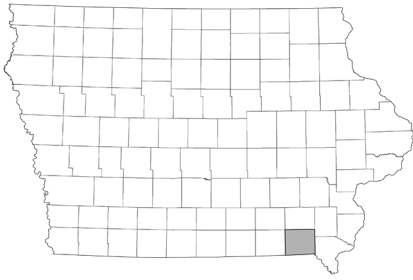


# Data for Decision Makers



## Van Buren County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 3,509 housing units in Van Buren County. Of this total, 2,370 were owner-occupied, 472 were renter-occupied, and 667 were vacant. More housing units were counted in Van Buren County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Van Buren County is 1974. In Van Buren 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 16.5% of all vacant units.

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

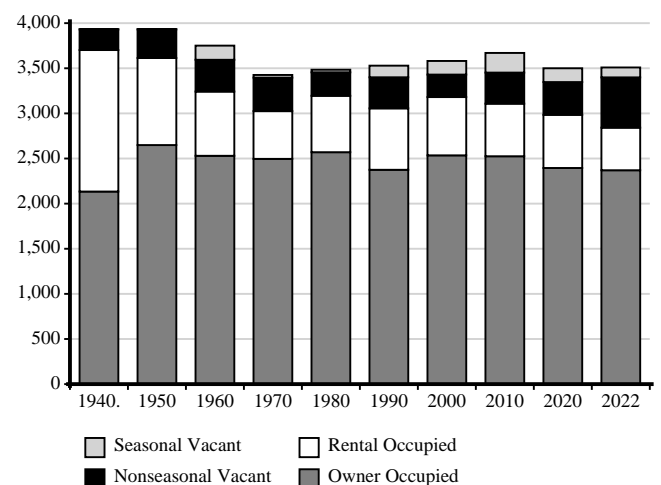
	Estimate	MOE
Total Housing Units	3,509	+/- 24
Vacant Units	667 (19.0%)	+/- 109 (3.1%)
Occupied Units	2,842 (81.0%)	+/- 110 (3.1%)
Owner-Occupied Units	2,370 (83.4%)	+/- 117 (2.8%)
Renter-Occupied Units	472 (16.6%)	+/- 84 (2.8%)
Median <sup>a</sup> Value <sup>b</sup>	\$107,700	+/- \$10,503
Median <sup>a</sup> Rent <sup>c</sup>	\$661	+/- \$144
Avg Household Size - Owner <sup>d</sup>	2.56	+/-0.11
Avg Household Size - Renter <sup>e</sup>	2.22	+/-0.33

<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	1974	+/-2
Owner Occupied	1974	+/-3
Renter Occupied	1977	+/-6

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



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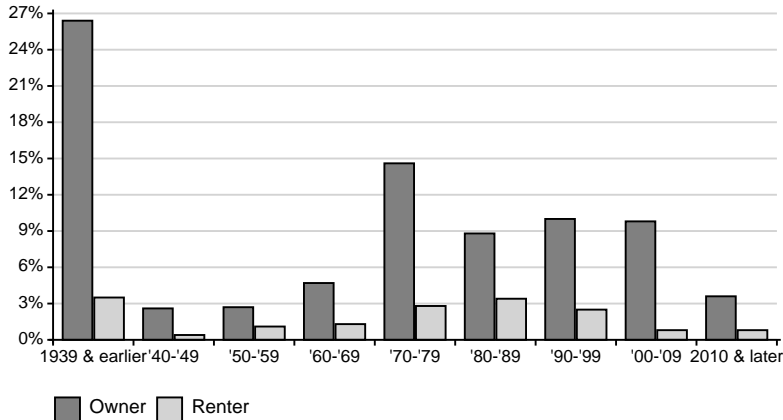
<http://indicators.extension.iastate.edu>

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	2,842	+/-110	NA	NA
Owner Occupied	2,370	+/-117	100.0	NA
1-Unit <sup>a</sup>	2,142	+/-116	90.4	+/-2.0
2 to 4 Unit	2	+/-15	0.1	+/-0.6
5 or More Units	0	+/-30	0.0	+/-1.3
Mobile Home	226	+/-47	9.5	+/-1.9
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.6
Renter Occupied	472	+/-84	100.0	NA
1-Unit <sup>a</sup>	271	+/-74	57.4	+/-11.9
2 to 4 Unit	125	+/-43	26.5	+/-7.7
5 or More Units	28	+/-25	5.9	+/-5.1
Mobile Home	48	+/-33	10.2	+/-6.8
Boat, RV, Van etc.	0	+/-15	0.0	+/-3.2

