



Beaver, Utah.

Current market data.

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

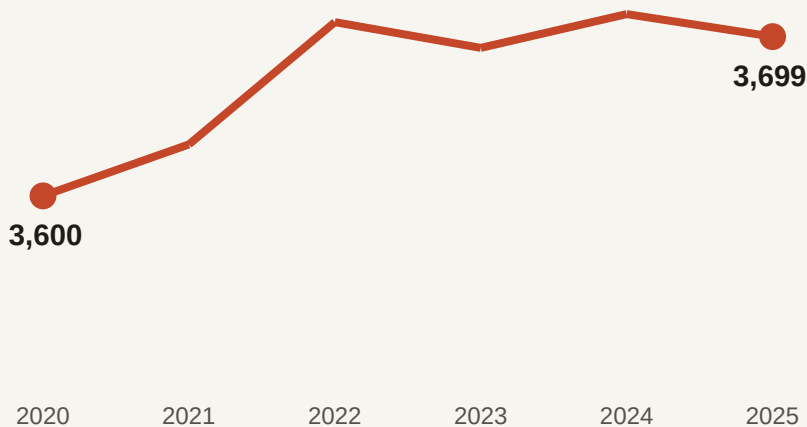


POPULATION

Growing. Up 2.8% since 2020.

3,699

people, the 103rd-largest of Utah's cities and towns.

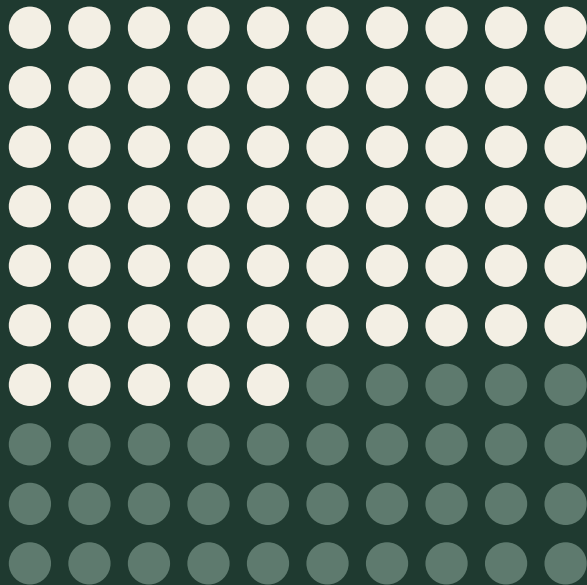


THE WORKDAY

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

64.8%

of 1,712 jobs located in Beaver are filled by in-commuters.



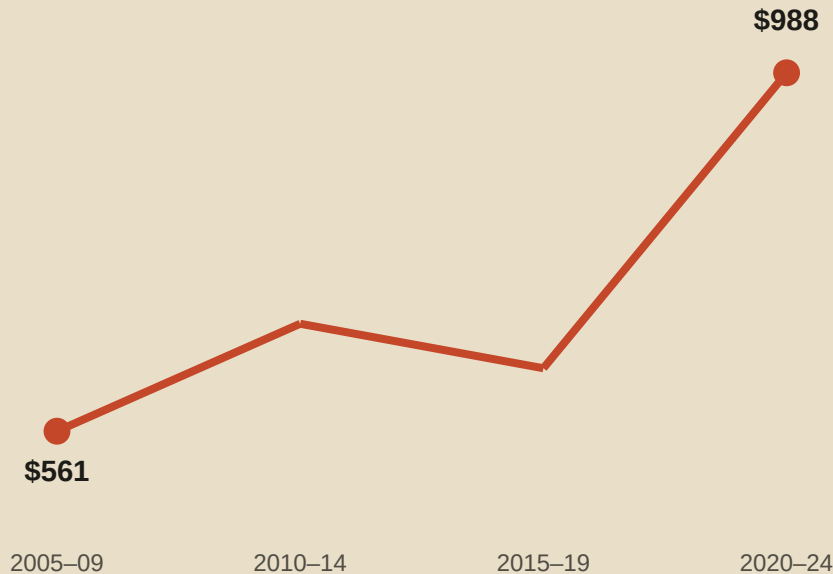
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$988

a month. Utah's median is \$1,496.





THE SEAM

Cross one tract line and median rent jumps \$42.

A \$42 gap between neighbors, the sharpest rent edge between adjacent tracts in Beaver County.

TRACT 1001

\$968

TRACT 1002

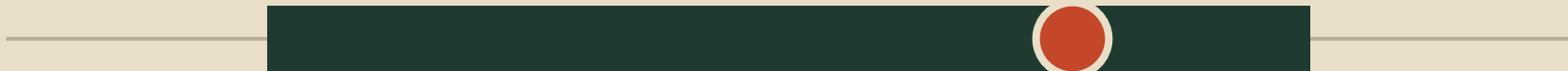
\$1,010



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$713–\$1,069



\$988 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

95

homes permitted, 2022–2025

11%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.2% to the 1,427 homes here.

2–17

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



HOME VALUE

A median home costs 43% less than Utah's.

\$280,100

median home value in Beaver.

Beaver



\$280,100

Utah



\$489,400

U.S.



\$332,700

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/ut/beaver/

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