



VCU Research Institute
for Social Equity
L. Douglas Wilder School of
Government and Public Affairs



RVA
EVICTIION
LAB

Quarterly Data Report
3rd Quarter 2025: July through September

April 2025

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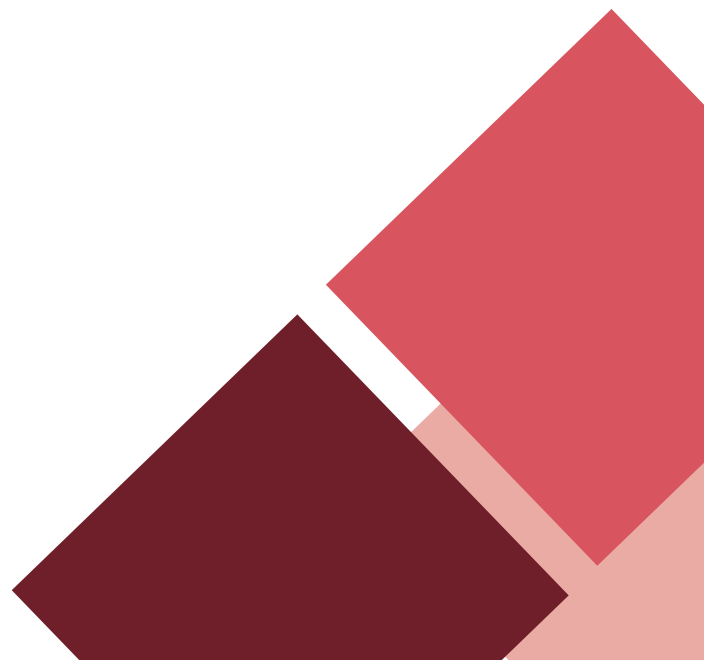
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About the RVA Eviction Lab

Created in August 2018, the RVA Eviction Lab has a primary mission of collecting, analyzing and disseminating data and research that will:

- Inform policy-making that will support stable housing for low- and moderate-income households;
- Facilitate shared knowledge production about community needs and opportunities; and
- Support efforts of communities most impacted by housing instability to research and advocate for themselves.

We use two primary approaches to advance these goals. First, we provide data analysis and written reports to decision-makers, policy advocates and government agency staff about eviction-related trends, policies and structural bases. Second, we engage with community-based organizations to provide community-relevant research and data that can be used for knowledge-building and action.



Methodology

Court Data Acquisition

In Virginia, eviction cases are heard in civil courts at the city or county level and are designated with an “unlawful detainer” classification in court records. The Legal Services Corporation (LSC) collects court case data and makes them available for use by researchers and other advocates through the Civil Court Data Initiative¹. For our analysis, we requested fully deanonymized unlawful detainer data that include case numbers, plaintiff and defendant names, and defendant addresses from LSC.

Data Deduplication

We deduplicated court records to remove true duplicate cases (cases with matching key variables) and serial cases (consecutive filings by a landlord against a single household)². True duplicate cases were identified by matching filing dates, judgment outcomes, case costs and fees, plaintiff names, defendant names, and defendant addresses. Serial cases were identified by matching plaintiff names, defendant names, and defendant addresses, and were deduplicated by removing consecutive filings made within the same year that appear to have occurred in a single ZIP code. The most recent judgment in a set of serial cases was used to determine whether an eviction occurred.

Analysis

Our analysis primarily focuses on lead residential evictions at the household level. While court files show case data at the defendant level, not all members of a household are necessarily listed as defendants.³ We aggregated court files to show cases at the household level as it is not clear to what extent the data accounts for individuals who are not leaseholders that are facing eviction.

Evictions Totals

Eviction filing and judgment totals for each jurisdiction were calculated based on the number of cases with a given geographic FIPS (Federal Information Processing Standards) code. Totals for each ZIP code were calculated based on the number of cases with a given defendant address. Default judgment totals were calculated based on the number of cases with a hearing resulting in a default judgment. We compare these numbers to the same quarter of 2019 to simulate a “typical” year. These comparisons illustrate how the current eviction landscape compares to the Commonwealth’s historic patterns of eviction.

¹ Legal Services Corporation (LSC) Civil Court Data Initiative. 2023, <https://www.lsc.gov/initiatives/civil-court-data-initiative>.

² Matthew Desmond, Ashley Gromis, Lavar Edmonds, James Hendrickson, Katie Krywokuski, Lillian Leung, and Adam Porton. Eviction Lab Methodology Report: Version 1.0. Princeton: Princeton University, 2018, www.evictionlab.org/methods.

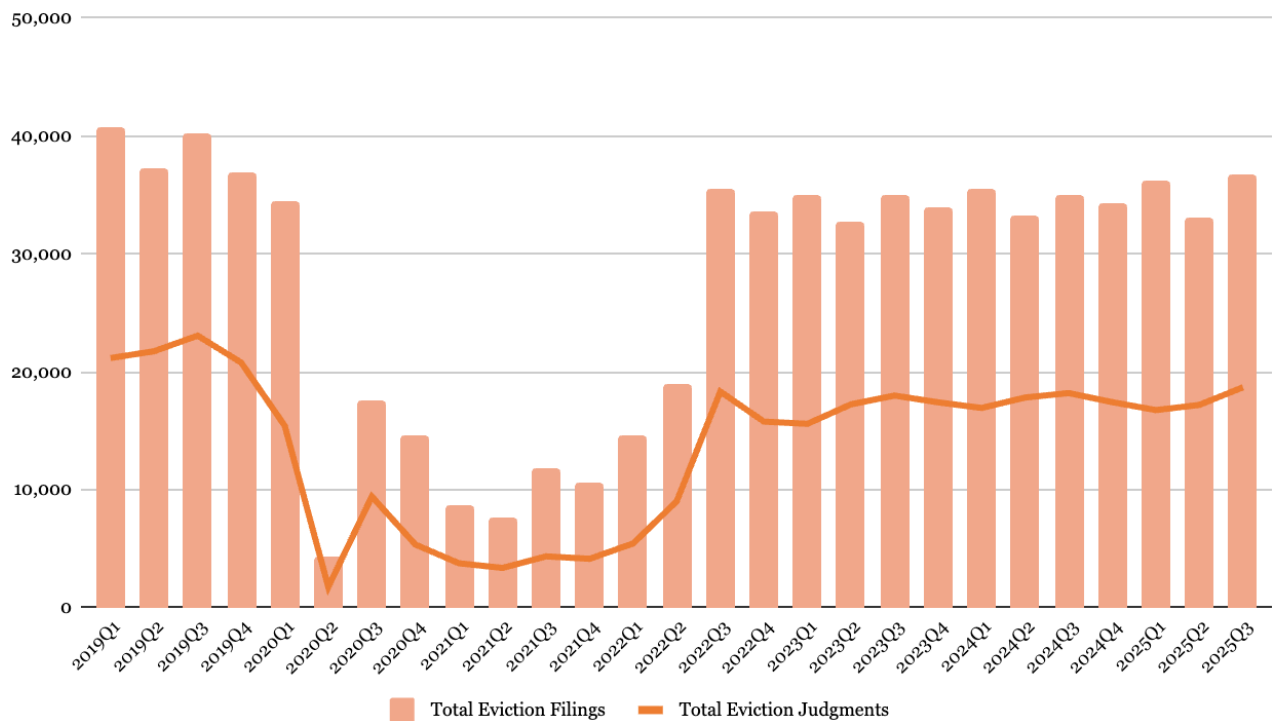
³ *ibid.*

INTRODUCTION

In this quarterly report, the RVA Eviction Lab presents and analyzes data on housing instability in Virginia during the third quarter of 2025. As in our previous reports, we compare 2025 quarterly data to pre-pandemic levels, using the 2019 quarterly data as a benchmark. This report is broken down into three scales of analysis: state, region (Central Virginia, Hampton Roads, and Northern Virginia) and cities (Charlottesville and Richmond). Data for every jurisdiction in Virginia is provided in the appendix.

As Figure 1 shows, eviction filings and judgments across the Commonwealth have overall increased in volume since the pandemic's start, but have not returned to pre-pandemic heights. When compared to a pre-pandemic average quarter (2019), eviction filings neared pre-pandemic levels but have not peaked, reaching 36,786 filings. This translates to 95% of the 2019 average quarter for the third quarter of 2025. When compared to the pre-pandemic average quarter, eviction judgments are not at their highest peak, reaching 18,688 judgments. This translates to 86% of the 2019 average quarter for the third quarter of 2025.

Figure 1: Eviction filings and judgments by quarter in Virginia, Q1 2019-Q3 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Highlights of 2025's third quarter across the Commonwealth include:

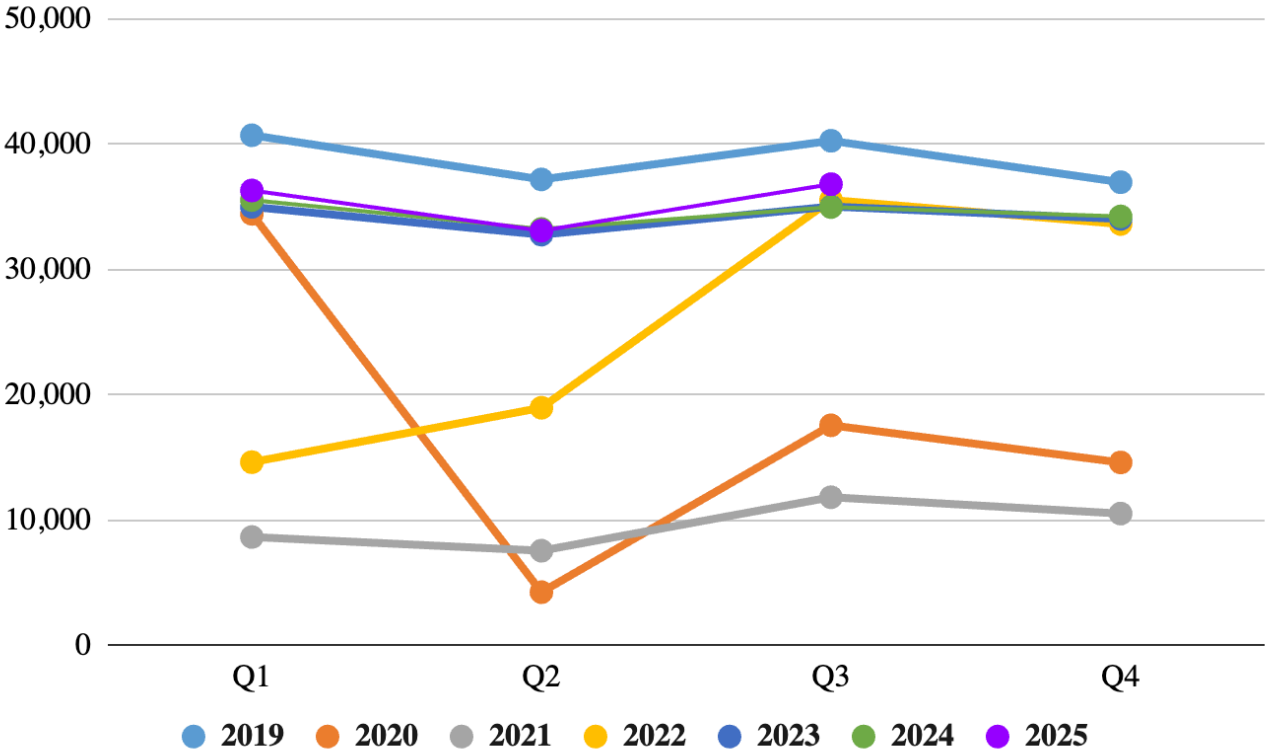
- From 2019 to 2025, the statewide median principal owed at the jurisdictional level has increased by 57%, from \$1,200 to \$1,885, approximately 1.3 to 1.9 months of rent statewide.
- The median percentage of tenants with legal representation in Virginia jurisdictions is 1.6% (16 tenants represented for every 1,000 cases) and only 5 jurisdictions have over 5% of tenants represented.
- Statewide filings increased by 11% between the second quarter of 2025 and the third quarter of 2025, and judgments increased by 9%.
- Eviction filings have surpassed pre-pandemic levels in Northern Virginia (118%), Chesterfield (106%), Henrico (104%), Petersburg (109%), and Richmond ZIP codes 23219, 23220, 23224, and 23230.
- Eviction judgments have surpassed pre-pandemic levels in Alexandria (110%), Arlington (174%), Fairfax County (102%), Prince William (103%), Charlottesville (123%), and Richmond ZIP codes 23219, 23224, 23226, and 23230.
- Default judgments have decreased across the state as a whole, with the statewide default judgment rate of 35% down from a pre-pandemic default judgment rate of 42%.

HOUSING INSTABILITY ACROSS THE COMMONWEALTH

Eviction Filings and Judgments

Figure 2 shows the quarterly totals for eviction filings in Virginia since 2019. Filings are mostly increasing since COVID pandemic protections were rolled back in the second quarter of 2022, but have not hit the pre-pandemic peak. Eviction filings increased by 10 percentage points from 85% to 95% of pre-pandemic levels between Q2 2025 and Q3 2025. Eviction filings during the third quarter of 2025 are the highest of all the third quarters since 2019. However, the eviction filing numbers for Q3 2025 are lower than an average pre-pandemic quarter (2019).

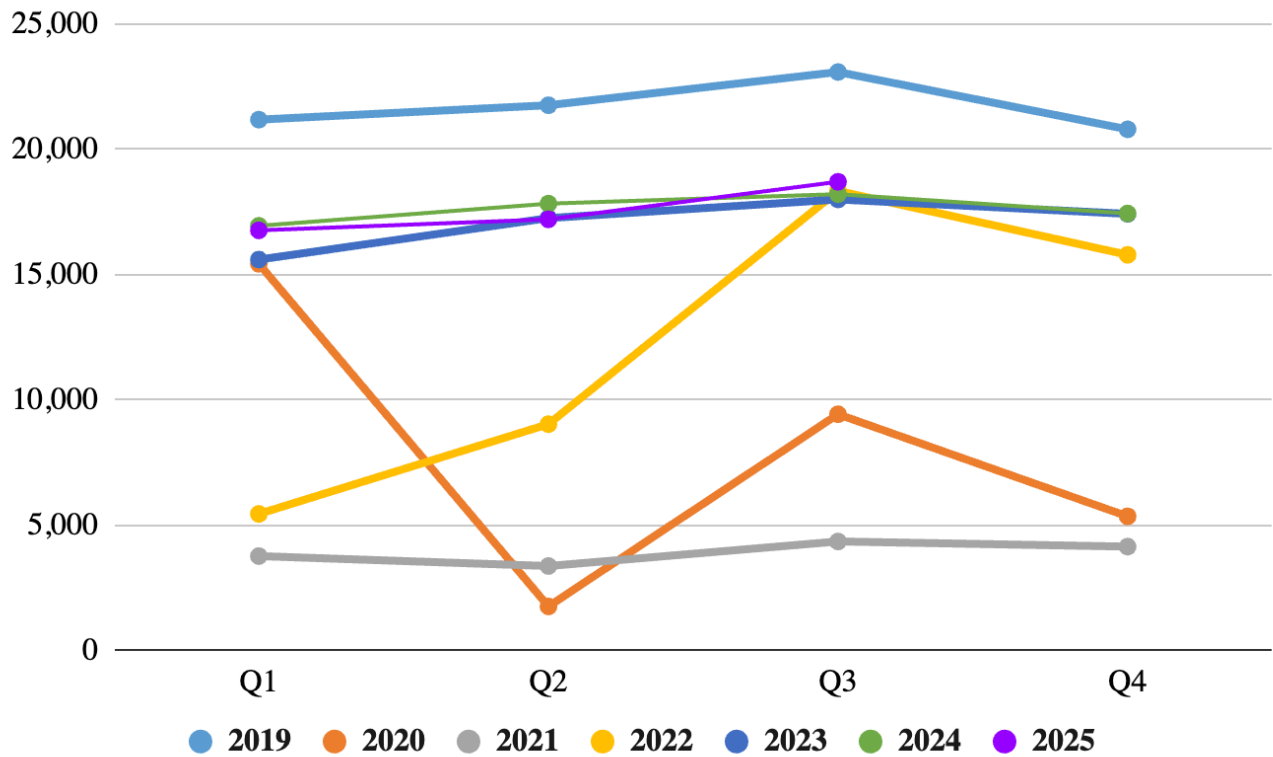
Figure 2: Eviction filings by quarter in Virginia, Q1 2019-Q3 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Figure 3 shows the quarterly totals for eviction judgments in Virginia since 2019. Judgments are also continuing to mostly increase since COVID pandemic protections were rolled back in the second quarter of 2022. When rounding to the nearest whole number, eviction judgments were 86% of the average pre-pandemic quarter in Q3 2025. Eviction judgments during the third quarter of 2025 are the highest of all the third quarters since 2019.

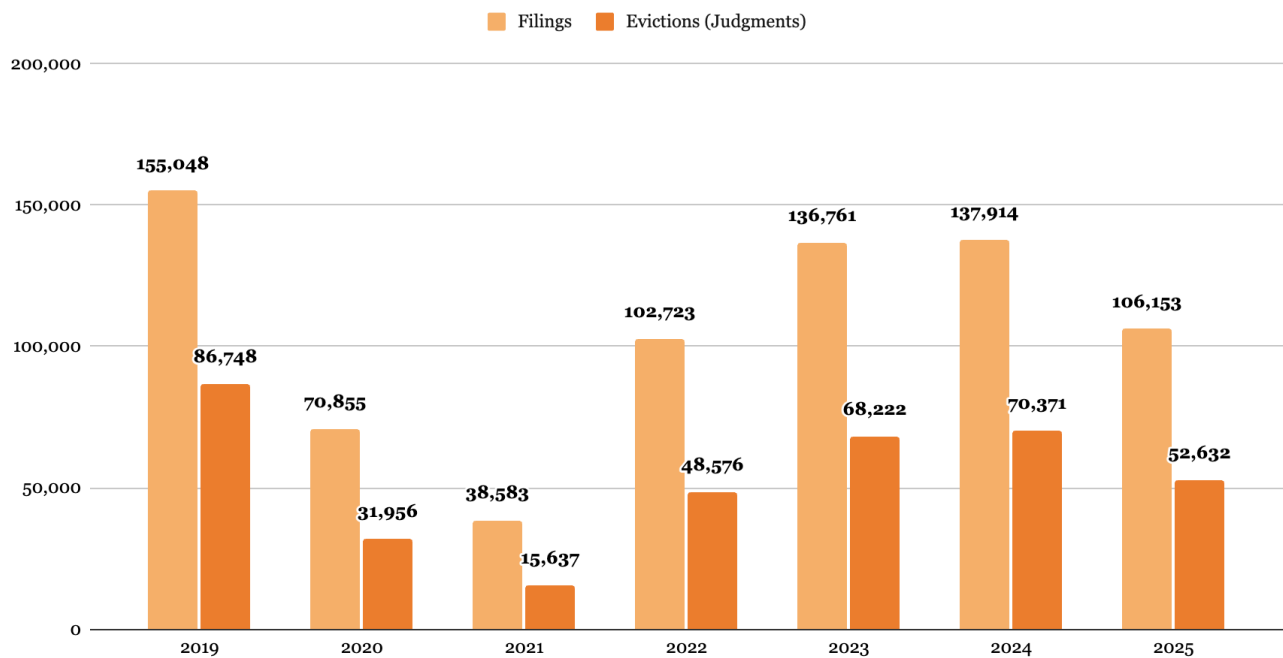
Figure 3: Eviction judgments by quarter in Virginia, Q1 2019-Q3 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Statewide eviction filings during the third quarter of 2025 increased from the second quarter of 2025 levels, and eviction judgments increased between Q2 2025 and Q3 2025. As shown in Figure 2, eviction filings increased by 11% from the previous quarter (33,080 in the second quarter of 2025 to 36,786 in the third quarter of 2025). As shown in Figure 3, eviction judgments increased by almost 9% from second quarter 2025 levels (17,192 to 18,688). Figure 4 visualizes eviction filings and judgments in year format. However, we estimate that these numbers do not capture the true scope of housing instability and evictions in the Commonwealth this past quarter due to the rise in rents statewide, lease non-renewals, and other forms of informal eviction. The 2025 columns represent only Q1-Q3.

Figure 4: Eviction filings and judgments by year in Virginia, Q1 2019-Q3 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis
 *Note: 2025 columns only represent Q1-Q3 so far.

Table 1 measures default judgments, or the total number of eviction filings resulting in judgments in favor of the landlord when a tenant does not attend their hearing. In the third quarter of 2025, the statewide default judgment rate of 35% is below the pre-pandemic rate of 42%.

