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

RVA EVICTION LAB

Quarterly Data Report

1st Quarter 2026: January through March

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Dalia Abdalla
Lia Deasy
Aryn Robinson
Dr. Benjamin Teresa

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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.[1] 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)[2] 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.[3] 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. All percentages are rounded to the nearest whole number. These comparisons illustrate how the current eviction landscape compares to the Commonwealth’s historic patterns of eviction.

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[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 Krywokulski, Lillian Leung, and Adam Porton. Eviction Lab Methodology Report: Version 1.0. Princeton: Princeton University, 2018, www.evictionlab.org/methods.

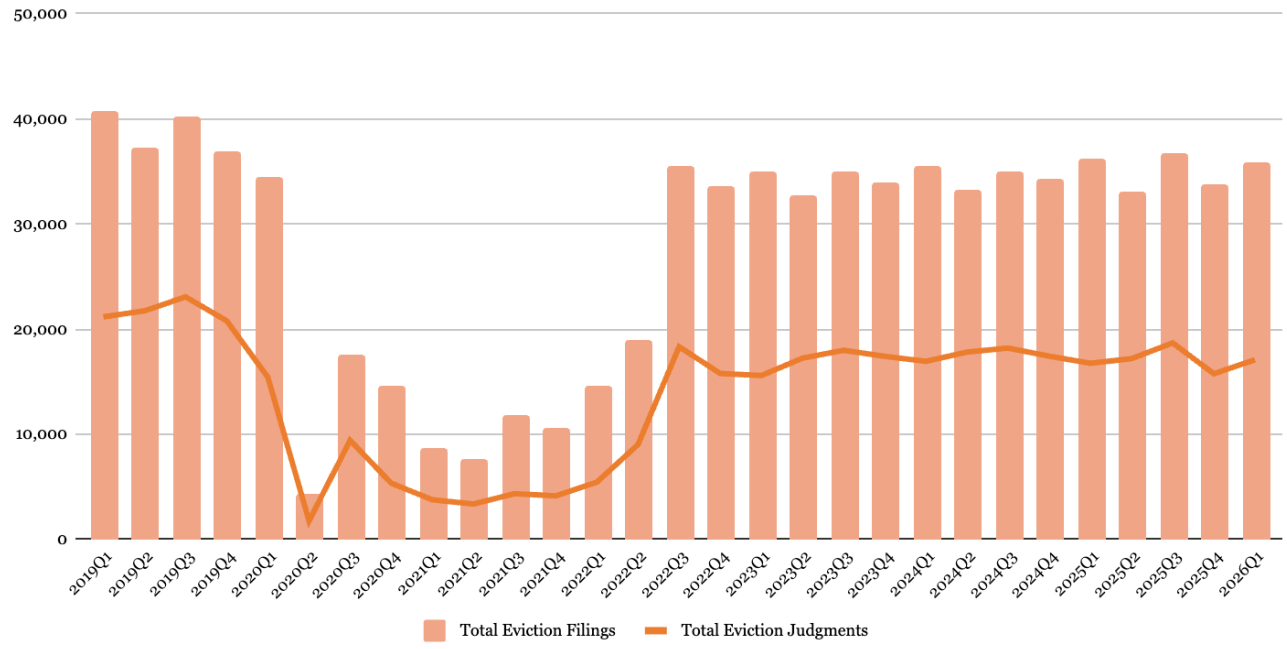
[3] Ibid.

Introduction

In this quarterly report, the RVA Eviction Lab presents and analyzes data on housing instability in Virginia during the first quarter of 2026. As in our previous reports, we compare 2026 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 35,905 filings. This translates to 93% of the 2019 average quarter for the first quarter of 2026. When compared to the pre-pandemic average quarter, eviction judgments are not at their highest peak, reaching 17,083 judgments. This translates to 79% of the 2019 average quarter for the first quarter of 2026.

Figure 1: Eviction filings and judgments by quarter in Virginia, Q1 2019-Q1 2026.



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

Highlights of 2026's first quarter across the Commonwealth include:

- From 2019 to Q1 2026, the statewide median principal owed at the jurisdictional level has increased by 72%, from $1,200 to $2,069, approximately 1.4 to 1.8 months of rent statewide.

- The median percentage of tenants with legal representation in Virginia jurisdictions is less than 1% (2 tenants represented for every 1,000 cases) and only 3 jurisdictions have over 4% of tenants represented.

- Statewide filings increased by 7% between the fourth quarter of 2025 and the first quarter of 2026, and judgments increased by 8%.

- Eviction filings have surpassed pre-pandemic levels in Northern Virginia overall (117%), Chesterfield (109%), Petersburg (105%), the City of Charlottesville (104%), and Richmond ZIP codes 23219, 23220, 23221, 23224, 23225, 23226, and 23230.

- Eviction judgments have surpassed pre-pandemic levels in Northern Virginia overall (104%), the City of Charlottesville (128%), and Richmond ZIP codes 23219, 23220, 23221, 23224, and 23230.

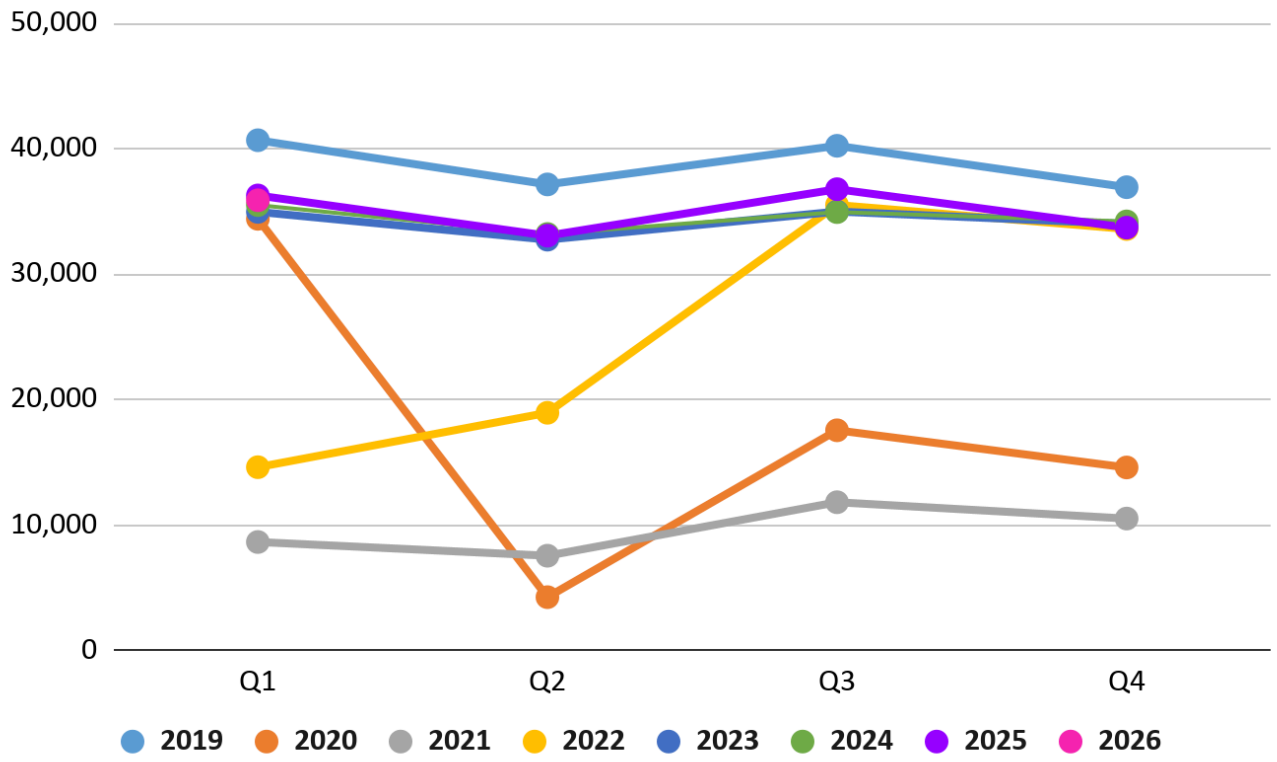
- Default judgments have decreased across the state as a whole, with the statewide default judgment rate of 32% down from a pre-pandemic default judgment rate of 42%.

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 increased by 6 percentage points from 87% to 93% of pre-pandemic levels between Q4 2025 and Q1 2026. Eviction filings during the first quarter of 2026 are the second highest of all the first quarters since 2019, behind only Q1 2025. However, the eviction filing numbers for Q1 2026 remain lower than an average pre–pandemic quarter (2019).

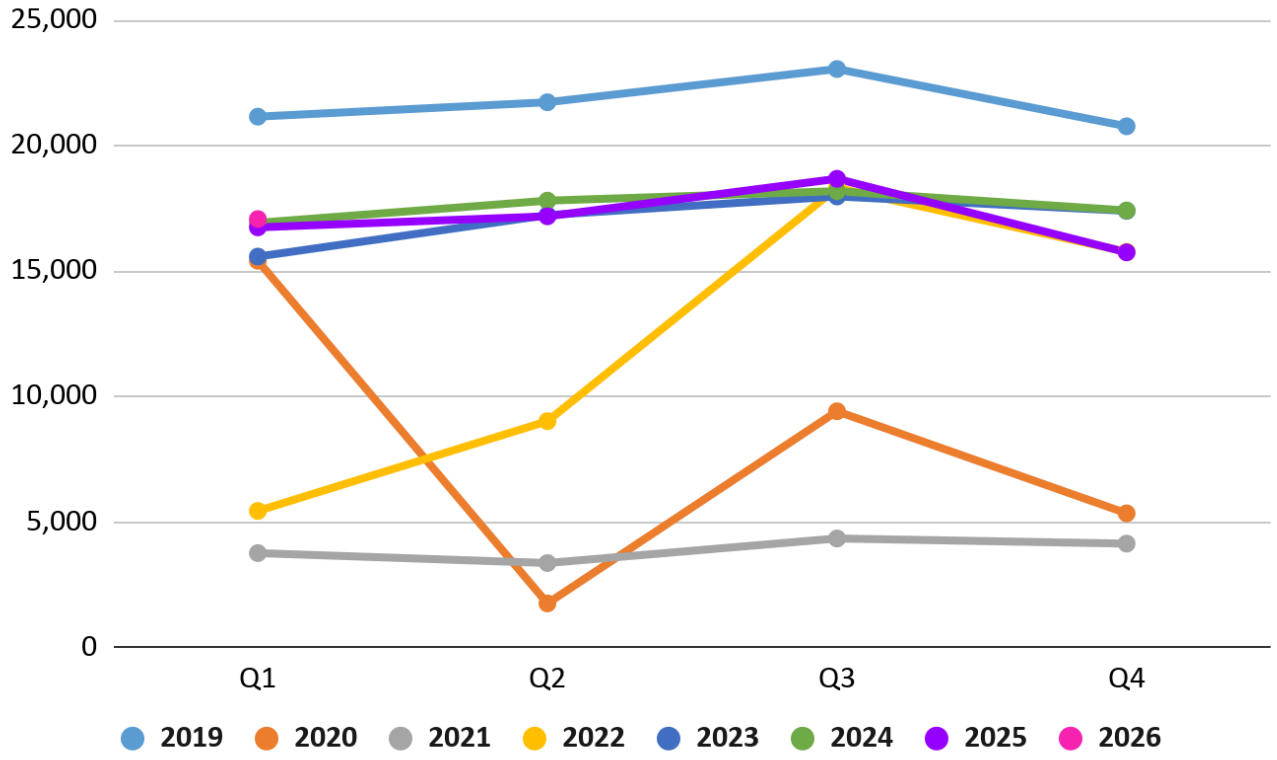
Figure 2: Eviction filings by quarter in Virginia, Q1 2019-Q1 2026.



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 79% of the average pre-pandemic quarter in Q1 2026. Eviction judgments during the first quarter of 2026 are the highest of all the first quarters since 2019.

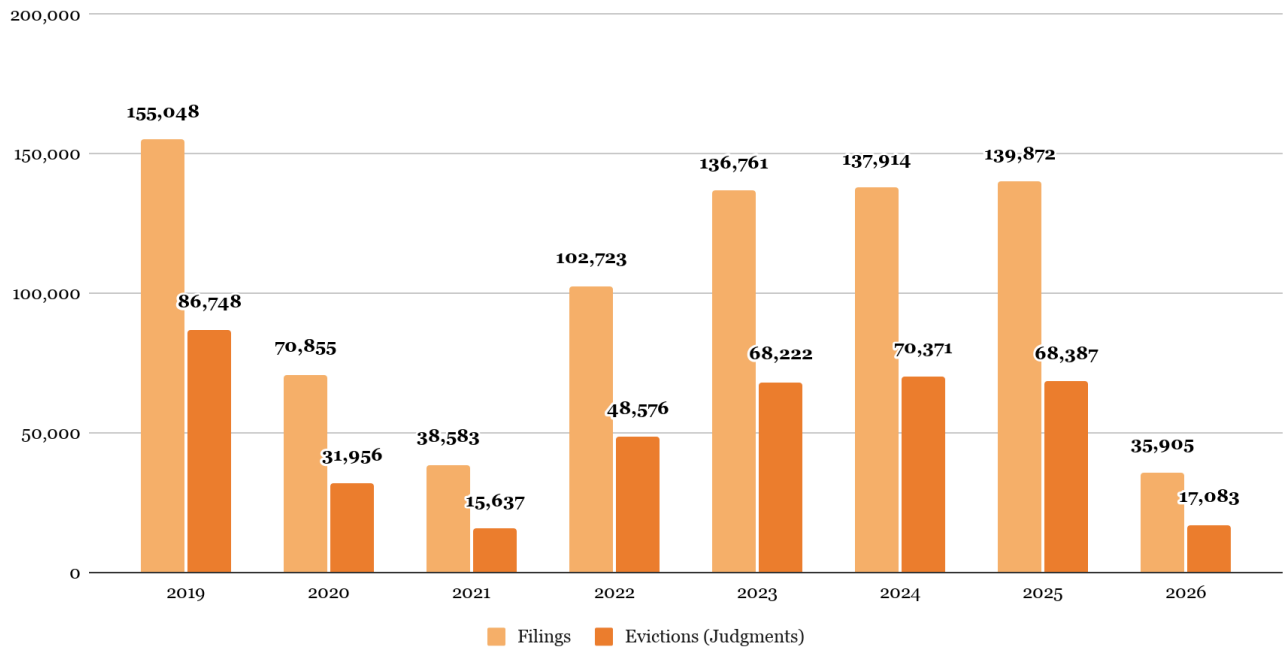
Figure 3: Eviction judgments by quarter in Virginia, Q1 2019-Q1 2026.



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

Both eviction filings and judgments increased statewide during the first quarter of 2026 from the fourth quarter of 2025. As shown in Figure 2, eviction filings increased 7% from the previous quarter (33,719 in the fourth quarter of 2025 to 35,905 in the first quarter of 2026). As shown in Figure 3, eviction judgments increased 8% from fourth quarter 2025 levels (15,755 to 17,083). 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 2026 columns represent only Q1.

Figure 4: Eviction filings and judgments by year in Virginia, Q1 2019-Q1 2026.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis
**Note: 2026 columns only represent Q1 so far.*

Table 1, below, 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 first quarter of 2026, 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 January-March 2026.

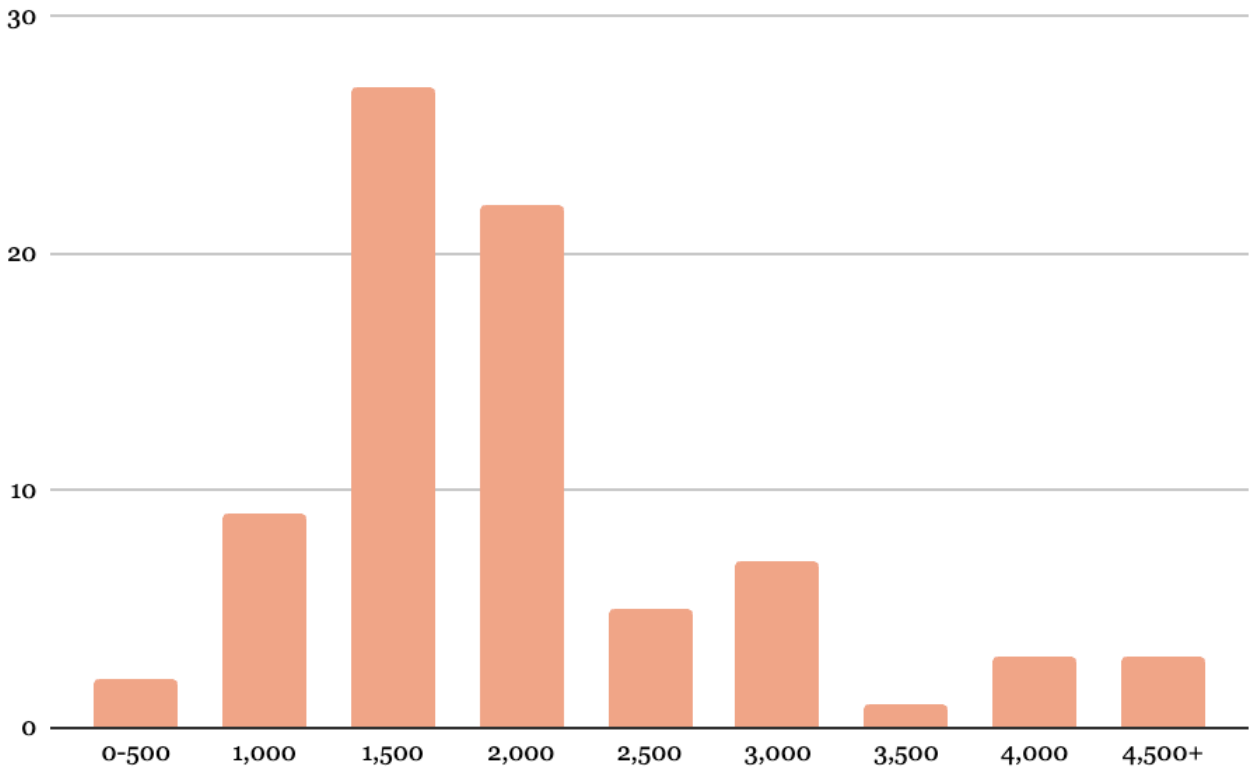
	Average 2019 Quarter	Q1 2026	2026 % of 2019
Default Judgments	16,370	11,643	71%
Default Judgment Rate	42%	32%	

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 first quarter of 2026. 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 first quarter of 2026. 11% 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 first quarter of 2026 the statewide median principal owed is $2,069, which is up almost $200 from the fourth quarter of 2025. The statewide median principal owed in 2018 was $1,100 and in 2019 was $1,200. From 2019 to Q1 2026, the statewide median principal owed has increased by 72%. This indicates that the financial burden on tenants as a result of the pandemic is persistent and, quite possibly, permanent.

