



Buena Vista, Virginia.

Current market data.

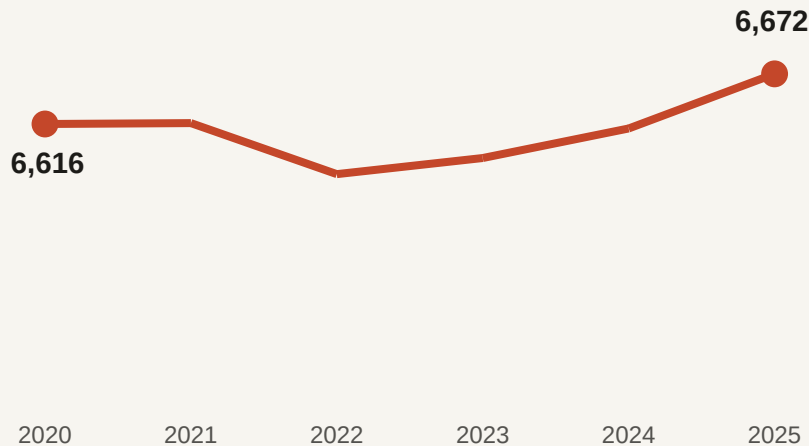
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

6,672

people, the 54th-largest of Virginia's cities and towns.



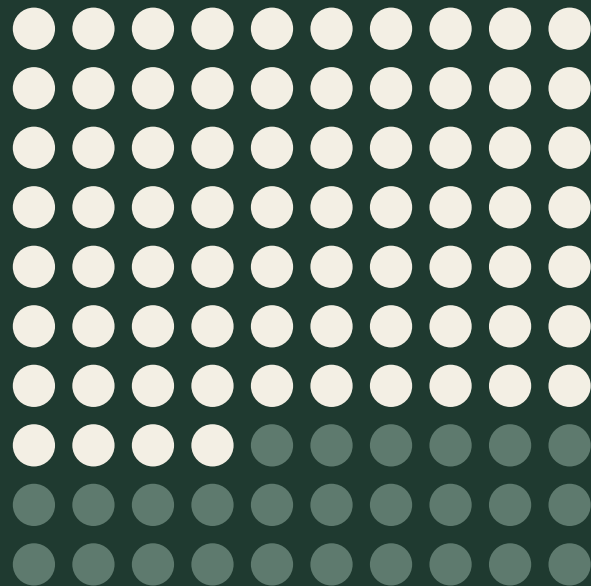
THE WORKDAY

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

73.7%

of 2,524 jobs located in Buena Vista are filled by
in-commuters.

Source: Census LEHD LODES, 2023



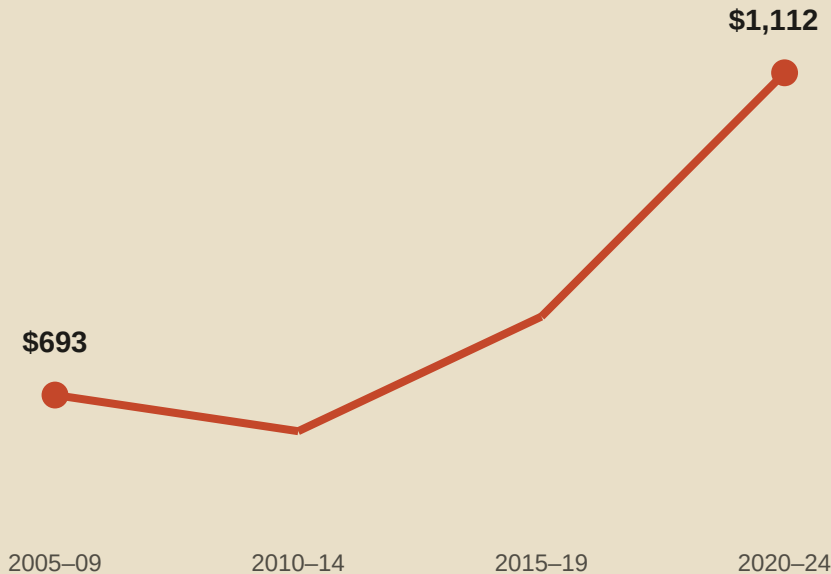
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,112

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



THE SEAM

Cross one tract line and median rent jumps \$307.

A \$307 gap between neighbors, the sharpest rent edge between adjacent tracts in Buena Vista city.

TRACT 9306.02

\$1,018

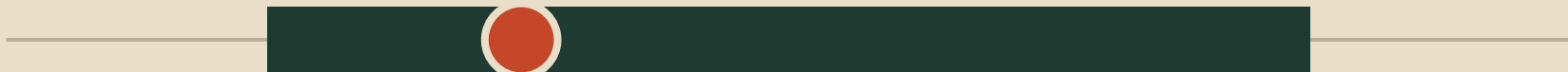
TRACT 9306.01

\$1,325

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$991–\$1,487



\$1,112 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

54

homes permitted, 2022–2025

26%

of those were in multifamily
buildings

88%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 2,949 homes here.

12–25

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



HOME VALUE

A median home costs 59% less than Virginia's.

\$156,200

median home value in Buena Vista.

Buena Vista



\$156,200

Virginia



\$383,700

U.S.



\$332,700

THAT WAS BUENA VISTA'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/buena-vista/**](https://almanacdata.ai/e/va/buena-vista/)

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