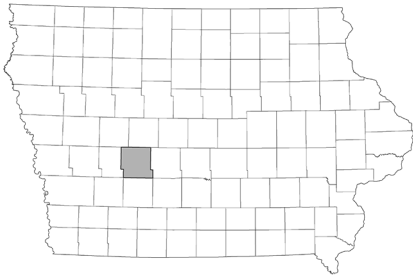


Data for Decision Makers



Guthrie County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 5,783 housing units in Guthrie County. Of this total, 3,781 were owner-occupied, 737 were renter-occupied, and 1,265 were vacant. Fewer housing units were counted in Guthrie County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Guthrie County is 1965. In Guthrie County, a majority of owner-occupied housing is of 1-unit structures. For renter-occupied housing, there is more housing of 1-unit structures than any other type. Seasonally vacant housing units were 49.6% of all vacant units.

Housing Characteristics, 2018-2022¹

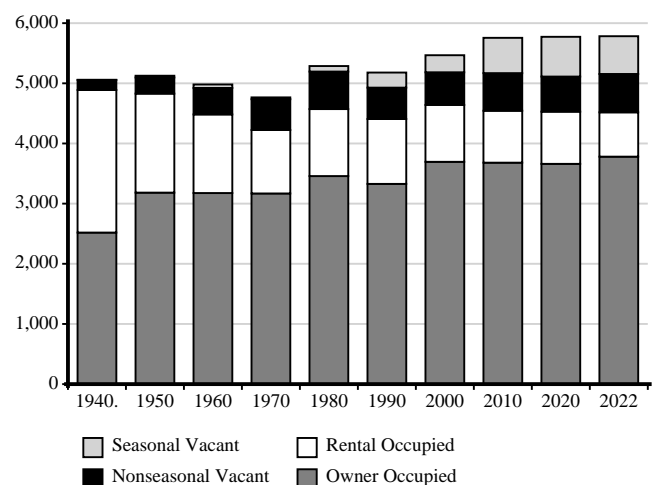
	Estimate	MOE
Total Housing Units	5,783	+/- 35
Vacant Units	1,265 (21.9%)	+/- 164 (2.8%)
Occupied Units	4,518 (78.1%)	+/- 165 (2.8%)
Owner-Occupied Units	3,781 (83.7%)	+/- 131 (2.0%)
Renter-Occupied Units	737 (16.3%)	+/- 106 (2.0%)
Median ^a Value ^b	\$153,100	+/- \$11,114
Median ^a Rent ^c	\$788	+/- \$30
Avg Household Size - Owner ^d	2.36	+/-0.09
Avg Household Size - Renter ^e	2.07	+/-0.19

^aMedian is the middle value of a distribution ^bMedian value of owner-occupied units, ^cMedian gross rent of renter-occupied units, ^dOwner-occupied units, ^eRenter-occupied units

Median^a Year Built by Tenure, 2018-2022¹

	Estimate	MOE
Median Year Built	1965	+/-5
Owner Occupied	1966	+/-5
Renter Occupied	1956	+/-8

Number of Housing Units, 1940-2022^{1,2}



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Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,518	+/-165	NA	NA
Owner Occupied	3,781	+/-131	100.0	NA
1-Unit ^a	3,694	+/-131	97.7	+/-0.8
2 to 4 Unit	12	+/-14	0.3	+/-0.4
5 or More Units	9	+/-30	0.2	+/-0.8
Mobile Home	66	+/-31	1.7	+/-0.8
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.4
Renter Occupied	737	+/-106	100.0	NA
1-Unit ^a	485	+/-86	65.8	+/-6.9
2 to 4 Unit	61	+/-28	8.3	+/-3.5
5 or More Units	166	+/-50	22.5	+/-6.0
Mobile Home	25	+/-17	3.4	+/-2.3
Boat, RV, Van etc.	0	+/-16	0.0	+/-2.2

^aIncludes Unattached and Attached Units

Housing Units by Number of Bedrooms and Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,518	+/-165	NA	NA
Owner Occupied	3,781	+/-131	100.0	NA
1 Bedroom ^a	116	+/-60	3.1	+/-1.6
2 Bedrooms	784	+/-110	20.7	+/-2.8
3 Bedrooms	1,730	+/-141	45.8	+/-3.4
4 or More	1,151	+/-133	30.4	+/-3.4
Renter Occupied	737	+/-106	100.0	NA
No Bedroom	9	+/-10	1.2	+/-1.3
1 Bedroom	143	+/-35	19.4	+/-3.8
2 Bedrooms	251	+/-55	34.1	+/-5.6
3 Bedrooms	261	+/-77	35.4	+/-9.1
4 or More	73	+/-35	9.9	+/-4.5

