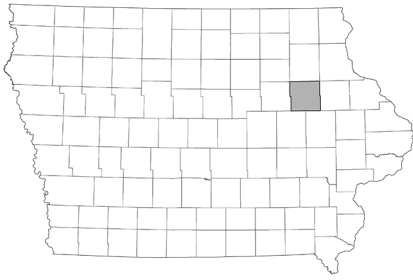


Data for Decision Makers



Buchanan County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 8,911 housing units in Buchanan County. Of this total, 6,468 were owner-occupied, 1,552 were renter-occupied, and 891 were vacant. Fewer housing units were counted in Buchanan County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Buchanan County is 1971. In Buchanan 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 23.1% of all vacant units.

Housing Characteristics, 2018-2022¹

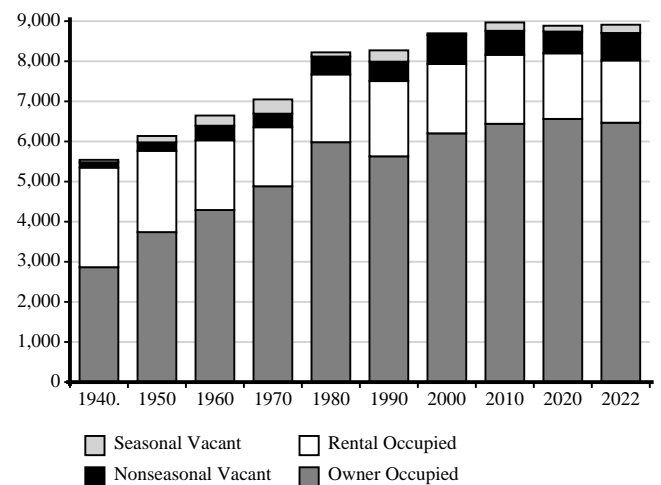
	Estimate	MOE
Total Housing Units	8,911	+/- 28
Vacant Units	891 (10.0%)	+/- 152 (1.7%)
Occupied Units	8,020 (90.0%)	+/- 159 (1.7%)
Owner-Occupied Units	6,468 (80.6%)	+/- 209 (2.3%)
Renter-Occupied Units	1,552 (19.4%)	+/- 188 (2.3%)
Median ^a Value ^b	\$166,200	+/- \$5,974
Median ^a Rent ^c	\$788	+/- \$59
Avg Household Size - Owner ^d	2.67	+/-0.07
Avg Household Size - Renter ^e	2.03	+/-0.18

^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	1971	+/-2
Owner Occupied	1971	+/-2
Renter Occupied	1969	+/-4

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



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Housing Characteristics

Buchanan County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,020	+/-159	NA	NA
Owner Occupied	6,468	+/-209	100.0	NA
1-Unit ^a	6,130	+/-225	94.8	+/-1.6
2 to 4 Unit	35	+/-22	0.5	+/-0.3
5 or More Units	28	+/-40	0.4	+/-0.6
Mobile Home	275	+/-85	4.3	+/-1.3
Boat, RV, Van etc.	0	+/-19	0.0	+/-0.3
Renter Occupied	1,552	+/-188	100.0	NA
1-Unit ^a	731	+/-122	47.1	+/-5.4
2 to 4 Unit	506	+/-154	32.6	+/-9.1
5 or More Units	213	+/-83	13.7	+/-5.1
Mobile Home	101	+/-62	6.5	+/-3.9
Boat, RV, Van etc.	1	+/-4	0.1	+/-0.3

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,020	+/-159	NA	NA
Owner Occupied	6,468	+/-209	100.0	NA
1 Bedroom ^a	118	+/-50	1.8	+/-0.8
2 Bedrooms	1,163	+/-154	18.0	+/-2.3
3 Bedrooms	3,108	+/-223	48.1	+/-3.1
4 or More	2,079	+/-231	32.1	+/-3.4
Renter Occupied	1,552	+/-188	100.0	NA
No Bedroom	93	+/-44	6.0	+/-2.7
1 Bedroom	357	+/-125	23.0	+/-7.6
2 Bedrooms	553	+/-111	35.6	+/-5.7
3 Bedrooms	410	+/-83	26.4	+/-4.3
4 or More	139	+/-55	9.0	+/-3.4

