



# Q2 2025 MULTIFAMILY MARKET REPORT

# Multifamily Market - Key Trends Snapshot

## Multifamily Market

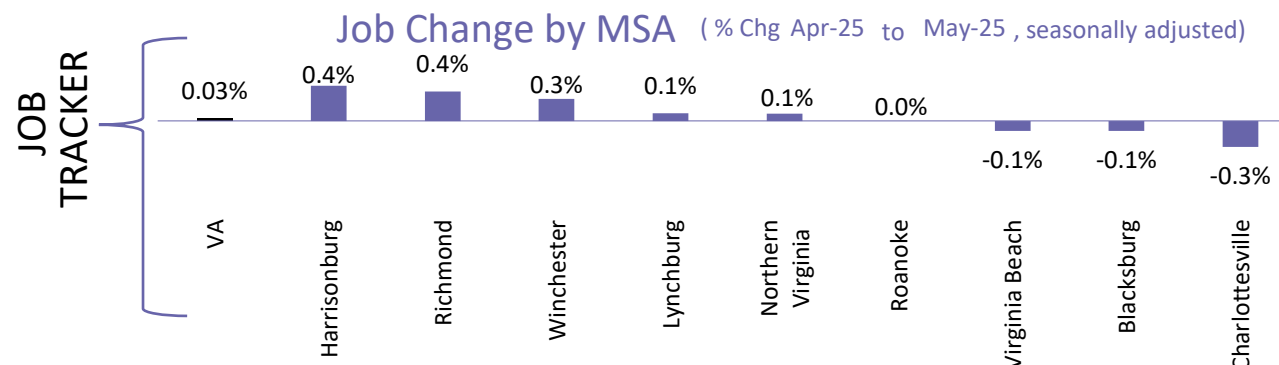
**Overview:** Virginia's multifamily market had positive absorption in the second quarter but it slowed from a year ago and the vacancy rate inched down. Construction activity continues to cool, and new deliveries were half of what they were a year ago. Rent levels are still rising in all metro markets across the Commonwealth.

**Absorption:** New absorption was positive but it slowed from the prior year. 3,931 units were absorbed in multifamily housing in the second quarter, 584 fewer units than a year ago. Garden style/low rise apartments saw 948 units absorbed while 2,782 units were absorbed for Mid/High rise apartments, both lower than the previous quarter. Northern Virginia (1,603 units) and Richmond (1,218 units) led the list of Virginia metro areas for the highest number of leased spaces this quarter. Blacksburg and Winchester multifamily markets experienced negative absorption in the second quarter of 2025 with 52 and 12 units of vacated space respectively.

**Vacancy Rate:** The multifamily market in Virginia had a vacancy rate of 6.1% in the second quarter, down from 6.2% during the same time last year. Garden/low rise (5.3%) multifamily units saw a slight decline in vacancy rates compared to a year ago and vacancy rates for mid/high rise (7.3%) multifamily units remained unchanged. The Lynchburg metro had the highest vacancy rate in the state at 10.9%. On the other hand, the metro area with the lowest multifamily vacancy rate was Winchester at 3.0%.

**Rent:** Rental prices continue to increase throughout the state with the effective rent for a unit in Virginia climbing to \$1,826 in Q2 2025. All metro markets saw an increase in rental prices with the Charlottesville area (4.9%) experiencing the highest increase in rent, the lowest rent increase was in Richmond (2.0%).

**Supply/Delivery:** The number of units under construction went down by almost 20% to 21,854 this quarter compared to last year. Northern Virginia and Richmond markets, once again, had the largest share of new construction units in the Commonwealth. The supply side suffered significantly with only 2,024 multifamily units delivered in Q2 2025, which was just half of the number last year.



## VIRGINIA (Statewide)



### Market Indicator Dashboard

	YoY Chg	Q2-2025	Indicator
% chg	2.5%	705,516	Total Inventory (units)
units	-584	3,931	Net Absorption (units)
pct point	-0.1%	6.1%	Vacancy Rate (%)
\$ per unit	\$44	\$1,826	Avg. Effective Rent Per Unit (\$ per unit)
\$ per sq. ft	\$0.04	\$2.01	Avg. Effective Rent Per Sq. Ft (\$ per sq. ft)
units	-1,993	2,024	New Supply Delivered (units)
units	-5,259	21,854	Under Construction (units)



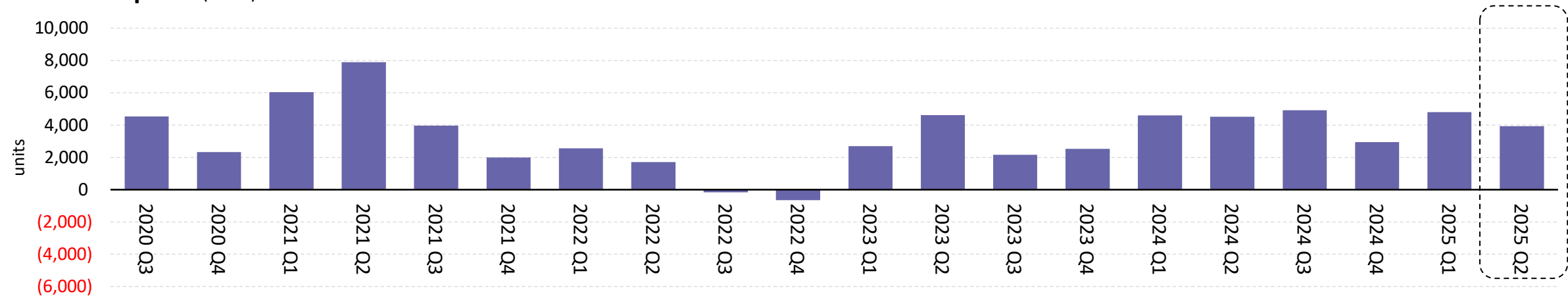
### Economic Indicator Dashboard

	MoM % Chg	May-25	Indicator
% chg	0.0%	4.3	Total Jobs, Virginia (in millions, seasonally adjusted)
pct point	0.1%	3.4%	Unemployment Rate, Virginia (% seasonally adjusted)
pct point	-2.6%	-0.2%	Gross Domestic Product, U.S. (seasonally adjusted annual rate)

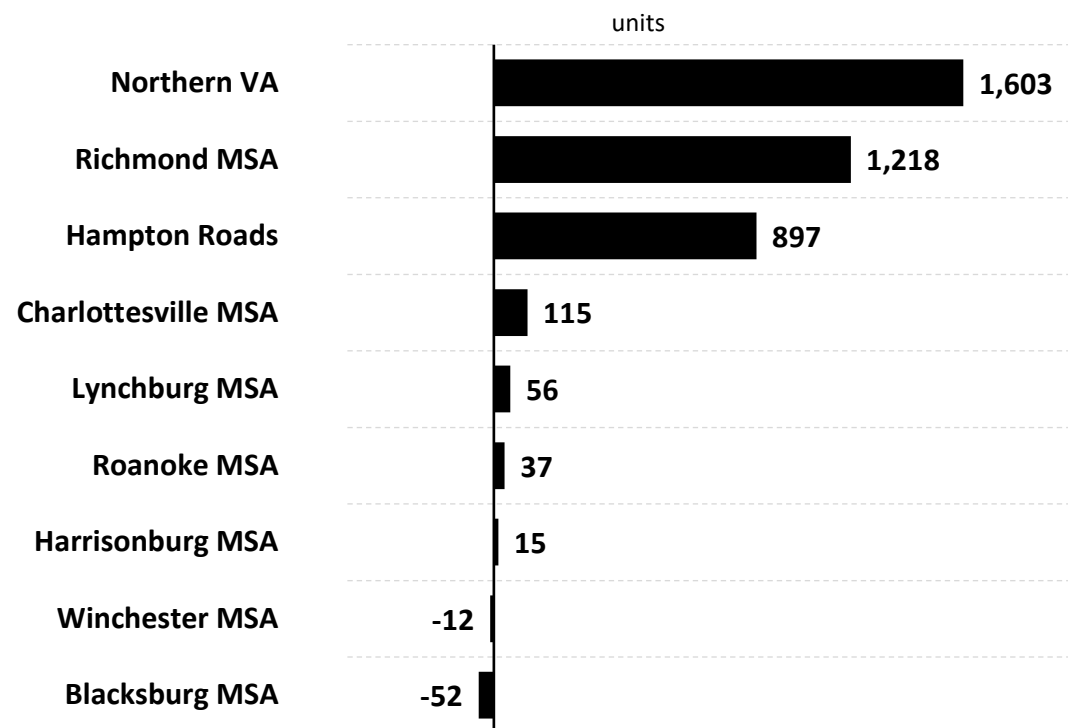
# Multifamily Market - Absorption & Construction Trends

