



Hatboro, Pennsylvania.

Current market data.

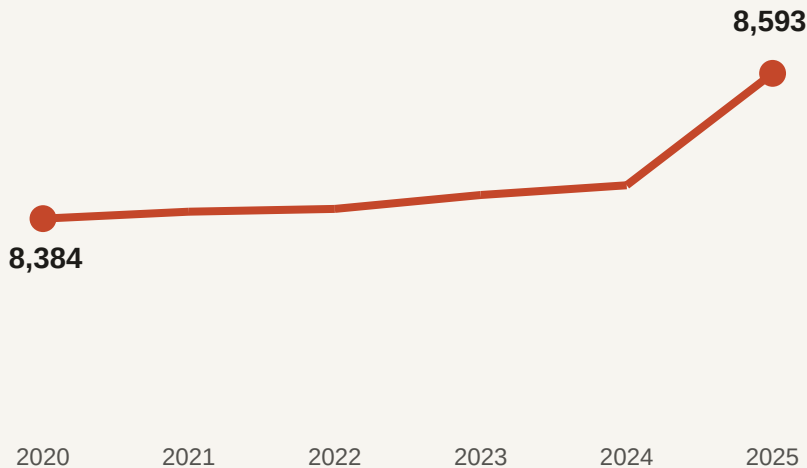
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 2.5% since
2020.**

8,593

people, the 92nd-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

91.3%

of 2,393 jobs located in Hatboro are filled by in-commuters.



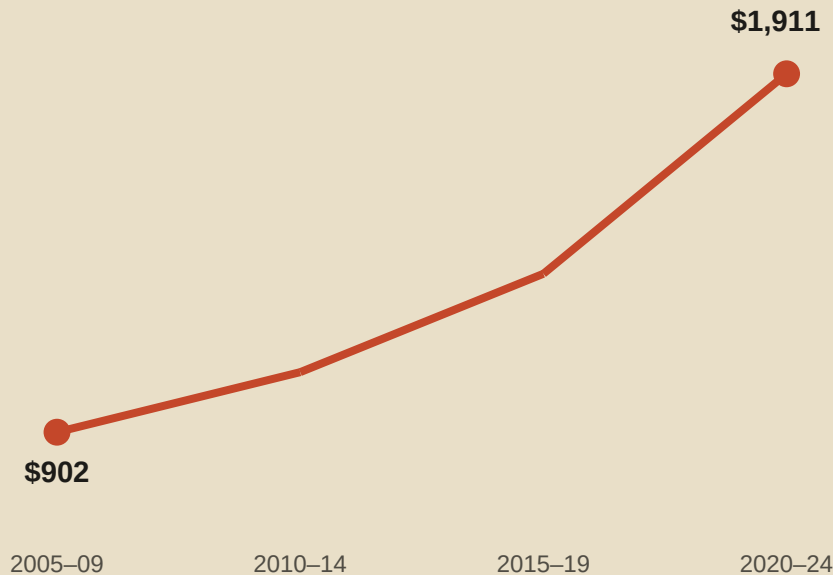
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 112%
since the 2005–2009
survey, before inflation.

\$1,911

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

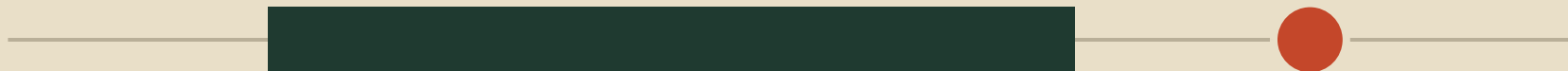
TRACT 2014.06

\$3,351

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,162–\$1,742



\$1,911 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

248

homes permitted in ten years,
2016–2025

83%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.7% to the 3,461 homes here.

15–24

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



HOME VALUE

A median home costs 38% more than Pennsylvania's.

\$351,000

median home value in Hatboro.

Hatboro



\$351,000

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS HATBORO'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/hatboro/**](https://almanacdata.ai/e/pa/hatboro/)

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