



Miami Valley Vacancy Regional Profile

VACANCY DATASET

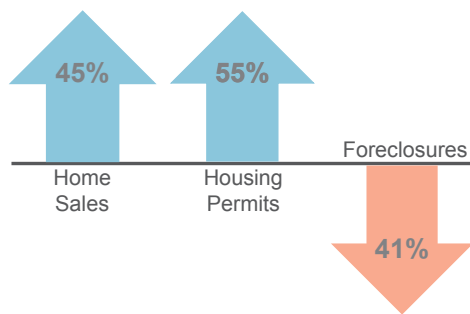
The U.S. Department of Housing and Urban Development (HUD), in partnership with the United States Postal Service (USPS), releases quarterly aggregate data on residential and business addresses identified by USPS as having been "vacant." The dataset, available at www.huduser.gov/portal/usps/index.html, goes back to the year 2005 and MVRPC utilized these historical datasets for this Vacancy Regional Profile.

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

927,133 PEOPLE

429,141 HOUSING UNITS
22,465 BUSINESSES

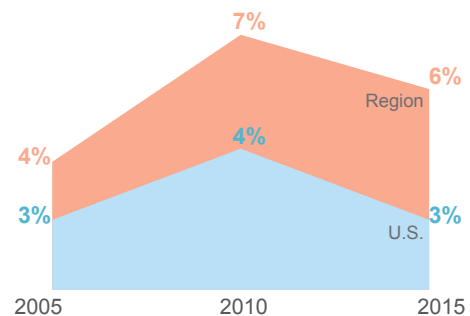
Housing market has started to come back and **stabilize** over the last 5 years.



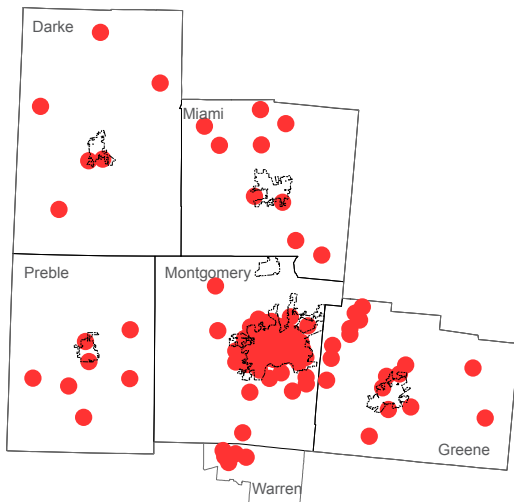
The overall vacancy rate in our Region **has improved**, but we have **not yet fully recovered** and are behind the national average.

6% Average regional vacancy rate in 2015 compared to **3%** in the U.S.

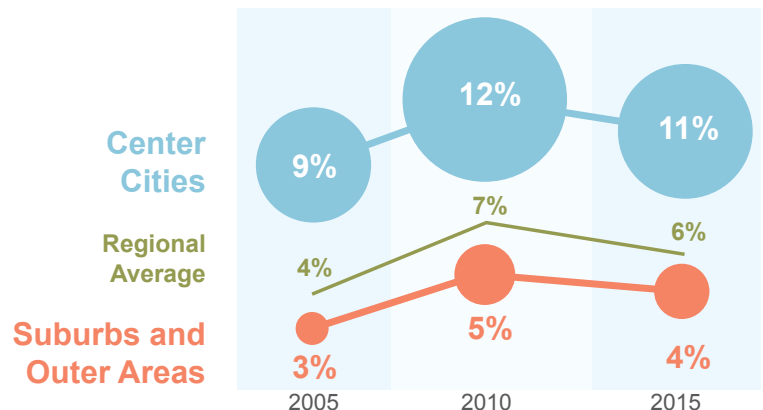
1% Downward trend from 2010, but **still higher** than 2005.



There are still **many areas** in our Region with high vacancy rates, in **every county** and in **both urban and rural areas**.

