Beaverton, Oregon.

Current market data.

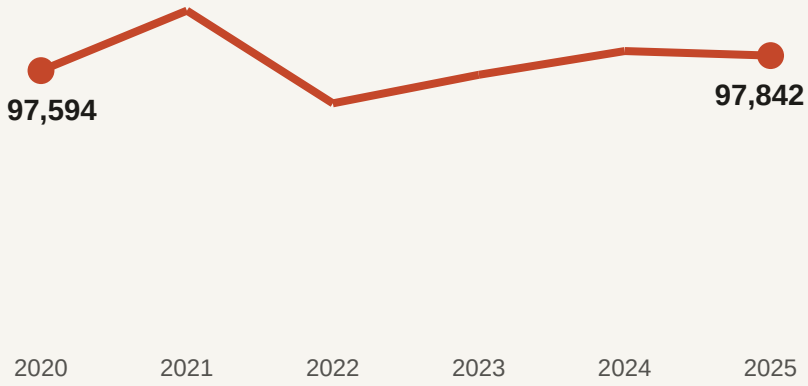
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.3% since 2020.

97,842

people, the 7th-largest of Oregon's cities and towns.



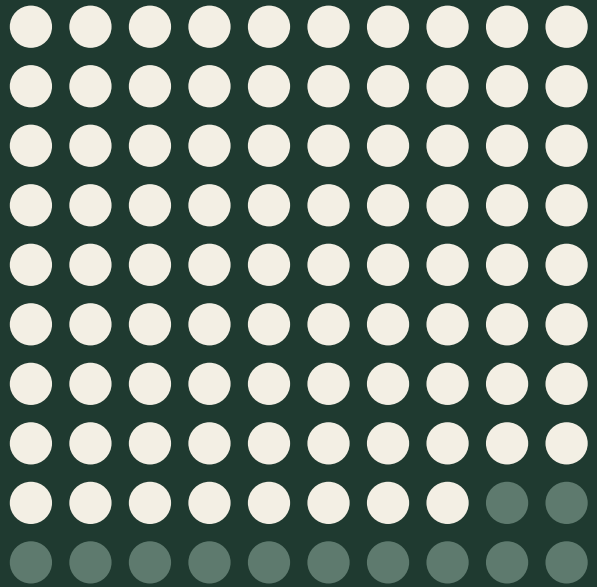
Source: Census Population Estimates, 2025

THE WORKDAY

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

87.8%

of 64,529 jobs located in Beaverton are filled by in-commuters.



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

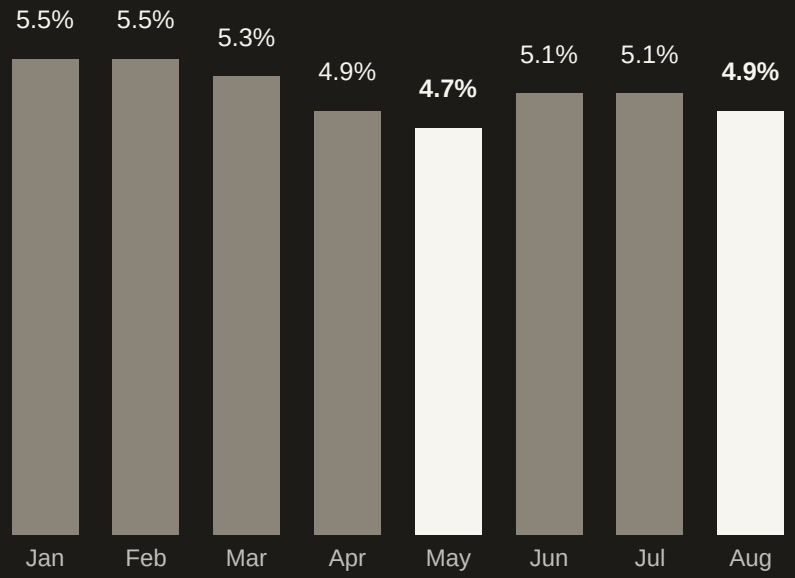
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in May: 4.7%.

4.9%

in August 2026, the latest month released. A year earlier it was 5.3%.



