Bear Creek Village, Pennsylvania.

Current market data.

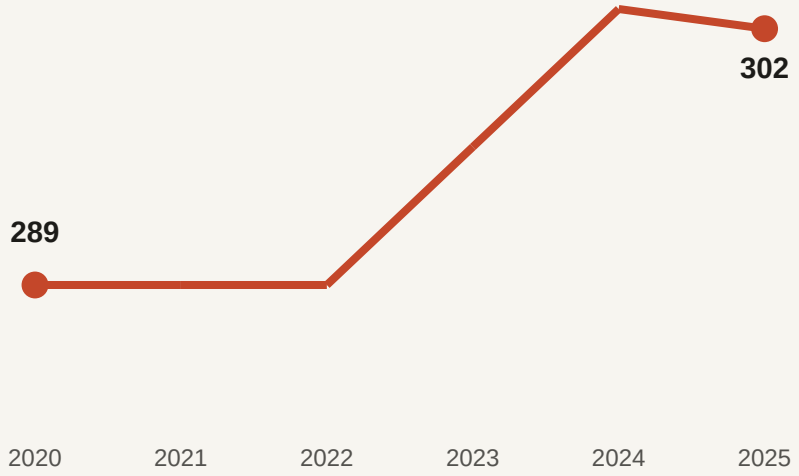
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.5% since 2020.

302

people, the 866th-largest of Pennsylvania's cities and towns.



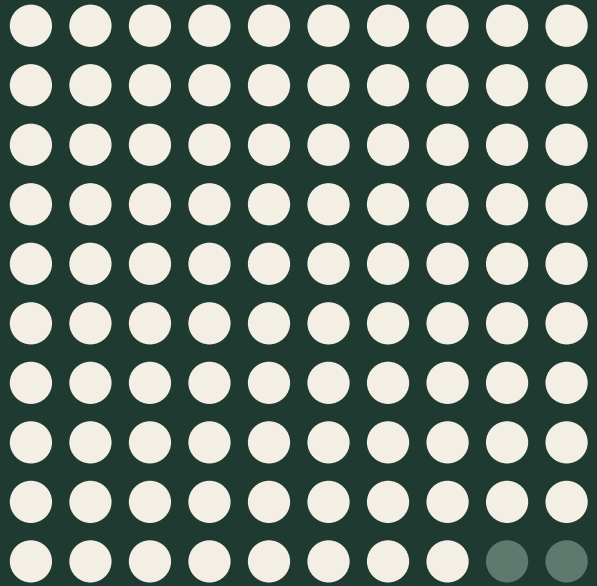
Source: Census Population Estimates, 2025

THE WORKDAY

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

97.7%

of 44 jobs located in Bear Creek Village are filled by in-commuters.



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

Source: Census LEHD LODES, 2023

RENT

Median rent is up 19% since the 2005–2009 survey, before inflation.

$1,375

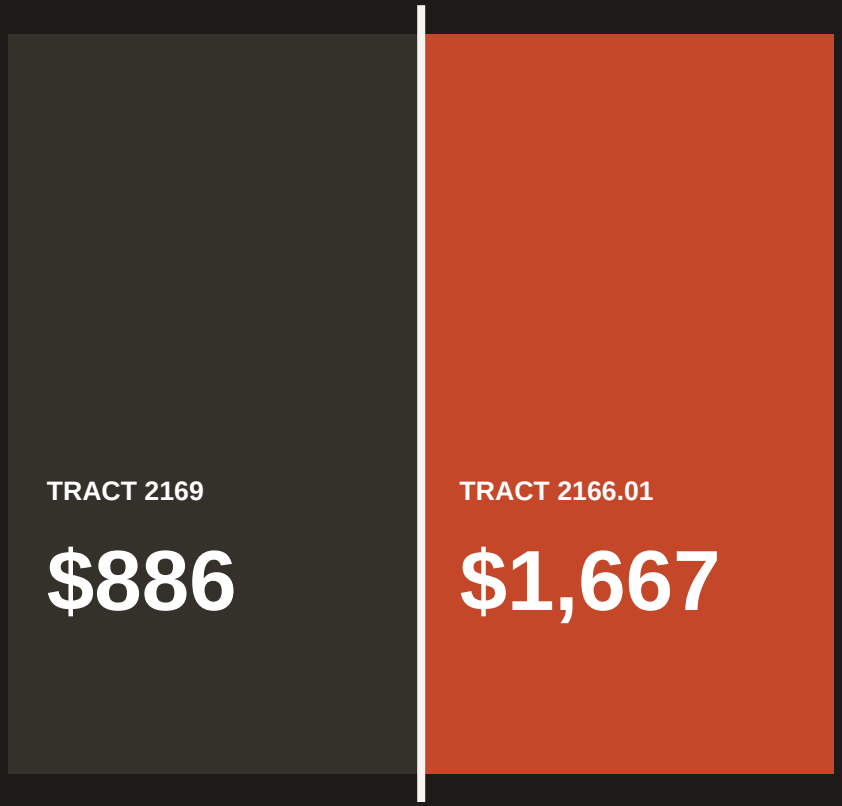
a month. Pennsylvania's median is $1,209.

