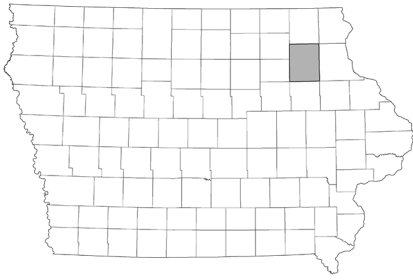


# Data for Decision Makers



## Fayette County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 9,323 housing units in Fayette County. Of this total, 6,270 were owner-occupied, 1,958 were renter-occupied, and 1,095 were vacant. Fewer housing units were counted in Fayette County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Fayette County is 1955. In Fayette 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 25.3% of all vacant units.

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

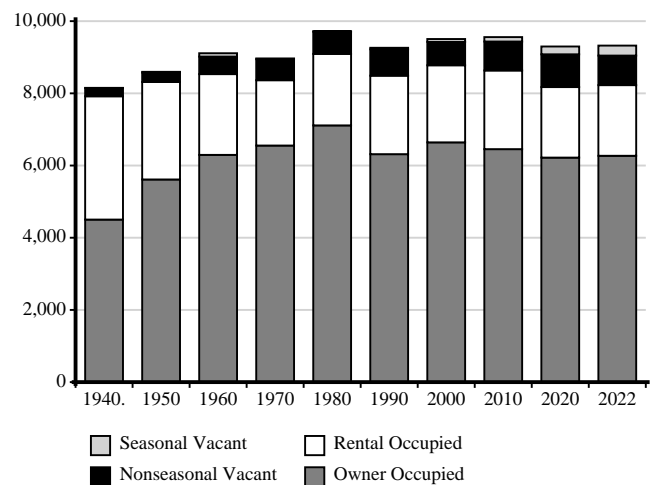
	Estimate	MOE
Total Housing Units	9,323	+/- 31
Vacant Units	1,095 (11.7%)	+/- 172 (1.8%)
Occupied Units	8,228 (88.3%)	+/- 174 (1.8%)
Owner-Occupied Units	6,270 (76.2%)	+/- 187 (2.4%)
Renter-Occupied Units	1,958 (23.8%)	+/- 216 (2.4%)
Median <sup>a</sup> Value <sup>b</sup>	\$123,000	+/- \$6,895
Median <sup>a</sup> Rent <sup>c</sup>	\$780	+/- \$33
Avg Household Size - Owner <sup>d</sup>	2.35	+/-0.07
Avg Household Size - Renter <sup>c</sup>	2.11	+/-0.16

<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	1955	+/-3
Owner Occupied	1955	+/-3
Renter Occupied	1957	+/-6

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



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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,228	+/-174	NA	NA
Owner Occupied	6,270	+/-187	100.0	NA
1-Unit <sup>a</sup>	6,073	+/-204	96.9	+/-1.5
2 to 4 Unit	5	+/-17	0.1	+/-0.3
5 or More Units	0	+/-32	0.0	+/-0.5
Mobile Home	192	+/-60	3.1	+/-1.0
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.3
Renter Occupied	1,958	+/-216	100.0	NA
1-Unit <sup>a</sup>	1,219	+/-191	62.3	+/-6.9
2 to 4 Unit	350	+/-100	17.9	+/-4.7
5 or More Units	272	+/-81	13.9	+/-3.8
Mobile Home	117	+/-59	6.0	+/-2.9
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.8

<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	8,228	+/-174	NA	NA
Owner Occupied	6,270	+/-187	100.0	NA
1 Bedroom <sup>a</sup>	134	+/-44	2.1	+/-0.7
2 Bedrooms	1,352	+/-164	21.6	+/-2.5
3 Bedrooms	3,152	+/-213	50.3	+/-3.0
4 or More	1,632	+/-190	26.0	+/-2.9
Renter Occupied	1,958	+/-216	100.0	NA
No Bedroom	26	+/-31	1.3	+/-1.6
1 Bedroom	493	+/-131	25.2	+/-6.1
2 Bedrooms	629	+/-144	32.1	+/-6.4
3 Bedrooms	535	+/-127	27.3	+/-5.7
4 or More	275	+/-97	14.0	+/-4.7

