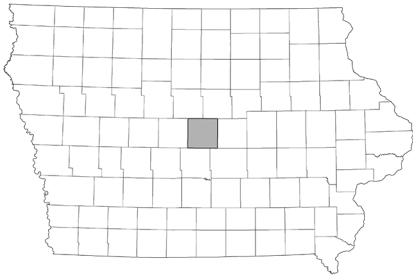


Data for Decision Makers



Story County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 41,347 housing units in Story County. Of this total, 21,395 were owner-occupied, 17,017 were renter-occupied, and 2,935 were vacant. Fewer housing units were counted in Story County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Story County is 1983. In Story 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 7.4% of all vacant units.

Housing Characteristics, 2018-2022¹

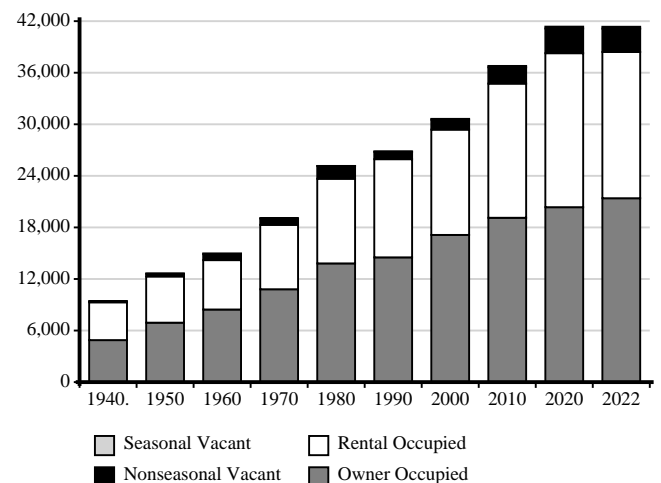
	Estimate	MOE
Total Housing Units	41,347	+/- 104
Vacant Units	2,935 (7.1%)	+/- 510 (1.2%)
Occupied Units	38,412 (92.9%)	+/- 519 (1.2%)
Owner-Occupied Units	21,395 (55.7%)	+/- 517 (1.5%)
Renter-Occupied Units	17,017 (44.3%)	+/- 703 (1.5%)
Median ^a Value ^b	\$229,100	+/- \$4,981
Median ^a Rent ^c	\$991	+/- \$31
Avg Household Size - Owner ^d	2.41	+/-0.05
Avg Household Size - Renter ^e	2.05	+/-0.07

^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	1983	+/-3
Owner Occupied	1976	+/-2
Renter Occupied	1992	+/-2

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



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<http://indicators.extension.iastate.edu>

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	38,412	+/-519	NA	NA
Owner Occupied	21,395	+/-517	100.0	NA
1-Unit ^a	19,335	+/-588	90.4	+/-1.7
2 to 4 Unit	208	+/-97	1.0	+/-0.5
5 or More Units	511	+/-225	2.4	+/-1.1
Mobile Home	1,330	+/-262	6.2	+/-1.2
Boat, RV, Van etc.	11	+/-14	0.1	+/-0.1
Renter Occupied	17,017	+/-703	100.0	NA
1-Unit ^a	3,444	+/-420	20.2	+/-2.3
2 to 4 Unit	2,606	+/-362	15.3	+/-2.0
5 or More Units	10,802	+/-856	63.5	+/-4.3
Mobile Home	154	+/-82	0.9	+/-0.5
Boat, RV, Van etc.	11	+/-16	0.1	+/-0.1

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	38,412	+/-519	NA	NA
Owner Occupied	21,395	+/-517	100.0	NA
1 Bedroom ^a	494	+/-164	2.3	+/-0.8
2 Bedrooms	4,317	+/-489	20.2	+/-2.2
3 Bedrooms	9,245	+/-496	43.2	+/-2.1
4 or More	7,339	+/-491	34.3	+/-2.1
Renter Occupied	17,017	+/-703	100.0	NA
No Bedroom	830	+/-265	4.9	+/-1.5
1 Bedroom	4,397	+/-491	25.8	+/-2.7
2 Bedrooms	6,883	+/-608	40.4	+/-3.2
3 Bedrooms	3,048	+/-422	17.9	+/-2.4
4 or More	1,859	+/-426	10.9	+/-2.5