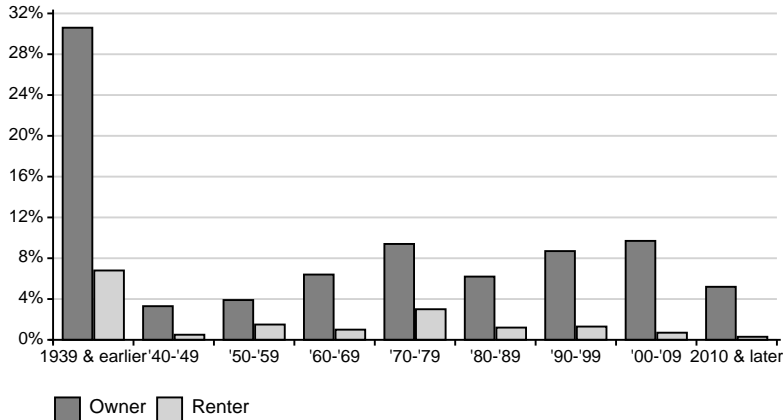
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	1,265	+/-164	NA	NA
For Rent	85	+/-46	6.7	+/-3.5
Rented, Not Occupied	0	+/-16	0.0	+/-1.3
For Sale	24	+/-18	1.9	+/-1.4
Sold, Not Occupied	11	+/-13	0.9	+/-1.0
Seasonal ^a	628	+/-133	49.6	+/-8.3
For Migrant Workers	0	+/-16	0.0	+/-1.3
Other	517	+/-131	40.9	+/-8.9

^aFor Seasonal, Recreational, or Occasional Use

Percent of Housing Units by Year Built and by Tenure, 2018-2022¹



Authorized Housing Construction Permits in Guthrie County, 1995-2021³

Permit Year	Single Family Units	Duplex Units	Tri/Four-plex Units	Multi-Family Units	Total Units	Per Unit Valuation ⁺	
						Single Family	Multi-Family
1995-1999	183	2	0	2	187	\$107,860	\$625,000
2000-2004	188	1	0	0	189	\$159,490	\$0
2005-2009	77	1	0	1	79	\$160,537	\$8,600,000
2010-2014	51	0	0	0	51	\$227,665	\$0
2015-2019	67	0	0	0	67	\$274,607	\$0
2020	32	0	0	0	32	\$368,014	\$0
2021	15	0	0	0	15	\$351,890	\$0

The median value of owner-occupied housing in Guthrie County was \$153,100 in 2018-2022. Median rent was \$788. In 2022, 15 permits for housing construction were authorized in Guthrie County. In 2018-2022, the median household income for owner-occupied housing was higher than the median household income for renter-occupied units. It was estimated that 18.5% of owners and 33.2% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders were age 45 to 64 than any other age group. For renter-occupied units, the most common age was under 35.

HUD Income Limits, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$23,650	\$29,550
Very Low Income	\$39,400	\$49,250
Low Income	\$63,050	\$78,800

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$75,795	+/- \$5,275
Owner Occupied	\$85,774	+/- \$6,706
Renter Occupied	\$36,250	+/- \$4,617
Median Family Income	\$91,302	+/- \$4,089

^aMedian is the middle value of a distribution

Housing Values for Owner Occupied Housing Units with Mortgage and without Mortgage, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner Occupied Units	2,113	+/-143	100.0	NA
With Mortgage	2,113	+/-143	100.0	NA
Less than \$50,000	111	+/-32	5.3	+/-1.5
\$50,000 to \$99,999	391	+/-74	18.5	+/-3.3
\$100,000 to \$299,999	1,176	+/-112	55.7	+/-4.3
\$300,000 to \$499,999	273	+/-86	12.9	+/-3.9
\$500,000 and above	162	+/-76	7.7	+/-3.6
Without Mortgage	1,668	+/-120	100.0	NA
Less than \$50,000	273	+/-63	16.4	+/-3.6
\$50,000 to \$99,999	403	+/-69	24.2	+/-4.2
\$100,000 to \$299,999	759	+/-199	45.5	+/-11.1
\$300,000 to \$499,999	136	+/-44	8.2	+/-2.5
\$500,000 and above	97	+/-41	5.8	+/-2.4

Percent of Households Spending 30% or More of Household Income on Monthly Owner or Renter Costs, 2018-2022¹

