



Modena, Pennsylvania.

Current market data.

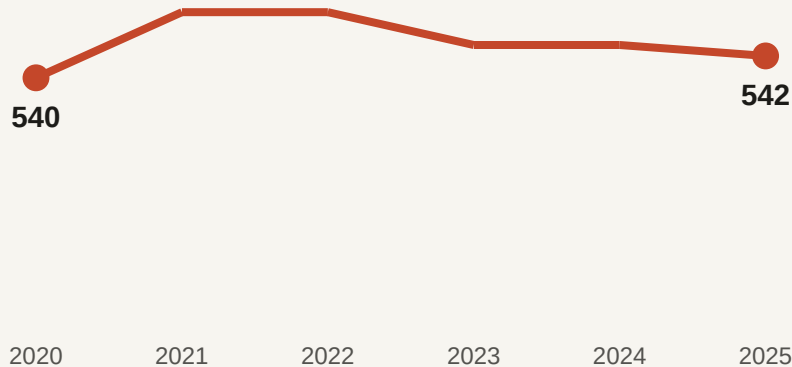
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.4% since 2020.

542

people, the 750th-largest of Pennsylvania's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 48 jobs located in Modena are filled by in-commuters.



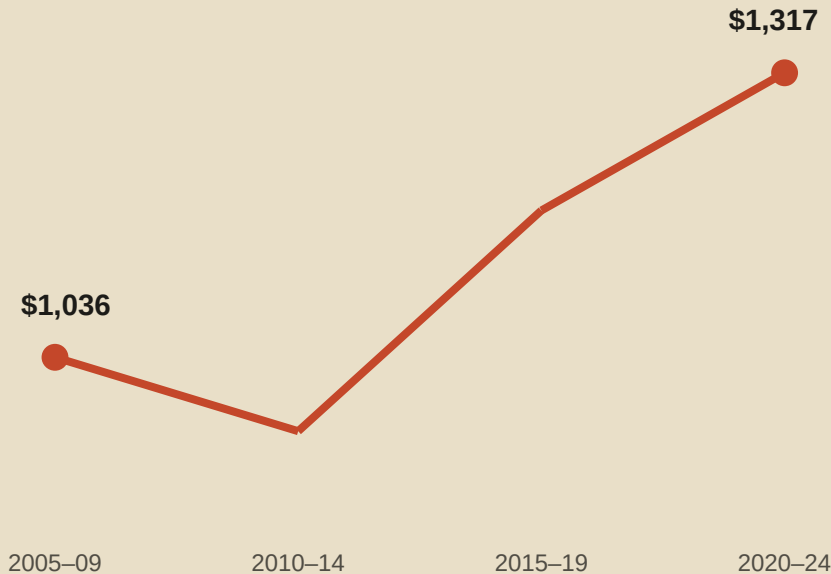
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 27%
since the 2005–2009
survey, before inflation.

\$1,317

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,419 gap between neighbors, the sharpest rent edge between adjacent tracts in Chester County.

TRACT 3051.01

\$1,082

TRACT 3114.03

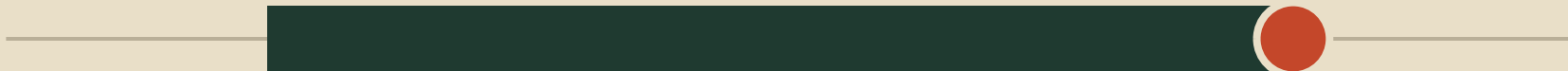
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$883–\$1,324



\$1,317 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

100%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 173 homes here.

0–1

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



HOME VALUE

A median home costs 17% less than Pennsylvania's.

\$211,800

median home value in Modena.

Modena



\$211,800

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MODENA'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/modena/**](https://almanacdata.ai/e/pa/modena/)

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