## **VIRGINIA** (Statewide)

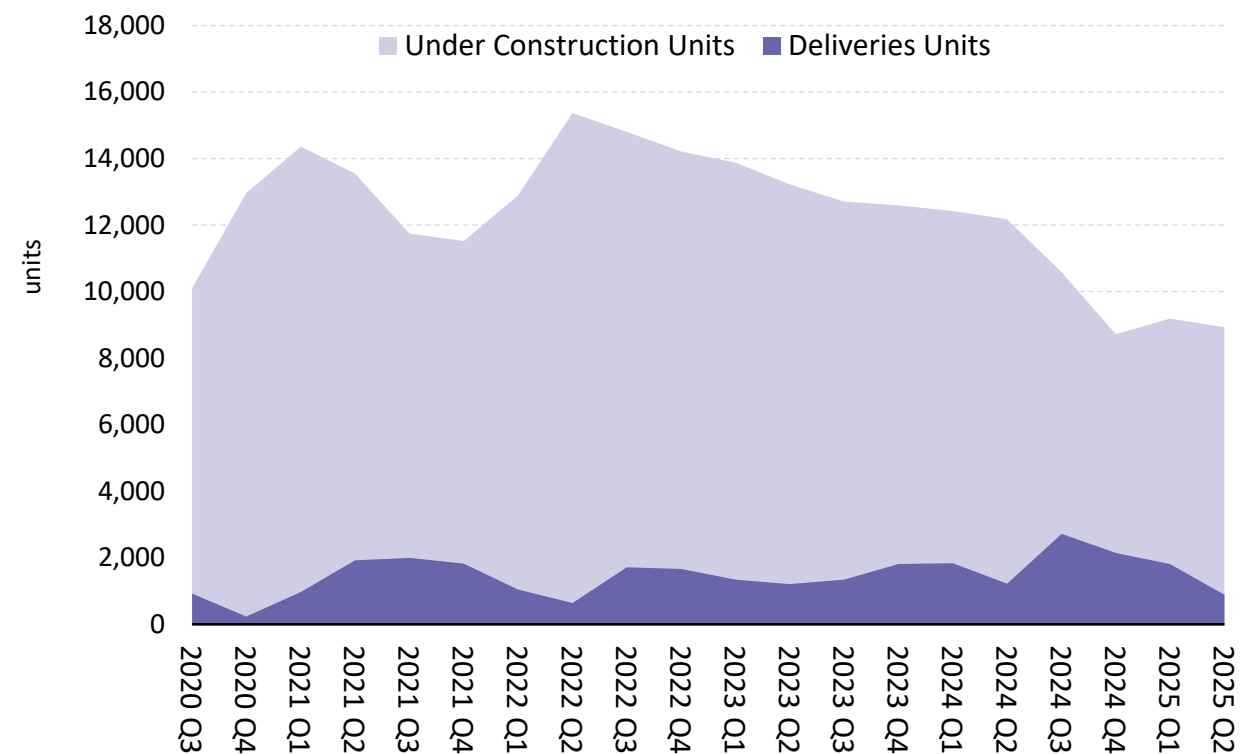
**Net Absorption (units)**



**Q2-2025 Net Absorption by Metro Area (units)**



**Under Construction & Net Deliveries (units)**





# Report Index

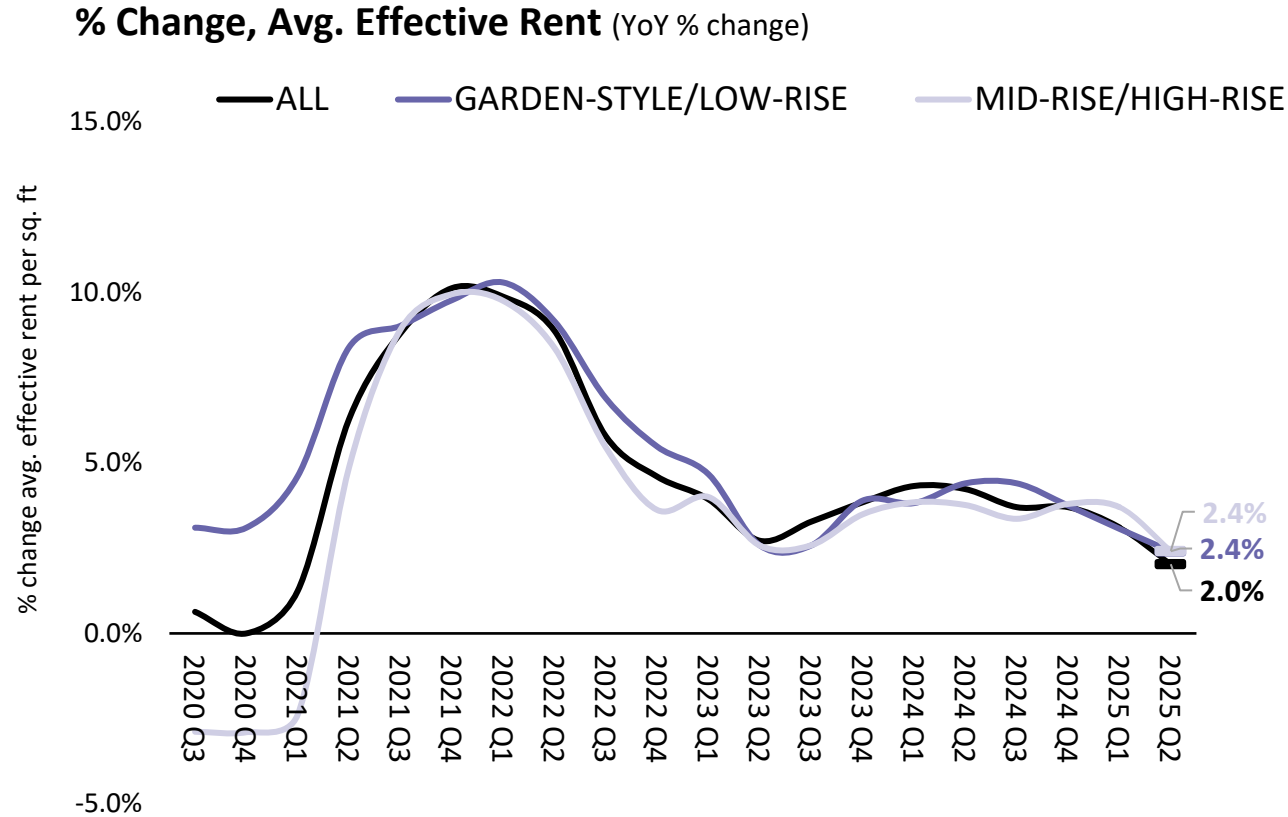
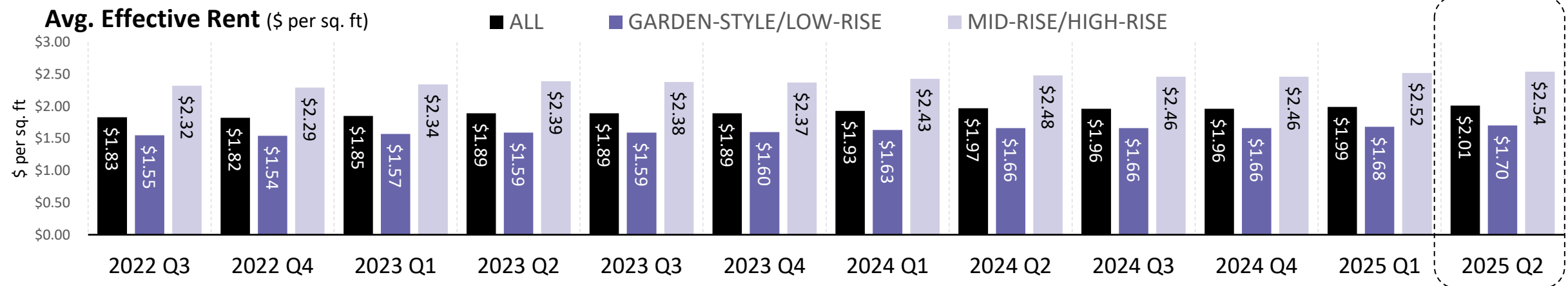
## Virginia Multifamily Market

- Absorption & Construction Trends ----- 4
- Rent Trends ----- 5
- Vacancy Trends ----- 6
- MSA-Level Trends ----- 7
  - Northern Virginia ----- 8
  - Richmond MSA ----- 9
  - Hampton Roads ----- 10
  - Roanoke MSA ----- 11
  - Lynchburg MSA ----- 12
  - Charlottesville MSA ----- 13
  - Blacksburg MSA ----- 14
  - Winchester MSA ----- 15
  - Harrisonburg MSA ----- 16

