

July  
2025



Greater Richmond, Va.

# ECONOMIC REVIEW

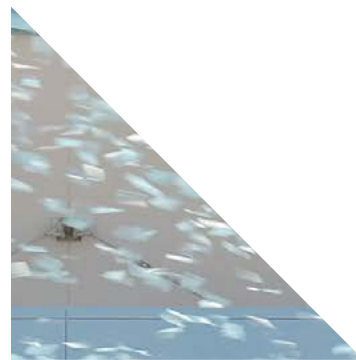


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# Introduction



The Greater Richmond Partnership's "Economic Review" is about numbers – how our numbers look alongside the communities we often compete against for new factories, offices and warehouses. In mid-2025 many of our numbers look good:

The metro area's population is growing at a respectable rate, with over half of our growth coming from domestic migration, meaning people are moving here from other parts of Virginia and the nation. The largest contributors are Washington D.C., Virginia Beach, New York City, Charlottesville, Lynchburg, Philadelphia and Baltimore.

International migration accounted for over one-third of our net growth since 2020, with Asia, Central America and Europe being the largest contributors, followed by South America.

Greater Richmond's numbers for commercial real estate are also strong. For both Class A office space and industrial space, Richmond's



**Chuck Peterson**  
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vacancy rate is the lowest among our comparison communities and far below the national average. This places us at the top for construction of new Class A office space (as a percentage of existing square feet) and second highest for construction of industrial space.

Population growth drives new housing construction. According to the CoStar Group, there are 4,500 apartments being built in the Richmond metro area and the Census Bureau reports that construction started on 2,039 single-family homes in the region since January 2025.

Apartment rent growth in the region has been moderate, increasing by 2 percent over the past year, but rent growth in the highest quality units (representing 75 percent of those under construction) is lower at 1.6 percent.

The real challenge for Greater Richmond's housing market is affordable single-family homes. Last year, the GRP estimated that to purchase a typical home in 1999 a household needed an annual income of \$66,000, but to purchase that same home in 2024 you needed \$116,400. We updated this estimate for 2025, and the number was slightly higher at \$118,920. Our current affordability is average among our comparison communities and 8 percent above the national average.

Keep reading and enjoy our take on Richmond's numbers.

## Additional Contributors

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## Leading Economic Indicators

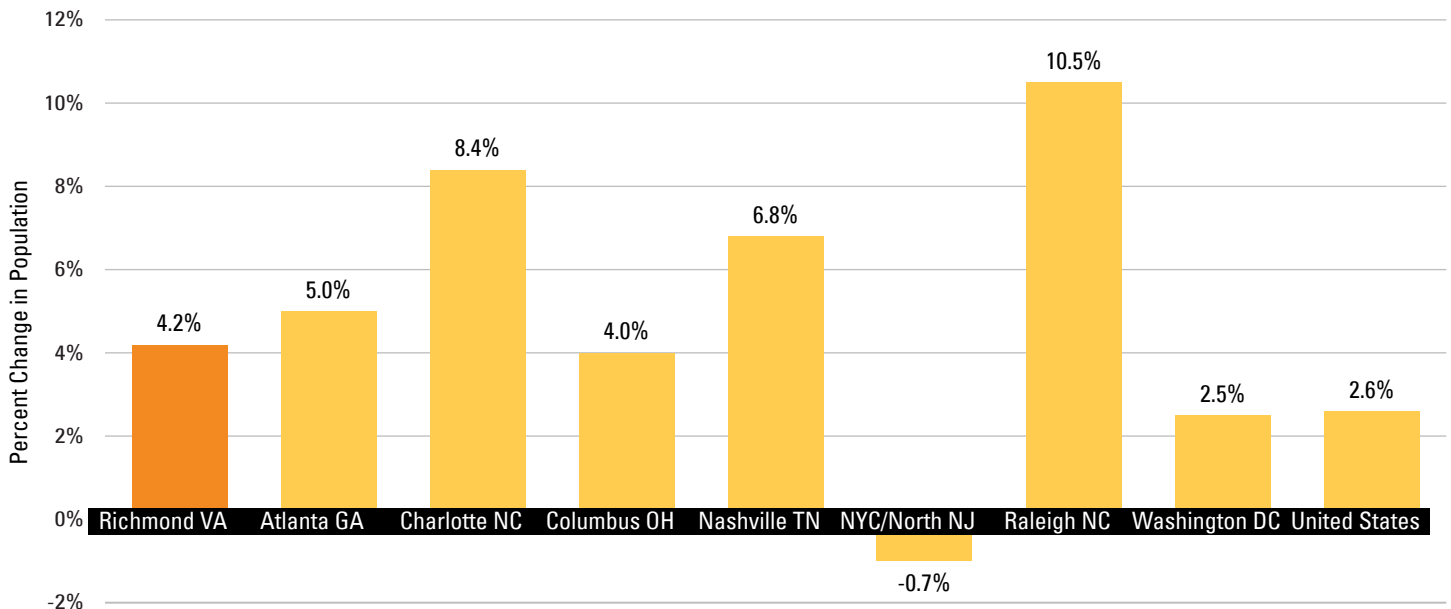
- ▲ Population (+4% since 2020)
- ▲ Labor Force (+1.1% from 2024-Q1)
- ▲ Unemployment Rate (0.3% from 2024-Q1)
- ▲ Payroll Employment (+1.1% since 2024-Q1)
- ▲ Class A Office Vacancy (+1.3% from 2024-Q1)
- ▲ Office Asking Rent (-1.4% from 2024-Q1)
- ▲ Industrial Vacancy (+1.0% since 2024-Q1)
- ▲ Industrial Asking Rent (+4.0% since 2024-Q1)
- ▲ Existing Home Sales (+5.1% since April 2024)
- ▲ Median Home Sales Price (+2.9% since April 2024)
- ▼ RIC Passengers (-1.0% since April 2024)
- ▼ RIC Cargo Volume (-2.0% since April 2024)
- ▲ Hotel Occupancy (+0.5% since May 2024)

# Population



## Percent Population Change, 2020 to 2024

Greater Richmond's population rose by 4.2 percent from 2020 to 2024 with a total increase of 55,708 residents. Richmond's increase was 5th highest among 8 comparison communities. New York City was the only community to lose population.

