



Avondale, Pennsylvania.

Current market data.

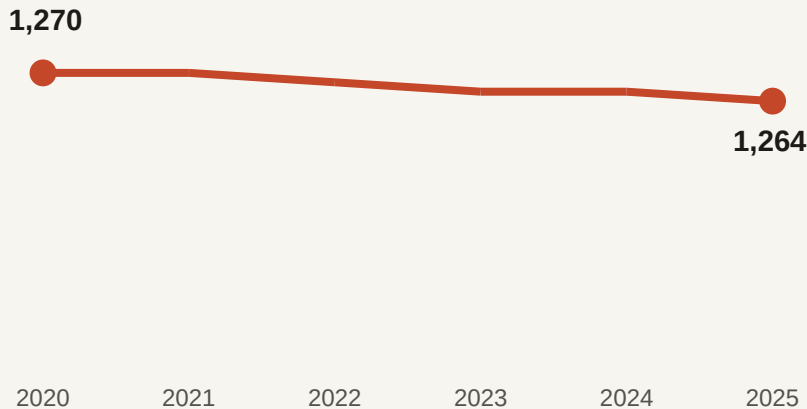
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

1,264

people, the 545th-largest of Pennsylvania's cities and towns.

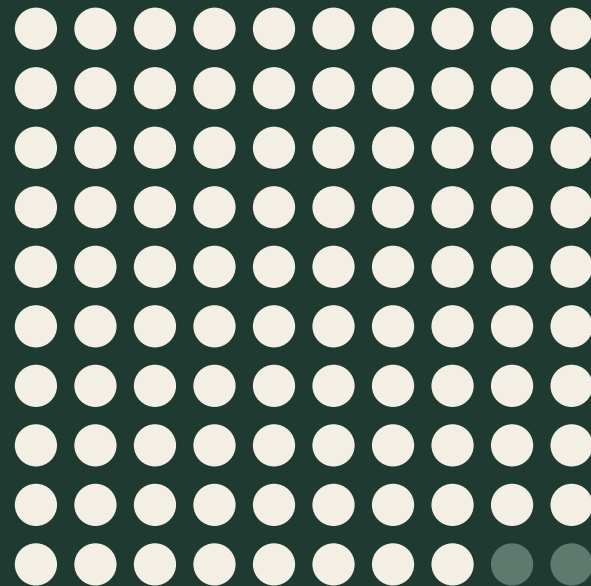


THE WORKDAY

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

97.7%

of 389 jobs located in Avondale are filled by in-commuters.



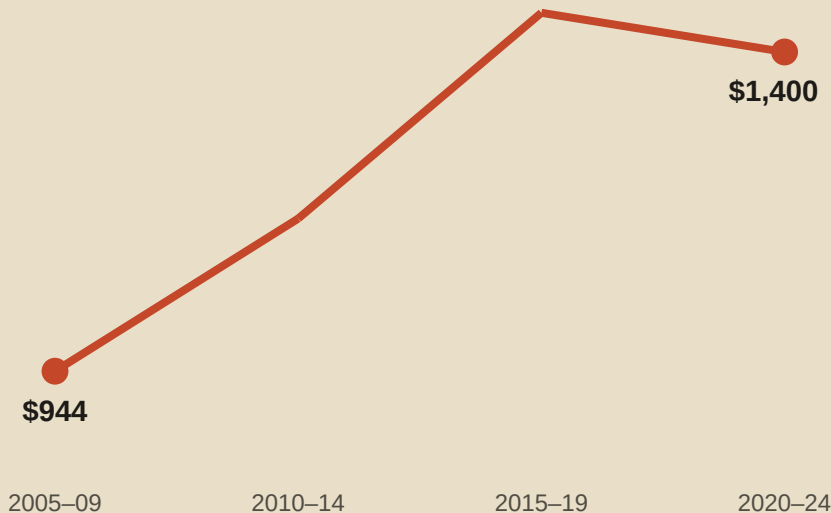
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 48%
since the 2005–2009
survey, before inflation.

\$1,400

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,419 gap between neighbors, the sharpest rent edge between adjacent tracts in Chester County.

TRACT 3051.01

\$1,082

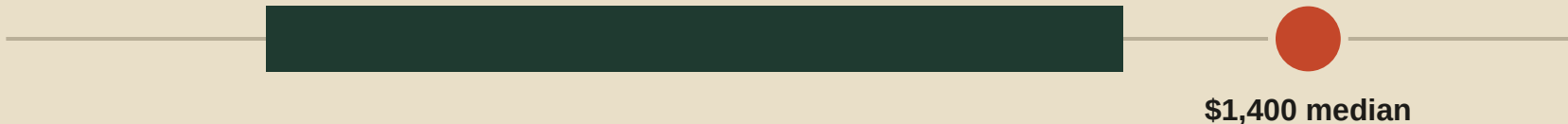
TRACT 3114.03

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$871–\$1,306



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 425 homes here.

1–4

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



HOME VALUE

A median home costs 18%
more than Pennsylvania's.

\$301,000

median home value in Avondale.

Avondale



Pennsylvania



U.S.



THAT WAS AVONDALE'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/avondale/**](https://almanacdata.ai/e/pa/avondale/)

The Almanac · your hyper-diligent research partner