



Cokeburg, Pennsylvania.

Current market data.

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

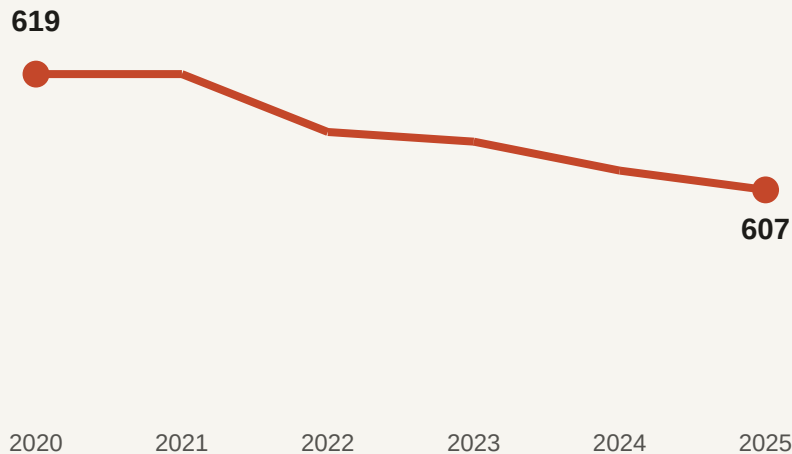


POPULATION

Down 1.9% since 2020.

607

people, the 724th-largest of Pennsylvania's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.2%

of 57 jobs located in Cokeburg are filled by in-commuters.



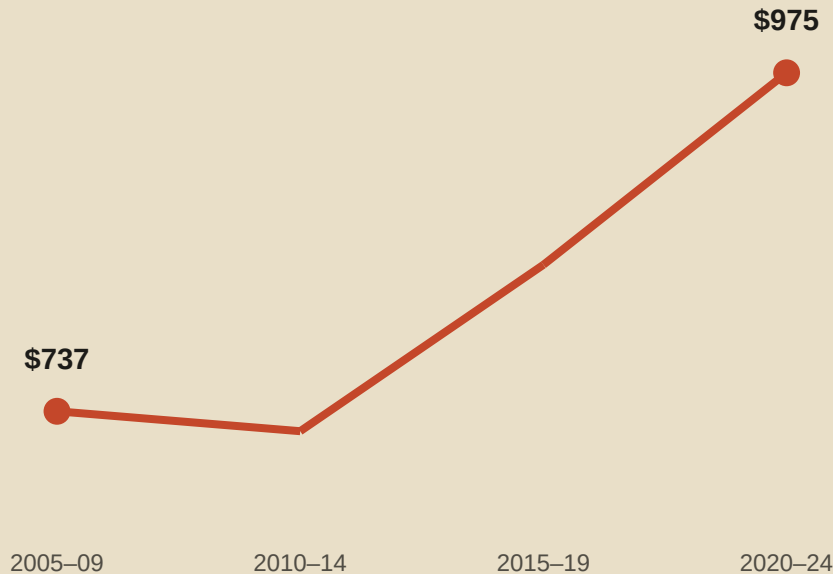
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 32%
since the 2005–2009
survey, before inflation.

\$975

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

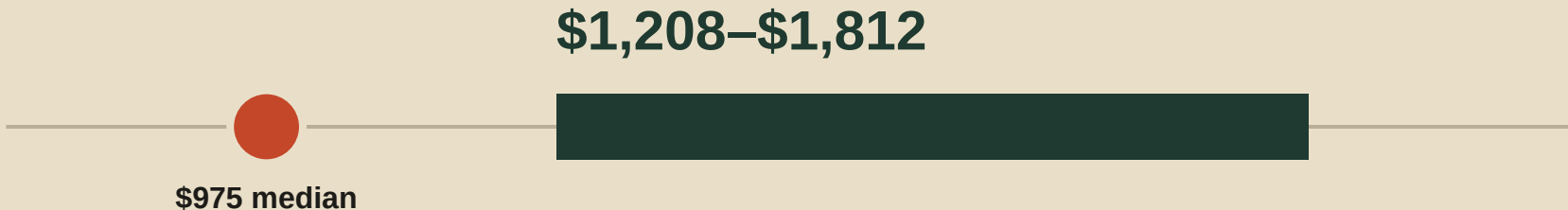
\$941

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 in ten years,
2016–2025

0%

of those were in multifamily
buildings

99%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.3% to the 381 homes here.

0–1

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



HOME VALUE

A median home costs 36% less than Pennsylvania's.

\$162,500

median home value in Cokeburg.

Cokeburg



\$162,500

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS COKEBURG'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/cokeburg/

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