



Greater Richmond, Va.

RELOCATION DIGEST





Kings Dominion theme park

Moving to a new community involves more than a new job and a different house. Ultimately, you are building a new life. No matter what qualities would define your ideal life, when you live, learn and play in the Richmond, Virginia area, you will love what you find.

The Richmond Region is a unique and unexpected mix of cultural sophistication and legendary Southern charm. Easy, fun, accessible, and affordable, the region features some of the most distinctive and best-preserved historic neighborhoods in the U.S., as well as award-winning new communities. Professional arts, entertainment, sports, and natural attractions come together to form a cosmopolitan region rooted in a rich cultural heritage.

■ **Full of History:** Museums, monuments, battlefields and historic homes reflect Greater Richmond's 400-year history. Patrick Henry said "Give me liberty or give me death..." at Richmond's St. John's Church. Thomas Jefferson designed the Virginia State Capitol, located in downtown Richmond. Pocahontas lived here, Edgar Allan Poe wrote here, and Arthur Ashe learned tennis here.

■ **Music + Concerts:** Greater Richmond's music scene has a host of variation and our festival scene feeds into that, with the Richmond Folk Festival and Jazz Festival luring hundreds of thousands of music lovers to the area. Several summer concert series are popular mid-week celebrations bringing in performances by rock, country and reggae acts.

■ **A Foodie City:** The Richmond Region's food scene is robust with more than 1,800 restaurants including five-star establishments and a bevy of food carts. The

local foodie population has grown over the last decade, with an abundance of unique, non-chain restaurants sprouting up around the region. In addition, the region is home to nearly 10 wineries and 30 craft breweries, with Hardywood being named the best brewery in Virginia; the state's first urban cidery; and some of the best donuts in the country.

■ **Sports:** From college sports to NASCAR, from hiking and biking to tubing on the James River ... there's something for everyone in Greater Richmond!

Local colleges, including Virginia Commonwealth University and the University of Richmond, boast strong basketball programs, regularly competing on national television.

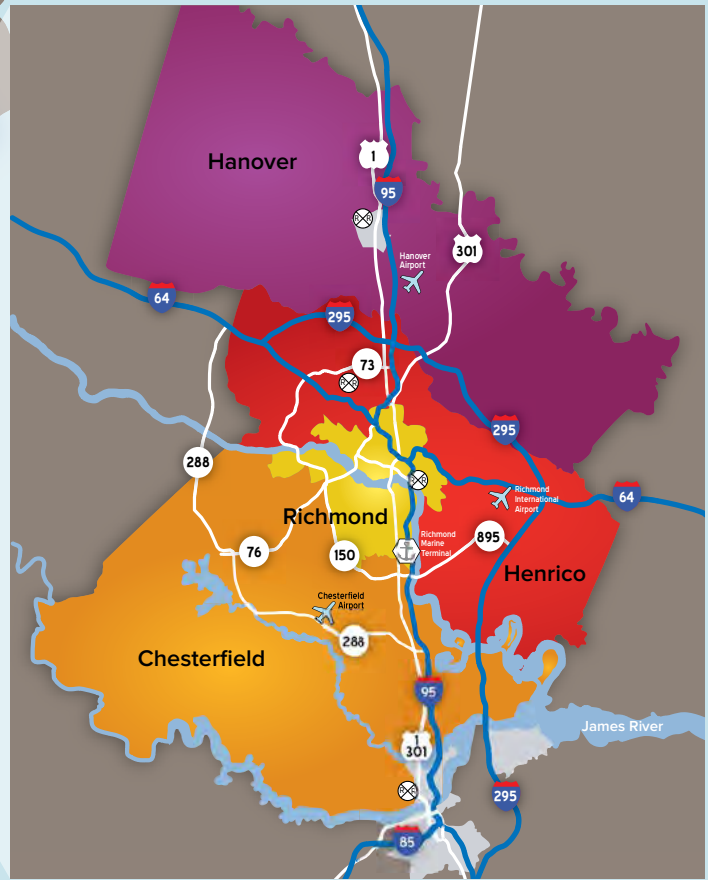
However, most Richmonders opt for participatory sports, such as running, cycling and kayaking. The Sportsbackers association hosts numerous events throughout the year for those who would rather participate than observe.

