Charles Town, West Virginia.

Current market data.

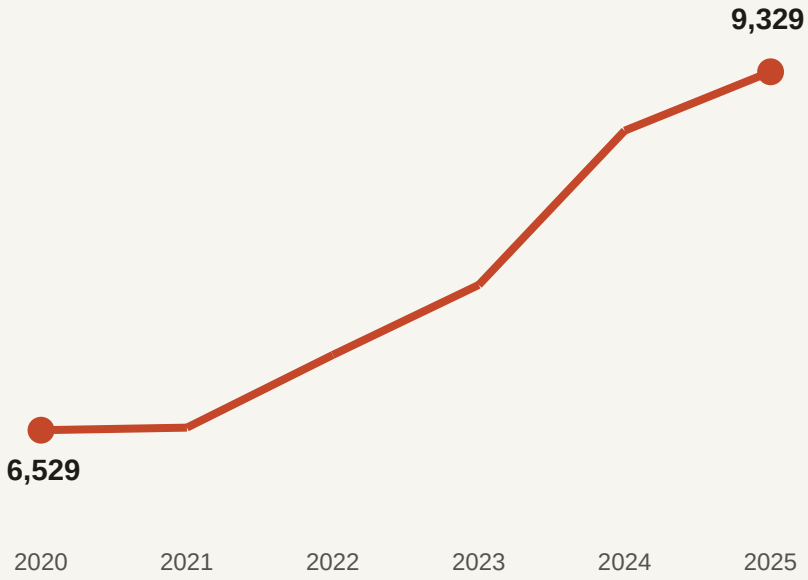
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 42.9% since 2020.

9,329

people, the 15th-largest of West Virginia's cities and towns.



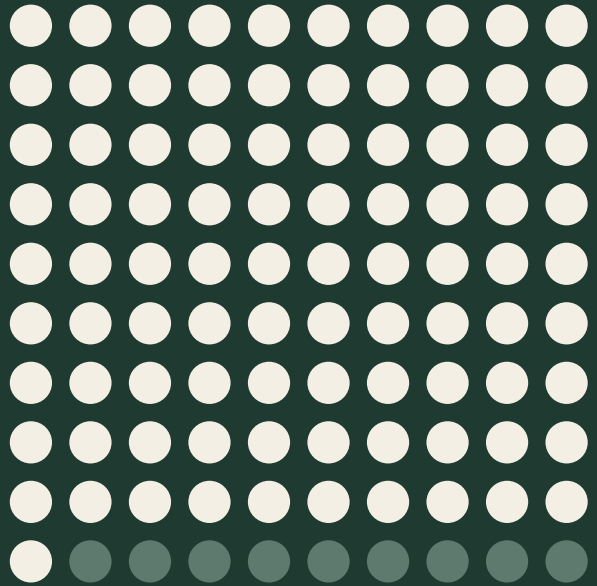
Source: Census Population Estimates, 2025

THE WORKDAY

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

91.4%

of 3,073 jobs located in Charles Town are filled by in-commuters.



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

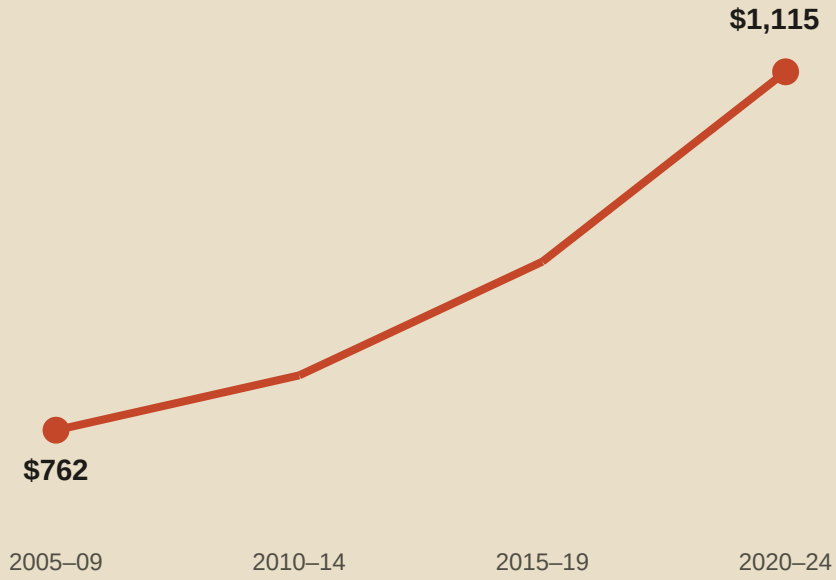
Source: Census LEHD LODES, 2023

RENT

Median rent is up 46% since the 2005–2009 survey, before inflation.

