ZIP 44646, Massillon, Ohio.

Current market data.

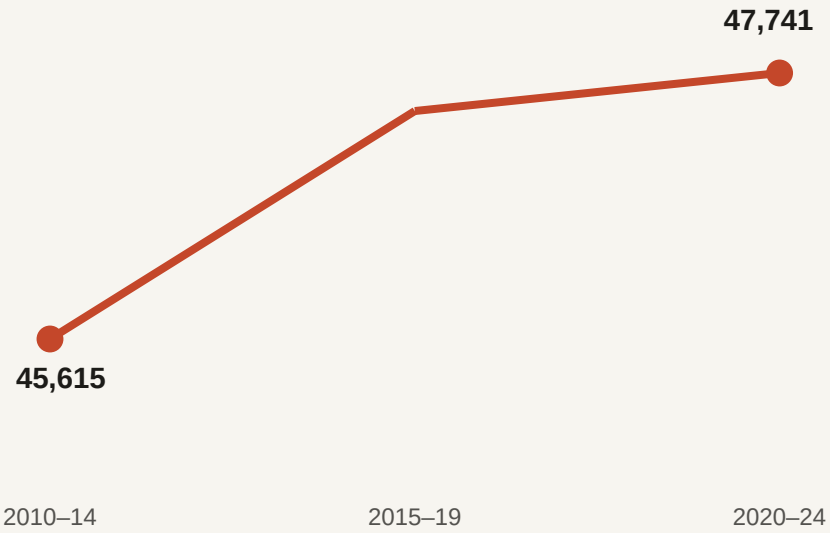
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

47,741 people call ZIP 44646 home.

47,741

people.



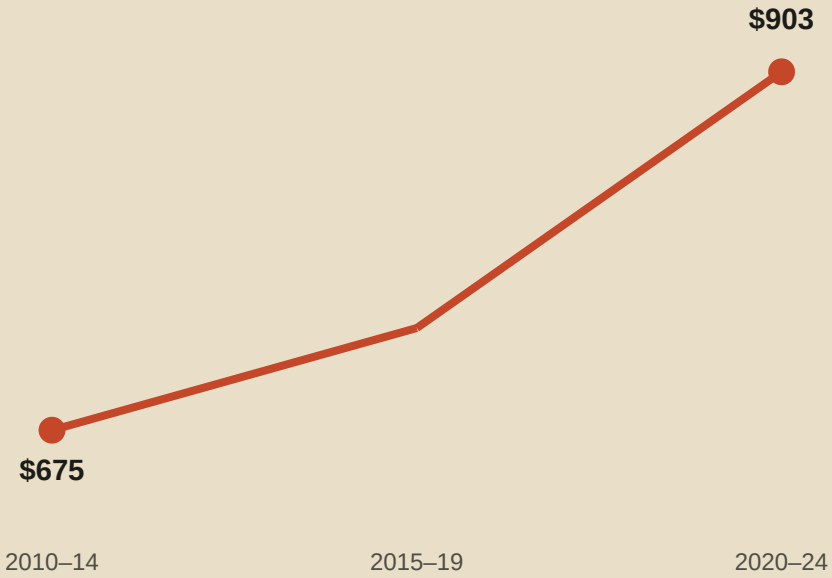
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 34% since the 2010–2014 survey, before inflation.

$903

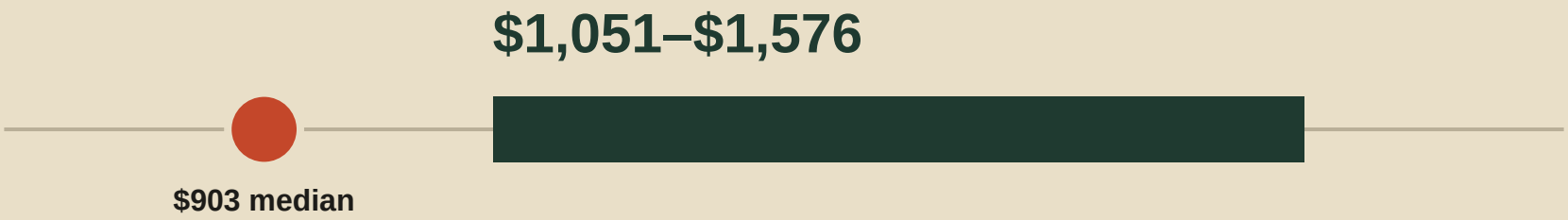
a month. Ohio's median is $1,034.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



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.

86%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 21,109 homes here.

64–156

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

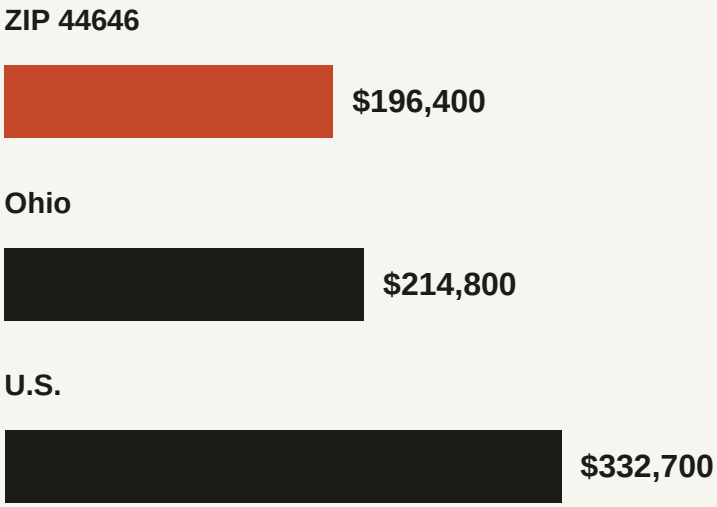
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 9% less than Ohio's.

$196,400

median home value in ZIP 44646.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 44646'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/zip/44646/**