



Friendly, West Virginia.

Current market data.

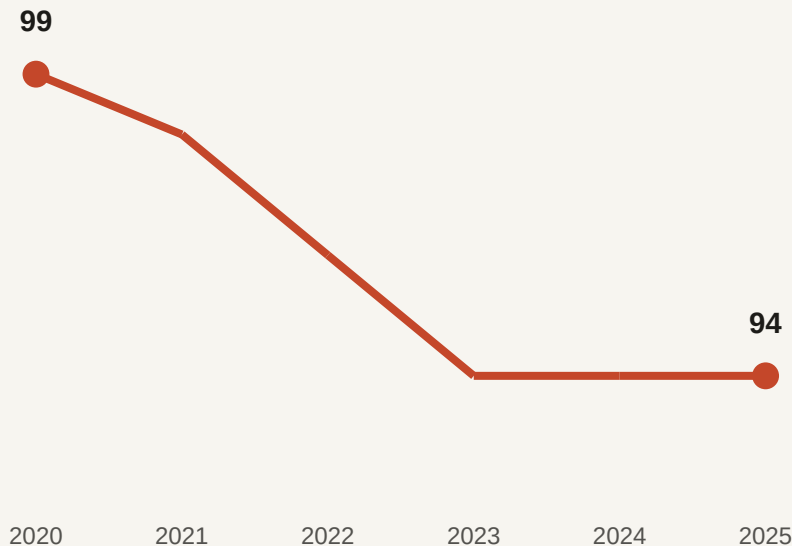
9 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.1% since 2020.

94

people, the 225th-largest of West Virginia's cities and towns.

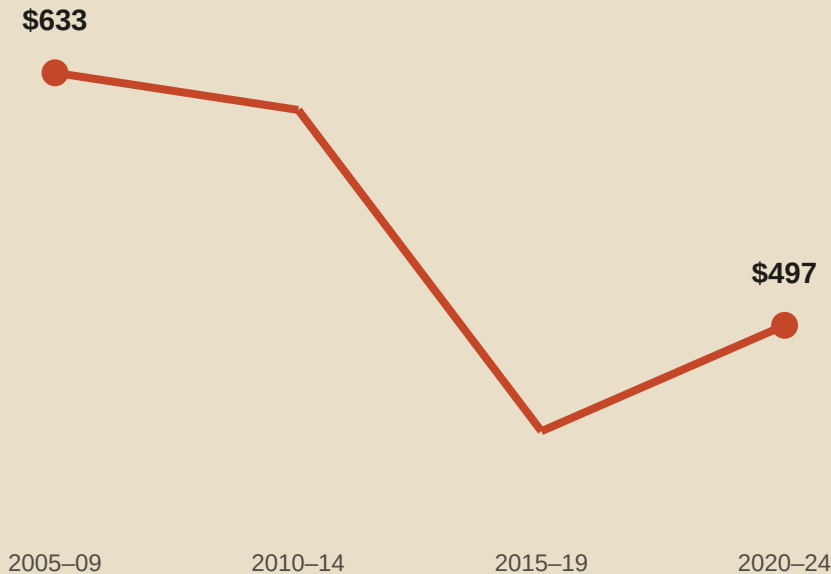


RENT

Median rent is down 21%
since the 2005–2009
survey, before inflation.

\$497

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





THE SEAM

Cross one tract line and median rent jumps \$14.

A \$14 gap between neighbors, the sharpest rent edge between adjacent tracts in Tyler County.

TRACT 9618

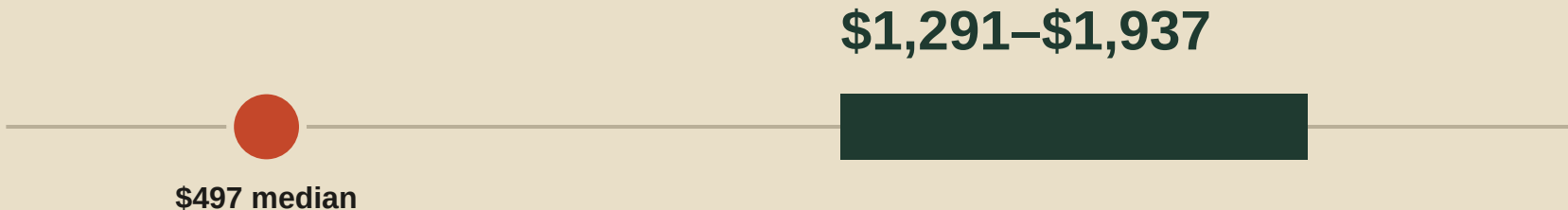
\$738

TRACT 9619

\$752

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, 2022–2025

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1% to the 70 homes here.

0–1

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



HOME VALUE

A median home costs 29% less than West Virginia's.

\$115,300

median home value in Friendly.

Friendly



\$115,300

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS FRIENDLY'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/friendly/

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