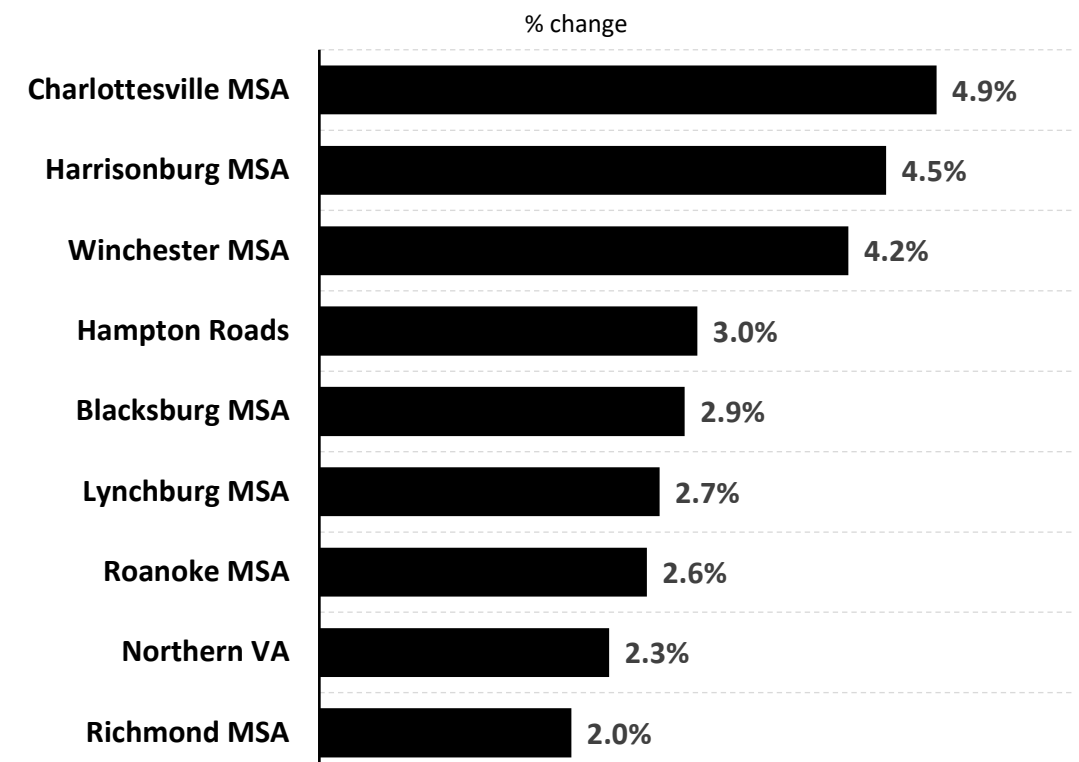


# Multifamily Market - Rent Trends

## VIRGINIA (Statewide)

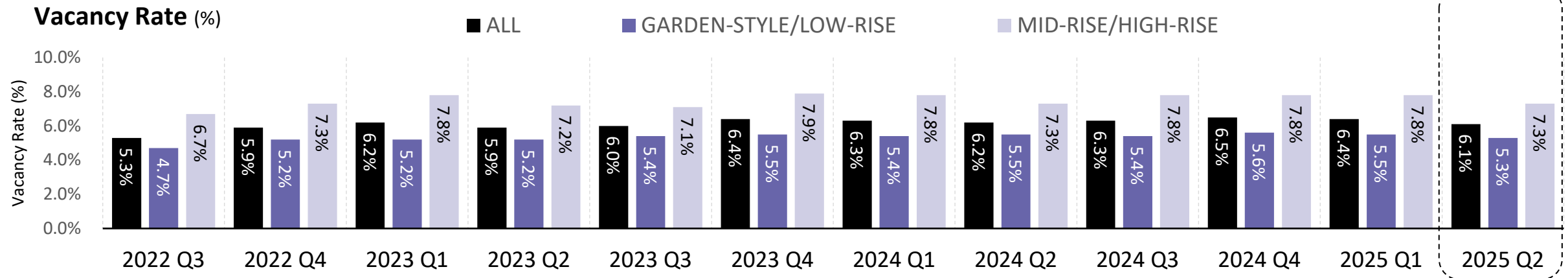


## Q2-2025 by MSA: % Change, Avg. Effective Rent (YoY % change)

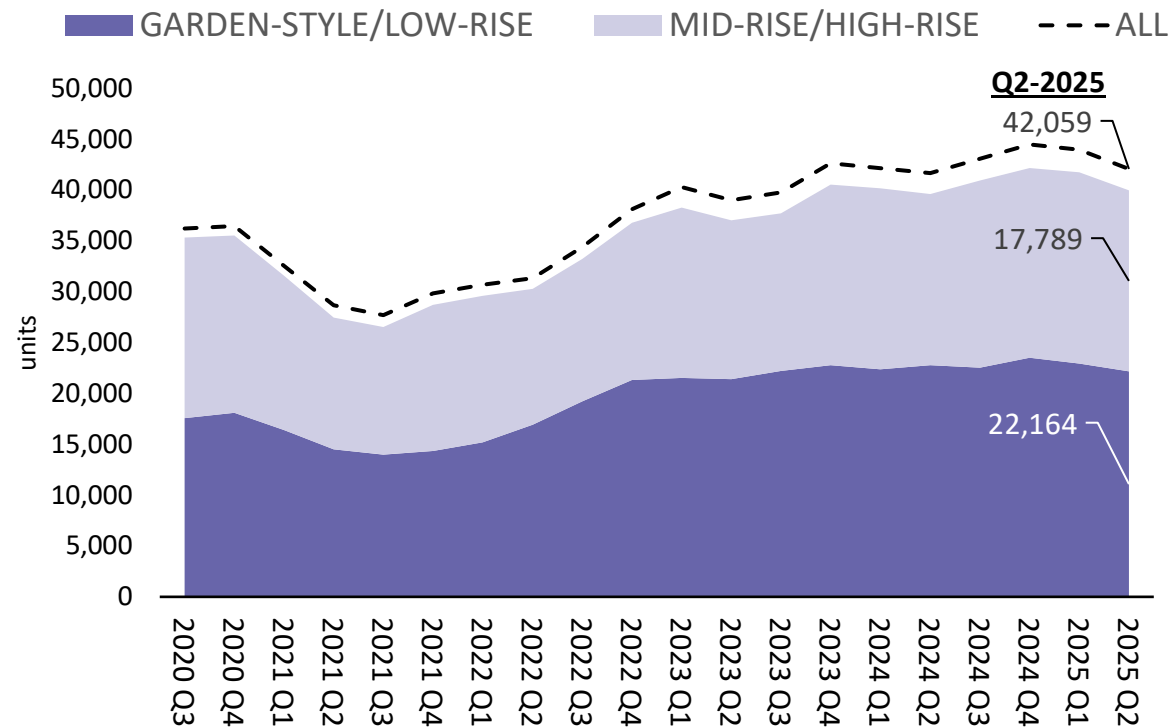


# Multifamily Market - Vacancy Trends

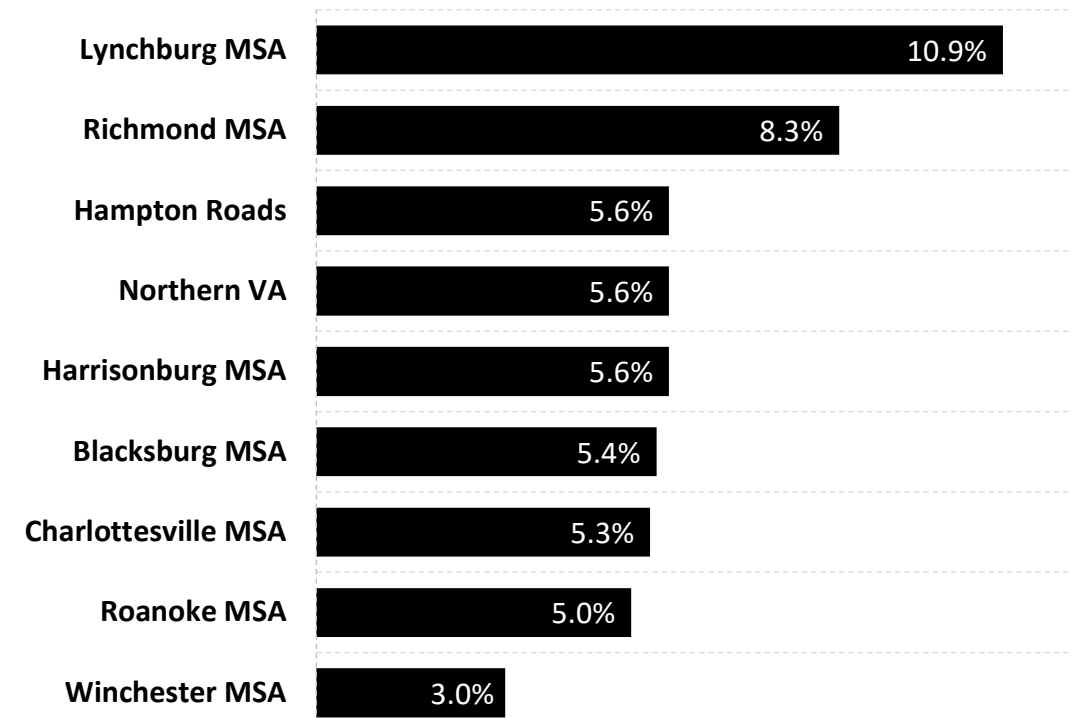
## VIRGINIA (Statewide)



## Vacant Inventory (units)



## Q2-2025 Multifamily Vacancy Rate by MSA



# MSA TRENDS

METROPOLITAN STATISTICAL AREA

Q2

2025

Virginia  
REALTORS®  
MULTIFAMILY  
Market Report



*Snapshot of Multifamily Market Conditions Around Virginia*

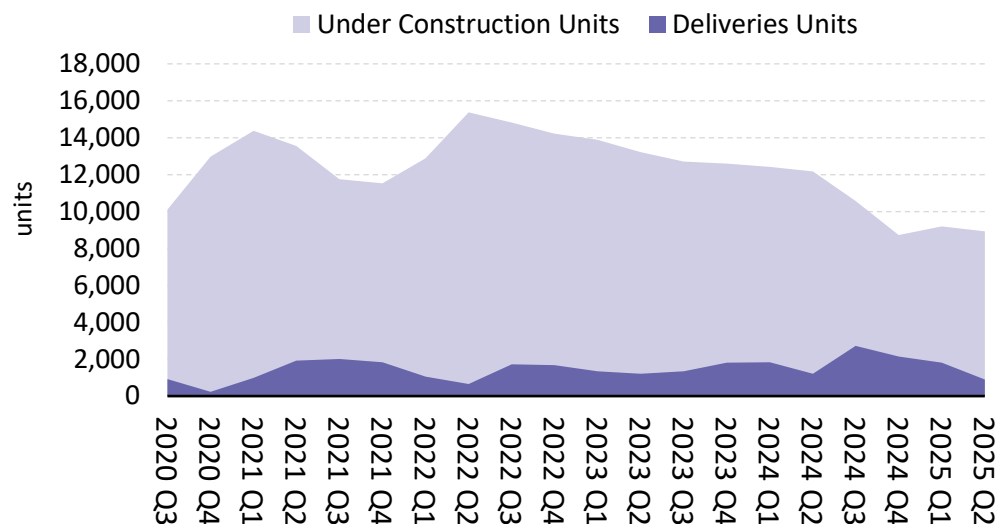
# Multifamily Market - MSA Trends

## NORTHERN VIRGINIA

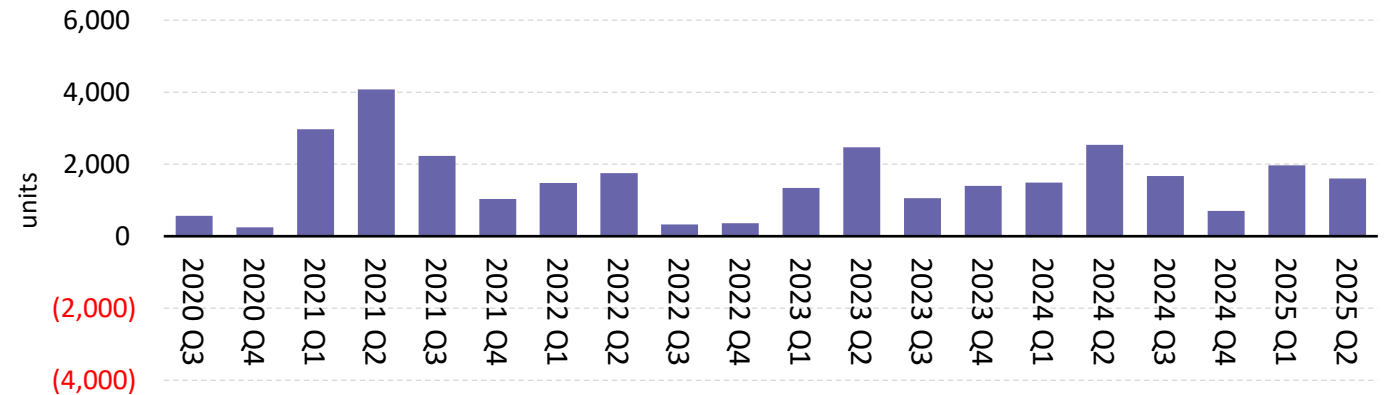
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg
Total Inventory (units)	281,115	2.8% % chg
Vacancy Rate (%)	5.6%	-0.2% pct points
Net Absorption (units)	1,603	-931 units
Avg. Effective Rent (\$/per unit)	\$2,316	\$51 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$2.57	\$0.06 \$ per sq. ft
Under Construction (units)	8,935	-3,243 units

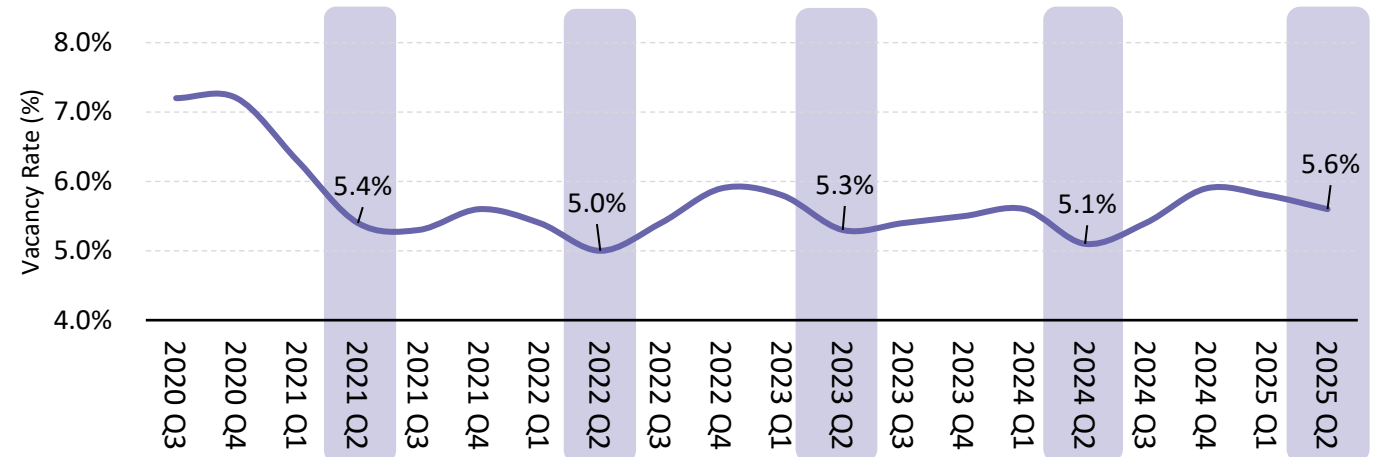
### Under Construction & Net Deliveries (units)



