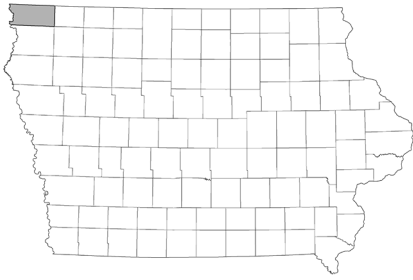


# Data for Decision Makers



## Lyon County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 4,853 housing units in Lyon County. Of this total, 3,700 were owner-occupied, 712 were renter-occupied, and 441 were vacant. Fewer housing units were counted in Lyon County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Lyon County is 1966. In Lyon 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 14.5% of all vacant units.

Housing Characteristics, 2018-2022<sup>1</sup>

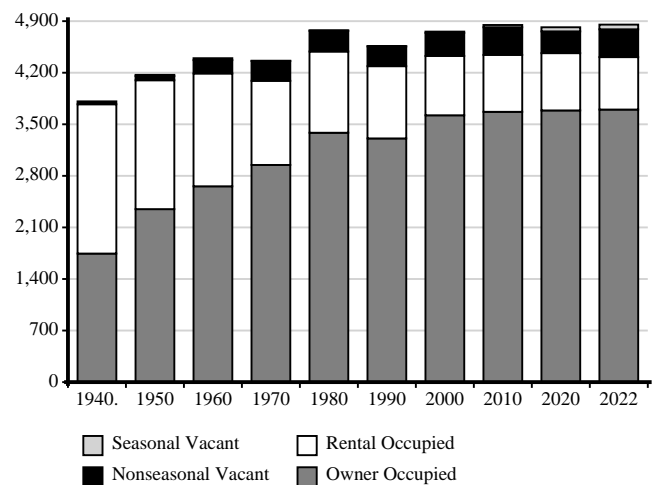
	Estimate	MOE
Total Housing Units	4,853	+/- 52
Vacant Units	441 (9.1%)	+/- 92 (1.9%)
Occupied Units	4,412 (90.9%)	+/- 106 (1.9%)
Owner-Occupied Units	3,700 (83.9%)	+/- 139 (2.5%)
Renter-Occupied Units	712 (16.1%)	+/- 110 (2.5%)
Median <sup>a</sup> Value <sup>b</sup>	\$190,800	+/- \$15,013
Median <sup>a</sup> Rent <sup>c</sup>	\$776	+/- \$17
Avg Household Size - Owner <sup>d</sup>	2.77	+/-0.09
Avg Household Size - Renter <sup>e</sup>	2.22	+/-0.28

<sup>a</sup>Median is the middle value of a distribution <sup>b</sup>Median value of owner-occupied units, <sup>c</sup>Median gross rent of renter-occupied units, <sup>d</sup>Owner-occupied units, <sup>e</sup>Renter-occupied units

Median<sup>a</sup> Year Built by Tenure, 2018-2022<sup>1</sup>

	Estimate	MOE
Median Year Built	1966	+/-3
Owner Occupied	1965	+/-3
Renter Occupied	1972	+/-8

Number of Housing Units, 1940-2022<sup>1,2</sup>



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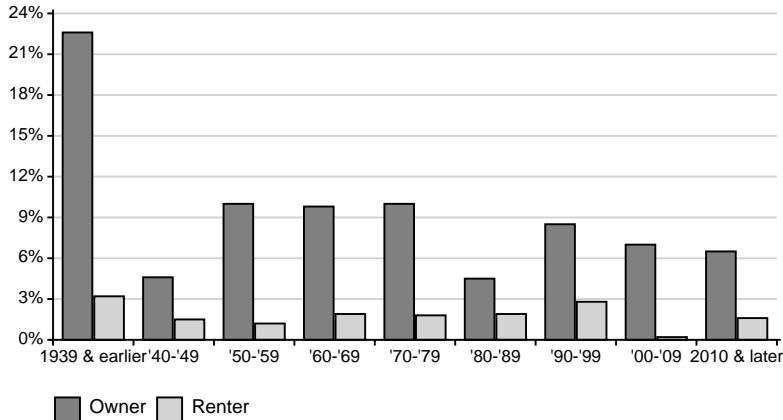
<http://indicators.extension.iastate.edu>

