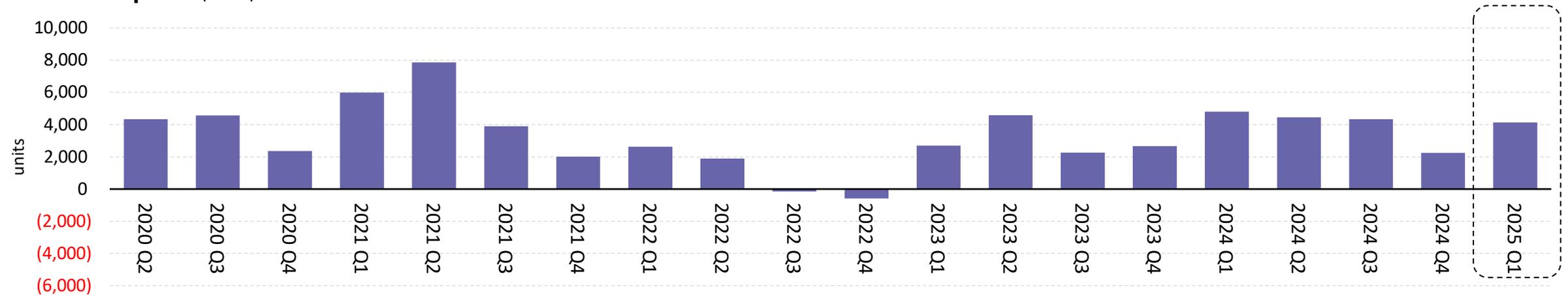
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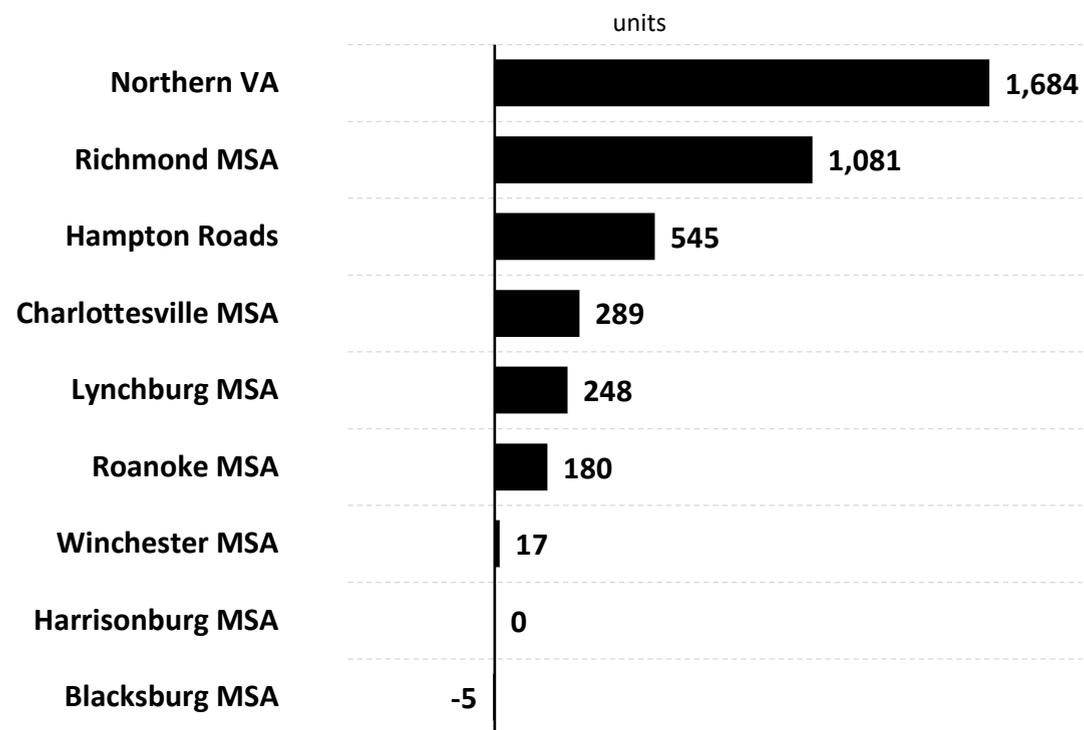
Multifamily Market - Absorption & Construction Trends

VIRGINIA (Statewide)

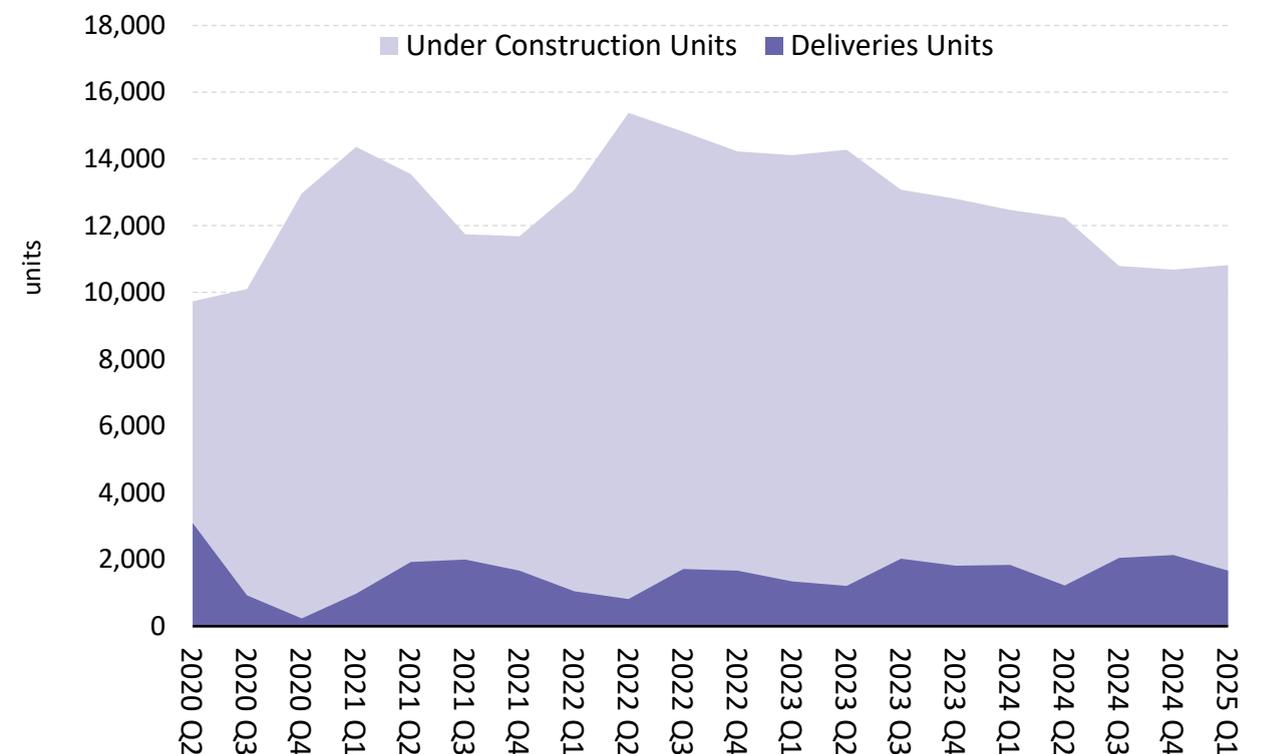
Net Absorption (units)



Q1-2025 Net Absorption by Metro Area (units)

