



Coplay, Pennsylvania.

Current market data.

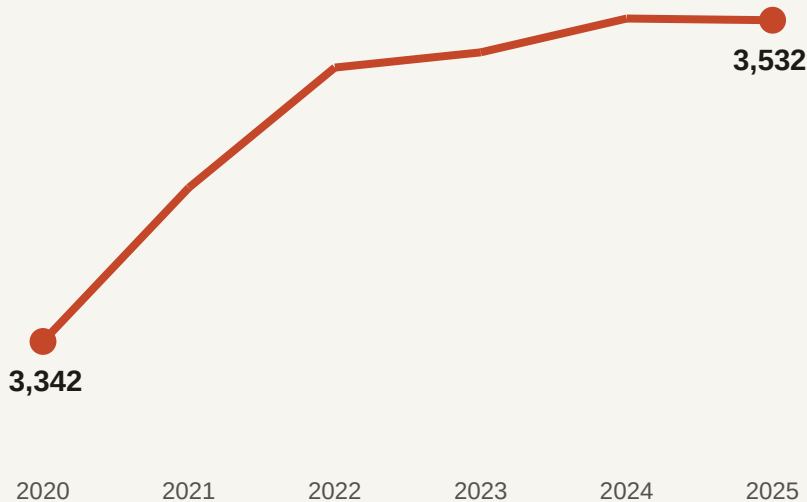
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.7% since 2020.

3,532

people, the 278th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

91.1%

of 528 jobs located in Coplay are filled by in-commuters.



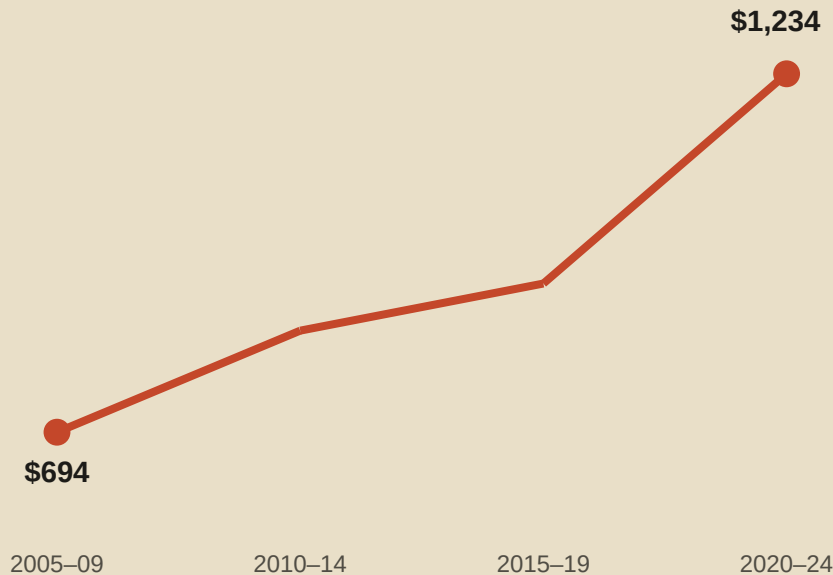
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$1,234

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,625 gap between neighbors, the sharpest rent edge between adjacent tracts in Lehigh County.

TRACT 55.03

\$925

TRACT 60.02

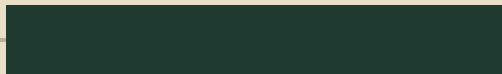
\$2,550



ROOM TO BUILD

The median rent is above what local wages can carry.

\$585–\$878



\$1,234 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

91

homes permitted in ten years,
2016–2025

90%

of those were in multifamily
buildings

100%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 1,504 homes here.

3–5

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



HOME VALUE

A median home costs 15% less than Pennsylvania's.

\$215,800

median home value in Coplay.

Coplay



\$215,800

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS COPLAY'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/coplay/

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