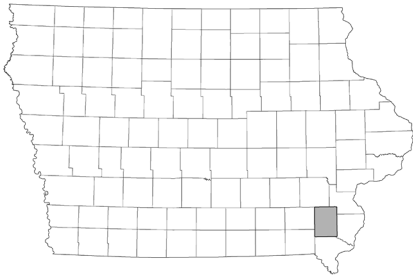


Data for Decision Makers



Henry County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 8,412 housing units in Henry County. Of this total, 5,698 were owner-occupied, 1,944 were renter-occupied, and 770 were vacant. Fewer housing units were counted in Henry County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Henry County is 1968. In Henry 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 16.4% of all vacant units.

Housing Characteristics, 2018-2022¹

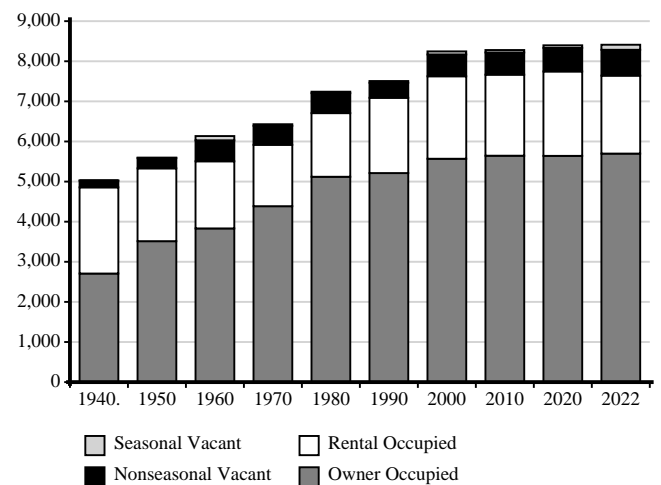
	Estimate	MOE
Total Housing Units	8,412	+/- 52
Vacant Units	770 (9.2%)	+/- 174 (2.1%)
Occupied Units	7,642 (90.8%)	+/- 184 (2.1%)
Owner-Occupied Units	5,698 (74.6%)	+/- 222 (2.6%)
Renter-Occupied Units	1,944 (25.4%)	+/- 213 (2.6%)
Median ^a Value ^b	\$145,200	+/- \$6,383
Median ^a Rent ^c	\$727	+/- \$60
Avg Household Size - Owner ^d	2.64	+/-0.08
Avg Household Size - Renter ^e	1.95	+/-0.14

^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	1968	+/-3
Owner Occupied	1968	+/-3
Renter Occupied	1968	+/-5

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



Contacts:

Regional Director
Whitney Howell
317 Van Buren St.
Wapello, IA 52653
whowell@iastate.edu
319-523-2371

County Office
Kristen Brinck
127 North Main St.
Mount Pleasant, IA 52641
kbrinck@iastate.edu
319-385-8126

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

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	7,642	+/-184	NA	NA
Owner Occupied	5,698	+/-222	100.0	NA
1-Unit ^a	5,319	+/-269	93.3	+/-3.0
2 to 4 Unit	88	+/-56	1.5	+/-1.0
5 or More Units	19	+/-34	0.3	+/-0.6
Mobile Home	272	+/-75	4.8	+/-1.3
Boat, RV, Van etc.	0	+/-19	0.0	+/-0.3
Renter Occupied	1,944	+/-213	100.0	NA
1-Unit ^a	948	+/-172	48.8	+/-7.1
2 to 4 Unit	579	+/-144	29.8	+/-6.6
5 or More Units	371	+/-120	19.1	+/-5.8
Mobile Home	46	+/-24	2.4	+/-1.2
Boat, RV, Van etc.	0	+/-19	0.0	+/-1.0

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	7,642	+/-184	NA	NA
Owner Occupied	5,698	+/-222	100.0	NA
1 Bedroom ^a	165	+/-82	2.9	+/-1.4
2 Bedrooms	1,256	+/-188	22.0	+/-3.2
3 Bedrooms	2,542	+/-262	44.6	+/-4.3
4 or More	1,735	+/-171	30.4	+/-2.8
Renter Occupied	1,944	+/-213	100.0	NA
No Bedroom	108	+/-70	5.6	+/-3.5
1 Bedroom	540	+/-148	27.8	+/-7.0
2 Bedrooms	659	+/-100	33.9	+/-3.6
3 Bedrooms	477	+/-133	24.5	+/-6.3
4 or More	160	+/-87	8.2	+/-4.4

