



Benham, Kentucky.

Current market data.

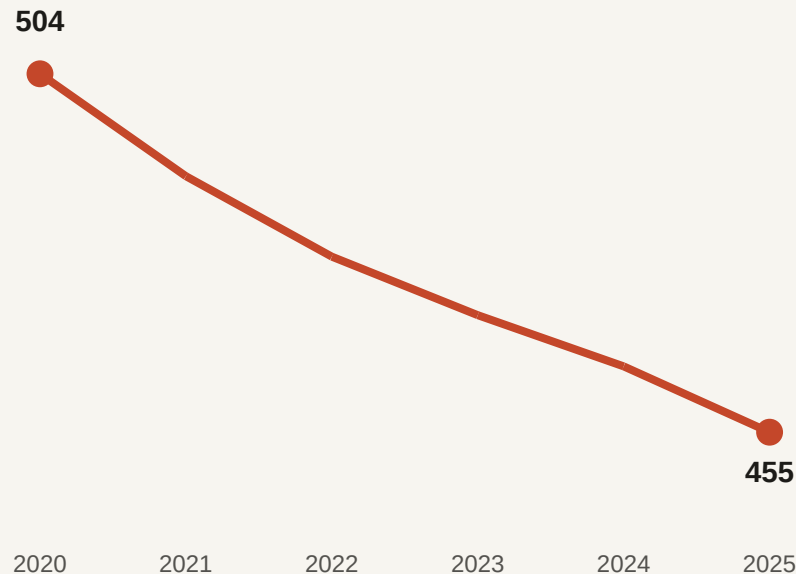
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 9.7% since 2020.

455

people, the 307th-largest of Kentucky's cities and towns.

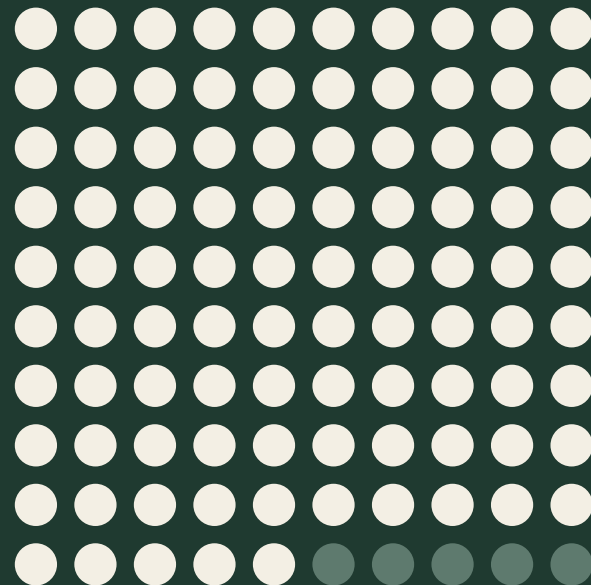


THE WORKDAY

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

95.2%

of 21 jobs located in Benham are filled by in-commuters.



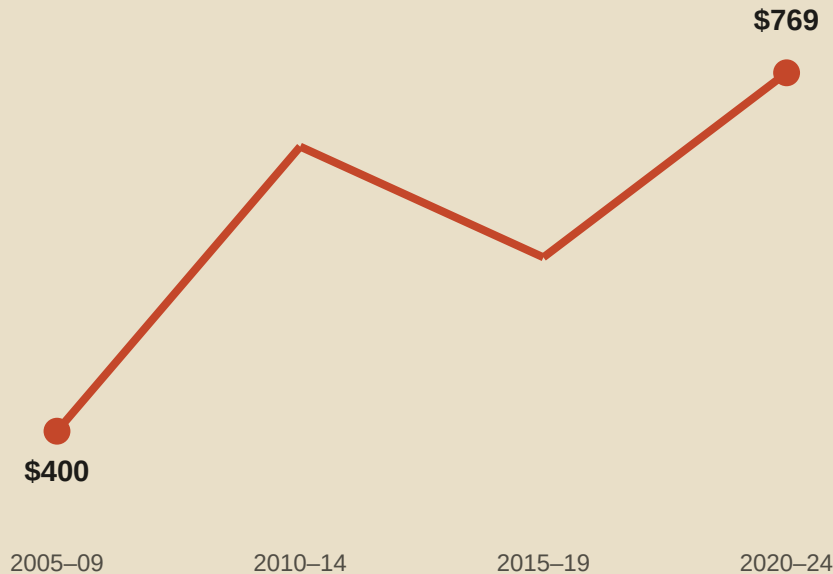
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 92%
since the 2005–2009
survey, before inflation.

\$769

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





THE SEAM

Cross one tract line and median rent jumps \$198.

A \$198 gap between neighbors, the sharpest rent edge between adjacent tracts in Harlan County.

TRACT 9705

\$485

TRACT 9707

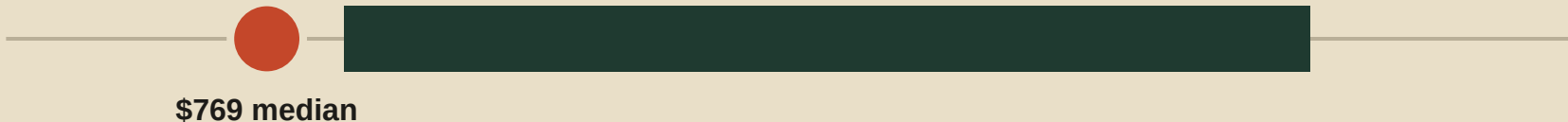
\$683



ROOM TO BUILD

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

\$801–\$1,202



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

100%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 74% less than Kentucky's.

\$53,000

median home value in Benham.

Benham



\$53,000

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS BENHAM'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/benham/

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