Recent Eviction Numbers in Virginia

Virginia Housing Commission

November, 2026

Measuring Eviction

The U.S. government does not collect eviction data, and many state governments don't either. Instead, eviction records are housed within county court systems and can be very difficult to access, if they exist at all.

Unlawful Detainer filings are the most readily available source of eviction metrics in Virginia. Filing numbers are pulled from the General District Court Case Management System, or by third parties which utilize similar data. A filing does not necessarily mean a tenant was evicted in each case.

Eviction's fallout can lead to loss of a home and possessions, loss of employment, being stamped with an eviction record and being denied government housing assistance, relocation to housing in poor and dangerous neighborhoods, increased material hardship, homelessness, depression, and illness.

Desmond, M. (2016). *Evicted: Poverty and profit in the American city.* Crown Publishers/Random House.

Virginia Housing Commission

Statewide Eviction Filings

Eviction Statistics

12%

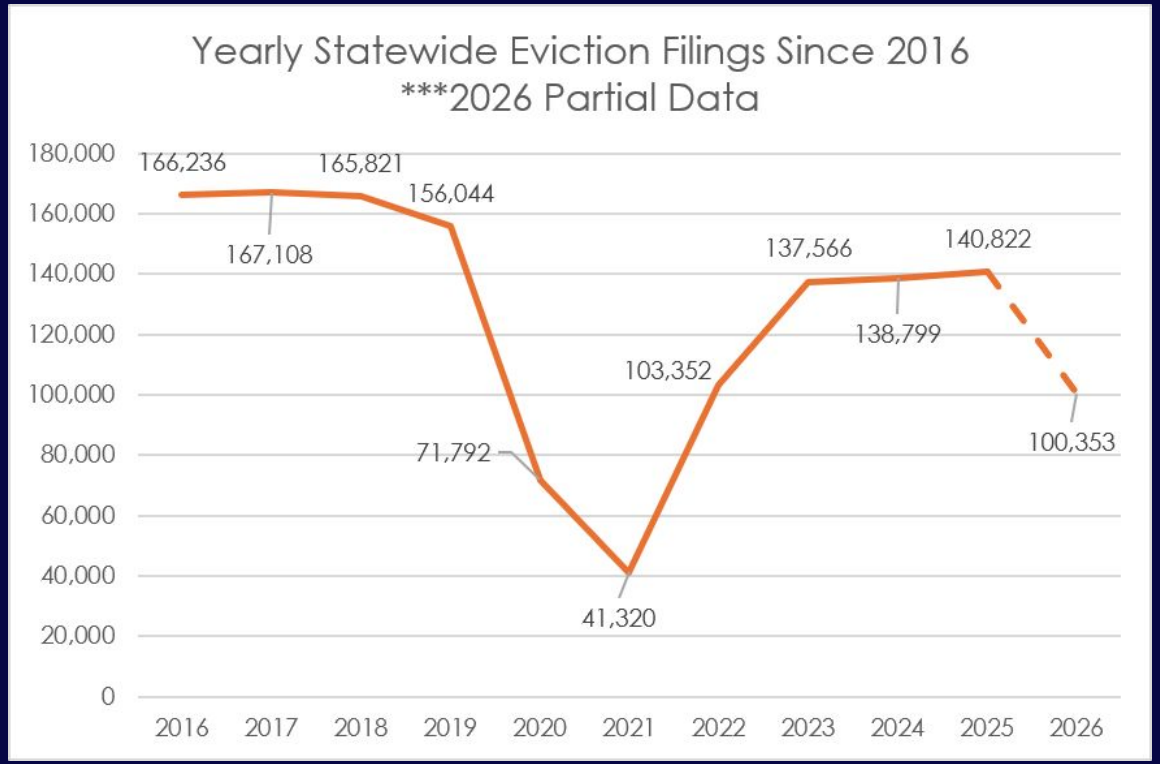
Virginia's number of evictions filed per 100 renter households in the past 12 months

Virginia's eviction filing rate for the last 12 months is the **highest filing rate** among eleven states tracked by the Princeton Eviction Lab's Eviction Tracking System

