



Dumfries, Virginia.

Current market data.

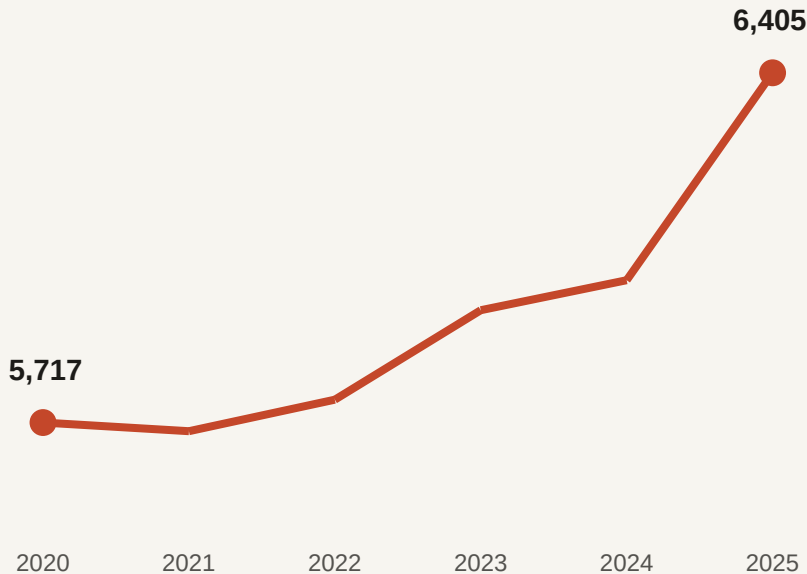
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.0% since 2020.

6,405

people, the 56th-largest of Virginia's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.2%

of 2,737 jobs located in Dumfries are filled by in-commuters.



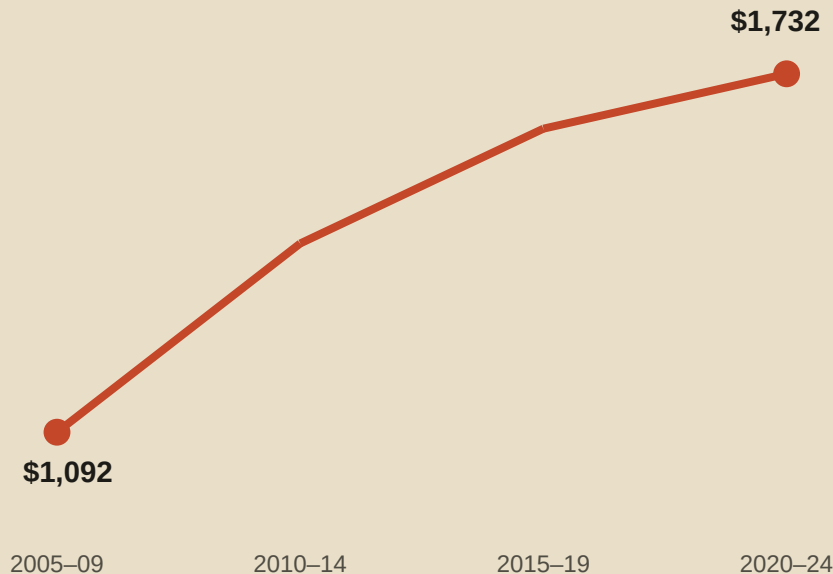
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 59%
since the 2005–2009
survey, before inflation.**

\$1,732

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,376 gap between neighbors, the sharpest rent edge between adjacent tracts in Prince William County.

TRACT 9014.12

\$99

TRACT 9014.14

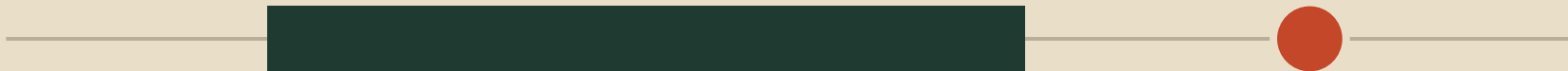
\$3,475



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,026–\$1,539



\$1,732 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

484

homes permitted in ten years,
2016–2025

86%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 1,868 homes here.

6–27

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



HOME VALUE

A median home costs 14% less than Virginia's.

\$331,800

median home value in Dumfries.

Dumfries



\$331,800

Virginia



\$383,700

U.S.



\$332,700

THAT WAS DUMFRIES'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/dumfries/**](https://almanacdata.ai/e/va/dumfries/)

The Almanac · your hyper-diligent research partner