



Athens, West Virginia.

Current market data.

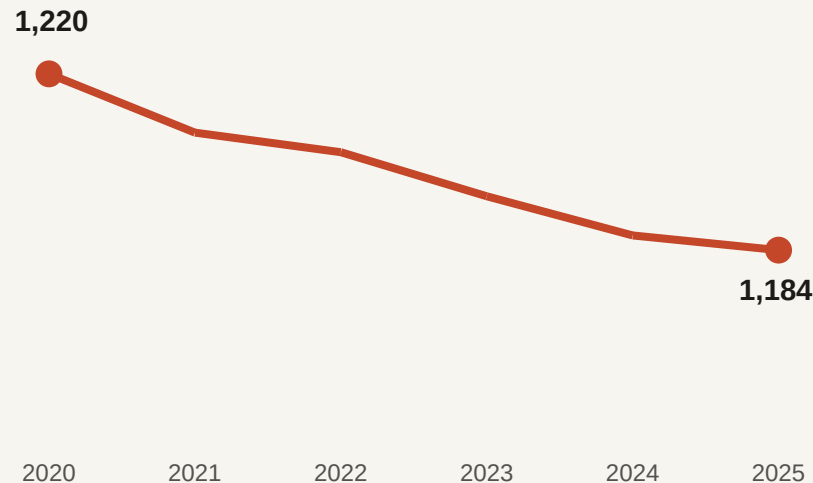
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.0% since 2020.

1,184

people, the 94th-largest of West Virginia's cities and towns.



THE WORKDAY

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

98.3%

of 59 jobs located in Athens are filled by in-commuters.



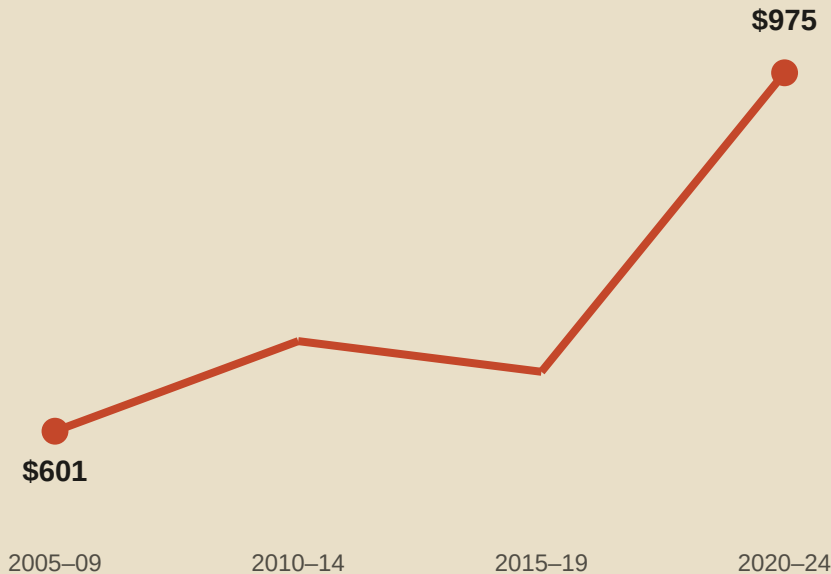
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$975

a month. West Virginia's median is \$872.





THE SEAM

Cross one tract line and median rent doubles.

A \$587 gap between neighbors, the sharpest rent edge between adjacent tracts in Mercer County.

TRACT 19

\$381

TRACT 22

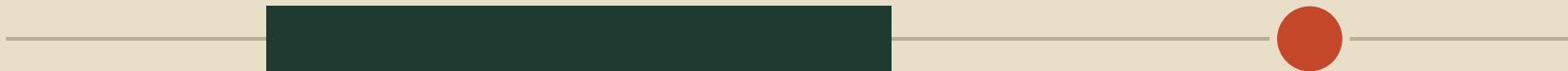
\$968



ROOM TO BUILD

The median rent is above what local wages can carry.

\$531–\$797



\$975 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

92%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2% to the 515 homes here.

1

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs 3%
more than West Virginia's.

\$168,100

median home value in Athens.

Athens



\$168,100

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS ATHENS'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/wv/athens/**](https://almanacdata.ai/e/wv/athens/)

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