Source: Census ACS 5-year, 2010-2014

THE SEAM

Cross one tract line and median rent jumps $781.

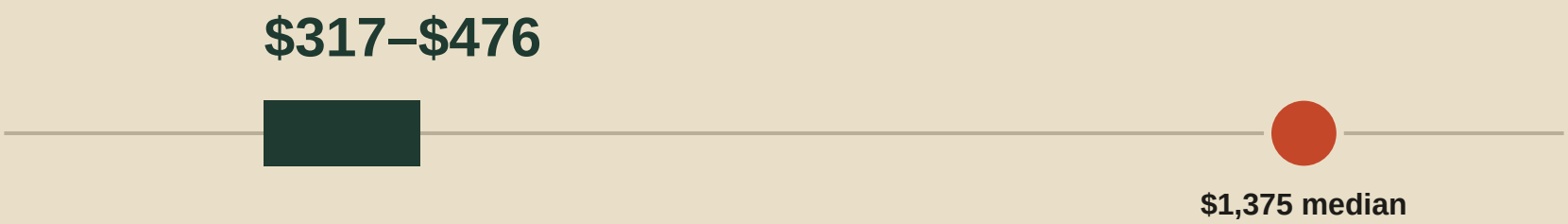
A $781 gap between neighbors, the sharpest rent edge between adjacent tracts in Luzerne County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2010-2014

BUILDING

Most of the housing here is older than 2000.

5

homes permitted, 2022–2025

0%

of those were in multifamily buildings

89%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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

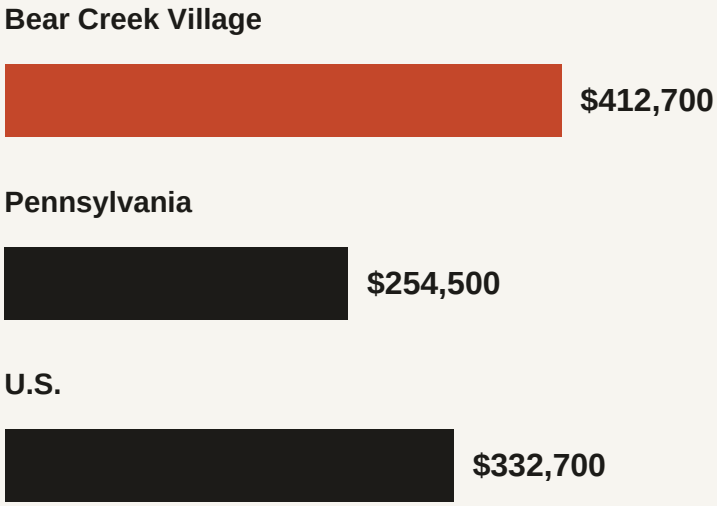
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 62% more than Pennsylvania's.

$412,700

median home value in Bear Creek Village.



Source: Census ACS 5-year, 2020-2024

THAT WAS BEAR CREEK VILLAGE'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/bear-creek-village/**