	Estimate	MOE
Owner Occupied Units	18.5%	NA
Renter Occupied Units	33.2%	NA

Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	2,113	+/-143	100.0	NA
Owner with Mortgage	2,113	+/-143	100.0	NA
Less than \$399	0	+/-23	0	+/-1.1
Between \$400 to \$599	8	+/-11	0.4	+/-0.5
Between \$600 to \$799	50	+/-26	2.4	+/-1.2
Between \$800 to \$999	176	+/-52	8.3	+/-2.3
Between \$1,000 to \$1,499	300	+/-71	14.2	+/-3.1
Between \$1,500 to \$1,999	716	+/-95	33.9	+/-4.6
Between \$2,000 to \$2,499	354	+/-80	16.8	+/-3.6
\$2,500 and above	349	+/-80	16.5	+/-3.6
Owner without Mortgage	1,668	+/-120	100.0	NA
Less than \$200	45	+/-23	2.7	+/-1.3
Between \$200 and \$399	406	+/-74	24.3	+/-4.4
Between \$400 and \$599	520	+/-81	31.2	+/-4.6
Between \$600 and \$999	519	+/-114	31.1	+/-5.8
\$1,000 and above	178	+/-64	10.7	+/-3.8
Renter	737	+/-106	100.0	NA
Less than \$300	11	+/-8	1.5	+/-1.1
Between \$300 and \$499	83	+/-48	11.3	+/-6.1
Between \$500 and \$799	248	+/-52	33.6	+/-6.4
Between \$800 and \$999	123	+/-42	16.7	+/-5.2
Between \$1,000 and \$1,499	130	+/-51	17.6	+/-6
\$1,500 and above	45	+/-30	6.1	+/-4.0

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	4,518	+/-165	100.0	NA
Living Alone	1,097	+/-140	24.3	+/-3.0
Owner Occupied	3,781	+/-131	100.0	NA
Family Households	2,864	+/-147	75.7	+/-2.9
Married-couple	2,559	+/-146	67.7	+/-3.1
Married-couple w/ Children ^a	822	+/-91	21.7	+/-2.3
Female Householder ^b	169	+/-55	4.5	+/-1.4
Female HH w/ Children ^{a,b}	103	+/-43	2.7	+/-1.1
Male Householder ^b	136	+/-60	3.6	+/-1.6
Male HH w/ Children ^{a,b}	67	+/-39	1.8	+/-1.0
Nonfamily Households ^c	917	+/-118	24.3	+/- 3.0
Renter Occupied	737	+/-106	100.0	NA
Family Households	361	+/-79	49.0	+/-8.1
Married-couple	193	+/-54	26.2	+/-6.3
Married-couple w/ Children ^a	80	+/-33	10.9	+/-4.2
Female Householder ^b	114	+/-57	15.5	+/-7.4
Female HH w/ Children ^{a,b}	108	+/-57	14.7	+/-7.4
Male Householder ^b	54	+/-30	7.3	+/-3.9
Male HH w/ Children ^{a,b}	46	+/-31	6.2	+/-4.1
Nonfamily Households ^c	376	+/-75	51.0	+/- 7.1

^a with Own Children, ^b No Spouse Present,

^c Includes Householders Living Alone

Opportunity Zones & New Market Tax Credit Eligible Areas in Guthrie County^{5,6}

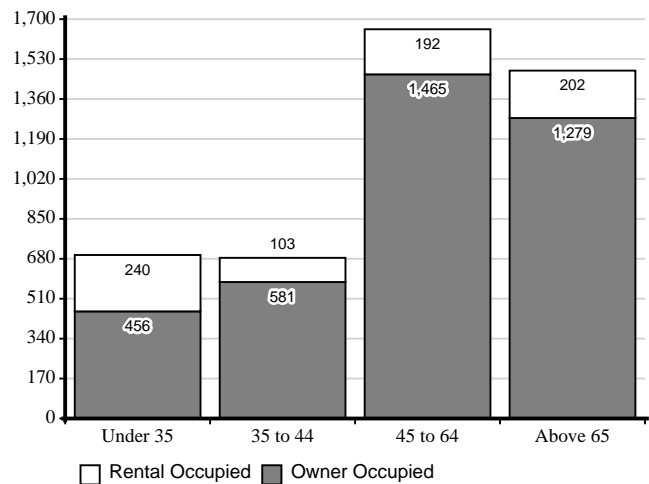
Opportunity Zones	0
New Market Tax Credit Areas	0

Place of Work and Travel Time to Work, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	5,221	+/-183	NA	NA
Worked in state ^a	5,126	+/-197	98.2	+/-0.8
Worked in county ^a	2,730	+/-226	52.3	+/-3.7
Worked outside county ^a	2,396	+/-202	45.9	+/-3.6
Worked outside state ^a	95	+/-42	1.8	+/-0.8
Travel Time to Work				
Less than 14 minutes	1,968	+/-215	37.7	+/-3.9
15 to 29 minutes	982	+/-197	18.8	+/-3.7
30 to 44 minutes	987	+/-171	18.9	+/-3.2
More than 45 minutes	1,284	+/-155	24.6	+/-2.8

^a of residence

Householder Age by Tenure, 2018-2022¹



Information in this document was derived from:

¹ U.S. Census Bureau; American Community Survey, 5-year Estimates (2018-2022)

² U.S. Census Bureau; Decennial Census (1940-2020)

³ U.S. Census Bureau; Building Permits Survey

⁴ Department of Housing and Urban Development (HUD); Income Limits

⁵ Internal Revenue Service (IRS) & U.S. Department of the Treasury, CDFI Fund; Qualified Opportunity Zones (QOZs)

⁶ U.S. Department of the Treasury, CDFI Fund; New Market Tax Credit (NMTC) Program

⁺ Values not adjusted for inflation

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