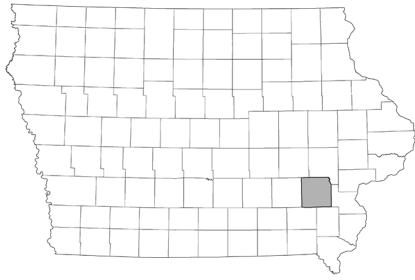


# Data for Decision Makers



## Washington County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 9,606 housing units in Washington County. Of this total, 6,386 were owner-occupied, 2,536 were renter-occupied, and 684 were vacant. Fewer housing units were counted in Washington County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Washington County is 1962. In Washington 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 4.2% of all vacant units.

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

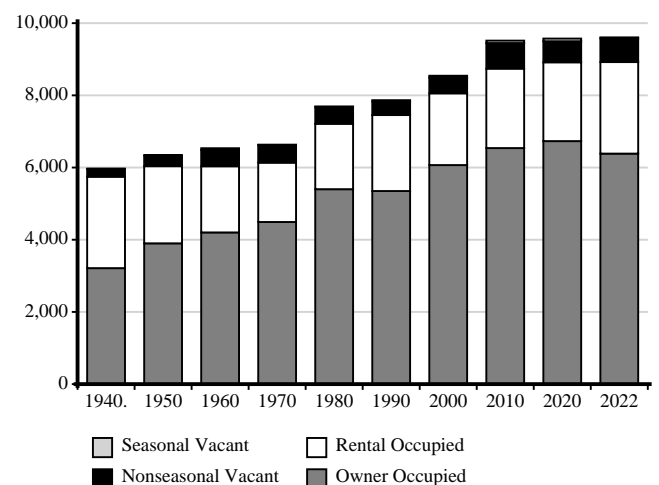
	Estimate	MOE
Total Housing Units	9,606	+/- 35
Vacant Units	684 (7.1%)	+/- 168 (1.8%)
Occupied Units	8,922 (92.9%)	+/- 173 (1.8%)
Owner-Occupied Units	6,386 (71.6%)	+/- 240 (2.6%)
Renter-Occupied Units	2,536 (28.4%)	+/- 251 (2.6%)
Median <sup>a</sup> Value <sup>b</sup>	\$182,400	+/- \$15,287
Median <sup>a</sup> Rent <sup>c</sup>	\$849	+/- \$30
Avg Household Size - Owner <sup>d</sup>	2.6	+/-0.07
Avg Household Size - Renter <sup>e</sup>	2.19	+/-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	1962	+/-3
Owner Occupied	1963	+/-4
Renter Occupied	1958	+/-7

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



### Contacts:

**Regional Director**  
Katharina Bain  
400 220th Ave., Ste A  
Sigourney, IA 52591  
kbain@iastate.edu  
641-622-2680

**County Office**  
Andy Miller  
2223 250th St  
Washington, IA 52353  
andrewm4@iastate.edu  
319-653-4811

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

# Housing Characteristics

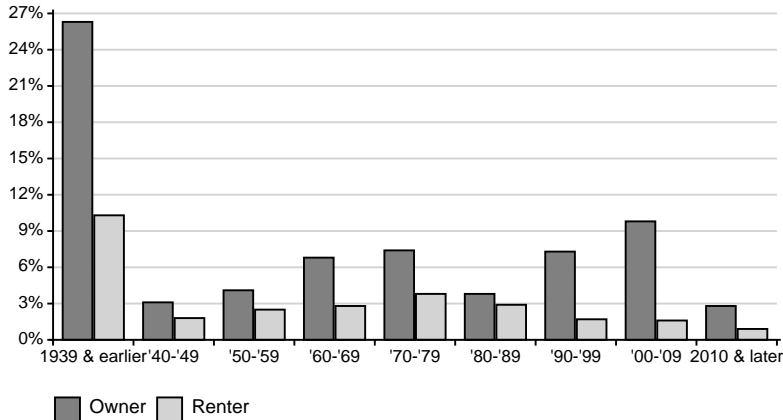
# Washington County

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	8,922	+/-173	NA	NA
Owner Occupied	6,386	+/-240	100.0	NA
1-Unit <sup>a</sup>	6,021	+/-270	94.3	+/-2.3
2 to 4 Unit	18	+/-28	0.3	+/-0.4
5 or More Units	90	+/-41	1.4	+/-0.6
Mobile Home	244	+/-84	3.8	+/-1.3
Boat, RV, Van etc.	13	+/-15	0.2	+/-0.2
Renter Occupied	2,536	+/-251	100.0	NA
1-Unit <sup>a</sup>	1,368	+/-221	53.9	+/-6.9
2 to 4 Unit	592	+/-124	23.3	+/-4.3
5 or More Units	522	+/-127	20.6	+/-4.6
Mobile Home	41	+/-21	1.6	+/-0.8
Boat, RV, Van etc.	13	+/-15	0.5	+/-0.6

