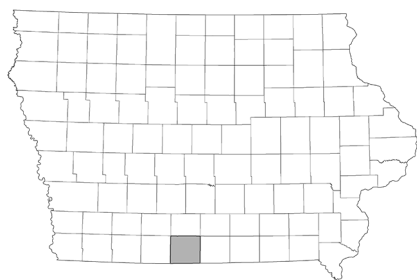


Data for Decision Makers



Decatur County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 3,662 housing units in Decatur County. Of this total, 2,055 were owner-occupied, 1,003 were renter-occupied, and 604 were vacant. More housing units were counted in Decatur County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Decatur County is 1970. In Decatur 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 27.0% of all vacant units.

Housing Characteristics, 2018-2022¹

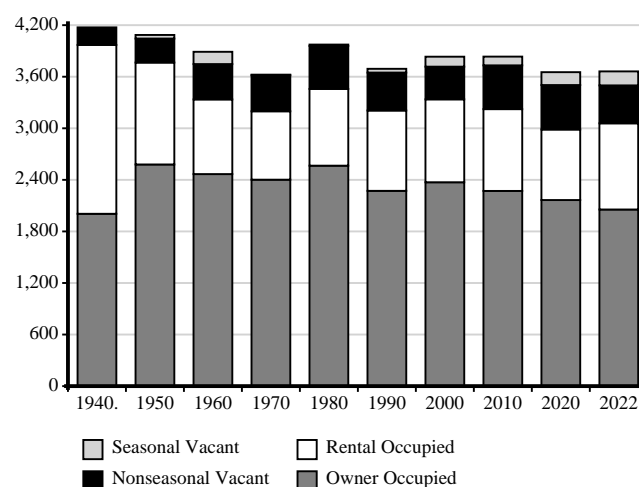
	Estimate	MOE
Total Housing Units	3,662	+/- 28
Vacant Units	604 (16.5%)	+/- 117 (3.2%)
Occupied Units	3,058 (83.5%)	+/- 123 (3.2%)
Owner-Occupied Units	2,055 (67.2%)	+/- 115 (4.5%)
Renter-Occupied Units	1,003 (32.8%)	+/- 164 (4.5%)
Median ^a Value ^b	\$97,000	+/- \$8,605
Median ^a Rent ^c	\$621	+/- \$53
Avg Household Size - Owner ^d	2.53	+/-0.11
Avg Household Size - Renter ^c	1.83	+/-0.15

^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	1970	+/-4
Owner Occupied	1969	+/-6
Renter Occupied	1970	+/-6

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



Contacts:

Regional Director
Chris Frelend
200 W 2nd Ave., Ste A
Indianola, IA 50125
cfreland@iastate.edu
515-961-6237

County Office
Jack Van Laar
909 W First St.
Leon, IA 50144
jvanlaar@iastate.edu
641-446-4723

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

Housing Characteristics

Decatur County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,058	+/-123	NA	NA
Owner Occupied	2,055	+/-115	100.0	NA
1-Unit ^a	1,876	+/-109	91.3	+/-1.5
2 to 4 Unit	4	+/-4	0.2	+/-0.2
5 or More Units	1	+/-26	0.0	+/-1.3
Mobile Home	174	+/-55	8.5	+/-2.6
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.7
Renter Occupied	1,003	+/-164	100.0	NA
1-Unit ^a	619	+/-141	61.7	+/-9.8
2 to 4 Unit	130	+/-59	13.0	+/-5.5
5 or More Units	229	+/-77	22.8	+/-6.7
Mobile Home	25	+/-18	2.5	+/-1.7
Boat, RV, Van etc.	0	+/-15	0.0	+/-1.5

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,058	+/-123	NA	NA
Owner Occupied	2,055	+/-115	100.0	NA
1 Bedroom ^a	85	+/-34	4.1	+/-1.6
2 Bedrooms	451	+/-84	21.9	+/-3.9
3 Bedrooms	890	+/-89	43.3	+/-3.6
4 or More	629	+/-102	30.6	+/-4.7
Renter Occupied	1,003	+/-164	100.0	NA
No Bedroom	43	+/-31	4.3	+/-3.0
1 Bedroom	235	+/-82	23.4	+/-7.2
2 Bedrooms	217	+/-59	21.6	+/-4.7
3 Bedrooms	417	+/-145	41.6	+/-12.8
4 or More	91	+/-46	9.1	+/-4.3

