



Shenandoah, Virginia.

Current market data.

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

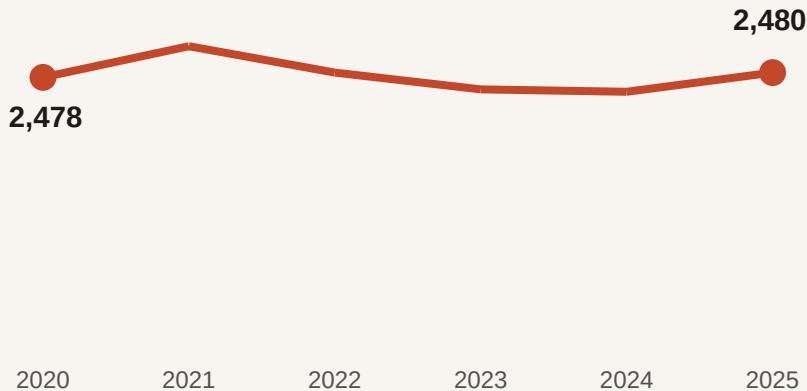


POPULATION

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

2,480

people, the 88th-largest of Virginia's cities and towns.

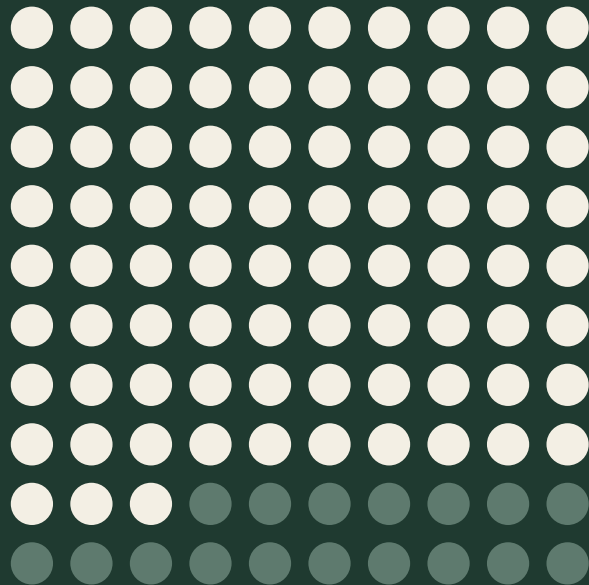


THE WORKDAY

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

83.1%

of 362 jobs located in Shenandoah are filled by in-commuters.



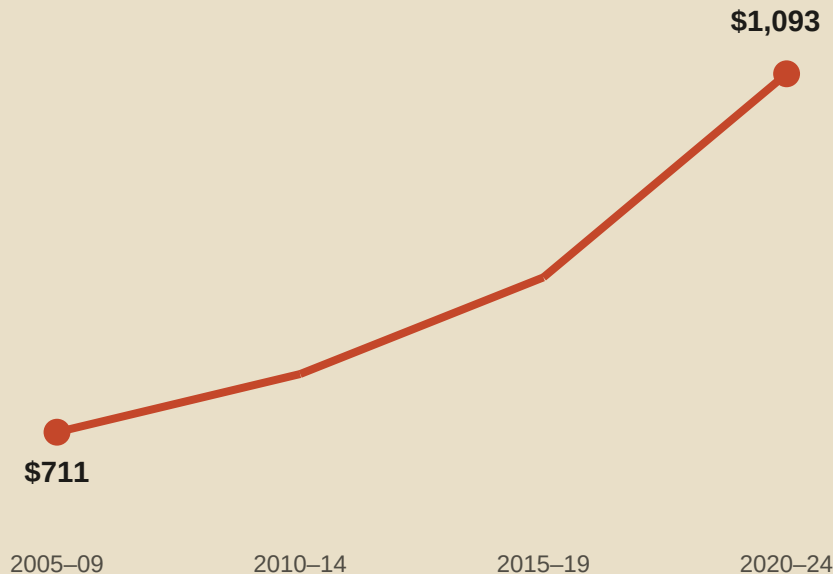
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,093

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





THE SEAM

Cross one tract line and median rent jumps \$377.

A \$377 gap between neighbors, the sharpest rent edge between adjacent tracts in Page County.

TRACT 301

\$692

TRACT 302

\$1,069



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$860–\$1,290



\$1,093 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 1,128 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 45% less than Virginia's.

\$212,600

median home value in Shenandoah.

Shenandoah



\$212,600

Virginia



\$383,700

U.S.



\$332,700



THAT WAS SHENANDOAH'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/shenandoah/

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