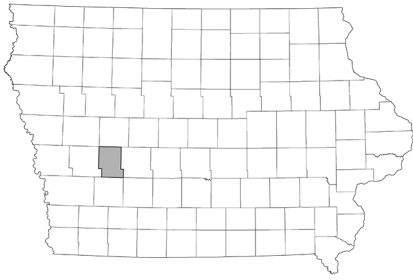


Data for Decision Makers



Audubon County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 2,805 housing units in Audubon County. Of this total, 1,981 were owner-occupied, 554 were renter-occupied, and 270 were vacant. More housing units were counted in Audubon County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Audubon County is 1950. In Audubon 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 10.7% of all vacant units.

Housing Characteristics, 2018-2022¹

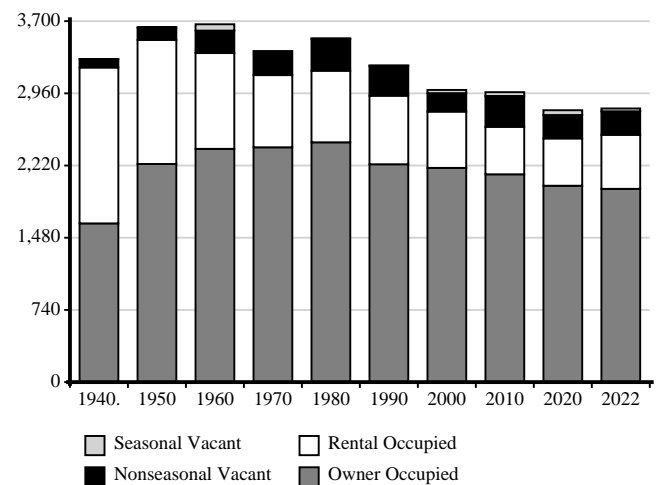
	Estimate	MOE
Total Housing Units	2,805	+/- 23
Vacant Units	270 (9.6%)	+/- 72 (2.6%)
Occupied Units	2,535 (90.4%)	+/- 78 (2.6%)
Owner-Occupied Units	1,981 (78.1%)	+/- 115 (3.7%)
Renter-Occupied Units	554 (21.9%)	+/- 96 (3.7%)
Median ^a Value ^b	\$99,900	+/- \$9,597
Median ^a Rent ^c	\$735	+/- \$38
Avg Household Size - Owner ^d	2.16	+/-0.11
Avg Household Size - Renter ^c	2.27	+/-0.32

^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	1950	+/-5
Owner Occupied	1951	+/-4
Renter Occupied	1948	+/-16

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



Contacts:

Regional Director
Terry Torneten
906 Sixth St.
Harlan, IA 51537
ttorn@iastate.edu
712-755-3104

County Office
Abby Van Aernam
608 Market St.
Audubon, IA 50025
abbyvan@iastate.edu
712-563-4239

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

Housing Characteristics

Audubon County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	2,535	+/-78	NA	NA
Owner Occupied	1,981	+/-115	100.0	NA
1-Unit ^a	1,951	+/-119	98.5	+/-1.8
2 to 4 Unit	19	+/-21	1.0	+/-1.1
5 or More Units	0	+/-30	0.0	+/-1.5
Mobile Home	11	+/-7	0.6	+/-0.4
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.8
Renter Occupied	554	+/-96	100.0	NA
1-Unit ^a	461	+/-92	83.2	+/-8.4
2 to 4 Unit	65	+/-37	11.7	+/-6.4
5 or More Units	23	+/-28	4.2	+/-5.0
Mobile Home	5	+/-8	0.9	+/-1.4
Boat, RV, Van etc.	0	+/-15	0.0	+/-2.7

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	2,535	+/-78	NA	NA
Owner Occupied	1,981	+/-115	100.0	NA
1 Bedroom ^a	51	+/-23	2.6	+/-1.2
2 Bedrooms	537	+/-106	27.1	+/-5.1
3 Bedrooms	691	+/-90	34.9	+/-4.1
4 or More	702	+/-103	35.4	+/-4.8
Renter Occupied	554	+/-96	100.0	NA
No Bedroom	0	+/-15	0.0	+/-2.7
1 Bedroom	184	+/-88	33.2	+/-14.8
2 Bedrooms	184	+/-65	33.2	+/-10.2
3 Bedrooms	126	+/-45	22.7	+/-7.1
4 or More	60	+/-36	10.8	+/-6.2