### Net Absorption (units)



### Vacancy Rate (%)



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





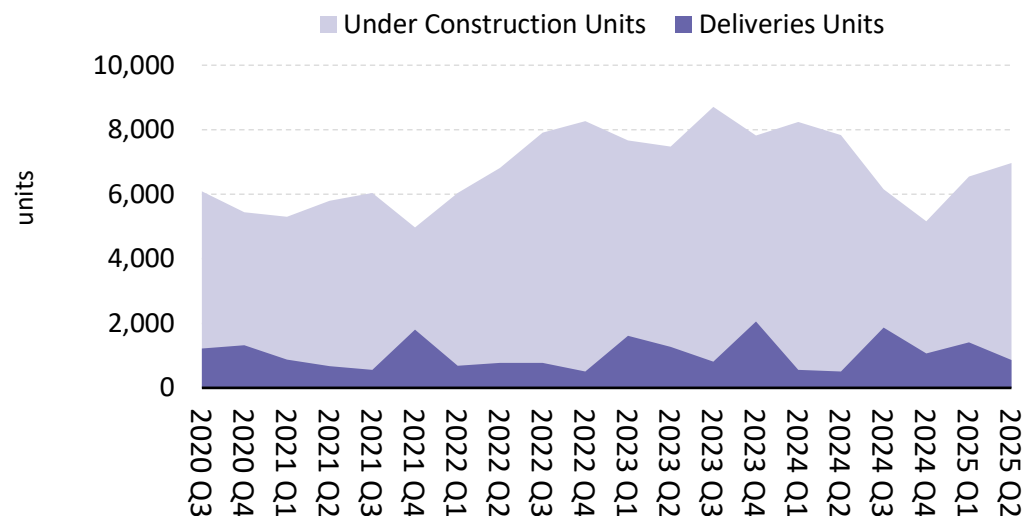
# Multifamily Market - MSA Trends

## RICHMOND MSA

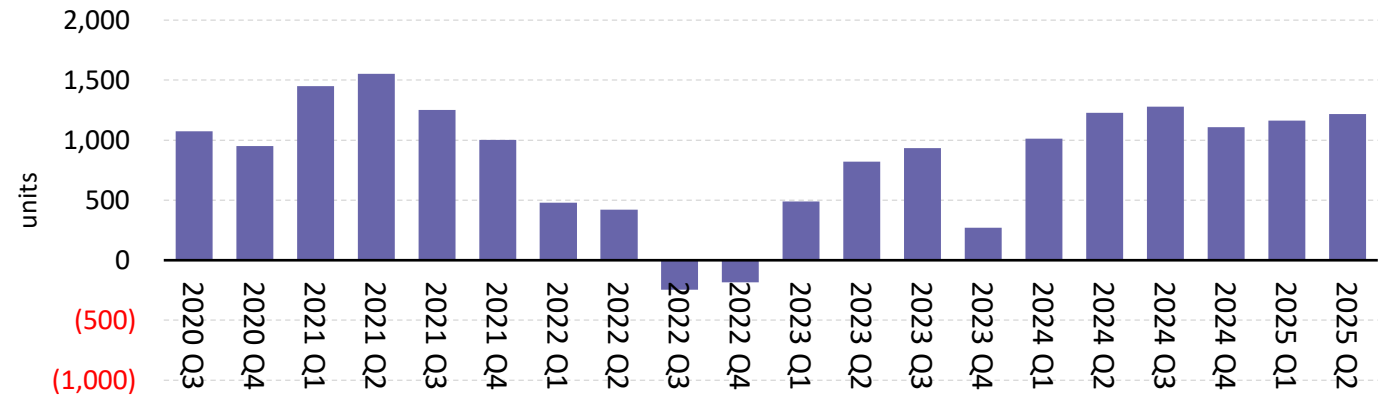
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg	
Total Inventory (units)	141,508	3.8%	% chg
Vacancy Rate (%)	8.3%	0	pct points
Net Absorption (units)	1,218	-10	units
Avg. Effective Rent (\$/per unit)	\$1,517	\$29	\$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.72	\$0.03	\$ per sq. ft
Under Construction (units)	6,964	-876	units

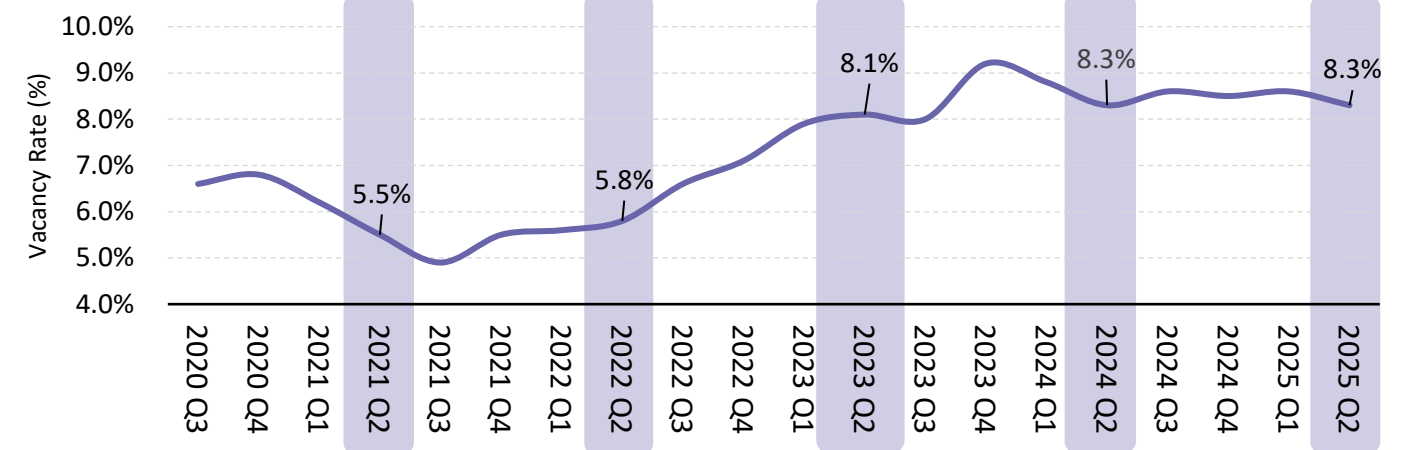
### Under Construction & Net Deliveries (units)



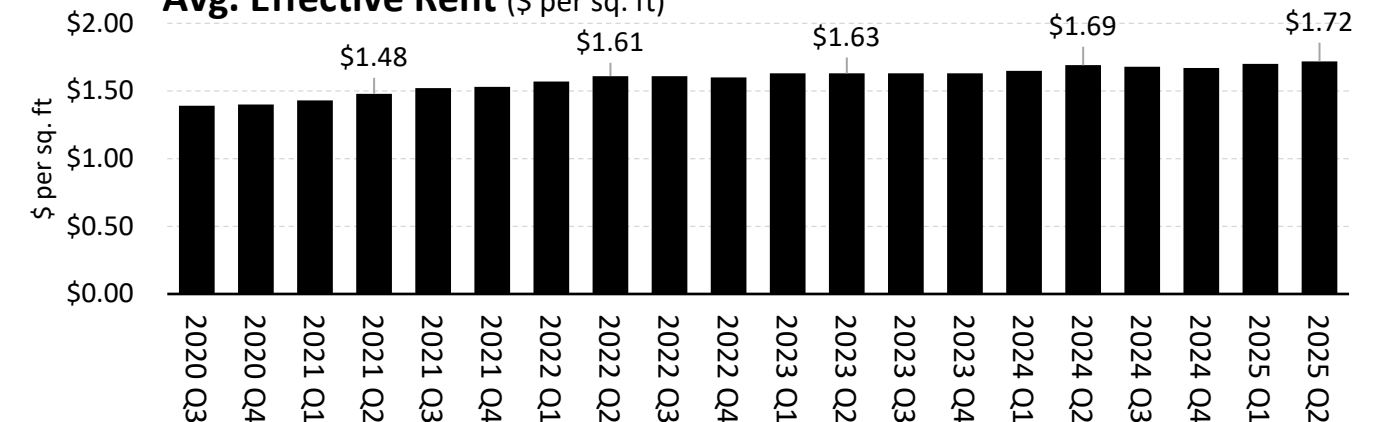
### Net Absorption (units)



### Vacancy Rate (%)



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



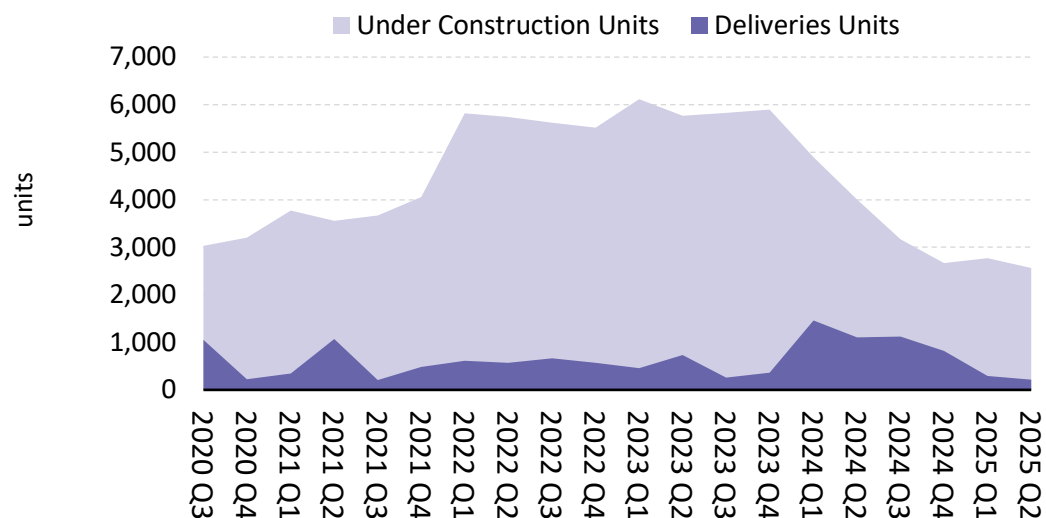
# Multifamily Market - MSA Trends

## HAMPTON ROADS

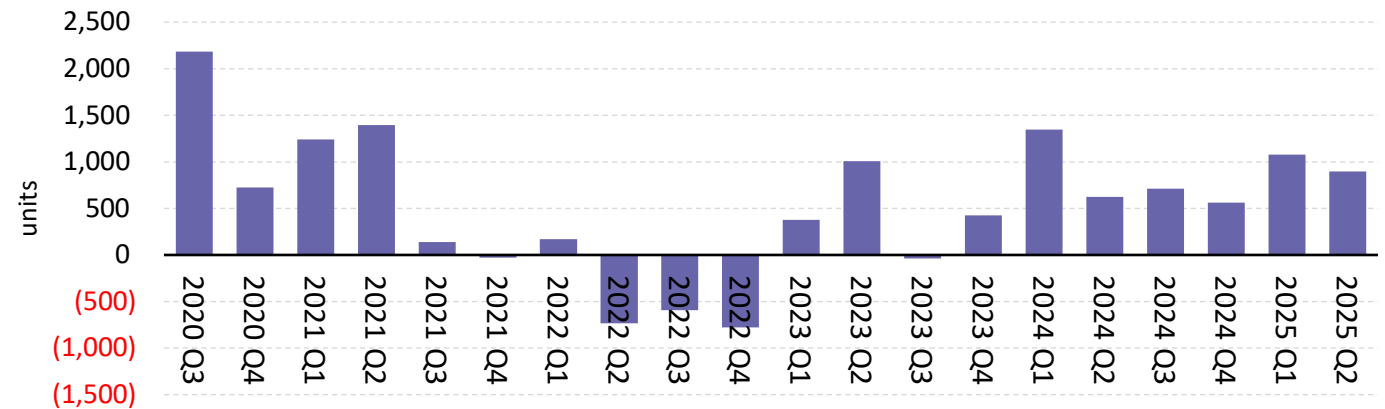
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg	
Total Inventory (units)	180,213	1.4%	% chg
Vacancy Rate (%)	5.6%	-0.5%	pct points
Net Absorption (units)	897	272	units
Avg. Effective Rent (\$/per unit)	\$1,500	\$43	\$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.62	\$0.05	\$ per sq. ft
Under Construction (units)	2,559	-1,447	units

