# Beaver, Pennsylvania.

Current market data.

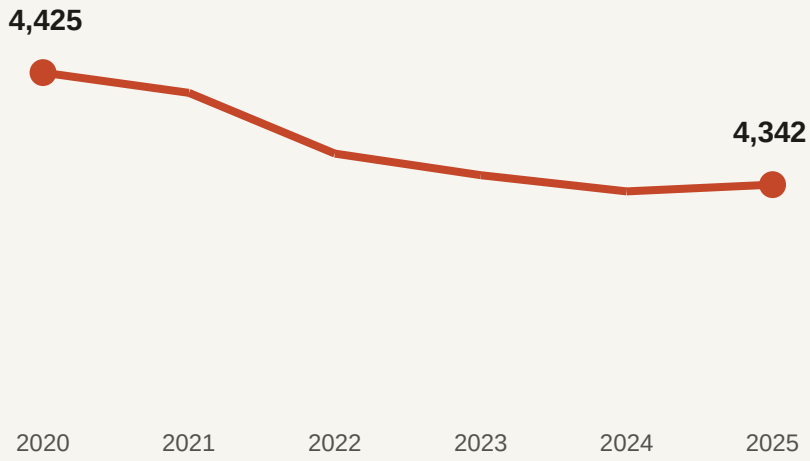
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# Down 1.9% since 2020.

**4,342**

people, the 229th-largest of Pennsylvania's cities and towns.



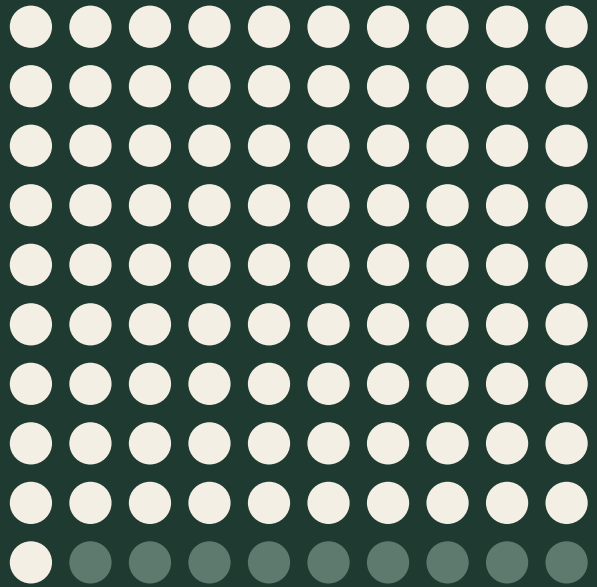

Source: Census Population Estimates, 2025

THE WORKDAY

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

**91.3%**

of 2,780 jobs located in Beaver are filled by in-commuters.



