



Coatesville, Pennsylvania.

Current market data.

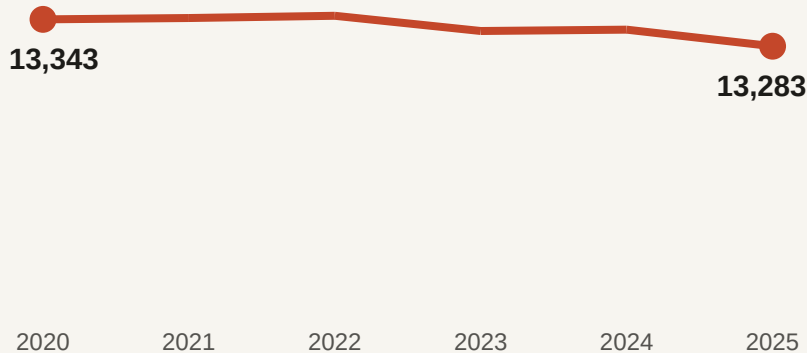
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

13,283

people, the 49th-largest of Pennsylvania's cities and towns.

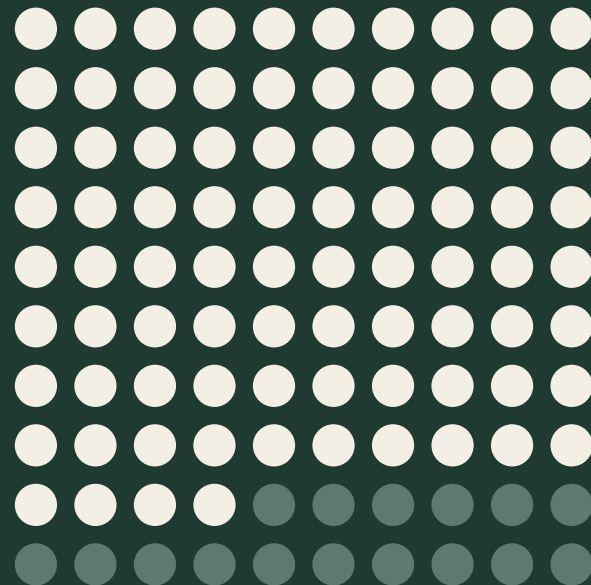


THE WORKDAY

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

84.0%

of 1,164 jobs located in Coatesville are filled by in-commuters.



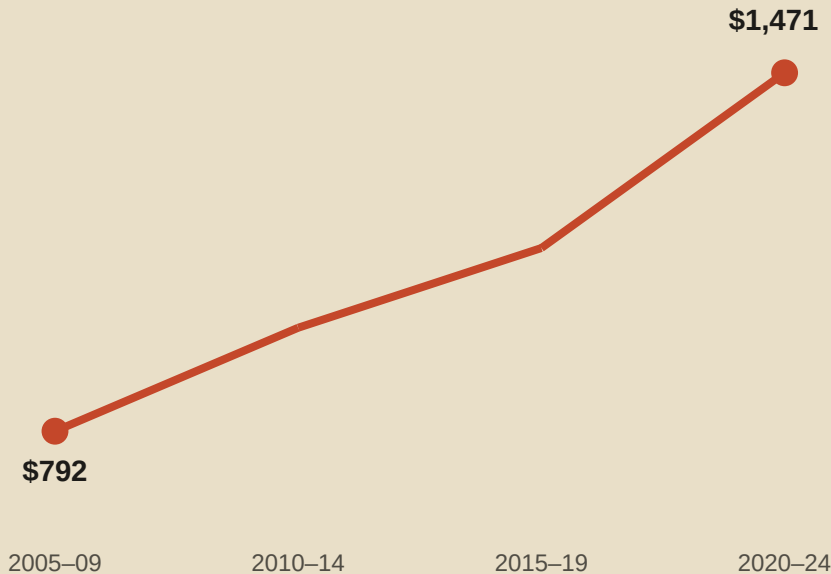
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$1,471

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,419 gap between neighbors, the sharpest rent edge between adjacent tracts in Chester County.

TRACT 3051.01

\$1,082

TRACT 3114.03

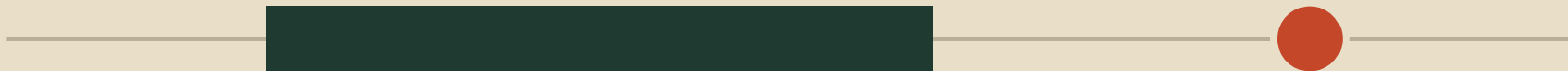
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$825–\$1,238



\$1,471 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

13

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 5,449 homes here.

12–37

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



HOME VALUE

A median home costs 24% less than Pennsylvania's.

\$194,000

median home value in Coatesville.

Coatesville



\$194,000

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS COATESVILLE'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/coatesville/**](https://almanacdata.ai/e/pa/coatesville/)

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