



Charleston, West Virginia.

Current market data.

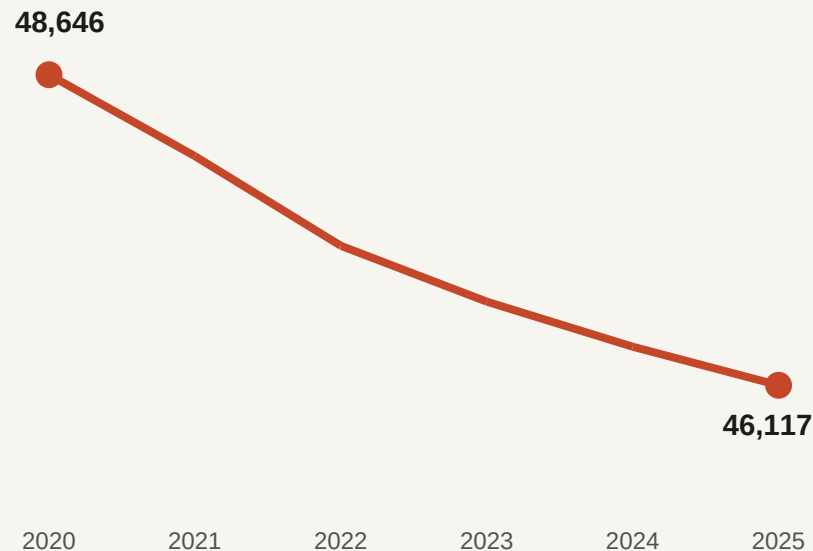
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.2% since 2020.

46,117

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



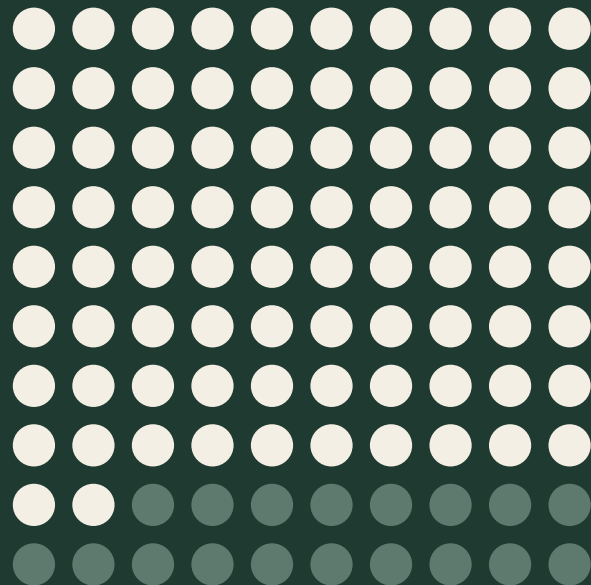
THE WORKDAY

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

81.9%

of 56,673 jobs located in Charleston are filled by
in-commuters.

Source: Census LEHD LODES, 2023



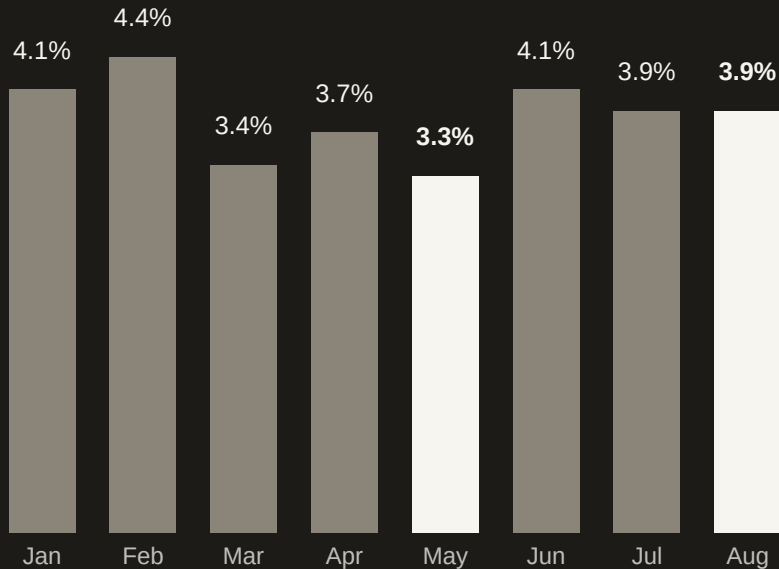
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.3%.

