



# Avalon, Pennsylvania.

Current market data.

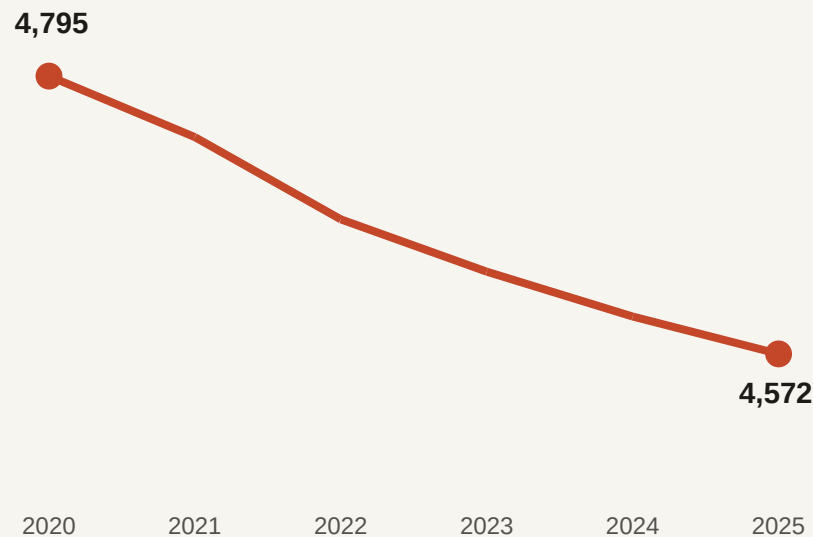
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.7% since 2020.

4,572

people, the 216th-largest of Pennsylvania's cities and towns.



## THE WORKDAY

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

94.1%

of 1,090 jobs located in Avalon are filled by in-commuters.



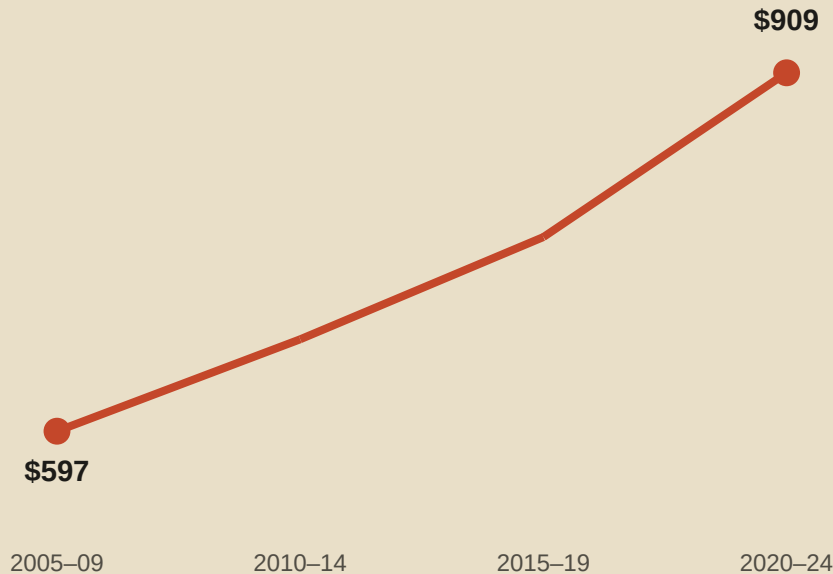
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 52%  
since the 2005–2009  
survey, before inflation.

**\$909**

a month. Pennsylvania's median is \$1,209.





## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,634 gap between neighbors, the sharpest rent edge between adjacent tracts in Allegheny County.

TRACT 4508

**\$867**

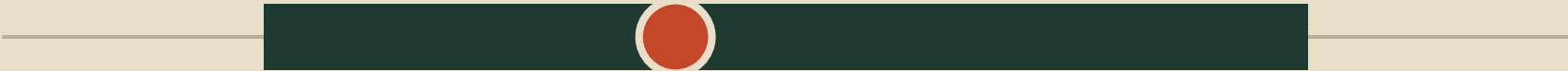
TRACT 5638

**\$3,501**

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$759–\$1,139



\$909 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

---

99%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.4% to the 2,949 homes here.**

**7–11**

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



## HOME VALUE

**A median home costs 33% less than Pennsylvania's.**

**\$170,500**

median home value in Avalon.

Avalon



\$170,500

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS AVALON'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/pa/avalon/](https://almanacdata.ai/e/pa/avalon/)

The Almanac · your hyper-diligent research partner