



# Miami Valley Housing Regional Profile

**Our 5+ County Region** includes Darke, Greene, Miami, Montgomery, Preble, and northern Warren

**955,043 PEOPLE**, Up 2% from 1980

**387,058 HOUSEHOLDS**, Up 16% from 1980

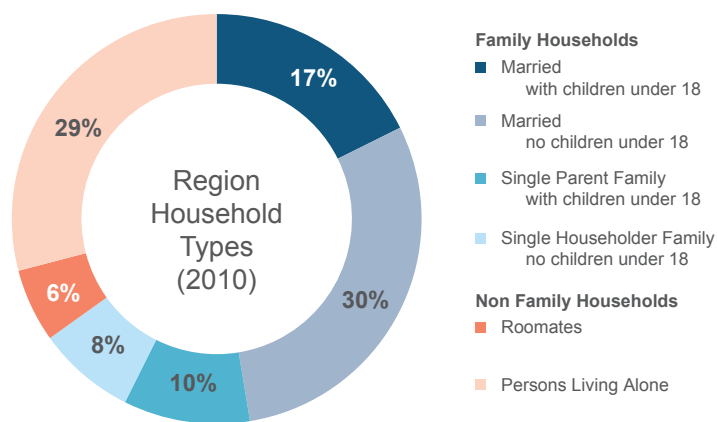
**Households are getting smaller and living arrangements are changing.**



**2.4** Persons Per Household



**12%** decrease in the average household size since 1980.



**14%** decrease in **Married Family Households** since 1980. Compared to a **10% decrease in Ohio** and a **16% increase in the U.S.**



**101%** increase in **Single Parent Family Households** since 1980. Compared to an **80% increase in Ohio** and a **103% increase in the U.S.**



**174%** increase in **Non Family Households** since 1980. Compared to a **65% increase in Ohio** and a **83% increase in the U.S.**

Source: U.S. Census Bureau, 1980 Census and 2010 Census

**The most prevalent type of housing in our Region is single-family, owner occupied houses.**

**431,452 Total Housing Units**, Up 21% from 1980



**72%** single-family, detached housing units



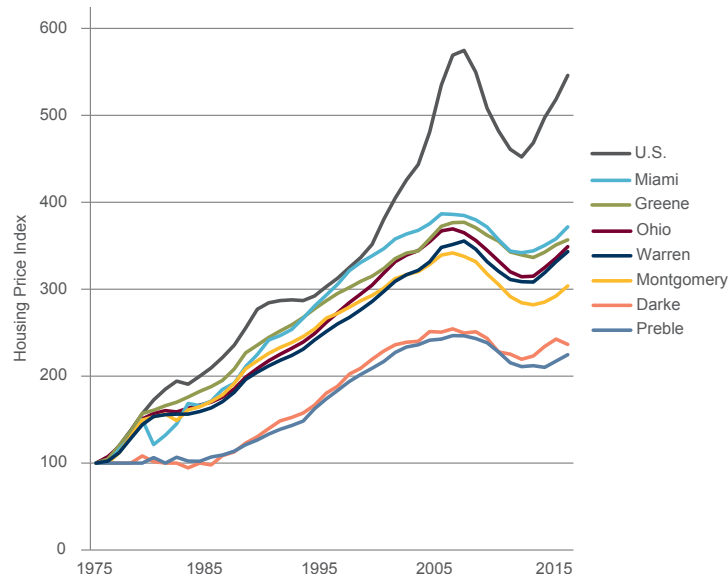
**67%** owner occupied housing units



**5%** vacant housing units

Sources: U.S. Census Bureau, 1980 Census, 2010 Census, and 2011–2015 5-Year American Community Survey, U.S. HUD and U.S. Postal Service vacant address data

**The Region's change in single-family house prices over time has not kept up with national trends, especially since 2000.**

