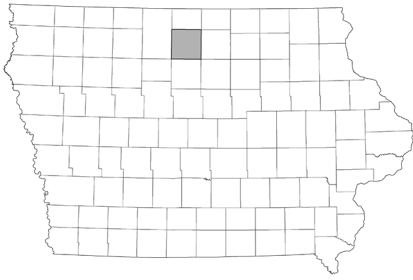


Data for Decision Makers



Hancock County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 5,127 housing units in Hancock County. Of this total, 3,728 were owner-occupied, 854 were renter-occupied, and 545 were vacant. Fewer housing units were counted in Hancock County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Hancock County is 1959. In Hancock 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 22.2% of all vacant units.

Housing Characteristics, 2018-2022¹

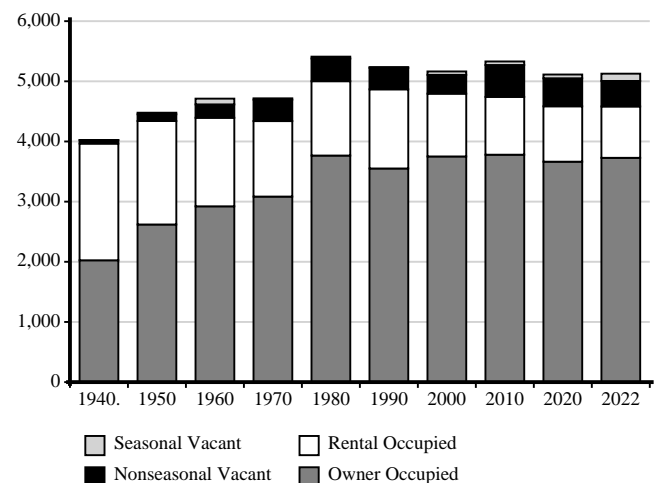
	Estimate	MOE
Total Housing Units	5,127	+/- 29
Vacant Units	545 (10.6%)	+/- 109 (2.1%)
Occupied Units	4,582 (89.4%)	+/- 111 (2.1%)
Owner-Occupied Units	3,728 (81.4%)	+/- 150 (2.6%)
Renter-Occupied Units	854 (18.6%)	+/- 122 (2.6%)
Median ^a Value ^b	\$116,000	+/- \$8,691
Median ^a Rent ^c	\$782	+/- \$145
Avg Household Size - Owner ^d	2.32	+/-0.08
Avg Household Size - Renter ^e	2.24	+/-0.22

^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	1959	+/-2
Owner Occupied	1958	+/-2
Renter Occupied	1966	+/-7

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



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Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,582	+/-111	NA	NA
Owner Occupied	3,728	+/-150	100.0	NA
1-Unit ^a	3,623	+/-158	97.2	+/-1.6
2 to 4 Unit	10	+/-11	0.3	+/-0.3
5 or More Units	0	+/-32	0.0	+/-0.9
Mobile Home	95	+/-67	2.5	+/-1.8
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.4
Renter Occupied	854	+/-122	100.0	NA
1-Unit ^a	488	+/-107	57.1	+/-9.6
2 to 4 Unit	77	+/-39	9.0	+/-4.4
5 or More Units	256	+/-81	30.0	+/-8.5
Mobile Home	33	+/-31	3.9	+/-3.6
Boat, RV, Van etc.	0	+/-16	0.0	+/-1.9

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,582	+/-111	NA	NA
Owner Occupied	3,728	+/-150	100.0	NA
1 Bedroom ^a	58	+/-36	1.6	+/-1.0
2 Bedrooms	780	+/-119	20.9	+/-3.1
3 Bedrooms	1,782	+/-166	47.8	+/-4.0
4 or More	1,108	+/-161	29.7	+/-4.1
Renter Occupied	854	+/-122	100.0	NA
No Bedroom	29	+/-29	3.4	+/-3.4
1 Bedroom	154	+/-61	18.0	+/-6.7
2 Bedrooms	263	+/-72	30.8	+/-7.2
3 Bedrooms	243	+/-67	28.5	+/-6.7
4 or More	165	+/-66	19.3	+/-7.2

