

CORELINK PARTNERS RESEARCH

PDI MARU Global Living Pulse — Verified Inventory First

Pyeongtaek–Osan housing availability, household setup and settlement-service signals

Period 27 Aug–3 Sep 2026 | Data cutoff 2026-09-03 | Version 1.0

Methodology PDI-RM-1.0 | Selectable-text PDF

Executive Summary

The latest official city-level baseline remains 36,890 registered foreign residents in Pyeongtaek and 11,232 in Osan as of 30 June 2026. These are people, not renter households or contracts. This issue keeps 18 displayed transaction records and four public Paengseong-area advertisements in separate evidence tiers and prioritises verified availability, itemised total living cost and privacy-safe inquiry-to-contract tracking.

Key metrics

Pyeongtaek registered foreigners 36,890 30 Jun 2026-official people count-high confidence	Osan registered foreigners 11,232 30 Jun 2026-official people count-high confidence
Combined 18-month change +5,023 / +11.65% official values-not rental demand-high confidence	Pyeongtaek housing stock 249,968 units 2024 city total-not available rentals-high confidence
Osan housing stock 86,035 units 2024 city total-not available rentals-high confidence	Displayed transaction sample 18 records selected public display-not census-medium confidence
Paengseong ads checked 4 ads 3 rent-only + 1 bundled-asking terms-medium confidence	Operational priority 7-day recheck PDI recommendation-analytical

1. Executive pulse

The official demand-context baseline remains 36,890 registered foreign residents in Pyeongtaek and 11,232 in Osan at 30 June 2026. This is a count of people, not renter households, leases or weekly arrivals.

No newer comparable city-level official table was verified in this review window. That is a publication-timing constraint, not evidence of no change.

Registered foreign residents



2. Demand context, not demand conversion

The combined increase of 5,023 people, or 11.65%, from end-2024 to June 2026 is an official-value calculation. Household size, tenure, budget and exact living area are unavailable.

PDI should not multiply the population count by an assumed household or rental ratio. A demand estimate requires its own transparent survey or operational dataset.

Registered foreign residents



People, not renter households.

3. Housing supply and availability

Pyeongtaek had 249,968 housing units and Osan 86,035 in the 2024 city-wide stock series. These totals include owner-occupied and unavailable units.

Availability should be a listing-level status with last-confirmed date, duplicate control, home type, bedrooms, parking, furnishing and pet terms.

City-wide housing stock



All housing, not available rental inventory.

4. Asking terms and transaction evidence

The current evidence folder contains 18 selected displayed transaction records and four public Paengseong-area advertisements. Three ads quote rent-only terms and one uses a utilities-included package.

They are not combined into an average. Advertisements may expire, duplicate or omit conditions; displayed transactions may later change or be cancelled.

Current verified public evidence sample



Selected samples; not market totals.

5. Household preferences

Bedrooms, furniture, appliances, parking, pet permission and commute time must be recorded as filters rather than universal preferences.

A property can be affordable on rent but unsuitable after parking, pet, deposit or furnishing constraints.
PDI should publish option counts only after weekly verification.

Methodology, limitations & sources

Methodology

- Official population and housing-stock series are treated as context only.
- Displayed transactions and asking advertisements remain separate evidence tiers.
- No average is produced from non-comparable rent-only and bundled terms.
- No personal, unit-movement or operational-security data is collected.

Limitations

- No official living-area rental availability or vacancy series exists.
- No foreign-renter household count or housing-type distribution was verified.
- The public listing and transaction samples are selected, small and changeable.
- PDI inquiry-to-contract data was not available for this issue.

Disclaimer / risks

- population interpreted as rental demand
- stale or duplicated advertisements
- bundled and rent-only prices mixed
- deposit, condition and language disputes

Primary sources

- Ministry of Justice registered foreigners by region, Jun 2026 · ■■■■ ■■ — <https://www.immigration.go.kr/bbs/immigration/227/608715/artclView.do>
- Ministry of Justice registered foreigners by region, Dec 2024 · ■■■■ ■■ — <https://www.immigration.go.kr/bbs/immigration/227/591332/artclView.do>
- Gyeonggi/KOSIS housing stock · ■■■■ ■■ — https://data.gg.go.kr/stat/statHtml.do?orgId=210&tblId=DT_21002I001
- MOLIT real transaction disclosure guide · ■■■■ ■■ — <https://rt.molit.go.kr/pt/info/info.do>
- Pyeongtaek International Exchange Foundation counselling · ■■■■ ■■ — https://www.pief.or.kr/kor/page.do?PAGE=sub02_03