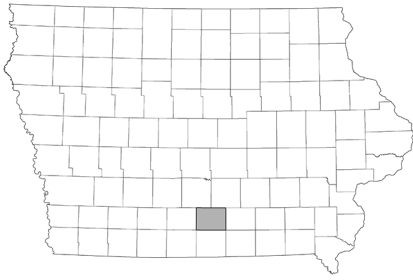


# Data for Decision Makers



## Lucas County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 4,080 housing units in Lucas County. Of this total, 2,888 were owner-occupied, 733 were renter-occupied, and 459 were vacant. More housing units were counted in Lucas County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Lucas County is 1966. In Lucas 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 20.9% of all vacant units.

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

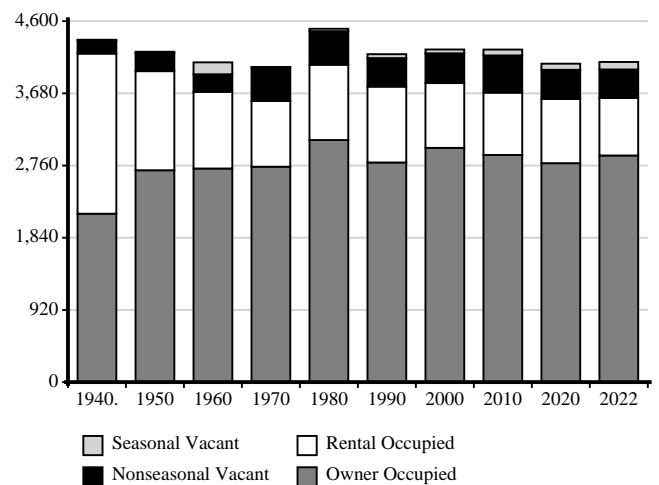
	Estimate	MOE
Total Housing Units	4,080	+/- 59
Vacant Units	459 (11.3%)	+/- 133 (3.3%)
Occupied Units	3,621 (88.8%)	+/- 137 (3.3%)
Owner-Occupied Units	2,888 (79.8%)	+/- 151 (3.7%)
Renter-Occupied Units	733 (20.2%)	+/- 141 (3.7%)
Median <sup>a</sup> Value <sup>b</sup>	\$111,000	+/- \$12,873
Median <sup>a</sup> Rent <sup>c</sup>	\$773	+/- \$72
Avg Household Size - Owner <sup>d</sup>	2.41	+/-0.11
Avg Household Size - Renter <sup>e</sup>	2.17	+/-0.28

<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	1964	+/-4
Renter Occupied	1973	+/-3

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



### Contacts:

#### Regional Director

Courtney May  
220 E Jefferson St., Ste 1  
Corydon, IA 50060  
cjm@iastate.edu  
641-872-1755

#### County Office

Briellyn Martley  
48293 Hy Vee Rd.  
Chariton, IA 50049  
bmartley@iastate.edu  
641-774-2016

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

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,621	+/-137	NA	NA
Owner Occupied	2,888	+/-151	100.0	NA
1-Unit <sup>a</sup>	2,740	+/-150	94.9	+/-1.6
2 to 4 Unit	14	+/-21	0.5	+/-0.7
5 or More Units	0	+/-30	0.0	+/-1.0
Mobile Home	132	+/-47	4.6	+/-1.6
Boat, RV, Van etc.	2	+/-3	0.1	+/-0.1
Renter Occupied	733	+/-141	100.0	NA
1-Unit <sup>a</sup>	349	+/-87	47.6	+/-7.6
2 to 4 Unit	24	+/-28	3.3	+/-3.8
5 or More Units	327	+/-117	44.6	+/-13.5
Mobile Home	33	+/-20	4.5	+/-2.6
Boat, RV, Van etc.	0	+/-15	0.0	+/-2.0

<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	3,621	+/-137	NA	NA
Owner Occupied	2,888	+/-151	100.0	NA
1 Bedroom <sup>a</sup>	137	+/-46	4.7	+/-1.6
2 Bedrooms	855	+/-149	29.6	+/-4.9
3 Bedrooms	1,258	+/-152	43.6	+/-4.7
4 or More	638	+/-124	22.1	+/-4.1
Renter Occupied	733	+/-141	100.0	NA
No Bedroom	46	+/-47	6.3	+/-6.3
1 Bedroom	243	+/-88	33.2	+/-10.2
2 Bedrooms	320	+/-97	43.7	+/-10.2
3 Bedrooms	102	+/-46	13.9	+/-5.7
4 or More	22	+/-21	3.0	+/-2.8

