Big Beaver, Pennsylvania.

Current market data.

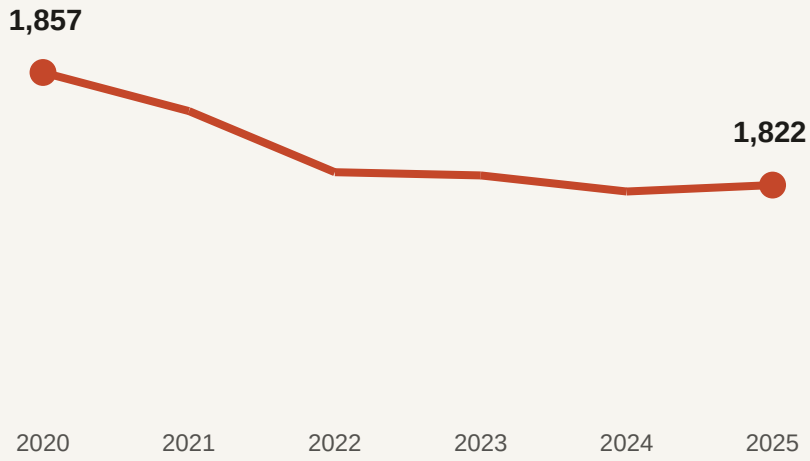
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.9% since 2020.

1,822

people, the 449th-largest of Pennsylvania's cities and towns.



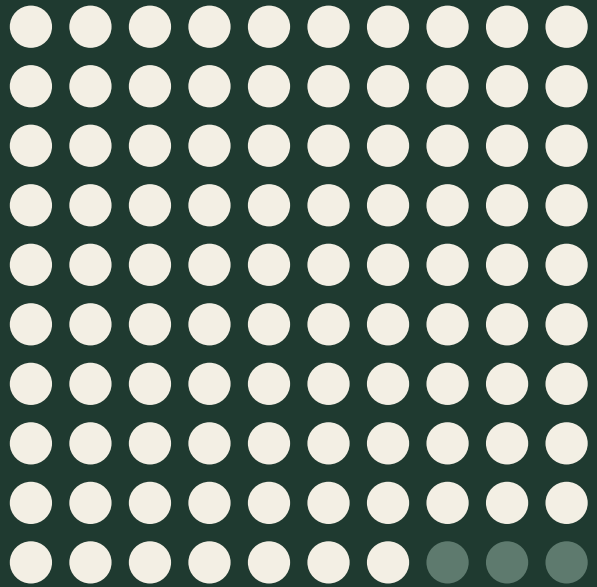
Source: Census Population Estimates, 2025

THE WORKDAY

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

96.5%

of 1,416 jobs located in Big Beaver are filled by in-commuters.



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

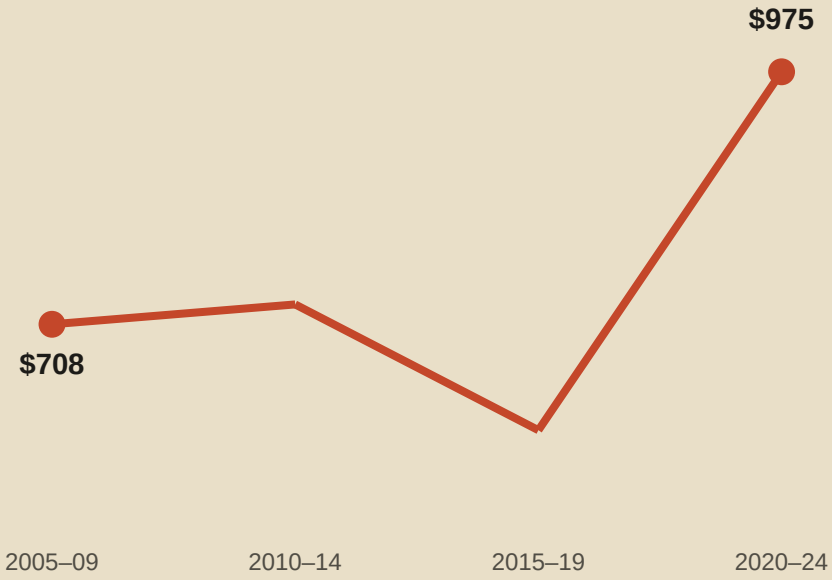
Source: Census LEHD LODES, 2023

RENT

Median rent is up 38% since the 2005–2009 survey, before inflation.