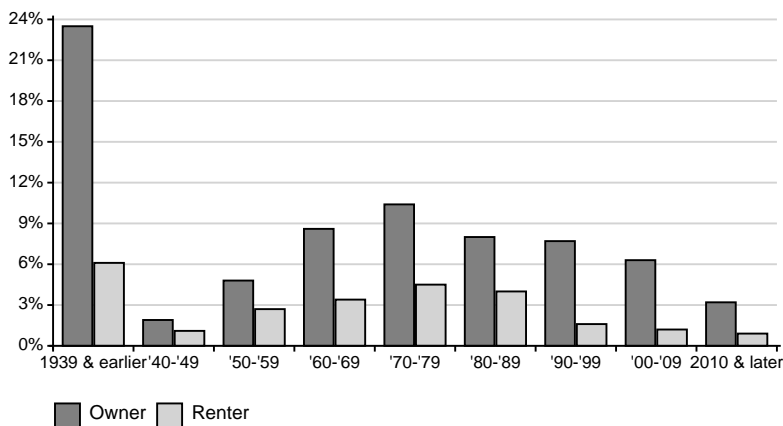
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	770	+/-174	NA	NA
For Rent	118	+/-82	15.3	+/-10.1
Rented, Not Occupied	65	+/-65	8.4	+/-8.2
For Sale	169	+/-106	21.9	+/-12.8
Sold, Not Occupied	0	+/-19	0.0	+/-2.5
Seasonal ^a	126	+/-78	16.4	+/-9.4
For Migrant Workers	0	+/-19	0.0	+/-2.5
Other	292	+/-109	37.9	+/-11.3

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Henry 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	212	18	5	14	249	\$102,099	\$332,303
2000-2004	124	9	9	0	142	\$145,751	\$0
2005-2009	155	0	5	0	160	\$128,337	\$0
2010-2014	99	0	0	0	99	\$164,205	\$0
2015-2019	149	4	1	3	157	\$199,593	\$0
2020	30	1	0	0	31	\$238,200	\$0
2021	31	0	0	1	32	\$219,352	\$1,500,000

The median value of owner-occupied housing in Henry County was \$145,200 in 2018-2022. Median rent was \$727. In 2022, 32 permits for housing construction were authorized in Henry 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 15.4% of owners and 34.2% 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	\$18,950	\$27,750
Very Low Income	\$31,600	\$39,450
Low Income	\$50,500	\$63,100

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$62,365	+/- \$3,449
Owner Occupied	\$73,925	+/- \$4,341
Renter Occupied	\$32,454	+/- \$7,220
Median Family Income	\$80,893	+/- \$4,267

^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	2,950	+/-257	100.0	NA
Less than \$50,000	111	+/-34	3.8	+/-1.1
\$50,000 to \$99,999	617	+/-147	20.9	+/-4.3
\$100,000 to \$299,999	1,794	+/-201	60.8	+/-5.2
\$300,000 to \$499,999	380	+/-126	12.9	+/-4
\$500,000 and above	48	+/-52	1.6	+/-1.8
Without Mortgage	2,748	+/-199	100.0	NA
Less than \$50,000	280	+/-84	10.2	+/-3.1
\$50,000 to \$99,999	490	+/-147	17.8	+/-5
\$100,000 to \$299,999	1,651	+/-258	60.1	+/-8.4
\$300,000 to \$499,999	294	+/-84	10.7	+/-3.1
\$500,000 and above	33	+/-29	1.2	+/-1.1