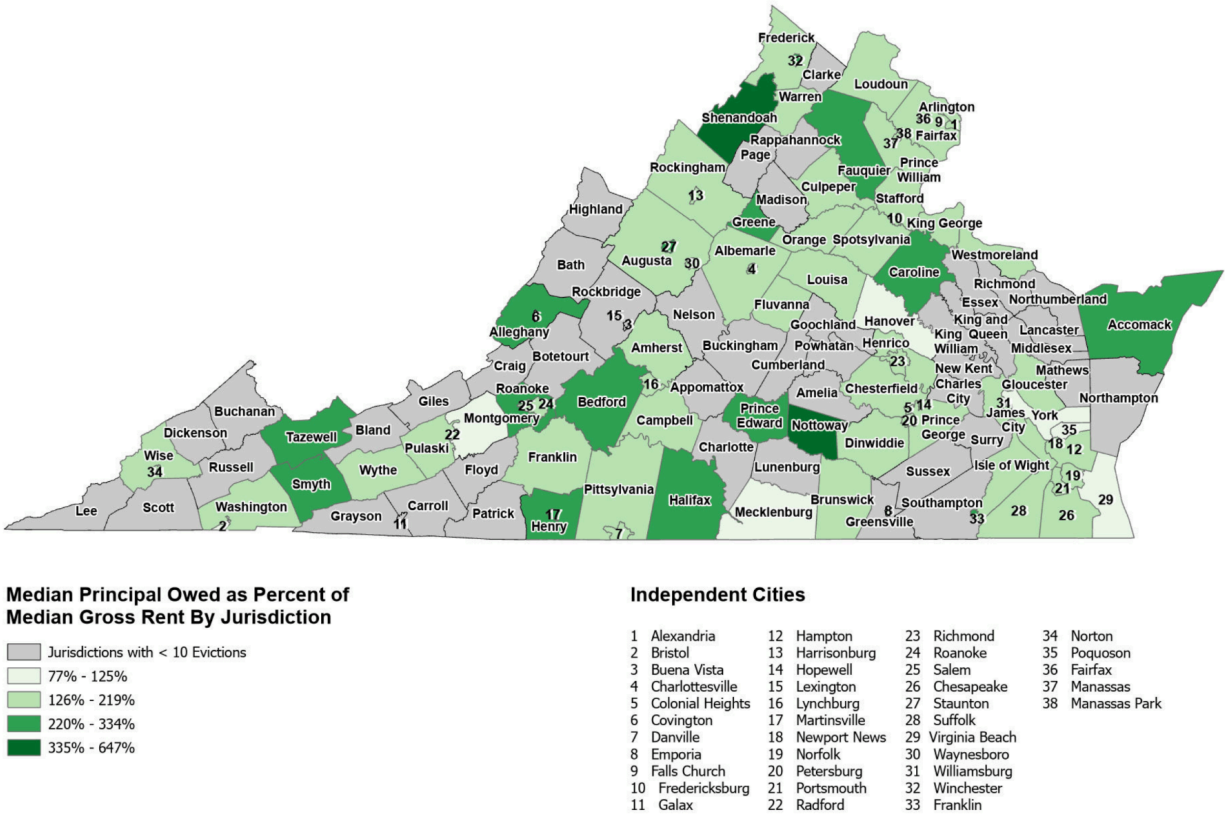
Figure 5: Distribution of Median Principal Owed by Jurisdiction, January-March 2026.



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 first quarter of 2026. It indicates that renters in varying Virginia regions are behind on their rent. Hotspots include portions of Northern Virginia, South-Central Virginia, and the Hampton Roads region, among other non-clustered areas.

Figure 6: Median Principal Owed as a Percentage of Median Gross Rent, Q1 2026.



Median Principal Owed as Percent of Median Gross Rent By Jurisdiction

- Jurisdictions with < 10 Evictions
- 77% - 125%
- 126% - 219%
- 220% - 334%
- 335% - 647%

Independent Cities

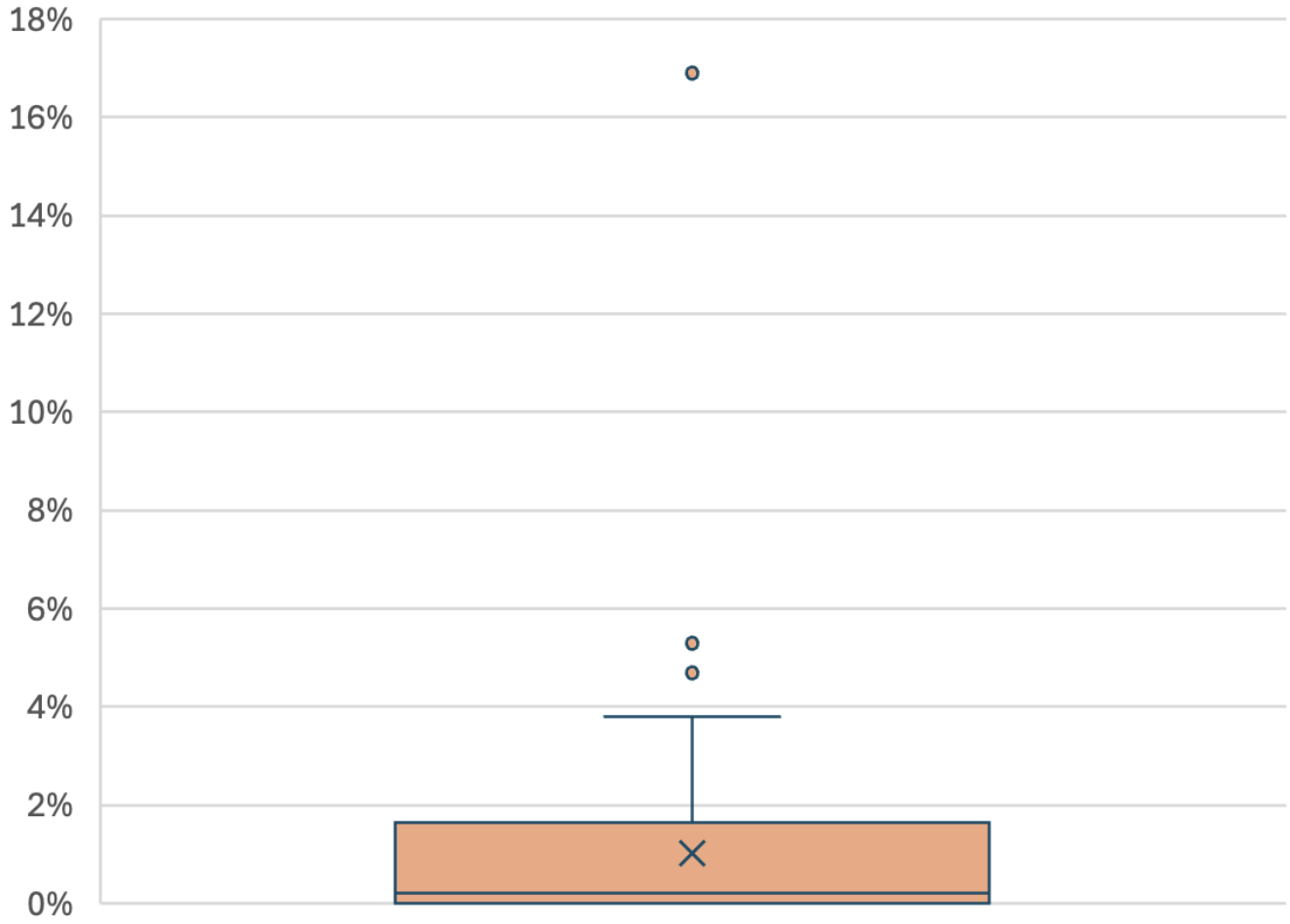
1	Alexandria	12	Hampton	23	Richmond	34	Norton
2	Bristol	13	Harrisonburg	24	Roanoke	35	Poquoson
3	Buena Vista	14	Hopewell	25	Salem	36	Fairfax
4	Charlottesville	15	Lexington	26	Chesapeake	37	Manassas
5	Colonial Heights	16	Lynchburg	27	Staunton	38	Manassas Park
6	Covington	17	Martinsville	28	Suffolk		
7	Danville	18	Newport News	29	Virginia Beach		
8	Emporia	19	Norfolk	30	Waynesboro		
9	Falls Church	20	Petersburg	31	Williamsburg		
10	Fredericksburg	21	Portsmouth	32	Winchester		
11	Galax	22	Radford	33	Franklin		

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 first quarter of 2026. Excluding jurisdictions with fewer than 20 filings, the median percentage of attorney representation in Virginia jurisdictions was less than 1% and only 3 jurisdictions had over 4% attorney representation. Fauquier County is an outlier with the highest level of representation at 17%. This is partly explained by a relatively lower number of cases (59), with 10 of those utilizing 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 is an area for opportunity for cost-effective eviction mitigation post-pandemic.[4]

Figure 7: Percentage of Defendants with Attorney Representation by Jurisdiction, January-March 2026.



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, January-March 2026.			
	Median Gross Rent	**Median Principal Owed**	**Median Number of Months of Rent Owed**
Central Virginia/ Richmond VA MSA	$1,447	$1,968	1.4
Hampton Roads/ Virginia Beach - Norfolk - Newport News, VA - NC HUD Metro FMR Area	$1,481	$2,046	1.4
Northern Virginia/ Washington - Arlington - Alexandria, DC-VA-MD HUD Metro FMR Area	$2,176	$3,978	1.8

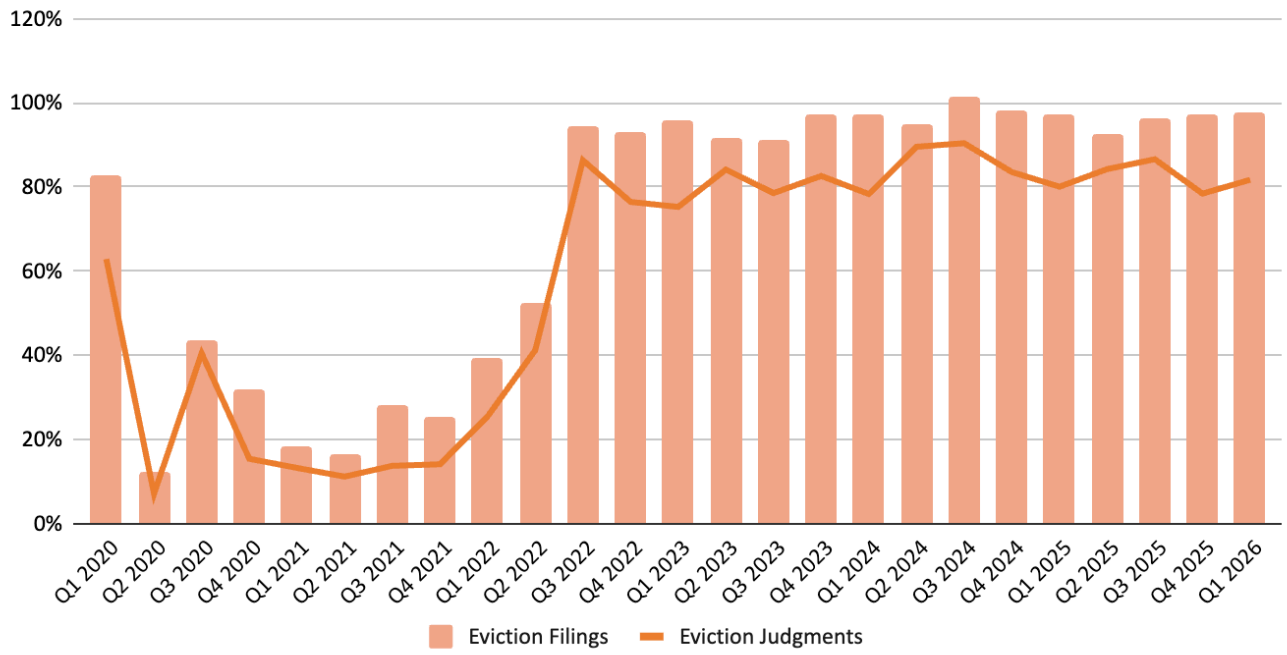
Source: U.S. Census Bureau American Community Survey 5-Year Estimates (2024), Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

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-one quarters as a percentage of the corresponding pre-pandemic (2019) levels. Filings increased by less than 1% from the previous quarter (from 9,052 to 9,121) and judgments increased by 4% (from 4,445 to 4,631). Eviction filings for the first quarter of 2026 are 98% of pre-pandemic 2019 levels, and eviction judgments are 82% 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 fourth quarter of 2025 to the first quarter of 2026. Filings increased in Chesterfield and Henrico while decreasing in Hopewell and Petersburg. Richmond saw no percent change in eviction filings. Judgments increased in Henrico, Richmond, and Petersburg, while decreasing in Chesterfield and Hopewell.

Table 3: Eviction filings and eviction judgments in Central Virginia jurisdictions, Percent Change from October-December 2025 to January-March 2026.

	Q4 2025		Q1 2026		Q1 2026 % change from Q4 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesterfield	1,871	921	1,912	857	2%	-7%
Henrico	2,426	1,084	2,571	1,260	6%	16%
Hopewell	284	155	214	113	-25%	-27%
Petersburg	906	485	847	501	-7%	3%
Richmond	3,565	1,800	3,577	1,900	0%	6%

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 first quarter of 2026 compared to pre-pandemic levels (an average pre-pandemic quarter). Eviction filings were higher than pre-pandemic levels in Chesterfield and Petersburg, and almost equal to pre-pandemic levels in Henrico. Judgments remained below pre-pandemic levels in all jurisdictions.

Table 4: Eviction filings and eviction judgments in Central Virginia jurisdictions, January-March 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesterfield	1,759	1,038	1,912	857	109%	83%
Henrico	2,607	1,580	2,571	1,260	99%	80%
Hopewell	349	227	214	113	61%	50%
Petersburg	810	510	847	501	105%	98%
Richmond	3,793	2,315	3,577	1,900	94%	82%

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 first quarter of 2026 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 Q1 of 2026, Petersburg (43%) and Richmond (39%) had the highest percentages of evictions resulting from default judgments, while Hopewell had the lowest percentage (31%). Default judgments represent 73% of all Q1 2026 judgments in the Central Virginia region.

Table 5: Default judgments and default judgment rates in Central Virginia jurisdictions, January-March 2026 and an average pre-pandemic quarter.

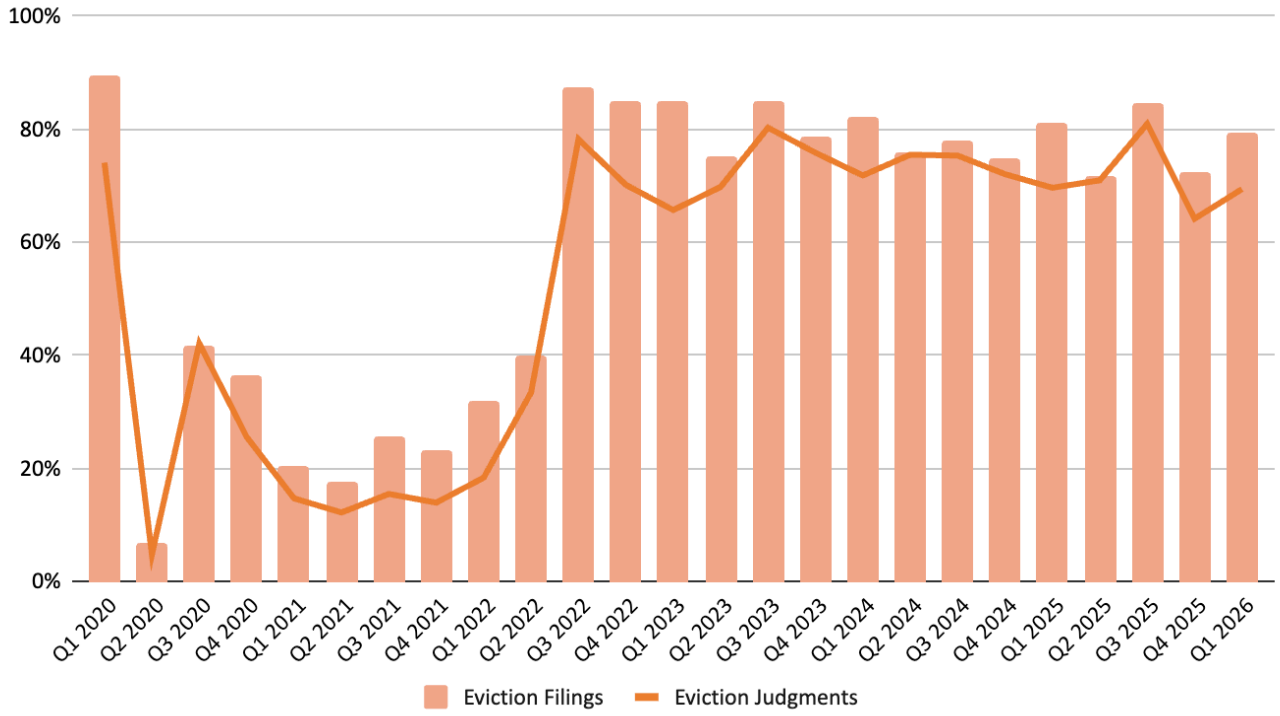
	Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Chesterfield	820	47%	635	33%	77%
Henrico	1,286	49%	897	35%	70%
Hopewell	169	48%	67	31%	40%
Petersburg	374	46%	366	43%	98%
Richmond	1,784	47%	1,390	39%	78%

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

Hampton Roads

In the first quarter of 2026, eviction filings increased by 10% from the previous quarter in the Hampton Roads region (from 10,473 to 11,476). Judgments also increased by 8% (from 5,341 to 5,778). Figure 9 shows quarterly eviction filings and judgments as a percentage of pre-COVID quarterly numbers in the region. Eviction filings for the first quarter of 2026 are 79% of 2019 pre-pandemic levels and eviction judgments are 69% 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 fourth quarter of 2025 to the first quarter of 2026. Eviction filings increased in all Hampton Roads jurisdictions except Chesapeake and Virginia Beach. Eviction judgments also increased in all jurisdictions except Virginia Beach.

Table 6: Eviction filings and eviction judgments in Hampton Roads jurisdictions, Percent Change from October-December 2025 to January-March 2026.

	Q4 2025		Q1 2026		Q1 2026 % change from Q4 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesapeake	1,016	429	983	454	-3%	6%
Hampton	1,423	772	1,597	822	12%	6%
Newport News	2,038	977	2,727	1,391	34%	42%
Norfolk	2,446	1,216	2,556	1,249	4%	3%
Portsmouth	907	551	1,104	619	22%	12%
Virginia Beach	2,643	1,396	2,509	1,243	-5%	-11%

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 Q1 of 2026. Eviction filings and judgments remain below pre-pandemic levels in all jurisdictions.

Table 7: Eviction filings and eviction judgments in Hampton Roads jurisdictions, January-March 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesapeake	1,384	810	983	454	71%	56%
Hampton	1,877	1,148	1,597	822	85%	72%
Newport News	3,496	2,056	2,727	1,391	78%	68%
Norfolk	3,223	1,563	2,556	1,249	79%	80%
Portsmouth	1,450	970	1,104	619	76%	64%
Virginia Beach	3,032	1,781	2,509	1,243	83%	70%

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 Q1 2026 in the Hampton Roads region. Default judgments and default judgment rates in Q1 of 2026 in all Hampton Roads jurisdictions were both lower than the average pre-pandemic quarter. The Q1 2026 default judgment rates for each jurisdiction were fairly consistent, with only 5 percentage points separating the highest (Portsmouth at 38%) from the lowest (Chesapeake, at 33%). Default judgments represent 70% of all Q1 2026 judgments in the Hampton Roads region.

