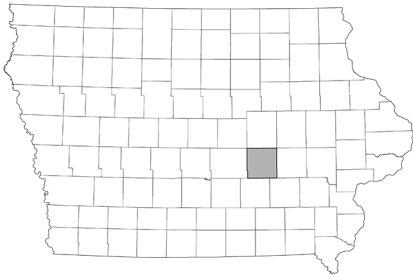


# Data for Decision Makers



## Poweshiek County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 8,942 housing units in Poweshiek County. Of this total, 5,472 were owner-occupied, 2,289 were renter-occupied, and 1,181 were vacant. Fewer housing units were counted in Poweshiek County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Poweshiek County is 1972. In Poweshiek 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 53.4% of all vacant units.

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

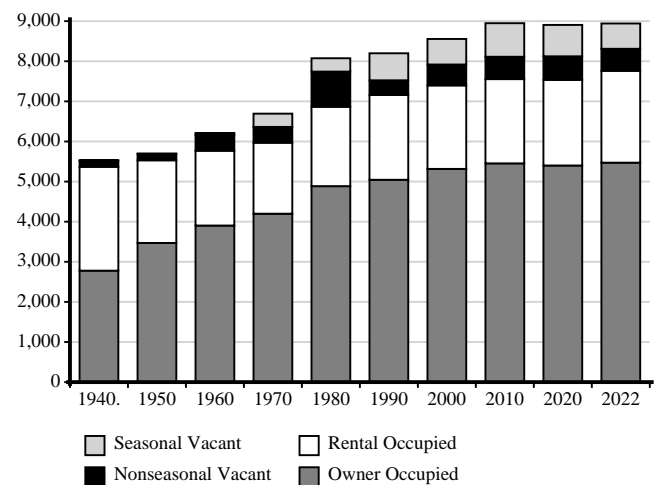
	Estimate	MOE
Total Housing Units	8,942	+/- 33
Vacant Units	1,181 (13.2%)	+/- 218 (2.4%)
Occupied Units	7,761 (86.8%)	+/- 218 (2.4%)
Owner-Occupied Units	5,472 (70.5%)	+/- 262 (2.9%)
Renter-Occupied Units	2,289 (29.5%)	+/- 235 (2.9%)
Median <sup>a</sup> Value <sup>b</sup>	\$173,600	+/- \$8,805
Median <sup>a</sup> Rent <sup>c</sup>	\$850	+/- \$41
Avg Household Size - Owner <sup>d</sup>	2.38	+/-0.09
Avg Household Size - Renter <sup>e</sup>	1.73	+/-0.13

<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	1972	+/-3
Owner Occupied	1969	+/-4
Renter Occupied	1975	+/-4

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



### Contacts:

**Regional Director**  
Tanya Michener  
550 N. 2nd Ave. W  
Newton, IA 50208  
michener@iastate.edu  
641-792-6433

**County Office**  
Catherine Lents  
114 S 3rd St.  
Montezuma, IA 50171  
clents@iastate.edu  
641-623-5188

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

# Housing Characteristics

# Poweshiek County

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	7,761	+/-218	NA	NA
Owner Occupied	5,472	+/-262	100.0	NA
1-Unit <sup>a</sup>	5,084	+/-284	92.9	+/-2.7
2 to 4 Unit	16	+/-23	0.3	+/-0.4
5 or More Units	98	+/-60	1.8	+/-1.1
Mobile Home	270	+/-102	4.9	+/-1.8
Boat, RV, Van etc.	4	+/-6	0.1	+/-0.1
Renter Occupied	2,289	+/-235	100.0	NA
1-Unit <sup>a</sup>	979	+/-178	42.8	+/-6.4
2 to 4 Unit	570	+/-130	24.9	+/-5.1
5 or More Units	675	+/-223	29.5	+/-9.3
Mobile Home	65	+/-32	2.8	+/-1.4
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.7

<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	7,761	+/-218	NA	NA
Owner Occupied	5,472	+/-262	100.0	NA
1 Bedroom <sup>a</sup>	164	+/-72	3.0	+/-1.3
2 Bedrooms	1,163	+/-194	21.3	+/-3.4
3 Bedrooms	2,346	+/-201	42.9	+/-3.0
4 or More	1,799	+/-190	32.9	+/-3.1
Renter Occupied	2,289	+/-235	100.0	NA
No Bedroom	73	+/-75	3.2	+/-3.3
1 Bedroom	564	+/-132	24.6	+/-5.2
2 Bedrooms	1,086	+/-221	47.4	+/-8.3
3 Bedrooms	450	+/-125	19.7	+/-5.1
4 or More	116	+/-54	5.1	+/-2.3

