



Bethlehem, Pennsylvania.

Current market data.

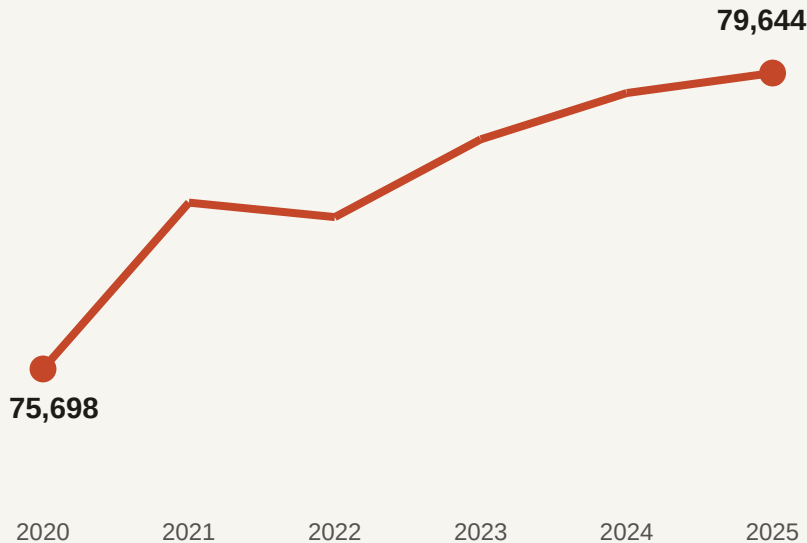
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.2% since 2020.

79,644

people, the 6th-largest of Pennsylvania's cities and towns.



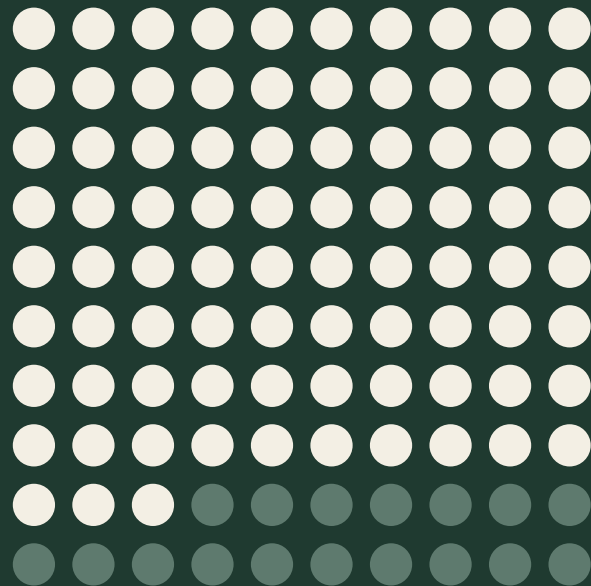
THE WORKDAY

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

83.3%

of 42,596 jobs located in Bethlehem are filled by in-commuters.

Source: Census LEHD LODES, 2023



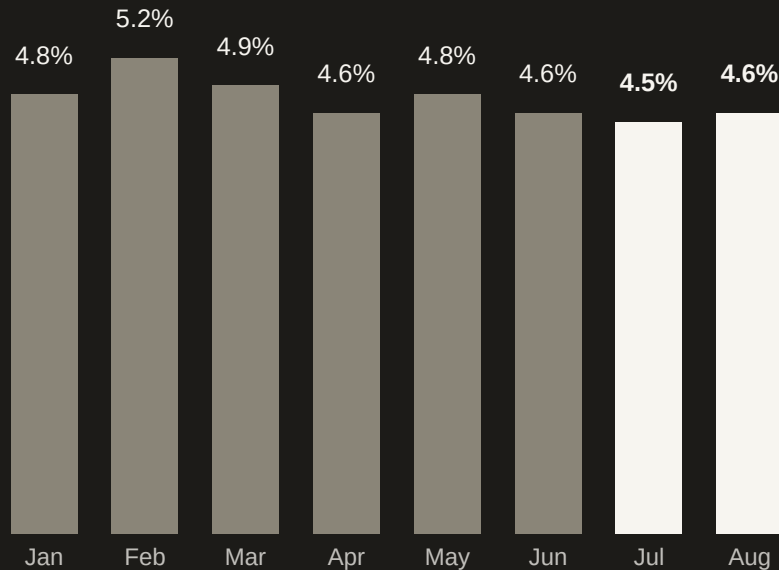
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
4.5%.

4.6%

in August 2026, the latest month released. A year earlier it was 5.9%.

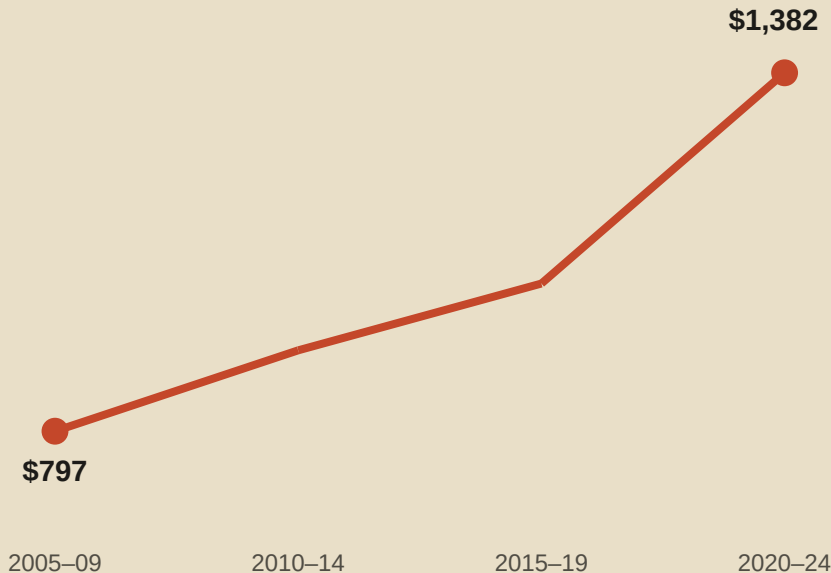


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,382

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,011 gap between neighbors, the sharpest rent edge between adjacent tracts in Northampton County.

TRACT 176.05

\$1,490

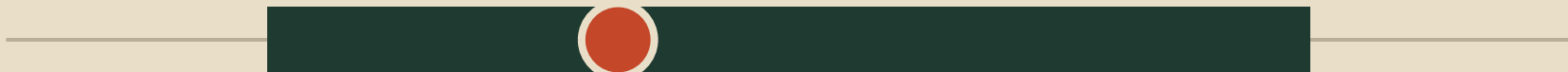
TRACT 102

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,183–\$1,774



\$1,382 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

866

homes permitted, 2022–2025

93%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 32,348 homes here.

165–426

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



HOME VALUE

A median home costs 2%
more than Pennsylvania's.

\$260,400

median home value in Bethlehem.

Bethlehem



\$260,400

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS BETHLEHEM'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/bethlehem/**](https://almanacdata.ai/e/pa/bethlehem/)

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