

Richmond, Virginia Real Estate Market Research

This research document provides a comprehensive overview of the Richmond, Virginia real estate market with a focus on investment properties, off-market deals, and local market trends for Cash Home Buyers.

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Current Market Trends and Statistics

Market Overview

The Richmond, Virginia real estate market in 2025 is characterized by steady growth, limited housing supply, and a gradual shift toward a more balanced market. While still favoring sellers, recent data indicates signs of softening demand, providing opportunities for buyers and more realistic expectations for sellers.

Housing Supply and Inventory

- As of November 2024, Richmond has approximately **1,288 single-family homes for sale**, representing a **5.6% decrease** from the previous year.
- Condos and townhouses have seen a **12.1% increase** in available inventory, with 517 properties listed.

- The **months supply of inventory** remains tight at **1.4 to 1.5 months** for single-family homes, indicating a seller's market but with signs of slight easing compared to previous years.
- For condos and townhouses, the supply has increased to **2.4 months from 2.1**, indicating a bit more available inventory for buyers.

Home Prices

- The median sale price for single-family homes in November 2024 was **\$430,000**, up **2.9%** from last year.
- The **average sale price** in November 2024 was approximately **\$499,829**, reflecting a **4.5% increase** year-over-year.
- For condos and townhouses, the November median price was **\$373,720**, a **1.9% increase** year over year.
- Year-to-date, the median price for single-family homes stands at **\$424,000**, representing a **significant 8.2% increase**.

Days on Market and Sales Velocity

- Homes are selling faster than the national average, with an **average of 25 days on the market** for single-family homes in November 2024, compared to 19 days last year – a **31.6% increase**.
- For condos and townhouses, properties are spending an average of **42 days on the market**, up from 31 days the previous year – a **35.5% increase**.
- The majority of homes (84%) sold within **30 days** in April 2025, with an average sale time of **17 days**.
- The **percentage of homes selling above asking price** remains high at around **49.1%**, but the **average sale-to-list price ratio** has slightly decreased to **99.8%**, signaling a softening demand.

Market Forecast

- Zillow's projections indicate a **slow but steady increase** in home values, with an estimated **2.9% rise** by November 2025.
- The forecasted growth rate for late 2024 through 2025 suggests a **moderate appreciation**, aligning with historical trends but at a decelerated pace compared to previous years.
- Interest rates are predicted to slightly decline in early 2025, potentially increasing buyer activity.

Popular Neighborhoods for Real Estate Investment

Richmond offers diverse neighborhoods with varying investment potential. Here are the most promising areas for real estate investment:

1. The Fan District

- Known for historic charm, Victorian architecture, and proximity to Virginia Commonwealth University
- High demand from students and young professionals
- Strong appreciation potential due to ongoing renovations and urban renewal
- Characterized by row houses and historic homes with distinctive architectural details
- Walkable neighborhood with restaurants, shops, and cultural attractions

2. Scott's Addition

- Rapidly growing, with a mix of modern condos, apartments, breweries, and commercial spaces
- Popular among millennials and young professionals
- High rental demand with potential for higher yields due to newer developments
- Former industrial area transformed into a vibrant mixed-use neighborhood
- Known for craft breweries, restaurants, and entertainment venues

3. Manchester

- Redeveloped area with a mix of historic and modern homes
- Close to outdoor recreation and the James River
- Attractive for tenants seeking urban amenities and outdoor activities
- Lower entry prices compared to some other popular neighborhoods
- Ongoing development and revitalization projects

4. Church Hill

- One of Richmond's oldest neighborhoods with historic homes and cobblestone streets
- Growing popularity among young professionals and families
- Strong community feel with local businesses and restaurants

- Views of the city and the James River
- Historic preservation focus with renovation opportunities

5. Shockoe Bottom

- Urban neighborhood with converted warehouses and lofts
- Close to downtown and the financial district
- Popular with young professionals
- Mix of historic buildings and new construction
- Nightlife and entertainment options

6. Short Pump

- Upscale suburban neighborhood with high-quality schools, shopping, and dining
- Strong demand for luxury rentals and townhomes
- Potential for higher rental rates and stable ROI
- Family-oriented area with amenities and conveniences
- Newer construction with modern features

7. Midlothian and West End

- Family-oriented neighborhoods with good schools and amenities
- Stable rental demand and appreciation
- Suitable for buy-and-hold strategies
- Mix of single-family homes, townhouses, and apartments
- Lower maintenance costs due to newer construction

