



Gate City, Virginia.

Current market data.

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

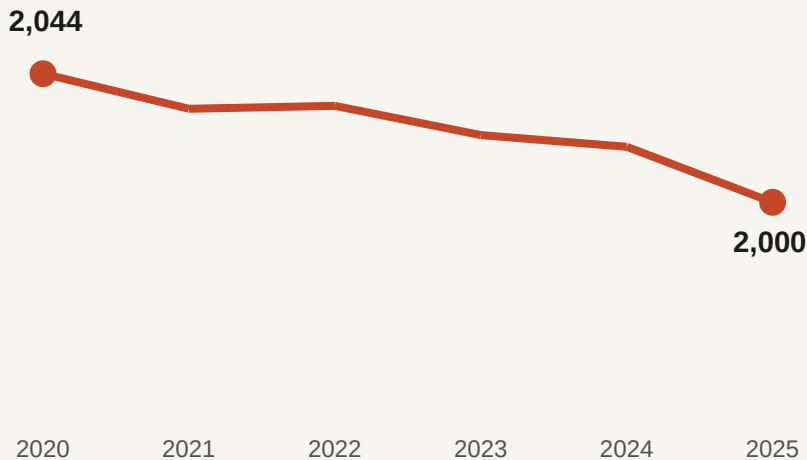


POPULATION

Down 2.2% since 2020.

2,000

people, the 99th-largest of Virginia's cities and towns.



THE WORKDAY

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

92.0%

of 1,666 jobs located in Gate City are filled by in-commuters.



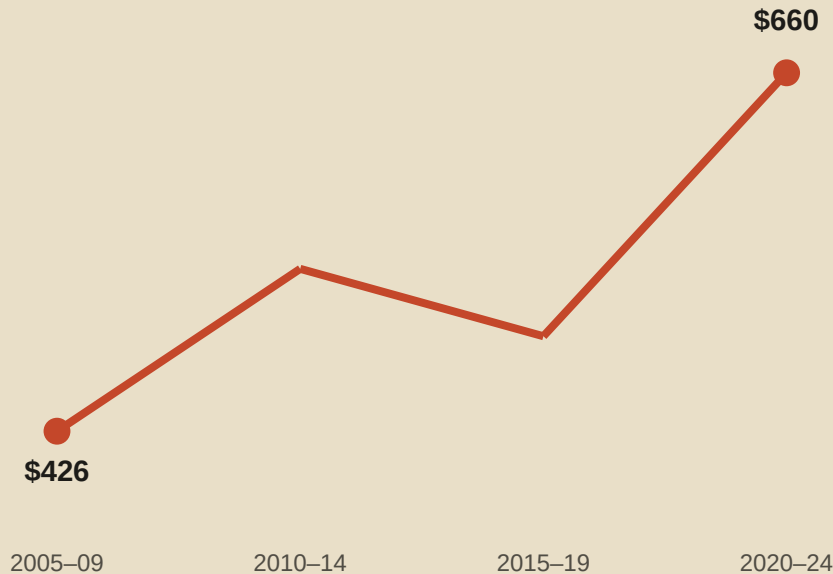
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$660

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





THE SEAM

Cross one tract line and median rent jumps \$216.

A \$216 gap between neighbors, the sharpest rent edge between adjacent tracts in Scott County.

TRACT 301

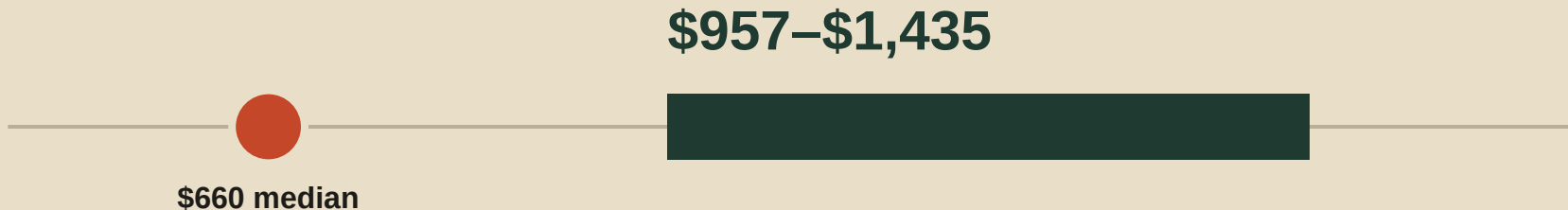
\$645

TRACT 306

\$861

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.

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.5% to the 1,167 homes here.

2–17

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



HOME VALUE

A median home costs 58% less than Virginia's.

\$163,000

median home value in Gate City.

Gate City



\$163,000

Virginia



\$383,700

U.S.



\$332,700

THAT WAS GATE CITY'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/gate-city/**](https://almanacdata.ai/e/va/gate-city/)

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