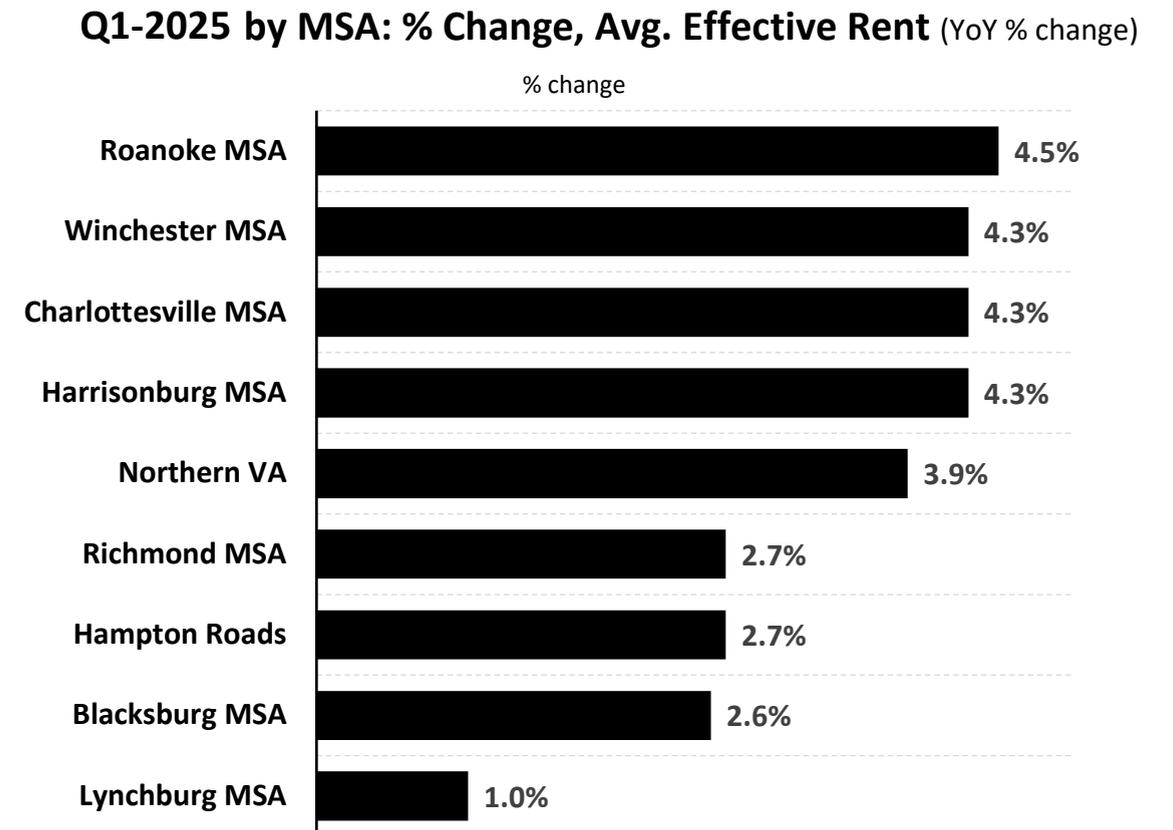
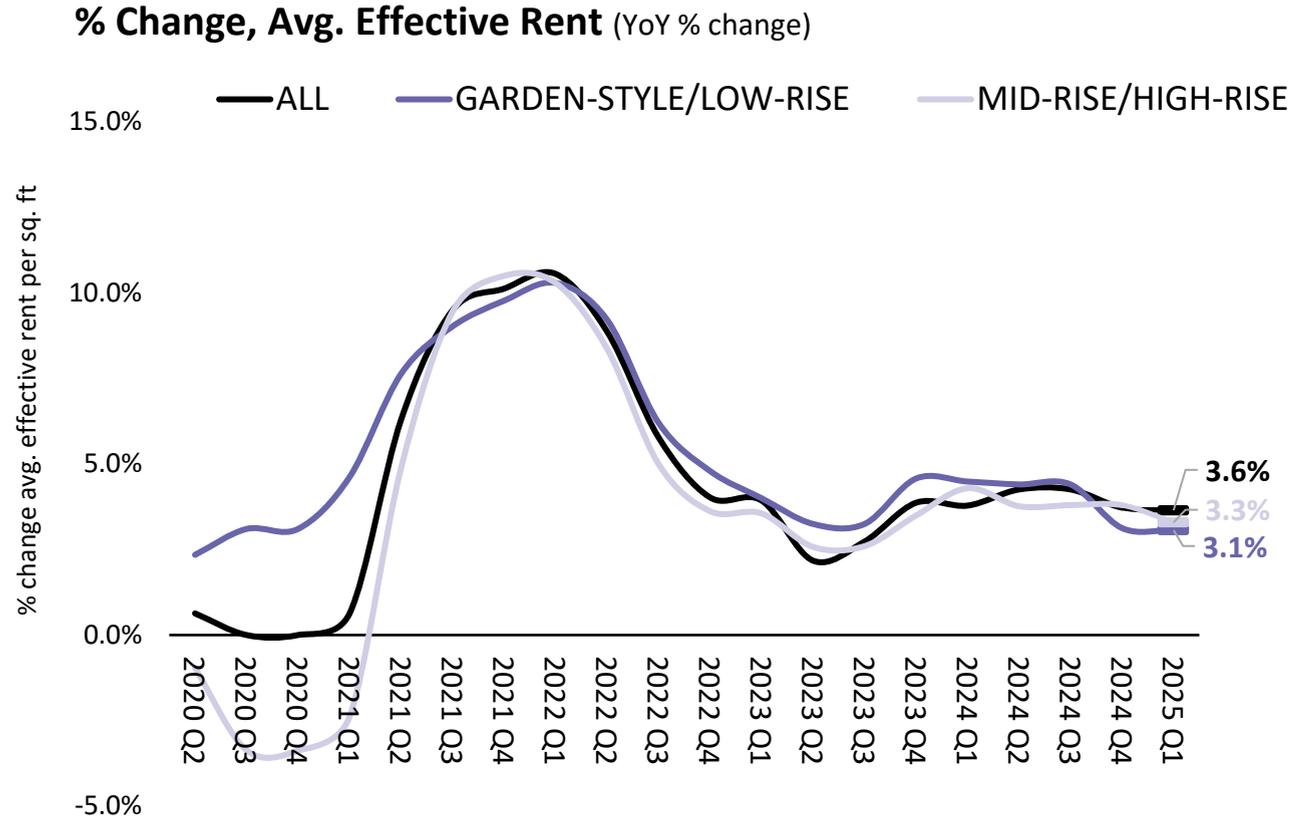
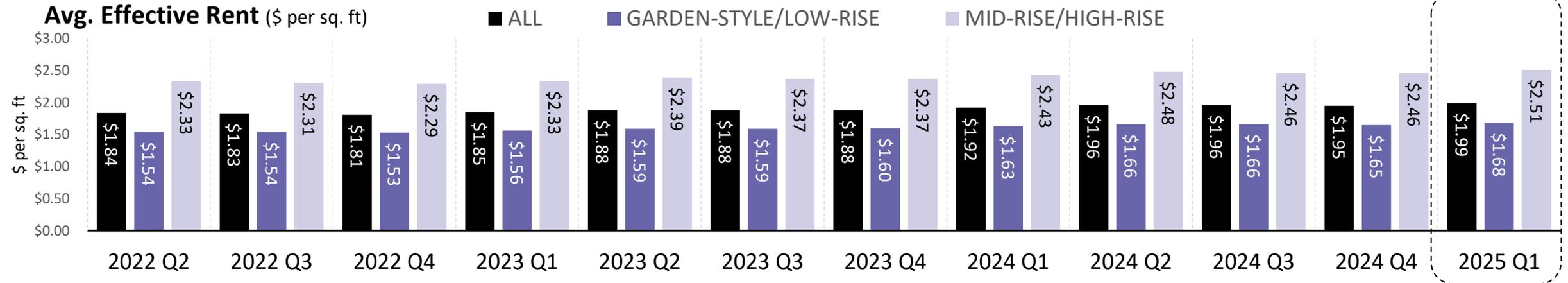


Under Construction & Net Deliveries (units)



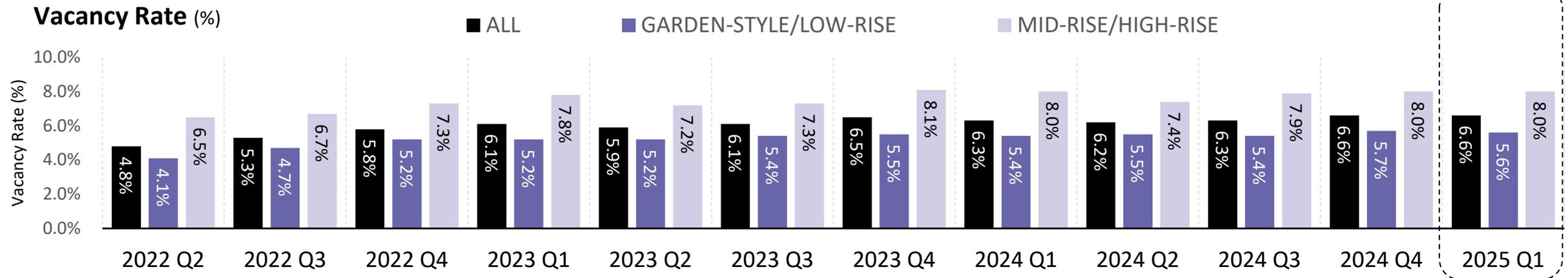
Multifamily Market - Rent Trends

VIRGINIA (Statewide)

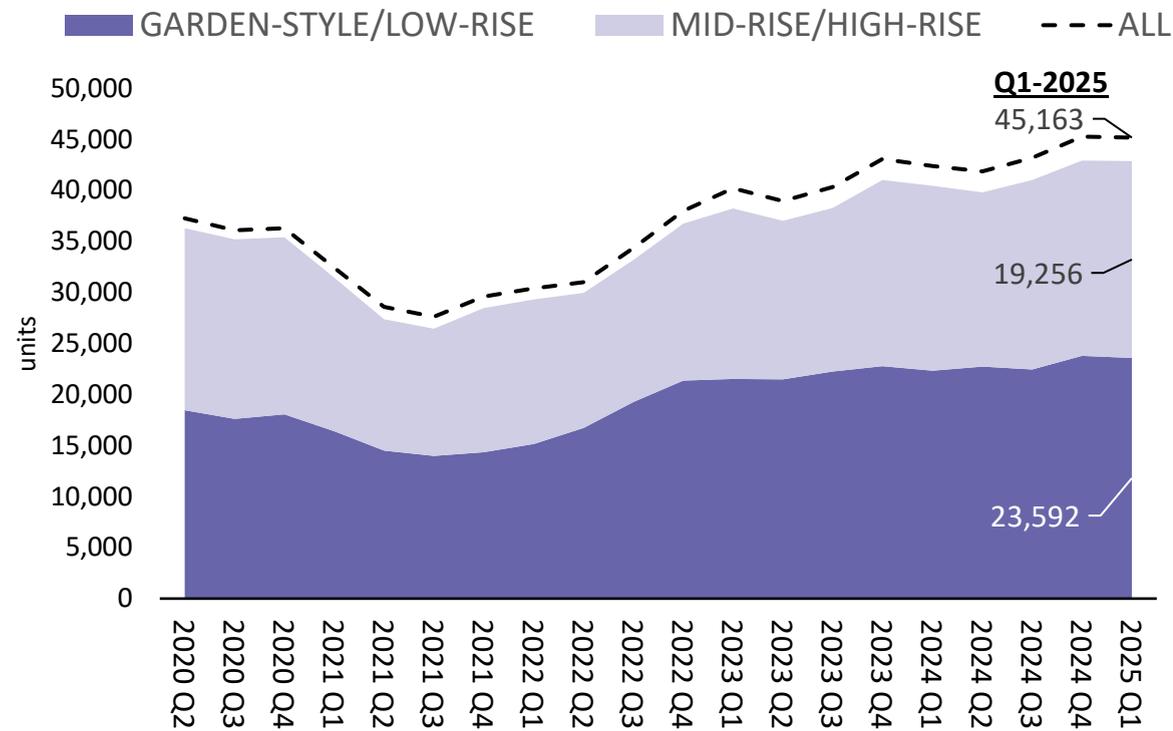


Multifamily Market - Vacancy Trends

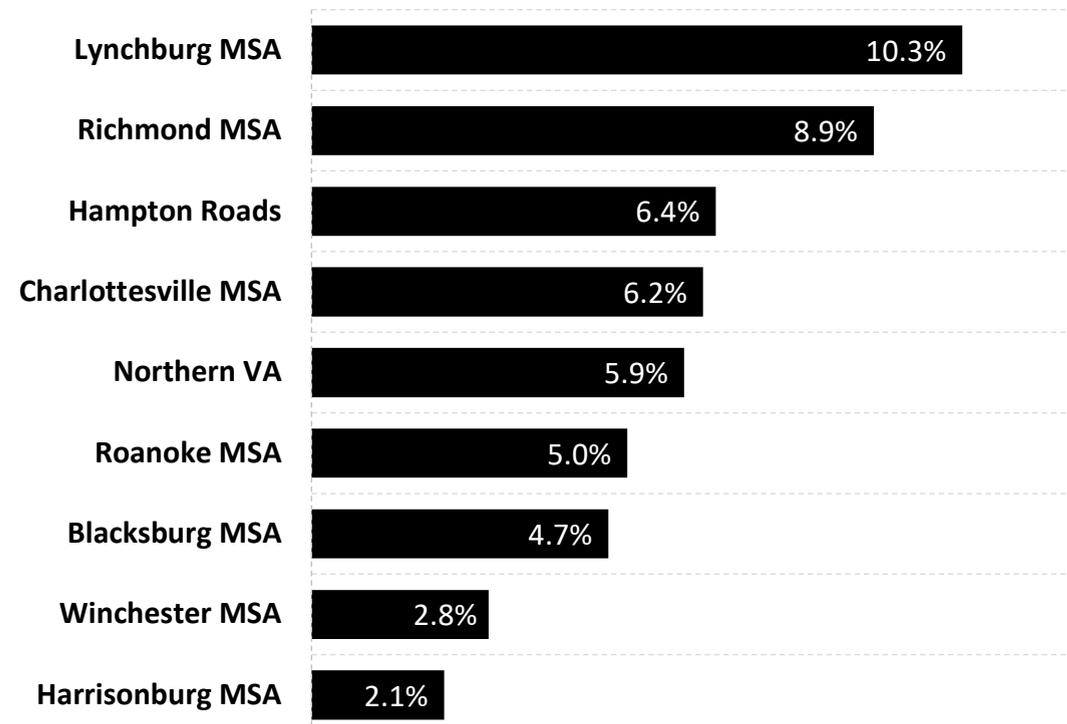
VIRGINIA (Statewide)



