



Morgantown, West Virginia.

Current market data.

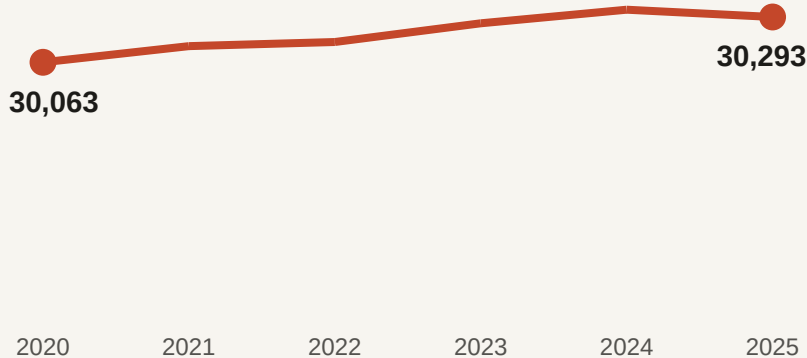
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

30,293

people, the 3rd-largest of West Virginia's cities and towns.



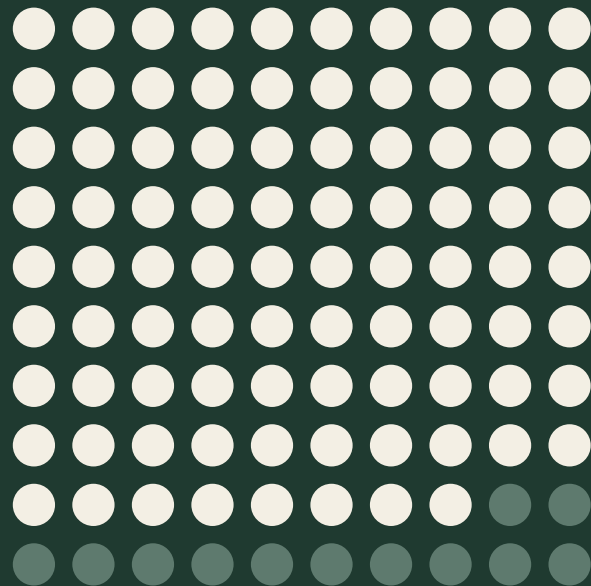
THE WORKDAY

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

88.3%

of 34,756 jobs located in Morgantown are filled by
in-commuters.

Source: Census LEHD LODES, 2023



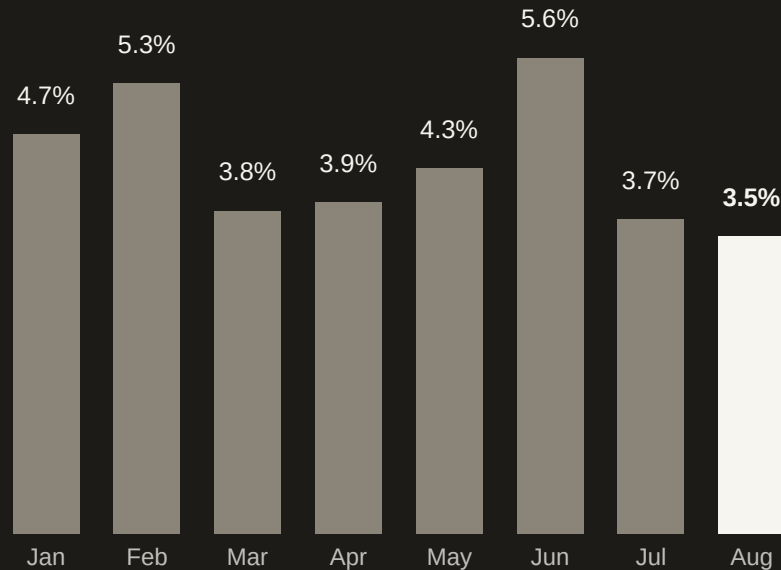
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
3.5%.

3.5%

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

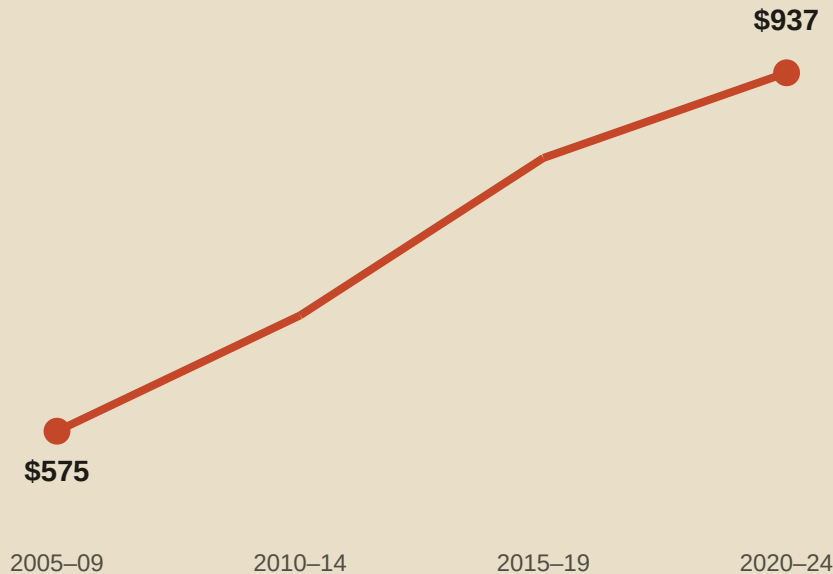


RENT

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

\$937

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





THE SEAM

Cross one tract line and median rent jumps \$470.

A \$470 gap between neighbors, the sharpest rent edge between adjacent tracts in Monongalia County.

TRACT 118.04

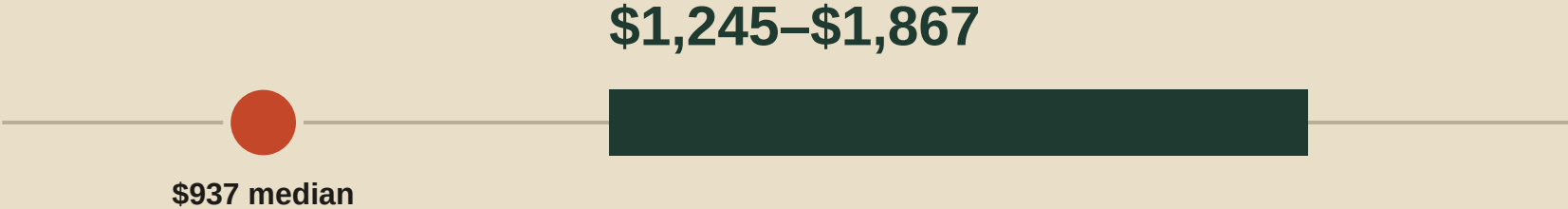
\$675

TRACT 119

\$1,145

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

151

homes permitted in ten years,
2016–2025

55%

of those were in multifamily
buildings

79%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1–3% to the 13,879 homes here.

71–348

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



HOME VALUE

A median home costs 60% more than West Virginia's.

\$259,400

median home value in Morgantown.

Morgantown



\$259,400

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS MORGANTOWN'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/morgantown/**](https://almanacdata.ai/e/wv/morgantown/)

The Almanac · your hyper-diligent research partner