



Phoenixville, Pennsylvania.

Current market data.

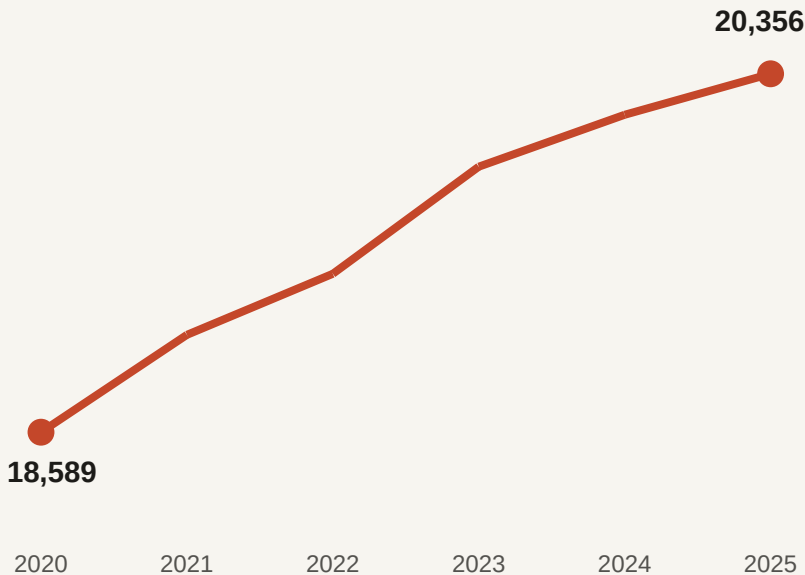
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.5% since 2020.

20,356

people, the 31st-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

88.6%

of 5,750 jobs located in Phoenixville are filled by
in-commuters.



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

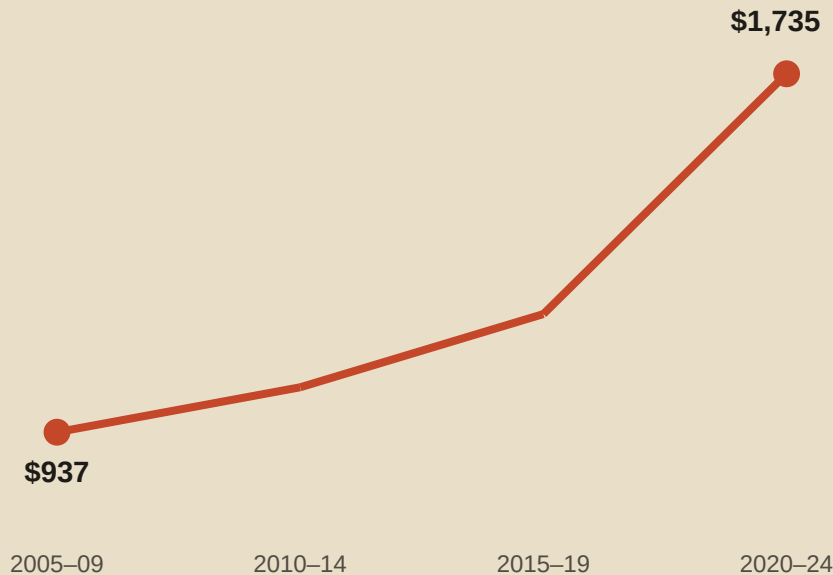


RENT

Median rent is up 85%
since the 2005–2009
survey, before inflation.

\$1,735

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,419 gap between neighbors, the sharpest rent edge between adjacent tracts in Chester County.

TRACT 3051.01

\$1,082

TRACT 3114.03

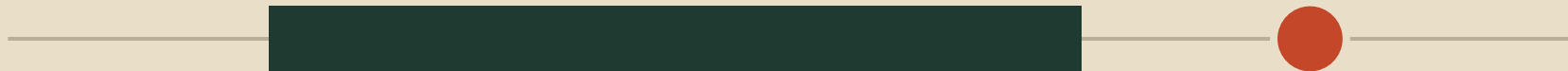
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,057–\$1,586



\$1,735 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

1,135

homes permitted in ten years,
2016–2025

67%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 9,205 homes here.

38–58

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



HOME VALUE

A median home costs 45% more than Pennsylvania's.

\$369,600

median home value in Phoenixville.

Phoenixville



\$369,600

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS PHOENIXVILLE'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/phoenixville/

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