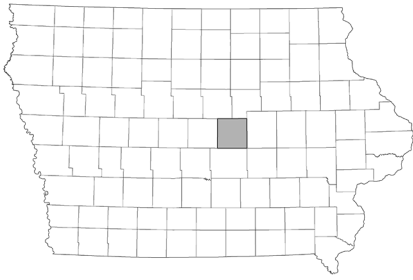


Data for Decision Makers



Marshall County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 16,795 housing units in Marshall County. Of this total, 11,237 were owner-occupied, 4,051 were renter-occupied, and 1,507 were vacant. Fewer housing units were counted in Marshall County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Marshall County is 1959. In Marshall 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 12.6% of all vacant units.

Housing Characteristics, 2018-2022¹

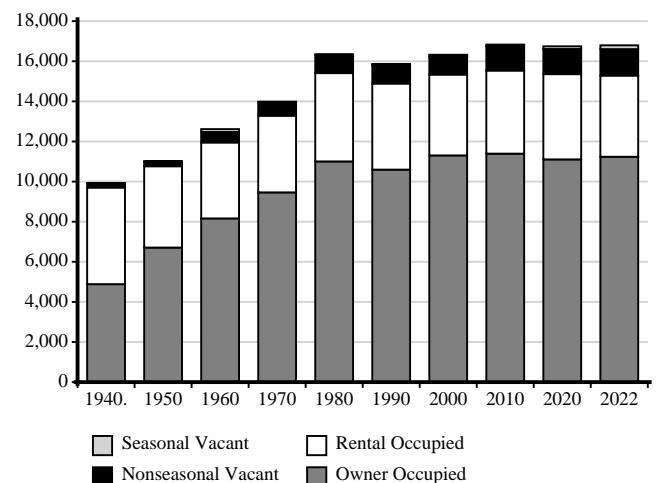
	Estimate	MOE
Total Housing Units	16,795	+/- 38
Vacant Units	1,507 (9.0%)	+/- 293 (1.7%)
Occupied Units	15,288 (91.0%)	+/- 293 (1.7%)
Owner-Occupied Units	11,237 (73.5%)	+/- 425 (2.4%)
Renter-Occupied Units	4,051 (26.5%)	+/- 377 (2.4%)
Median ^a Value ^b	\$125,900	+/- \$7,086
Median ^a Rent ^c	\$832	+/- \$31
Avg Household Size - Owner ^d	2.61	+/-0.08
Avg Household Size - Renter ^e	2.29	+/-0.15

^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	1957	+/-2
Renter Occupied	1966	+/-4

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	15,288	+/-293	NA	NA
Owner Occupied	11,237	+/-425	100.0	NA
1-Unit ^a	10,607	+/-440	94.4	+/-1.6
2 to 4 Unit	62	+/-43	0.6	+/-0.4
5 or More Units	186	+/-109	1.7	+/-1.0
Mobile Home	366	+/-150	3.3	+/-1.3
Boat, RV, Van etc.	16	+/-27	0.1	+/-0.2
Renter Occupied	4,051	+/-377	100.0	NA
1-Unit ^a	1,797	+/-276	44.4	+/-5.4
2 to 4 Unit	927	+/-222	22.9	+/-5.0
5 or More Units	1,268	+/-236	31.3	+/-5.0
Mobile Home	59	+/-52	1.5	+/-1.3
Boat, RV, Van etc.	0	+/-22	0.0	+/-0.5

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	15,288	+/-293	NA	NA
Owner Occupied	11,237	+/-425	100.0	NA
1 Bedroom ^a	346	+/-111	3.1	+/-1.0
2 Bedrooms	2,412	+/-309	21.5	+/-2.6
3 Bedrooms	5,541	+/-409	49.3	+/-3.1
4 or More	2,938	+/-300	26.1	+/-2.5
Renter Occupied	4,051	+/-377	100.0	NA
No Bedroom	249	+/-130	6.1	+/-3.2
1 Bedroom	983	+/-160	24.3	+/-3.2
2 Bedrooms	1,336	+/-234	33.0	+/-4.9
3 Bedrooms	993	+/-226	24.5	+/-5.1
4 or More	490	+/-158	12.1	+/-3.7