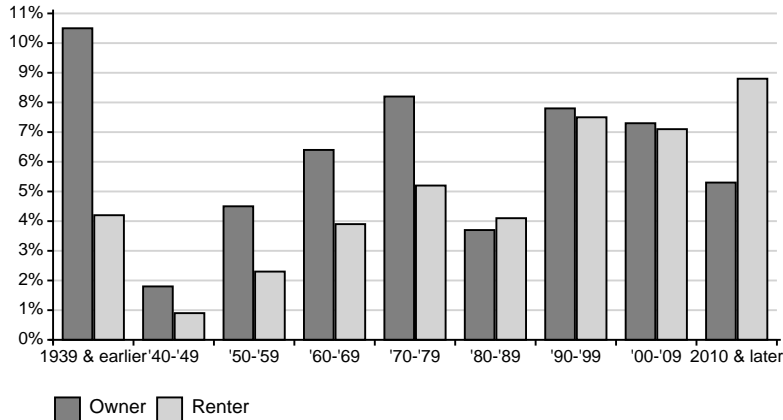
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	2,935	+/-510	NA	NA
For Rent	1,385	+/-441	47.2	+/-12.6
Rented, Not Occupied	304	+/-175	10.4	+/-5.7
For Sale	40	+/-36	1.4	+/-1.2
Sold, Not Occupied	186	+/-191	6.3	+/-6.4
Seasonal ^a	216	+/-129	7.4	+/-4.2
For Migrant Workers	0	+/-24	0.0	+/-0.8
Other	804	+/-227	27.4	+/-6.1

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Story 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	1,146	24	32	96	1,298	\$101,762	\$480,282
2000-2004	1,270	14	2	74	1,360	\$169,263	\$1,190,126
2005-2009	770	2	0	30	802	\$222,363	\$1,164,641
2010-2014	769	8	1	83	861	\$246,641	\$1,340,557
2015-2019	1,168	25	3	87	1,283	\$263,271	\$0
2020	201	4	1	1	207	\$296,273	\$875,000
2021	216	1	1	4	222	\$312,598	\$2,750,272

The median value of owner-occupied housing in Story County was \$229,100 in 2018-2022. Median rent was \$991. In 2022, 222 permits for housing construction were authorized in Story 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 16.7% of owners and 48.1% 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	\$24,150	\$30,150
Very Low Income	\$40,200	\$50,250
Low Income	\$64,350	\$80,400

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$66,197	+/- \$2,497
Owner Occupied	\$96,625	+/- \$4,345
Renter Occupied	\$36,601	+/- \$2,942
Median Family Income	\$109,432	+/- \$5,237

^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				
With Mortgage	12,576	+/-657	100.0	NA
Less than \$50,000	203	+/-87	1.6	+/-0.7
\$50,000 to \$99,999	512	+/-140	4.1	+/-1.1
\$100,000 to \$299,999	7,632	+/-517	60.7	+/-2.6
\$300,000 to \$499,999	3,412	+/-339	27.1	+/-2.4
\$500,000 and above	817	+/-189	6.6	+/-1.5
Without Mortgage	8,819	+/-619	100.0	NA
Less than \$50,000	1,094	+/-241	12.4	+/-2.4
\$50,000 to \$99,999	434	+/-116	4.9	+/-1.3
\$100,000 to \$299,999	5,244	+/-667	59.4	+/-6.9
\$300,000 to \$499,999	1,670	+/-290	18.9	+/-2.8
\$500,000 and above	377	+/-129	4.3	+/-1.4

