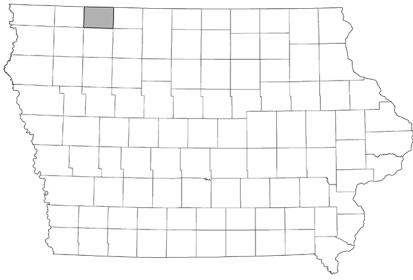


# Data for Decision Makers



## Dickinson County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 13,841 housing units in Dickinson County. Of this total, 6,494 were owner-occupied, 1,785 were renter-occupied, and 5,562 were vacant. Fewer housing units were counted in Dickinson County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Dickinson County is 1978. In Dickinson 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 87.3% of all vacant units.

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

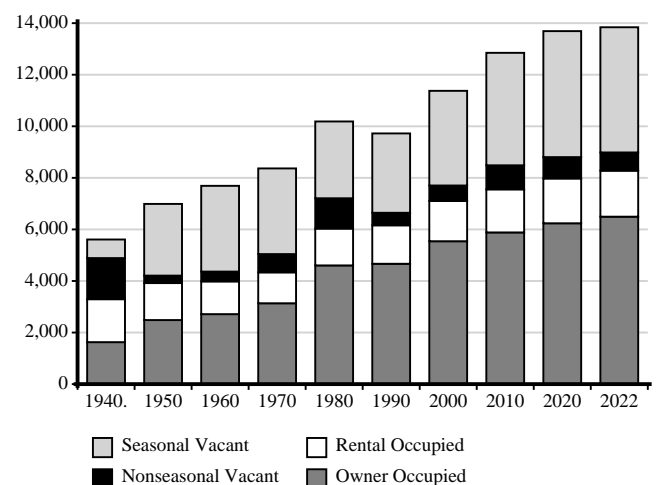
	Estimate	MOE
Total Housing Units	13,841	+/- 49
Vacant Units	5,562 (40.2%)	+/- 269 (1.9%)
Occupied Units	8,279 (59.8%)	+/- 269 (1.9%)
Owner-Occupied Units	6,494 (78.4%)	+/- 280 (2.8%)
Renter-Occupied Units	1,785 (21.6%)	+/- 248 (2.8%)
Median <sup>a</sup> Value <sup>b</sup>	\$236,100	+/- \$9,584
Median <sup>a</sup> Rent <sup>c</sup>	\$902	+/- \$71
Avg Household Size - Owner <sup>d</sup>	2.26	+/-0.09
Avg Household Size - Renter <sup>e</sup>	1.57	+/-0.11

<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	1978	+/-3
Owner Occupied	1976	+/-2
Renter Occupied	1985	+/-6

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



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# Housing Characteristics

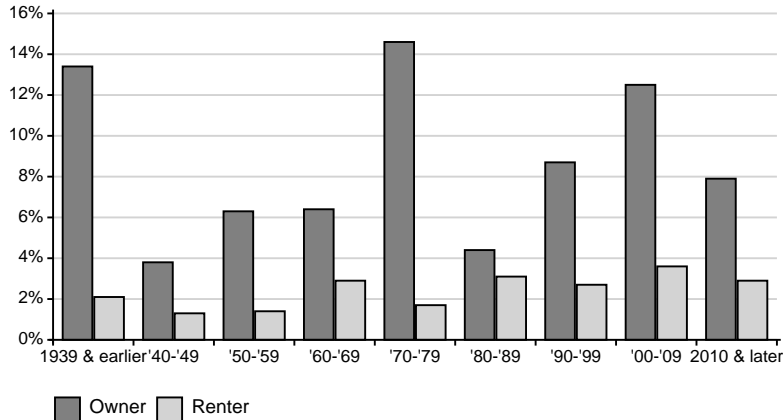
# Dickinson County

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,279	+/-269	NA	NA
Owner Occupied	6,494	+/-280	100.0	NA
1-Unit <sup>a</sup>	6,029	+/-279	92.8	+/-1.5
2 to 4 Unit	36	+/-34	0.6	+/-0.5
5 or More Units	189	+/-96	2.9	+/-1.5
Mobile Home	240	+/-82	3.7	+/-1.3
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.2
Renter Occupied	1,785	+/-248	100.0	NA
1-Unit <sup>a</sup>	683	+/-168	38.3	+/-7.8
2 to 4 Unit	386	+/-134	21.6	+/-6.9
5 or More Units	617	+/-160	34.6	+/-7.6
Mobile Home	43	+/-38	2.4	+/-2.1
Boat, RV, Van etc.	56	+/-84	3.1	+/-4.7

