



Beckley, West Virginia.

Current market data.

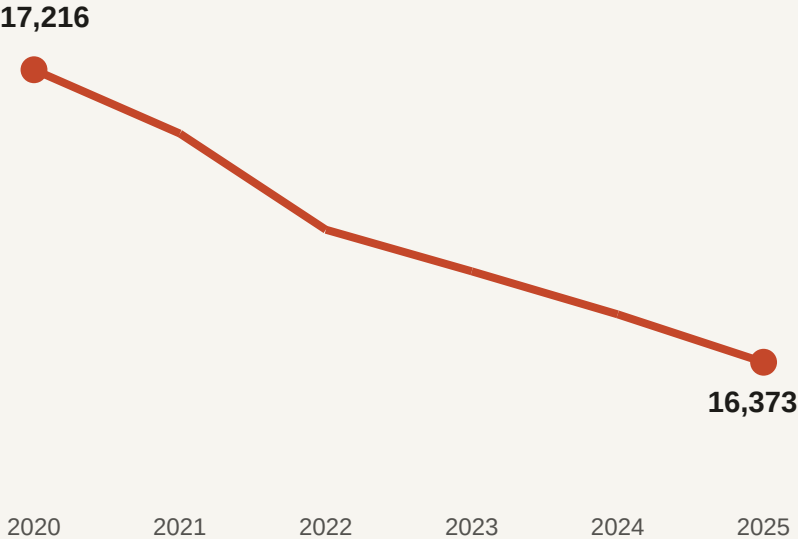
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.9% since 2020.

16,373

people, the 9th-largest of West Virginia's cities and towns.



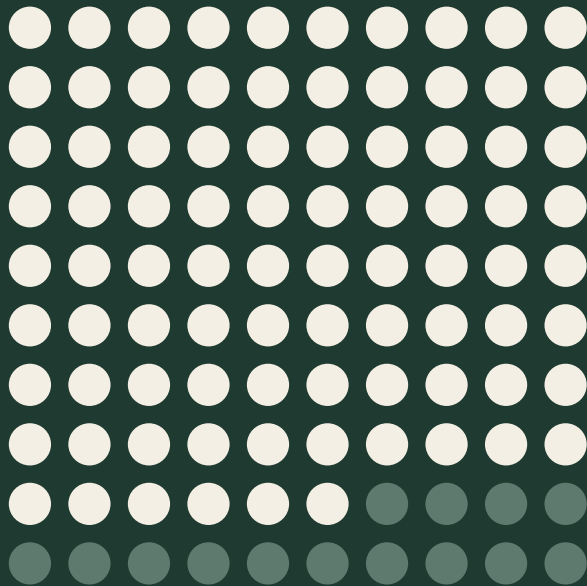
Source: Census Population Estimates, 2025

THE WORKDAY

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

85.7%

of 18,550 jobs located in Beckley are filled by in-commuters.



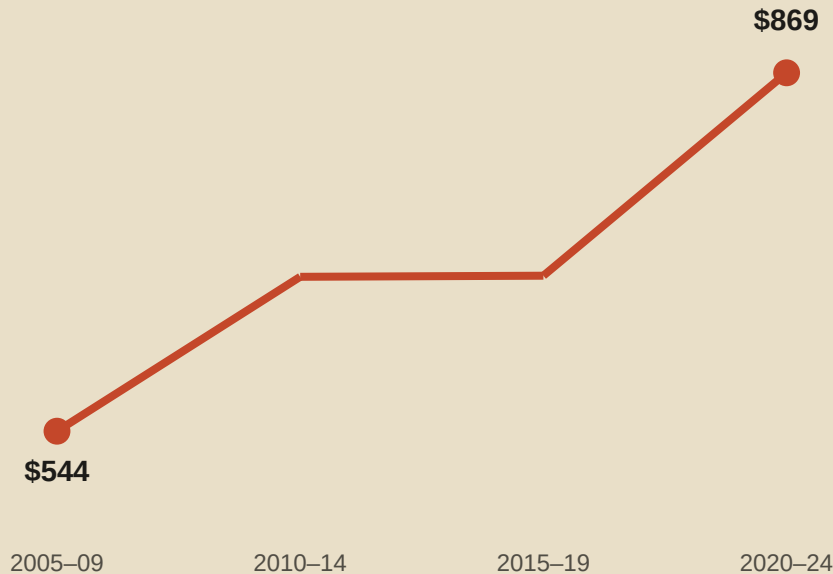
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$869

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





THE SEAM

Cross one tract line and median rent jumps \$369.

A \$369 gap between neighbors, the sharpest rent edge between adjacent tracts in Raleigh County.

TRACT 11

\$653

TRACT 10.01

\$1,022



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$926–\$1,388



\$869 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

13

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.2% to the 8,628 homes here.

30–186

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



HOME VALUE

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

\$158,000

median home value in Beckley.

Beckley



\$158,000

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS BECKLEY'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/beckley/

The Almanac · your hyper-diligent research partner