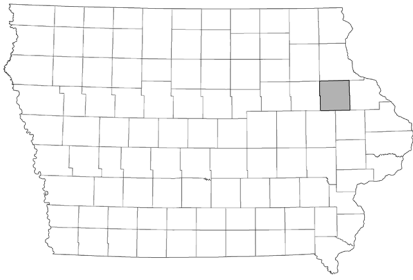


Data for Decision Makers



Delaware County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 8,107 housing units in Delaware County. Of this total, 5,839 were owner-occupied, 1,229 were renter-occupied, and 1,039 were vacant. Fewer housing units were counted in Delaware County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Delaware County is 1966. In Delaware 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 45.8% of all vacant units.

Housing Characteristics, 2018-2022¹

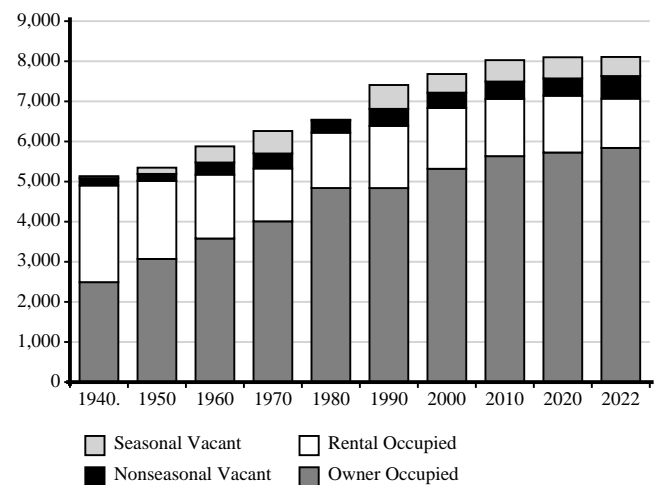
	Estimate	MOE
Total Housing Units	8,107	+/- 33
Vacant Units	1,039 (12.8%)	+/- 202 (2.5%)
Occupied Units	7,068 (87.2%)	+/- 207 (2.5%)
Owner-Occupied Units	5,839 (82.6%)	+/- 198 (2.8%)
Renter-Occupied Units	1,229 (17.4%)	+/- 216 (2.8%)
Median ^a Value ^b	\$154,600	+/- \$10,781
Median ^a Rent ^c	\$732	+/- \$91
Avg Household Size - Owner ^d	2.56	+/-0.07
Avg Household Size - Renter ^c	1.88	+/-0.22

^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	1966	+/-5
Owner Occupied	1966	+/-5
Renter Occupied	1968	+/-10

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



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Housing Characteristics

Delaware County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	7,068	+/-207	NA	NA
Owner Occupied	5,839	+/-198	100.0	NA
1-Unit ^a	5,651	+/-208	96.8	+/-1.4
2 to 4 Unit	4	+/-5	0.1	+/-0.1
5 or More Units	0	+/-32	0.0	+/-0.5
Mobile Home	184	+/-72	3.2	+/-1.2
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.3
Renter Occupied	1,229	+/-216	100.0	NA
1-Unit ^a	743	+/-172	60.5	+/-9.1
2 to 4 Unit	206	+/-100	16.8	+/-7.6
5 or More Units	263	+/-89	21.4	+/-6.2
Mobile Home	17	+/-16	1.4	+/-1.3
Boat, RV, Van etc.	0	+/-16	0.0	+/-1.3

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	7,068	+/-207	NA	NA
Owner Occupied	5,839	+/-198	100.0	NA
1 Bedroom ^a	68	+/-36	1.2	+/-0.6
2 Bedrooms	992	+/-208	17.0	+/-3.5
3 Bedrooms	2,870	+/-313	49.2	+/-5.1
4 or More	1,909	+/-242	32.7	+/-4.0
Renter Occupied	1,229	+/-216	100.0	NA
No Bedroom	0	+/-16	0.0	+/-1.3
1 Bedroom	392	+/-126	31.9	+/-8.6
2 Bedrooms	346	+/-129	28.2	+/-9.3
3 Bedrooms	332	+/-102	27.0	+/-6.8
4 or More	159	+/-76	12.9	+/-5.8

