



Monaca, Pennsylvania.

Current market data.

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

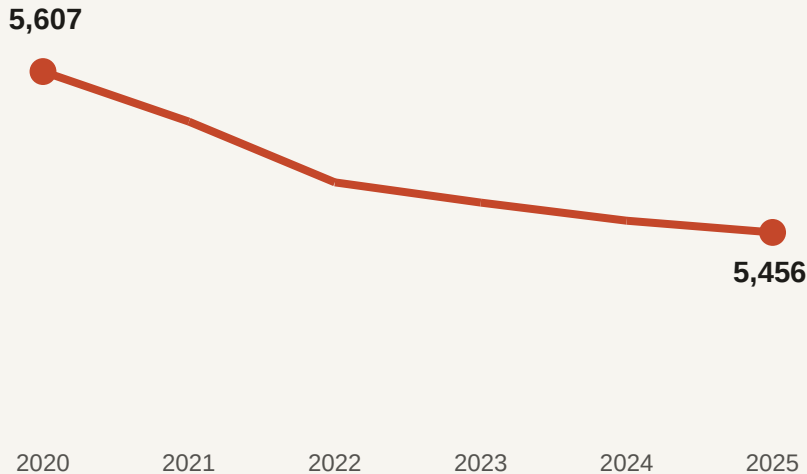


POPULATION

Down 2.7% since 2020.

5,456

people, the 174th-largest of Pennsylvania's cities and towns.

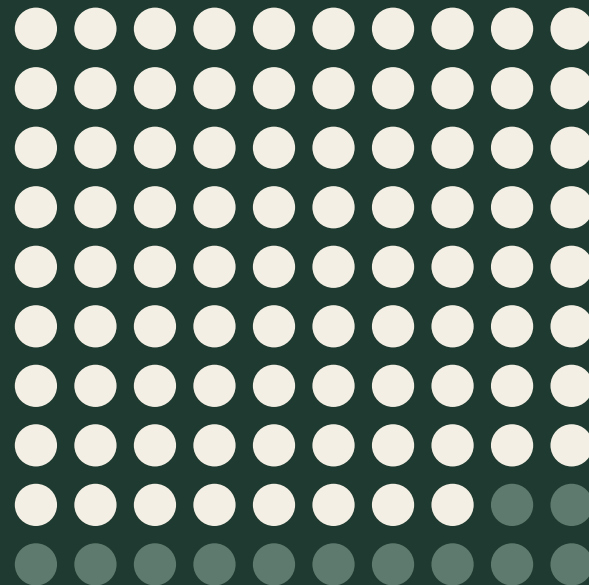


THE WORKDAY

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

88.4%

of 1,058 jobs located in Monaca are filled by in-commuters.



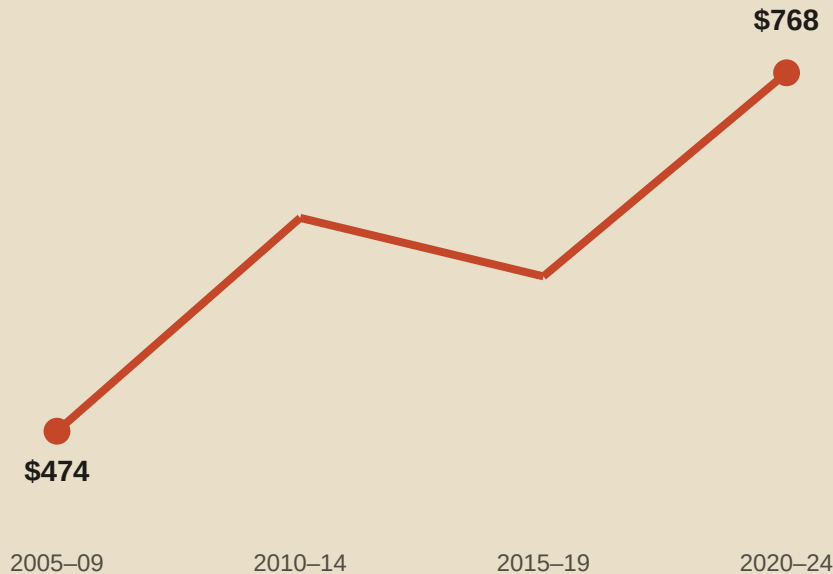
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$768

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,032 gap between neighbors, the sharpest rent edge between adjacent tracts in Beaver County.

TRACT 6058

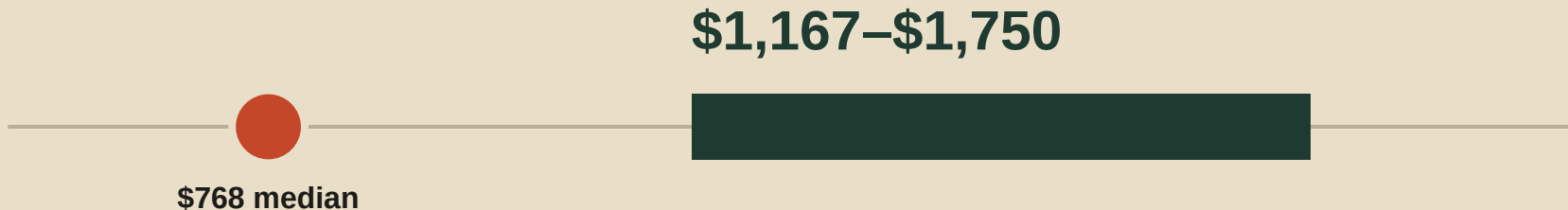
\$860

TRACT 6018.01

\$1,892

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

95%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 2,586 homes here.

8–11

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



HOME VALUE

A median home costs 36% less than Pennsylvania's.

\$162,700

median home value in Monaca.

Monaca



\$162,700

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MONACA'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/monaca/**](https://almanacdata.ai/e/pa/monaca/)

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