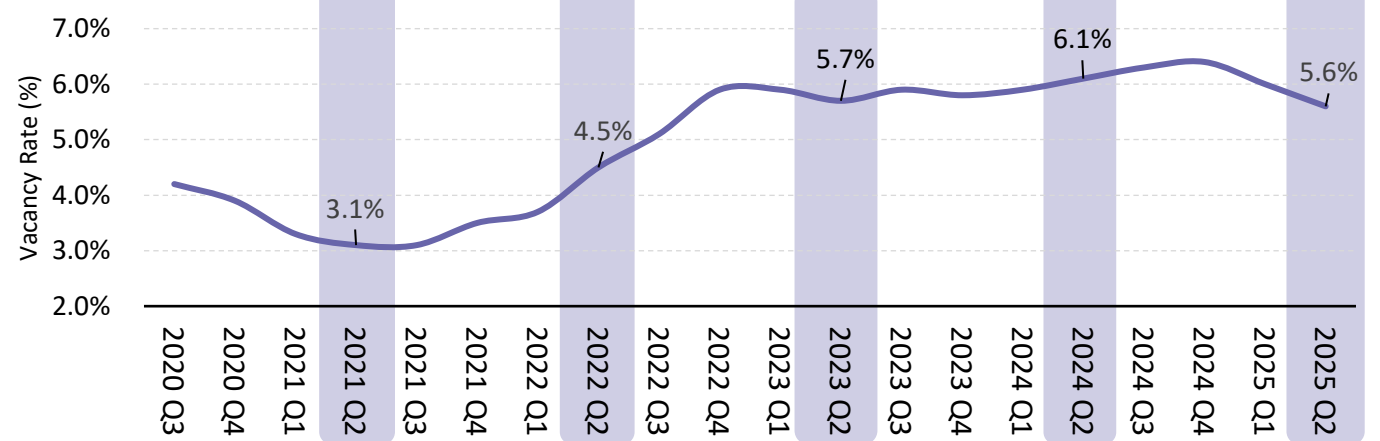
### Under Construction & Net Deliveries (units)



### Net Absorption (units)



### Vacancy Rate (%)



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



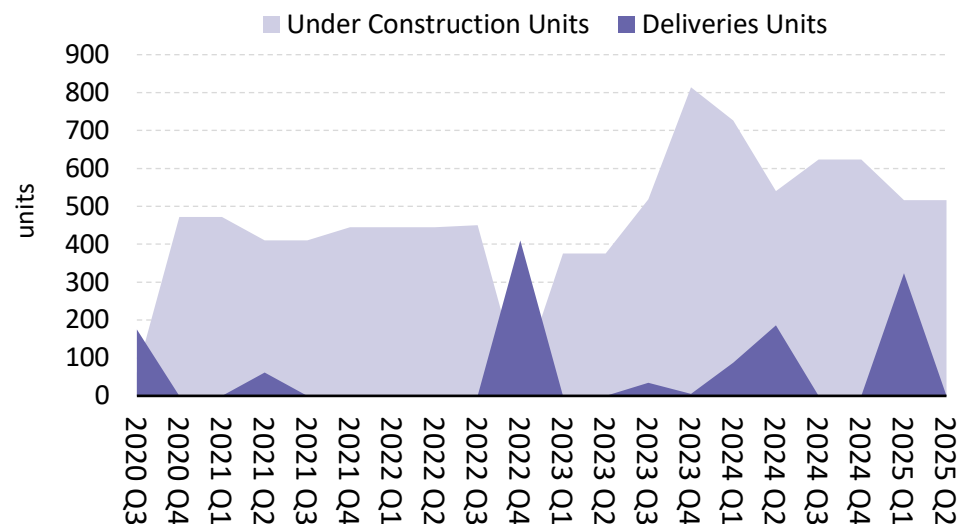
# Multifamily Market - MSA Trends

## ROANOKE MSA

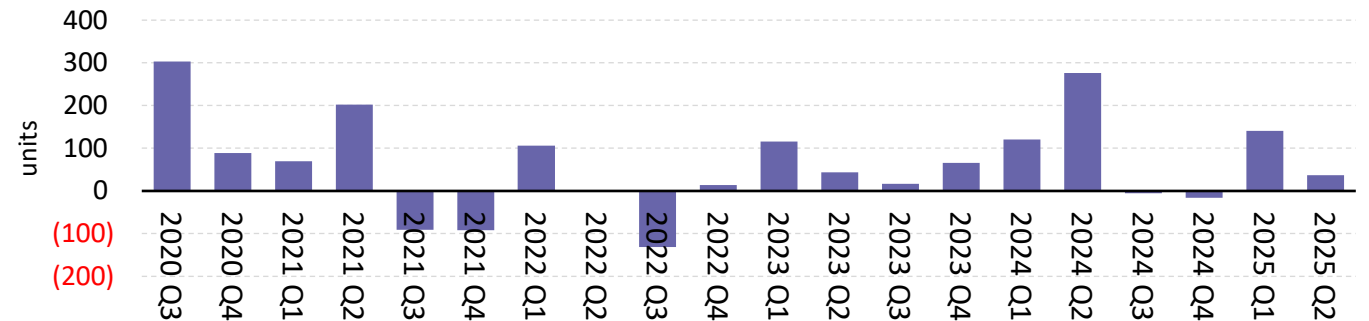
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg
Total Inventory (units)	20,504	1.6% % chg
Vacancy Rate (%)	5.0%	0.7% pct points
Net Absorption (units)	37	-239 units
Avg. Effective Rent (\$/per unit)	\$1,199	\$30 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.37	\$0.04 \$ per sq. ft
Under Construction (units)	516	-24 units

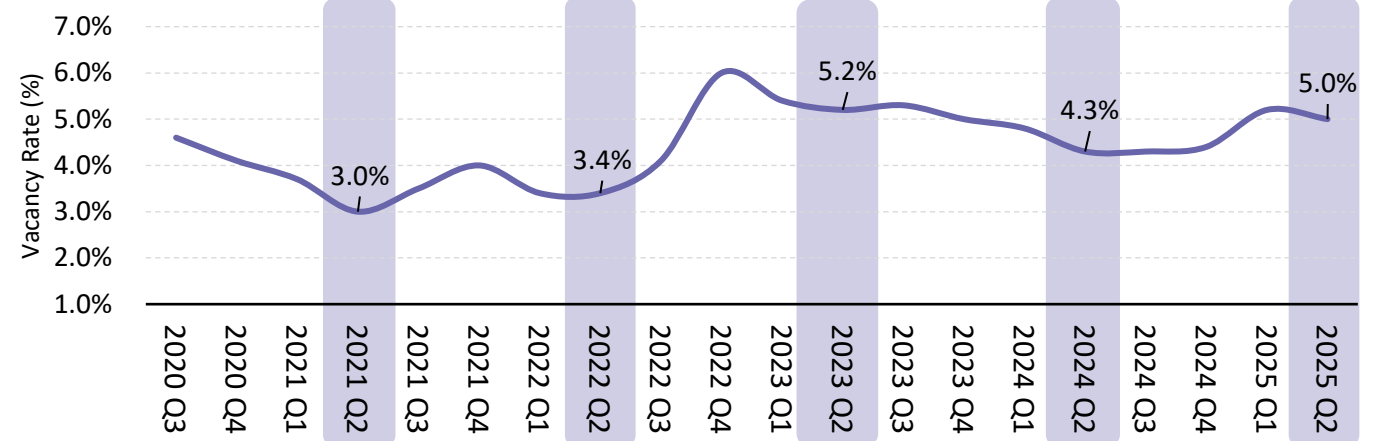
### Under Construction & Net Deliveries (units)



### Net Absorption (units)



### Vacancy Rate (%)



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



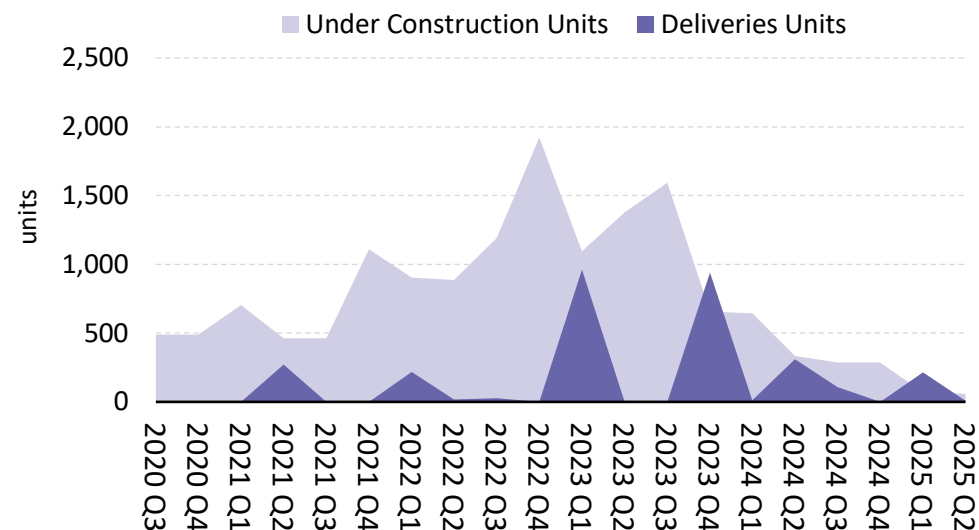
# Multifamily Market - MSA Trends

## LYNCHBURG MSA

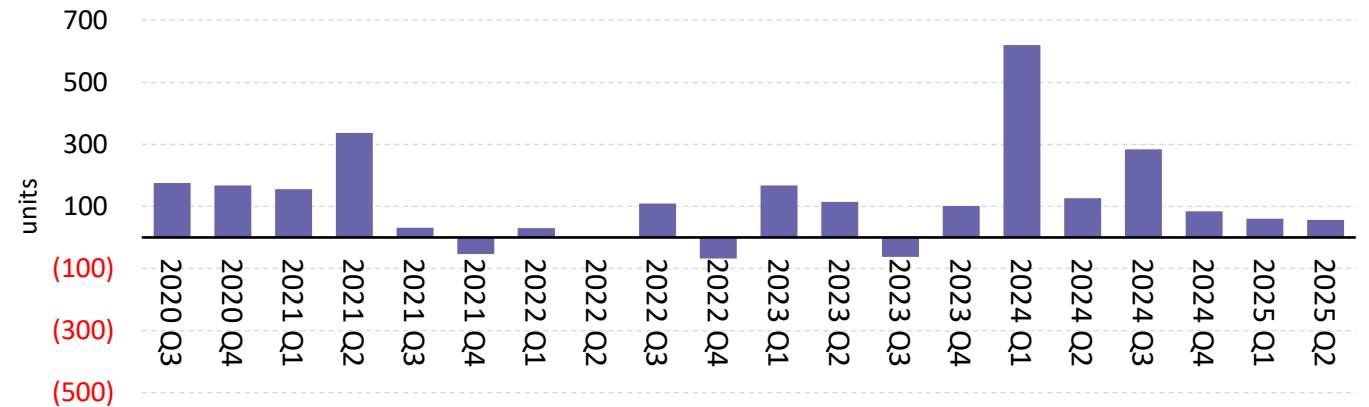
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg
Total Inventory (units)	15,779	2.2% % chg
Vacancy Rate (%)	10.9%	-1.2% pct points
Net Absorption (units)	56	-70 units
Avg. Effective Rent (\$/per unit)	\$1,170	\$31 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.20	\$0.03 \$ per sq. ft
Under Construction (units)	59	-275 units