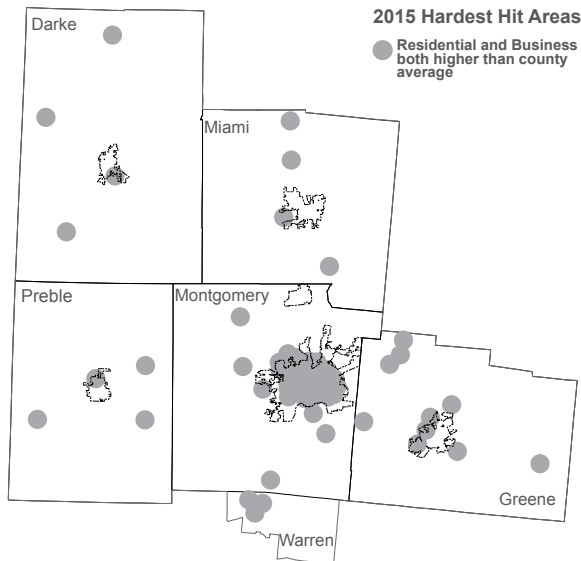


Vacancy is endured largely **in center cities**, with their rates **higher than** the regional average and **more than twice** that of Suburbs and Outer Areas.



The Region's vacancies can be broken down into Residential and Business vacant units.

Many areas within our Region have been **hit hard with high vacancies** in both **residential** and **business** units.

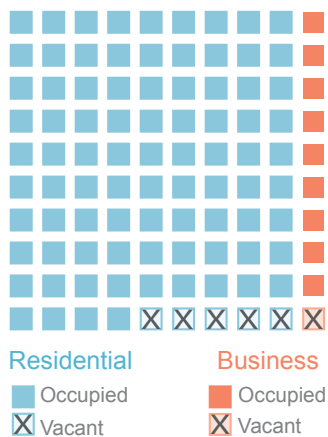


6 out of every 100 units are vacant

Of those vacant units:

85% residential

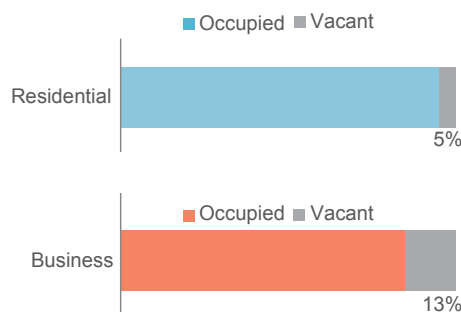
15% business



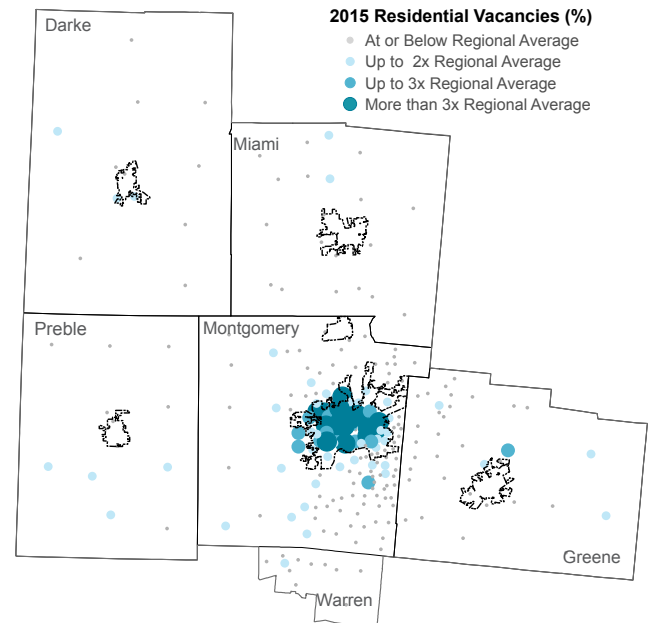
Residential vacancy rates are nearly **3x lower** than **business** vacancy rates.

1 in 19 residential units are vacant

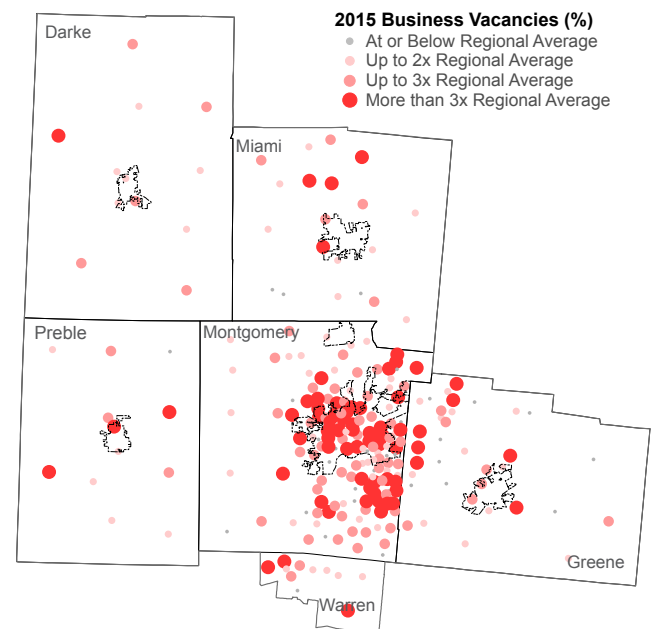
1 in 8 business units are vacant



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



The areas of highest business vacancies are located all over our Region.