The Richmond Region features a strong park system with James River Park, which was named among 'Best River Parks in the U.S.,' offering 550 acres of shoreline and islands. Richmond offers the only Class I through IV urban white-water rafting and kayaking options in the nation. Pocahontas State Park boasts 7,700 acres of park and forest land. And if that's not enough, the area also offers an additional 100 local parks and 6,500 acres of designated park land.

Cost of living is 95.1,
well below the
U.S. average of 100

Home to 12
James Beard Foundation
nominated eateries

The region's mean commute time
is 25.4 minutes -- making it one of the
nation's least-congested large cities



Greater Richmond is strategically located in the heart of Virginia, 2 hours from the mountains, the Atlantic coastline and nation's capital.

LOCATION

Our natural location allows your company to access 45 percent of the U.S. population within one-day's delivery drive. Greater Richmond features a world-class transportation system that incorporates four interstates, an international airport and river access to one of the nation's most technologically advanced seaports.

Greater Richmond's robust infrastructure in the mid-Atlantic connects it to the rest of the country and the world. One of Greater Richmond's key advantages for businesses is its strategic location on the East Coast's longest thoroughfare: Interstate 95.

The region commits to maintaining its high-quality connectivity and growing its multimodal public transit and commuting systems. In addition to \$2.2 billion in planned infrastructure work statewide, Greater Richmond is committed to expanding local transit and national connectivity.

25.4 minute mean commute time

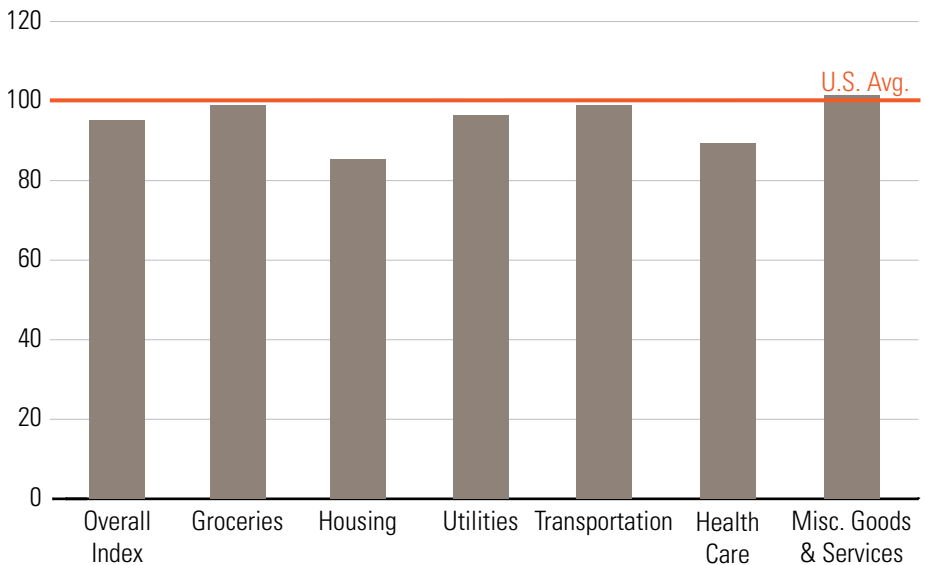
39 direct destinations available from Richmond International Airport



Don't just take our word for it (or the hundreds of new residents moving to the Richmond Region every week), watch this [video](#) to learn for yourself why the region is a great place to live, work, learn and play.

Cost of living

Greater Richmond offers a cost-of-living that is below the national average. According to the Council for Community and Economic Research's 2025 Annual Average Cost of Living Index, our region's overall cost is nearly 5 percent below the national average (95.1 vs. 100.0). Housing costs, which account for 28 percent of the index, are largely responsible for our competitiveness, with the cost of a single-family home 17 percent below the national average and an apartment at 9 percent below.



