



Bethel Park, Pennsylvania.

Current market data.

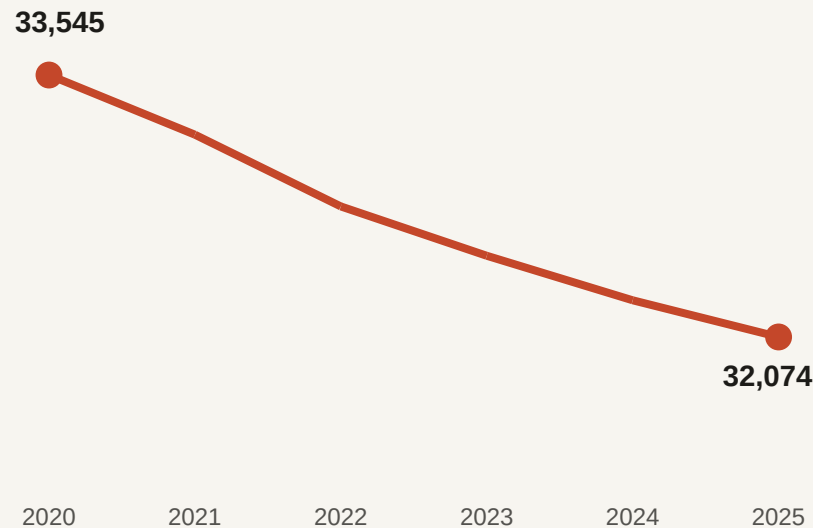
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.4% since 2020.

32,074

people, the 18th-largest of Pennsylvania's cities and towns.

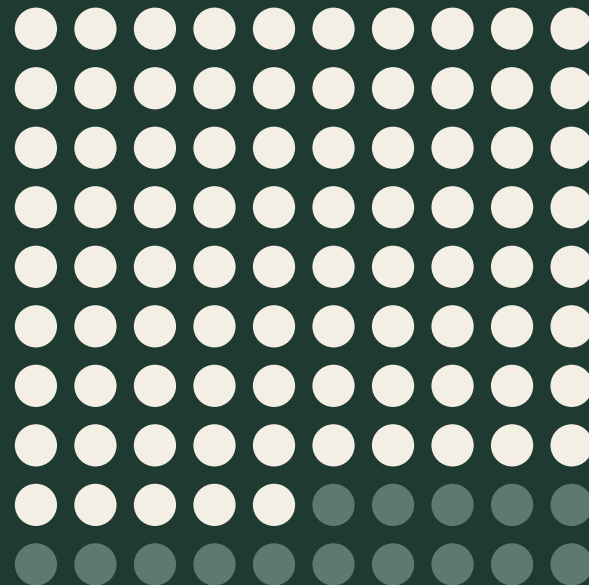


THE WORKDAY

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

85.4%

of 12,768 jobs located in Bethel Park are filled by
in-commuters.



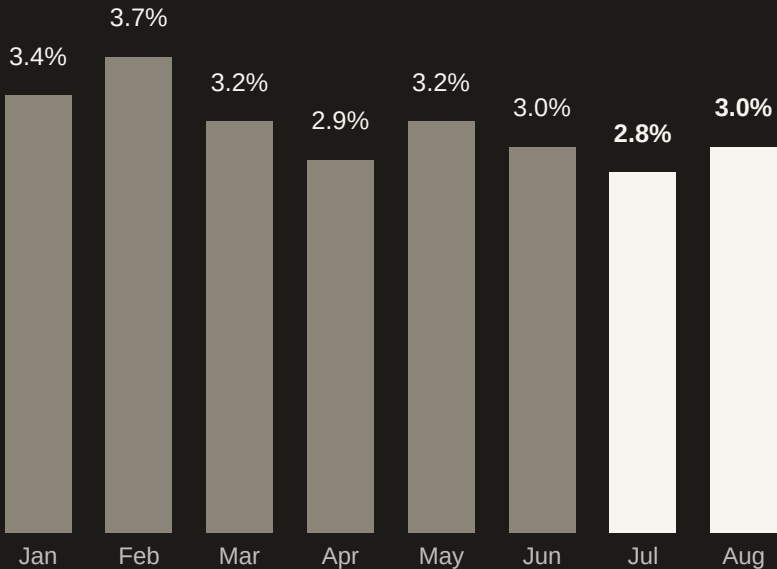
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
2.8%.

3.0%

in August 2026, the latest month released. A year earlier it was 3.9%.

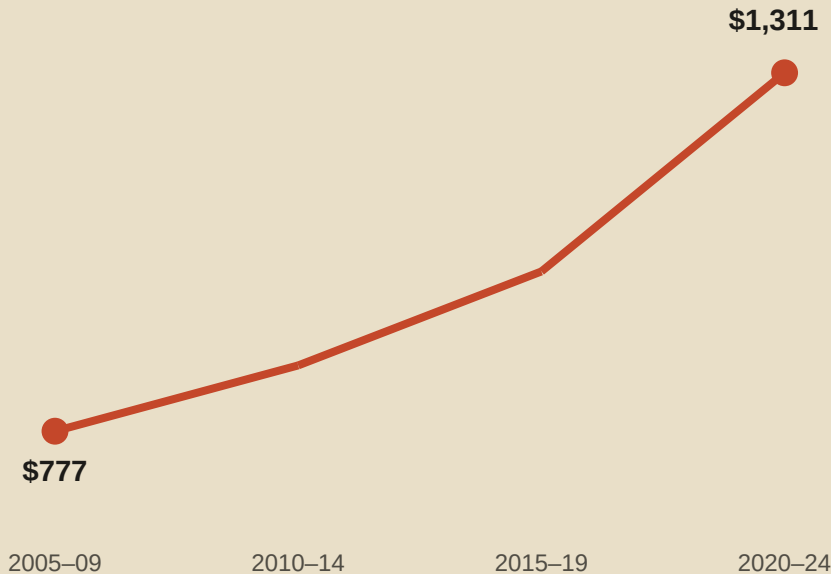


RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$1,311

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

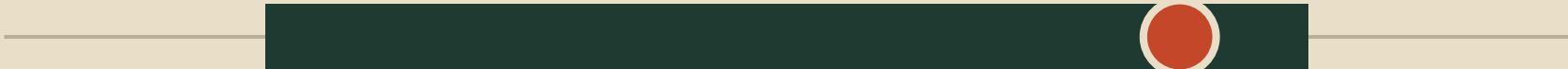
TRACT 5638

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$911–\$1,367



\$1,311 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

11

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 15,672 homes here.

31–128

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



HOME VALUE

A median home costs 7% more than Pennsylvania's.

\$273,400

median home value in Bethel Park.

Bethel Park



Pennsylvania



U.S.



THAT WAS BETHEL PARK'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/bethel-park/

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