



Watsonstown, Pennsylvania.

Current market data.

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

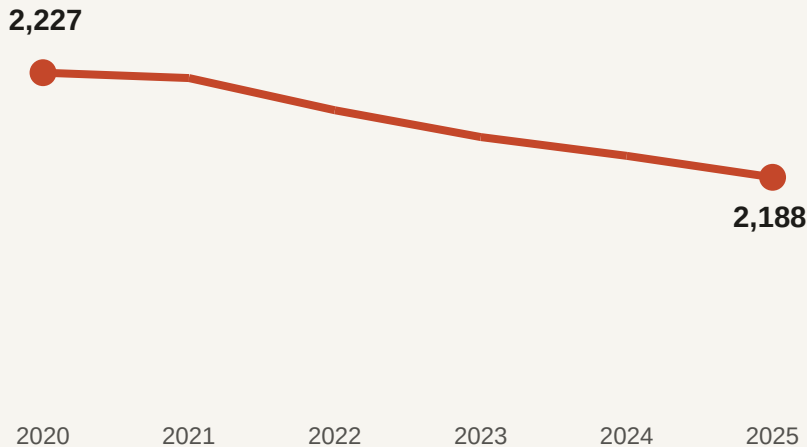


POPULATION

Down 1.8% since 2020.

2,188

people, the 408th-largest of Pennsylvania's cities and towns.

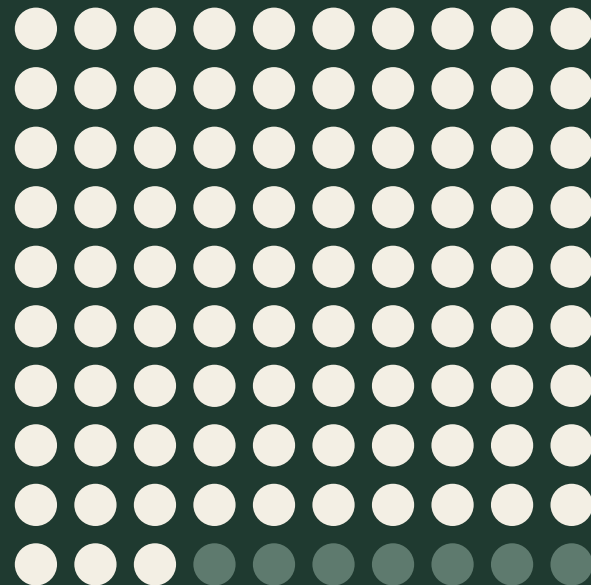


THE WORKDAY

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

92.5%

of 670 jobs located in Watson town are filled by in-commuters.



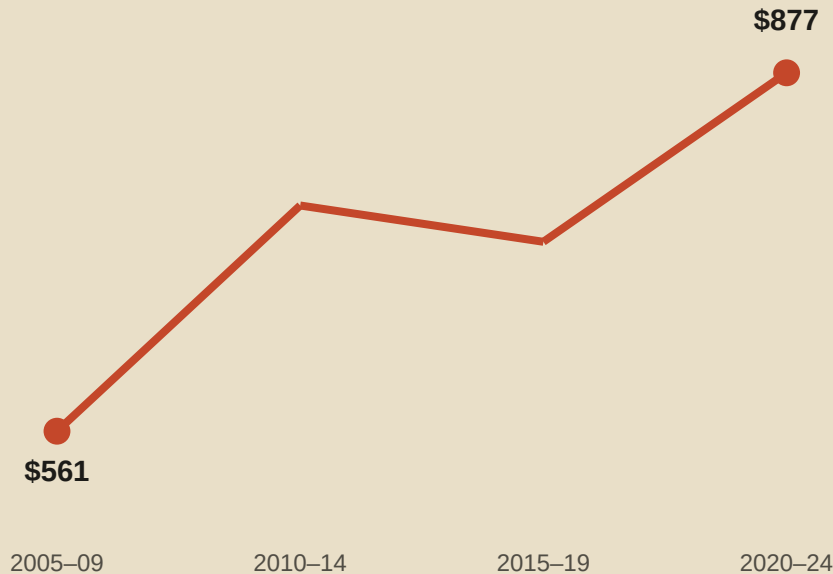
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 56%
since the 2005–2009
survey, before inflation.

\$877

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





THE SEAM

Cross one tract line and median rent jumps \$339.

A \$339 gap between neighbors, the sharpest rent edge between adjacent tracts in Northumberland County.

TRACT 804

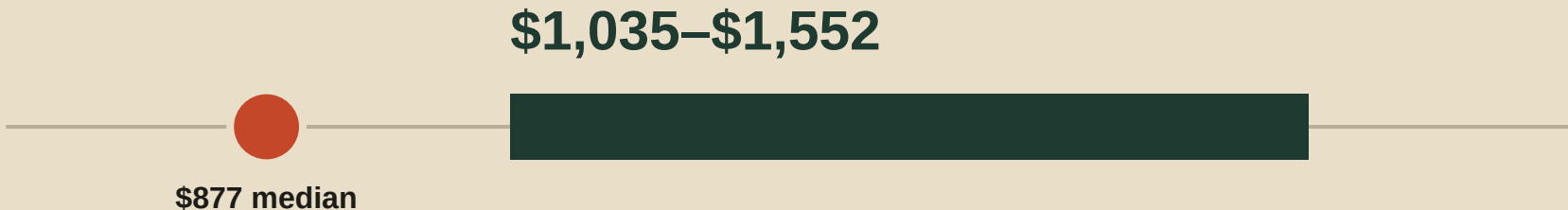
\$735

TRACT 805

\$1,074

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.

6

homes permitted, 2022–2025

100%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 940 homes here.

3–7

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



HOME VALUE

A median home costs 35% less than Pennsylvania's.

\$164,600

median home value in Watontown.

Watontown



\$164,600

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS WATSONTOWN'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/watsontown/**](https://almanacdata.ai/e/pa/watsontown/)

The Almanac · your hyper-diligent research partner