



Mount Joy, Pennsylvania.

Current market data.

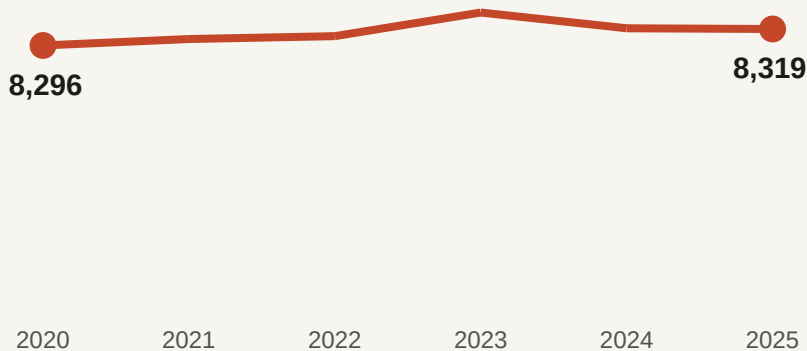
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

8,319

people, the 100th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

91.6%

of 3,485 jobs located in Mount Joy are filled by in-commuters.



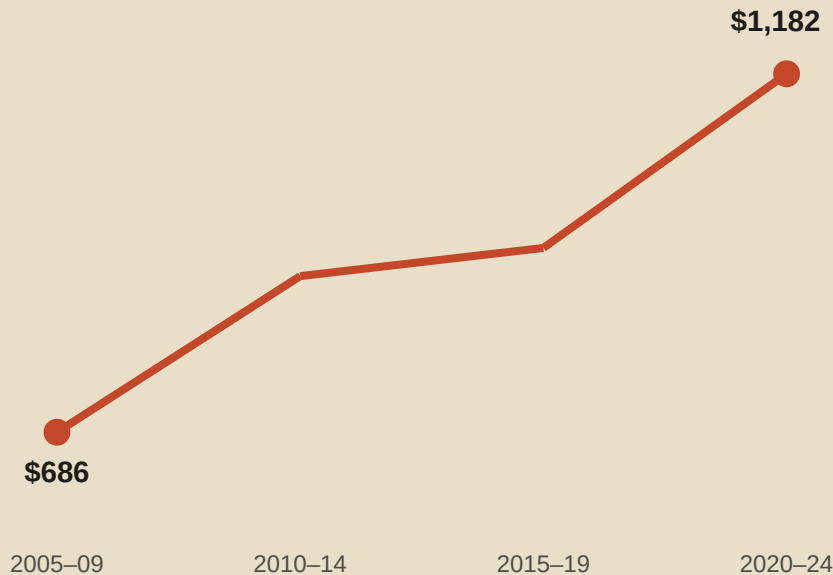
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,182

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,414 gap between neighbors, the sharpest rent edge between adjacent tracts in Lancaster County.

TRACT 140

\$1,087

TRACT 133.03

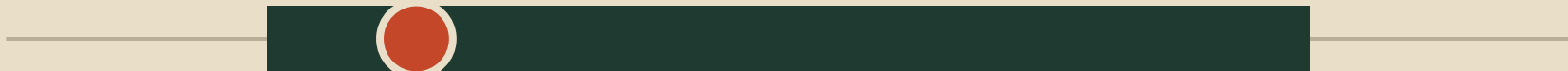
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,103–\$1,654



\$1,182 median

is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

40

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 3,668 homes here.

12–35

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



HOME VALUE

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

\$266,500

median home value in Mount Joy.

Mount Joy



\$266,500

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MOUNT JOY'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/mount-joy/

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