



Chester, Pennsylvania.

Current market data.

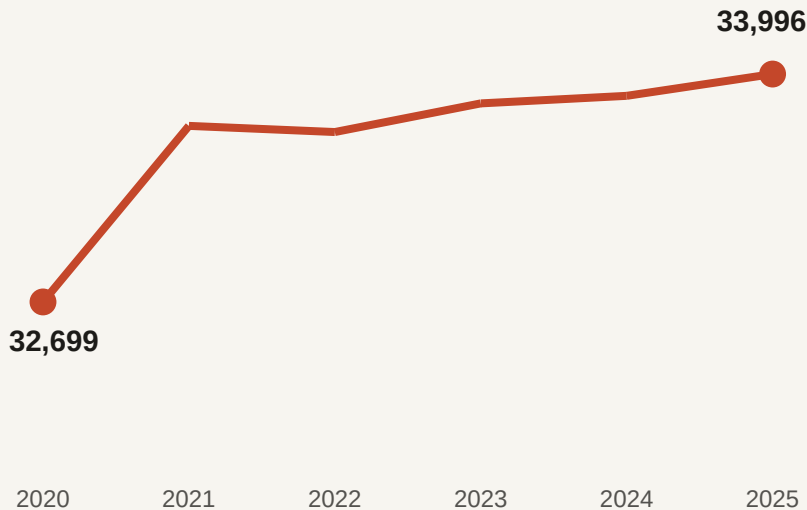
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 4.0% since
2020.**

33,996

people, the 16th-largest of Pennsylvania's cities and towns.

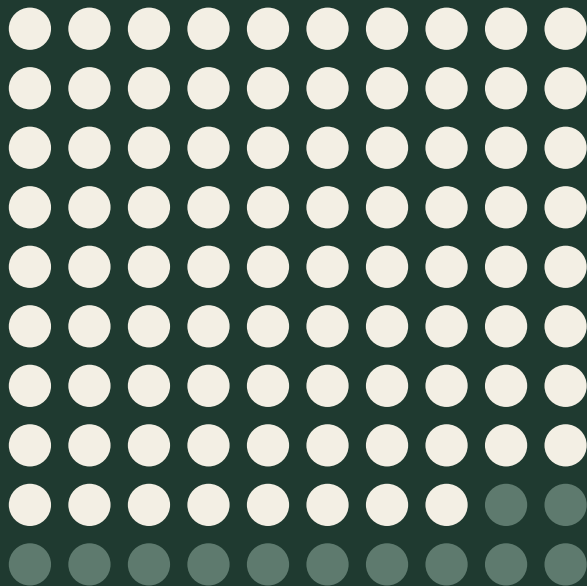


THE WORKDAY

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

88.3%

of 10,035 jobs located in Chester are filled by in-commuters.



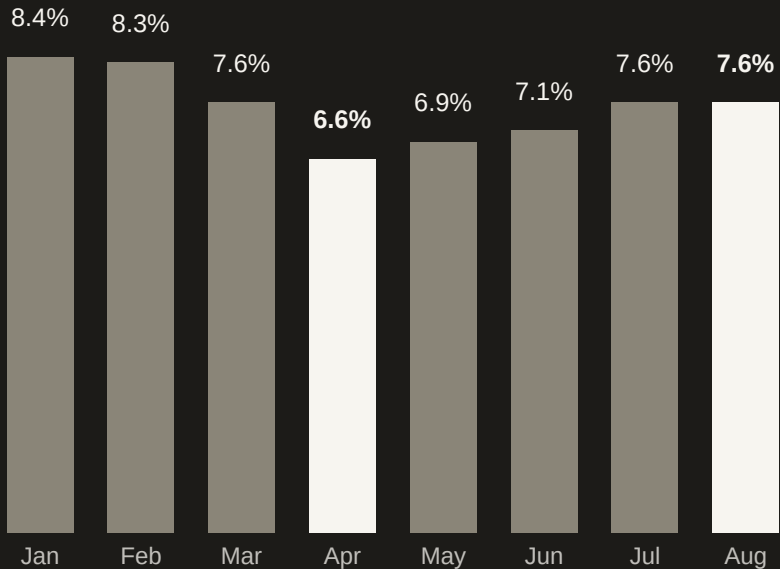
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
6.6%.

7.6%

in August 2026, the latest month released. A year earlier it was 10.0%.

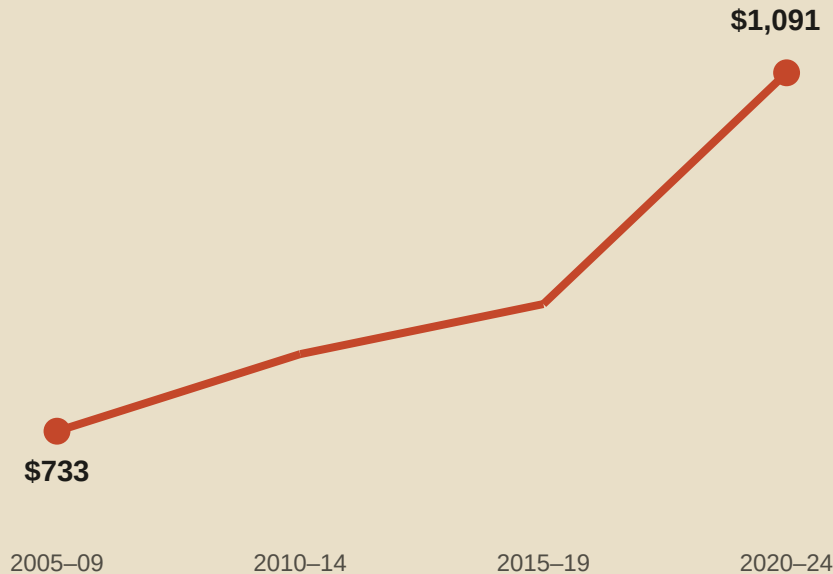


RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$1,091

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

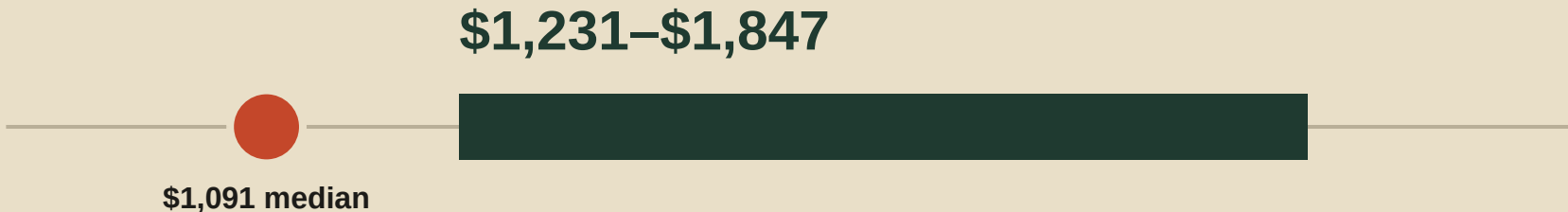
\$1,297

TRACT 4084

\$3,501

ROOM TO BUILD

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.

61

homes permitted in ten years,
2016–2025

30%

of those were in multifamily
buildings

93%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.6–0.7% to the 14,929 homes here.

85–102

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



HOME VALUE

A median home costs 67% less than Pennsylvania's.

\$83,100

median home value in Chester.

Chester



\$83,100

Pennsylvania



\$254,500

U.S.



\$332,700



THAT WAS CHESTER'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/chester/

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