



Amherst, Ohio.

Current market data.

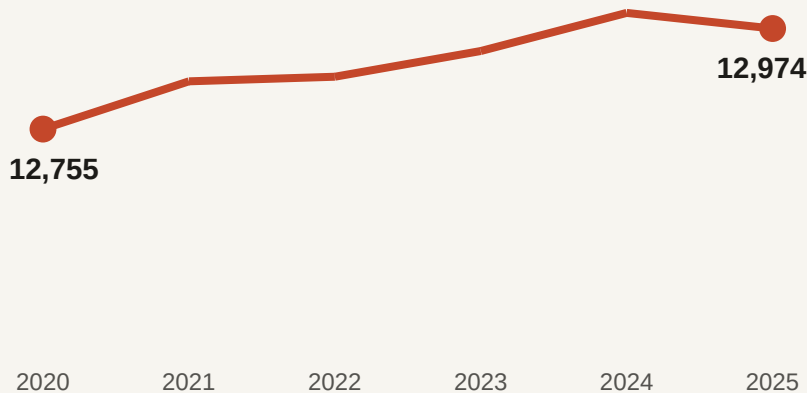
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.7% since 2020.

12,974

people, the 141st-largest of Ohio's cities and towns.

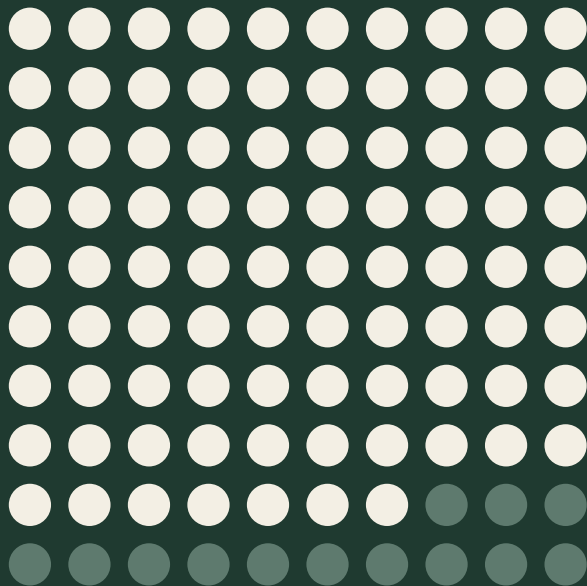


THE WORKDAY

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

87.2%

of 5,186 jobs located in Amherst are filled by in-commuters.



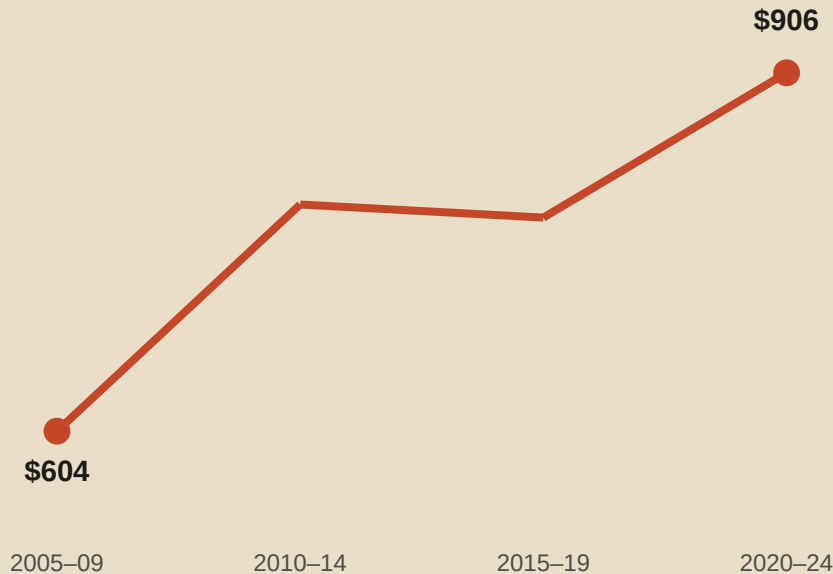
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$906

a month. Ohio's median is \$1,034.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,220 gap between neighbors, the sharpest rent edge between adjacent tracts in Lorain County.

TRACT 707

\$969

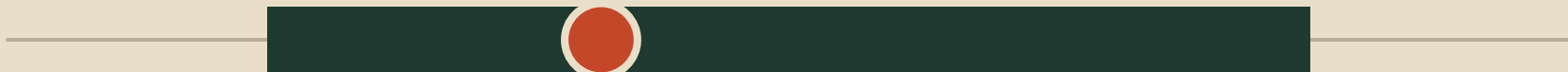
TRACT 807.01

\$2,189

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$781–\$1,171



\$906 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

480

homes permitted in ten years,
2016–2025

24%

of those were in multifamily
buildings

78%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.0% to the 5,001 homes here.

6–52

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



HOME VALUE

A median home costs 11% more than Ohio's.

\$239,200

median home value in Amherst.

Amherst



\$239,200

Ohio



\$214,800

U.S.



\$332,700

THAT WAS AMHERST'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/oh/amherst/

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