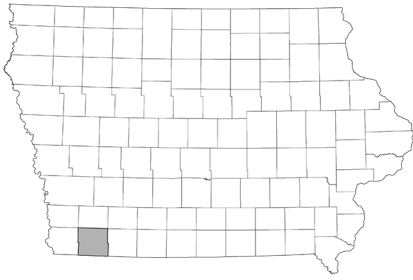


Data for Decision Makers



Page County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 6,997 housing units in Page County. Of this total, 4,303 were owner-occupied, 1,834 were renter-occupied, and 860 were vacant. Fewer housing units were counted in Page County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Page County is 1955. In Page 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 13.7% of all vacant units.

Housing Characteristics, 2018-2022¹

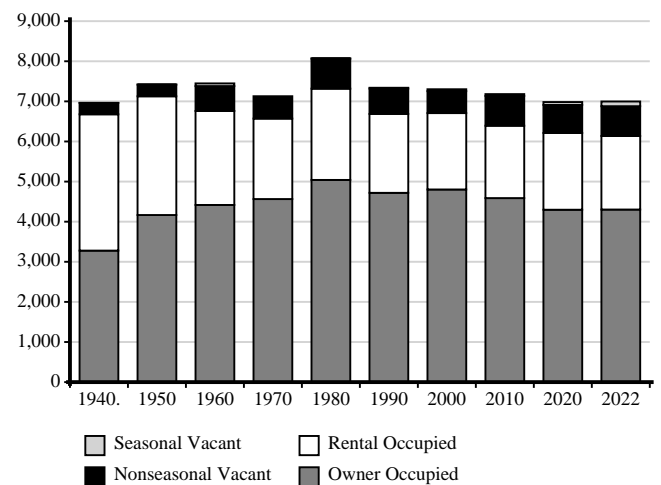
	Estimate	MOE
Total Housing Units	6,997	+/- 82
Vacant Units	860 (12.3%)	+/- 193 (2.8%)
Occupied Units	6,137 (87.7%)	+/- 207 (2.8%)
Owner-Occupied Units	4,303 (70.1%)	+/- 219 (3.6%)
Renter-Occupied Units	1,834 (29.9%)	+/- 251 (3.6%)
Median ^a Value ^b	\$112,400	+/- \$7,440
Median ^a Rent ^c	\$742	+/- \$53
Avg Household Size - Owner ^d	2.38	+/-0.1
Avg Household Size - Renter ^e	2.2	+/-0.23

^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	1955	+/-3
Owner Occupied	1951	+/-4
Renter Occupied	1968	+/-11

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



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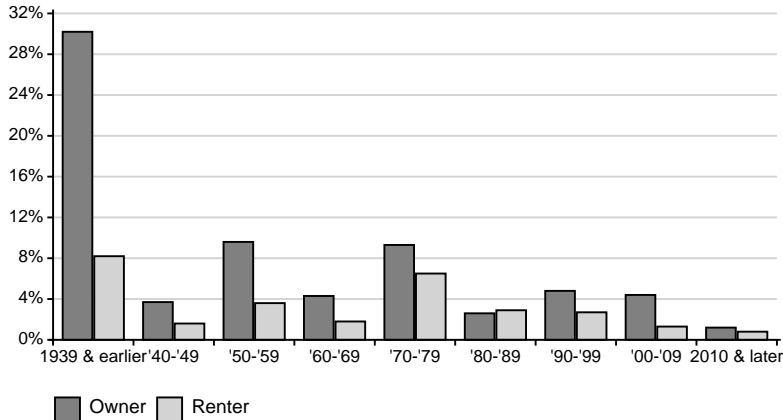
<http://indicators.extension.iastate.edu>

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	6,137	+/-207	NA	NA
Owner Occupied	4,303	+/-219	100.0	NA
1-Unit ^a	4,193	+/-219	97.4	+/-1.1
2 to 4 Unit	17	+/-16	0.4	+/-0.4
5 or More Units	6	+/-29	0.1	+/-0.7
Mobile Home	86	+/-36	2.0	+/-0.8
Boat, RV, Van etc.	1	+/-3	0.0	+/-0.1
Renter Occupied	1,834	+/-251	100.0	NA
1-Unit ^a	998	+/-198	54.4	+/-7.8
2 to 4 Unit	399	+/-146	21.8	+/-7.4
5 or More Units	404	+/-112	22.0	+/-5.3
Mobile Home	31	+/-43	1.7	+/-2.3
Boat, RV, Van etc.	2	+/-3	0.1	+/-0.2

