



# Beachwood, Ohio.

Current market data.

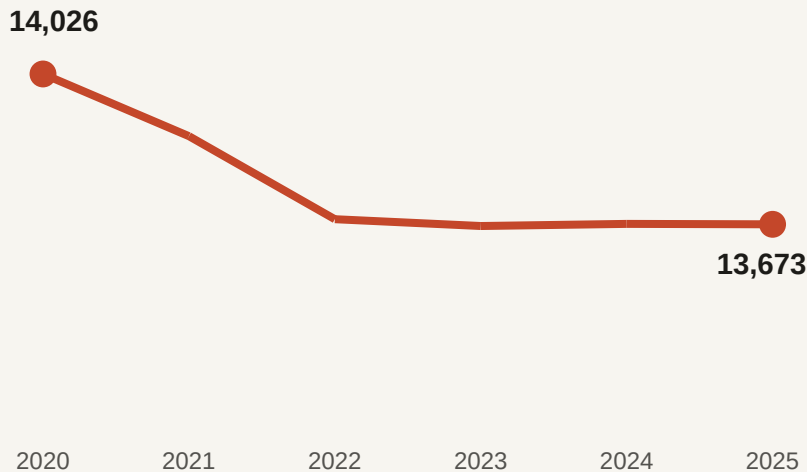
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.5% since 2020.

13,673

people, the 131st-largest of Ohio's cities and towns.



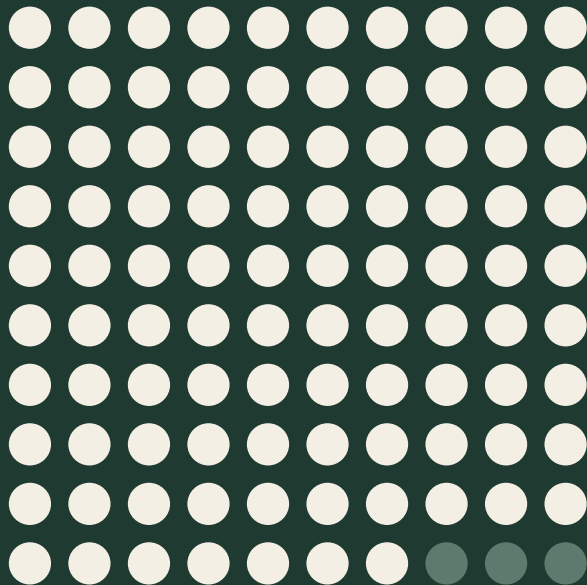
THE WORKDAY

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

97.2%

of 20,269 jobs located in Beachwood are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



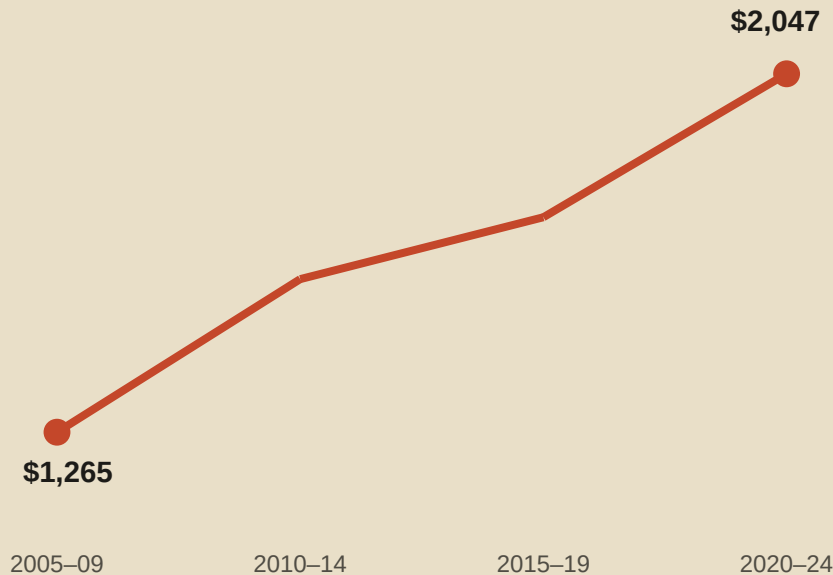
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

**\$2,047**

a month. Ohio's median is \$1,034.





## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,112 gap between neighbors, the sharpest rent edge between adjacent tracts in Cuyahoga County.

TRACT 1722.02

**\$999**

TRACT 1945

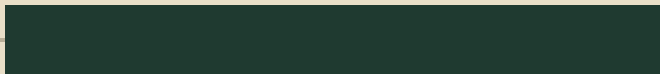
**\$3,111**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,113–\$1,669**



**\$2,047 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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**129**

homes permitted in ten years,  
2016–2025

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**12%**

of those were in multifamily  
buildings

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**83%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–3.1% to the 6,581 homes here.**

**26–203**

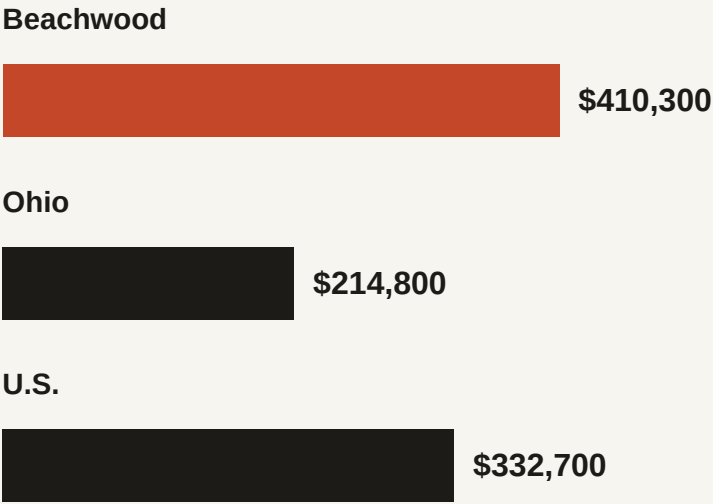
is the estimated number of missing housing units, from the lowest to the highest of three estimates.

HOME VALUE

A median home costs 91% more than Ohio's.

\$410,300

median home value in Beachwood.



THAT WAS BEACHWOOD'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/oh/beachwood/](https://almanacdata.ai/e/oh/beachwood/)

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