- That's higher than AR, CT, DE, IN, MN, MO, NM, PA, RI, or WI

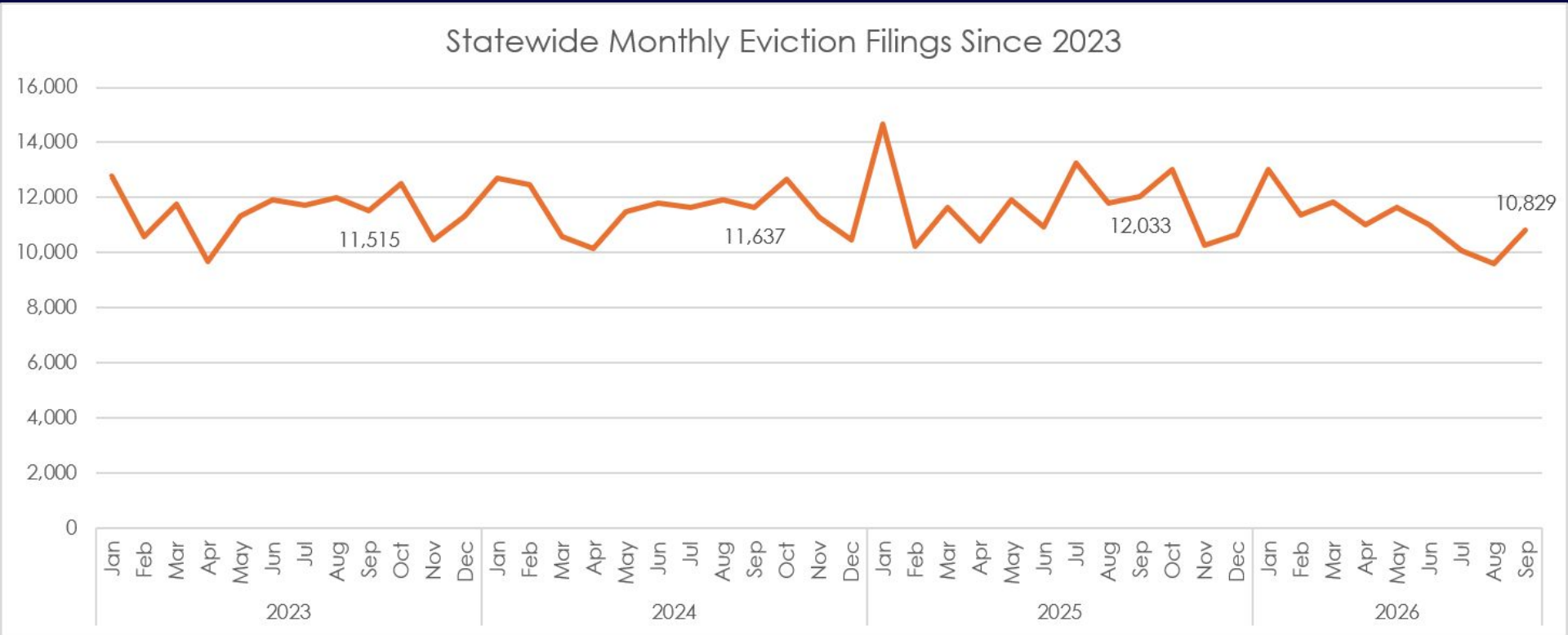
Source - Peter Hepburn, Adam Chapnik, Danny Grubbs-Donovan, Jacob Haas, Grace Hartley, Olivia Jin, Sarah Johnson, Renee Louis, Jasmine Rangel, Salar Safarkhani, and Matthew Desmond. Eviction Tracking System: Version 4.0. Princeton: Princeton University, 2026. www.evictionlab.org

Yearly Statewide Eviction Filings



Source - Civil Court Data Initiative. Legal Services Corporation, 2022. (accessed October 28, 2026).