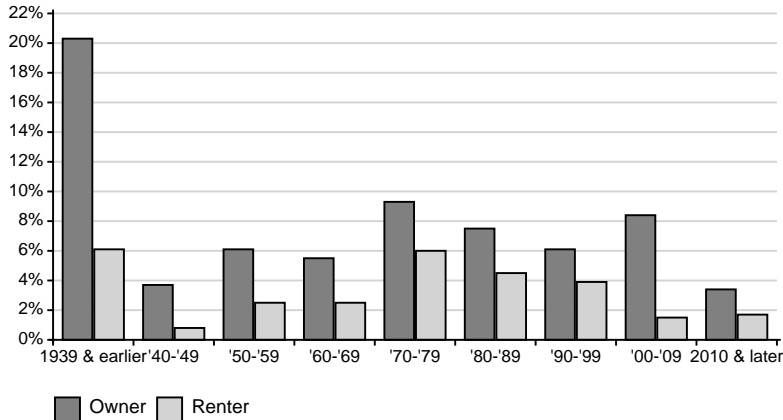
<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

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

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	1,181	+/-218	NA	NA
For Rent	88	+/-66	7.5	+/-5.4
Rented, Not Occupied	5	+/-7	0.4	+/-0.6
For Sale	123	+/-74	10.4	+/-6.0
Sold, Not Occupied	40	+/-61	3.4	+/-5.1
Seasonal <sup>a</sup>	631	+/-142	53.4	+/-6.9
For Migrant Workers	0	+/-16	0.0	+/-1.4
Other	294	+/-134	24.9	+/-10.4

<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 Poweshiek 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	181	26	2	5	214	\$108,729	\$794,835
2000-2004	235	1	7	1	244	\$125,330	\$2,200,000
2005-2009	166	4	0	0	170	\$166,388	\$0
2010-2014	101	1	0	4	106	\$195,214	\$4,017,760
2015-2019	116	2	0	0	118	\$239,510	\$0
2020	26	0	0	0	26	\$260,909	\$0
2021	29	0	0	1	30	\$287,062	\$2,012,000

The median value of owner-occupied housing in Poweshiek County was \$173,600 in 2018-2022. Median rent was \$850. In 2022, 30 permits for housing construction were authorized in Poweshiek 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 19.4% of owners and 38.6% 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, 2022<sup>4</sup>**

	2 Person Family	4 Person Family
Extremely Low Income	\$19,900	\$27,750
Very Low Income	\$33,150	\$41,400
Low Income	\$53,000	\$66,250

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

	Estimate	MOE
Median Household Income	\$61,192	+/- \$3,392
Owner Occupied	\$75,029	+/- \$5,582
Renter Occupied	\$38,969	+/- \$8,728
Median Family Income	\$90,108	+/- \$5,633

<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	2,901	+/-215	100.0	NA
With Mortgage	2,901	+/-215	100.0	NA
Less than \$50,000	55	+/-27	1.9	+/-0.9
\$50,000 to \$99,999	467	+/-127	16.1	+/-4
\$100,000 to \$299,999	1,860	+/-201	64.1	+/-5.5
\$300,000 to \$499,999	335	+/-91	11.5	+/-3.1
\$500,000 and above	184	+/-84	6.4	+/-2.9
Without Mortgage	2,571	+/-197	100.0	NA
Less than \$50,000	421	+/-117	16.4	+/-4.2
\$50,000 to \$99,999	342	+/-90	13.3	+/-3.6
\$100,000 to \$299,999	1,274	+/-243	49.6	+/-8.4
\$300,000 to \$499,999	364	+/-123	14.2	+/-4.7
\$500,000 and above	170	+/-74	6.6	+/-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	19.4%	NA
Renter Occupied Units	38.6%	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	2,901	+/-215	100.0	NA
Owner with Mortgage	2,901	+/-215	100.0	NA
Less than \$399	0	+/-23	0	+/-0.8
Between \$400 to \$599	9	+/-15	0.3	+/-0.5
Between \$600 to \$799	16	+/-14	0.6	+/-0.5
Between \$800 to \$999	145	+/-67	5	+/-2.3
Between \$1,000 to \$1,499	304	+/-130	10.5	+/-4.3
Between \$1,500 to \$1,999	1,158	+/-174	39.9	+/-5.4
Between \$2,000 to \$2,499	683	+/-157	23.5	+/-5.1
\$2,500 and above	401	+/-111	13.8	+/-3.7
Owner without Mortgage	2,571	+/-197	100.0	NA
Less than \$200	78	+/-51	3	+/-1.9
Between \$200 and \$399	526	+/-129	20.5	+/-4.7
Between \$400 and \$599	830	+/-145	32.3	+/-4.8
Between \$600 and \$999	799	+/-109	31.1	+/-4.5
\$1,000 and above	338	+/-113	13.1	+/-4.3
Renter	2,289	+/-235	100.0	NA
Less than \$300	142	+/-92	6.2	+/-4
Between \$300 and \$499	224	+/-93	9.8	+/-4
Between \$500 and \$799	531	+/-137	23.2	+/-6
Between \$800 and \$999	524	+/-173	22.9	+/-6.7
Between \$1,000 and \$1,499	616	+/-160	26.9	+/-6.3
\$1,500 and above	110	+/-87	4.8	+/-3.8

