



New Oxford, Pennsylvania.

Current market data.

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

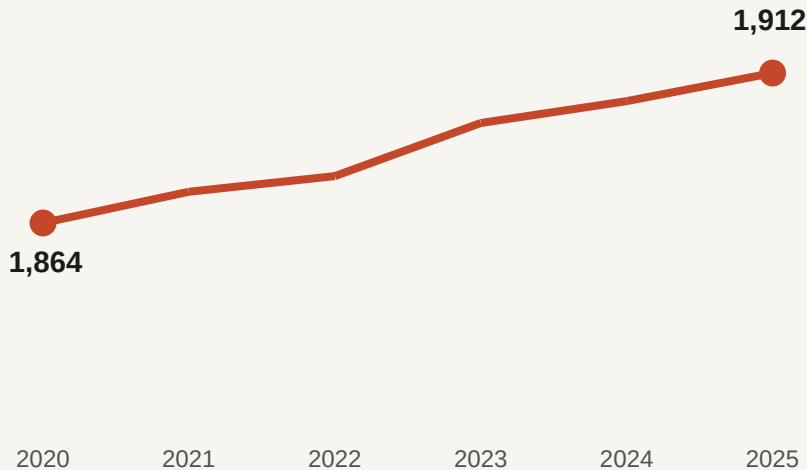


POPULATION

Growing. Up 2.6% since 2020.

1,912

people, the 440th-largest of Pennsylvania's cities and towns.



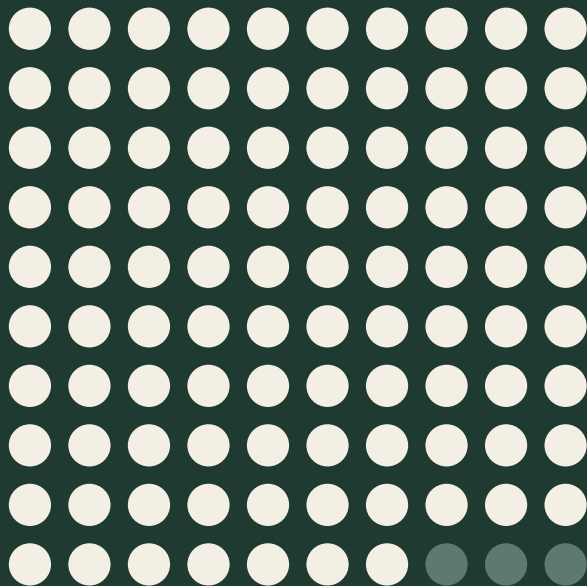
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.8%

of 2,150 jobs located in New Oxford are filled by
in-commuters.

Source: Census LEHD LODES, 2023



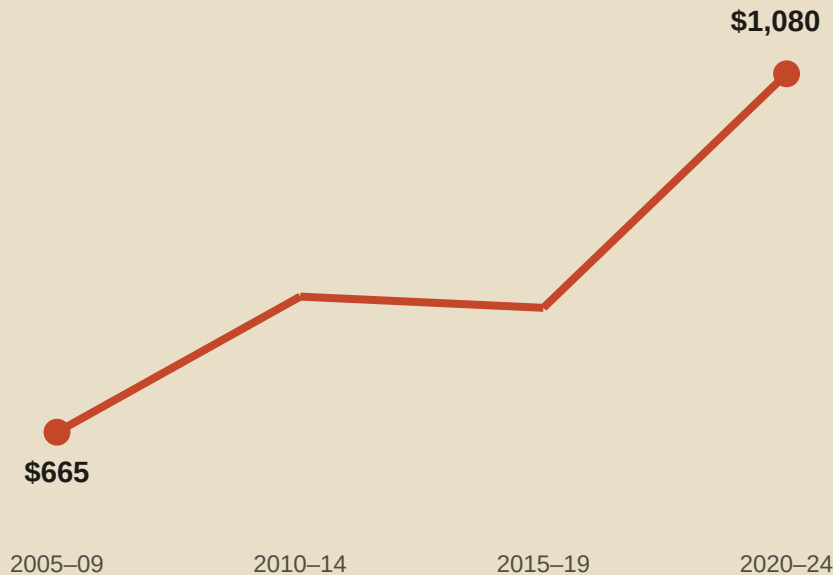
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,080

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,596 gap between neighbors, the sharpest rent edge between adjacent tracts in Adams County.

TRACT 301.04

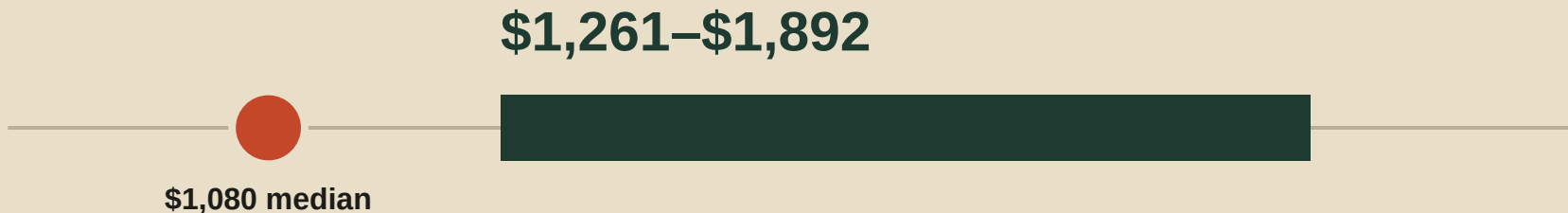
\$905

TRACT 301.03

\$3,501

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.

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.9% to the 750 homes here.

2–22

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



HOME VALUE

A median home costs 16% less than Pennsylvania's.

\$214,000

median home value in New Oxford.

New Oxford



\$214,000

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS NEW OXFORD'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-oxford/

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