**Occupied Housing Units By Structure Type, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,412	+/-106	NA	NA
Owner Occupied	3,700	+/-139	100.0	NA
1-Unit <sup>a</sup>	3,597	+/-138	97.2	+/-0.8
2 to 4 Unit	8	+/-17	0.2	+/-0.5
5 or More Units	20	+/-27	0.5	+/-0.7
Mobile Home	75	+/-42	2.0	+/-1.1
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.4
Renter Occupied	712	+/-110	100.0	NA
1-Unit <sup>a</sup>	509	+/-102	71.5	+/-9.0
2 to 4 Unit	75	+/-32	10.5	+/-4.2
5 or More Units	108	+/-38	15.2	+/-4.9
Mobile Home	20	+/-13	2.8	+/-1.8
Boat, RV, Van etc.	0	+/-16	0.0	+/-2.2

<sup>a</sup>Includes Unattached and Attached Units

**Percent of Housing Units by Year Built and by Tenure, 2018-2022<sup>1</sup>**



**Housing Units by Number of Bedrooms and Tenure, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,412	+/-106	NA	NA
Owner Occupied	3,700	+/-139	100.0	NA
1 Bedroom <sup>a</sup>	93	+/-35	2.5	+/-0.9
2 Bedrooms	672	+/-116	18.2	+/-3.1
3 Bedrooms	1,328	+/-121	35.9	+/-3.0
4 or More	1,607	+/-180	43.4	+/-4.6
Renter Occupied	712	+/-110	100.0	NA
No Bedroom	10	+/-11	1.4	+/-1.5
1 Bedroom	70	+/-29	9.8	+/-3.8
2 Bedrooms	201	+/-49	28.2	+/-5.3
3 Bedrooms	227	+/-70	31.9	+/-8.5
4 or More	204	+/-81	28.7	+/-10.5

<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

**Status of Vacant Housing Units, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	441	+/-92	NA	NA
For Rent	155	+/-79	35.1	+/-16.3
Rented, Not Occupied	20	+/-23	4.5	+/-5.1
For Sale	19	+/-24	4.3	+/-5.4
Sold, Not Occupied	41	+/-45	9.3	+/-10.0
Seasonal <sup>a</sup>	64	+/-49	14.5	+/-10.7
For Migrant Workers	0	+/-16	0.0	+/-3.6
Other	142	+/-68	32.2	+/-13.9

<sup>a</sup>For Seasonal, Recreational, or Occasional Use

**Authorized Housing Construction Permits in Lyon County, 1995-2021<sup>3</sup>**

Permit Year	Single Family Units	Duplex Units	Tri/Four-plex Units	Multi-Family Units	Total Units	Per Unit Valuation <sup>+</sup>	
						Single Family	Multi-Family
1995-1999	112	0	1	0	113	\$106,232	\$nan
2000-2004	97	0	1	0	98	\$127,072	\$0
2005-2009	147	0	0	0	147	\$166,463	\$0
2010-2014	180	1	1	2	184	\$224,761	\$450,000
2015-2019	177	0	0	2	179	\$240,104	\$0
2020	22	0	0	0	22	\$298,073	\$0
2021	35	0	0	0	35	\$305,214	\$0

The median value of owner-occupied housing in Lyon County was \$190,800 in 2018-2022. Median rent was \$776. In 2022, 35 permits for housing construction were authorized in Lyon 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 15.9% of owners and 17.6% 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 Above 65.