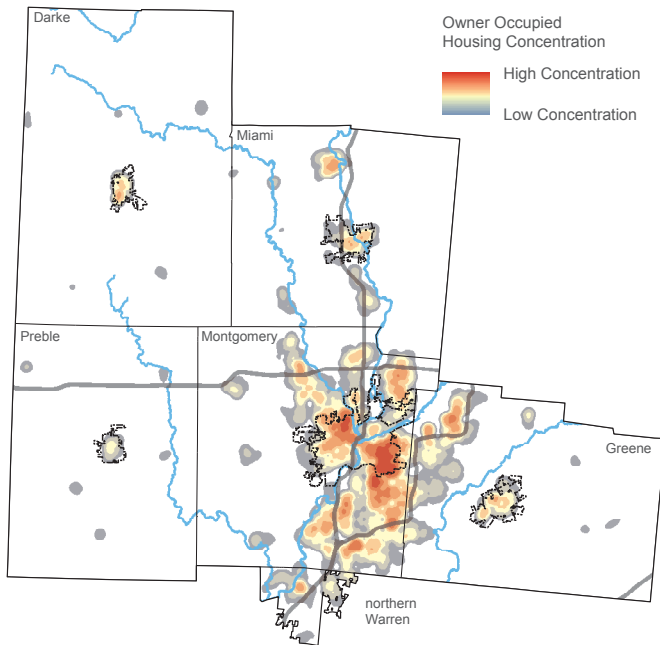


Note: This Housing Price Index (HPI) measures the movement of single-family house prices compared to the base year of 1975.

Source: U.S. Federal Housing Finance Agency Housing Price Index

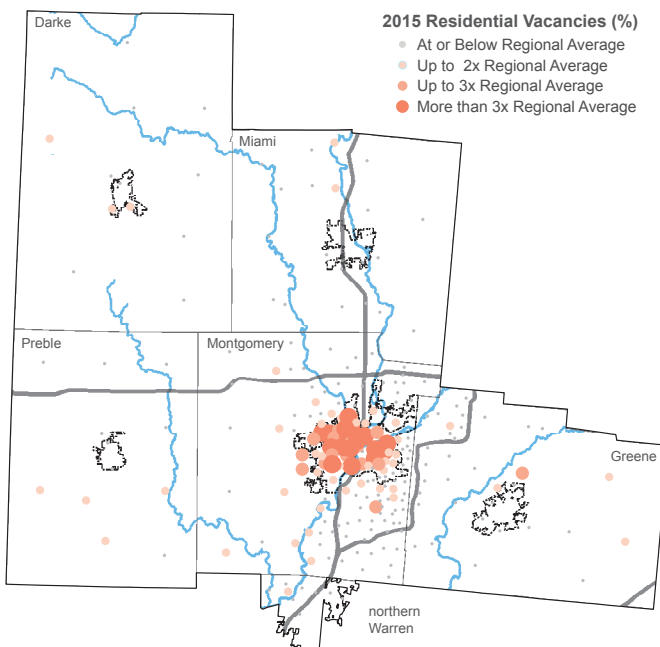
Overall the Region has stable home ownership rates and vacancy rates have been improving.

The areas with the **highest concentration of owner occupied homes** are predominantly in **established communities and along our major highway corridors of I-75 and I-675.**



Source: U.S. Census Bureau, 1980 Census and 2010 Census

The areas of highest residential vacancies are located in tight clusters in and around center cities.



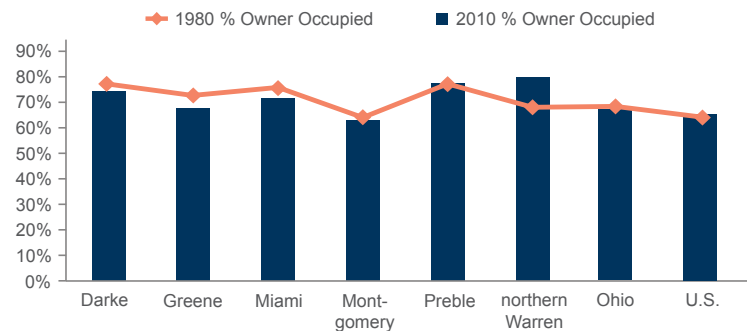
Source: U.S. HUD and U.S. Postal Service vacant address data

Over two thirds of households own their home.