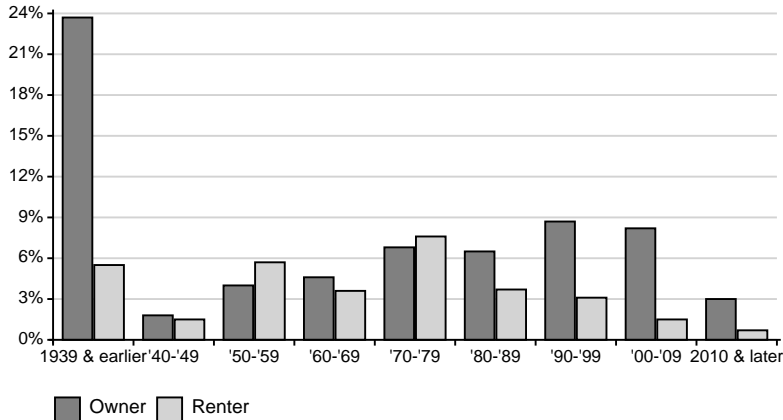
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	604	+/-117	NA	NA
For Rent	58	+/-35	9.6	+/-5.5
Rented, Not Occupied	7	+/-15	1.2	+/-2.5
For Sale	45	+/-34	7.5	+/-5.4
Sold, Not Occupied	37	+/-39	6.1	+/-6.3
Seasonal ^a	163	+/-76	27.0	+/-11.4
For Migrant Workers	0	+/-15	0.0	+/-2.5
Other	294	+/-73	48.7	+/-7.6

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Decatur 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	50	1	0	0	51	\$86,291	\$nan
2000-2004	27	2	0	0	29	\$129,331	\$0
2005-2009	19	1	0	0	20	\$142,895	\$0
2010-2014	18	0	0	2	20	\$72,377	\$1,700,000
2015-2019	9	0	0	0	9	\$122,310	\$0
2020	3	0	0	0	3	\$237,744	\$0
2021	1	0	0	0	1	\$60,000	\$0

Housing Affordability

Decatur County

The median value of owner-occupied housing in Decatur County was \$97,000 in 2018-2022. Median rent was \$621. In 2022, 1 permits for housing construction were authorized in Decatur 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 21.1% of owners and 28.8% 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	\$18,950	\$27,750
Very Low Income	\$31,600	\$39,450
Low Income	\$50,500	\$63,100

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$56,068	+/- \$4,173
Owner Occupied	\$59,902	+/- \$4,683
Renter Occupied	\$40,087	+/- \$11,082
Median Family Income	\$66,754	+/- \$5,119

^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	963	+/-111	100.0	NA
With Mortgage	963	+/-111	100.0	NA
Less than \$50,000	136	+/-56	14.1	+/-5.4
\$50,000 to \$99,999	318	+/-72	33	+/-5.9
\$100,000 to \$299,999	409	+/-78	42.5	+/-7.7
\$300,000 to \$499,999	71	+/-36	7.4	+/-3.5
\$500,000 and above	29	+/-22	3	+/-2.3
Without Mortgage	1,092	+/-93	100.0	NA
Less than \$50,000	279	+/-59	25.5	+/-4.7
\$50,000 to \$99,999	328	+/-64	30	+/-5.5
\$100,000 to \$299,999	341	+/-84	31.2	+/-7.2
\$300,000 to \$499,999	70	+/-42	6.4	+/-3.8
\$500,000 and above	74	+/-38	6.8	+/-3.4

