



Henderson, Kentucky.

Current market data.

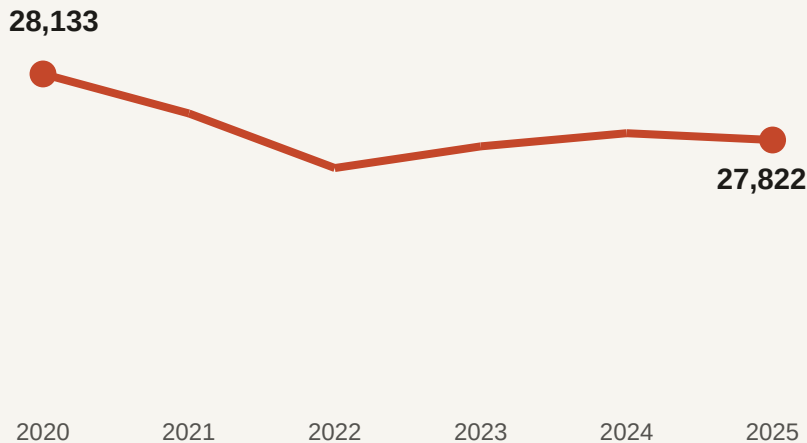
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

27,822

people, the 15th-largest of Kentucky's cities and towns.



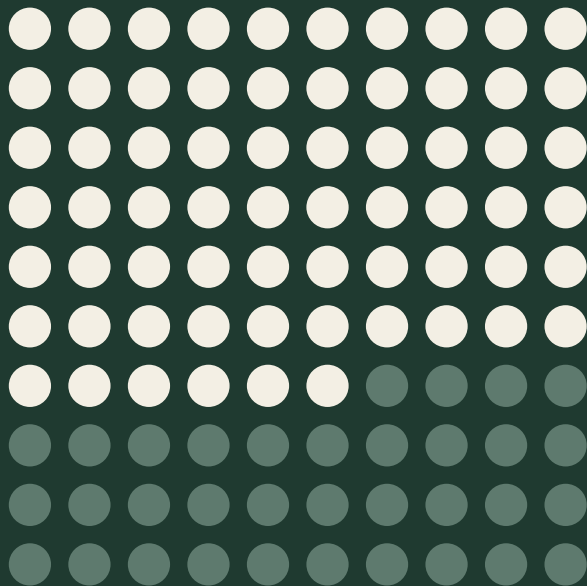
THE WORKDAY

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

66.0%

of 12,044 jobs located in Henderson are filled by in-commuters.

Source: Census LEHD LODES, 2023



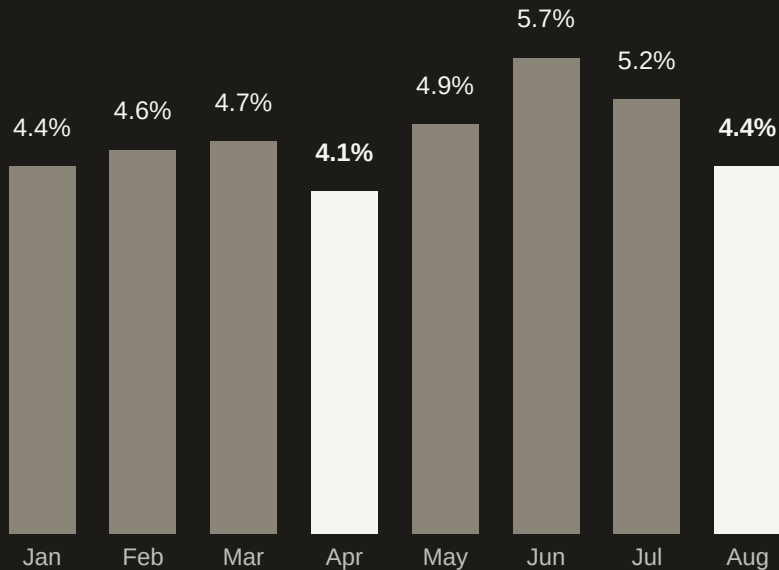
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.1%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.4%.

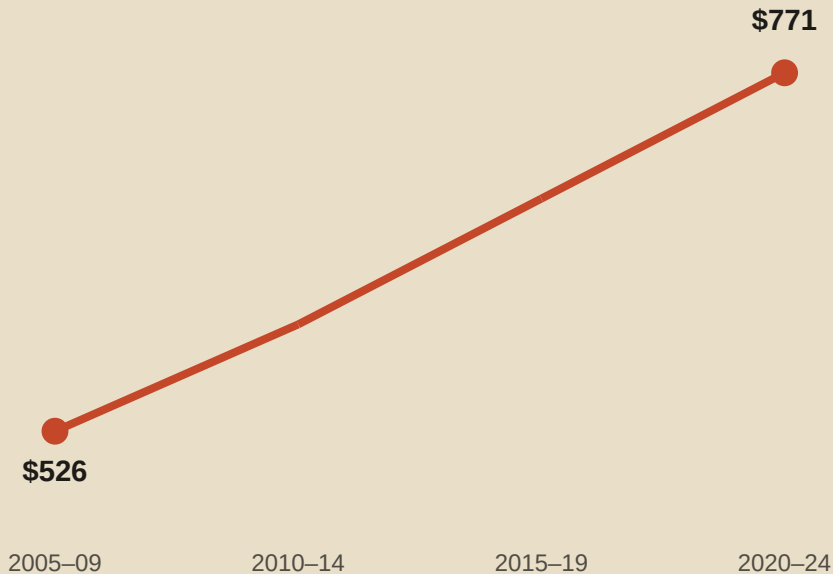


RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$771

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





THE SEAM

Cross one tract line and median rent jumps \$344.

A \$344 gap between neighbors, the sharpest rent edge between adjacent tracts in Henderson County.

TRACT 206.03

\$642

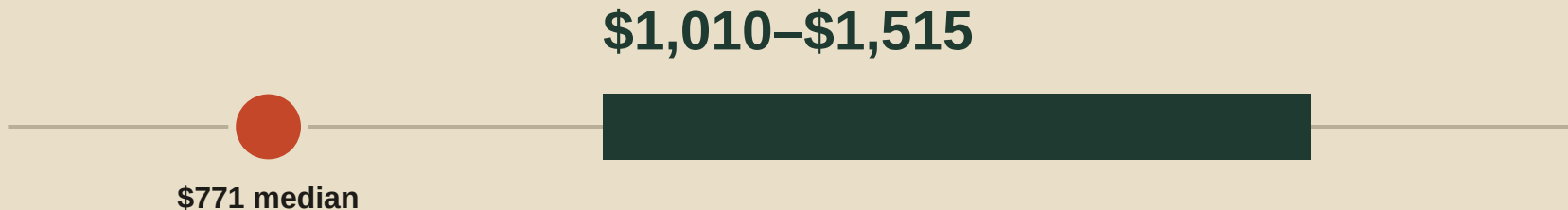
TRACT 207.03

\$986



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.

443

homes permitted in ten years,
2016–2025

46%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 13,585 homes here.

53–120

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



HOME VALUE

A median home costs 22% less than Kentucky's.

\$160,100

median home value in Henderson.

Henderson



\$160,100

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS HENDERSON'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/henderson/

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