



Beaver Dam, Wisconsin.

Current market data.

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

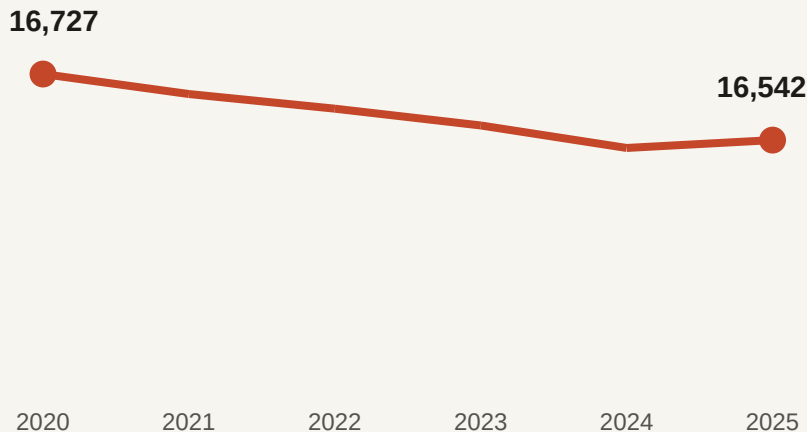


POPULATION

Down 1.1% since 2020.

16,542

people, the 55th-largest of Wisconsin's cities and towns.



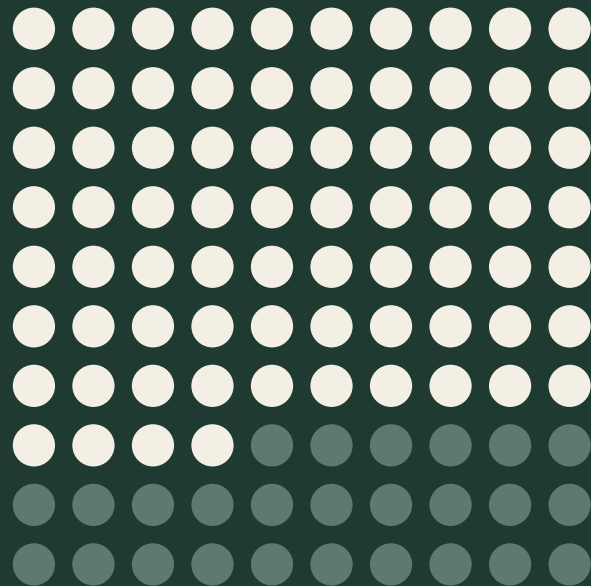
THE WORKDAY

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

74.0%

of 8,956 jobs located in Beaver Dam are filled by in-commuters.

Source: Census LEHD LODES, 2023



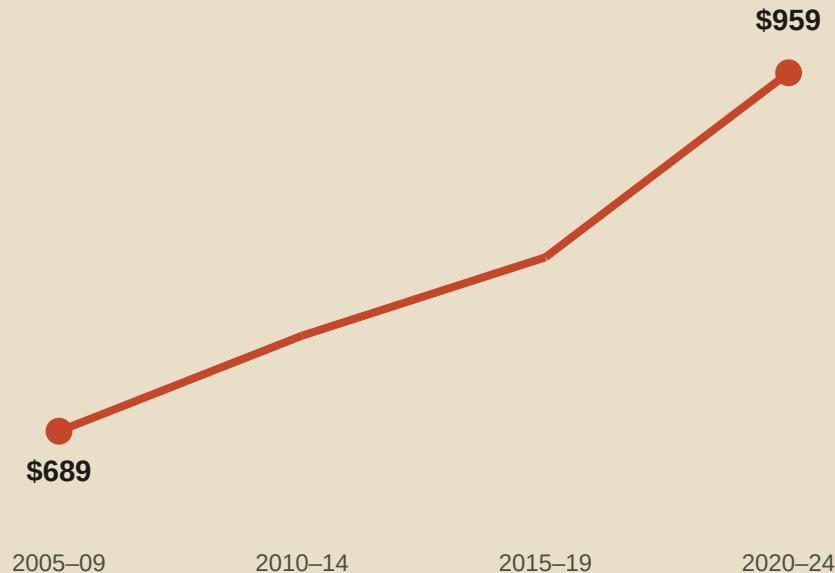
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 39%
since the 2005–2009
survey, before inflation.

\$959

a month. Wisconsin's median is \$1,087.



THE SEAM

Cross one tract line and median rent jumps \$364.

A \$364 gap between neighbors, the sharpest rent edge between adjacent tracts in Dodge County.

TRACT 9606

\$858

TRACT 9605

\$1,222

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$893–\$1,340



\$959 median

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.

417

homes permitted in ten years,
2016–2025

74%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 7,831 homes here.

31–90

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



HOME VALUE

A median home costs 24% less than Wisconsin's.

\$201,900

median home value in Beaver Dam.

Beaver Dam



\$201,900

Wisconsin



\$266,500

U.S.



\$332,700

THAT WAS BEAVER DAM'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/wi/beaver-dam/**](https://almanacdata.ai/e/wi/beaver-dam/)

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