Types of Investment Properties Available

Richmond offers a diverse range of investment property types to suit different investor strategies and budgets:

Single-Family Homes

- Most common investment property type in Richmond
- Available in various neighborhoods from historic districts to suburban areas

- Price range: \$200,000 to \$600,000+ depending on location and condition
- Popular with families and long-term renters
- Lower turnover rates compared to multi-family units
- Potential for appreciation in desirable neighborhoods

Multi-Family Properties

- Duplexes, triplexes, and small apartment buildings (2-4 units)
- Concentrated in areas like The Fan, Museum District, and Manchester
- Price range: \$350,000 to \$800,000+ depending on unit count and location
- Higher cash flow potential compared to single-family homes
- Allows investors to live in one unit while renting others (house hacking)
- More management intensive but offers economies of scale

Condos and Townhouses

- Popular in downtown, Shockoe Bottom, and newer suburban developments
- Price range: \$200,000 to \$450,000
- Lower maintenance responsibilities (exterior maintenance handled by HOA)
- Attractive to young professionals and empty nesters
- HOA fees must be factored into investment calculations
- Typically lower price points for entry-level investors

Commercial Properties

- Retail spaces, office buildings, and mixed-use properties
- Concentrated in downtown, Scott's Addition, and major commercial corridors
- Price range: \$500,000 to several million
- Longer lease terms compared to residential properties
- Higher potential returns but also higher risk
- Requires more specialized knowledge and larger capital investment

Vacant Land

- Available in developing areas and outskirts of Richmond

- Opportunity for new construction or long-term hold
- Price range: \$50,000 to \$500,000+ depending on location and size
- Requires significant additional investment for development
- Lower carrying costs but no immediate cash flow
- Potential for substantial appreciation in growing areas

Characteristics of Off-Market and Distressed Properties

Off-market and distressed properties in Richmond present unique opportunities for investors seeking discounted acquisitions. Understanding their characteristics is essential for successful investment strategies.

Types of Distressed Properties in Richmond

Pre-Foreclosure Homes

- Properties in the early stages of foreclosure
- Often available at significant discounts (typically 10-30% below market value)
- Current listings show pre-foreclosure homes in Richmond with prices ranging from approximately \$126,800 to \$228,600
- Owners motivated to sell quickly to avoid foreclosure
- May require negotiation directly with homeowners or lenders

Foreclosures and Sheriff Sales

- Homes sold via sheriff auctions or bank foreclosures
- Some listings as low as \$5,000 for properties requiring significant renovation
- Competitive bidding at auctions may reduce potential discounts
- Often sold “as-is” with limited or no inspection opportunities
- May have title issues or liens that need resolution

Bank-Owned (REO) Properties

- Homes repossessed by banks after failed foreclosure auctions
- Typically priced below market value to facilitate quick sales

- Banks may be willing to negotiate on price, especially for properties that have been on the market for extended periods
- Often in poor condition due to vacancy and neglect
- May offer more traditional purchase processes compared to auctions

Off-Market Properties

- Not listed on traditional MLS platforms
- Found through networking, direct marketing, or specialized investor groups
- Often owned by motivated sellers facing financial difficulties, job relocations, or inheritance situations
- Potential for significant discounts due to lack of market exposure
- Requires proactive searching and relationship building

Common Characteristics of Distressed Properties in Richmond

Physical Condition

- Deferred maintenance issues such as roof damage, plumbing problems, or HVAC failures
- Outdated kitchens and bathrooms
- Cosmetic issues including peeling paint, damaged flooring, and overgrown landscaping
- Possible structural issues in older properties, particularly in historic districts
- May have code violations or safety concerns that need immediate attention

Financial Aspects

- Below-market purchase prices (typically 15-40% below comparable properties)
- Higher renovation costs that must be factored into investment calculations
- Potential for significant equity capture after repairs
- May qualify for specialized renovation financing like FHA 203(k) loans
- Higher potential ROI but with increased risk and capital requirements

Acquisition Challenges

- Competitive environment with other investors targeting the same properties
- Limited time for due diligence, especially with auction properties
- Potential title issues, liens, or legal complications

- May require all-cash purchases, particularly at auctions
- Negotiation with distressed sellers requires sensitivity and specialized skills

