



Big Stone Gap, Virginia.

Current market data.

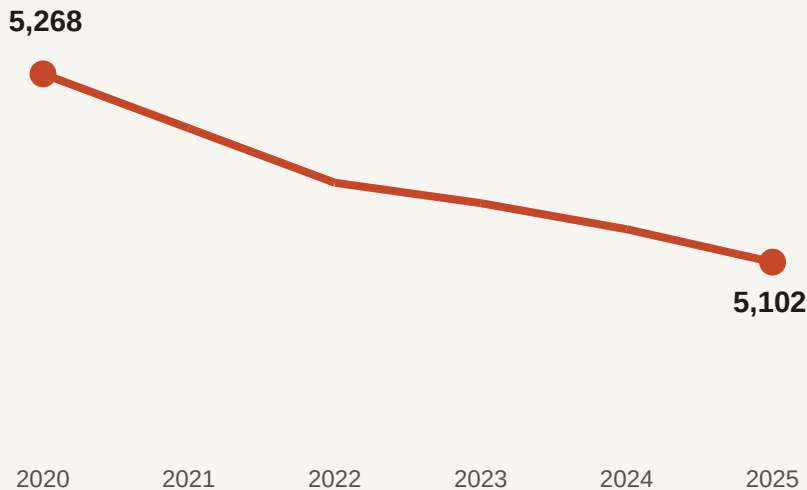
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.2% since 2020.

5,102

people, the 62nd-largest of Virginia's cities and towns.

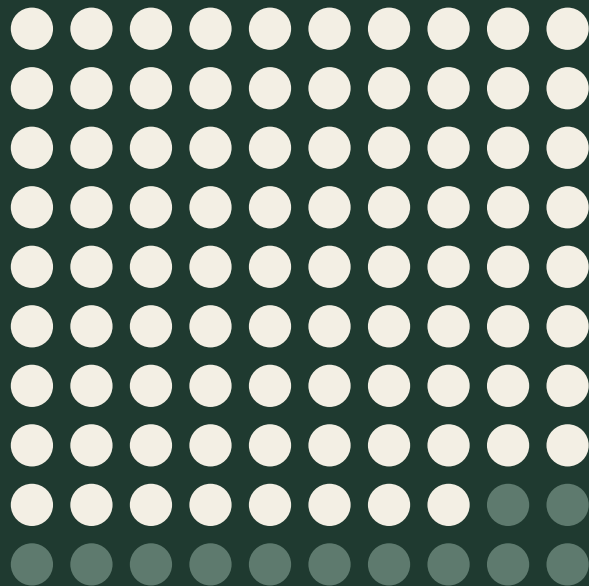


THE WORKDAY

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

87.6%

of 2,509 jobs located in Big Stone Gap are filled by
in-commuters.



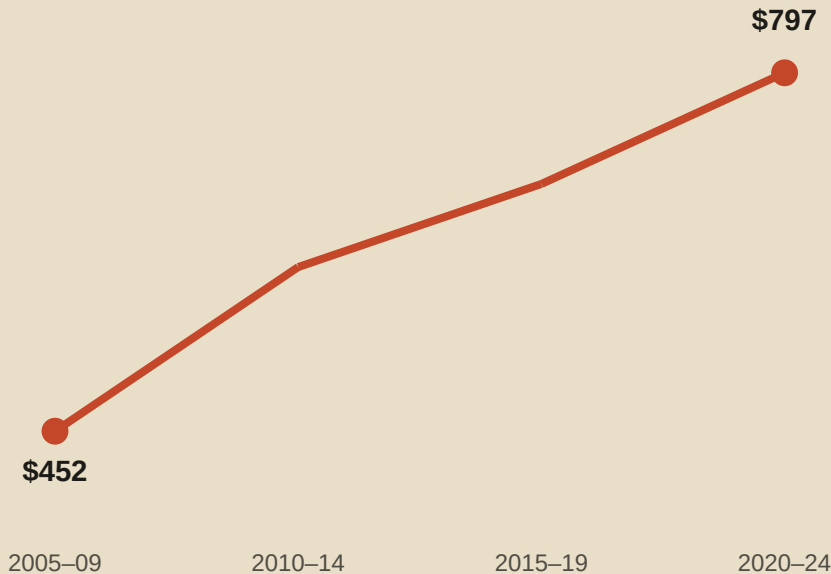
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$797

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

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 1,924 homes here.

8–25

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



HOME VALUE

A median home costs 58% less than Virginia's.

\$163,000

median home value in Big Stone Gap.

Big Stone Gap



\$163,000

Virginia



\$383,700

U.S.



\$332,700

THAT WAS BIG STONE GAP'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/big-stone-gap/

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