



South Coatesville, Pennsylvania.

Current market data.

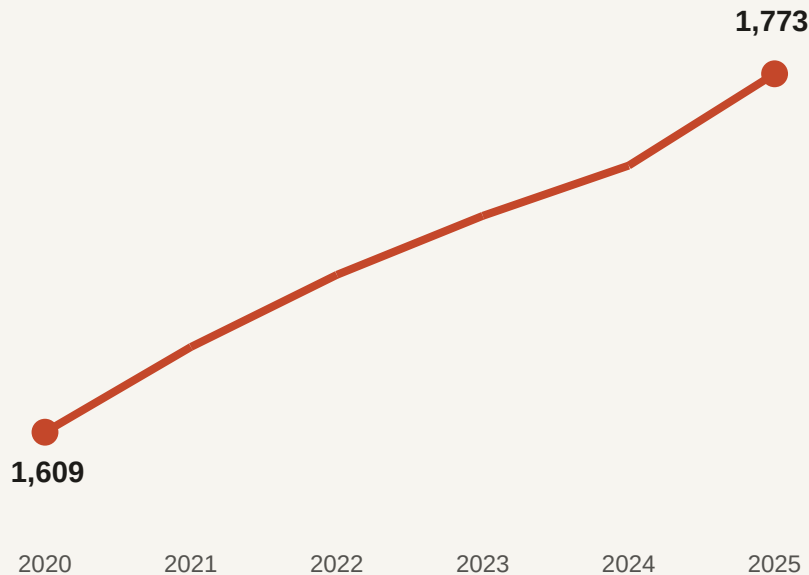
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.2% since 2020.

1,773

people, the 459th-largest of Pennsylvania's cities and towns.



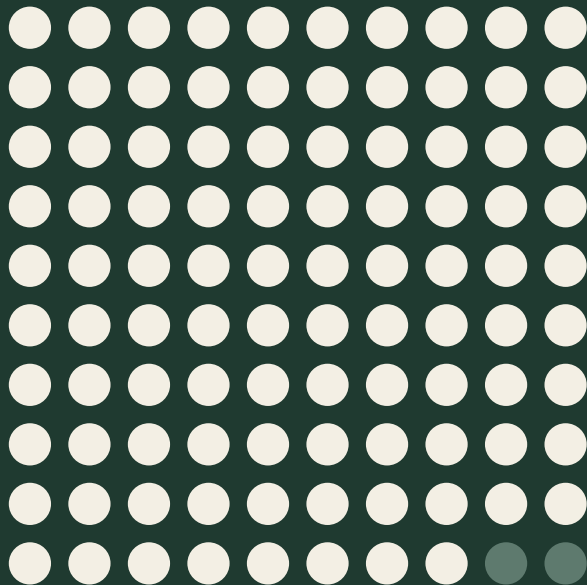
THE WORKDAY

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

98.3%

of 1,015 jobs located in South Coatesville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



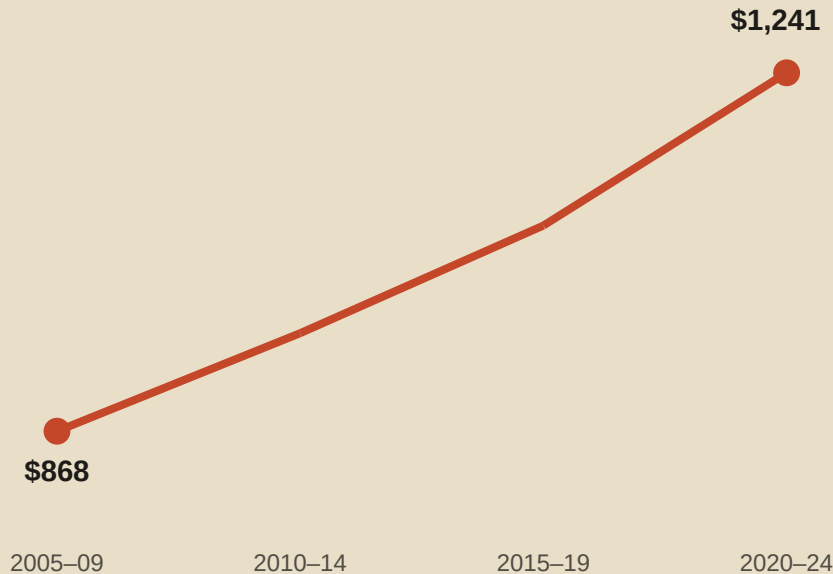
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 43%
since the 2005–2009
survey, before inflation.

\$1,241

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

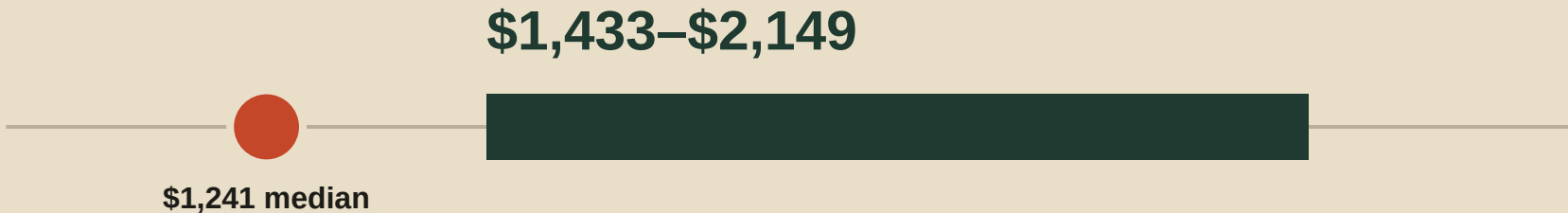
\$1,082

TRACT 3114.03

\$3,501

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

65% of the housing here was built before 2000.

102

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

65%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 750 homes here.

2–10

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



HOME VALUE

A median home costs 10%
more than Pennsylvania's.

\$280,200

median home value in South Coatesville.

South Coatesville



\$280,200

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS SOUTH COATESVILLE'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/south-coatesville/

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