



Beechwood Village, Kentucky.

Current market data.

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

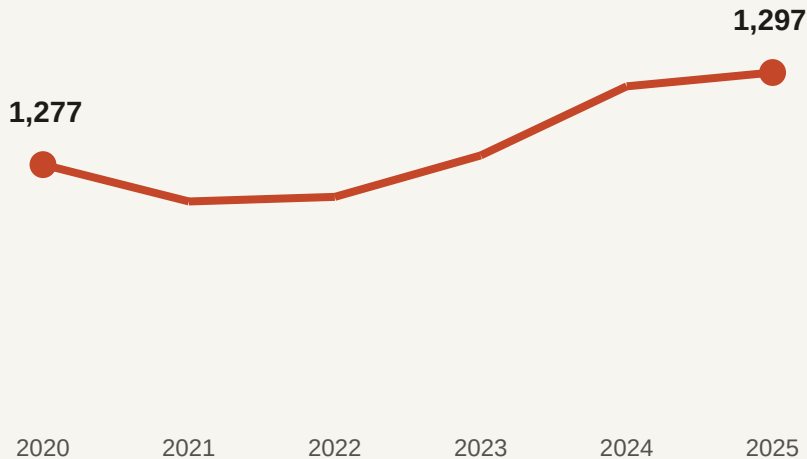


POPULATION

**Growing. Up 1.6% since
2020.**

1,297

people, the 186th-largest of Kentucky's cities and towns.



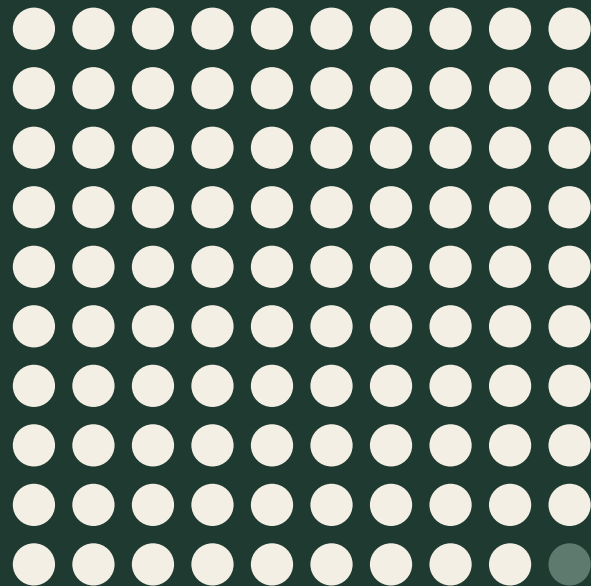
THE WORKDAY

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

98.8%

of 173 jobs located in Beechwood Village are filled by
in-commuters.

Source: Census LEHD LODES, 2023



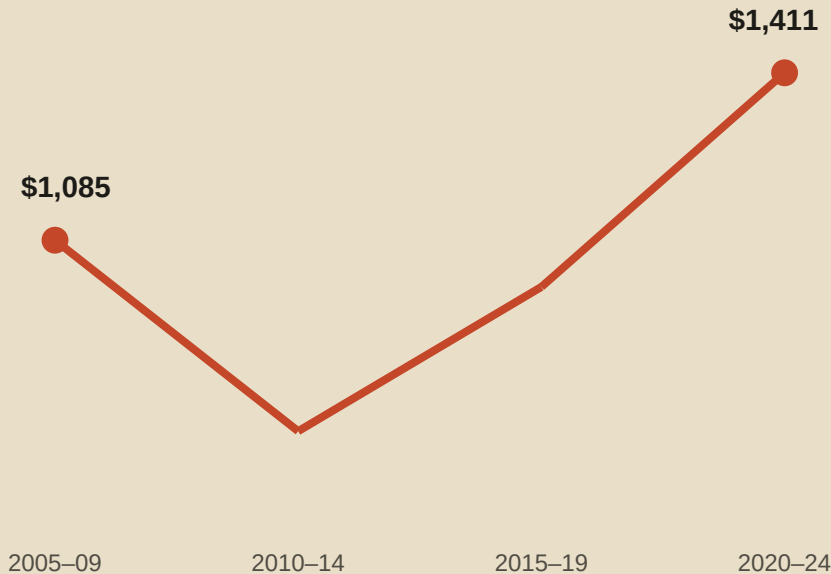
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 30%
since the 2005–2009
survey, before inflation.

\$1,411

a month. Kentucky's median is \$967.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,577 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 117.08

\$1,047

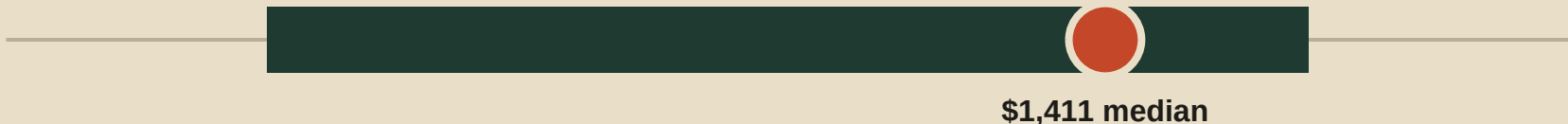
TRACT 117.09

\$2,624

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,006–\$1,509



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 548 homes here.

1–2

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



HOME VALUE

A median home costs 67%
more than Kentucky's.

\$343,600

median home value in Beechwood Village.

Beechwood Village



\$343,600

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS BEECHWOOD VILLAGE'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/ky/beechnwood-village/**](https://almanacdata.ai/e/ky/beechnwood-village/)

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