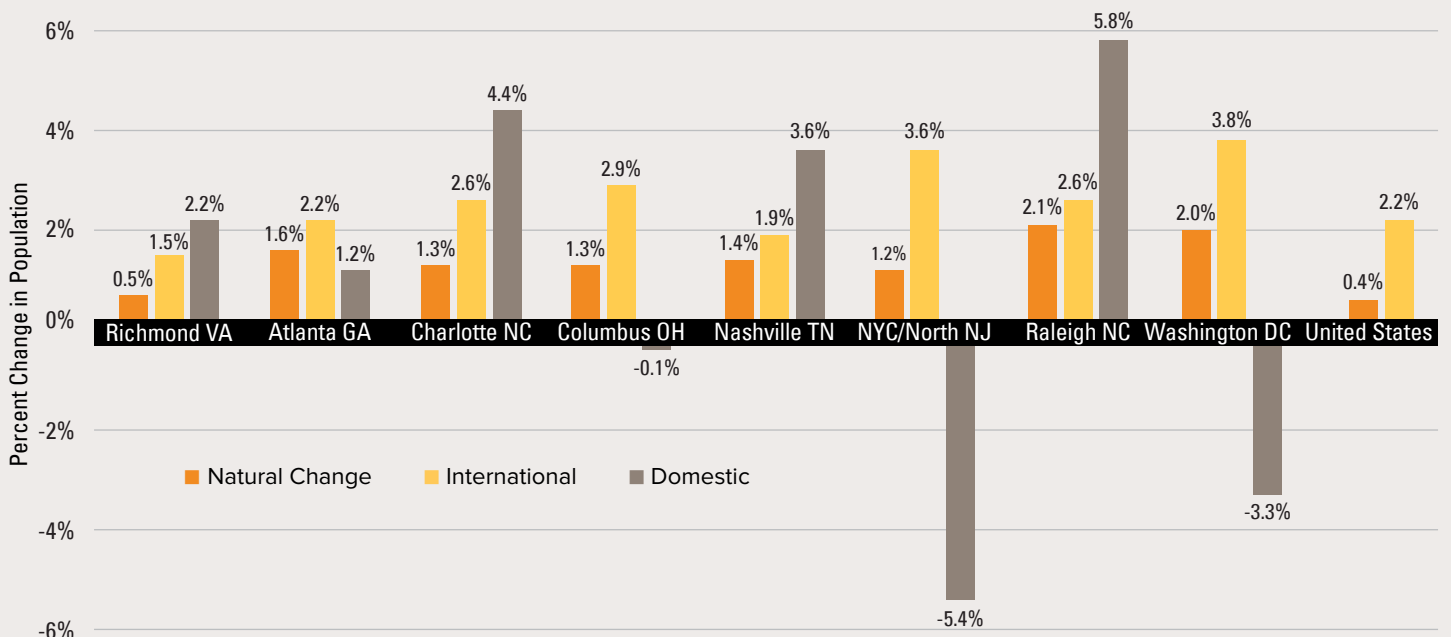


Source: US Census Bureau, Metropolitan and Micropolitan Statistical Areas Population Totals: 2020-2023.

## Percent Population Change by Source, 2020 to 2024

Richmond's recent population growth was driven by domestic migration. More people moved to the area from elsewhere in the nation than natural change and

international migration combined. However, Richmond's growth rate from natural change and international migration was the lowest among the comparison communities.



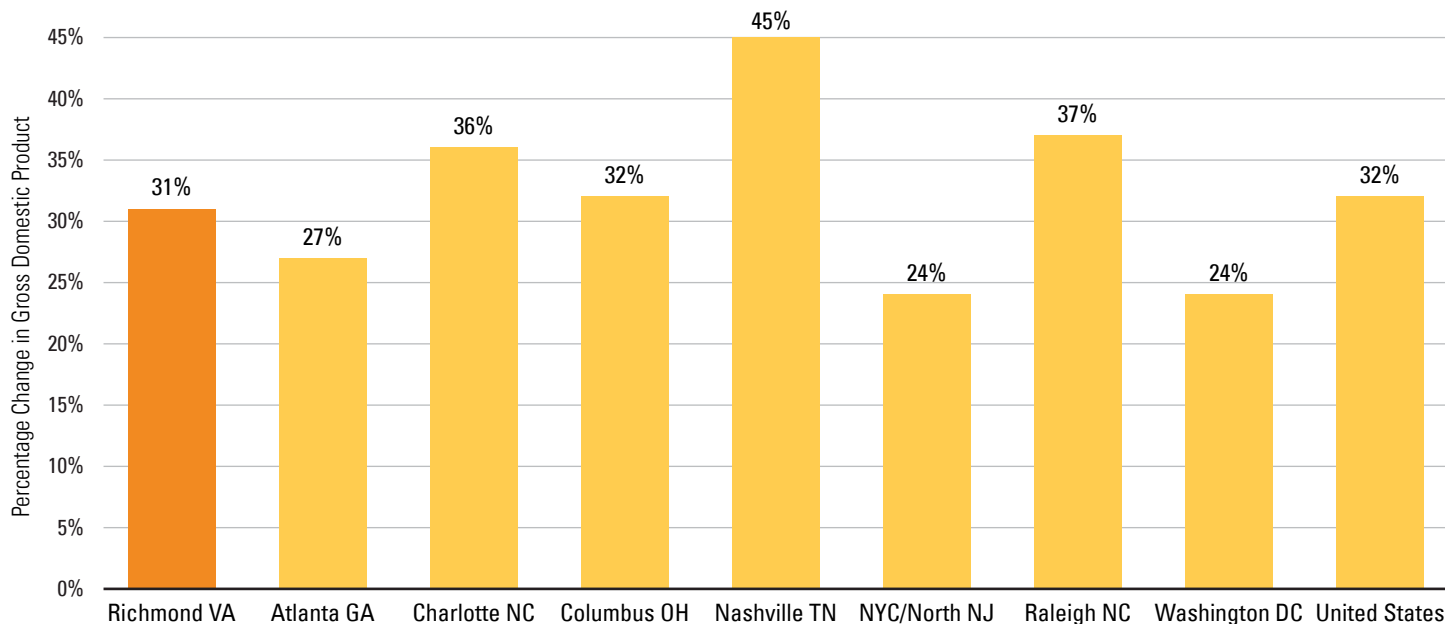
Source: US Census Bureau, Metropolitan and Micropolitan Statistical Areas Population Totals: 2020-2024.



