



Beaver Meadows, Pennsylvania.

Current market data.

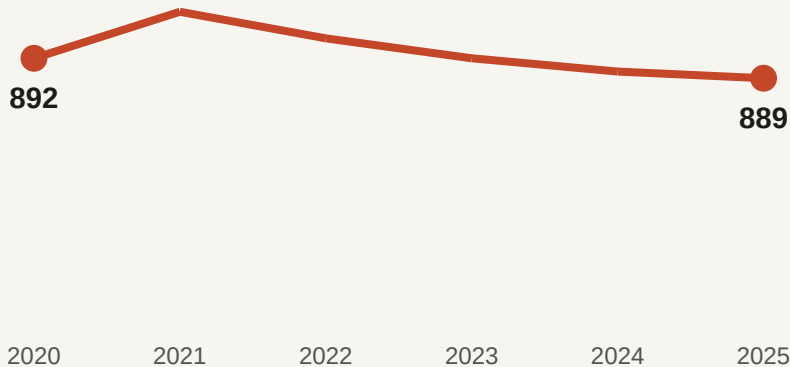
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

889

people, the 626th-largest of Pennsylvania's cities and towns.



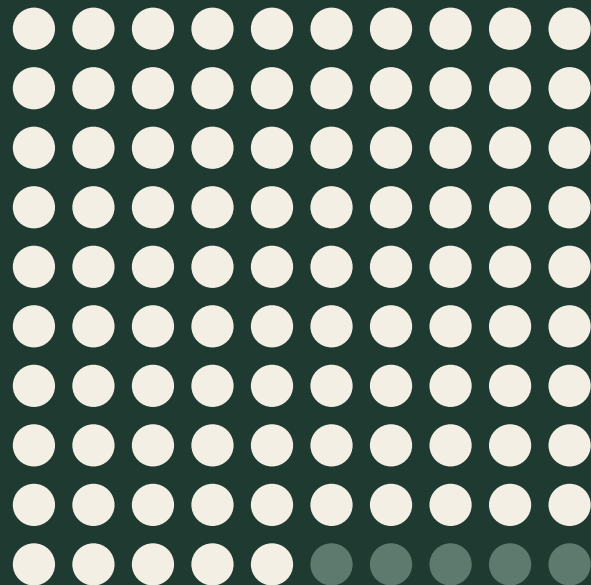
THE WORKDAY

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

95.3%

of 64 jobs located in Beaver Meadows are filled by
in-commuters.

Source: Census LEHD LODES, 2023



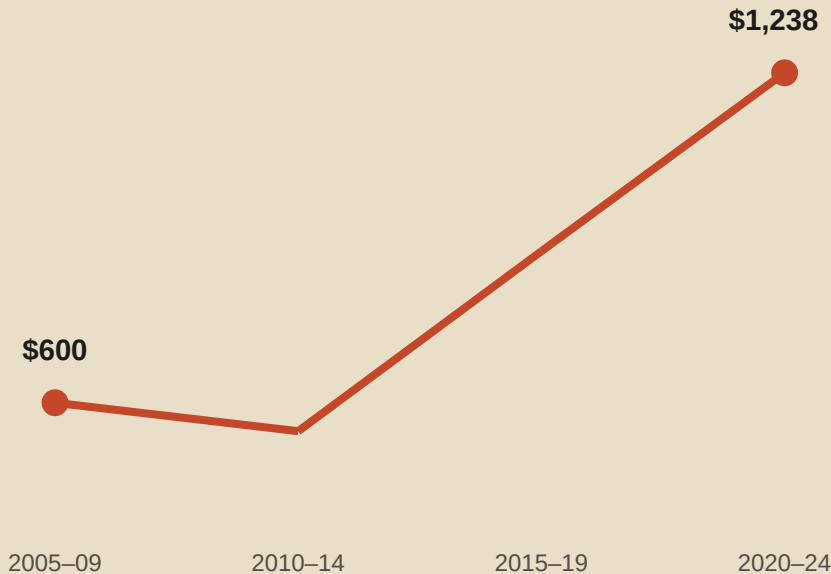
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 106%
since the 2005–2009
survey, before inflation.

\$1,238

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



THE SEAM

Cross one tract line and median rent jumps \$495.

A \$495 gap between neighbors, the sharpest rent edge between adjacent tracts in Carbon County.

TRACT 201.02

\$908

TRACT 201.03

\$1,403

ROOM TO BUILD

The median rent is above what local wages can carry.

\$400–\$600



\$1,238 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 403 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 47% less than Pennsylvania's.

\$133,700

median home value in Beaver Meadows.

Beaver Meadows



\$133,700

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS BEAVER MEADOWS'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-meadows/

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