Beech Grove, Indiana.

Current market data.

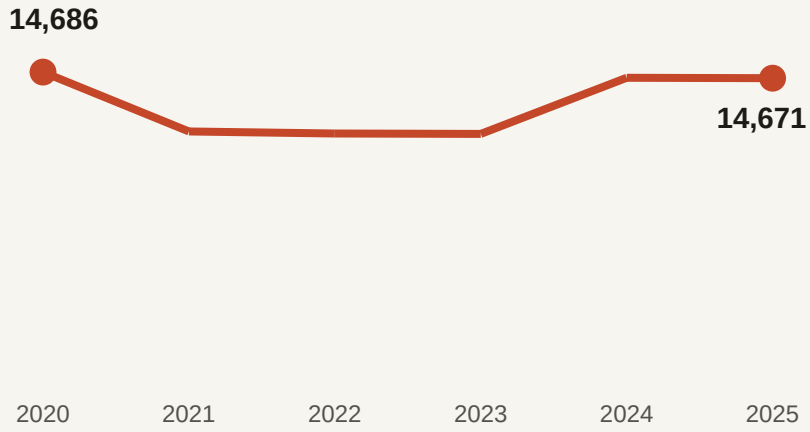
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.1% since 2020.

14,671

people, the 63rd-largest of Indiana's cities and towns.



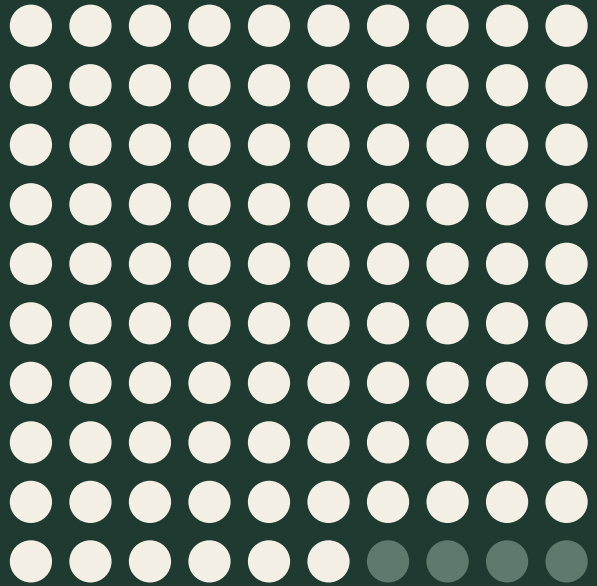
Source: Census Population Estimates, 2025

THE WORKDAY

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

95.5%

of 7,634 jobs located in Beech Grove are filled by in-commuters.



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

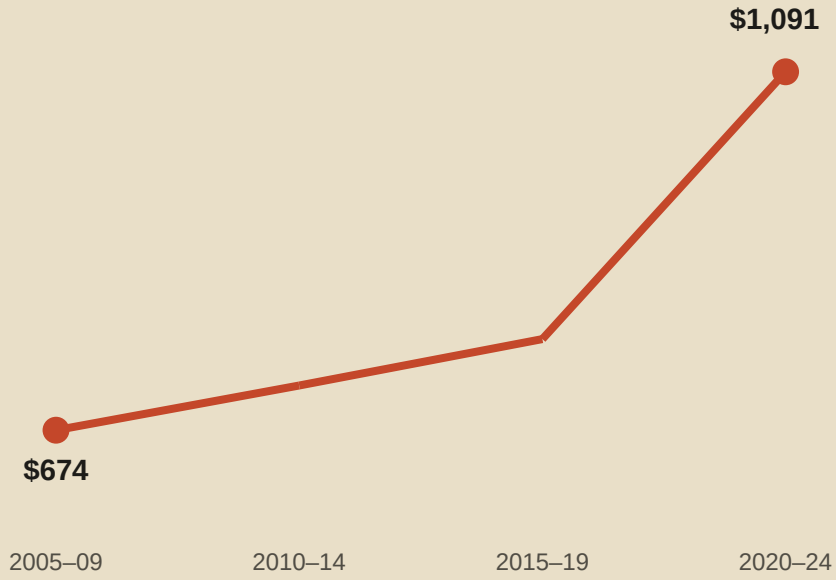
Source: Census LEHD LODES, 2023

RENT

Median rent is up 62% since the 2005–2009 survey, before inflation.

