



Beaver, Ohio.

Current market data.

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

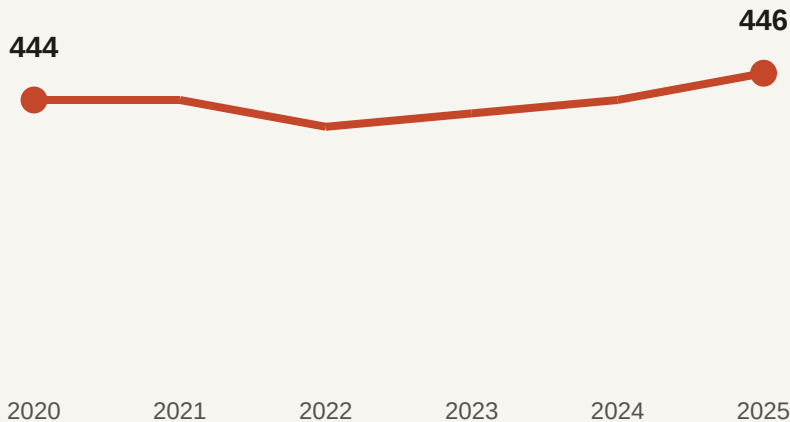


POPULATION

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

446

people, the 684th-largest of Ohio's cities and towns.



THE WORKDAY

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

98.8%

of 162 jobs located in Beaver are filled by in-commuters.



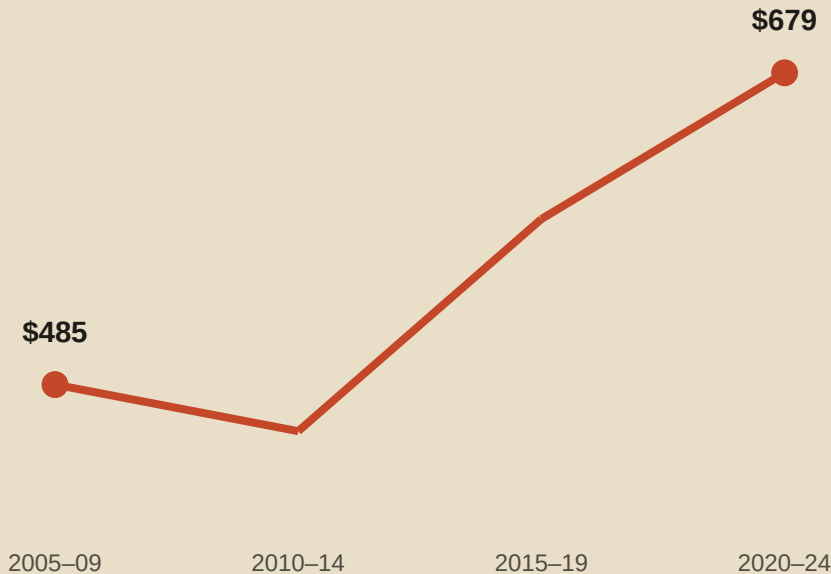
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$679

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



THE SEAM

Cross one tract line and median rent jumps \$338.

A \$338 gap between neighbors, the sharpest rent edge between adjacent tracts in Pike County.

TRACT 9526.01

\$737

TRACT 9527

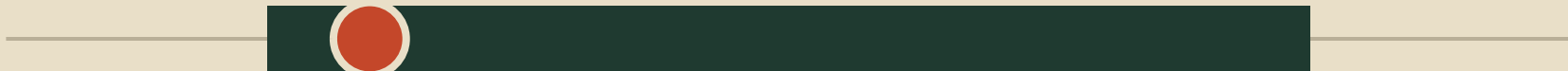
\$1,075



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$647–\$971



\$679 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 319 homes here.

1–2

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



HOME VALUE

A median home costs 23% less than Ohio's.

\$165,800

median home value in Beaver.

Beaver



\$165,800

Ohio



\$214,800

U.S.



\$332,700

THAT WAS BEAVER'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/beaver/

The Almanac · your hyper-diligent research partner