



Beaver, Oklahoma.

Current market data.

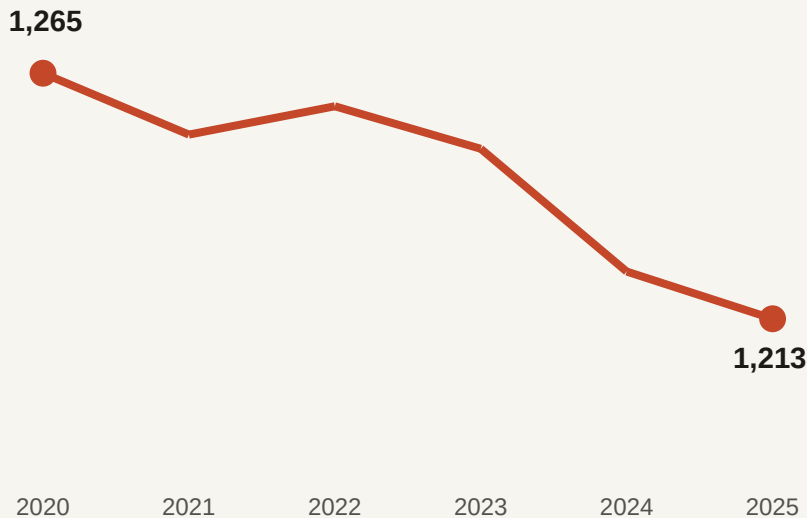
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.1% since 2020.

1,213

people, the 184th-largest of Oklahoma's cities and towns.

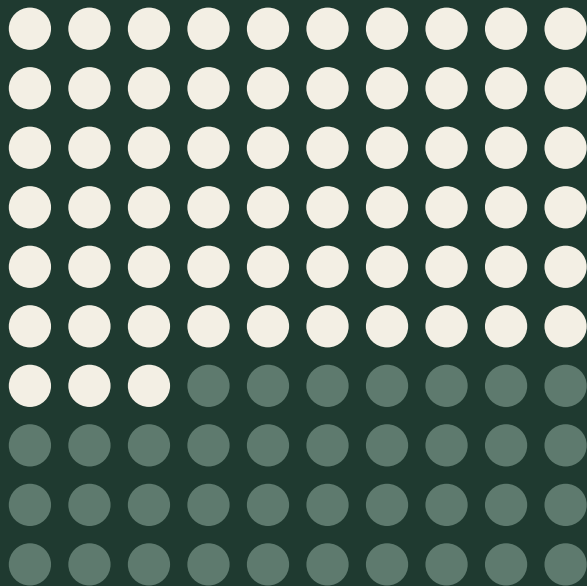


THE WORKDAY

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

63.4%

of 626 jobs located in Beaver are filled by in-commuters.



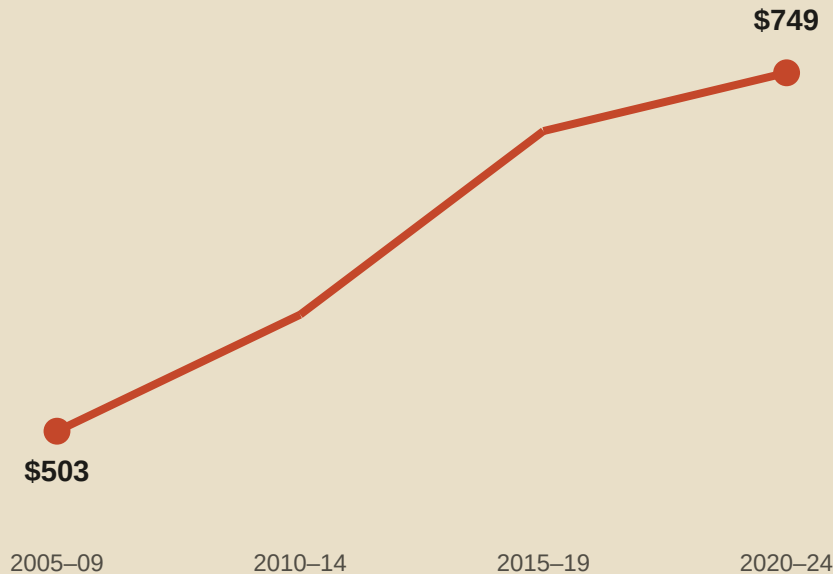
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$749

a month. Oklahoma's median is \$1,014.





THE SEAM

Cross one tract line and median rent jumps \$131.

A \$131 gap between neighbors, the sharpest rent edge between adjacent tracts in Beaver County.

TRACT 9518

\$749

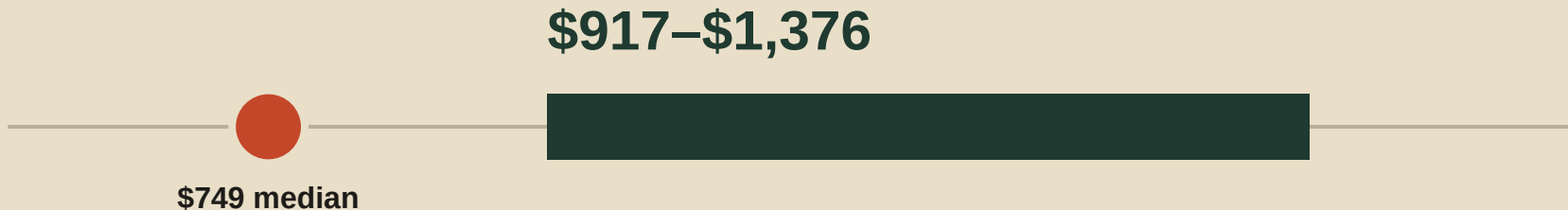
TRACT 9516

\$880



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.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 721 homes here.

1–6

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 Oklahoma's.

\$154,000

median home value in Beaver.

Beaver



\$154,000

Oklahoma



\$199,800

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/ok/beaver/

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