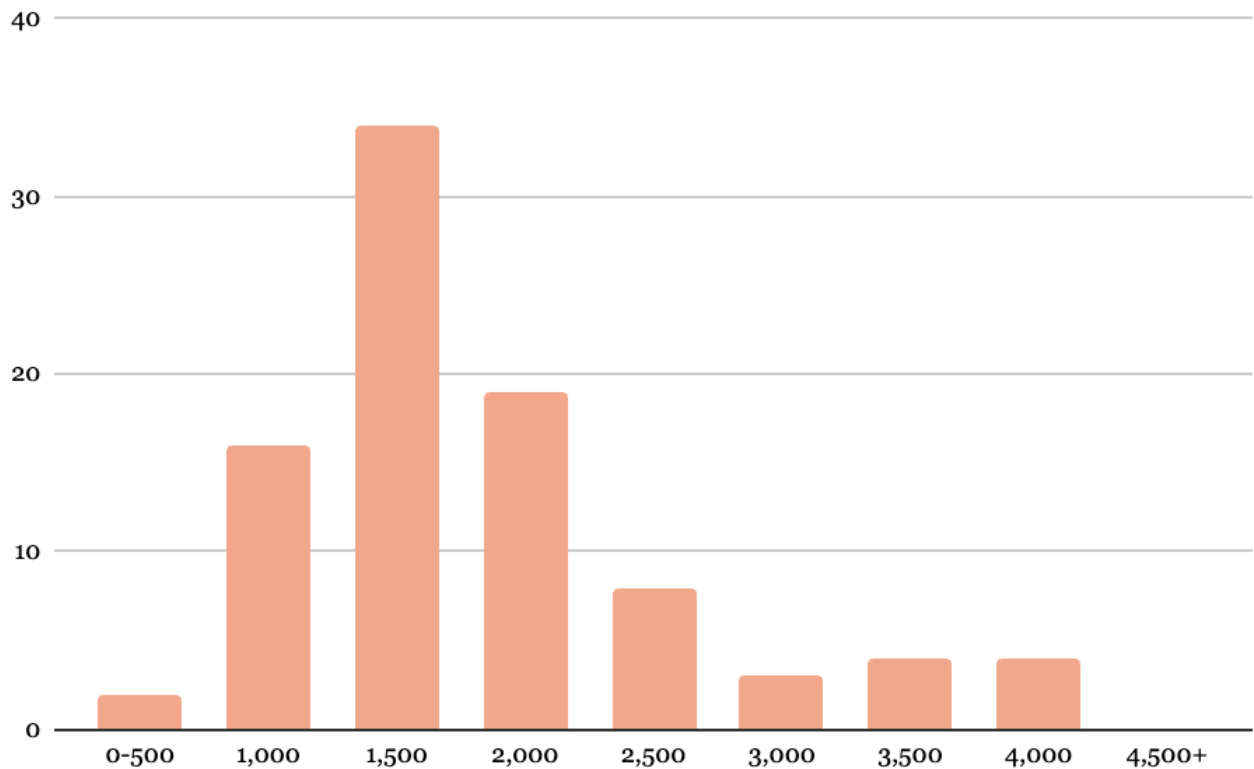
Table 1: Default judgments and default judgment rates in Virginia, average pre-pandemic quarter and July-September 2025.			
	Average 2019 Quarter	Q3 2025	2025 % of 2019
Default Judgments	16,370	12,751	82%
Default Judgment Rate	42%	35%	

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Rents and Amounts Owed

Figure 5 shows the distribution of median principal owed by jurisdiction in Virginia during the third quarter of 2025. A jurisdiction's median principal amount owed is calculated by taking the median amount of all unlawful detainers filed in the local court jurisdiction during the third quarter of 2025. A total of 18% of jurisdictions have a median principal amount owed between \$1,000 and \$1,499 and 38% of jurisdictions have a median principal amount owed between \$1,500 and \$1,999. Overall, for the third quarter of 2025 the statewide median principal owed is \$1,885, which is up slightly from the second quarter of 2025. The statewide median principal owed in 2018 was \$1,100 and in 2019 was \$1,200. From 2019 to 2025, the statewide median principal owed has increased by 57%. This indicates that the financial burden on tenants as a result of the pandemic is persistent and, quite possibly, permanent.

Figure 5: Distribution of Median Principal Owed by Jurisdiction, July-September 2025.

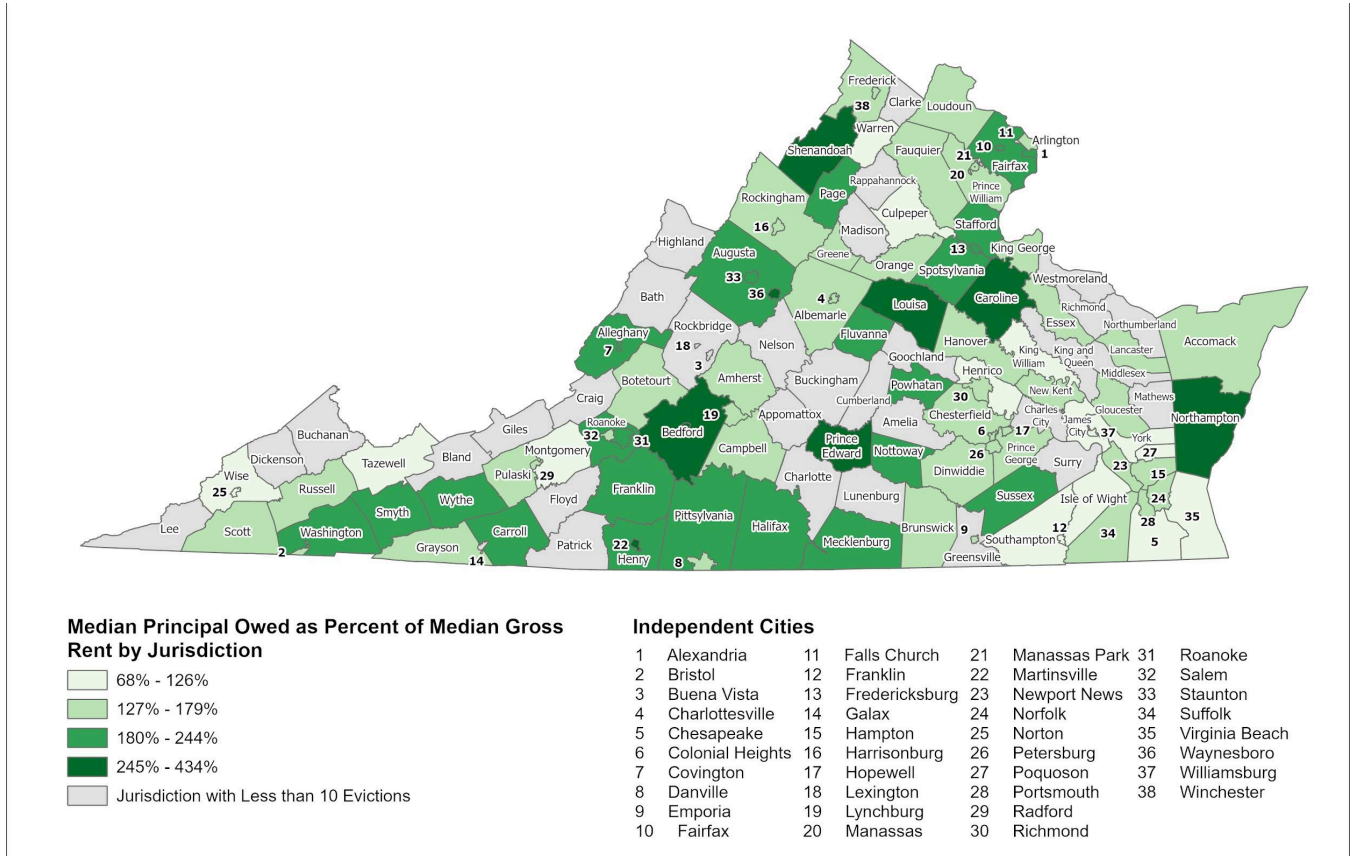


Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

**Note that jurisdictions with fewer than 10 eviction judgments in the quarter are excluded to remove skew.

In many Virginia jurisdictions, the median principal amount owed exceeds the median rent. Figure 6 displays a map of the median principal amount owed as a percentage of regional median rent by jurisdiction in the third quarter of 2025. This indicates that renters in varying Virginia regions are behind on their rent. Hotspots include portions of Central Virginia among other non-clustered areas.

Figure 6: Median Principal Owed as a Percentage of Median Gross Rent, Q3 2025.

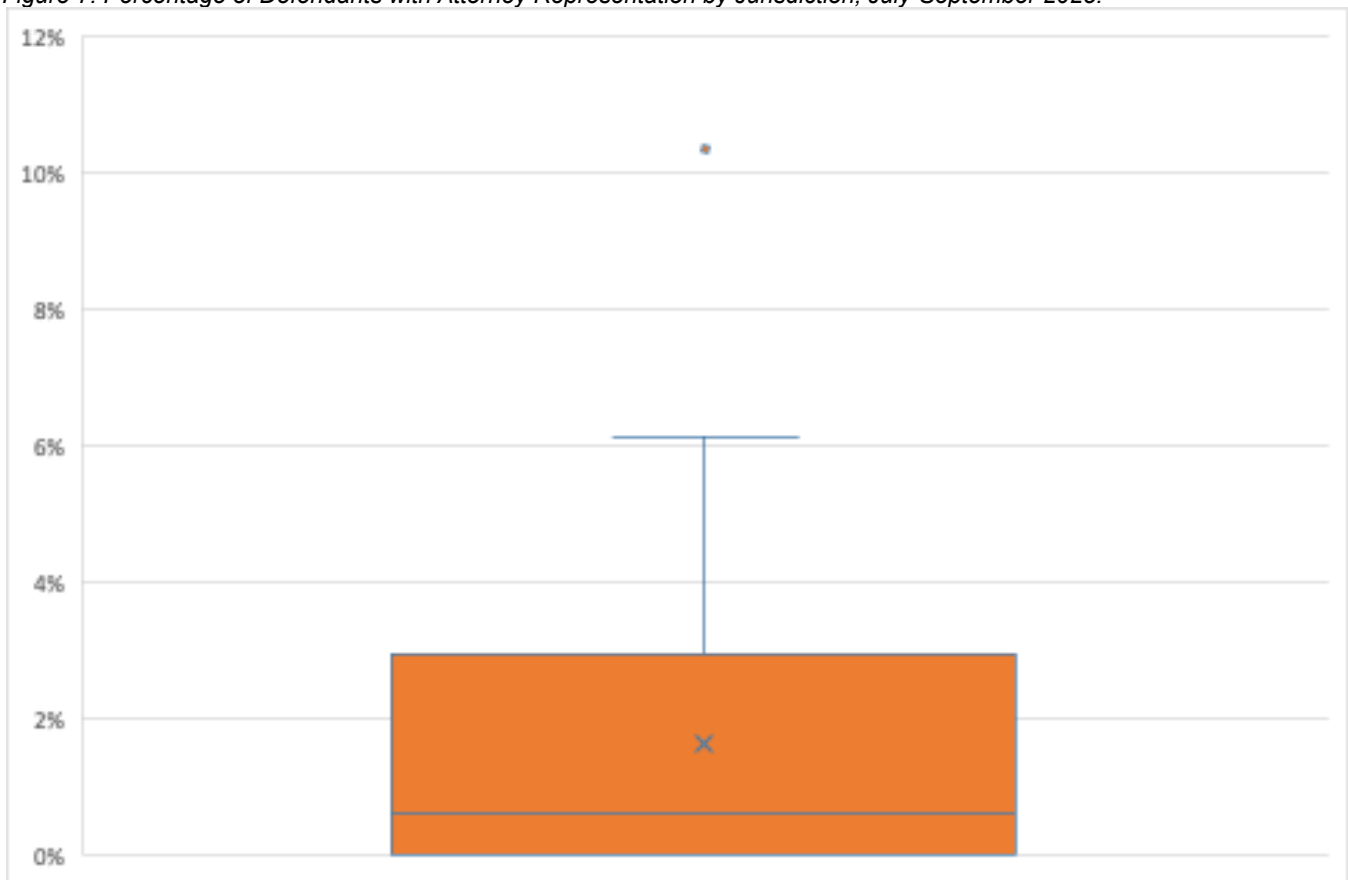


Source: Census, Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis
 **Note that jurisdictions with fewer than 10 eviction judgments in the quarter are excluded.

Legal Representation

Figure 7 shows the percentage of defendants in Virginia jurisdictions that had attorney representation during eviction proceedings in the third quarter of 2025. Excluding jurisdictions with fewer than 20 filings, the median percentage of attorney representation in Virginia jurisdictions was 1.6% and only 5 jurisdictions had at least 5% attorney representation. Page County had the highest level of representation at 10.3%, which is partly explained by a low number of cases (29), with 3 of those having had tenant legal representation. Legal representation has been long touted as vital for tenants to understand and exercise their legal rights during eviction proceedings. Virginia's low level of representation may be an indicator that this an area for opportunity for cost-effective eviction mitigation post-pandemic⁴.

Figure 7: Percentage of Defendants with Attorney Representation by Jurisdiction, July-September 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

**Note that jurisdictions with fewer than 20 filings are excluded.

⁴ Stout Risius Ross, LLC. 2019. "Cost-Benefit Analysis of Providing a Right to Counsel to Tenants in Eviction Proceedings." Los Angeles: The Los Angeles Right to Counsel Coalition. https://info.stout.com/hubfs/PDF/Eviction-Reports-Articles-Cities-States/Los%20Angeles%20Eviction%20RTC%20Report_12-10-19.pdf.

Table 2: Median Gross Rent, Median Principal Owed, and Median Number of Months of Rent Owed by Region, July-September 2025.

	Median Gross Rent	Median Principal Owed	Median Number of Months of Rent Owed
Central Virginia/ Richmond VA MSA	\$1,447	\$1,925	1.3
Hampton Roads/ Virginia Beach - Norfolk - Newport News, VA - NC HUD Metro FMR Area	\$1,478	\$1,957	1.3
Northern Virginia/ Washington - Arlington - Alexandria, DC-VA-MD HUD Metro FMR Area	\$2,027	\$3,870	1.9

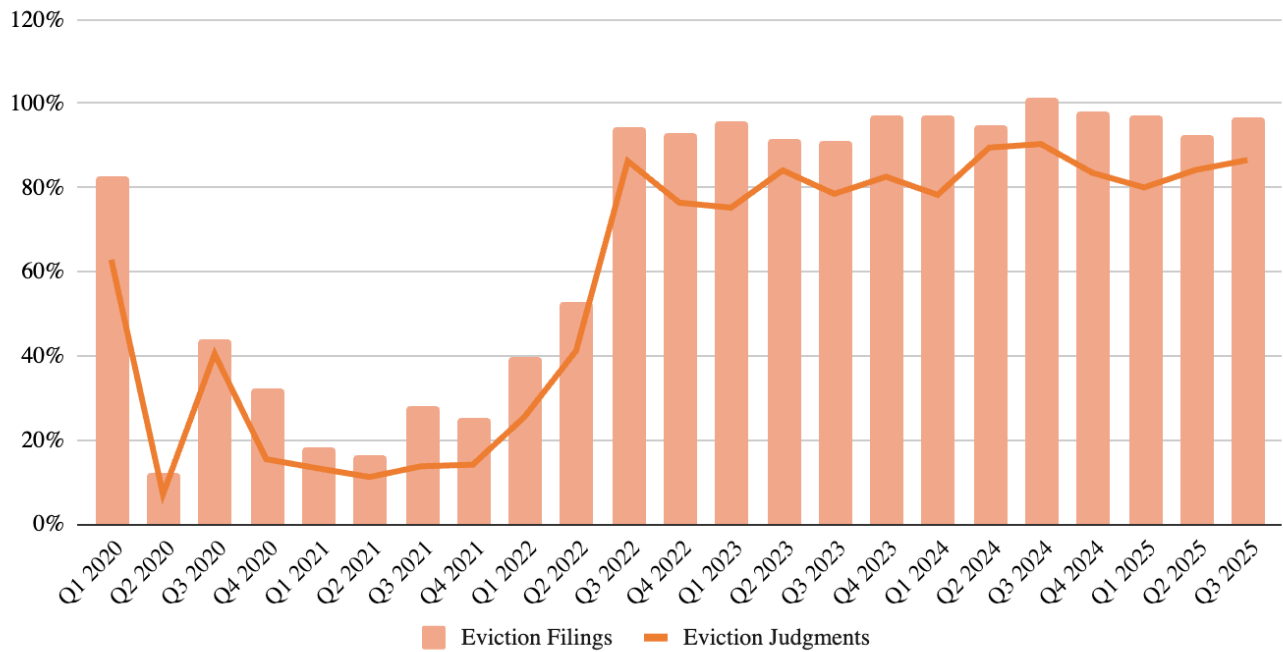
Source: U.S. Census Bureau American Community Survey 5-Year Estimates (2024), Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

REGIONAL DATA UPDATES

Central Virginia

Figure 8 displays the trajectory of quarterly eviction filings and judgments in the Central Virginia region over the last twenty-three quarters as a percentage of the corresponding pre-pandemic (2019) levels. Filings increased by 4% from the previous quarter (from 8,630 to 8,990) and judgments increased by 3% (from 4,775 to 4,908). Eviction filings for the third quarter of 2025 are 97% of pre-pandemic 2019 levels, and eviction judgments are 87% of pre-pandemic levels.

Figure 8: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Central Virginia.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 3 shows percent change in eviction filings and eviction judgments in each of the jurisdictions in the Central Virginia region from the second quarter of 2025 to the third quarter of 2025. Filings increased in all jurisdictions, and judgments decreased only in Petersburg.

Table 3: Eviction filings and eviction judgments in Central Virginia jurisdictions, Percent Change from April-June 2025 to July-September 2025.

	Q2 2025		Q3 2025		Q3 2025 % change from Q2 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesterfield	1,809	955	1,873	952	4%	0%
Henrico	2,589	1,389	2,698	1,447	4%	4%
Hopewell	200	122	231	144	16%	18%
Petersburg	824	528	879	503	7%	-5%
Richmond	3,208	1,781	3,309	1,862	3%	5%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 4 shows eviction filings and eviction judgments in each of the jurisdictions in the Central Virginia region during the third quarter of 2025 compared to pre-pandemic levels (an average pre-pandemic quarter). Eviction filings were higher than pre-pandemic levels in Chesterfield, Henrico, and Petersburg. Judgments remained below pre-pandemic levels in all jurisdictions.

Table 4: Eviction filings and eviction judgments in Central Virginia jurisdictions, July-September 2025 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesterfield	1,759	1,038	1,873	952	106%	92%
Henrico	2,607	1,580	2,698	1,447	104%	92%
Hopewell	349	227	231	144	66%	63%
Petersburg	810	510	879	503	109%	99%
Richmond	3,793	2,315	3,309	1,862	87%	80%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 5 shows the number and rates of default judgments in each of the jurisdictions in the Central Virginia region during the third quarter of 2025 compared to pre-pandemic levels (an average pre-pandemic quarter). All of Central Virginia’s default judgments and default judgment rates were lower than seen before the pandemic. In Q3 of 2025, Richmond (41%) and Petersburg (41%) had the highest percentages of evictions resulting from default judgments, while Chesterfield had the lowest percentage (37%). Default judgments in the Central Virginia region represent 72% of all evictions in Q3 2025.

Table 5: Default judgments and default judgment rates in Central Virginia jurisdictions, July-September 2025 and an average pre-pandemic quarter.

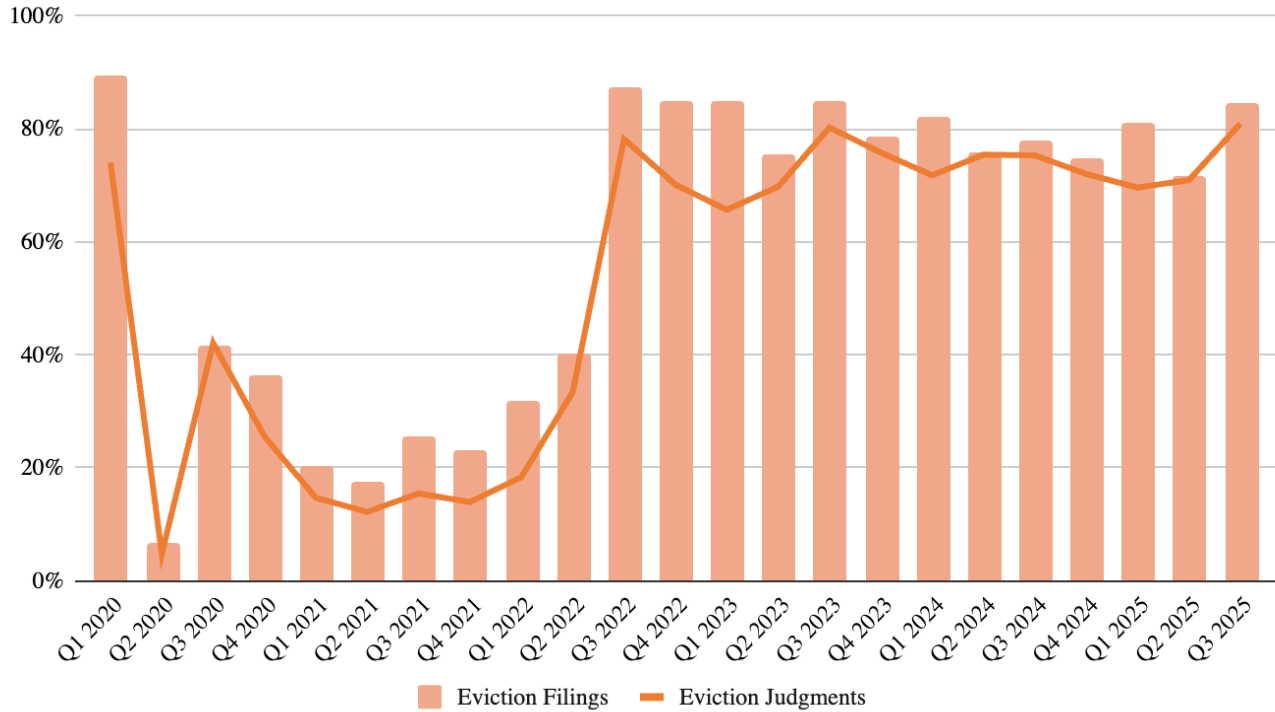
	Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Chesterfield	820	47%	693	37%	85%
Henrico	1,286	49%	1,039	39%	81%
Hopewell	169	48%	91	39%	54%
Petersburg	374	46%	357	41%	95%
Richmond	1,784	47%	1,366	41%	77%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Hampton Roads

In the third quarter of 2025, eviction filings increased by 18% from the previous quarter in the Hampton Roads region (from 10,373 to 12,226) and judgments increased by 14% (from 5,907 to 6,738). Figure 9 shows quarterly eviction filings and judgments as a percentage of pre-COVID quarterly numbers in the region. Eviction filings for the third quarter of 2025 are 85% of 2019 pre-pandemic levels and eviction judgments are 81% of pre-pandemic levels.

