



Beaver Falls, Pennsylvania.

Current market data.

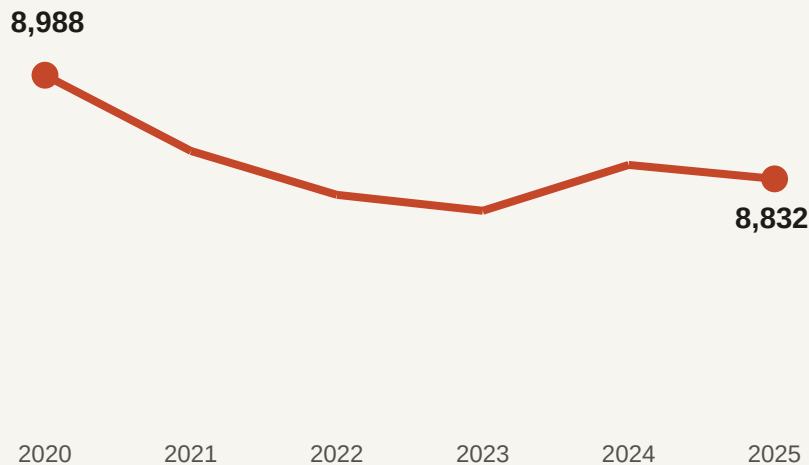
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

8,832

people, the 89th-largest of Pennsylvania's cities and towns.



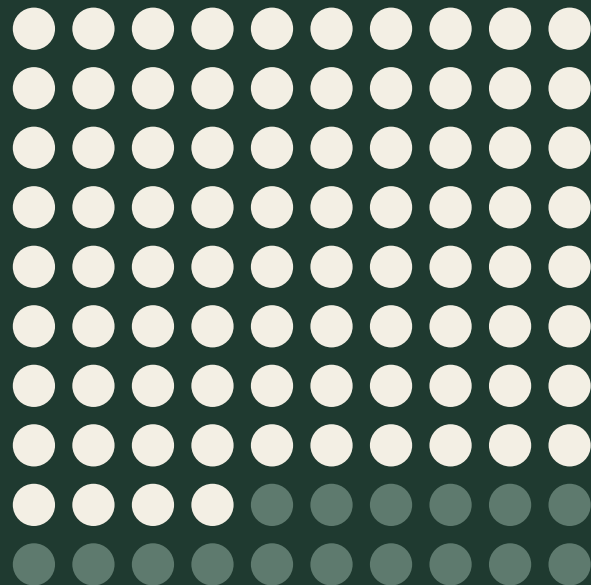
THE WORKDAY

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

84.1%

of 2,738 jobs located in Beaver Falls are filled by in-commuters.

Source: Census LEHD LODES, 2023



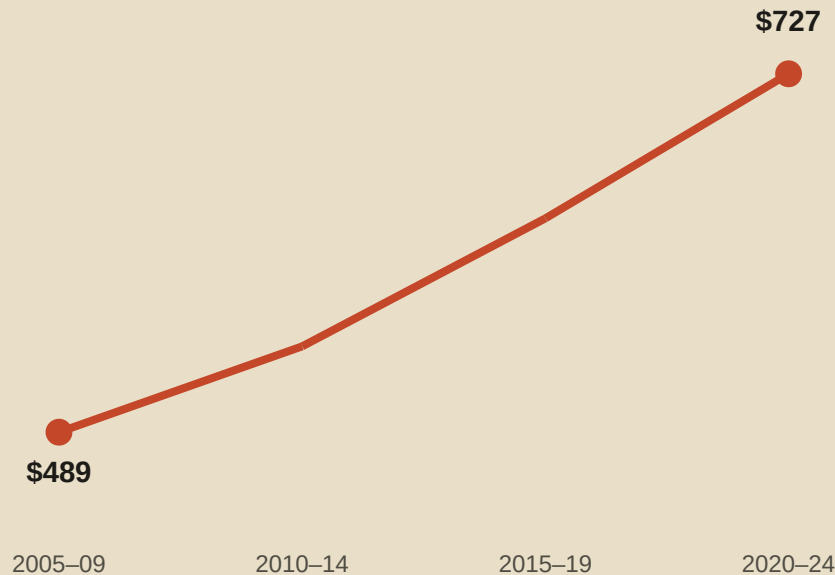
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$727

a month. Pennsylvania's median is \$1,209.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,032 gap between neighbors, the sharpest rent edge between adjacent tracts in Beaver County.

TRACT 6058

\$860

TRACT 6018.01

\$1,892

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.

0

homes permitted, 2022–2025

100%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.7% to the 3,934 homes here.

16–27

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



HOME VALUE

A median home costs 64% less than Pennsylvania's.

\$92,100

median home value in Beaver Falls.

Beaver Falls



\$92,100

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS BEAVER FALLS'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/pa/beaver-falls/**](https://almanacdata.ai/e/pa/beaver-falls/)

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