



Muncy, Pennsylvania.

Current market data.

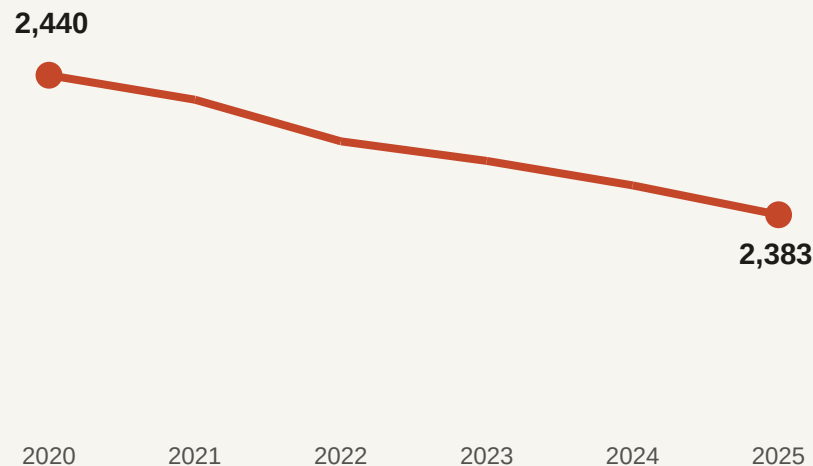
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.3% since 2020.

2,383

people, the 388th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

93.4%

of 900 jobs located in Muncy are filled by in-commuters.



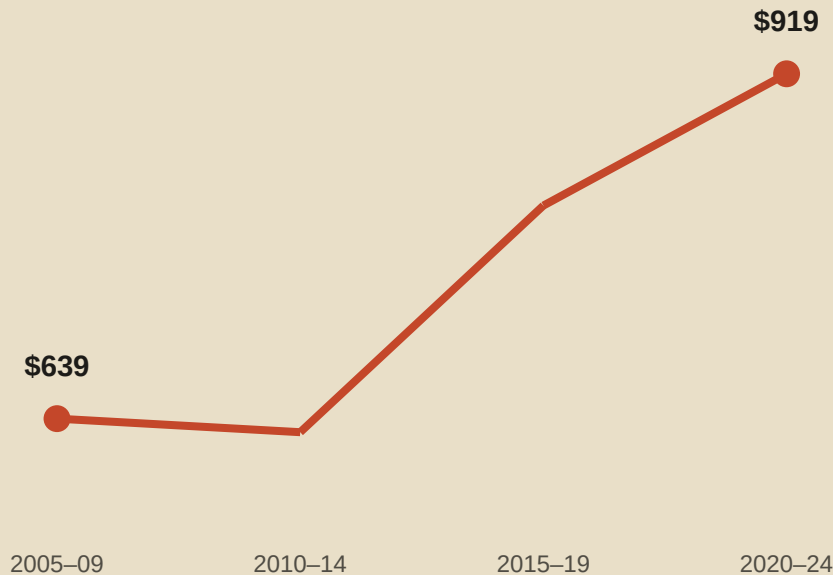
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$919

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

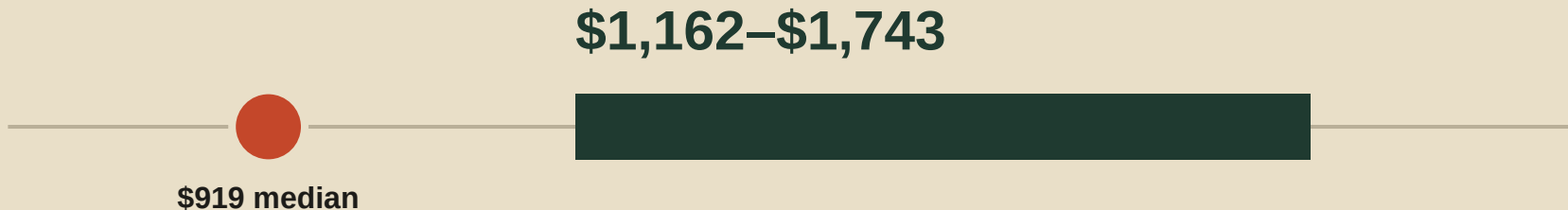
TRACT 109

\$1,750



ROOM TO BUILD

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

96%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 1,167 homes here.

2–9

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



HOME VALUE

A median home costs 24% less than Pennsylvania's.

\$193,800

median home value in Muncy.

Muncy



\$193,800

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS MUNCY'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/muncy/

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