Vacant Inventory (units)



Q1-2025 Multifamily Vacancy Rate by MSA



MSA TRENDS

METROPOLITAN STATISTICAL AREA

Q1

Virginia
REALTORS®

2025

MULTIFAMILY
Market Report



Snapshot of Multifamily Market Conditions Around Virginia

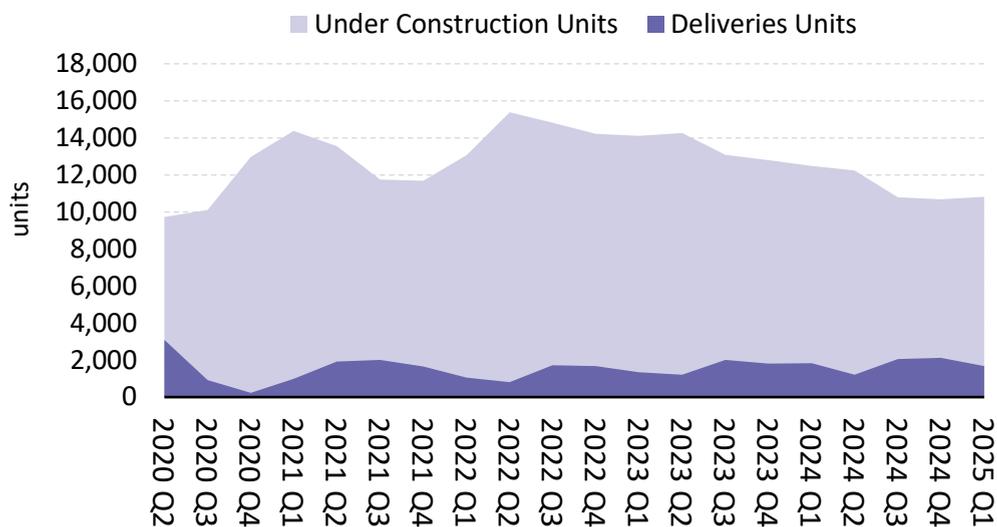
Multifamily Market - MSA Trends

NORTHERN VIRGINIA

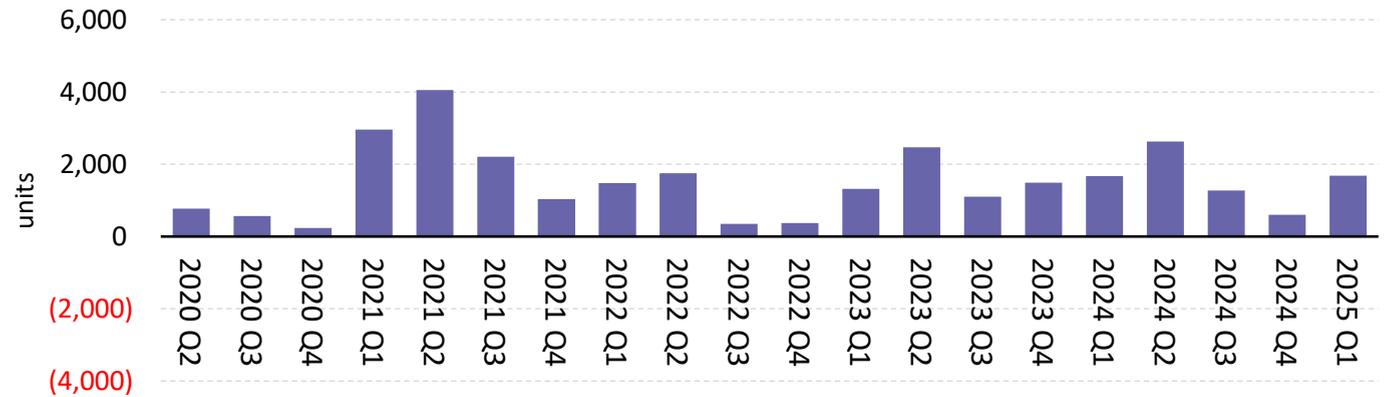
Local Market Indicator Dashboard

	Q1-2025	YoY Chg
Total Inventory (units)	279,845	2.6% % chg
Vacancy Rate (%)	5.9%	-0.1% pct points
Net Absorption (units)	1,684	15 units
Avg. Effective Rent (\$/per unit)	\$2,296	\$88 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$2.54	\$0.10 \$ per sq. ft
Under Construction (units)	10,821	-1,652 units

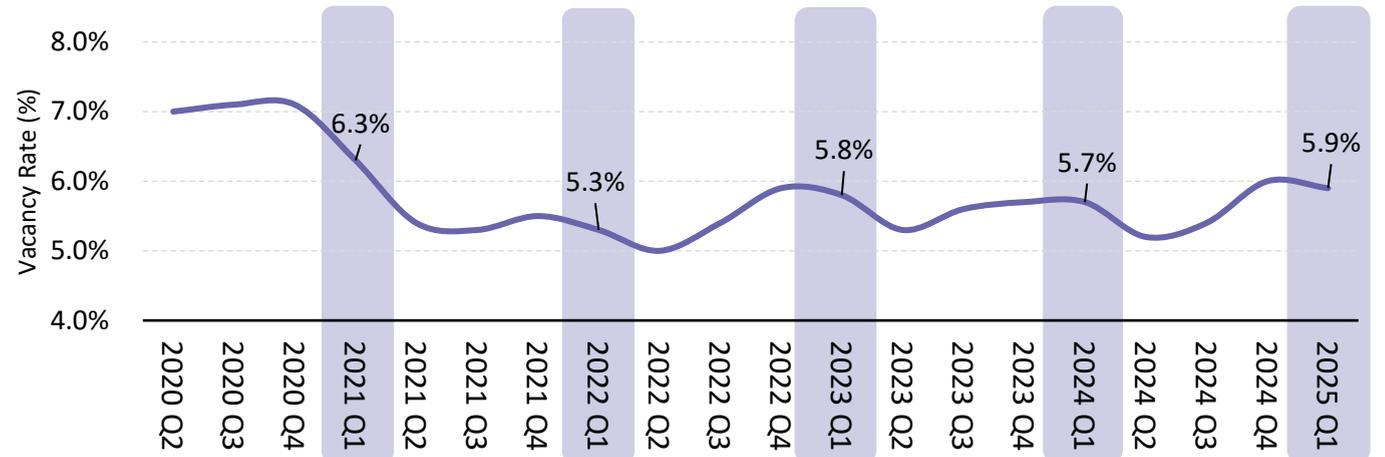
Under Construction & Net Deliveries (units)



Net Absorption (units)



Vacancy Rate (%)



Avg. Effective Rent (\$ per sq. ft)



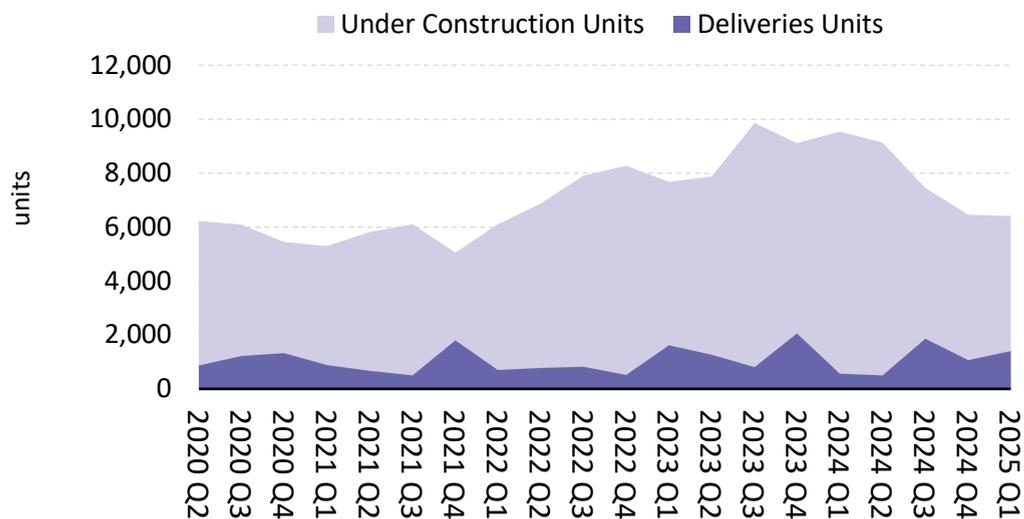
Multifamily Market - MSA Trends

RICHMOND MSA

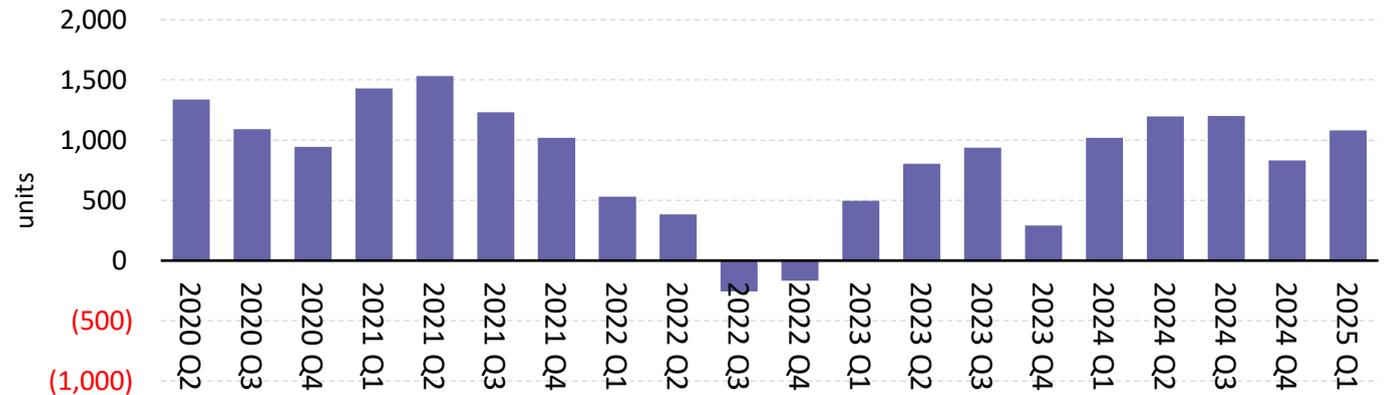
Local Market Indicator Dashboard

	Q1-2025	YoY Chg
Total Inventory (units)	140,929	3.6% % chg
Vacancy Rate (%)	8.9%	0.1% pct points
Net Absorption (units)	1,081	62 units
Avg. Effective Rent (\$/per unit)	\$1,493	\$39 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.69	\$0.04 \$ per sq. ft
Under Construction (units)	6,412	-3,123 units

