



Covington, Virginia.

Current market data.

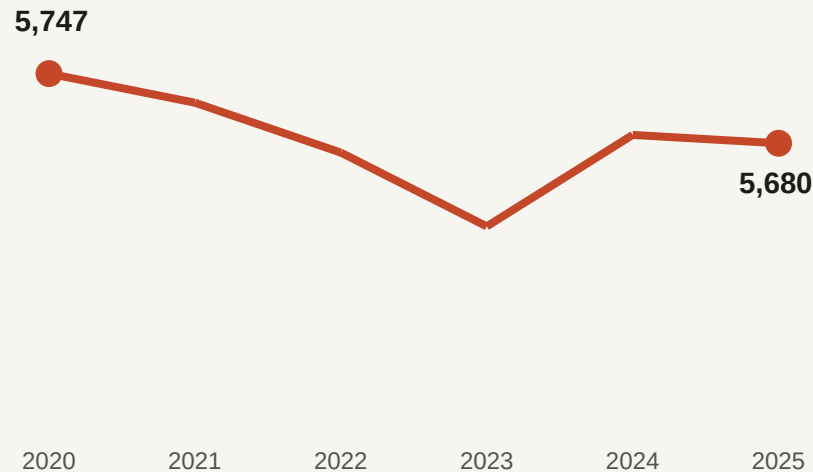
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.2% since 2020.

5,680

people, the 58th-largest of Virginia's cities and towns.

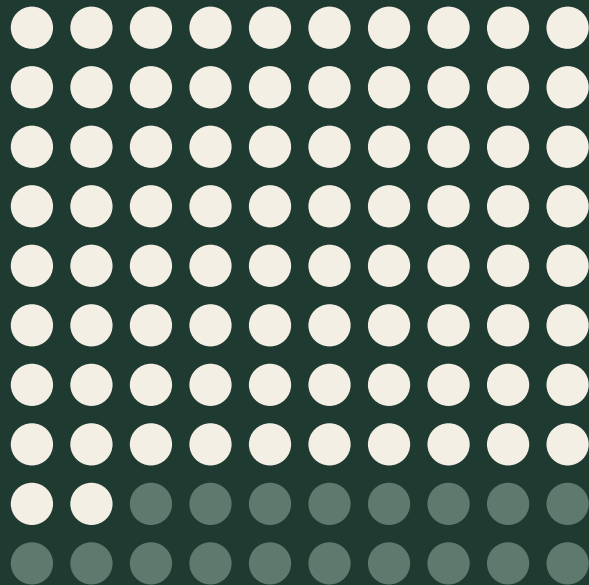


THE WORKDAY

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

82.4%

of 3,889 jobs located in Covington are filled by in-commuters.



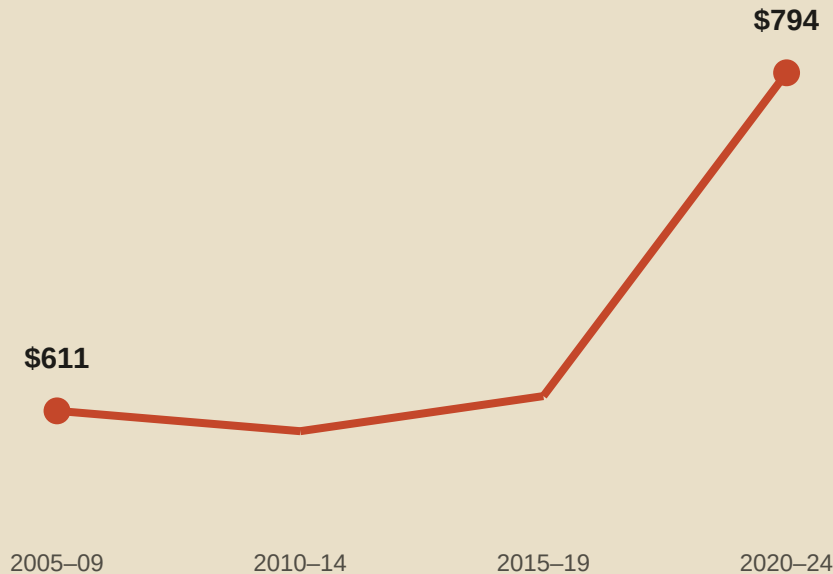
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 30%
since the 2005–2009
survey, before inflation.

\$794

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





THE SEAM

Cross one tract line and median rent jumps \$88.

A \$88 gap between neighbors, the sharpest rent edge between adjacent tracts in Covington city.

TRACT 602

\$776

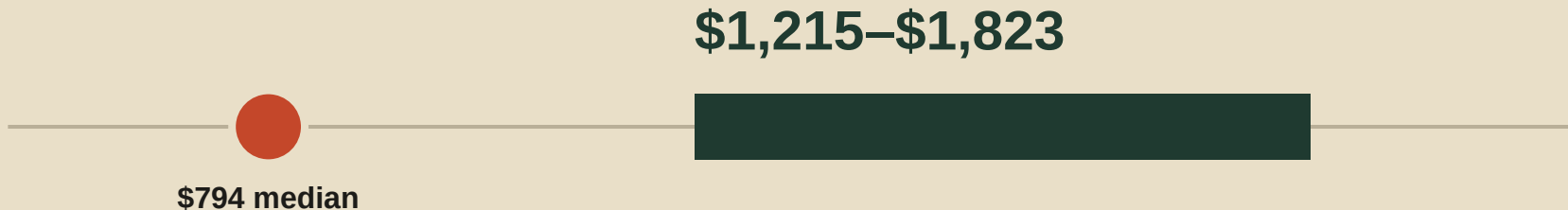
TRACT 601

\$864



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

17

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 3,035 homes here.

7–39

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



HOME VALUE

A median home costs 78% less than Virginia's.

\$83,500

median home value in Covington.

Covington



\$83,500

Virginia



\$383,700

U.S.



\$332,700

THAT WAS COVINGTON'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/covington/**](https://almanacdata.ai/e/va/covington/)

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