

# Virginia

## ECONOMIC & HOUSING MARKET OUTLOOK

### ECONOMIC OUTLOOK



2023: +1.6% (67K JOBS)  
2024: +0.1% (3K JOBS)

**TOTAL JOBS**

**YEAR-OVER-YEAR JOB CHANGE**



2023: 2.9%  
2024: 3.6%

**UNEMPLOYMENT RATE (Q4)**

Unemployment rates have been declining to near historic lows this year, and Virginia's unemployment rate continues to be lower than the nation as a whole—a gap that has widened in 2023. However, with weakening economic conditions across the country, unemployment is expected to increase to 3.6% in Virginia by the end of 2024.

### HOUSING MARKET OUTLOOK



**HOME SALES**

2023: -23.6%  
2024: +11.4%  
ANNUAL CHANGE



**MEDIAN HOME PRICE**

2023: +4.4%  
2024: +1.2%  
ANNUAL CHANGE



**NEW HOUSING  
STARTS**

2023: -10.6%  
2024: -3.5%  
ANNUAL CHANGE



**30-YR MORTGAGE  
RATE (DEC AVG)**

2023: 6.90%  
2024: 6.15%

Due to rising and volatile mortgage rates, upward pressure on home prices, mounting affordability challenges around the state, and tight inventory conditions, Virginia's housing market has experienced a sharp decline in sales activity in 2023 which is the lowest it has seen in almost a decade. We expect sales activity to rise in 2024 compared to 2023 as mortgage rates stabilize. Mortgage rates are expected to end the year in the upper 6% range and then slowly decline to a low 6% range by the end of 2024 as macroeconomic headwinds simmer down.