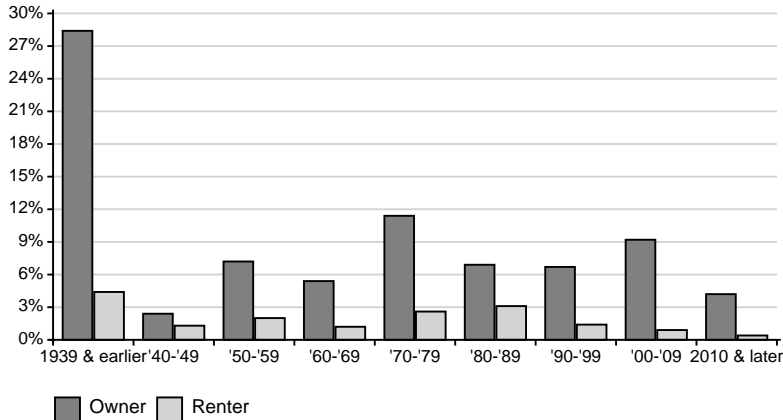
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	1,039	+/-202	NA	NA
For Rent	12	+/-12	1.2	+/-1.1
Rented, Not Occupied	0	+/-16	0.0	+/-1.5
For Sale	108	+/-100	10.4	+/-9.4
Sold, Not Occupied	11	+/-12	1.1	+/-1.1
Seasonal ^a	476	+/-157	45.8	+/-12.2
For Migrant Workers	0	+/-16	0.0	+/-1.5
Other	432	+/-130	41.6	+/-9.6

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Delaware 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	70	1	2	4	77	\$100,941	\$721,130
2000-2004	72	1	0	0	73	\$114,615	\$0
2005-2009	57	0	0	1	58	\$169,611	\$860,000
2010-2014	43	8	0	1	52	\$154,193	\$675,000
2015-2019	54	6	1	3	64	\$226,566	\$0
2020	12	9	0	0	21	\$253,979	\$0
2021	16	5	0	2	23	\$288,737	\$869,000

The median value of owner-occupied housing in Delaware County was \$154,600 in 2018-2022. Median rent was \$732. In 2022, 23 permits for housing construction were authorized in Delaware 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 13.2% of owners and 34.7% 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, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$20,300	\$27,750
Very Low Income	\$33,800	\$42,250
Low Income	\$54,100	\$67,600

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$75,896	+/- \$3,205
Owner Occupied	\$81,499	+/- \$2,243
Renter Occupied	\$40,014	+/- \$8,624
Median Family Income	\$90,572	+/- \$4,977

^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				
With Mortgage	3,358	+/-249	100.0	NA
Less than \$50,000	220	+/-104	6.6	+/-3.1
\$50,000 to \$99,999	632	+/-160	18.8	+/-4.2
\$100,000 to \$299,999	1,991	+/-230	59.3	+/-5.7
\$300,000 to \$499,999	380	+/-87	11.3	+/-2.5
\$500,000 and above	135	+/-72	4	+/-2.1
Without Mortgage	2,481	+/-226	100.0	NA
Less than \$50,000	138	+/-60	5.6	+/-2.4
\$50,000 to \$99,999	435	+/-143	17.5	+/-5.3
\$100,000 to \$299,999	1,474	+/-294	59.4	+/-11
\$300,000 to \$499,999	313	+/-101	12.6	+/-3.8
\$500,000 and above	121	+/-60	4.9	+/-2.4

