



East Greenville, Pennsylvania.

Current market data.

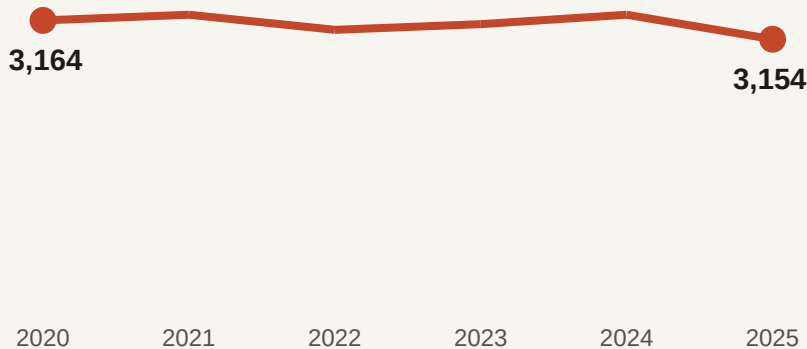
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

3,154

people, the 309th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

88.8%

of 356 jobs located in East Greenville are filled by in-commuters.



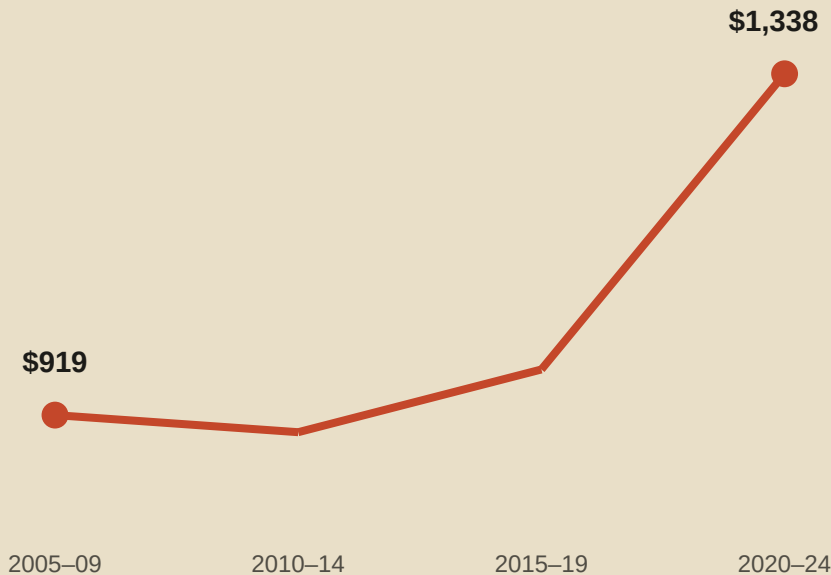
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$1,338

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,514 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 2017.03

\$837

TRACT 2014.06

\$3,351

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,087–\$1,631



\$1,338 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 1,294 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
about the same as
Pennsylvania's.

\$253,400

median home value in East Greenville.

East Greenville



\$253,400

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS EAST GREENVILLE'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/east-greenville/

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