**HUD Income Limits, 2022<sup>4</sup>**

	2 Person Family	4 Person Family
Extremely Low Income	\$20,100	\$27,750
Very Low Income	\$33,450	\$41,800
Low Income	\$53,550	\$66,900

**Median<sup>a</sup> Household Income by Tenure 2018-2022<sup>1</sup>**

	Estimate	MOE
Median Household Income	\$73,735	+/- \$4,042
Owner Occupied	\$76,139	+/- \$3,683
Renter Occupied	\$64,583	+/- \$8,011
Median Family Income	\$86,215	+/- \$6,245

<sup>a</sup>Median is the middle value of a distribution

**Housing Values for Owner Occupied Housing Units with Mortgage and without Mortgage, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner Occupied Units	2,118	+/-167	100.0	NA
With Mortgage	2,118	+/-167	100.0	NA
Less than \$50,000	82	+/-31	3.9	+/-1.5
\$50,000 to \$99,999	317	+/-77	15	+/-3.2
\$100,000 to \$299,999	1,021	+/-159	48.2	+/-6
\$300,000 to \$499,999	529	+/-98	25	+/-4.8
\$500,000 and above	169	+/-69	7.9	+/-3.2
Without Mortgage	1,582	+/-142	100.0	NA
Less than \$50,000	160	+/-50	10.1	+/-3.1
\$50,000 to \$99,999	338	+/-72	21.4	+/-4
\$100,000 to \$299,999	821	+/-160	51.9	+/-9.5
\$300,000 to \$499,999	134	+/-49	8.5	+/-3
\$500,000 and above	129	+/-65	8.2	+/-4.0

**Percent of Households Spending 30% or More of Household Income on Monthly Owner or Renter Costs, 2018-2022<sup>1</sup>**

	Estimate	MOE
Owner Occupied Units	15.9%	NA
Renter Occupied Units	17.6%	NA

**Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	2,118	+/-167	100.0	NA
Owner with Mortgage	2,118	+/-167	100.0	NA
Less than \$399	7	+/-17	0.3	+/-0.8
Between \$400 to \$599	1	+/-2	0	+/-0.1
Between \$600 to \$799	52	+/-27	2.5	+/-1.2
Between \$800 to \$999	169	+/-37	8	+/-1.7
Between \$1,000 to \$1,499	365	+/-95	17.2	+/-4
Between \$1,500 to \$1,999	692	+/-103	32.7	+/-4.1
Between \$2,000 to \$2,499	332	+/-80	15.7	+/-3.5
\$2,500 and above	402	+/-99	18.9	+/-4.4
Owner without Mortgage	1,582	+/-142	100.0	NA
Less than \$200	38	+/-32	2.4	+/-2
Between \$200 and \$399	378	+/-82	23.9	+/-4.5
Between \$400 and \$599	598	+/-93	37.8	+/-4.6
Between \$600 and \$999	468	+/-81	29.6	+/-4.8
\$1,000 and above	100	+/-48	6.3	+/-3.0
Renter	712	+/-110	100.0	NA
Less than \$300	12	+/-10	1.7	+/-1.5
Between \$300 and \$499	36	+/-19	5.1	+/-2.7
Between \$500 and \$799	241	+/-69	33.8	+/-9.1
Between \$800 and \$999	122	+/-38	17.1	+/-5.5
Between \$1,000 and \$1,499	56	+/-29	7.9	+/-3.9
\$1,500 and above	15	+/-25	2.1	+/-3.5

