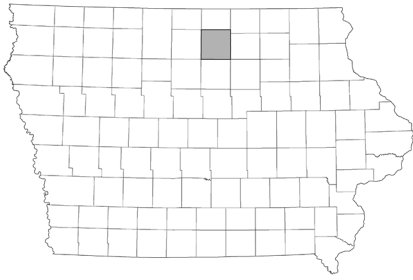


Data for Decision Makers



Cerro Gordo County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 22,651 housing units in Cerro Gordo County. Of this total, 13,931 were owner-occupied, 5,519 were renter-occupied, and 3,201 were vacant. Fewer housing units were counted in Cerro Gordo County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Cerro Gordo County is 1959. In Cerro Gordo 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 46.8% of all vacant units.

Housing Characteristics, 2018-2022¹

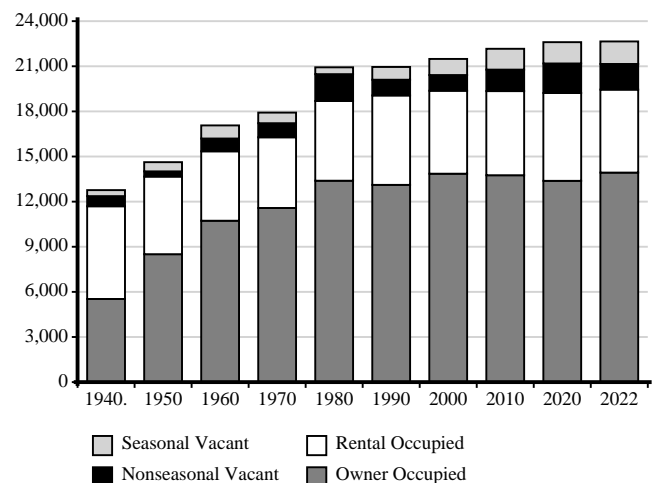
	Estimate	MOE
Total Housing Units	22,651	+/- 60
Vacant Units	3,201 (14.1%)	+/- 326 (1.4%)
Occupied Units	19,450 (85.9%)	+/- 330 (1.4%)
Owner-Occupied Units	13,931 (71.6%)	+/- 434 (1.9%)
Renter-Occupied Units	5,519 (28.4%)	+/- 389 (1.9%)
Median ^a Value ^b	\$145,200	+/- \$5,938
Median ^a Rent ^c	\$812	+/- \$29
Avg Household Size - Owner ^d	2.27	+/-0.05
Avg Household Size - Renter ^e	1.85	+/-0.09

^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	1959	+/-2
Owner Occupied	1959	+/-2
Renter Occupied	1957	+/-3

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



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Housing Characteristics

Cerro Gordo County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	19,450	+/-330	NA	NA
Owner Occupied	13,931	+/-434	100.0	NA
1-Unit ^a	12,797	+/-496	91.9	+/-2.1
2 to 4 Unit	135	+/-79	1.0	+/-0.6
5 or More Units	367	+/-134	2.6	+/-1.0
Mobile Home	632	+/-214	4.5	+/-1.5
Boat, RV, Van etc.	0	+/-22	0.0	+/-0.2
Renter Occupied	5,519	+/-389	100.0	NA
1-Unit ^a	2,707	+/-336	49.0	+/-5.0
2 to 4 Unit	918	+/-243	16.6	+/-4.3
5 or More Units	1,823	+/-293	33.0	+/-4.8
Mobile Home	71	+/-56	1.3	+/-1.0
Boat, RV, Van etc.	0	+/-22	0.0	+/-0.4

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	19,450	+/-330	NA	NA
Owner Occupied	13,931	+/-434	100.0	NA
1 Bedroom ^a	366	+/-106	2.6	+/-0.8
2 Bedrooms	3,630	+/-416	26.1	+/-2.9
3 Bedrooms	6,171	+/-400	44.3	+/-2.5
4 or More	3,764	+/-339	27.0	+/-2.3
Renter Occupied	5,519	+/-389	100.0	NA
No Bedroom	169	+/-115	3.1	+/-2.1
1 Bedroom	1,586	+/-251	28.7	+/-4.1
2 Bedrooms	2,038	+/-315	36.9	+/-5.1
3 Bedrooms	1,107	+/-275	20.1	+/-4.8
4 or More	619	+/-223	11.2	+/-4.0