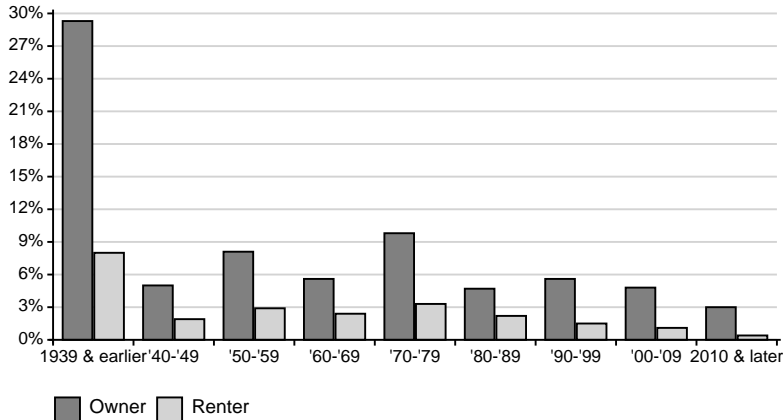
<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

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

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	1,095	+/-172	NA	NA
For Rent	199	+/-92	18.2	+/-7.9
Rented, Not Occupied	62	+/-53	5.7	+/-4.8
For Sale	120	+/-75	11.0	+/-6.6
Sold, Not Occupied	72	+/-56	6.6	+/-5.0
Seasonal <sup>a</sup>	277	+/-107	25.3	+/-8.9
For Migrant Workers	0	+/-16	0.0	+/-1.5
Other	365	+/-142	33.3	+/-11.9

<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 Fayette 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	74	1	3	4	82	\$113,058	\$755,000
2000-2004	79	1	0	2	82	\$131,186	\$1,031,000
2005-2009	45	0	0	1	46	\$179,238	\$5,000,000
2010-2014	47	1	0	2	50	\$163,734	\$1,150,000
2015-2019	110	1	0	0	111	\$214,168	\$0
2020	19	0	0	0	19	\$214,236	\$0
2021	23	0	0	0	23	\$195,842	\$0

The median value of owner-occupied housing in Fayette County was \$123,000 in 2018-2022. Median rent was \$780. In 2022, 23 permits for housing construction were authorized in Fayette 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 23.1% of owners and 39.8% 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, 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	\$56,043	+/- \$2,534
Owner Occupied	\$62,487	+/- \$3,124
Renter Occupied	\$31,593	+/- \$4,044
Median Family Income	\$71,025	+/- \$4,272

<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				
With Mortgage	3,297	+/-242	100.0	NA
Less than \$50,000	218	+/-68	6.6	+/-2
\$50,000 to \$99,999	985	+/-146	29.9	+/-3.8
\$100,000 to \$299,999	1,817	+/-192	55.1	+/-4.1
\$300,000 to \$499,999	239	+/-87	7.2	+/-2.6
\$500,000 and above	38	+/-21	1.1	+/-0.6
Without Mortgage	2,973	+/-195	100.0	NA
Less than \$50,000	516	+/-140	17.4	+/-4.5
\$50,000 to \$99,999	784	+/-147	26.4	+/-4.5
\$100,000 to \$299,999	1,334	+/-207	44.9	+/-6.6
\$300,000 to \$499,999	211	+/-59	7.1	+/-2
\$500,000 and above	128	+/-42	4.3	+/-1.4

**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	23.1%	NA
Renter Occupied Units	39.8%	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				
Owner with Mortgage	3,297	+/-242	100.0	NA
Less than \$399	7	+/-18	0.2	+/-0.5
Between \$400 to \$599	11	+/-17	0.3	+/-0.5
Between \$600 to \$799	109	+/-49	3.3	+/-1.4
Between \$800 to \$999	410	+/-86	12.4	+/-2.4
Between \$1,000 to \$1,499	543	+/-107	16.5	+/-3
Between \$1,500 to \$1,999	1,239	+/-151	37.6	+/-4
Between \$2,000 to \$2,499	694	+/-131	21	+/-3.5
\$2,500 and above	228	+/-80	6.9	+/-2.4
Owner without Mortgage	2,973	+/-195	100.0	NA
Less than \$200	34	+/-20	1.1	+/-0.7
Between \$200 and \$399	614	+/-107	20.7	+/-3.5
Between \$400 and \$599	1,244	+/-155	41.8	+/-3.9
Between \$600 and \$999	904	+/-111	30.4	+/-3.4
\$1,000 and above	177	+/-54	5.9	+/-1.8
Renter	1,958	+/-216	100.0	NA
Less than \$300	69	+/-53	3.5	+/-2.7
Between \$300 and \$499	146	+/-53	7.5	+/-2.5
Between \$500 and \$799	710	+/-121	36.3	+/-5.7
Between \$800 and \$999	312	+/-93	15.9	+/-4.6
Between \$1,000 and \$1,499	417	+/-142	21.3	+/-6.4
\$1,500 and above	64	+/-45	3.3	+/-2.3

