



Montgomery, Pennsylvania.

Current market data.

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

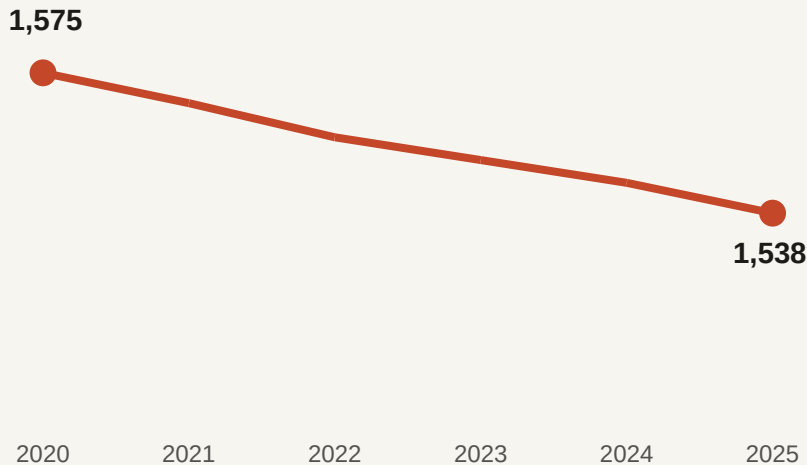


POPULATION

Down 2.3% since 2020.

1,538

people, the 489th-largest of Pennsylvania's cities and towns.

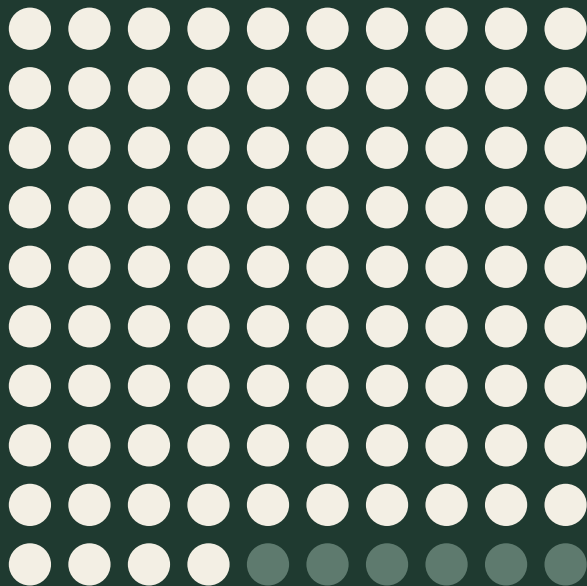


THE WORKDAY

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

93.8%

of 162 jobs located in Montgomery are filled by in-commuters.



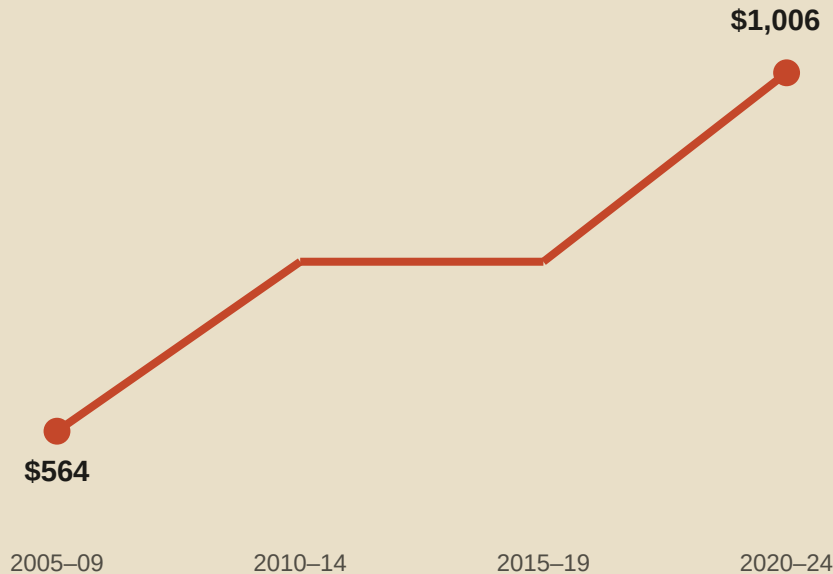
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$1,006

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





THE SEAM

Cross one tract line and median rent doubles.

A \$895 gap between neighbors, the sharpest rent edge between adjacent tracts in Lycoming County.

TRACT 108

\$855

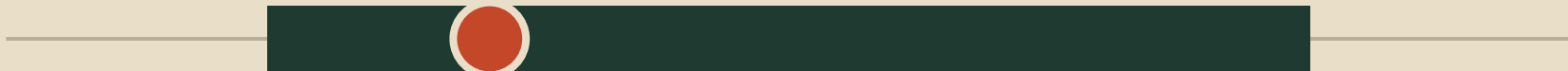
TRACT 109

\$1,750

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$909–\$1,363



\$1,006 median

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 0.2–0.3% to the 645 homes here.

1–2

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



HOME VALUE

A median home costs 43%
less than Pennsylvania's.

\$145,900

median home value in Montgomery.

Montgomery



\$145,900

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MONTGOMERY'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/montgomery/**](https://almanacdata.ai/e/pa/montgomery/)

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