



# Charleroi, Pennsylvania.

Current market data.

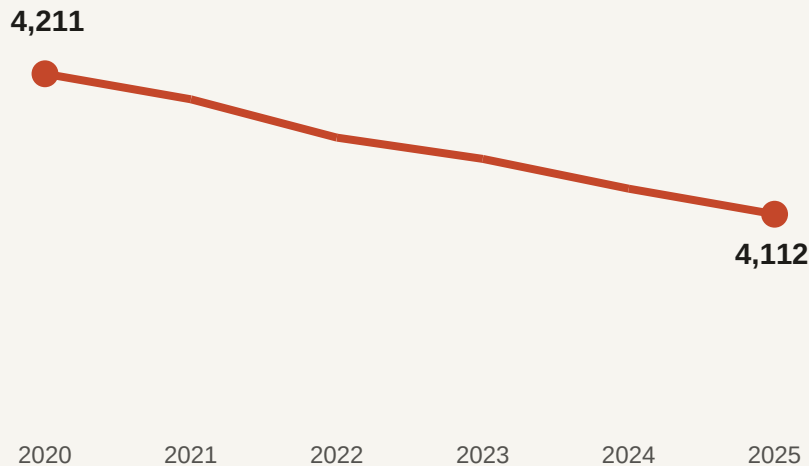
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.4% since 2020.

4,112

people, the 244th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

91.5%

of 2,241 jobs located in Charleroi are filled by in-commuters.



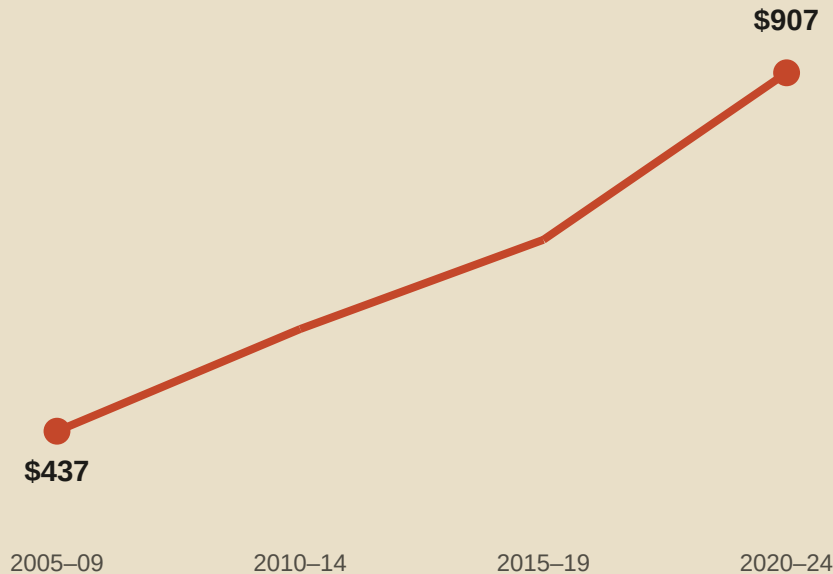
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 108%  
since the 2005–2009  
survey, before inflation.

**\$907**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,002 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 7441.02

**\$941**

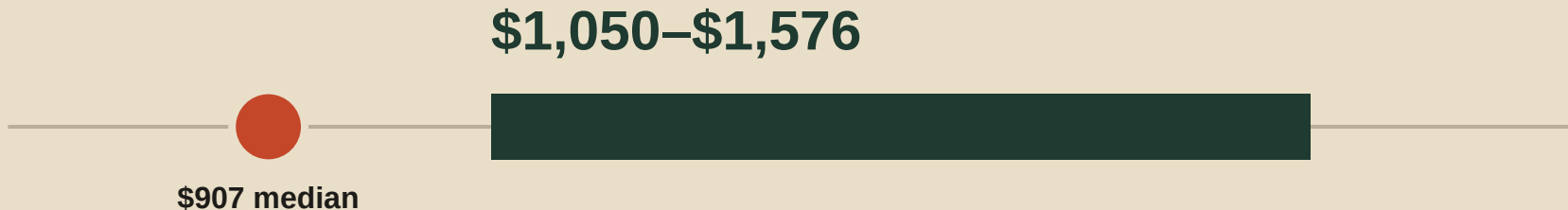
TRACT 7451.02

**\$1,943**



## 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.

---

1

homes permitted, 2022–2025

---

0%

of those were in multifamily  
buildings

---

99%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.3–0.9% to the 2,372 homes here.**

**6–22**

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



## HOME VALUE

A median home costs 79% less than Pennsylvania's.

**\$52,800**

median home value in Charleroi.

Charleroi



\$52,800

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS CHARLEROI'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/charleroi/](https://almanacdata.ai/e/pa/charleroi/)

The Almanac · your hyper-diligent research partner