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	8,228	+/-174	100.0	NA
Living Alone	2,809	+/-254	34.1	+/-3.0
Owner Occupied	6,270	+/-187	100.0	NA
Family Households	4,295	+/-230	68.5	+/-3.0
Married-couple	3,703	+/-220	59.1	+/-3.0
Married-couple w/ Children <sup>a</sup>	1,136	+/-146	18.1	+/-2.3
Female Householder <sup>b</sup>	387	+/-106	6.2	+/-1.7
Female HH w/ Children <sup>a,b</sup>	239	+/-82	3.8	+/-1.3
Male Householder <sup>b</sup>	205	+/-77	3.3	+/-1.2
Male HH w/ Children <sup>a,b</sup>	95	+/-47	1.5	+/-0.7
Nonfamily Households <sup>c</sup>	1,975	+/-177	31.5	+/- 2.7
Renter Occupied	1,958	+/-216	100.0	NA
Family Households	629	+/-127	32.1	+/-5.4
Married-couple	329	+/-77	16.8	+/-3.5
Married-couple w/ Children <sup>a</sup>	218	+/-71	11.1	+/-3.4
Female Householder <sup>b</sup>	218	+/-88	11.1	+/-4.3
Female HH w/ Children <sup>a,b</sup>	178	+/-91	9.1	+/-4.5
Male Householder <sup>b</sup>	82	+/-46	4.2	+/-2.3
Male HH w/ Children <sup>a,b</sup>	43	+/-33	2.2	+/-1.7
Nonfamily Households <sup>c</sup>	1,329	+/-193	67.9	+/- 6.4

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

Opportunity Zones	0
New Market Tax Credit Areas	4

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

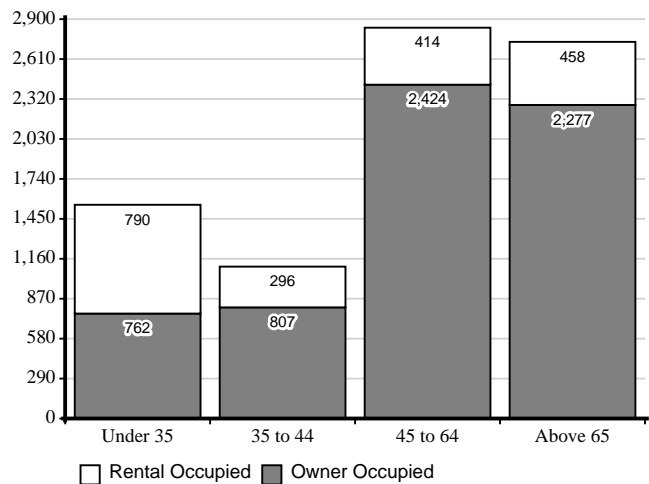
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	9,082	+/-306	NA	NA
Worked in state <sup>a</sup>	9,018	+/-314	99.3	+/-0.3
Worked in county <sup>a</sup>	6,142	+/-360	67.6	+/-3
Worked outside county <sup>a</sup>	2,876	+/-275	31.7	+/-2.9
Worked outside state <sup>a</sup>	64	+/-31	0.7	+/-0.3

### Travel Time to Work

Less than 14 minutes	4,005	+/-351	44.1	+/-3.6
15 to 29 minutes	2,652	+/-249	29.2	+/-2.6
30 to 44 minutes	1,353	+/-220	14.9	+/-2.4
More than 45 minutes	1,063	+/-176	11.7	+/-1.9

<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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