



# Chambersburg, Pennsylvania.

Current market data.

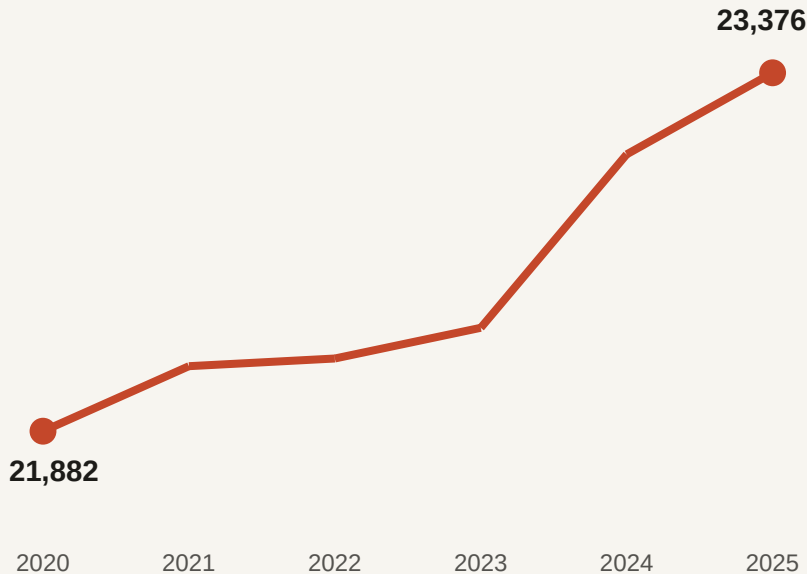
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 6.8% since  
2020.**

**23,376**

people, the 25th-largest of Pennsylvania's cities and towns.

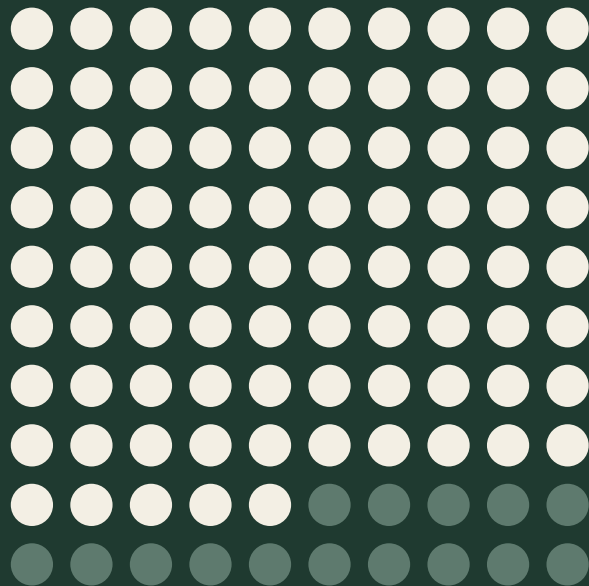


THE WORKDAY

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

85.1%

of 17,223 jobs located in Chambersburg are filled by  
in-commuters.



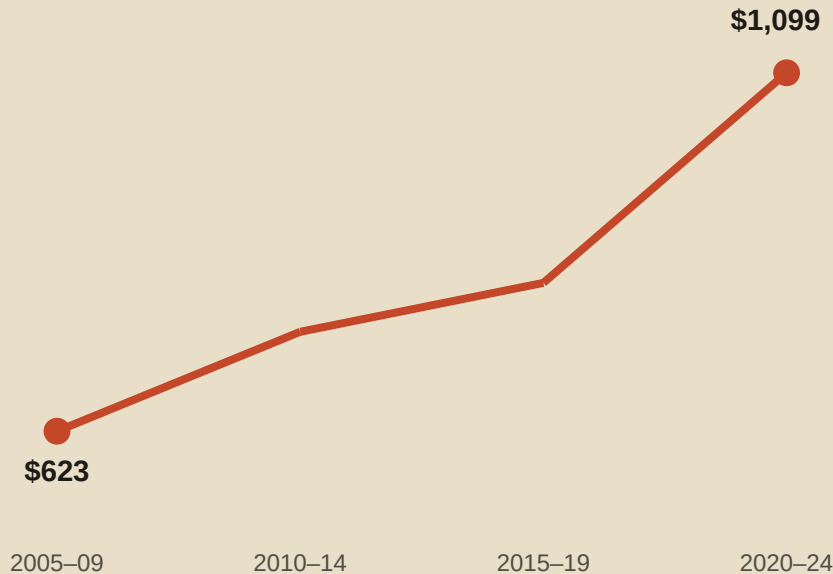
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 76%  
since the 2005–2009  
survey, before inflation.**

**\$1,099**

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





## THE SEAM

# Cross one tract line and median rent jumps \$683.

A \$683 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.

TRACT 118

**\$932**

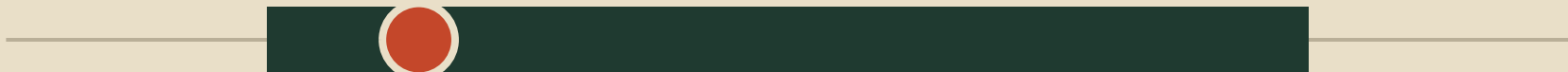
TRACT 117.01

**\$1,615**

ROOM TO BUILD

The median rent sits inside what local wages can carry.

**\$1,024–\$1,537**



**\$1,099 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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**898**

homes permitted in ten years,  
2016–2025

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**26%**

of those were in multifamily  
buildings

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**81%**

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 1–2% to the 10,329 homes here.**

**56–172**

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



## HOME VALUE

A median home costs 16% less than Pennsylvania's.

**\$215,000**

median home value in Chambersburg.

Chambersburg



\$215,000

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS CHAMBERSBURG'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/chambersburg/](https://almanacdata.ai/e/pa/chambersburg/)

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