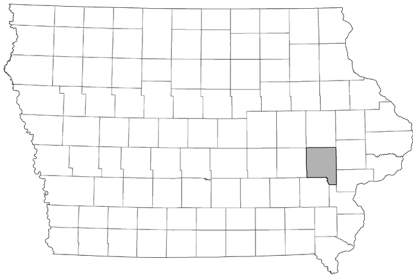


Data for Decision Makers



Johnson County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 66,163 housing units in Johnson County. Of this total, 36,319 were owner-occupied, 25,095 were renter-occupied, and 4,749 were vacant. Fewer housing units were counted in Johnson County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Johnson County is 1989. In Johnson 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 5.6% of all vacant units.

Housing Characteristics, 2018-2022¹

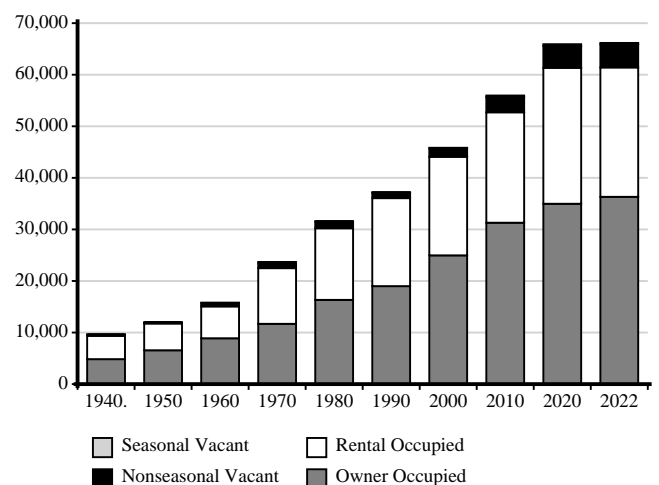
	Estimate	MOE
Total Housing Units	66,163	+/- 111
Vacant Units	4,749 (7.2%)	+/- 784 (1.2%)
Occupied Units	61,414 (92.8%)	+/- 798 (1.2%)
Owner-Occupied Units	36,319 (59.1%)	+/- 861 (1.5%)
Renter-Occupied Units	25,095 (40.9%)	+/- 1,122 (1.5%)
Median ^a Value ^b	\$277,800	+/- \$6,752
Median ^a Rent ^c	\$1,086	+/- \$27
Avg Household Size - Owner ^d	2.56	+/-0.04
Avg Household Size - Renter ^e	2.12	+/-0.07

^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	1989	+/-1
Owner Occupied	1992	+/-2
Renter Occupied	1985	+/-2

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



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Housing Characteristics

Johnson County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	61,414	+/-798	NA	NA
Owner Occupied	36,319	+/-861	100.0	NA
1-Unit ^a	32,253	+/-993	88.8	+/-1.7
2 to 4 Unit	763	+/-296	2.1	+/-0.8
5 or More Units	1,430	+/-263	3.9	+/-0.7
Mobile Home	1,850	+/-288	5.1	+/-0.8
Boat, RV, Van etc.	23	+/-38	0.1	+/-0.1
Renter Occupied	25,095	+/-1,122	100.0	NA
1-Unit ^a	6,234	+/-619	24.8	+/-2.2
2 to 4 Unit	2,681	+/-422	10.7	+/-1.6
5 or More Units	15,739	+/-1,023	62.7	+/-3.0
Mobile Home	424	+/-162	1.7	+/-0.6
Boat, RV, Van etc.	17	+/-25	0.1	+/-0.1

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	61,414	+/-798	NA	NA
Owner Occupied	36,319	+/-861	100.0	NA
1 Bedroom ^a	584	+/-168	1.6	+/-0.5
2 Bedrooms	5,749	+/-625	15.8	+/-1.7
3 Bedrooms	15,201	+/-751	41.9	+/-1.8
4 or More	14,785	+/-818	40.7	+/-2.0
Renter Occupied	25,095	+/-1,122	100.0	NA
No Bedroom	1,507	+/-313	6.0	+/-1.2
1 Bedroom	5,555	+/-593	22.1	+/-2.1
2 Bedrooms	11,081	+/-697	44.2	+/-2.0
3 Bedrooms	5,038	+/-681	20.1	+/-2.6
4 or More	1,914	+/-427	7.6	+/-1.7

