



Downingtown, Pennsylvania.

Current market data.

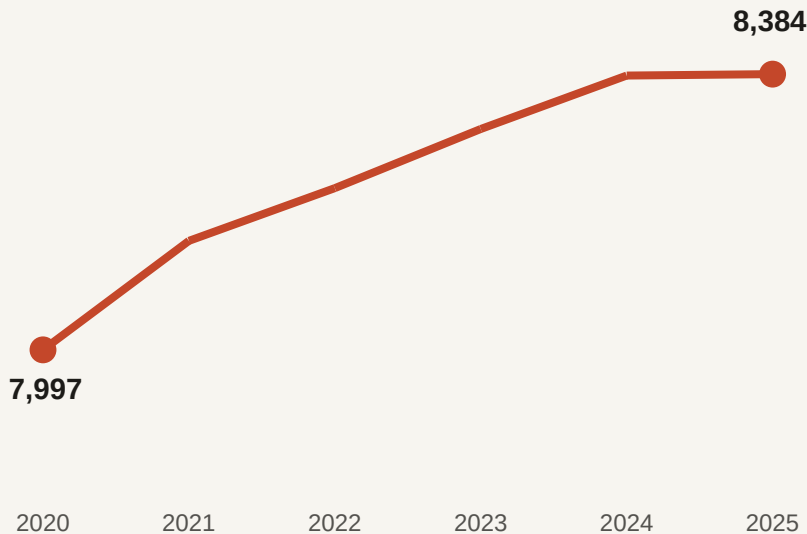
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.8% since 2020.

8,384

people, the 96th-largest of Pennsylvania's cities and towns.



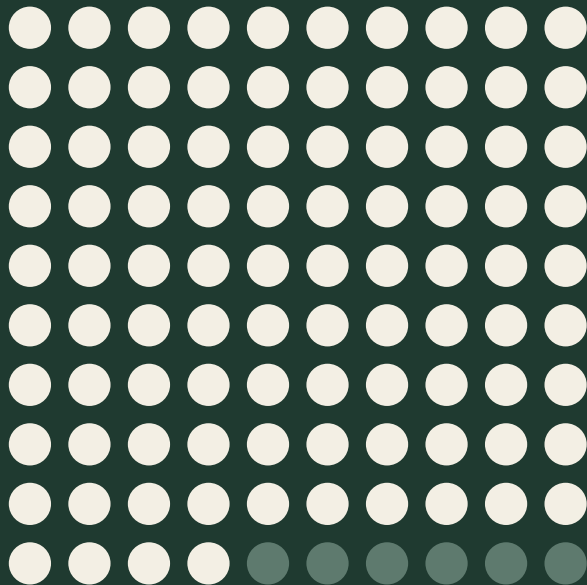
THE WORKDAY

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

94.4%

of 5,270 jobs located in Downtown are filled by
in-commuters.

Source: Census LEHD LODES, 2023



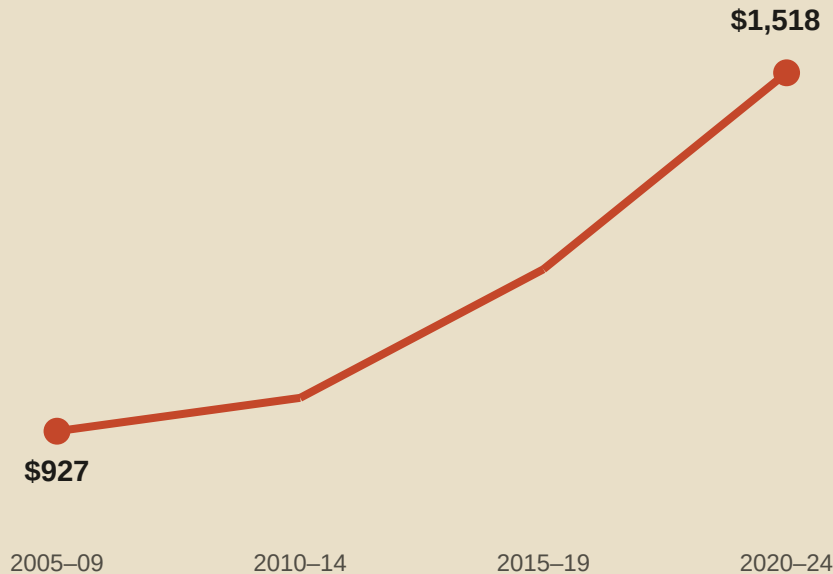
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 64%
since the 2005–2009
survey, before inflation.

\$1,518

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

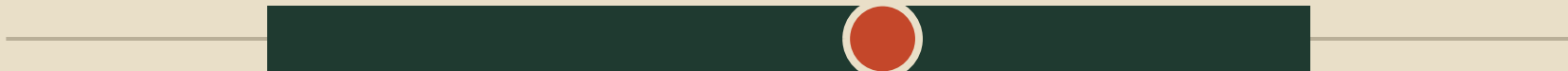
TRACT 3114.03

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,172–\$1,758



\$1,518 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

520

homes permitted in ten years,
2016–2025

56%

of those were in multifamily
buildings

78%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.4% to the 3,697 homes here.

18–53

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



HOME VALUE

A median home costs 39% more than Pennsylvania's.

\$353,800

median home value in Downingtown.

Downingtown



\$353,800

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS DOWNINGTOWN'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/downingtown/**](https://almanacdata.ai/e/pa/downingtown/)

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