Finding Off-Market and Distressed Properties in Richmond

Key Resources

- **DistressedPropertiesSale.com:** Database of distressed homes including fixer-uppers, short sales, auctions, and bank-owned properties
- **Tax Liens and Foreclosure Listings:** Properties with unpaid taxes available at auction
- **Foreclosure.com:** Listings of current foreclosure deals in Richmond, with properties available at up to 75% off market value
- **Local Real Estate Investment Groups:** Organizations like the Virginia Real Estate Investors Alliance (VREIA) provide networking opportunities and off-market deal access
- **Direct Marketing Campaigns:** Targeted mailings to homeowners in pre-foreclosure or with high equity

Neighborhoods with Higher Concentrations of Distressed Properties

- Highland Springs
- Sandston
- Parts of North Richmond
- Older sections of Henrico County
- Select areas of South Richmond

Price Ranges for Different Types of Investment Properties

Understanding the price ranges for different investment property types in Richmond helps investors target opportunities that align with their budget and strategy.

Single-Family Homes

- **Entry-Level/Starter Homes:** \$200,000 - \$300,000
- Typically found in areas like Highland Springs, Sandston, and parts of North Richmond
- Often require some renovations or updates

- Potential for strong rental yields but moderate appreciation
- **Mid-Range Homes:** \$300,000 - \$450,000
- Available in neighborhoods like Manchester, parts of Church Hill, and suburban areas
- Mix of updated and properties needing moderate improvements
- Balance of cash flow and appreciation potential
- **High-End/Luxury Homes:** \$450,000 - \$800,000+
- Located in premium neighborhoods like The Fan, Museum District, and Short Pump
- Generally well-maintained or recently renovated
- Lower rental yields but stronger appreciation potential

Multi-Family Properties

- **Duplexes:** \$350,000 - \$550,000
- More common in older neighborhoods like The Fan, Oregon Hill, and parts of Church Hill
- Often in historic buildings with character features
- Higher management requirements but better cash flow than single-family
- **Triplexes and Fourplexes:** \$450,000 - \$800,000+
- Limited inventory compared to duplexes
- Concentrated in areas near VCU and downtown
- Higher potential returns but more complex management

Condos and Townhouses

- **Standard Units:** \$200,000 - \$350,000
- Available throughout Richmond, with concentrations in Shockoe Bottom and newer suburban developments
- Lower maintenance responsibilities
- HOA fees impact overall returns
- **Luxury Units:** \$350,000 - \$600,000+
- Premium locations in downtown, riverfront areas, and upscale suburban communities
- High-end finishes and amenities

- Appeal to professional tenants with higher incomes

Commercial Properties

- **Small Retail/Office Spaces:** \$300,000 - \$800,000
 - Located in neighborhood commercial districts and mixed-use areas
 - Often require specialized knowledge of commercial leasing
 - Potential for NNN leases that pass expenses to tenants
- **Larger Commercial Buildings:** \$800,000 - \$3,000,000+
 - Located in prime commercial corridors and business districts
 - Higher barriers to entry but potential for stronger returns
 - Often purchased by experienced investors or investment groups

Distressed and Off-Market Properties

- **Pre-Foreclosures:** \$125,000 - \$450,000
 - Discounted 10-30% below market value
 - Available across various neighborhoods
 - Condition varies widely from minor repairs to major renovations
- **Bank-Owned/REO:** \$100,000 - \$400,000
 - Often priced below market for quick sales
 - Typically sold “as-is” with no warranties
 - May require significant renovation investment
- **Auction Properties:** \$50,000 - \$350,000
 - Potentially the deepest discounts but highest risk
 - Limited inspection opportunities
 - Often require all-cash purchases

Potential ROI and Rental Yield Estimates

Richmond's rental market offers attractive returns for investors, with yields varying by property type and neighborhood. Understanding the potential ROI and rental yields helps investors make informed decisions.