^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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	6,137	+/-207	NA	NA
Owner Occupied	4,303	+/-219	100.0	NA
1 Bedroom ^a	191	+/-98	4.4	+/-2.3
2 Bedrooms	1,028	+/-131	23.9	+/-2.8
3 Bedrooms	1,973	+/-169	45.9	+/-3.2
4 or More	1,111	+/-180	25.8	+/-4.0
Renter Occupied	1,834	+/-251	100.0	NA
No Bedroom	45	+/-48	2.5	+/-2.6
1 Bedroom	486	+/-137	26.5	+/-6.5
2 Bedrooms	714	+/-178	38.9	+/-8.1
3 Bedrooms	381	+/-113	20.8	+/-5.5
4 or More	208	+/-78	11.3	+/-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	860	+/-193	NA	NA
For Rent	94	+/-73	10.9	+/-8.1
Rented, Not Occupied	6	+/-10	0.7	+/-1.2
For Sale	22	+/-30	2.6	+/-3.4
Sold, Not Occupied	27	+/-26	3.1	+/-2.9
Seasonal ^a	118	+/-61	13.7	+/-6.4
For Migrant Workers	0	+/-16	0.0	+/-1.9
Other	593	+/-173	69.0	+/-12.9

^aFor Seasonal, Recreational, or Occasional Use

Authorized Housing Construction Permits in Page 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	56	2	1	3	62	\$89,164	\$450,000
2000-2004	68	0	0	0	68	\$127,717	\$0
2005-2009	67	0	0	1	68	\$154,239	\$1,800,000
2010-2014	60	2	0	1	63	\$167,233	\$2,625,000
2015-2019	40	5	0	0	45	\$246,308	\$0
2020	10	0	0	0	10	\$239,880	\$0
2021	13	0	0	0	13	\$239,907	\$0

The median value of owner-occupied housing in Page County was \$112,400 in 2018-2022. Median rent was \$742. In 2022, 13 permits for housing construction were authorized in Page 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 12.1% of owners and 43.1% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders were age Above 65 than any other age group. For renter-occupied units, the most common age was 45 to 64.

HUD Income Limits, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$18,950	\$27,750
Very Low Income	\$31,600	\$39,450
Low Income	\$50,500	\$63,100

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$58,264	+/- \$4,425
Owner Occupied	\$70,427	+/- \$3,511
Renter Occupied	\$32,770	+/- \$4,567
Median Family Income	\$72,199	+/- \$4,365

^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	1,947	+/-210	100.0	NA
Less than \$50,000	191	+/-72	9.8	+/-3.7
\$50,000 to \$99,999	515	+/-119	26.5	+/-5
\$100,000 to \$299,999	1,154	+/-173	59.3	+/-6.1
\$300,000 to \$499,999	55	+/-31	2.8	+/-1.6
\$500,000 and above	32	+/-21	1.7	+/-1.1
Without Mortgage	2,356	+/-227	100.0	NA
Less than \$50,000	563	+/-158	23.9	+/-5.7
\$50,000 to \$99,999	600	+/-111	25.5	+/-4.7
\$100,000 to \$299,999	1,002	+/-199	42.5	+/-7.7
\$300,000 to \$499,999	90	+/-44	3.8	+/-1.9
\$500,000 and above	101	+/-68	4.3	+/-2.9

