ZIP 45434, Beavercreek, Ohio.

Current market data.

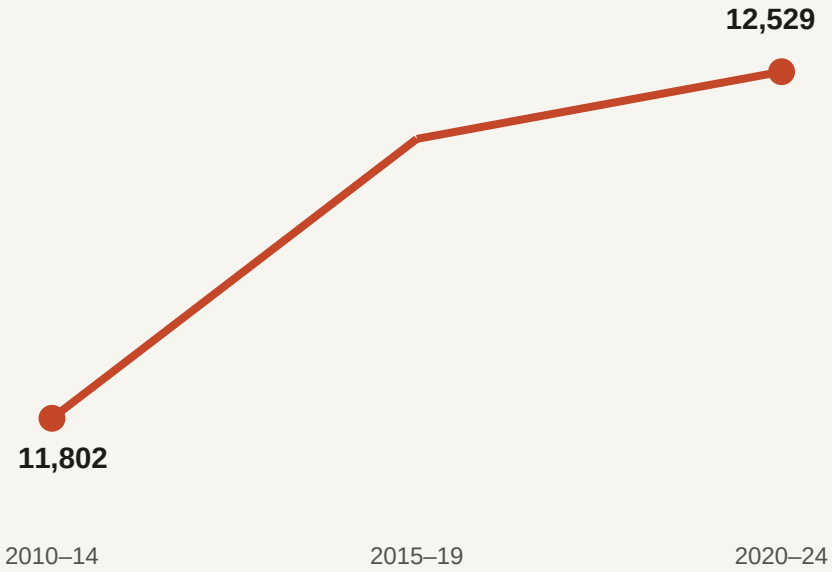
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

12,529 people call ZIP 45434 home.

12,529

people.



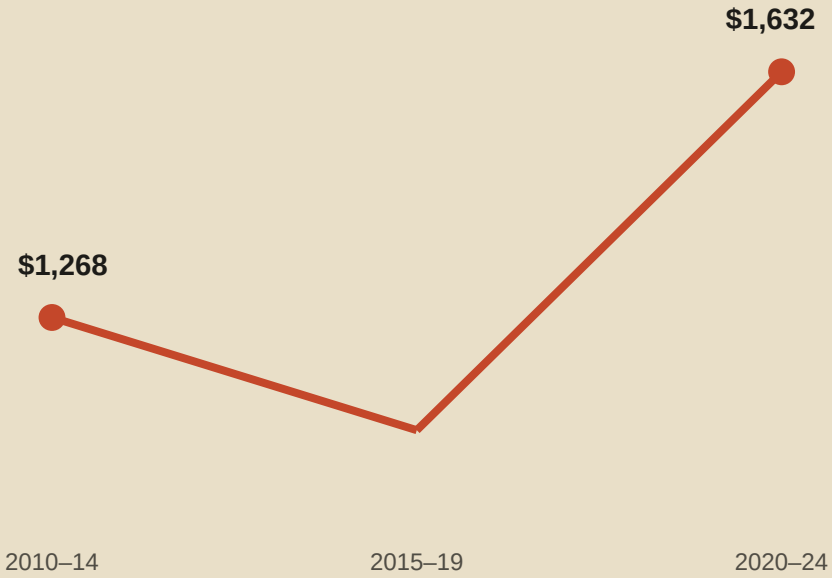
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 29% since the 2010–2014 survey, before inflation.

$1,632

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

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.

81%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–0.9% to the 4,897 homes here.

5–43

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

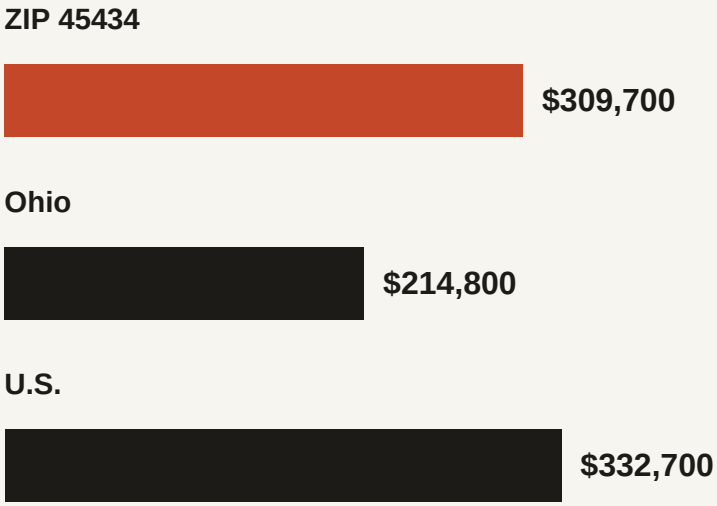
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 44% more than Ohio's.

$309,700

median home value in ZIP 45434.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 45434'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/45434/**