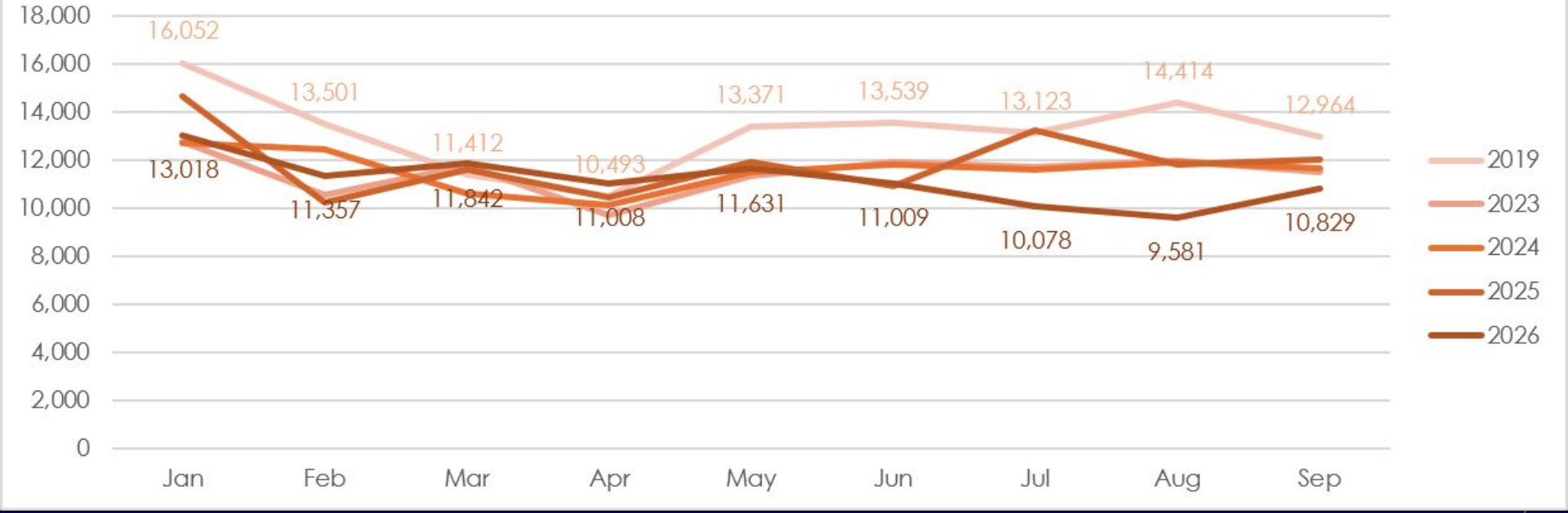
Monthly Statewide Eviction Filings



Jan - Sept, 2019, 2023 - 2026 Filing Comps

Virginia Housing Commission

Statewide Monthly Eviction Filings Jan-Sept, 2019, 2023 - 2026
2026 Filings Trending Lower in Last 3 Months Relative to Previous Years



Top and Bottom 10 Filing Localities

The following table represents the top 10 and bottom 10 localities by number of unlawful detainer filings during calendar year 2026.

To examine the potential impact on renters in a given locality, VHC analysts compared overall 2024 filing numbers against each locality's most recent estimated number of renter occupied units (2024 ACS 5-yr est). Percentages may be overstated–some renter occupied households may have been evicted more than once in the given year.

Fairfax (at 6.8% in 2024) is the only top 10 locality holding a lower rate than Virginia's current 12% eviction filing rate.

	Locality	2024 UD Filings	ACS 2024 5 yr Est. Renter Occupied Housing Units	2024 UD Filings per Renter Occupied Housing Unit
2026 Top 10 Filing Localities	Richmond City	14,020	58,914	23.8%
	Newport News City	10,744	39,457	27.2%
	Henrico	11,151	48,794	22.9%
	Virginia Beach City	10,557	62,686	16.8%
	Norfolk City	9,303	50,965	18.3%
	Fairfax	8,804	129,906	6.8%
	Chesterfield	7,249	32,617	22.2%
	Prince William	5,174	40,363	12.8%
	Hampton City	6,027	25,011	24.1%
	Portsmouth City	4,190	16,944	24.7%
2026 Bottom 10 Filing Localities	Floyd	31	1,067	2.9%
	Madison	15	1,217	1.2%
	Bath	7	523	1.3%
	Surry	30	579	5.2%
	Rappahannock	9	794	1.1%
	Charles City	21	400	5.3%
	King And Queen	21	729	2.9%
	Bland	10	321	3.1%
	Craig	21	282	7.4%
	Highland	8	111	7.2%

