



Independence, Virginia.

Current market data.

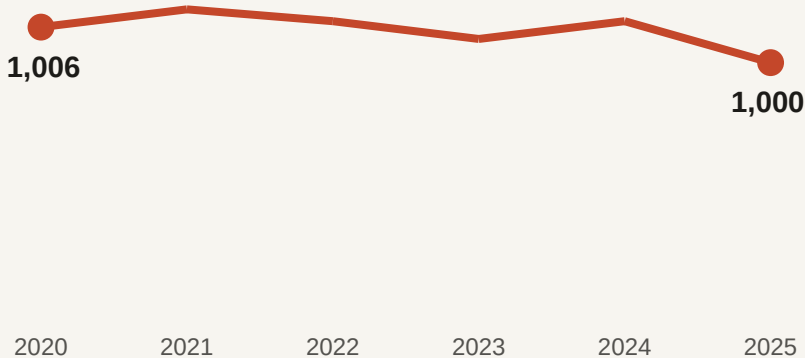
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

1,000

people, the 138th-largest of Virginia's cities and towns.



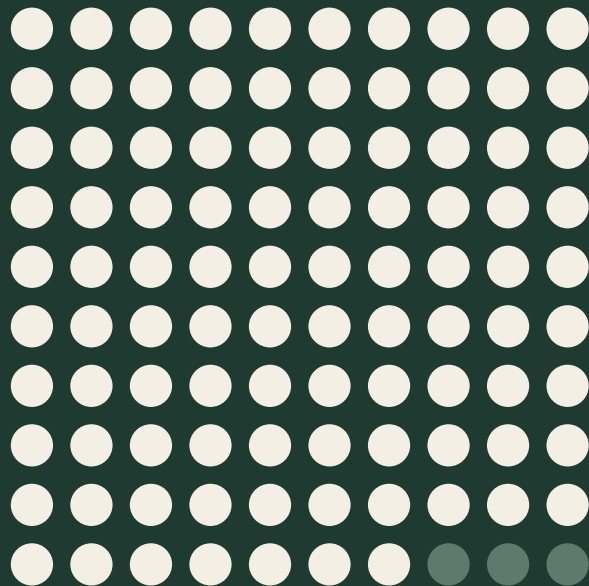
THE WORKDAY

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

96.6%

of 1,885 jobs located in Independence are filled by
in-commuters.

Source: Census LEHD LODES, 2023



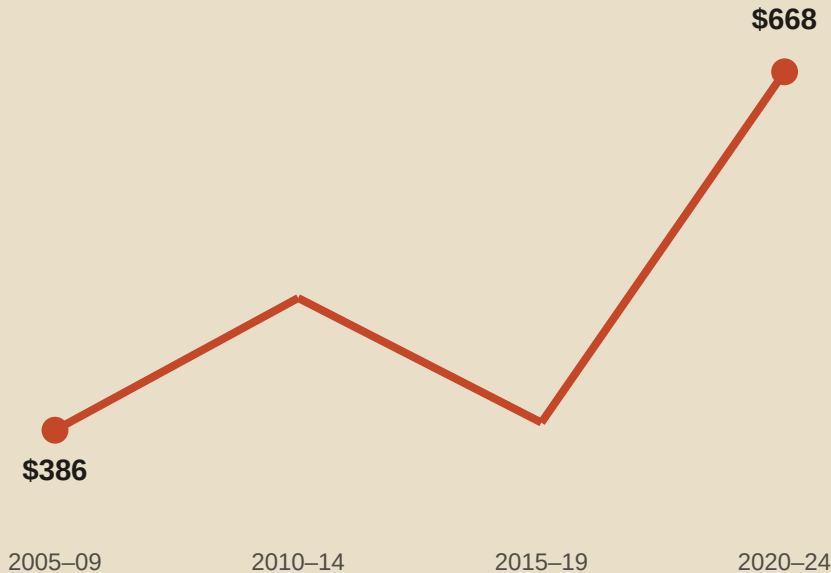
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$668

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





THE SEAM

Cross one tract line and median rent jumps \$277.

A \$277 gap between neighbors, the sharpest rent edge between adjacent tracts in Grayson County.

TRACT 602.01

\$623

TRACT 602.02

\$900

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.

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–3.3% to the 568 homes here.

1–19

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



HOME VALUE

A median home costs 68% less than Virginia's.

\$122,400

median home value in Independence.

Independence



\$122,400

Virginia



\$383,700

U.S.



\$332,700

THAT WAS INDEPENDENCE'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/independence/

The Almanac · your hyper-diligent research partner