Source: C2ER, 2025 Cost of Living Index

PRODUCT + SERVICE COST COMPARISON



2 Liter Coke
\$2.96
in Richmond
\$3.00 in U.S.



Dozen Eggs
\$4.58
in Richmond
\$4.69 in U.S.



Bread
\$4.16
in Richmond
\$4.10 in U.S.



Haircut
\$27.43
in Richmond
\$27.72 in U.S.



Home Price
\$444,042
in Richmond
\$533,293 in U.S.



Apartment Rent
\$1,465
in Richmond
\$1,607 in U.S.



Doctor Visit
\$121.11
in Richmond
\$154.03 in U.S.



Bananas
\$0.73
in Richmond
\$0.77 in U.S.



Men's Shirt
\$23.25
in Richmond
\$38.88 in U.S.



Gasoline
\$3.07
in Richmond
\$3.05 in U.S.



Wine
\$12.31
in Richmond
\$12.08 in U.S.



Half Gallon Milk
\$4.77
in Richmond
\$4.75 in U.S.

Source: Council for Community and Economic Research (C2ER), Cost of Living Index, 2025 Annual Average

The Richmond Region's average home price is \$444,042 -- C2ER

#1 state for quality of life -- Forbes

Top place where millennials can afford to live alone -- Zillow



- **A Variety of Housing:** The Richmond Region has moderate housing costs compared to other cities with the business and cultural resources of Richmond's caliber. A wide variety of housing types and styles are available, including downtown apartments in renovated warehouses, historic townhouses, golf courses and waterfront communities and farms.
- **Healthcare:** Greater Richmond has more than 4,100 physicians and 19 acute care and specialty hospitals with nearly 4,000 staffed beds, including VCU's Medical College of Virginia (MCV) Hospitals and McGuire Veterans Affairs Hospital. MCV is the most comprehensive teaching medical center in Virginia and is regularly ranked among the top hospitals in America. MCV Hospitals is designated as a Level I trauma center and VCU's Massey Cancer Center is designated by the

National Cancer Institute as a clinical research center. Virginia has the second-highest rate of hospitals with an 'A' rating for patient safety in the nation as ranked by The Leapfrog Group.

- **Four Distinct Seasons:** Richmond's climate is classified as modified continental and there are four distinct seasons. Summers are warm and humid and winters generally mild.

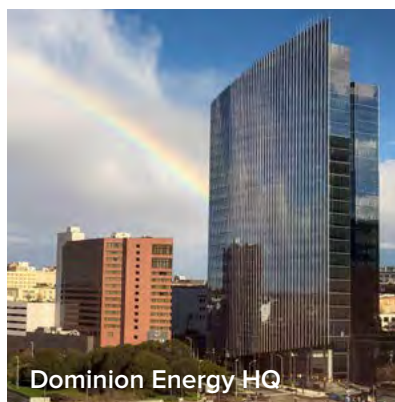
Population	1,370,165 (44th largest metro area)
Workforce	738,235
Median Age	39
Climate	Modified continental Avg. Temp. (July) 26.4°C Avg. Temp. (January) 3.1°C

EMPLOYMENT FOR TRAILING SPOUSES

The Richmond Region is home to 80,000+ businesses, with everything from Fortune 1000 headquarters to two-person startups. Capital One is the region's single largest private

sector employer with more than 13,000 employees. The Healthcare industry boasts more than 33,000 employees at VCU Health, HCA and Bon Secours. Home to the Fifth District

Federal Reserve, Richmond is the home to nearly 42,000 workers in the Finance and Insurance industries. The region is also home to Advanced Manufacturing, IT and Supply Chain.