Eviction Diversion Program Update

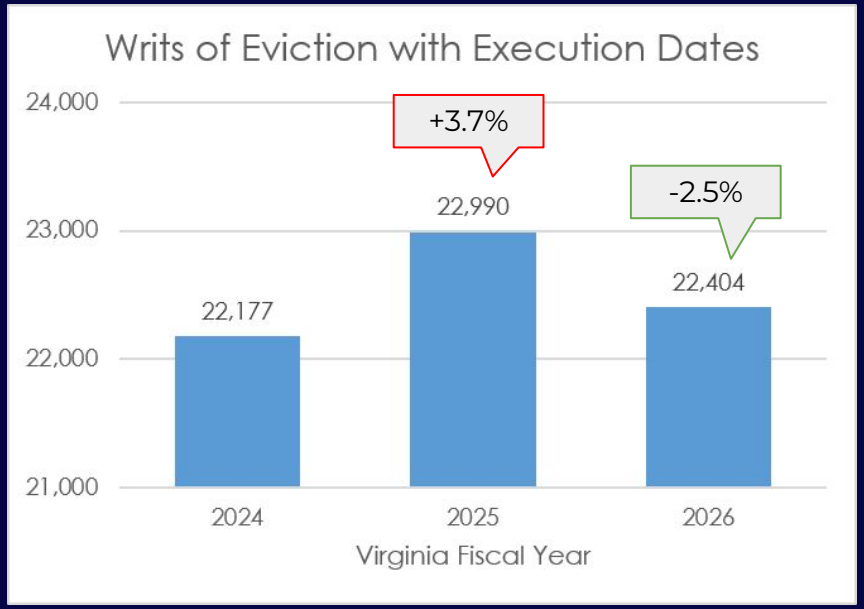
Background

In 2019 the Virginia Housing Commission drafted, and the General Assembly of Virginia passed, legislation establishing an Eviction Diversion Pilot Program to combat evictions in the Commonwealth. In 2025, the General Assembly made the program permanent and expanded EDP to allow all localities to participate.

Each eviction filing does not necessarily lead to eviction. The Code of Virginia was amended in 2023 to require **executed** writs to be returned to the issuing clerk by the sheriff who executed the writ, creating a new method of collecting eviction data. Pursuant to the requirements of Section 8.01-471 of the Code of Virginia, the Office of the Executive Secretary of the Supreme Court of Virginia reported to the Housing Commission the number of executed writs of eviction returned to the general district courts statewide in 2024, 2025, and 2026.

From fiscal years 2024 to 2026, the execution rate for eviction filings statewide has hovered around 16%. In fiscal year 2026, for instance, Virginia's courts counted 22,404 executions of 140,885 eviction filings submitted in the state.

Executed Writs of Eviction





Note. Pursuant to the requirements of Section 8.01-471 of the Code of Virginia, the Office of the Executive Secretary of the Supreme Court of Virginia reported to the Virginia Housing Commission the number of executed writs of eviction returned to the general district courts statewide starting in July 2023.

