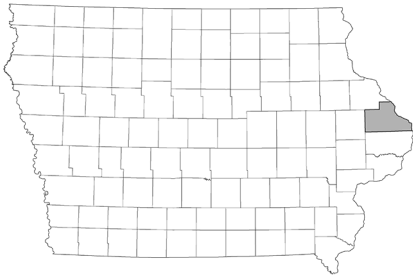


# Data for Decision Makers



## Jackson County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 9,260 housing units in Jackson County. Of this total, 6,466 were owner-occupied, 1,643 were renter-occupied, and 1,151 were vacant. Fewer housing units were counted in Jackson County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Jackson County is 1969. In Jackson 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 33.4% of all vacant units.

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

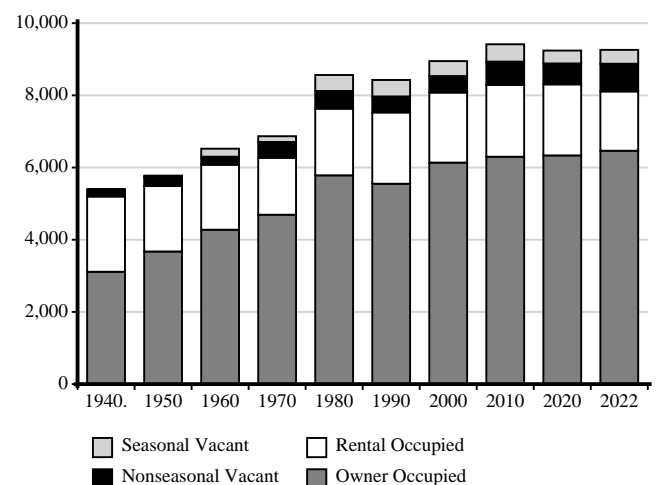
	Estimate	MOE
Total Housing Units	9,260	+/- 37
Vacant Units	1,151 (12.4%)	+/- 214 (2.3%)
Occupied Units	8,109 (87.6%)	+/- 221 (2.3%)
Owner-Occupied Units	6,466 (79.7%)	+/- 218 (2.2%)
Renter-Occupied Units	1,643 (20.3%)	+/- 196 (2.2%)
Median <sup>a</sup> Value <sup>b</sup>	\$162,100	+/- \$10,051
Median <sup>a</sup> Rent <sup>c</sup>	\$726	+/- \$32
Avg Household Size - Owner <sup>d</sup>	2.45	+/-0.08
Avg Household Size - Renter <sup>e</sup>	2.07	+/-0.16

<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	1969	+/-4
Owner Occupied	1970	+/-2
Renter Occupied	1959	+/-9

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



### Contacts:

#### Regional Director

Marybeth Foster  
14858 West Ridge Ln., Ste 2  
Dubuque, IA 52003  
mbfoster@iastate.edu  
563-583-6496

#### County Office

Amber Matthiesen  
1102 E. Quarry St.  
Maquoketa, IA 52060  
amber@iastate.edu  
563-652-4923

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

# Housing Characteristics

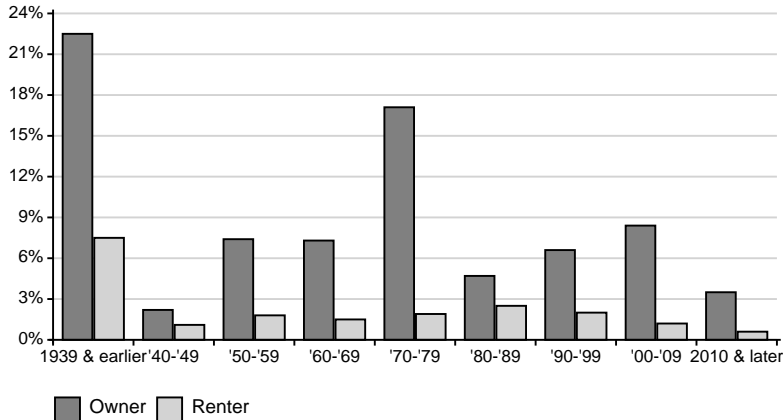
# Jackson County

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,109	+/-221	NA	NA
Owner Occupied	6,466	+/-218	100.0	NA
1-Unit <sup>a</sup>	5,963	+/-236	92.2	+/-1.9
2 to 4 Unit	27	+/-21	0.4	+/-0.3
5 or More Units	12	+/-32	0.2	+/-0.5
Mobile Home	460	+/-134	7.1	+/-2.1
Boat, RV, Van etc.	4	+/-6	0.1	+/-0.1
Renter Occupied	1,643	+/-196	100.0	NA
1-Unit <sup>a</sup>	821	+/-162	50.0	+/-7.9
2 to 4 Unit	326	+/-96	19.8	+/-5.4
5 or More Units	326	+/-100	19.8	+/-5.6
Mobile Home	170	+/-76	10.3	+/-4.5
Boat, RV, Van etc.	0	+/-16	0.0	+/-1.0

