



Toms Brook, Virginia.

Current market data.

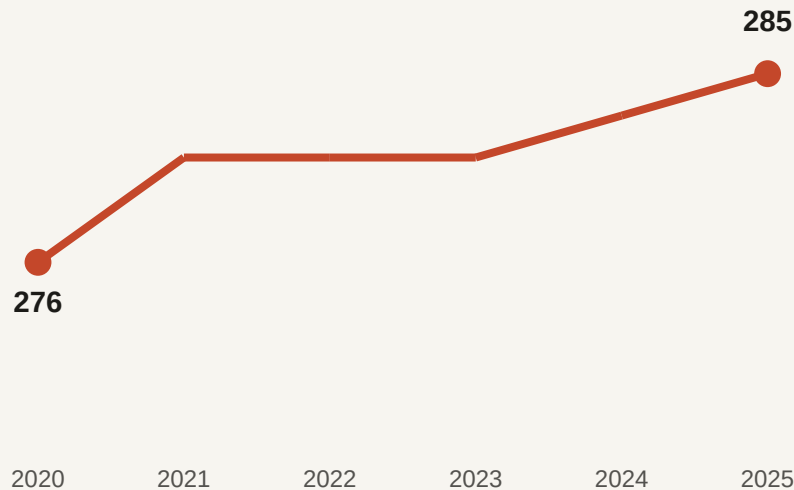
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.3% since 2020.

285

people, the 194th-largest of Virginia's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 26 jobs located in Toms Brook are filled by in-commuters.



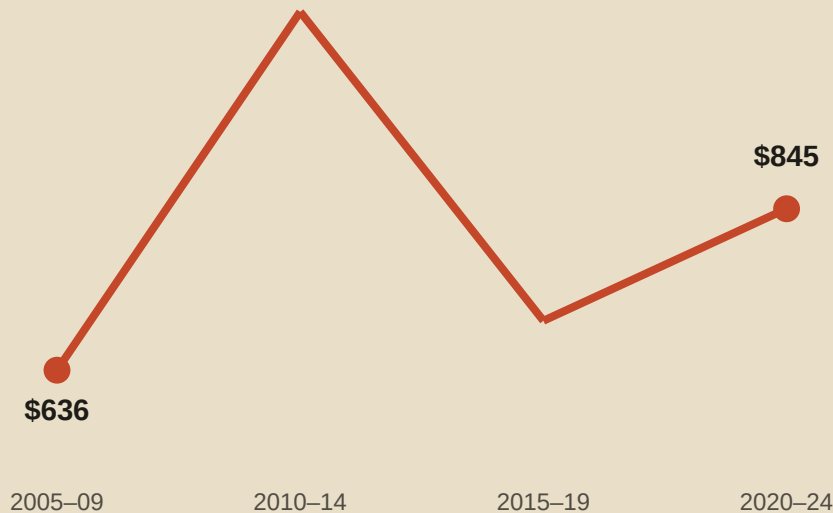
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 33%
since the 2005–2009
survey, before inflation.

\$845

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





THE SEAM

Cross one tract line and median rent jumps \$510.

A \$510 gap between neighbors, the sharpest rent edge between adjacent tracts in Shenandoah County.

TRACT 403

\$748

TRACT 404

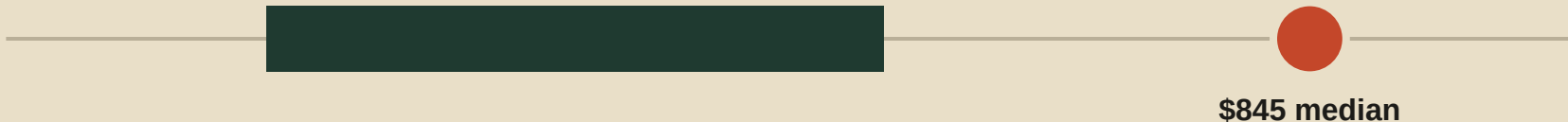
\$1,258



ROOM TO BUILD

The median rent is above what local wages can carry.

\$458–\$687



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

80%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 41% less than Virginia's.

\$226,800

median home value in Toms Brook.

Toms Brook



\$226,800

Virginia



\$383,700

U.S.



\$332,700

THAT WAS TOMS BROOK'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/toms-brook/

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