



Derry, Pennsylvania.

Current market data.

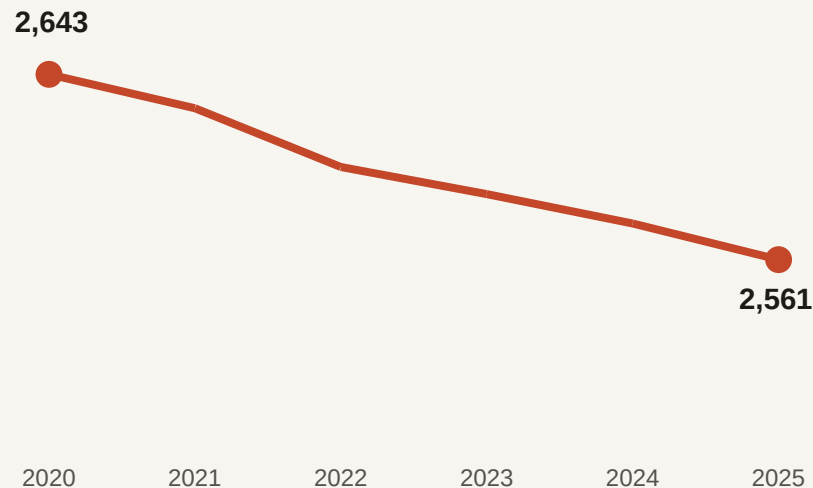
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.1% since 2020.

2,561

people, the 368th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

88.0%

of 433 jobs located in Derry are filled by in-commuters.



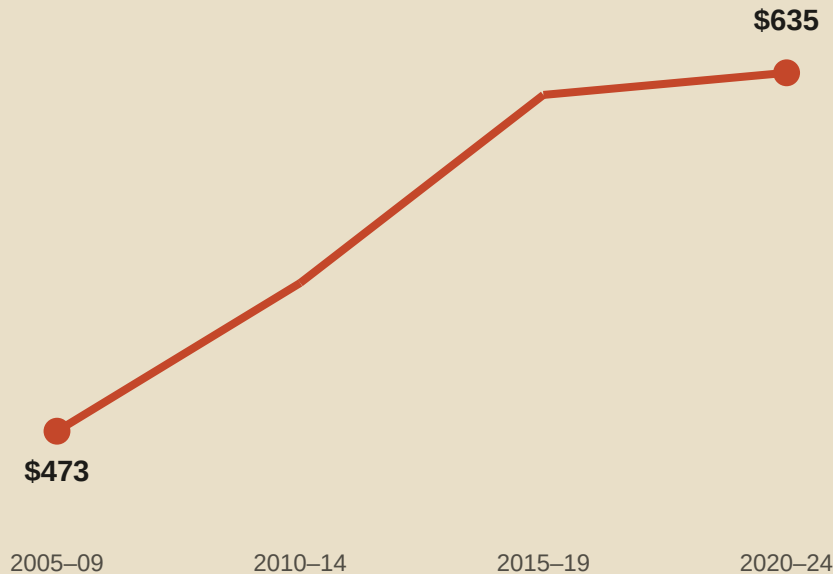
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 34%
since the 2005–2009
survey, before inflation.

\$635

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,217 gap between neighbors, the sharpest rent edge between adjacent tracts in Westmoreland County.

TRACT 8025

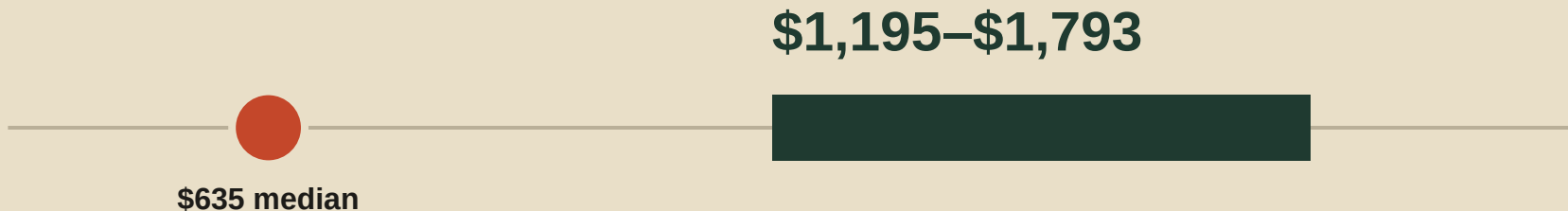
\$648

TRACT 8024

\$1,865

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.

0

homes permitted, 2022–2025

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 1,370 homes here.

2–4

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



HOME VALUE

A median home costs 49% less than Pennsylvania's.

\$129,300

median home value in Derry.

Derry



\$129,300

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS DERRY'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/derry/**](https://almanacdata.ai/e/pa/derry/)

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