



Madisonville, Kentucky.

Current market data.

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

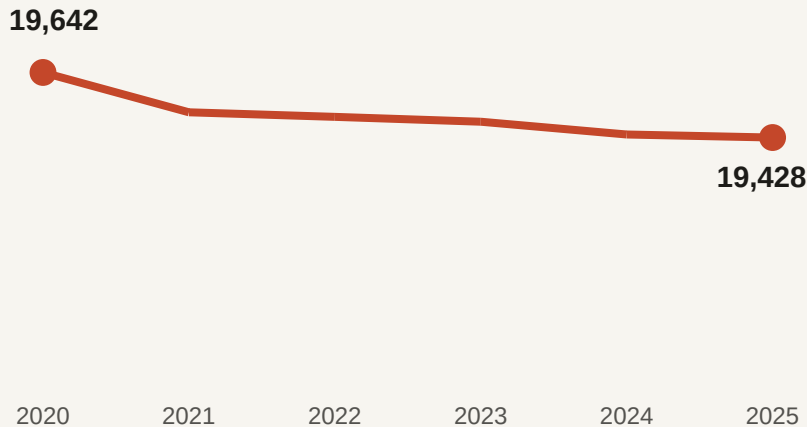


POPULATION

Down 1.1% since 2020.

19,428

people, the 21st-largest of Kentucky's cities and towns.



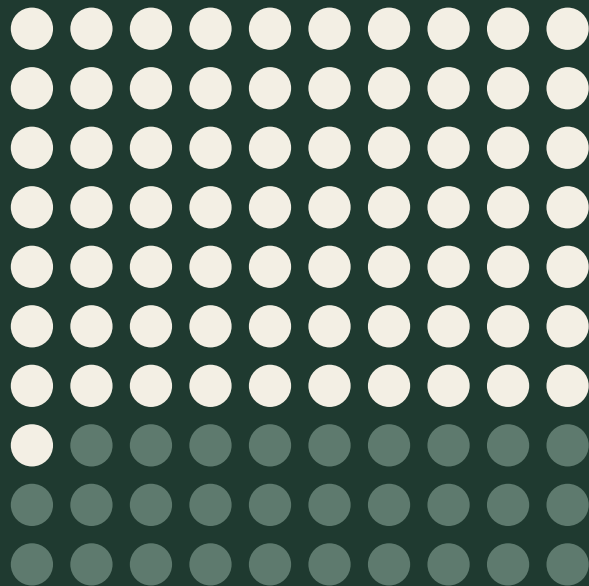
THE WORKDAY

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

70.9%

of 12,242 jobs located in Madisonville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



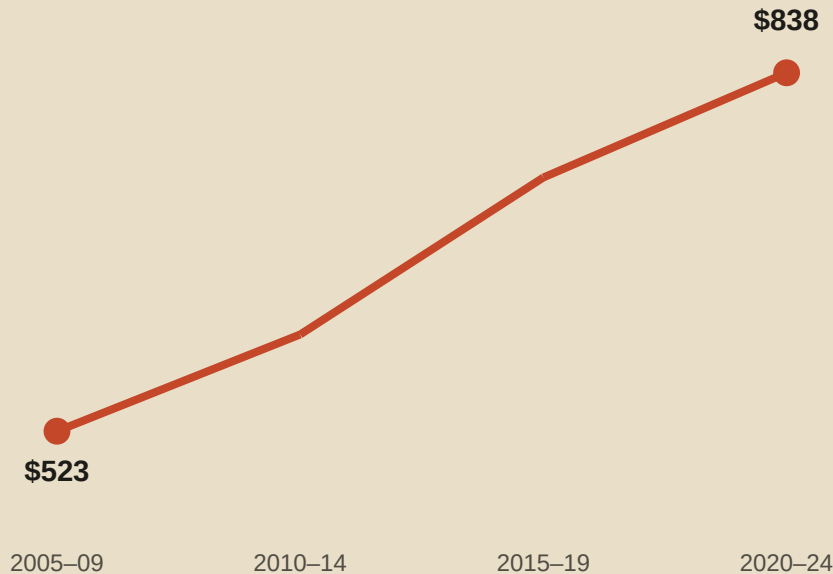
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$838

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





THE SEAM

Cross one tract line and median rent doubles.

A \$529 gap between neighbors, the sharpest rent edge between adjacent tracts in Hopkins County.

TRACT 9711

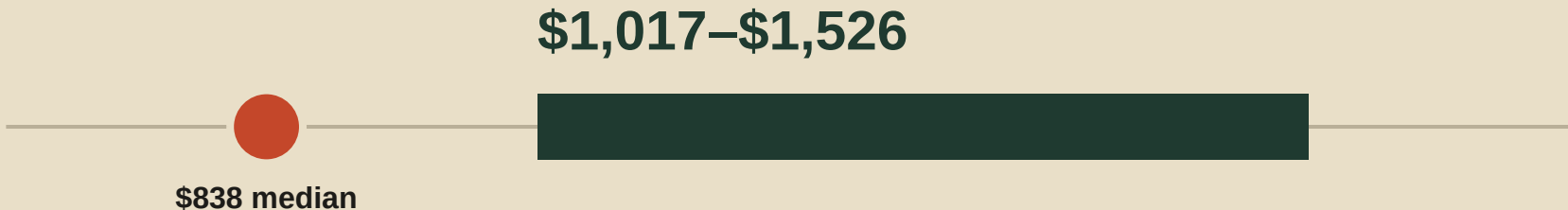
\$538

TRACT 9710

\$1,067

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.

190

homes permitted, 2022–2025

57%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 9,565 homes here.

30–122

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



HOME VALUE

A median home costs 20% less than Kentucky's.

\$164,100

median home value in Madisonville.

Madisonville



\$164,100

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS MADISONVILLE'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/madisonville/

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