



Spencer, West Virginia.

Current market data.

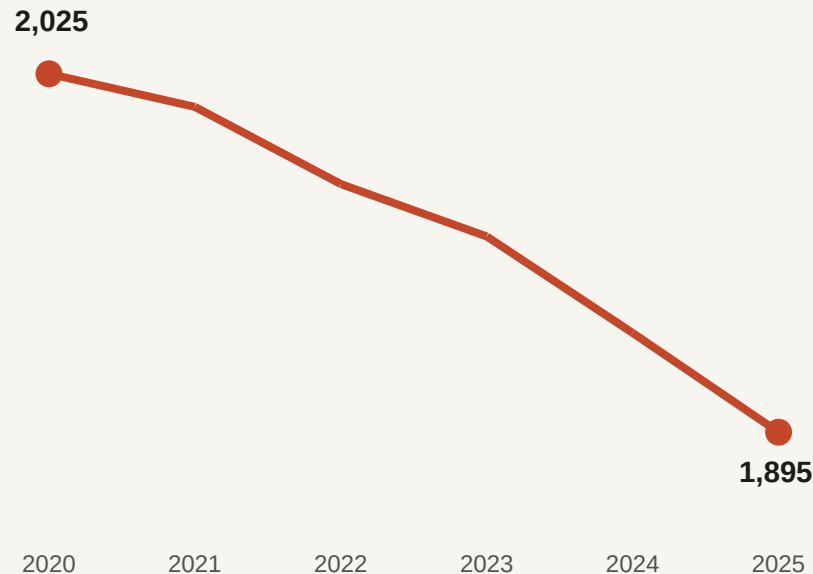
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 6.4% since 2020.

1,895

people, the 59th-largest of West Virginia's cities and towns.

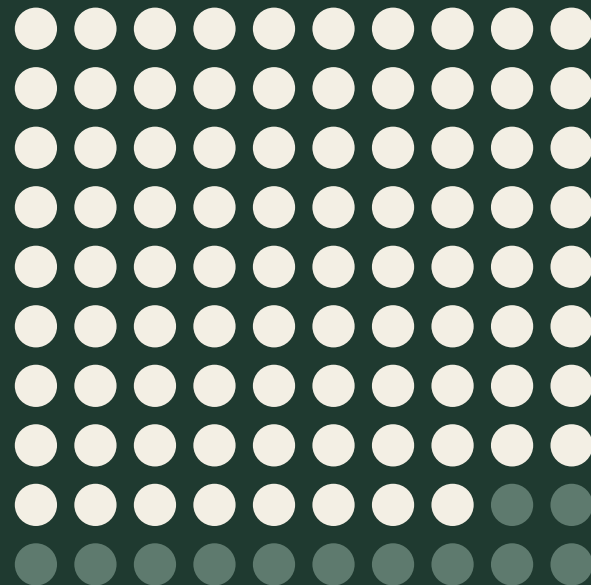


THE WORKDAY

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

88.0%

of 1,409 jobs located in Spencer are filled by in-commuters.



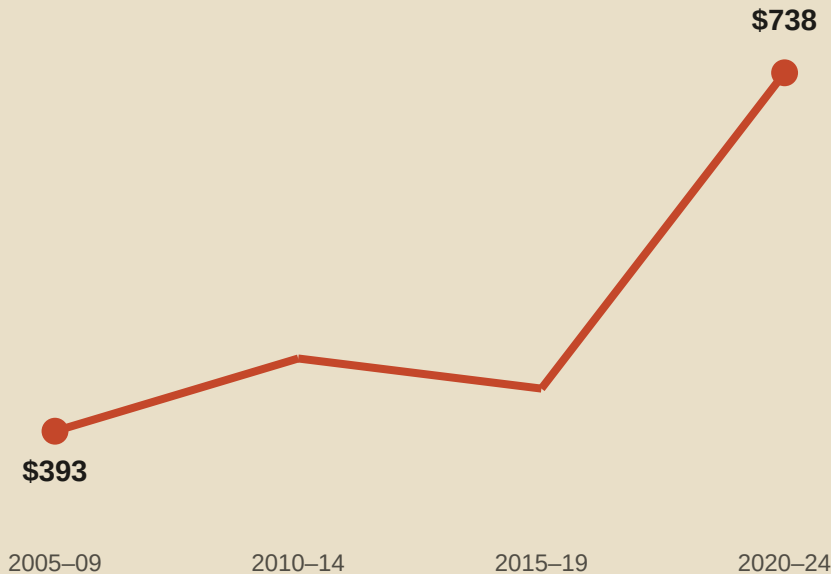
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 88%
since the 2005–2009
survey, before inflation.

\$738

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





THE SEAM

Cross one tract line and median rent jumps \$147.

A \$147 gap between neighbors, the sharpest rent edge between adjacent tracts in Roane County.

TRACT 9629.01

\$553

TRACT 9629.02

\$700



ROOM TO BUILD

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

\$776–\$1,164



\$738 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

99%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 1,060 homes here.

2–14

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



HOME VALUE

A median home costs 28% less than West Virginia's.

\$116,800

median home value in Spencer.

Spencer



\$116,800

West Virginia



\$162,600

U.S.



\$332,700

THAT WAS SPENCER'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/spencer/

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