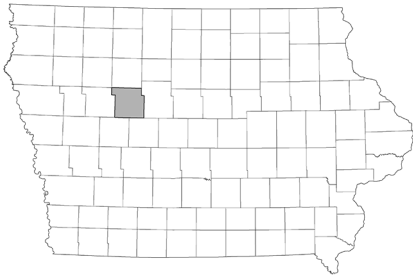


Data for Decision Makers



Calhoun County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 4,794 housing units in Calhoun County. Of this total, 3,032 were owner-occupied, 820 were renter-occupied, and 942 were vacant. More housing units were counted in Calhoun County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Calhoun County is 1959. In Calhoun 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 24.7% of all vacant units.

Housing Characteristics, 2018-2022¹

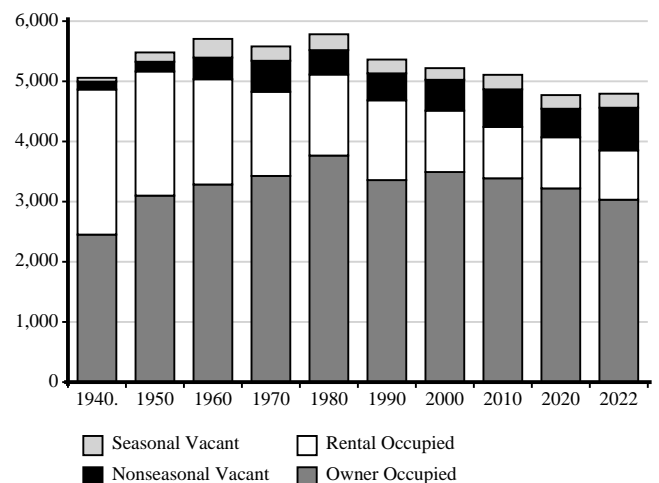
	Estimate	MOE
Total Housing Units	4,794	+/- 28
Vacant Units	942 (19.6%)	+/- 144 (3.0%)
Occupied Units	3,852 (80.4%)	+/- 144 (3.0%)
Owner-Occupied Units	3,032 (78.7%)	+/- 113 (2.5%)
Renter-Occupied Units	820 (21.3%)	+/- 113 (2.5%)
Median ^a Value ^b	\$104,900	+/- \$7,523
Median ^a Rent ^c	\$696	+/- \$29
Avg Household Size - Owner ^d	2.39	+/-0.11
Avg Household Size - Renter ^e	2.33	+/-0.2

^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	+/-3
Owner Occupied	1956	+/-2
Renter Occupied	1967	+/-4

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	3,852	+/-144	NA	NA
Owner Occupied	3,032	+/-113	100.0	NA
1-Unit ^a	2,991	+/-112	98.6	+/-0.4
2 to 4 Unit	9	+/-18	0.3	+/-0.6
5 or More Units	3	+/-26	0.1	+/-0.9
Mobile Home	29	+/-19	1.0	+/-0.6
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.5
Renter Occupied	820	+/-113	100.0	NA
1-Unit ^a	491	+/-83	59.9	+/-5.9
2 to 4 Unit	115	+/-38	14.0	+/-4.2
5 or More Units	177	+/-46	21.6	+/-4.7
Mobile Home	6	+/-10	0.7	+/-1.2
Boat, RV, Van etc.	31	+/-42	3.8	+/-5.1

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,852	+/-144	NA	NA
Owner Occupied	3,032	+/-113	100.0	NA
1 Bedroom ^a	90	+/-30	3.0	+/-1.0
2 Bedrooms	642	+/-71	21.2	+/-2.2
3 Bedrooms	1,349	+/-104	44.5	+/-3.0
4 or More	951	+/-128	31.4	+/-4.1
Renter Occupied	820	+/-113	100.0	NA
No Bedroom	13	+/-11	1.6	+/-1.3
1 Bedroom	190	+/-51	23.2	+/-5.3
2 Bedrooms	251	+/-69	30.6	+/-7.3
3 Bedrooms	302	+/-85	36.8	+/-9.0
4 or More	64	+/-23	7.8	+/-2.6

