



ZIP 45305, Bellbrook, Ohio.

Current market data.

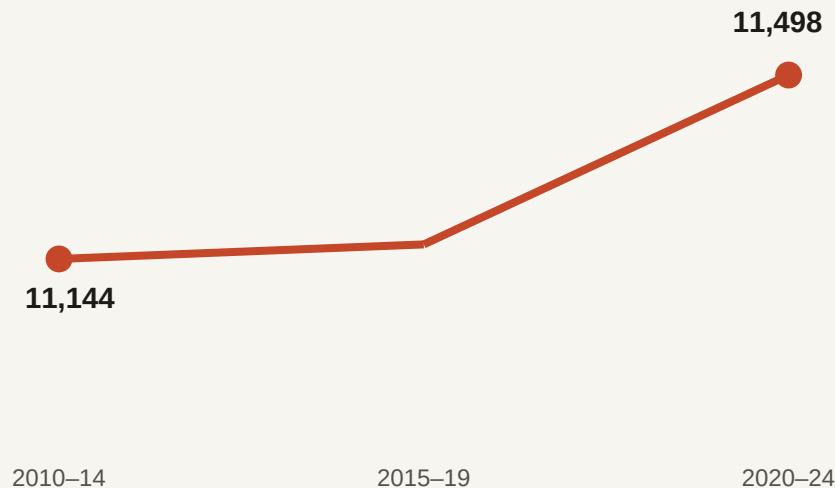
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**11,498 people call ZIP
45305 home.**

11,498

people.

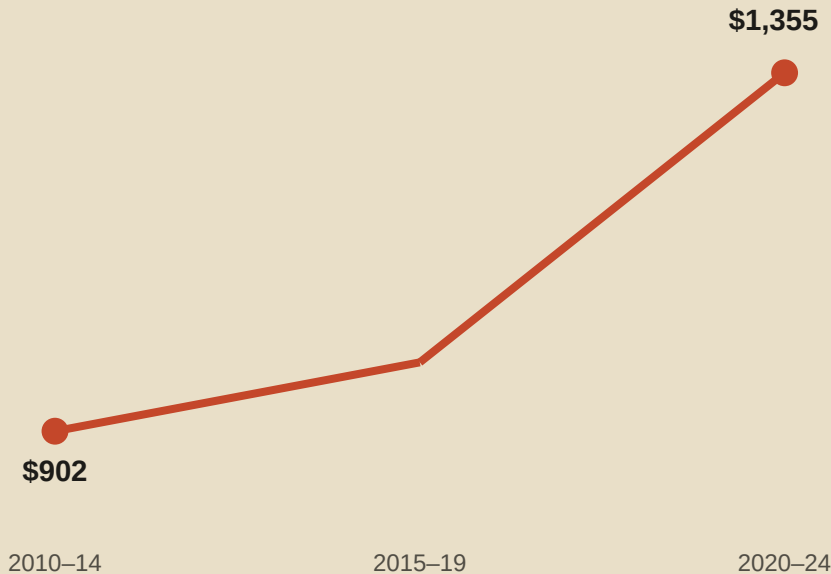


RENT

Median rent is up 50%
since the 2010–2014
survey, before inflation.

\$1,355

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

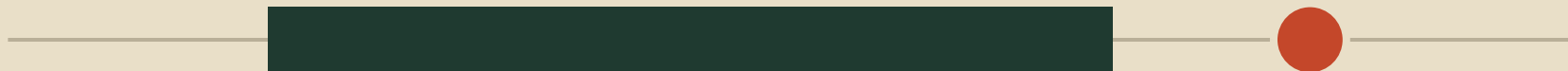




ROOM TO BUILD

The median rent is above what local wages can carry.

\$838–\$1,257



\$1,355 median

is the monthly rent range local workforce wages support.



BUILDING

73% of the housing here was built before 2000.

73%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 4,447 homes here.

9–21

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



HOME VALUE

A median home costs 53%
more than Ohio's.

\$329,500

median home value in ZIP 45305.

ZIP 45305



\$329,500

Ohio



\$214,800

U.S.



\$332,700

THAT WAS ZIP 45305'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/45305/

The Almanac · your hyper-diligent research partner