



New Beaver, Pennsylvania.

Current market data.

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

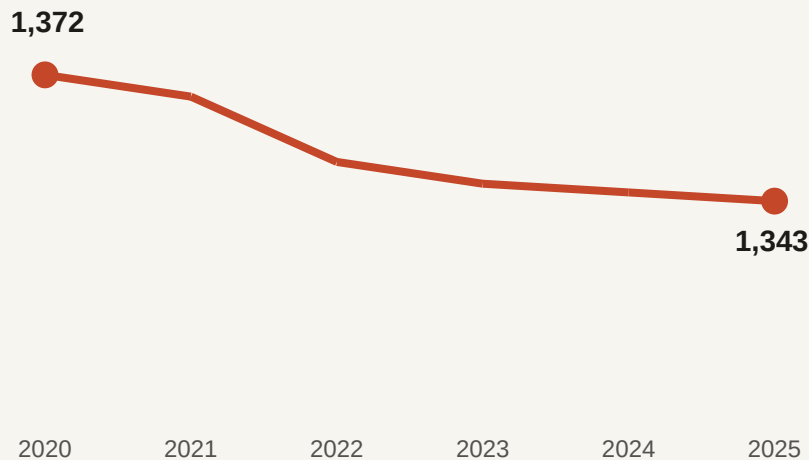


POPULATION

Down 2.1% since 2020.

1,343

people, the 530th-largest of Pennsylvania's cities and towns.



THE WORKDAY

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

90.9%

of 298 jobs located in New Beaver are filled by in-commuters.



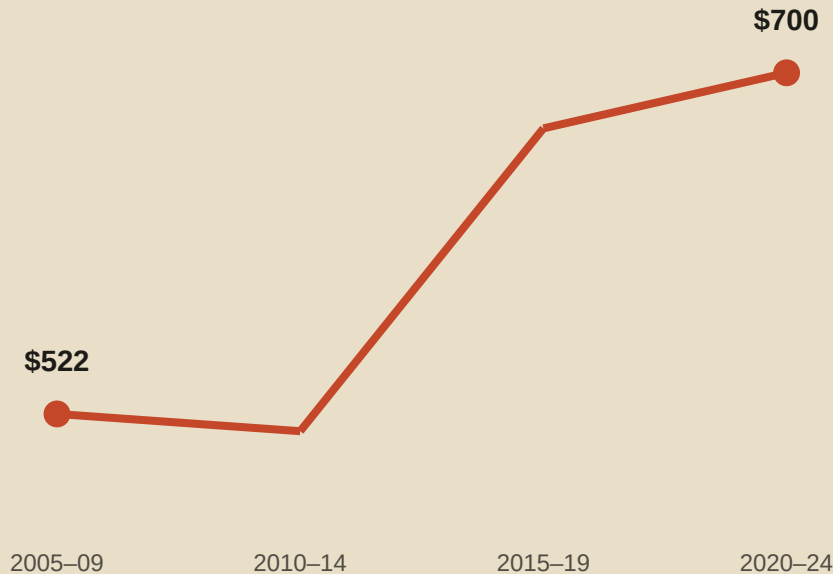
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 34%
since the 2005–2009
survey, before inflation.

\$700

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,150 gap between neighbors, the sharpest rent edge between adjacent tracts in Lawrence County.

TRACT 4

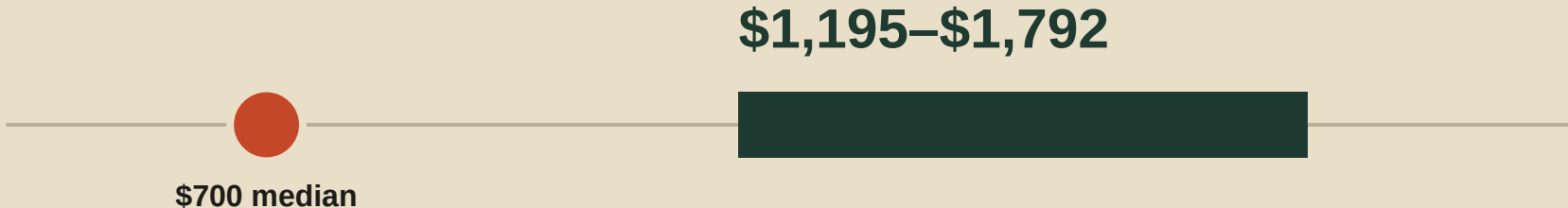
\$450

TRACT 106

\$1,600

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.

10

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 632 homes here.

1–3

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.

\$135,600

median home value in New Beaver.

New Beaver



\$135,600

Pennsylvania



\$254,500

U.S.



\$332,700

THAT WAS NEW 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/new-beaver/

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