<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	2,842	+/-110	NA	NA
Owner Occupied	2,370	+/-117	100.0	NA
1 Bedroom <sup>a</sup>	81	+/-34	3.4	+/-1.4
2 Bedrooms	634	+/-92	26.8	+/-3.7
3 Bedrooms	1,085	+/-113	45.8	+/-4.2
4 or More	570	+/-96	24.1	+/-3.9
Renter Occupied	472	+/-84	100.0	NA
No Bedroom	7	+/-8	1.5	+/-1.7
1 Bedroom	135	+/-44	28.6	+/-7.8
2 Bedrooms	206	+/-69	43.6	+/-12.4
3 Bedrooms	91	+/-34	19.3	+/-6.3
4 or More	33	+/-24	7.0	+/-4.9

<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	667	+/-109	NA	NA
For Rent	28	+/-19	4.2	+/-2.8
Rented, Not Occupied	0	+/-15	0.0	+/-2.2
For Sale	27	+/-27	4.0	+/-4.0
Sold, Not Occupied	44	+/-38	6.6	+/-5.6
Seasonal <sup>a</sup>	110	+/-52	16.5	+/-7.3
For Migrant Workers	0	+/-15	0.0	+/-2.2
Other	458	+/-112	68.7	+/-12.5

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

**Authorized Housing Construction Permits in Van Buren 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	21	1	3	0	25	\$68,619	\$nan
2000-2004	18	0	1	0	19	\$97,464	\$0
2005-2009	10	0	0	0	10	\$131,500	\$0
2010-2014	2	0	0	0	2	\$135,000	\$0
2015-2019	10	0	0	0	10	\$153,950	\$0
2020	1	0	0	0	1	\$350,000	\$0
2021	3	0	0	0	3	\$386,667	\$0

The median value of owner-occupied housing in Van Buren County was \$107,700 in 2018-2022. Median rent was \$661. In 2022, 3 permits for housing construction were authorized in Van Buren 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 15.3% of owners and 34.5% 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, 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	\$58,417	+/- \$2,717
Owner Occupied	\$63,362	+/- \$4,294
Renter Occupied	\$33,750	+/- \$5,004
Median Family Income	\$70,893	+/- \$4,813

<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	976	+/-122	100.0	NA
With Mortgage	976	+/-122	100.0	NA
Less than \$50,000	121	+/-44	12.4	+/-4.3
\$50,000 to \$99,999	205	+/-60	21	+/-5.2
\$100,000 to \$299,999	480	+/-85	49.2	+/-6.8
\$300,000 to \$499,999	119	+/-48	12.2	+/-4.8
\$500,000 and above	51	+/-35	5.3	+/-3.5
Without Mortgage	1,394	+/-111	100.0	NA
Less than \$50,000	315	+/-60	22.6	+/-4.3
\$50,000 to \$99,999	468	+/-95	33.6	+/-6
\$100,000 to \$299,999	432	+/-114	31	+/-8.1
\$300,000 to \$499,999	83	+/-44	6	+/-3.1
\$500,000 and above	96	+/-54	6.9	+/-3.8

**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	15.3%	NA
Renter Occupied Units	34.5%	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	976	+/-122	100.0	NA
Owner with Mortgage	976	+/-122	100.0	NA
Less than \$399	10	+/-8	1	+/-0.8
Between \$400 to \$599	1	+/-4	0.1	+/-0.4
Between \$600 to \$799	42	+/-23	4.3	+/-2.2
Between \$800 to \$999	99	+/-44	10.1	+/-4.5
Between \$1,000 to \$1,499	161	+/-61	16.5	+/-5.7
Between \$1,500 to \$1,999	328	+/-82	33.6	+/-6.4
Between \$2,000 to \$2,499	201	+/-49	20.6	+/-4.8
\$2,500 and above	116	+/-54	11.9	+/-5.3
Owner without Mortgage	1,394	+/-111	100.0	NA
Less than \$200	102	+/-47	7.3	+/-3.4
Between \$200 and \$399	452	+/-89	32.4	+/-5.9
Between \$400 and \$599	490	+/-71	35.2	+/-4.8
Between \$600 and \$999	282	+/-81	20.2	+/-5.3
\$1,000 and above	68	+/-36	4.9	+/-2.6
Renter	472	+/-84	100.0	NA
Less than \$300	56	+/-24	11.9	+/-5.3
Between \$300 and \$499	64	+/-30	13.6	+/-6.5
Between \$500 and \$799	103	+/-42	21.8	+/-7.5
Between \$800 and \$999	91	+/-39	19.3	+/-7.2
Between \$1,000 and \$1,499	67	+/-39	14.2	+/-7.7
\$1,500 and above	0	+/-30	0	+/-6.4