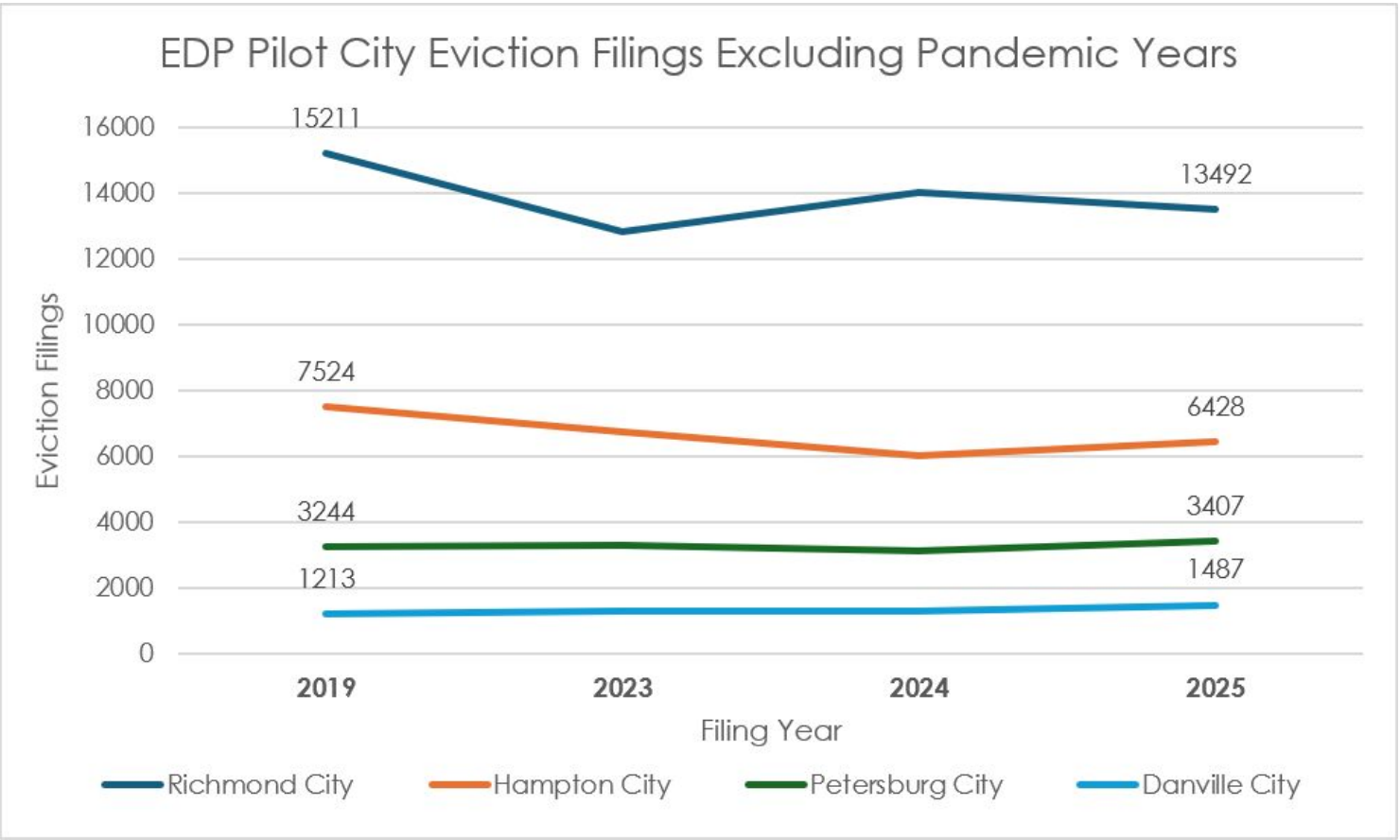
Unlawful Detainer Cases Filed with EDP Code

Locality	Sum of July 1, 2025 - June 30, 2026	Sum of Post July 1, 2026	% change
Alexandria	1	20	**1900%**
Bristol	0	2	
Dinwiddie	0	1	
Fredericksburg	1	2	**100%**
***Hampton	13	4	**-69%**
Henrico	0	0	
Norfolk	0	3	
***Petersburg	5	21	**320%**
Prince William	9	35	**289%**
***Richmond City	15	7	**-53%**
Roanoke County	0	1	
Spotsylvania	5	0	**-100%**
Suffolk	0	1	
Grand Total	**49**	**97**	**98%**

< 3 months of filings

More people enrolled in EDP in three months post July 1, 2026 than in the previous fiscal year.

***Pilot Cities



Source - Civil Court Data Initiative. Legal Services Corporation, 2022. (accessed October 28, 2026).

Eviction Policy Changes in the States

Recent Eviction-Related Legislative Efforts

- Tenant's "Right to Counsel"
  - Five states (CT, MD, MN, NE, WA) have protections
    - New York advanced the "New York state right to counsel act" (S9357) last year, mandating an automatic housing court adjournment of at least one month if a tenant appears without an attorney.
    - Federal lawmakers introduced Eviction Right to Counsel Act of 2025, proposing HUD grants to subsidize local legal representation for renters earning below 200% of the federal poverty line.
    - DE Courts allows non-attorney, "Qualified Tenant Advocates", to represent tenants in civil matters.
- "Just Cause" Eviction Protection
  - 11 States (CA, CO, CT, LA, MI, NH, NJ, NY, OR, PA, WA) already have some STW protections.
    - MD considered HB774 this year (passed State House, died in Senate). Only allows eviction for failure to pay rent, violating terms of the lease, engaging in illegal activity on the property, etc.
    - MN introduced HF997 last year

Source - https://nlihc.org/tenant-protections - https://www.revisor.mn.gov/bills/94/2025/0/HF/997/versions/0/ - https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/hb0774/?ys=2026rs - https://delawareccj.org/qualified-tenant-advocates/ - https://civilrighttocounsel.org/uploaded_files/283/RTC_Enacted_Legislation_in_Eviction_Proceedings_FINAL.pdf