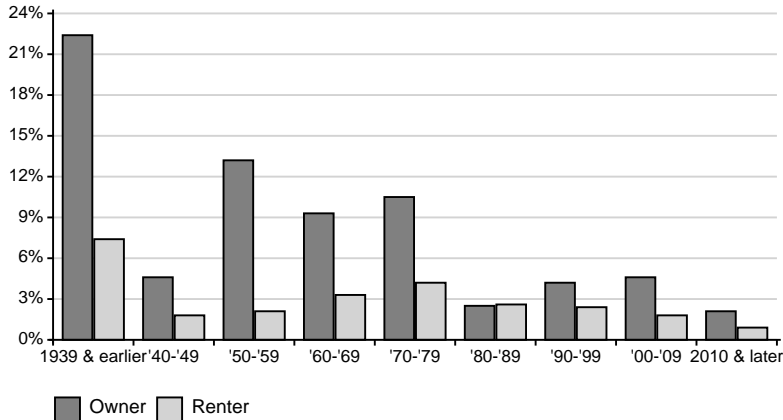
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	1,507	+/-293	NA	NA
For Rent	406	+/-199	26.9	+/-12.1
Rented, Not Occupied	76	+/-52	5.0	+/-3.3
For Sale	151	+/-96	10.0	+/-6.1
Sold, Not Occupied	153	+/-86	10.2	+/-5.4
Seasonal ^a	190	+/-104	12.6	+/-6.5
For Migrant Workers	0	+/-22	0.0	+/-1.5
Other	531	+/-184	35.2	+/-10.1

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Marshall 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	201	9	1	9	220	\$113,458	\$478,000
2000-2004	302	28	14	6	350	\$158,884	\$1,233,333
2005-2009	177	9	2	2	190	\$188,930	\$3,149,500
2010-2014	55	8	0	0	63	\$200,162	\$0
2015-2019	204	24	1	8	237	\$217,281	\$0
2020	52	1	0	0	53	\$150,296	\$0
2021	61	0	0	0	61	\$210,251	\$0

Housing Affordability

Marshall County

The median value of owner-occupied housing in Marshall County was \$125,900 in 2018-2022. Median rent was \$832. In 2022, 61 permits for housing construction were authorized in Marshall 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 16.1% of owners and 31.1% 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	\$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	\$70,828	+/- \$2,981
Owner Occupied	\$81,068	+/- \$3,169
Renter Occupied	\$49,537	+/- \$9,337
Median Family Income	\$85,665	+/- \$4,694

^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	6,227	+/-446	100.0	NA
Less than \$50,000	374	+/-155	6	+/-2.4
\$50,000 to \$99,999	1,587	+/-284	25.5	+/-4.4
\$100,000 to \$299,999	3,636	+/-415	58.4	+/-4.6
\$300,000 to \$499,999	499	+/-126	8	+/-2
\$500,000 and above	131	+/-58	2.1	+/-0.9
Without Mortgage	5,010	+/-329	100.0	NA
Less than \$50,000	570	+/-141	11.4	+/-2.8
\$50,000 to \$99,999	1,726	+/-297	34.5	+/-5
\$100,000 to \$299,999	2,366	+/-347	47.2	+/-6.6
\$300,000 to \$499,999	324	+/-95	6.5	+/-1.9
\$500,000 and above	24	+/-29	0.5	+/-0.6