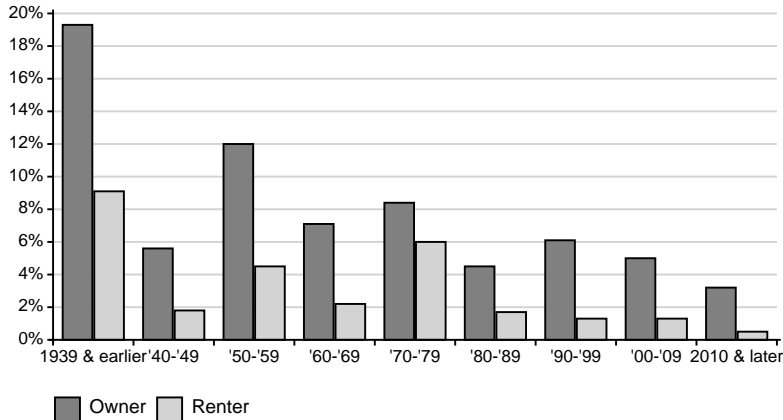
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	3,201	+/-326	NA	NA
For Rent	142	+/-85	4.4	+/-2.6
Rented, Not Occupied	38	+/-44	1.2	+/-1.4
For Sale	108	+/-67	3.4	+/-2.1
Sold, Not Occupied	172	+/-150	5.4	+/-4.7
Seasonal ^a	1,498	+/-226	46.8	+/-5.2
For Migrant Workers	0	+/-22	0.0	+/-0.7
Other	1,243	+/-307	38.8	+/-8.7

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Cerro Gordo 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	338	6	4	12	360	\$116,141	\$692,419
2000-2004	353	27	8	2	390	\$157,242	\$1,009,327
2005-2009	251	21	2	1	275	\$191,504	\$7,178,353
2010-2014	208	6	0	4	218	\$240,667	\$3,335,581
2015-2019	208	1	0	1	210	\$321,336	\$0
2020	43	0	2	3	48	\$331,976	\$3,655,570
2021	40	0	0	0	40	\$345,052	\$0

The median value of owner-occupied housing in Cerro Gordo County was \$145,200 in 2018-2022. Median rent was \$812. In 2022, 40 permits for housing construction were authorized in Cerro Gordo 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 15.6% of owners and 30.4% 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	\$19,300	\$27,750
Very Low Income	\$32,150	\$40,150
Low Income	\$51,400	\$64,250

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$63,149	+/- \$2,092
Owner Occupied	\$76,133	+/- \$3,409
Renter Occupied	\$39,654	+/- \$4,814
Median Family Income	\$85,924	+/- \$6,143

^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	7,637	+/-446	100.0	NA
Less than \$50,000	296	+/-128	3.9	+/-1.6
\$50,000 to \$99,999	1,551	+/-279	20.3	+/-3.4
\$100,000 to \$299,999	4,284	+/-375	56.1	+/-3.9
\$300,000 to \$499,999	1,093	+/-189	14.3	+/-2.3
\$500,000 and above	413	+/-105	5.4	+/-1.3
Without Mortgage	6,294	+/-420	100.0	NA
Less than \$50,000	618	+/-201	9.8	+/-3
\$50,000 to \$99,999	1,460	+/-245	23.2	+/-3.4
\$100,000 to \$299,999	3,252	+/-463	51.6	+/-6.9
\$300,000 to \$499,999	646	+/-157	10.3	+/-2.5
\$500,000 and above	318	+/-122	5	+/-1.9

