



Hedgesville, West Virginia.

Current market data.

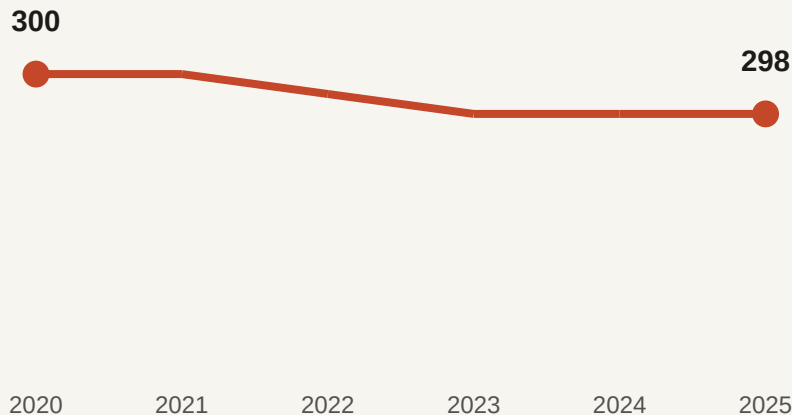
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

298

people, the 180th-largest of West Virginia's cities and towns.



THE WORKDAY

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

94.9%

of 59 jobs located in Hedgesville are filled by in-commuters.



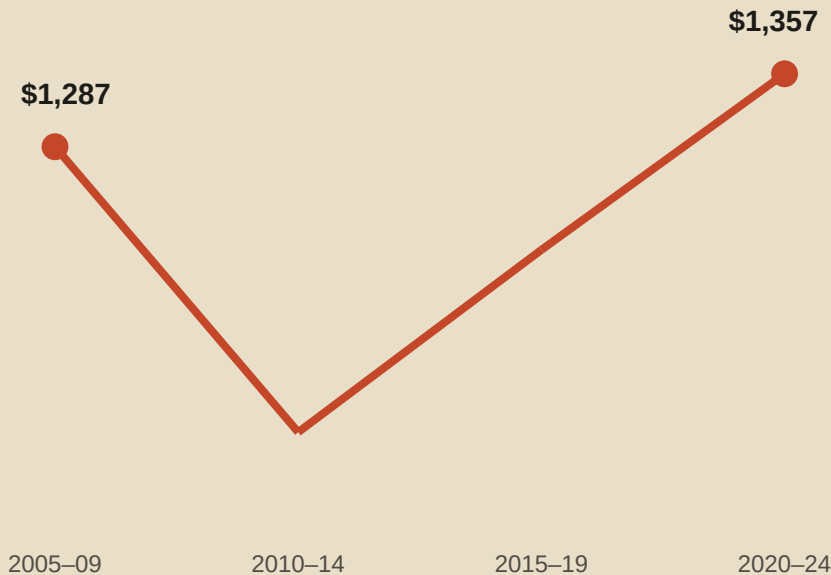
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 5%
since the 2005–2009
survey, before inflation.

\$1,357

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,274 gap between neighbors, the sharpest rent edge between adjacent tracts in Berkeley County.

TRACT 9718.02

\$739

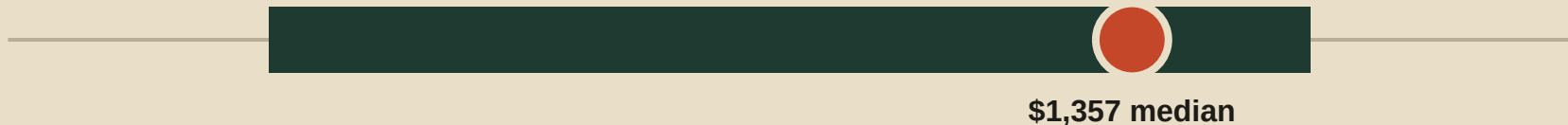
TRACT 9712.03

\$2,013

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$959–\$1,439



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.7% to the 149 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 28% more than West Virginia's.

\$207,800

median home value in Hedgesville.

Hedgesville



West Virginia



U.S.



THAT WAS HEDGESVILLE'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/hedgesville/

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