



Smithers, West Virginia.

Current market data.

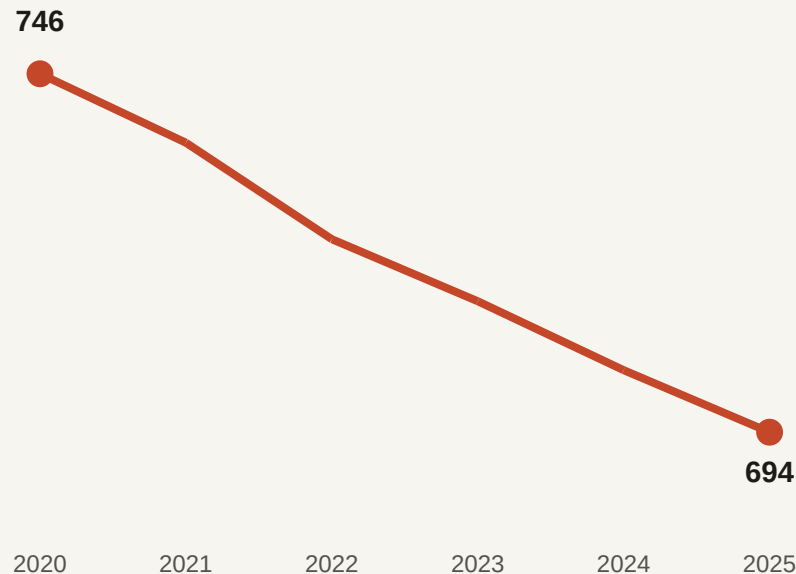
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 7.0% since 2020.

694

people, the 123rd-largest of West Virginia's cities and towns.



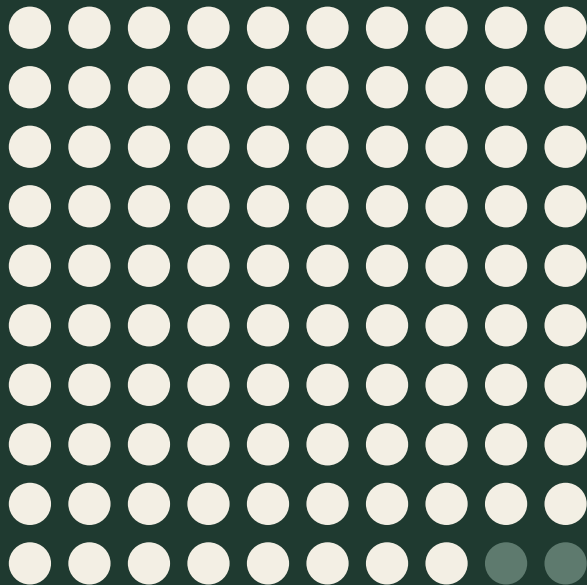


THE WORKDAY

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

97.5%

of 200 jobs located in Smithers are filled by in-commuters.



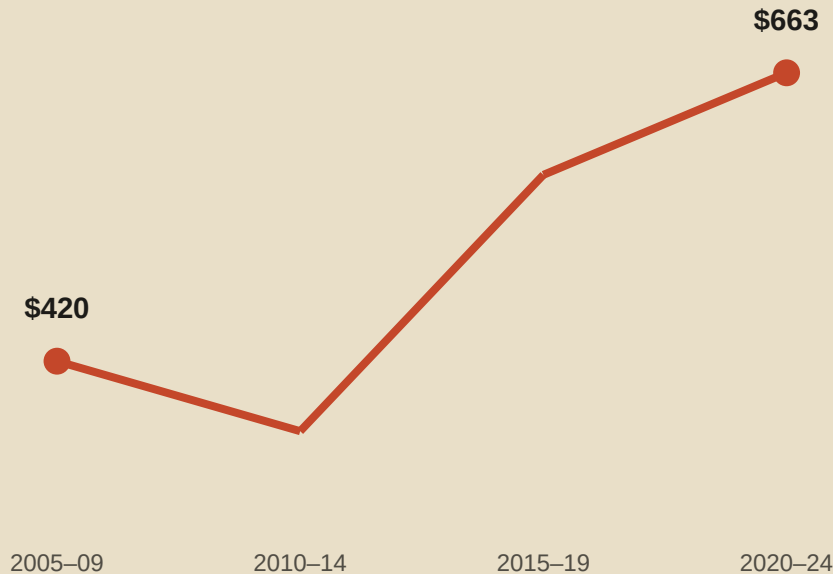
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$663

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

The median rent sits inside what local wages can carry.

\$531–\$797



\$663 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted in ten years, 2016–2025

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.5% to the 410 homes here.

0–2

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



HOME VALUE

A median home costs 53% less than West Virginia's.

\$76,500

median home value in Smithers.

Smithers



\$76,500

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS SMITHERS'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/smithers/**](https://almanacdata.ai/e/wv/smithers/)

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