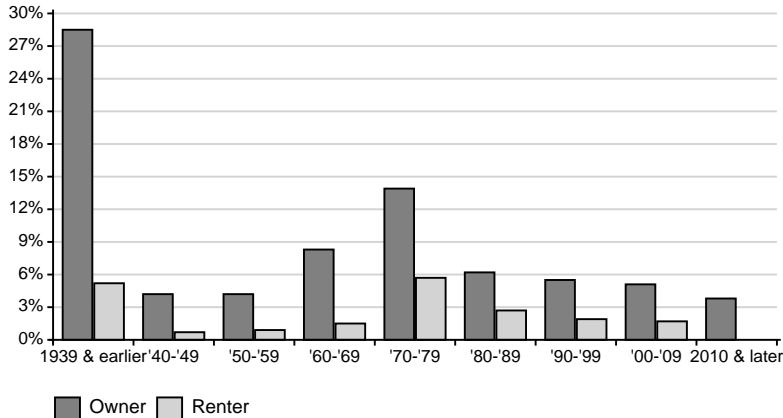
<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

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

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	459	+/-133	NA	NA
For Rent	14	+/-17	3.1	+/-3.6
Rented, Not Occupied	0	+/-15	0.0	+/-3.3
For Sale	16	+/-25	3.5	+/-5.4
Sold, Not Occupied	28	+/-36	6.1	+/-7.6
Seasonal <sup>a</sup>	96	+/-47	20.9	+/-8.3
For Migrant Workers	0	+/-15	0.0	+/-3.3
Other	305	+/-114	66.4	+/-15.7

<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 Lucas 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	11	2	1	0	14	\$120,727	\$nan
2000-2004	13	0	0	0	13	\$112,634	\$0
2005-2009	2	0	0	0	2	\$195,000	\$0
2010-2014	7	0	0	0	7	\$189,124	\$0
2015-2019	12	0	0	0	12	\$208,333	\$0
2020	3	0	0	0	3	\$116,667	\$0
2021	4	0	0	0	4	\$133,750	\$0

The median value of owner-occupied housing in Lucas County was \$111,000 in 2018-2022. Median rent was \$773. In 2022, 4 permits for housing construction were authorized in Lucas 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 16.8% of owners and 24.7% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders were age 45 to 64 than any other age group. For renter-occupied units, the most common age was Above 65.

**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	\$63,405	+/- \$7,681
Owner Occupied	\$73,152	+/- \$6,485
Renter Occupied	\$31,250	+/- \$15,537
Median Family Income	\$77,927	+/- \$3,524

<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	1,401	+/-148	100.0	NA
Less than \$50,000	139	+/-60	9.9	+/-4.1
\$50,000 to \$99,999	400	+/-99	28.6	+/-6.2
\$100,000 to \$299,999	719	+/-128	51.3	+/-7.5
\$300,000 to \$499,999	117	+/-42	8.4	+/-2.9
\$500,000 and above	26	+/-20	1.9	+/-1.4
Without Mortgage	1,487	+/-148	100.0	NA
Less than \$50,000	428	+/-85	28.8	+/-5.3
\$50,000 to \$99,999	361	+/-78	24.3	+/-4.5
\$100,000 to \$299,999	514	+/-141	34.6	+/-8.9
\$300,000 to \$499,999	104	+/-42	7	+/-2.8
\$500,000 and above	80	+/-42	5.4	+/-2.8

**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	16.8%	NA
Renter Occupied Units	24.7%	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				
Owner with Mortgage	1,401	+/-148	100.0	NA
Less than \$399	3	+/-16	0.2	+/-1.1
Between \$400 to \$599	8	+/-11	0.6	+/-0.8
Between \$600 to \$799	57	+/-34	4.1	+/-2.4
Between \$800 to \$999	109	+/-41	7.8	+/-3
Between \$1,000 to \$1,499	155	+/-69	11.1	+/-4.5
Between \$1,500 to \$1,999	658	+/-119	47	+/-6.8
Between \$2,000 to \$2,499	323	+/-74	23.1	+/-4.9
\$2,500 and above	86	+/-42	6.2	+/-2.9
Owner without Mortgage	1,487	+/-148	100.0	NA
Less than \$200	55	+/-31	3.7	+/-2.1
Between \$200 and \$399	423	+/-103	28.4	+/-6.5
Between \$400 and \$599	531	+/-111	35.7	+/-6.2
Between \$600 and \$999	373	+/-88	25.1	+/-5.1
\$1,000 and above	105	+/-44	7.1	+/-2.9
Renter	733	+/-141	100.0	NA
Less than \$300	78	+/-71	10.6	+/-9.4
Between \$300 and \$499	124	+/-66	16.9	+/-7.9
Between \$500 and \$799	180	+/-66	24.6	+/-8.7
Between \$800 and \$999	134	+/-72	18.3	+/-9.2
Between \$1,000 and \$1,499	134	+/-68	18.3	+/-9.5
\$1,500 and above	29	+/-36	3.9	+/-4.9

