



Morrisville, Pennsylvania.

Current market data.

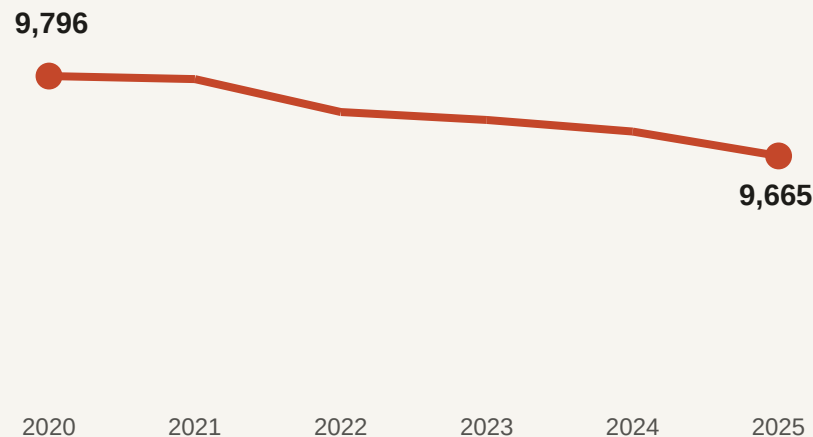
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

9,665

people, the 74th-largest of Pennsylvania's cities and towns.

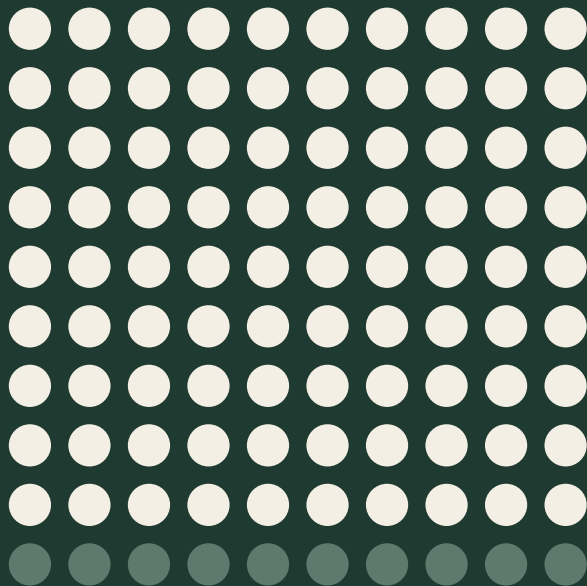


THE WORKDAY

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

89.8%

of 1,575 jobs located in Morrisville are filled by in-commuters.



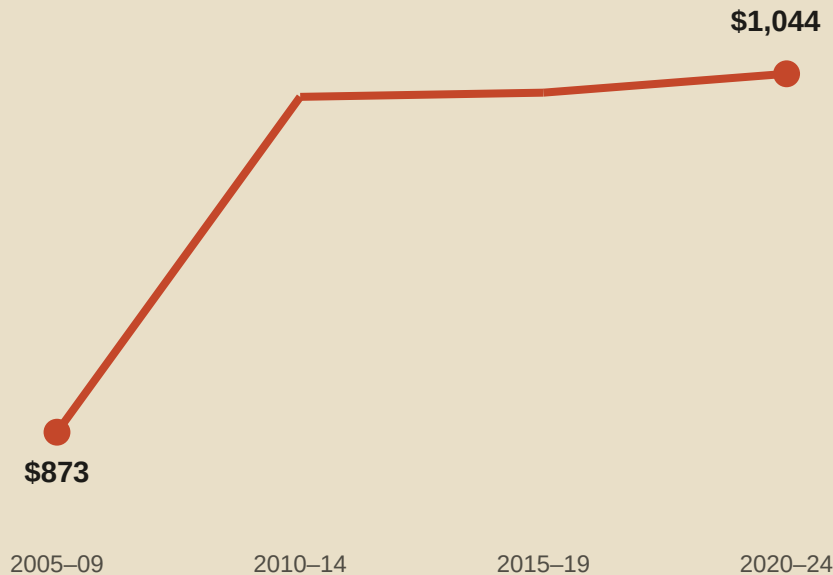
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 20%
since the 2005–2009
survey, before inflation.

\$1,044

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,173 gap between neighbors, the sharpest rent edge between adjacent tracts in Bucks County.

TRACT 1016.05

\$1,041

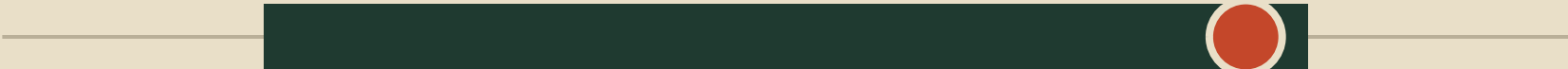
TRACT 1062.02

\$3,214

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$710–\$1,065



\$1,044 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

13

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 4,158 homes here.

14–16

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



HOME VALUE

A median home costs 15% more than Pennsylvania's.

\$292,200

median home value in Morrisville.

Morrisville



\$292,200

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MORRISVILLE'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/morrisville/

The Almanac · your hyper-diligent research partner