Table 8: Default judgments and default judgment rates in Hampton Roads jurisdictions, January-March 2026 and an average pre-pandemic quarter.

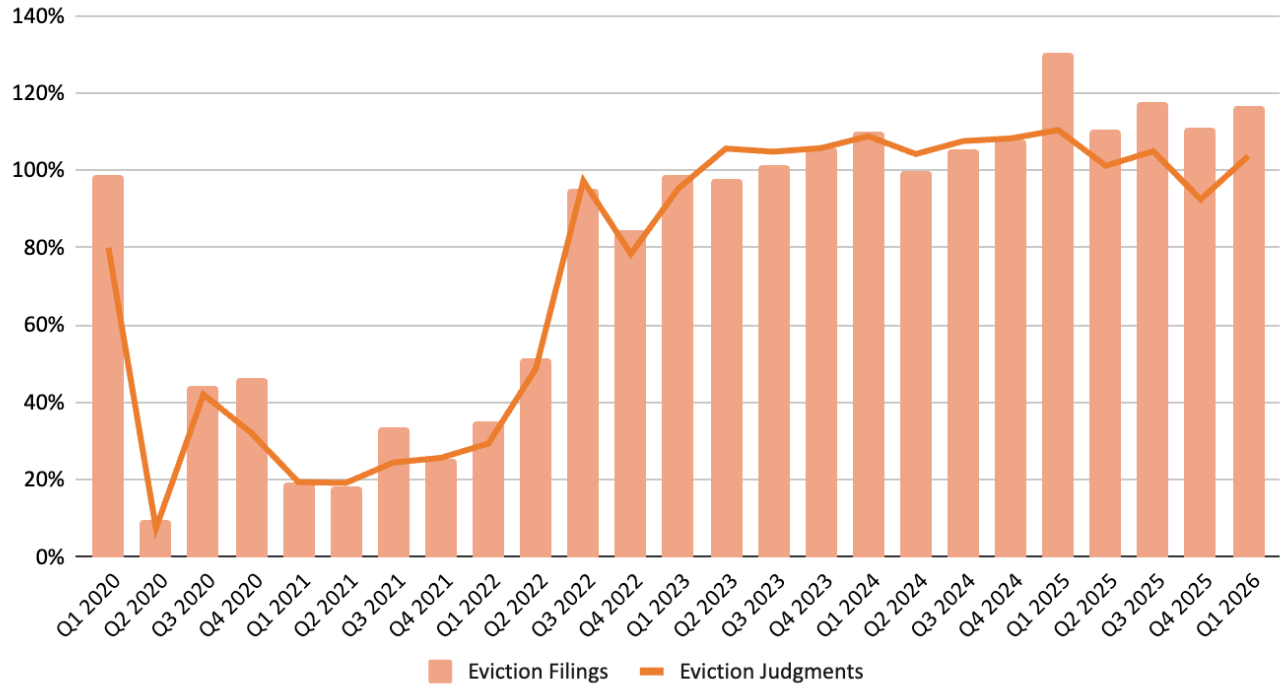
	Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Chesapeake	653	47%	323	33%	50%
Hampton	924	49%	557	35%	60%
Newport News	1,598	46%	994	36%	62%
Norfolk	1,218	38%	894	35%	73%
Portsmouth	723	50%	422	38%	58%
Virginia Beach	1,466	48%	873	35%	60%

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

Northern Virginia

In the first quarter of 2026, eviction filings in the Northern Virginia region increased by 6% from the previous quarter (from 6,618 to 6,980) and judgments increased by 12% (from 2,426 to 2,720). 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 first quarter of 2026 are 117% of pre-pandemic 2019 levels and eviction judgments are 104% 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 fourth quarter of 2025 to the first quarter of 2026. All Northern Virginia jurisdictions except Alexandria and Fredericksburg saw an increase in both eviction filings and judgments.

Table 9: Eviction filings and eviction judgments in Northern Virginia jurisdictions, Percent Change from October-December 2025 to January-March 2026.

	Q4 2025		Q1 2026		Q1 2026 % change from Q4 2025	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Alexandria	1,147	413	981	387	-14%	-6%
Arlington	684	283	712	312	4%	10%
Fairfax Co.	2,188	774	2,375	846	9%	9%
Falls Church	20	6	23	9	15%*	50%*
Fredericksburg	315	169	298	160	-5%	-5%
Loudoun	461	147	507	175	10%	19%
Prince William	1,454	529	1,726	682	19%	29%
Stafford	349	105	358	149	3%	42%

**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 Q1 2026 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 jurisdictions except Alexandria were above pre-pandemic levels. Fairfax County was the highest at 130%. Eviction judgments in Arlington, Fairfax County, Fredericksburg, and Prince William surpassed pre-pandemic levels.

Table 10: Eviction filings and eviction judgments in Northern Virginia jurisdictions, January-March 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Alexandria	1,054	431	981	387	93%	90%
Arlington	582	237	712	312	122%	132%
Fairfax Co.	1,833	771	2,375	846	130%	110%
Falls Church	10	4	23	9	242%*	225%*
Fredericksburg	284	151	298	160	105%	106%
Loudoun	447	192	507	175	113%	91%
Prince William	1,393	665	1,726	682	124%	103%
Stafford	374	175	358	149	117%	85%

**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 11 shows the number and rates of default judgments in an average pre-pandemic quarter (2019) and Q1 2026. 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. Northern Virginia's default judgment rates surpassed pre-pandemic levels in Arlington and nearly equaled them in Fredericksburg. Fredericksburg also saw the highest Q1 2026 default judgment rate at 36%, with the second highest being Alexandria at 29%. Default judgments represent 68% of all Q1 2026 judgments in the Northern Virginia region.

Table 11: Default judgments and default judgment rates in Northern Virginia jurisdictions, January-March 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Alexandria	323	31%	287	29%	89%
Arlington	178	31%	185	26%	104%
Fairfax Co.	614	34%	598	25%	97%
Falls Church	3	24%	5	22%	167%*
Fredericksburg	107	38%	106	36%	99%
Loudoun	139	31%	128	25%	92%
Prince William	489	35%	467	27%	96%
Stafford	121	33%	84	23%	69%

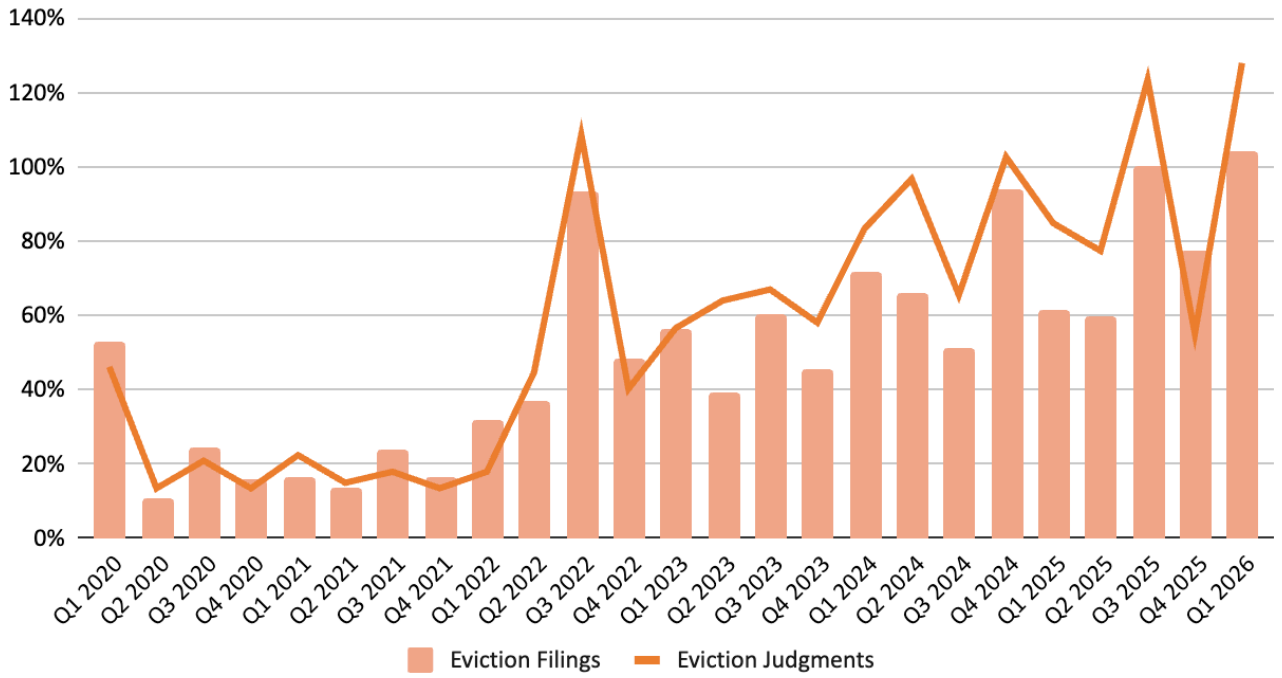
**An increase or decrease in low default judgment numbers and default rates skews percentages to appear higher/lower.*
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

City Updates

City of Charlottesville

In the first quarter of 2026, eviction filings increased by 35% from the previous quarter (from 121 to 163) and judgments also increased by 132% (from 37 to 86). Figure 11 displays the trajectory of quarterly eviction filings and judgments in Charlottesville over the last 21 quarters as a percentage of the corresponding pre-pandemic (2019) quarterly levels. Eviction filings for the first quarter of 2026 are 104% of pre-pandemic 2019 levels and eviction judgments are 128% of pre-pandemic 2019 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 fourth quarter of 2025 to the first quarter of 2026. Eviction filings increased by 35% and judgments increased by 132% in the City of Charlottesville.

Table 12: Eviction filings and eviction judgments in Charlottesville, Percent Change from October-December 2025 to January-March 2026.

Q4 2025		Q1 2026		Q1 2026 % change from Q4 2025	
Filings	Judgments	Filings	Judgments	Filings	Judgments
121	37	163	86	35%	132%

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 first quarter of 2026 and an average pre-pandemic quarter. Eviction filings and judgments are both above their pre-pandemic levels.

Table 13: Eviction filings and eviction judgments in Charlottesville, January-March 2026 and an average pre-pandemic quarter.

Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019	
Filings	Judgments	Filings	Judgments	Filings	Judgments
157	67	163	86	104%	128%

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

Table 14 shows the number and rates of default eviction judgments in an average pre-pandemic quarter and Q1 of 2026 in Charlottesville. The number of default judgments is higher than pre-pandemic, as is the default judgment rate. Default judgments represent 61% of all Q1 2026 judgments in the City of Charlottesville.

Table 14: Default judgments and default judgment rates in Charlottesville, January-March 2026 and an average pre-pandemic quarter.

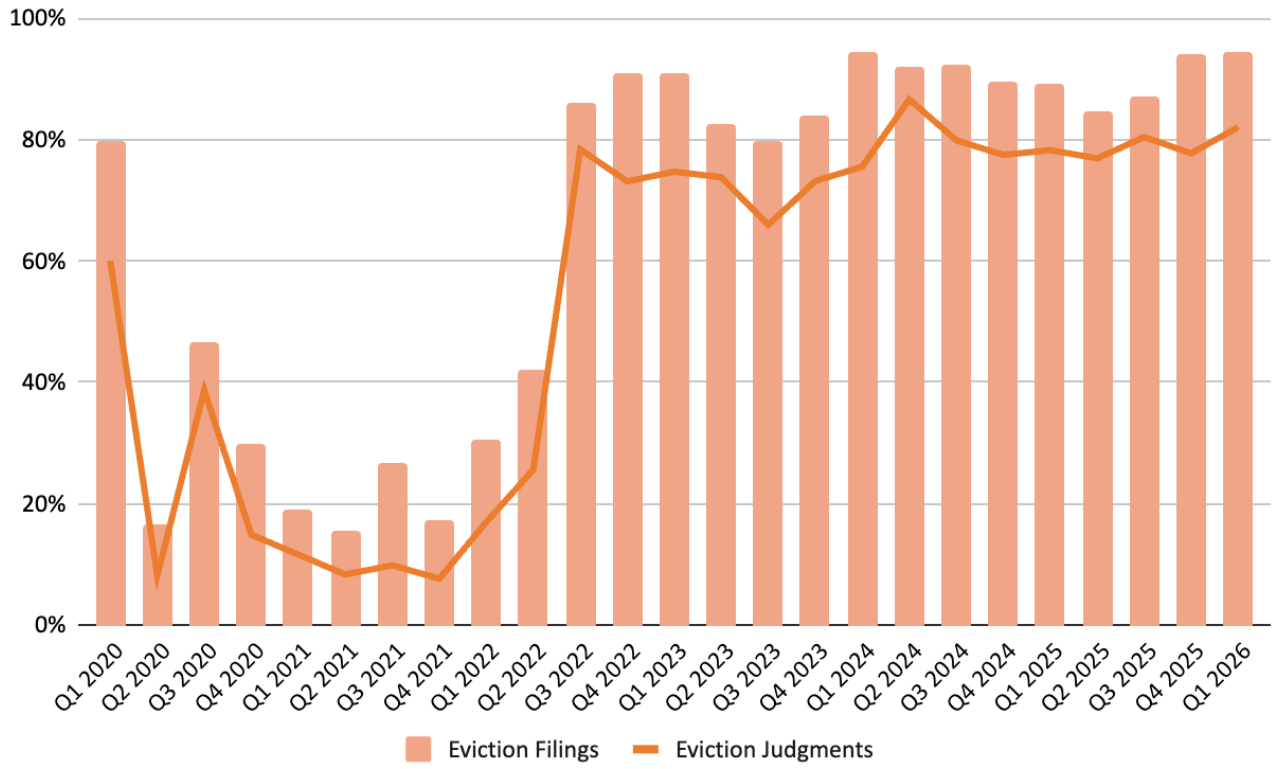
Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019
Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
38	25%	52	32%	136%

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

City of Richmond

In the first quarter of 2026, eviction filings in the City of Richmond increased by less than 1% from the previous quarter (from 3,565 to 3,577) and judgments increased by 6% (from 1,800 to 1,900). Figure 12 shows quarterly eviction filings and judgments in Richmond compared to pre-COVID levels. Eviction filings for the first quarter of 2026 are 94% of pre-pandemic 2019 levels and eviction judgments are 82% of pre-pandemic 2019 levels.

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 fourth quarter of 2025 to the first quarter of 2026. Eviction filings increased in eight ZIP codes, while eviction judgments increased in seven ZIP codes. Eviction filings decreased in 23223, 23225, 23227, and 23235. Eviction judgments decreased in 23220, 23223, 23225, 23226, and 23227, and 23235. Filings and judgments also decreased for Other, Richmond eviction records not tied to a specific ZIP code. For the City of Richmond as a whole from Q4 2025 to Q1 2026, eviction filings saw no percent change while judgments increased by 6%.

Table 15: Eviction filings and eviction judgments in Richmond ZIP codes, Percent Change from October-December 2025 to January-March 2026.

	Q4 2025		Q1 2026		Q1 2026 % change from Q4 2025	
ZIP Code	**Filings**	**Judgments**	**Filings**	**Judgments**	**Filings**	**Judgments**
23219	145	58	146	74	1%	28%
23220	325	160	344	157	6%	-2%
23221	19	5	32	20	68%*	300%*
23222	184	109	243	140	32%	28%
23223	553	266	453	247	-18%	-7%
23224	885	498	1,050	595	19%	19%
23225	922	461	907	455	-2%	-1%
23226	2	1	7	0	250%*	-100%*
23227	194	114	137	92	-29%	-19%
23230	38	15	39	20	3%	33%
23231	39	9	43	17	10%	89%*
23234	79	35	79	41	0%	17%
23235	10	5	8	4	-20%*	-20%*
Other	170	64	89	38	-48%	-41%

**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 first quarter of 2026 and an average pre-pandemic quarter. Eviction filings exceeded pre-pandemic numbers in seven ZIP codes and judgments exceeded pre-pandemic numbers in five ZIP codes. Filing levels remain below pre-pandemic levels in ZIP codes of 23222, 23223, 23227, 23231, 23234, and 23235. Eviction judgments remain below pre-pandemic levels in ZIP codes 23222, 23223, 23225, 23226, 23227, 23231, 23234, and 23235. Filings and judgments also surpassed pre-pandemic levels for Other, 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 82% of pre-pandemic levels.

Table 16: Eviction filings and eviction judgments in Richmond ZIP codes, January-March 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019	
ZIP Code	**Filings**	**Judgments**	**Filings**	**Judgments**	**Filings**	**Judgments**
23219	99	52	146	74	148%	141%
23220	294	155	344	157	117%	102%
23221	25	13	32	20	128%*	151%*
23222	320	204	243	140	76%	69%
23223	645	387	453	247	70%	64%
23224	882	566	1,050	595	119%	105%
23225	885	557	907	455	103%	82%
23226	3	3	7	0	215%*	0%
23227	319	175	137	92	43%	53%
23230	25	13	39	20	158%*	157%*
23231	96	65	43	17	45%	26%
23234	140	92	79	41	57%	45%
23235	14	8	8	4	58%*	52%*
Other	49	27	89	38	182%	139%

**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 eight ZIP codes. Default eviction judgments have risen above pre-pandemic numbers in ZIP codes 23219, 23221, 23224, and 23230. Default judgment rates remain below pre-pandemic numbers in all but the 23221 ZIP codes. Default judgments represent 73% of all Q1 2026 judgments in the City of Richmond.