**67%** owner occupied housing units  
Compared to **68%** in Ohio and **65%** in the U.S.

**33%** renter occupied housing units  
Compared to **32%** in Ohio and **35%** in the U.S.

Since 1980, **Northern Warren** experienced a significant increase in home ownership while **Greene County** experienced the largest decrease.

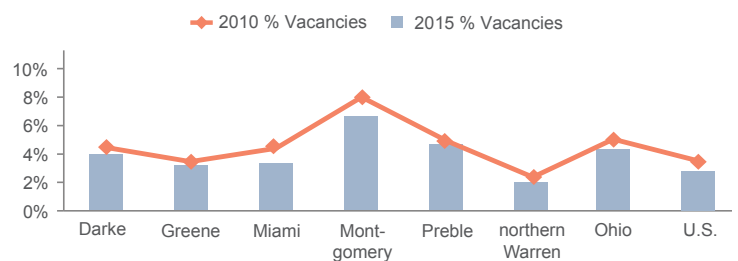


One in nineteen residential units are vacant.

**5%** vacant housing units


Compared to **4%** in Ohio and **3%** in the U.S.

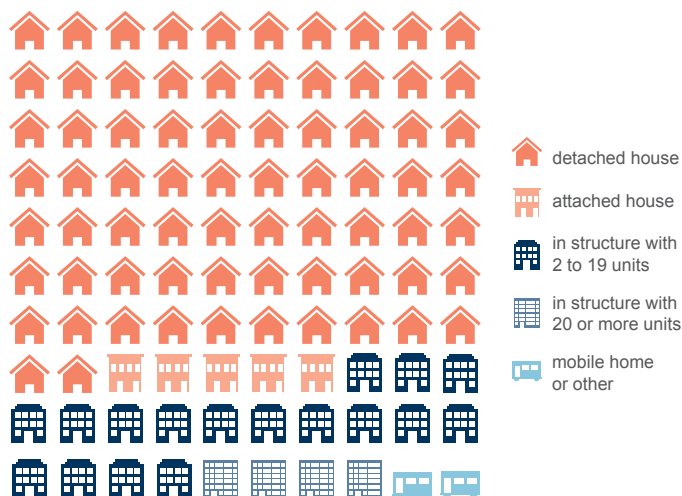
Residential vacancies **improved slightly region-wide** and each county improved at a **similar level.**



To view the **Miami Valley Vacancy Regional Profile** go to:  
<http://www.mvrpc.org/regional-planning/regional-profiles/miami-valley-vacancy-regional-profile>

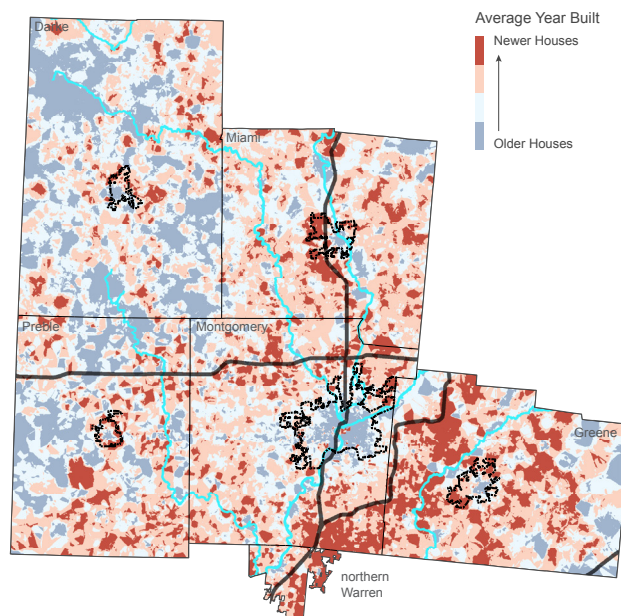
## Our Region has a higher share of single-family homes compared to the U.S. but still provides a good supply of housing options for its residents.

