

# Wright-Patterson AFB Housing Guide

Wright-Patterson sits in one of the most affordable Air Force housing markets in the country and your work area determines which neighborhoods actually make sense for your daily life.

Getting that pairing right before you arrive makes the whole transition considerably easier.

[Contact us today!](#)



## **What Makes Housing at Wright-Patterson Different**

Wright-Patterson is a large, mission-diverse installation with two primary work areas, Area A and Area B, connected by an internal road network but separated enough that your work location shapes which off-base neighborhoods actually make practical sense for your family.

The base sits between Fairborn and Beavercreek, two cities with meaningfully different characters and price points. Fairborn offers the shortest commutes and the lowest rents. Beavercreek consistently draws families prioritizing school quality and neighborhood stability, even with the slightly longer drive.

The Dayton metro also has a substantial defense contractor and civilian workforce, which keeps housing demand steady year-round and makes the rental market more predictable than at installations that depend entirely on military population cycles.

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## **On-Base Housing at Wright-Patterson AFB**

Family housing at Wright-Patterson is privatized through The Properties at Wright Field, which manages two distinct on-base communities: The Prairies and The Woods. Both neighborhoods feed into Beavercreek City Schools, one of the strongest public school districts in Ohio, which is a meaningful advantage for families with school-age children.

**Is it available?** Yes. On-base family housing is available and consistently in demand. Waitlists apply, particularly for larger bedroom categories.

**Who manages it?** The Properties at Wright Field manages all privatized family housing on the installation.

**What you need to apply:** PCS orders and DD Form 1746, submitted to the Wright-Patterson Housing Office as early as possible after orders arrive.

**What to ask before applying:** Ask about current waitlist times for your specific bedroom entitlement, which neighborhood you are likely to be placed in, and whether utilities are included or capped. Also confirm gate proximity to your work area since Area A and Area B access points differ.

Not sure whether on-base or off-base makes more sense for your family?

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## **Where Military Families Live Near Wright-Patterson**

The neighborhoods that come up most consistently when Wright-Patt families talk about housing fall into a few clear categories based on what matters most.

**Best for shortest commute:** Fairborn sits directly adjacent to the base and keeps most drives to the main gates under 10 minutes. Rents run lower here than in surrounding suburbs, making it the most budget-friendly off-base option with the added advantage of a genuine military community already established in the area.

**Best for families prioritizing schools:** Beavercreek is the consistent answer for families who want the strongest school district in the area off-base. Beavercreek City Schools ranks well statewide and the neighborhood itself is well-maintained with solid housing inventory across

both rentals and purchases. Commuting from Beavercreek runs 10 to 15 minutes to most work areas.

**Best for affordability combined with space:** Huber Heights offers larger homes at lower price points than Beavercreek with a reasonable commute, typically 15 to 20 minutes depending on the gate. Families who need more square footage without the Beavercreek price tag frequently land here.

**Best for buyers:** Beavercreek and Kettering both offer strong appreciation history and consistent resale demand. Families buying with a VA loan find both markets accessible given current median home prices.

**Worth considering for a quieter pace:** Xenia sits about 20 minutes from base and offers genuinely affordable housing with a small-town feel that some families actively prefer, particularly those who have come from high-cost coastal installations and want the contrast.

Where Should Your Family Live Near Wright-Patterson?							
Compare neighborhoods by what matters most to your family.							
NEIGHBORHOOD	COMMUTE	SCHOOLS	AFFORDABILITY	BUYING POTENTIAL	LONG-TERM VALUE	COMMUNITY	BEST FOR
<b>FAIRBORN</b> Closest to Base	●●●●●	●●●○○	●●●●●	●●●○○	●●●○○	●●●○○	Shortest Commute
<b>BEAVERCREEK</b> Top School District	●●●○○	●●●●●	●●●○○	●●●●●	●●●●●	●●●●●	Families With Kids
<b>HUBER HEIGHTS</b> Space and Value	●●●○○	●●●○○	●●●○○	●●●○○	●●●○○	●●●○○	More Space Less Cost
<b>KETTERING</b> Strong Resale Market	●●●○○	●●●●○	●●●○○	●●●●●	●●●○○	●●●○○	VA Loan Buyers
<b>XENIA</b> Worth Considering	●●○○○	●●●○○	●●●●●	●●○○○	●●○○○	●●●○○	Quiet Small-Town Feel
Rating Scale ● 1 Low ●● 2 ●●● 3 ●●●● 4 ●●●●● 5 Strong							