<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	8,279	+/-269	NA	NA
Owner Occupied	6,494	+/-280	100.0	NA
1 Bedroom <sup>a</sup>	178	+/-70	2.7	+/-1.1
2 Bedrooms	1,362	+/-187	21.0	+/-2.7
3 Bedrooms	2,673	+/-260	41.2	+/-3.6
4 or More	2,281	+/-237	35.1	+/-3.3
Renter Occupied	1,785	+/-248	100.0	NA
No Bedroom	83	+/-87	4.6	+/-4.8
1 Bedroom	490	+/-155	27.5	+/-7.8
2 Bedrooms	782	+/-158	43.8	+/-6.4
3 Bedrooms	293	+/-100	16.4	+/-5.1
4 or More	137	+/-61	7.7	+/-3.2

<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	5,562	+/-269	NA	NA
For Rent	15	+/-14	0.3	+/-0.3
Rented, Not Occupied	0	+/-16	0.0	+/-0.3
For Sale	70	+/-50	1.3	+/-0.9
Sold, Not Occupied	121	+/-88	2.2	+/-1.6
Seasonal <sup>a</sup>	4,856	+/-259	87.3	+/-2.0
For Migrant Workers	0	+/-16	0.0	+/-0.3
Other	500	+/-134	9.0	+/-2.4

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

**Authorized Housing Construction Permits in Dickinson 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	467	9	3	8	487	\$122,403	\$805,475
2000-2004	677	8	10	17	712	\$164,351	\$951,294
2005-2009	416	7	7	10	440	\$194,767	\$1,961,833
2010-2014	534	3	3	4	544	\$221,213	\$1,487,500
2015-2019	835	25	2	16	878	\$251,815	\$0
2020	128	9	0	1	138	\$269,060	\$14,000,000
2021	326	4	11	3	344	\$262,655	\$1,733,333

The median value of owner-occupied housing in Dickinson County was \$236,100 in 2018-2022. Median rent was \$902. In 2022, 344 permits for housing construction were authorized in Dickinson 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 17.6% of owners and 40.0% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders were age Above 65 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	\$21,050	\$27,750
Very Low Income	\$35,100	\$43,850
Low Income	\$56,150	\$70,150

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

	Estimate	MOE
Median Household Income	\$72,446	+/- \$4,086
Owner Occupied	\$86,476	+/- \$4,232
Renter Occupied	\$41,164	+/- \$9,663
Median Family Income	\$96,296	+/- \$5,617

<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	3,653	+/-293	100.0	NA
With Mortgage	3,653	+/-293	100.0	NA
Less than \$50,000	169	+/-81	4.6	+/-2.1
\$50,000 to \$99,999	332	+/-81	9.1	+/-2.1
\$100,000 to \$299,999	1,912	+/-237	52.3	+/-4.9
\$300,000 to \$499,999	633	+/-133	17.3	+/-3.3
\$500,000 and above	607	+/-129	16.7	+/-3.3
Without Mortgage	2,841	+/-240	100.0	NA
Less than \$50,000	134	+/-57	4.7	+/-1.9
\$50,000 to \$99,999	178	+/-75	6.3	+/-2.6
\$100,000 to \$299,999	1,336	+/-263	47	+/-8.2
\$300,000 to \$499,999	523	+/-89	18.4	+/-3.2
\$500,000 and above	670	+/-144	23.6	+/-4.7