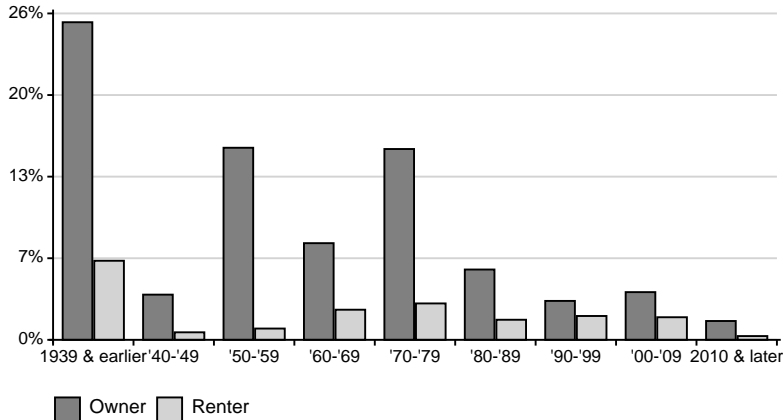
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	545	+/-109	NA	NA
For Rent	8	+/-10	1.5	+/-1.8
Rented, Not Occupied	43	+/-32	7.9	+/-5.7
For Sale	9	+/-11	1.7	+/-2.0
Sold, Not Occupied	0	+/-16	0.0	+/-2.9
Seasonal ^a	121	+/-76	22.2	+/-13.2
For Migrant Workers	0	+/-16	0.0	+/-2.9
Other	364	+/-85	66.8	+/-8.1

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Hancock 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	131	2	0	0	133	\$63,792	\$nan
2000-2004	97	1	0	0	98	\$131,891	\$0
2005-2009	56	4	2	0	62	\$183,926	\$0
2010-2014	50	2	0	0	52	\$202,040	\$0
2015-2019	44	0	0	2	46	\$225,865	\$0
2020	4	0	0	2	6	\$246,936	\$650,000
2021	4	0	0	0	4	\$321,250	\$0

The median value of owner-occupied housing in Hancock County was \$116,000 in 2018-2022. Median rent was \$782. In 2022, 4 permits for housing construction were authorized in Hancock 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 13.3% of owners and 30.8% 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	\$19,250	\$27,750
Very Low Income	\$32,100	\$40,100
Low Income	\$51,350	\$64,150

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$67,865	+/- \$3,153
Owner Occupied	\$73,611	+/- \$3,326
Renter Occupied	\$43,485	+/- \$8,254
Median Family Income	\$82,196	+/- \$6,764

^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	1,925	+/-190	100.0	NA
Less than \$50,000	170	+/-73	8.8	+/-3.6
\$50,000 to \$99,999	616	+/-126	32	+/-5.2
\$100,000 to \$299,999	965	+/-126	50.1	+/-6.2
\$300,000 to \$499,999	152	+/-75	7.9	+/-3.7
\$500,000 and above	22	+/-35	1.1	+/-1.8
Without Mortgage	1,803	+/-181	100.0	NA
Less than \$50,000	312	+/-76	17.3	+/-3.6
\$50,000 to \$99,999	521	+/-92	28.9	+/-4.5
\$100,000 to \$299,999	855	+/-199	47.4	+/-9.9
\$300,000 to \$499,999	105	+/-42	5.8	+/-2.3
\$500,000 and above	10	+/-21	0.6	+/-1.2

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

	Estimate	MOE
Owner Occupied Units	13.3%	NA
Renter Occupied Units	30.8%	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	1,925	+/-190	100.0	NA
Less than \$399	16	+/-28	0.8	+/-1.5
Between \$400 to \$599	51	+/-60	2.6	+/-3.1
Between \$600 to \$799	117	+/-59	6.1	+/-2.9
Between \$800 to \$999	278	+/-74	14.4	+/-3.5
Between \$1,000 to \$1,499	325	+/-80	16.9	+/-4.3
Between \$1,500 to \$1,999	790	+/-143	41	+/-6.1
Between \$2,000 to \$2,499	239	+/-84	12.4	+/-4.1
\$2,500 and above	74	+/-38	3.9	+/-1.9
Owner without Mortgage	1,803	+/-181	100.0	NA
Less than \$200	52	+/-31	2.9	+/-1.7
Between \$200 and \$399	515	+/-105	28.6	+/-5.1
Between \$400 and \$599	634	+/-117	35.2	+/-5.4
Between \$600 and \$999	506	+/-115	28.1	+/-6
\$1,000 and above	96	+/-48	5.4	+/-2.6
Renter	854	+/-122	100.0	NA
Less than \$300	13	+/-13	1.5	+/-1.5
Between \$300 and \$499	67	+/-31	7.8	+/-3.7
Between \$500 and \$799	279	+/-91	32.7	+/-8.9
Between \$800 and \$999	146	+/-59	17.1	+/-6.9
Between \$1,000 and \$1,499	161	+/-66	18.9	+/-7.2
\$1,500 and above	39	+/-29	4.6	+/-3.3

