



Swarthmore, Pennsylvania.

Current market data.

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

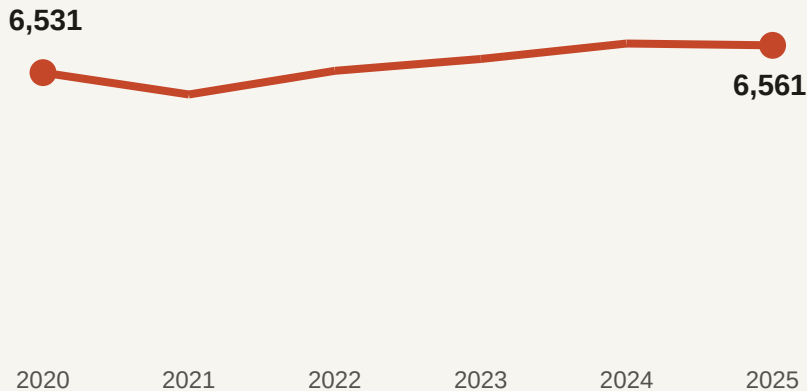


POPULATION

**Steady. Within 1% of 2020,
every year since.**

6,561

people, the 135th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

93.0%

of 3,360 jobs located in Swarthmore are filled by
in-commuters.



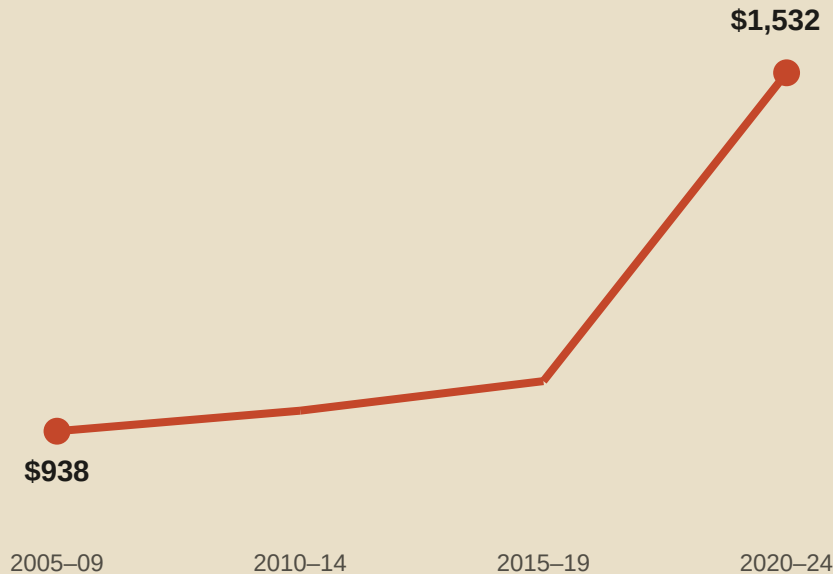
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$1,532

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,204 gap between neighbors, the sharpest rent edge between adjacent tracts in Delaware County.

TRACT 4086

\$1,297

TRACT 4084

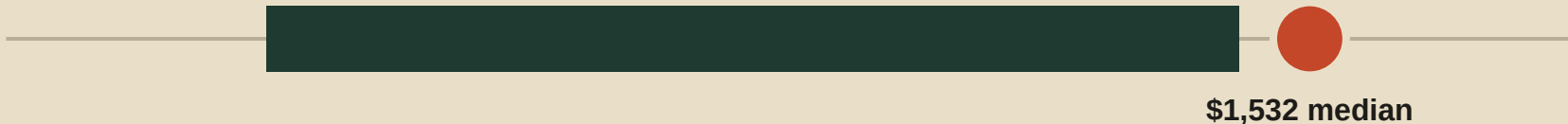
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$997–\$1,496



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

6

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.6% to the 2,163 homes here.

6–34

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



HOME VALUE

A median home costs
149% more than
Pennsylvania's.

\$633,800

median home value in Swarthmore.

Swarthmore



\$633,800

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS SWARTHMORE'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/swarthmore/

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