



Lexington-Fayette, Kentucky.

Current market data.

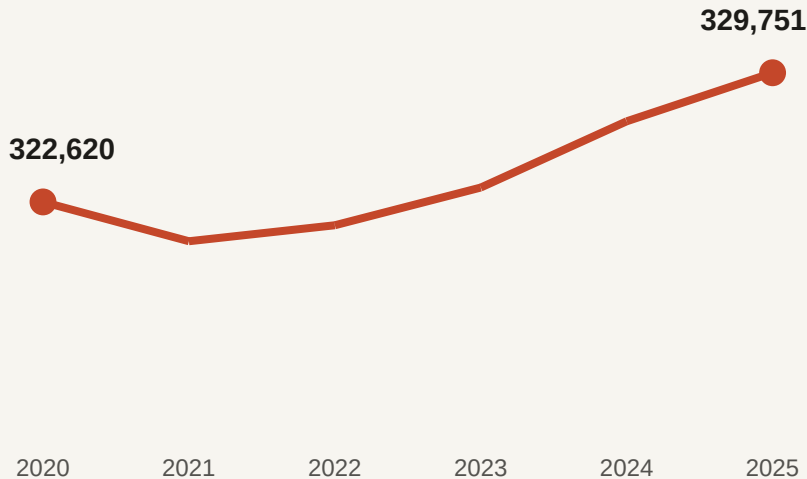
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.2% since 2020.

329,751

people, the 2nd-largest of Kentucky's cities and towns.



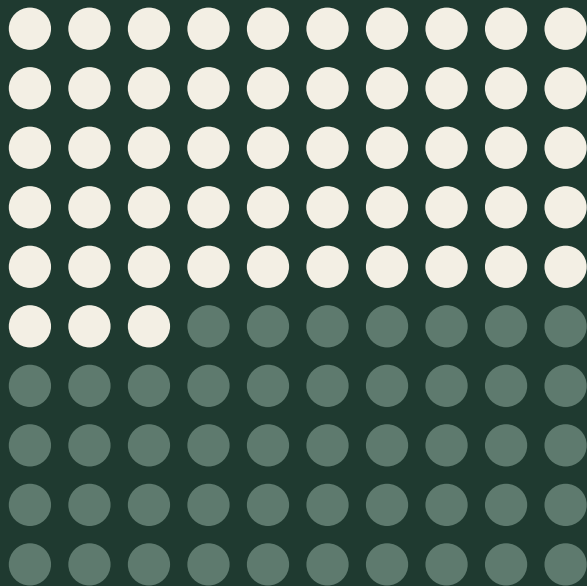
THE WORKDAY

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

53.4%

of 208,353 jobs located in Lexington-Fayette are filled by in-commuters.

Source: Census LEHD LODES, 2023



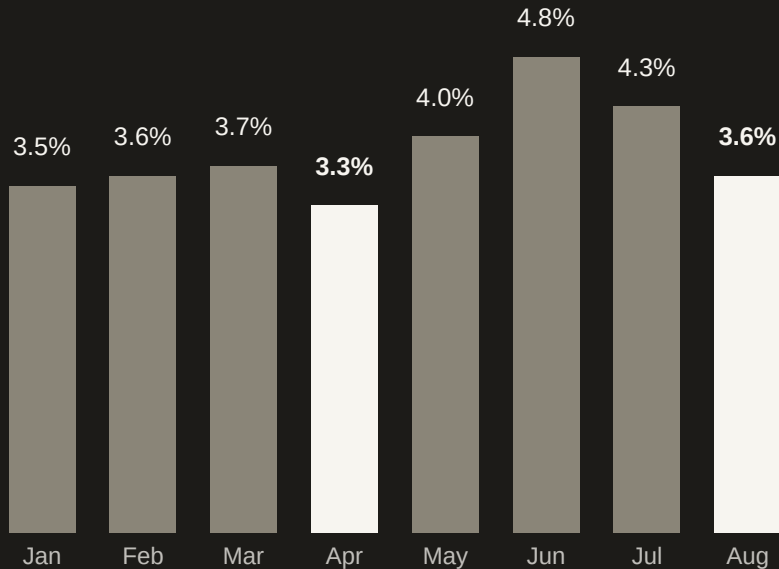
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.3%.

3.6%

in August 2026, the latest month released. A year earlier it was 3.7%.

