



# Pikeville, Kentucky.

Current market data.

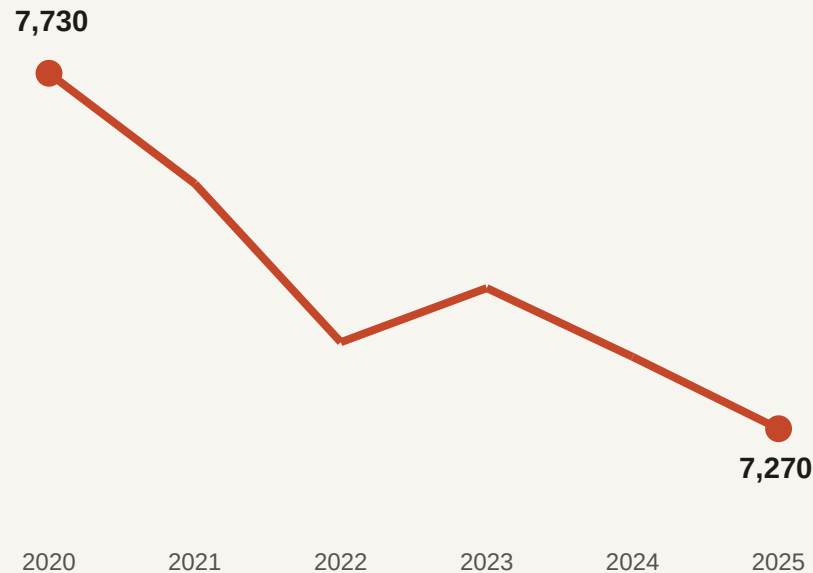
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 6.0% since 2020.

7,270

people, the 60th-largest of Kentucky's cities and towns.



THE WORKDAY

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

90.1%

of 11,639 jobs located in Pikeville are filled by in-commuters.



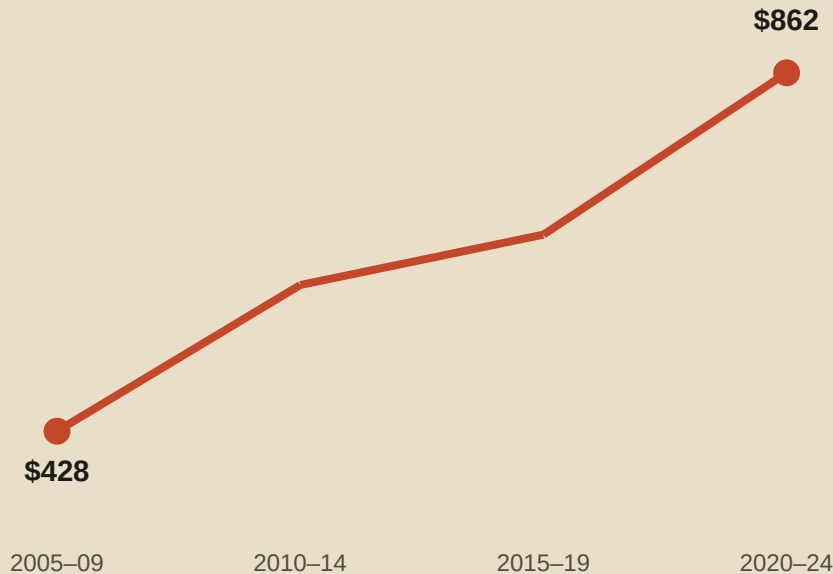
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 101%  
since the 2005–2009  
survey, before inflation.

**\$862**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$715 gap between neighbors, the sharpest rent edge between adjacent tracts in Pike County.

TRACT 9306

**\$559**

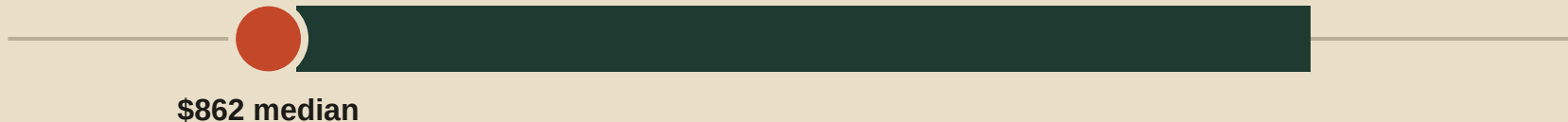
TRACT 9311.02

**\$1,274**

ROOM TO BUILD

# Local wages can carry more rent than the median charged today.

**\$874–\$1,311**



is the monthly rent range local workforce wages support.

BUILDING

**74% of the housing here was built before 2000.**

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**87**

homes permitted in ten years,  
2016–2025

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**41%**

of those were in multifamily  
buildings

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**74%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.5–3.2% to the 3,623 homes here.**

**18–116**

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



## HOME VALUE

A median home costs 28%  
more than Kentucky's.

**\$263,800**

median home value in Pikeville.

Pikeville



\$263,800

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS PIKEVILLE'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/pikeville/](https://almanacdata.ai/e/ky/pikeville/)

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