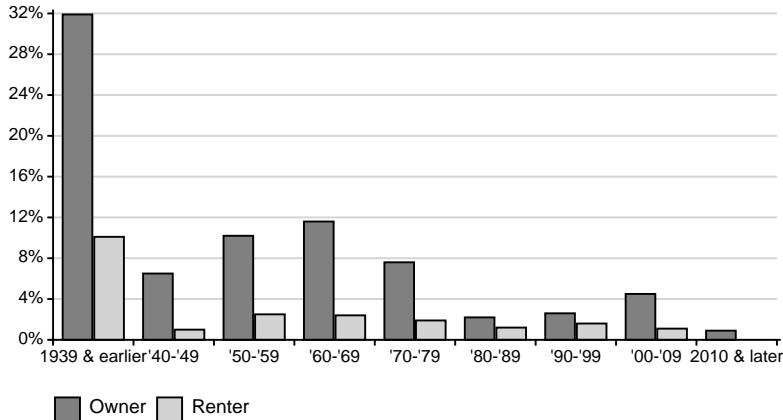
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	270	+/-72	NA	NA
For Rent	39	+/-29	14.4	+/-10.0
Rented, Not Occupied	0	+/-15	0.0	+/-5.6
For Sale	12	+/-18	4.4	+/-6.6
Sold, Not Occupied	19	+/-28	7.0	+/-10.2
Seasonal ^a	29	+/-25	10.7	+/-8.8
For Migrant Workers	0	+/-15	0.0	+/-5.6
Other	171	+/-49	63.3	+/-6.6

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Audubon 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	31	1	0	0	32	\$108,000	\$nan
2000-2004	32	0	0	0	32	\$150,395	\$0
2005-2009	42	0	0	0	42	\$99,560	\$0
2010-2014	52	1	0	0	53	\$157,619	\$0
2015-2019	25	0	1	1	27	\$367,620	\$0
2020	6	0	0	0	6	\$467,167	\$0
2021	5	0	0	0	5	\$349,800	\$0

The median value of owner-occupied housing in Audubon County was \$99,900 in 2018-2022. Median rent was \$735. In 2022, 5 permits for housing construction were authorized in Audubon 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 10.8% of owners and 38.1% 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 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	\$54,973	+/- \$6,341
Owner Occupied	\$66,133	+/- \$8,976
Renter Occupied	\$32,075	+/- \$7,648
Median Family Income	\$75,473	+/- \$6,134

^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	836	+/-104	100.0	NA
With Mortgage	836	+/-104	100.0	NA
Less than \$50,000	140	+/-73	16.7	+/-8.2
\$50,000 to \$99,999	251	+/-69	30	+/-6.7
\$100,000 to \$299,999	366	+/-74	43.8	+/-8.6
\$300,000 to \$499,999	26	+/-22	3.1	+/-2.6
\$500,000 and above	53	+/-27	6.4	+/-3.1
Without Mortgage	1,145	+/-100	100.0	NA
Less than \$50,000	215	+/-48	18.8	+/-3.8
\$50,000 to \$99,999	386	+/-93	33.7	+/-7.1
\$100,000 to \$299,999	432	+/-112	37.7	+/-9.7
\$300,000 to \$499,999	84	+/-30	7.3	+/-2.6
\$500,000 and above	28	+/-27	2.5	+/-2.3