## Gross Domestic Product, Percent Change Over 5 Years, 2018 to 2023

Greater Richmond's gross domestic product increased by 31 percent between 2018 and 2023. The increased ranked 5th-best among its comparison communities. Richmond's

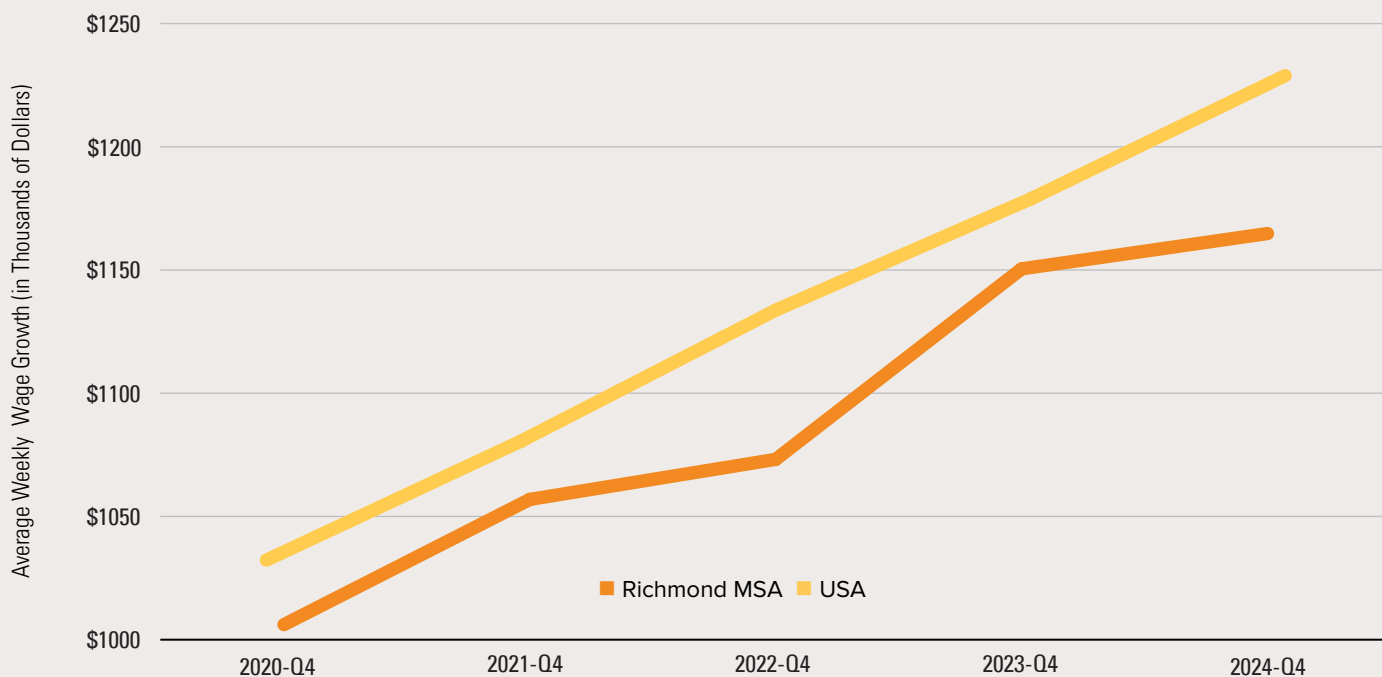
increase was 1 percentage point lower than the national increase of 32 percent. The 2018 GDP was \$81.3 billion while 2023's was \$106.2 billion.



Source: Chmura Economics, May 2025

## Growth in Average Weekly Wage 2020-2024

For the past five years, since 2020, the average weekly wage in Richmond has grown 4 percent slower than the national rate. Richmond's wage has increased by 16 percent while the national increase is 18 percent.



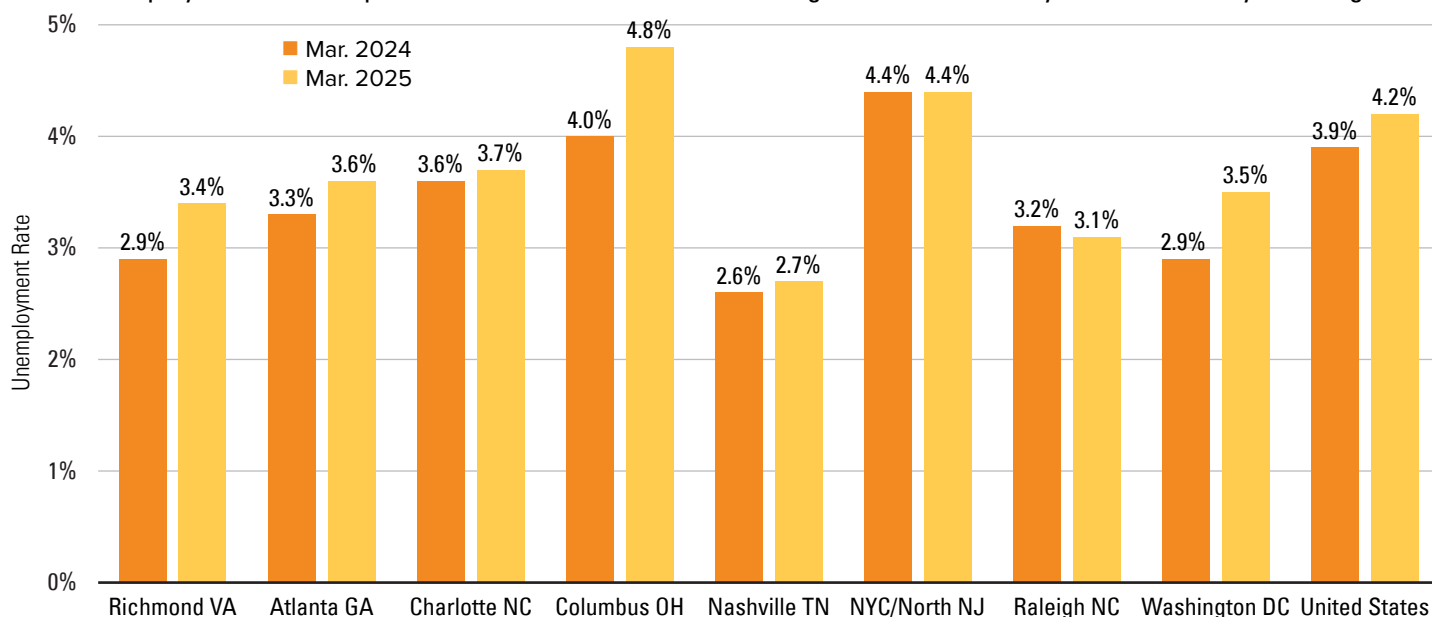
Source: BLS Current Employment Statistics survey



## Unemployment Rate Comparison, March 2024 vs. March 2025

Greater Richmond and its comparison communities are all at “full employment” levels, typically viewed as an unemployment rate of 5 percent or less. March

unemployment rates were higher in 2025 than in 2024 in Richmond and six of its comparison communities. Rates in Raleigh and New York City were essentially unchanged.



Source: BLS Current Employment Statistics survey

## Online Job Postings, 2025-Q1

Over the past six months, businesses in the Richmond metro area posted nearly 117,000 online job ads – equivalent to 17 percent of the number of jobs in the region. More than

half of these postings were for occupations in the Greater Richmond Partnership’s 2025-2030 target industry clusters.

