



Montgomery, West Virginia.

Current market data.

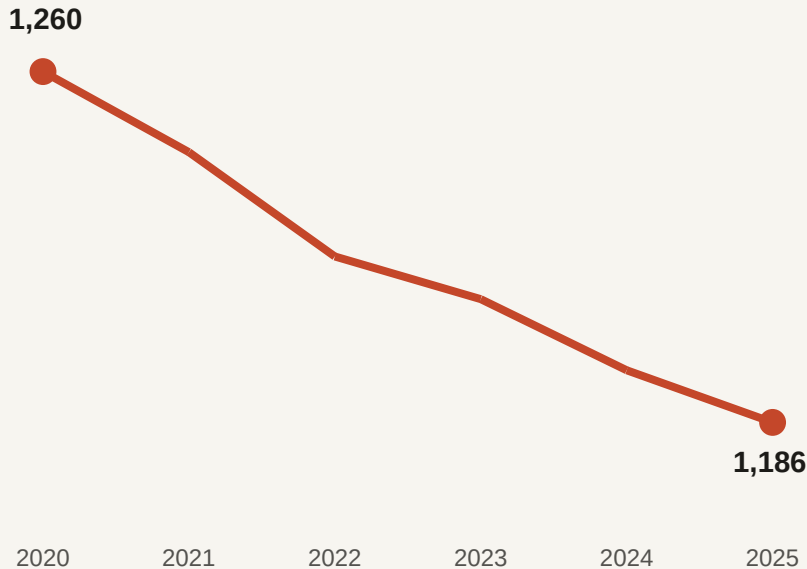
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.9% since 2020.

1,186

people, the 92nd-largest of West Virginia's cities and towns.



THE WORKDAY

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

94.1%

of 743 jobs located in Montgomery are filled by in-commuters.



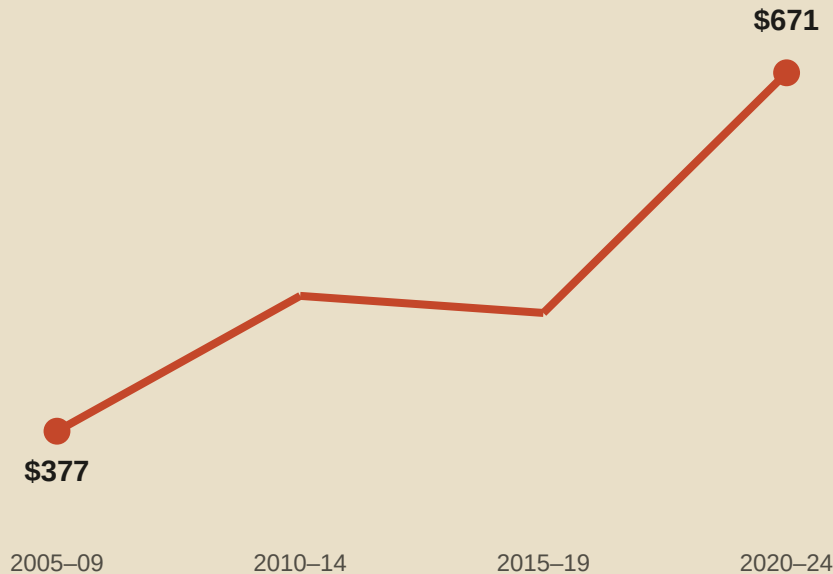
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$671

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





THE SEAM

Cross one tract line and median rent jumps \$349.

A \$349 gap between neighbors, the sharpest rent edge between adjacent tracts in Fayette County.

TRACT 207

\$691

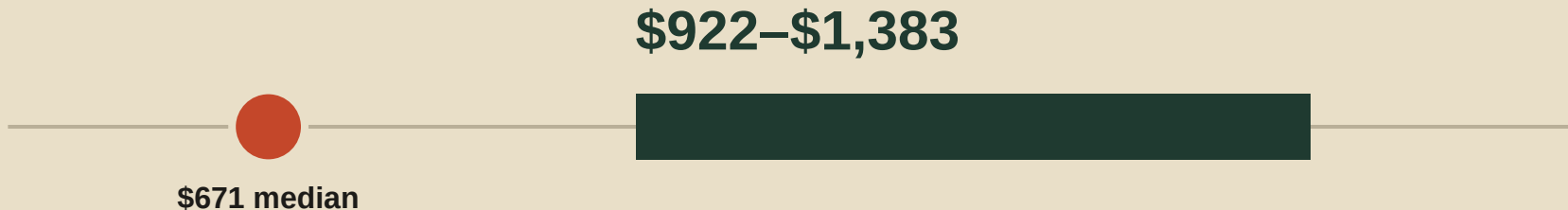
TRACT 201.02

\$1,040



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.

2

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 885 homes here.

2–7

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



HOME VALUE

A median home costs 18% less than West Virginia's.

\$133,000

median home value in Montgomery.

Montgomery



\$133,000

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS MONTGOMERY'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/montgomery/

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