



# Manchester, Kentucky.

Current market data.

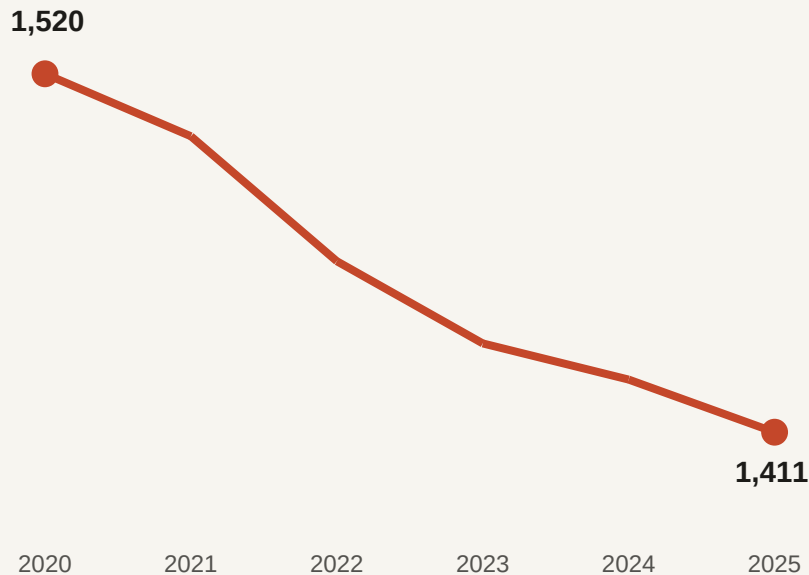
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 7.2% since 2020.

1,411

people, the 177th-largest of Kentucky's cities and towns.



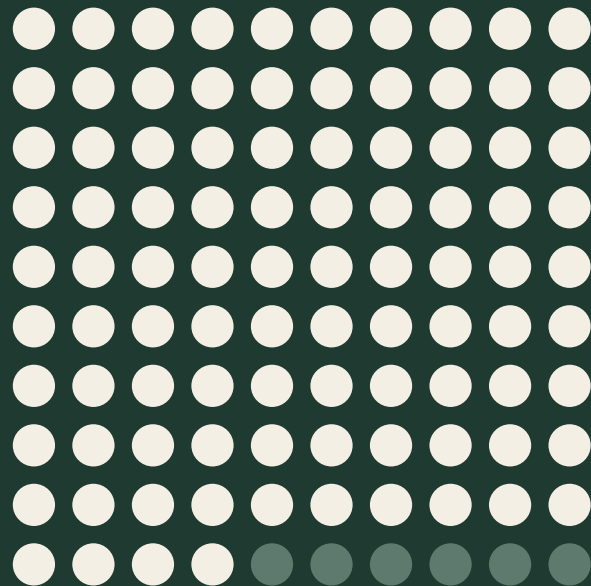
## THE WORKDAY

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

94.4%

of 1,849 jobs located in Manchester are filled by in-commuters.

Source: Census LEHD LODES, 2023



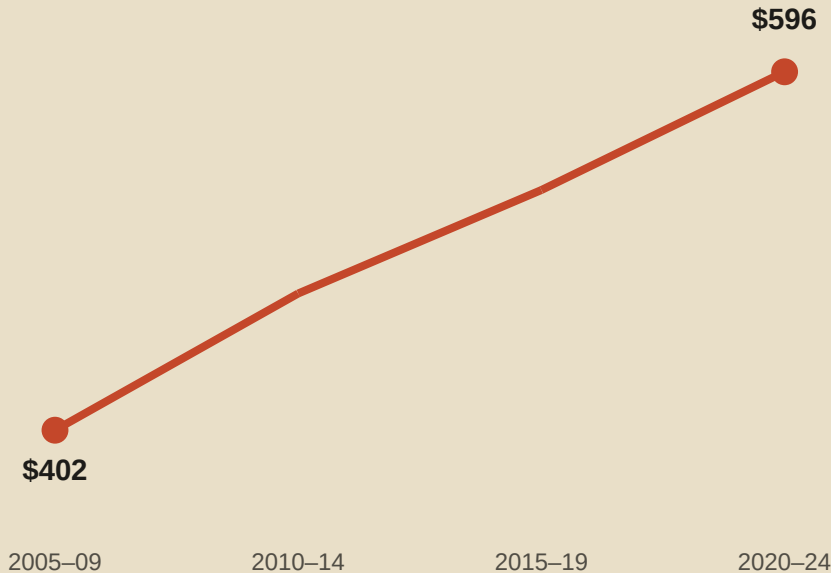
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 48%  
since the 2005–2009  
survey, before inflation.

**\$596**

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





## THE SEAM

# Cross one tract line and median rent jumps \$403.

A \$403 gap between neighbors, the sharpest rent edge between adjacent tracts in Clay County.

TRACT 9506

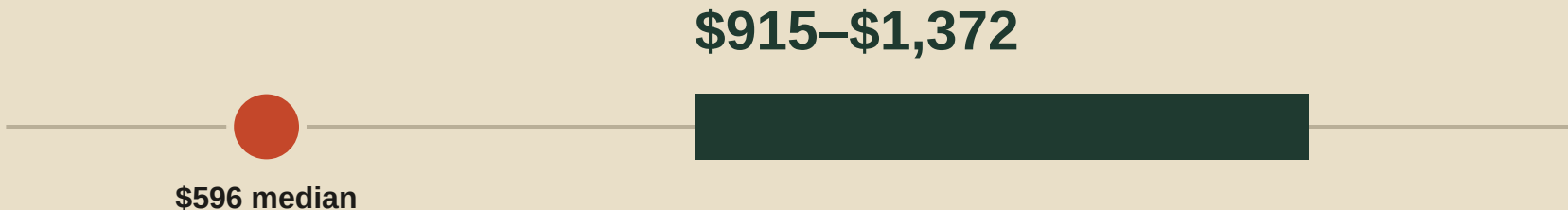
**\$618**

TRACT 9504

**\$1,021**

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.

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0

homes permitted, 2022–2025

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91%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.3–2.3% to the 795 homes here.**

**2–18**

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



## HOME VALUE

A median home costs 32% less than Kentucky's.

**\$140,500**

median home value in Manchester.

Manchester



\$140,500

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS MANCHESTER'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/manchester/](https://almanacdata.ai/e/ky/manchester/)

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