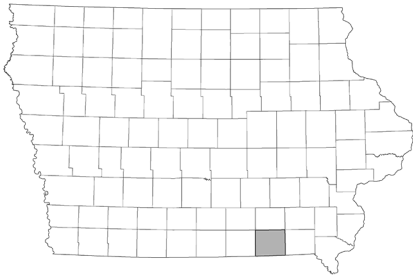


Data for Decision Makers



Davis County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 3,588 housing units in Davis County. Of this total, 2,693 were owner-occupied, 479 were renter-occupied, and 416 were vacant. Fewer housing units were counted in Davis County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Davis County is 1972. In Davis 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 49.5% of all vacant units.

Housing Characteristics, 2018-2022¹

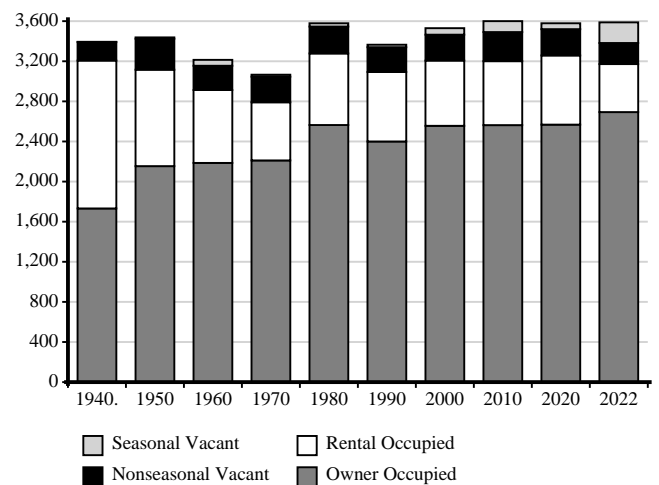
	Estimate	MOE
Total Housing Units	3,588	+/- 24
Vacant Units	416 (11.6%)	+/- 120 (3.3%)
Occupied Units	3,172 (88.4%)	+/- 123 (3.3%)
Owner-Occupied Units	2,693 (84.9%)	+/- 127 (2.9%)
Renter-Occupied Units	479 (15.1%)	+/- 96 (2.9%)
Median ^a Value ^b	\$140,300	+/- \$14,959
Median ^a Rent ^c	\$835	+/- \$75
Avg Household Size - Owner ^d	2.94	+/-0.12
Avg Household Size - Renter ^e	2.22	+/-0.25

^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	1972	+/-2
Owner Occupied	1973	+/-2
Renter Occupied	1960	+/-8

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



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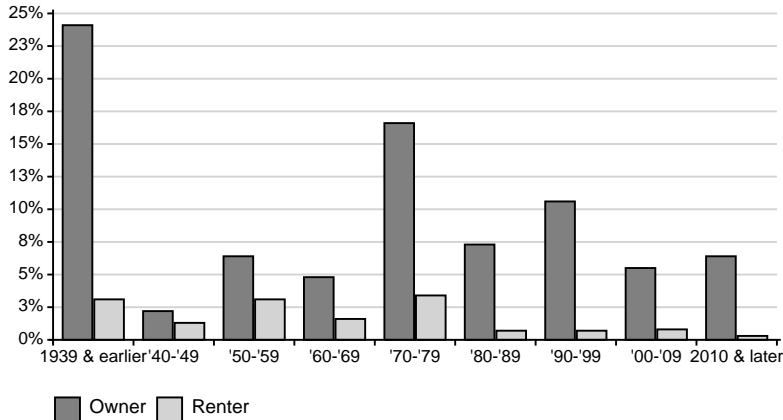
<http://indicators.extension.iastate.edu>

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,172	+/-123	NA	NA
Owner Occupied	2,693	+/-127	100.0	NA
1-Unit ^a	2,528	+/-135	93.9	+/-2.3
2 to 4 Unit	0	+/-21	0.0	+/-0.8
5 or More Units	0	+/-30	0.0	+/-1.1
Mobile Home	165	+/-70	6.1	+/-2.6
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.6
Renter Occupied	479	+/-96	100.0	NA
1-Unit ^a	275	+/-89	57.4	+/-14.7
2 to 4 Unit	105	+/-44	21.9	+/-8.1
5 or More Units	98	+/-43	20.5	+/-8.0
Mobile Home	1	+/-2	0.2	+/-0.4
Boat, RV, Van etc.	0	+/-15	0.0	+/-3.1

