



New Brighton, Pennsylvania.

Current market data.

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

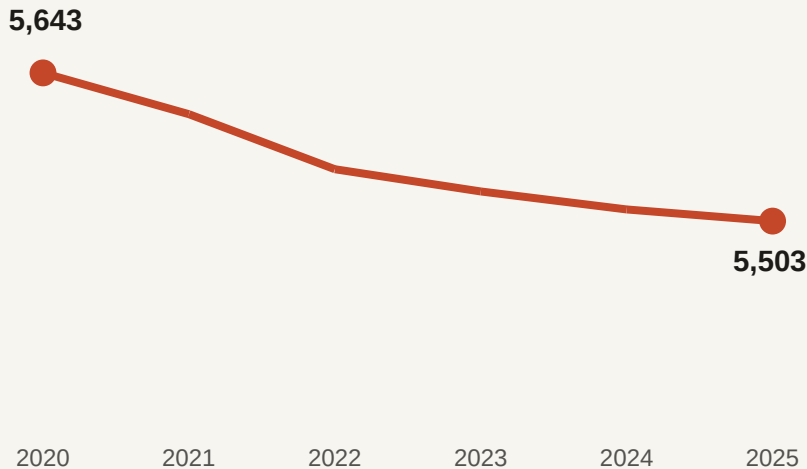


POPULATION

Down 2.5% since 2020.

5,503

people, the 171st-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

87.3%

of 1,271 jobs located in New Brighton are filled by
in-commuters.



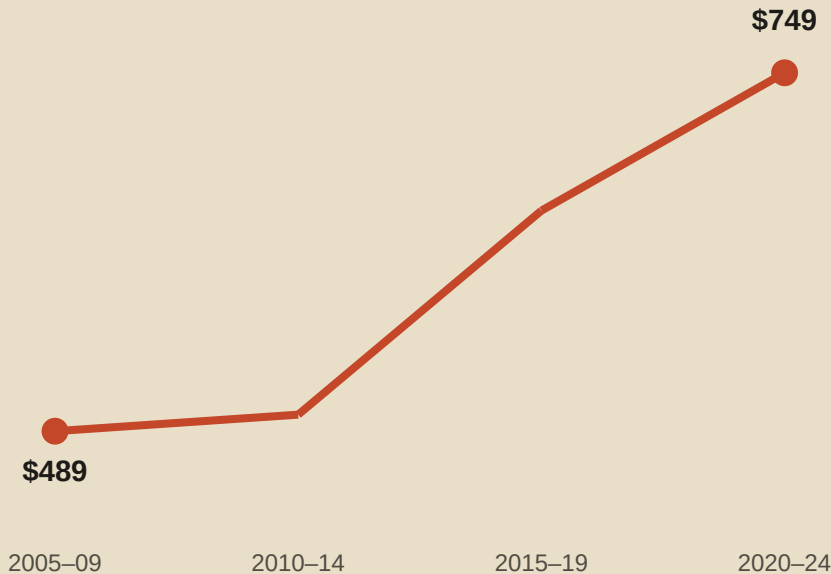
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 53%
since the 2005–2009
survey, before inflation.

\$749

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,032 gap between neighbors, the sharpest rent edge between adjacent tracts in Beaver County.

TRACT 6058

\$860

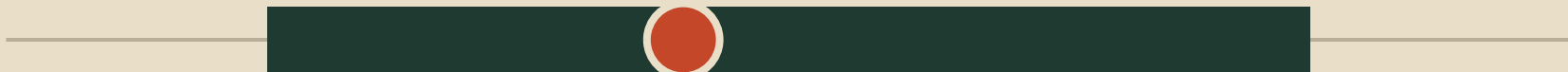
TRACT 6018.01

\$1,892

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$624–\$937



\$749 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

7

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

97%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4% to the 2,958 homes here.

11–13

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



HOME VALUE

A median home costs 57%
less than Pennsylvania's.

\$109,200

median home value in New Brighton.

New Brighton



\$109,200

Pennsylvania



\$254,500

U.S.



\$332,700



THAT WAS NEW BRIGHTON'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/new-brighton/

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