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

	Estimate	MOE
Owner Occupied Units	15.4%	NA
Renter Occupied Units	34.2%	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	2,950	+/-257	100.0	NA
Less than \$399	5	+/-20	0.2	+/-0.7
Between \$400 to \$599	6	+/-8	0.2	+/-0.2
Between \$600 to \$799	69	+/-45	2.3	+/-1.4
Between \$800 to \$999	212	+/-67	7.2	+/-2.2
Between \$1,000 to \$1,499	521	+/-119	17.7	+/-3.9
Between \$1,500 to \$1,999	1,314	+/-214	44.5	+/-6.1
Between \$2,000 to \$2,499	463	+/-126	15.7	+/-4
\$2,500 and above	226	+/-86	7.7	+/-2.8
Owner without Mortgage	2,748	+/-199	100.0	NA
Less than \$200	73	+/-36	2.7	+/-1.3
Between \$200 and \$399	504	+/-96	18.3	+/-3.6
Between \$400 and \$599	1,031	+/-154	37.5	+/-4.7
Between \$600 and \$999	941	+/-165	34.2	+/-5.3
\$1,000 and above	199	+/-72	7.2	+/-2.6
Renter	1,944	+/-213	100.0	NA
Less than \$300	64	+/-44	3.3	+/-2.3
Between \$300 and \$499	150	+/-62	7.7	+/-3.3
Between \$500 and \$799	811	+/-169	41.7	+/-6.4
Between \$800 and \$999	351	+/-101	18.1	+/-5
Between \$1,000 and \$1,499	325	+/-100	16.7	+/-4.9
\$1,500 and above	65	+/-54	3.4	+/-2.8

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	7,642	+/-184	100.0	NA
Living Alone	2,151	+/-223	28.1	+/-2.8
Owner Occupied	5,698	+/-222	100.0	NA
Family Households	4,354	+/-240	76.4	+/-3.0
Married-couple	3,695	+/-252	64.8	+/-3.6
Married-couple w/ Children ^a	1,207	+/-185	21.2	+/-3.1
Female Householder ^b	414	+/-118	7.3	+/-2.1
Female HH w/ Children ^{a,b}	273	+/-98	4.8	+/-1.7
Male Householder ^b	245	+/-89	4.3	+/-1.6
Male HH w/ Children ^{a,b}	128	+/-60	2.2	+/-1.0
Nonfamily Households ^c	1,344	+/-153	23.6	+/- 2.5
Renter Occupied	1,944	+/-213	100.0	NA
Family Households	761	+/-139	39.1	+/-5.7
Married-couple	346	+/-111	17.8	+/-5.4
Married-couple w/ Children ^a	196	+/-94	10.1	+/-4.7
Female Householder ^b	265	+/-87	13.6	+/-4.2
Female HH w/ Children ^{a,b}	160	+/-69	8.2	+/-3.4
Male Householder ^b	150	+/-70	7.7	+/-3.5
Male HH w/ Children ^{a,b}	88	+/-54	4.5	+/-2.7
Nonfamily Households ^c	1,183	+/-209	60.9	+/- 8.4

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	1

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

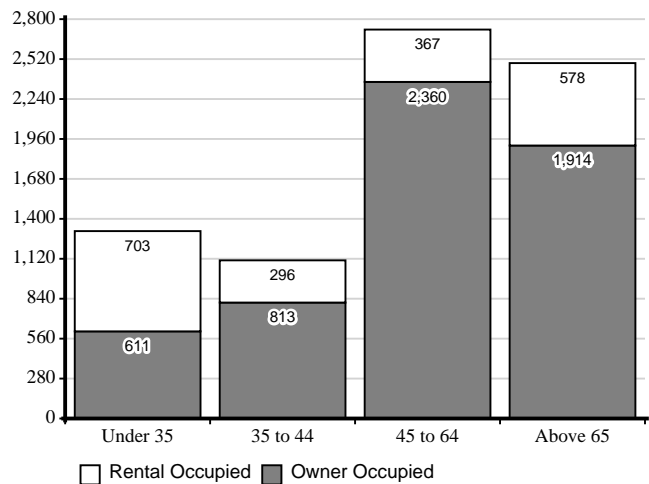
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	9,653	+/-361	NA	NA
Worked in state ^a	9,618	+/-364	99.6	+/-0.3
Worked in county ^a	7,065	+/-373	73.2	+/-3.1
Worked outside county ^a	2,553	+/-323	26.4	+/-3.1
Worked outside state ^a	35	+/-30	0.4	+/-0.3

Travel Time to Work

Less than 14 minutes	5,145	+/-419	53.3	+/-3.9
15 to 29 minutes	2,548	+/-305	26.4	+/-3.0
30 to 44 minutes	1,110	+/-222	11.5	+/-2.3
More than 45 minutes	849	+/-165	8.8	+/-1.7

^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

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

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