Figure 9: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Hampton Roads.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 6 shows percent change in eviction filings and eviction judgments in each of the jurisdictions in the Hampton Roads region from the second quarter of 2025 to the third quarter of 2025. Eviction filings increased in all Hampton Roads jurisdictions. Eviction judgments increased in all jurisdictions except for Norfolk.

Table 6: Eviction filings and eviction judgments in Hampton Roads jurisdictions, Percent Change from April-June 2025 to July-September 2025.

	Q2 2025		Q3 2025		Q3 2025 % change from Q2 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesapeake	982	577	1,164	624	19%	8%
Hampton	1,422	814	1,793	1,005	26%	23%
Newport News	2,272	1,248	2,949	1,625	30%	30%
Norfolk	2,365	1,305	2,408	1,303	2%	0%
Portsmouth	874	558	1,167	739	34%	32%
Virginia Beach	2,458	1,405	2,745	1,442	12%	3%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 7 displays eviction filings and eviction judgments in jurisdictions in the Hampton Roads region during an average pre-pandemic quarter (2019) and Q3 of 2025. Eviction filings and judgments remain below pre-pandemic levels in all jurisdictions.

Table 7: Eviction filings and eviction judgments in Hampton Roads jurisdictions, July-September 2025 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesapeake	1,384	810	1,164	624	84%	77%
Hampton	1,877	1,148	1,793	1,005	96%	88%
Newport News	3,496	2,056	2,949	1,625	84%	79%
Norfolk	3,223	1,563	2,408	1,303	75%	83%
Portsmouth	1,450	970	1,167	739	81%	76%
Virginia Beach	3,032	1,781	2,745	1,442	91%	81%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 8 shows the number and rates of default judgments in an average pre-pandemic quarter (2019) and Q3 2025 in the Hampton Roads region. Default judgments and default judgment rates in Q3 of 2025 in all Hampton Roads jurisdictions were lower than the average pre-pandemic quarter. Default judgments in the Hampton Roads region represent 71% of all evictions in Q3 2025.

Table 8: Default judgments and default judgment rates in Hampton Roads jurisdictions, July-September 2025 and an average pre-pandemic quarter.

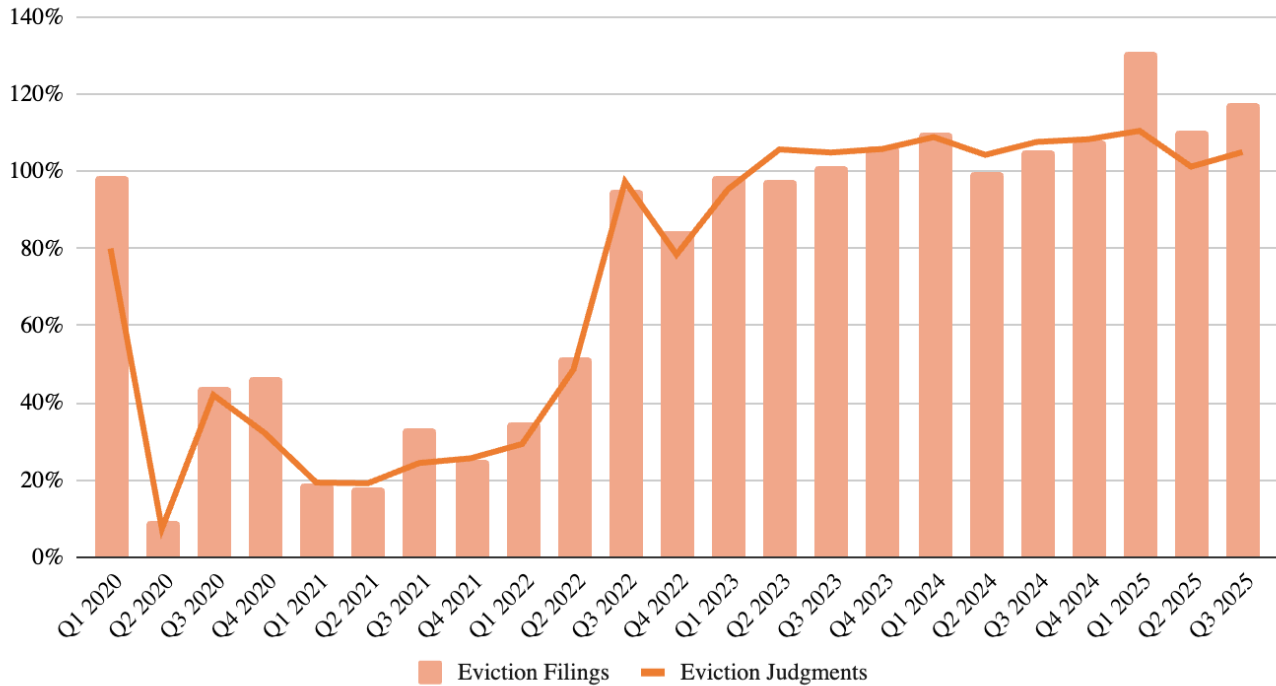
	Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Chesapeake	653	47%	444	38%	68%
Hampton	924	49%	718	40%	78%
Newport News	1,598	46%	1,160	39%	73%
Norfolk	1,218	38%	893	37%	73%
Portsmouth	723	50%	531	46%	73%
Virginia Beach	1,466	48%	1,063	39%	73%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Northern Virginia

In the third quarter of 2025, eviction filings in the Northern Virginia region increased by 7% from the previous quarter (from 6,600 to 7,039) and judgments increased by 4% (from 2,654 to 2,753). Figure 10 shows quarterly eviction filings and judgments as a percentage of pre-COVID quarterly numbers in the Northern Virginia region. Eviction filings for the third quarter of 2025 are 118% of pre-pandemic 2019 levels and eviction judgments are 105% of pre-pandemic 2019 levels.

Figure 10: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Northern Virginia.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 9 shows percent change in eviction filings and eviction judgments in each of the jurisdictions in the Northern Virginia region from the second quarter of 2025 to the third quarter of 2025. Eviction filings increased in all jurisdictions except for Fairfax County, Falls Church, and Loudoun. Eviction judgments increased in Alexandria, Arlington, Fredericksburg, and Prince William, and decreased in Fairfax County, Falls Church, Loudoun, and Stafford.

Table 9: Eviction filings and eviction judgments in Northern Virginia jurisdictions, Percent Change from April-June 2025 to July-September 2025.

	Q2 2025		Q3 2025		Q3 2025 % change from Q2 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Alexandria	1,093	403	1,277	472	17%	17%
Arlington	714	322	883	411	24%	28%
Fairfax Co.	2,248	870	2,169	783	-4%	-10%
Falls Church	26	10	12	3	-54%*	-70%*
Fredericksburg	249	125	285	140	14%	12%
Loudoun	464	175	440	126	-5%	-28%
Prince William	1,513	618	1,632	688	8%	11%
Stafford	293	131	341	130	16%	-1%

**An increase or decrease in low eviction filing or judgment numbers skews percentages to appear higher/lower.
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis*

Eviction filings and judgments in Northern Virginia jurisdictions during an average pre-pandemic quarter (2019) and Q3 2025 are presented in Table 10. Falls Church is not considered in this section's discussion because an increase in low eviction filing or judgment numbers skews percentages to appear higher. Eviction filings in all but two out of the seven considered localities throughout the region were above pre-pandemic levels. Arlington was the highest at 152%. Eviction judgments in Alexandria, Arlington, Fairfax County, and Prince William surpassed pre-pandemic levels.

Table 10: Eviction filings and eviction judgments in Northern Virginia jurisdictions, July-September 2025 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Alexandria	1,054	431	1,277	472	121%	110%
Arlington	582	237	883	411	152%	174%
Fairfax Co.	1,833	771	2,169	783	118%	102%
Falls Church	10	4	12	3	126%*	75%*
Fredericksburg	284	151	285	140	101%	93%
Loudoun	447	192	440	126	98%	66%
Prince William	1,393	665	1,632	688	117%	103%
Stafford	374	175	341	130	91%	74%

**An increase or decrease in low eviction filing and judgment numbers skews percentages to appear higher/lower, as is the case for Falls Church with relatively small numbers of filings and judgments.
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis*

Table 11 shows the number and rates of default judgments in an average pre-pandemic quarter (2019) and Q3 2025. Same as above, Falls Church is not considered in this section's discussion because an increase in low eviction default judgment numbers skews percentages to appear higher. Default judgments increased in Alexandria and Arlington. Northern Virginia's default judgment rates did not surpass pre-pandemic levels in any jurisdiction. Default judgments in the Northern Virginia region represent 69% of all evictions in Q3 2025.

Table 11: Default judgments and default judgment rates in Northern Virginia jurisdictions, July-September 2025 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Alexandria	323	31%	354	28%	110%
Arlington	178	31%	250	28%	140%
Fairfax Co.	614	34%	582	27%	95%
Falls Church	3	24%	2	17%	67%*
Fredericksburg	107	38%	84	29%	79%
Loudoun	139	31%	83	19%	60%
Prince William	489	35%	482	30%	99%
Stafford	121	33%	75	22%	62%

**An increase or decrease in low default judgment numbers and default rates skews percentages to appear higher/lower.*

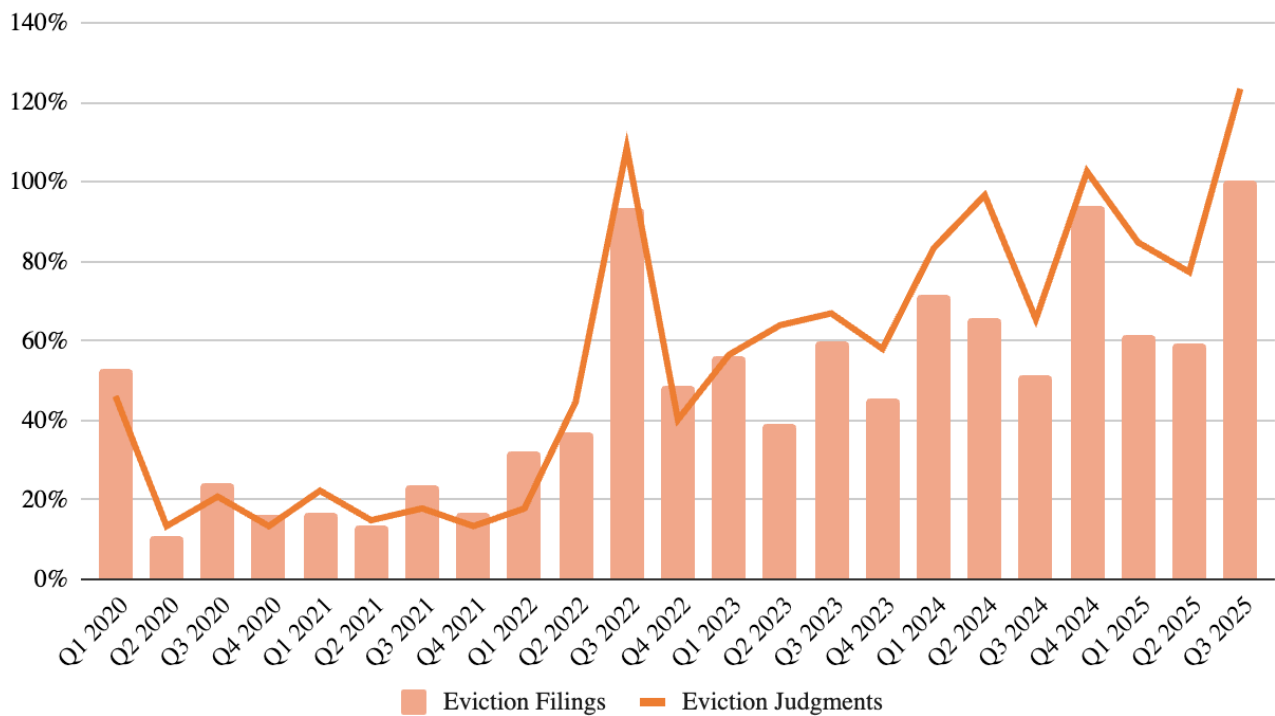
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

CITY UPDATES

City of Charlottesville

Figure 11 displays the trajectory of quarterly eviction filings and judgments in Charlottesville over the last 23 quarters as a percentage of the corresponding pre-pandemic (2019) quarterly levels. In the third quarter of 2025, eviction filings increased by 69% from the previous quarter (from 93 to 157) and judgments increased by 60% (from 52 to 83). In Q3 of 2025, the City of Charlottesville experienced 157 eviction filings and 83 judgments, representing 100% and 123% of pre-pandemic levels.

Figure 11: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Charlottesville.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 12 shows percent change in eviction filings and eviction judgments in the City of Charlottesville from the second quarter of 2025 to the third quarter of 2025. Eviction filings increased by 69% and judgments increased by 60% in the City of Charlottesville.

Table 12: Eviction filings and eviction judgments in Charlottesville, Percent Change from April-June 2025 to July-September 2025

Q2 2025		Q3 2025		Q3 2025 % change from Q2 2025	
Filings	Judgments	Filings	Judgments	Filings	Judgments
93	52	157	83	69%	60%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 13 displays eviction filings and eviction judgments in Charlottesville during the third quarter of 2025 and an average pre-pandemic quarter. Eviction filings and judgments reached or exceeded their pre-pandemic levels in the City of Charlottesville in Q3 2025.

Table 13: Eviction filings and eviction judgments in Charlottesville, July-September 2025 and an average pre-pandemic quarter.

Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019	
Filings	Judgments	Filings	Judgments	Filings	Judgments
157	67	157	83	100%	123%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 14 shows the number and rates of default judgments in an average pre-pandemic quarter and Q3 of 2025 in Charlottesville. Default judgments increased in Charlottesville, and the default judgment rate surpassed the pre-pandemic level. Default judgments in the City of Charlottesville represent 54% of all judgments in Q3 2025.

Table 14: Default judgments and default judgment rates in Charlottesville, July-September 2025 and an average pre-pandemic quarter.

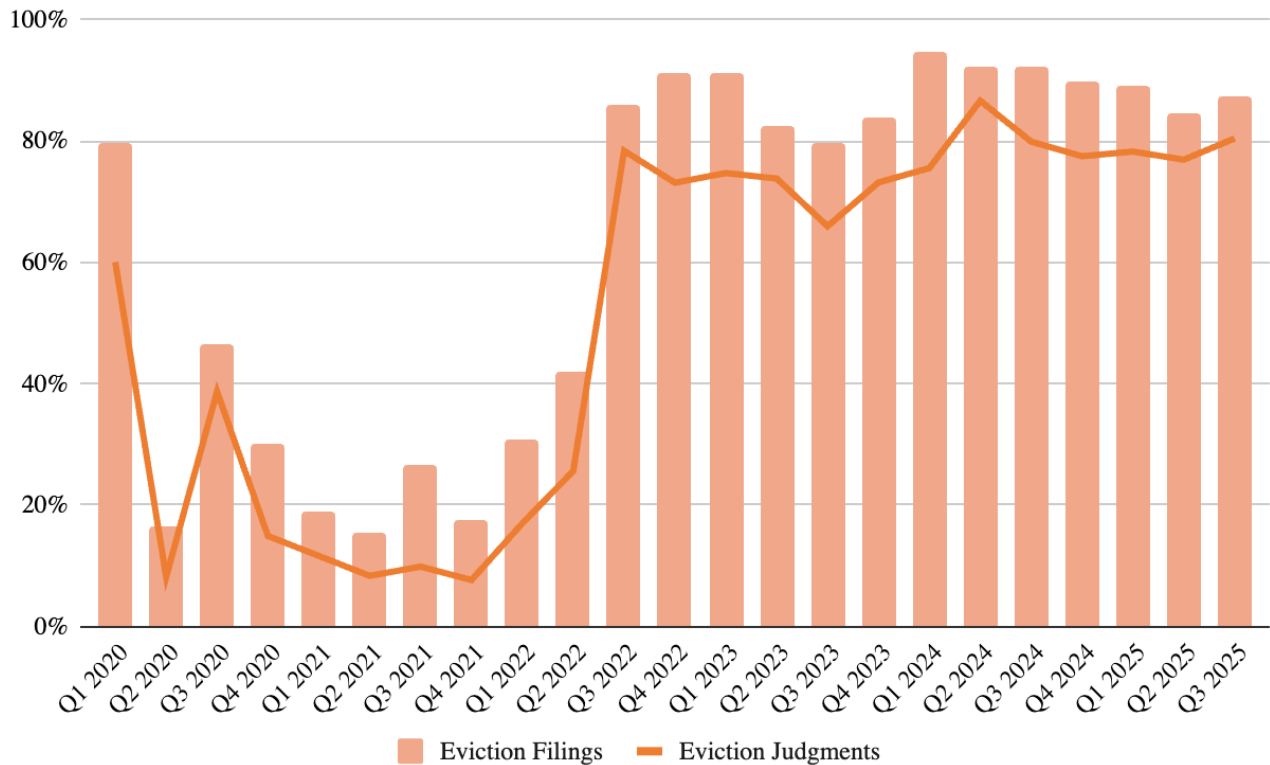
Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019
Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
38	25%	45	29%	118%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

City of Richmond

In the third quarter of 2025, eviction filings in the City of Richmond increased by 3% from the previous quarter (from 3,208 to 3,309) and judgments increased by 5% (from 1,781 to 1,862). Figure 12 shows quarterly eviction filings and judgments in Richmond compared to pre-COVID levels. During the third quarter of 2025, Richmond's eviction filings represented 87% of the average pre-COVID quarter (2019) filings, and its eviction judgments represented 80% of the average pre-COVID quarter (2019) judgments.

Figure 12: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Richmond.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 15 shows percent change in eviction filings and eviction judgments in Richmond ZIP codes from the second quarter of 2025 to the third quarter of 2025. From quarter to quarter, eviction filings increased in 9 ZIP codes and judgments increased in 7 ZIP codes. Eviction filings increased in 23219, 23220, 23223, 23224, 23225, 23226, 23230, 23231, and 23234. Eviction judgments increased in 23223, 23224, 23225, 23226, 23230, 23231, and 23234. Filings and judgments also increased for Other, Richmond eviction records not tied to a specific ZIP code. Eviction filings increased by 3% and judgments increased by 5% for the City of Richmond as a whole from Q2 2025 to Q3 2025.

Table 15: Eviction filings and eviction judgments in Richmond ZIP codes, Percent Change from April-June 2025 to July-September 2025

ZIP Code	Q2 2025		Q3 2025		Q3 2025 % change from Q2 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
23219	144	73	152	70	6%	-4%
23220	293	153	302	140	3%	-8%
23221	20	8	20	8	0%	0%*
23222	253	141	174	103	-31%	-27%
23223	411	201	412	242	0%	20%
23224	891	521	984	586	10%	12%
23225	819	466	856	481	5%	3%
23226	2	2	3	3	50%*	50%*
23227	147	104	74	57	-50%	-45%
23230	37	14	43	18	16%	29%*
23231	30	19	43	25	43%*	32%
23234	57	26	103	64	81%	146%
23235	8	6	8	3	0%*	-50%*
Other	96	47	135	62	41%	32%

*An increase or decrease in low eviction filing and judgment numbers skews percentages to appear higher/lower.