FORTUNE 1000 HEADQUARTERS



Altria

ARKO
A Family of Community Brands

GPM
INVESTMENTS

Everforth

BRINKS

CARMAX

Dominion
Energy

Genworth
CareScout

MARKEL
GROUP

NewMarket

Accendra Health

PFG
Performance Food Group

Universal
UNIVERSAL CORPORATION



QUALITY OF LIFE

The Richmond Region offers an extensive variety of arts and cultural activities. The region is home to a concentration of significant state museums and stage entertainment is frequent and accessible, including a full array theatre, opera, symphony, comedians, concerts and other productions at the numerous venues in the area.

State museums in our backyard

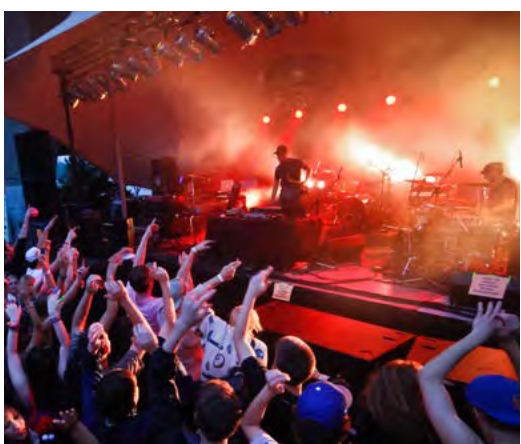
As capital of Virginia, Greater Richmond benefits from the abundant museums and gardens, including:

- Virginia Museum of Fine Arts, one of the top 10 comprehensive art museums in the United States
- The Science Museum of Virginia
- Virginia Museum of History and Culture
- Lewis Ginter Botanical Garden
- The Children's Museum of Richmond
- Maymont, a 100-acre Victorian estate and park-like setting

A Foodie Town on the Rise

The Richmond Region's food scene is robust with more than 1,800 restaurants ranging from five-star to five-dollar food carts. The local foodie population has grown over the last decade, with 12 James Beard nominated eateries.

Condé Nast Traveler named Richmond "The Southern Food Destination You Need to Know About." Church Hill restaurant The Roosevelt has been called one of the Best Places for Easter brunch (Elle), one of the South's Best Bars (Southern Living) and one of the 13 Best Restaurants in the South (Thrillist.) L'Opossum is one of 10 unmissable restaurants in the south and one of the 100 Best Restaurants for Foodies in America (OpenTable.)