^aIncludes Unattached and Attached Units

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



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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,172	+/-123	NA	NA
Owner Occupied	2,693	+/-127	100.0	NA
1 Bedroom ^a	108	+/-53	4.0	+/-2.0
2 Bedrooms	474	+/-104	17.6	+/-3.8
3 Bedrooms	1,281	+/-148	47.6	+/-5.0
4 or More	830	+/-159	30.8	+/-5.7
Renter Occupied	479	+/-96	100.0	NA
No Bedroom	0	+/-15	0.0	+/-3.1
1 Bedroom	139	+/-52	29.0	+/-9.2
2 Bedrooms	208	+/-68	43.4	+/-11.2
3 Bedrooms	112	+/-54	23.4	+/-10.3
4 or More	20	+/-27	4.2	+/-5.6

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

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	416	+/-120	NA	NA
For Rent	40	+/-37	9.6	+/-8.5
Rented, Not Occupied	0	+/-15	0.0	+/-3.6
For Sale	4	+/-7	1.0	+/-1.7
Sold, Not Occupied	3	+/-6	0.7	+/-1.4
Seasonal ^a	206	+/-103	49.5	+/-20.2
For Migrant Workers	0	+/-15	0.0	+/-3.6
Other	163	+/-79	39.2	+/-15.3

^aFor Seasonal, Recreational, or Occasional Use

Authorized Housing Construction Permits in Davis 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	22	1	0	0	23	\$73,636	\$nan
2000-2004	35	0	0	0	35	\$82,150	\$0
2005-2009	22	0	0	0	22	\$104,197	\$0
2010-2014	13	1	0	0	14	\$113,256	\$0
2015-2019	16	0	0	0	16	\$148,784	\$0
2020	4	0	0	0	4	\$211,936	\$0
2021	57	0	0	0	57	\$17,034	\$0

The median value of owner-occupied housing in Davis County was \$140,300 in 2018-2022. Median rent was \$835. In 2022, 57 permits for housing construction were authorized in Davis 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 17.3% of owners and 28.2% 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 under 35.

HUD Income Limits, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$20,400	\$27,750
Very Low Income	\$34,000	\$42,450
Low Income	\$54,350	\$67,900

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$77,176	+/- \$7,129
Owner Occupied	\$88,420	+/- \$5,405
Renter Occupied	\$41,382	+/- \$14,786
Median Family Income	\$89,434	+/- \$4,922

^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	1,584	+/-155	100.0	NA
With Mortgage	1,584	+/-155	100.0	NA
Less than \$50,000	109	+/-50	6.9	+/-3.1
\$50,000 to \$99,999	280	+/-71	17.7	+/-4.6
\$100,000 to \$299,999	983	+/-154	62.1	+/-6.1
\$300,000 to \$499,999	133	+/-59	8.4	+/-3.8
\$500,000 and above	79	+/-43	5	+/-2.7
Without Mortgage	1,109	+/-136	100.0	NA
Less than \$50,000	202	+/-64	18.2	+/-5
\$50,000 to \$99,999	240	+/-73	21.6	+/-6.1
\$100,000 to \$299,999	586	+/-156	52.9	+/-12.6
\$300,000 to \$499,999	61	+/-34	5.5	+/-3
\$500,000 and above	20	+/-26	1.8	+/-2.3