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 16 shows the comparison of the number of filings and eviction judgments in each of Richmond's ZIP codes in the third quarter of 2025 and an average pre-pandemic quarter. Eviction filings exceeded pre-pandemic numbers in 4 ZIP codes and judgments exceeded pre-pandemic numbers in 4 ZIP codes. Pre-pandemic filing levels have been surpassed in the ZIP codes of 23219, 23220, 23224, and 23230. Eviction judgments have surpassed pre-pandemic levels in the ZIP codes of 23219, 23224, 23226, and 23230. Filings and judgments also surpassed pre-pandemic levels for Other, Richmond eviction records not tied to a specific ZIP code. Eviction filings reached 87% of pre-pandemic levels and judgments in the City of Richmond reached 80% of pre-pandemic levels.

Table 16: Eviction filings and eviction judgments in Richmond ZIP codes, July-September 2025 and an average pre-pandemic quarter

ZIP Code	Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
23219	99	52	152	70	154%	135%
23220	294	155	302	140	103%	91%
23221	25	13	20	8	80%	60%*
23222	320	204	174	103	54%	50%
23223	645	387	412	242	64%	63%
23224	882	566	984	586	112%	104%
23225	885	557	856	481	97%	86%
23226	3	3	3	3	92%*	120%*
23227	319	175	74	57	23%	33%
23230	25	13	43	18	174%	141%*
23231	96	65	43	25	45%	38%
23234	140	92	103	64	74%	70%
23235	14	8	8	3	58%*	39%*
Other	49	27	135	62	276%	228%

**An increase or decrease in low eviction filing and judgment numbers skews percentages to appear higher/lower.*

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Quarterly default judgment numbers and default judgment rates by Richmond ZIP code are presented in Table 17. Default judgments remain below pre-pandemic numbers in all but three of the ZIP codes (23219, 23224, and 23230) and default judgment rates remain below pre-pandemic numbers in all but three of the ZIP codes (23221, 23223, and 23227). Default judgments in the City of Richmond represent 73% of all judgments in Q3 2025.

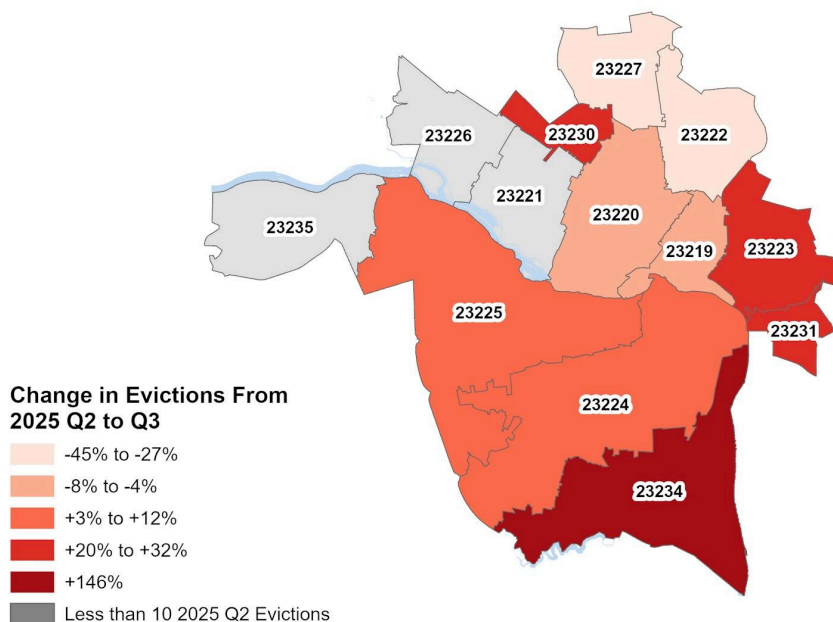
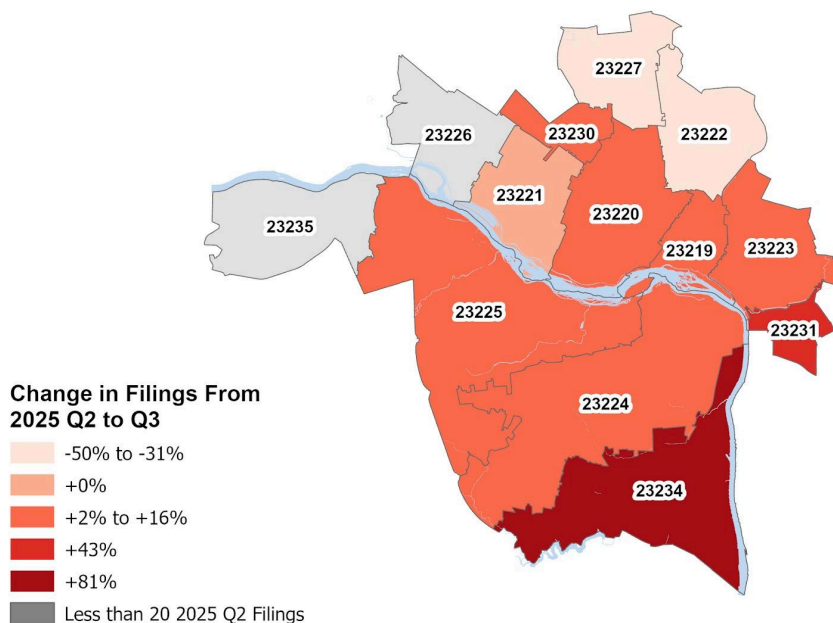
Table 17: Default judgments and default judgment rates in Richmond ZIP codes, July-September 2025 and an average pre-pandemic quarter

ZIP Code	Average Pre-Pandemic Quarter		Q3 2025		2025 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
23219	36	36%	52	34%	144%
23220	116	39%	95	31%	82%
23221	9	35%	7	35%	80%*
23222	139	43%	62	36%	45%
23223	268	41%	178	43%	66%
23224	451	51%	467	47%	104%
23225	465	52%	349	41%	75%
23226	2	50%	1	33%	57%*
23227	145	45%	41	55%	28%
23230	10	41%	16	37%	156%*
23231	45	46%	12	28%	27%*
23234	71	51%	41	40%	58%
23235	7	49%	1	13%	14%*
Other	23	45%	44	33%	193%

*An increase or decrease in low default judgment numbers and default rates skews percentages to appear higher/lower.
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Figure 13 shows the percent change in eviction filings and judgments from the second quarter of 2025 to the third quarter of 2025. Eviction filings increased in all ZIP codes except for 23221, 23222, and 23227. Eviction judgments increased in all ZIP codes except for 23219, 23220, 23222, and 23227. Figure 13 omits data from ZIP codes with less than 20 eviction filings and less than 10 eviction judgments, for data interpretation purposes.

Figure 13: Map of eviction filings and judgments in Richmond by ZIP Code, Percent Change from Q2 2025 to Q3 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Appendices

Appendix A: Eviction Data by Jurisdiction, 3rd Quarter, 2025

Jurisdiction	2025 Q3 Eviction Filings	2025 Q3 Evictions Judgments	2025 Q3 Default Judgments	2025 Q3 Default Judgment Rate
Accomack	34	18	13	38%
Albemarle	288	134	93	32%
Alleghany	58	23	8	14%
Amelia	10	5	2	20%
Amherst	70	45	24	34%
Appomattox	16	7	3	19%
Arlington	883	411	250	28%
Augusta	100	57	46	46%
Bath	1	0	0	0%
Bedford	100	44	24	24%
Bland	3	1	0	0%
Botetourt	24	11	9	38%
Brunswick	27	13	7	26%
Buchanan	10	8	2	20%
Buckingham	16	9	0	0%
Campbell	203	91	53	26%
Caroline	42	14	4	10%
Carroll	21	18	11	52%
Charles City	5	3	1	20%
Charlotte	8	3	1	13%
Chesterfield	1873	952	693	37%
Clarke	4	3	0	0%
Craig	3	2	1	33%
Culpeper	77	36	20	26%
Cumberland	11	5	0	0%
Dickenson	7	5	1	14%
Dinwiddie	53	36	22	42%
Essex	22	15	10	45%
Fairfax Co.	2169	783	582	27%
Fauquier	68	22	6	9%
Floyd	7	4	4	57%
Fluvanna	20	10	7	35%
Franklin Co.	67	51	35	52%

Appendix A: Eviction Data by Jurisdiction, 3rd Quarter, 2025

Frederick	85	45	29	34%
Giles	17	7	2	12%
Gloucester	97	47	27	28%
Goochland	16	8	5	31%
Grayson	20	11	1	5%
Greene	32	20	5	16%
Greensville	13	2	0	0%
Halifax	34	27	10	29%
Hanover	172	72	56	33%
Henrico	2698	1447	1039	39%
Henry	158	79	34	22%
Highland	6	4	1	17%
Isle of Wight	164	66	56	34%
King & Queen	9	4	1	11%
King George	88	42	28	32%
King William	16	10	4	25%
Lancaster	20	12	9	45%
Lee	25	6	5	20%
Loudoun	440	126	83	19%
Louisa	41	24	12	29%
Lunenburg	10	5	3	30%
Madison	4	4	0	0%
Mathews	13	2	1	8%
Mecklenburg	79	32	19	24%
Middlesex	9	6	3	33%
Montgomery	171	79	51	30%
Nelson	4	4	2	50%
New Kent	17	12	9	53%
Northampton	18	11	8	44%
Northumberland	10	6	3	30%
Nottoway	43	22	13	30%
Orange	61	31	13	21%
Page	29	16	7	24%
Patrick	10	5	1	10%
Pittsylvania	82	44	26	32%
Powhatan	17	11	0	0%
Prince Edward	71	33	1	1%
Prince George	126	51	0	0%
Prince William	1632	688	482	30%

Appendix A: Eviction Data by Jurisdiction, 3rd Quarter, 2025

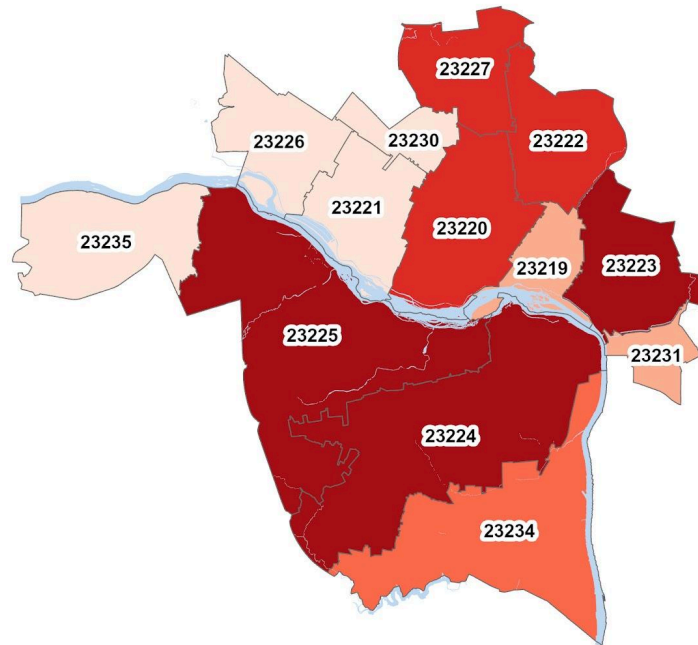
Pulaski	120	78	28	23%
Rappahannock	2	1	0	0%
Richmond Co.	8	2	1	13%
Roanoke Co.	201	109	74	37%
Rockbridge	21	9	5	24%
Rockingham/ Harrisonburg	211	65	46	22%
Russell	19	12	2	11%
Scott	20	11	3	15%
Shenandoah	39	26	16	41%
Smyth	49	26	16	33%
Southampton	36	14	5	14%
Spotsylvania	443	220	155	35%
Stafford	341	130	75	22%
Surry	8	4	1	13%
Sussex	19	10	4	21%
Tazewell	43	23	12	28%
Warren	68	34	20	29%
Washington	68	40	6	9%
Westmoreland	27	7	6	22%
Wise	106	47	35	33%
Wythe	68	29	9	13%
York	189	98	33	17%
Alexandria	1277	472	354	28%
Bristol	112	49	29	26%
Buena Vista	14	6	1	7%
Charlottesville	157	83	45	29%
Chesapeake	1164	624	444	38%
Colonial Heights	171	117	78	46%
Danville	403	236	177	44%
Emporia	23	12	1	4%
Falls Church	12	3	2	17%
Franklin City	68	26	19	28%
Fredericksburg	285	140	84	29%
Galax	9	4	2	22%
Hampton	1793	1005	718	40%
Hopewell	231	144	91	39%
Lynchburg	507	277	171	34%
Martinsville	104	31	13	13%

Appendix A: Eviction Data by Jurisdiction, 3rd Quarter, 2025

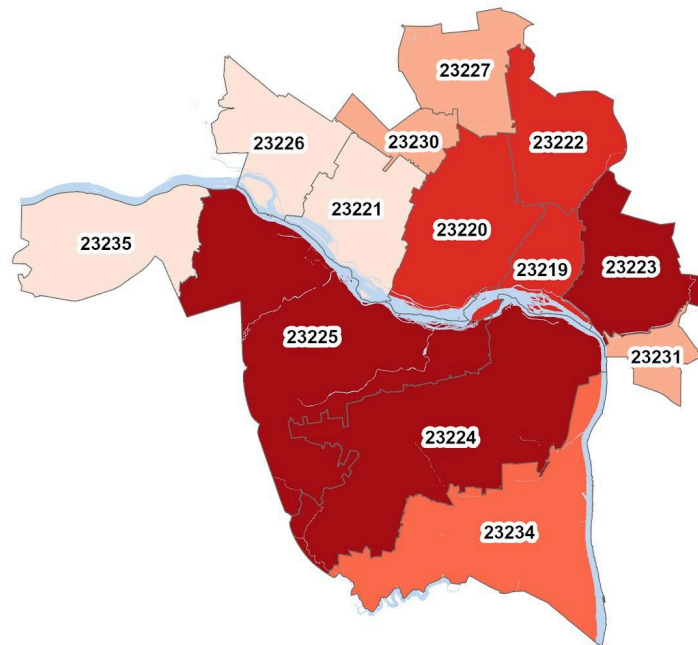
Newport News	2949	1625	1160	39%
Norfolk	2408	1303	893	37%
Petersburg	879	503	357	41%
Portsmouth	1167	739	531	46%
Radford	58	28	15	26%
Richmond City	3309	1862	1366	41%
Roanoke City	797	451	261	33%
Salem	130	53	34	26%
Staunton	73	37	23	32%
Suffolk	475	245	140	29%
Virginia Beach	2745	1442	1063	39%
Waynesboro	112	42	31	28%
Williamsburg/ James City County	293	137	90	31%
Winchester	98	37	25	26%

Source: Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Appendix B: Map of Eviction Filings in Richmond by ZIP code Average Pre-Pandemic Quarter (2019) and Q3 2025



2019 Quarterly Average



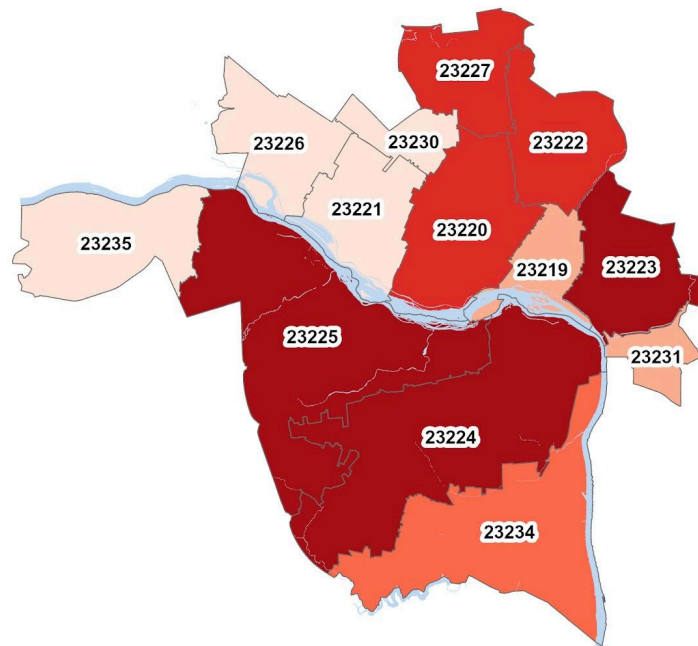
July to September 2025

Eviction Filings

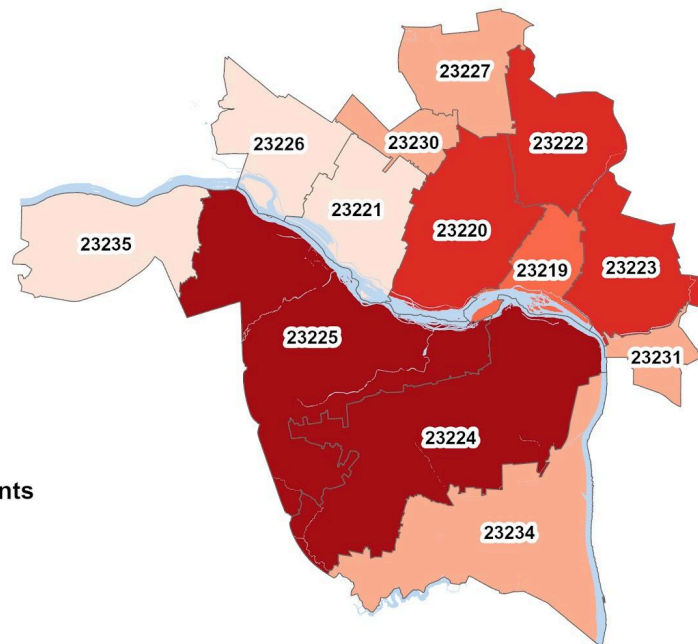
- 1 - 25
- 26 - 99
- 100 - 140
- 141 - 320
- 321 - 1,127

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Appendix C: Map of Eviction Judgments in Richmond by ZIP code Average Pre-Pandemic Quarter (2019) & Q3 2025



2019 Quarterly Average



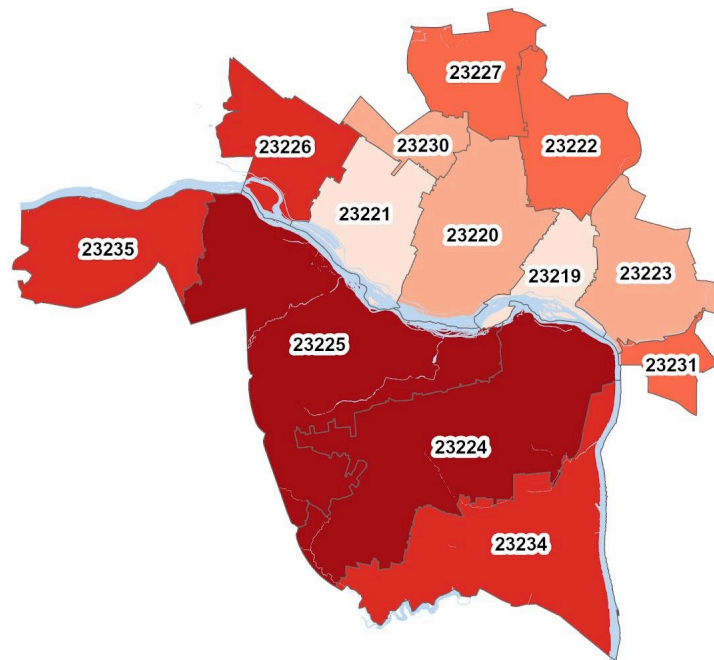
July to September 2025

Eviction Judgments

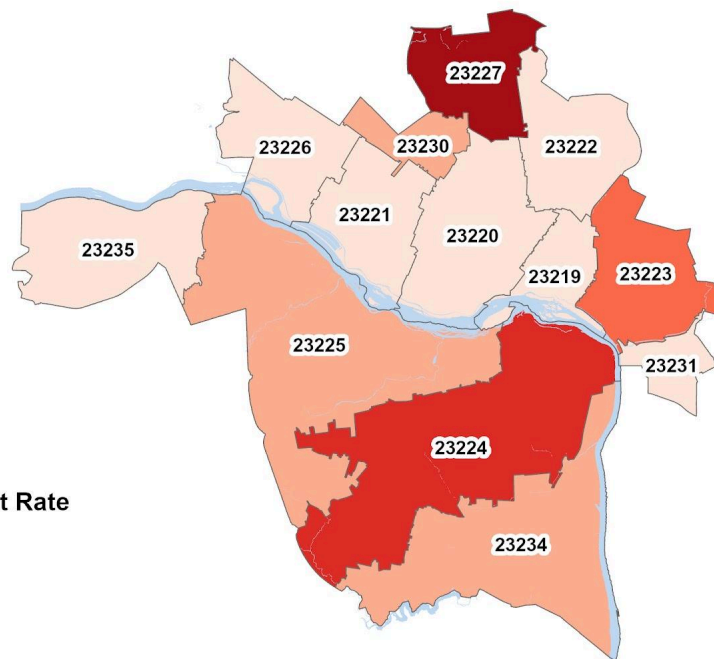
- 0 - 13
- 14 - 65
- 66 - 92
- 93 - 266
- 267 - 586

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Appendix D: Map of Default Judgment rates in Richmond by ZIP code Average Pre-Pandemic Quarter (2019) and Q3 2025



2019 Quarterly Average



July to September 2025

Default Judgment Rate

- 11% - 36%
- 37% - 41%
- 42% - 46%
- 47% - 51%
- 52% - 55%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis



VCU Research Institute
for Social Equity
L. Douglas Wilder School of
Government and Public Affairs



RVA
EVICTION
LAB

Quarterly Data Report

4th Quarter 2025: October through December

April 2025

Natalie Somerville

Connor White

Atticus Johnson

Dr. Benjamin Teresa

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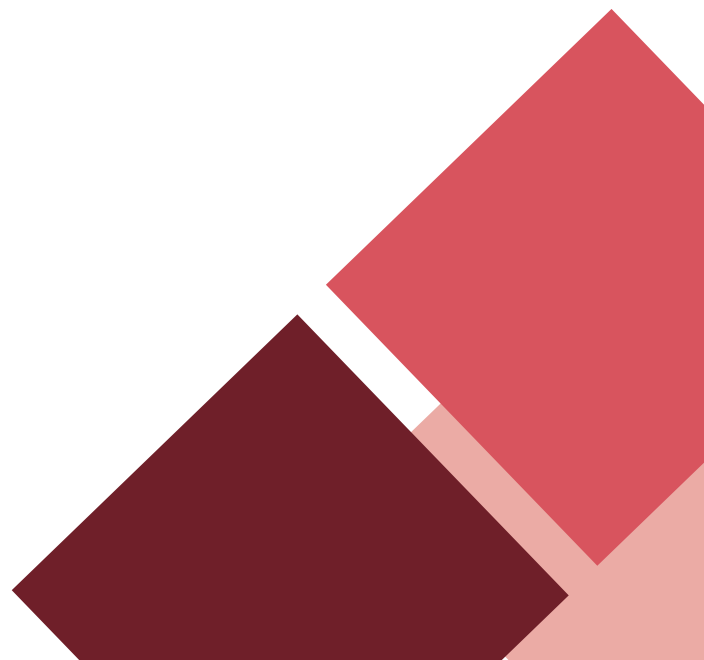
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About the RVA Eviction Lab

Created in August 2018, the RVA Eviction Lab has a primary mission of collecting, analyzing and disseminating data and research that will:

- Inform policy-making that will support stable housing for low- and moderate-income households;
- Facilitate shared knowledge production about community needs and opportunities; and
- Support efforts of communities most impacted by housing instability to research and advocate for themselves.

