



Girard, Pennsylvania.

Current market data.

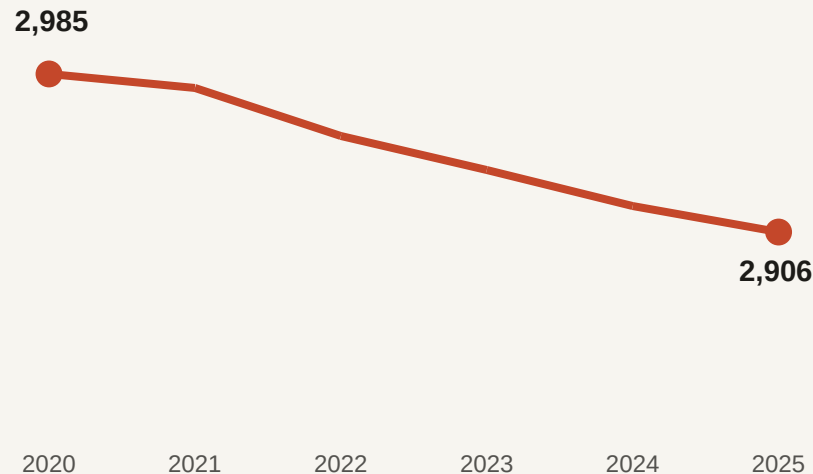
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.6% since 2020.

2,906

people, the 331st-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

91.5%

of 957 jobs located in Girard are filled by in-commuters.



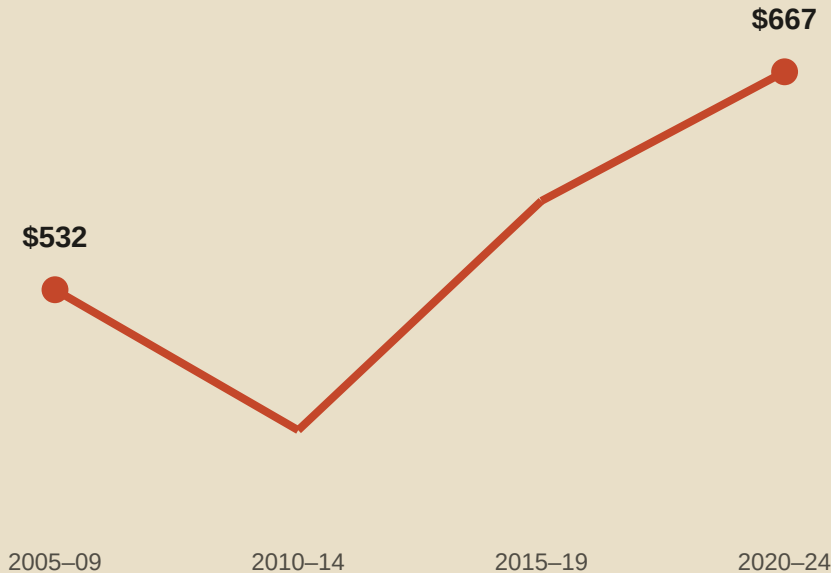
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 25%
since the 2005–2009
survey, before inflation.

\$667

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,041 gap between neighbors, the sharpest rent edge between adjacent tracts in Erie County.

TRACT 27

\$703

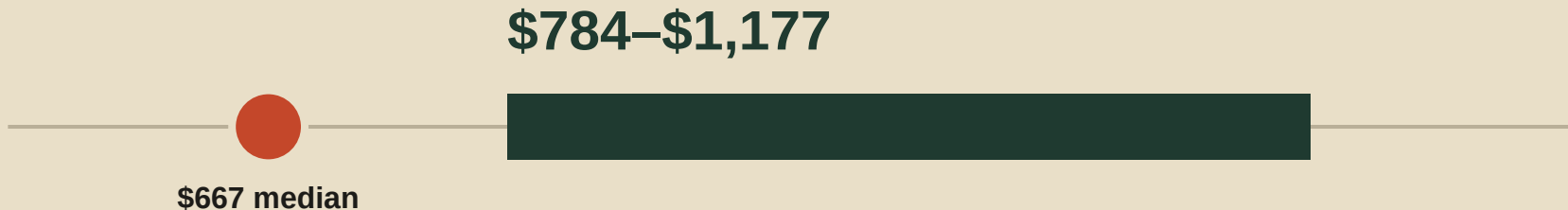
TRACT 115.11

\$1,744



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.

9

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 0.2–0.7% to the 1,479 homes here.

3–10

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



HOME VALUE

A median home costs 37% less than Pennsylvania's.

\$160,500

median home value in Girard.

Girard



\$160,500

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS GIRARD'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/girard/

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