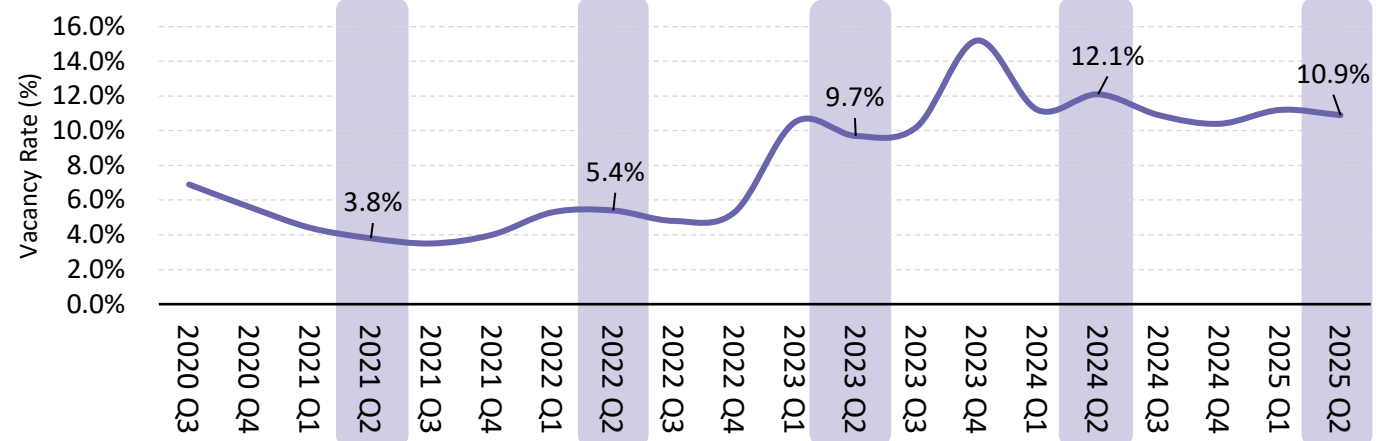
### Under Construction & Net Deliveries (units)



### Net Absorption (units)



### Vacancy Rate (%)



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



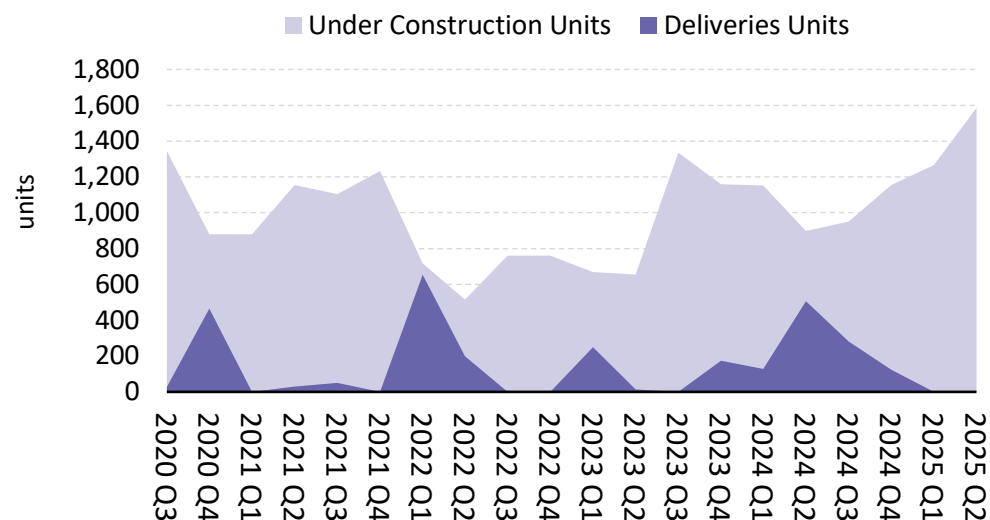
# Multifamily Market - MSA Trends

## CHARLOTTESVILLE MSA

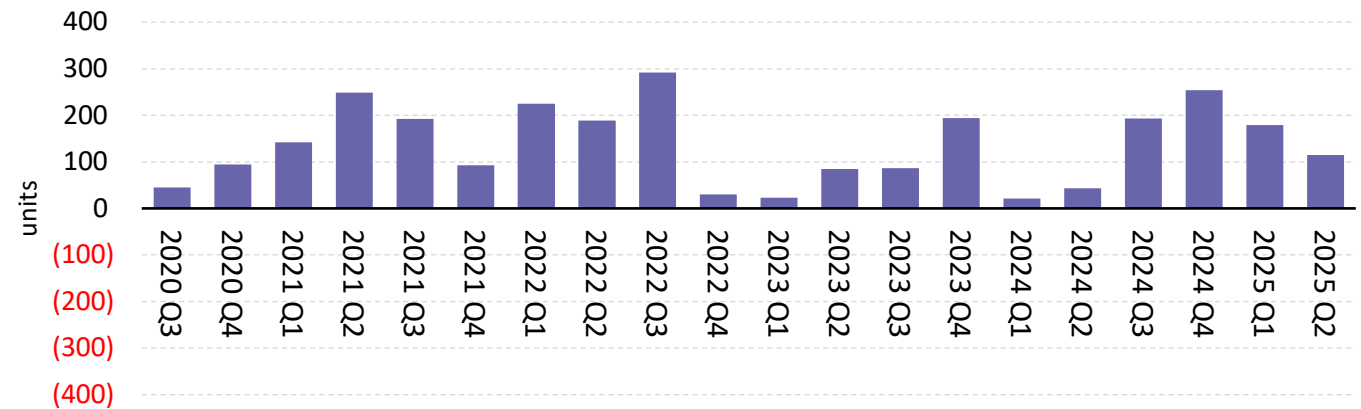
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg
Total Inventory (units)	15,607	2.7% % chg
Vacancy Rate (%)	5.3%	-2.3% pct points
Net Absorption (units)	115	72 units
Avg. Effective Rent (\$/per unit)	\$1,840	\$86 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.88	\$0.09 \$ per sq. ft
Under Construction (units)	1,585	688 units

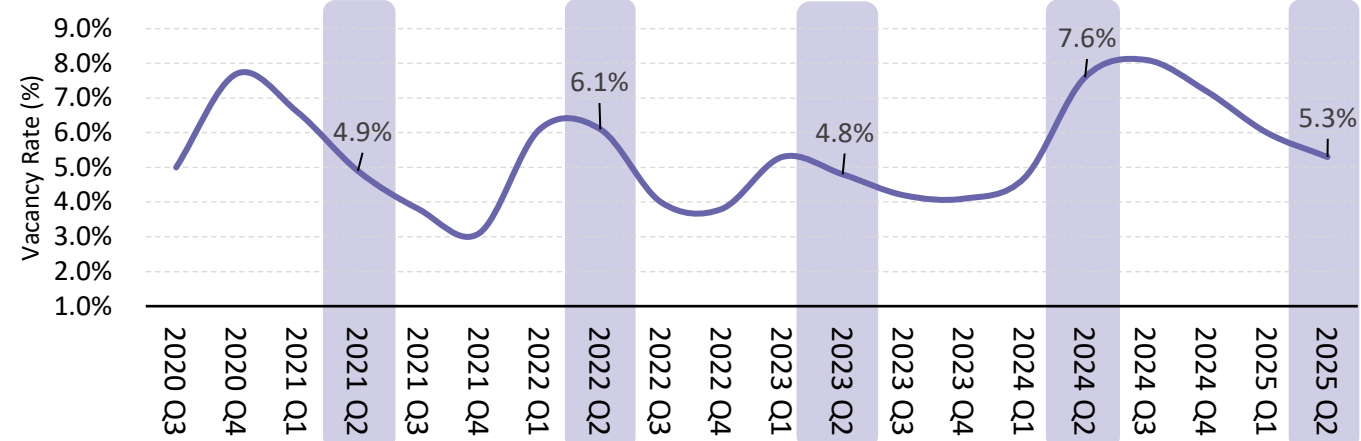
### Under Construction & Net Deliveries (units)



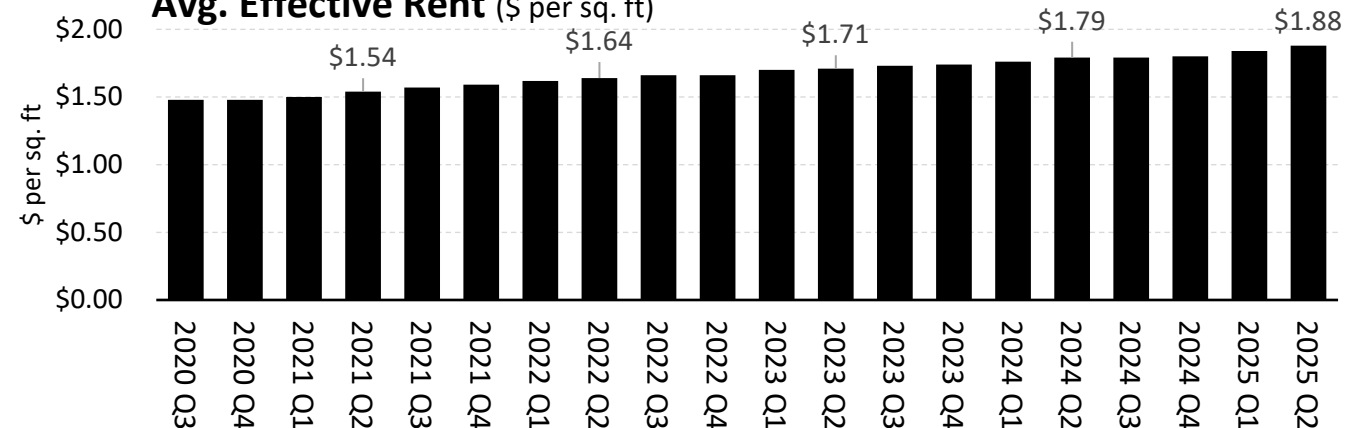
### Net Absorption (units)



