



Edwardsville, Pennsylvania.

Current market data.

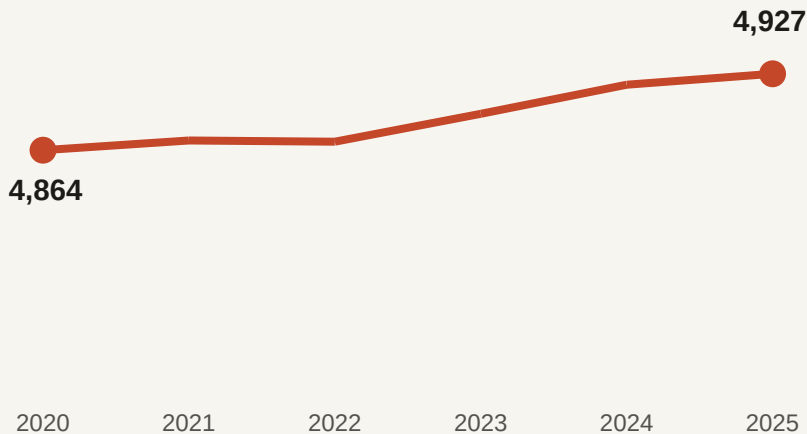
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.3% since 2020.

4,927

people, the 197th-largest of Pennsylvania's cities and towns.



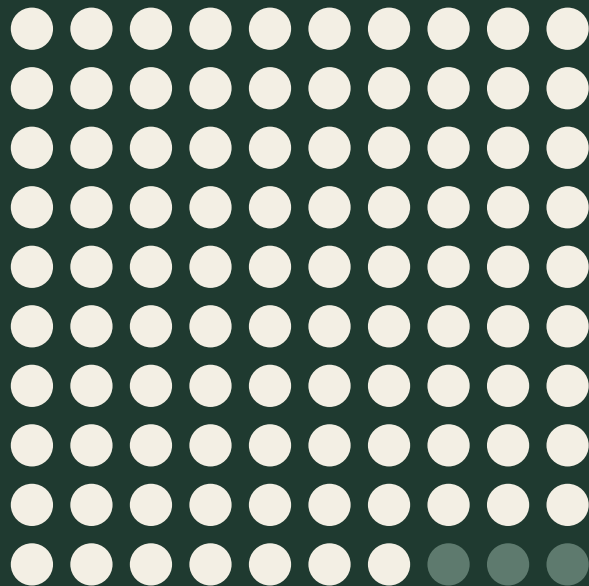
THE WORKDAY

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

97.1%

of 1,192 jobs located in Edwardsville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



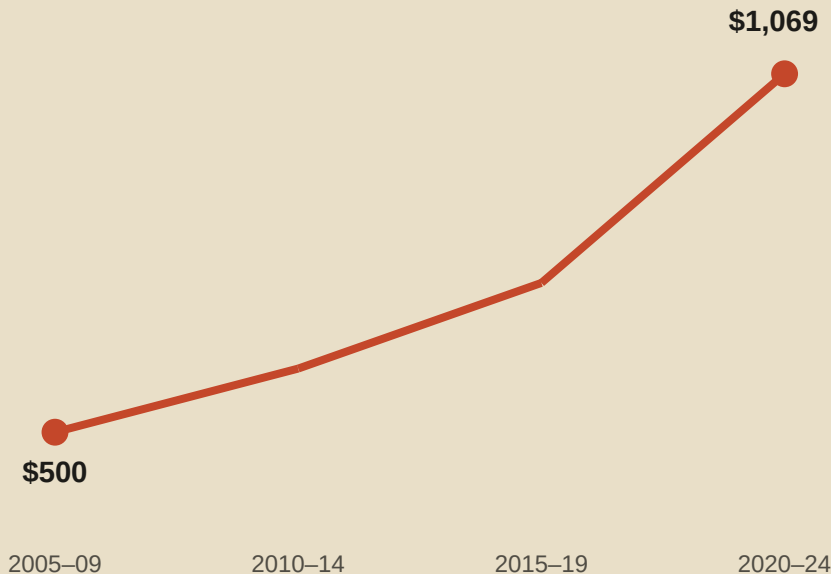
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 114%
since the 2005–2009
survey, before inflation.

\$1,069

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



THE SEAM

Cross one tract line and median rent jumps \$781.

A \$781 gap between neighbors, the sharpest rent edge between adjacent tracts in Luzerne County.

TRACT 2169

\$886

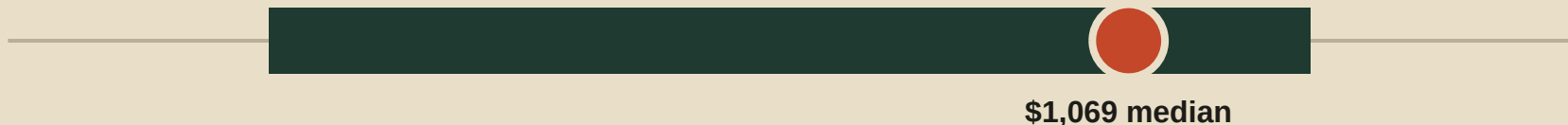
TRACT 2166.01

\$1,667

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$756–\$1,135



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

12

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 2,247 homes here.

7–12

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



HOME VALUE

A median home costs 52%
less than Pennsylvania's.

\$123,200

median home value in Edwardsville.

Edwardsville



\$123,200

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS EDWARDSVILLE'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/edwardsville/

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