



Troutville, Virginia.

Current market data.

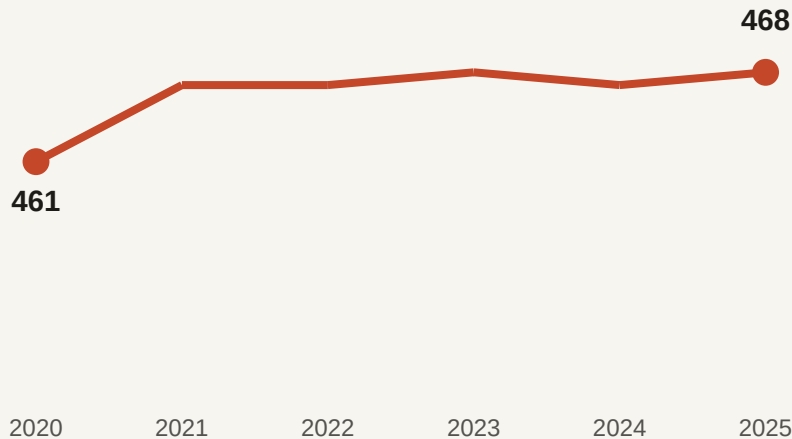
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

468

people, the 174th-largest of Virginia's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.9%

of 146 jobs located in Troutville are filled by in-commuters.



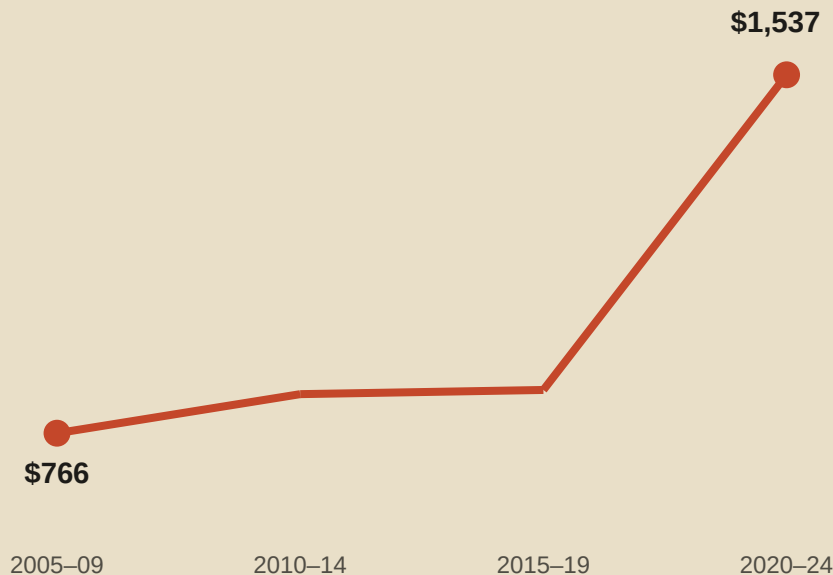
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 101%
since the 2005–2009
survey, before inflation.

\$1,537

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





THE SEAM

Cross one tract line and median rent doubles.

A \$891 gap between neighbors, the sharpest rent edge between adjacent tracts in Botetourt County.

TRACT 404.02

\$902

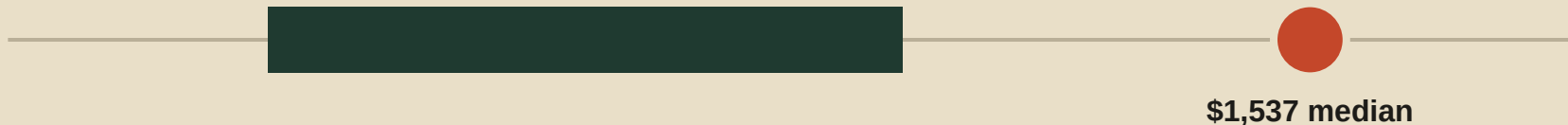
TRACT 403.03

\$1,793

ROOM TO BUILD

The median rent is above what local wages can carry.

\$844–\$1,266



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 280 homes here.

0–1

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



HOME VALUE

A median home costs 42%
less than Virginia's.

\$221,000

median home value in Troutville.

Troutville



\$221,000

Virginia



\$383,700

U.S.



\$332,700

THAT WAS TROUTVILLE'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/troutville/**](https://almanacdata.ai/e/va/troutville/)

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