3.9%

in August 2026, the latest month released. A year earlier it was 4.3%.

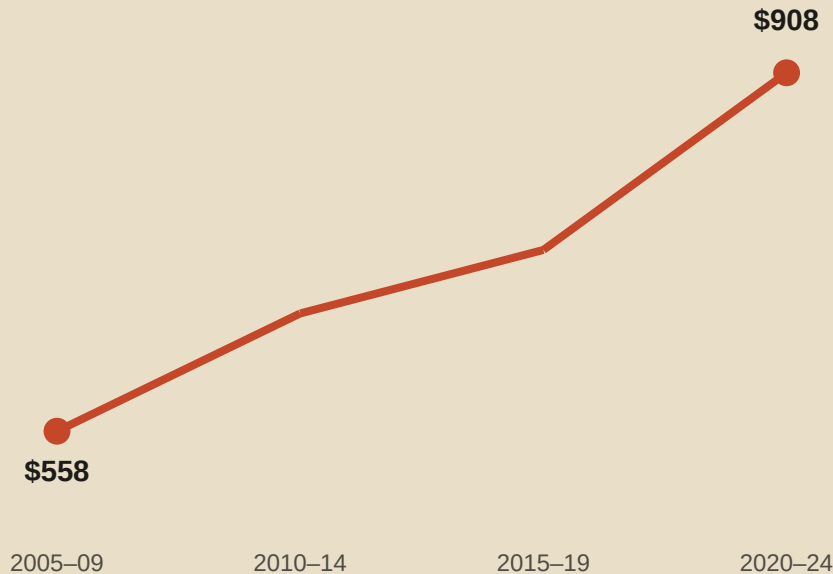


RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$908

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



THE SEAM

Cross one tract line and median rent doubles.

A \$943 gap between neighbors, the sharpest rent edge between adjacent tracts in Kanawha County.

TRACT 136

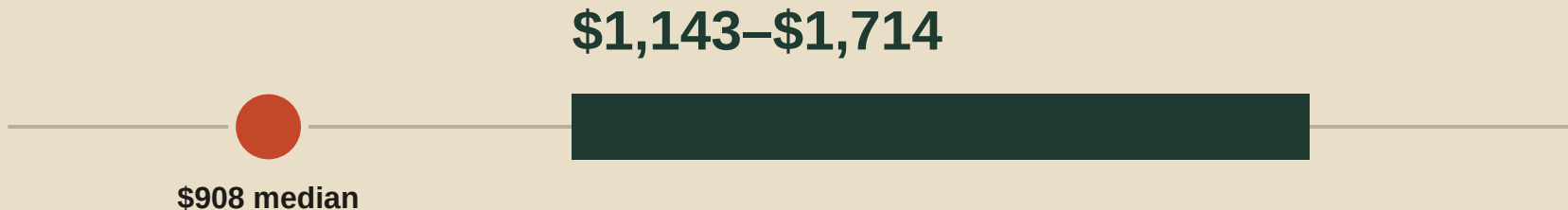
\$807

TRACT 133

\$1,750

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

185

homes permitted in ten years,
2016–2025

5%

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 25,544 homes here.

70–567

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



HOME VALUE

A median home costs 25% more than West Virginia's.

\$203,300

median home value in Charleston.

Charleston



West Virginia



U.S.



THAT WAS CHARLESTON'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/charleston/**](https://almanacdata.ai/e/wv/charleston/)

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