



Manchester, Pennsylvania.

Current market data.

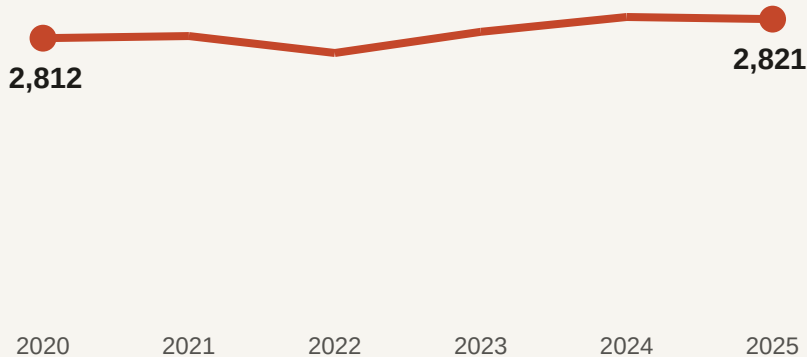
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

2,821

people, the 342nd-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

96.2%

of 728 jobs located in Manchester are filled by in-commuters.



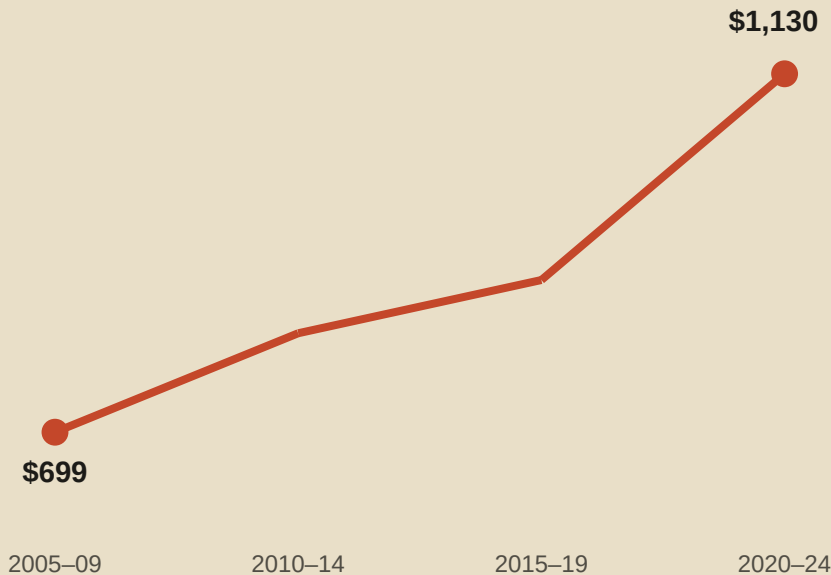
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,130

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





THE SEAM

Cross one tract line and median rent doubles.

A \$900 gap between neighbors, the sharpest rent edge between adjacent tracts in York County.

TRACT 228.02

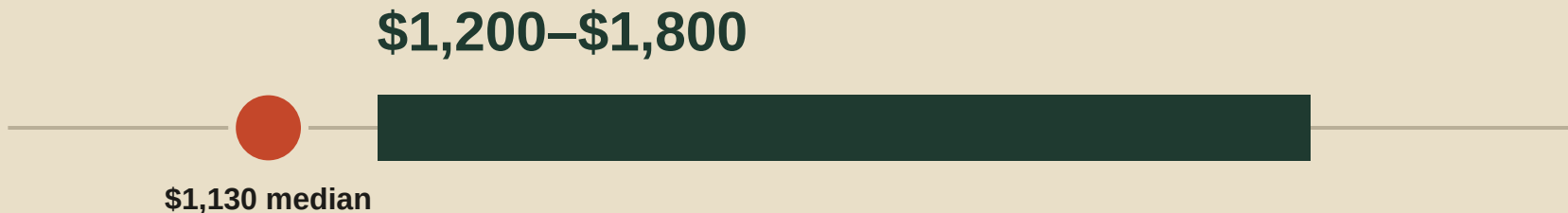
\$892

TRACT 228.01

\$1,792

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.

0

homes permitted, 2022–2025

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 1,172 homes here.

3–7

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



HOME VALUE

A median home costs 23% less than Pennsylvania's.

\$195,900

median home value in Manchester.

Manchester



\$195,900

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MANCHESTER'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/manchester/

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