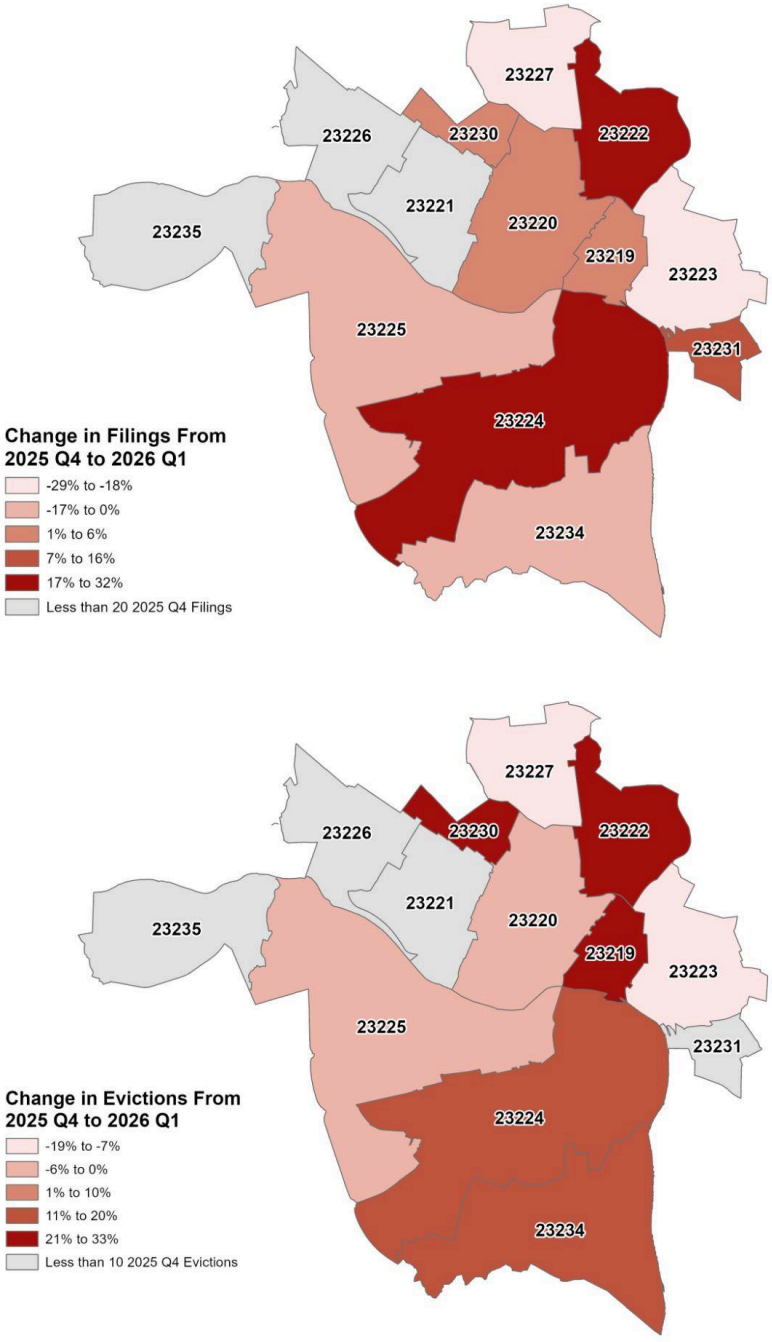
Table 17: Default judgments and default judgment rates in Richmond ZIP codes, January-March 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q1 2026		2026 % of 2019
ZIP Code	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
23219	36	36%	51	35%	142%
23220	116	39%	106	31%	92%
23221	9	35%	16	50%	183%*
23222	139	43%	102	42%	74%
23223	268	41%	172	38%	64%
23224	451	51%	459	44%	102%
23225	465	52%	336	37%	72%
23226	2	50%	0	0%	0%*
23227	145	45%	57	42%	39%
23230	10	41%	14	36%	137%*
23231	45	46%	13	30%	29%*
23234	71	51%	33	42%	47%
23235	7	49%	2	25%	29%*
Other	23	45%	29	33%	127%

**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 fourth quarter of 2025 to the first quarter of 2026. Eviction filings increased in a majority of ZIP codes, including 23222, 23230, 23220, 23219, 23231, and 23224. Eviction judgments also increased in ZIP codes 23222, 23230, 23219, 23224, and 23234. 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 Q4 2025 to Q1 2026.



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

Appendices

Appendix A: Eviction Data by Jurisdiction, 1st Quarter, 2026				
Jurisdiction	2026 Q1 Eviction Filings	2026 Q1 Eviction Judgments	2026 Q1 Default Judgments	2026 Q1 Default Judgment Rate
Accomack	50	27	21	42.0%
Albemarle	371	183	112	30.2%
Alleghany	46	21	7	15.2%
Amelia	10	7	3	30.0%
Amherst	55	30	14	25.5%
Appomattox	14	9	4	28.6%
Arlington	712	312	185	26.0%
Augusta	112	38	29	25.9%
Bath	6	6	1	16.7%
Bedford	72	34	11	15.3%
Bland	1	1	0	0.0%
Botetourt	25	9	7	28.0%
Brunswick	35	17	6	17.1%
Buchanan	9	6	5	55.6%
Buckingham	12	6	0	0.0%
Campbell	164	60	41	25.0%
Caroline	27	12	9	33.3%
Carroll	12	7	5	41.7%
Charles City	2	1	0	0.0%
Charlotte	6	3	1	16.7%
Chesterfield	1912	857	635	33.2%
Clarke	6	4	1	16.7%
Craig	0	0	0	0.0%
Culpeper	103	48	24	23.3%
Cumberland	12	7	2	16.7%
Dickenson	9	5	2	22.2%
Dinwiddie	39	22	15	38.5%
Essex	15	8	1	6.7%
Fairfax Co.	2375	846	598	25.2%
Fauquier	59	23	19	32.2%
Floyd	2	0	0	0.0%
Fluvanna	38	18	11	28.9%
Franklin Co.	73	47	29	39.7%
Frederick	85	36	19	22.4%
Giles	31	8	5	16.1%
Gloucester	64	30	21	32.8%

Appendix A: Eviction Data by Jurisdiction, 1st Quarter, 2026				
Goochland	23	9	2	8.7%
Grayson	5	2	1	20.0%
Greene	37	18	3	8.1%
Greensville	22	9	0	0.0%
Halifax	42	27	10	23.8%
Hanover	183	69	54	29.5%
Henrico	2571	1260	897	34.9%
Henry	124	61	37	29.8%
Highland	2	2	1	50.0%
Isle of Wight	178	62	53	29.8%
King & Queen	6	3	0	0.0%
King George	72	28	18	25.0%
King William	14	9	4	28.6%
Lancaster	20	7	4	20.0%
Lee	11	3	1	9.1%
Loudoun	507	175	128	25.2%
Louisa	35	21	11	31.4%
Lunenburg	18	9	5	27.8%
Madison	5	3	2	40.0%
Mathews	9	4	1	11.1%
Mecklenburg	69	29	16	23.2%
Middlesex	13	3	0	0.0%
Montgomery	240	111	87	36.3%
Nelson	12	6	5	41.7%
New Kent	5	5	0	0.0%
Northampton	19	4	1	5.3%
Northumberland	11	9	4	36.4%
Nottoway	30	11	9	30.0%
Orange	63	39	21	33.3%
Page	16	10	7	43.8%
Patrick	7	1	0	0.0%
Pittsylvania	76	44	27	35.5%
Powhatan	20	8	3	15.0%
Prince Edward	66	30	4	6.1%
Prince George	98	33	8	8.2%
Prince William	1726	682	467	27.1%
Pulaski	92	49	22	23.9%
Rappahannock	6	2	0	0.0%
Richmond Co.	15	6	2	13.3%
Roanoke Co.	204	104	49	24.0%

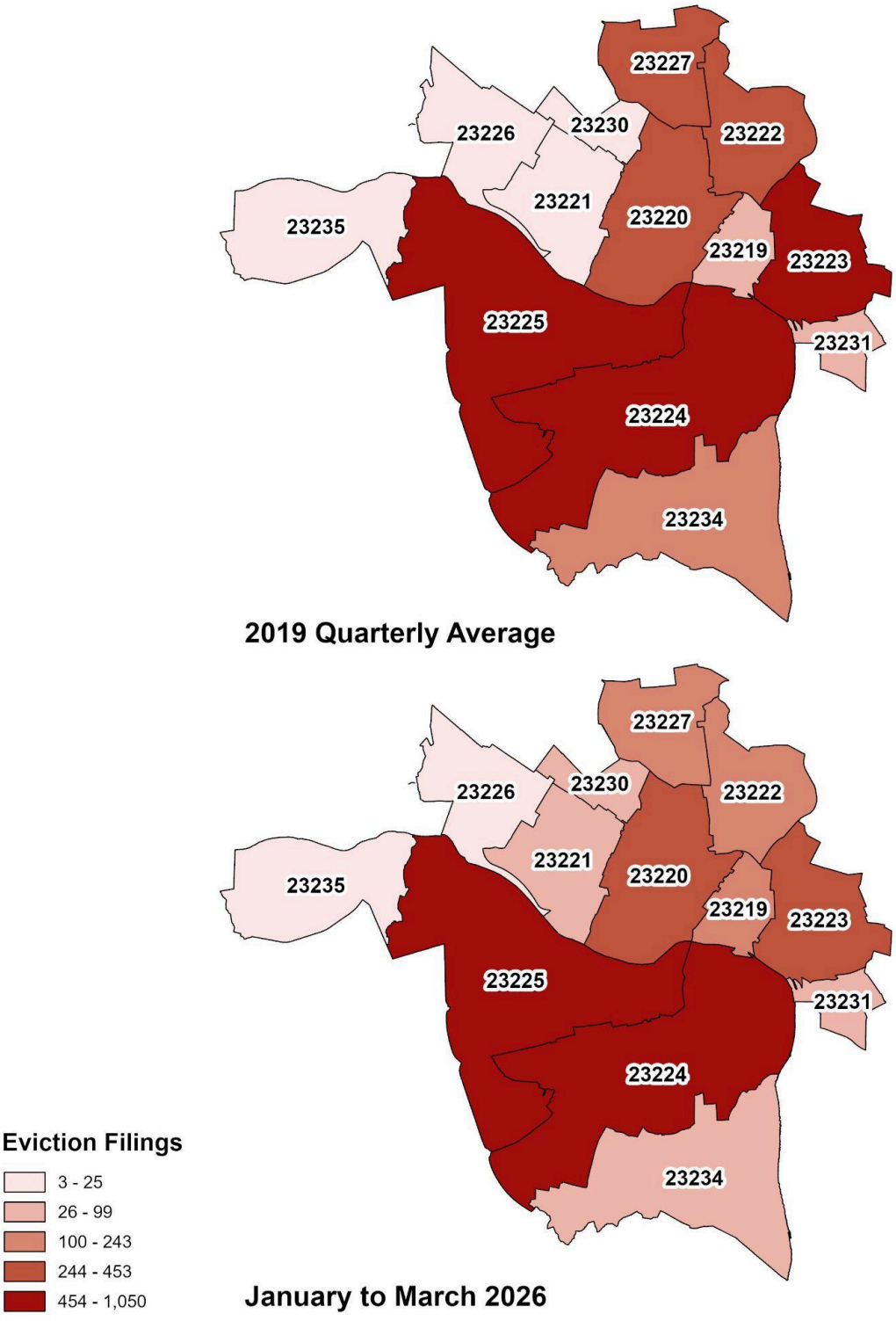
Appendix A: Eviction Data by Jurisdiction, 1st Quarter, 2026				
Rockbridge	18	9	6	33.3%
Rockingham / Harrisonburg	243	82	60	24.7%
Russell	16	7	4	25.0%
Scott	14	6	5	35.7%
Shenandoah	55	31	15	27.3%
Smyth	46	28	12	26.1%
Southampton	39	8	8	20.5%
Spotsylvania	441	194	122	27.7%
Stafford	358	149	84	23.5%
Surry	4	2	2	50.0%
Sussex	14	10	7	50.0%
Tazewell	46	25	14	30.4%
Warren	43	17	10	23.3%
Washington	51	33	22	43.1%
Westmoreland	23	12	6	26.1%
Wise	78	33	25	32.1%
Wythe	59	26	15	25.4%
York	192	94	12	6.3%
Alexandria	981	387	287	29.3%
Bristol	71	39	20	28.2%
Buena Vista	11	6	3	27.3%
Charlottesville	163	86	52	31.9%
Chesapeake	983	454	323	32.9%
Colonial Heights	148	74	44	29.7%
Danville	453	261	190	41.9%
Emporia	26	19	0	0.0%
Falls Church	23	9	5	21.7%
Franklin City	60	21	17	28.3%
Fredericksburg	298	160	106	35.6%
Galax	13	9	4	30.8%
Hampton	1597	822	557	34.9%
Hopewell	214	113	67	31.3%
Lynchburg	426	241	138	32.4%
Martinsville	87	29	17	19.5%
Newport News	2727	1391	994	36.5%
Norfolk	2556	1249	894	35.0%
Petersburg	847	501	366	43.2%
Portsmouth	1104	619	422	38.2%
Radford	83	33	29	34.9%

Appendix A: Eviction Data by Jurisdiction, 1st Quarter, 2026				
Richmond City	3577	1900	1390	38.9%
Roanoke City	719	391	233	32.4%
Salem	119	59	34	28.6%
Staunton	87	37	31	35.6%
Suffolk	474	221	153	32.3%
Virginia Beach	2509	1243	873	34.8%
Waynesboro	117	38	23	19.7%
Williamsburg / James City County	336	149	106	31.5%
Winchester	120	41	29	24.2%

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

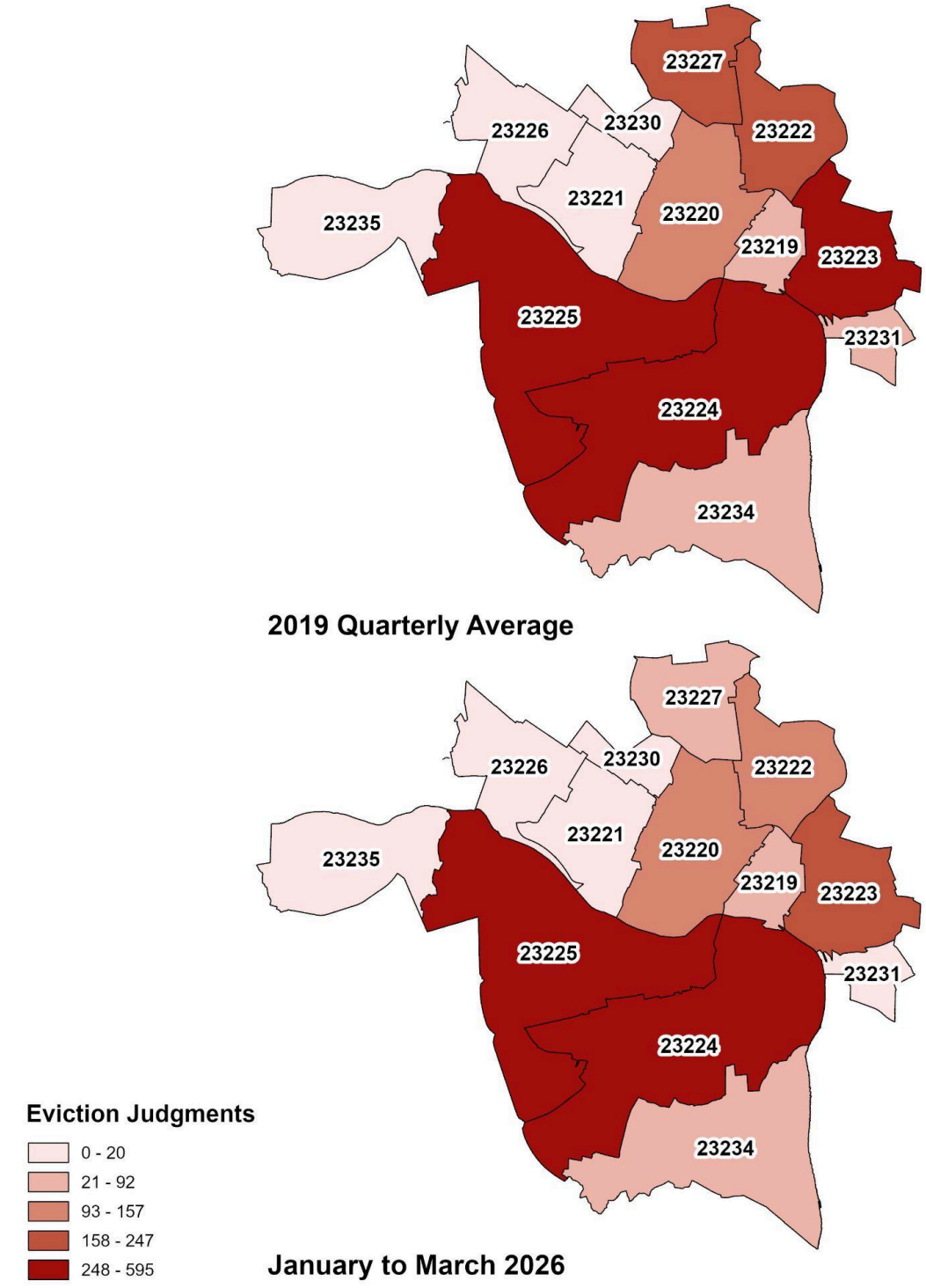
Average Pre-Pandemic Quarter (2019) and Q1 2026



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

Appendix C: Map of Eviction Judgments in Richmond by ZIP code

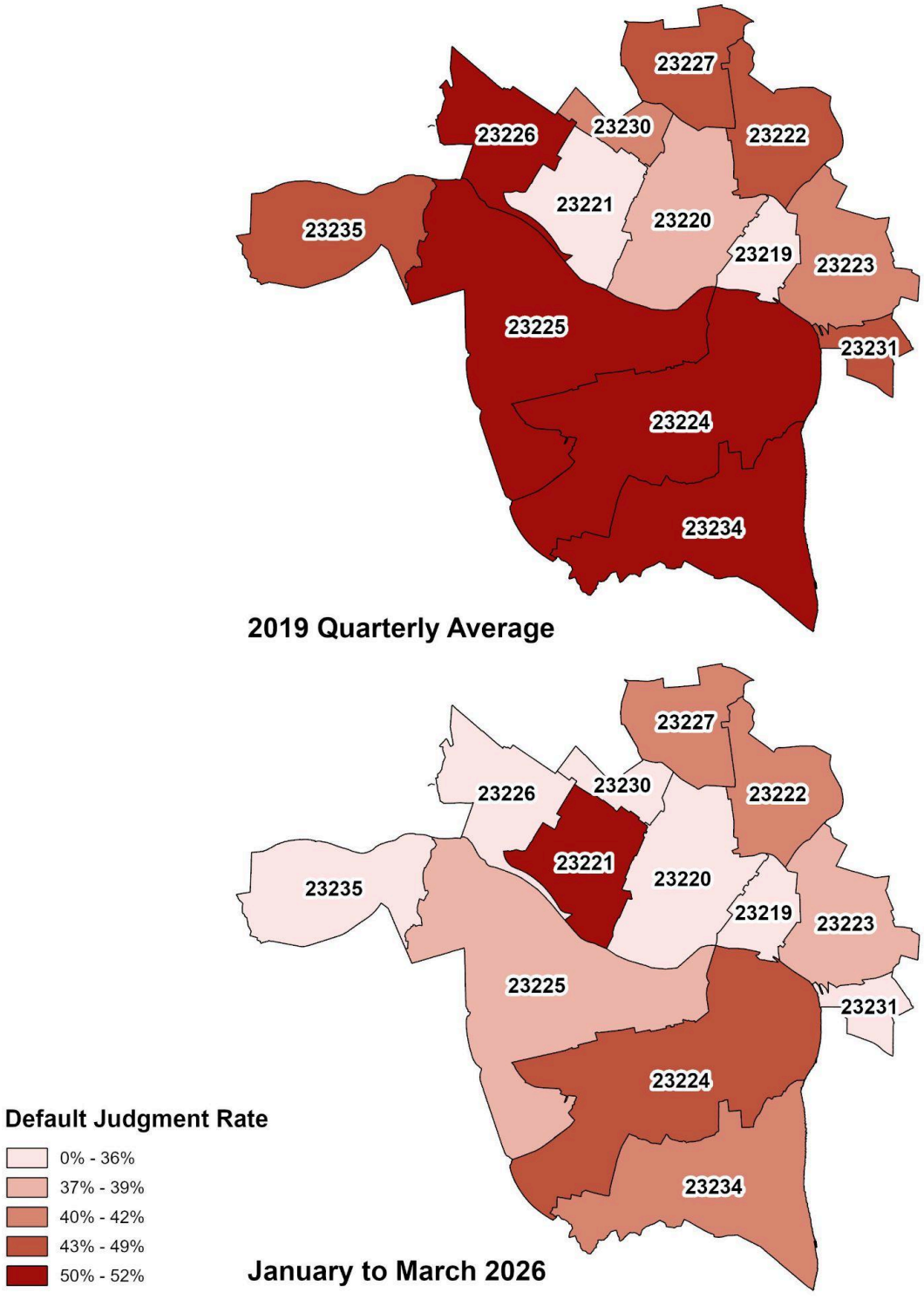
Average Pre-Pandemic Quarter (2019) & Q1 2026