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

	Estimate	MOE
Owner Occupied Units	17.3%	NA
Renter Occupied Units	28.2%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	1,584	+/-155	100.0	NA
Owner with Mortgage	1,584	+/-155	100.0	NA
Less than \$399	12	+/-23	0.8	+/-1.5
Between \$400 to \$599	0	+/-15	0	+/-1.6
Between \$600 to \$799	51	+/-36	3.2	+/-2.3
Between \$800 to \$999	67	+/-37	4.2	+/-2.3
Between \$1,000 to \$1,499	231	+/-83	14.6	+/-5.1
Between \$1,500 to \$1,999	613	+/-120	38.7	+/-6.8
Between \$2,000 to \$2,499	338	+/-119	21.3	+/-6.6
\$2,500 and above	231	+/-89	14.6	+/-5.4
Owner without Mortgage	1,109	+/-136	100.0	NA
Less than \$200	63	+/-37	5.7	+/-3.3
Between \$200 and \$399	215	+/-80	19.4	+/-6.4
Between \$400 and \$599	351	+/-87	31.7	+/-7.1
Between \$600 and \$999	413	+/-92	37.2	+/-6.9
\$1,000 and above	67	+/-39	6.1	+/-3.4
Renter	479	+/-96	100.0	NA
Less than \$300	22	+/-19	4.6	+/-4.2
Between \$300 and \$499	36	+/-21	7.5	+/-4.2
Between \$500 and \$799	118	+/-58	24.6	+/-10.7
Between \$800 and \$999	159	+/-63	33.2	+/-11.2
Between \$1,000 and \$1,499	66	+/-36	13.8	+/-7.6
\$1,500 and above	0	+/-30	0	+/-6.3

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	3,172	+/-123	100.0	NA
Living Alone	687	+/-95	21.7	+/-2.9
Owner Occupied	2,693	+/-127	100.0	NA
Family Households	2,105	+/-139	78.2	+/-3.6
Married-couple	1,883	+/-134	69.9	+/-3.7
Married-couple w/ Children ^a	812	+/-91	30.2	+/-3.1
Female Householder ^b	117	+/-49	4.3	+/-1.8
Female HH w/ Children ^{a,b}	74	+/-43	2.7	+/-1.6
Male Householder ^b	105	+/-43	3.9	+/-1.6
Male HH w/ Children ^{a,b}	90	+/-43	3.3	+/-1.6
Nonfamily Households ^c	588	+/-93	21.8	+/- 3.3
Renter Occupied	479	+/-96	100.0	NA
Family Households	317	+/-83	66.2	+/-11.2
Married-couple	226	+/-74	47.2	+/-12.2
Married-couple w/ Children ^a	78	+/-42	16.3	+/-8.1
Female Householder ^b	36	+/-29	7.5	+/-5.9
Female HH w/ Children ^{a,b}	33	+/-31	6.9	+/-6.3
Male Householder ^b	55	+/-42	11.5	+/-8.5
Male HH w/ Children ^{a,b}	27	+/-28	5.6	+/-5.7
Nonfamily Households ^c	162	+/-47	33.8	+/- 7.1

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

^c Includes Householders Living Alone

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

Opportunity Zones	1
New Market Tax Credit Areas	0

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

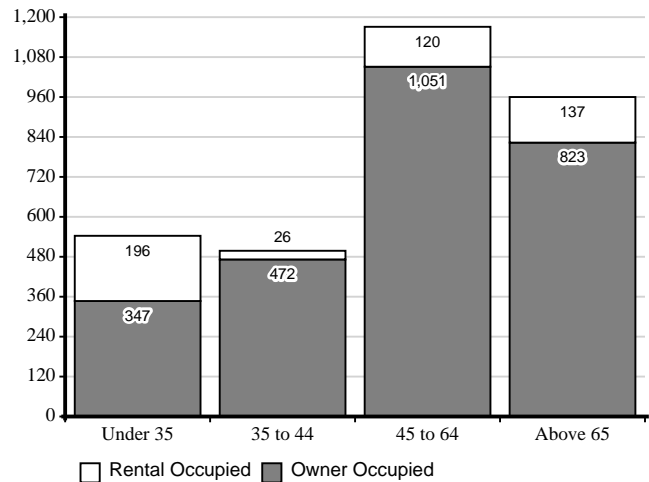
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,002	+/-202	NA	NA
Worked in state ^a	3,934	+/-200	98.3	+/-1.1
Worked in county ^a	2,646	+/-210	66.1	+/-3.9
Worked outside county ^a	1,288	+/-157	32.2	+/-3.6
Worked outside state ^a	68	+/-45	1.7	+/-1.1

Travel Time to Work

Less than 14 minutes	1,509	+/-223	37.7	+/-5.2
15 to 29 minutes	1,169	+/-187	29.2	+/-4.4
30 to 44 minutes	748	+/-150	18.7	+/-3.6
More than 45 minutes	580	+/-157	14.5	+/-3.9

^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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