### Vacancy Rate (%)



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





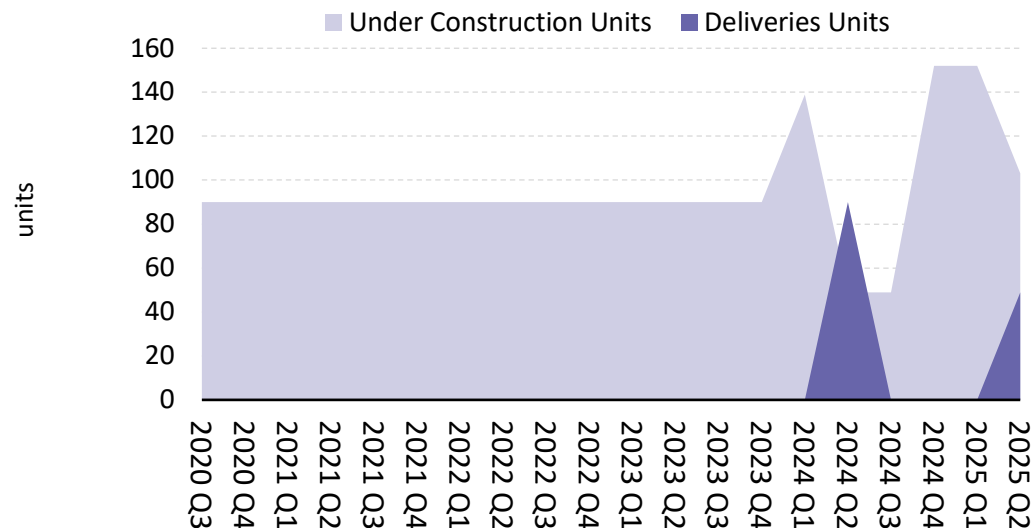
# Multifamily Market - MSA Trends

## BLACKSBURG MSA

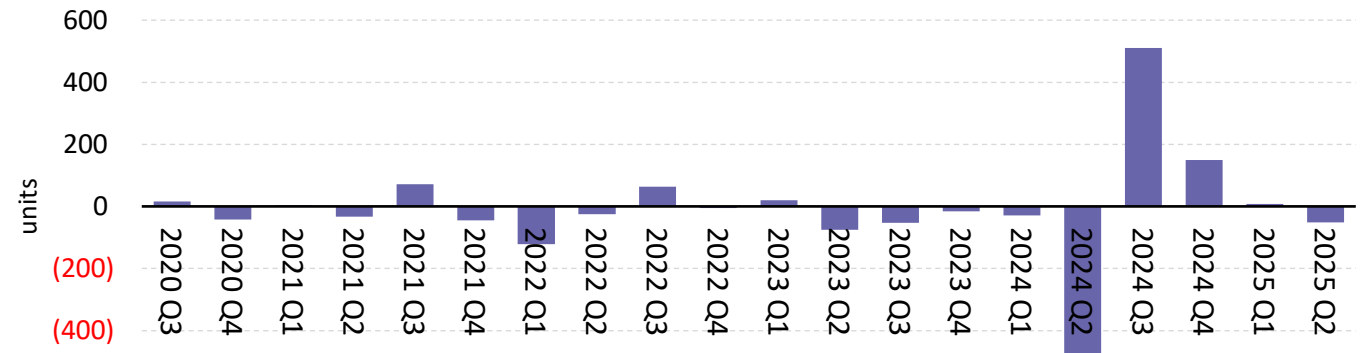
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg
Total Inventory (units)	9,545	0.5% % chg
Vacancy Rate (%)	5.4%	-6.1% pct points
Net Absorption (units)	(52)	427 units
Avg. Effective Rent (\$/per unit)	\$1,301	\$36 \$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.40	\$0.04 \$ per sq. ft
Under Construction (units)	103	54 units

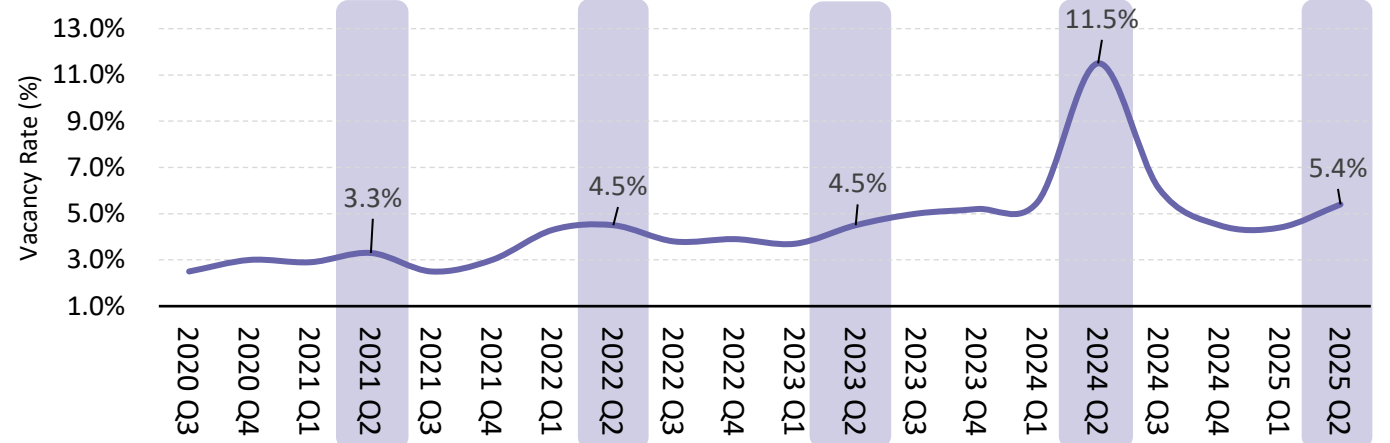
### Under Construction & Net Deliveries (units)



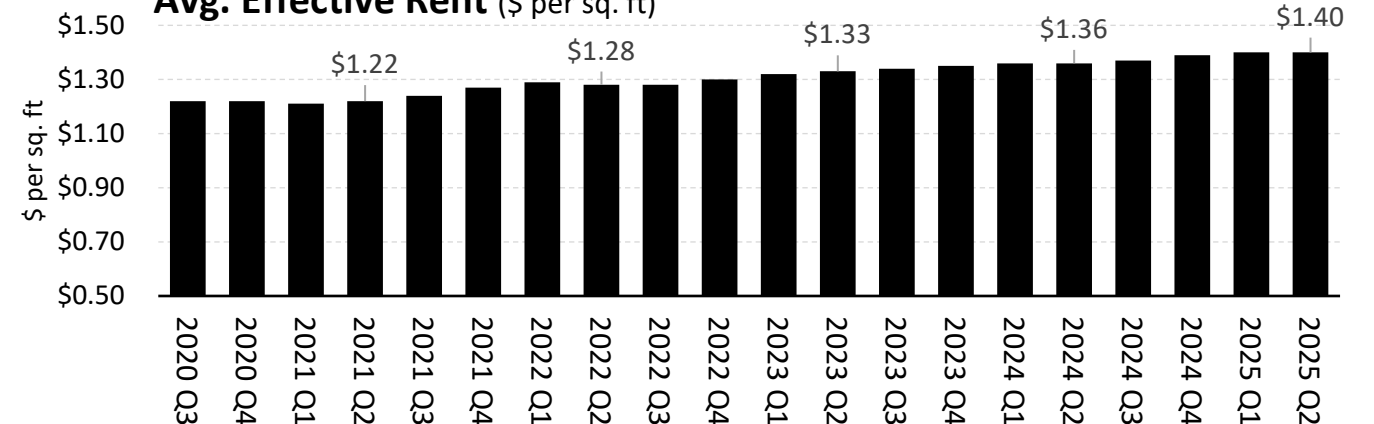
### Net Absorption (units)



### Vacancy Rate (%)



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



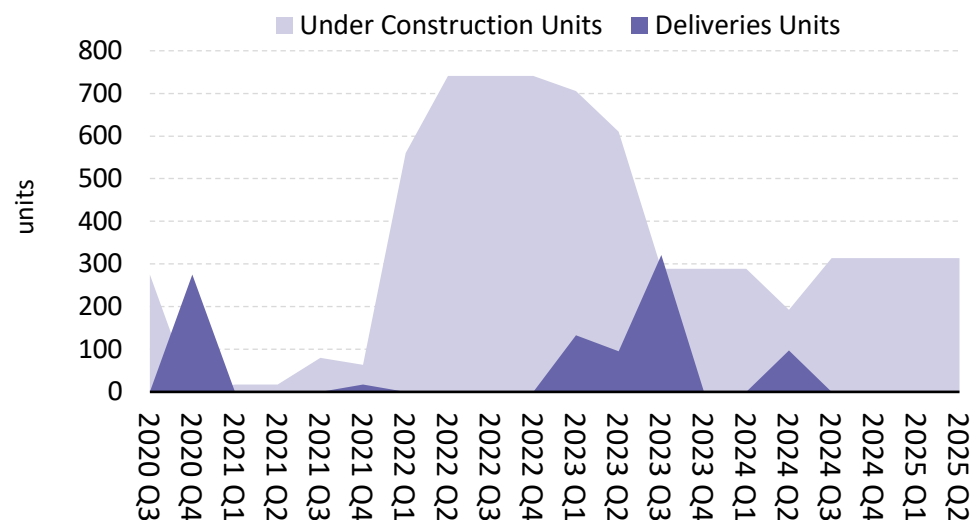
# Multifamily Market - MSA Trends

## WINCHESTER MSA

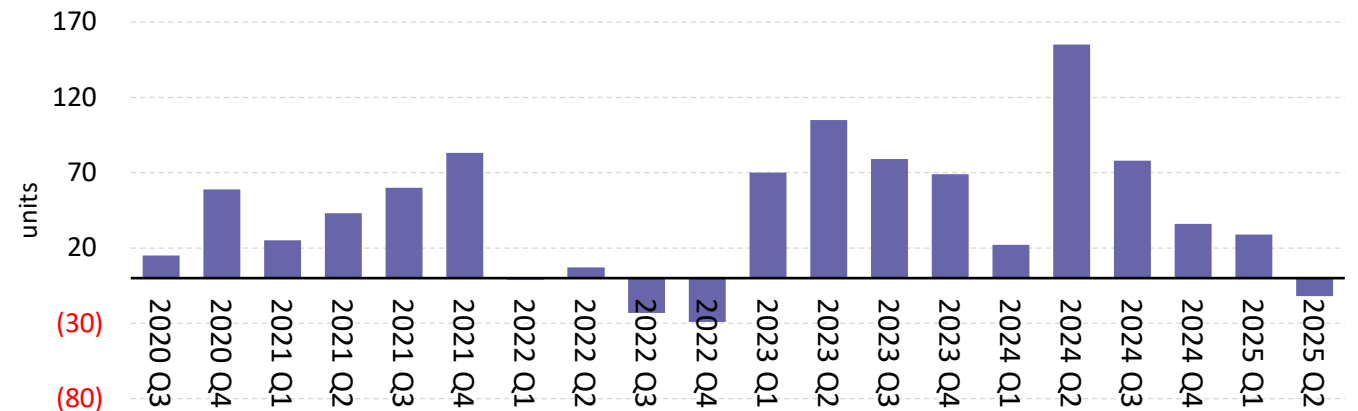
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg	
Total Inventory (units)	6,930	0	% chg
Vacancy Rate (%)	3.0%	-1.9%	pct points
Net Absorption (units)	(12)	-167	units
Avg. Effective Rent (\$/per unit)	\$1,502	\$61	\$ per unit
Avg. Effective Rent (\$/per sq. ft)	\$1.62	\$0.07	\$ per sq. ft
Under Construction (units)	314	122	units