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 Q1 2026



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

2nd Quarter 2026: April through June

November 2026

Dalia Abdalla
Lia Deasy
Aryn Robinson
Dr. Benjamin Teresa

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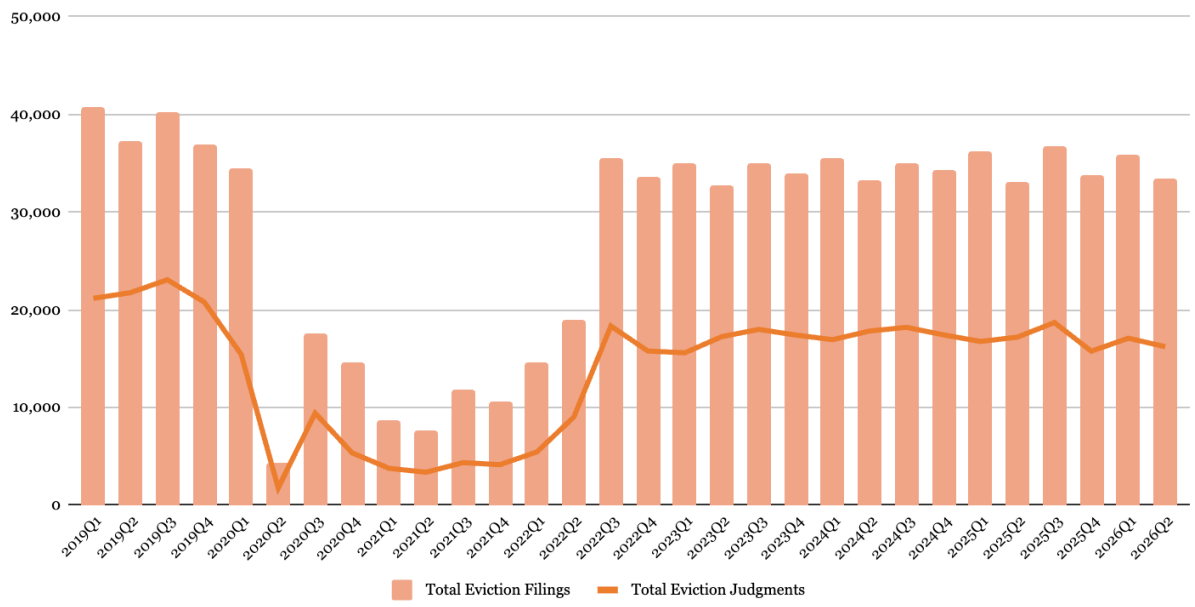
Introduction

In this quarterly report, the RVA Eviction Lab presents and analyzes data on housing instability in Virginia during the second quarter of 2026. As in our previous reports, we compare 2026 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 33,389 filings in Q2 of 2026. This translates to 86% of the 2019 average quarter for the second quarter of 2026. When compared to the pre-pandemic average quarter, eviction judgments are not at their highest peak, reaching 16,215 judgments. This translates to 75% of the 2019 average quarter for the second quarter of 2026.

Figure 1: Eviction filings and judgments by quarter in Virginia, Q1 2019-Q2 2026.



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

Highlights of 2026's second quarter across the Commonwealth include:

- From 2019 to Q2 2026, the statewide median principal owed at the jurisdictional level has increased by 66%, from $1,200 to $1,988, approximately 1.4 to 1.9 months of rent statewide.

- The median percentage of tenants with legal representation in Virginia jurisdictions is less than 1% (3 tenants represented for every 1,000 cases) and only 3 jurisdictions have over 5% of tenants represented.

- Statewide filings decreased by 7% between the first and second quarters of 2026, and judgments decreased by 5%.

- Eviction filings have surpassed pre-pandemic levels in Northern Virginia overall (101%), Chesterfield (103%), Petersburg (102%), and Richmond ZIP codes 23219, 23220, 23221, 23224, and 23230.

- Eviction judgments have surpassed pre-pandemic levels in Arlington (132%) and Richmond ZIP codes 23219, 23224, and 23230.

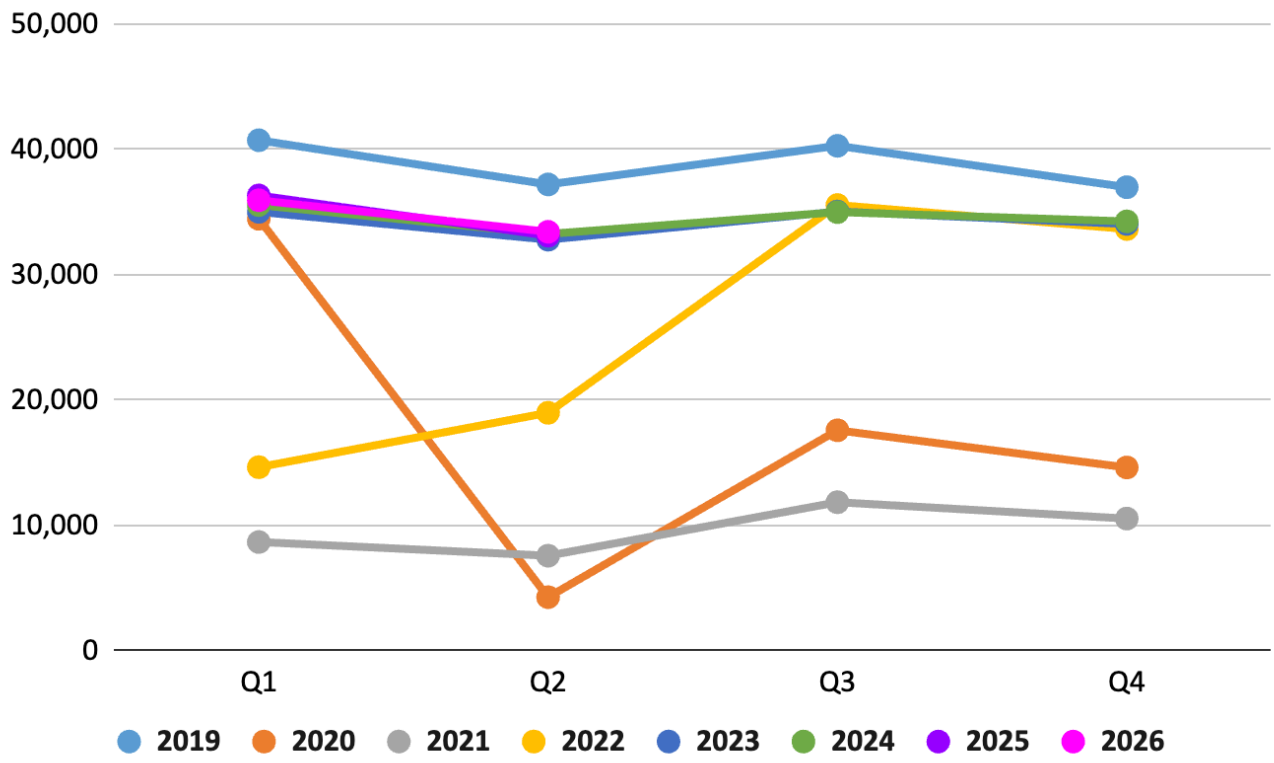
- Default judgments have decreased across the state as a whole, with the statewide default judgment rate of 33% down from a pre-pandemic default judgment rate of 42%.

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 7 percentage points from 93% to 86% of pre-pandemic levels between Q1 2026 and Q2 2026. This quarterly trend is consistent across 2023, 2024, and 2025. Eviction filings during the second quarter of 2026 are the highest of all the second quarters since 2019. However, the eviction filing numbers for Q2 2026 are lower than an average pre–pandemic quarter (2019).

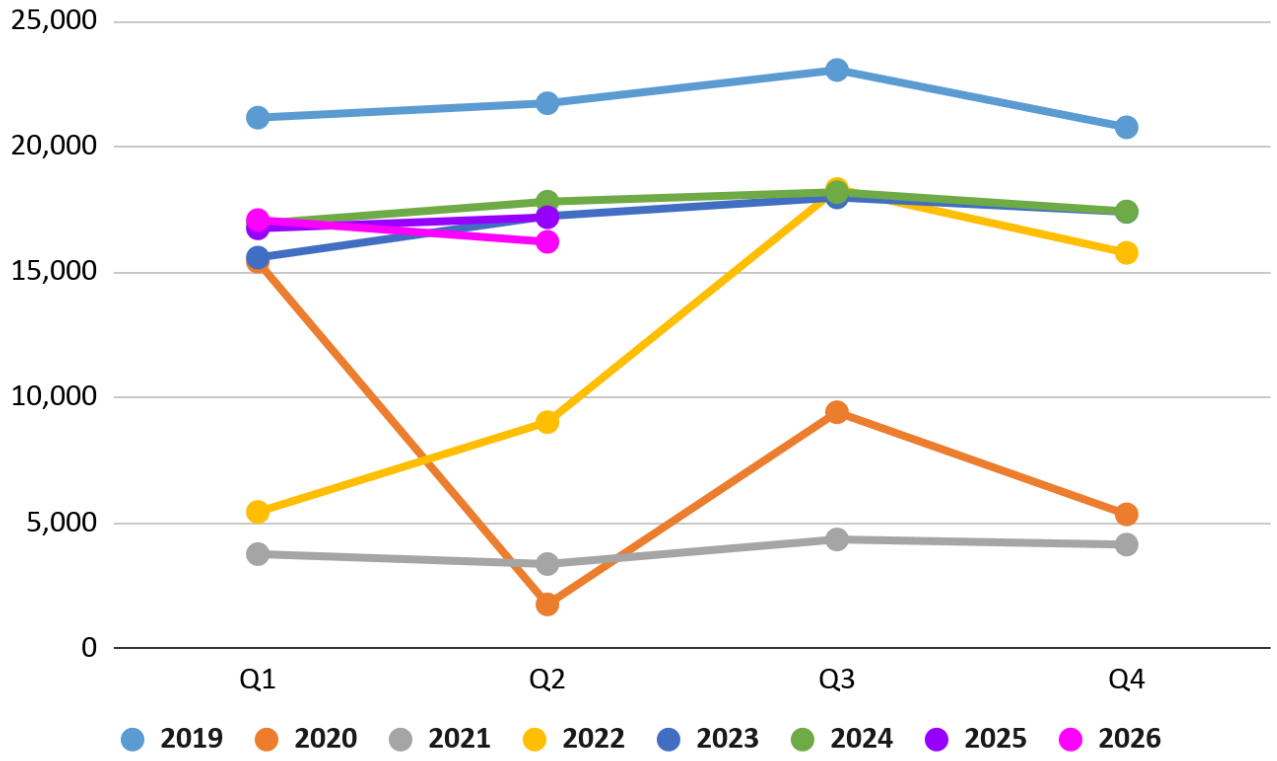
Figure 2: Eviction filings by quarter in Virginia, Q1 2019-Q2 2026.



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 have increased since COVID pandemic protections were rolled back in the second quarter of 2022, but remain below pre-pandemic heights. In the second quarter of 2026, eviction judgments were 75% of the average pre-pandemic quarter. Eviction judgments decreased by 4 percentage points (from 79% to 75%) of pre-pandemic levels between Q1 2026 and Q2 2026. This quarterly trend is inconsistent with 2023, 2024, and 2025, and makes Q2 2026 the lowest second quarter for eviction judgments since 2022.

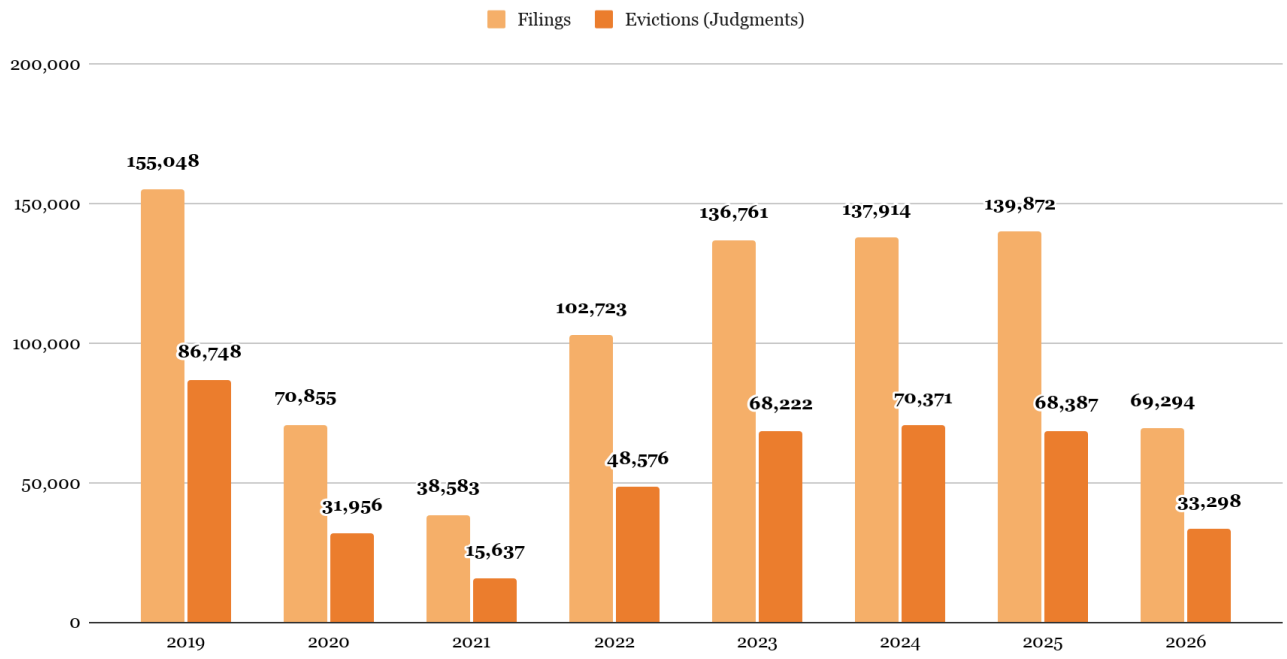
Figure 3: Eviction judgments by quarter in Virginia, Q1 2019-Q2 2026.



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

Both eviction filings and eviction judgments decreased statewide between the first and second quarters of 2026. As shown in Figure 2, eviction filings decreased 7% from the previous quarter (35,905 to 33,389). Figure 3 shows that eviction judgments decreased 5% from the previous quarter (17,083 to 16,215). 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 2026 columns represent only Q1 and Q2.

Figure 4: Eviction filings and judgments by year in Virginia, Q1 2019-Q2 2026.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis
**Note: 2026 columns only represent Q1 and Q2 so far.*

Table 1, below, 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. The statewide default judgment rate for the second quarter of 2026 (33%) is below the pre-pandemic rate (42%).

Table 1: Default judgments and default judgment rates in Virginia, average pre-pandemic quarter and April-June 2026.

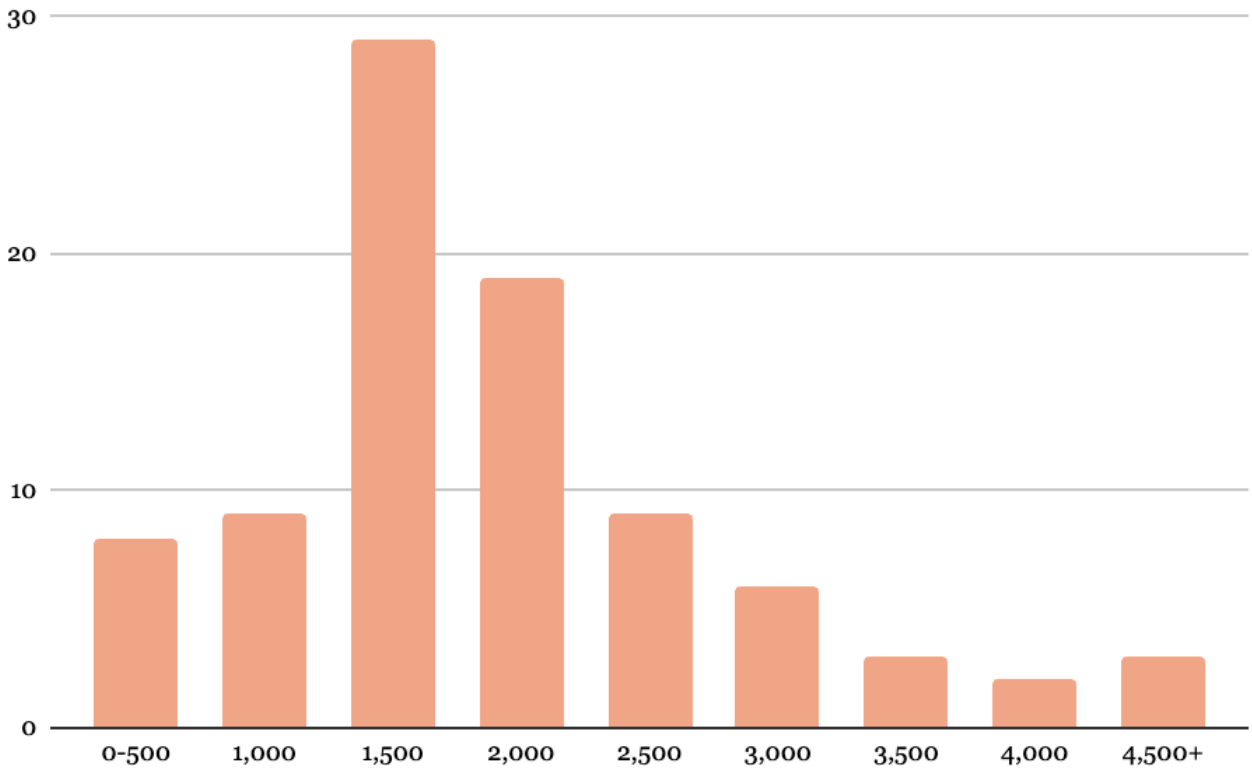
	Average 2019 Quarter	Q2 2026	2026 % of 2019
Default Judgments	16,370	10,850	66%
Default Judgment Rate	42%	33%	

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 second quarter of 2026. 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 second quarter of 2026. 10% of jurisdictions have a median principal amount owed between $1,000 and $1,499 and 33% of jurisdictions have a median principal amount owed between $1,500 and $1,999. The overall statewide median principal owed is $1,988, which is down from the first quarter of 2026. The statewide median principal owed in 2018 was $1,100 and increased to $1,200 in 2019. From 2019 to 2026, the statewide median principal owed has increased by 66%. This indicates that the financial burden on tenants as a result of the pandemic is persistent and, quite possibly, permanent.