## Should You Rent or Buy Near Wright-Patterson?

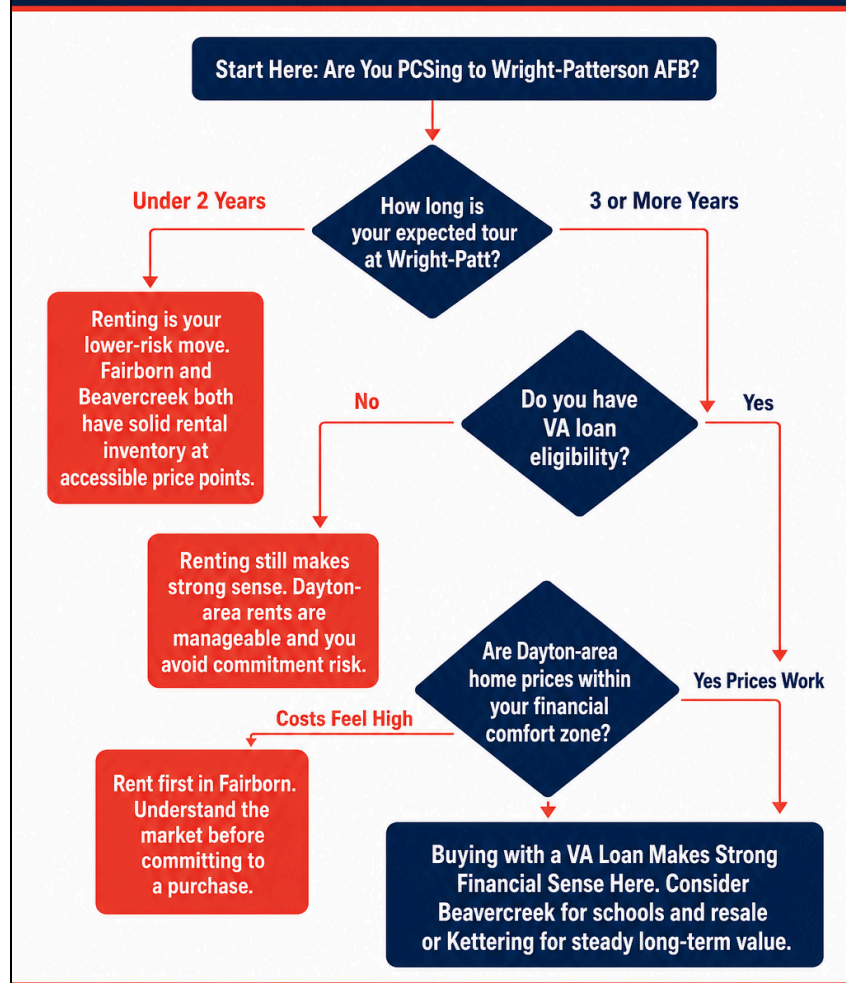
Situation	Better Option
Tour under 2 years	Rent
Uncertain follow-on orders	Rent
3 or more years expected	Consider buying
Strong local resale demand	Buying can work well
New to the Dayton area	Rent first, learn the neighborhoods
Planning to keep as rental after PCS	Buying worth evaluating

The Dayton area is one of the more financially logical places for military families to consider buying. Home prices remain accessible relative to most Air Force markets, the defense contractor population creates rental demand that outlasts military rotation cycles, and the VA loan benefit stretches further here than at high-cost installations.

Renting first in Fairborn or Beavercreek for six months before committing to a purchase is a reasonable approach for families who want to understand the area before making a long-term decision.

## Should You Rent or Buy Near Wright-Patterson?

Use this decision guide based on your specific PCS situation.



## How Far BAH Goes Near Wright-Patterson

BAH for an E-5 with dependents runs approximately \$1,500 to \$1,700 per month and covers most Fairborn and Dayton-area rentals comfortably. Median home prices sit between \$220,000 and \$300,000, making VA loan purchases genuinely accessible at most pay grades.

Dayton's cost of living runs below the national average, so your BAH stretches further here than at most Air Force installations.

Worth noting: Beavercreek rentals for larger bedrooms and newer builds can push above BAH at some pay grades. Check current rates for your specific bedroom category before committing to a neighborhood.



## Commute, Gates, and Daily Access

Wright-Patterson has multiple gate access points and the one that matters most for your daily life depends entirely on your work area.

**Area A access:** Gate 12A on Hebble Creek Road and Gate 1A on Springfield Street serve Area A personnel. Fairborn neighborhoods align well for both of these entry points.

**Area B access:** Gate 16B on Ohio Route 444 is the primary Area B entry. Beavercreek neighborhoods near Grange Hall Road offer efficient access to this gate with consistent under-15-minute drives outside peak hours.

**Peak traffic windows:** Ohio Route 444 and the Fairborn corridor see the most congestion between 0700 and 0830 and again from 1600 to 1800. Families commuting from Huber Heights via I-675 generally find the highway option keeps drive times manageable even during peak windows.

