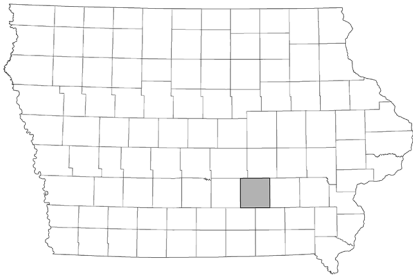


# Data for Decision Makers



## Mahaska County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 9,700 housing units in Mahaska County. Of this total, 6,006 were owner-occupied, 2,867 were renter-occupied, and 827 were vacant. Fewer housing units were counted in Mahaska County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Mahaska County is 1962. In Mahaska 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 0.4% of all vacant units.

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

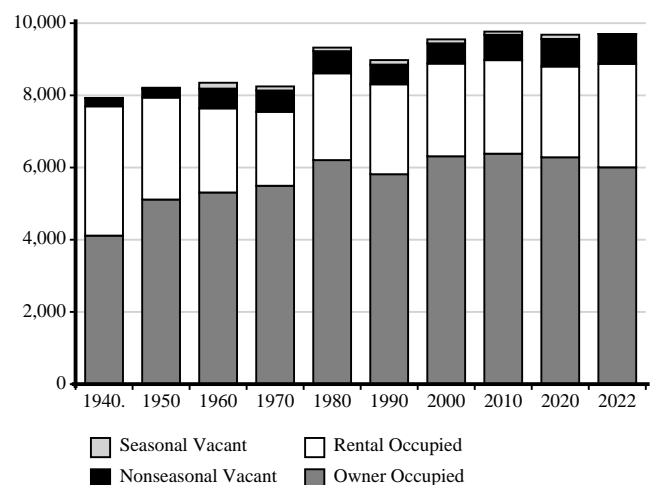
	Estimate	MOE
Total Housing Units	9,700	+/- 35
Vacant Units	827 (8.5%)	+/- 200 (2.1%)
Occupied Units	8,873 (91.5%)	+/- 199 (2.1%)
Owner-Occupied Units	6,006 (67.7%)	+/- 254 (2.8%)
Renter-Occupied Units	2,867 (32.3%)	+/- 271 (2.8%)
Median <sup>a</sup> Value <sup>b</sup>	\$135,100	+/- \$12,063
Median <sup>a</sup> Rent <sup>c</sup>	\$773	+/- \$41
Avg Household Size - Owner <sup>d</sup>	2.49	+/-0.07
Avg Household Size - Renter <sup>e</sup>	2.22	+/-0.14

<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	1962	+/-4
Owner Occupied	1962	+/-5
Renter Occupied	1963	+/-6

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



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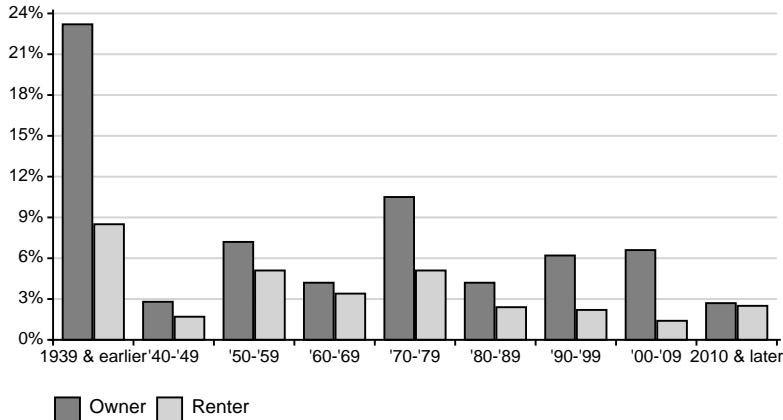
<http://indicators.extension.iastate.edu>

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,873	+/-199	NA	NA
Owner Occupied	6,006	+/-254	100.0	NA
1-Unit <sup>a</sup>	5,713	+/-234	95.1	+/-5.6
2 to 4 Unit	62	+/-39	1.0	+/-0.7
5 or More Units	0	+/-38	0.0	+/-0.6
Mobile Home	231	+/-75	3.8	+/-1.2
Boat, RV, Van etc.	0	+/-19	0.0	+/-0.3
Renter Occupied	2,867	+/-271	100.0	NA
1-Unit <sup>a</sup>	1,557	+/-258	54.3	+/-7.4
2 to 4 Unit	709	+/-189	24.7	+/-6.2
5 or More Units	418	+/-125	14.6	+/-4.1
Mobile Home	177	+/-95	6.2	+/-3.3
Boat, RV, Van etc.	6	+/-11	0.2	+/-0.4