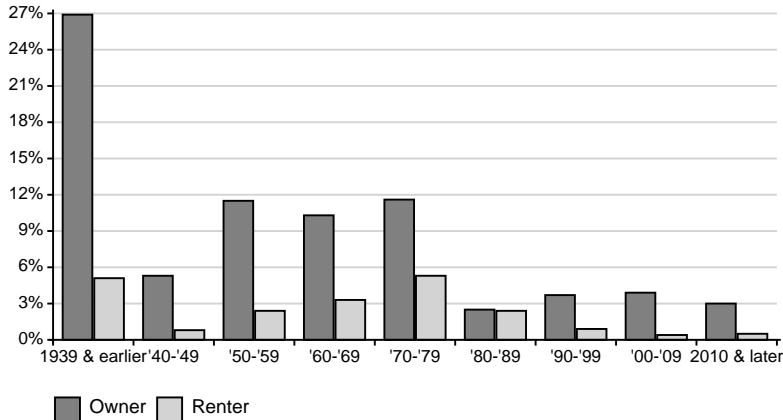
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	942	+/-144	NA	NA
For Rent	72	+/-43	7.6	+/-4.4
Rented, Not Occupied	22	+/-27	2.3	+/-2.8
For Sale	62	+/-58	6.6	+/-6.1
Sold, Not Occupied	20	+/-18	2.1	+/-1.9
Seasonal ^a	233	+/-73	24.7	+/-6.8
For Migrant Workers	0	+/-15	0.0	+/-1.6
Other	533	+/-120	56.6	+/-9.4

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Calhoun 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	43	5	0	0	48	\$106,926	\$nan
2000-2004	50	0	0	0	50	\$129,091	\$0
2005-2009	38	0	0	0	38	\$157,073	\$0
2010-2014	51	0	0	0	51	\$186,460	\$0
2015-2019	92	0	0	0	92	\$275,803	\$0
2020	19	0	0	0	19	\$285,789	\$0
2021	20	0	0	0	20	\$285,000	\$0

The median value of owner-occupied housing in Calhoun County was \$104,900 in 2018-2022. Median rent was \$696. In 2022, 20 permits for housing construction were authorized in Calhoun 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 11.5% of owners and 32.0% 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 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	\$65,614	+/- \$2,696
Owner Occupied	\$73,185	+/- \$3,662
Renter Occupied	\$35,865	+/- \$6,592
Median Family Income	\$79,333	+/- \$4,075

^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	1,190	+/-100	100.0	NA
With Mortgage	1,190	+/-100	100.0	NA
Less than \$50,000	109	+/-35	9.2	+/-2.9
\$50,000 to \$99,999	402	+/-64	33.8	+/-5
\$100,000 to \$299,999	513	+/-75	43.1	+/-4.3
\$300,000 to \$499,999	81	+/-33	6.8	+/-2.7
\$500,000 and above	85	+/-44	7.2	+/-3.6
Without Mortgage	1,842	+/-102	100.0	NA
Less than \$50,000	401	+/-60	21.8	+/-3.2
\$50,000 to \$99,999	540	+/-82	29.3	+/-3.9
\$100,000 to \$299,999	666	+/-120	36.2	+/-6.4
\$300,000 to \$499,999	127	+/-57	6.9	+/-3.1
\$500,000 and above	108	+/-49	5.8	+/-2.6

