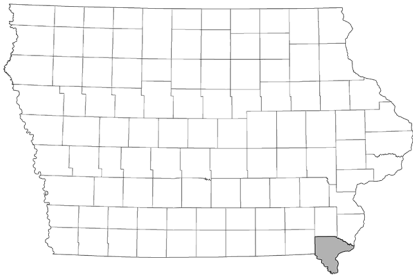


# Data for Decision Makers



## Lee County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 15,869 housing units in Lee County. Of this total, 10,783 were owner-occupied, 3,463 were renter-occupied, and 1,623 were vacant. Fewer housing units were counted in Lee County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Lee County is 1959. In Lee 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 9.9% of all vacant units.

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

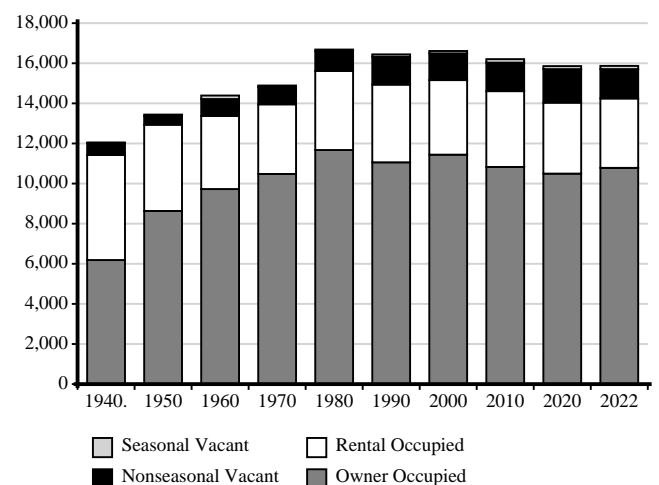
	Estimate	MOE
Total Housing Units	15,869	+/- 63
Vacant Units	1,623 (10.2%)	+/- 248 (1.6%)
Occupied Units	14,246 (89.8%)	+/- 251 (1.6%)
Owner-Occupied Units	10,783 (75.7%)	+/- 348 (2.2%)
Renter-Occupied Units	3,463 (24.3%)	+/- 330 (2.2%)
Median <sup>a</sup> Value <sup>b</sup>	\$121,000	+/- \$6,253
Median <sup>a</sup> Rent <sup>c</sup>	\$782	+/- \$41
Avg Household Size - Owner <sup>d</sup>	2.37	+/-0.06
Avg Household Size - Renter <sup>e</sup>	1.94	+/-0.12

<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	1959	+/-2
Owner Occupied	1960	+/-3
Renter Occupied	1956	+/-4

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



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

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	14,246	+/-251	NA	NA
Owner Occupied	10,783	+/-348	100.0	NA
1-Unit <sup>a</sup>	10,189	+/-346	94.5	+/-1.0
2 to 4 Unit	100	+/-51	0.9	+/-0.5
5 or More Units	21	+/-51	0.2	+/-0.5
Mobile Home	473	+/-130	4.4	+/-1.2
Boat, RV, Van etc.	0	+/-22	0.0	+/-0.2
Renter Occupied	3,463	+/-330	100.0	NA
1-Unit <sup>a</sup>	1,621	+/-265	46.8	+/-6.2
2 to 4 Unit	649	+/-173	18.7	+/-4.7
5 or More Units	1,098	+/-200	31.7	+/-4.9
Mobile Home	95	+/-54	2.7	+/-1.5
Boat, RV, Van etc.	0	+/-22	0.0	+/-0.6

<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	14,246	+/-251	NA	NA
Owner Occupied	10,783	+/-348	100.0	NA
1 Bedroom <sup>a</sup>	408	+/-138	3.8	+/-1.3
2 Bedrooms	2,631	+/-296	24.4	+/-2.6
3 Bedrooms	5,113	+/-331	47.4	+/-2.7
4 or More	2,631	+/-283	24.4	+/-2.5
Renter Occupied	3,463	+/-330	100.0	NA
No Bedroom	112	+/-71	3.2	+/-2.0
1 Bedroom	1,000	+/-176	28.9	+/-4.3
2 Bedrooms	1,224	+/-251	35.3	+/-6.4
3 Bedrooms	886	+/-168	25.6	+/-4.2
4 or More	241	+/-89	7.0	+/-2.5