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

	Estimate	MOE
Owner Occupied Units	21.1%	NA
Renter Occupied Units	28.8%	NA

Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	963	+/-111	100.0	NA
Owner with Mortgage	963	+/-111	100.0	NA
Less than \$399	0	+/-21	0	+/-2.2
Between \$400 to \$599	1	+/-2	0.1	+/-0.2
Between \$600 to \$799	30	+/-18	3.1	+/-1.8
Between \$800 to \$999	127	+/-35	13.2	+/-3.5
Between \$1,000 to \$1,499	159	+/-53	16.5	+/-4.9
Between \$1,500 to \$1,999	377	+/-74	39.1	+/-6.1
Between \$2,000 to \$2,499	184	+/-55	19.1	+/-5.4
\$2,500 and above	70	+/-34	7.2	+/-3.4
Owner without Mortgage	1,092	+/-93	100.0	NA
Less than \$200	30	+/-16	2.7	+/-1.5
Between \$200 and \$399	198	+/-43	18.1	+/-3.9
Between \$400 and \$599	408	+/-74	37.4	+/-5.6
Between \$600 and \$999	306	+/-53	28	+/-4.3
\$1,000 and above	150	+/-56	13.7	+/-5.0
Renter	1,003	+/-164	100.0	NA
Less than \$300	42	+/-20	4.2	+/-2.1
Between \$300 and \$499	157	+/-73	15.7	+/-6.9
Between \$500 and \$799	421	+/-150	42	+/-11.1
Between \$800 and \$999	129	+/-50	12.9	+/-4.8
Between \$1,000 and \$1,499	111	+/-61	11.1	+/-6.2
\$1,500 and above	17	+/-26	1.7	+/-2.6

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	3,058	+/-123	100.0	NA
Living Alone	787	+/-138	25.7	+/-4.4
Owner Occupied	2,055	+/-115	100.0	NA
Family Households	1,629	+/-105	79.3	+/-2.5
Married-couple	1,440	+/-110	70.1	+/-3.6
Married-couple w/ Children ^a	436	+/-65	21.2	+/-2.9
Female Householder ^b	138	+/-47	6.7	+/-2.3
Female HH w/ Children ^{a,b}	74	+/-41	3.6	+/-2.0
Male Householder ^b	51	+/-29	2.5	+/-1.4
Male HH w/ Children ^{a,b}	35	+/-21	1.7	+/-1.0
Nonfamily Households ^c	426	+/-81	20.7	+/- 3.8
Renter Occupied	1,003	+/-164	100.0	NA
Family Households	372	+/-88	37.1	+/-6.3
Married-couple	227	+/-72	22.6	+/-6.2
Married-couple w/ Children ^a	137	+/-63	13.7	+/-5.9
Female Householder ^b	102	+/-50	10.2	+/-4.7
Female HH w/ Children ^{a,b}	59	+/-35	5.9	+/-3.4
Male Householder ^b	43	+/-30	4.3	+/-2.9
Male HH w/ Children ^{a,b}	24	+/-18	2.4	+/-1.8
Nonfamily Households ^c	631	+/-148	62.9	+/- 10.6

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

^c Includes Householders Living Alone

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

Opportunity Zones	2
New Market Tax Credit Areas	3

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

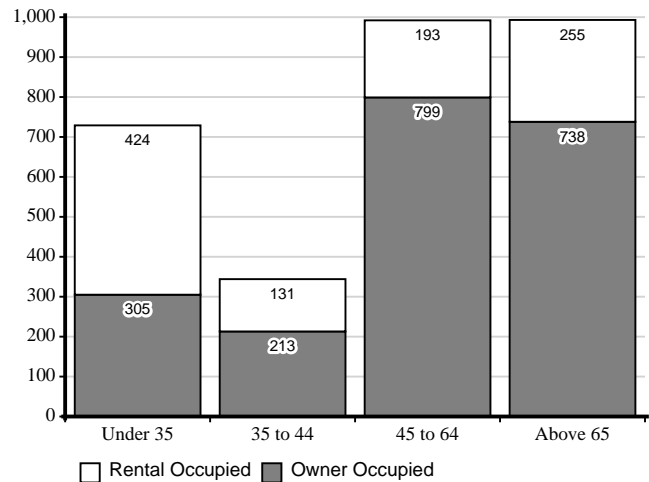
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	3,437	+/-156	NA	NA
Worked in state ^a	3,275	+/-159	95.3	+/-2.2
Worked in county ^a	2,101	+/-166	61.1	+/-4.1
Worked outside county ^a	1,174	+/-142	34.2	+/-3.8
Worked outside state ^a	162	+/-77	4.7	+/-2.2

Travel Time to Work

Less than 14 minutes	1,602	+/-172	46.6	+/-4.5
15 to 29 minutes	715	+/-130	20.8	+/-3.7
30 to 44 minutes	536	+/-137	15.6	+/-3.9
More than 45 minutes	581	+/-113	16.9	+/-3.2

^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

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.