Data for Decision Makers



Muscatine County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 18,386 housing units in Muscatine County. Of this total, 12,872 were owner-occupied, 4,203 were renter-occupied, and 1,311 were vacant. Fewer housing units were counted in Muscatine County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Muscatine County is 1968. In Muscatine 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 17.1% of all vacant units.

Housing Characteristics, 2018-2022¹

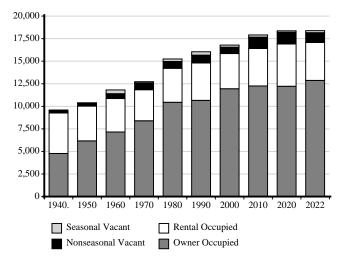
	Estimate	MOE
Total Housing Units	18,386	+/- 41
Vacant Units	1,311 (7.1%)	+/- 232 (1.3%)
Occupied Units	17,075 (92.9%)	+/- 228 (1.3%)
Owner-Occupied Units	12,872 (75.4%)	+/- 397 (2.1%)
Renter-Occupied Units	4,203 (24.6%)	+/- 355 (2.1%)
Median ^a Value ^b	\$159,000	+/- \$5,347
Median ^a Rent ^c	\$936	+/- \$41
Avg Household Size - Owner ^d	2.59	+/-0.06
Avg Household Size - Renter ^e	2.13	+/-0.14

^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	1968	+/-3
Owner Occupied	1967	+/-2
Renter Occupied	1969	+/-5

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



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http://indicators.extension.iastate.edu

Housing Characteristics

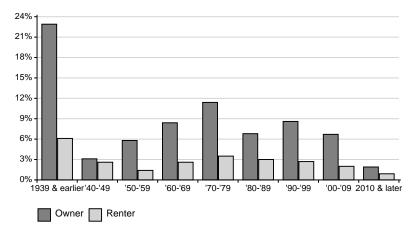
Muscatine County

Occupied Housing Units By Structure Type, 2018-2022¹

	Numb	er	Percent	(%)
	Estimate	MOE	Estimate	MOE
Occupied Units	17,075	+/-228	NA	NA
Owner Occupied	12,872	+/-397	100.0	NA
1-Unit ^a	11,506	+/-456	89.4	+/-2.2
2 to 4 Unit	53	+/-33	0.4	+/-0.3
5 or More Units	149	+/-77	1.2	+/-0.6
Mobile Home	1,154	+/-238	9.0	+/-1.8
Boat, RV, Van etc.	10	+/-16	0.1	+/-0.1
Renter Occupied	4,203	+/-355	100.0	NA
1-Unit ^a	2,056	+/-295	48.9	+/-5.7
2 to 4 Unit	879	+/-201	20.9	+/-4.5
5 or More Units	1,183	+/-215	28.1	+/-4.5
Mobile Home	85	+/-57	2.0	+/-1.3
Boat, RV, Van etc.	0	+/-22	0.0	+/-0.5

^aIncludes Unattached and Attached Units

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



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

	Numl	Number		(%)
	Estimate	MOE	Estimate	MOE
Occupied Units	17,075	+/-228	NA	NA
Owner Occupied	12,872	+/-397	100.0	NA
1 Bedroom ^a	427	+/-139	3.3	+/-1.1
2 Bedrooms	2,845	+/-299	22.1	+/-2.2
3 Bedrooms	6,224	+/-398	48.4	+/-2.7
4 or More	3,376	+/-378	26.2	+/-2.8
Renter Occupied	4,203	+/-355	100.0	NA
No Bedroom	85	+/-58	2.0	+/-1.4
1 Bedroom	962	+/-203	22.9	+/-4.4
2 Bedrooms	1,703	+/-253	40.5	+/-5.0
3 Bedrooms	1,215	+/-264	28.9	+/-5.8
4 or More	238	+/-112	5.7	+/-2.6

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

Status of Vacant Housing Units, 2018-2022¹

	Num	ber	Percent ((%)
	Est	MOE	Est	MOE
Total Vacant Units	1,311	+/-232	NA	NA
For Rent	335	+/-178	25.6 +/	-12.8
Rented, Not Occupied	27	+/-42	2.1 +	-/-3.2
For Sale	16	+/-19	1.2 +	-/-1.4
Sold, Not Occupied	0	+/-22	0.0	-/-1.7
Seasonal ^a	224	+/-113	17.1 ⊣	-/-8.1
For Migrant Workers	33	+/-42	2.5	-/-3.2
Other	676	+/-205	51.6 +/	-12.7

^aFor Seasonal, Recreational, or Occasional Use

Authorized Housing Construction Permits in Muscatine County, 1995-2021³

	Single Family	Duplex	Tri/Four-plex	Multi-Family		Per Unit V	aluation ⁺
Permit Year	Units	Units	Units	Units	Total Units	Single Family	Multi-Family
1995-1999	412	0	18	9	439	\$96,039	\$597,508
2000-2004	498	18	7	15	538	\$119,963	\$664,485
2005-2009	260	21	2	6	289	\$133,283	\$1,293,253
2010-2014	151	16	0	6	173	\$170,305	\$450,757
2015-2019	165	6	16	1	188	\$191,025	\$0
2020	11	3	0	0	14	\$203,891	\$0
2021	16	3	0	8	27	\$237,302	\$2,684,225

Housing Affordability

Muscatine County

The median value of owner-occupied housing in Muscatine County was \$159,000 in 2018-2022. Median rent was \$936. In 2022, 27 permits for housing construction were authorized in Muscatine 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 17.4% of owners and 37.8% 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
Extemely Low Income	\$19,100	\$27,750
Very Low Income	\$31,800	\$39,750
Low Income	\$50,900	\$63,600

