



Pennington Gap, Virginia.

Current market data.

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

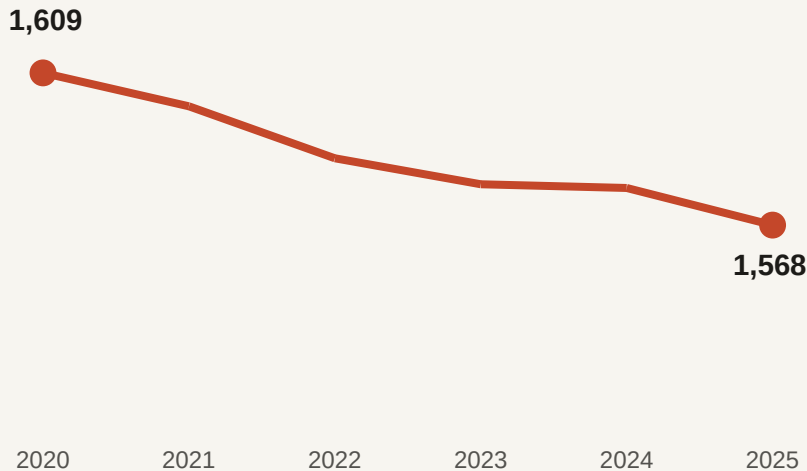


POPULATION

Down 2.5% since 2020.

1,568

people, the 109th-largest of Virginia's cities and towns.



THE WORKDAY

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

92.4%

of 798 jobs located in Pennington Gap are filled by in-commuters.



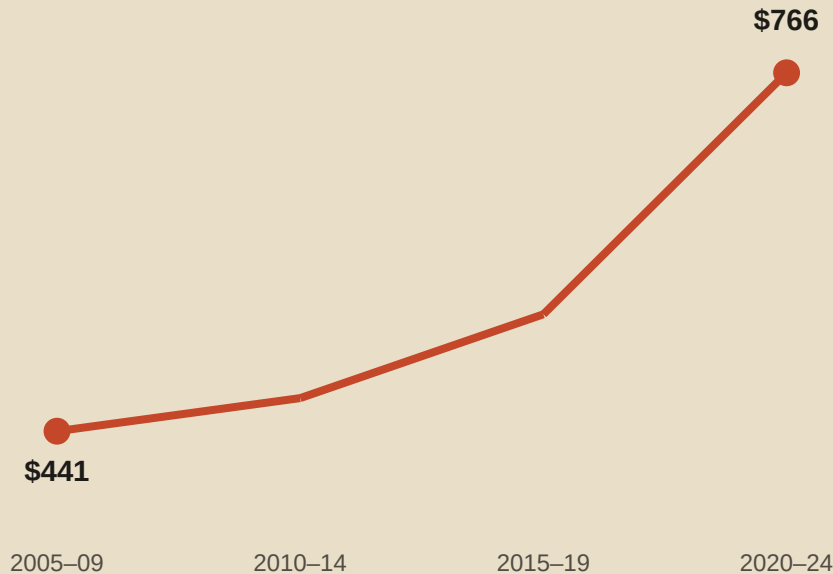
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$766

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



THE SEAM

Cross one tract line and median rent doubles.

A \$578 gap between neighbors, the sharpest rent edge between adjacent tracts in Lee County.

TRACT 9505

\$625

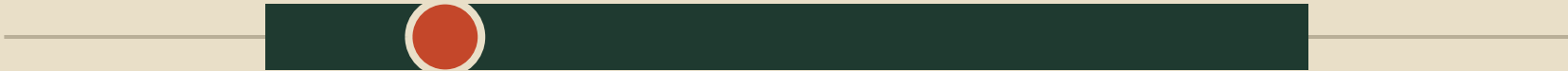
TRACT 9501

\$1,203

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$705–\$1,058



\$766 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 868 homes here.

2–8

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



HOME VALUE

A median home costs 76% less than Virginia's.

\$92,900

median home value in Pennington Gap.

Pennington Gap



\$92,900

Virginia



\$383,700

U.S.



\$332,700

THAT WAS PENNINGTON GAP'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/pennington-gap/

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