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	3,621	+/-137	100.0	NA
Living Alone	1,027	+/-159	28.4	+/-4.3
Owner Occupied	2,888	+/-151	100.0	NA
Family Households	2,103	+/-166	72.8	+/-4.3
Married-couple	1,782	+/-154	61.7	+/-4.2
Married-couple w/ Children <sup>a</sup>	479	+/-96	16.6	+/-3.2
Female Householder <sup>b</sup>	208	+/-70	7.2	+/-2.4
Female HH w/ Children <sup>a,b</sup>	154	+/-68	5.3	+/-2.3
Male Householder <sup>b</sup>	113	+/-59	3.9	+/-2.0
Male HH w/ Children <sup>a,b</sup>	93	+/-55	3.2	+/-1.9
Nonfamily Households <sup>c</sup>	785	+/-137	27.2	+/- 4.5
Renter Occupied	733	+/-141	100.0	NA
Family Households	364	+/-98	49.7	+/-9.4
Married-couple	224	+/-89	30.6	+/-10.6
Married-couple w/ Children <sup>a</sup>	123	+/-54	16.8	+/-6.6
Female Householder <sup>b</sup>	92	+/-68	12.6	+/-9.0
Female HH w/ Children <sup>a,b</sup>	36	+/-29	4.9	+/-3.8
Male Householder <sup>b</sup>	48	+/-31	6.5	+/-4.0
Male HH w/ Children <sup>a,b</sup>	37	+/-27	5.0	+/-3.6
Nonfamily Households <sup>c</sup>	369	+/-103	50.3	+/- 10.2

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

Opportunity Zones	1
New Market Tax Credit Areas	2

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

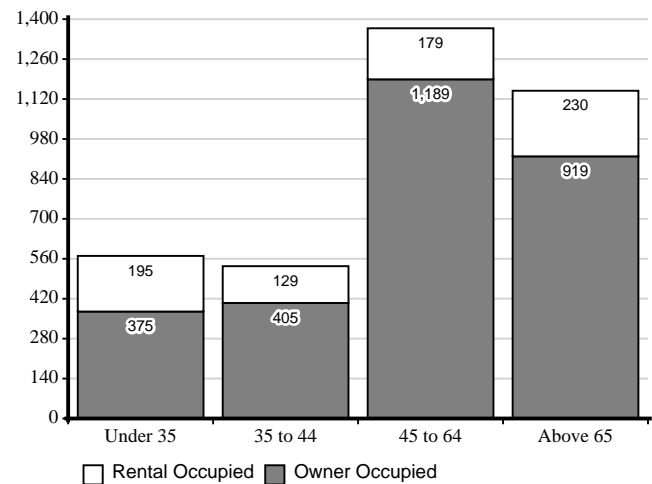
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,024	+/-201	NA	NA
Worked in state <sup>a</sup>	4,011	+/-203	99.7	+/-0.3
Worked in county <sup>a</sup>	2,845	+/-216	70.7	+/-4.3
Worked outside county <sup>a</sup>	1,166	+/-184	29	+/-4.2
Worked outside state <sup>a</sup>	13	+/-13	0.3	+/-0.3

### Travel Time to Work

Less than 14 minutes	1,907	+/-219	47.4	+/-4.9
15 to 29 minutes	994	+/-184	24.7	+/-4.4
30 to 44 minutes	423	+/-111	10.5	+/-2.7
More than 45 minutes	704	+/-138	17.5	+/-3.3

<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

### This series was prepared by:

Bailey Hanson, Data Analyst III & Extension Specialist  
 Sandra Burke, Research Scientist III & Extension Specialist  
 Christopher J. Seeger, Professor & Extension Specialist  
 Jay Maxwell, Data Analyst I & Extension Specialist

This institution is an equal opportunity provider. For the full non-discrimination statement or accommodation inquiries, go to [www.extension.iastate.edu/diversity/ext](http://www.extension.iastate.edu/diversity/ext).