

Executive Summary

1340 N Fairfield Rd, Beavercreek, Ohio, 45432



Drive time: 5, 10, 15 minute radii

Population	5 minutes	10 minutes	15 minutes
2010 Population	11,564	66,037	212,841
2020 Population	11,585	68,555	217,502
2025 Population	11,388	68,769	220,752
2030 Population	11,415	68,903	222,243
2010-2020 Annual Rate	0.02%	0.37%	0.22%
2020-2025 Annual Rate	-0.33%	0.06%	0.28%
2025-2030 Annual Rate	0.05%	0.04%	0.13%

Age	5 minutes	10 minutes	15 minutes
2025 Median Age	43.1	40.9	37.6
U.S. median age is 39.1			

Race and Ethnicity	5 minutes	10 minutes	15 minutes
White Alone	87.1%	81.8%	75.4%
Black Alone	2.0%	4.1%	10.6%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.9%	4.8%	3.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	0.9%	1.6%	2.6%
Two or More Races	6.7%	7.3%	7.8%
Hispanic Origin	3.6%	4.6%	5.6%
Diversity Index	28.8	38.1	47.5

Households	5 minutes	10 minutes	15 minutes
2010 Total Households	4,496	26,879	88,969
2020 Total Households	4,566	28,016	92,629
2025 Total Households	4,588	28,351	94,718
2030 Total Households	4,640	28,572	95,957
2010-2020 Annual Rate	0.15%	0.42%	0.40%
2020-2025 Annual Rate	0.09%	0.23%	0.43%
2025-2030 Annual Rate	0.23%	0.16%	0.26%
2025 Average Household Size	2.46	2.40	2.27
Wealth Index	150	120	78

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	5 minutes	10 minutes	15 minutes
2025 Percent of Income for Mortgage	13.1%	16.5%	20.2%
Median Household Income			
2025 Median Household Income	\$119,386	\$97,946	\$67,557
2030 Median Household Income	\$136,091	\$109,280	\$75,466
2025-2030 Annual Rate	2.65%	2.21%	2.24%
Average Household Income			
2025 Average Household Income	\$141,693	\$125,156	\$94,556
2030 Average Household Income	\$158,868	\$138,377	\$105,128
Per Capita Income			
2025 Per Capita Income	\$56,642	\$51,734	\$40,447
2030 Per Capita Income	\$64,070	\$57,536	\$45,237
2025-2030 Annual Rate	2.50%	2.15%	2.26%
Income Equality			
2025 Gini Index	38.9	42.6	46.9
Socioeconomic Status			
2025 Socioeconomic Status Index	70.0	57.0	49.0
Housing Unit Summary			
Housing Affordability Index	160	125	101
2010 Total Housing Units	4,700	29,044	100,796
2010 Owner Occupied Hus (%)	87.2%	75.1%	58.5%
2010 Renter Occupied Hus (%)	12.9%	24.9%	41.5%
2010 Vacant Housing Units (%)	4.3%	7.5%	11.7%
2020 Housing Units	4,729	29,739	101,811
2020 Owner Occupied HUs (%)	85.1%	72.7%	56.1%
2020 Renter Occupied HUs (%)	14.9%	27.3%	43.9%
Vacant Housing Units	3.7%	5.6%	8.9%
2025 Housing Units	4,748	30,018	104,080
Owner Occupied Housing Units	86.1%	74.0%	57.1%
Renter Occupied Housing Units	13.9%	26.0%	42.9%
Vacant Housing Units	3.4%	5.5%	9.0%
2030 Total Housing Units	4,797	30,306	105,209
2030 Owner Occupied Housing Units	4,025	21,409	55,778
2030 Renter Occupied Housing Units	614	7,163	40,179
2030 Vacant Housing Units	157	1,734	9,252