Richmond, Kentucky.

Current market data.

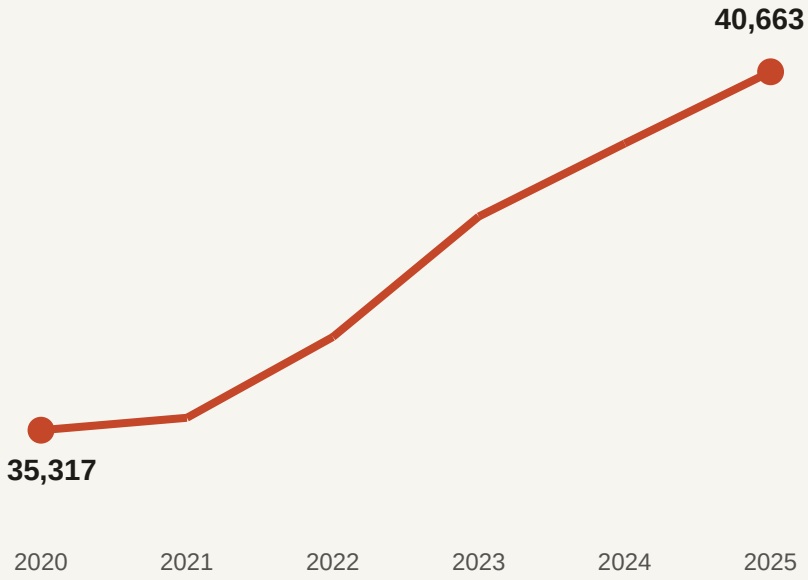
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 15.1% since 2020.

40,663

people, the 7th-largest of Kentucky's cities and towns.



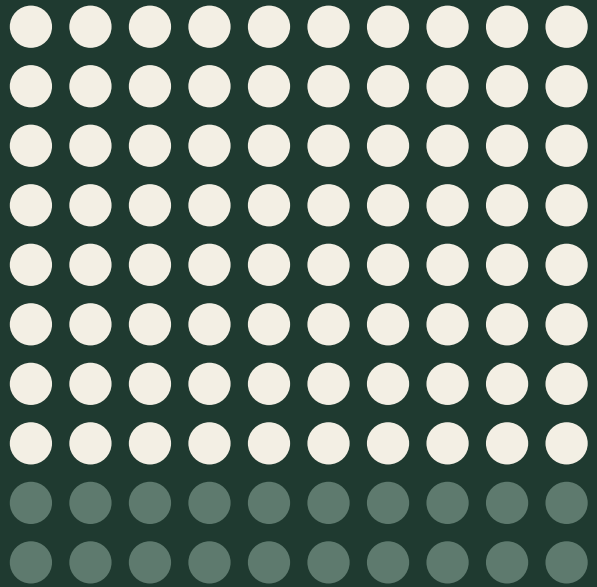
Source: Census Population Estimates, 2025

THE WORKDAY

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

80.4%

of 22,733 jobs located in Richmond are filled by in-commuters.



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

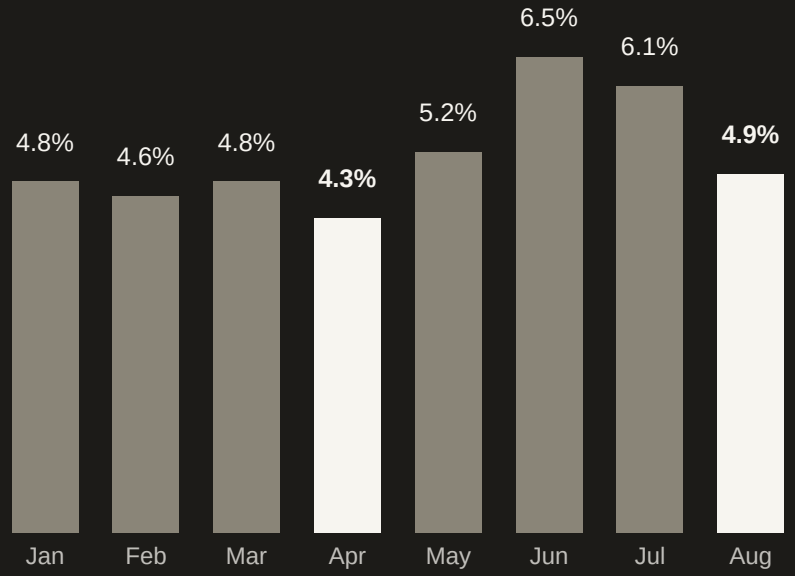
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 4.3%.

4.9%

in August 2026, the latest month released. A year earlier it was 5.1%.



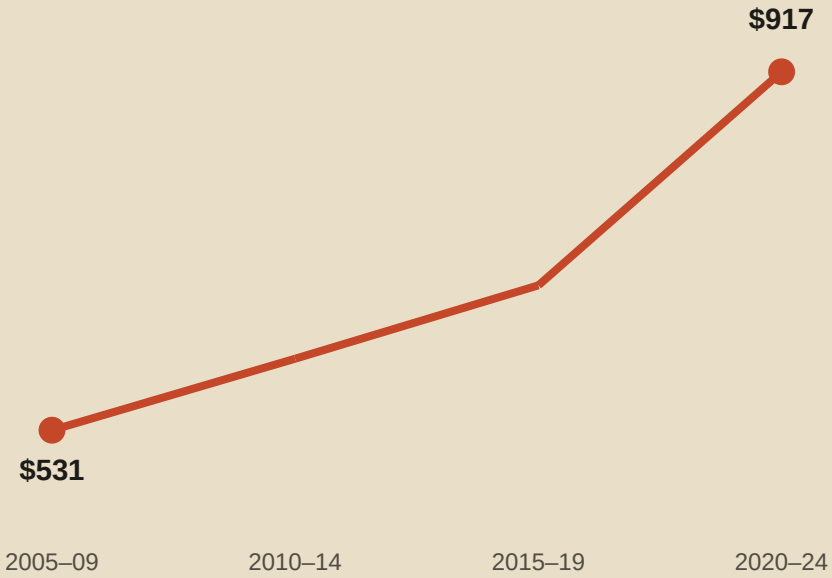
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 73% since the 2005–2009 survey, before inflation.

