



South Charleston, West Virginia.

Current market data.

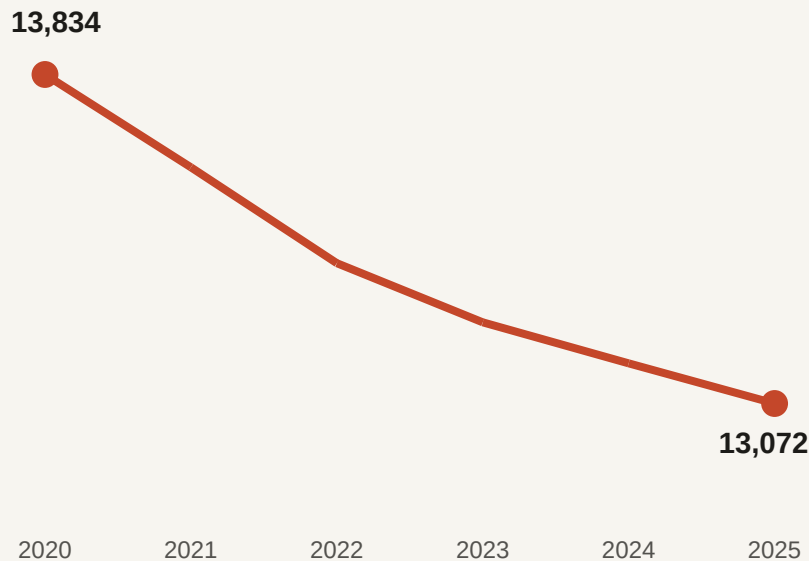
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.5% since 2020.

13,072

people, the 11th-largest of West Virginia's cities and towns.



THE WORKDAY

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

93.5%

of 14,373 jobs located in South Charleston are filled by
in-commuters.



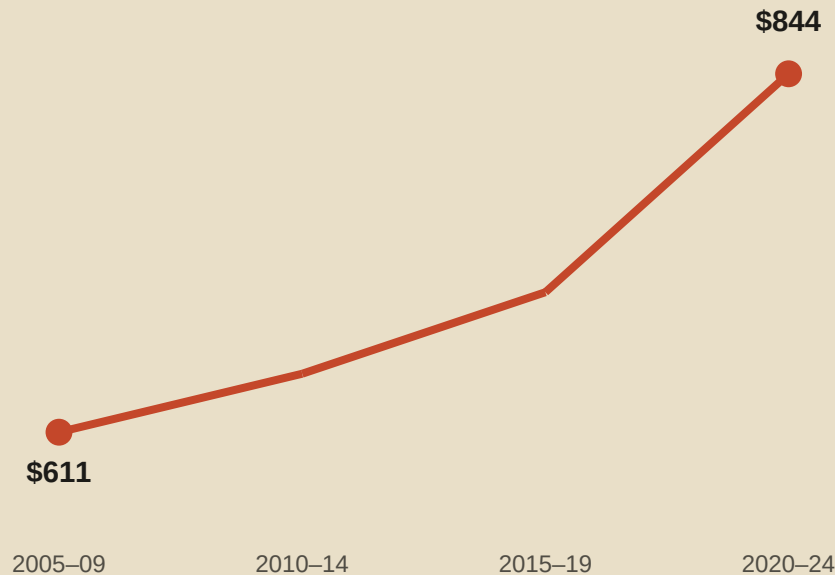
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$844

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



THE SEAM

Cross one tract line and median rent doubles.

A \$943 gap between neighbors, the sharpest rent edge between adjacent tracts in Kanawha County.

TRACT 136

\$807

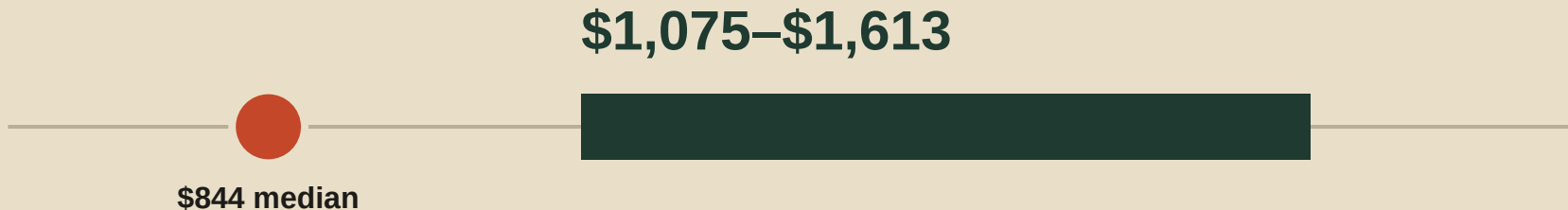
TRACT 133

\$1,750



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.

19

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–2.1% to the 6,970 homes here.

16–144

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



HOME VALUE

A median home costs 4% less than West Virginia's.

\$155,400

median home value in South Charleston.

South Charleston



\$155,400

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS SOUTH CHARLESTON'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/south-charleston/

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