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

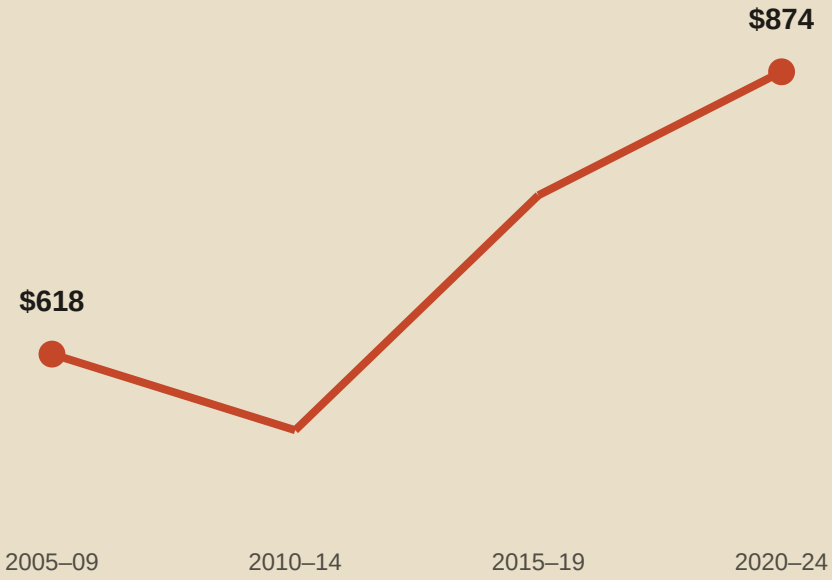
Source: Census LEHD LODES, 2023

RENT

# Median rent is up 41% since the 2005–2009 survey, before inflation.

**$874**

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

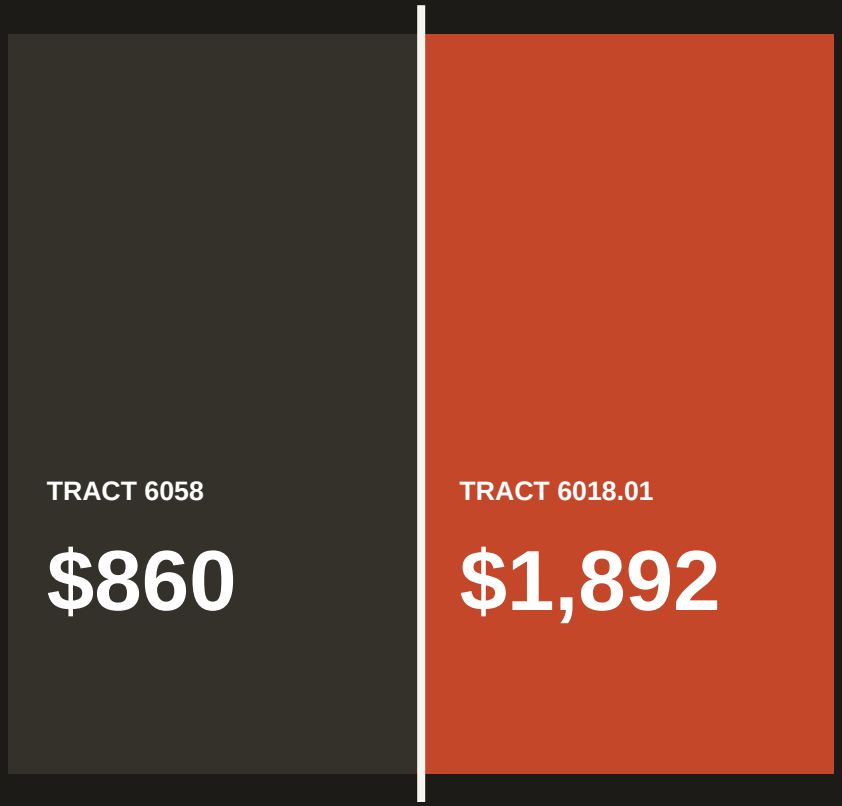



Source: Census ACS 5-year, 2020-2024

THE SEAM

# Cross one tract line and median rent doubles.

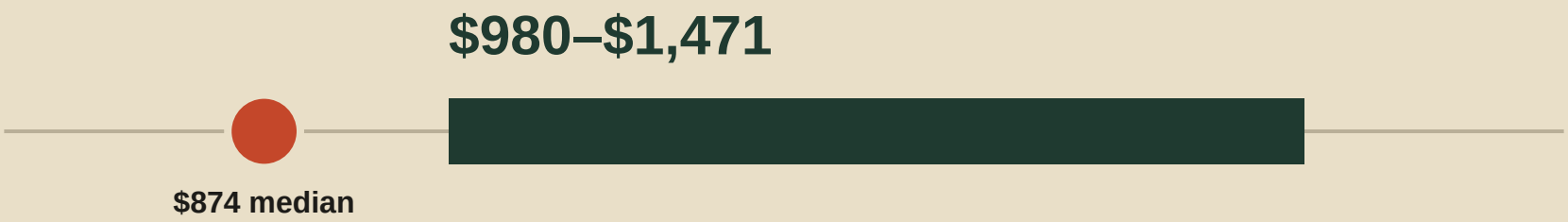
A $1,032 gap between neighbors, the sharpest rent edge between adjacent tracts in Beaver County.




Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

# Local wages can carry more rent than the median charged today.




is the monthly rent range local workforce wages support.

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

BUILDING

# Most of the housing here is older than 2000.

**8**

homes permitted, 2022–2025

**0%**

of those were in multifamily buildings

**94%**

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.2–1.2% to the 2,356 homes here.

**4–28**

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

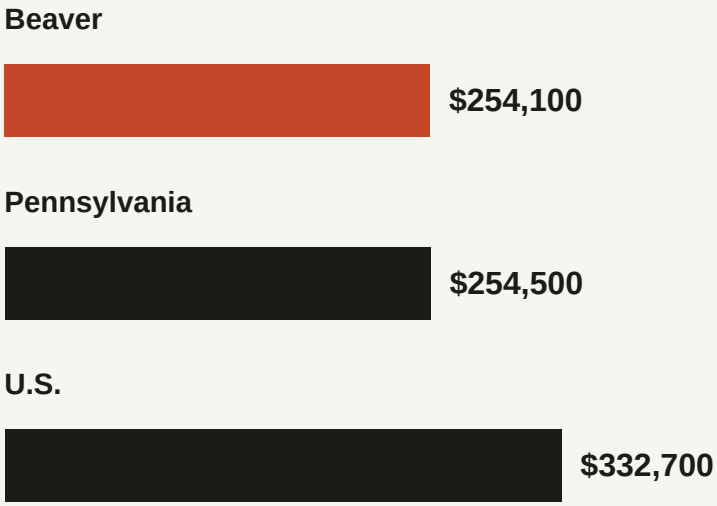
Source: Computed by the Almanac, 2023

HOME VALUE

# A median home costs about the same as Pennsylvania's.

**$254,100**

median home value in Beaver.




Source: Census ACS 5-year, 2020-2024

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/pa/beaver/**