<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	8,922	+/-173	NA	NA
Owner Occupied	6,386	+/-240	100.0	NA
1 Bedroom <sup>a</sup>	123	+/-52	1.9	+/-0.8
2 Bedrooms	1,223	+/-191	19.2	+/-2.9
3 Bedrooms	2,940	+/-278	46.0	+/-4.0
4 or More	2,100	+/-263	32.9	+/-3.9
Renter Occupied	2,536	+/-251	100.0	NA
No Bedroom	78	+/-48	3.1	+/-1.9
1 Bedroom	428	+/-103	16.9	+/-3.7
2 Bedrooms	1,102	+/-176	43.5	+/-5.4
3 Bedrooms	588	+/-158	23.2	+/-5.8
4 or More	340	+/-130	13.4	+/-5.0

<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	684	+/-168	NA	NA
For Rent	89	+/-71	13.0	+/-9.9
Rented, Not Occupied	0	+/-19	0.0	+/-2.8
For Sale	9	+/-11	1.3	+/-1.6
Sold, Not Occupied	29	+/-40	4.2	+/-5.8
Seasonal <sup>a</sup>	29	+/-33	4.2	+/-4.7
For Migrant Workers	0	+/-19	0.0	+/-2.8
Other	528	+/-156	77.2	+/-12.7

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

**Authorized Housing Construction Permits in Washington 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	112	11	1	3	127	\$112,092	\$509,667
2000-2004	133	14	1	1	149	\$123,545	\$240,000
2005-2009	93	5	0	6	104	\$150,079	\$877,549
2010-2014	80	6	0	1	87	\$146,456	\$1,516,677
2015-2019	267	5	0	2	274	\$165,531	\$0
2020	59	2	0	0	61	\$175,213	\$0
2021	59	2	0	0	61	\$223,672	\$0

## Housing Affordability

## Washington County

The median value of owner-occupied housing in Washington County was \$182,400 in 2018-2022. Median rent was \$849. In 2022, 61 permits for housing construction were authorized in Washington 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 16.6% of owners and 25.9% 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	\$20,200	\$27,750
Very Low Income	\$33,600	\$42,000
Low Income	\$53,800	\$67,200

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

	Estimate	MOE
Median Household Income	\$71,122	+/- \$4,067
Owner Occupied	\$86,296	+/- \$5,090
Renter Occupied	\$44,450	+/- \$3,241
Median Family Income	\$86,333	+/- \$5,395

<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	3,707	+/-276	100.0	NA
Less than \$50,000	152	+/-67	4.1	+/-1.7
\$50,000 to \$99,999	423	+/-101	11.4	+/-2.7
\$100,000 to \$299,999	2,320	+/-245	62.6	+/-4.3
\$300,000 to \$499,999	566	+/-106	15.3	+/-2.7
\$500,000 and above	246	+/-85	6.6	+/-2.2
Without Mortgage	2,679	+/-222	100.0	NA
Less than \$50,000	248	+/-71	9.3	+/-2.6
\$50,000 to \$99,999	448	+/-110	16.7	+/-3.9
\$100,000 to \$299,999	1,522	+/-291	56.8	+/-9.8
\$300,000 to \$499,999	301	+/-94	11.2	+/-3.4
\$500,000 and above	160	+/-98	6	+/-3.6