We use two primary approaches to advance these goals. First, we provide data analysis and written reports to decision-makers, policy advocates and government agency staff about eviction-related trends, policies and structural bases. Second, we engage with community-based organizations to provide community-relevant research and data that can be used for knowledge-building and action.



Methodology

Court Data Acquisition

In Virginia, eviction cases are heard in civil courts at the city or county level and are designated with an “unlawful detainer” classification in court records. The Legal Services Corporation (LSC) collects court case data and makes them available for use by researchers and advocates through the Civil Court Data Initiative.⁵ For our analysis, we requested fully deanonymized unlawful detainer data that include case numbers, plaintiff and defendant names, and defendant addresses from LSC.

Data Deduplication

We deduplicated court records to remove true duplicate filings, which were identified as being cases with matching filing dates, judgment outcomes, case costs and fees, plaintiff names, defendant names, and defendant addresses. Serial filings (consecutive filings by a landlord against a single household)⁶ were identified as being cases with matching plaintiff names, defendant names, and defendant addresses, and were retained.

Analysis

Our analysis primarily focuses on legal residential evictions at the household level. While court files show case data at the individual level (i.e., there is a unique record for each defendant involved in each case), not all members of a household are necessarily listed as defendants.⁷ We aggregated court files to show cases at the household level as it is not clear to what extent the data account for individuals who are not leaseholders that are facing eviction.

Evictions Totals

Eviction filing and judgment totals for each jurisdiction were calculated based on the number of cases with a given geographic FIPS (Federal Information Processing Standards) code. Totals for each ZIP code were calculated based on the number of cases with a given defendant address. Default judgment totals were calculated based on the number of cases with a final hearing resulting in a default judgment. We compare these numbers to the quarterly average in 2019 to simulate a “typical” year. These comparisons illustrate how the current eviction landscape compares to the Commonwealth’s historic patterns of eviction.

⁵ Legal Services Corporation (LSC) Civil Court Data Initiative. 2023, <https://www.lsc.gov/initiatives/civil-court-data-initiative>

⁶ Matthew Desmond, Ashley Gromis, Lavar Edmonds, James Hendrickson, Katie Krywokulski, Lillian Leung, and Adam Porton. Eviction Lab Methodology Report: Version 1.0. Princeton: Princeton University, 2018, www.evictionlab.org/methods.

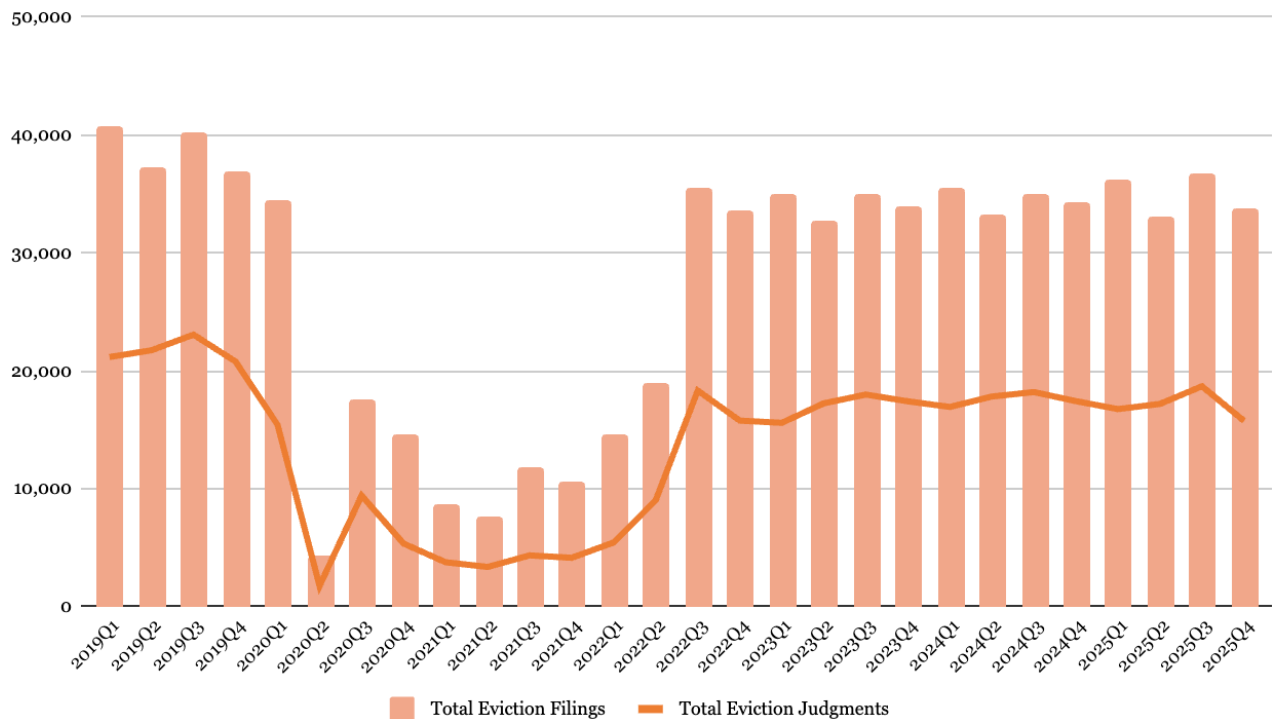
⁷ Ibid.

INTRODUCTION

In this quarterly report, the RVA Eviction Lab presents and analyzes data on housing instability in Virginia during the fourth quarter of 2025. As in our previous reports, we compare 2025 quarterly data to pre-pandemic levels, using the 2019 quarterly data as a benchmark. This report is broken down into three scales of analysis: state, region (Central Virginia, Hampton Roads, and Northern Virginia) and cities (Charlottesville and Richmond). Data for every jurisdiction in Virginia is provided in the appendix.

As Figure 1 shows, eviction filings and judgments across the Commonwealth have overall increased and recently fallen in volume since the pandemic's start, but have not returned to pre-pandemic heights. When compared to a pre-pandemic average quarter (2019), eviction filings neared pre-pandemic levels but have not peaked, reaching 33,719 filings in Q4 of 2025. This translates to 87% of the 2019 average quarter for the fourth quarter of 2025. When compared to the pre-pandemic average quarter, eviction judgments are not at their highest peak, reaching 15,755 judgments. This translates to 73% of the 2019 average quarter for the fourth quarter of 2025.

Figure 1: Eviction filings and judgments by quarter in Virginia, Q1 2019-Q4 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

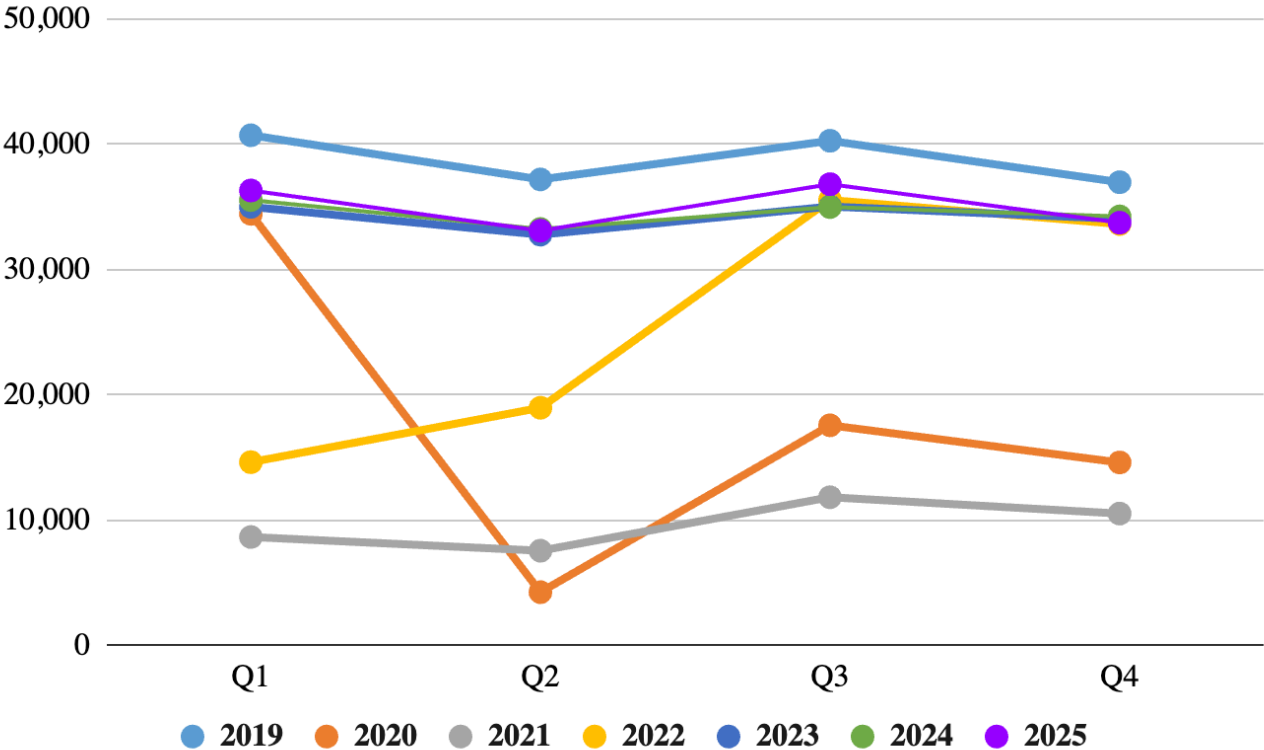
Highlights of 2025's fourth quarter across the Commonwealth include:

- From 2019 to 2025, the statewide median principal owed at the jurisdictional level has increased by 57%, from \$1,200 to \$1,887, approximately 1.3 to 2.0 months of rent statewide.
- The median percentage of tenants with legal representation in Virginia jurisdictions is 1.4% (14 tenants represented for every 1,000 cases) and only 6 jurisdictions have over 5% of tenants represented.
- Statewide filings decreased by 8% between the third and fourth quarters of 2025, and judgments decreased by 16%.
- Eviction filings have surpassed pre-pandemic levels in Northern Virginia (111%), Chesterfield (106%), Petersburg (112%), and Richmond ZIP codes 23219, 23220, 23224, 23225, and 23230.
- Eviction judgments have surpassed pre-pandemic levels in Arlington (120%), Fredericksburg (112%), and Richmond ZIP codes 23219, 23220, and 23230.
- Default judgments have decreased across the state as a whole, with the statewide default judgment rate of 32% down from a pre-pandemic default judgment rate of 42%.

HOUSING INSTABILITY ACROSS THE COMMONWEALTH

Eviction Filings and Judgments

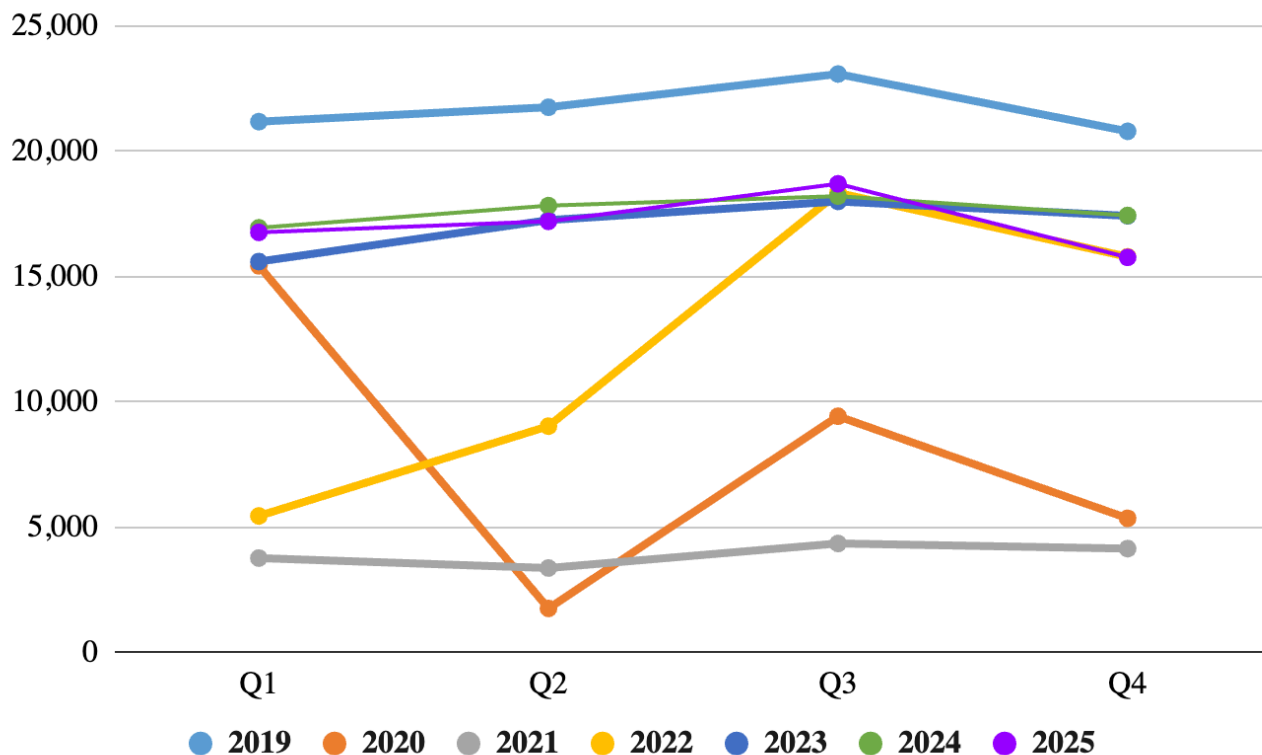
Figure 2 shows the quarterly totals for eviction filings in Virginia since 2019. Filings are mostly increasing since COVID pandemic protections were rolled back in the second quarter of 2022, but have not hit the pre-pandemic peak. Eviction filings decreased by 8 percentage points from 95% to 87% of pre-pandemic levels between Q3 2025 and Q4 2025. Eviction filings during the fourth quarter of 2025 are the third highest of all the fourth quarters since 2019. The eviction filing numbers for Q4 2025 are lower than an average pre-pandemic quarter (2019).



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Figure 3 shows the quarterly totals for eviction judgments in Virginia since 2019. Judgments increased but are now decreasing since COVID pandemic protections were rolled back in the second quarter of 2022. When rounding to the nearest whole number, eviction judgments were 73% of the average pre-pandemic quarter in Q4 2025. Eviction judgments during the fourth quarter of 2025 are the fourth highest of all the fourth quarters since 2019.

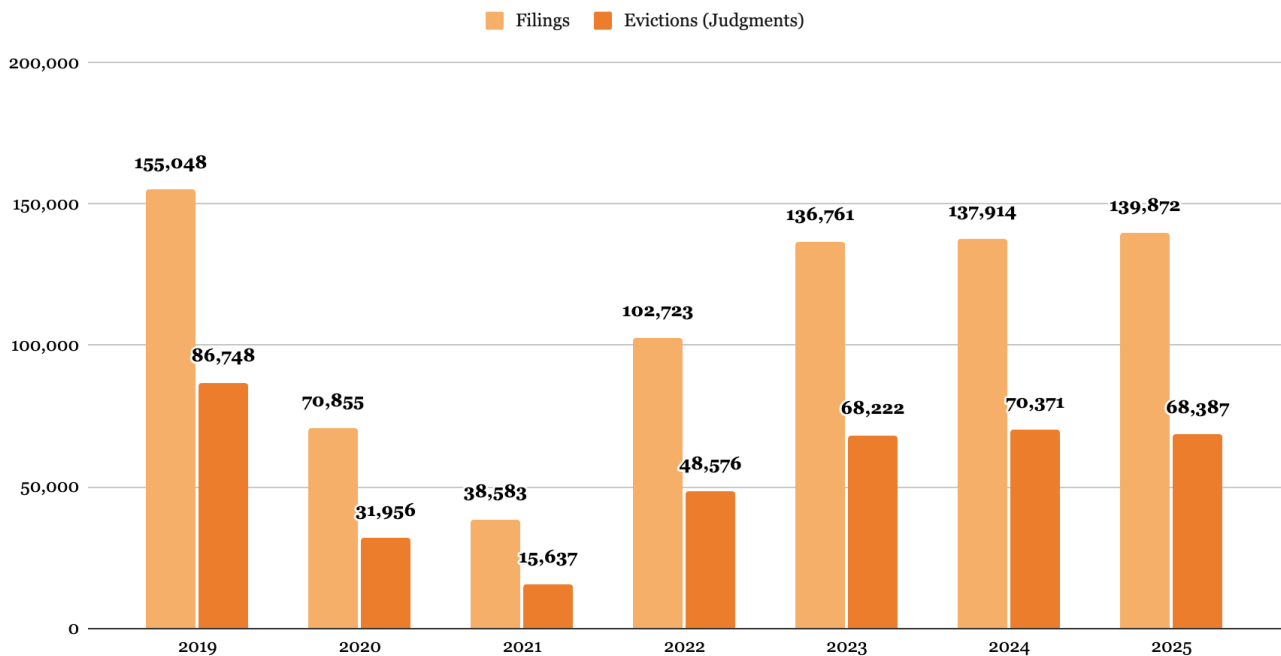
Figure 3: Eviction judgments by quarter in Virginia, Q1 2019-Q4 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Statewide eviction filings during the fourth quarter of 2025 decreased from third quarter of 2025 levels, and eviction judgments decreased between Q3 2025 and Q4 2025. As shown in Figure 2, eviction filings decreased 8% from the previous quarter (36,786 in the third quarter of 2025 to 33,719 in the fourth quarter of 2025). As shown in Figure 3, eviction judgments decreased by 16% from third quarter 2025 levels (from 18,688 to 15,755). Figure 4 visualizes eviction filings and judgments in year format. However, we estimate that these numbers do not capture the true scope of housing instability and evictions in the Commonwealth this past quarter due to the rise in rents statewide, lease non-renewals and other forms of informal eviction.

Figure 4: Eviction filings and judgments by year in Virginia, Q1 2019-Q4 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 1 measures default judgments, or the total number of eviction filings resulting in judgments in favor of the landlord when a tenant does not attend their hearing. In the fourth quarter of 2025, the statewide default judgment rate of 32% is below the pre-pandemic rate of 42%.

