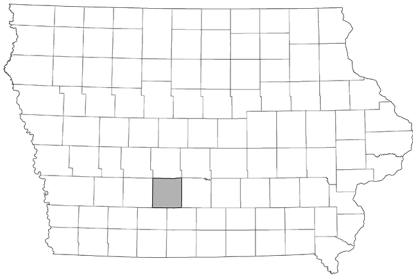


Data for Decision Makers



Madison County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 6,953 housing units in Madison County. Of this total, 5,337 were owner-occupied, 1,138 were renter-occupied, and 478 were vacant. Fewer housing units were counted in Madison County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Madison County is 1978. In Madison 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 28.2% of all vacant units.

Housing Characteristics, 2018-2022¹

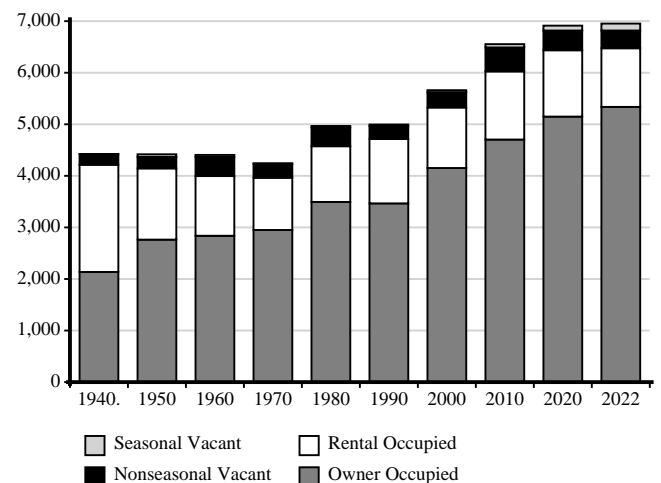
	Estimate	MOE
Total Housing Units	6,953	+/- 31
Vacant Units	478 (6.9%)	+/- 167 (2.4%)
Occupied Units	6,475 (93.1%)	+/- 174 (2.4%)
Owner-Occupied Units	5,337 (82.4%)	+/- 231 (3.1%)
Renter-Occupied Units	1,138 (17.6%)	+/- 206 (3.1%)
Median ^a Value ^b	\$230,500	+/- \$13,460
Median ^a Rent ^c	\$932	+/- \$111
Avg Household Size - Owner ^d	2.62	+/-0.09
Avg Household Size - Renter ^e	2.15	+/-0.3

^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	1978	+/-3
Owner Occupied	1978	+/-3
Renter Occupied	1976	+/-6

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



Contacts:

Regional Director
Chris Frelend
200 W 2nd Ave., Ste A
Indianola, IA 50125
cfreland@iastate.edu
515-961-6237

County Office
Nicole Navin
117 N John Wayne Dr.
Winterset, IA 50273
nnavin@iastate.edu
515-462-1001

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

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	6,475	+/-174	NA	NA
Owner Occupied	5,337	+/-231	100.0	NA
1-Unit ^a	5,118	+/-250	95.9	+/-2.2
2 to 4 Unit	2	+/-16	0.0	+/-0.3
5 or More Units	0	+/-32	0.0	+/-0.6
Mobile Home	211	+/-115	4.0	+/-2.1
Boat, RV, Van etc.	6	+/-11	0.1	+/-0.2
Renter Occupied	1,138	+/-206	100.0	NA
1-Unit ^a	633	+/-160	55.6	+/-9.9
2 to 4 Unit	268	+/-115	23.6	+/-9.1
5 or More Units	198	+/-100	17.4	+/-8.2
Mobile Home	39	+/-31	3.4	+/-2.7
Boat, RV, Van etc.	0	+/-16	0.0	+/-1.4

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	6,475	+/-174	NA	NA
Owner Occupied	5,337	+/-231	100.0	NA
1 Bedroom ^a	75	+/-51	1.4	+/-1.0
2 Bedrooms	960	+/-174	18.0	+/-3.2
3 Bedrooms	2,736	+/-254	51.3	+/-4.2
4 or More	1,566	+/-203	29.3	+/-3.6
Renter Occupied	1,138	+/-206	100.0	NA
No Bedroom	18	+/-29	1.6	+/-2.5
1 Bedroom	233	+/-117	20.5	+/-9.6
2 Bedrooms	413	+/-139	36.3	+/-10.3
3 Bedrooms	389	+/-105	34.2	+/-6.8
4 or More	85	+/-51	7.5	+/-4.3