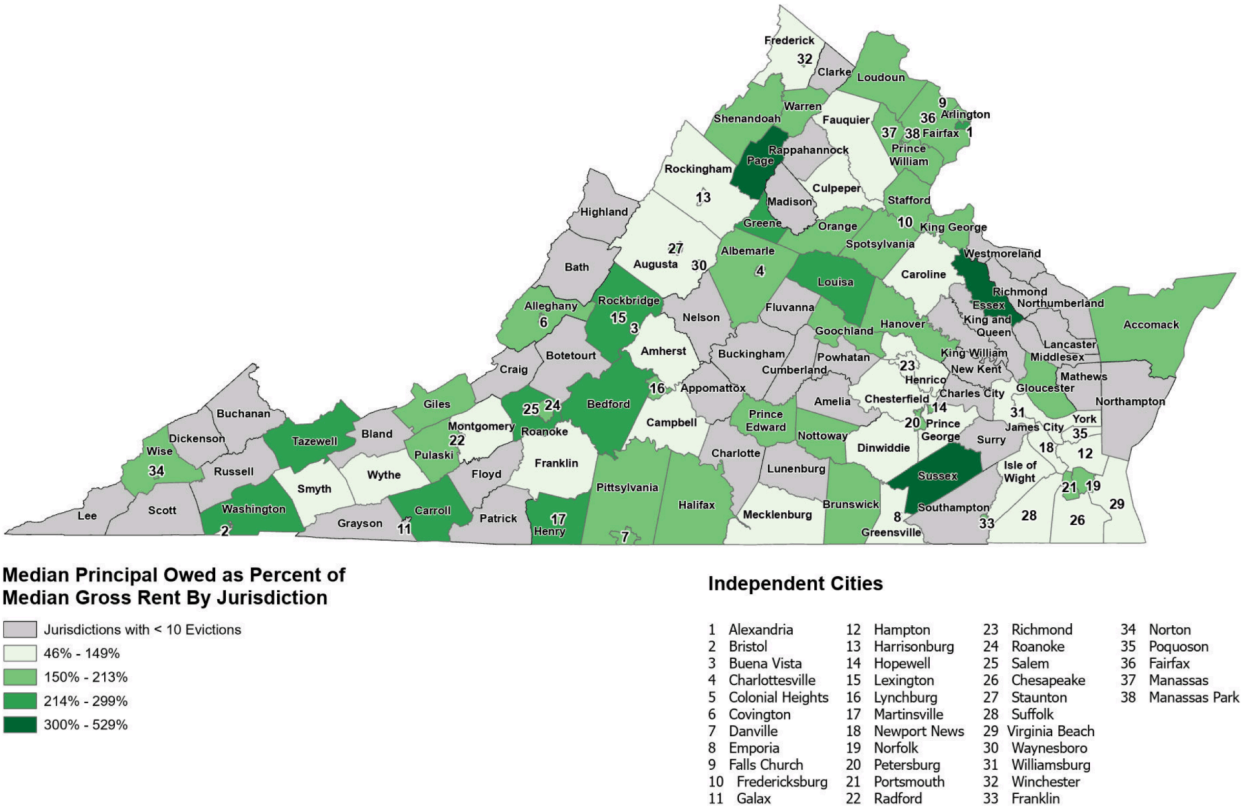
Figure 5: Distribution of Median Principal Owed by Jurisdiction, April-June 2026.



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 second quarter of 2026. This indicates that renters in varying Virginia regions are behind on their rent. Hotspots are more diffuse than in Q1, but rates seem to remain high in Northern and South-Central Virginia.

Figure 6: Median Principal Owed as a Percentage of Median Gross Rent, Q2 2026.



Median Principal Owed as Percent of Median Gross Rent By Jurisdiction

- Jurisdictions with < 10 Evictions
- 46% - 149%
- 150% - 213%
- 214% - 299%
- 300% - 529%

Independent Cities

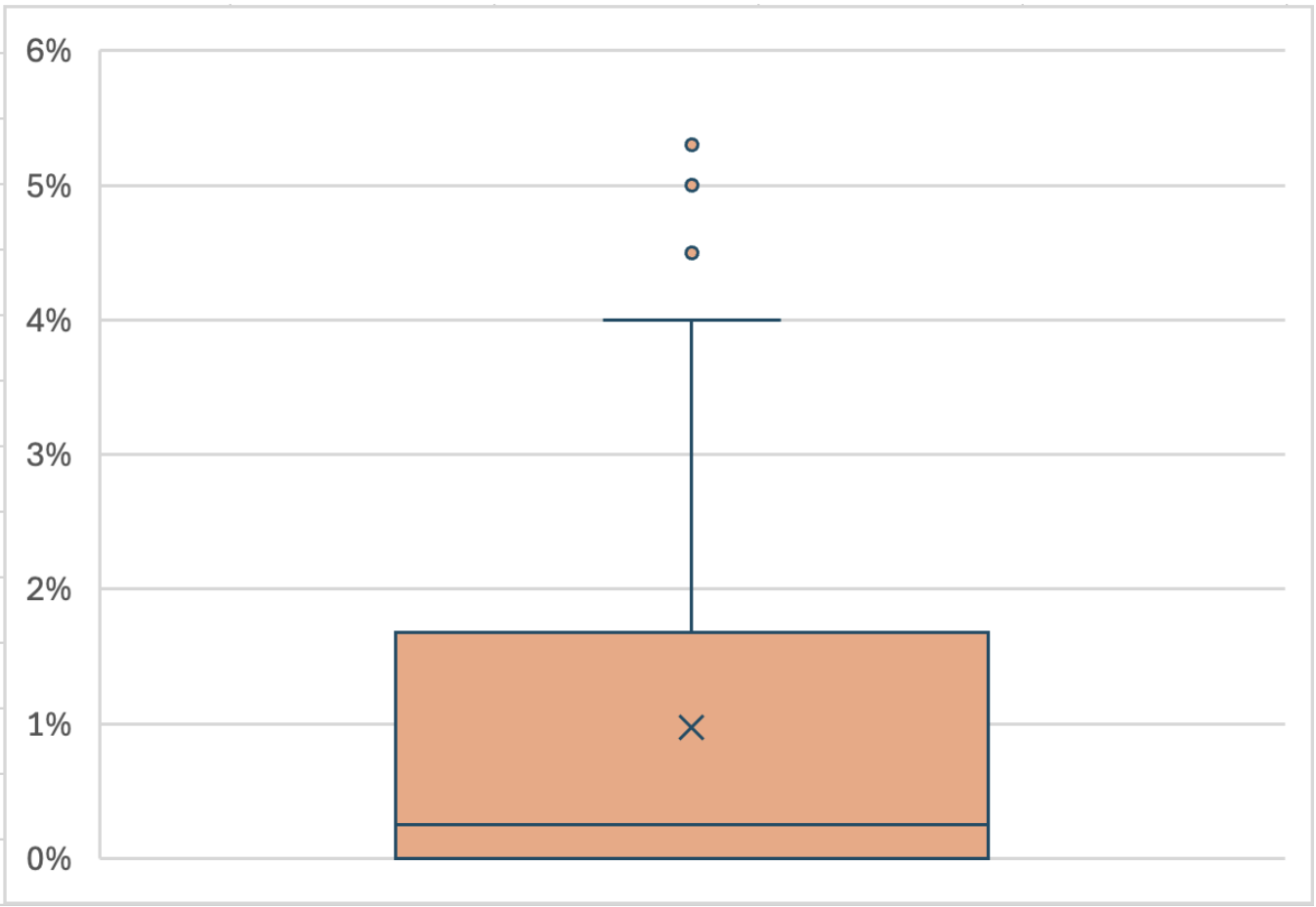
1	Alexandria	12	Hampton	23	Richmond	34	Norton
2	Bristol	13	Harrisonburg	24	Roanoke	35	Poquoson
3	Buena Vista	14	Hopewell	25	Salem	36	Fairfax
4	Charlottesville	15	Lexington	26	Chesapeake	37	Manassas
5	Colonial Heights	16	Lynchburg	27	Staunton	38	Manassas Park
6	Covington	17	Martinsville	28	Suffolk		
7	Danville	18	Newport News	29	Virginia Beach		
8	Emporia	19	Norfolk	30	Waynesboro		
9	Falls Church	20	Petersburg	31	Williamsburg		
10	Fredericksburg	21	Portsmouth	32	Winchester		
11	Galax	22	Radford	33	Franklin		

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 second quarter of 2026. Excluding jurisdictions with fewer than 20 filings, the median percentage of attorney representation in Virginia jurisdictions was less than 1% and only 3 jurisdictions had at least 5% attorney representation. Both Shenandoah and Washington Counties had the highest level of representation at 5.3%, which is partly explained by their relatively lower number of cases (each jurisdiction had 2 cases with tenant legal representation out of 38 total). 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-pandemic.[5]

Figure 7: Percentage of Defendants with Attorney Representation by Jurisdiction, April-June 2026.



Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis
***Note that jurisdictions with fewer than 20 filings are excluded.*

[5] 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, April-June 2026.			
	Median Gross Rent	**Median Principal Owed**	**Median Number of Months of Rent Owed**
Central Virginia/ Richmond VA MSA	$1,447	$2,057	1.4
Hampton Roads/ Virginia Beach - Norfolk - Newport News, VA - NC HUD Metro FMR Area	$1,481	$2,033	1.4
Northern Virginia/ Washington - Arlington - Alexandria, DC-VA-MD HUD Metro FMR Area	$2,176	$4,122	1.9

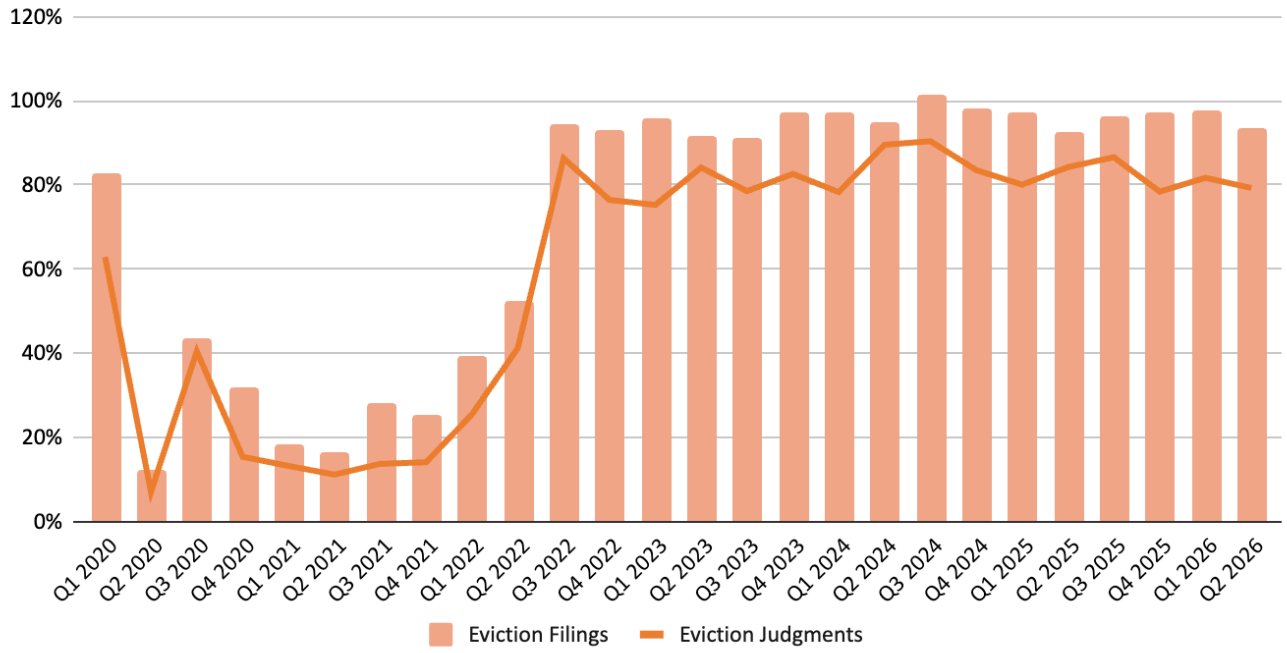
Source: U.S. Census Bureau American Community Survey 5-Year Estimates (2024), Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

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-two quarters as a percentage of the corresponding pre-pandemic levels in 2019. Filings decreased by 5% from the previous quarter (from 9,121 to 8,699) and judgments decreased by 3% (from 4,631 to 4,494). Eviction filings for the second quarter of 2026 are 93% of pre-pandemic 2019 levels, and eviction judgments are 79% 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 first quarter of 2026 to the second quarter of 2026. Filings decreased in all jurisdictions except Hopewell, while eviction judgments increased in all jurisdictions except Petersburg and Richmond City.

Table 3: Eviction filings and eviction judgments in Central Virginia jurisdictions, Percent Change from January-March 2026 to April-June 2026.

	Q1 2026		Q2 2026		Q2 2026 % change from Q1 2026	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesterfield	1,912	857	1,799	864	-6%	1%
Henrico	2,571	1,260	2,472	1,288	-4%	2%
Hopewell	214	113	240	138	12%	22%
Petersburg	847	501	826	478	-2%	-5%
Richmond	3,577	1,900	3,362	1,726	-6%	-9%

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 second quarter of 2026 compared to an average pre-pandemic quarter. Eviction filings remained below pre-pandemic levels in all jurisdictions other than Chesterfield and Petersburg. Judgments remained below pre-pandemic levels in all jurisdictions.

Table 4: Eviction filings and eviction judgments in Central Virginia jurisdictions, April-June 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesterfield	1,759	1,038	1,799	864	102%	83%
Henrico	2,607	1,580	2,472	1,288	95%	82%
Hopewell	349	227	240	138	69%	61%
Petersburg	810	510	826	478	102%	94%
Richmond	3,793	2,315	3,362	1,726	89%	75%

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 second quarter of 2026 compared to an average pre-pandemic quarter. Central Virginia's number of default judgments as well as its default judgment rates were lower than pre-pandemic levels. In Q2 of 2026, Petersburg had the highest percentage (43%) of evictions resulting from default judgments, while Chesterfield and Henrico shared the lowest percentage (36%). Default judgments represent 73% of all Q2 2026 judgments in the Central Virginia region.

Table 5: Default judgments and default judgment rates in Central Virginia jurisdictions, April-June 2026 and an average pre-pandemic quarter.

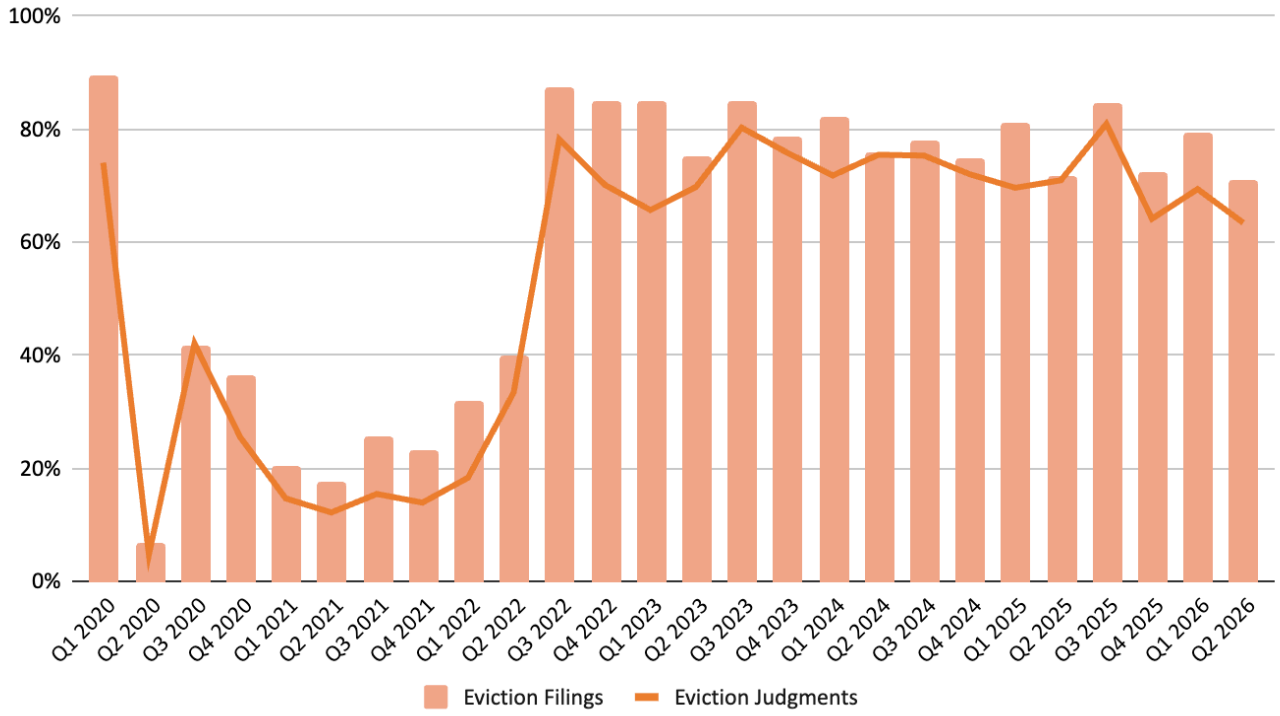
	Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Chesterfield	820	47%	650	36%	79%
Henrico	1,286	49%	888	36%	69%
Hopewell	169	48%	101	42%	60%
Petersburg	374	46%	354	43%	95%
Richmond	1,784	47%	1,272	38%	71%

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

Hampton Roads

In the second quarter of 2026, eviction filings decreased by 11% from the previous quarter in the Hampton Roads region (from 11,476 to 10,269) and judgments decreased by 9% (from 5,778 to 5,281). Figure 9 shows quarterly eviction filings and judgments as a percentage of pre-COVID quarterly numbers in the region. Eviction filings for the second quarter of 2026 are 71% of 2019 pre-pandemic levels and eviction judgments are 63% 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 the percent change in eviction filings and eviction judgments in each Hampton Roads jurisdiction from the first quarter of 2026 to the second quarter of 2026. Eviction filings and eviction judgments decreased in all jurisdictions except Chesapeake, which saw an increase in both.

Table 6: Eviction filings and eviction judgments in Hampton Roads jurisdictions, Percent Change from January-March 2026 to April-June 2026.

	Q1 2026		Q2 2026		Q2 2026 % change from Q1 2026	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesapeake	983	454	1,002	546	2%	20%
Hampton	1,597	822	1,292	704	-19%	-14%
Newport News	2,727	1,391	2,348	1,107	-14%	-20%
Norfolk	2,556	1,249	2,250	1,147	-12%	-8%
Portsmouth	1,104	619	961	563	-13%	-9%
Virginia Beach	2,509	1,243	2,416	1,214	-4%	-2%

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

Table 7 displays eviction filings and eviction judgments in Hampton Roads jurisdictions during an average pre-pandemic quarter and Q2 of 2026. Eviction filings and judgments remain below pre-pandemic levels in all jurisdictions.

Table 7: Eviction filings and eviction judgments in Hampton Roads jurisdictions, April-June 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Chesapeake	1,384	810	1,002	546	72%	67%
Hampton	1,877	1,148	1,292	704	69%	61%
Newport News	3,496	2,056	2,348	1,107	67%	54%
Norfolk	3,223	1,563	2,250	1,147	70%	73%
Portsmouth	1,450	970	961	563	66%	58%
Virginia Beach	3,032	1,781	2,416	1,214	80%	68%

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

Table 8 shows the number and rates of default judgments in the Hampton Roads region for an average pre-pandemic quarter and Q2 2026. The number of default judgments and default judgment rates were both lower than the average pre-pandemic quarter in all Hampton Roads jurisdictions. In Q2 of 2026, Portsmouth had the highest percentage (40%) of evictions resulting from default judgments, while Newport News had the lowest percentage (26%). Default judgments represent 66% of all Q2 2026 judgments in the Hampton Roads region.

