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.

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


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

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

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.

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.

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

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

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

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

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

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

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
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.

![Graph showing median home values](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.

![Graph showing average sales prices](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.

![Graph showing median housing values](source: Dayton Area Board of Realtors Market Data Reports)

**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.

![Graph showing median monthly owner costs with mortgage](source: Dayton Area Board of Realtors Market Data Reports)

**This profile is available at:**
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