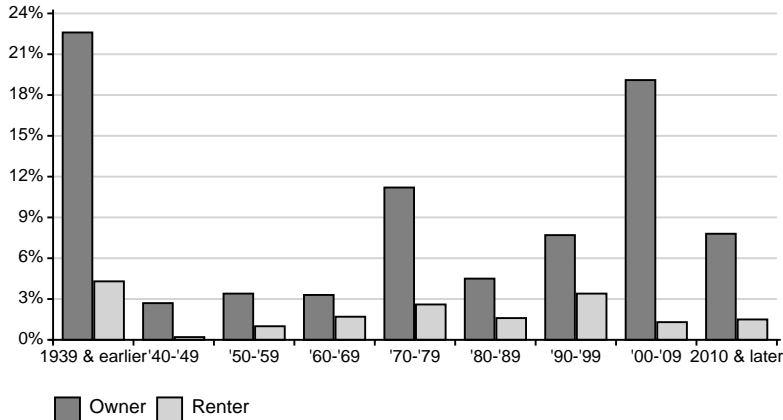
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	478	+/-167	NA	NA
For Rent	0	+/-16	0.0	+/-3.3
Rented, Not Occupied	0	+/-16	0.0	+/-3.3
For Sale	51	+/-41	10.7	+/-7.7
Sold, Not Occupied	4	+/-7	0.8	+/-1.4
Seasonal ^a	135	+/-74	28.2	+/-11.9
For Migrant Workers	0	+/-16	0.0	+/-3.3
Other	288	+/-149	60.3	+/-23.0

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Madison 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	326	4	2	1	333	\$110,078	\$1,000,000
2000-2004	489	2	0	0	491	\$145,442	\$0
2005-2009	304	2	1	0	307	\$184,674	\$0
2010-2014	239	1	0	0	240	\$209,722	\$0
2015-2019	447	56	2	2	507	\$272,143	\$0
2020	101	1	0	0	102	\$293,093	\$0
2021	90	0	0	0	90	\$321,584	\$0

The median value of owner-occupied housing in Madison County was \$230,500 in 2018-2022. Median rent was \$932. In 2022, 90 permits for housing construction were authorized in Madison 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 20.3% of owners and 24.7% 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, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$23,650	\$29,550
Very Low Income	\$39,400	\$49,250
Low Income	\$63,050	\$78,800

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$88,110	+/- \$4,806
Owner Occupied	\$96,559	+/- \$6,572
Renter Occupied	\$48,618	+/- \$12,230
Median Family Income	\$105,706	+/- \$5,875

^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	3,577	+/-239	100.0	NA
Less than \$50,000	82	+/-50	2.3	+/-1.4
\$50,000 to \$99,999	93	+/-46	2.6	+/-1.3
\$100,000 to \$299,999	2,087	+/-219	58.3	+/-5.5
\$300,000 to \$499,999	970	+/-237	27.1	+/-5.7
\$500,000 and above	345	+/-112	9.7	+/-3.1
Without Mortgage	1,760	+/-173	100.0	NA
Less than \$50,000	128	+/-83	7.3	+/-4.4
\$50,000 to \$99,999	122	+/-60	6.9	+/-3.4
\$100,000 to \$299,999	1,094	+/-235	62.2	+/-12.5
\$300,000 to \$499,999	227	+/-96	12.9	+/-5.3
\$500,000 and above	189	+/-87	10.8	+/-4.8

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

	Estimate	MOE
Owner Occupied Units	20.3%	NA
Renter Occupied Units	24.7%	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	3,577	+/-239	100.0	NA
Less than \$399	0	+/-23	0	+/-0.6
Between \$400 to \$599	4	+/-5	0.1	+/-0.2
Between \$600 to \$799	2	+/-4	0.1	+/-0.1
Between \$800 to \$999	52	+/-33	1.5	+/-0.9
Between \$1,000 to \$1,499	136	+/-56	3.8	+/-1.6
Between \$1,500 to \$1,999	1,178	+/-202	32.9	+/-5.4
Between \$2,000 to \$2,499	1,138	+/-234	31.8	+/-5.6
\$2,500 and above	770	+/-159	21.5	+/-4.2
Owner without Mortgage	1,760	+/-173	100.0	NA
Less than \$200	53	+/-49	3	+/-2.8
Between \$200 and \$399	261	+/-124	14.8	+/-6.6
Between \$400 and \$599	481	+/-112	27.3	+/-6.1
Between \$600 and \$999	662	+/-141	37.6	+/-7.1
\$1,000 and above	303	+/-112	17.2	+/-6.1
Renter	1,138	+/-206	100.0	NA
Less than \$300	51	+/-55	4.5	+/-4.7
Between \$300 and \$499	56	+/-41	4.9	+/-3.4
Between \$500 and \$799	229	+/-108	20.1	+/-8.1
Between \$800 and \$999	212	+/-97	18.6	+/-7.7
Between \$1,000 and \$1,499	337	+/-122	29.6	+/-9.7
\$1,500 and above	80	+/-58	7	+/-4.9