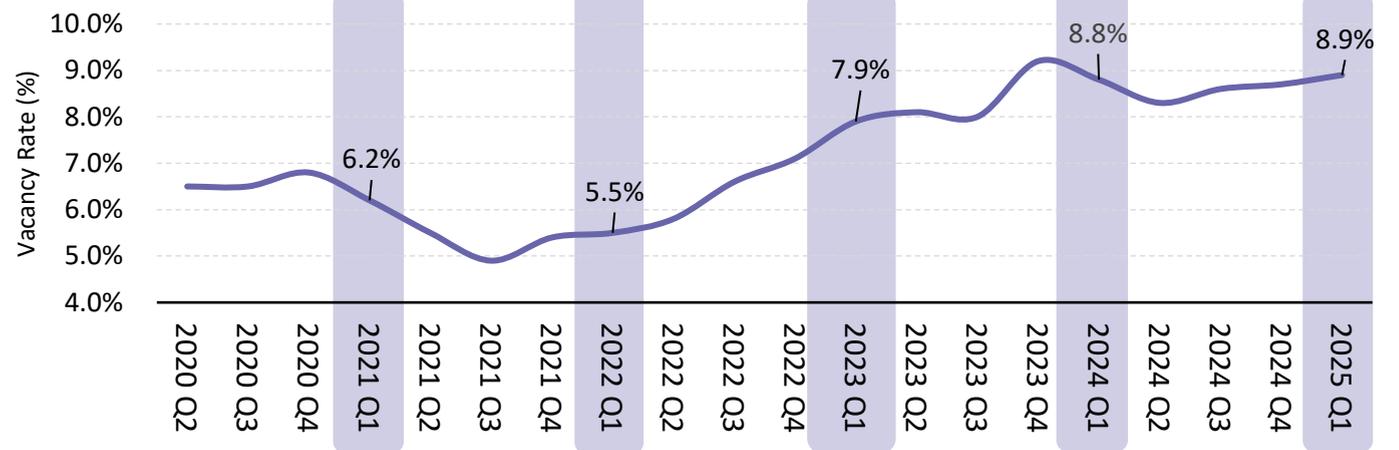
Under Construction & Net Deliveries (units)



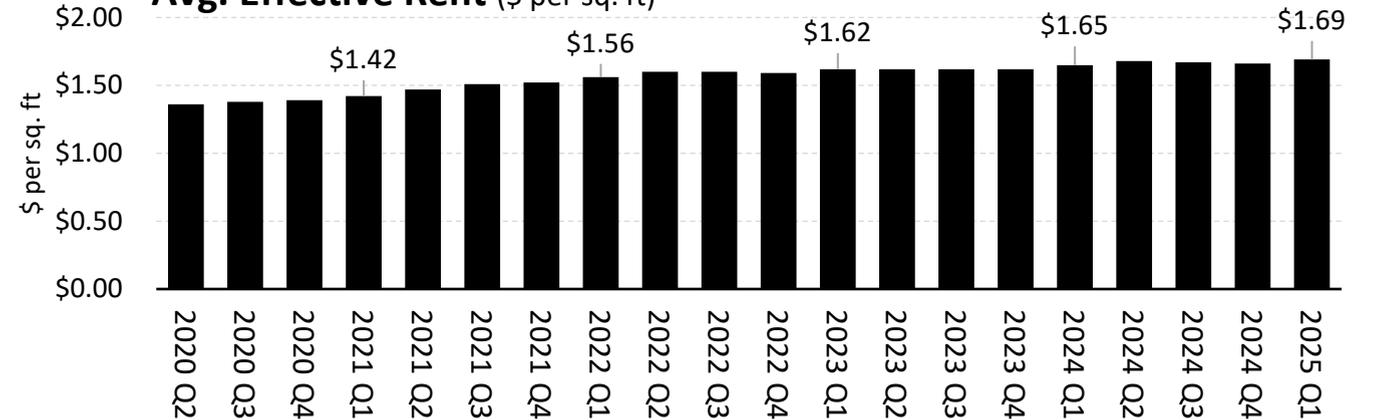
Net Absorption (units)



Vacancy Rate (%)



Avg. Effective Rent (\$ per sq. ft)

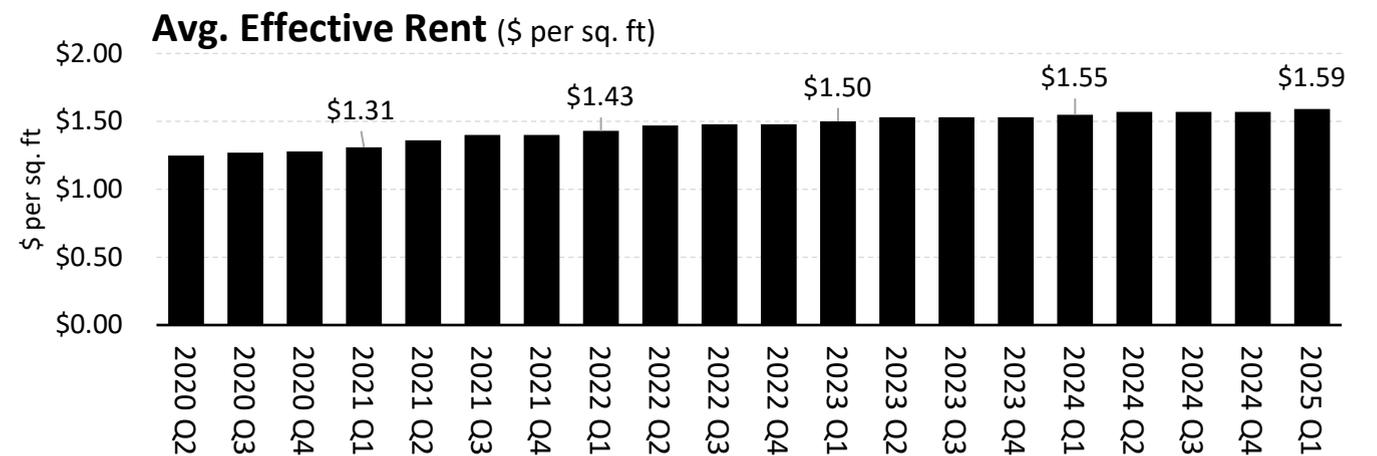
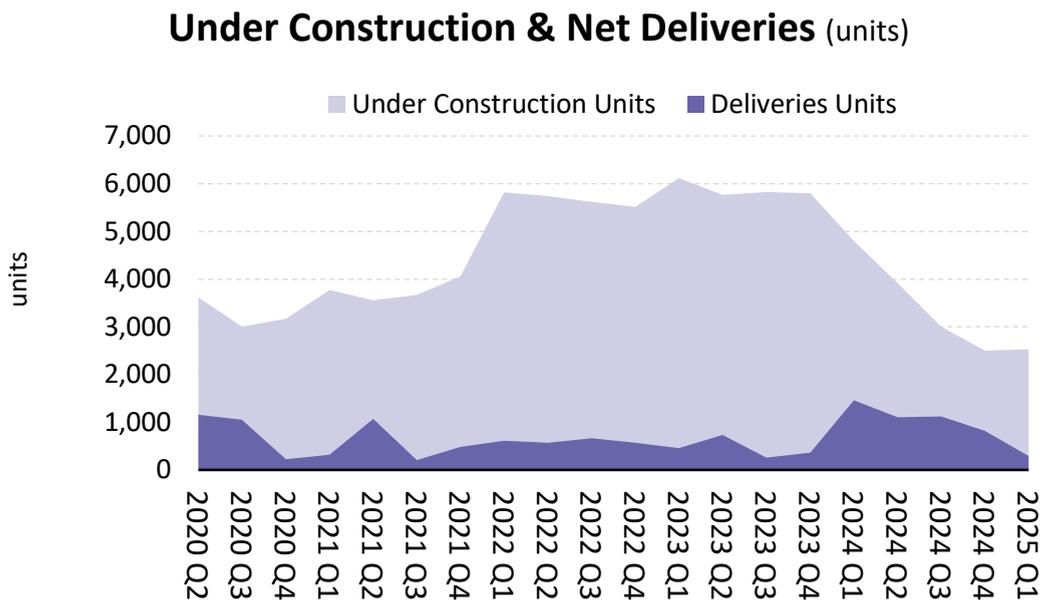
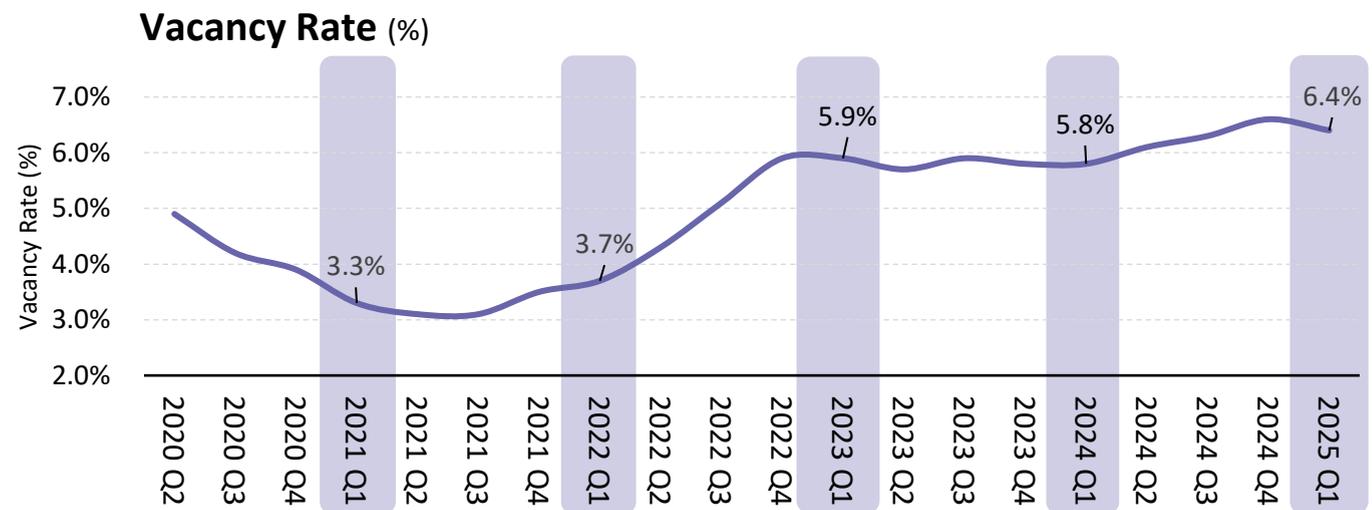
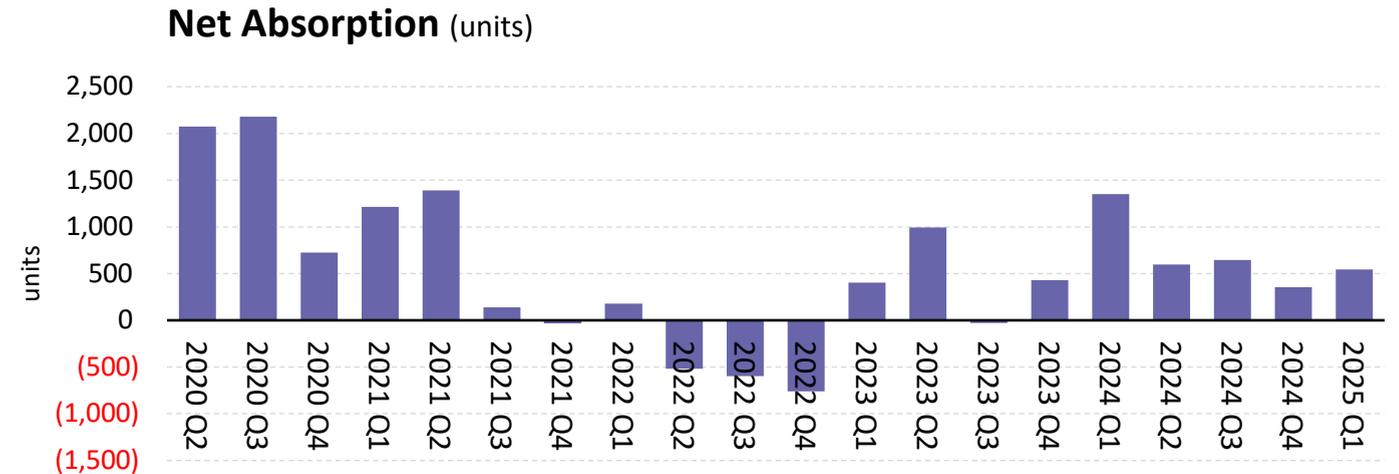