Occupation group	Online Job Ads, Feb.-July 2025	Ads Percent of Employment	Richmond MSA Employment	Richmond MSA Unemployment
Healthcare Support	16,540	39%	42,198	464
Information Technology	7,409	31%	24,180	661
Architecture & Engineering	2,567	28%	9,037	168
Management	13,660	28%	48,978	790
Scientific	1,739	27%	6,493	177
Business & Finance	8,284	14%	58,611	1,445
Healthcare	3,404	11%	30,671	883
Legal	776	10%	7,460	99
Office & Administration	7,046	9%	80,643	2,233
Production	1,994	8%	25,231	1,053
Entire Richmond MSA	116,963	17%	704,590	22,549

Source: Chmura Economics & Analytics, JobsEQ, July 2025.

## Top 10 jobs that increased

Distribution centers and the healthcare industry created the most new jobs over the past year. Warehousing added nearly 2,000 jobs while Health Care added more than 2,200 new jobs. Over 1,800 new business operations and

management jobs were added. Among the top occupations that added and lost jobs over the past year, 3 new jobs were created for every 1 lost job. Sixty-six different occupations gained a total of 12,271 jobs over the past year.

Job Title	Change 2023-Q4 to 2024-Q4
Material Moving Workers	1,979
Healthcare Diagnosing or Treating Practitioners	948
Home Health and Personal Care Aides; and Nursing Assistants, Orderlies, and Psychiatric Aides	797
Business Operations Specialists	722
Other Management Occupations	608
Building Cleaning and Pest Control Workers	523
Top Executives	497
Counselors, Social Workers, and Other Community and Social Service Specialists	459
Cooks and Food Preparation Workers	352
Other Installation, Maintenance, and Repair Occupations	315

Source: Chmura Economics, May 2025

## Top 10 jobs that declined

The largest job losses were in business finance clerks and specialist jobs, which lost nearly 1,800 jobs. Food manufacturing and miscellaneous manufacturing lost over 300 jobs. 29 different occupations lost a total of 2,285 jobs over the past year.

Job Title	Change 2023-Q4 to 2024-Q4
Financial Clerks	-573
Financial Specialists	-529
Other Production Occupations	-222
Retail Sales Workers	-208
Other Office and Administrative Support Workers	-200
Secretaries and Administrative Assistants	-180
Information and Record Clerks	-174
Sales Representatives, Wholesale and Manufacturing	-126
Food Processing Workers (Manufacturing)	-105
Helpers, Construction Trades	-82

Source: Chmura Economics, May 2025

## New and Expanding Companies by Industry, 2020 to 2025

Over the last five years, 90 percent of companies that located or expanded in Greater Richmond were in GRP's target industry sectors. Manufacturing accounted for the

largest share of capital investment (nearly \$2.6 billion). Warehousing accounted for 27 percent of all new and Corporate Services accounted for 25 percent.

Cluster	Projects	Announced Jobs	Announced Investment
Advanced Manufacturing	37	3,952	\$2,555,000,000
Logistics & E-commerce	23	4,405	\$1,155,000,000
Corporate Services	17	4,133	\$548,000,000
Life Science	12	1,826	\$368,000,000
Food & Beverage	11	682	\$554,000,000
Finance & Insurance	4	522	\$6,000,000
Information Technology	3	0	\$200,000,000
All Other	10	636	\$135,000,000
<b>Total</b>	<b>117</b>	<b>16,156</b>	<b>\$5,521,000,000</b>

Source: VEDP Announcements Database, May 2025

## Select New & Expanding Companies During 2024 and 2025

Announcements from internationally-headquartered companies outnumber domestic 8-to-4. The listed announcements reflect over 860 new jobs and \$663 million in capital investment.

Cluster	Company Name	Description	New or Expansion	Announced Jobs	Announced Investment
Adv Mfg.	Atlantic Constructors	Fabricates ductwork and plumbing supplies	Expansion	50	\$20,000,000
Adv Mfg.	BluePrint Automation	Manufactures packaging machinery	Expansion	25	\$8,000,000
Adv Mfg.	Ceraclad	Manufactures paint and coatings	New	10	\$10,000,000
Adv Mfg.	Condair	Manufactures HVAC systems	New	180	\$57,000,000
Adv Mfg.	KSB Inc.	Manufactures pumps and valves	Expansion	32	\$25,000,000
Adv Mfg.	Super Radiator Coils	Manufactures heat exchangers	Expansion	160	\$22,000,000
Adv Mfg.	Topsoe	Manufacturer Solid Oxide Electrolyzer Cells	New	150	\$400,000,000
Adv Mfg.	Tucker Door and Trim	Manufactures doors and windows	New	50	\$10,000,000
Corporate Services	DPR Construction	Construction services	Expansion	15	\$3,000,000
Food & Beverage	Nightingale Ice Cream Sandwiches	Manufactures ice cream	Expansion	166	\$6,000,000
Life Sciences	Haleon	Pharmaceutical research and development	Expansion	0	\$54,000,000
Logistics & E-commerce	Article Furniture	E-commerce furniture distribution	New	30	\$48,000,000

