



# Grottoes, Virginia.

Current market data.

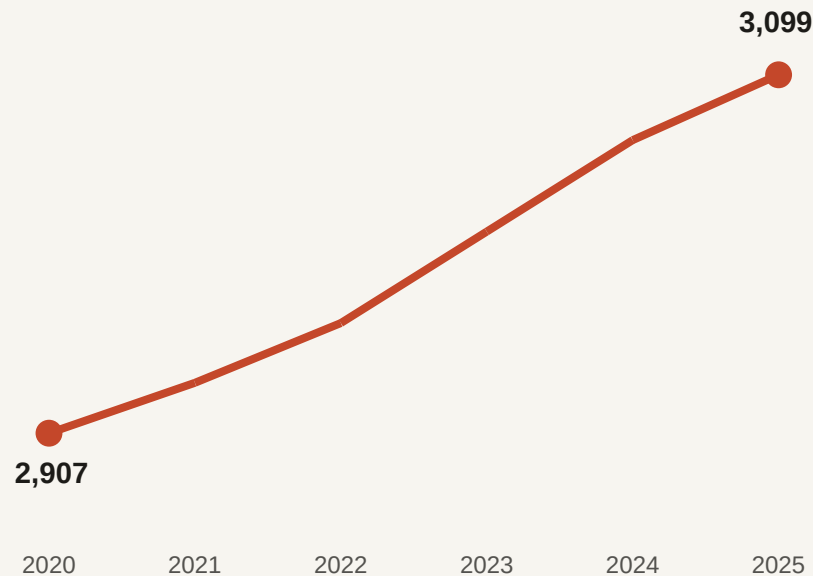
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.6% since 2020.

3,099

people, the 80th-largest of Virginia's cities and towns.



THE WORKDAY

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

89.6%

of 414 jobs located in Grottoes are filled by in-commuters.



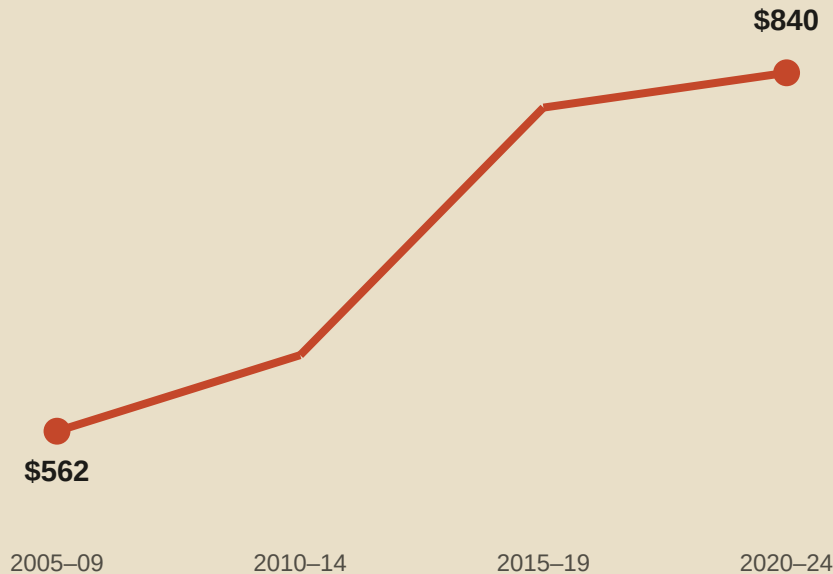
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 49%  
since the 2005–2009  
survey, before inflation.

**\$840**

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





## THE SEAM

# Cross one tract line and median rent jumps \$775.

A \$775 gap between neighbors, the sharpest rent edge between adjacent tracts in Rockingham County.

TRACT 120

**\$1,003**

TRACT 118.01

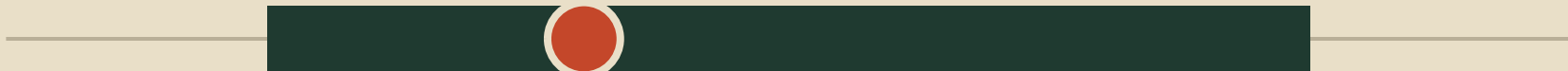
**\$1,778**



ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$729–\$1,094**



**\$840 median**

is the monthly rent range local workforce wages support.



BUILDING

**70% of the housing here was built before 2000.**

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**70%**

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.2–0.3% to the 1,314 homes here.**

**2–4**

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



## HOME VALUE

A median home costs 28% less than Virginia's.

**\$275,700**

median home value in Grottoes.

Grottoes



\$275,700

Virginia



\$383,700

U.S.



\$332,700

THAT WAS GROTTOES'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/grottoes/\*\*](https://almanacdata.ai/e/va/grottoes/)

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