



Philadelphia, New York.

Current market data.

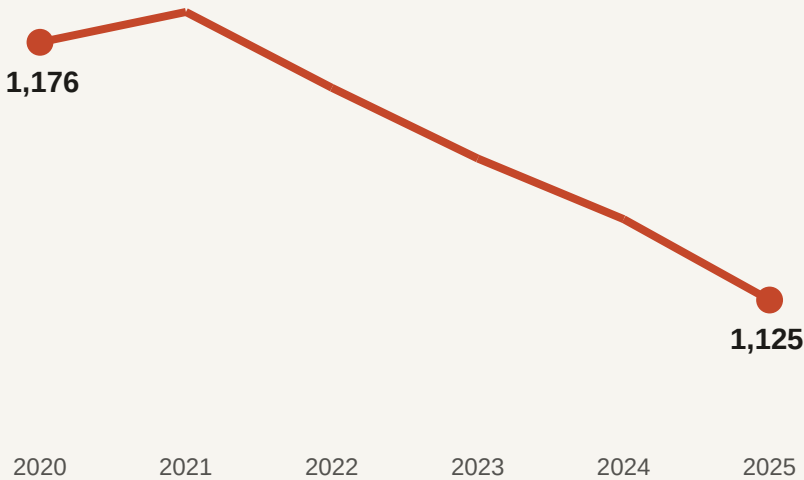
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.3% since 2020.

1,125

people, the 398th-largest of New York's cities and towns.



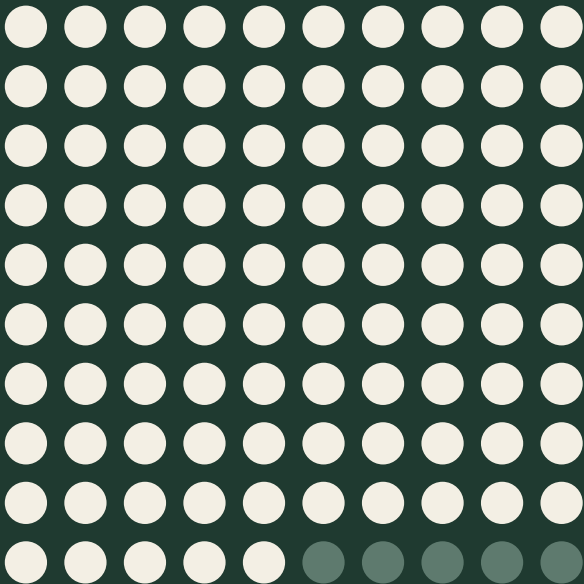
Source: Census Population Estimates, 2025

THE WORKDAY

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

94.9%

of 137 jobs located in Philadelphia are filled by in-commuters.



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

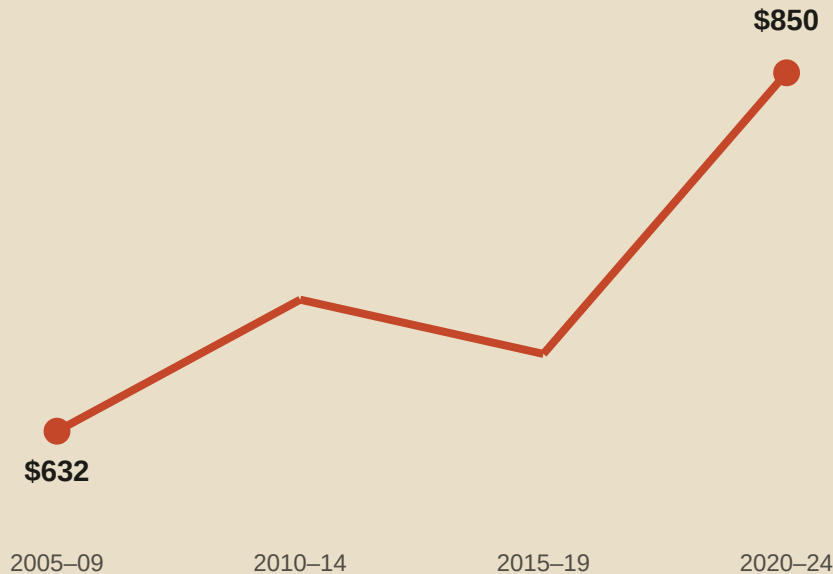


RENT

Median rent is up 34%
since the 2005–2009
survey, before inflation.

\$850

a month. New York's median is \$1,621.





THE SEAM

Cross one tract line and median rent doubles.

A \$912 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 604.01

\$759

TRACT 616

\$1,671



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$682–\$1,023



\$850 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 447 homes here.

1–2

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



HOME VALUE

A median home costs 62% less than New York's.

\$160,400

median home value in Philadelphia.

Philadelphia



\$160,400

New York



\$423,800

U.S.



\$332,700

THAT WAS PHILADELPHIA'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/ny/philadelphia/

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