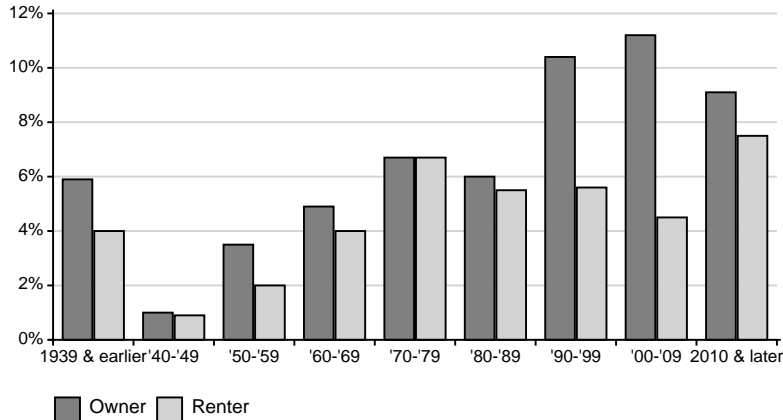
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	4,749	+/-784	NA	NA
For Rent	1,539	+/-374	32.4	+/-5.8
Rented, Not Occupied	954	+/-298	20.1	+/-5.3
For Sale	260	+/-152	5.5	+/-3.1
Sold, Not Occupied	165	+/-187	3.5	+/-3.9
Seasonal ^a	268	+/-143	5.6	+/-2.9
For Migrant Workers	0	+/-24	0.0	+/-0.5
Other	1,563	+/-448	32.9	+/-7.7

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Johnson 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	2,091	82	60	80	2,313	\$136,705	\$668,849
2000-2004	3,253	18	21	149	3,441	\$161,949	\$1,072,002
2005-2009	2,514	23	5	52	2,594	\$194,427	\$1,466,011
2010-2014	2,529	41	16	72	2,658	\$223,254	\$2,754,950
2015-2019	2,415	131	95	98	2,739	\$254,018	\$0
2020	478	6	16	10	510	\$271,119	\$4,435,714
2021	602	9	9	13	633	\$295,051	\$5,763,750

Housing Affordability

Johnson County

The median value of owner-occupied housing in Johnson County was \$277,800 in 2018-2022. Median rent was \$1,086. In 2022, 633 permits for housing construction were authorized in Johnson 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 17.8% of owners and 54.2% 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	\$26,200	\$32,700
Very Low Income	\$43,600	\$54,500
Low Income	\$69,800	\$87,200

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$72,977	+/- \$2,901
Owner Occupied	\$110,002	+/- \$4,180
Renter Occupied	\$36,677	+/- \$2,752
Median Family Income	\$112,575	+/- \$2,970

^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	23,860	+/-902	100.0	NA
Less than \$50,000	479	+/-171	2	+/-0.7
\$50,000 to \$99,999	457	+/-202	1.9	+/-0.8
\$100,000 to \$299,999	11,771	+/-715	49.3	+/-2.3
\$300,000 to \$499,999	7,732	+/-627	32.4	+/-2.3
\$500,000 and above	3,421	+/-395	14.4	+/-1.6
Without Mortgage	12,459	+/-795	100.0	NA
Less than \$50,000	1,357	+/-276	10.9	+/-2
\$50,000 to \$99,999	437	+/-136	3.5	+/-1.1
\$100,000 to \$299,999	6,014	+/-750	48.2	+/-5.6
\$300,000 to \$499,999	3,486	+/-442	28	+/-2.7
\$500,000 and above	1,165	+/-268	9.3	+/-2.1

