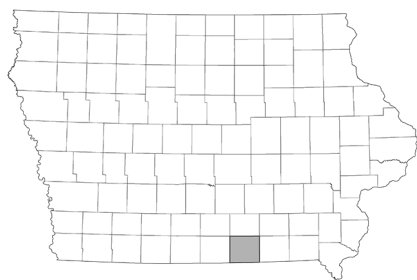


# Data for Decision Makers



## Appanoose County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 6,321 housing units in Appanoose County. Of this total, 3,484 were owner-occupied, 1,544 were renter-occupied, and 1,293 were vacant. More housing units were counted in Appanoose County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Appanoose County is 1966. In Appanoose 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 29.0% of all vacant units.

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

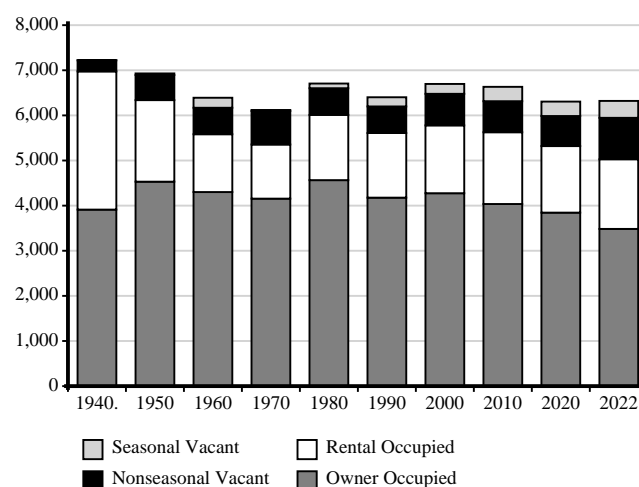
	Estimate	MOE
Total Housing Units	6,321	+/- 31
Vacant Units	1,293 (20.5%)	+/- 190 (3.0%)
Occupied Units	5,028 (79.5%)	+/- 191 (3.0%)
Owner-Occupied Units	3,484 (69.3%)	+/- 210 (3.4%)
Renter-Occupied Units	1,544 (30.7%)	+/- 187 (3.4%)
Median <sup>a</sup> Value <sup>b</sup>	\$113,900	+/- \$9,521
Median <sup>a</sup> Rent <sup>c</sup>	\$757	+/- \$32
Avg Household Size - Owner <sup>d</sup>	2.52	+/-0.12
Avg Household Size - Renter <sup>e</sup>	2.17	+/-0.25

<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	+/-4
Owner Occupied	1967	+/-5
Renter Occupied	1964	+/-8

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



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# Housing Characteristics

# Appanoose County

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	5,028	+/-191	NA	NA
Owner Occupied	3,484	+/-210	100.0	NA
1-Unit <sup>a</sup>	3,242	+/-200	93.1	+/-1.2
2 to 4 Unit	8	+/-17	0.2	+/-0.5
5 or More Units	0	+/-32	0.0	+/-0.9
Mobile Home	226	+/-66	6.5	+/-1.9
Boat, RV, Van etc.	8	+/-8	0.2	+/-0.2
Renter Occupied	1,544	+/-187	100.0	NA
1-Unit <sup>a</sup>	884	+/-146	57.3	+/-6.4
2 to 4 Unit	184	+/-66	11.9	+/-4.1
5 or More Units	425	+/-151	27.5	+/-9.2
Mobile Home	49	+/-38	3.2	+/-2.4
Boat, RV, Van etc.	2	+/-3	0.1	+/-0.2

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

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	5,028	+/-191	NA	NA
Owner Occupied	3,484	+/-210	100.0	NA
1 Bedroom <sup>a</sup>	124	+/-39	3.6	+/-1.1
2 Bedrooms	939	+/-137	27.0	+/-3.6
3 Bedrooms	1,753	+/-179	50.3	+/-4.1
4 or More	668	+/-130	19.2	+/-3.5
Renter Occupied	1,544	+/-187	100.0	NA
No Bedroom	29	+/-32	1.9	+/-2.1
1 Bedroom	389	+/-109	25.2	+/-6.4
2 Bedrooms	498	+/-126	32.3	+/-7.2
3 Bedrooms	423	+/-113	27.4	+/-6.5
4 or More	205	+/-85	13.3	+/-5.3