$1,115

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

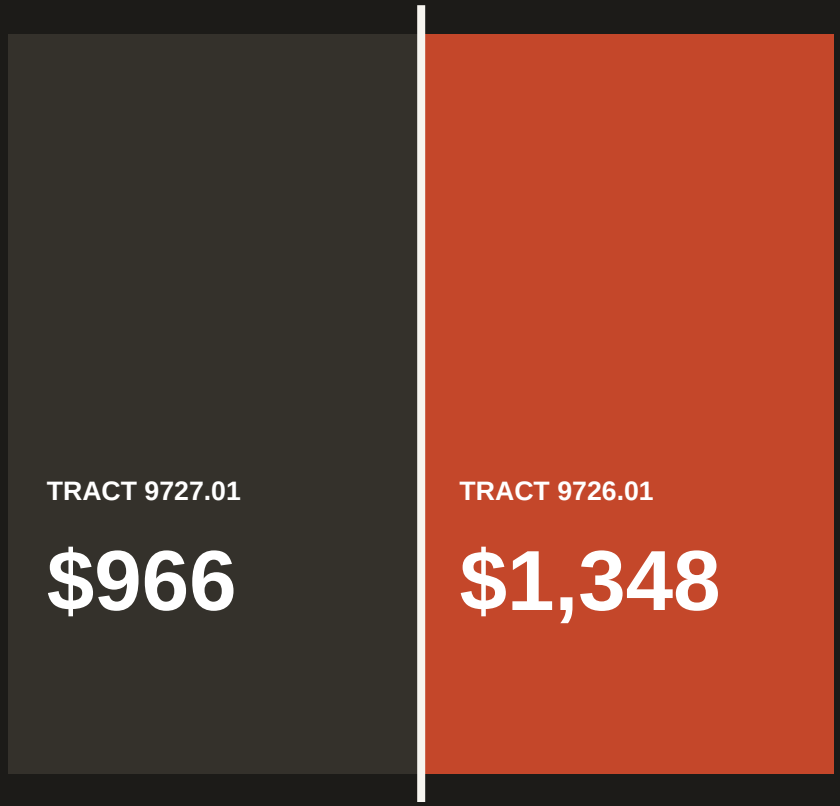


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $382.

A $382 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

44% of the housing here was built before 2000.

1,588

homes permitted in ten years, 2016–2025

76%

of those were in multifamily buildings

44%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 3,033 homes here.

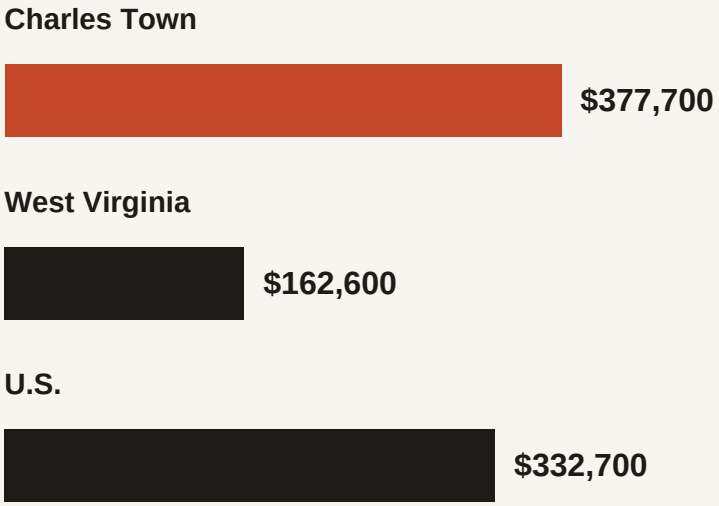
10–31

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 132% more than West Virginia's.



$377,700

median home value in Charles Town.

Source: Census ACS 5-year, 2020-2024

THAT WAS CHARLES TOWN'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/charles-town/**