



Nicholasville, Kentucky.

Current market data.

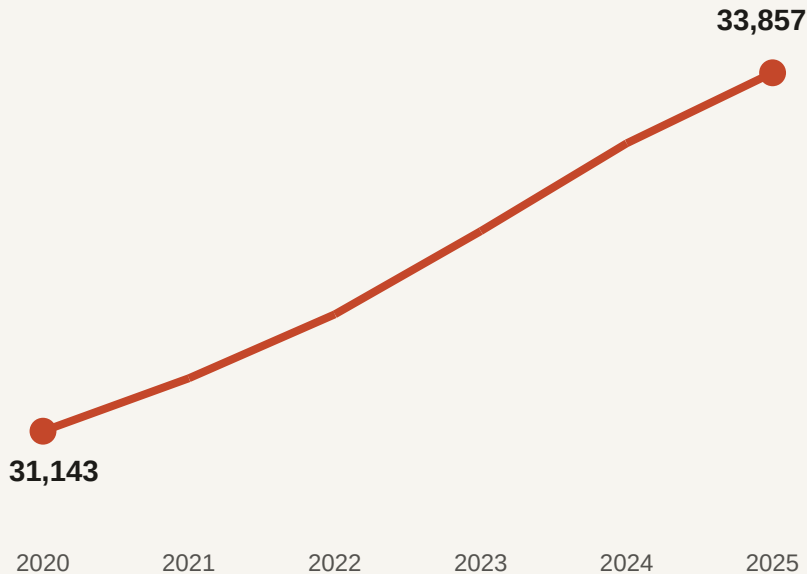
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.7% since 2020.

33,857

people, the 10th-largest of Kentucky's cities and towns.



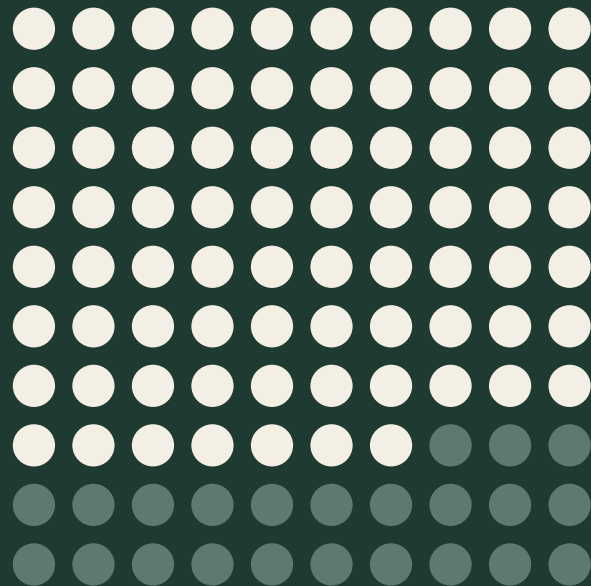
THE WORKDAY

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

77.3%

of 13,282 jobs located in Nicholasville are filled by in-commuters.

Source: Census LEHD LODES, 2023



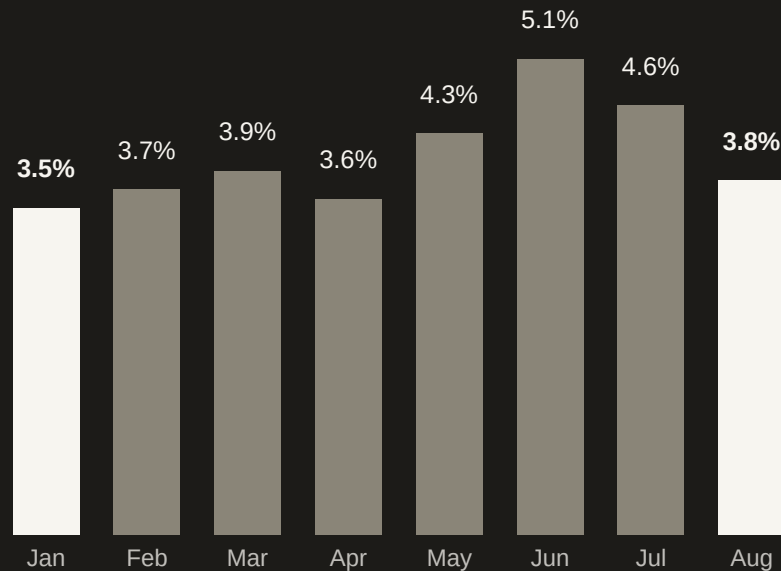
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
3.5%.

3.8%

in August 2026, the latest month released. A year earlier it was 3.9%.

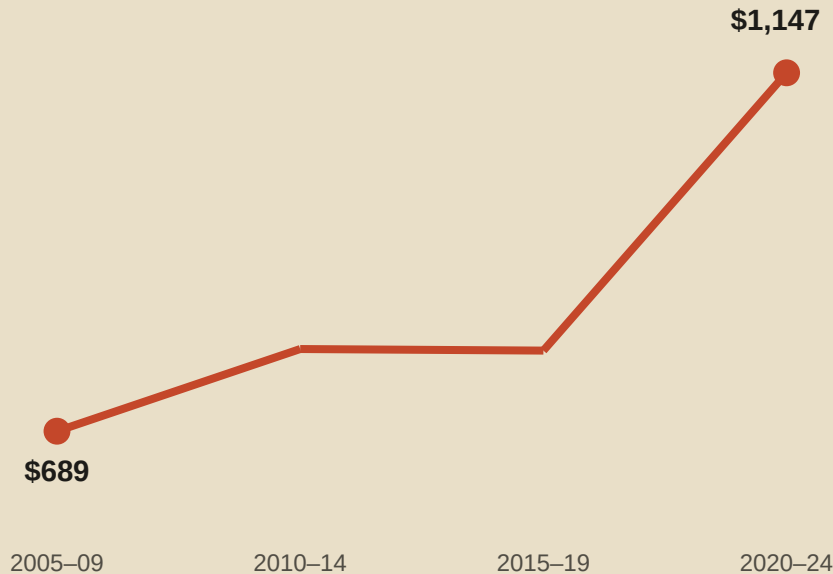


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,147

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





THE SEAM

Cross one tract line and median rent jumps \$695.

A \$695 gap between neighbors, the sharpest rent edge between adjacent tracts in Jessamine County.

TRACT 601.03

\$885

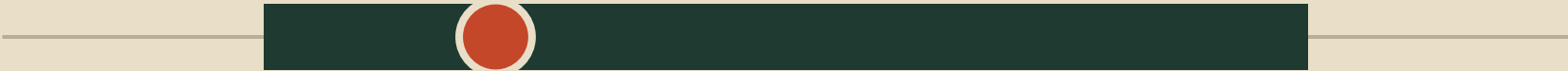
TRACT 606

\$1,580

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,032–\$1,549



\$1,147 median

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

62% of the housing here was built before 2000.

1,851

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

62%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.0% to the 12,863 homes here.

59–133

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



HOME VALUE

A median home costs 10%
more than Kentucky's.

\$226,800

median home value in Nicholasville.

Nicholasville



\$226,800

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS NICHOLASVILLE'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/nicholasville/

The Almanac · your hyper-diligent research partner