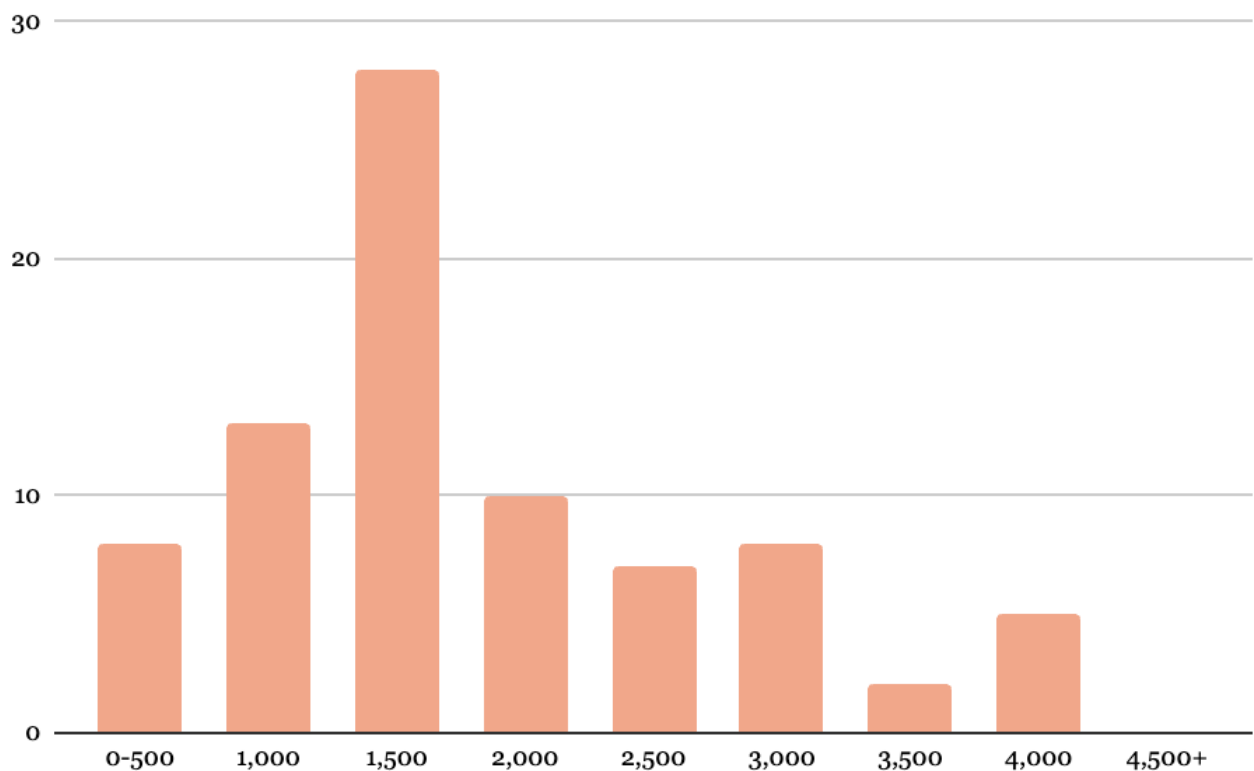
Table 1: Default judgments and default judgment rates in Virginia, average pre-pandemic quarter and October-December 2025			
	Average 2019 Quarter	Q4 2025	2025 % of 2019
Default Judgments	16,370	10,842	66%
Default Judgment Rate	42%	32%	

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Rents and Amounts Owed

Figure 5 shows the distribution of median principal owed by jurisdiction in Virginia during the fourth quarter of 2025. A jurisdiction's median principal amount owed is calculated by taking the median amount of all unlawful detainers filed in the local court jurisdiction during the fourth quarter of 2025. A total of 16% of jurisdictions have a median principal amount owed between \$1,000 and \$1,499 and 34% of jurisdictions have a median principal amount owed between \$1,500 and \$1,999. Overall, for the fourth quarter of 2025 the statewide median principal owed is \$1,887, which is up slightly from the third quarter of 2025. The statewide median principal owed in 2018 was \$1,100 and in 2019 was \$1,200. From 2019 to 2025, the statewide median principal owed has increased by 57%. This indicates that the financial burden on tenants as a result of the pandemic is persistent and, quite possibly, permanent.

Figure 5: Distribution of Median Principal Owed by Jurisdiction, October-December 2025.

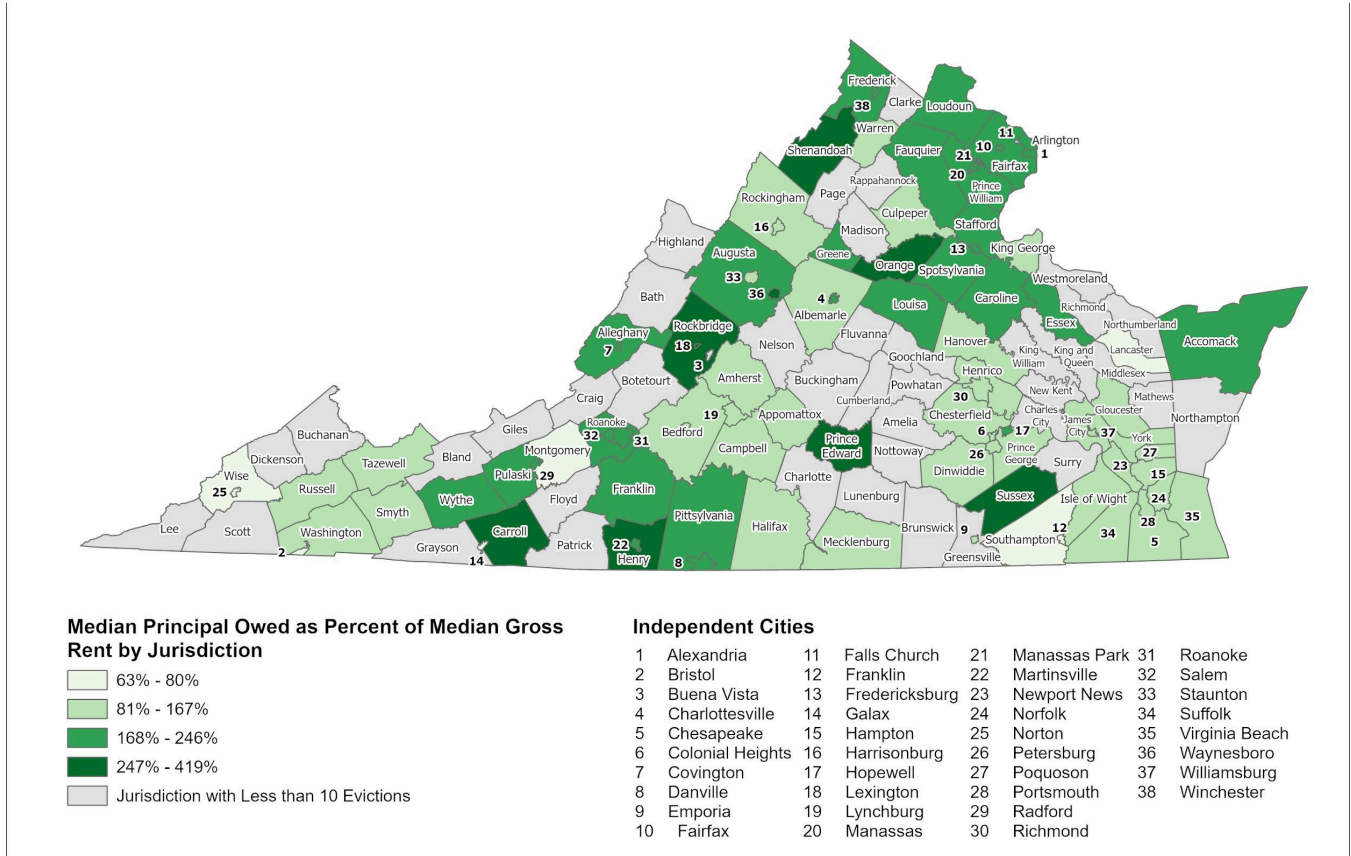


Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

**Note that jurisdictions with fewer than 10 eviction judgments in the quarter are excluded to remove skew.

In many Virginia jurisdictions, the median principal amount owed exceeds the median rent. Figure 6 displays a map of the median principal amount owed as a percentage of regional median rent by jurisdiction in the fourth quarter of 2025. This indicates that renters in varying Virginia regions are behind on their rent. Hotspots vary geographically across Virginia, but there seem to be high rates in south-central and northern Virginia, and a few western regions.

Figure 6: Median Principal Owed as a Percentage of Median Gross Rent, Q4 2025.



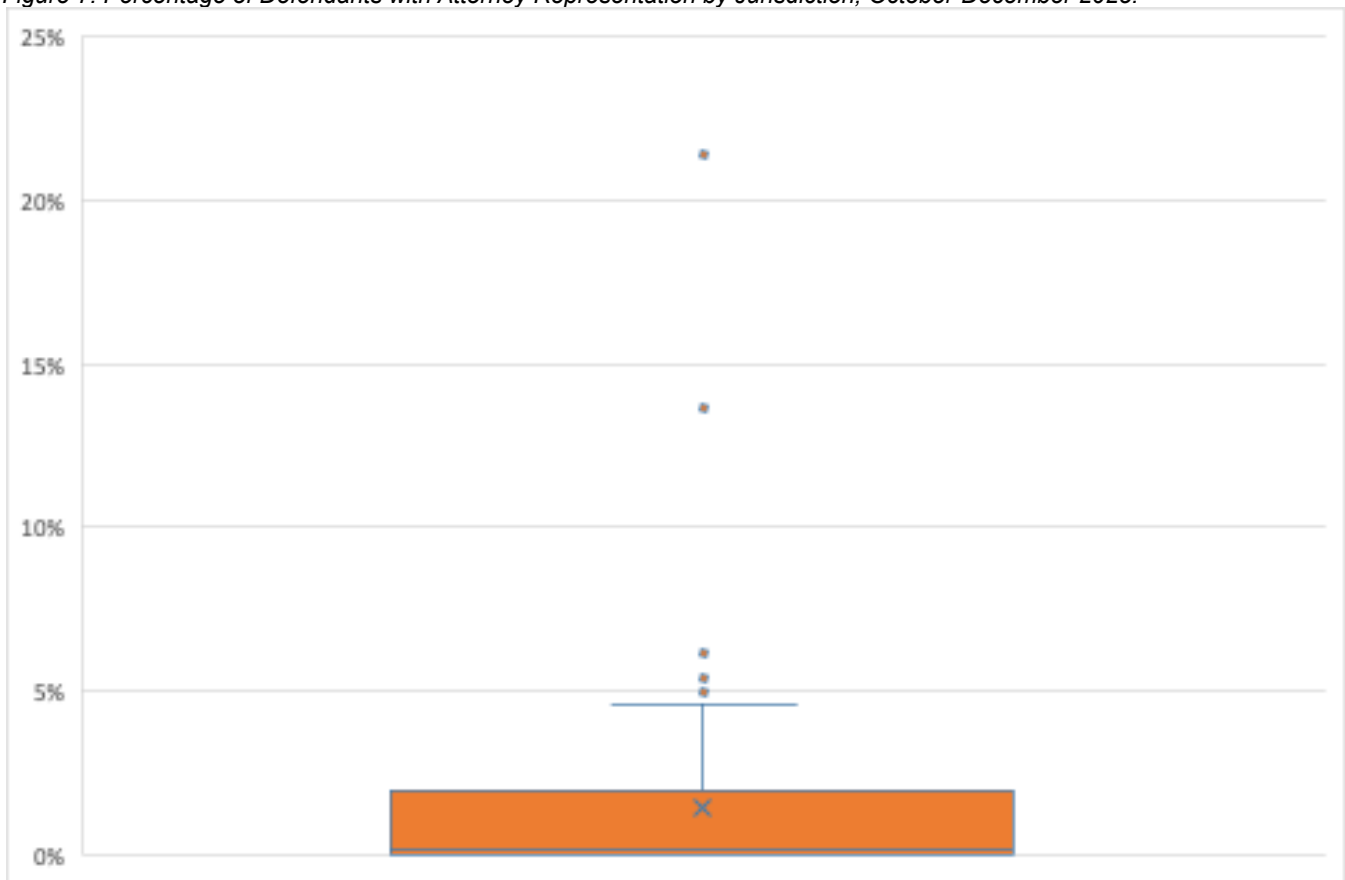
Source: Census, Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

**Note that jurisdictions with fewer than 10 eviction judgments in the quarter are excluded.

Legal Representation

Figure 7 shows the percentage of defendants in Virginia jurisdictions that had attorney representation during eviction proceedings in the fourth quarter of 2025. Excluding jurisdictions with fewer than 20 filings, the median percentage of attorney representation in Virginia jurisdictions was 1.4% and only 6 jurisdictions had at least 5% attorney representation. Fauquier County had the highest level of representation at 21.4%, which is partly explained by a relatively low number of cases (70), with 15 of those having had tenant legal representation. Legal representation has been long touted as vital for tenants to understand and exercise their legal rights during eviction proceedings. Virginia's low level of representation may be an indicator that this an area for opportunity for cost-effective eviction mitigation post-pandemic⁸.

Figure 7: Percentage of Defendants with Attorney Representation by Jurisdiction, October-December 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

**Note that jurisdictions with fewer than 20 filings are excluded.

⁸ Stout Risius Ross, LLC. 2019. "Cost-Benefit Analysis of Providing a Right to Counsel to Tenants in Eviction Proceedings." Los Angeles: The Los Angeles Right to Counsel Coalition. https://info.stout.com/hubfs/PDF/Eviction-Reports-Articles-Cities-States/Los%20Angeles%20Eviction%20RTC%20Report_12-10-19.pdf.

Table 2: Median Gross Rent, Median Principal Owed, and Median Number of Months of Rent Owed by Region, October-December 2025

	Median Gross Rent	Median Principal Owed	Median Number of Months of Rent Owed
Central Virginia/ Richmond VA MSA	\$1,447	\$1,922	1.3
Hampton Roads/ Virginia Beach - Norfolk - Newport News, VA - NC HUD Metro FMR Area	\$1,478	\$1,917	1.3
Northern Virginia/ Washington - Arlington - Alexandria, DC-VA-MD HUD Metro FMR Area	\$2,027	\$4,062	2.0

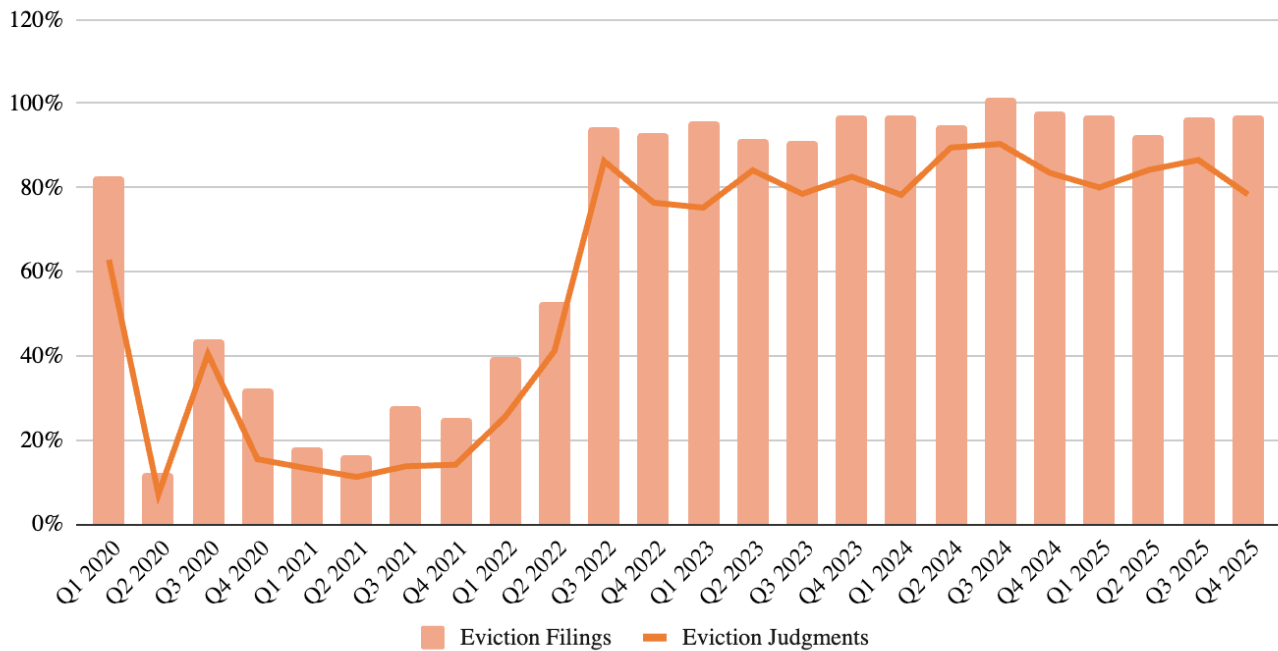
Source: U.S. Census Bureau American Community Survey 5-Year Estimates (2024), Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

REGIONAL DATA UPDATES

Central Virginia

Figure 8 displays the trajectory of quarterly eviction filings and judgments in the Central Virginia region over the last twenty-four quarters as a percentage of the corresponding pre-pandemic (2019) levels. Filings increased by 1% from the previous quarter (from 8,990 to 9,052) while judgments decreased by 9% (from 4,908 to 4,445). Eviction filings for the fourth quarter of 2025 are 97% of pre-pandemic 2019 levels, and eviction judgments are 78% of pre-pandemic levels.

Figure 8: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Central Virginia.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 3 shows percent change in eviction filings and eviction judgments in each of the jurisdictions in the Central Virginia region from the third quarter of 2025 to the fourth quarter of 2025. Filings increased in Hopewell, Petersburg, and Richmond, while judgments decreased in all jurisdictions except Hopewell.

Table 3: Eviction filings and eviction judgments in Central Virginia jurisdictions, Percent Change from July-September 2025 to October-December 2025

	Q3 2025		Q4 2025		Q4 2025 % change from Q3 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesterfield	1,873	952	1,871	921	0%	-3%
Henrico	2,698	1,447	2,426	1,084	-10%	-25%
Hopewell	231	144	284	155	23%	8%
Petersburg	879	503	906	485	3%	-4%
Richmond	3,309	1,862	3,565	1,800	8%	-3%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 4 shows eviction filings and eviction judgments in each of the jurisdictions in the Central Virginia region during the fourth quarter of 2025 compared to pre-pandemic levels (an average pre-pandemic quarter). Eviction filings remained below pre-pandemic levels in all jurisdictions except for Chesterfield and Petersburg. Judgments remained below pre-pandemic levels in all jurisdictions.

Table 4: Eviction filings and eviction judgments in Central Virginia jurisdictions, October-December 2025 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesterfield	1,759	1,038	1,871	921	106%	89%
Henrico	2,607	1,580	2,426	1,084	93%	69%
Hopewell	349	227	284	155	81%	68%
Petersburg	810	510	906	485	112%	95%
Richmond	3,793	2,315	3,565	1,800	94%	78%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 5 shows the number and rates of default judgments in each of the jurisdictions in the Central Virginia region during the fourth quarter of 2025 compared to pre-pandemic levels (an average pre-pandemic quarter). All of Central Virginia’s default judgments and default judgment rates were lower than seen before the pandemic. In Q4 of 2025, Petersburg had the highest percentage (39%) of evictions resulting from default judgments, while Hopewell had the lowest percentage (28%). Default judgments in the Central Virginia region represent 72% of all evictions in Q4 2025.

Table 5: Default judgments and default judgment rates in Central Virginia jurisdictions, October-December 2025 and an average pre-pandemic quarter

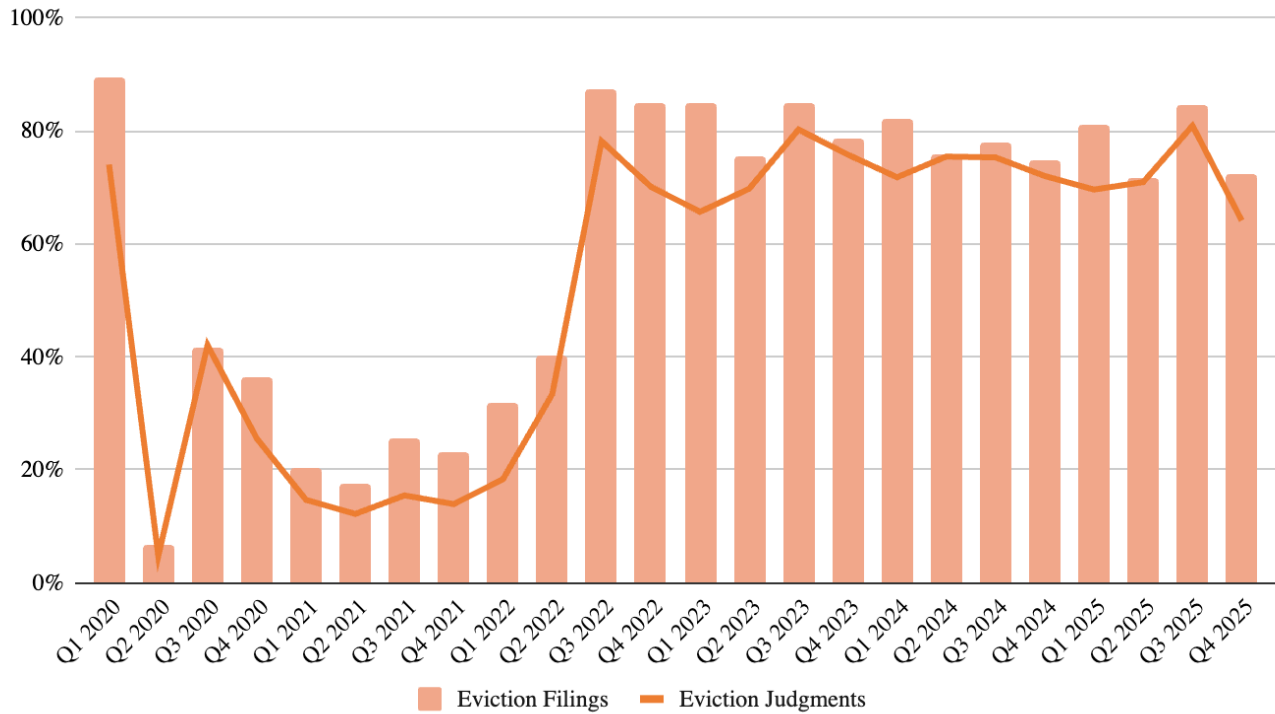
	Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Chesterfield	820	47%	700	37%	85%
Henrico	1,286	49%	772	32%	60%
Hopewell	169	48%	80	28%	47%
Petersburg	374	46%	354	39%	95%
Richmond	1,784	47%	1,282	36%	72%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Hampton Roads

In the fourth quarter of 2025, eviction filings decreased by 14% from the previous quarter in the Hampton Roads region (from 12,226 to 10,473) and judgments decreased by 21% (from 6,738 to 5,341). Figure 9 shows quarterly eviction filings and judgments as a percentage of pre-COVID quarterly numbers in the region. Eviction filings for the fourth quarter of 2025 are 72% of 2019 pre-pandemic levels and eviction judgments are 64% of pre-pandemic levels.