**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	16.6%	NA
Renter Occupied Units	25.9%	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	3,707	+/-276	100.0	NA
Less than \$399	30	+/-34	0.8	+/-0.9
Between \$400 to \$599	0	+/-19	0	+/-0.7
Between \$600 to \$799	41	+/-36	1.1	+/-1
Between \$800 to \$999	120	+/-58	3.2	+/-1.5
Between \$1,000 to \$1,499	467	+/-104	12.6	+/-2.8
Between \$1,500 to \$1,999	1,148	+/-205	31	+/-4.4
Between \$2,000 to \$2,499	1,042	+/-165	28.1	+/-4
\$2,500 and above	683	+/-120	18.4	+/-2.9
Owner without Mortgage	2,679	+/-222	100.0	NA
Less than \$200	97	+/-44	3.6	+/-1.6
Between \$200 and \$399	323	+/-102	12.1	+/-3.9
Between \$400 and \$599	861	+/-155	32.1	+/-5.3
Between \$600 and \$999	1,124	+/-181	42	+/-5.4
\$1,000 and above	274	+/-110	10.3	+/-4.0
Renter	2,536	+/-251	100.0	NA
Less than \$300	76	+/-47	3	+/-1.9
Between \$300 and \$499	128	+/-68	5	+/-2.6
Between \$500 and \$799	752	+/-136	29.7	+/-4.6
Between \$800 and \$999	746	+/-172	29.4	+/-5.6
Between \$1,000 and \$1,499	521	+/-141	20.5	+/-5.3
\$1,500 and above	94	+/-65	3.8	+/-2.5

# Demographics

# Washington County

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	8,922	+/-173	100.0	NA
Living Alone	2,409	+/-276	27.0	+/-3.0
Owner Occupied	6,386	+/-240	100.0	NA
Family Households	4,905	+/-252	76.8	+/-2.7
Married-couple	4,196	+/-262	65.7	+/-3.3
Married-couple w/ Children <sup>a</sup>	1,469	+/-166	23.0	+/-2.5
Female Householder <sup>b</sup>	486	+/-115	7.6	+/-1.8
Female HH w/ Children <sup>a,b</sup>	335	+/-100	5.2	+/-1.6
Male Householder <sup>b</sup>	223	+/-83	3.5	+/-1.3
Male HH w/ Children <sup>a,b</sup>	99	+/-71	1.6	+/-1.1
Nonfamily Households <sup>c</sup>	1,481	+/-184	23.2	+/- 2.7
Renter Occupied	2,536	+/-251	100.0	NA
Family Households	1,226	+/-206	48.3	+/-6.6
Married-couple	735	+/-176	29.0	+/-6.3
Married-couple w/ Children <sup>a</sup>	483	+/-141	19.0	+/-5.2
Female Householder <sup>b</sup>	282	+/-82	11.1	+/-3.0
Female HH w/ Children <sup>a,b</sup>	212	+/-76	8.4	+/-2.9
Male Householder <sup>b</sup>	209	+/-109	8.2	+/-4.2
Male HH w/ Children <sup>a,b</sup>	143	+/-100	5.6	+/-3.9
Nonfamily Households <sup>c</sup>	1,310	+/-206	51.7	+/- 6.3

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

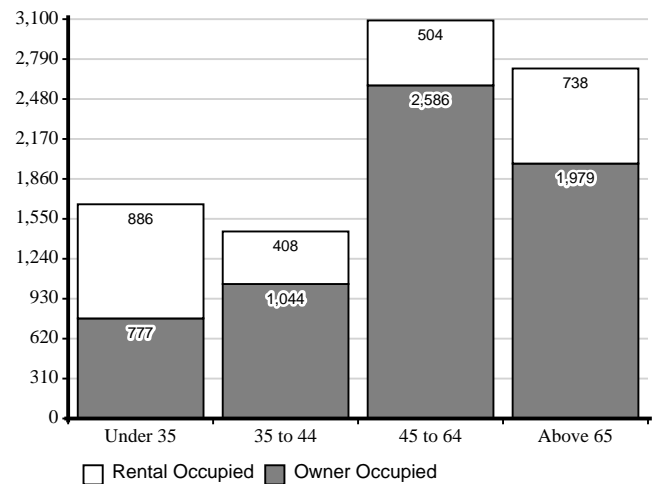
Opportunity Zones	0
New Market Tax Credit Areas	3

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	11,443	+/-360	NA	NA
Worked in state <sup>a</sup>	11,286	+/-332	98.6	+/-0.9
Worked in county <sup>a</sup>	7,039	+/-416	61.5	+/-2.9
Worked outside county <sup>a</sup>	4,247	+/-332	37.1	+/-2.9
Worked outside state <sup>a</sup>	157	+/-110	1.4	+/-0.9
Travel Time to Work				
Less than 14 minutes	4,577	+/-373	40	+/-3.0
15 to 29 minutes	3,215	+/-314	28.1	+/-2.6
30 to 44 minutes	2,197	+/-302	19.2	+/-2.6
More than 45 minutes	1,442	+/-254	12.6	+/-2.2

<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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