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

	Estimate	MOE
Owner Occupied Units	17.4%	NA
Renter Occupied Units	37.8%	NA

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$67,427	+/-\$3,296
Owner Occupied	\$83,143	+/-\$5,595
Renter Occupied	\$39,697	+/-\$8,701
Median Family Income	\$82,076	+/-\$5,155

^aMedian is the middle value of a distribution

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

	Num	Number		t (%)
Owner Occupied Units	Estimate	MOE	Estimate	MOE
With Mortgage	7,326	+/-436	100.0	NA
Less than \$50,000	312	+/-105	4.3	+/-1.4
\$50,000 to \$99,999	985	+/-231	13.4	+/-2.9
\$100,000 to \$299,999	4,816	+/-340	65.7	+/-3.6
\$300,000 to \$499,999	1,078	+/-230	14.7	+/-2.8
\$500,000 and above	135	+/-88	1.9	+/-1.2
Without Mortgage	5,546	+/-385	100.0	NA
Less than \$50,000	907	+/-198	16.4	+/-3.3
\$50,000 to \$99,999	1,007	+/-209	18.2	+/-3.6
\$100,000 to \$299,999	2,758	+/-425	49.7	+/-7.3
\$300,000 to \$499,999	561	+/-138	10.1	+/-2.3
\$500,000 and above	313	+/-171	5.7	+/-3.1

Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022

	Num	ber	Percen	t (%)
Occupied Units	Estimate	MOE	Estimate	MOE
Owner with Mortgage	7,326	+/-436	100.0	NA
Less than \$399	9	+/-26	0.1	+/-0.4
Between \$400 to \$599	2	+/-3	0	+/-0.1
Between \$600 to \$799	179	+/-101	2.4	+/-1.4
Between \$800 to \$999	459	+/-106	6.3	+/-1.4
Between \$1,000 to \$1,499	793	+/-204	10.8	+/-2.7
Between \$1,500 to \$1,999	2,945	+/-346	40.2	+/-4.2
Between \$2,000 to \$2,499	1,781	+/-260	24.3	+/-3.4
\$2,500 and above	1,002	+/-229	13.7	+/-3.0
Owner without Mortgage	5,546	+/-385	100.0	NA
Less than \$200	130	+/-77	2.3	+/-1.4
Between \$200 and \$399	706	+/-173	12.7	+/-2.9
Between \$400 and \$599	2,040	+/-289	36.8	+/-4.9
Between \$600 and \$999	2,276	+/-309	41	+/-4.8
\$1,000 and above	394	+/-180	7.1	+/-3.2
Renter	4,203	+/-355	100.0	NA
Less than \$300	84	+/-56	2	+/-1.3
Between \$300 and \$499	263	+/-85	6.3	+/-1.9
Between \$500 and \$799	1,013	+/-240	24.1	+/-5.1
Between \$800 and \$999	979	+/-213	23.3	+/-5.2
Between \$1,000 and \$1,499	1,314	+/-273	31.3	+/-5.6
\$1,500 and above	310	+/-121	7.4	+/-2.8

Households and Families by Type by Tenure, 2018-2022¹

	Numb	Number Perc		t (%)
	Estimate	MOE I	Estimate	MOE
Total Households	17,075	+/-228	100.0	NA
Living Alone	4,618	+/-412	27.0	+/-2.4
Owner Occuppied	12,872	+/-397	100.0	NA
Family Households	9,496	+/-457	73.8	+/-2.7
Married-couple	7,486	+/-416	58.2	+/-2.7
Married-couple w/ Children ^a	2,742	+/-318	21.3	+/-2.4
Female Householder ^b	1,138	+/-259	8.8	+/-2.0
Female HH w/ Children a,b	509	+/-184	4.0	+/-1.4
Male Householder ^b	872	+/-186	6.8	+/-1.4
Male HH w/ Children a,b	524	+/-164	4.1	+/-1.3
Nonfamily Households ^c	3,376	+/-417	26.2	+/- 3.1
Renter Occuppied	4,203	+/-355	100.0	NA
Family Households	1,964	+/-266	46.7	+/-4.9
Married-couple	800	+/-158	19.0	+/-3.4
Married-couple w/ Children ^a	460	+/-143	10.9	+/-3.3
Female Householder ^b	879	+/-213	20.9	+/-4.7
Female HH w/ Children ^{a,b}	627	+/-181	14.9	+/-4.1
Male Householder ^b	285	+/-109	6.8	+/-2.5
Male HH w/ Children ^{a,b}	244	+/-106	5.8	+/-2.5
Nonfamily Households ^c	2,239	+/-315	53.3	+/- 6.0

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

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

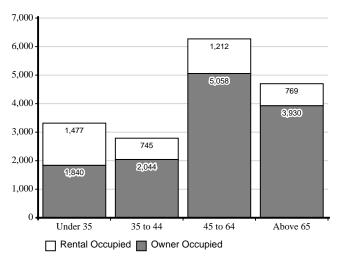
Opportunity Zones	2
New Market Tax Credit Areas	4

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	20,877	+/-548	NA	NA
Worked in state ^a	20,258	+/-542	97	+/-0.7
Worked in county ^a	16,149	+/-534	77.4	+/-1.9
Worked outside county ^a	4,109	+/-433	19.7	+/-1.9
Worked outside state ^a	619	+/-153	3	+/-0.7
Travel Time to Work				
Less than 14 minutes	9,854	+/-726	47.2	+/-3.2
15 to 29 minutes	6,347	+/-595	30.4	+/-2.7
30 to 44 minutes	3,048	+/-423	14.6	+/-2.0
More than 45 minutes	1,608	+/-267	7.7	+/-1.3

^aof 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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^c Includes Householders Living Alone