



Fort Thomas, Kentucky.

Current market data.

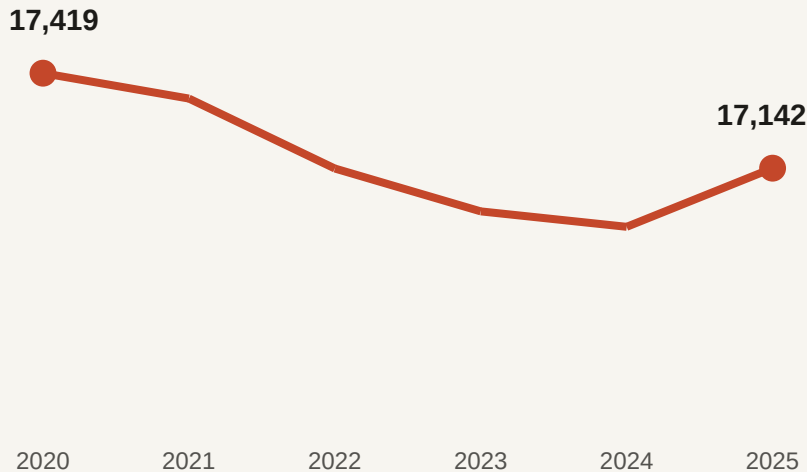
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.6% since 2020.

17,142

people, the 27th-largest of Kentucky's cities and towns.

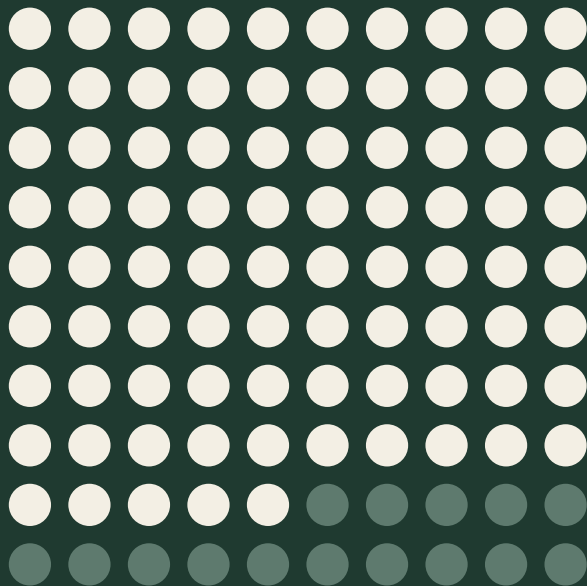


THE WORKDAY

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

84.8%

of 4,869 jobs located in Fort Thomas are filled by
in-commuters.



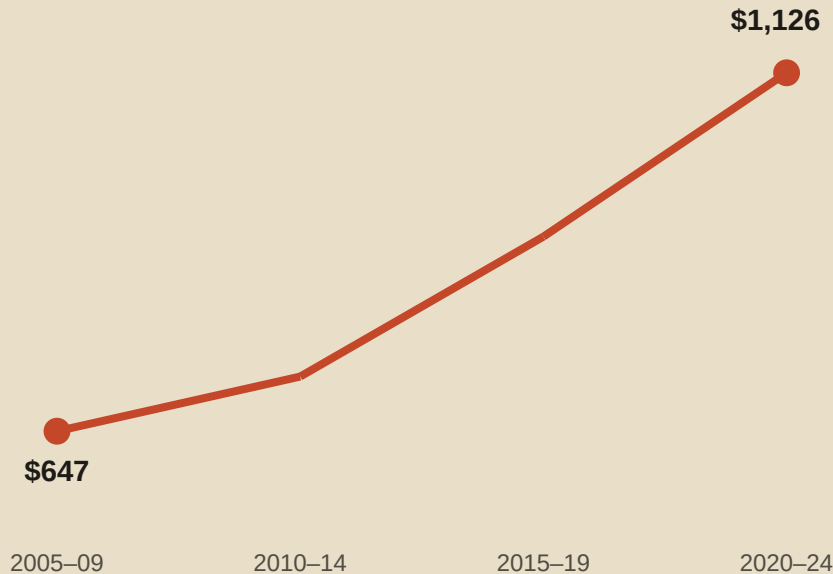
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$1,126

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





THE SEAM

Cross one tract line and median rent jumps \$674.

A \$674 gap between neighbors, the sharpest rent edge between adjacent tracts in Campbell County.

TRACT 524

\$929

TRACT 522

\$1,603

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.

169

homes permitted in ten years,
2016–2025

37%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 6,764 homes here.

20–49

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



HOME VALUE

A median home costs 63%
more than Kentucky's.

\$335,000

median home value in Fort Thomas.

Fort Thomas



\$335,000

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS FORT THOMAS'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/fort-thomas/**](https://almanacdata.ai/e/ky/fort-thomas/)

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