Table 8: Default judgments and default judgment rates in Hampton Roads jurisdictions, April-June 2026 and an average pre-pandemic quarter.

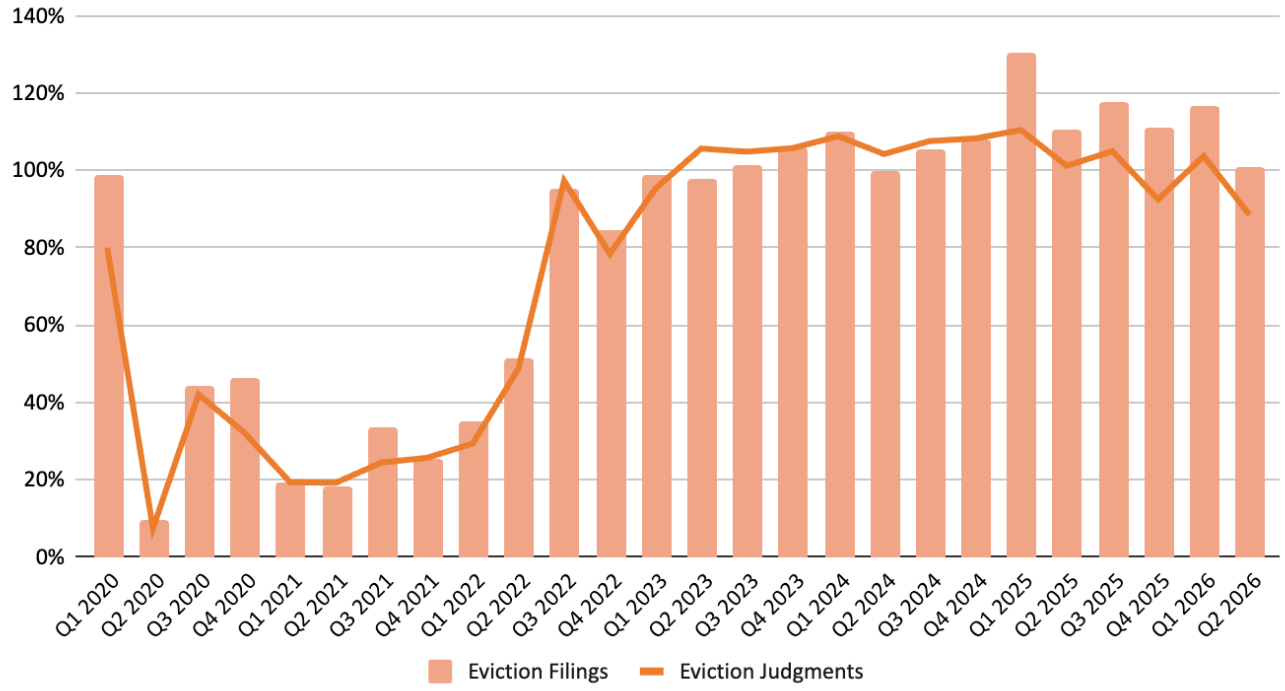
	Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Chesapeake	653	47%	386	39%	59%
Hampton	924	49%	448	35%	48%
Newport News	1,598	46%	619	26%	39%
Norfolk	1,218	38%	776	34%	64%
Portsmouth	723	50%	387	40%	54%
Virginia Beach	1,466	48%	869	34%	59%

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

Northern Virginia

In the second quarter of 2026, eviction filings in the Northern Virginia region decreased by 14% from the previous quarter (from 6,980 to 6,037) and judgments decreased by 15% (from 2,720 to 2,322). 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 second quarter of 2026 are 101% pre-pandemic 2019 levels and eviction judgments are 89% 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 Northern Virginia jurisdiction from the first quarter of 2026 to the second quarter of 2026. Eviction filings decreased in all jurisdictions except Arlington and Falls Church. Eviction judgments also decreased in all jurisdictions except Arlington, where the number held roughly the same.

Table 9: Eviction filings and eviction judgments in Northern Virginia jurisdictions, Percent Change from January-March 2026 to April-June 2026.

	Q1 2026		Q2 2026		Q2 2026 % change from Q1 2026	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Alexandria	981	387	962	381	-2%	-2%
Arlington	712	312	736	313	3%	0%
Fairfax Co.	2,375	846	2,088	697	-12%	-18%
Falls Church	23	9	31	7	35%*	-22%*
Fredericksburg	298	160	255	136	-14%	-15%
Loudoun	507	175	404	153	-20%	-13%
Prince William	1,726	682	1,282	509	-26%	-25%
Stafford	358	149	279	126	-22%	-15%

**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 and Q2 2026 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 three out of the seven considered localities throughout the region were above pre-pandemic levels. Arlington was the highest at 127%. Excluding Falls Church, only eviction judgments in Arlington surpassed pre-pandemic levels.

Table 10: Eviction filings and eviction judgments in Northern Virginia jurisdictions, April-June 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019	
	Filings	Judgments	Filings	Judgments	Filings	Judgments
Alexandria	1,054	431	962	381	91%	89%
Arlington	582	237	736	313	127%	132%
Fairfax Co.	1,833	771	2,088	697	114%	90%
Falls Church	10	4	31	7	326%*	175%*
Fredericksburg	284	151	255	136	90%	90%
Loudoun	447	192	404	153	90%	80%
Prince William	1,393	665	1,282	509	92%	77%
Stafford	374	175	279	126	75%	72%

**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 11 shows the number and rates of default judgments in an average pre-pandemic quarter and Q2 2026. 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. The number of default judgments in Q2 2026 surpassed pre-pandemic levels only in Arlington. Northern Virginia's default judgment rates did not surpass pre-pandemic levels in any jurisdiction, though Alexandria did match it. Default judgments represent 71% of all Q2 2026 judgments in the Northern Virginia region.

Table 11: Default judgments and default judgment rates in Northern Virginia jurisdictions, April-June 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019
	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
Alexandria	323	31%	295	31%	91%
Arlington	178	31%	216	29%	121%
Fairfax Co.	614	34%	501	24%	82%
Falls Church	3	24%	1	3%	33%*
Fredericksburg	107	38%	86	34%	80%
Loudoun	139	31%	103	25%	74%
Prince William	489	35%	357	28%	73%
Stafford	121	33%	82	29%	68%

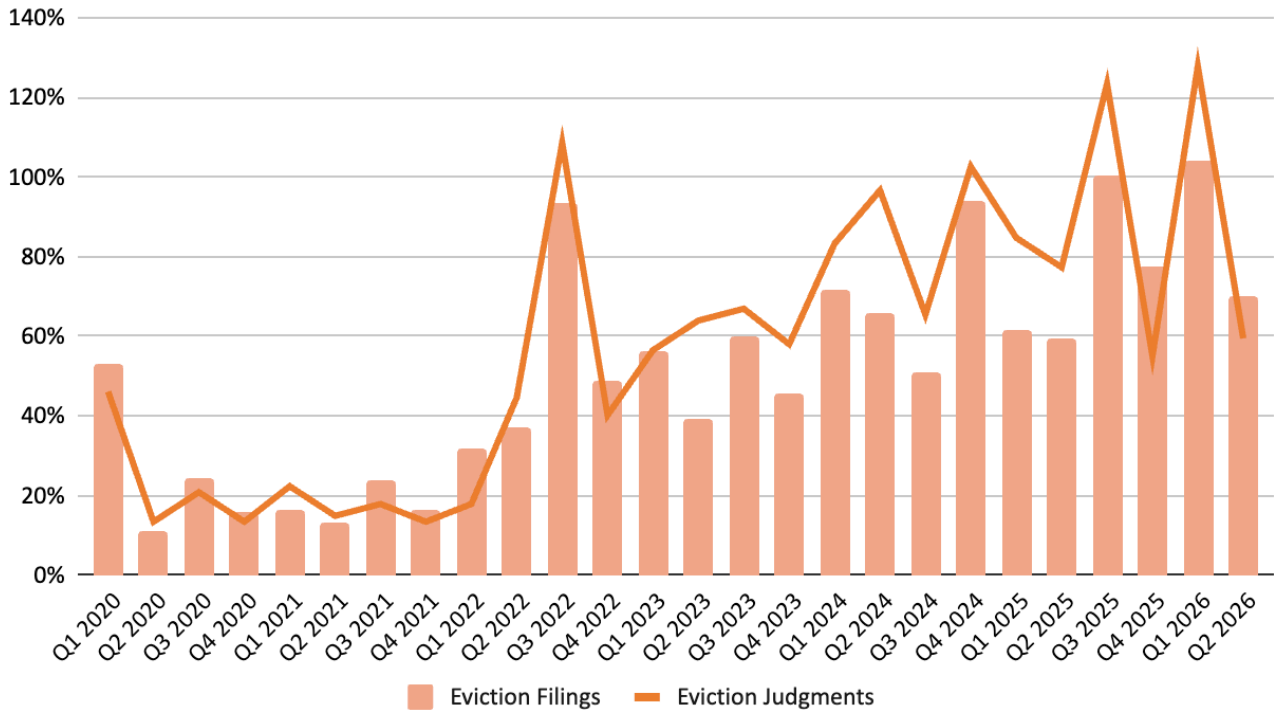
**An increase or decrease in low default judgment numbers and default rates skews percentages to appear higher/lower.*
Source: Legal Services Corporation (LSC) Civil Court Data Initiative, RVA Eviction Lab Analysis

City Updates

City of Charlottesville

In the second quarter of 2026, eviction filings decreased by 33% from the previous quarter (from 163 to 110) and judgments decreased by 54% (from 86 to 40). Figure 11 displays the trajectory of quarterly eviction filings and judgments in Charlottesville over the last 22 quarters as a percentage of the corresponding pre-pandemic quarterly levels. Eviction filings for the second quarter of 2026 are 70% of pre-pandemic 2019 levels and eviction judgments are 60% of pre-pandemic 2019 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 first quarter of 2026 to the second quarter of 2026. Eviction filings decreased by 33% and judgments decreased by 54% in the City of Charlottesville.

Table 12: Eviction filings and eviction judgments in Charlottesville, Percent Change from January-March 2026 to April-June 2026.

Q1 2026		Q2 2026		Q2 2026 % change from Q1 2026	
Filings	Judgments	Filings	Judgments	Filings	Judgments
163	86	110	40	-33%	-54%

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 second quarter of 2026 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, April-June 2026 and an average pre-pandemic quarter.

Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019	
Filings	Judgments	Filings	Judgments	Filings	Judgments
157	67	110	40	70%	59%

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

Table 14 shows the number and rates of default judgments in Charlottesville for an average pre-pandemic quarter and Q2 of 2026. Both the number of default judgments and default judgment rate remain lower than pre-pandemic. Default judgments represent 68% of all Q2 2026 judgments in the City of Charlottesville.

Table 14: Default judgments and default judgment rates in Charlottesville, April-June 2026 and an average pre-pandemic quarter.

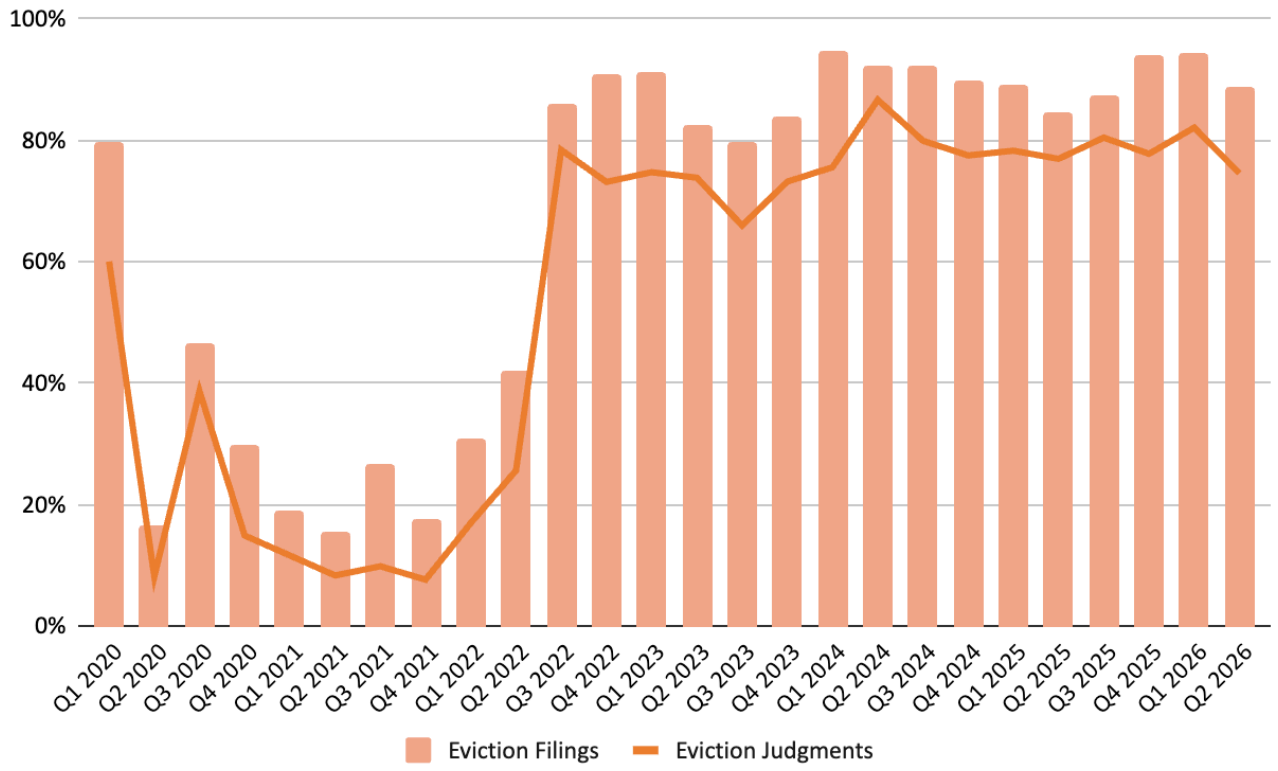
Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019
Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
38	25%	27	25%	71%

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

City of Richmond

In the second quarter of 2026, eviction filings decreased by 6% from the previous quarter (from 3,577 to 3,362) and judgments decreased by 9% (from 1,900 to 1,726). Figure 12 shows quarterly eviction filings and judgments in Richmond over the last 22 quarters as a percentage of the corresponding pre-pandemic quarterly levels. Eviction filings for the second quarter of 2026 are 89% of pre-pandemic 2019 levels and eviction judgments are 75% of pre-pandemic 2019 levels.

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 first quarter of 2026 to the second quarter of 2026. From quarter to quarter, eviction filings increased in 4 ZIP codes and judgments increased in 6 ZIP codes. Eviction filings increased in 23219, 23230, 23231, and 23234. Eviction judgments increased in 23219, 23224, 23226, 23230, 23231, and 23234. Eviction filings decreased by 6% and judgments decreased by 9% for the City of Richmond as a whole from Q1 2026 to Q2 2026.

Table 15: Eviction filings and eviction judgments in Richmond ZIP codes, Percent Change from January-March 2026 to April-June 2026.

	Q1 2026		Q2 2026		Q2 2026 % change from Q1 2026	
ZIP Code	**Filings**	**Judgments**	**Filings**	**Judgments**	**Filings**	**Judgments**
23219	146	74	161	77	10%	4%
23220	344	157	298	132	-13%	-16%
23221	32	20	30	12	-6%	-40%
23222	243	140	162	93	-33%	-34%
23223	453	247	450	221	-1%	-11%
23224	1,050	595	1,039	609	-1%	2%
23225	907	455	878	408	-3%	-10%
23226	7	0	1	1	-86%*	100%*
23227	137	92	81	44	-41%	-52%
23230	39	20	49	25	26%	25%
23231	43	17	48	24	12%	41%
23234	79	41	110	57	39%	39%
23235	8	4	6	2	-25*	-50%*
Other	89	38	49	21	-45%	-45%

**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 second quarter of 2026 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 ZIP codes of 23219, 23220, 23221, 23224, and 23230. Eviction judgments have surpassed pre-pandemic levels in ZIP codes 23219, 23224, and 23230. Filings also matched pre-pandemic levels for Other, Richmond eviction records not tied to a specific ZIP code. Eviction filings comprised 89% of pre-pandemic levels and judgments in the City of Richmond reached 75% of pre-pandemic levels.

Table 16: Eviction filings and eviction judgments in Richmond ZIP codes, April-June 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019	
ZIP Code	**Filings**	**Judgments**	**Filings**	**Judgments**	**Filings**	**Judgments**
23219	99	52	161	77	163%	149%
23220	294	155	298	132	102%	85%
23221	25	13	30	12	120%	91%
23222	320	204	162	93	51%	46%
23223	645	387	450	221	70%	57%
23224	882	566	1,039	609	118%	108%
23225	885	557	878	408	99%	73%
23226	3	3	1	1	31%*	40%*
23227	319	175	81	44	25%	25%
23230	25	13	49	25	198%	196%
23231	96	65	48	24	50%	37%
23234	140	92	110	57	79%	62%
23235	14	8	6	2	44%*	26%*
Other	49	27	49	21	100%	77%

**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 are presented by ZIP code in Table 17. Default judgments remain below pre-pandemic numbers in all but three ZIP codes (23219, 23221, and 23230) and default judgment rates remain below pre-pandemic numbers in all but two of the ZIP codes (23221 and 23230). Default judgments represent 74% of all Q2 2026 judgments in the City of Richmond.

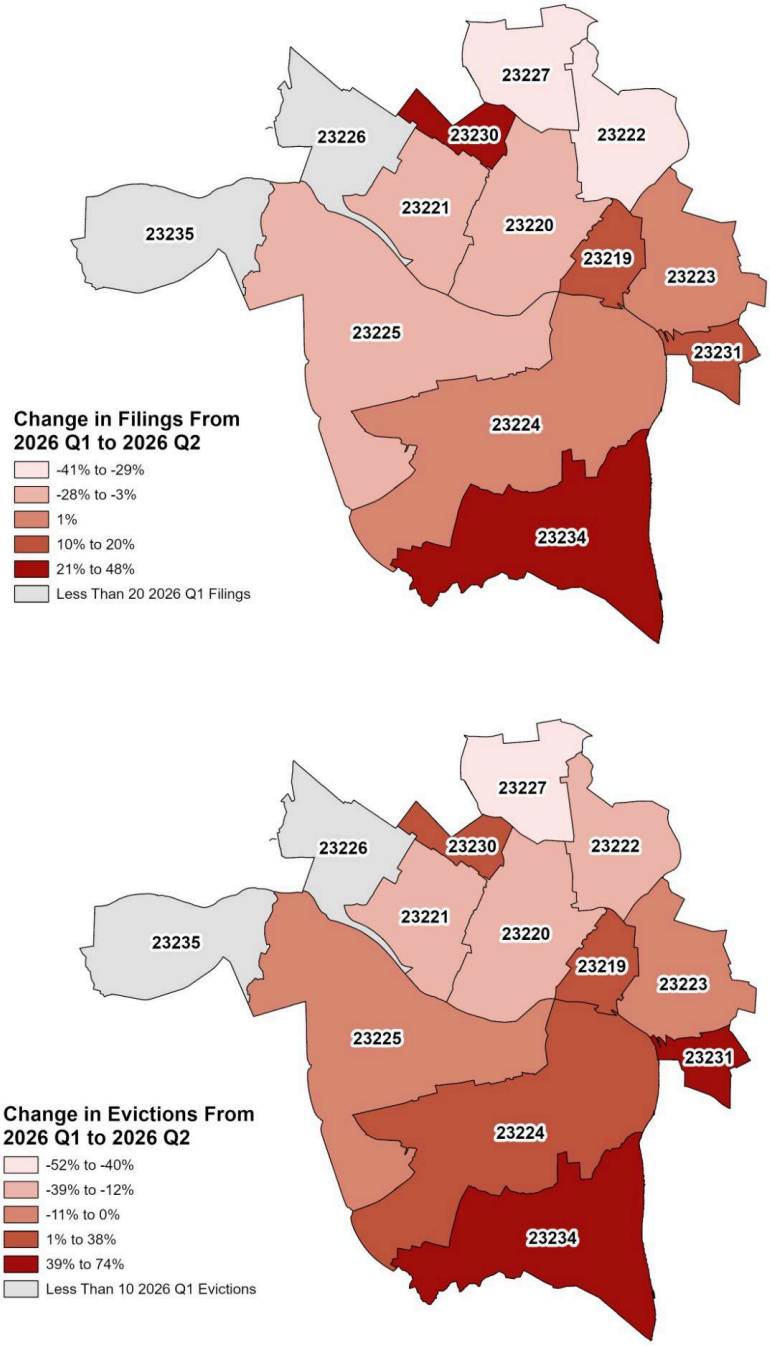
Table 17: Default judgments and default judgment rates in Richmond ZIP codes, April-June 2026 and an average pre-pandemic quarter.

