



Philadelphia, Pennsylvania.

Current market data.

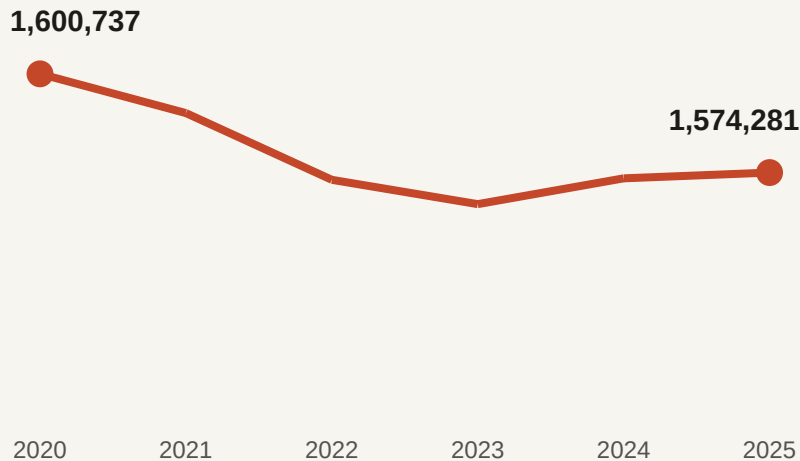
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

1,574,281

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



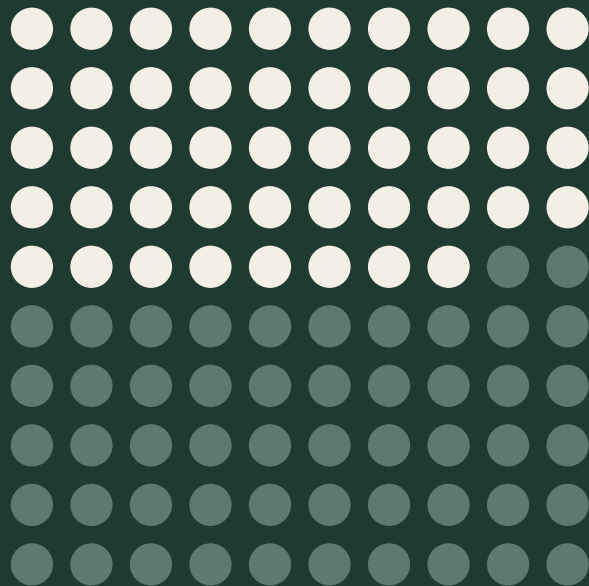
THE WORKDAY

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

48.2%

of 745,931 jobs located in Philadelphia are filled by
in-commuters.

Source: Census LEHD LODES, 2023



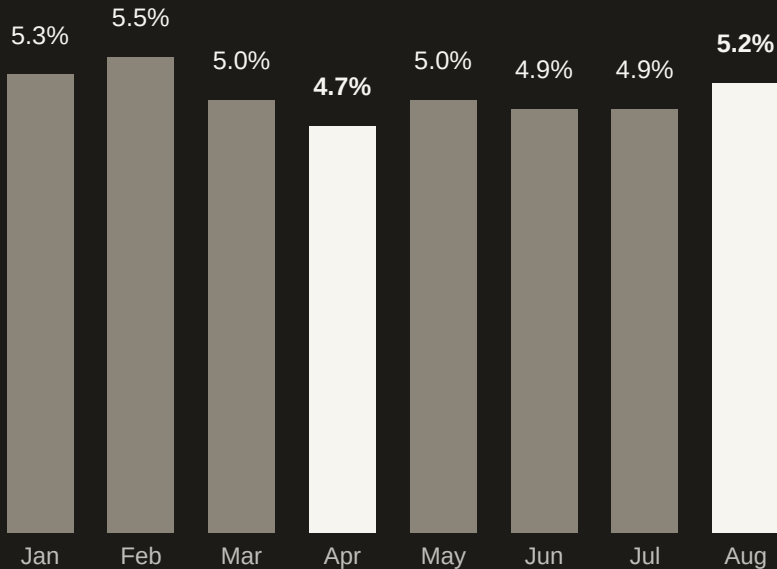
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.7%.

5.2%

in August 2026, the latest month released. A year earlier it was 6.4%.

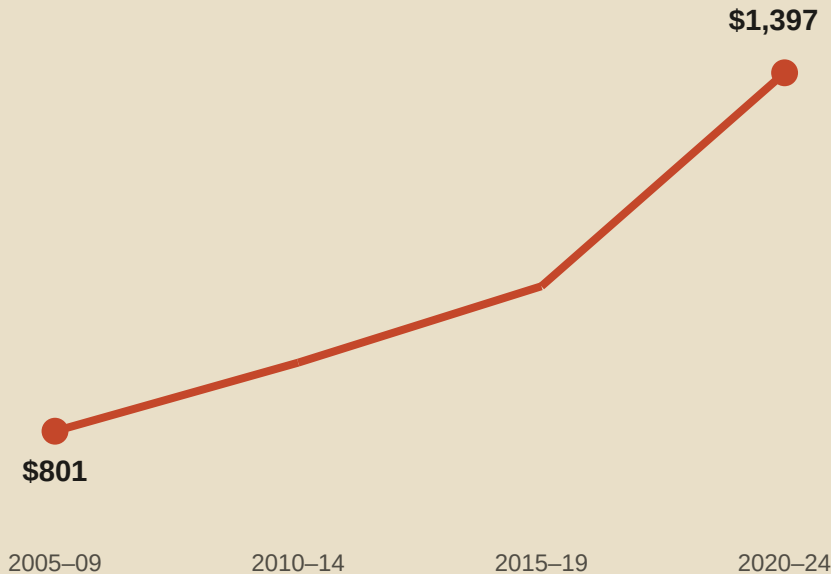


RENT

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

\$1,397

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,213 gap between neighbors, the sharpest rent edge between adjacent tracts in Philadelphia County.

TRACT 118

\$1,221

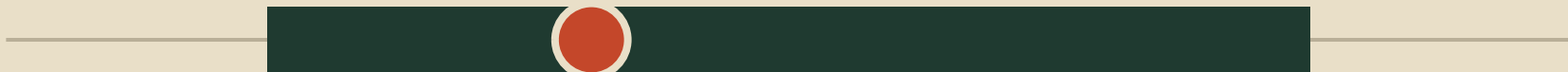
TRACT 117

\$3,434

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,209–\$1,813



\$1,397 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

59,564

homes permitted in ten years,
2016–2025

87%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 748,270 homes here.

3,149–7,459

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



HOME VALUE

A median home costs 4% less than Pennsylvania's.

\$243,100

median home value in Philadelphia.

Philadelphia



\$243,100

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS PHILADELPHIA'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/philadelphia/

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