



Corbin, Kentucky.

Current market data.

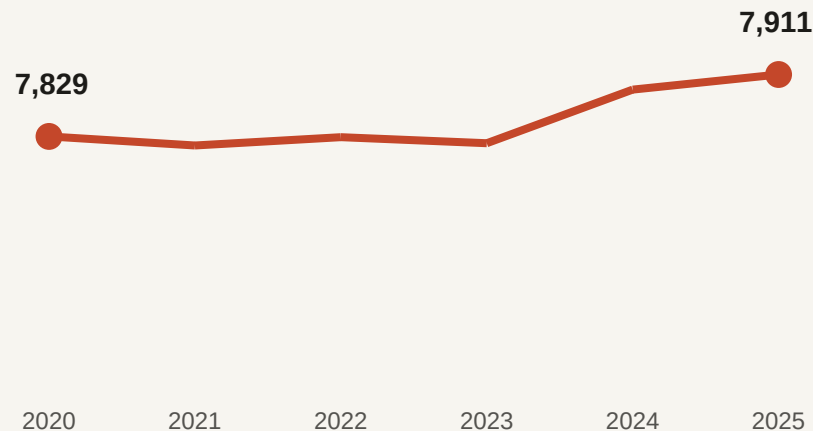
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 1.0% since
2020.**

7,911

people, the 53rd-largest of Kentucky's cities and towns.

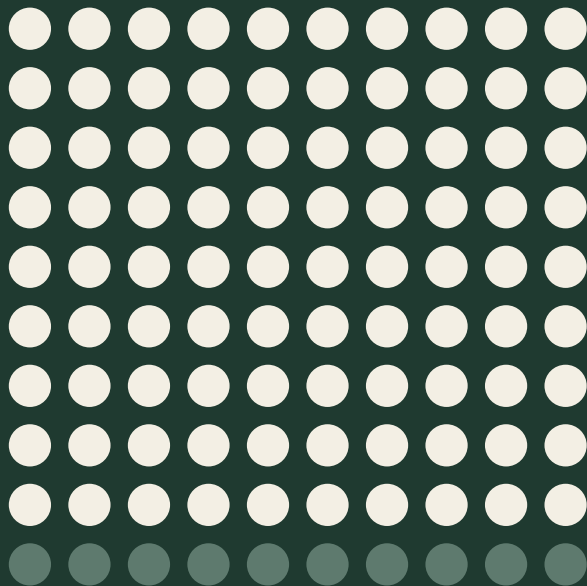


THE WORKDAY

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

89.8%

of 7,568 jobs located in Corbin are filled by in-commuters.



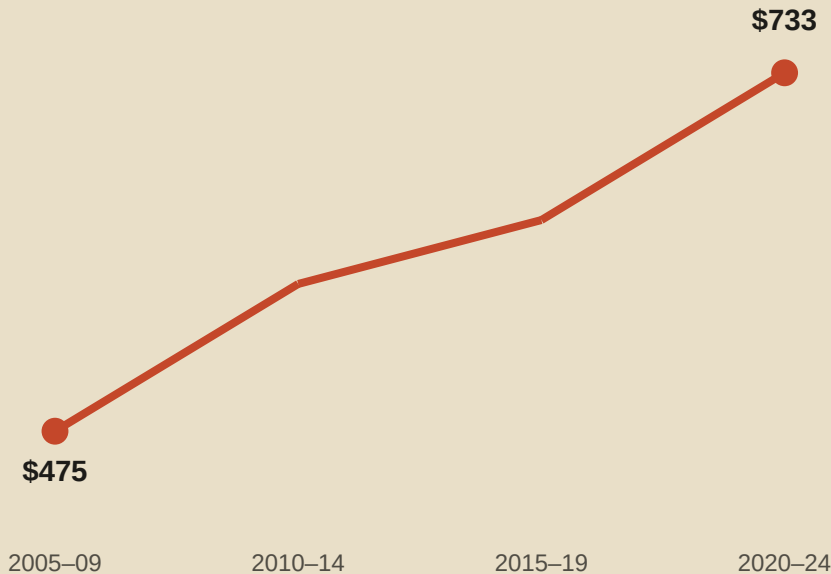
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$733

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



THE SEAM

Cross one tract line and median rent jumps \$285.

A \$285 gap between neighbors, the sharpest rent edge between adjacent tracts in Whitley County.

TRACT 9203.01

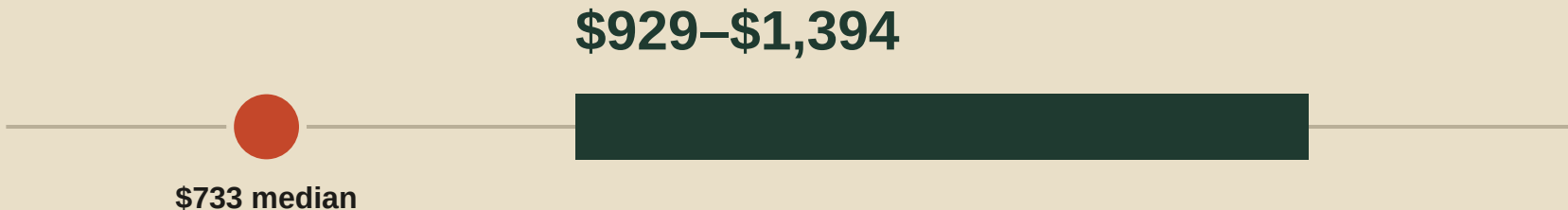
\$654

TRACT 9201

\$939

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

121

homes permitted, 2022–2025

81%of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.2% to the 3,480 homes here.

15–76

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



HOME VALUE

A median home costs 19% less than Kentucky's.

\$166,000

median home value in Corbin.

Corbin



\$166,000

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS CORBIN'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/corbin/

The Almanac · your hyper-diligent research partner