



# Charlottesville, Virginia.

Current market data.

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

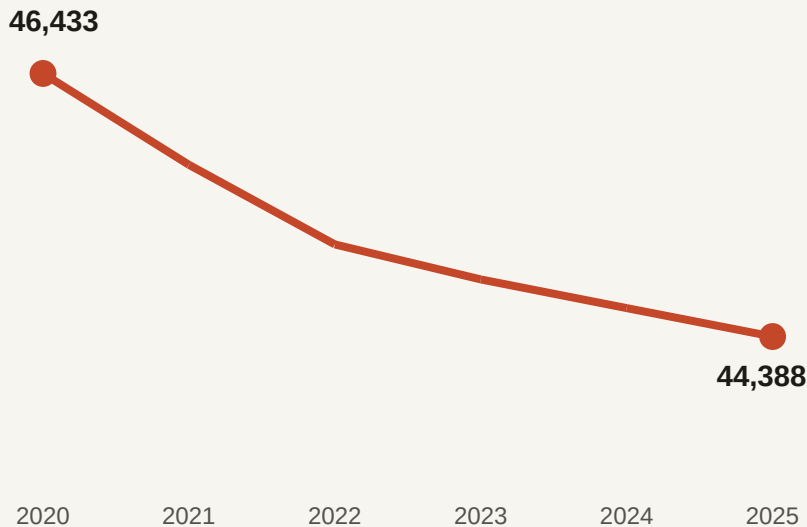


## POPULATION

Down 4.4% since 2020.

44,388

people, the 15th-largest of Virginia's cities and towns.



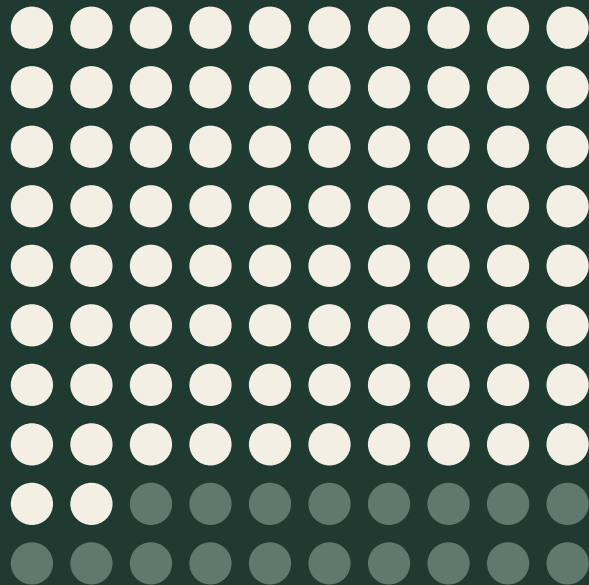
THE WORKDAY

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

82.5%

of 37,763 jobs located in Charlottesville are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



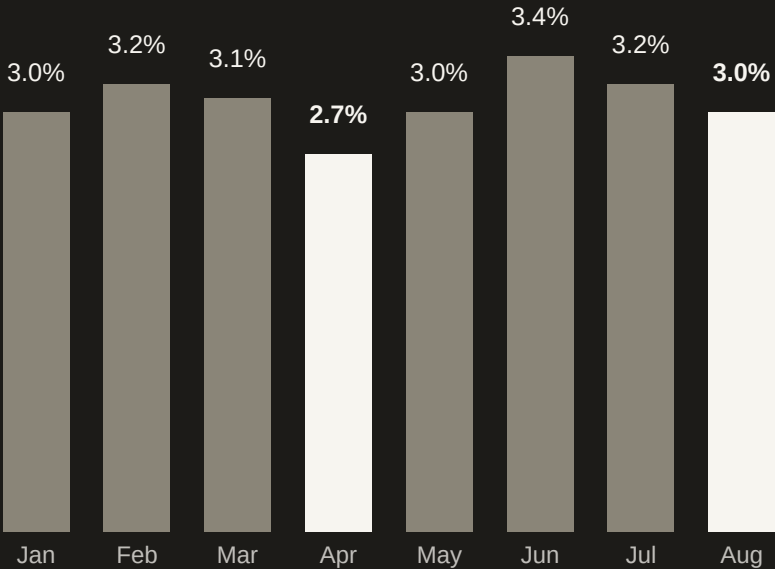
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:  
2.7%.

3.0%

in August 2026, the latest month released. A year earlier it was 3.1%.



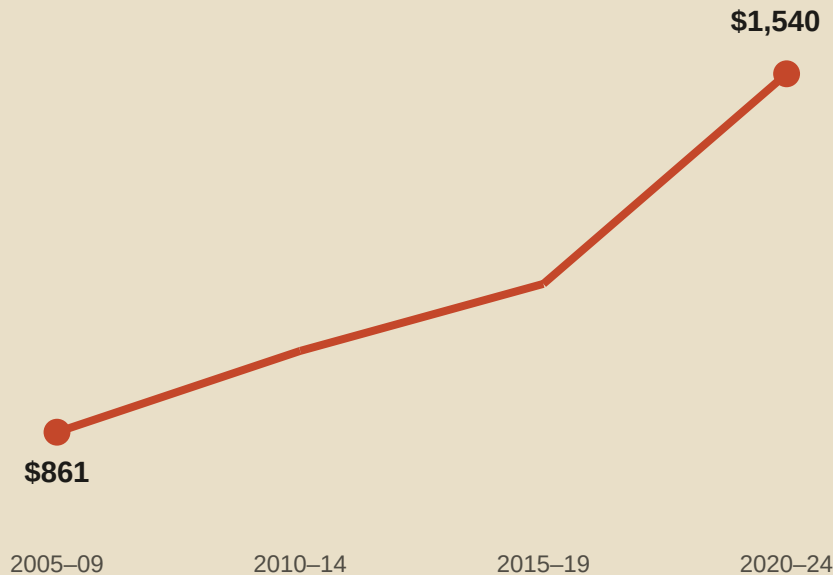
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 79%  
since the 2005–2009  
survey, before inflation.

**\$1,540**

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



## THE SEAM

# Cross one tract line and median rent jumps \$654.

A \$654 gap between neighbors, the sharpest rent edge between adjacent tracts in Charlottesville city.

TRACT 8

**\$1,237**

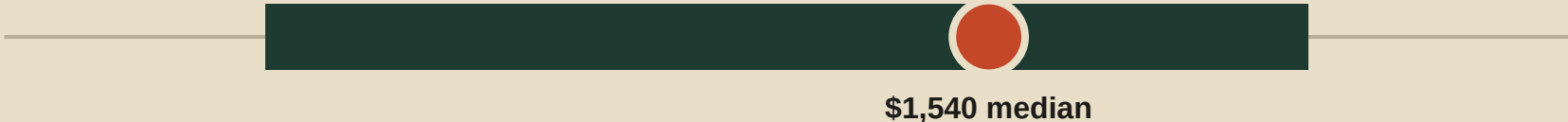
TRACT 9

**\$1,891**

ROOM TO BUILD

The median rent sits inside what local wages can carry.

**\$1,143–\$1,715**



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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**2,263**

homes permitted in ten years,  
2016–2025

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**72%**

of those were in multifamily  
buildings

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**78%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.5–1.7% to the 21,610 homes here.**

**103–378**

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



## HOME VALUE

A median home costs 27% more than Virginia's.

**\$486,700**

median home value in Charlottesville.

Charlottesville



\$486,700

Virginia



\$383,700

U.S.



\$332,700

THAT WAS CHARLOTTESVILLE'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/charlottesville/](https://almanacdata.ai/e/va/charlottesville/)

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