



Beaver Dam, Kentucky.

Current market data.

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

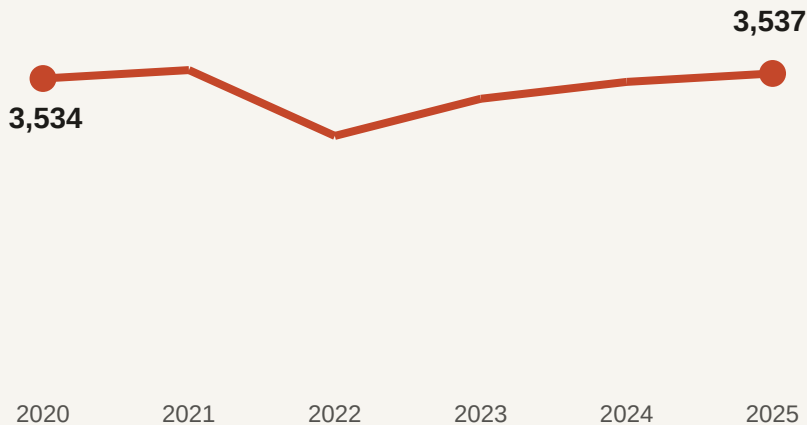


POPULATION

**Steady. Within 1% of 2020,
every year since.**

3,537

people, the 99th-largest of Kentucky's cities and towns.



THE WORKDAY

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

90.8%

of 1,485 jobs located in Beaver Dam are filled by in-commuters.



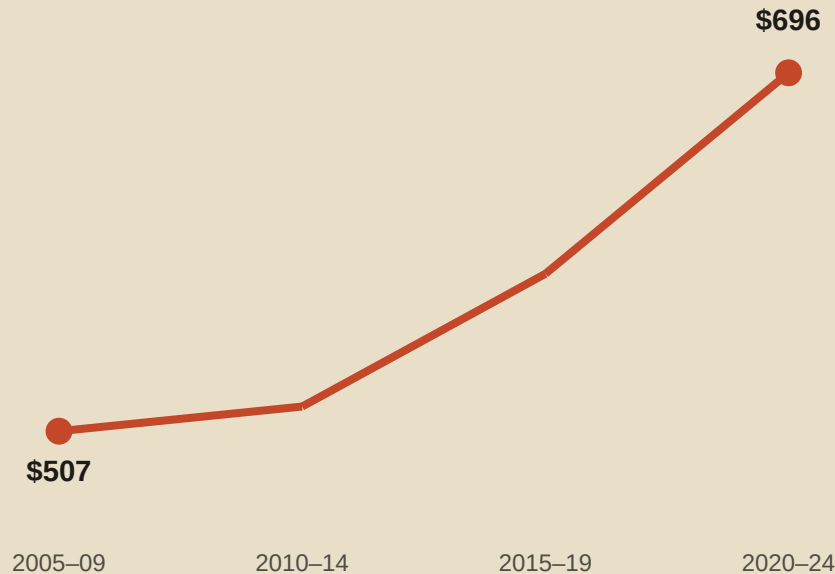
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 37%
since the 2005–2009
survey, before inflation.

\$696

a month. Kentucky's median is \$967.



THE SEAM

Cross one tract line and median rent doubles.

A \$510 gap between neighbors, the sharpest rent edge between adjacent tracts in Ohio County.

TRACT 9203

\$563

TRACT 9204

\$1,073

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.

31

homes permitted, 2022–2025

55%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 1,455 homes here.

4–15

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



HOME VALUE

A median home costs 18% less than Kentucky's.

\$167,900

median home value in Beaver Dam.

Beaver Dam



\$167,900

Kentucky



\$205,600

U.S.



\$332,700

THAT WAS BEAVER DAM'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/ky/beaver-dam/

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