

Beavercreek + Wright-Patterson AFB

A PCS Homebuyer's Guide to New Construction

WPAFB COMMUTE ~10-15 min	NEW BUILDS Low \$400s+	SCHOOLS Beavercreek	METRO MEDIAN \$268K +9%
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If your orders read Wright-Patterson Air Force Base, WPAFB, or simply “Wright-Patt,” Beavercreek is the closest Dayton suburb to the base and the most popular place military and civilian families land on a PCS. This guide covers the commute, buying on a PCS timeline, new communities arriving in 2026, and the market — so you can move with confidence, even from across the country.

Why Beavercreek for a Wright-Patt PCS

- **Closest suburb to the base** — typically a 10–15 minute drive to the WPAFB gates via I-675, gate to driveway.
- **Near the mission** — convenient to the 88th Air Base Wing, AFLCMC, the Air Force Research Laboratory (AFRL), the National Air and Space Intelligence Center (NASIC), and AFIT.
- **Strong schools** — Beavercreek City Schools is a well-regarded district, a priority for relocating families.
- **Lifestyle in place** — The Greene Town Center, parks and bike paths, and Wright State University nearby.

Buying on a PCS timeline

PRE-APPROVAL & VA LOANS

Many local builders work with VA loans. A VA-savvy lender can pre-approve you before you arrive so you're ready to write an offer.

BAH TO YOUR ADVANTAGE

The Dayton/WPAFB housing allowance can offset much of a monthly payment — a lender can model buy-vs-rent for your rank and dependents. (General info, not financial advice.)

QUICK MOVE-IN HOMES

Move-in-ready and quick-delivery inventory fits tight report-no-later-than dates far better than to-be-built.

BUY REMOTELY

Virtual tours, video walk-throughs, and e-signing let you shop — and even go under contract — before household goods arrive.

New communities arriving in 2026

COMMUNITY	BUILDER	STATUS
Wrightwood Springs 54-ac, up to 121 homes off Grange Hall Rd	Rockford Homes	Opening late 2026
Oberer 117-home community Near the planned new high school	Oberer Homes	Building in 2026
M/I Beavercreek communities Single-family near the base	M/I Homes	Selling now
Country Club of the North Luxury / custom new builds	Design Homes	Premier / custom

Market snapshot

- Dayton metro median sale price recently near **\$268,000**, up about **9%** year over year — well below national norms.
- New construction in Beavercreek generally starts in the **low \$400,000s** and rises into custom/luxury.
- Lean supply (around 3.8 months) and a steady **2–4%** appreciation forecast — stable, not speculative.

PCS buyer checklist

- 1 Connect with a VA-experienced lender and get pre-approved.
- 2 Tell your agent your report date, gate/commute priority, and school needs.
- 3 Set alerts for quick move-in homes in Beavercreek City Schools.
- 4 Line up temporary lodging to cover any gap before closing.
- 5 Ask builders about military incentives and flexible closing dates.

Market figures reflect early-2026 data (Dayton REALTORS / Miami Valley MLS and public sources) and are deemed reliable but not guaranteed. New-community plans, pricing, and timelines change; verify with the builder or a licensed agent. This guide is informational and is not financial, tax, lending, or legal advice. Equal Housing Opportunity.