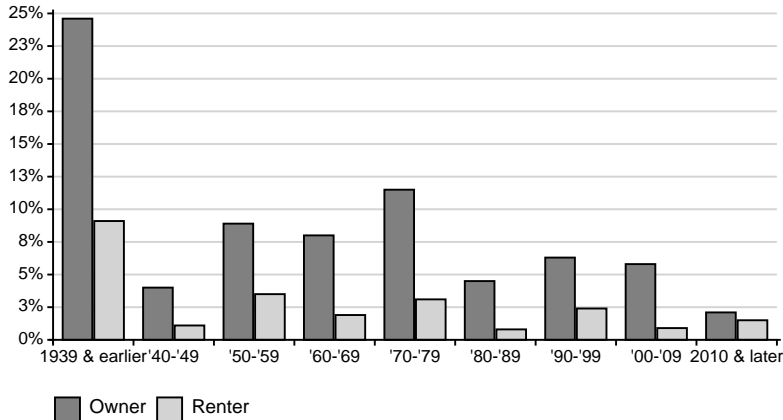
<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

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

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	1,623	+/-248	NA	NA
For Rent	288	+/-130	17.7	+/-7.5
Rented, Not Occupied	0	+/-22	0.0	+/-1.4
For Sale	100	+/-70	6.2	+/-4.2
Sold, Not Occupied	137	+/-114	8.4	+/-6.9
Seasonal <sup>a</sup>	161	+/-100	9.9	+/-6.0
For Migrant Workers	0	+/-22	0.0	+/-1.4
Other	937	+/-207	57.7	+/-9.2

<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 Lee 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	76	3	11	2	92	\$102,141	\$943,401
2000-2004	102	0	5	2	109	\$96,228	\$543,622
2005-2009	65	1	0	0	66	\$115,046	\$0
2010-2014	36	0	7	11	54	\$147,582	\$1,006,936
2015-2019	39	5	2	1	47	\$229,615	\$0
2020	6	0	0	0	6	\$130,000	\$0
2021	11	0	0	0	11	\$233,364	\$0

The median value of owner-occupied housing in Lee County was \$121,000 in 2018-2022. Median rent was \$782. In 2022, 11 permits for housing construction were authorized in Lee 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 17.4% of owners and 42.1% 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	\$18,950	\$27,750
Very Low Income	\$31,600	\$39,450
Low Income	\$50,500	\$63,100

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

	Estimate	MOE
Median Household Income	\$58,094	+/- \$3,250
Owner Occupied	\$69,856	+/- \$3,836
Renter Occupied	\$29,466	+/- \$5,190
Median Family Income	\$75,154	+/- \$4,013

<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	5,610	+/-382	100.0	NA
Less than \$50,000	432	+/-141	7.7	+/-2.4
\$50,000 to \$99,999	1,626	+/-234	29	+/-3.7
\$100,000 to \$299,999	2,987	+/-326	53.2	+/-4.2
\$300,000 to \$499,999	311	+/-100	5.5	+/-1.8
\$500,000 and above	254	+/-123	4.6	+/-2.2
Without Mortgage	5,173	+/-309	100.0	NA
Less than \$50,000	1,114	+/-209	21.5	+/-3.6
\$50,000 to \$99,999	1,198	+/-182	23.2	+/-3.3
\$100,000 to \$299,999	2,414	+/-412	46.7	+/-7.6
\$300,000 to \$499,999	349	+/-92	6.7	+/-1.8
\$500,000 and above	98	+/-55	1.9	+/-1.1