$917

a month. Kentucky's median is $967.

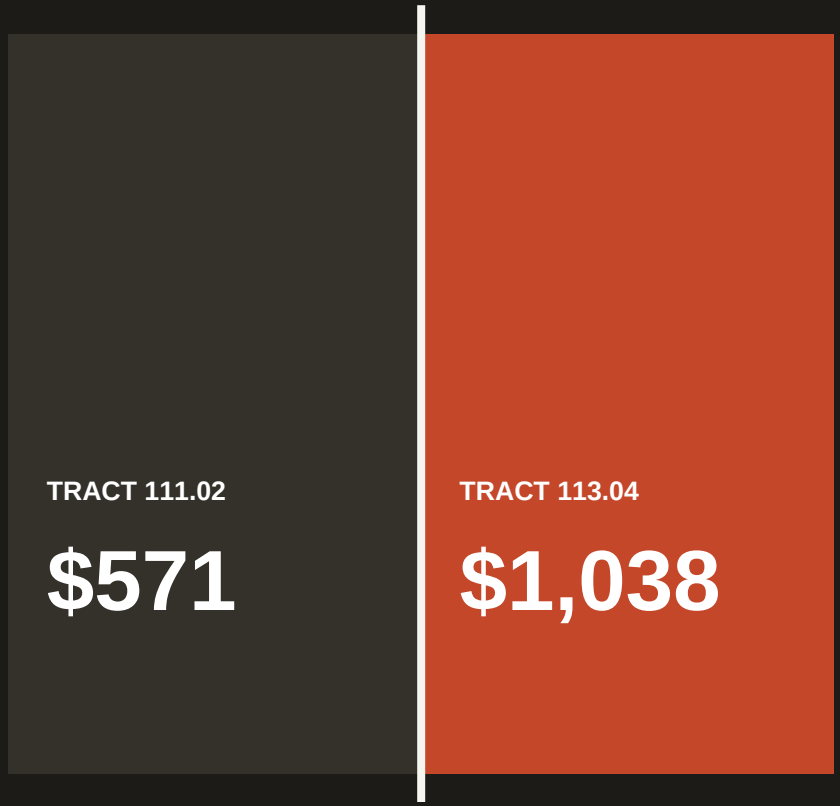


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $467.

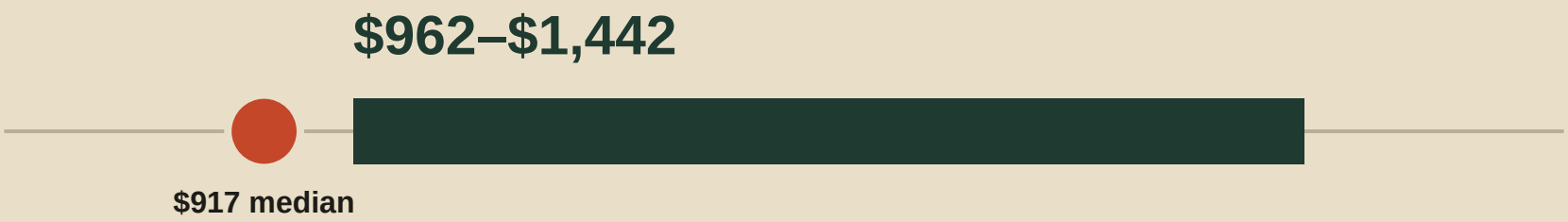
A $467 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



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.

2,976

homes permitted in ten years, 2016–2025

42%

of those were in multifamily buildings

62%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1% to the 16,738 homes here.

104–227

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

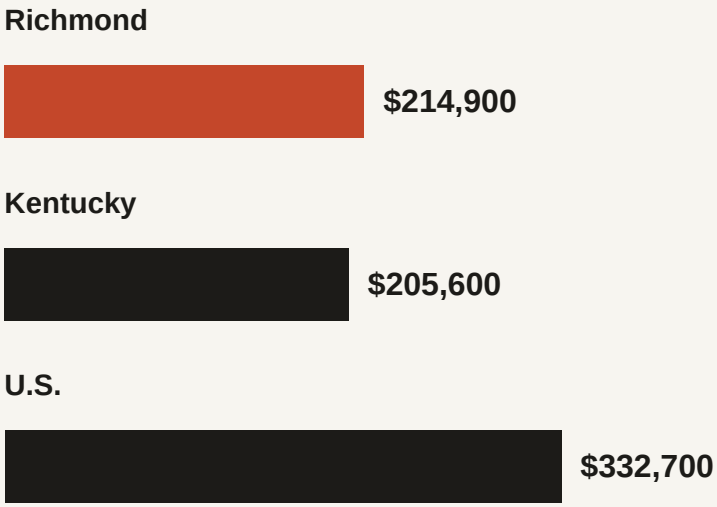
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 5% more than Kentucky's.

$214,900

median home value in Richmond.



Source: Census ACS 5-year, 2020-2024

THAT WAS RICHMOND'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/richmond/**