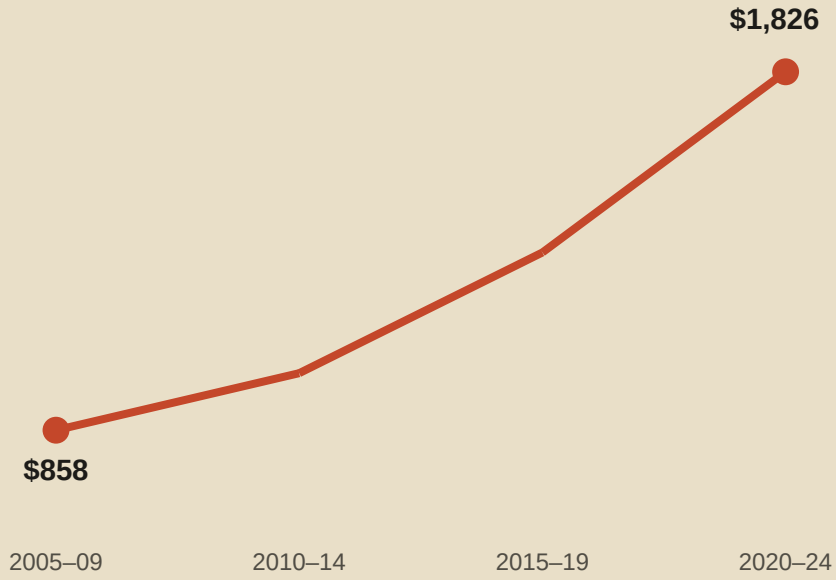
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 113% since the 2005–2009 survey, before inflation.

$1,826

a month. Oregon's median is $1,525.

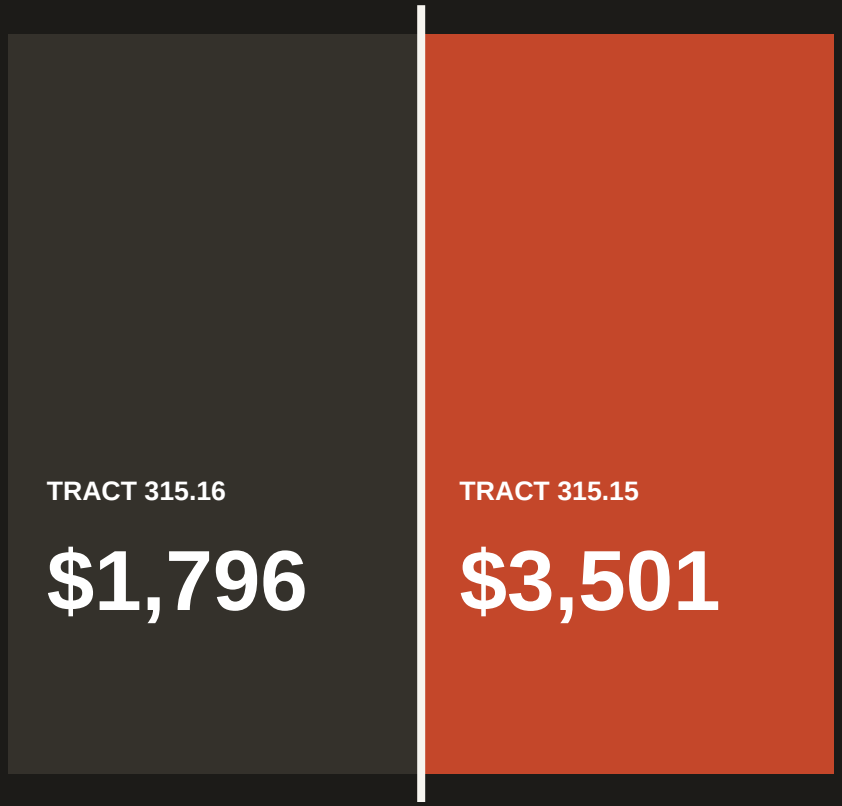


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $1,705 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

71% of the housing here was built before 2000.

3,793

homes permitted in ten years, 2016–2025

59%

of those were in multifamily buildings

71%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–1.5% to the 42,771 homes here.

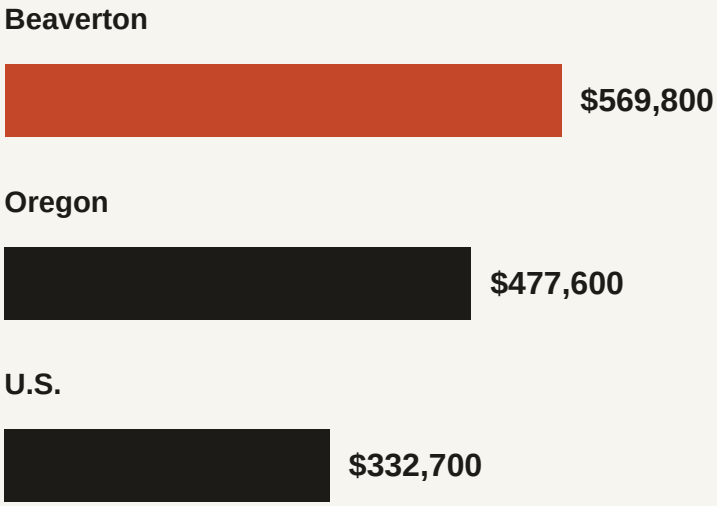
201–645

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 19% more than Oregon's.



$569,800

median home value in Beaverton.

Source: Census ACS 5-year, 2020-2024

THAT WAS BEAVERTON'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/or/beaverton/**