



Guthrie, Kentucky.

Current market data.

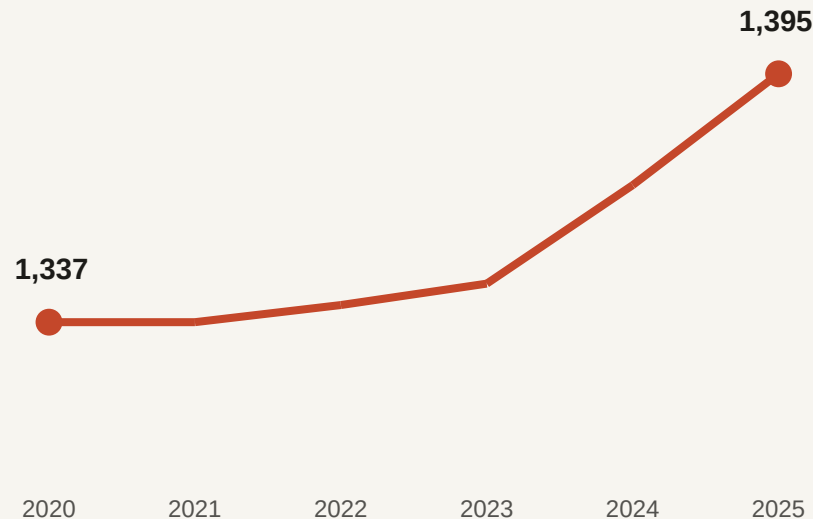
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.3% since 2020.

1,395

people, the 180th-largest of Kentucky's cities and towns.

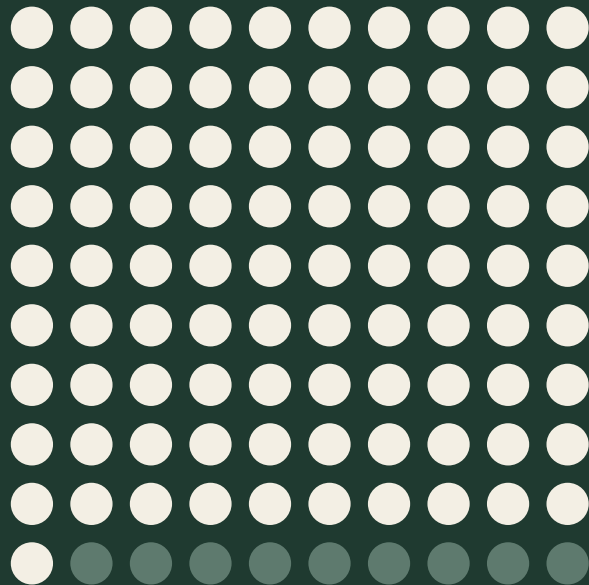


THE WORKDAY

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

91.0%

of 389 jobs located in Guthrie are filled by in-commuters.



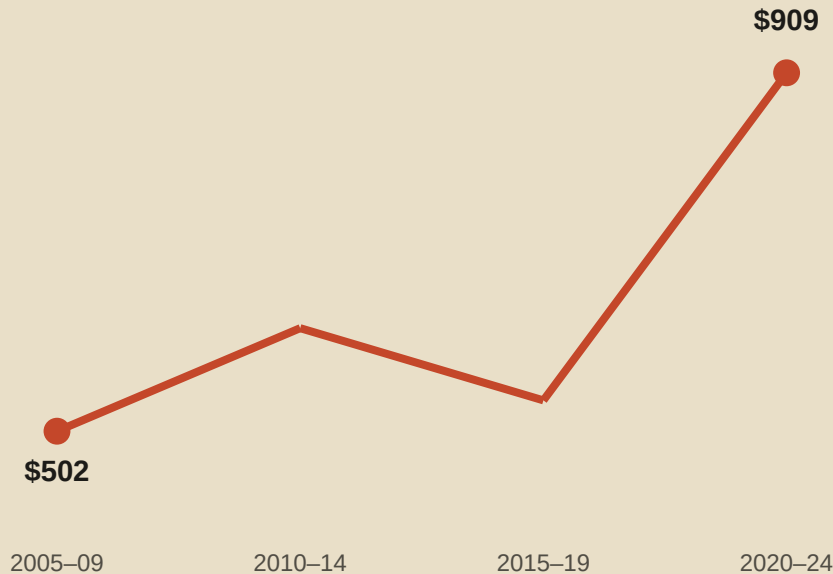
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$909

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





THE SEAM

Cross one tract line and median rent jumps \$256.

A \$256 gap between neighbors, the sharpest rent edge between adjacent tracts in Todd County.

TRACT 9503

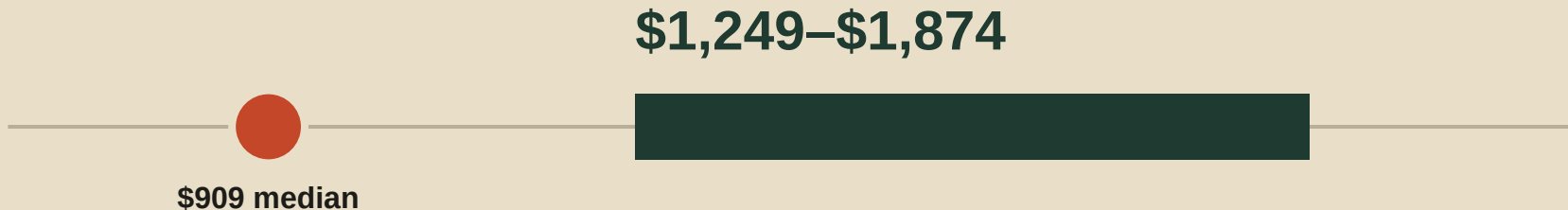
\$694

TRACT 9504

\$950

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.

8

homes permitted, 2022–2025

50%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 642 homes here.

2–4

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



HOME VALUE

A median home costs 35% less than Kentucky's.

\$134,200

median home value in Guthrie.

Guthrie



\$134,200

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS GUTHRIE'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/guthrie/

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