Multifamily Market - MSA Trends

HAMPTON ROADS

Local Market Indicator Dashboard

	Q1-2025	YoY Chg
Total Inventory (units)	179,853	1.9% % chg
Vacancy Rate (%)	6.4%	0.6% pct points
Net Absorption (units)	545	-804 units
Avg. Effective Rent (\$/per unit)	\$1,471	\$39 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.59	\$0.04 \$ per sq. ft
Under Construction (units)	2,525	-2,278 units



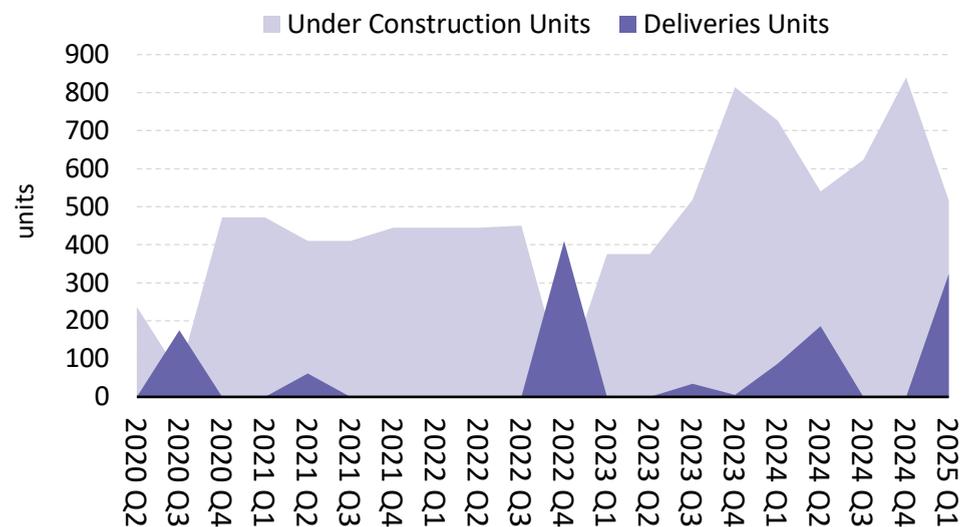
Multifamily Market - MSA Trends

ROANOKE MSA

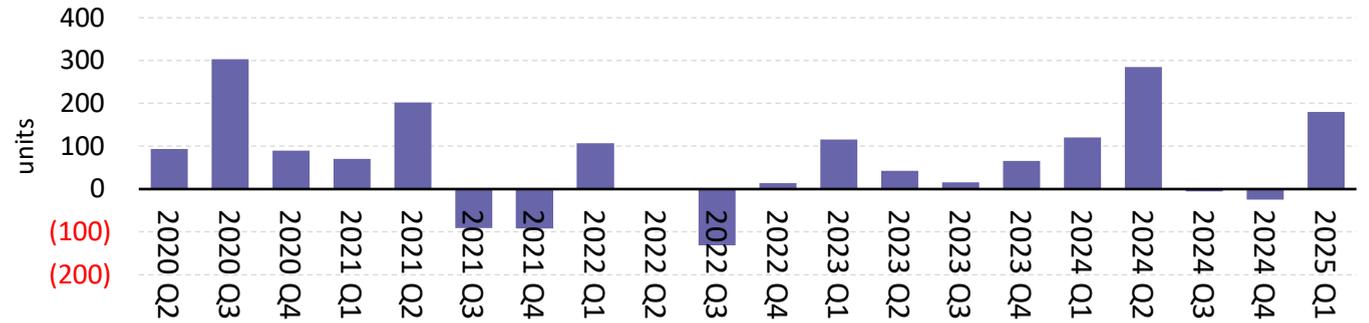
Local Market Indicator Dashboard

	Q1-2025	YoY Chg
Total Inventory (units)	20,705	2.5% % chg
Vacancy Rate (%)	5.0%	0.3% pct points
Net Absorption (units)	180	59 units
Avg. Effective Rent (\$/per unit)	\$1,180	\$50 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.34	\$0.05 \$ per sq. ft
Under Construction (units)	516	-210 units

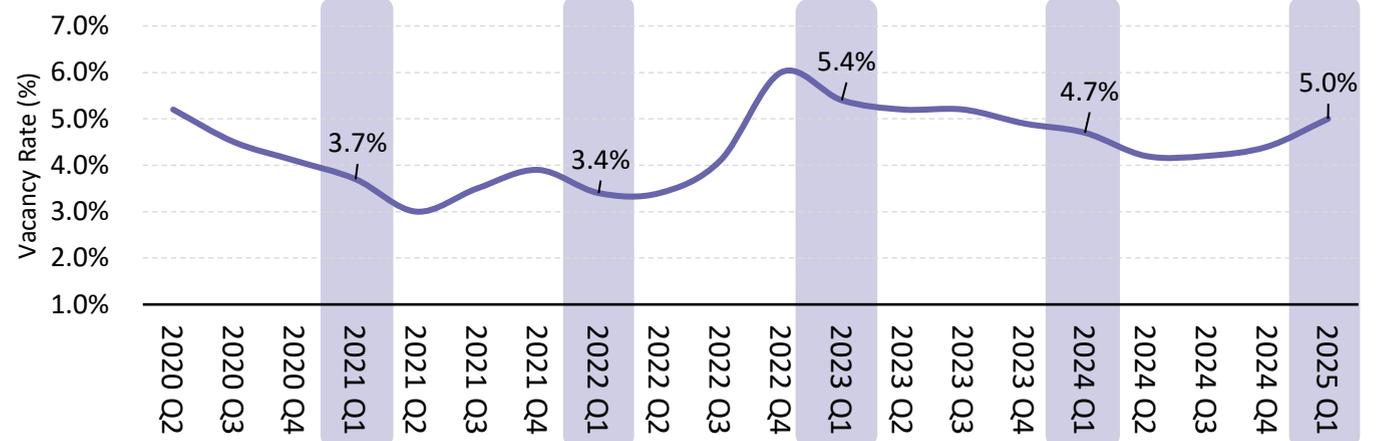
Under Construction & Net Deliveries (units)



Net Absorption (units)



Vacancy Rate (%)



Avg. Effective Rent (\$ per sq. ft)



