



# Dawson Springs, Kentucky.

Current market data.

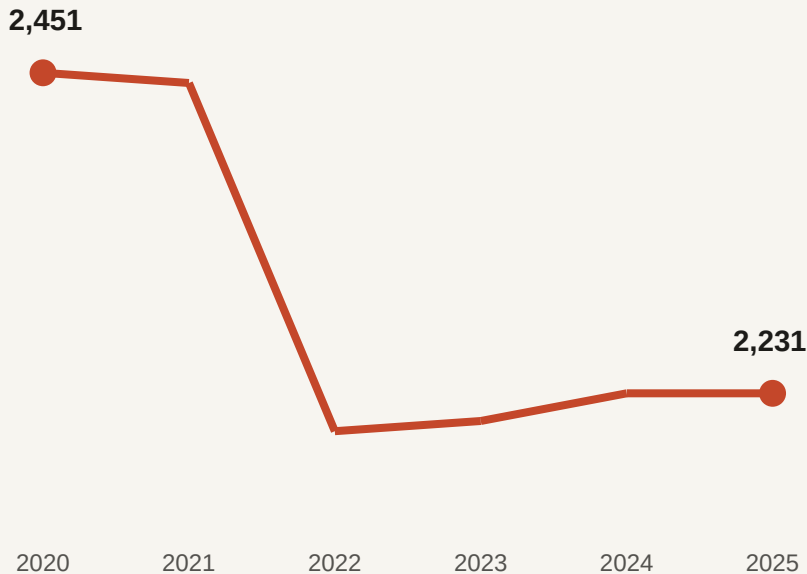
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 9.0% since 2020.

2,231

people, the 141st-largest of Kentucky's cities and towns.



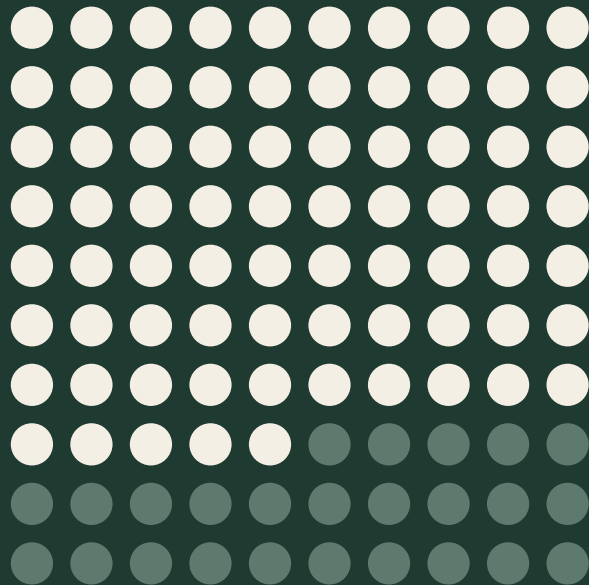
## THE WORKDAY

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

74.9%

of 529 jobs located in Dawson Springs are filled by in-commuters.

Source: Census LEHD LODES, 2023



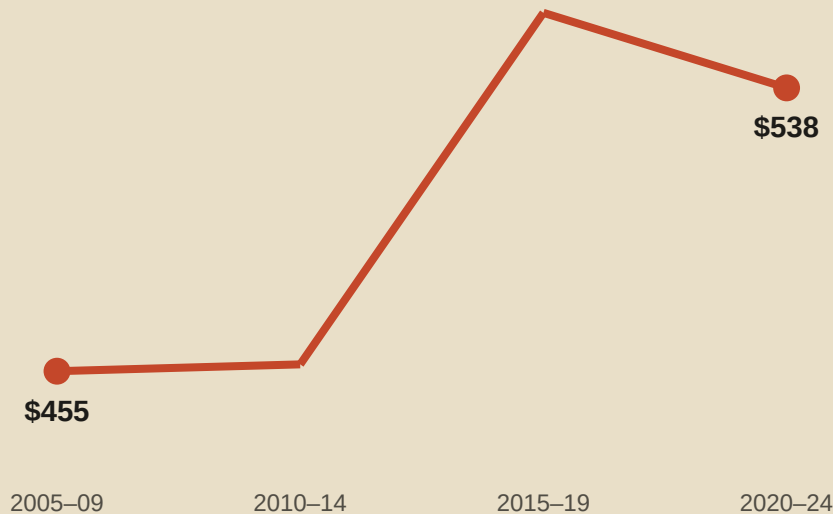
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 18%  
since the 2005–2009  
survey, before inflation.

**\$538**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$529 gap between neighbors, the sharpest rent edge between adjacent tracts in Hopkins County.

TRACT 9711

**\$538**

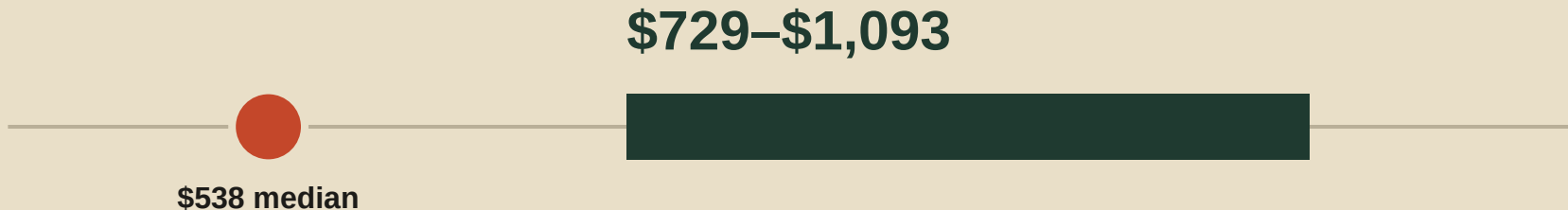
TRACT 9710

**\$1,067**



## 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.

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# 88%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.5% to the 978 homes here.**

**2–5**

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

HOME VALUE

A median home costs 66% less than Kentucky's.

**\$70,000**

median home value in Dawson Springs.

Dawson Springs



\$70,000

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS DAWSON SPRINGS'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/dawson-springs/](https://almanacdata.ai/e/ky/dawson-springs/)

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