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

	Estimate	MOE
Owner Occupied Units	12.1%	NA
Renter Occupied Units	43.1%	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	1,947	+/-210	100.0	NA
Less than \$399	13	+/-21	0.7	+/-1.1
Between \$400 to \$599	18	+/-27	0.9	+/-1.4
Between \$600 to \$799	119	+/-67	6.1	+/-3.4
Between \$800 to \$999	250	+/-95	12.8	+/-4.5
Between \$1,000 to \$1,499	395	+/-108	20.3	+/-5.2
Between \$1,500 to \$1,999	725	+/-128	37.2	+/-5
Between \$2,000 to \$2,499	294	+/-86	15.1	+/-4.2
\$2,500 and above	100	+/-53	5.2	+/-2.7
Owner without Mortgage	2,356	+/-227	100.0	NA
Less than \$200	249	+/-111	10.6	+/-4.3
Between \$200 and \$399	665	+/-121	28.2	+/-4.4
Between \$400 and \$599	841	+/-143	35.7	+/-6.2
Between \$600 and \$999	491	+/-107	20.8	+/-4.2
\$1,000 and above	110	+/-72	4.7	+/-3.0
Renter	1,834	+/-251	100.0	NA
Less than \$300	126	+/-89	6.9	+/-4.8
Between \$300 and \$499	200	+/-75	10.9	+/-4
Between \$500 and \$799	699	+/-163	38.1	+/-7.4
Between \$800 and \$999	323	+/-107	17.6	+/-5.3
Between \$1,000 and \$1,499	252	+/-97	13.7	+/-5
\$1,500 and above	130	+/-106	7	+/-5.7

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	6,137	+/-207	100.0	NA
Living Alone	2,148	+/-239	35.0	+/-3.7
Owner Occupied	4,303	+/-219	100.0	NA
Family Households	2,863	+/-215	66.5	+/-3.7
Married-couple	2,521	+/-197	58.6	+/-3.5
Married-couple w/ Children ^a	698	+/-131	16.2	+/-2.9
Female Householder ^b	205	+/-71	4.8	+/-1.6
Female HH w/ Children ^{a,b}	110	+/-63	2.6	+/-1.5
Male Householder ^b	137	+/-60	3.2	+/-1.4
Male HH w/ Children ^{a,b}	70	+/-48	1.6	+/-1.1
Nonfamily Households ^c	1,440	+/-182	33.5	+/- 3.9
Renter Occupied	1,834	+/-251	100.0	NA
Family Households	794	+/-168	43.3	+/-7.0
Married-couple	431	+/-101	23.5	+/-4.5
Married-couple w/ Children ^a	235	+/-83	12.8	+/-4.2
Female Householder ^b	212	+/-105	11.6	+/-5.5
Female HH w/ Children ^{a,b}	180	+/-95	9.8	+/-5.0
Male Householder ^b	151	+/-78	8.2	+/-4.1
Male HH w/ Children ^{a,b}	106	+/-66	5.8	+/-3.5
Nonfamily Households ^c	1,040	+/-188	56.7	+/- 6.7

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

^c Includes Householders Living Alone

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

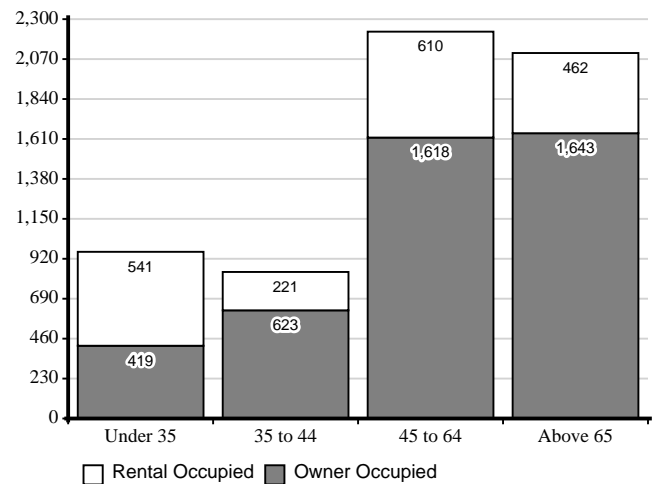
Opportunity Zones	1
New Market Tax Credit Areas	3

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	6,772	+/-347	NA	NA
Worked in state ^a	6,405	+/-354	94.6	+/-1.9
Worked in county ^a	5,308	+/-395	78.4	+/-3.3
Worked outside county ^a	1,097	+/-184	16.2	+/-2.8
Worked outside state ^a	367	+/-127	5.4	+/-1.9
Travel Time to Work				
Less than 14 minutes	3,853	+/-344	56.9	+/-4.2
15 to 29 minutes	1,388	+/-205	20.5	+/-2.8
30 to 44 minutes	853	+/-163	12.6	+/-2.3
More than 45 minutes	670	+/-180	9.9	+/-2.6

^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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