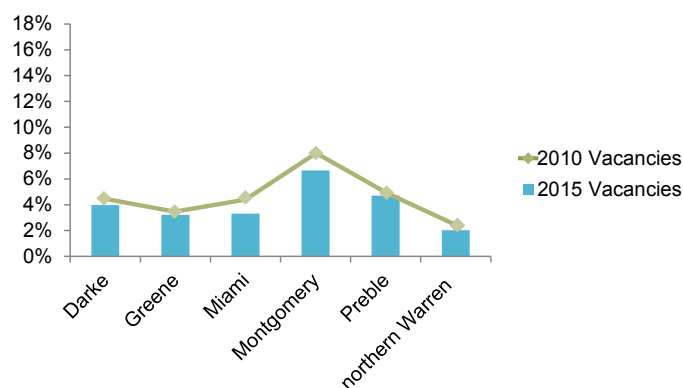


Vacancies for both residential and business improved over the last 5 years but at different levels.

RESIDENTIAL VACANCIES

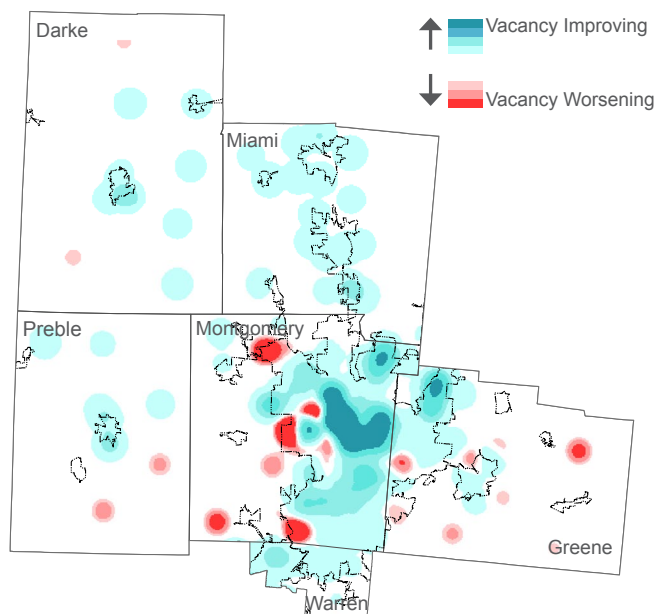
Residential vacancies **improved slightly region-wide** and each county improved at a **similar** level.

↓ **1%** 6% in 2010 to 5% in 2015



Improvements in residential vacancies were most noticeable in **Miami** and **Montgomery** counties.

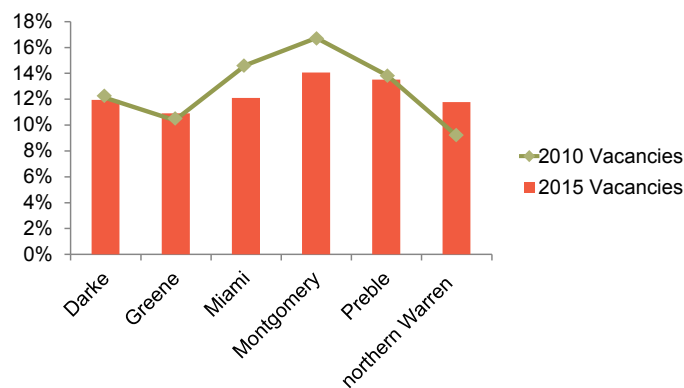
Residential vacancies improved in **all communities** in the Region, but **3 times faster** in Center Cities than in other areas.