<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	8,109	+/-221	NA	NA
Owner Occupied	6,466	+/-218	100.0	NA
1 Bedroom <sup>a</sup>	184	+/-63	2.8	+/-1.0
2 Bedrooms	1,358	+/-174	21.0	+/-2.6
3 Bedrooms	3,283	+/-279	50.8	+/-4.0
4 or More	1,641	+/-193	25.4	+/-2.9
Renter Occupied	1,643	+/-196	100.0	NA
No Bedroom	17	+/-19	1.0	+/-1.1
1 Bedroom	400	+/-107	24.3	+/-5.8
2 Bedrooms	642	+/-140	39.1	+/-7.1
3 Bedrooms	480	+/-116	29.2	+/-6.1
4 or More	104	+/-41	6.3	+/-2.4

<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	1,151	+/-214	NA	NA
For Rent	52	+/-50	4.5	+/-4.3
Rented, Not Occupied	36	+/-51	3.1	+/-4.4
For Sale	108	+/-69	9.4	+/-5.7
Sold, Not Occupied	113	+/-94	9.8	+/-8.0
Seasonal <sup>a</sup>	385	+/-121	33.4	+/-8.5
For Migrant Workers	0	+/-16	0.0	+/-1.4
Other	457	+/-129	39.7	+/-8.4

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

**Authorized Housing Construction Permits in Jackson 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	209	2	2	1	214	\$98,662	\$550,000
2000-2004	296	4	0	1	301	\$124,456	\$353,582
2005-2009	159	1	0	3	163	\$138,288	\$1,916,667
2010-2014	149	0	1	0	150	\$152,720	\$0
2015-2019	190	2	0	0	192	\$162,462	\$0
2020	28	0	0	0	28	\$335,769	\$0
2021	32	0	0	0	32	\$151,466	\$0

The median value of owner-occupied housing in Jackson County was \$162,100 in 2018-2022. Median rent was \$726. In 2022, 32 permits for housing construction were authorized in Jackson 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 14.4% of owners and 38.3% 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 45 to 64.

**HUD Income Limits, 2022<sup>4</sup>**

	2 Person Family	4 Person Family
Extremely Low Income	\$19,400	\$27,750
Very Low Income	\$32,250	\$40,300
Low Income	\$51,600	\$64,500

**Median<sup>a</sup> Household Income by Tenure 2018-2022<sup>1</sup>**

	Estimate	MOE
Median Household Income	\$69,709	+/- \$5,054
Owner Occupied	\$79,082	+/- \$2,651
Renter Occupied	\$32,774	+/- \$7,090
Median Family Income	\$85,615	+/- \$5,763

<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	3,365	+/-221	100.0	NA
Less than \$50,000	120	+/-49	3.6	+/-1.5
\$50,000 to \$99,999	495	+/-119	14.7	+/-3.3
\$100,000 to \$299,999	2,025	+/-196	60.2	+/-5
\$300,000 to \$499,999	574	+/-152	17.1	+/-4.2
\$500,000 and above	151	+/-55	4.5	+/-1.6
Without Mortgage	3,101	+/-217	100.0	NA
Less than \$50,000	548	+/-159	17.7	+/-4.8
\$50,000 to \$99,999	529	+/-112	17.1	+/-3.3
\$100,000 to \$299,999	1,626	+/-271	52.5	+/-8.5
\$300,000 to \$499,999	229	+/-65	7.4	+/-2.1
\$500,000 and above	169	+/-77	5.4	+/-2.5