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	2,842	+/-110	100.0	NA
Living Alone	838	+/-116	29.5	+/-3.9
Owner Occupied	2,370	+/-117	100.0	NA
Family Households	1,631	+/-126	68.8	+/-4.1
Married-couple	1,427	+/-116	60.2	+/-3.9
Married-couple w/ Children <sup>a</sup>	443	+/-80	18.7	+/-3.2
Female Householder <sup>b</sup>	156	+/-61	6.6	+/-2.6
Female HH w/ Children <sup>a,b</sup>	76	+/-35	3.2	+/-1.5
Male Householder <sup>b</sup>	48	+/-20	2.0	+/-0.8
Male HH w/ Children <sup>a,b</sup>	33	+/-18	1.4	+/-0.8
Nonfamily Households <sup>c</sup>	739	+/-112	31.2	+/- 4.5
Renter Occupied	472	+/-84	100.0	NA
Family Households	229	+/-62	48.5	+/-9.9
Married-couple	138	+/-54	29.2	+/-10.2
Married-couple w/ Children <sup>a</sup>	81	+/-44	17.2	+/-8.8
Female Householder <sup>b</sup>	67	+/-31	14.2	+/-6.1
Female HH w/ Children <sup>a,b</sup>	45	+/-27	9.5	+/-5.5
Male Householder <sup>b</sup>	24	+/-16	5.1	+/-3.3
Male HH w/ Children <sup>a,b</sup>	7	+/-7	1.5	+/-1.5
Nonfamily Households <sup>c</sup>	243	+/-62	51.5	+/- 9.4

<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 Van Buren County<sup>5,6</sup>

Opportunity Zones	0
New Market Tax Credit Areas	2

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

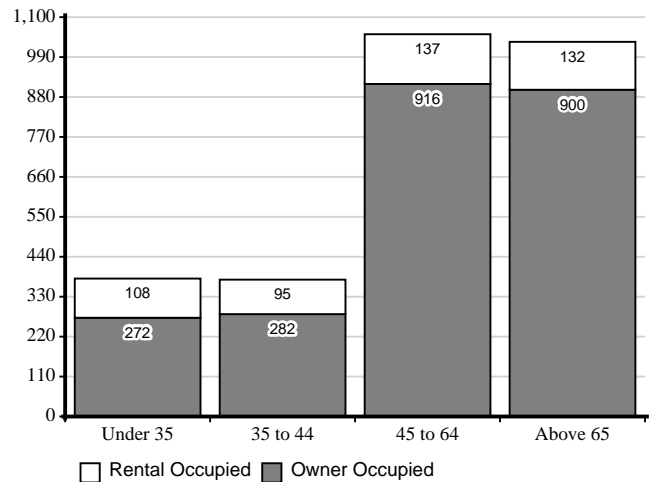
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	2,918	+/-202	NA	NA
Worked in state <sup>a</sup>	2,824	+/-207	96.8	+/-1.5
Worked in county <sup>a</sup>	1,852	+/-177	63.5	+/-4.1
Worked outside county <sup>a</sup>	972	+/-137	33.3	+/-4
Worked outside state <sup>a</sup>	94	+/-42	3.2	+/-1.5

### Travel Time to Work

Less than 14 minutes	1,153	+/-172	39.5	+/-5.2
15 to 29 minutes	960	+/-151	32.9	+/-4.6
30 to 44 minutes	376	+/-89	12.9	+/-2.9
More than 45 minutes	432	+/-125	14.8	+/-4.2

<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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