



# New Albany, Indiana.

Current market data.

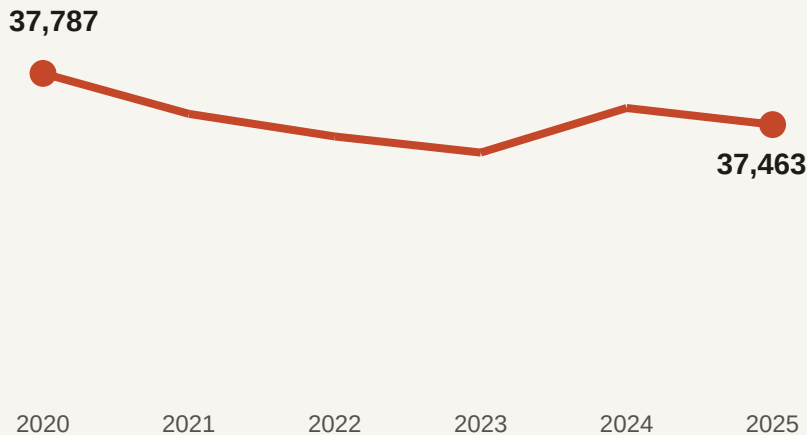
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.9% since 2020.

37,463

people, the 26th-largest of Indiana's cities and towns.

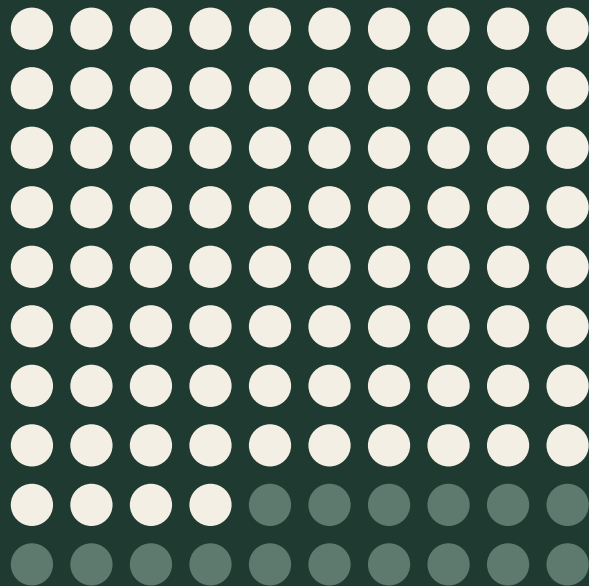


## THE WORKDAY

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

83.6%

of 26,054 jobs located in New Albany are filled by in-commuters.



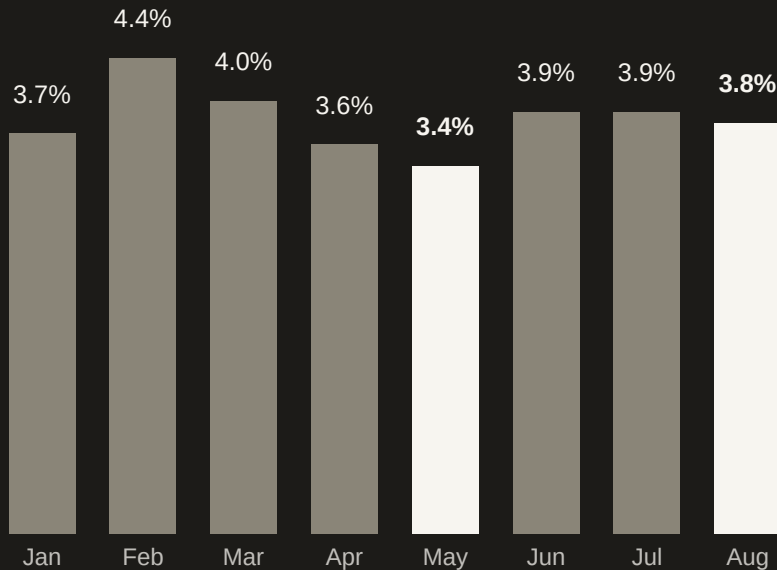
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in May:  
3.4%.

3.8%

in August 2026, the latest month released. A year earlier it was 4.4%.

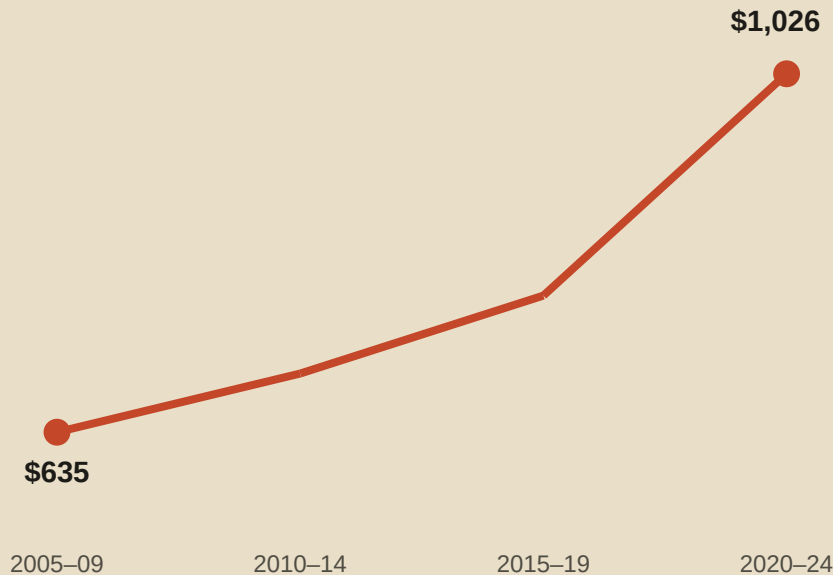


RENT

Median rent is up 62%  
since the 2005–2009  
survey, before inflation.

**\$1,026**

a month. Indiana's median is \$1,062.





## THE SEAM

# Cross one tract line and median rent jumps \$568.

A \$568 gap between neighbors, the sharpest rent edge between adjacent tracts in Floyd County.

TRACT 708.01

**\$654**

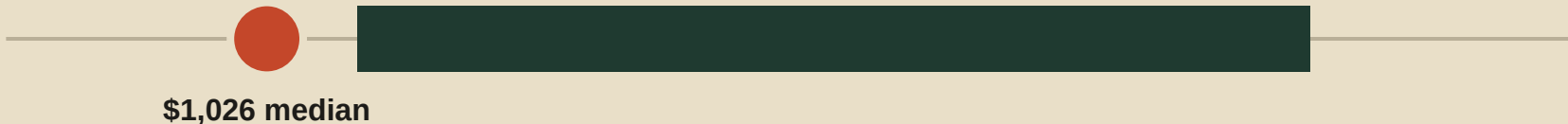
TRACT 705

**\$1,222**

ROOM TO BUILD

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

**\$1,077–\$1,616**



is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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467

homes permitted in ten years,  
2016–2025

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0%

of those were in multifamily  
buildings

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88%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–1.4% to the 18,263 homes here.**

**69–261**

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



## HOME VALUE

A median home costs 17% less than Indiana's.

**\$180,500**

median home value in New Albany.

New Albany



\$180,500

Indiana



\$218,200

U.S.



\$332,700

THAT WAS NEW ALBANY'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/in/new-albany/](https://almanacdata.ai/e/in/new-albany/)

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