$975

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

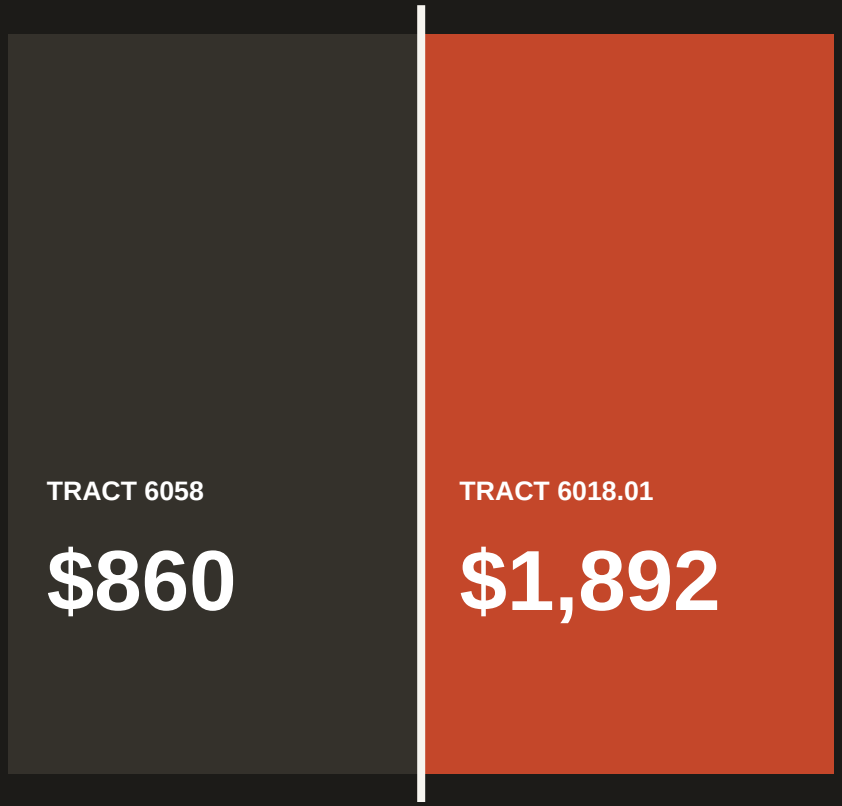


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

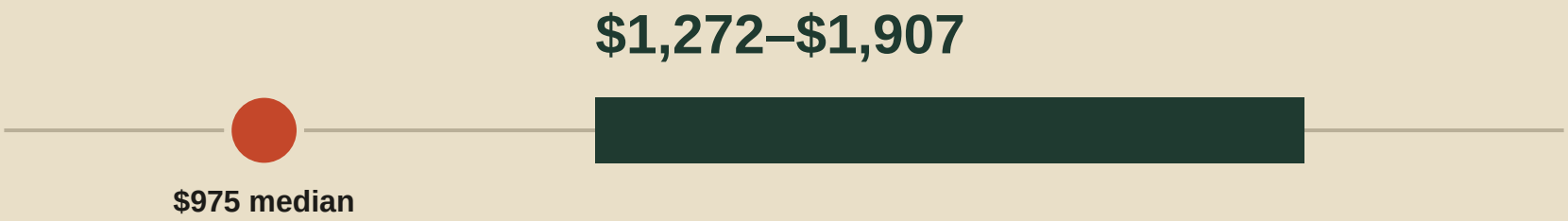
A $1,032 gap between neighbors, the sharpest rent edge between adjacent tracts in Beaver County.



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.

3

homes permitted, 2022–2025

0%

of those were in multifamily buildings

87%

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% to the 748 homes here.

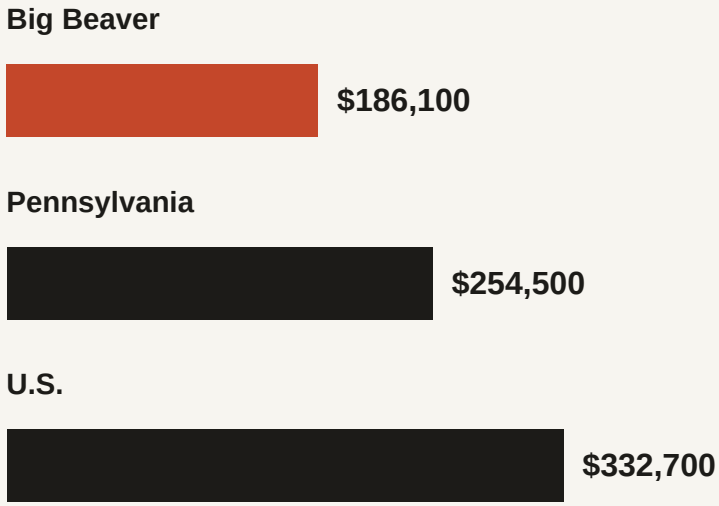
0–14

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 27% less than Pennsylvania's.



$186,100

median home value in Big Beaver.

Source: Census ACS 5-year, 2020-2024

THAT WAS BIG 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/big-beaver/**