



Blacksburg, Virginia.

Current market data.

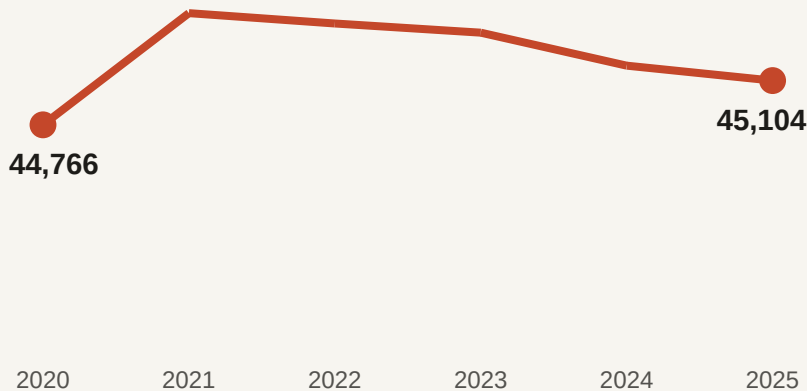
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.8% since 2020.

45,104

people, the 14th-largest of Virginia's cities and towns.



THE WORKDAY

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

79.0%

of 22,626 jobs located in Blacksburg are filled by
in-commuters.



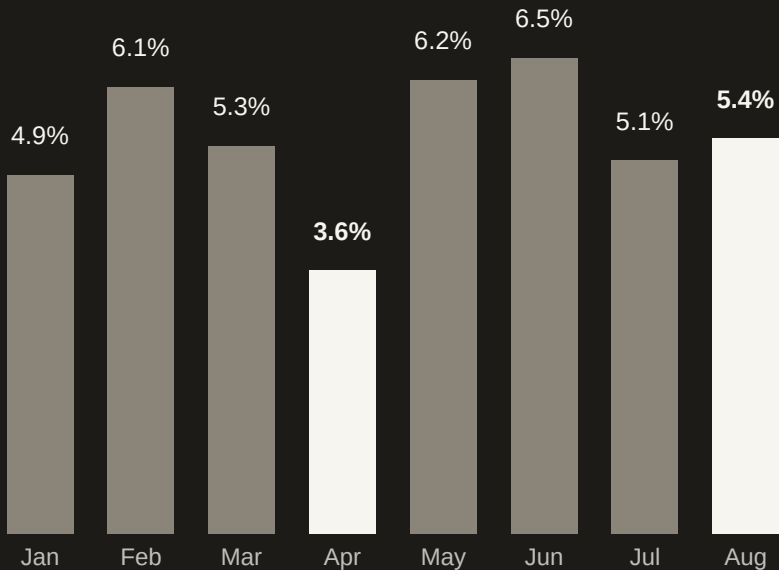
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

5.4%

in August 2026, the latest month released. A year earlier it was 5.3%.

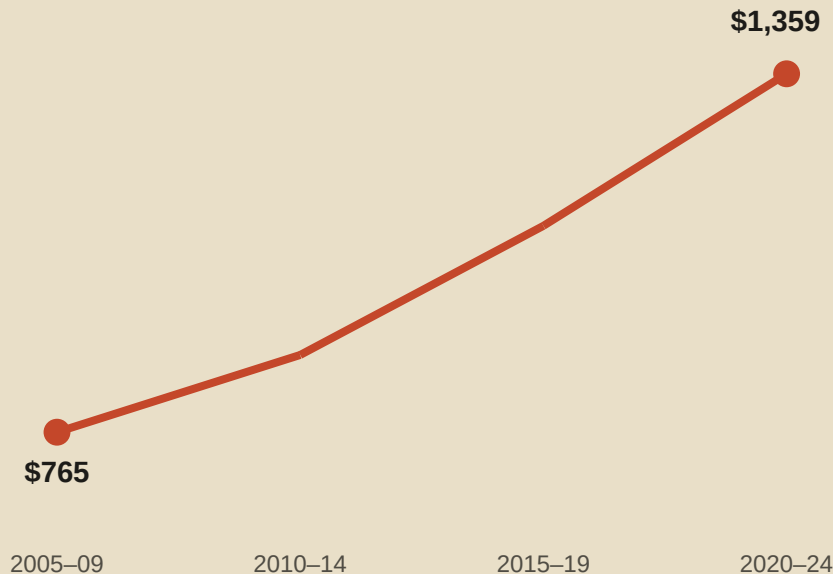


RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$1,359

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





THE SEAM

Cross one tract line and median rent jumps \$644.

A \$644 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 203.02

\$944

TRACT 213

\$1,588

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,092–\$1,638



\$1,359 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

2,199

homes permitted in ten years,
2016–2025

68%

of those were in multifamily
buildings

71%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 17,028 homes here.

120–226

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



HOME VALUE

A median home costs 16% more than Virginia's.

\$446,300

median home value in Blacksburg.

Blacksburg



\$446,300

Virginia



\$383,700

U.S.



\$332,700

THAT WAS BLACKSBURG'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/blacksburg/

The Almanac · your hyper-diligent research partner