



Morgantown, Kentucky.

Current market data.

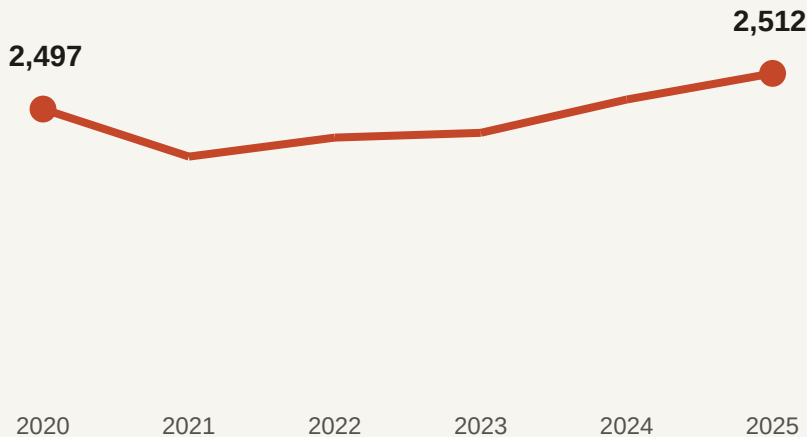
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

2,512

people, the 125th-largest of Kentucky's cities and towns.

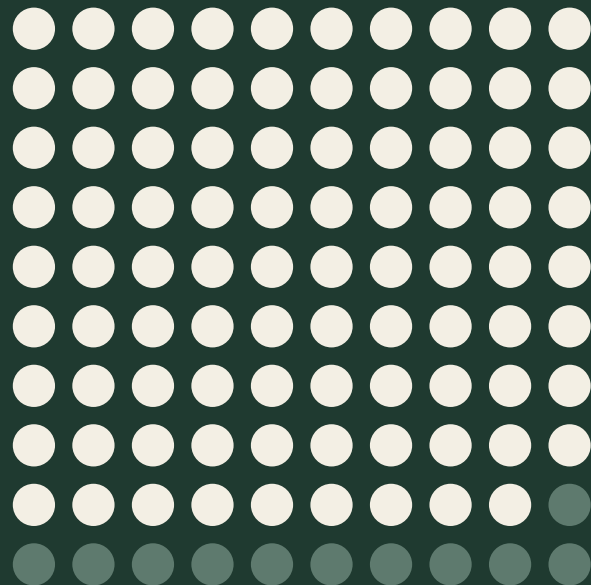


THE WORKDAY

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

89.1%

of 2,342 jobs located in Morgantown are filled by in-commuters.



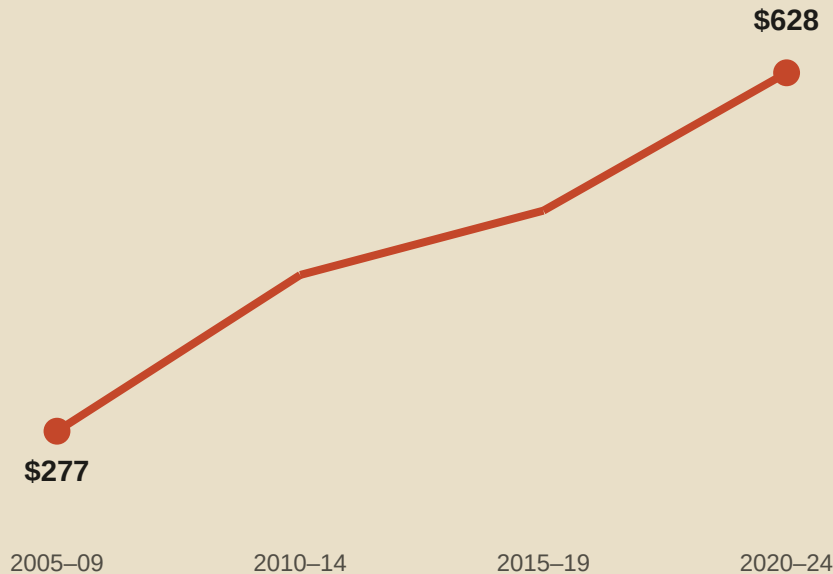
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 127%
since the 2005–2009
survey, before inflation.

\$628

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



THE SEAM

Cross one tract line and median rent jumps \$508.

A \$508 gap between neighbors, the sharpest rent edge between adjacent tracts in Butler County.

TRACT 9304

\$575

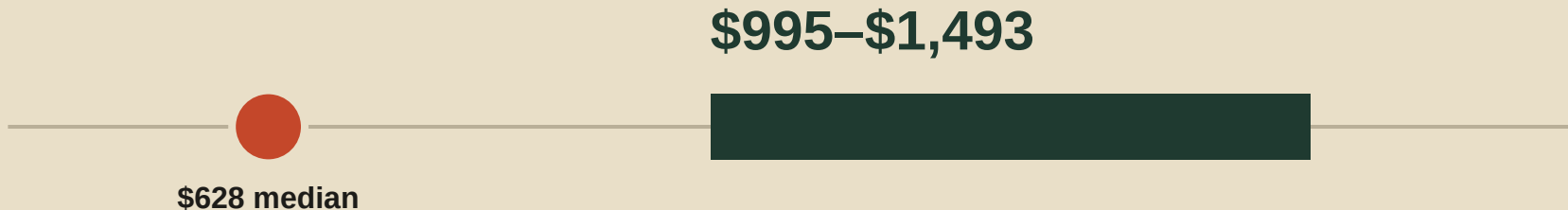
TRACT 9303.01

\$1,083



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.

5

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

84%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–2.2% to the 1,034 homes here.

5–23

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



HOME VALUE

A median home costs 45%
less than Kentucky's.

\$114,000

median home value in Morgantown.

Morgantown



\$114,000

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS MORGANTOWN'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/morgantown/**](https://almanacdata.ai/e/ky/morgantown/)

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