



Clay, West Virginia.

Current market data.

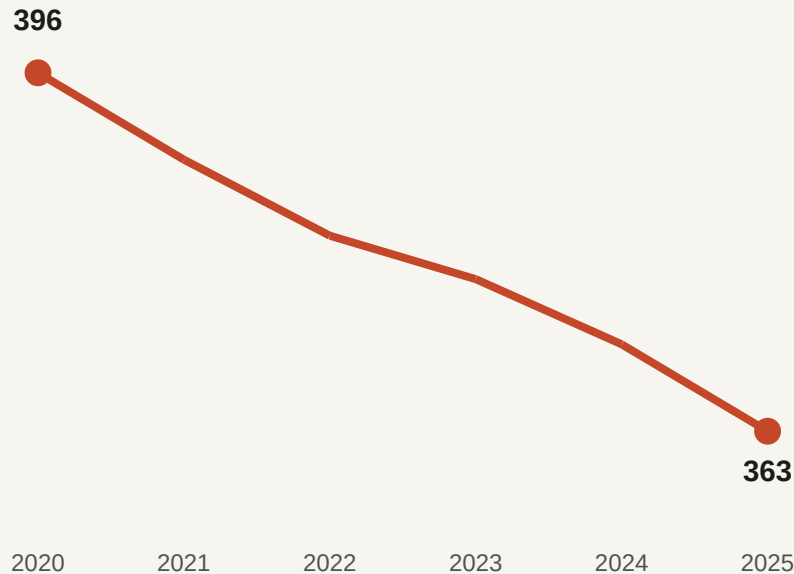
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 8.3% since 2020.

363

people, the 170th-largest of West Virginia's cities and towns.



THE WORKDAY

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

96.4%

of 784 jobs located in Clay are filled by in-commuters.



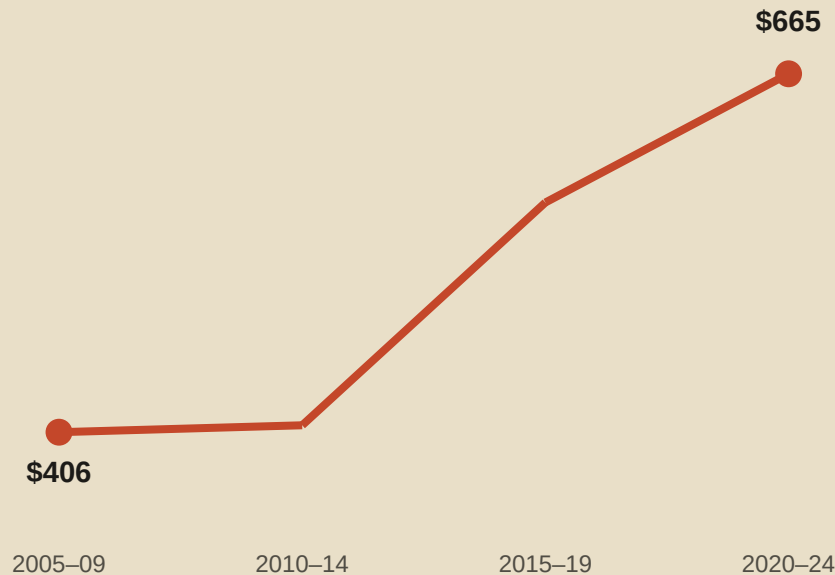
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 64%
since the 2005–2009
survey, before inflation.

\$665

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



THE SEAM

Cross one tract line and median rent jumps \$295.

A \$295 gap between neighbors, the sharpest rent edge between adjacent tracts in Clay County.

TRACT 9581

\$385

TRACT 9580

\$680



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.

0

homes permitted, 2020–2025

90%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–2.8% to the 282 homes here.

1–8

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



HOME VALUE

A median home costs 73% less than West Virginia's.

\$44,300

median home value in Clay.

Clay



\$44,300

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS CLAY'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/clay/**](https://almanacdata.ai/e/wv/clay/)

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