Ben Avon Heights, Pennsylvania.

Current market data.

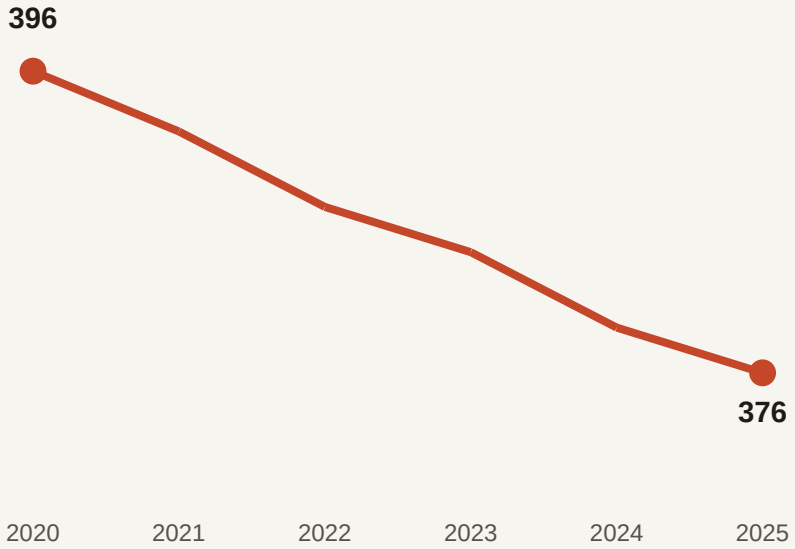
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.1% since 2020.

376

people, the 824th-largest of Pennsylvania's cities and towns.



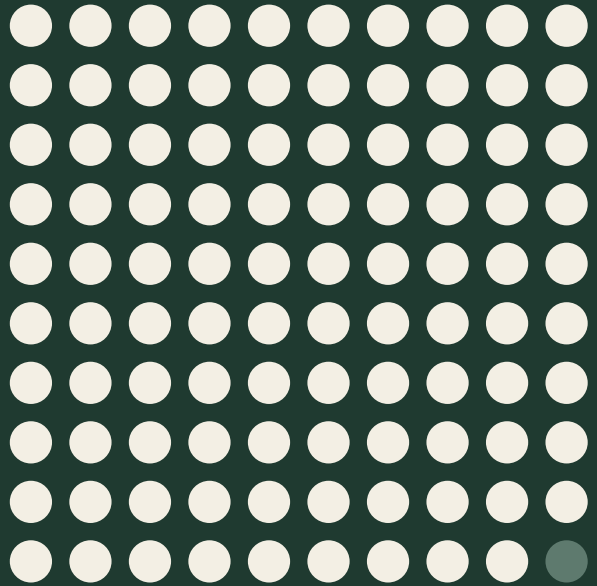
Source: Census Population Estimates, 2025

THE WORKDAY

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

98.6%

of 72 jobs located in Ben Avon Heights are filled by in-commuters.



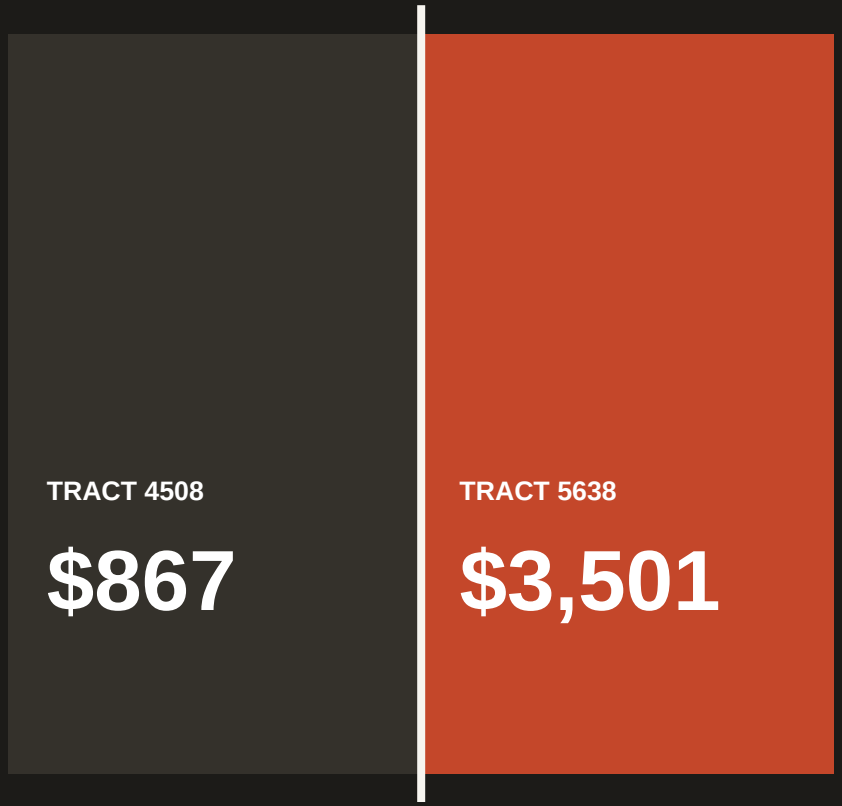
Each dot is 1% of jobs. Filled: held by in-commuters.

Source: Census LEHD LODES, 2023

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.



Source: Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

100%

of all homes were built before 2000

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

UNITS NEEDED

Closing the gap would add 0–0.9% to the 111 homes here.

0–1

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

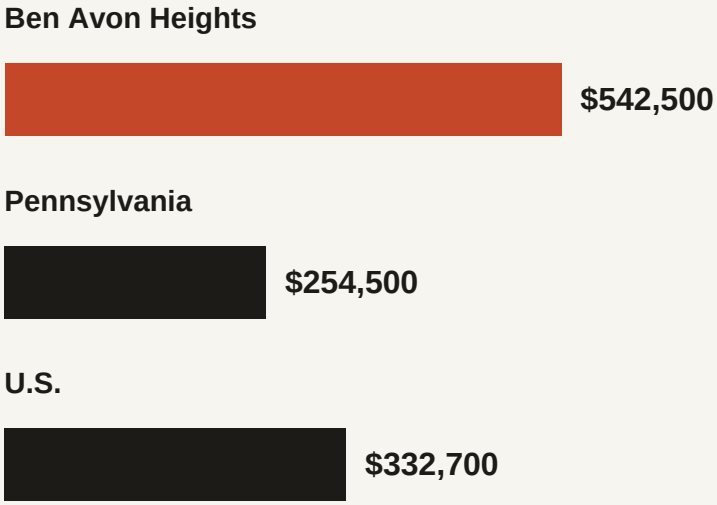
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 113% more than Pennsylvania's.

$542,500

median home value in Ben Avon Heights.



Source: Census ACS 5-year, 2020-2024

THAT WAS BEN AVON HEIGHTS'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/ben-avon-heights/**