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

	Estimate	MOE
Owner Occupied Units	15.6%	NA
Renter Occupied Units	30.4%	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	7,637	+/-446	100.0	NA
Less than \$399	0	+/-31	0	+/-0.4
Between \$400 to \$599	19	+/-24	0.2	+/-0.3
Between \$600 to \$799	191	+/-77	2.5	+/-1
Between \$800 to \$999	963	+/-241	12.6	+/-3
Between \$1,000 to \$1,499	1,135	+/-218	14.9	+/-2.8
Between \$1,500 to \$1,999	2,542	+/-302	33.3	+/-3.8
Between \$2,000 to \$2,499	1,531	+/-291	20	+/-3.4
\$2,500 and above	895	+/-190	11.7	+/-2.4
Owner without Mortgage	6,294	+/-420	100.0	NA
Less than \$200	159	+/-102	2.5	+/-1.6
Between \$200 and \$399	1,481	+/-308	23.5	+/-4.4
Between \$400 and \$599	2,266	+/-294	36	+/-3.8
Between \$600 and \$999	1,906	+/-256	30.3	+/-4.1
\$1,000 and above	482	+/-147	7.7	+/-2.3
Renter	5,519	+/-389	100.0	NA
Less than \$300	229	+/-101	4.1	+/-1.9
Between \$300 and \$499	473	+/-182	8.6	+/-3.3
Between \$500 and \$799	1,803	+/-258	32.7	+/-4.6
Between \$800 and \$999	1,612	+/-300	29.2	+/-4.7
Between \$1,000 and \$1,499	802	+/-211	14.5	+/-3.6
\$1,500 and above	323	+/-135	5.8	+/-2.4

Demographics

Cerro Gordo County

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	19,450	+/-330	100.0	NA
Living Alone	6,942	+/-477	35.7	+/-2.4
Owner Occupied	13,931	+/-434	100.0	NA
Family Households	9,261	+/-392	66.5	+/-1.9
Married-couple	7,813	+/-412	56.1	+/-2.4
Married-couple w/ Children ^a	2,327	+/-258	16.7	+/-1.8
Female Householder ^b	831	+/-219	6.0	+/-1.6
Female HH w/ Children ^{a,b}	421	+/-175	3.0	+/-1.3
Male Householder ^b	617	+/-185	4.4	+/-1.3
Male HH w/ Children ^{a,b}	325	+/-145	2.3	+/-1.0
Nonfamily Households ^c	4,670	+/-466	33.5	+/- 3.2
Renter Occupied	5,519	+/-389	100.0	NA
Family Households	1,986	+/-293	36.0	+/-4.7
Married-couple	1,126	+/-252	20.4	+/-4.3
Married-couple w/ Children ^a	518	+/-196	9.4	+/-3.5
Female Householder ^b	695	+/-167	12.6	+/-2.9
Female HH w/ Children ^{a,b}	485	+/-133	8.8	+/-2.3
Male Householder ^b	165	+/-91	3.0	+/-1.6
Male HH w/ Children ^{a,b}	149	+/-88	2.7	+/-1.6
Nonfamily Households ^c	3,533	+/-325	64.0	+/- 3.8

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

^c Includes Householders Living Alone

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

Opportunity Zones	1
New Market Tax Credit Areas	2

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

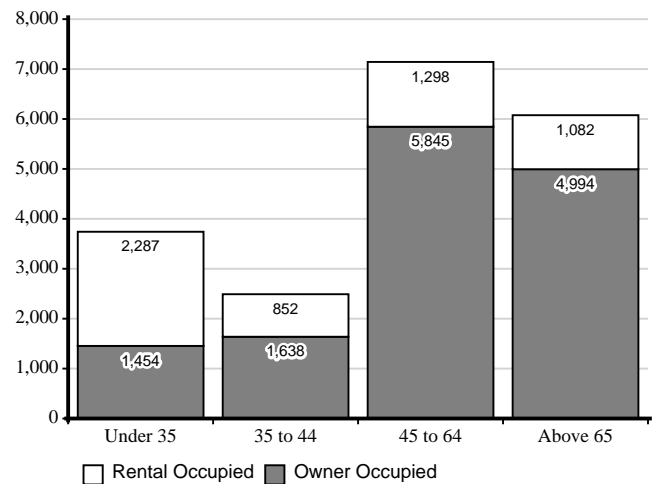
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	21,675	+/-601	NA	NA
Worked in state ^a	21,496	+/-596	99.2	+/-0.5
Worked in county ^a	18,945	+/-628	87.4	+/-1.6
Worked outside county ^a	2,551	+/-328	11.8	+/-1.5
Worked outside state ^a	179	+/-99	0.8	+/-0.5

Travel Time to Work

Less than 14 minutes	11,596	+/-740	53.5	+/-3.1
15 to 29 minutes	7,001	+/-575	32.3	+/-2.5
30 to 44 minutes	1,842	+/-299	8.5	+/-1.4
More than 45 minutes	1,279	+/-280	5.9	+/-1.3

^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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