



Patterson Heights, Pennsylvania.

Current market data.

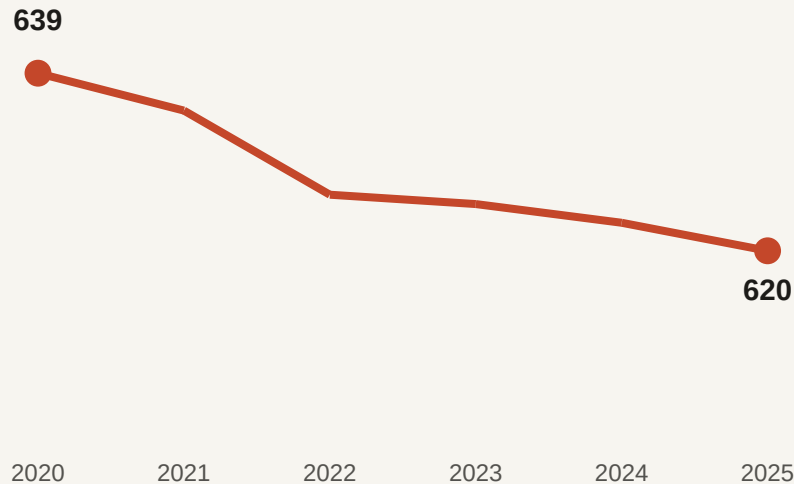
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.0% since 2020.

620

people, the 717th-largest of Pennsylvania's cities and towns.



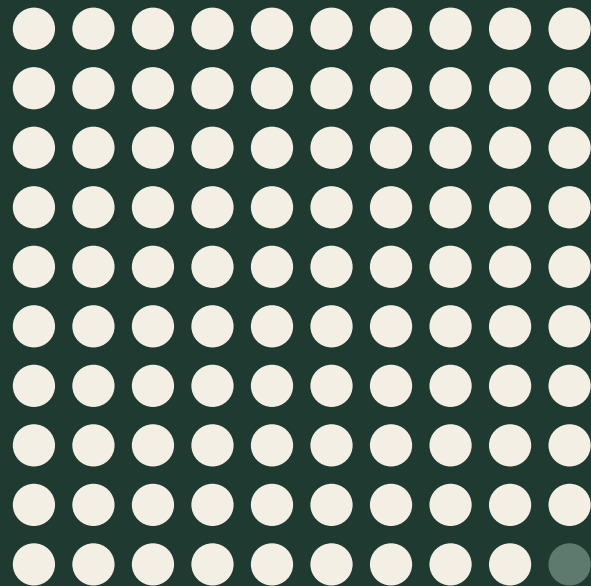
THE WORKDAY

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

99.1%

of 108 jobs located in Patterson Heights are filled by
in-commuters.

Source: Census LEHD LODES, 2023



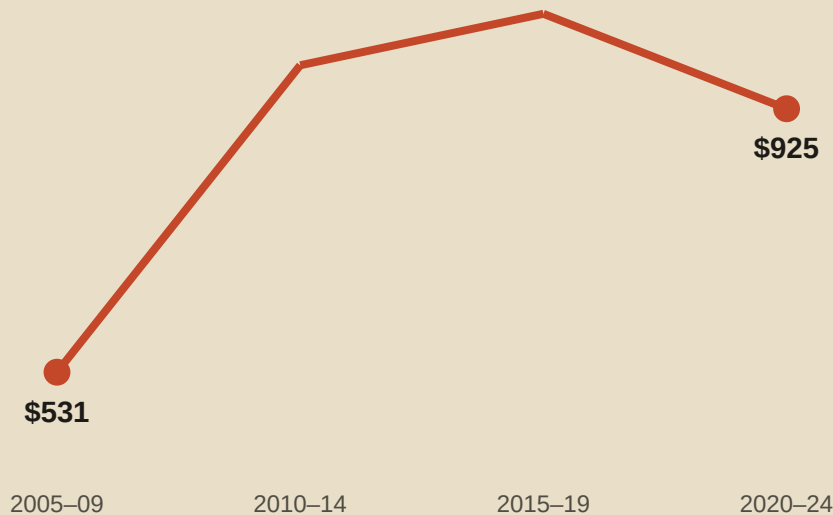
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$925

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

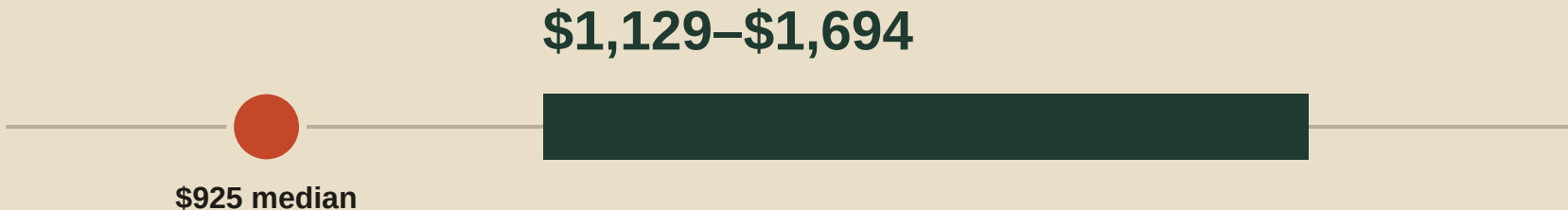
\$860

TRACT 6018.01

\$1,892

ROOM TO BUILD

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

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 306 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 14% less than Pennsylvania's.

\$218,500

median home value in Patterson Heights.

Patterson Heights



\$218,500

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS PATTERSON HEIGHTS'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/patterson-heights/**](https://almanacdata.ai/e/pa/patterson-heights/)

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