Households and Families by Type by Tenure, 2018-2022¹

	Number Estimate	MOE	Percent (%) Estimate	MOE
Total Households	4,582	+/-111	100.0	NA
Living Alone	1,196	+/-161	26.1	+/-3.5
Owner Occupied	3,728	+/-150	100.0	NA
Family Households	2,707	+/-158	72.6	+/-3.1
Married-couple	2,394	+/-167	64.2	+/-3.7
Married-couple w/ Children ^a	775	+/-121	20.8	+/-3.1
Female Householder ^b	170	+/-58	4.6	+/-1.5
Female HH w/ Children ^{a,b}	57	+/-32	1.5	+/-0.9
Male Householder ^b	143	+/-61	3.8	+/-1.6
Male HH w/ Children ^{a,b}	62	+/-34	1.7	+/-0.9
Nonfamily Households ^c	1,021	+/-139	27.4	+/- 3.6
Renter Occupied	854	+/-122	100.0	NA
Family Households	458	+/-100	53.6	+/-8.9
Married-couple	301	+/-88	35.2	+/-9.0
Married-couple w/ Children ^a	132	+/-57	15.5	+/-6.3
Female Householder ^b	130	+/-54	15.2	+/-5.9
Female HH w/ Children ^{a,b}	128	+/-54	15.0	+/-5.9
Male Householder ^b	27	+/-23	3.2	+/-2.7
Male HH w/ Children ^{a,b}	16	+/-22	1.9	+/-2.6
Nonfamily Households ^c	396	+/-97	46.4	+/- 9.2

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

^c Includes Householders Living Alone

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

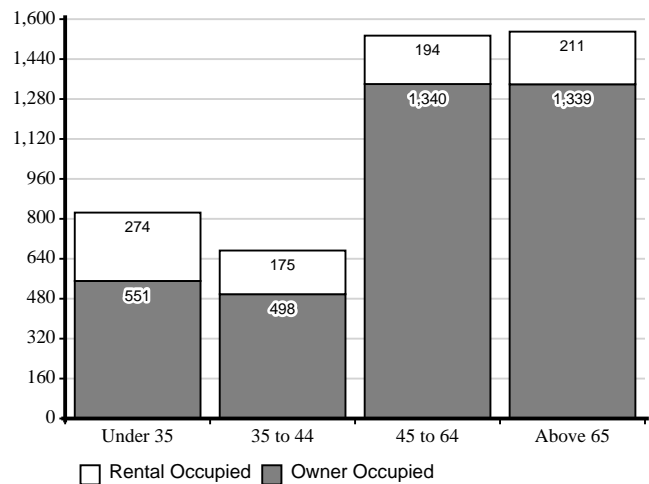
Opportunity Zones	0
New Market Tax Credit Areas	0

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

	Number Estimate	MOE	Percent (%) Est	MOE
Workers 16 years & over	5,556	+/-169	NA	NA
Worked in state ^a	5,523	+/-165	99.4	+/-0.5
Worked in county ^a	3,491	+/-234	62.8	+/-3.4
Worked outside county ^a	2,032	+/-198	36.6	+/-3.6
Worked outside state ^a	33	+/-28	0.6	+/-0.5
Travel Time to Work				
Less than 14 minutes	2,422	+/-242	43.6	+/-4.1
15 to 29 minutes	1,711	+/-231	30.8	+/-4.1
30 to 44 minutes	828	+/-180	14.9	+/-3.2
More than 45 minutes	594	+/-165	10.7	+/-3.0

^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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