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	7,761	+/-218	100.0	NA
Living Alone	2,835	+/-309	36.5	+/-3.8
Owner Occupied	5,472	+/-262	100.0	NA
Family Households	3,688	+/-264	67.4	+/-3.6
Married-couple	3,182	+/-257	58.2	+/-3.8
Married-couple w/ Children <sup>a</sup>	1,120	+/-156	20.5	+/-2.7
Female Householder <sup>b</sup>	182	+/-68	3.3	+/-1.2
Female HH w/ Children <sup>a,b</sup>	120	+/-57	2.2	+/-1.0
Male Householder <sup>b</sup>	324	+/-131	5.9	+/-2.4
Male HH w/ Children <sup>a,b</sup>	151	+/-76	2.8	+/-1.4
Nonfamily Households <sup>c</sup>	1,784	+/-218	32.6	+/- 3.7
Renter Occupied	2,289	+/-235	100.0	NA
Family Households	747	+/-161	32.6	+/-6.2
Married-couple	429	+/-131	18.7	+/-5.4
Married-couple w/ Children <sup>a</sup>	158	+/-76	6.9	+/-3.2
Female Householder <sup>b</sup>	264	+/-97	11.5	+/-4.1
Female HH w/ Children <sup>a,b</sup>	90	+/-50	3.9	+/-2.1
Male Householder <sup>b</sup>	54	+/-38	2.4	+/-1.6
Male HH w/ Children <sup>a,b</sup>	26	+/-22	1.1	+/-1.0
Nonfamily Households <sup>c</sup>	1,542	+/-242	67.4	+/- 8.0

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

Opportunity Zones	1
New Market Tax Credit Areas	0

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

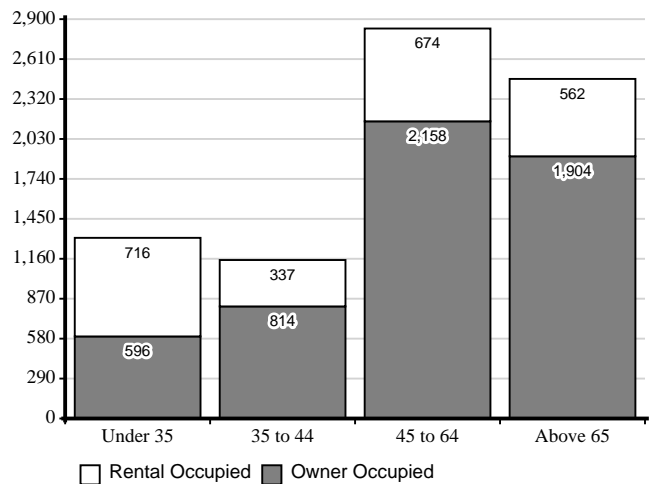
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	8,988	+/-308	NA	NA
Worked in state <sup>a</sup>	8,918	+/-308	99.2	+/-0.7
Worked in county <sup>a</sup>	7,151	+/-360	79.6	+/-2.4
Worked outside county <sup>a</sup>	1,767	+/-206	19.7	+/-2.4
Worked outside state <sup>a</sup>	70	+/-59	0.8	+/-0.7

### Travel Time to Work

Less than 14 minutes	5,087	+/-471	56.6	+/-4.9
15 to 29 minutes	2,040	+/-324	22.7	+/-3.5
30 to 44 minutes	917	+/-167	10.2	+/-1.8
More than 45 minutes	935	+/-178	10.4	+/-1.9

<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).