**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	17.6%	NA
Renter Occupied Units	40.0%	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	3,653	+/-293	100.0	NA
Owner with Mortgage	3,653	+/-293	100.0	NA
Less than \$399	9	+/-20	0.2	+/-0.5
Between \$400 to \$599	4	+/-5	0.1	+/-0.1
Between \$600 to \$799	80	+/-42	2.2	+/-1.1
Between \$800 to \$999	170	+/-83	4.7	+/-2.1
Between \$1,000 to \$1,499	660	+/-134	18.1	+/-3.4
Between \$1,500 to \$1,999	1,266	+/-201	34.7	+/-4.4
Between \$2,000 to \$2,499	637	+/-155	17.4	+/-4
\$2,500 and above	504	+/-139	13.8	+/-3.6
Owner without Mortgage	2,841	+/-240	100.0	NA
Less than \$200	24	+/-21	0.8	+/-0.7
Between \$200 and \$399	409	+/-122	14.4	+/-4.1
Between \$400 and \$599	883	+/-149	31.1	+/-4.4
Between \$600 and \$999	1,069	+/-146	37.6	+/-4.2
\$1,000 and above	456	+/-109	16	+/-3.6
Renter	1,785	+/-248	100.0	NA
Less than \$300	23	+/-22	1.3	+/-1.3
Between \$300 and \$499	178	+/-105	10	+/-5.6
Between \$500 and \$799	406	+/-142	22.7	+/-7.1
Between \$800 and \$999	402	+/-135	22.5	+/-6.9
Between \$1,000 and \$1,499	359	+/-129	20.1	+/-7.1
\$1,500 and above	171	+/-97	9.6	+/-5.3

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	8,279	+/-269	100.0	NA
Living Alone	3,034	+/-268	36.6	+/-3.0
Owner Occupied	6,494	+/-280	100.0	NA
Family Households	4,330	+/-257	66.7	+/-2.7
Married-couple	3,855	+/-210	59.4	+/-2.0
Married-couple w/ Children <sup>a</sup>	1,154	+/-114	17.8	+/-1.6
Female Householder <sup>b</sup>	273	+/-80	4.2	+/-1.2
Female HH w/ Children <sup>a,b</sup>	146	+/-58	2.2	+/-0.9
Male Householder <sup>b</sup>	202	+/-100	3.1	+/-1.5
Male HH w/ Children <sup>a,b</sup>	88	+/-70	1.4	+/-1.1
Nonfamily Households <sup>c</sup>	2,164	+/-256	33.3	+/- 3.7
Renter Occupied	1,785	+/-248	100.0	NA
Family Households	436	+/-120	24.4	+/-5.8
Married-couple	187	+/-68	10.5	+/-3.5
Married-couple w/ Children <sup>a</sup>	42	+/-27	2.4	+/-1.5
Female Householder <sup>b</sup>	188	+/-91	10.5	+/-4.9
Female HH w/ Children <sup>a,b</sup>	150	+/-82	8.4	+/-4.4
Male Householder <sup>b</sup>	61	+/-46	3.4	+/-2.5
Male HH w/ Children <sup>a,b</sup>	61	+/-46	3.4	+/-2.5
Nonfamily Households <sup>c</sup>	1,349	+/-206	75.6	+/- 4.8

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

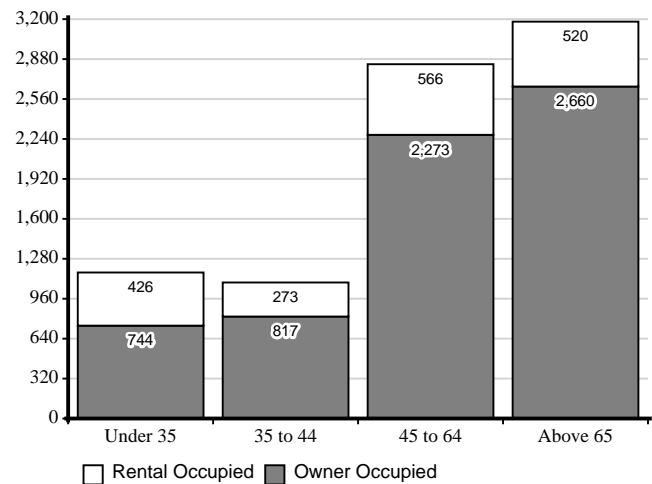
Opportunity Zones	0
New Market Tax Credit Areas	2

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	9,231	+/-314	NA	NA
Worked in state <sup>a</sup>	8,809	+/-324	95.4	+/-1.4
Worked in county <sup>a</sup>	7,517	+/-396	81.4	+/-2.8
Worked outside county <sup>a</sup>	1,292	+/-216	14	+/-2.4
Worked outside state <sup>a</sup>	422	+/-127	4.6	+/-1.4
Travel Time to Work				
Less than 14 minutes	4,856	+/-398	52.6	+/-3.9
15 to 29 minutes	2,963	+/-345	32.1	+/-3.6
30 to 44 minutes	942	+/-206	10.2	+/-2.2
More than 45 minutes	462	+/-117	5	+/-1.3

<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
- \* Values not adjusted for inflation

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