BUSINESS VACANCIES

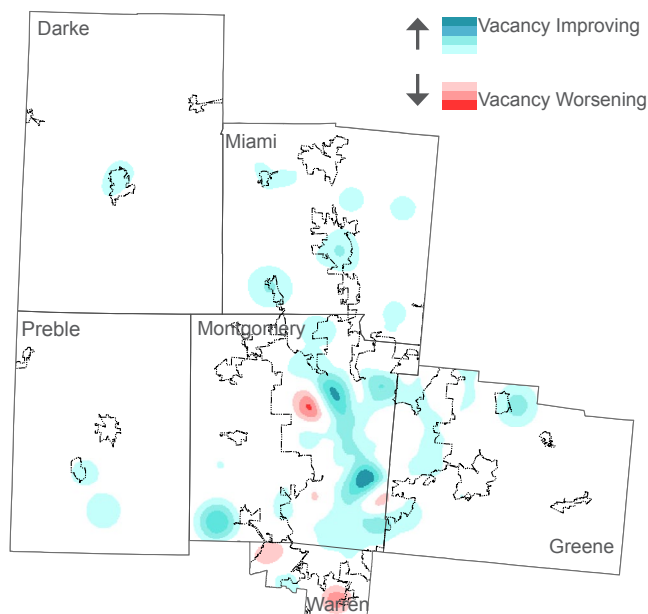
Business vacancies improved **more** than residential vacancies region-wide but at **varying degrees of improvements** at the county level.

↓ **2%** 15% in 2010 to 13% in 2015



Miami and **Montgomery** counties had the most improvements in business vacancies.

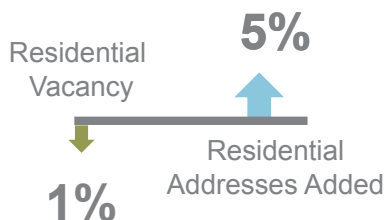
Business vacancies improved the **most in urban communities** but **not in rural areas**.



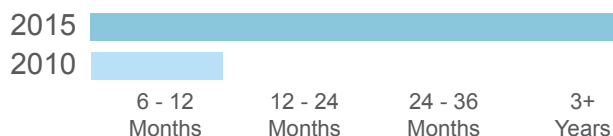
There are regional patterns with vacancies that have slowed recovery.

RESIDENTIAL VACANCIES

New residential addresses are **added 5 times faster** than existing vacancies are filled.



The recovery time for residential vacancy is now **3x longer** than 2010.



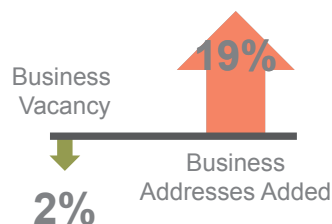
There tends to be **higher residential** vacancy rates in areas where people **spend a higher share of their income on housing costs**.



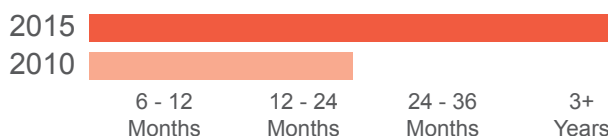
Higher Unemployment rates within the Region are found in the same areas as higher residential vacancies.

BUSINESS VACANCIES

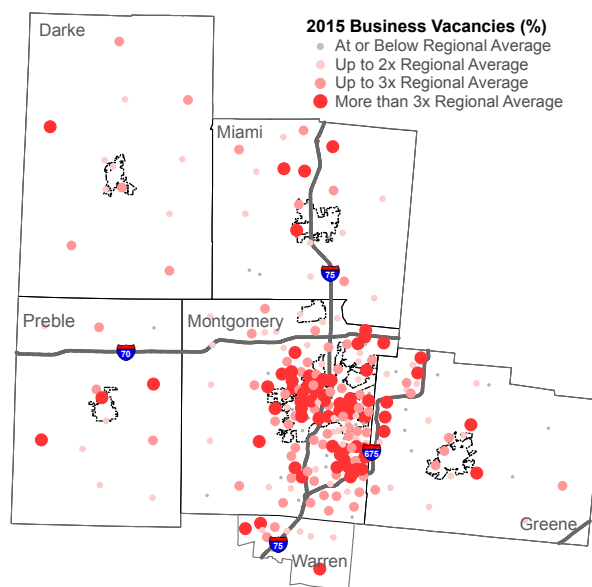
New business addresses are **added almost 10 times faster** than existing vacancies are filled.



The recovery time for business vacancy is nearly **2x longer** than 2010.



Areas with clusters of retail and manufacturing jobs along our Region's **interstates** tend to have **higher business** vacancy rates.



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

Contact: Martin Kim, AICP, GISP Director of Regional Planning
Miami Valley Regional Planning Commission
10 North Ludlow St., Suite 700 | Dayton, Ohio 45402-1855
email: mkim@mvrpc.org
t: 937.223.6323 | TTY/TDD: 800.750.0750
mvrpc.org