



Stephens City, Virginia.

Current market data.

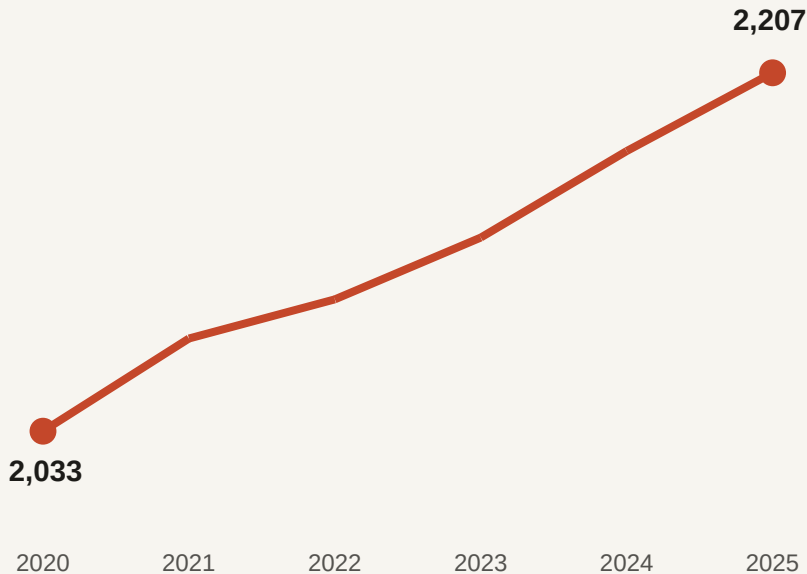
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.6% since 2020.

2,207

people, the 92nd-largest of Virginia's cities and towns.



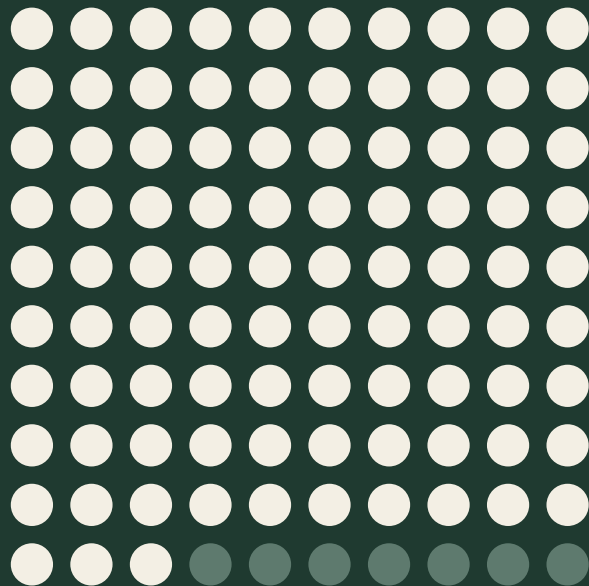
THE WORKDAY

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

93.1%

of 334 jobs located in Stephens City are filled by in-commuters.

Source: Census LEHD LODES, 2023



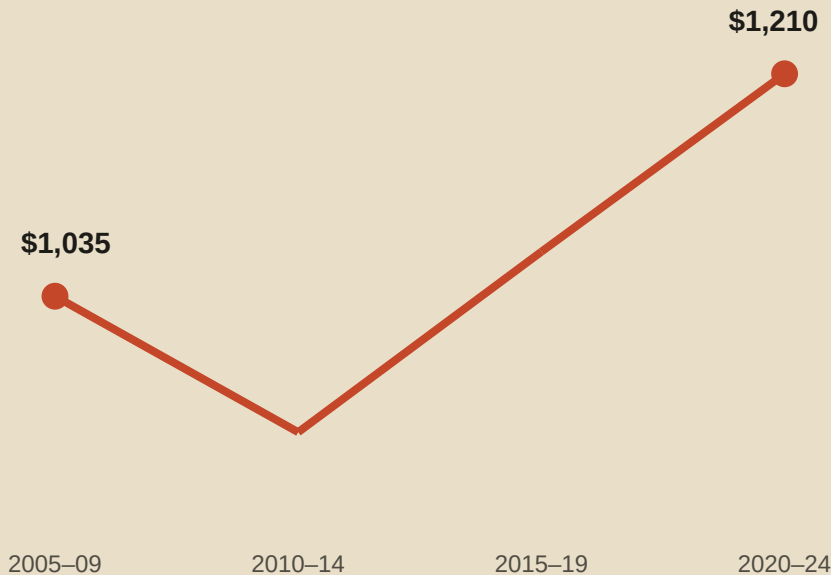
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 17%
since the 2005–2009
survey, before inflation.

\$1,210

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,335 gap between neighbors, the sharpest rent edge between adjacent tracts in Frederick County.

TRACT 511.03

\$1,166

TRACT 511.04

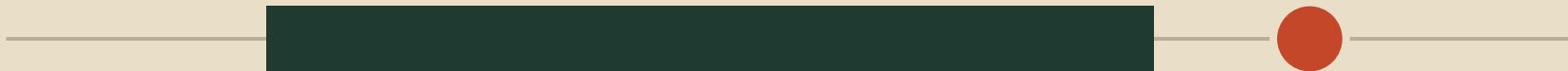
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$762–\$1,143



\$1,210 median

is the monthly rent range local workforce wages support.



BUILDING

57% of the housing here was built before 2000.

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 984 homes here.

2–3

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



HOME VALUE

A median home costs **15%**
less than Virginia's.

\$325,100

median home value in Stephens City.

Stephens City



\$325,100

Virginia



\$383,700

U.S.



\$332,700

THAT WAS STEPHENS CITY'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/stephens-city/

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