Overall Rental Market Trends

- Richmond's rental market is thriving, driven by a steady influx of young professionals, students, and families
- The average rent in Richmond is approximately **\$1,045**, with properties typically spending about **16 days** on the rental market
- The city's property market has appreciated significantly over the past decade, with a cumulative growth of **114.76%**, averaging **10% annually**

Estimated Rental Yields by Property Type

Single-Family Homes

- **Gross Rental Yields:** 6-8%
- **Net Rental Yields:** 4-6% (after expenses)
- **Monthly Rent Ranges:**
 - 2-bedroom homes: \$1,200 - \$1,600
 - 3-bedroom homes: \$1,500 - \$2,200
 - 4-bedroom homes: \$1,800 - \$2,800
- **Best Performing Areas:** Manchester, Church Hill, Northside

Multi-Family Properties

- **Gross Rental Yields:** 7-10%
- **Net Rental Yields:** 5-7% (after expenses)
- **Monthly Rent Ranges:**
 - Duplex units: \$1,100 - \$1,800 per unit
 - Triplex/fourplex units: \$1,000 - \$1,700 per unit
- **Best Performing Areas:** Near VCU, The Fan, Oregon Hill

Condos and Townhouses

- **Gross Rental Yields:** 5-7%
- **Net Rental Yields:** 3-5% (after expenses, including HOA fees)
- **Monthly Rent Ranges:**
 - 1-bedroom units: \$1,000 - \$1,400
 - 2-bedroom units: \$1,300 - \$1,900
 - 3-bedroom units: \$1,600 - \$2,300
- **Best Performing Areas:** Shockoe Bottom, Scott's Addition, downtown

ROI Considerations by Neighborhood

The Fan District

- **Average Purchase Price:** \$450,000 - \$700,000
- **Average Monthly Rent:** \$1,800 - \$2,500
- **Gross Yield:** 5-6%
- **Appreciation Potential:** High
- **Tenant Profile:** Young professionals, students, small families
- **Vacancy Rates:** Low (2-3%)

Scott's Addition

- **Average Purchase Price:** \$350,000 - \$550,000
- **Average Monthly Rent:** \$1,500 - \$2,200
- **Gross Yield:** 6-7%
- **Appreciation Potential:** Very High
- **Tenant Profile:** Young professionals, millennials
- **Vacancy Rates:** Very Low (1-2%)

Manchester

- **Average Purchase Price:** \$300,000 - \$450,000
- **Average Monthly Rent:** \$1,400 - \$2,000
- **Gross Yield:** 6-8%
- **Appreciation Potential:** High

- **Tenant Profile:** Young professionals, artists, small families
- **Vacancy Rates:** Low (2-3%)

Church Hill

- **Average Purchase Price:** \$275,000 - \$500,000
- **Average Monthly Rent:** \$1,300 - \$2,100
- **Gross Yield:** 6-7%
- **Appreciation Potential:** Moderate to High
- **Tenant Profile:** Young professionals, small families
- **Vacancy Rates:** Low to Moderate (3-4%)

Short Pump

- **Average Purchase Price:** \$400,000 - \$650,000
- **Average Monthly Rent:** \$1,700 - \$2,500
- **Gross Yield:** 5-6%
- **Appreciation Potential:** Moderate
- **Tenant Profile:** Families, professionals
- **Vacancy Rates:** Very Low (1-2%)

Investment Strategy Considerations

Buy and Hold

- Most suitable for properties in established neighborhoods with steady appreciation
- Focus on properties with strong cash flow potential
- Consider properties with value-add opportunities through minor renovations
- Target areas with low vacancy rates and stable tenant bases

Fix and Flip

- Best for distressed properties in transitional or up-and-coming neighborhoods
- Look for properties discounted at least 20-30% below ARV (After Repair Value)
- Budget for renovation costs of \$30-\$75 per square foot depending on scope
- Target 15-20% minimum profit margin after all expenses

BRRRR (Buy, Rehab, Rent, Refinance, Repeat)

- Ideal for properties in emerging neighborhoods with strong rental demand
- Focus on properties with significant value-add potential
- Aim for post-renovation appraisal that allows 75-80% LTV refinance to recapture initial investment
- Target cash-on-cash returns of 10%+ after refinancing

Expense Factors Impacting ROI

- **Property Taxes:** Approximately 1.2% of assessed value annually
- **Insurance:** \$800-\$1,500 annually depending on property type and location
- **Property Management:** 8-10% of monthly rent plus leasing fees
- **Maintenance:** 1-2% of property value annually
- **Capital Expenditures:** 5-10% of rental income should be reserved
- **Vacancy:** Budget for 5-8% annual vacancy rate

Local Regulations for Real Estate Investors

Richmond real estate investors must navigate various regulations at state and local levels. Understanding these rules is crucial for compliance and successful investment operations.

