



Kettering, Ohio.

Current market data.

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

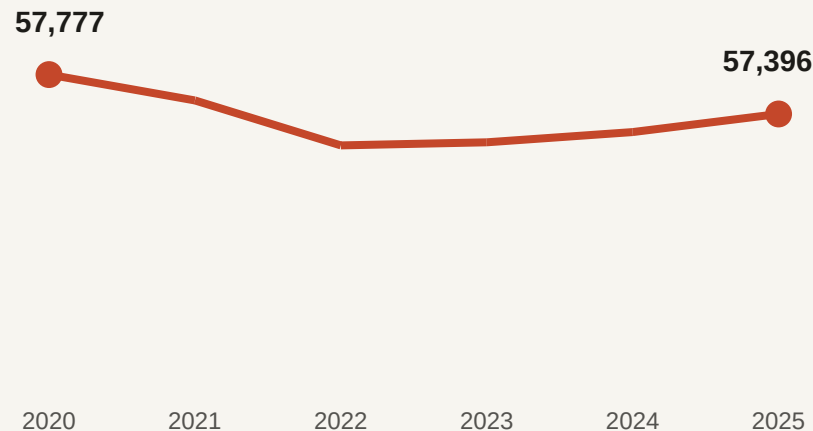


POPULATION

Down 0.7% since 2020.

57,396

people, the 13th-largest of Ohio's cities and towns.



THE WORKDAY

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

87.0%

of 29,865 jobs located in Kettering are filled by in-commuters.



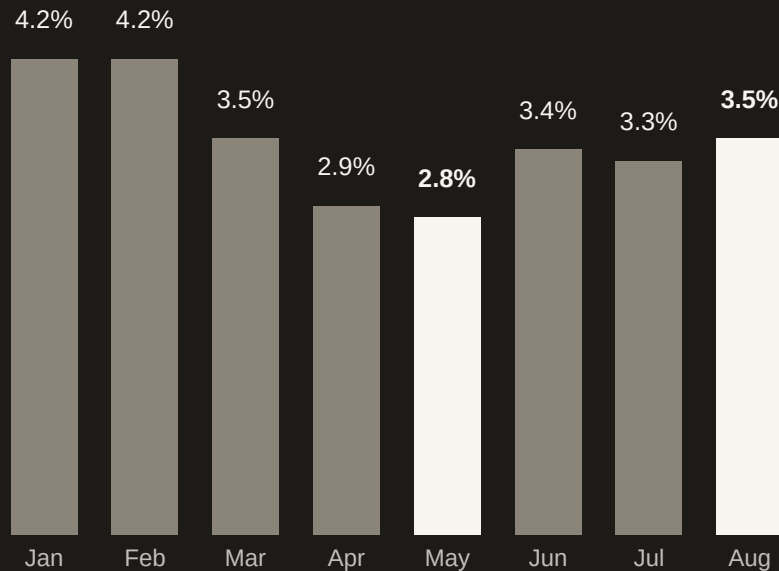
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
2.8%.

3.5%

in August 2026, the latest month released. A year earlier it was 4.2%.



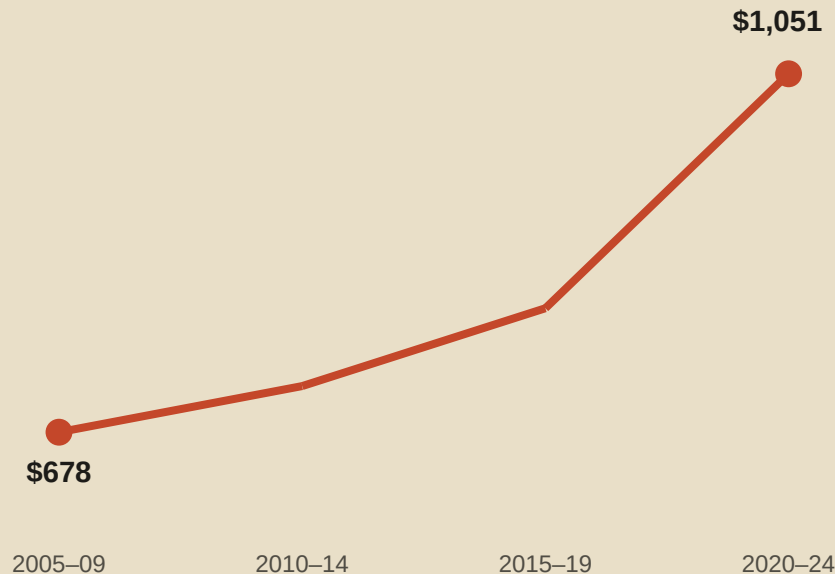


RENT

**Median rent is up 55%
since the 2005–2009
survey, before inflation.**

\$1,051

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,597 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 403.06

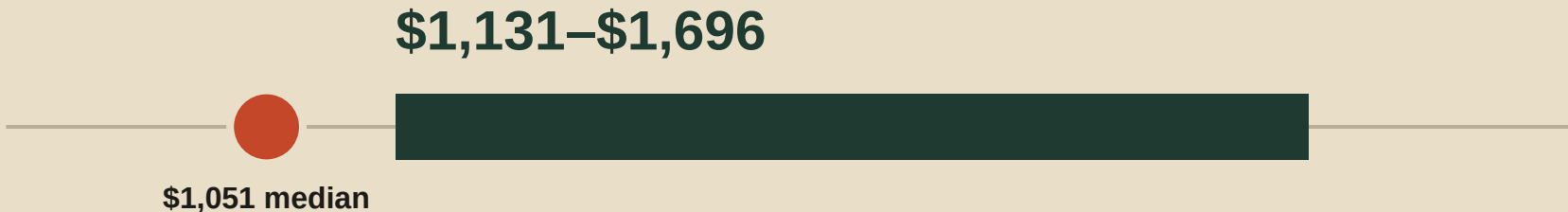
\$977

TRACT 404.06

\$2,574

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.

96

homes permitted, 2022–2025

80%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 27,191 homes here.

84–299

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



HOME VALUE

A median home costs 3% less than Ohio's.

\$208,500

median home value in Kettering.

Kettering



\$208,500

Ohio



\$214,800

U.S.



\$332,700

THAT WAS KETTERING'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/kettering/

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