



Berea, Kentucky.

Current market data.

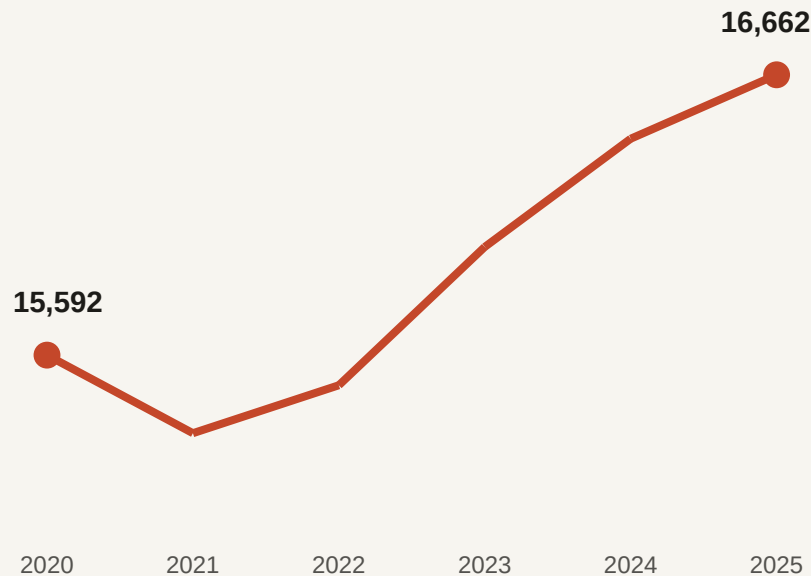
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.9% since 2020.

16,662

people, the 28th-largest of Kentucky's cities and towns.

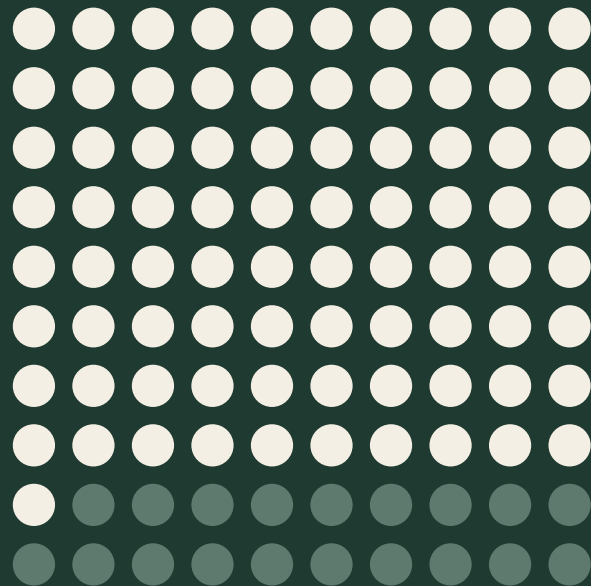


THE WORKDAY

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

80.8%

of 8,435 jobs located in Berea are filled by in-commuters.



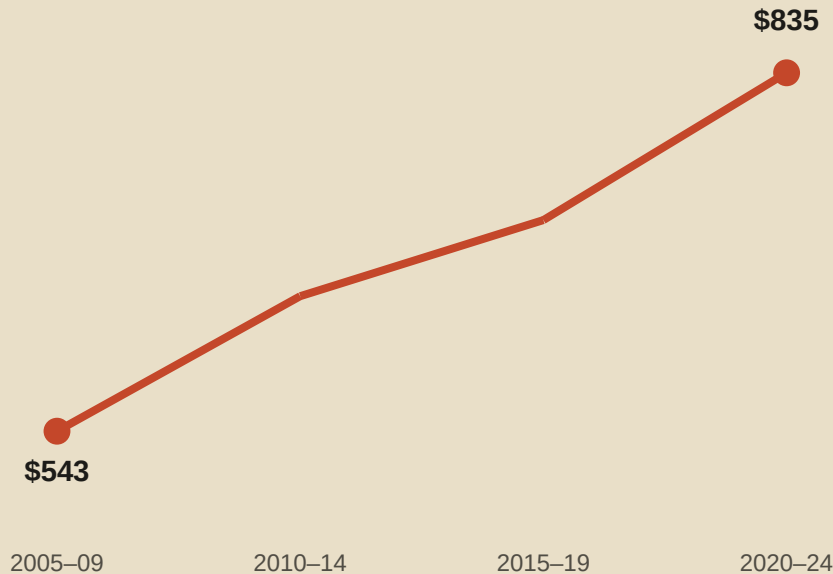
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$835

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





THE SEAM

Cross one tract line and median rent jumps \$467.

A \$467 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 111.02

\$571

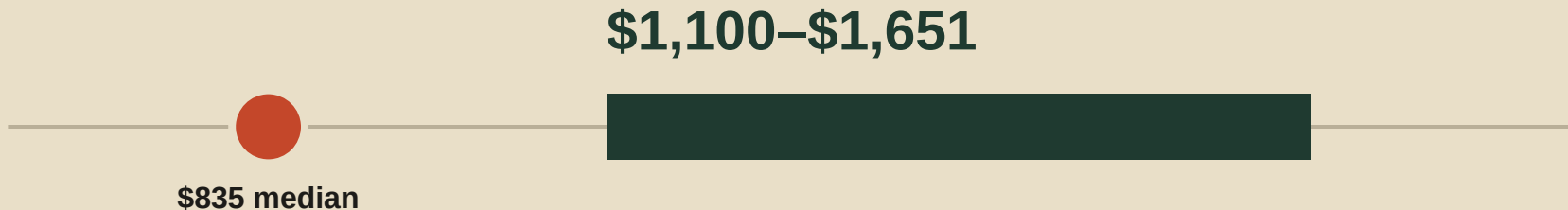
TRACT 113.04

\$1,038



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

1,199

homes permitted in ten years,
2016–2025

38%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.4% to the 6,159 homes here.

29–84

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



HOME VALUE

A median home costs 3% less than Kentucky's.

\$199,900

median home value in Berea.

Berea



\$199,900

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS BEREAS 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/berea/**](https://almanacdata.ai/e/ky/berea/)

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