



West Sunbury, Pennsylvania.

Current market data.

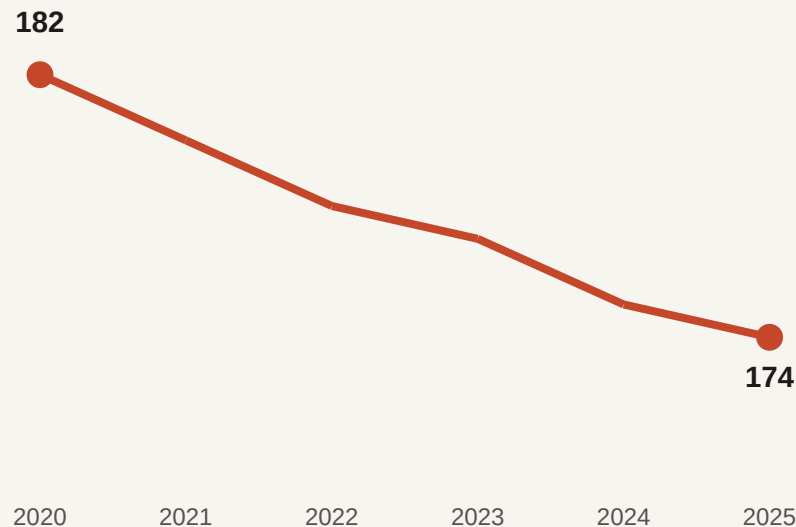
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.4% since 2020.

174

people, the 950th-largest of Pennsylvania's cities and towns.

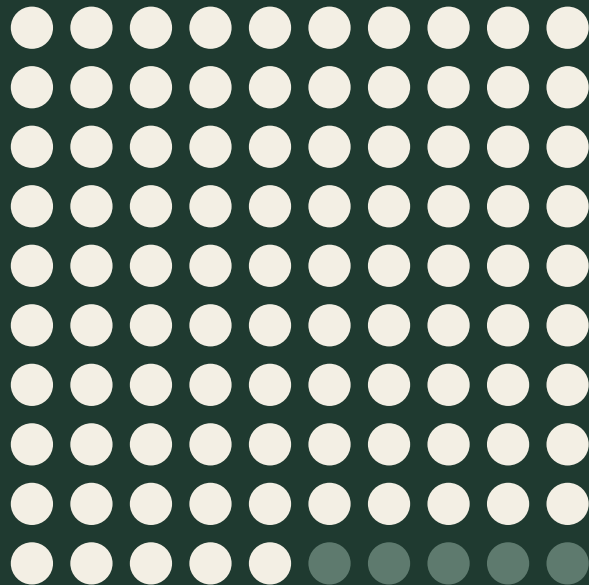


THE WORKDAY

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

94.7%

of 19 jobs located in West Sunbury are filled by in-commuters.



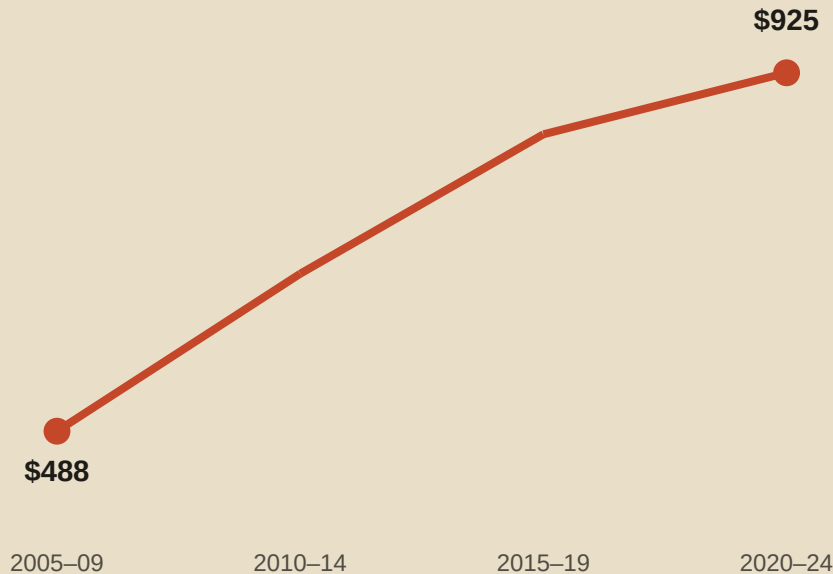
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$925

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,037 gap between neighbors, the sharpest rent edge between adjacent tracts in Butler County.

TRACT 9128

\$793

TRACT 9124.06

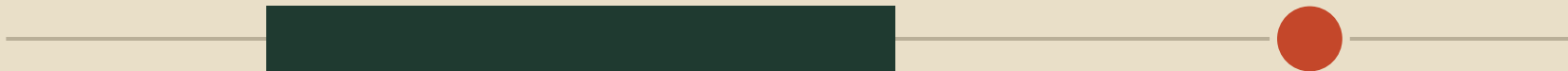
\$2,830



ROOM TO BUILD

The median rent is above what local wages can carry.

\$505–\$758



\$925 median

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

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 37% less than Pennsylvania's.

\$159,400

median home value in West Sunbury.

West Sunbury



\$159,400

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS WEST SUNBURY'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-sunbury/

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