Driving your actual gate route during a Tuesday or Wednesday morning before signing a lease is genuinely worth the time investment.

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## **PCS Arrival, Temporary Lodging, and Your First 30 Days**

- Contact your unit sponsor at least two weeks before your report date
- Hand-carry PCS orders, medical records, and identification for in-processing
- Report to the 88th Air Base Wing Airman and Family Readiness Center on arrival day
- Submit your on-base housing application immediately if that is your preference
- Book the Wright-Patterson Inn early since summer availability fills fast
- Confirm school enrollment timelines with Beavercreek or Fairborn City Schools if you have kids
- Set up Ohio utilities accounts before move-in day since AES Ohio for electricity and Columbia Gas for heating require new customer setup

Ohio winters are real and arrivals between November and March should account for weather-related delays in both the housing search and the move itself.

## Your First 30 Days at Wright-Patterson

### PCS Arrival Checklist

- **1 Contact Your Unit Sponsor**  
At least two weeks before your report date.
- **2 Hand-Carry Key Documents**  
PCS orders, medical records, and identification.
- **3 Report to 88th ABW Readiness Center**  
Check in with the Airman and Family Readiness Center on arrival day.
- **4 Submit On-Base Housing Application**  
Apply to The Properties at Wright Field immediately if preferred.
- **5 Book Wright-Patterson Inn Early**  
Summer availability fills fast. Reserve before your move date.
- **6 Confirm School Enrollment**  
Contact Beavercreek or Fairborn City Schools before arrival.
- **7 Set Up Ohio Utilities Before Move-In**  
AES Ohio for electricity, Columbia Gas for heating require new setup.

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**Find the Right Fit for Your Family**

Need	Where to Start
Kids and schools	Beavercreek on or off base
Short commute	Fairborn for most work areas
Pets	Off-base inventory is pet-friendly; confirm restrictions
EFMP and special needs	Contact Wright-Patterson EFMP office before finalizing housing
Spouse employment	Dayton defense and healthcare sectors offer solid options
Buying with VA loan	Beavercreek and Kettering offer good resale fundamentals
Temporary lodging	Wright-Patterson Inn, book early for summer arrivals

**Connect with families who know the Wright-Patterson area.**

The MilHousing Network Wright-Patterson community on Facebook is where military families share real neighborhood recommendations, housing insights, PCS tips, and honest local advice from people currently living in the Dayton area.

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## Local Housing Market Near Wright-Patterson

Metric	Current Picture
Median home price	Approximately \$220,000 to \$300,000
Typical rent range	\$1,200 to \$1,800 for family units
Inventory level	Healthy, competitive in Beavercreek during peak PCS months
Market competitiveness	Moderate overall, most accessible in Fairborn and Huber Heights
BAH fit	Covers most family rentals at mid-grade pay grades

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**Get Personalized Housing Help Near  
Wright-Patterson AFB**



[We can help you more, contact us today!](#)

## **Frequently Asked Questions**

### **What is the difference between The Prairies and The Woods at Wright-Patterson?**

Both are on-base neighborhoods managed by The Properties at Wright Field and both feed into Beavercreek City Schools. The Prairies has a more open layout with newer construction. The Woods feels more established with mature landscaping. The practical differences are minor and most families choose based on personal preference once they see both.

### **Is Beavercreek worth the slightly longer commute compared to Fairborn?**

For families with school-age children, the Beavercreek City School District is consistently ranked among Ohio's strongest and many families consider the extra five to ten minutes entirely worth it. For single service members or families without school-age kids, Fairborn's shorter commute and lower rents often make more practical sense.

## **How does the Dayton housing market compare to other Air Force installations?**

Significantly more affordable than most. Home prices and rents run well below what families pay at coastal or high-growth Air Force markets, and BAH coverage here is genuinely strong relative to what the local market asks. Families arriving from bases in California, the DC area, or Hawaii consistently notice the financial difference within the first month.

## **What should I know about buying a home near Wright-Patterson if I plan to PCS in three years?**

The Dayton area has a reliable rental demand base from the defense contractor and university workforce, which means properties held after PCS tend to find tenants without the difficulty families experience in markets dependent entirely on military rotation. That said, working with a local agent who understands military timelines and the specific Wright-Patterson rental pool is worth doing before committing to a purchase.

## **Are there specific neighborhoods near Wright-Patterson that work well for dual-military households?**

Beavercreek and Kettering both offer reasonable access to multiple work areas and gate entry points, making them practical choices when both service members need commuting flexibility. Kiln Creek-equivalent mid-point neighborhoods do not exist here the same way they do at joint bases, so dual-military families benefit most from a conversation with a

local expert who knows the specific gate and work area combination they are dealing with.