$1,091

a month. Indiana's median is $1,062.

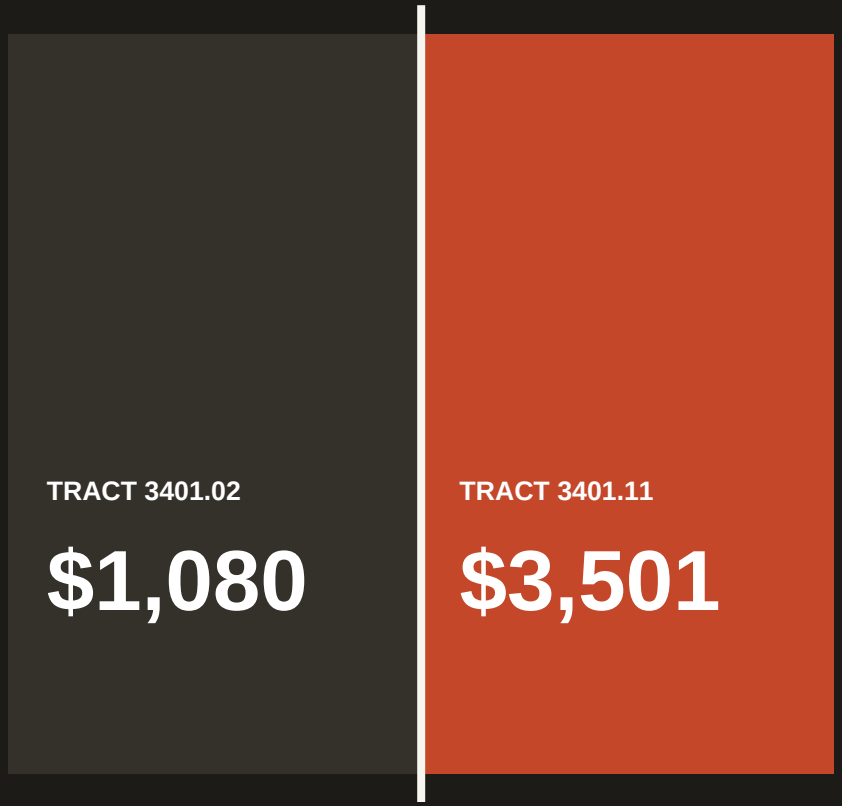


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $2,421 gap between neighbors, the sharpest rent edge between adjacent tracts in Marion County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

31

homes permitted in ten years, 2016–2025

84%

of those were in multifamily buildings

93%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 7,263 homes here.

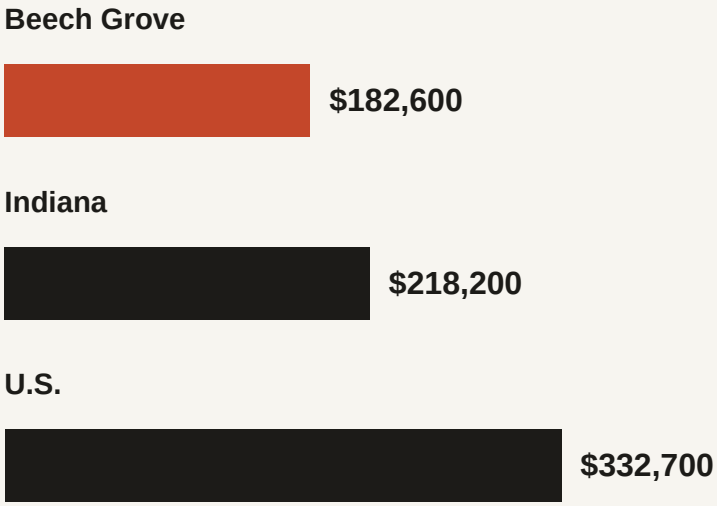
27–76

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 16% less than Indiana's.



$182,600

median home value in Beech Grove.

Source: Census ACS 5-year, 2020-2024

THAT WAS BEECH GROVE'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/in/beech-grove/**