



Fincastle, Virginia.

Current market data.

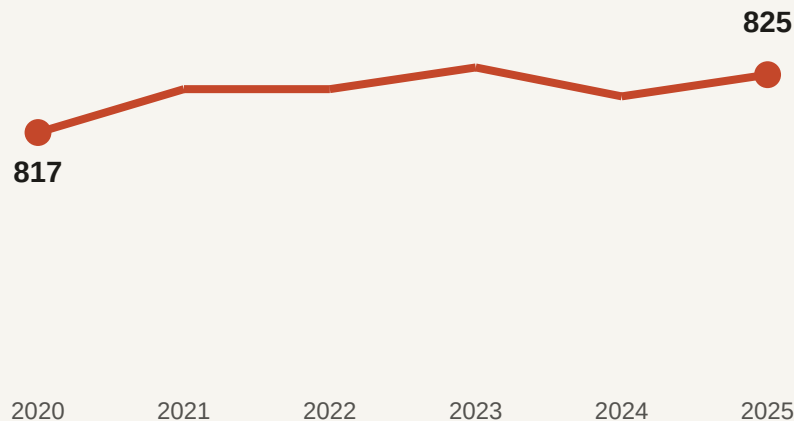
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 1.0% since
2020.**

825

people, the 144th-largest of Virginia's cities and towns.



THE WORKDAY

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

98.2%

of 1,514 jobs located in Fincastle are filled by in-commuters.



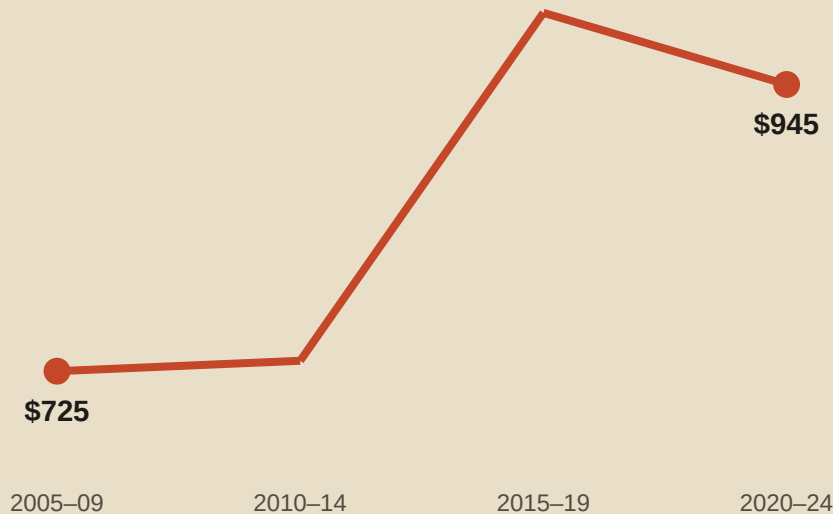
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$945

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



THE SEAM

Cross one tract line and median rent doubles.

A \$891 gap between neighbors, the sharpest rent edge between adjacent tracts in Botetourt County.

TRACT 404.02

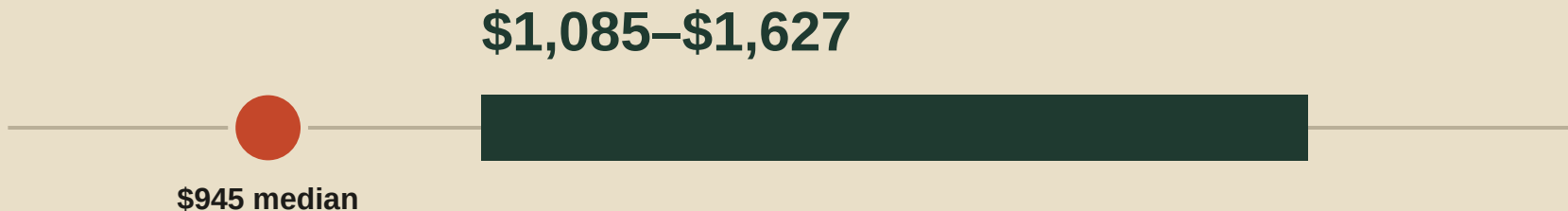
\$902

TRACT 403.03

\$1,793

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.

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–4.3% to the 346 homes here.

1–15

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



HOME VALUE

A median home costs 33% less than Virginia's.

\$257,500

median home value in Fincastle.

Fincastle



\$257,500

Virginia



\$383,700

U.S.



\$332,700

THAT WAS FINCASTLE'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/fincastle/

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