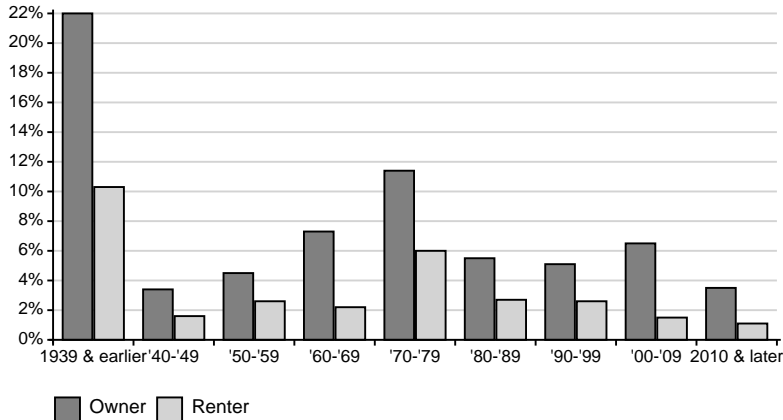
<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

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

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	1,293	+/-190	NA	NA
For Rent	88	+/-77	6.8	+/-5.9
Rented, Not Occupied	72	+/-78	5.6	+/-6.0
For Sale	23	+/-20	1.8	+/-1.5
Sold, Not Occupied	71	+/-63	5.5	+/-4.8
Seasonal <sup>a</sup>	375	+/-110	29.0	+/-7.4
For Migrant Workers	0	+/-16	0.0	+/-1.2
Other	664	+/-177	51.4	+/-11.4

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

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



**Authorized Housing Construction Permits in Appanoose 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	39	0	0	1	40	\$58,038	\$2,000,000
2000-2004	55	0	0	0	55	\$64,760	\$0
2005-2009	52	0	0	0	52	\$93,737	\$0
2010-2014	27	1	0	0	28	\$94,893	\$0
2015-2019	43	0	0	1	44	\$105,605	\$0
2020	12	0	0	0	12	\$95,508	\$0
2021	1	0	0	0	1	\$100,000	\$0

The median value of owner-occupied housing in Appanoose County was \$113,900 in 2018-2022. Median rent was \$757. In 2022, 1 permits for housing construction were authorized in Appanoose 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 17.2% of owners and 39.7% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders were age Above 65 than any other age group. For renter-occupied units, the most common age was 45 to 64.

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

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

	Estimate	MOE
Median Household Income	\$50,684	+/- \$4,665
Owner Occupied	\$63,061	+/- \$5,317
Renter Occupied	\$27,994	+/- \$4,743
Median Family Income	\$60,169	+/- \$5,365

<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	1,702	+/-170	100.0	NA
With Mortgage	1,702	+/-170	100.0	NA
Less than \$50,000	201	+/-71	11.8	+/-3.9
\$50,000 to \$99,999	403	+/-107	23.7	+/-5.8
\$100,000 to \$299,999	871	+/-150	51.2	+/-6.8
\$300,000 to \$499,999	178	+/-48	10.5	+/-2.9
\$500,000 and above	49	+/-32	2.9	+/-1.9
Without Mortgage	1,782	+/-197	100.0	NA
Less than \$50,000	498	+/-95	27.9	+/-4.9
\$50,000 to \$99,999	404	+/-105	22.7	+/-5.3
\$100,000 to \$299,999	732	+/-196	41.1	+/-9.4
\$300,000 to \$499,999	102	+/-48	5.7	+/-2.7
\$500,000 and above	46	+/-41	2.6	+/-2.3