 **72%** of housing units are single-family, detached  
Compared to **68%** in Ohio and **62%** in the U.S.



Source: U.S. Census Bureau, 2011–2015 5-Year American Community Survey

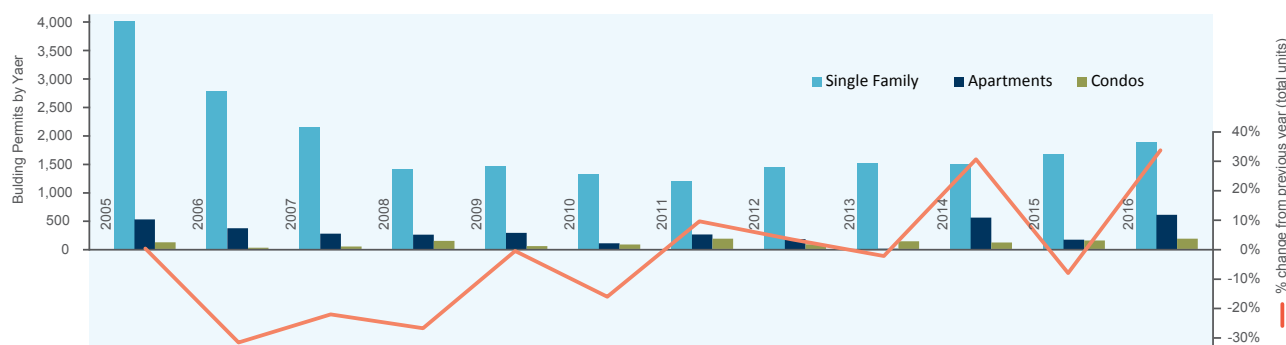
The Region has experienced suburban sprawl as seen with the pattern of residential development over time.



Source: County Auditor Data


## Building permits are on the rise and new residential construction appears to have recovered from the recession.


Dayton Region Residential Permits - as reported by the Home Builders Association of Dayton



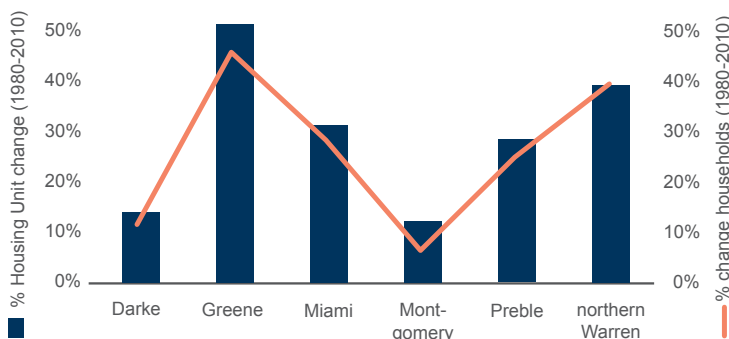
Source: Home Builders Association of Dayton for members including Greene, Montgomery, Preble and Warren counties and portions of Miami county, NPG DataQuest

On average 1.4 housing units were added to the Region for every 1 new household since 1980.

 **74,293 New Housing Units**  
357,159 in 1980 to 431,452 in 2010

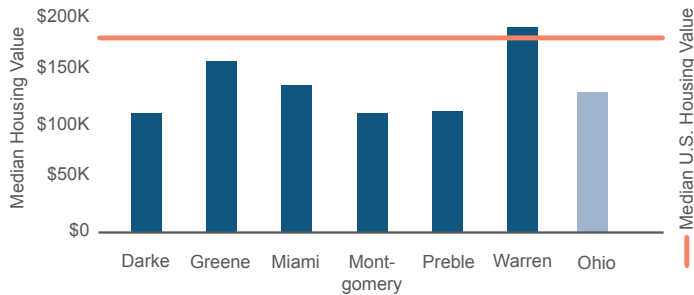
 **52,264 New Households**  
334,794 in 1980 to 387,058 in 2010

Source: U.S. Census Bureau, 1980 Census and 2010 Census



**Housing values and prices vary depending on location but as a whole, the Region provides a wide range of affordable housing options.**