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

	Estimate	MOE
Owner Occupied Units	16.7%	NA
Renter Occupied Units	48.1%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units				
Owner with Mortgage	12,576	+/-657	100.0	NA
Less than \$399	29	+/-26	0.2	+/-0.2
Between \$400 to \$599	0	+/-24	0	+/-0.2
Between \$600 to \$799	118	+/-64	0.9	+/-0.5
Between \$800 to \$999	347	+/-139	2.8	+/-1.1
Between \$1,000 to \$1,499	766	+/-174	6.1	+/-1.4
Between \$1,500 to \$1,999	3,972	+/-375	31.6	+/-2.6
Between \$2,000 to \$2,499	3,156	+/-313	25.1	+/-2.2
\$2,500 and above	3,182	+/-458	25.3	+/-3.4
Owner without Mortgage	8,819	+/-619	100.0	NA
Less than \$200	236	+/-116	2.7	+/-1.3
Between \$200 and \$399	647	+/-160	7.3	+/-1.8
Between \$400 and \$599	2,875	+/-413	32.6	+/-4.1
Between \$600 and \$999	3,861	+/-441	43.8	+/-3.7
\$1,000 and above	1,200	+/-248	13.6	+/-2.6
Renter	17,017	+/-703	100.0	NA
Less than \$300	152	+/-54	0.9	+/-0.3
Between \$300 and \$499	765	+/-222	4.5	+/-1.3
Between \$500 and \$799	3,483	+/-409	20.5	+/-2.3
Between \$800 and \$999	4,075	+/-464	23.9	+/-2.7
Between \$1,000 and \$1,499	5,763	+/-734	33.9	+/-4
\$1,500 and above	2,355	+/-421	13.8	+/-2.4

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	38,412	+/-519	100.0	NA
Living Alone	12,572	+/-788	32.7	+/-2.0
Owner Occupied	21,395	+/-517	100.0	NA
Family Households	14,929	+/-467	69.8	+/-1.4
Married-couple	13,511	+/-477	63.2	+/-1.6
Married-couple w/ Children ^a	5,540	+/-313	25.9	+/-1.3
Female Householder ^b	872	+/-192	4.1	+/-0.9
Female HH w/ Children ^{a,b}	404	+/-124	1.9	+/-0.6
Male Householder ^b	546	+/-151	2.6	+/-0.7
Male HH w/ Children ^{a,b}	247	+/-105	1.2	+/-0.5
Nonfamily Households ^c	6,466	+/-581	30.2	+/- 2.6
Renter Occupied	17,017	+/-703	100.0	NA
Family Households	3,854	+/-479	22.6	+/-2.7
Married-couple	2,037	+/-277	12.0	+/-1.6
Married-couple w/ Children ^a	756	+/-160	4.4	+/-0.9
Female Householder ^b	1,304	+/-322	7.7	+/-1.9
Female HH w/ Children ^{a,b}	848	+/-293	5.0	+/-1.7
Male Householder ^b	513	+/-216	3.0	+/-1.3
Male HH w/ Children ^{a,b}	118	+/-63	0.7	+/-0.4
Nonfamily Households ^c	13,163	+/-668	77.4	+/- 2.3

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	10

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

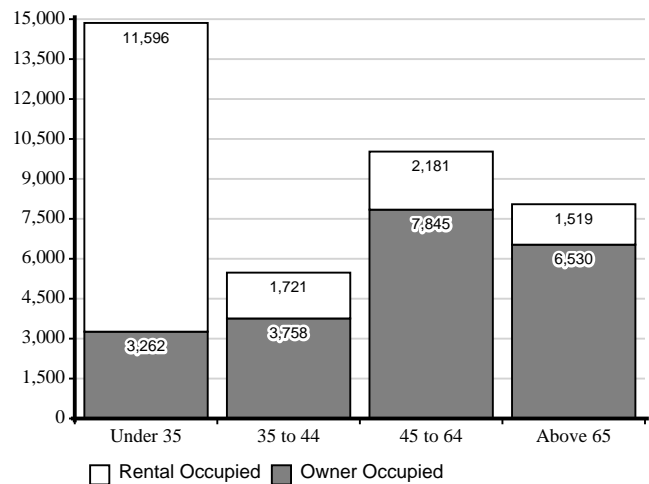
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	51,376	+/-1,144	NA	NA
Worked in state ^a	50,981	+/-1136	99.2	+/-0.3
Worked in county ^a	42,767	+/-1084	83.2	+/-1.3
Worked outside county ^a	8,214	+/-724	16	+/-1.3
Worked outside state ^a	395	+/-149	0.8	+/-0.3

Travel Time to Work

Less than 14 minutes	24,712	+/-817	48.1	+/-1.2
15 to 29 minutes	17,673	+/-1,032	34.4	+/-0.8
30 to 44 minutes	5,651	+/-626	11	+/-1.2
More than 45 minutes	3,288	+/-440	6.4	+/-0.8

^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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