



Simpsonville, Kentucky.

Current market data.

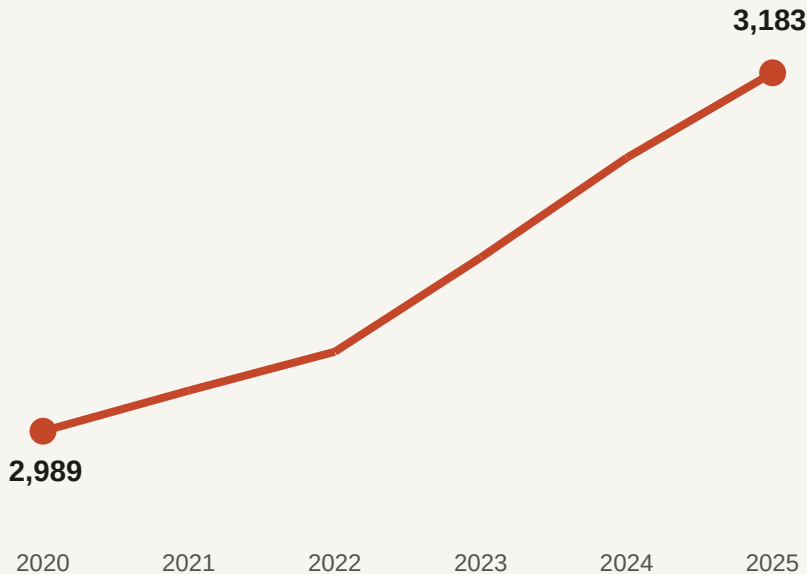
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.5% since 2020.

3,183

people, the 104th-largest of Kentucky's cities and towns.



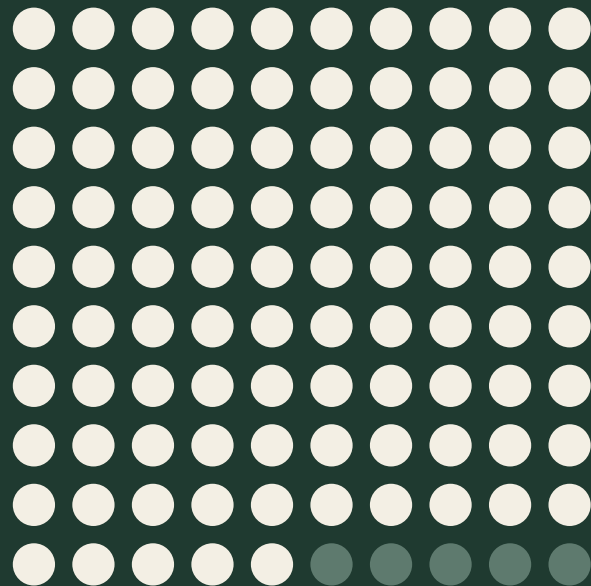
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.4%

of 1,710 jobs located in Simpsonville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



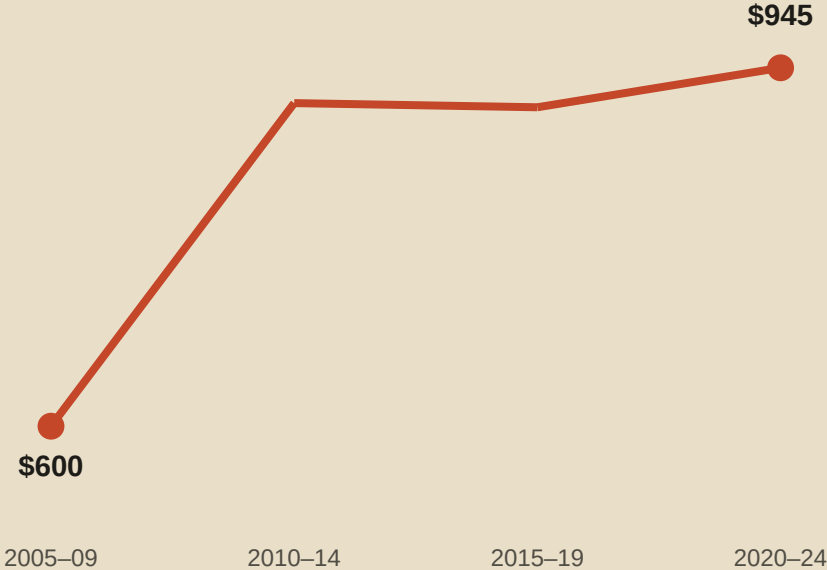
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57% since the 2005–2009 survey, before inflation.

\$945

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



Source: Census ACS 5-year, 2020-2024



THE SEAM

Cross one tract line and median rent jumps \$505.

A \$505 gap between neighbors, the sharpest rent edge between adjacent tracts in Shelby County.

TRACT 401.02

\$691

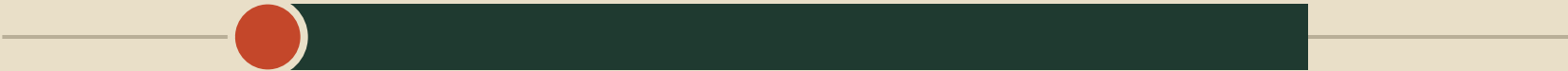
TRACT 404.03

\$1,196

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$943–\$1,415



\$945 median

is the monthly rent range local workforce wages support.



BUILDING

47% of the housing here was built before 2000.

47%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 1,309 homes here.

1–17

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



HOME VALUE

A median home costs 32% more than Kentucky's.

\$270,800

median home value in Simpsonville.

Simpsonville



\$270,800

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS SIMPSONVILLE'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/simpsonville/

The Almanac · your hyper-diligent research partner