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

	Estimate	MOE
Owner Occupied Units	17.8%	NA
Renter Occupied Units	54.2%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units				
Owner with Mortgage	23,860	+/-902	100.0	NA
Less than \$399	103	+/-88	0.4	+/-0.4
Between \$400 to \$599	55	+/-75	0.2	+/-0.3
Between \$600 to \$799	245	+/-177	1	+/-0.7
Between \$800 to \$999	283	+/-120	1.2	+/-0.5
Between \$1,000 to \$1,499	948	+/-249	4	+/-1
Between \$1,500 to \$1,999	5,294	+/-584	22.2	+/-2.3
Between \$2,000 to \$2,499	6,600	+/-570	27.7	+/-2.3
\$2,500 and above	6,899	+/-632	28.9	+/-2.4
Owner without Mortgage	12,459	+/-795	100.0	NA
Less than \$200	195	+/-89	1.6	+/-0.7
Between \$200 and \$399	1,133	+/-269	9.1	+/-2.1
Between \$400 and \$599	3,470	+/-420	27.9	+/-2.8
Between \$600 and \$999	5,679	+/-558	45.6	+/-3.4
\$1,000 and above	1,982	+/-392	15.9	+/-3.0
Renter	25,095	+/-1,122	100.0	NA
Less than \$300	389	+/-157	1.6	+/-0.6
Between \$300 and \$499	663	+/-253	2.6	+/-1
Between \$500 and \$799	3,854	+/-555	15.4	+/-2.1
Between \$800 and \$999	5,416	+/-542	21.6	+/-2
Between \$1,000 and \$1,499	8,772	+/-758	35	+/-2.5
\$1,500 and above	5,370	+/-658	21.4	+/-2.4

Demographics

Johnson County

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	61,414	+/-798	100.0	NA
Living Alone	18,480	+/-912	30.1	+/-1.4
Owner Occupied	36,319	+/-861	100.0	NA
Family Households	25,972	+/-806	71.5	+/-1.4
Married-couple	22,479	+/-821	61.9	+/-1.7
Married-couple w/ Children ^a	9,221	+/-620	25.4	+/-1.6
Female Householder ^b	2,471	+/-397	6.8	+/-1.1
Female HH w/ Children ^{a,b}	1,294	+/-236	3.6	+/-0.6
Male Householder ^b	1,022	+/-262	2.8	+/-0.7
Male HH w/ Children ^{a,b}	527	+/-216	1.5	+/-0.6
Nonfamily Households ^c	10,347	+/-709	28.5	+/- 1.8
Renter Occupied	25,095	+/-1,122	100.0	NA
Family Households	6,782	+/-638	27.0	+/-2.5
Married-couple	4,174	+/-537	16.6	+/-2.1
Married-couple w/ Children ^a	2029	+/-365	8.1	+/-1.5
Female Householder ^b	1,856	+/-289	7.4	+/-1.2
Female HH w/ Children ^{a,b}	1,232	+/-254	4.9	+/-1.0
Male Householder ^b	752	+/-200	3.0	+/-0.8
Male HH w/ Children ^{a,b}	273	+/-112	1.1	+/-0.4
Nonfamily Households ^c	18,313	+/-917	73.0	+/- 3.7

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

^c Includes Householders Living Alone

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

Opportunity Zones	4
New Market Tax Credit Areas	16

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

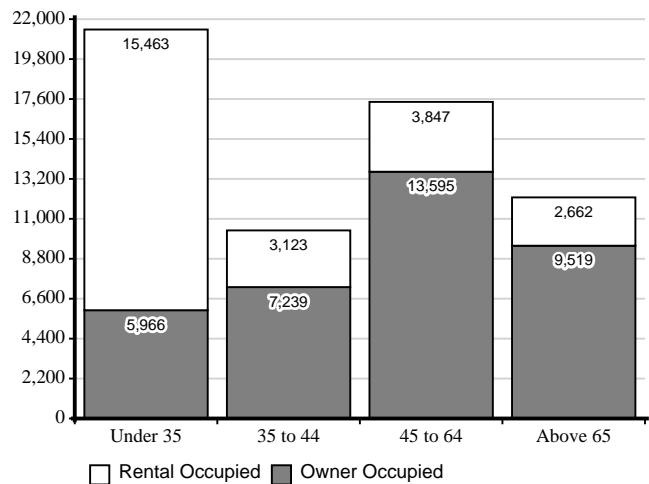
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	82,604	+/-1,192	NA	NA
Worked in state ^a	81,932	+/-1185	99.2	+/-0.3
Worked in county ^a	70,348	+/-1347	85.2	+/-1.1
Worked outside county ^a	11,584	+/-921	14	+/-1.1
Worked outside state ^a	672	+/-240	0.8	+/-0.3

Travel Time to Work

Less than 14 minutes	31,307	+/-1	37.9	+/-0.5
15 to 29 minutes	34,611	+/-1,091	41.9	+/-0.6
30 to 44 minutes	11,399	+/-1,013	13.8	+/-0.2
More than 45 minutes	5,287	+/-647	6.4	+/-0.8

^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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