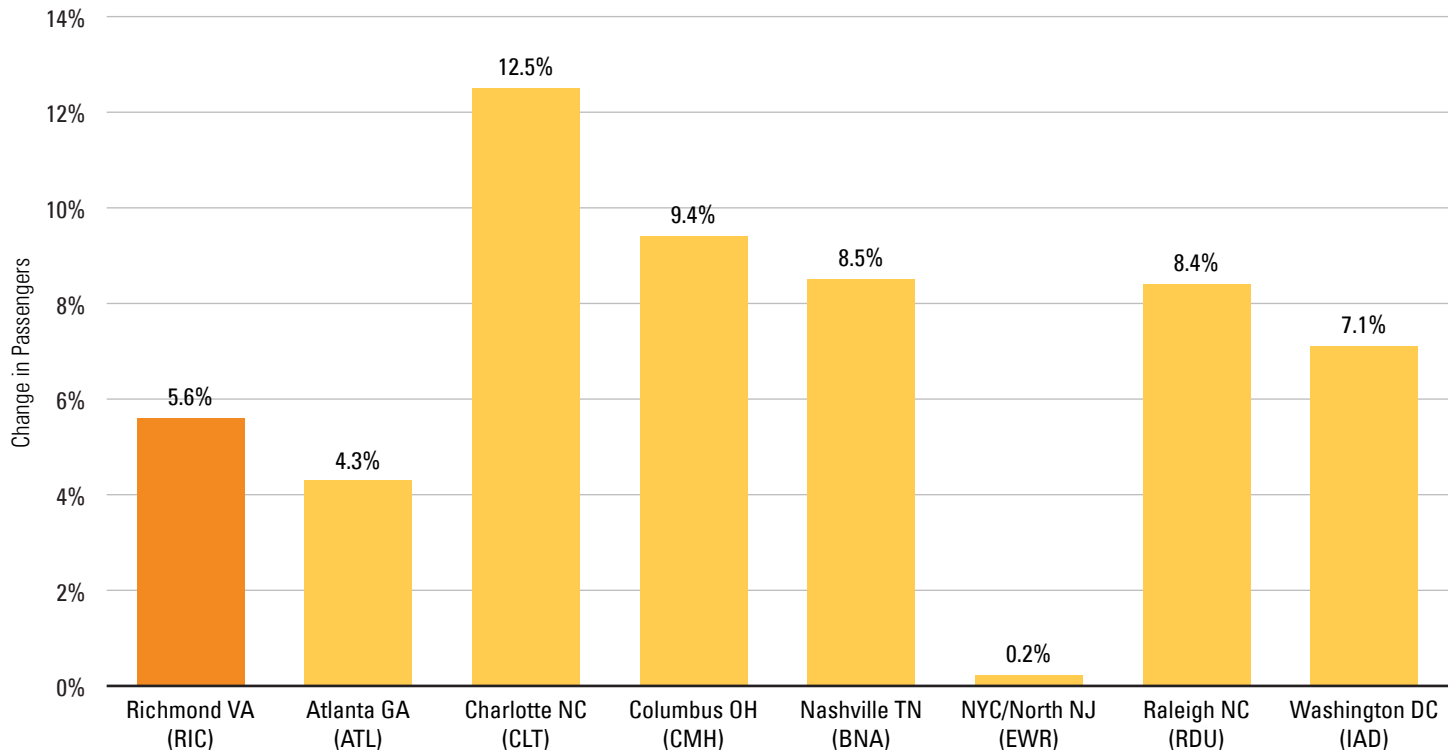
Source: VEDC Announcements, June 2025

# Airport Usage

## Change in Airport Passengers, 2023-Q3 to 2024-Q3

While Richmond's airport had a nearly 6 percent increase in passengers between 2023 and 2024, it ranked sixth-best among the 8 comparison communities. RIC had 2.5 million

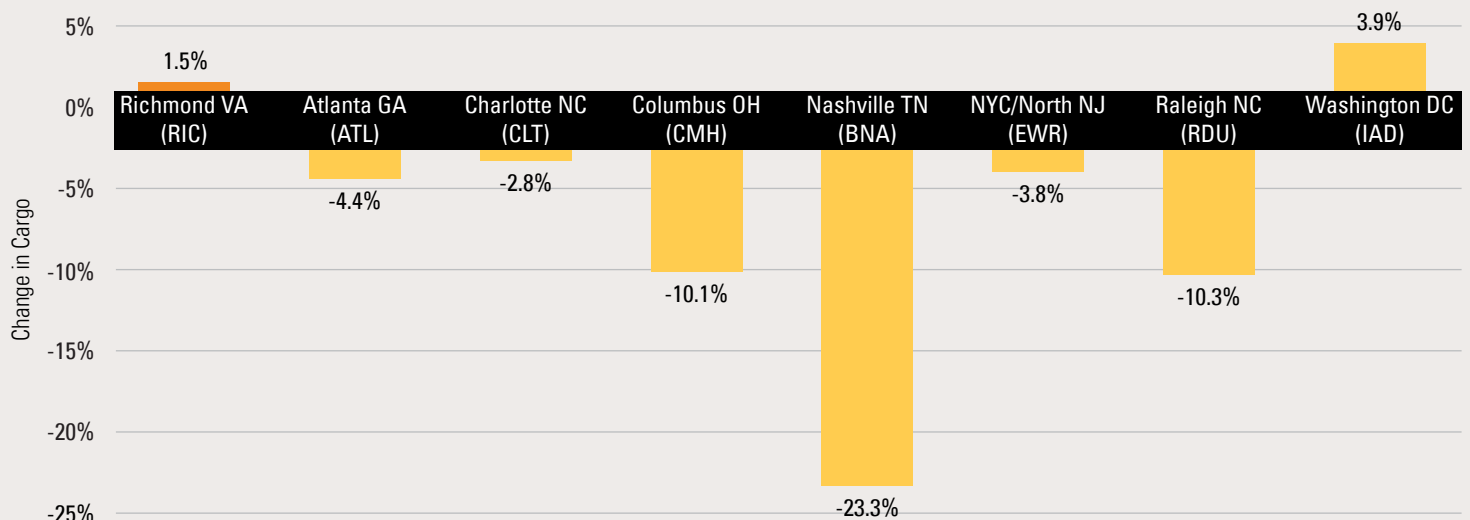
passengers in 2024, the least among the comparison communities and well below 7th ranked Columbus, which had 4.3 million passengers.



Source: Bureau of Transportation Statistics

## Change in Airport Cargo 2023-Q3 to 2024-Q3

Only Richmond and Dulles had increased air cargo over the past year. All other comparison communities had decreases. Richmond's increase was 1.5 percent and Dulles' was 3.9 percent. Nashville had a 23 percent decrease.