**Households and Families by Type by Tenure, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	4,412	+/-106	100.0	NA
Living Alone	1,070	+/-115	24.3	+/-2.5
Owner Occupied	3,700	+/-139	100.0	NA
Family Households	2,847	+/-140	76.9	+/-2.4
Married-couple	2,617	+/-140	70.7	+/-2.7
Married-couple w/ Children <sup>a</sup>	1,214	+/-112	32.8	+/-2.8
Female Householder <sup>b</sup>	105	+/-42	2.8	+/-1.1
Female HH w/ Children <sup>a,b</sup>	56	+/-27	1.5	+/-0.7
Male Householder <sup>b</sup>	125	+/-46	3.4	+/-1.2
Male HH w/ Children <sup>a,b</sup>	58	+/-38	1.6	+/-1.0
Nonfamily Households <sup>c</sup>	853	+/-110	23.1	+/- 2.8
Renter Occupied	712	+/-110	100.0	NA
Family Households	312	+/-84	43.8	+/-9.7
Married-couple	222	+/-76	31.2	+/-9.5
Married-couple w/ Children <sup>a</sup>	91	+/-47	12.8	+/-6.3
Female Householder <sup>b</sup>	74	+/-33	10.4	+/-4.3
Female HH w/ Children <sup>a,b</sup>	58	+/-28	8.1	+/-3.7
Male Householder <sup>b</sup>	16	+/-18	2.2	+/-2.5
Male HH w/ Children <sup>a,b</sup>	14	+/-18	2.0	+/-2.5
Nonfamily Households <sup>c</sup>	400	+/-79	56.2	+/- 6.9

<sup>a</sup> with Own Children, <sup>b</sup> No Spouse Present,

<sup>c</sup> Includes Householders Living Alone

## Opportunity Zones & New Market Tax Credit Eligible Areas in Lyon County<sup>5,6</sup>

Opportunity Zones	0
New Market Tax Credit Areas	0

**Place of Work and Travel Time to Work, 2018-2022<sup>1</sup>**

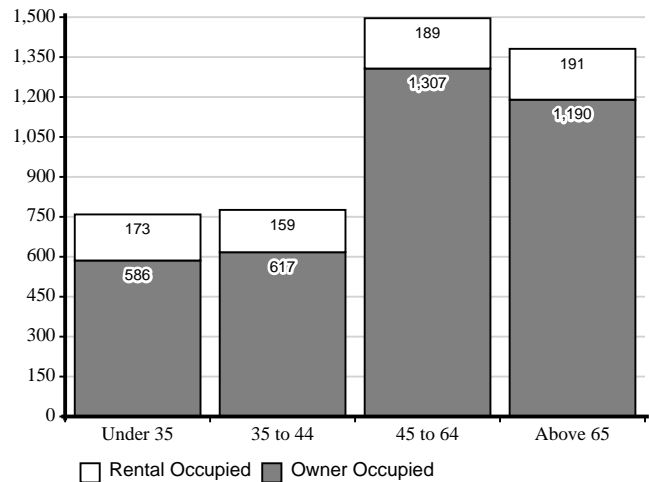
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	5,790	+/-200	NA	NA
Worked in state <sup>a</sup>	4,742	+/-211	81.9	+/-2.6
Worked in county <sup>a</sup>	3,667	+/-198	63.3	+/-3
Worked outside county <sup>a</sup>	1,075	+/-186	18.6	+/-3.1
Worked outside state <sup>a</sup>	1,048	+/-156	18.1	+/-2.6

### Travel Time to Work

Less than 14 minutes	2,669	+/-248	46.1	+/-4.0
15 to 29 minutes	1,801	+/-252	31.1	+/-4.2
30 to 44 minutes	718	+/-106	12.4	+/-1.8
More than 45 minutes	608	+/-120	10.5	+/-2.0

<sup>a</sup> of residence

**Householder Age by Tenure, 2018-2022<sup>1</sup>**



## Information in this document was derived from:

- <sup>1</sup> U.S. Census Bureau; American Community Survey, 5-year Estimates (2018-2022)
  - <sup>2</sup> U.S. Census Bureau; Decennial Census (1940-2020)
  - <sup>3</sup> U.S. Census Bureau; Building Permits Survey
  - <sup>4</sup> Department of Housing and Urban Development (HUD); Income Limits
  - <sup>5</sup> Internal Revenue Service (IRS) & U.S. Department of the Treasury, CDFI Fund; Qualified Opportunity Zones (QOZs)
  - <sup>6</sup> U.S. Department of the Treasury, CDFI Fund; New Market Tax Credit (NMTC) Program
- <sup>+</sup> Values not adjusted for inflation

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