



Culpeper, Virginia.

Current market data.

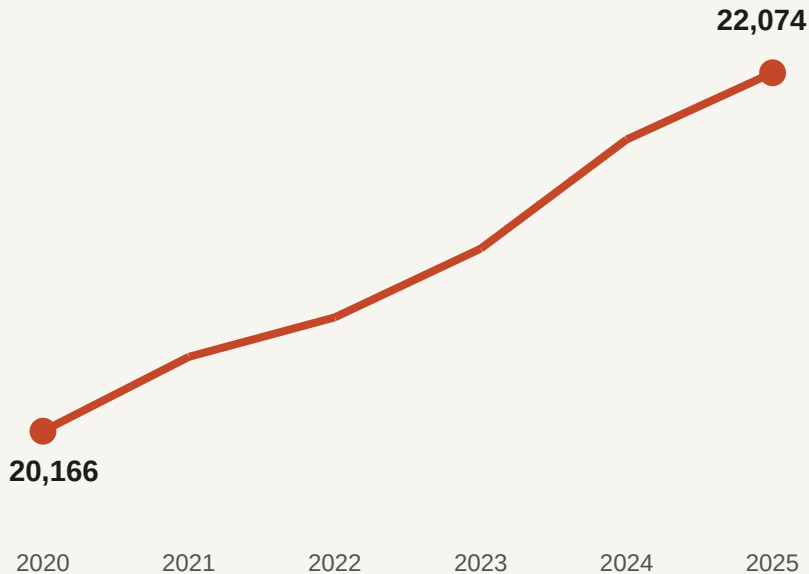
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.5% since 2020.

22,074

people, the 28th-largest of Virginia's cities and towns.



THE WORKDAY

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

83.3%

of 11,218 jobs located in Culpeper are filled by in-commuters.



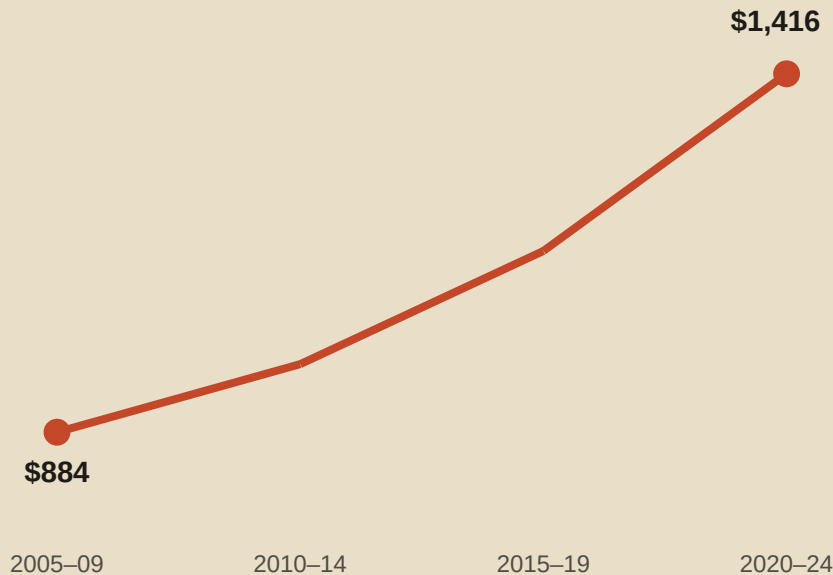
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,416

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





THE SEAM

Cross one tract line and median rent doubles.

A \$966 gap between neighbors, the sharpest rent edge between adjacent tracts in Culpeper County.

TRACT 9301.03

\$856

TRACT 9301.04

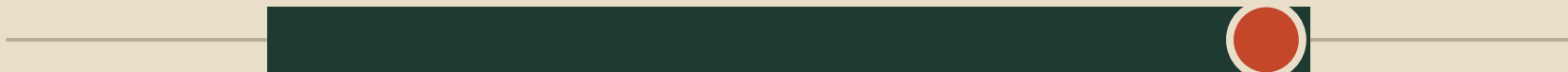
\$1,822



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$957–\$1,436



\$1,416 median

is the monthly rent range local workforce wages support.



BUILDING

54% of the housing here was built before 2000.

54%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 7,137 homes here.

37–112

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



HOME VALUE

A median home costs 2% more than Virginia's.

\$390,000

median home value in Culpeper.

Culpeper



\$390,000

Virginia



\$383,700

U.S.



\$332,700

THAT WAS CULPEPER'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/culpeper/**](https://almanacdata.ai/e/va/culpeper/)

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