	Average Pre-Pandemic Quarter		Q2 2026		2026 % of 2019
ZIP Code	Default Judgments	Default Judgment Rate	Default Judgments	Default Judgment Rate	Default Judgments
23219	36	36%	55	34%	153%
23220	116	39%	100	34%	86%
23221	9	35%	11	37%	126%
23222	139	43%	65	40%	47%
23223	268	41%	149	33%	56%
23224	451	51%	448	43%	99%
23225	465	52%	323	37%	70%
23226	2	50%	0	0%	0
23227	145	45%	25	31%	17%
23230	10	41%	23	47%	224%
23231	45	46%	16	33%	36%
23234	71	51%	40	36%	57%
23235	7	49%	0	0%	0%
Other	23	45%	17	35%	75%

**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 first quarter of 2026 to the second quarter of 2026. Eviction filings increased in a slight majority of ZIP codes, including 23230, 23219, 23223, 23231, 23224, and 23234. Eviction judgments increased in a slight minority of ZIP codes, including 23230, 23219, 23231, 23224, and 23234. 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 Q1 2026 to Q2 2026.



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

Appendices

Appendix A: Eviction Data by Jurisdiction, 2nd Quarter, 2026				
Jurisdiction	2026 Q2 Eviction Filings	2026 Q2 Evictions Judgments	2026 Q2 Default Judgments	2026 Q2 Default Judgment Rate
Accomack	47	26	16	34%
Albemarle	372	188	128	34%
Alleghany	37	22	11	30%
Amelia	5	2	1	20%
Amherst	60	33	14	23%
Appomattox	21	9	4	19%
Arlington	736	313	216	29%
Augusta	131	42	29	22%
Bath	3	0	0	0%
Bedford	97	43	28	29%
Bland	3	2	1	33%
Botetourt	9	5	2	22%
Brunswick	22	15	0	0%
Buchanan	14	6	3	21%
Buckingham	13	9	3	23%
Campbell	193	86	56	29%
Caroline	44	26	17	39%
Carroll	16	14	4	25%
Charles City	4	1	0	0%
Charlotte	7	3	3	43%
Chesterfield	1799	864	650	36%
Clarke	5	2	0	0%
Craig	4	4	2	50%
Culpeper	67	30	24	36%
Cumberland	12	8	5	42%
Dickenson	9	5	1	11%
Dinwiddie	60	36	20	33%
Essex	18	13	7	39%
Fairfax Co.	2088	697	501	24%
Fauquier	74	29	18	24%
Floyd	6	3	1	17%
Fluvanna	35	10	5	14%
Franklin Co.	58	35	25	43%
Frederick	76	20	13	17%

Appendix A: Eviction Data by Jurisdiction, 2nd Quarter, 2026				
Giles	20	11	10	50%
Gloucester	71	31	16	23%
Goochland	23	12	5	22%
Grayson	6	6	1	17%
Greene	33	17	7	21%
Greensville	36	20	0	0%
Halifax	50	28	19	38%
Hanover	171	69	50	29%
Henrico	2472	1288	888	36%
Henry	152	81	51	34%
Highland	1	1	0	0%
Isle of Wight	157	45	36	23%
King & Queen	3	2	2	67%
King George	63	39	26	41%
King William	17	6	4	24%
Lancaster	17	3	2	12%
Lee	22	3	3	14%
Loudoun	404	153	103	25%
Louisa	46	27	20	43%
Lunenburg	10	7	4	40%
Madison	3	1	0	0%
Mathews	5	4	3	60%
Mecklenburg	76	34	20	26%
Middlesex	8	7	4	50%
Montgomery	200	92	58	29%
Nelson	11	8	4	36%
New Kent	13	9	3	23%
Northampton	20	7	4	20%
Northumberland	11	8	2	18%
Nottoway	26	13	12	46%
Orange	62	28	15	24%
Page	22	14	6	27%
Patrick	11	5	2	18%
Pittsylvania	73	49	29	40%
Powhatan	21	10	2	10%
Prince Edward	80	42	0	0%
Prince George	95	53	31	33%
Prince William	1282	509	357	28%
Pulaski	86	56	35	41%

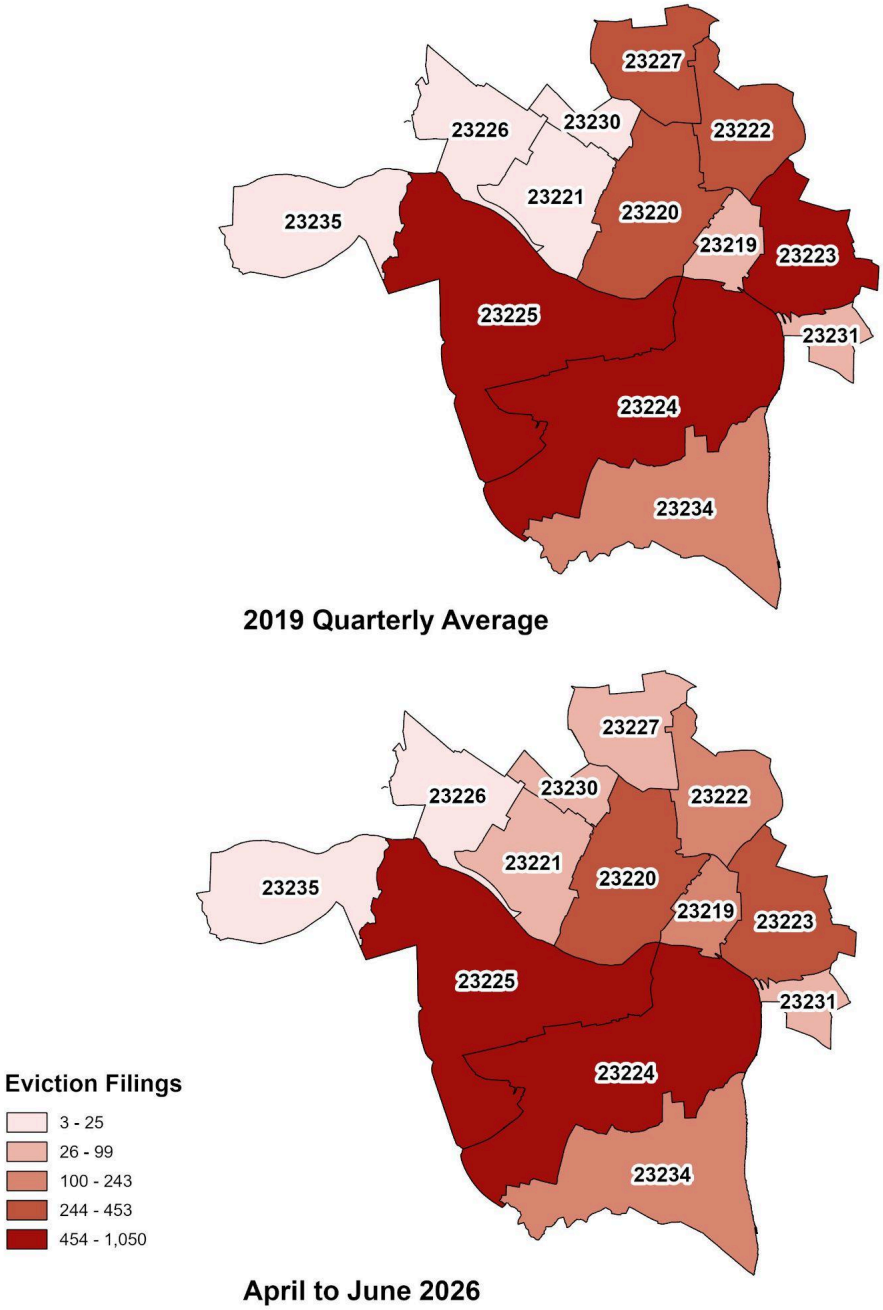
Appendix A: Eviction Data by Jurisdiction, 2nd Quarter, 2026				
Rappahannock	5	2	2	40%
Richmond Co.	8	2	1	13%
Roanoke Co.	157	70	40	25%
Rockbridge	21	11	6	29%
Rockingham/Harrisonburg	210	50	38	18%
Russell	15	8	4	27%
Scott	8	5	0	0%
Shenandoah	38	15	11	29%
Smyth	43	23	5	12%
Southampton	24	10	4	17%
Spotsylvania	401	191	126	31%
Stafford	279	126	82	29%
Surry	7	4	3	43%
Sussex	17	11	4	24%
Tazewell	53	25	19	36%
Warren	55	30	13	24%
Washington	38	20	9	24%
Westmoreland	30	10	4	13%
Wise	73	16	11	15%
Wythe	73	29	17	23%
York	217	105	17	8%
Alexandria	962	381	295	31%
Bristol	119	51	23	19%
Buena Vista	16	11	2	13%
Charlottesville	110	40	27	25%
Chesapeake	1002	546	386	39%
Colonial Heights	139	82	65	47%
Danville	424	238	181	43%
Emporia	32	22	0	0%
Falls Church	31	7	1	3%
Franklin City	56	24	16	29%
Fredericksburg	255	136	86	34%
Galax	9	6	2	22%
Hampton	1292	704	448	35%
Hopewell	240	138	101	42%
Lynchburg	602	365	217	36%
Martinsville	88	41	24	27%
Newport News	2348	1107	619	26%
Norfolk	2250	1147	776	34%

Appendix A: Eviction Data by Jurisdiction, 2nd Quarter, 2026				
Petersburg	826	478	354	43%
Portsmouth	961	563	387	40%
Radford	51	16	14	27%
Richmond City	3362	1726	1272	38%
Roanoke City	827	465	281	34%
Salem	130	64	42	32%
Staunton	83	15	7	8%
Suffolk	487	264	165	34%
Virginia Beach	2416	1214	869	36%
Waynesboro	106	51	33	31%
Williamsburg/James City County	258	122	80	31%
Winchester	111	29	19	17%

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

Appendix B: Map of Eviction Filings in Richmond by ZIP code

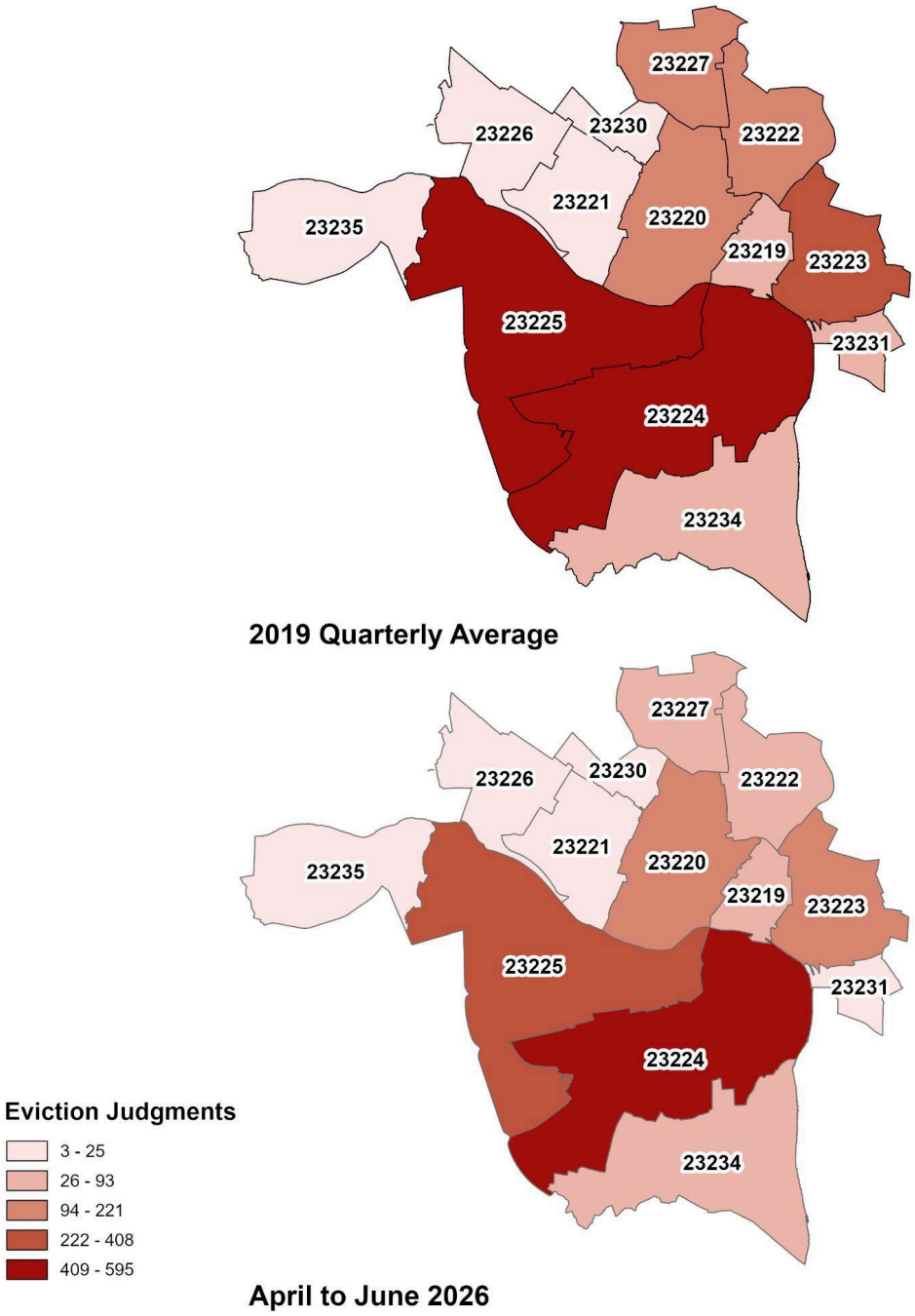
Average Pre-Pandemic Quarter (2019) and Q2 2026



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

Appendix C: Map of Eviction Judgments in Richmond by ZIP code

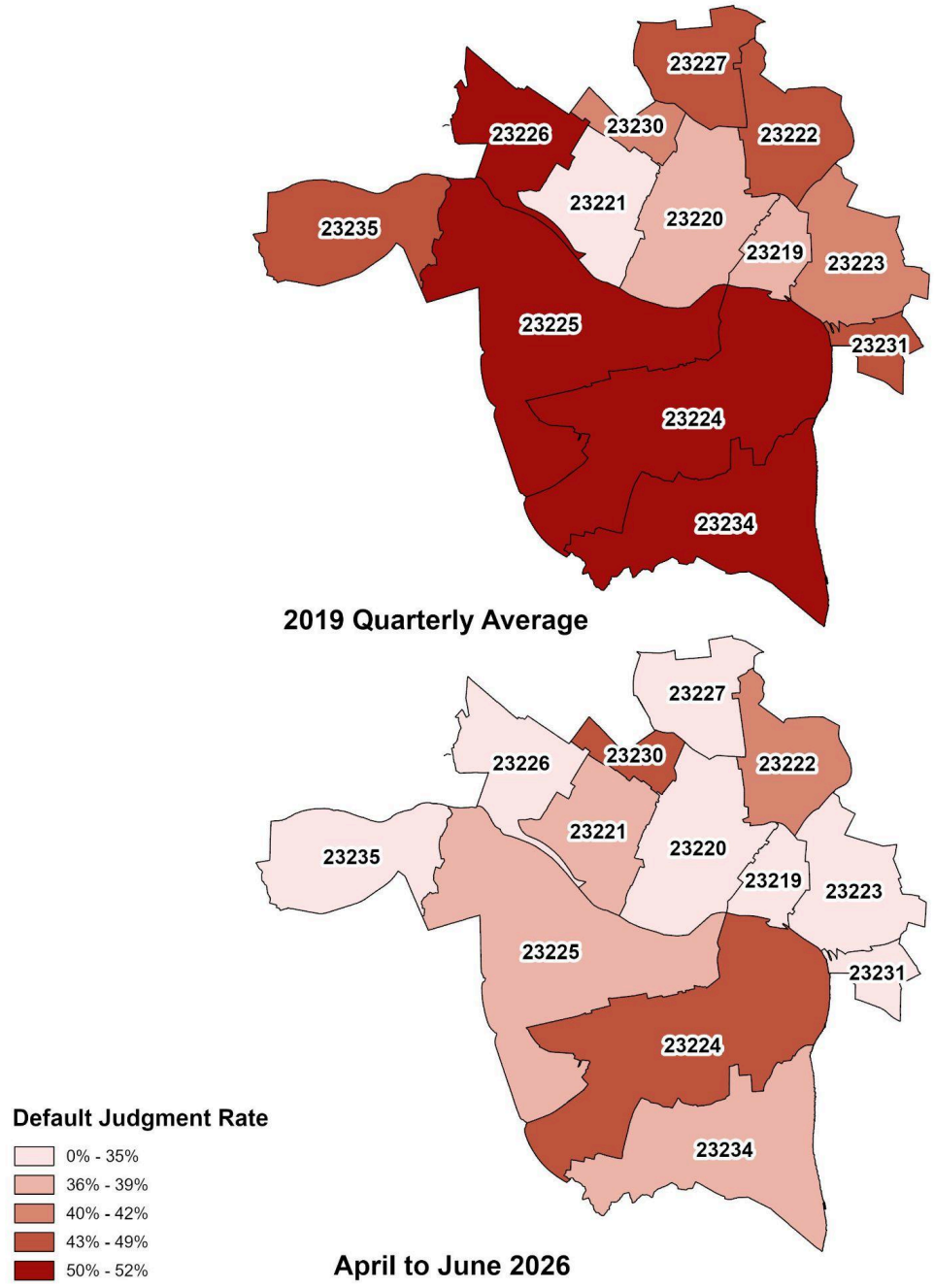
Average Pre-Pandemic Quarter (2019) & Q2 2026



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 Q2 2026



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