<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	8,873	+/-199	NA	NA
Owner Occupied	6,006	+/-254	100.0	NA
1 Bedroom <sup>a</sup>	84	+/-52	1.4	+/-0.9
2 Bedrooms	1,513	+/-169	25.2	+/-2.6
3 Bedrooms	2,791	+/-246	46.5	+/-3.6
4 or More	1,618	+/-200	26.9	+/-3.1
Renter Occupied	2,867	+/-271	100.0	NA
No Bedroom	42	+/-30	1.5	+/-1.0
1 Bedroom	374	+/-97	13.0	+/-3.2
2 Bedrooms	1,471	+/-218	51.3	+/-5.9
3 Bedrooms	581	+/-139	20.3	+/-4.5
4 or More	399	+/-151	13.9	+/-5.1

<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	827	+/-200	NA	NA
For Rent	97	+/-75	11.7	+/-8.6
Rented, Not Occupied	28	+/-27	3.4	+/-3.2
For Sale	146	+/-100	17.7	+/-11.3
Sold, Not Occupied	34	+/-37	4.1	+/-4.4
Seasonal <sup>a</sup>	3	+/-6	0.4	+/-0.7
For Migrant Workers	0	+/-19	0.0	+/-2.3
Other	519	+/-166	62.8	+/-13.1

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

**Authorized Housing Construction Permits in Mahaska 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	109	7	1	10	127	\$119,835	\$605,900
2000-2004	104	5	0	1	110	\$124,636	\$2,500,000
2005-2009	83	2	0	0	85	\$154,867	\$0
2010-2014	50	9	0	3	62	\$179,509	\$2,050,147
2015-2019	66	15	0	2	83	\$196,810	\$0
2020	7	9	0	1	17	\$245,042	\$1,084,138
2021	7	7	1	0	15	\$197,042	\$0

## Housing Affordability

## Mahaska County

The median value of owner-occupied housing in Mahaska County was \$135,100 in 2018-2022. Median rent was \$773. In 2022, 15 permits for housing construction were authorized in Mahaska 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 15.1% of owners and 25.0% 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	\$65,200	+/- \$3,944
Owner Occupied	\$75,742	+/- \$5,425
Renter Occupied	\$48,075	+/- \$7,237
Median Family Income	\$81,257	+/- \$2,883

<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	3,229	+/-273	100.0	NA
With Mortgage	3,229	+/-273	100.0	NA
Less than \$50,000	135	+/-58	4.2	+/-1.7
\$50,000 to \$99,999	744	+/-154	23	+/-4.3
\$100,000 to \$299,999	1,995	+/-206	61.8	+/-4.6
\$300,000 to \$499,999	278	+/-80	8.6	+/-2.3
\$500,000 and above	77	+/-59	2.4	+/-1.8
Without Mortgage	2,777	+/-231	100.0	NA
Less than \$50,000	462	+/-132	16.6	+/-4.3
\$50,000 to \$99,999	667	+/-129	24	+/-4
\$100,000 to \$299,999	1,368	+/-229	49.3	+/-7.9
\$300,000 to \$499,999	236	+/-77	8.5	+/-2.6
\$500,000 and above	44	+/-34	1.6	+/-1.2

**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	15.1%	NA
Renter Occupied Units	25.0%	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	3,229	+/-273	100.0	NA
Owner with Mortgage	3,229	+/-273	100.0	NA
Less than \$399	7	+/-22	0.2	+/-0.7
Between \$400 to \$599	6	+/-11	0.2	+/-0.3
Between \$600 to \$799	132	+/-60	4.1	+/-1.7
Between \$800 to \$999	354	+/-95	11	+/-2.7
Between \$1,000 to \$1,499	473	+/-103	14.6	+/-3.1
Between \$1,500 to \$1,999	1,315	+/-212	40.7	+/-5.4
Between \$2,000 to \$2,499	533	+/-151	16.5	+/-4.7
\$2,500 and above	353	+/-97	10.9	+/-2.9
Owner without Mortgage	2,777	+/-231	100.0	NA
Less than \$200	104	+/-51	3.7	+/-1.8
Between \$200 and \$399	796	+/-152	28.7	+/-4.6
Between \$400 and \$599	938	+/-126	33.8	+/-3.9
Between \$600 and \$999	745	+/-134	26.8	+/-4.2
\$1,000 and above	194	+/-61	7	+/-2.1
Renter	2,867	+/-271	100.0	NA
Less than \$300	157	+/-83	5.5	+/-2.8
Between \$300 and \$499	383	+/-114	13.4	+/-4.1
Between \$500 and \$799	776	+/-192	27.1	+/-6.2
Between \$800 and \$999	609	+/-147	21.2	+/-4.9
Between \$1,000 and \$1,499	482	+/-101	16.8	+/-3.3
\$1,500 and above	22	+/-30	0.7	+/-1.0

