



Shepherdstown, West Virginia.

Current market data.

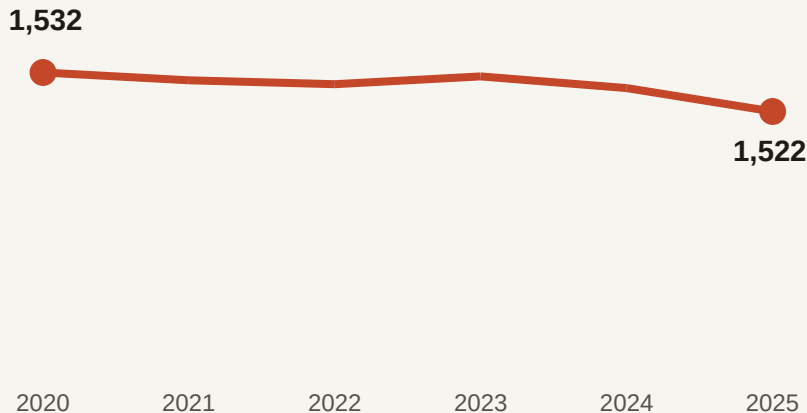
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

1,522

people, the 68th-largest of West Virginia's cities and towns.



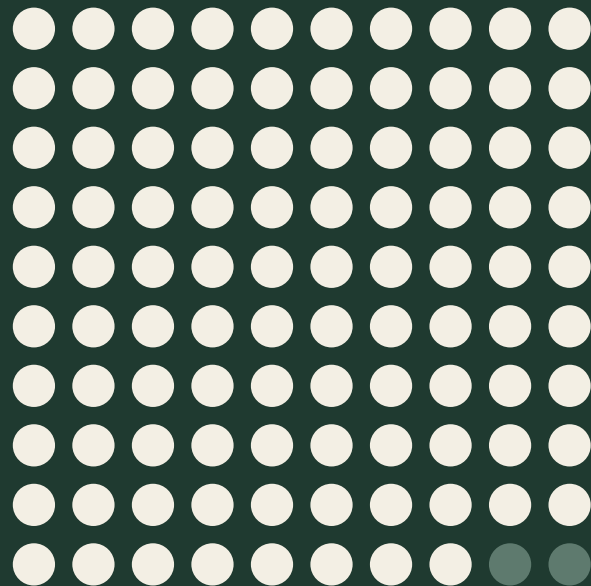
THE WORKDAY

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

97.7%

of 1,438 jobs located in Shepherdstown are filled by
in-commuters.

Source: Census LEHD LODES, 2023



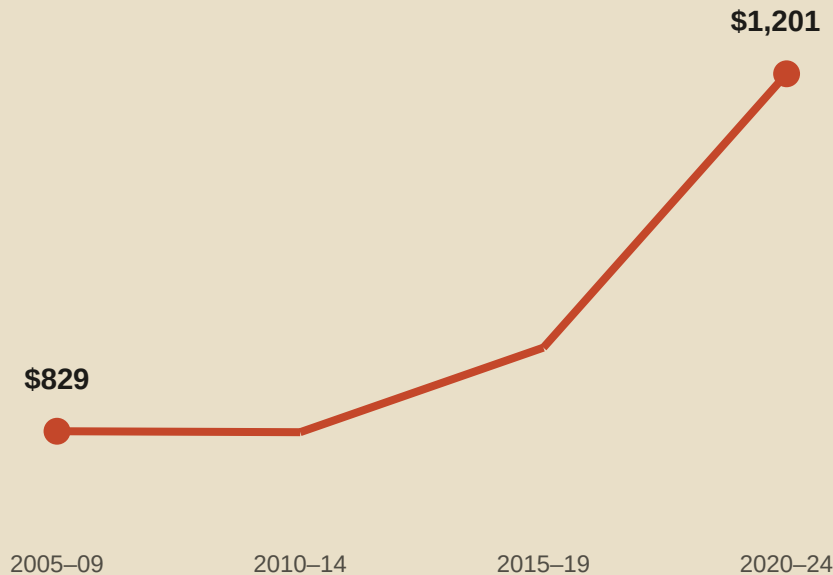
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$1,201

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





THE SEAM

Cross one tract line and median rent jumps \$382.

A \$382 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 9727.01

\$966

TRACT 9726.01

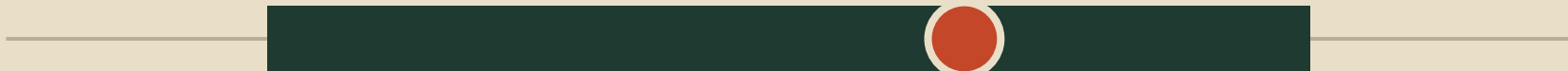
\$1,348



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$900–\$1,350



\$1,201 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

87

homes permitted in ten years,
2016–2025

7%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–4.2% to the 337 homes here.

1–14

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



HOME VALUE

A median home costs
198% more than West
Virginia's.

\$485,200

median home value in Shepherdstown.

Shepherdstown



\$485,200

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS SHEPHERDSTOWN'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/shepherdstown/

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