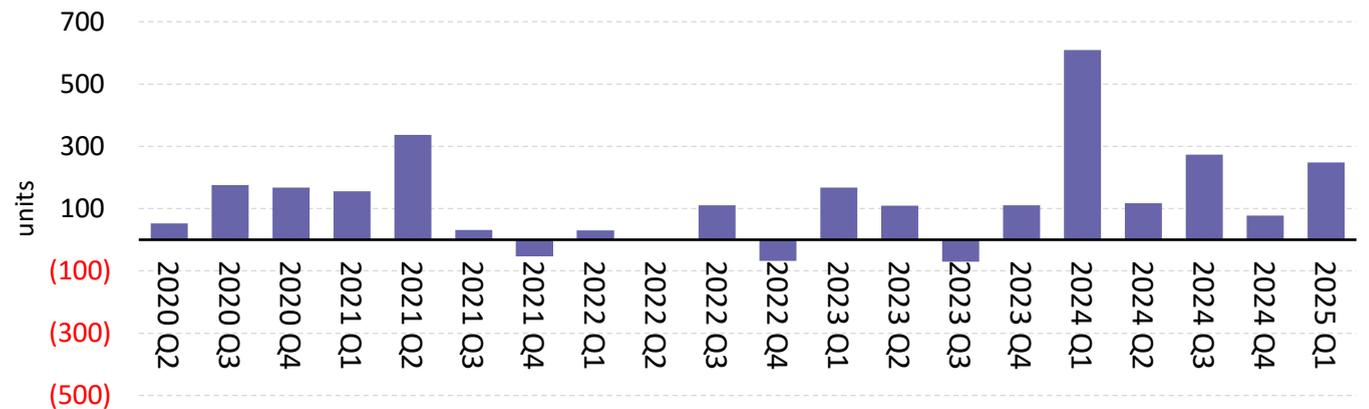
Multifamily Market - MSA Trends

LYNCHBURG MSA

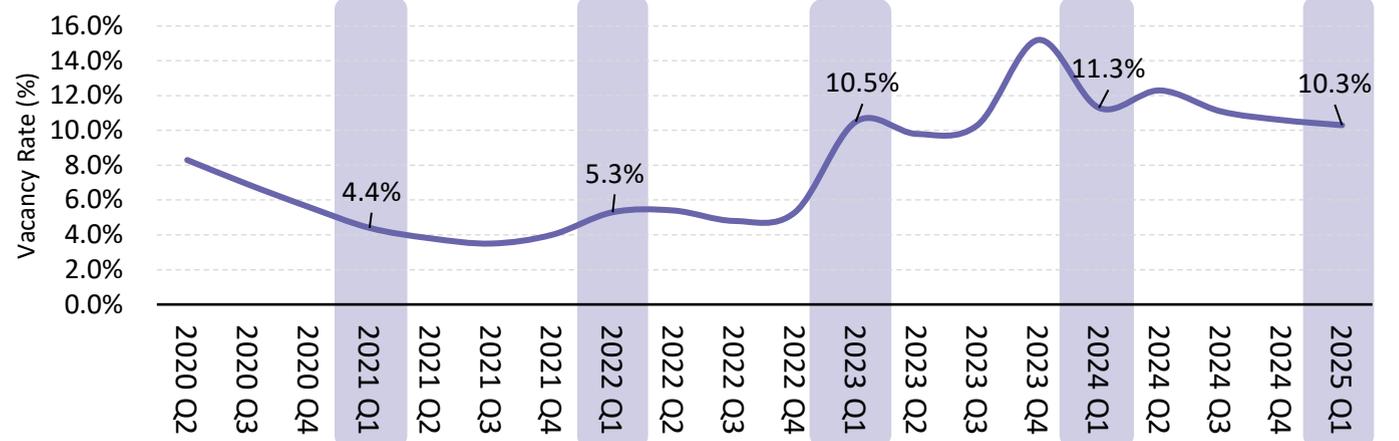
Local Market Indicator Dashboard

	Q1-2025	YoY Chg
Total Inventory (units)	15,770	4.2% % chg
Vacancy Rate (%)	10.3%	-1.0% pct points
Net Absorption (units)	248	-361 units
Avg. Effective Rent (\$/per unit)	\$1,144	\$11 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.17	\$0.01 \$ per sq. ft
Under Construction (units)	10	-634 units

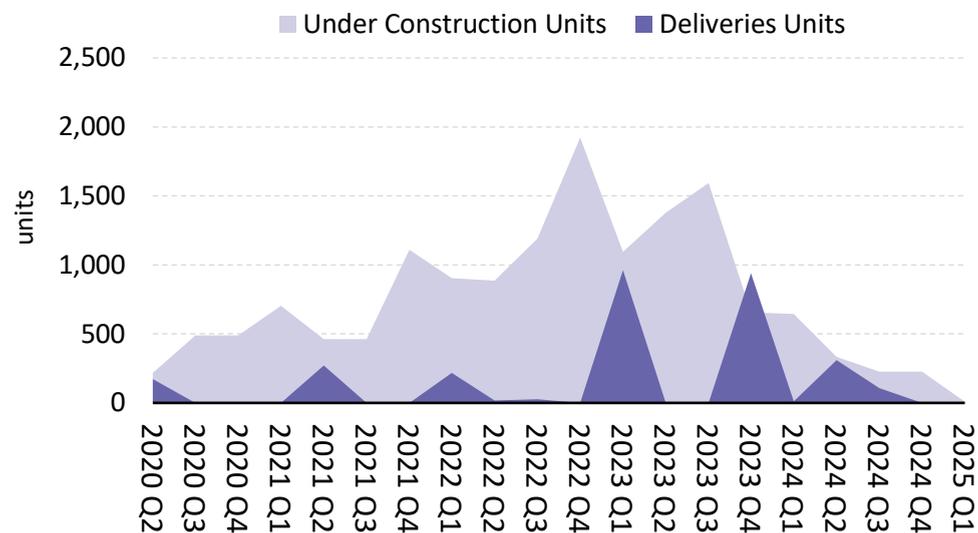
Net Absorption (units)



Vacancy Rate (%)



Under Construction & Net Deliveries (units)



Avg. Effective Rent (\$ per sq. ft)



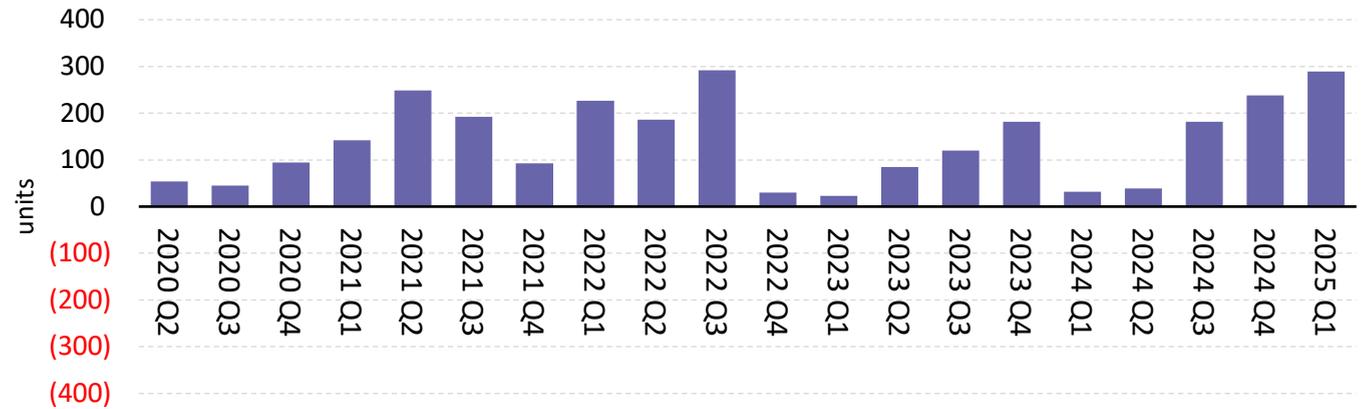
Multifamily Market - MSA Trends

CHARLOTTESVILLE MSA

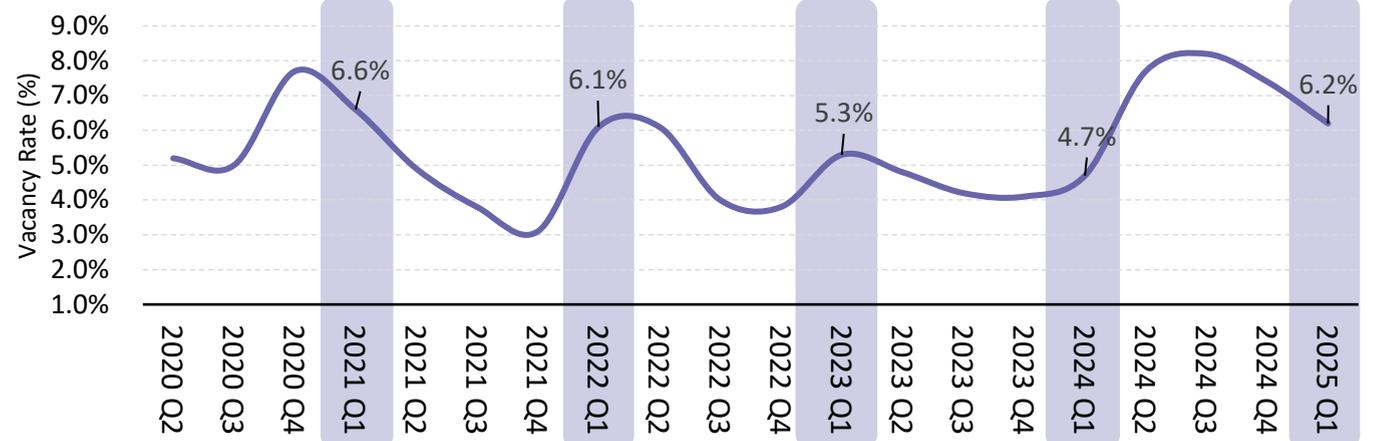
Local Market Indicator Dashboard

	Q1-2025	YoY Chg
Total Inventory (units)	15,731	7.0% <i>% chg</i>
Vacancy Rate (%)	6.2%	1.5% <i>pct points</i>
Net Absorption (units)	289	257 <i>units</i>
Avg. Effective Rent (\$/per unit)	\$1,783	\$74 <i>\$ per unit</i>
Avg. Effective Rent (\$/per sq. ft)	\$1.82	\$0.07 <i>\$ per sq. ft</i>
Under Construction (units)	810	-343 <i>units</i>