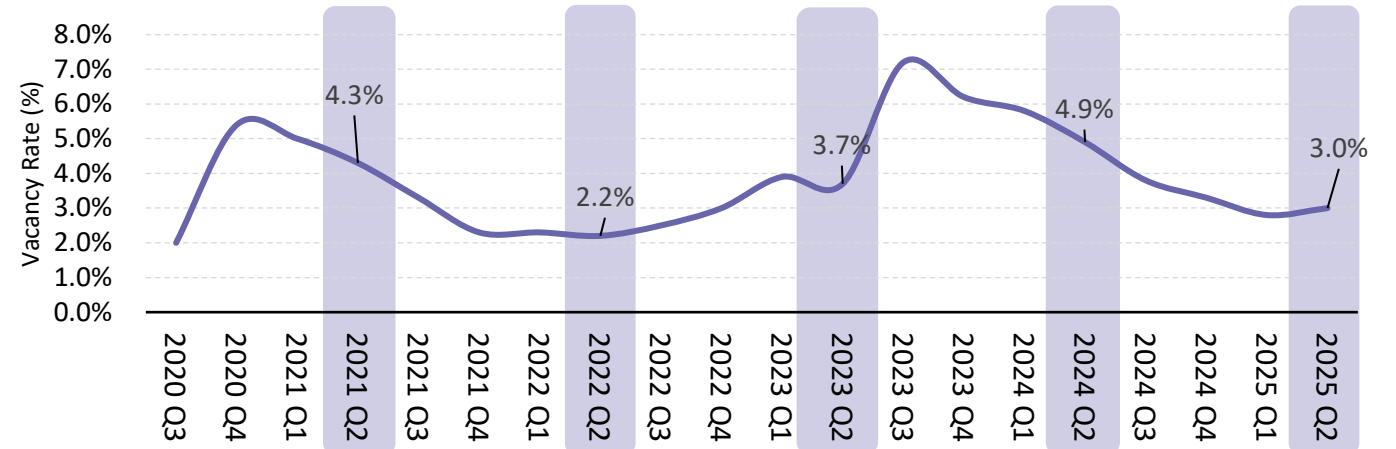
### Under Construction & Net Deliveries (units)



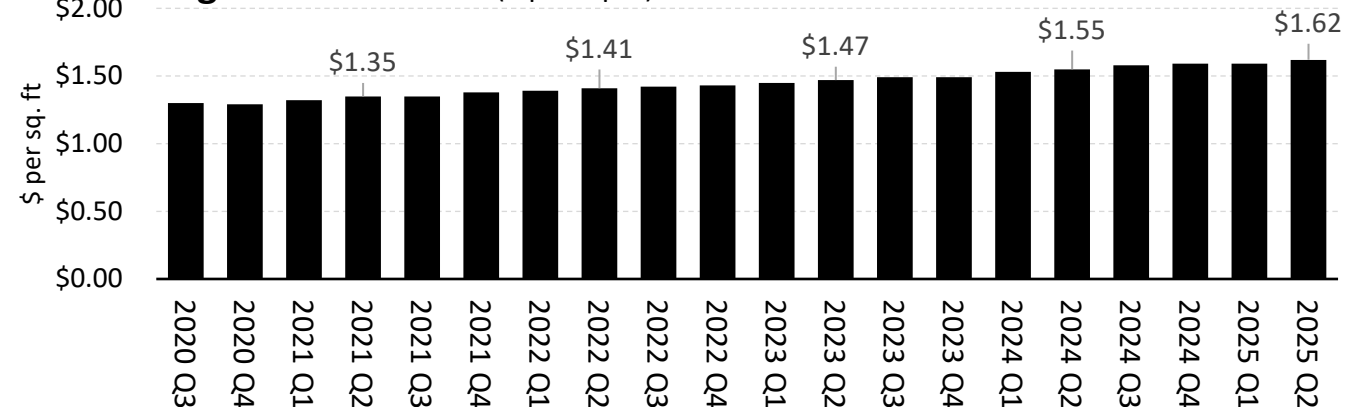
### Net Absorption (units)



### Vacancy Rate (%)



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



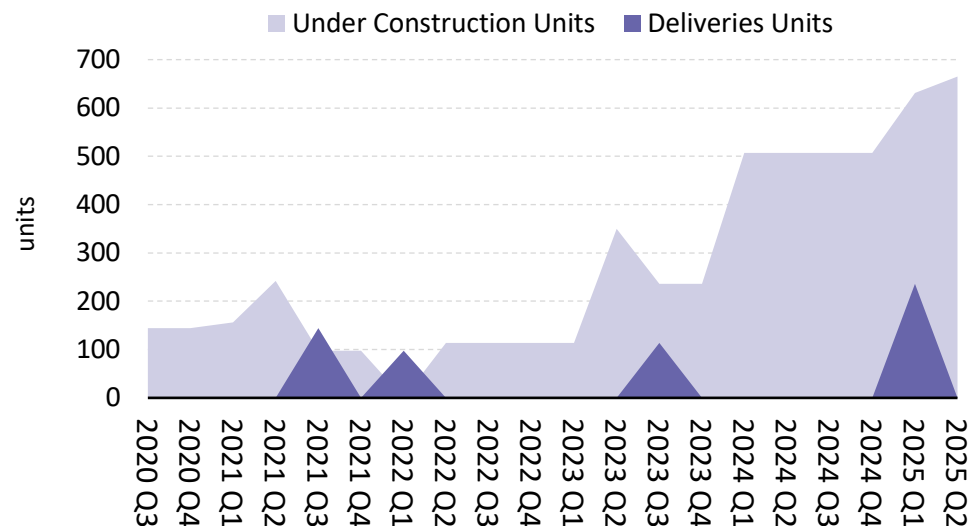
# Multifamily Market - MSA Trends

## **HARRISONBURG MSA**

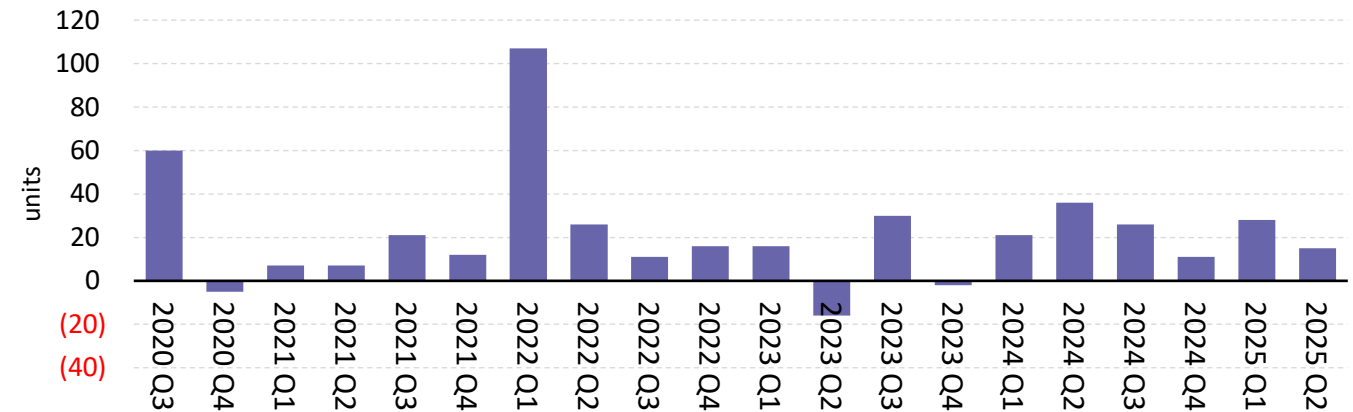
### Local Market Indicator Dashboard

	Q2-2025	YoY Chg
Total Inventory (units)	<b>5,157</b>	<b>4.8%</b> % chg
Vacancy Rate (%)	<b>5.6%</b>	<b>2.8%</b> pct points
Net Absorption (units)	<b>15</b>	<b>-21</b> units
Avg. Effective Rent (\$/per unit)	<b>\$1,371</b>	<b>\$59</b> \$ per unit
Avg. Effective Rent (\$/per sq. ft)	<b>\$1.46</b>	<b>\$0.07</b> \$ per sq. ft
Under Construction (units)	<b>665</b>	<b>158</b> units

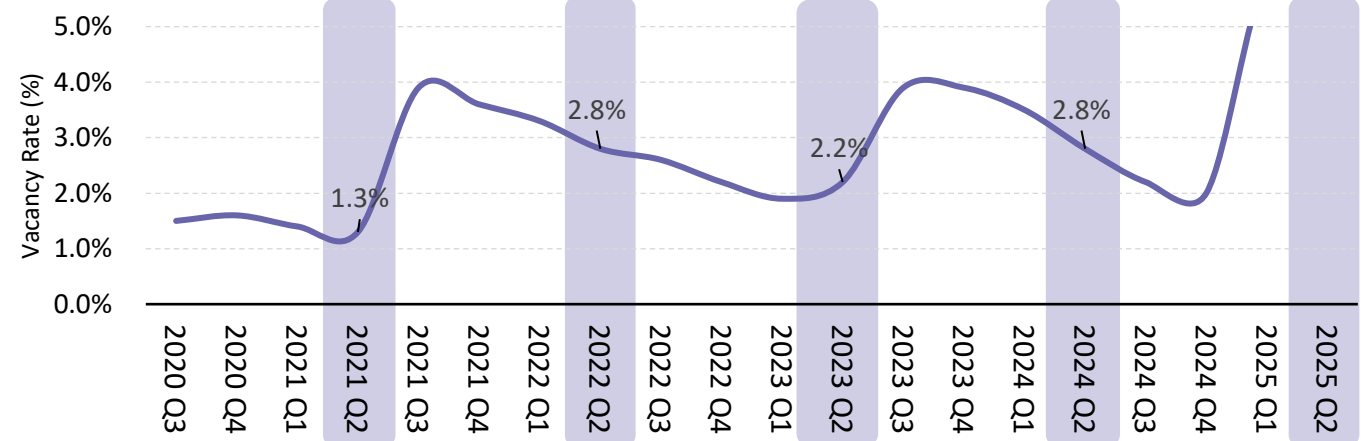
### Under Construction & Net Deliveries (units)



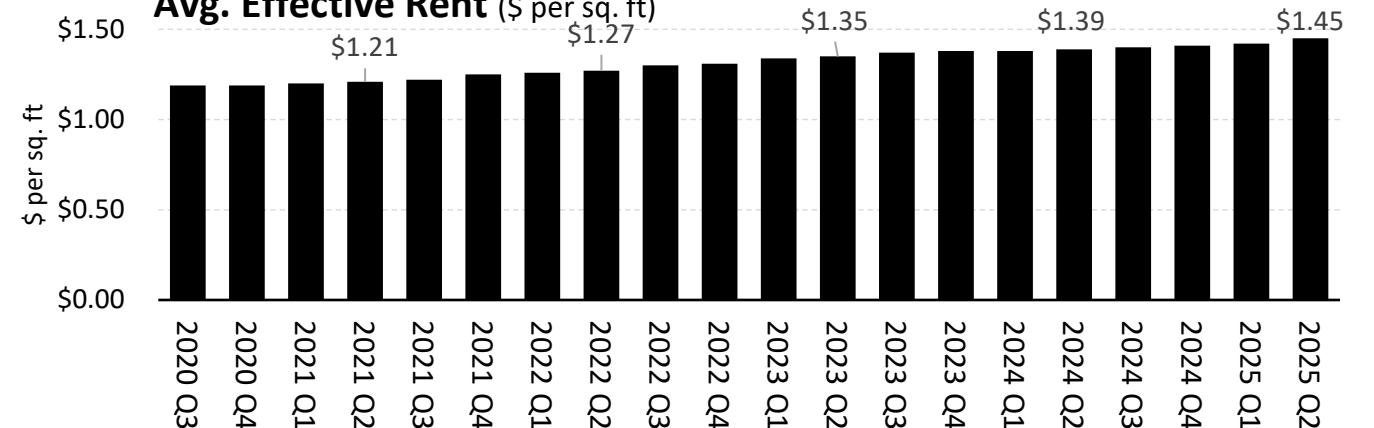
### Net Absorption (units)



### Vacancy Rate (%)



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



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