Harrisonburg, Virginia.

Current market data.

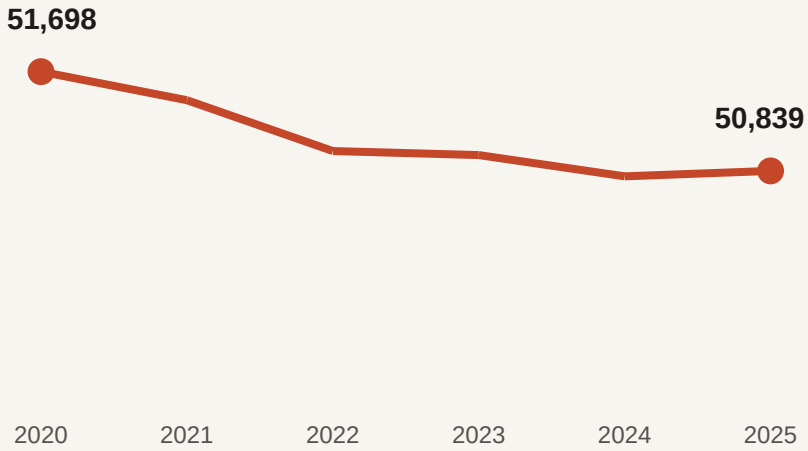
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

50,839

people, the 12th-largest of Virginia's cities and towns.



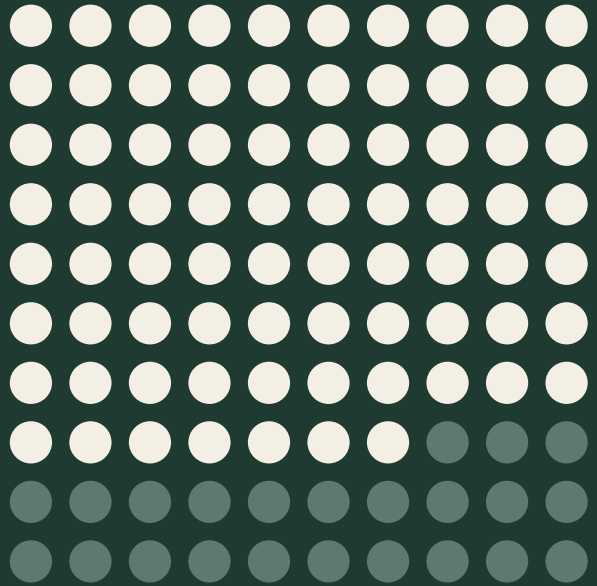
Source: Census Population Estimates, 2025

THE WORKDAY

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

77.3%

of 34,193 jobs located in Harrisonburg are filled by in-commuters.



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

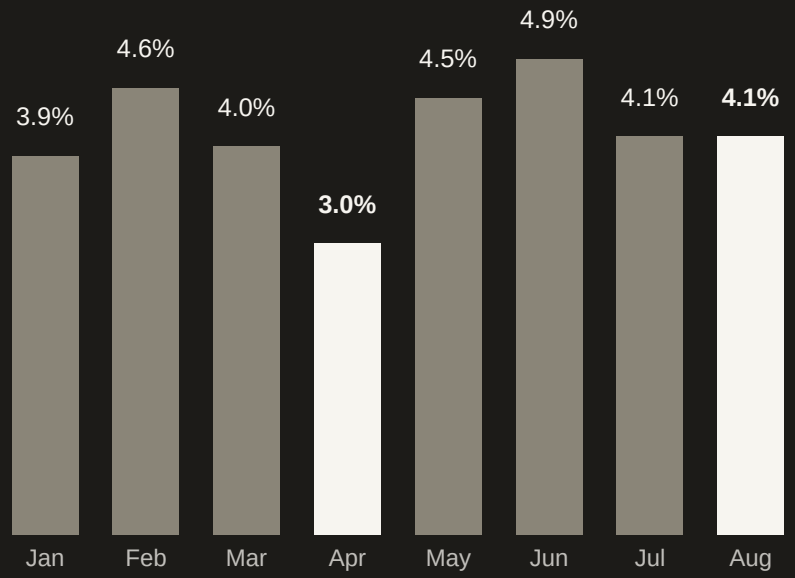
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 3.0%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.1%.



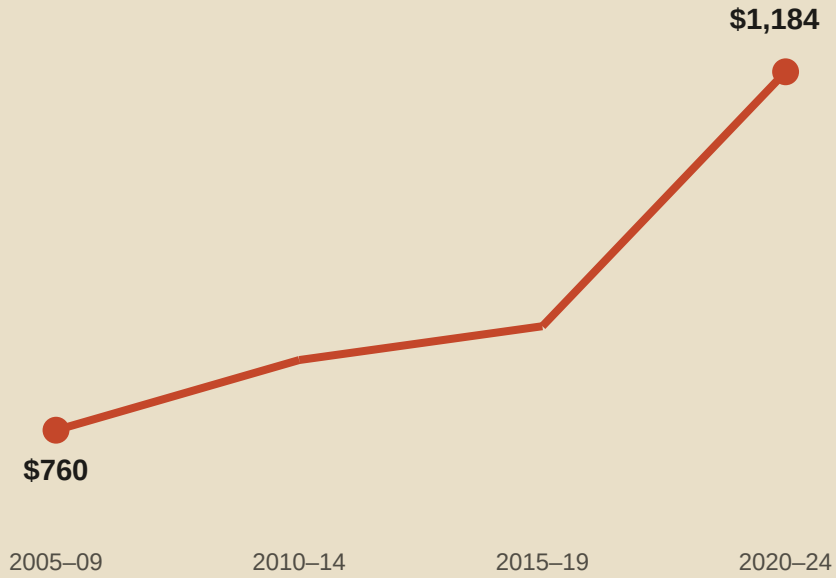
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 56% since the 2005–2009 survey, before inflation.

