



Ben Avon, Pennsylvania.

Current market data.

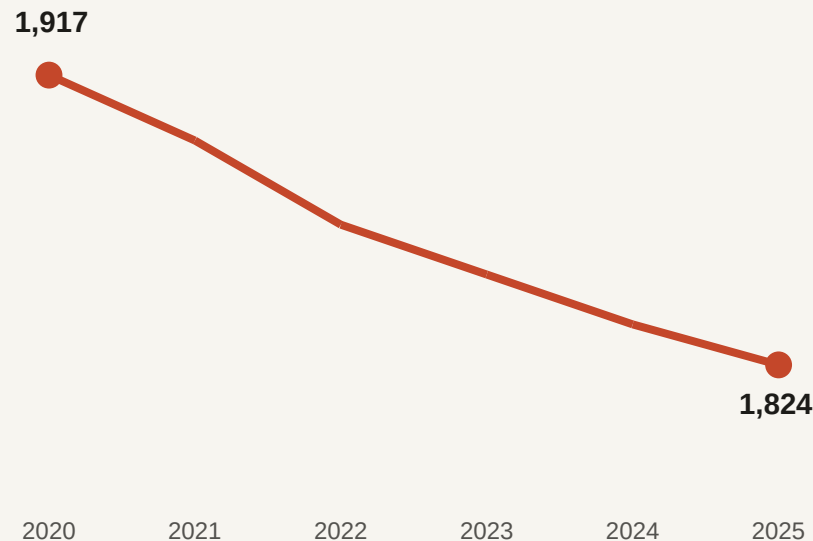
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.9% since 2020.

1,824

people, the 448th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

86.2%

of 152 jobs located in Ben Avon are filled by in-commuters.



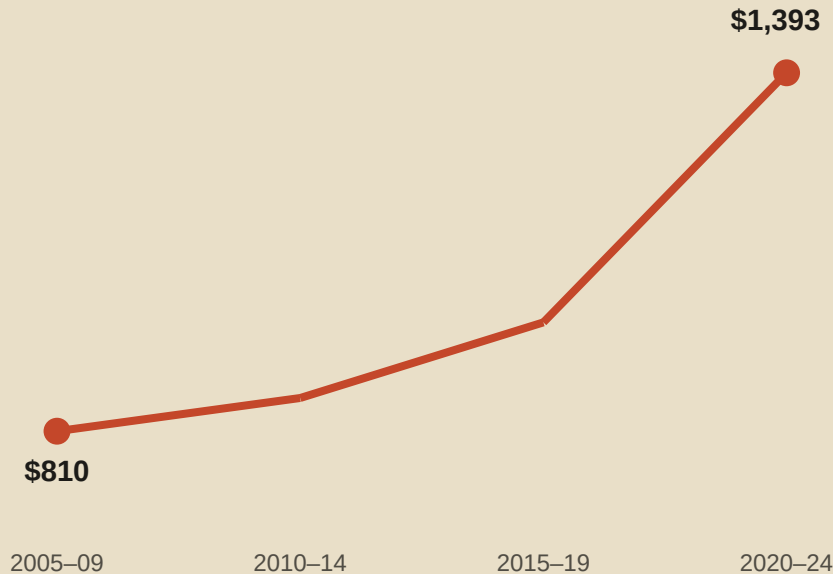
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,393

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

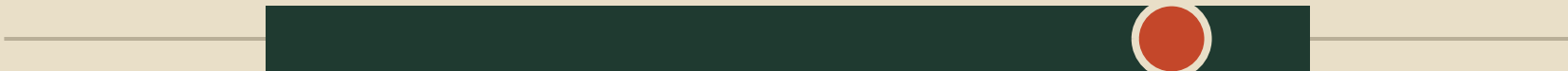
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$972–\$1,457



\$1,393 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

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 856 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 35% more than Pennsylvania's.

\$344,700

median home value in Ben Avon.

Ben Avon



\$344,700

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS BEN AVON'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/**](https://almanacdata.ai/e/pa/ben-avon/)

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