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	6,475	+/-174	100.0	NA
Living Alone	1,777	+/-262	27.4	+/-4.0
Owner Occupied	5,337	+/-231	100.0	NA
Family Households	3,918	+/-191	73.4	+/-1.6
Married-couple	3,477	+/-173	65.1	+/-1.6
Married-couple w/ Children ^a	1,358	+/-163	25.4	+/-2.8
Female Householder ^b	260	+/-92	4.9	+/-1.7
Female HH w/ Children ^{a,b}	146	+/-78	2.7	+/-1.5
Male Householder ^b	181	+/-83	3.4	+/-1.5
Male HH w/ Children ^{a,b}	121	+/-70	2.3	+/-1.3
Nonfamily Households ^c	1,419	+/-226	26.6	+/- 4.1
Renter Occupied	1,138	+/-206	100.0	NA
Family Households	479	+/-116	42.1	+/-6.8
Married-couple	284	+/-90	25.0	+/-6.5
Married-couple w/ Children ^a	153	+/-71	13.4	+/-5.7
Female Householder ^b	143	+/-61	12.6	+/-4.9
Female HH w/ Children ^{a,b}	142	+/-60	12.5	+/-4.8
Male Householder ^b	52	+/-48	4.6	+/-4.1
Male HH w/ Children ^{a,b}	52	+/-48	4.6	+/-4.1
Nonfamily Households ^c	659	+/-186	57.9	+/- 12.5

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

^c Includes Householders Living Alone

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

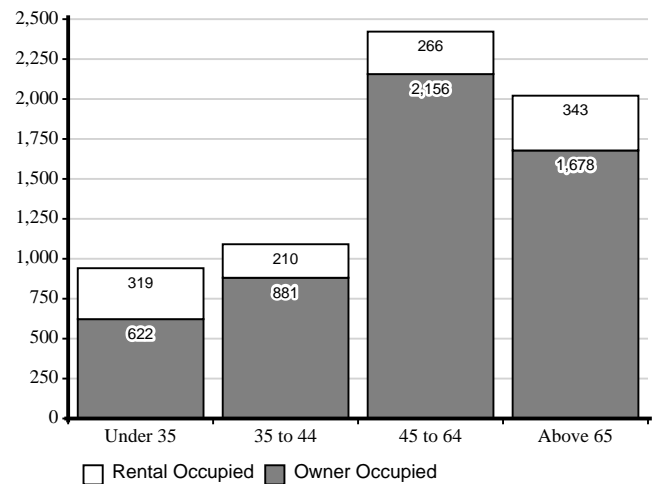
Opportunity Zones	1
New Market Tax Credit Areas	1

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	8,899	+/-275	NA	NA
Worked in state ^a	8,833	+/-266	99.3	+/-0.5
Worked in county ^a	4,675	+/-324	52.5	+/-3.2
Worked outside county ^a	4,158	+/-316	46.7	+/-3.3
Worked outside state ^a	66	+/-48	0.7	+/-0.5
Travel Time to Work				
Less than 14 minutes	3,026	+/-398	34	+/-4.3
15 to 29 minutes	1,771	+/-253	19.9	+/-2.8
30 to 44 minutes	2,679	+/-309	30.1	+/-3.3
More than 45 minutes	1,433	+/-282	16.1	+/-3.1

^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

This series was prepared by:

Bailey Hanson, Data Analyst III & Extension Specialist
 Sandra Burke, Research Scientist III & Extension Specialist
 Christopher J. Seeger, Professor & Extension Specialist
 Jay Maxwell, Data Analyst I & Extension Specialist

This institution is an equal opportunity provider. For the full non-discrimination statement or accommodation inquiries, go to www.extension.iastate.edu/diversity/ext.