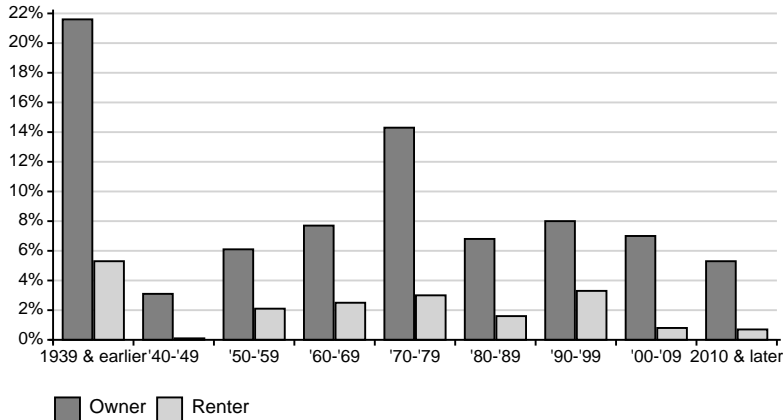
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	891	+/-152	NA	NA
For Rent	173	+/-88	19.4	+/-9.3
Rented, Not Occupied	44	+/-50	4.9	+/-5.5
For Sale	71	+/-76	8.0	+/-8.4
Sold, Not Occupied	38	+/-35	4.3	+/-3.9
Seasonal ^a	206	+/-95	23.1	+/-9.9
For Migrant Workers	0	+/-19	0.0	+/-2.1
Other	359	+/-109	40.3	+/-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 Buchanan 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	128	2	4	2	136	\$101,147	\$554,835
2000-2004	123	9	5	1	138	\$120,982	\$300,000
2005-2009	75	0	0	1	76	\$163,051	\$500,000
2010-2014	93	7	0	1	101	\$179,538	\$3,200,000
2015-2019	83	14	3	4	104	\$195,890	\$0
2020	17	1	1	1	20	\$238,076	\$1,350,002
2021	16	2	0	0	18	\$285,580	\$0

The median value of owner-occupied housing in Buchanan County was \$166,200 in 2018-2022. Median rent was \$788. In 2022, 18 permits for housing construction were authorized in Buchanan 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 35.6% 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 45 to 64.

HUD Income Limits, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$20,750	\$27,750
Very Low Income	\$34,600	\$43,200
Low Income	\$55,300	\$69,100

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$73,493	+/- \$4,553
Owner Occupied	\$83,041	+/- \$3,592
Renter Occupied	\$39,231	+/- \$12,473
Median Family Income	\$86,875	+/- \$1,922

^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	3,551	+/-212	100.0	NA
Less than \$50,000	168	+/-53	4.7	+/-1.5
\$50,000 to \$99,999	414	+/-86	11.7	+/-2.3
\$100,000 to \$299,999	2,202	+/-178	62	+/-3.7
\$300,000 to \$499,999	614	+/-133	17.3	+/-3.5
\$500,000 and above	153	+/-59	4.3	+/-1.6
Without Mortgage	2,917	+/-187	100.0	NA
Less than \$50,000	389	+/-121	13.3	+/-3.8
\$50,000 to \$99,999	430	+/-110	14.7	+/-3.8
\$100,000 to \$299,999	1,768	+/-256	60.6	+/-8.6
\$300,000 to \$499,999	281	+/-73	9.6	+/-2.4
\$500,000 and above	49	+/-34	1.7	+/-1.2

