



Beavercreek, Ohio.

Current market data.

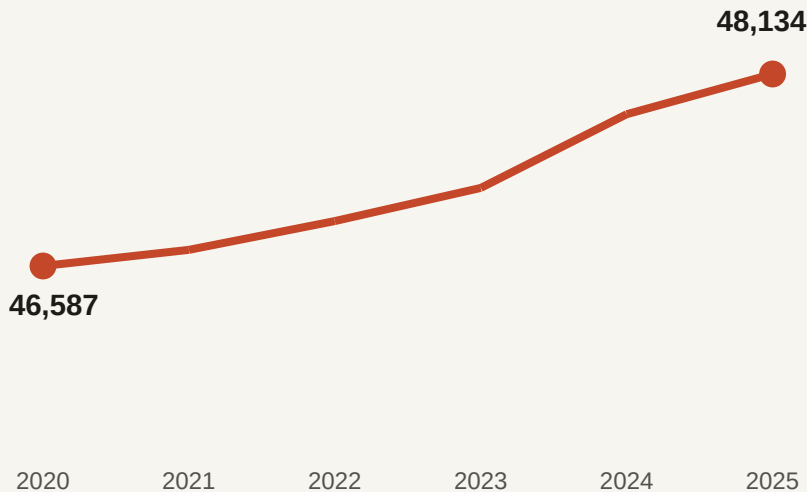
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.3% since 2020.

48,134

people, the 20th-largest of Ohio's cities and towns.



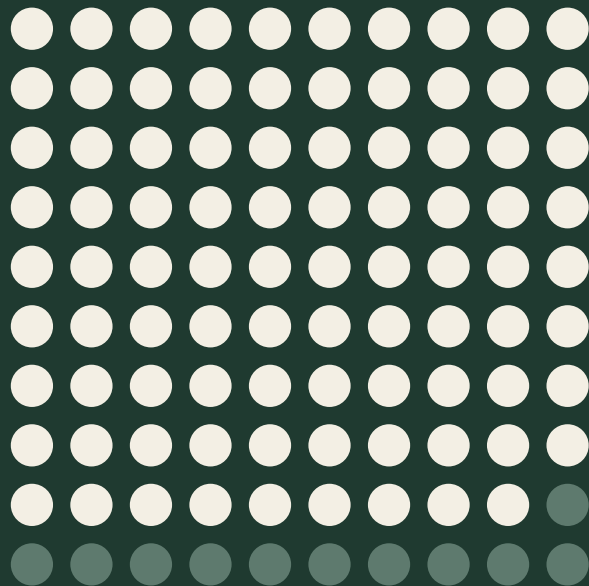
THE WORKDAY

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

88.6%

of 27,949 jobs located in Beavercreek are filled by in-commuters.

Source: Census LEHD LODES, 2023



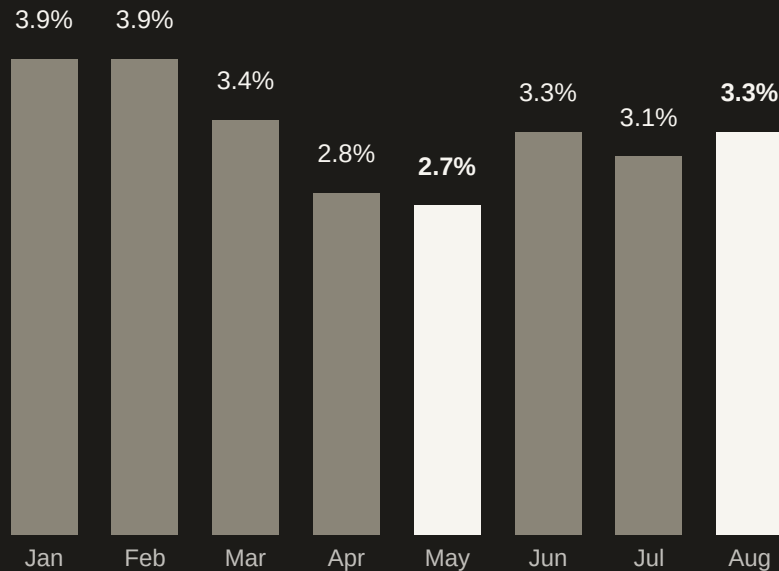
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
2.7%.

3.3%

in August 2026, the latest month released. A year earlier it was 3.9%.



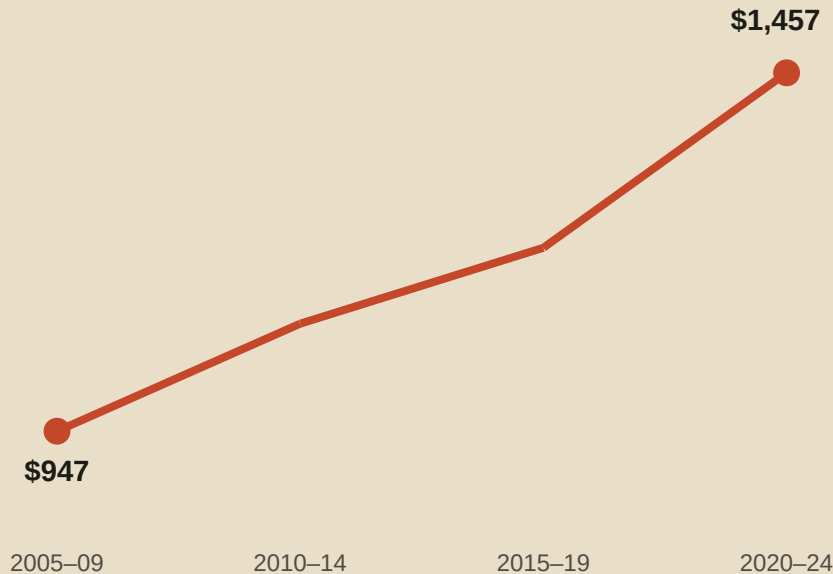


RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,457

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,639 gap between neighbors, the sharpest rent edge between adjacent tracts in Greene County.

TRACT 2401

\$689

TRACT 2106.03

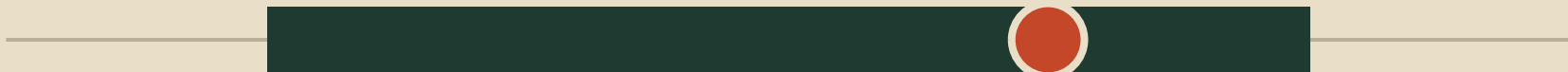
\$2,328



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,060–\$1,590



\$1,457 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 20,352 homes here.

56–279

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



HOME VALUE

A median home costs 30% more than Ohio's.

\$279,600

median home value in Beaver creek.

Beavercreek



\$279,600

Ohio



\$214,800

U.S.



\$332,700

THAT WAS BEAVERCREEK'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/beavercreek/

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