**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	17.4%	NA
Renter Occupied Units	42.1%	NA

**Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022<sup>2</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units				
Owner with Mortgage	5,610	+/-382	100.0	NA
Less than \$399	12	+/-27	0.2	+/-0.5
Between \$400 to \$599	0	+/-22	0	+/-0.4
Between \$600 to \$799	122	+/-58	2.2	+/-1
Between \$800 to \$999	740	+/-181	13.2	+/-3
Between \$1,000 to \$1,499	868	+/-149	15.5	+/-2.6
Between \$1,500 to \$1,999	2,293	+/-294	40.9	+/-4.7
Between \$2,000 to \$2,499	948	+/-184	16.9	+/-3
\$2,500 and above	435	+/-119	7.7	+/-2.1
Owner without Mortgage	5,173	+/-309	100.0	NA
Less than \$200	111	+/-62	2.1	+/-1.2
Between \$200 and \$399	1,116	+/-161	21.6	+/-2.8
Between \$400 and \$599	1,973	+/-231	38.1	+/-3.5
Between \$600 and \$999	1,667	+/-218	32.2	+/-4
\$1,000 and above	306	+/-115	5.9	+/-2.2
Renter	3,463	+/-330	100.0	NA
Less than \$300	372	+/-129	10.7	+/-3.6
Between \$300 and \$499	358	+/-123	10.3	+/-3.6
Between \$500 and \$799	956	+/-222	27.6	+/-5.5
Between \$800 and \$999	776	+/-213	22.4	+/-5.6
Between \$1,000 and \$1,499	632	+/-165	18.3	+/-4.5
\$1,500 and above	116	+/-82	3.4	+/-2.3

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	14,246	+/-251	100.0	NA
Living Alone	4,548	+/-401	31.9	+/-2.8
Owner Occupied	10,783	+/-348	100.0	NA
Family Households	7,659	+/-366	71.0	+/-2.5
Married-couple	6,051	+/-412	56.1	+/-3.4
Married-couple w/ Children <sup>a</sup>	1,749	+/-237	16.2	+/-2.1
Female Householder <sup>b</sup>	1,026	+/-204	9.5	+/-1.9
Female HH w/ Children <sup>a,b</sup>	502	+/-130	4.7	+/-1.2
Male Householder <sup>b</sup>	582	+/-173	5.4	+/-1.6
Male HH w/ Children <sup>a,b</sup>	432	+/-161	4.0	+/-1.5
Nonfamily Households <sup>c</sup>	3,124	+/-300	29.0	+/- 2.6
Renter Occupied	3,463	+/-330	100.0	NA
Family Households	1,263	+/-213	36.5	+/-5.1
Married-couple	605	+/-162	17.5	+/-4.4
Married-couple w/ Children <sup>a</sup>	228	+/-88	6.6	+/-2.5
Female Householder <sup>b</sup>	494	+/-129	14.3	+/-3.5
Female HH w/ Children <sup>a,b</sup>	371	+/-121	10.7	+/-3.3
Male Householder <sup>b</sup>	164	+/-78	4.7	+/-2.2
Male HH w/ Children <sup>a,b</sup>	157	+/-76	4.5	+/-2.2
Nonfamily Households <sup>c</sup>	2,200	+/-320	63.5	+/- 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 Lee County<sup>5,6</sup>

Opportunity Zones	3
New Market Tax Credit Areas	4

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

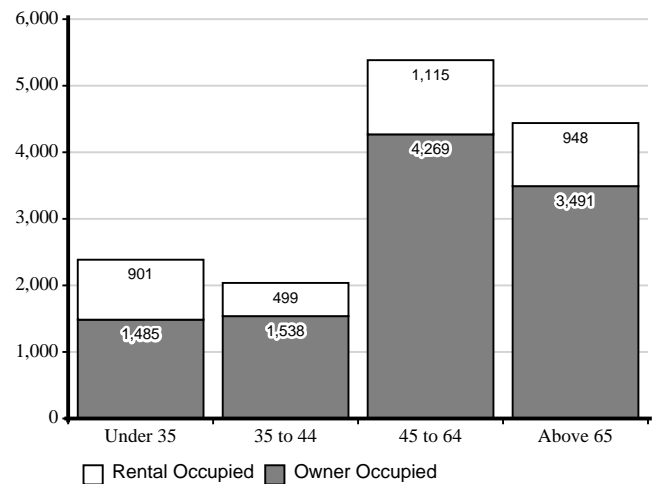
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	14,867	+/-476	NA	NA
Worked in state <sup>a</sup>	14,168	+/-481	95.3	+/-1.2
Worked in county <sup>a</sup>	11,654	+/-585	78.4	+/-2.6
Worked outside county <sup>a</sup>	2,514	+/-361	16.9	+/-2.5
Worked outside state <sup>a</sup>	699	+/-183	4.7	+/-1.2

### Travel Time to Work

Less than 14 minutes	6,854	+/-602	46.1	+/-3.8
15 to 29 minutes	4,951	+/-490	33.3	+/-3.1
30 to 44 minutes	1,531	+/-267	10.3	+/-1.8
More than 45 minutes	1,546	+/-277	10.4	+/-1.8

<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

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