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	35.6%	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	3,551	+/-212	100.0	NA
Less than \$399	6	+/-20	0.2	+/-0.6
Between \$400 to \$599	24	+/-21	0.7	+/-0.6
Between \$600 to \$799	40	+/-25	1.1	+/-0.7
Between \$800 to \$999	317	+/-78	8.9	+/-2.1
Between \$1,000 to \$1,499	499	+/-90	14.1	+/-2.4
Between \$1,500 to \$1,999	1,321	+/-139	37.2	+/-4
Between \$2,000 to \$2,499	863	+/-145	24.3	+/-3.6
\$2,500 and above	379	+/-98	10.7	+/-2.7
Owner without Mortgage	2,917	+/-187	100.0	NA
Less than \$200	64	+/-32	2.2	+/-1.1
Between \$200 and \$399	707	+/-150	24.2	+/-4.6
Between \$400 and \$599	1,041	+/-133	35.7	+/-4.3
Between \$600 and \$999	957	+/-113	32.8	+/-3.6
\$1,000 and above	148	+/-54	5	+/-1.8
Renter	1,552	+/-188	100.0	NA
Less than \$300	7	+/-13	0.5	+/-0.8
Between \$300 and \$499	188	+/-88	12.1	+/-5.5
Between \$500 and \$799	509	+/-131	32.8	+/-6.4
Between \$800 and \$999	331	+/-96	21.3	+/-6.1
Between \$1,000 and \$1,499	295	+/-76	19	+/-4.7
\$1,500 and above	34	+/-34	2.1	+/-2.2

Demographics

Buchanan County

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	8,020	+/-159	100.0	NA
Living Alone	2,184	+/-202	27.2	+/-2.5
Owner Occupied	6,468	+/-209	100.0	NA
Family Households	4,838	+/-199	74.8	+/-1.9
Married-couple	4,145	+/-199	64.1	+/-2.3
Married-couple w/ Children ^a	1,512	+/-146	23.4	+/-2.1
Female Householder ^b	440	+/-99	6.8	+/-1.5
Female HH w/ Children ^{a,b}	305	+/-83	4.7	+/-1.3
Male Householder ^b	253	+/-87	3.9	+/-1.3
Male HH w/ Children ^{a,b}	185	+/-76	2.9	+/-1.2
Nonfamily Households ^c	1,630	+/-203	25.2	+/- 3.0
Renter Occupied	1,552	+/-188	100.0	NA
Family Households	658	+/-140	42.4	+/-7.4
Married-couple	316	+/-97	20.4	+/-5.7
Married-couple w/ Children ^a	176	+/-87	11.3	+/-5.4
Female Householder ^b	250	+/-88	16.1	+/-5.3
Female HH w/ Children ^{a,b}	204	+/-82	13.1	+/-5.0
Male Householder ^b	92	+/-51	5.9	+/-3.2
Male HH w/ Children ^{a,b}	67	+/-46	4.3	+/-2.9
Nonfamily Households ^c	894	+/-151	57.6	+/- 6.8

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

^c Includes Householders Living Alone

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

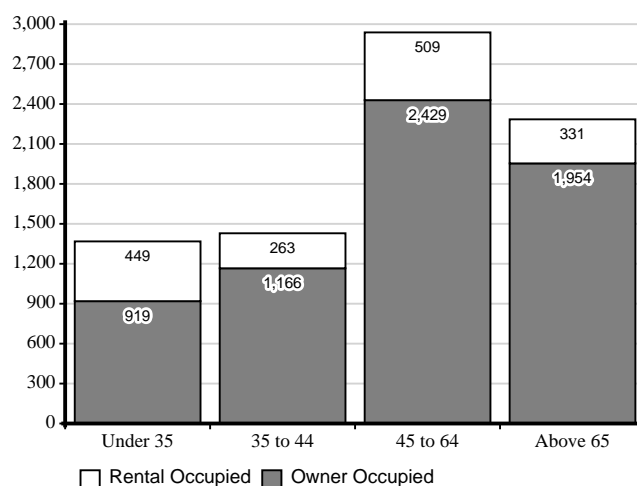
Opportunity Zones	0
New Market Tax Credit Areas	0

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	10,291	+/-278	NA	NA
Worked in state ^a	10,249	+/-282	99.6	+/-0.4
Worked in county ^a	5,808	+/-336	56.4	+/-3
Worked outside county ^a	4,441	+/-337	43.2	+/-3
Worked outside state ^a	42	+/-36	0.4	+/-0.4
Travel Time to Work				
Less than 14 minutes	4,044	+/-356	39.3	+/-3.3
15 to 29 minutes	3,365	+/-370	32.7	+/-3.5
30 to 44 minutes	1,626	+/-178	15.8	+/-1.7
More than 45 minutes	1,256	+/-200	12.2	+/-1.9

^aof 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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