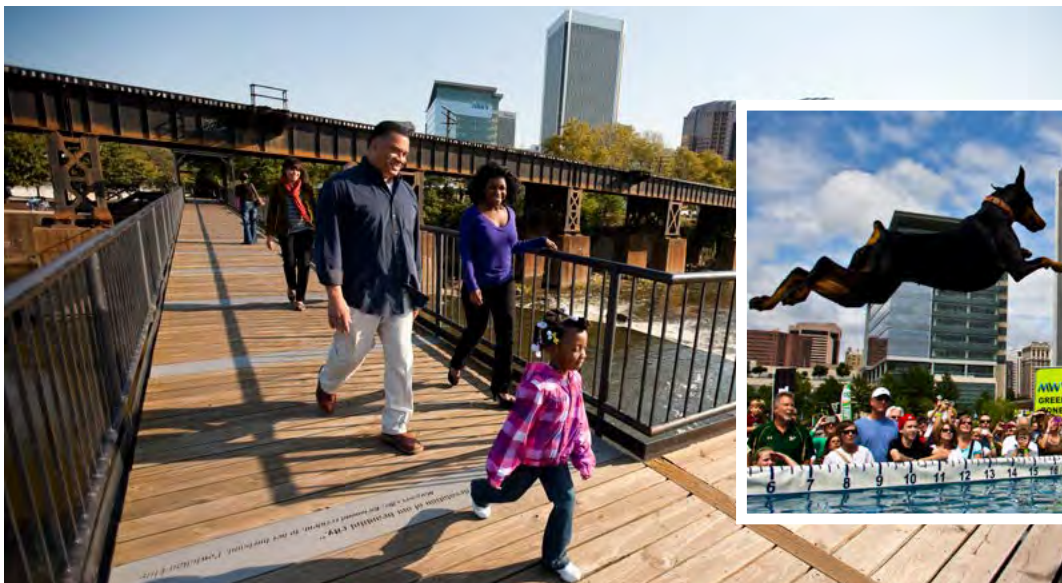


30+ craft breweries,
distilleries, cideries

#8 Best City
for Beer
Lovers
-- Best Life

#1 Burger City
in America
-- Clever Real
Estate

South of the James Market in
Richmond is one of the 10 best
farmer's markets in the U.S.
-- USAToday



EXCEPTIONAL EDUCATION

Virginia is home to some of the nation's best school systems – both at the K-12 level and in higher education.

Award-winning Public Education

The Richmond Region offers an array of award-winning public schools to meet the education and training needs of your family.

Each locality in the Richmond area has its own public school system with more than 151,700 enrolled students. The systems provide a full range of career prep, college prep, and honors/advanced placement classes in addition to six vocational/technical centers that offer trade and industry classes and apprenticeship training.

Private + Parochial Options

Nearly 70 private and parochial elementary and secondary schools have enrollment of more than 13,000 students in the Richmond Region, with many private high schools serving as college preparatory schools. Special weekend and evening schools offering classes in language and culture have been created by the local German, Chinese and Japanese communities.

Hands-on History

The Richmond Region offers too many historical areas to name. Richmond was



settled as early as the 1600s, and became the state capital by 1780. With such a long history behind it, the Richmond area retains many historic neighborhoods and buildings, offering a continuing character not found in just any American metro.

- The American Civil War Museum explores the American Civil War and its legacies from multiple perspectives: Union and Confederate, enslaved and free African Americans, soldiers and civilians.
- St. John's Church, the site of Patrick Henry's impassioned oratory "give me liberty or give me death," is one of the oldest wooden churches in Virginia and remains an active congregation.
- Henricus Historical Park re-creates everyday 17th-century life in the second successful English settlement in North America and in the Virginia Indian site of Arrohateck.

Richmond City Public Schools

Maggie L. Walker Governor's School routinely ranks as one of the best public schools in the United States.

Chesterfield County Public Schools

Offers blended learning, project-based learning and service learning.

Hanover County Public Schools

NAMM Foundation named HCPS one of the best communities for music education.

Henrico County Public Schools

Deep Run High School's robotics team competes and wins world championships

Best running cities
-- Runner's World

Best street art in the
world -- BuzzFeed

Top 10 city for art lovers
-- ApartmentGuide.com

#3 Best City for
Urban Kayaking
-- 10best.com

Richmond, Virginia, speaks for itself. Here, you will find an understated authenticity and a genuine charm that is hard to put into words.

If you appreciate rich culture, history, amazing food, beautiful natural landscapes, creative spaces and diverse communities, then Richmond is the place for you.

[Joyner Fine Properties](#) has been serving the Greater Richmond community for over 50 years. We love this area and hope you will too.

For over 50 years, companies have trusted Joyner Fine Properties to help their employees relocate to the Greater Richmond area. What sets us apart from other real estate firms?

Joyner Fine Properties knows Richmond. We are a locally-owned real estate firm that is deeply invested in our community. Our agents take great pride in living, working and volunteering here... simply put, we all care deeply about our city's success. That passion, combined with a deep-seated knowledge of this area and its people, drives us to provide best-in-class service to each of our clients. It's also why we're consistently recognized as one of the top 1 percent of real estate firms in the Richmond area.

Joyner Fine Properties knows relocation. Our full-service relocation department provides a comprehensive suite of services for incoming buyers and outgoing sellers.



Each transferee is assigned a fully-trained and certified Relocation Agent to make their search, purchase and move-in as seamless as possible.