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

	Estimate	MOE
Owner Occupied Units	16.1%	NA
Renter Occupied Units	31.1%	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	6,227	+/-446	100.0	NA
Less than \$399	18	+/-31	0.3	+/-0.5
Between \$400 to \$599	66	+/-63	1.1	+/-1
Between \$600 to \$799	113	+/-62	1.8	+/-1
Between \$800 to \$999	553	+/-162	8.9	+/-2.5
Between \$1,000 to \$1,499	1,007	+/-198	16.2	+/-3.2
Between \$1,500 to \$1,999	2,830	+/-340	45.4	+/-4
Between \$2,000 to \$2,499	1,052	+/-192	16.9	+/-2.7
\$2,500 and above	447	+/-105	7.2	+/-1.6
Owner without Mortgage	5,010	+/-329	100.0	NA
Less than \$200	85	+/-60	1.7	+/-1.2
Between \$200 and \$399	822	+/-173	16.4	+/-3.4
Between \$400 and \$599	2,330	+/-298	46.5	+/-5
Between \$600 and \$999	1,509	+/-222	30.1	+/-3.9
\$1,000 and above	264	+/-103	5.3	+/-2.0
Renter	4,051	+/-377	100.0	NA
Less than \$300	208	+/-124	5.1	+/-3
Between \$300 and \$499	258	+/-99	6.4	+/-2.5
Between \$500 and \$799	1,215	+/-246	30	+/-5.5
Between \$800 and \$999	933	+/-228	23	+/-5.2
Between \$1,000 and \$1,499	959	+/-238	23.7	+/-5.1
\$1,500 and above	225	+/-114	5.6	+/-2.8

Demographics

Marshall County

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	15,288	+/-293	100.0	NA
Living Alone	4,265	+/-383	27.9	+/-2.4
Owner Occupied	11,237	+/-425	100.0	NA
Family Households	8,191	+/-416	72.9	+/-2.5
Married-couple	6,984	+/-388	62.2	+/-2.5
Married-couple w/ Children ^a	3,011	+/-318	26.8	+/-2.6
Female Householder ^b	686	+/-162	6.1	+/-1.4
Female HH w/ Children ^{a,b}	342	+/-101	3.0	+/-0.9
Male Householder ^b	521	+/-126	4.6	+/-1.1
Male HH w/ Children ^{a,b}	272	+/-87	2.4	+/-0.8
Nonfamily Households ^c	3,046	+/-313	27.1	+/- 2.6
Renter Occupied	4,051	+/-377	100.0	NA
Family Households	1,732	+/-309	42.8	+/-6.5
Married-couple	1,078	+/-231	26.6	+/-5.1
Married-couple w/ Children ^a	559	+/-159	13.8	+/-3.7
Female Householder ^b	465	+/-147	11.5	+/-3.5
Female HH w/ Children ^{a,b}	362	+/-144	8.9	+/-3.5
Male Householder ^b	189	+/-89	4.7	+/-2.2
Male HH w/ Children ^{a,b}	164	+/-79	4.0	+/-1.9
Nonfamily Households ^c	2,319	+/-298	57.2	+/- 5.1

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

^c Includes Householders Living Alone

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

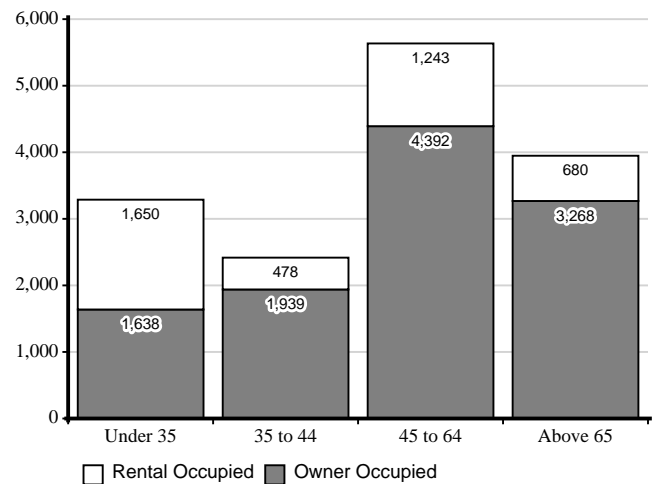
Opportunity Zones	1
New Market Tax Credit Areas	3

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	19,134	+/-504	NA	NA
Worked in state ^a	19,060	+/-507	99.6	+/-0.2
Worked in county ^a	15,022	+/-600	78.5	+/-2.1
Worked outside county ^a	4,038	+/-395	21.1	+/-2.1
Worked outside state ^a	74	+/-47	0.4	+/-0.2
Travel Time to Work				
Less than 14 minutes	10,103	+/-722	52.8	+/-3.5
15 to 29 minutes	5,032	+/-527	26.3	+/-2.7
30 to 44 minutes	1,473	+/-246	7.7	+/-1.3
More than 45 minutes	2,564	+/-397	13.4	+/-2.0

^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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