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	8,873	+/-199	100.0	NA
Living Alone	2,402	+/-261	27.1	+/-2.9
Owner Occupied	6,006	+/-254	100.0	NA
Family Households	4,402	+/-235	73.3	+/-2.4
Married-couple	3,746	+/-207	62.4	+/-2.2
Married-couple w/ Children <sup>a</sup>	1,380	+/-158	23.0	+/-2.4
Female Householder <sup>b</sup>	425	+/-96	7.1	+/-1.6
Female HH w/ Children <sup>a,b</sup>	272	+/-83	4.5	+/-1.4
Male Householder <sup>b</sup>	231	+/-86	3.8	+/-1.4
Male HH w/ Children <sup>a,b</sup>	133	+/-77	2.2	+/-1.3
Nonfamily Households <sup>c</sup>	1,604	+/-193	26.7	+/- 3.0
Renter Occupied	2,867	+/-271	100.0	NA
Family Households	1,393	+/-244	48.6	+/-7.2
Married-couple	759	+/-191	26.5	+/-6.2
Married-couple w/ Children <sup>a</sup>	288	+/-91	10.0	+/-3.0
Female Householder <sup>b</sup>	503	+/-148	17.5	+/-4.9
Female HH w/ Children <sup>a,b</sup>	371	+/-121	12.9	+/-4.0
Male Householder <sup>b</sup>	131	+/-76	4.6	+/-2.6
Male HH w/ Children <sup>a,b</sup>	109	+/-69	3.8	+/-2.4
Nonfamily Households <sup>c</sup>	1,474	+/-216	51.4	+/- 5.8

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

Opportunity Zones	0
New Market Tax Credit Areas	1

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

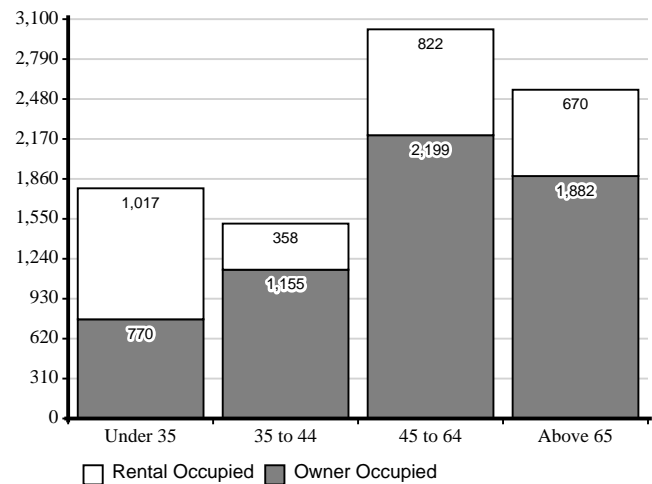
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	11,000	+/-283	NA	NA
Worked in state <sup>a</sup>	10,974	+/-288	99.8	+/-0.2
Worked in county <sup>a</sup>	6,992	+/-350	63.6	+/-2.5
Worked outside county <sup>a</sup>	3,982	+/-272	36.2	+/-2.4
Worked outside state <sup>a</sup>	26	+/-23	0.2	+/-0.2

## Travel Time to Work

Less than 14 minutes	5,291	+/-446	48.1	+/-3.9
15 to 29 minutes	3,520	+/-395	32	+/-3.5
30 to 44 minutes	1,342	+/-207	12.2	+/-1.9
More than 45 minutes	847	+/-171	7.7	+/-1.5

<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
- \* Values not adjusted for inflation

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