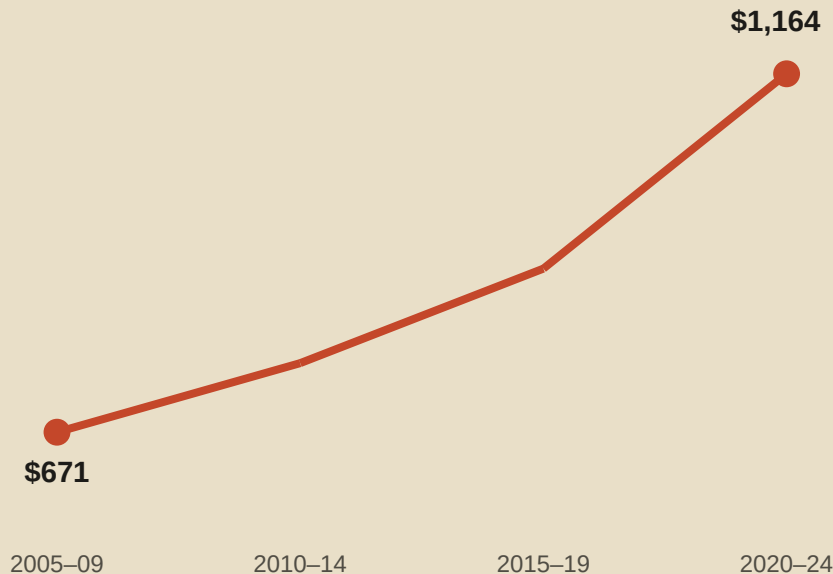


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,164

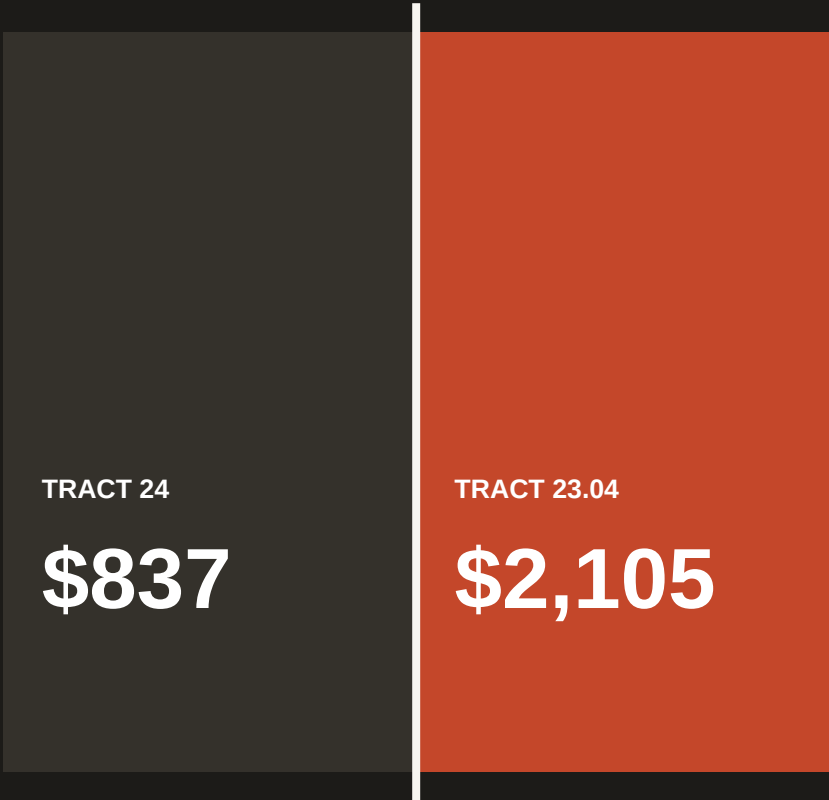
a month. Kentucky's median is \$967.



THE SEAM

Cross one tract line and
median rent doubles.

A \$1,268 gap between neighbors, the sharpest
rent edge between adjacent tracts in Fayette
County.



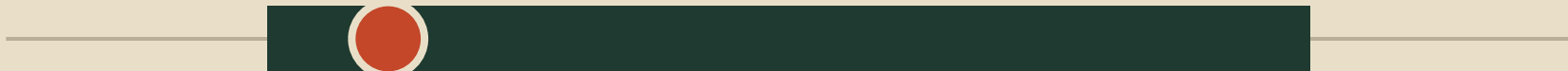
Source: Census ACS 5-year, 2020-2024



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,100–\$1,650



\$1,164 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

14,718

homes permitted in ten years,
2016–2025

56%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 148,959 homes here.

633–2,084

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



HOME VALUE

A median home costs 43% more than Kentucky's.

\$293,500

median home value in Lexington-Fayette.

Lexington-Fayette



\$293,500

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS LEXINGTON-FAYETTE'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/lexington-fayette/

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