State-Level Regulations

Virginia's real estate industry is governed by statewide statutes and regulations, primarily overseen by the Virginia Department of Professional and Occupational Regulation (DPOR). Key regulations include:

Licensing Requirements

- Real estate agents and brokers must be licensed through the Virginia Real Estate Board
- Property managers handling rentals for third parties require a real estate license
- Individual investors purchasing properties for their own portfolio do not typically need a real estate license

Landlord-Tenant Laws

- Virginia Residential Landlord and Tenant Act (VRLTA) governs most residential rental relationships
- Security deposits limited to two months' rent
- Specific notice periods required for lease termination and rent increases
- Strict requirements for handling security deposits, including interest payments in some cases
- Detailed maintenance and habitability standards for rental properties

Fair Housing Laws

- Virginia Fair Housing Law prohibits discrimination based on race, color, religion, national origin, sex, elderliness, familial status, disability, source of funds, sexual orientation, gender identity, and military status
- Violations can result in significant penalties and legal action

Local Richmond Ordinances

Richmond has specific local ordinances that impact real estate investors:

Zoning Regulations

- Richmond's zoning code classifies areas into residential, commercial, mixed-use, and special districts
- These classifications determine permissible property uses, density, building heights, and development standards
- Historic districts like Church Hill and the Fan District impose additional restrictions on renovations and new constructions
- Special use permits may be required for certain property uses or modifications

Historic District Regulations

- Properties within designated historic districts face restrictions on modifications
- Commission of Architectural Review (CAR) approval required for exterior changes to buildings in historic districts
- Compliance with preservation guidelines mandatory for renovations
- Additional permits and reviews required for significant alterations

Rental Inspection Programs

- Some areas of Richmond require periodic rental inspections
- Rental inspection districts aim to ensure minimum housing standards
- Fees associated with inspections and potential remediation requirements
- Non-compliance can result in fines and inability to legally rent properties

Property Maintenance Code

- Richmond enforces the Virginia Maintenance Code
- Specific requirements for property upkeep, safety features, and structural integrity
- Code enforcement can issue violations requiring prompt remediation
- Repeated violations may result in escalating penalties

Recent Legislative Developments

The Virginia Real Estate Investors Alliance (VREIA) monitors legislation impacting the industry. Recent proposed bills include:

- **HB2175:** Allows localities to limit rent increases, potentially affecting rental income stability
- **HB2218:** Mandates acceptance of various rent payment methods without additional fees
- **HB2047:** Prohibits algorithmic rent pricing, impacting automated pricing tools
- **HB2229:** Changes eviction procedures, affecting landlord-tenant relations

Tax Considerations

Richmond investors should be aware of various tax implications:

Property Taxes

- Richmond's real estate tax rate is \$1.20 per \$100 of assessed value
- Properties are assessed annually, with potential for significant increases in appreciating areas
- Tax abatement programs available for certain rehabilitation projects
- Special assessments may apply in certain districts for infrastructure improvements

Business Licenses

- Investors with multiple properties may need a business license

- License fees based on gross receipts from rental income
- Annual renewal requirements and reporting obligations

Short-Term Rental Regulations

- Special permits required for short-term rentals (less than 30 days)
- Occupancy taxes apply to short-term rentals
- Many areas require owner occupancy for short-term rental operations
- Zoning restrictions may prohibit short-term rentals in certain districts

Compliance Recommendations for Investors

To navigate Richmond's regulatory environment successfully:

1. **Conduct thorough due diligence** before purchasing, including zoning verification and permit history
2. **Establish relationships with local officials** in planning, zoning, and code enforcement departments
3. **Join local investor associations** like VREIA for updates on regulatory changes
4. **Work with experienced local professionals** including attorneys, property managers, and contractors familiar with Richmond's regulations
5. **Maintain detailed records** of all property maintenance, tenant communications, and financial transactions
6. **Consider professional property management** to ensure compliance with complex and changing regulations
7. **Stay informed about legislative changes** that may impact investment strategies and operations

Images of Richmond Properties and Neighborhoods

Historic Neighborhoods

- [Church Hill Historic District](https://whyrichmondisawesome.com/wp-content/uploads/church-hill-bricks.jpg) (https://whyrichmondisawesome.com/wp-content/uploads/church-hill-bricks.jpg)
- [Fan District Row Houses](https://live.staticflickr.com/65535/32906590777_b20f54acb8_b.jpg) (https://live.staticflickr.com/65535/32906590777_b20f54acb8_b.jpg)
- [Monument Avenue in The Fan](https://live.staticflickr.com/65535/47824230542_6584c5ce84_b.jpg) (https://live.staticflickr.com/65535/47824230542_6584c5ce84_b.jpg)

