



Manheim, Pennsylvania.

Current market data.

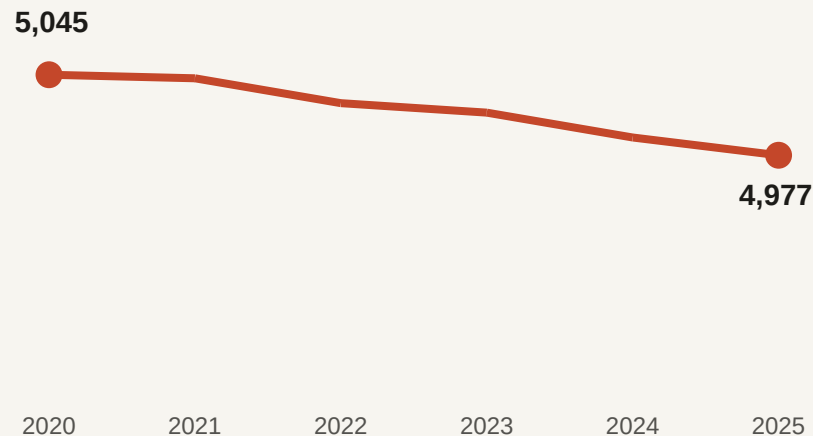
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

4,977

people, the 196th-largest of Pennsylvania's cities and towns.

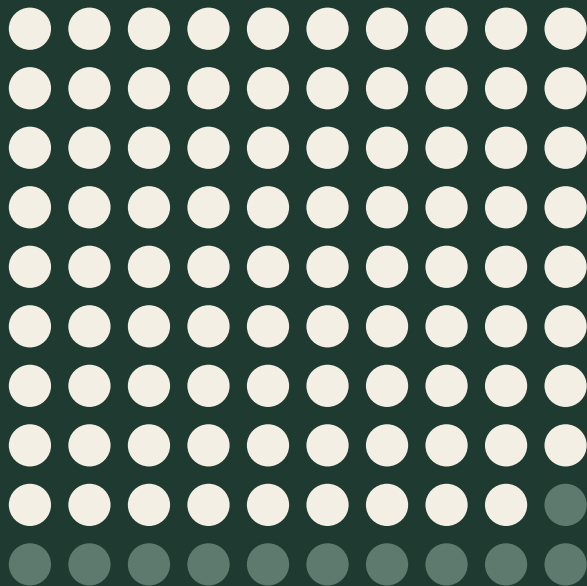


THE WORKDAY

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

88.9%

of 1,687 jobs located in Manheim are filled by in-commuters.



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

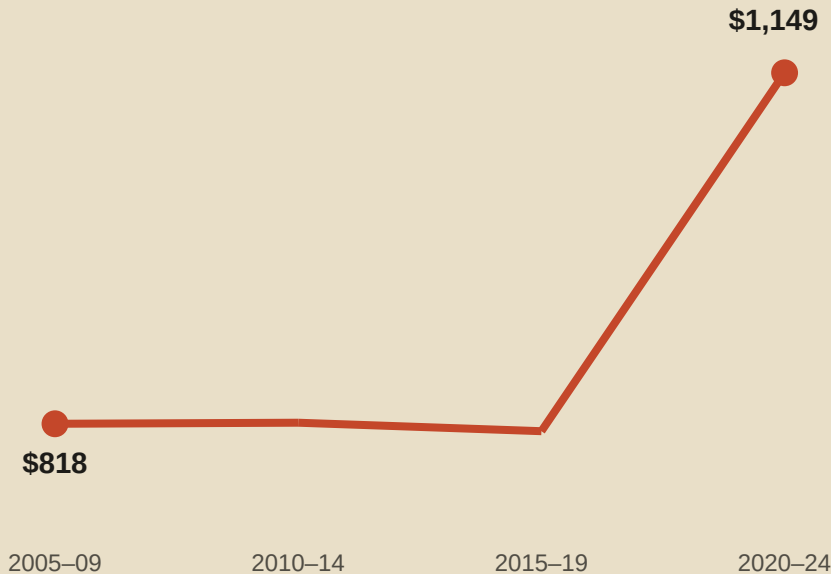


RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$1,149

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,414 gap between neighbors, the sharpest rent edge between adjacent tracts in Lancaster County.

TRACT 140

\$1,087

TRACT 133.03

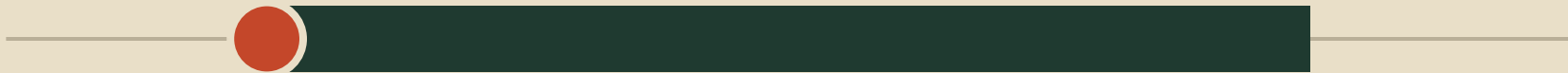
\$3,501



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,154–\$1,731



\$1,149 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

9

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

94%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 2,057 homes here.

4–17

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



HOME VALUE

A median home costs 3%
less than Pennsylvania's.

\$246,400

median home value in Manheim.

Manheim



\$246,400

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MANHEIM'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/manheim/

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