



Brookhaven, Pennsylvania.

Current market data.

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

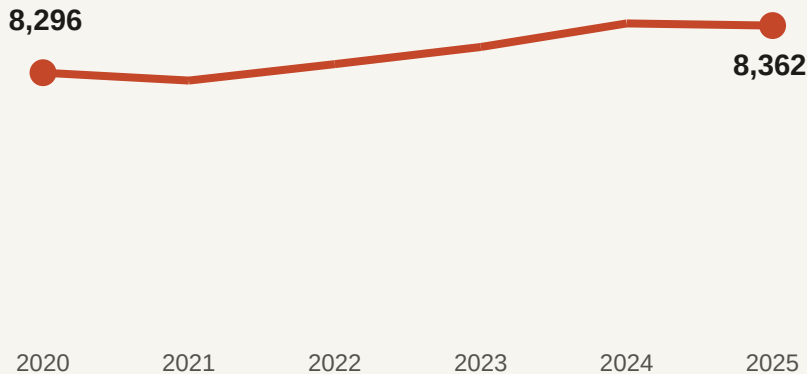


POPULATION

**Steady. Within 1% of 2020,
every year since.**

8,362

people, the 98th-largest of Pennsylvania's cities and towns.



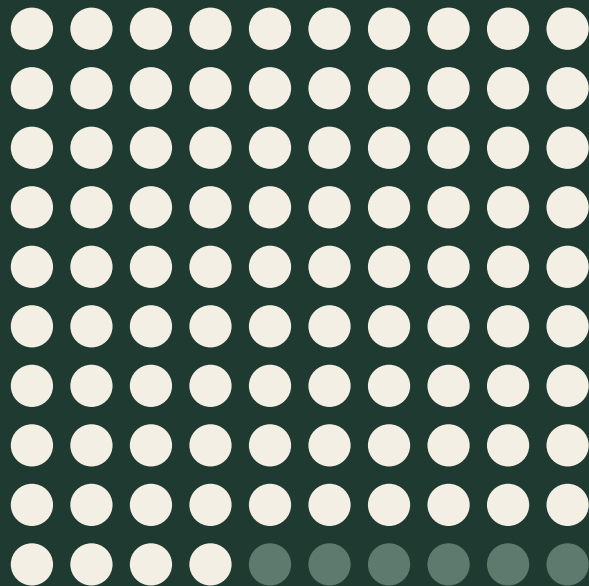
THE WORKDAY

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

94.2%

of 2,133 jobs located in Brookhaven are filled by
in-commuters.

Source: Census LEHD LODES, 2023



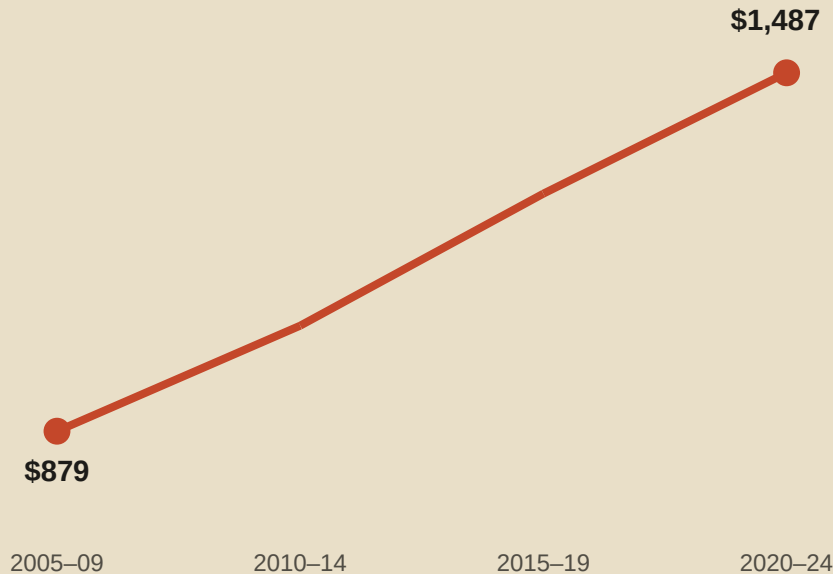
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,487

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,204 gap between neighbors, the sharpest rent edge between adjacent tracts in Delaware County.

TRACT 4086

\$1,297

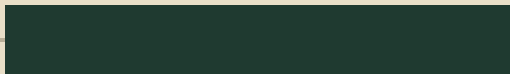
TRACT 4084

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$712–\$1,067



\$1,487 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

56

homes permitted in ten years,
2016–2025

39%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 3,956 homes here.

5–21

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



HOME VALUE

A median home costs 12%
more than Pennsylvania's.

\$284,700

median home value in Brookhaven.

Brookhaven



\$284,700

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS BROOKHAVEN'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/brookhaven/

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