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

	Estimate	MOE
Owner Occupied Units	10.8%	NA
Renter Occupied Units	38.1%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	836	+/-104	100.0	NA
Owner with Mortgage	836	+/-104	100.0	NA
Less than \$399	0	+/-21	0	+/-2.5
Between \$400 to \$599	0	+/-15	0	+/-2.9
Between \$600 to \$799	66	+/-38	7.9	+/-4.2
Between \$800 to \$999	141	+/-45	16.9	+/-5.2
Between \$1,000 to \$1,499	180	+/-72	21.5	+/-8.1
Between \$1,500 to \$1,999	253	+/-78	30.3	+/-8.4
Between \$2,000 to \$2,499	140	+/-44	16.7	+/-5.3
\$2,500 and above	37	+/-33	4.4	+/-3.9
Owner without Mortgage	1,145	+/-100	100.0	NA
Less than \$200	38	+/-21	3.3	+/-1.7
Between \$200 and \$399	386	+/-74	33.7	+/-5.5
Between \$400 and \$599	425	+/-75	37.1	+/-6
Between \$600 and \$999	242	+/-68	21.1	+/-5.7
\$1,000 and above	54	+/-25	4.8	+/-2.1
Renter	554	+/-96	100.0	NA
Less than \$300	26	+/-25	4.7	+/-4.4
Between \$300 and \$499	43	+/-30	7.8	+/-5.3
Between \$500 and \$799	252	+/-79	45.5	+/-10.9
Between \$800 and \$999	155	+/-65	28	+/-10.7
Between \$1,000 and \$1,499	31	+/-21	5.6	+/-3.8
\$1,500 and above	7	+/-23	1.3	+/-4.1

Demographics

Audubon County

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	2,535	+/-78	100.0	NA
Living Alone	862	+/-115	34.0	+/-4.4
Owner Occupied	1,981	+/-115	100.0	NA
Family Households	1,294	+/-105	65.3	+/-3.7
Married-couple	1,155	+/-110	58.3	+/-4.4
Married-couple w/ Children ^a	364	+/-66	18.4	+/-3.2
Female Householder ^b	121	+/-50	6.1	+/-2.5
Female HH w/ Children ^{a,b}	69	+/-38	3.5	+/-1.9
Male Householder ^b	18	+/-14	0.9	+/-0.7
Male HH w/ Children ^{a,b}	7	+/-9	0.4	+/-0.5
Nonfamily Households ^c	687	+/-106	34.7	+/- 5.0
Renter Occupied	554	+/-96	100.0	NA
Family Households	238	+/-62	43.0	+/-8.4
Married-couple	142	+/-49	25.6	+/-7.6
Married-couple w/ Children ^a	81	+/-38	14.6	+/-6.4
Female Householder ^b	61	+/-33	11.0	+/-5.6
Female HH w/ Children ^{a,b}	56	+/-31	10.1	+/-5.3
Male Householder ^b	35	+/-30	6.3	+/-5.3
Male HH w/ Children ^{a,b}	30	+/-31	5.4	+/-5.5
Nonfamily Households ^c	316	+/-96	57.0	+/- 14.2

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	2

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

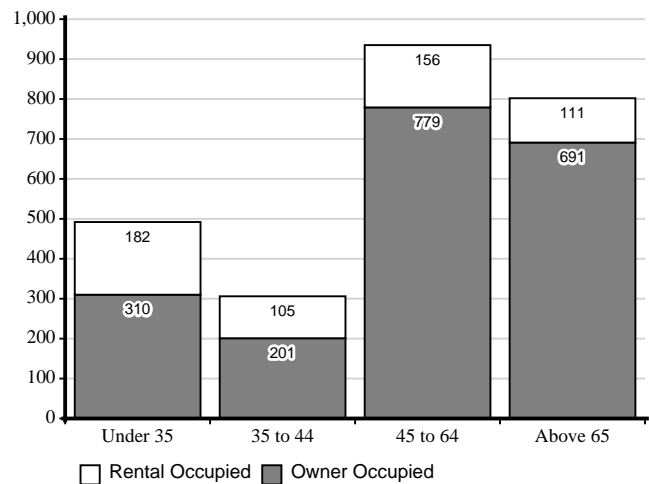
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	2,806	+/-138	NA	NA
Worked in state ^a	2,730	+/-137	97.3	+/-1.1
Worked in county ^a	1,793	+/-151	63.9	+/-4.4
Worked outside county ^a	937	+/-124	33.4	+/-4.1
Worked outside state ^a	76	+/-31	2.7	+/-1.1

Travel Time to Work

Less than 14 minutes	1,386	+/-176	49.4	+/-5.8
15 to 29 minutes	788	+/-135	28.1	+/-4.6
30 to 44 minutes	398	+/-93	14.2	+/-3.2
More than 45 minutes	233	+/-63	8.3	+/-2.2

^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.