



# Darby, Pennsylvania.

Current market data.

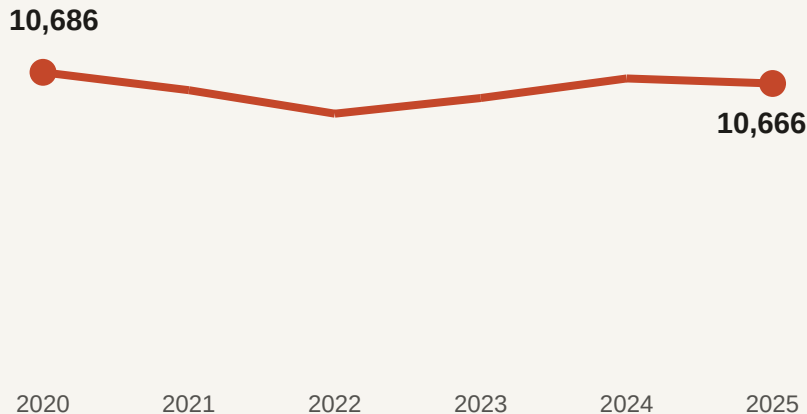
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

**10,666**

people, the 65th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

95.4%

of 2,516 jobs located in Darby are filled by in-commuters.



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

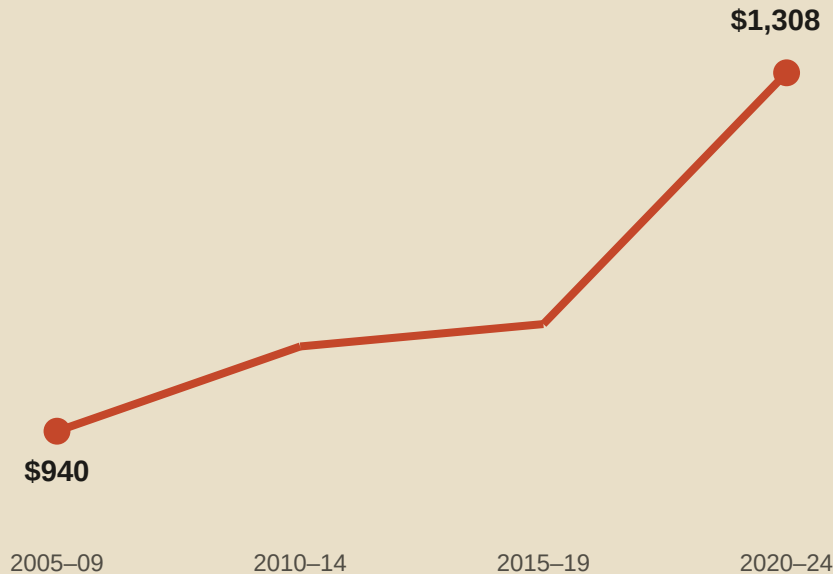


## RENT

Median rent is up 39%  
since the 2005–2009  
survey, before inflation.

**\$1,308**

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

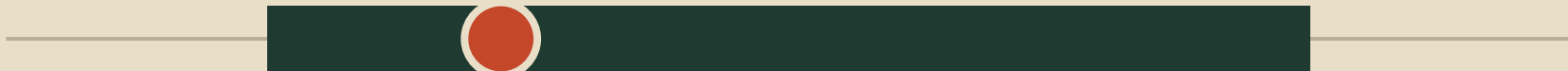
**\$3,501**



ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$1,176–\$1,764**



**\$1,308 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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0

homes permitted in ten years, 2016–2025

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100%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.5–0.6% to the 4,545 homes here.**

**22–25**

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



## HOME VALUE

A median home costs 54%  
less than Pennsylvania's.

**\$117,900**

median home value in Darby.

Darby



\$117,900

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS DARBY'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/darby/](https://almanacdata.ai/e/pa/darby/)

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