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

	Estimate	MOE
Owner Occupied Units	11.5%	NA
Renter Occupied Units	32.0%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	1,190	+/-100	100.0	NA
Owner with Mortgage	1,190	+/-100	100.0	NA
Less than \$399	1	+/-15	0.1	+/-1.3
Between \$400 to \$599	10	+/-9	0.8	+/-0.8
Between \$600 to \$799	91	+/-28	7.6	+/-2.2
Between \$800 to \$999	205	+/-57	17.2	+/-4.2
Between \$1,000 to \$1,499	235	+/-43	19.7	+/-3.5
Between \$1,500 to \$1,999	297	+/-54	25	+/-4.4
Between \$2,000 to \$2,499	213	+/-45	17.9	+/-3.4
\$2,500 and above	106	+/-51	8.9	+/-4.2
Owner without Mortgage	1,842	+/-102	100.0	NA
Less than \$200	108	+/-39	5.9	+/-2.1
Between \$200 and \$399	617	+/-75	33.5	+/-3.5
Between \$400 and \$599	585	+/-77	31.8	+/-4.1
Between \$600 and \$999	430	+/-85	23.3	+/-4.3
\$1,000 and above	102	+/-44	5.6	+/-2.4
Renter	820	+/-113	100.0	NA
Less than \$300	29	+/-17	3.5	+/-2.1
Between \$300 and \$499	127	+/-52	15.5	+/-5.6
Between \$500 and \$799	390	+/-74	47.6	+/-6.6
Between \$800 and \$999	130	+/-53	15.9	+/-5.7
Between \$1,000 and \$1,499	46	+/-29	5.6	+/-3.3
\$1,500 and above	25	+/-23	3.1	+/-2.8

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	3,852	+/-144	100.0	NA
Living Alone	1,237	+/-140	32.1	+/-3.4
Owner Occupied	3,032	+/-113	100.0	NA
Family Households	2,063	+/-128	68.0	+/-3.4
Married-couple	1,809	+/-121	59.7	+/-3.3
Married-couple w/ Children ^a	575	+/-74	19.0	+/-2.3
Female Householder ^b	172	+/-57	5.7	+/-1.9
Female HH w/ Children ^{a,b}	82	+/-36	2.7	+/-1.2
Male Householder ^b	82	+/-32	2.7	+/-1.1
Male HH w/ Children ^{a,b}	54	+/-28	1.8	+/-0.9
Nonfamily Households ^c	969	+/-114	32.0	+/- 3.6
Renter Occupied	820	+/-113	100.0	NA
Family Households	425	+/-84	51.8	+/-7.3
Married-couple	243	+/-67	29.6	+/-7.1
Married-couple w/ Children ^a	141	+/-58	17.2	+/-6.7
Female Householder ^b	132	+/-50	16.1	+/-5.7
Female HH w/ Children ^{a,b}	126	+/-51	15.4	+/-5.8
Male Householder ^b	50	+/-29	6.1	+/-3.4
Male HH w/ Children ^{a,b}	42	+/-28	5.1	+/-3.3
Nonfamily Households ^c	395	+/-79	48.2	+/- 7.0

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

^c Includes Householders Living Alone

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

Opportunity Zones	1
New Market Tax Credit Areas	1

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

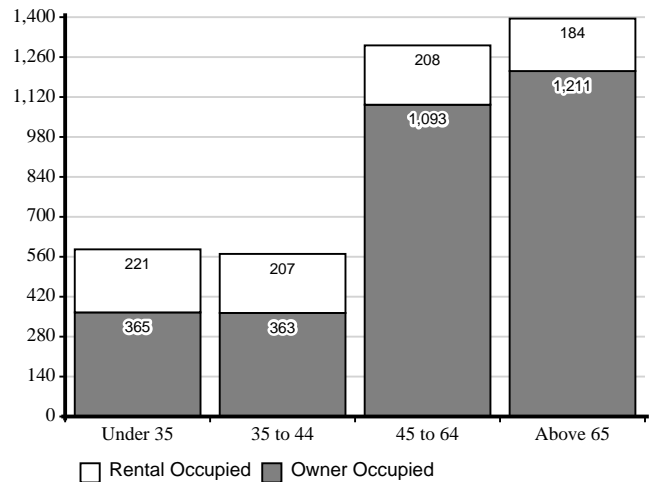
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,196	+/-143	NA	NA
Worked in state ^a	4,181	+/-143	99.6	+/-0.3
Worked in county ^a	2,231	+/-141	53.2	+/-2.5
Worked outside county ^a	1,950	+/-113	46.5	+/-2.5
Worked outside state ^a	15	+/-13	0.4	+/-0.3

Travel Time to Work

Less than 14 minutes	1,796	+/-162	42.8	+/-3.6
15 to 29 minutes	1,150	+/-136	27.4	+/-3.1
30 to 44 minutes	860	+/-123	20.5	+/-2.8
More than 45 minutes	390	+/-69	9.3	+/-1.6

^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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