Figure 9: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Hampton Roads.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 6 shows percent change in eviction filings and eviction judgments in each of the jurisdictions in the Hampton Roads region from the third quarter of 2025 to the fourth quarter of 2025. Eviction filings decreased in all jurisdictions except for Norfolk. Eviction judgments decreased in all jurisdictions.

Table 6: Eviction filings and eviction judgments in Hampton Roads jurisdictions, Percent Change from July-September 2025 to October-December 2025						
	Q3 2025		Q4 2025		Q4 2025 % change from Q3 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesapeake	1,164	624	1,016	429	-13%	-31%
Hampton	1,793	1,005	1,423	772	-21%	-23%
Newport News	2,949	1,625	2,038	977	-31%	-40%
Norfolk	2,408	1,303	2,446	1,216	2%	-7%
Portsmouth	1,167	739	907	551	-22%	-25%
Virginia Beach	2,745	1,442	2,643	1,396	-4%	-3%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 7 displays eviction filings and eviction judgments in jurisdictions in the Hampton Roads region during an average pre-pandemic quarter (2019) and Q4 of 2025. Eviction filings and judgments remain below pre-pandemic levels in all jurisdictions.

Table 7: Eviction filings and eviction judgments in Hampton Roads jurisdictions, October-December 2025 and an average pre-pandemic quarter						
	Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesapeake	1,384	810	1,016	429	73%	53%
Hampton	1,877	1,148	1,423	772	76%	67%
Newport News	3,496	2,056	2,038	977	58%	48%
Norfolk	3,223	1,563	2,446	1,216	76%	78%
Portsmouth	1,450	970	907	551	63%	57%
Virginia Beach	3,032	1,781	2,643	1,396	87%	78%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 8 shows the number and rates of default judgments in an average pre-pandemic quarter (2019) and Q4 2025 in the Hampton Roads region. Default judgments and default judgment rates in Q4 of 2025 in all Hampton Roads jurisdictions were lower than the average pre-pandemic quarter. Default judgments in the Hampton Roads region represent 73% of all evictions in Q4 2025.

Table 8: Default judgments and default judgment rates in Hampton Roads jurisdictions, October-December 2025 and an average pre-pandemic quarter

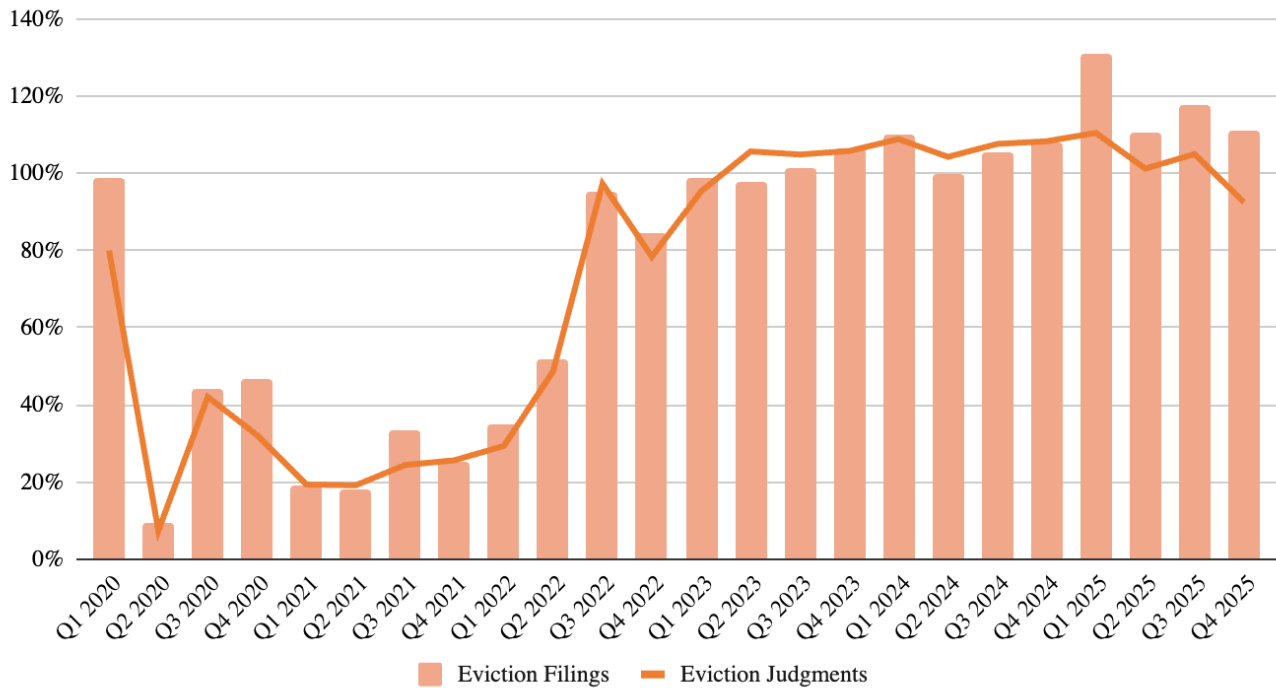
	Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Chesapeake	653	47%	313	31%	48%
Hampton	924	49%	551	39%	60%
Newport News	1,598	46%	712	35%	45%
Norfolk	1,218	38%	871	36%	72%
Portsmouth	723	50%	425	47%	59%
Virginia Beach	1,466	48%	1,038	39%	71%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Northern Virginia

In the fourth quarter of 2025, eviction filings in the Northern Virginia region decreased by 6% from the previous quarter (from 7,039 to 6,618) and judgments decreased by 12% (from 2,753 to 2,426). Figure 10 shows quarterly eviction filings and judgments as a percentage of pre-COVID quarterly numbers in the Northern Virginia region. Eviction filings for the fourth quarter of 2025 are 111% pre-pandemic 2019 levels and eviction judgments are 92% of pre-pandemic 2019 levels.

Figure 10: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Northern Virginia.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 9 shows percent change in eviction filings and eviction judgments in each of the jurisdictions in the Northern Virginia region from the third quarter of 2025 to the fourth quarter of 2025. Eviction filings increased in all jurisdictions except for Alexandria, Arlington, and Prince William. Eviction judgments increased in three jurisdictions: Falls Church, Fredericksburg, and Loudoun.

Table 9: Eviction filings and eviction judgments in Northern Virginia jurisdictions, Percent Change from July-September 2025 to October-December 2025

	Q3 2025		Q4 2025		Q4 2025 % change from Q3 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Alexandria	1,277	472	1,147	413	-10%	-13%
Arlington	883	411	684	283	-23%	-31%
Fairfax Co.	2,169	783	2,188	774	1%	-1%
Falls Church	12	3	20	6	67%*	100%*
Fredericksburg	285	140	315	169	11%	21%
Loudoun	440	126	461	147	5%	17%
Prince William	1,632	688	1,454	529	-11%	-23%
Stafford	341	130	349	105	2%	-19%

**An increase or decrease in low eviction filing or judgment numbers skews percentages to appear higher/lower.
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis*

Eviction filings and judgments in Northern Virginia jurisdictions during an average pre-pandemic quarter (2019) and Q4 2025 are presented in Table 10. Falls Church is not considered in this section's discussion because an increase in low eviction filing or judgment numbers skews percentages to appear higher. Eviction filings in six out of the seven considered localities throughout the region were above pre-pandemic levels. Fairfax County was the highest at 119%. Eviction judgments in Arlington, Fairfax County, and Fredericksburg surpassed pre-pandemic levels.

Table 10: Eviction filings and eviction judgments in Northern Virginia jurisdictions, October-December 2025 and an average pre-pandemic quarter

	Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Alexandria	1,054	431	1,147	413	109%	96%
Arlington	582	237	684	283	118%	120%
Fairfax Co.	1,833	771	2,188	774	119%	100%
Falls Church	10	4	20	6	211%*	150%*
Fredericksburg	284	151	315	169	111%	112%
Loudoun	447	192	461	147	103%	77%
Prince William	1,393	665	1,454	529	104%	80%
Stafford	374	175	349	105	93%	60%

**An increase or decrease in low eviction filing and judgment numbers skews percentages to appear higher/lower, as is the case for Falls Church with relatively small numbers of filings and judgments.
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis*

Table 11 shows the number and rates of default judgments in an average pre-pandemic quarter (2019) and Q4 2025. Same as above, Falls Church is not considered in this section's discussion because an increase in low eviction default judgment numbers skews percentages to appear higher. Default judgments in all jurisdictions were below pre-pandemic numbers. Northern Virginia's default judgment rates did not surpass pre-pandemic levels in any jurisdiction. Default judgments in the Northern Virginia region represent 69% of all evictions in Q4 2025.

Table 11: Default judgments and default judgment rates in Northern Virginia jurisdictions, October-December 2025 and an average pre-pandemic quarter

	Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Alexandria	323	31%	322	28%	100%
Arlington	178	31%	177	26%	99%
Fairfax Co.	614	34%	562	26%	91%
Falls Church	3	24%	5	25%	167%*
Fredericksburg	107	38%	100	32%	93%
Loudoun	139	31%	93	20%	67%
Prince William	489	35%	357	25%	73%
Stafford	121	33%	64	18%	53%

**An increase or decrease in low default judgment numbers and default rates skews percentages to appear higher/lower.*

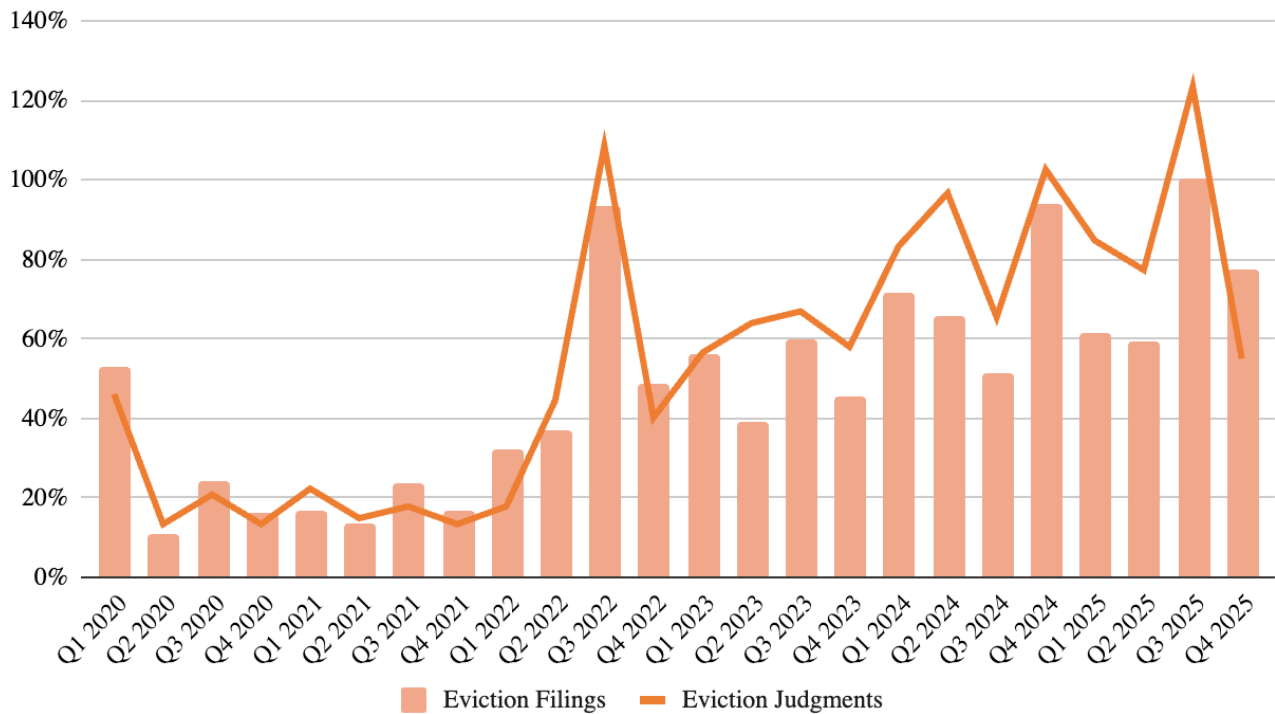
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

CITY UPDATES

City of Charlottesville

Figure 11 displays the trajectory of quarterly eviction filings and judgments in Charlottesville over the last 24 quarters as a percentage of the corresponding pre-pandemic (2019) quarterly levels. In the fourth quarter of 2025, eviction filings decreased by 23% from the previous quarter (from 157 to 121) and judgments decreased by 55% (from 83 to 37). In Q4 of 2025, the City of Charlottesville experienced 121 eviction filings and 37 judgments, representing 77% and 55% of pre-pandemic levels.

Figure 11: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Charlottesville.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 12 shows percent change in eviction filings and eviction judgments in the City of Charlottesville from the third quarter of 2025 to the fourth quarter of 2025. Eviction filings decreased by 23% and judgments decreased by 55% in the City of Charlottesville.

Table 12: Eviction filings and eviction judgments in Charlottesville, Percent Change from July-September 2025 to October-December 2025

Q3 2025		Q4 2025		Q4 2025 % change from Q3 2025	
Filings	Judgments	Filings	Judgments	Filings	Judgments
157	83	121	37	-23%	-55%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 13 displays eviction filings and eviction judgments in Charlottesville during the fourth quarter of 2025 and an average pre-pandemic quarter. Eviction filings and judgments remain below their pre-pandemic levels.

Table 13: Eviction filings and eviction judgments in Charlottesville, October-December 2025 and an average pre-pandemic quarter

Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019	
Filings	Judgments	Filings	Judgments	Filings	Judgments
157	67	121	37	77%	55%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 14 shows the number and rates of default judgments in an average pre-pandemic quarter and Q4 of 2025 in Charlottesville. Default judgments decreased in Charlottesville, and the default judgment rate remains below the pre-pandemic level. Default judgments in the City of Charlottesville represent 57% of all judgments in Q4 2025.

Table 14: Default judgments and default judgment rates in Charlottesville, October-December 2025 and an average pre-pandemic quarter

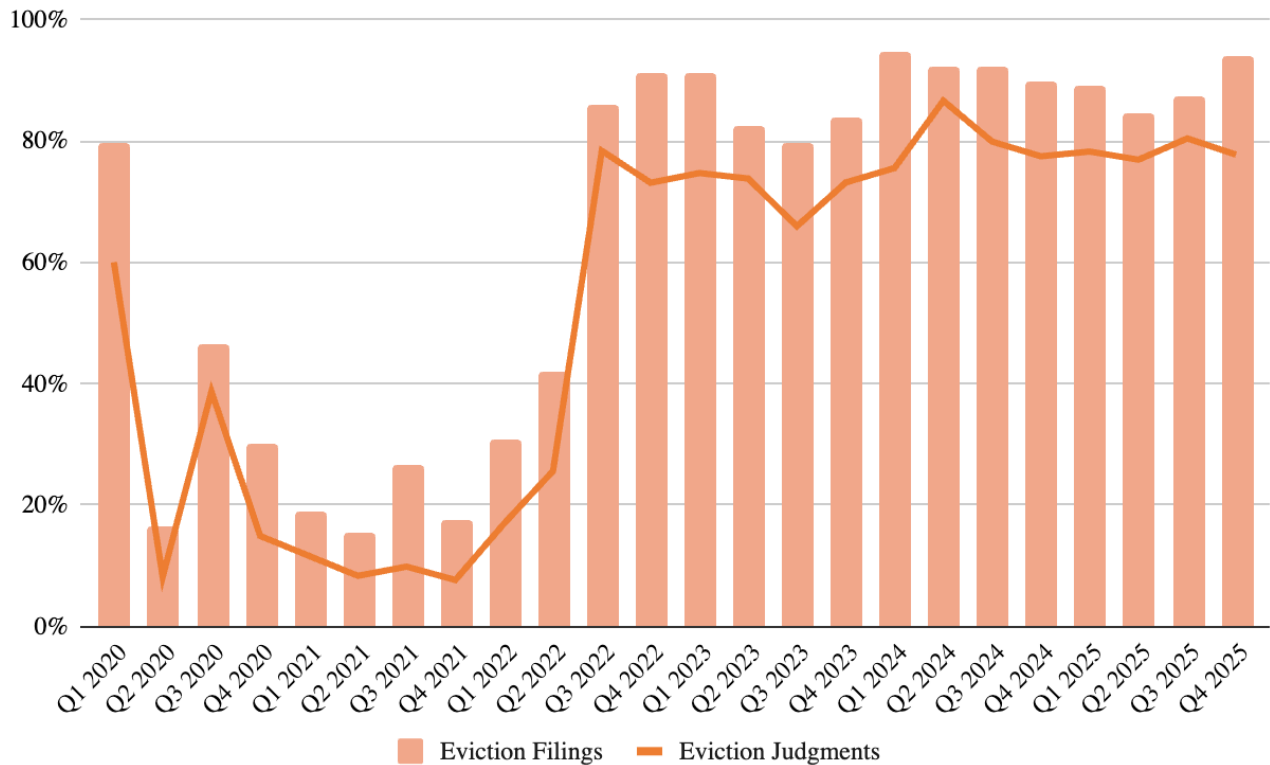
Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019
Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
38	25%	21	17%	55%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

City of Richmond

In the fourth quarter of 2025, eviction filings increased by 8% from the previous quarter (from 3,309 to 3,565) while judgments decreased by 3% (from 1,862 to 1,800). Figure 12 shows quarterly eviction filings and judgments in Richmond compared to pre-COVID levels. During the fourth quarter of 2025, Richmond's eviction filings represented 94% of the average pre-COVID quarter (2019) filings, and its eviction judgments represented 78% of the average pre-COVID quarter (2019) judgments.

Figure 12: Filings and judgments as a percentage of pre-COVID (2019) quarterly filings and judgments in Richmond.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 15 shows percent change in eviction filings and eviction judgments in Richmond ZIP codes from the third quarter of 2025 to the fourth quarter of 2025. From quarter to quarter, eviction filings increased in 6 ZIP codes and judgments increased in 5 ZIP codes. Eviction filings increased in 23220, 23222, 23223, 23225, 23227, and 23235. Eviction judgments increased in 23220, 23222, 23223, 23227, and 23235. Filings and judgments also increased for Other, Richmond eviction records not tied to a specific ZIP code. Eviction filings increased by 8% while judgments decreased by 3% for the City of Richmond as a whole from Q3 2025 to Q4 2025.

Table 15: Eviction filings and eviction judgments in Richmond ZIP codes, Percent Change from July-September 2025 to October-December 2025

ZIP Code	Q3 2025		Q4 2025		Q4 2025 % change from Q3 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
23219	152	70	145	58	-5%	-17%
23220	302	140	325	160	8%	14%
23221	20	8	19	5	-5%*	-38%*
23222	174	103	184	109	6%	6%
23223	412	242	553	266	34%	10%
23224	984	586	885	498	-10%	-15%
23225	856	481	922	461	8%	-4%
23226	3	3	2	1	-33%*	-67%*
23227	74	57	194	114	162%	100%
23230	43	18	38	15	-12%	-17%*
23231	43	25	39	9	-9%	-64%*
23234	103	64	79	35	-23%	-45%
23235	8	3	10	5	25%*	67%*
Other	135	62	170	64	26%	3%

*An increase or decrease in low eviction filing and judgment numbers skews percentages to appear higher/lower.

