



Boyce, Virginia.

Current market data.

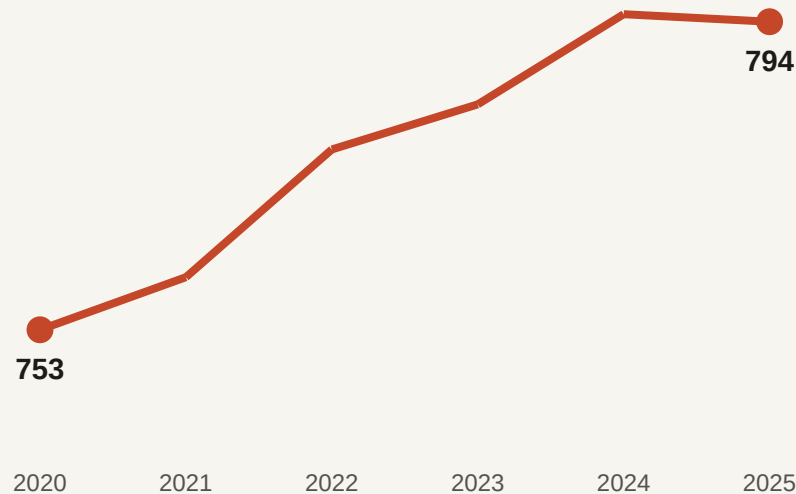
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.4% since 2020.

794

people, the 147th-largest of Virginia's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.6%

of 127 jobs located in Boyce are filled by in-commuters.



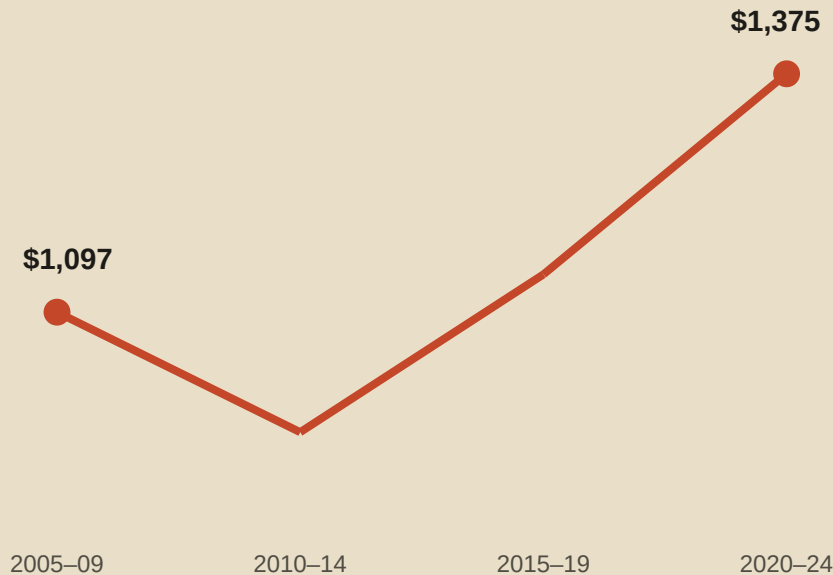
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 25%
since the 2005–2009
survey, before inflation.

\$1,375

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





THE SEAM

Cross one tract line and median rent jumps \$268.

A \$268 gap between neighbors, the sharpest rent edge between adjacent tracts in Clarke County.

TRACT 103

\$1,069

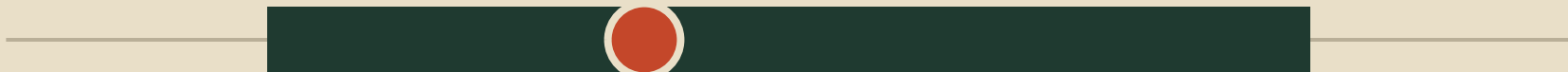
TRACT 101.02

\$1,337

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,164–\$1,747



\$1,375 median

is the monthly rent range local workforce wages support.



BUILDING

57% of the housing here was built before 2000.

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 338 homes here.

0–1

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



HOME VALUE

A median home costs 11% more than Virginia's.

\$425,000

median home value in Boyce.

Boyce



\$425,000

Virginia



\$383,700

U.S.



\$332,700

THAT WAS BOYCE'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/boyce/**](https://almanacdata.ai/e/va/boyce/)

The Almanac · your hyper-diligent research partner