



Carbondale, Pennsylvania.

Current market data.

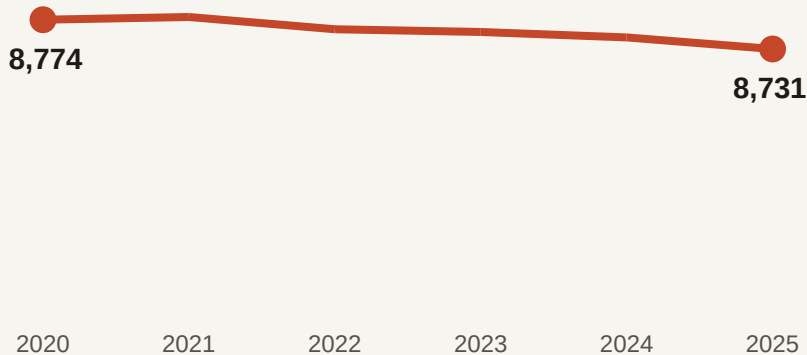
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

8,731

people, the 90th-largest of Pennsylvania's cities and towns.

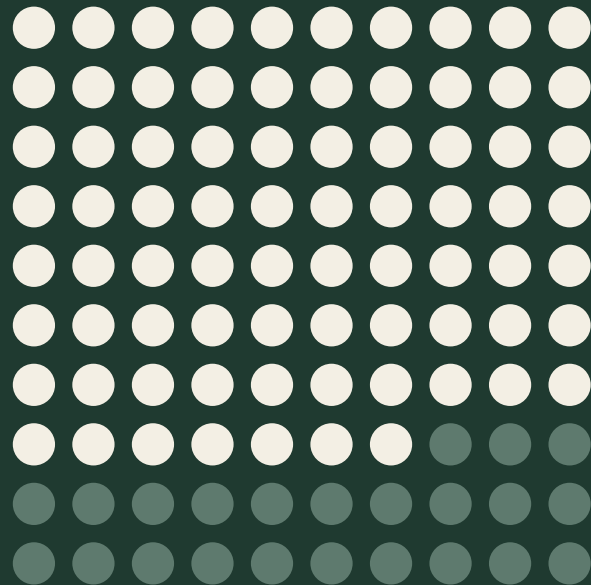


THE WORKDAY

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

77.0%

of 2,544 jobs located in Carbondale are filled by in-commuters.



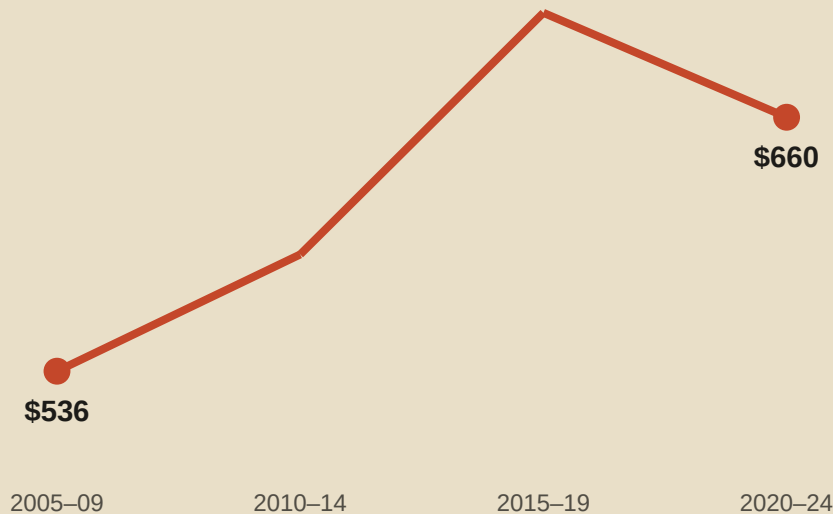
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 23%
since the 2005–2009
survey, before inflation.

\$660

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



THE SEAM

Cross one tract line and median rent jumps \$552.

A \$552 gap between neighbors, the sharpest rent edge between adjacent tracts in Lackawanna County.

TRACT 1002

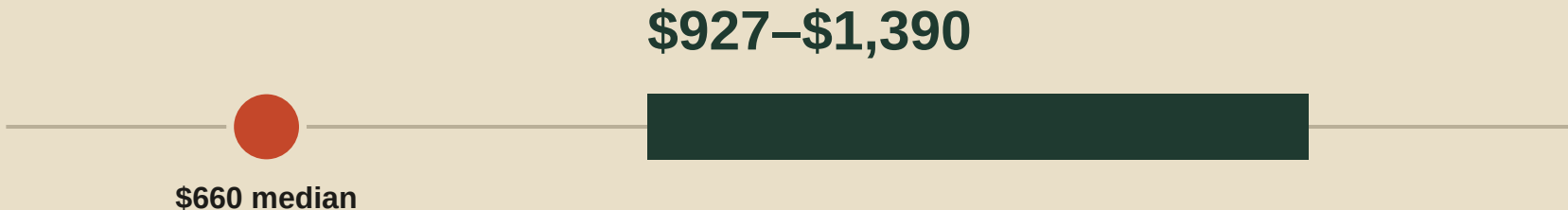
\$682

TRACT 1003

\$1,234

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

9

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 4,224 homes here.

17–25

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



HOME VALUE

A median home costs 48%
less than Pennsylvania's.

\$132,200

median home value in Carbondale.

Carbondale



\$132,200

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS CARBONDALE'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/carbondale/

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