



Beaman, Iowa.

Current market data.

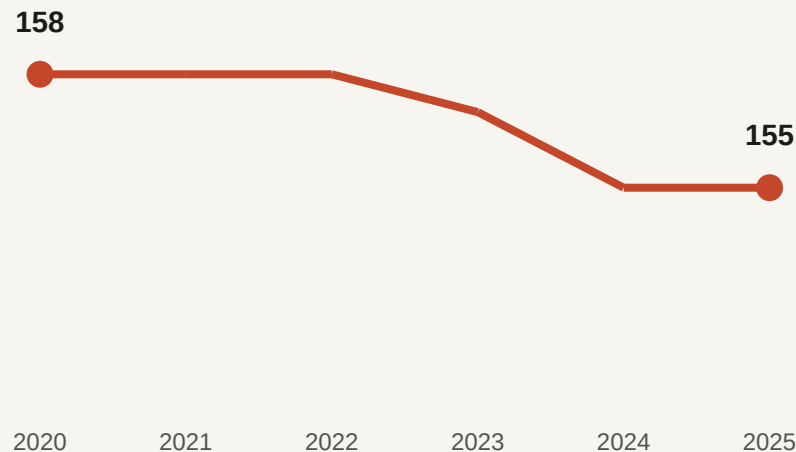
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.9% since 2020.

155

people, the 728th-largest of Iowa's cities and towns.

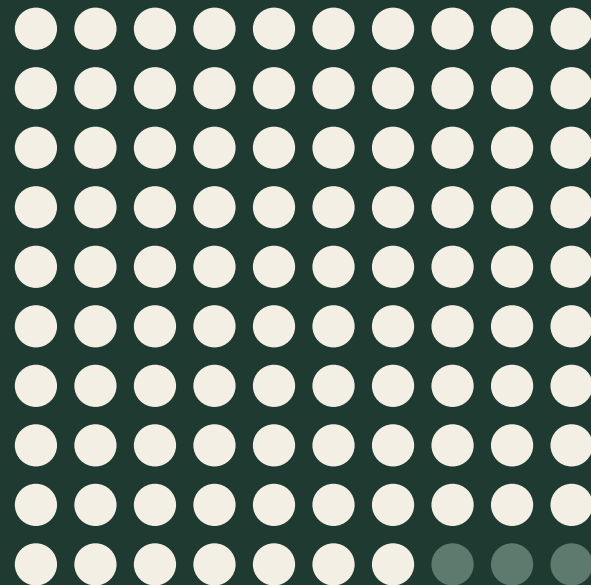


THE WORKDAY

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

97.2%

of 36 jobs located in Beaman are filled by in-commuters.



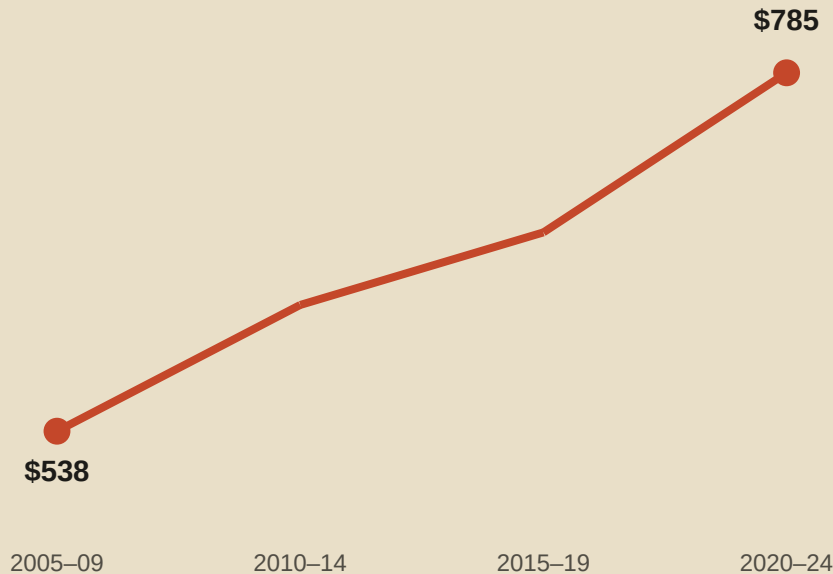
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$785

a month. Iowa's median is \$972.





THE SEAM

Cross one tract line and median rent jumps \$132.

A \$132 gap between neighbors, the sharpest rent edge between adjacent tracts in Grundy County.

TRACT 9604

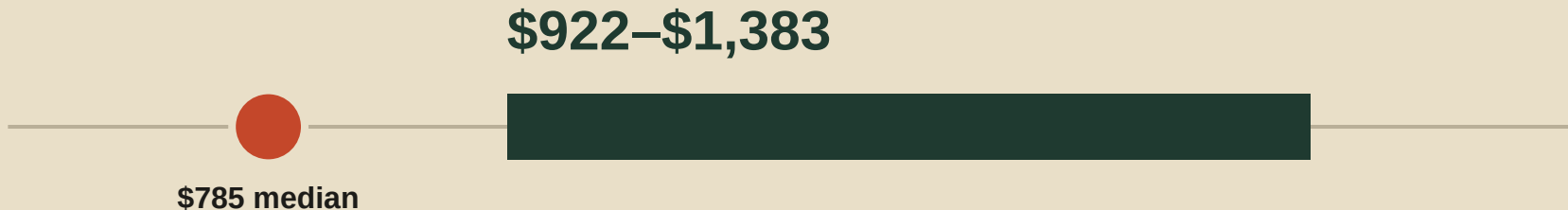
\$818

TRACT 9602

\$950

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

100%

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 54% less than Iowa's.

\$96,700

median home value in Beaman.

Beaman



\$96,700

Iowa



\$208,000

U.S.



\$332,700

THAT WAS BEAMAN'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/ia/beaman/**](https://almanacdata.ai/e/ia/beaman/)

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