



West Middlesex, Pennsylvania.

Current market data.

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

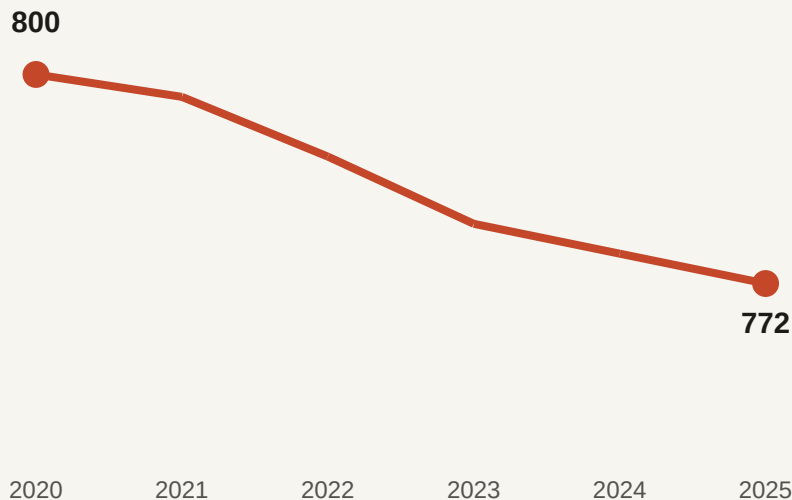


POPULATION

Down 3.5% since 2020.

772

people, the 661st-largest of Pennsylvania's cities and towns.



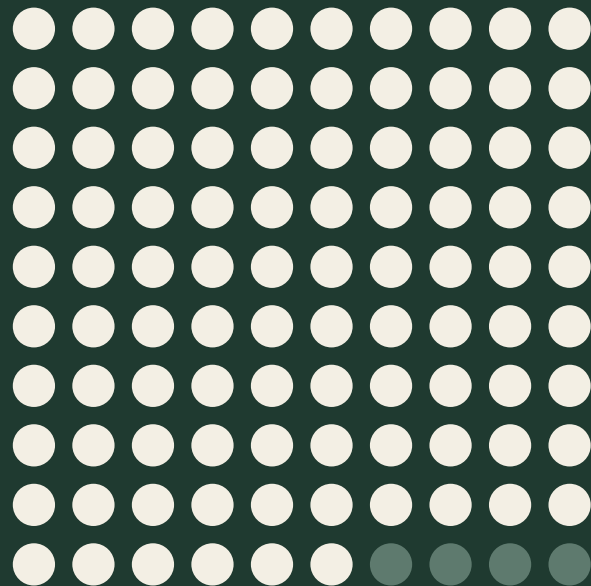
THE WORKDAY

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

95.8%

of 720 jobs located in West Middlesex are filled by
in-commuters.

Source: Census LEHD LODES, 2023



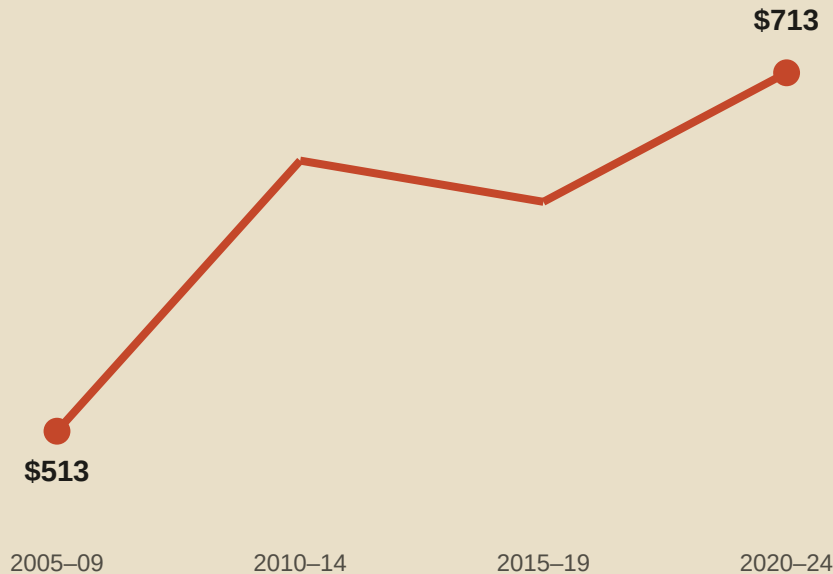
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 39%
since the 2005–2009
survey, before inflation.

\$713

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



THE SEAM

Cross one tract line and median rent doubles.

A \$759 gap between neighbors, the sharpest rent edge between adjacent tracts in Mercer County.

TRACT 326.01

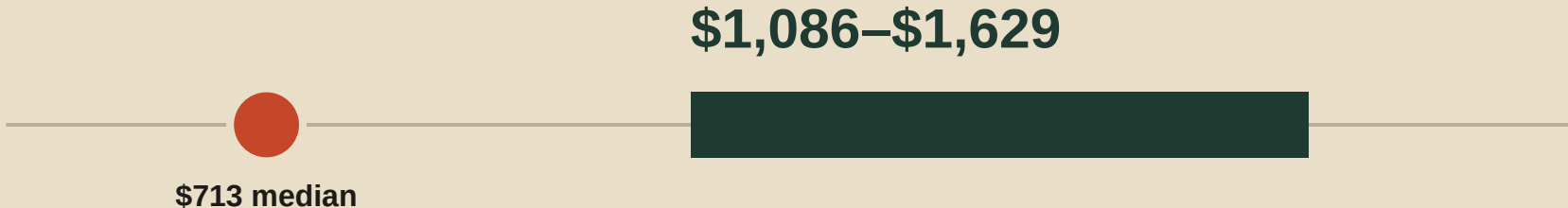
\$550

TRACT 324.03

\$1,309

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.

0

homes permitted, 2022–2025

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–2% to the 423 homes here.

0–7

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



HOME VALUE

A median home costs 38% less than Pennsylvania's.

\$158,100

median home value in West Middlesex.

West Middlesex



\$158,100

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS WEST MIDDLESEX'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/west-middlesex/**](https://almanacdata.ai/e/pa/west-middlesex/)

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