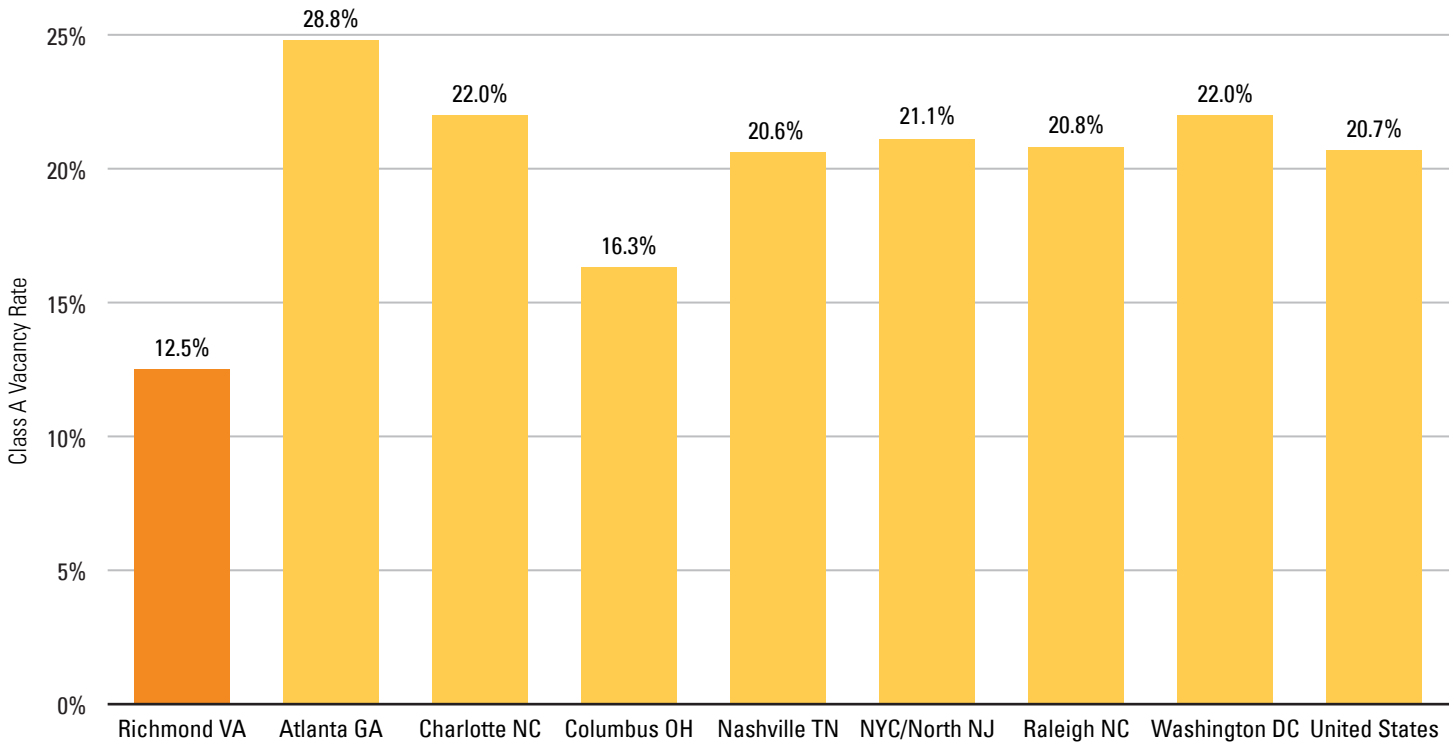
Source: Bureau of Transportation Statistics



## Class A Office Vacancy Rate

Richmond's Class A office vacancy rate of 12.5% is significantly lower than the national rate of 20.7%. Richmond's vacancy rate is far lower than its comparison

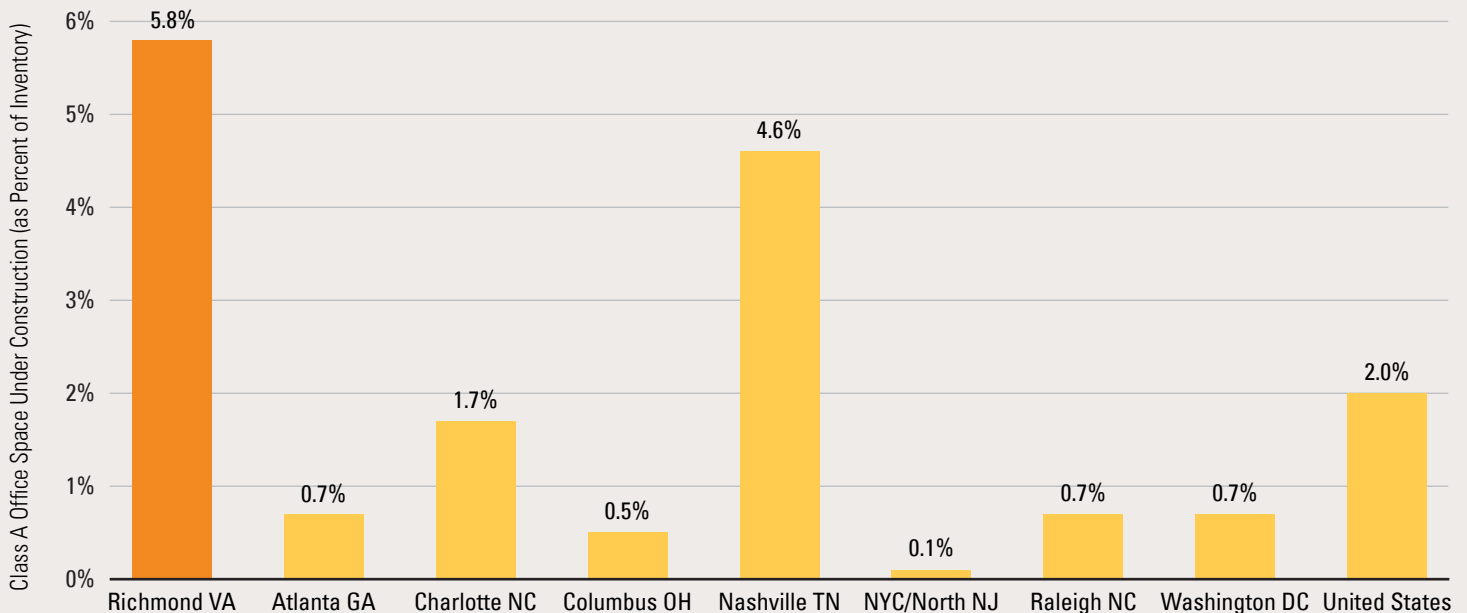
communities, where six have vacancy rates exceeding 20 percent. Richmond's vacancy rate average 9 percentage points lower than its comparison communities.



Source: Costar Markets as of 4/21/2025

## Class A Office Space Under Construction

While Richmond doesn't have the most square feet of office space under construction among its comparison communities, it leads the group with the percent of space under construction

