



ZIP 45431, Beavercreek, Ohio.

Current market data.

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

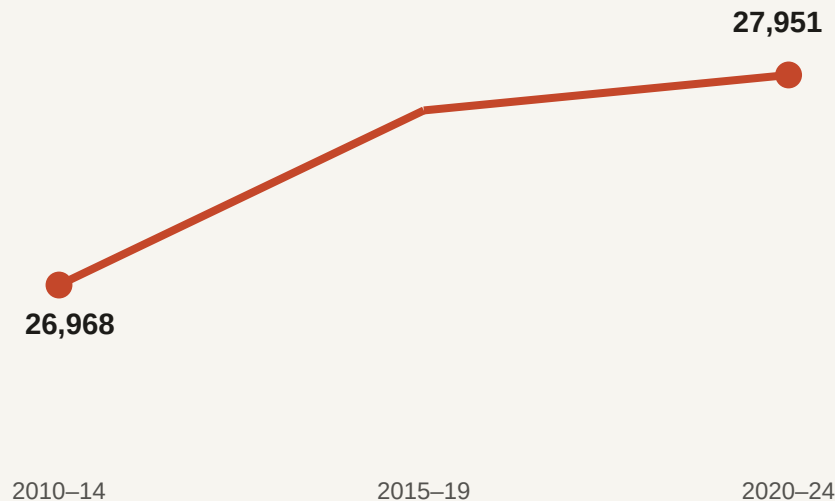


POPULATION

27,951 people call ZIP
45431 home.

27,951

people.

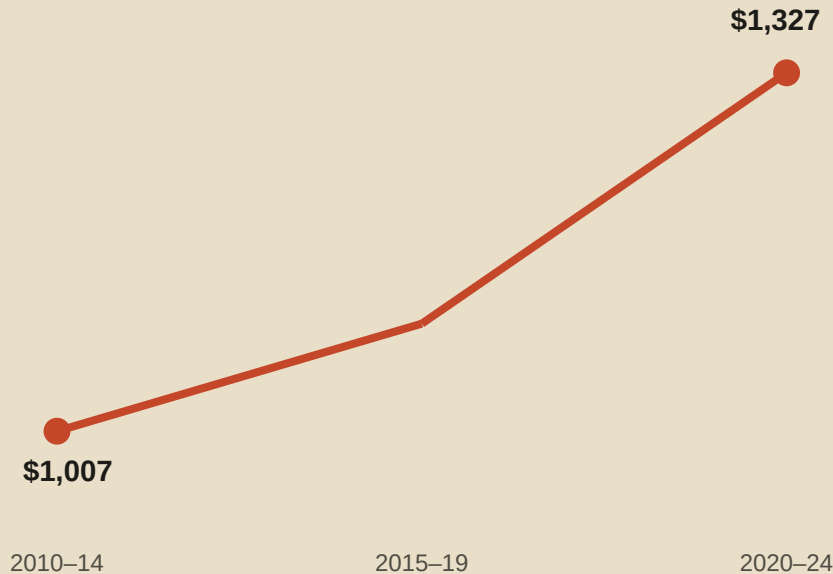


RENT

Median rent is up 32%
since the 2010–2014
survey, before inflation.

\$1,327

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

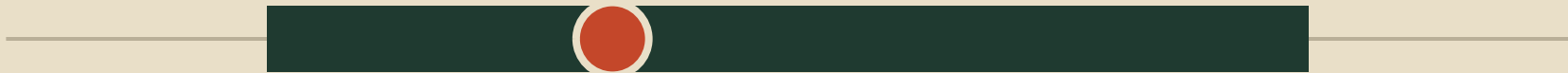




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,138–\$1,707



\$1,327 median

is the monthly rent range local workforce wages support.



BUILDING

72% of the housing here was built before 2000.

72%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 13,565 homes here.

58–163

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



HOME VALUE

A median home costs 2%
less than Ohio's.

\$209,500

median home value in ZIP 45431.

ZIP 45431



\$209,500

Ohio



\$214,800

U.S.



\$332,700

THAT WAS ZIP 45431'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/45431/

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