



Beacon, New York.

Current market data.

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

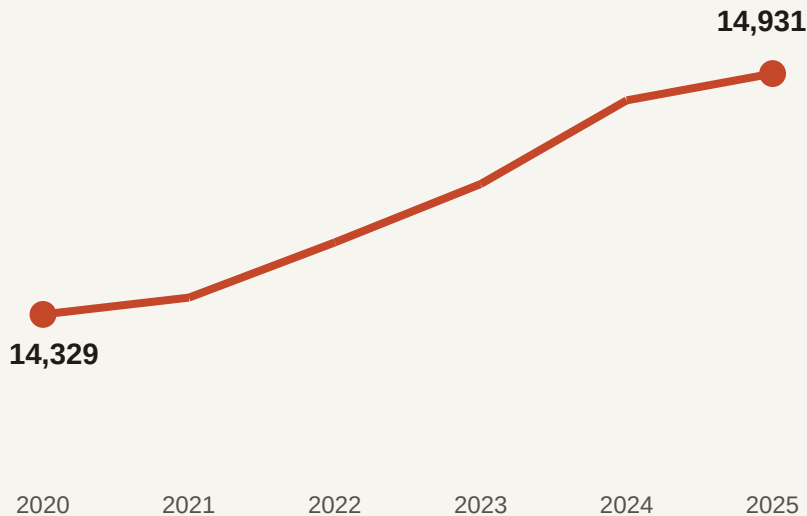


POPULATION

**Growing. Up 4.2% since
2020.**

14,931

people, the 58th-largest of New York's cities and towns.

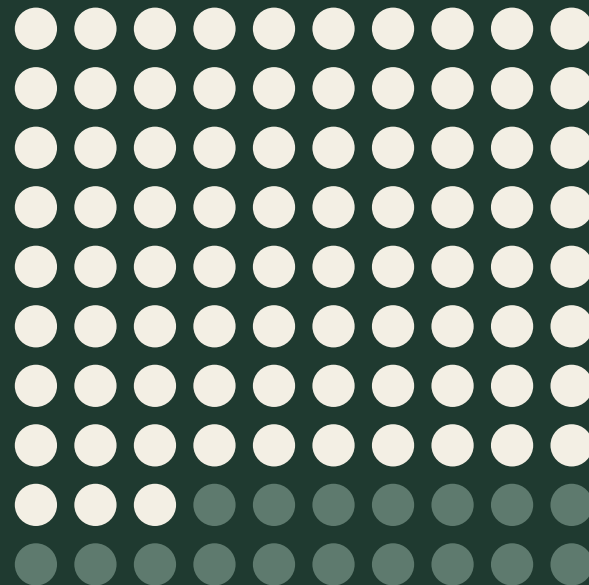


THE WORKDAY

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

83.0%

of 5,154 jobs located in Beacon are filled by in-commuters.



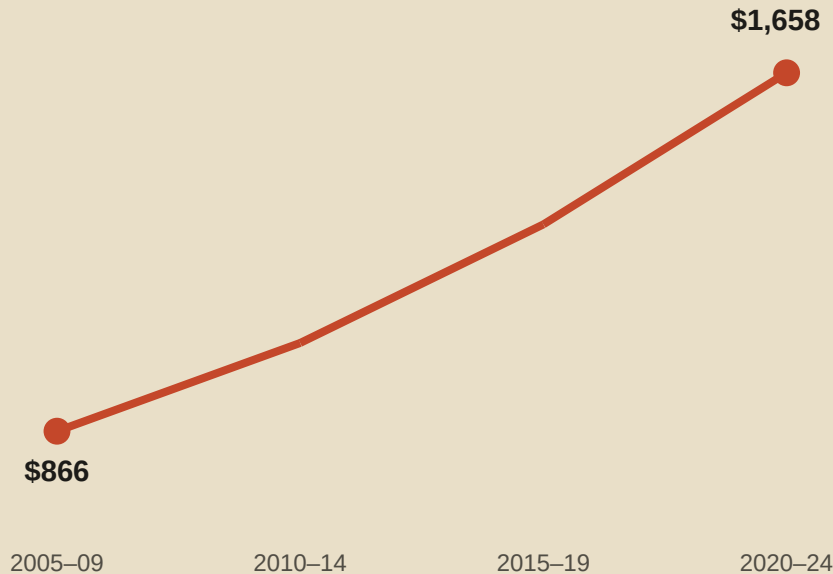
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 91%
since the 2005–2009
survey, before inflation.

\$1,658

a month. New York's median is \$1,621.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,368 gap between neighbors, the sharpest rent edge between adjacent tracts in Dutchess County.

TRACT 1100.04

\$1,199

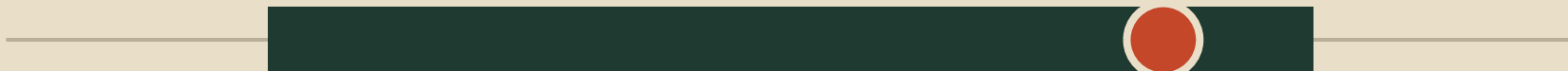
TRACT 1100.03

\$2,567

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,161–\$1,741



\$1,658 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

270

homes permitted, 2022–2025

92%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 6,753 homes here.

24–52

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



HOME VALUE

A median home costs 11% more than New York's.

\$471,600

median home value in Beacon.

Beacon



\$471,600

New York



\$423,800

U.S.



\$332,700

THAT WAS BEACON'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/ny/beacon/**](https://almanacdata.ai/e/ny/beacon/)

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