



Narberth, Pennsylvania.

Current market data.

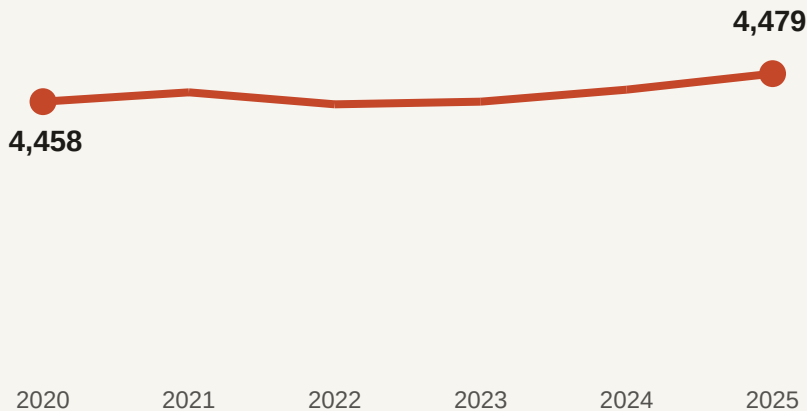
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

4,479

people, the 223rd-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

90.0%

of 1,235 jobs located in Narberth are filled by in-commuters.



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

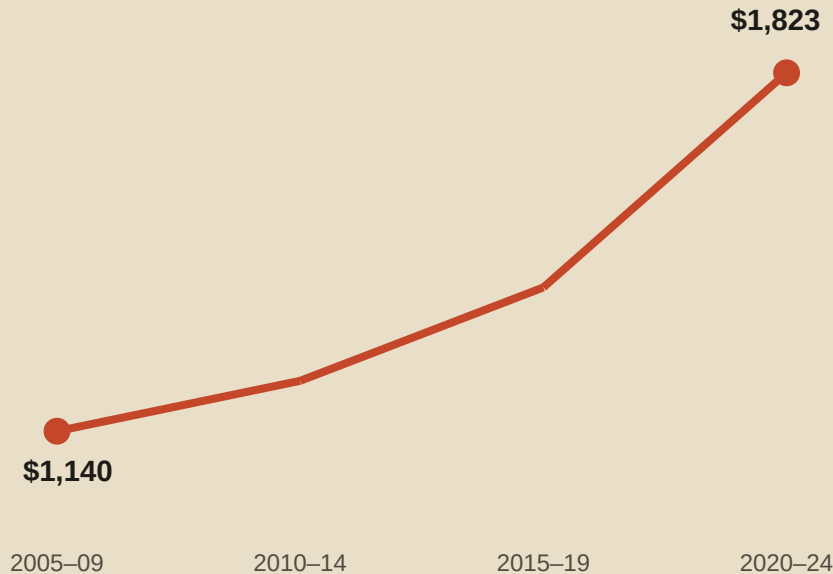


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,823

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,514 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 2017.03

\$837

TRACT 2014.06

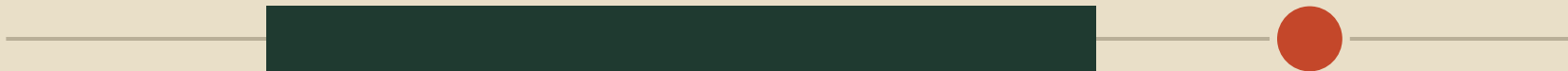
\$3,351



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,119–\$1,679



\$1,823 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

43

homes permitted in ten years,
2016–2025

26%

of those were in multifamily
buildings

97%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 2,077 homes here.

5–12

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



HOME VALUE

A median home costs
194% more than
Pennsylvania's.

\$749,500

median home value in Narberth.

Narberth



\$749,500

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS NARBERTH'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/narberth/**](https://almanacdata.ai/e/pa/narberth/)

The Almanac · your hyper-diligent research partner