



Nicholson, Pennsylvania.

Current market data.

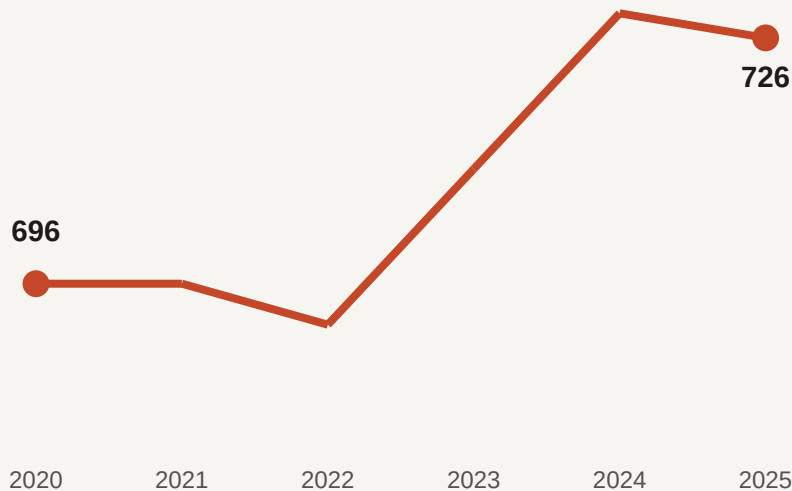
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.3% since 2020.

726

people, the 674th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

94.4%

of 125 jobs located in Nicholson are filled by in-commuters.



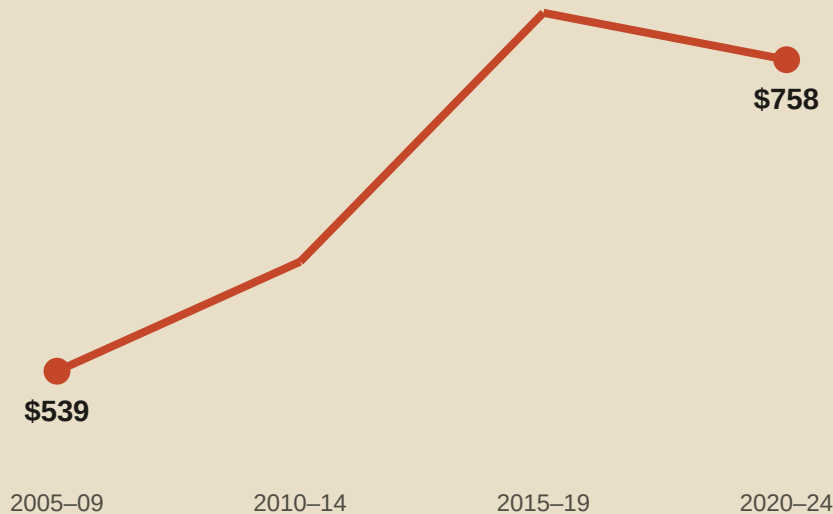
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$758

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





THE SEAM

Cross one tract line and median rent jumps \$257.

A \$257 gap between neighbors, the sharpest rent edge between adjacent tracts in Wyoming County.

TRACT 4006

\$781

TRACT 4002

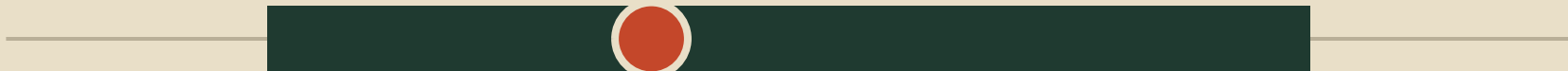
\$1,038



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$640–\$960



\$758 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

14

homes permitted, 2022–2025

100%

of those were in multifamily
buildings

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 299 homes here.

0–1

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



HOME VALUE

A median home costs 35% less than Pennsylvania's.

\$164,700

median home value in Nicholson.

Nicholson



\$164,700

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS NICHOLSON'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/nicholson/**](https://almanacdata.ai/e/pa/nicholson/)

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