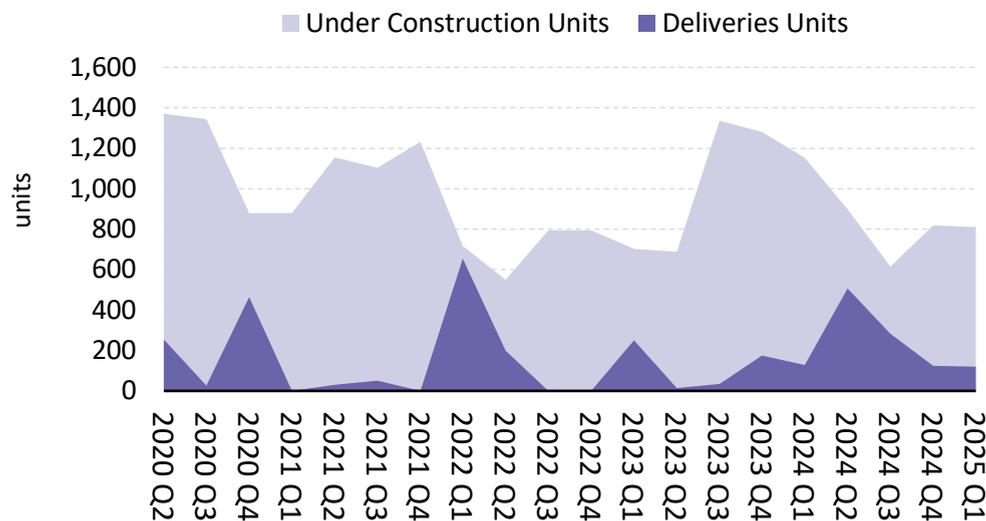
Net Absorption (units)



Vacancy Rate (%)



Under Construction & Net Deliveries (units)



Avg. Effective Rent (\$ per sq. ft)



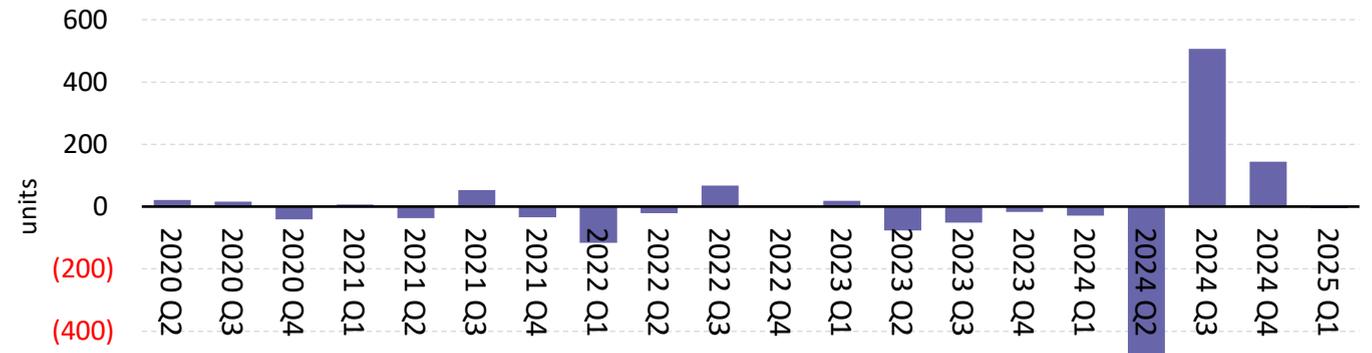
Multifamily Market - MSA Trends

BLACKSBURG MSA

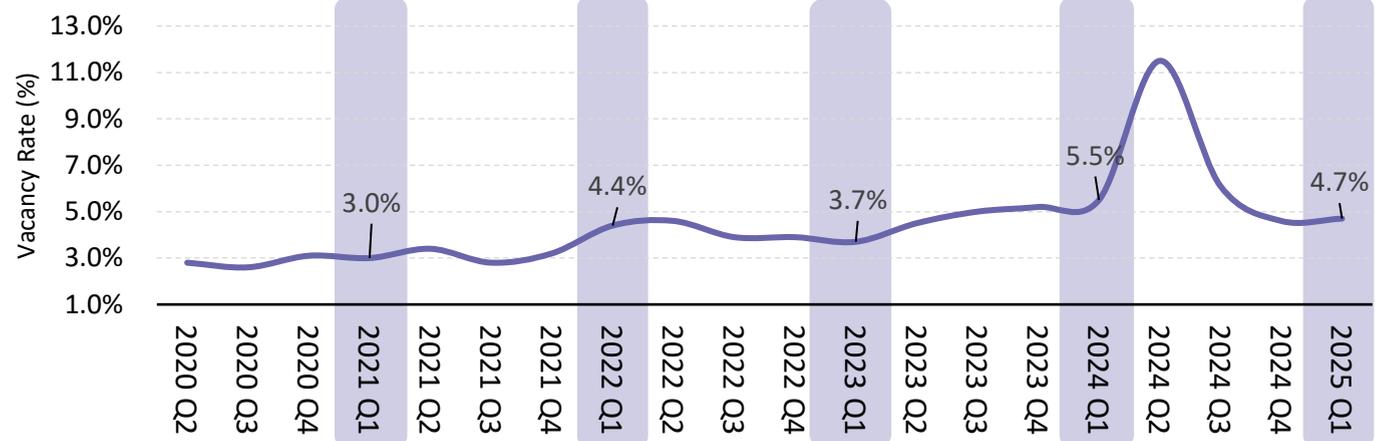
Local Market Indicator Dashboard

	Q1-2025	YoY Chg
Total Inventory (units)	9,552	1.0% % chg
Vacancy Rate (%)	4.7%	-0.8% pct points
Net Absorption (units)	(5)	24 units
Avg. Effective Rent (\$/per unit)	\$1,307	\$34 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.41	\$0.03 \$ per sq. ft
Under Construction (units)	102	12 units

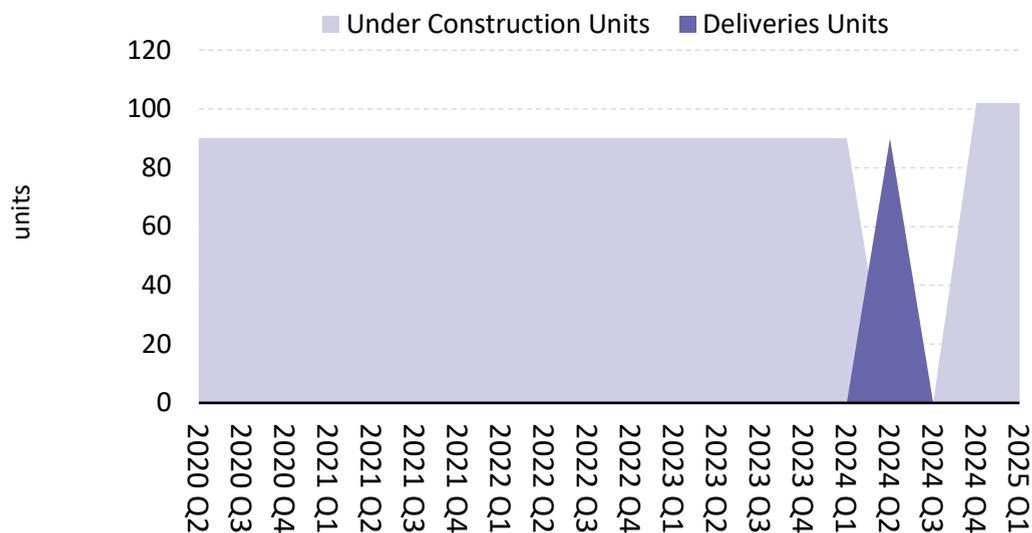
Net Absorption (units)



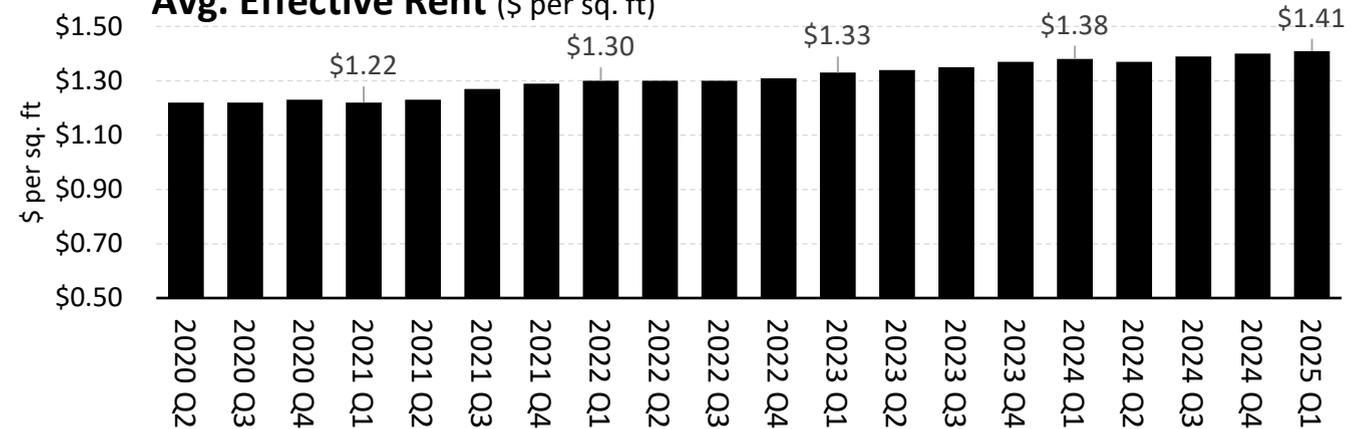
Vacancy Rate (%)



Under Construction & Net Deliveries (units)



Avg. Effective Rent (\$ per sq. ft)