- [Historic Jackson Ward](https://www.tclf.org/sites/default/files/thumbnails/image/VA_Richmond_JacksonWard_BarrettDoherty_2018_01.jpg) (https://www.tclf.org/sites/default/files/thumbnails/image/VA_Richmond_JacksonWard_BarrettDoherty_2018_01.jpg)

Popular Investment Areas

- [Scott's Addition Neighborhood](https://sightdoing.net/wp-content/uploads/2021/06/scotts-addition-richmond.jpg) (https://sightdoing.net/wp-content/uploads/2021/06/scotts-addition-richmond.jpg)
- [Manchester Development](https://i.pinimg.com/originals/e8/08/64/e80864f08110c1d316324af38e5d4604.png) (https://i.pinimg.com/originals/e8/08/64/e80864f08110c1d316324af38e5d4604.png)
- [Shockoe Bottom Area](https://live.staticflickr.com/32/35527763_628d1165e3_z.jpg) (https://live.staticflickr.com/32/35527763_628d1165e3_z.jpg)
- [Museum District](https://whyrichmondissawesome.com/wp-content/uploads/021_Museum_District_104771_149325-640x427.jpg) (https://whyrichmondissawesome.com/wp-content/uploads/021_Museum_District_104771_149325-640x427.jpg)

Investment Property Types

- [Multi-Family Home in Richmond](https://ap.rdcpix.com/ff94a0be7d6c3e447b5c0bd5248a12b9l-m4253299819rd-w960_h720.jpg) (https://ap.rdcpix.com/ff94a0be7d6c3e447b5c0bd5248a12b9l-m4253299819rd-w960_h720.jpg)
- [Single-Family Investment Property](https://i.pinimg.com/736x/ab/9d/65/ab9d65468b388d789f26c-c4ec17015e8.jpg) (https://i.pinimg.com/736x/ab/9d/65/ab9d65468b388d789f26c-c4ec17015e8.jpg)
- [Richmond Commercial Real Estate](https://cdn.commercialcafe.com/images/65E8F96F-93C5-4E38-B6E9-2F273F1FEC84/Vistas-37.JPG?width=450) (https://cdn.commercialcafe.com/images/65E8F96F-93C5-4E38-B6E9-2F273F1FEC84/Vistas-37.JPG?width=450)
- [Renovated Investment Property](https://ufundinvestment.com/wp-content/uploads/2019/12/%E5%B0%81%E9%9D%A2.jpg) (https://ufundinvestment.com/wp-content/uploads/2019/12/%E5%B0%81%E9%9D%A2.jpg)

Distressed Properties

- [Pre-Foreclosure Home Example](https://www.fortunebuilders.com/wp-content/uploads/2018/04/distressed-properties.jpg) (https://www.fortunebuilders.com/wp-content/uploads/2018/04/distressed-properties.jpg)
- [Fixer-Upper Investment Opportunity](https://live.staticflickr.com/5146/5555812649_80313dc374_b.jpg) (https://live.staticflickr.com/5146/5555812649_80313dc374_b.jpg)
- [Distressed Property Renovation Potential](https://learn.roofstock.com/hs-fs/hubfs/iStock-1154227862.jpg?width=4128&name=iStock-1154227862.jpg) (https://learn.roofstock.com/hs-fs/hubfs/iStock-1154227862.jpg?width=4128&name=iStock-1154227862.jpg)

Richmond Cityscape

- [Richmond Skyline](https://dividendsdiversify.com/wp-content/uploads/2022/10/richmond-va-skyline.jpg) (https://dividendsdiversify.com/wp-content/uploads/2022/10/richmond-va-skyline.jpg)

- [James River View](https://cwprop.com/wp-content/uploads/2016/12/Overlook-Townhomes-Richmond-VA-James-River.jpg) (https://cwprop.com/wp-content/uploads/2016/12/Overlook-Townhomes-Richmond-VA-James-River.jpg)
- [Downtown Richmond](https://cdn.commercialcafe.com/images/F3287C62-2443-49E7-A44F-A7EE9C72608E/11470043.jpeg?width=450) (https://cdn.commercialcafe.com/images/F3287C62-2443-49E7-A44F-A7EE9C72608E/11470043.jpeg?width=450)