



Monticello, Kentucky.

Current market data.

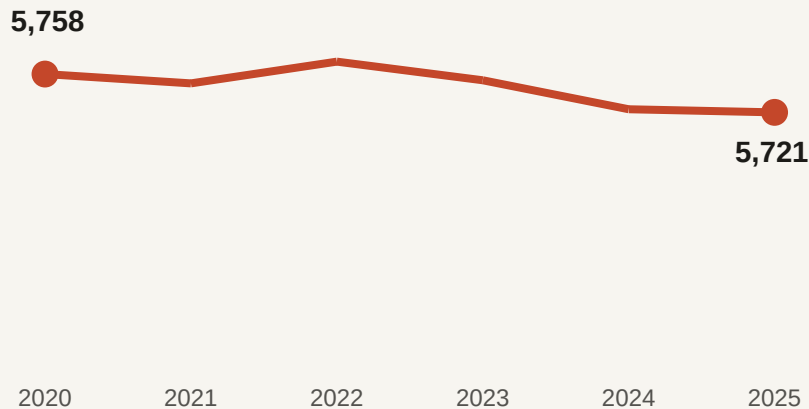
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

5,721

people, the 77th-largest of Kentucky's cities and towns.

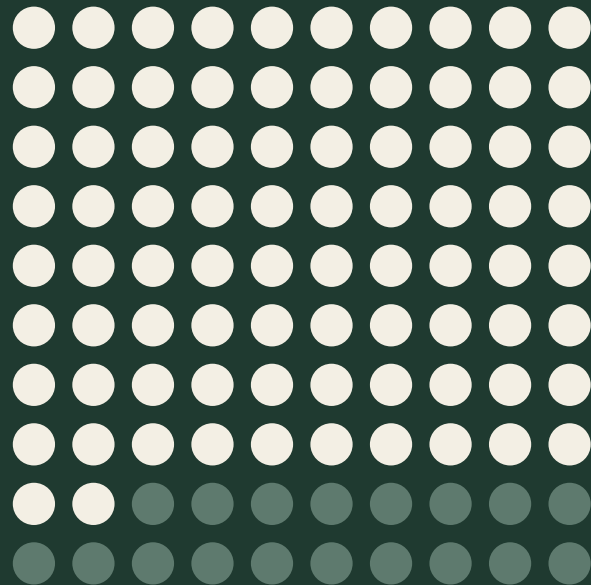


THE WORKDAY

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

81.5%

of 3,501 jobs located in Monticello are filled by in-commuters.



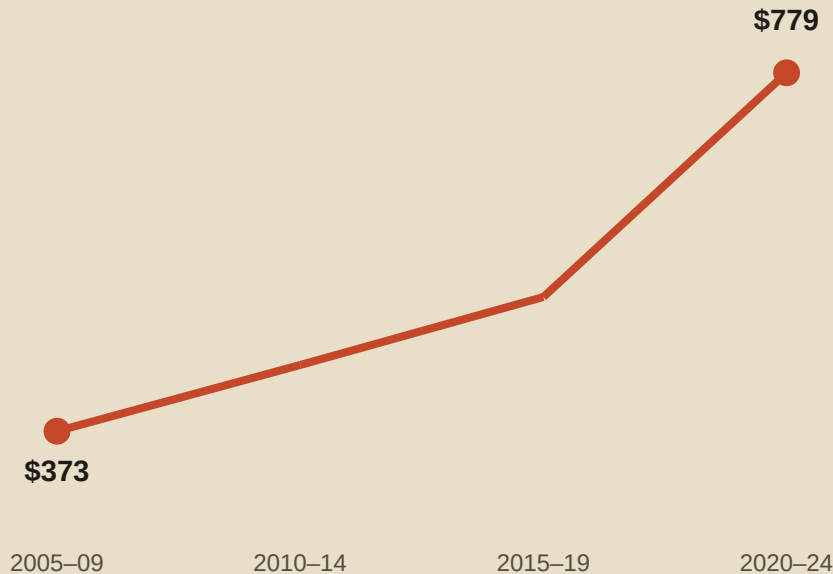
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 109%
since the 2005–2009
survey, before inflation.

\$779

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





THE SEAM

Cross one tract line and median rent doubles.

A \$560 gap between neighbors, the sharpest rent edge between adjacent tracts in Wayne County.

TRACT 9204.01

\$497

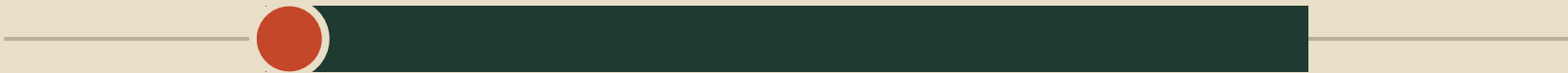
TRACT 9201.01

\$1,057

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$770–\$1,155



\$779 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 2,713 homes here.

11–35

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



HOME VALUE

A median home costs 36% less than Kentucky's.

\$132,400

median home value in Monticello.

Monticello



\$132,400

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS MONTICELLO'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/monticello/

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