



Eddyville, Kentucky.

Current market data.

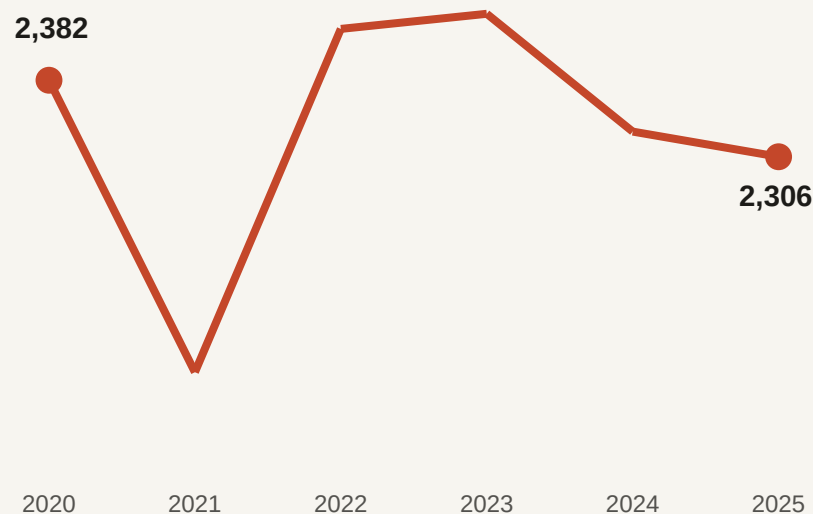
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.2% since 2020.

2,306

people, the 132nd-largest of Kentucky's cities and towns.

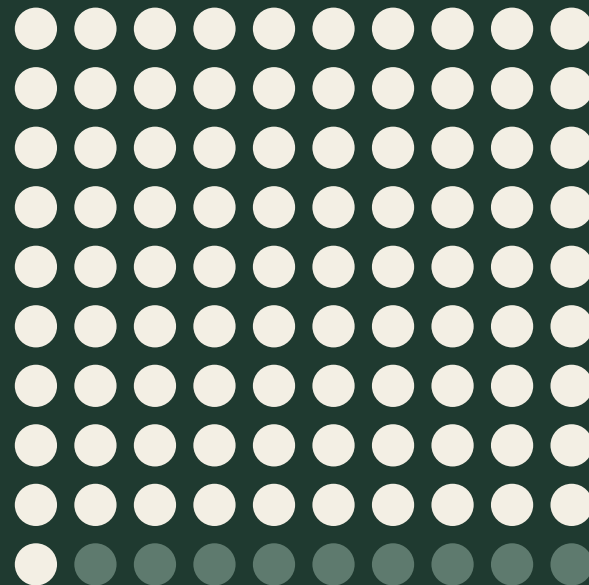


THE WORKDAY

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

90.7%

of 1,138 jobs located in Eddyville are filled by in-commuters.



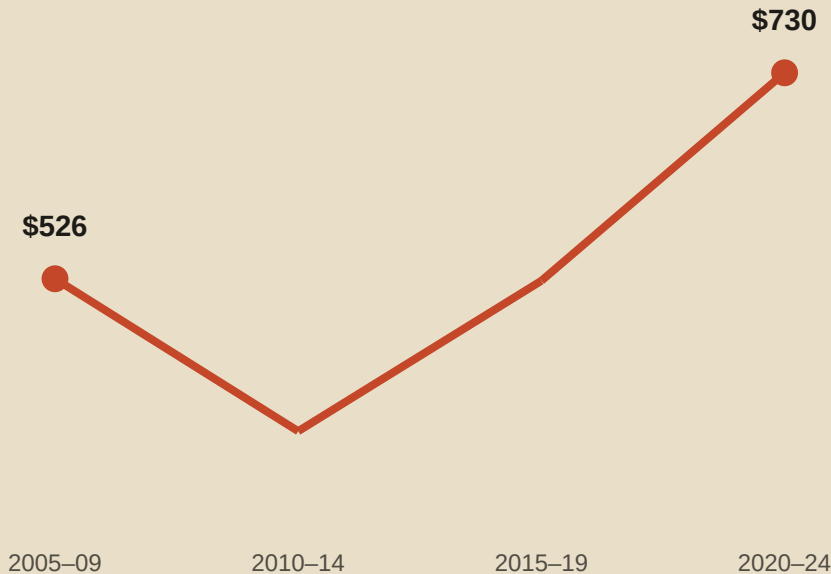
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 39%
since the 2005–2009
survey, before inflation.

\$730

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





THE SEAM

Cross one tract line and median rent doubles.

A \$679 gap between neighbors, the sharpest rent edge between adjacent tracts in Lyon County.

TRACT 9601.01

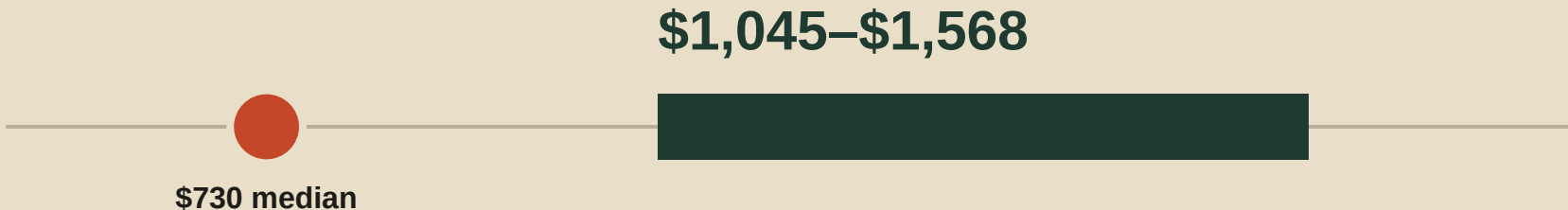
\$689

TRACT 9602

\$1,368

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.

11

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 1,081 homes here.

3–11

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



HOME VALUE

A median home costs 8% less than Kentucky's.

\$188,400

median home value in Eddyville.

Eddyville



\$188,400

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS EDDYVILLE'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/eddyville/

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