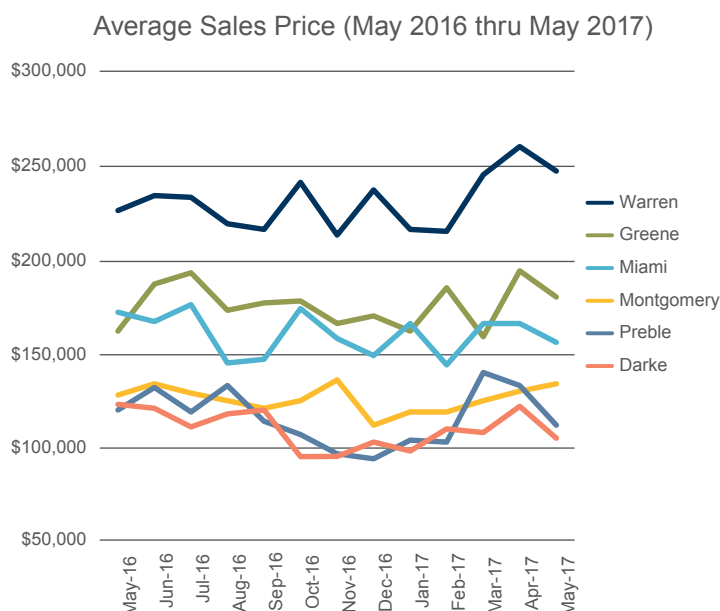
**The Region's median home values, at the county level, range from \$109,900 to \$190,900.** Compared to \$129,900 in Ohio and \$178,600 in the U.S.



Source: U.S. Census Bureau, 2011–2015 5-Year American Community Survey

## Average sales prices saw different trends at the county levels.

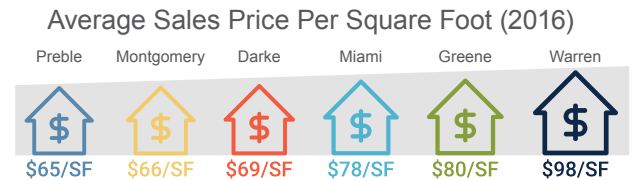
In May of 2017, when compared to the same time a year earlier, **Greene, Montgomery and Warren counties saw an increase in their average sales price** while **other counties saw a decrease**.



Source: Dayton Area Board of Realtors Market Data Reports

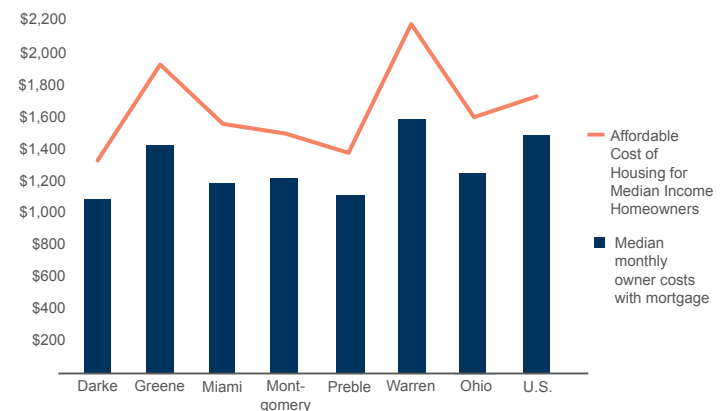
**The same size house can cost you more depending on where you live.**

**40%** difference (from low to high) in the average sales price per square foot by county.



Source: Dayton Area Board of Realtors Market Data Reports

**In general the Region's housing costs are below what is considered affordable.** Housing costs are seen as affordable if they are less than 30% of household income or less.



**1 out of 4 homeowners with a mortgage and 1 out of 2 renters are cost-burdened households.**

**26%** of Homeowners with a mortgage spend over 30% of household income on housing costs, compared to **26% in Ohio and 32% in the U.S.**

**49%** of Renters spend over 30% of household income on housing costs, compared to **49% in Ohio and 52% in the U.S.**

Source: U.S. Census Bureau, 2011–2015 5-Year American Community Survey

**This profile is available at:**  
<http://www.mvrpc.org/regional-profiles>.  
**Contact us for your community's information.**

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