$1,184

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

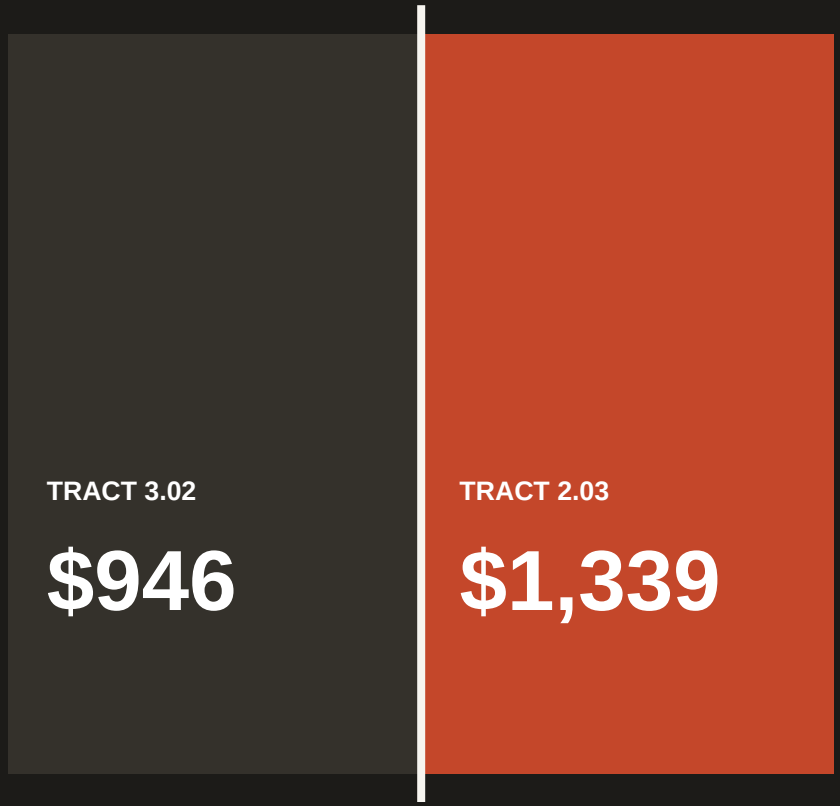


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $393.

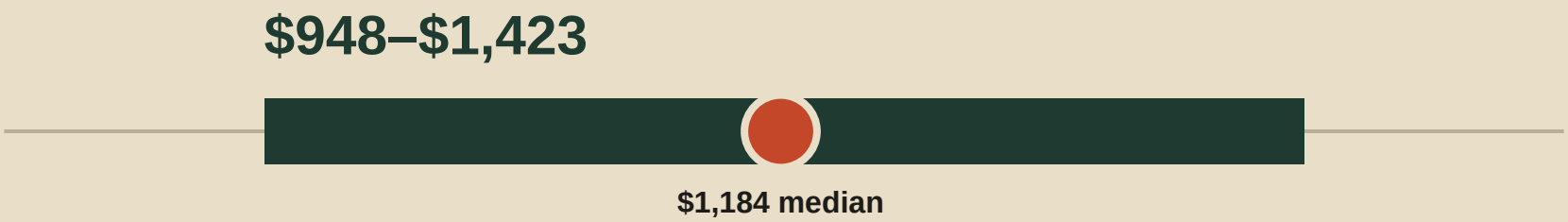
A $393 gap between neighbors, the sharpest rent edge between adjacent tracts in Harrisonburg city.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

71% of the housing here was built before 2000.

904

homes permitted in ten years, 2016–2025

43%

of those were in multifamily buildings

71%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–2% to the 18,667 homes here.

128–342

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

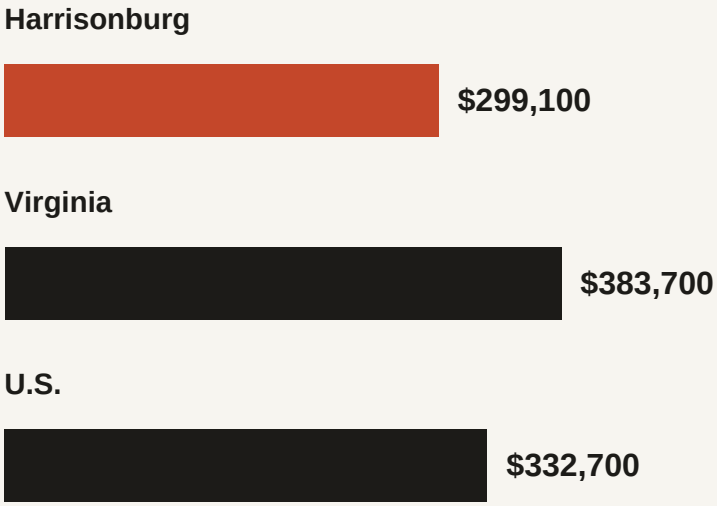
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 22% less than Virginia's.

$299,100

median home value in Harrisonburg.



Source: Census ACS 5-year, 2020-2024

THAT WAS HARRISONBURG'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/harrisonburg/**