**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	17.2%	NA
Renter Occupied Units	39.7%	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	1,702	+/-170	100.0	NA
Owner with Mortgage	1,702	+/-170	100.0	NA
Less than \$399	0	+/-23	0	+/-1.4
Between \$400 to \$599	0	+/-16	0	+/-1.5
Between \$600 to \$799	102	+/-62	6	+/-3.5
Between \$800 to \$999	202	+/-71	11.9	+/-3.9
Between \$1,000 to \$1,499	320	+/-107	18.8	+/-5.8
Between \$1,500 to \$1,999	574	+/-121	33.7	+/-6.4
Between \$2,000 to \$2,499	305	+/-68	17.9	+/-3.8
\$2,500 and above	160	+/-55	9.4	+/-3.1
Owner without Mortgage	1,782	+/-197	100.0	NA
Less than \$200	70	+/-34	3.9	+/-1.9
Between \$200 and \$399	359	+/-83	20.1	+/-4.3
Between \$400 and \$599	694	+/-146	38.9	+/-6.6
Between \$600 and \$999	588	+/-145	33	+/-7
\$1,000 and above	71	+/-34	4	+/-1.9
Renter	1,544	+/-187	100.0	NA
Less than \$300	126	+/-89	8.2	+/-5.5
Between \$300 and \$499	132	+/-71	8.5	+/-4.7
Between \$500 and \$799	570	+/-135	36.9	+/-7.3
Between \$800 and \$999	356	+/-114	23.1	+/-6.3
Between \$1,000 and \$1,499	97	+/-55	6.3	+/-3.5
\$1,500 and above	97	+/-66	6.2	+/-4.2

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	5,028	+/-191	100.0	NA
Living Alone	1,603	+/-180	31.9	+/-3.4
Owner Occupied	3,484	+/-210	100.0	NA
Family Households	2,521	+/-181	72.4	+/-2.8
Married-couple	2,091	+/-166	60.0	+/-3.1
Married-couple w/ Children <sup>a</sup>	489	+/-96	14.0	+/-2.6
Female Householder <sup>b</sup>	285	+/-91	8.2	+/-2.6
Female HH w/ Children <sup>a,b</sup>	162	+/-75	4.6	+/-2.1
Male Householder <sup>b</sup>	145	+/-61	4.2	+/-1.7
Male HH w/ Children <sup>a,b</sup>	71	+/-41	2.0	+/-1.2
Nonfamily Households <sup>c</sup>	963	+/-147	27.6	+/- 3.9
Renter Occupied	1,544	+/-187	100.0	NA
Family Households	649	+/-139	42.0	+/-7.4
Married-couple	381	+/-106	24.7	+/-6.2
Married-couple w/ Children <sup>a</sup>	185	+/-76	12.0	+/-4.7
Female Householder <sup>b</sup>	191	+/-80	12.4	+/-5.0
Female HH w/ Children <sup>a,b</sup>	137	+/-68	8.9	+/-4.3
Male Householder <sup>b</sup>	77	+/-59	5.0	+/-3.8
Male HH w/ Children <sup>a,b</sup>	45	+/-50	2.9	+/-3.2
Nonfamily Households <sup>c</sup>	895	+/-165	58.0	+/- 8.1

<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 Appanoose County<sup>5,6</sup>

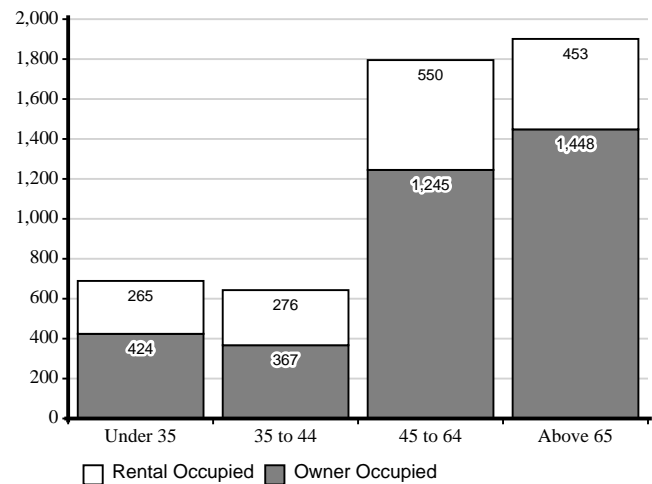
Opportunity Zones	2
New Market Tax Credit Areas	4

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,916	+/-322	NA	NA
Worked in state <sup>a</sup>	4,758	+/-328	96.8	+/-1.3
Worked in county <sup>a</sup>	3,417	+/-336	69.5	+/-4.5
Worked outside county <sup>a</sup>	1,341	+/-223	27.3	+/-4.3
Worked outside state <sup>a</sup>	158	+/-66	3.2	+/-1.3
Travel Time to Work				
Less than 14 minutes	2,252	+/-282	45.8	+/-4.9
15 to 29 minutes	1,303	+/-193	26.5	+/-3.5
30 to 44 minutes	624	+/-177	12.7	+/-3.5
More than 45 minutes	737	+/-135	15	+/-2.6

<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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