



# Oceana, West Virginia.

Current market data.

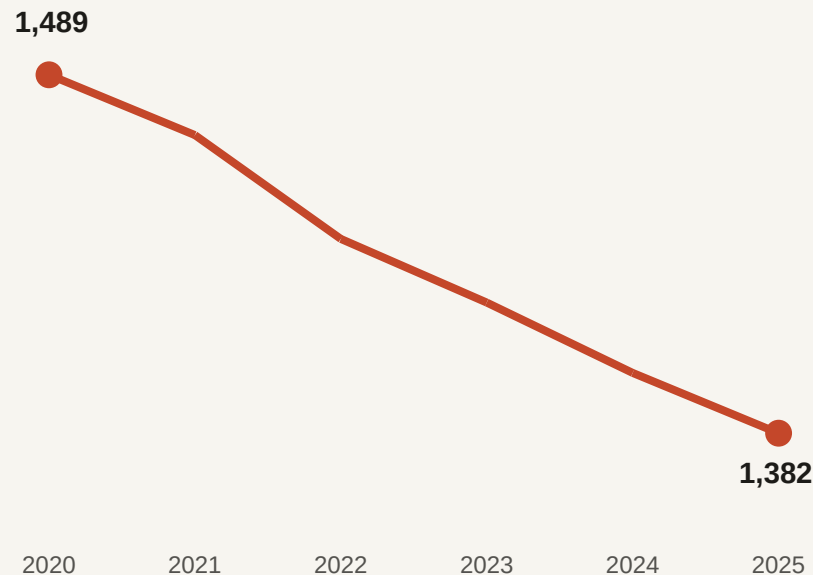
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 7.2% since 2020.

1,382

people, the 79th-largest of West Virginia's cities and towns.



THE WORKDAY

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

95.6%

of 723 jobs located in Oceana are filled by in-commuters.



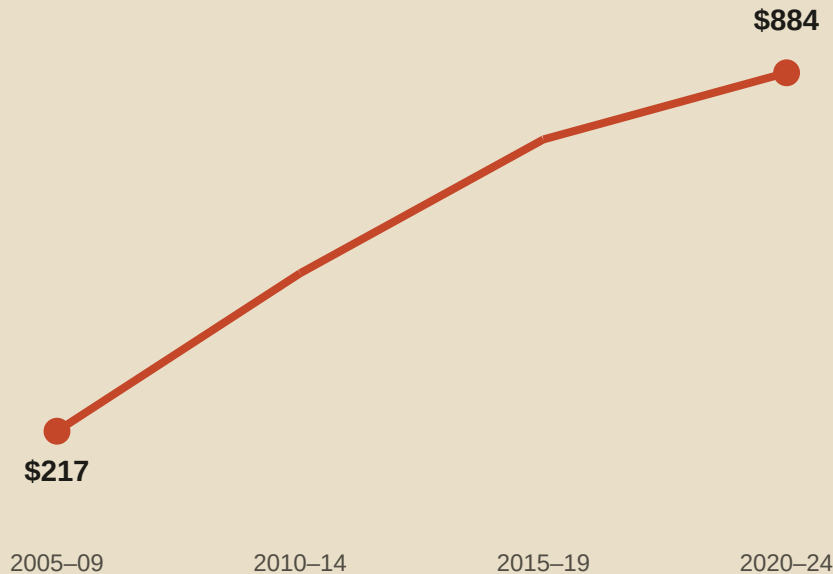
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 307%  
since the 2005–2009  
survey, before inflation.

**\$884**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$511 gap between neighbors, the sharpest rent edge between adjacent tracts in Wyoming County.

TRACT 31

**\$534**

TRACT 29.02

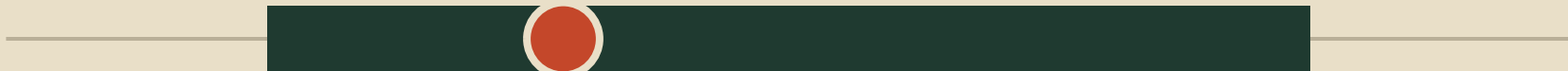
**\$1,045**



ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$774–\$1,161**



**\$884 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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1

homes permitted, 2022–2025

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0%

of those were in multifamily  
buildings

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90%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–1.1% to the 660 homes here.**

**1–7**

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



## HOME VALUE

A median home costs 59% less than West Virginia's.

**\$66,900**

median home value in Oceana.

Oceana



\$66,900

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS OCEANA'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/oceana/\*\*](https://almanacdata.ai/e/wv/oceana/)

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