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Table 16 shows the comparison of the number of filings and eviction judgments in each of Richmond's ZIP codes in the fourth quarter of 2025 and an average pre-pandemic quarter. Eviction filings exceeded pre-pandemic numbers in 5 ZIP codes and judgments exceeded pre-pandemic numbers in 3 ZIP codes. Pre-pandemic filing levels have been surpassed in the ZIP codes of 23219, 23220, 23224, 23225, and 23230. Eviction judgments have surpassed pre-pandemic levels in 23219, 23220, and 23230. Filings and judgments also surpassed pre-pandemic levels for Other, Richmond eviction records not tied to a specific ZIP code. Eviction filings reached 94% of pre-pandemic levels and judgments in the City of Richmond reached 78% of pre-pandemic levels.

Table 16: Eviction filings and eviction judgments in Richmond ZIP codes, October-December 2025 and an average pre-pandemic quarter

ZIP Code	Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
23219	99	52	145	58	147%	112%
23220	294	155	325	160	111%	104%
23221	25	13	19	5	76%*	38%*
23222	320	204	184	109	57%	53%
23223	645	387	553	266	86%	69%
23224	882	566	885	498	100%	88%
23225	885	557	922	461	104%	83%
23226	3	3	2	1	62%*	40%*
23227	319	175	194	114	61%	65%
23230	25	13	38	15	154%*	118%*
23231	96	65	39	9	41%	14%
23234	140	92	79	35	57%	38%
23235	14	8	10	5	73%*	65%*
Other	49	27	170	64	347%	235%

**An increase or decrease in low eviction filing and judgment numbers skews percentages to appear higher/lower.*

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Quarterly default judgment numbers and default judgment rates by Richmond ZIP code are presented in Table 17. Default judgments remain below pre-pandemic numbers in all but two of the ZIP codes (23219, and 23230) and default judgment rates remain below pre-pandemic numbers in all but one ZIP code (23235). Default judgments in the City of Richmond represent 71% of all judgments in Q4 2025.

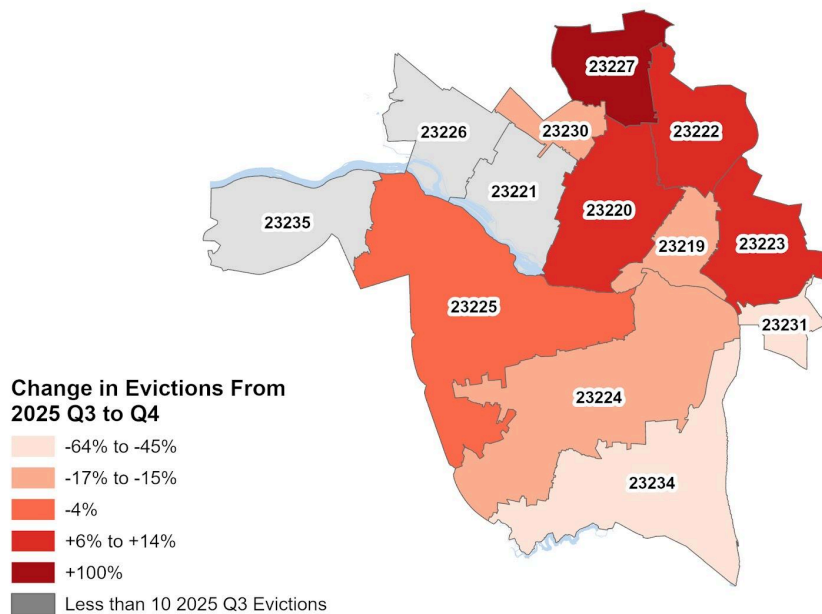
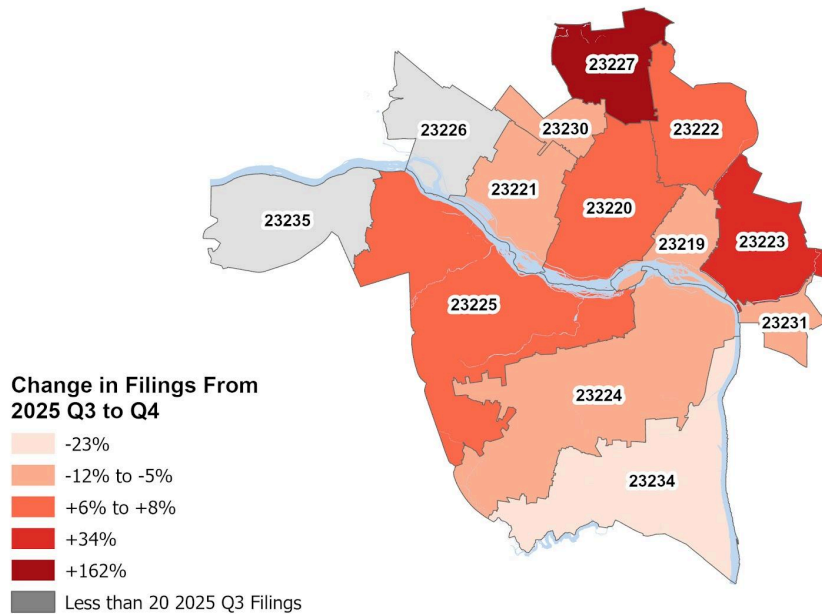
Table 17: Default judgments and default judgment rates in Richmond ZIP codes, October-December 2025 and an average pre-pandemic quarter

ZIP Code	Average Pre-Pandemic Quarter		Q4 2025		2025 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
23219	36	36%	42	29%	117%
23220	116	39%	114	35%	98%
23221	9	35%	2	11%	23%*
23222	139	43%	72	39%	52%
23223	268	41%	172	31%	64%
23224	451	51%	372	42%	83%
23225	465	52%	346	38%	74%
23226	2	50%	1	50%	57%*
23227	145	45%	65	34%	45%
23230	10	41%	13	34%	127%*
23231	45	46%	5	13%	11%*
23234	71	51%	27	34%	38%
23235	7	49%	5	50%	71%*
Other	23	45%	46	27%	202%*

**An increase or decrease in low default judgment numbers and default rates skews percentages to appear higher/lower.
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis*

Figure 13 shows the percent change in eviction filings and judgments from the third quarter of 2025 to the fourth quarter of 2025. Eviction filings decreased in all ZIP codes except for 23220, 23222, 23223, 23225, and 23227. Eviction judgments decreased in all ZIP codes except for 23220, 23222, 23223, and 23227. Figure 13 omits data from ZIP codes with less than 20 eviction filings and less than 10 eviction judgments, for data interpretation purposes.

Figure 13: Map of eviction filings and judgments in Richmond by ZIP Code, Percent Change from Q3 2025 to Q4 2025.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Appendices

Appendix A: Eviction Data by Jurisdiction, 4th Quarter, 2025

Jurisdiction	2025 Q4 Eviction Filings	2025 Q4 Evictions Judgments	2025 Q4 Default Judgments	2025 Q4 Default Judgment Rate
Accomack	30	12	9	30%
Albemarle	303	151	111	37%
Alleghany	50	28	13	26%
Amelia	4	2	1	25%
Amherst	72	45	34	47%
Appomattox	16	10	3	19%
Arlington	684	283	177	26%
Augusta	98	22	10	10%
Bath	0	0	0	
Bedford	65	37	27	42%
Bland	0	0	0	
Botetourt	23	7	3	13%
Brunswick	24	9	3	13%
Buchanan	5	2	1	20%
Buckingham	13	5	0	0%
Campbell	150	90	50	33%
Caroline	31	14	8	26%
Carroll	20	16	5	25%
Charles City	1	1	0	0%
Charlotte	11	6	2	18%
Chesterfield	1871	921	700	37%
Clarke	6	4	2	33%
Craig	2	1	0	0%
Culpeper	83	42	21	25%
Cumberland	9	4	2	22%
Dickenson	4	3	1	25%
Dinwiddie	67	29	17	25%
Essex	22	10	3	14%
Fairfax Co.	2188	774	562	26%
Fauquier	70	26	15	21%
Floyd	4	3	1	25%
Fluvanna	24	9	4	17%
Franklin Co.	47	27	15	32%

Appendix A: Eviction Data by Jurisdiction, 4th Quarter, 2025

Frederick	81	30	18	22%
Giles	17	9	4	24%
Gloucester	52	21	14	27%
Goochland	22	6	2	9%
Grayson	12	3	1	8%
Greene	31	24	13	42%
Greensville	41	3	0	0%
Halifax	46	27	15	33%
Hanover	146	54	33	23%
Henrico	2426	1084	772	32%
Henry	118	58	44	37%
Highland	1	0	0	0%
Isle of Wight	159	55	51	32%
King & Queen	2	2	1	50%
King George	74	40	32	43%
King William	16	5	1	6%
Lancaster	22	11	7	32%
Lee	24	9	6	25%
Loudoun	461	147	93	20%
Louisa	33	15	6	18%
Lunenburg	11	4	1	9%
Madison	4	3	2	50%
Mathews	4	3	1	25%
Mecklenburg	54	26	19	35%
Middlesex	11	7	4	36%
Montgomery	176	89	62	35%
Nelson	8	5	3	38%
New Kent	9	6	2	22%
Northampton	13	4	1	8%
Northumberland	17	8	4	24%
Nottoway	19	9	5	26%
Orange	39	19	6	15%
Page	15	8	3	20%
Patrick	5	4	2	40%
Pittsylvania	78	38	26	33%
Powhatan	13	4	1	8%
Prince Edward	55	33	0	0%
Prince George	147	53	0	0%
Prince William	1454	529	357	25%

Appendix A: Eviction Data by Jurisdiction, 4th Quarter, 2025

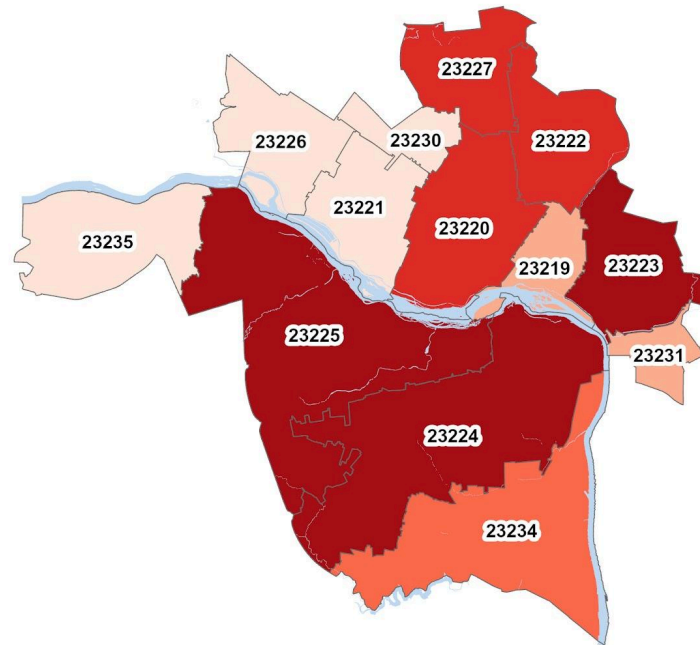
Pulaski	84	64	35	42%
Rappahannock	4	2	2	50%
Richmond Co.	5	3	2	40%
Roanoke Co.	137	65	36	26%
Rockbridge	32	15	9	28%
Rockingham/ Harrisonburg	167	21	15	9%
Russell	24	15	8	33%
Scott	11	4	2	18%
Shenandoah	37	17	6	16%
Smyth	45	30	17	38%
Southampton	27	10	4	15%
Spotsylvania	377	154	95	25%
Stafford	349	105	64	18%
Surry	2	0	0	0%
Sussex	29	18	9	31%
Tazewell	44	27	18	41%
Warren	41	19	10	24%
Washington	37	21	4	11%
Westmoreland	15	5	2	13%
Wise	48	16	9	19%
Wythe	48	24	8	17%
York	189	67	11	6%
Alexandria	1147	413	322	28%
Bristol	95	33	20	21%
Buena Vista	9	3	1	11%
Charlottesville	121	37	21	17%
Chesapeake	1016	429	313	31%
Colonial Heights	137	77	51	37%
Danville	371	228	178	48%
Emporia	21	14	1	5%
Falls Church	20	6	5	25%
Franklin City	68	28	18	26%
Fredericksburg	315	169	100	32%
Galax	19	11	5	26%
Hampton	1423	772	551	39%
Hopewell	284	155	80	28%
Lynchburg	573	304	173	30%
Martinsville	89	23	14	16%

Eviction Data by Jurisdiction, 4th Quarter, 2025

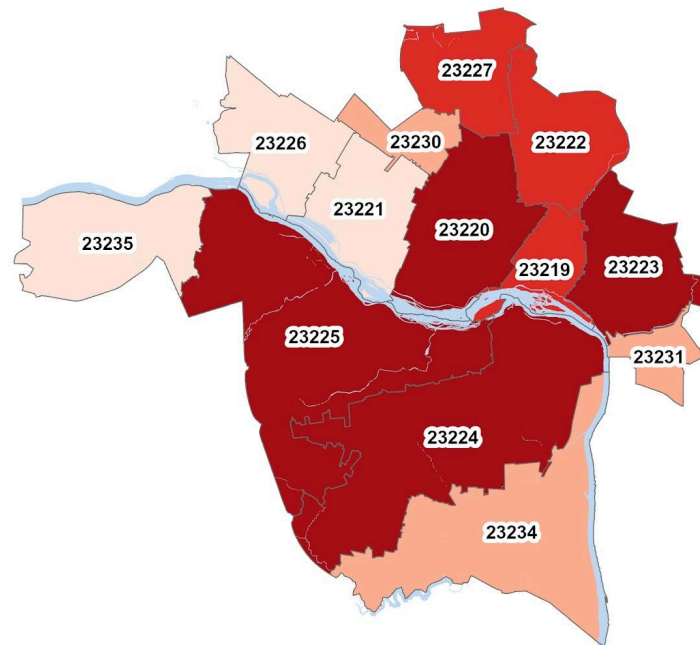
Newport News	2038	977	712	35%
Norfolk	2446	1216	871	36%
Petersburg	906	485	354	39%
Portsmouth	907	551	425	47%
Radford	75	31	17	23%
Richmond City	3565	1800	1282	36%
Roanoke City	642	373	229	36%
Salem	173	89	55	32%
Staunton	61	17	14	23%
Suffolk	421	197	112	27%
Virginia Beach	2643	1396	1038	39%
Waynesboro	94	23	12	13%
Williamsburg/ James City County	271	109	65	24%
Winchester	104	39	25	24%

Source: Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Appendix B: Map of Eviction Filings in Richmond by ZIP code Average Pre-Pandemic Quarter (2019) and Q4 2025



2019 Quarterly Average



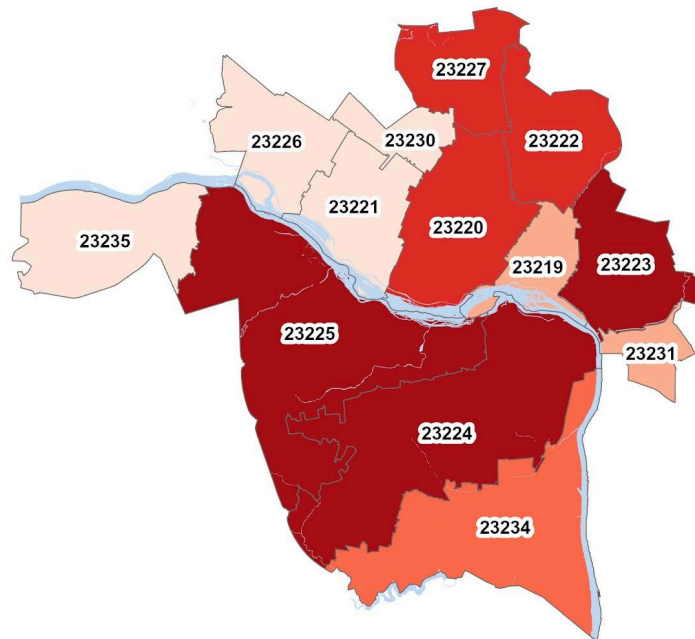
Eviction Filings

- 1 - 25
- 26 - 99
- 100 - 140
- 141 - 320
- 321 - 1,127

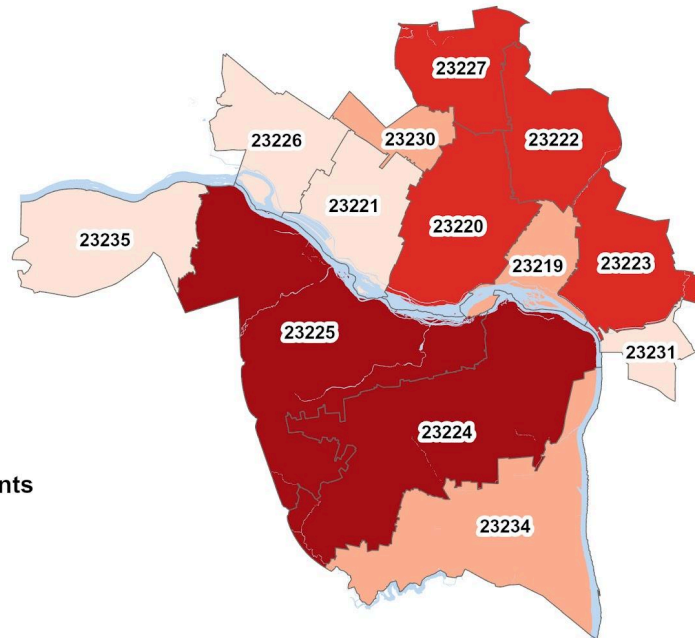
October to December 2025

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

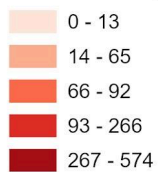
Appendix C: Map of Eviction Judgments in Richmond by ZIP code Average Pre-Pandemic Quarter (2019) & Q4 2025



2019 Quarterly Average



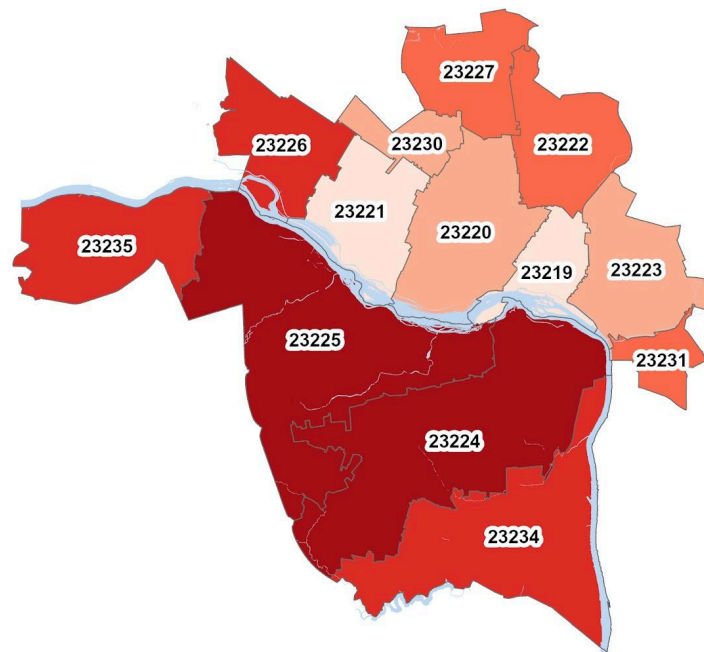
Eviction Judgments



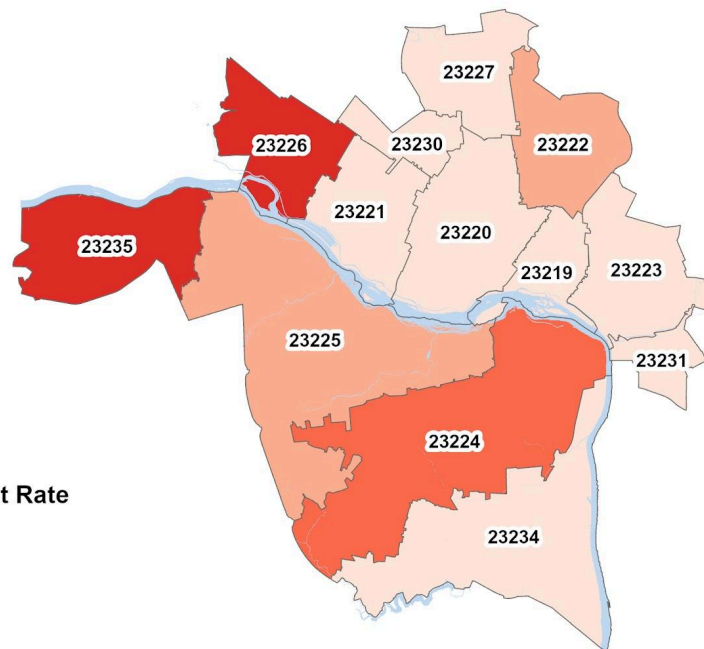
October to December 2025

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

Appendix D: Map of Default Judgment rates in Richmond by ZIP code Average Pre-Pandemic Quarter (2019) and Q4 2025



2019 Quarterly Average



October to December 2025

Default Judgment Rate

- 11% - 36%
- 37% - 41%
- 42% - 46%
- 47% - 51%
- 52%

Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis



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