



Coeburn, Virginia.

Current market data.

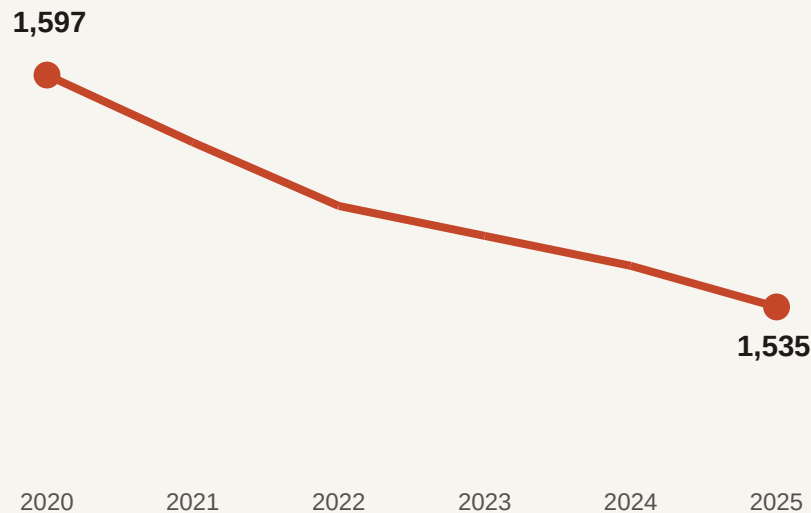
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.9% since 2020.

1,535

people, the 110th-largest of Virginia's cities and towns.



THE WORKDAY

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

92.2%

of 679 jobs located in Coeburn are filled by in-commuters.



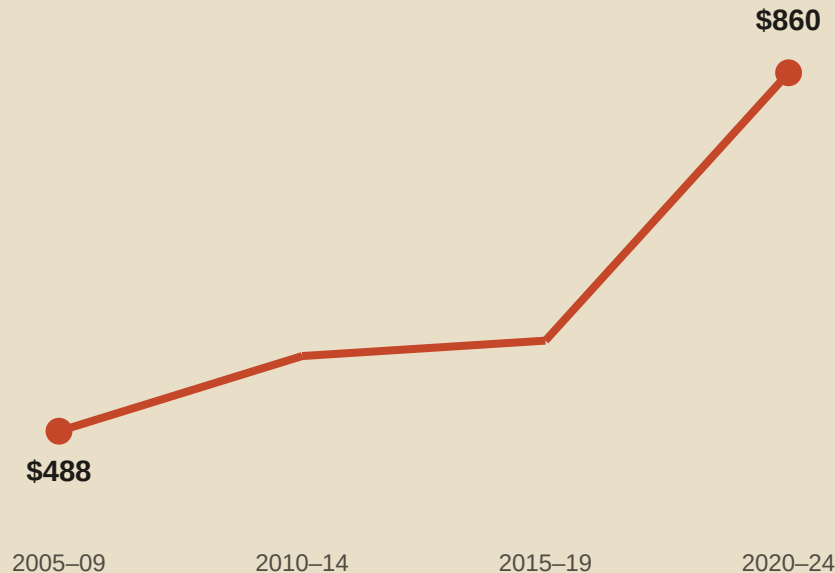
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$860

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

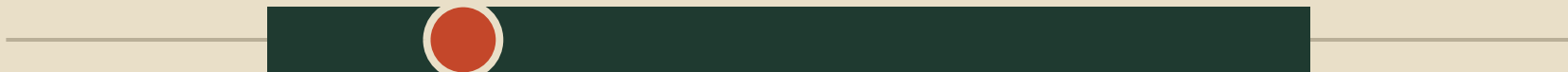
TRACT 9316

\$798

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$786–\$1,179



\$860 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 863 homes here.

1–7

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



HOME VALUE

A median home costs 71%
less than Virginia's.

\$112,600

median home value in Coeburn.

Coeburn



\$112,600

Virginia



\$383,700

U.S.



\$332,700

THAT WAS COEBURN'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/coeburn/**](https://almanacdata.ai/e/va/coeburn/)

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