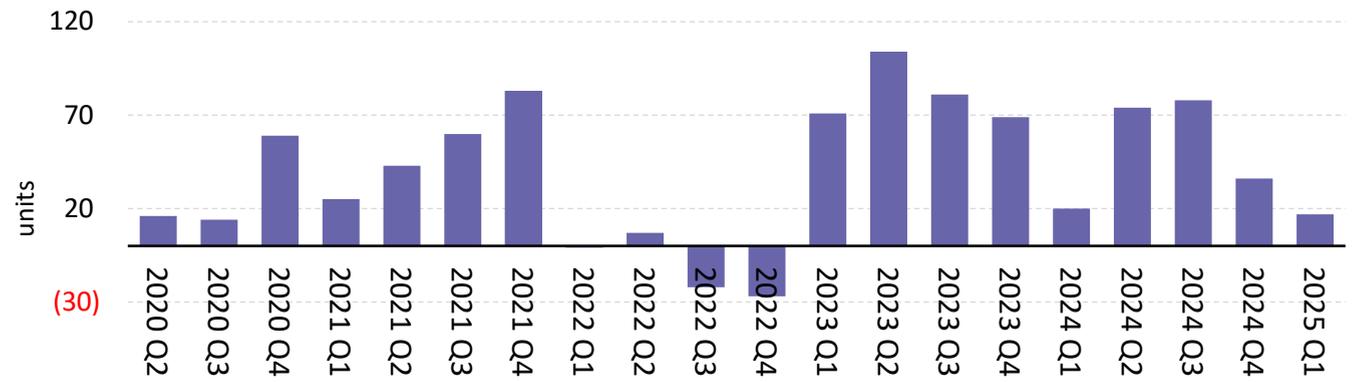
Multifamily Market - MSA Trends

WINCHESTER MSA

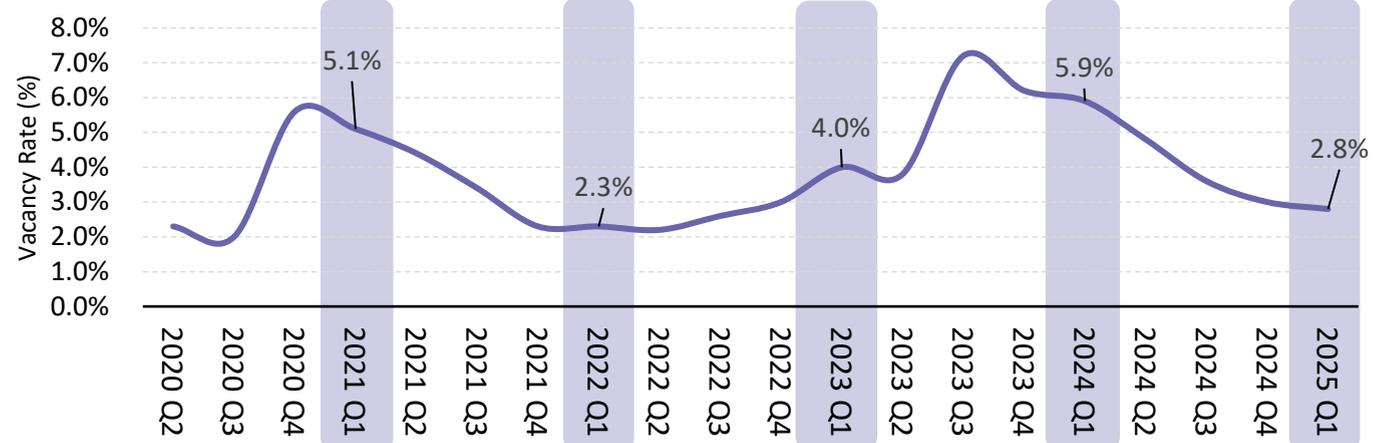
Local Market Indicator Dashboard

	Q1-2025	YoY Chg	
Total Inventory (units)	6,660	0	% chg
Vacancy Rate (%)	2.8%	-3.1%	pct points
Net Absorption (units)	17	-3	units
Avg. Effective Rent (\$/per unit)	\$1,479	\$61	\$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.60	\$0.07	\$ per sq. ft
Under Construction (units)	411	122	units

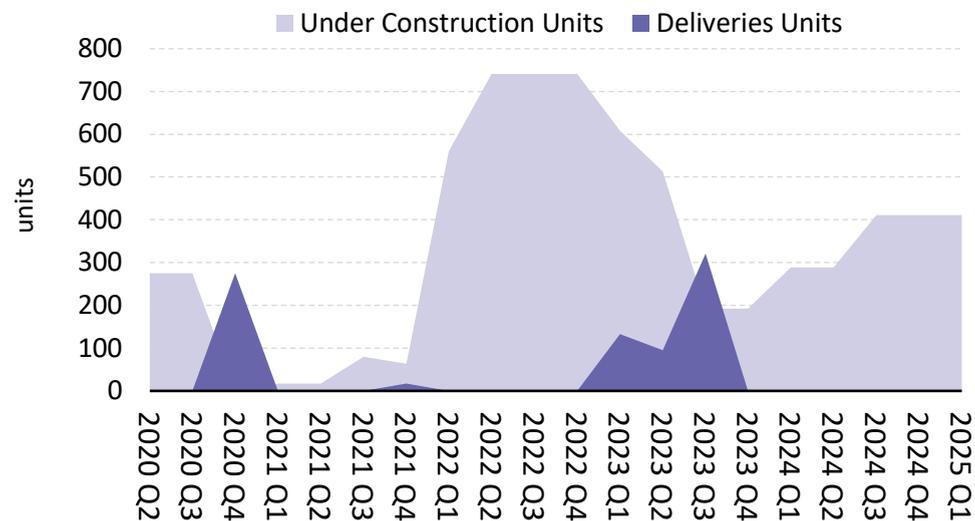
Net Absorption (units)



Vacancy Rate (%)



Under Construction & Net Deliveries (units)



Avg. Effective Rent (\$ per sq. ft)



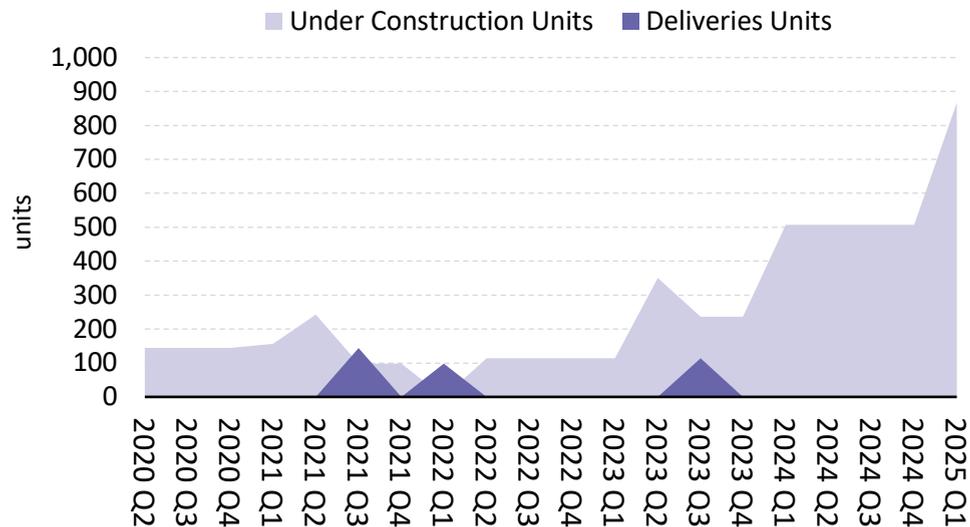
Multifamily Market - MSA Trends

HARRISONBURG MSA

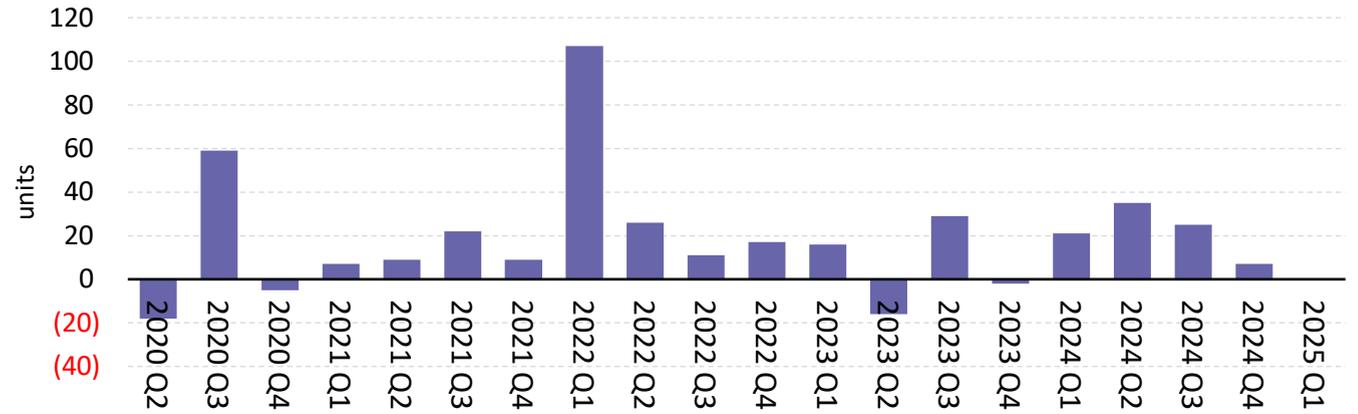
Local Market Indicator Dashboard

	Q1-2025	YoY Chg	
Total Inventory (units)	4,893	0	% chg
Vacancy Rate (%)	2.1%	-1.4%	pct points
Net Absorption (units)	0	-21	units
Avg. Effective Rent (\$/per unit)	\$1,394	\$58	\$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.50	\$0.06	\$ per sq. ft
Under Construction (units)	867	360	units

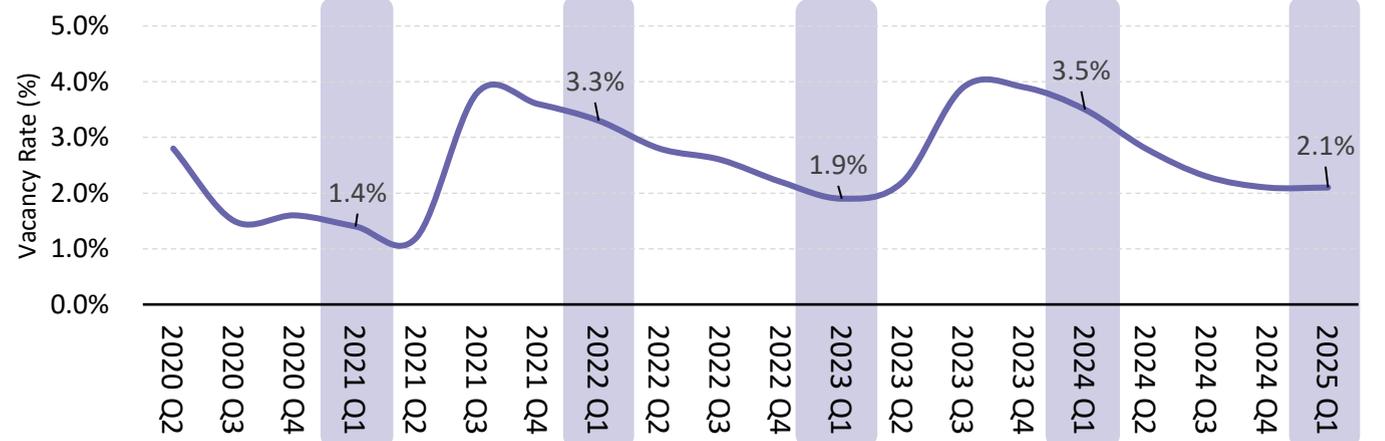
Under Construction & Net Deliveries (units)



Net Absorption (units)



Vacancy Rate (%)



Avg. Effective Rent (\$ per sq. ft)



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NOTE: The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict code of ethics.

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