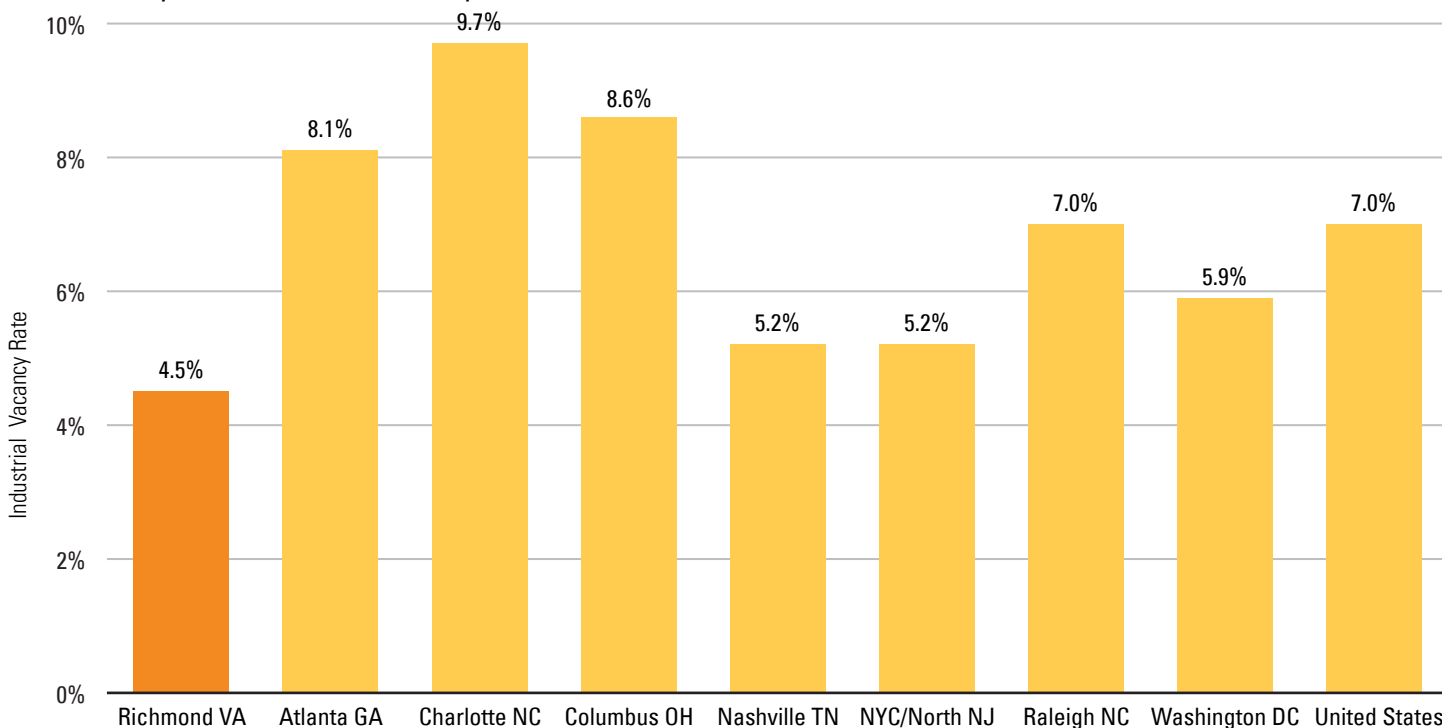


Source: Costar Markets as of 4/21/2025



## Industrial Real Estate Vacancy Rate

Richmond's industrial vacancy rate is well below its comparison communities and the national average. Only Nashville and New York City are near Richmond's 4.5 percent rate.

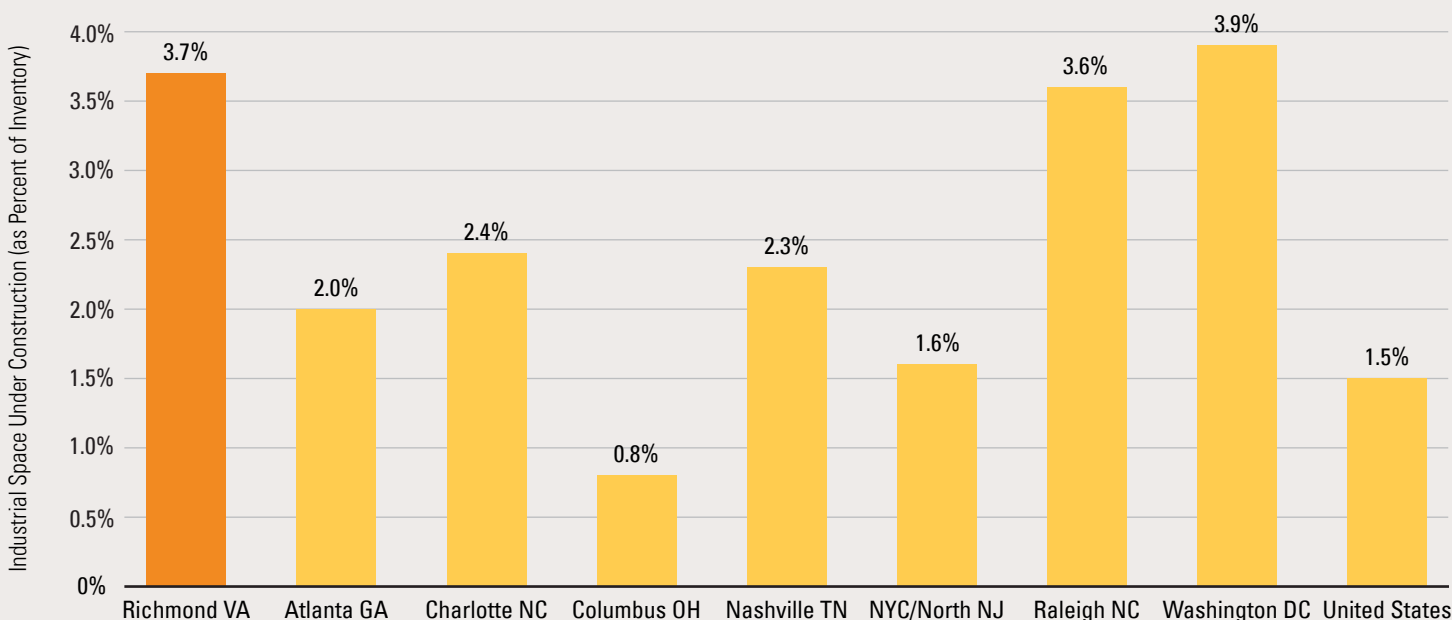


Source: Costar Markets as of 4/21/2025

## Industrial Real Estate Under Construction

Richmond has 3.7 percent of its industrial space under construction, second only to Washington DC's 3.9 percent. Richmond's construction rate is over twice the national rate

