



Appalachia, Virginia.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

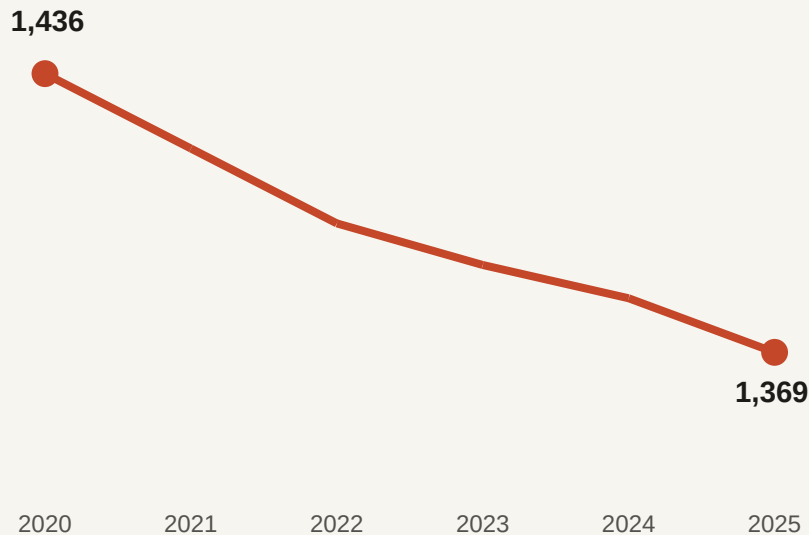


POPULATION

Down 4.7% since 2020.

1,369

people, the 116th-largest of Virginia's cities and towns.

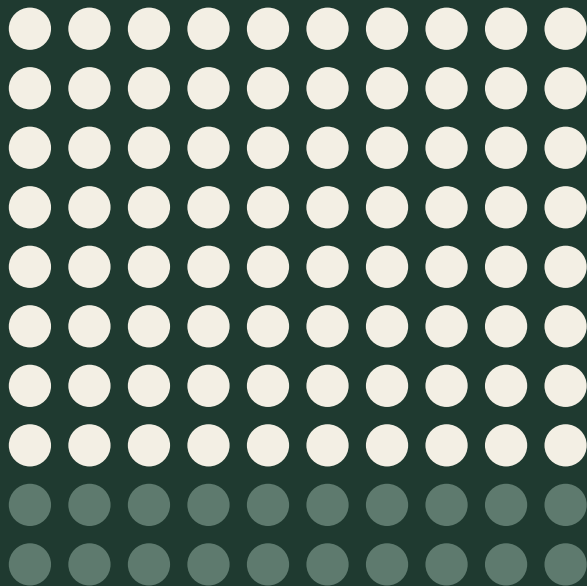


THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

80.5%

of 123 jobs located in Appalachia are filled by in-commuters.



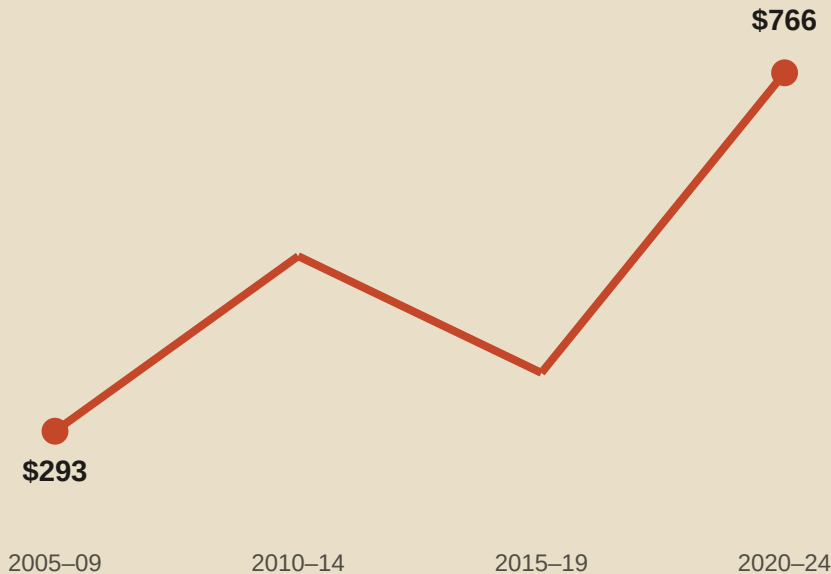
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 161%
since the 2005–2009
survey, before inflation.

\$766

a month. Virginia's median is \$1,579.



THE SEAM

Cross one tract line and median rent jumps \$323.

A \$323 gap between neighbors, the sharpest rent edge between adjacent tracts in Wise County.

TRACT 9317

\$475

TRACT 9316

\$798



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$624–\$936



\$766 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 836 homes here.

1–2

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 83%
less than Virginia's.

\$67,100

median home value in Appalachia.

Appalachia



\$67,100

Virginia



\$383,700

U.S.



\$332,700

THAT WAS APPALACHIA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/va/appalachia/

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