**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	14.4%	NA
Renter Occupied Units	38.3%	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	3,365	+/-221	100.0	NA
Less than \$399	12	+/-21	0.4	+/-0.6
Between \$400 to \$599	10	+/-12	0.3	+/-0.4
Between \$600 to \$799	123	+/-67	3.7	+/-1.9
Between \$800 to \$999	284	+/-81	8.4	+/-2.4
Between \$1,000 to \$1,499	481	+/-102	14.3	+/-3
Between \$1,500 to \$1,999	1,130	+/-169	33.6	+/-4.3
Between \$2,000 to \$2,499	698	+/-118	20.7	+/-3.6
\$2,500 and above	531	+/-164	15.8	+/-4.8
Owner without Mortgage	3,101	+/-217	100.0	NA
Less than \$200	91	+/-59	2.9	+/-1.9
Between \$200 and \$399	905	+/-172	29.2	+/-4.9
Between \$400 and \$599	1,196	+/-160	38.6	+/-4.7
Between \$600 and \$999	747	+/-129	24.1	+/-4
\$1,000 and above	162	+/-58	5.3	+/-1.8
Renter	1,643	+/-196	100.0	NA
Less than \$300	106	+/-54	6.5	+/-3.2
Between \$300 and \$499	225	+/-85	13.7	+/-5
Between \$500 and \$799	568	+/-136	34.6	+/-6.5
Between \$800 and \$999	267	+/-84	16.3	+/-4.8
Between \$1,000 and \$1,499	286	+/-80	17.4	+/-4.3
\$1,500 and above	24	+/-35	1.4	+/-2.1

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	8,109	+/-221	100.0	NA
Living Alone	2,151	+/-218	26.5	+/-2.6
Owner Occupied	6,466	+/-218	100.0	NA
Family Households	4,840	+/-212	74.9	+/-2.1
Married-couple	4,280	+/-220	66.2	+/-2.6
Married-couple w/ Children <sup>a</sup>	1,309	+/-159	20.2	+/-2.4
Female Householder <sup>b</sup>	350	+/-90	5.4	+/-1.4
Female HH w/ Children <sup>a,b</sup>	154	+/-61	2.4	+/-0.9
Male Householder <sup>b</sup>	210	+/-81	3.2	+/-1.2
Male HH w/ Children <sup>a,b</sup>	84	+/-53	1.3	+/-0.8
Nonfamily Households <sup>c</sup>	1,626	+/-188	25.1	+/- 2.8
Renter Occupied	1,643	+/-196	100.0	NA
Family Households	622	+/-120	37.9	+/-5.7
Married-couple	279	+/-73	17.0	+/-4.0
Married-couple w/ Children <sup>a</sup>	154	+/-50	9.4	+/-2.8
Female Householder <sup>b</sup>	212	+/-69	12.9	+/-3.9
Female HH w/ Children <sup>a,b</sup>	170	+/-72	10.3	+/-4.2
Male Householder <sup>b</sup>	131	+/-68	8.0	+/-4.0
Male HH w/ Children <sup>a,b</sup>	122	+/-68	7.4	+/-4.0
Nonfamily Households <sup>c</sup>	1,021	+/-168	62.1	+/- 7.0

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

Opportunity Zones	1
New Market Tax Credit Areas	1

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

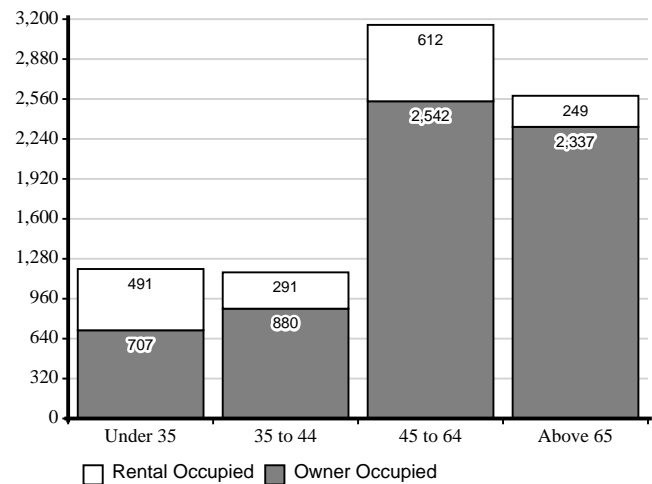
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	9,135	+/-325	NA	NA
Worked in state <sup>a</sup>	8,846	+/-339	96.8	+/-0.8
Worked in county <sup>a</sup>	5,789	+/-319	63.4	+/-2.7
Worked outside county <sup>a</sup>	3,057	+/-269	33.5	+/-2.6
Worked outside state <sup>a</sup>	289	+/-72	3.2	+/-0.8

### Travel Time to Work

Less than 14 minutes	3,480	+/-344	38.1	+/-3.5
15 to 29 minutes	2,284	+/-286	25	+/-3.0
30 to 44 minutes	1,882	+/-257	20.6	+/-2.7
More than 45 minutes	1,489	+/-224	16.3	+/-2.4

<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

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