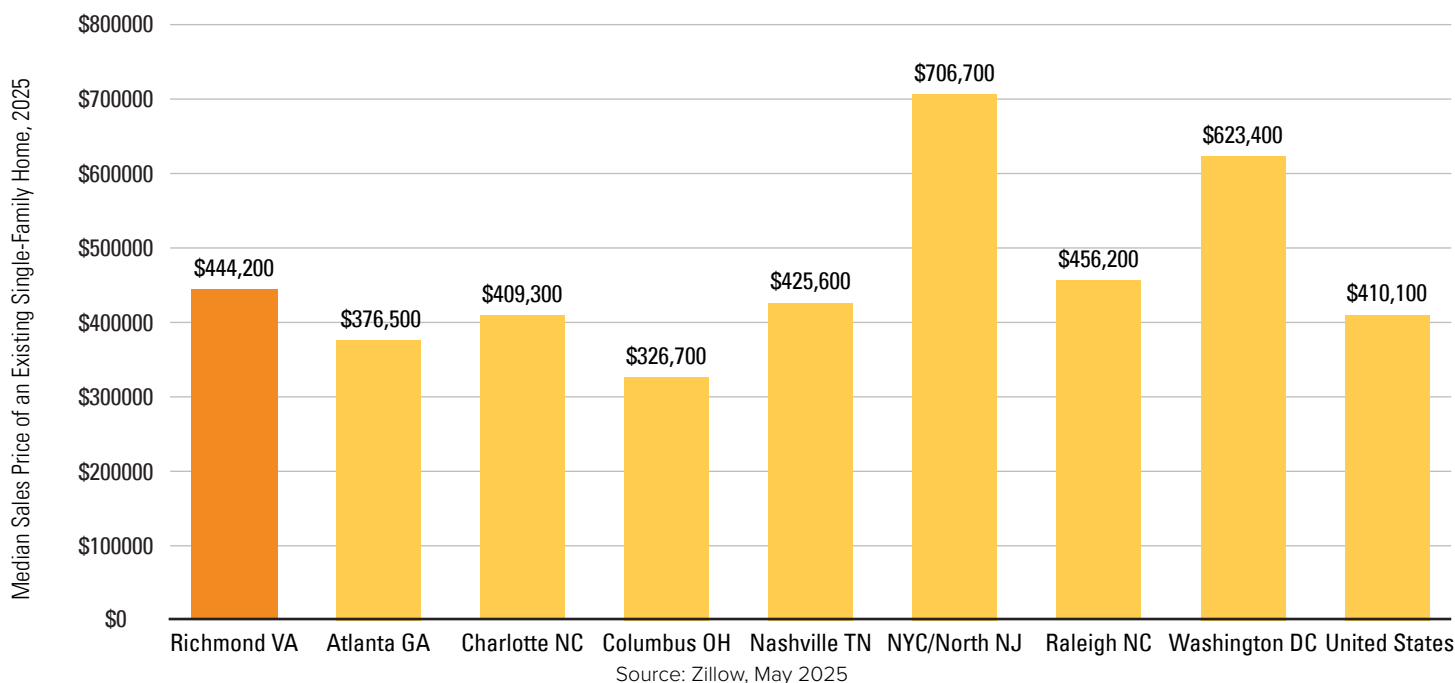
of 1.5 percent. While all comparison markets have at least 3 million square feet of space under construction, Richmond's share as a percent of total inventory is second-highest.



Source: Costar Markets as of 4/21/2025

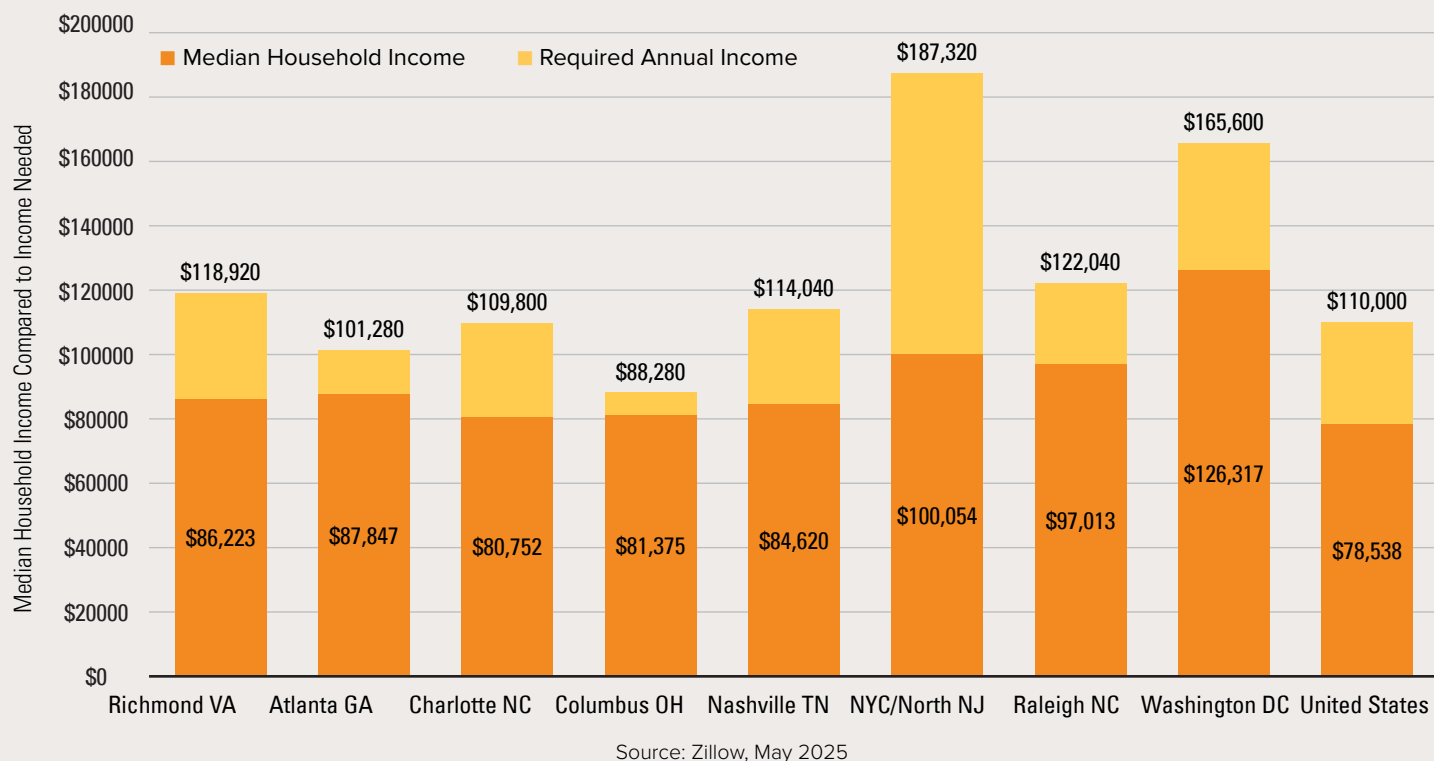
## Median Sales Price of an Existing Single-Family Home, 2025

The cost of a typical single-family home in Greater Richmond is average among its comparison communities – well below markets like New York and Washington D.C., but higher than Columbus and Atlanta. Richmond’s median-priced home is 8 percent higher than the national average.



## Ability to Buy a Home: Median Household Income vs. Income Needed

The average household in Richmond is likely unable to afford the average single family home, since their income would only be 73% of that is needed to purchase.



## GRP Research Committee

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