Joyner Fine Properties knows relationships. As a member of LeadingRE (Leading Real Estate Companies of the World®), we can tap into our network of over 550 firms worldwide to facilitate the sale of existing properties as part of the relocation process, no matter where those properties are located. As a subsidiary of Virginia Credit Union, we can readily connect you with a complete suite of financial services beyond home financing, including insurance and title services.



THE HOME-BUYING PROCESS AT A GLANCE

Talk With Your Joyner Agent

The more we know from day one about your needs, preferences for location, price and other features you are looking for, the faster we can find them.

Secure Financing

Pre-approval from a financial professional helps set realistic goals and ensures a more successful buying process.

Find Your Home

Here's where the fun begins! We will show you options and give you access to tools to explore and choose the finest properties on the market.

Negotiations

When you are ready to make an offer, we will guide you through the process and manage negotiations, helping to secure the best possible terms for you.

Inspection Period

We will connect you with the finest resources to handle the property inspection, with a possible renegotiation based on those results.

Finalize The Sale

Our goal is to help ensure your closing is on time and hassle-free! Our trusted settlement partners will handle all the details, and we will congratulate you as we hand you the keys.

FINANCING 101: A STEP-BY-STEP GUIDE

Choose Your Lender

You can select your own financing partner, or we can put you directly in contact with mortgage loan officers.

Select The Type Of Mortgage

Your mortgage loan officer will talk with you to learn about your individual situation and help you evaluate your options. You should consider getting pre-qualified for a set loan amount. A pre-qualification letter is an important tool that says to the seller you're serious about your intent to buy.

Apply For Your Loan

You should apply as soon as you have a ratified sales contract. An initial disclosure package, which includes a loan estimate, will be sent to you containing important information and documents for you to review, sign and return to proceed with the processing of your mortgage.

Loan Processing

Once your mortgage loan officer has your signed documents and application deposit to proceed, they will order an appraisal and preliminary title work for the property. Guiding you through this stage of the process will be your loan processor, who will work closely with your loan officer.

Underwriting + Loan Decision

The loan decision involves reviewing the property, your loan application information and documentation, the amount you are requesting and the specific loan program requirements



based on your income, debts and assets. You will be notified of a conditional approval as soon as it is available. Once final approval is given, your loan will be prepared for closing.

Document Preparation + Loan Closing

Before your closing with a Virginia Statewide Title Services (VSTS) attorney, the lender's closing department will prepare and send you an initial closing disclosure for your review. This is a statement of loan terms and closing costs, which includes funds you will receive and those you may need to provide for closing. They will also prepare your loan documents and send them to the settlement attorney handling your closing.

CLOSING THE DEAL

Closing Steps

- **Review and sign settlement papers.** Your VSTS settlement attorney reviews the closing disclosures and other documents with you, answers any questions you may have and asks you to sign various documents.
- **Pay Closing Costs.** If everyone agrees that the papers are in order, you or the seller submits a cashier's check to the VSTS settlement attorney to cover closing costs and your down payment, if applicable.
- **Wire funds.** Some settlement attorneys request that funds be wired prior to the closing date. Be sure to ask in advance to verify the method of payment, to allow time for you to arrange a wire transfer if needed.
- **Receive keys.** You receive the keys to your new home. Congratulations!

Closing Documents

- **Closing disclosure.** This includes an itemized listing of the final fees and other costs charged in connection with your loan.
- **Note.** This is the document you sign to agree to repay your mortgage. The note provides you with the details of your loan, including the interest rate and length of time to repay the loan.
- **Deed of trust.** This secures the note and gives the lender a legal claim against your property if you default on the note's terms. The deed of trust restates the basic information contained in the note, as well as details your responsibilities as a borrower.

After the Closing

- After the settlement, your settlement attorney will record the deed of trust at the local government clerk's office. This is the legal transfer of the property and may take a day or two after closing to be completed.
- **Official ownership.** After the transaction has been recorded, the VSTS settlement attorney will wire the funds to those owed money from the sale. It is at this point you become the official owner of the home.



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