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

	Estimate	MOE
Owner Occupied Units	13.2%	NA
Renter Occupied Units	34.7%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units				
Owner with Mortgage	3,358	+/-249	100.0	NA
Less than \$399	26	+/-40	0.8	+/-1.2
Between \$400 to \$599	3	+/-5	0.1	+/-0.2
Between \$600 to \$799	270	+/-130	8	+/-3.8
Between \$800 to \$999	183	+/-75	5.4	+/-2.2
Between \$1,000 to \$1,499	420	+/-125	12.5	+/-3.8
Between \$1,500 to \$1,999	1,254	+/-209	37.3	+/-5.2
Between \$2,000 to \$2,499	708	+/-149	21.1	+/-4.3
\$2,500 and above	384	+/-102	11.4	+/-2.9
Owner without Mortgage	2,481	+/-226	100.0	NA
Less than \$200	50	+/-39	2	+/-1.6
Between \$200 and \$399	510	+/-167	20.6	+/-6.1
Between \$400 and \$599	778	+/-162	31.4	+/-6.3
Between \$600 and \$999	897	+/-171	36.2	+/-6.4
\$1,000 and above	246	+/-95	9.9	+/-3.7
Renter	1,229	+/-216	100.0	NA
Less than \$300	50	+/-43	4.1	+/-3.4
Between \$300 and \$499	93	+/-60	7.6	+/-4.8
Between \$500 and \$799	623	+/-184	50.7	+/-9.7
Between \$800 and \$999	132	+/-63	10.7	+/-4.8
Between \$1,000 and \$1,499	78	+/-40	6.3	+/-3.4
\$1,500 and above	111	+/-76	9	+/-6.0

Demographics

Delaware County

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	7,068	+/-207	100.0	NA
Living Alone	1,911	+/-260	27.0	+/-3.6
Owner Occupied	5,839	+/-198	100.0	NA
Family Households	4,289	+/-210	73.5	+/-2.6
Married-couple	3,855	+/-217	66.0	+/-3.0
Married-couple w/ Children ^a	1,408	+/-142	24.1	+/-2.3
Female Householder ^b	215	+/-78	3.7	+/-1.3
Female HH w/ Children ^{a,b}	55	+/-26	0.9	+/-0.4
Male Householder ^b	219	+/-100	3.8	+/-1.7
Male HH w/ Children ^{a,b}	141	+/-83	2.4	+/-1.4
Nonfamily Households ^c	1,550	+/-231	26.5	+/- 3.9
Renter Occupied	1,229	+/-216	100.0	NA
Family Households	494	+/-126	40.2	+/-7.4
Married-couple	324	+/-112	26.4	+/-7.8
Married-couple w/ Children ^a	139	+/-74	11.3	+/-5.7
Female Householder ^b	158	+/-67	12.9	+/-5.0
Female HH w/ Children ^{a,b}	114	+/-57	9.3	+/-4.3
Male Householder ^b	12	+/-16	1.0	+/-1.3
Male HH w/ Children ^{a,b}	12	+/-16	1.0	+/-1.3
Nonfamily Households ^c	735	+/-181	59.8	+/- 10.3

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	1

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

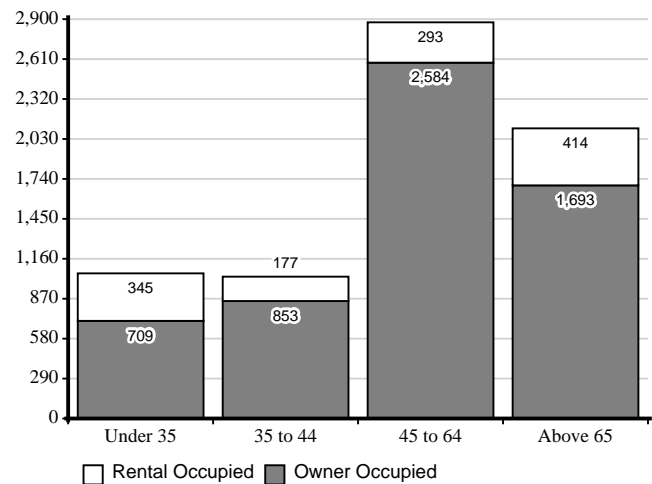
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	9,504	+/-342	NA	NA
Worked in state ^a	9,437	+/-344	99.3	+/-0.5
Worked in county ^a	6,501	+/-428	68.4	+/-3.2
Worked outside county ^a	2,936	+/-292	30.9	+/-3.2
Worked outside state ^a	67	+/-45	0.7	+/-0.5

Travel Time to Work

Less than 14 minutes	4,600	+/-470	48.4	+/-4.6
15 to 29 minutes	2,471	+/-320	26	+/-3.2
30 to 44 minutes	1,150	+/-238	12.1	+/-2.5
More than 45 minutes	1,283	+/-237	13.5	+/-2.4

^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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