



Pearisburg, Virginia.

Current market data.

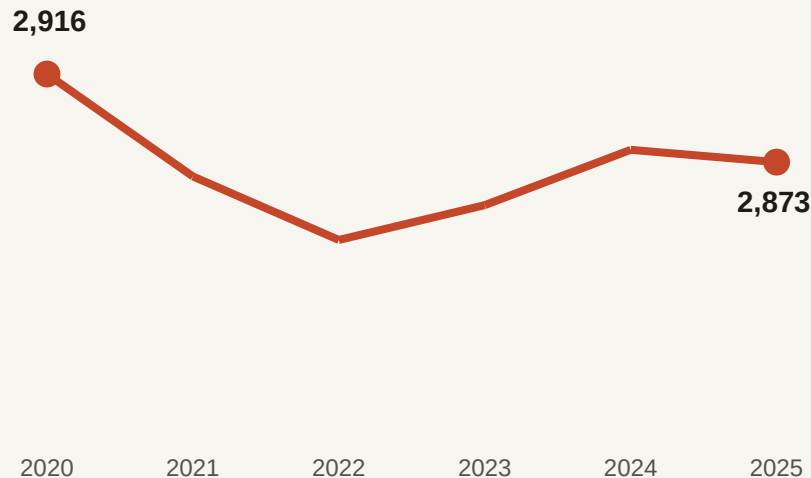
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.5% since 2020.

2,873

people, the 83rd-largest of Virginia's cities and towns.



THE WORKDAY

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

90.9%

of 2,371 jobs located in Pearisburg are filled by in-commuters.



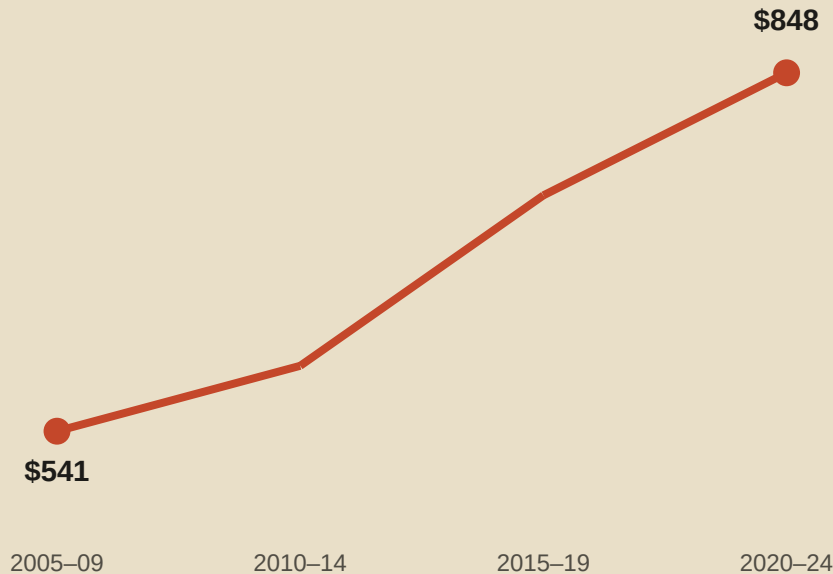
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$848

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





THE SEAM

Cross one tract line and median rent jumps \$254.

A \$254 gap between neighbors, the sharpest rent edge between adjacent tracts in Giles County.

TRACT 9303

\$644

TRACT 9304

\$898

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$859–\$1,288



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

6

homes permitted, 2022–2023

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.5% to the 1,551 homes here.

2–24

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



HOME VALUE

A median home costs 59% less than Virginia's.

\$157,400

median home value in Pearisburg.

Pearisburg



\$157,400

Virginia



\$383,700

U.S.



\$332,700

THAT WAS PEARISBURG'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/pearisburg/

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