



# Mechanicsburg, Pennsylvania.

Current market data.

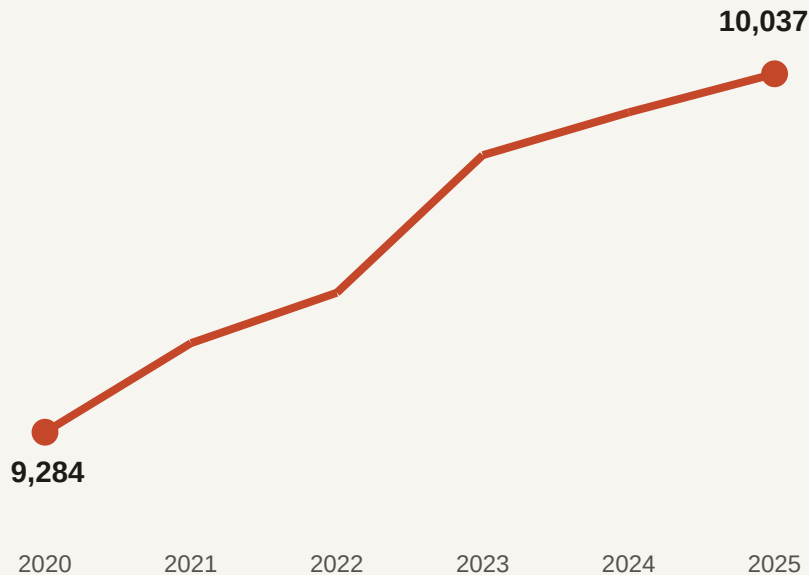
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 8.1% since  
2020.**

**10,037**

people, the 70th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

91.5%

of 2,843 jobs located in Mechanicsburg are filled by  
in-commuters.



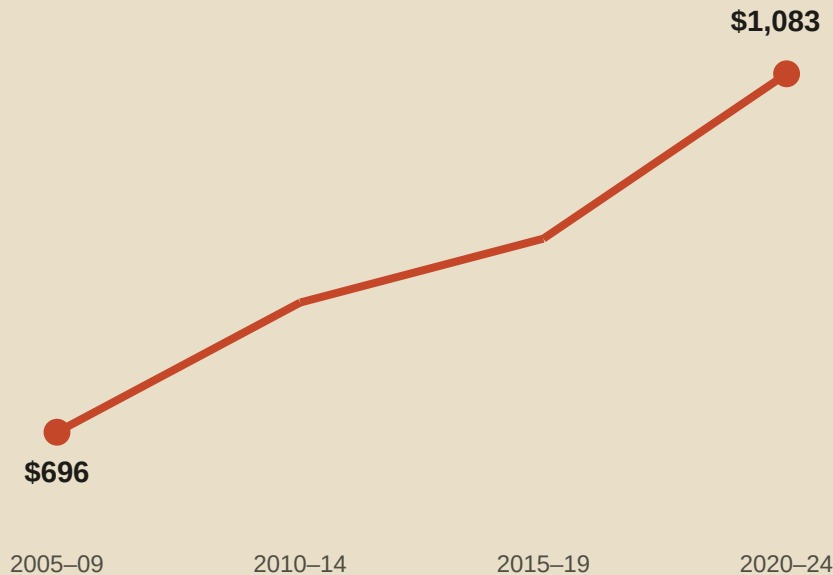
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 56%  
since the 2005–2009  
survey, before inflation.

**\$1,083**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,614 gap between neighbors, the sharpest rent edge between adjacent tracts in Cumberland County.

TRACT 114

**\$947**

TRACT 118.07

**\$2,561**

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.

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**374**

homes permitted in ten years,  
2016–2025

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**29%**

of those were in multifamily  
buildings

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**90%**

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.3–0.6% to the 4,605 homes here.**

**13–28**

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



## HOME VALUE

A median home costs 5%  
less than Pennsylvania's.

**\$241,200**

median home value in Mechanicsburg.

Mechanicsburg



\$241,200

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MECHANICSBURG'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/mechanicsburg/](https://almanacdata.ai/e/pa/mechanicsburg/)

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