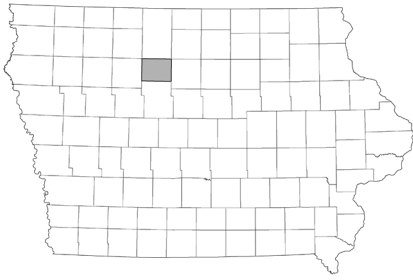


# Data for Decision Makers



## Humboldt County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 4,571 housing units in Humboldt County. Of this total, 3,126 were owner-occupied, 1,087 were renter-occupied, and 358 were vacant. Fewer housing units were counted in Humboldt County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Humboldt County is 1960. In Humboldt 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 8.4% of all vacant units.

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

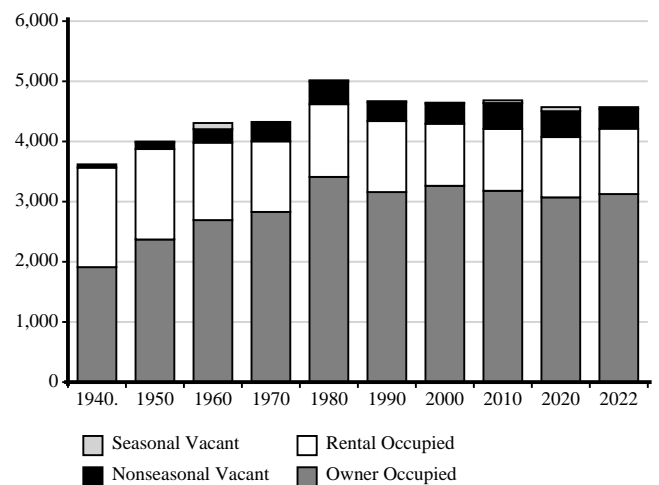
	Estimate	MOE
Total Housing Units	4,571	+/- 50
Vacant Units	358 (7.8%)	+/- 73 (1.6%)
Occupied Units	4,213 (92.2%)	+/- 91 (1.6%)
Owner-Occupied Units	3,126 (74.2%)	+/- 155 (3.1%)
Renter-Occupied Units	1,087 (25.8%)	+/- 128 (3.1%)
Median <sup>a</sup> Value <sup>b</sup>	\$134,300	+/- \$8,677
Median <sup>a</sup> Rent <sup>c</sup>	\$662	+/- \$62
Avg Household Size - Owner <sup>d</sup>	2.34	+/-0.08
Avg Household Size - Renter <sup>e</sup>	2	+/-0.19

<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	1960	+/-3
Owner Occupied	1957	+/-4
Renter Occupied	1971	+/-6

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



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

# Housing Characteristics

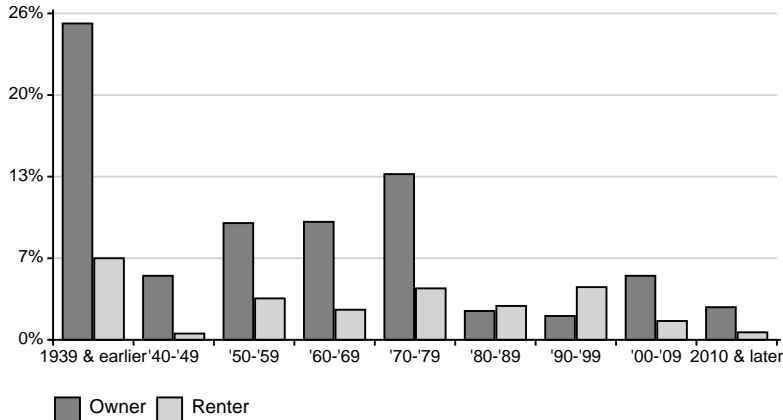
# Humboldt County

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,213	+/-91	NA	NA
Owner Occupied	3,126	+/-155	100.0	NA
1-Unit <sup>a</sup>	3,025	+/-153	96.8	+/-1.0
2 to 4 Unit	38	+/-32	1.2	+/-1.0
5 or More Units	0	+/-30	0.0	+/-1.0
Mobile Home	63	+/-41	2.0	+/-1.3
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.5
Renter Occupied	1,087	+/-128	100.0	NA
1-Unit <sup>a</sup>	530	+/-123	48.8	+/-9.8
2 to 4 Unit	215	+/-76	19.8	+/-6.6
5 or More Units	339	+/-110	31.2	+/-9.5
Mobile Home	1	+/-2	0.1	+/-0.2
Boat, RV, Van etc.	2	+/-5	0.2	+/-0.5

<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	4,213	+/-91	NA	NA
Owner Occupied	3,126	+/-155	100.0	NA
1 Bedroom <sup>a</sup>	43	+/-29	1.4	+/-0.9
2 Bedrooms	598	+/-106	19.1	+/-3.3
3 Bedrooms	1,383	+/-155	44.2	+/-4.4
4 or More	1,102	+/-151	35.3	+/-4.5
Renter Occupied	1,087	+/-128	100.0	NA
No Bedroom	20	+/-27	1.8	+/-2.5
1 Bedroom	253	+/-83	23.3	+/-7.1
2 Bedrooms	442	+/-105	40.7	+/-8.4
3 Bedrooms	178	+/-81	16.4	+/-7.2
4 or More	194	+/-73	17.8	+/-6.4

<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	358	+/-73	NA	NA
For Rent	43	+/-44	12.0	+/-12.0
Rented, Not Occupied	0	+/-15	0.0	+/-4.2
For Sale	22	+/-18	6.1	+/-4.9
Sold, Not Occupied	32	+/-28	8.9	+/-7.6
Seasonal <sup>a</sup>	30	+/-37	8.4	+/-10.2
For Migrant Workers	0	+/-15	0.0	+/-4.2
Other	231	+/-56	64.5	+/-8.5

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

**Authorized Housing Construction Permits in Humboldt 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	78	7	0	1	86	\$125,522	\$440,000
2000-2004	76	0	0	3	79	\$116,570	\$1,168,084
2005-2009	49	1	3	2	55	\$159,601	\$607,145
2010-2014	53	3	1	2	59	\$228,156	\$500,000
2015-2019	62	3	0	0	65	\$282,194	\$0
2020	13	1	0	0	14	\$232,846	\$0
2021	10	1	0	0	11	\$215,875	\$0

The median value of owner-occupied housing in Humboldt County was \$134,300 in 2018-2022. Median rent was \$662. In 2022, 11 permits for housing construction were authorized in Humboldt 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 15.0% of owners and 21.3% 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	\$19,050	\$27,750
Very Low Income	\$31,750	\$39,650
Low Income	\$50,800	\$63,450

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

	Estimate	MOE
Median Household Income	\$66,617	+/- \$3,948
Owner Occupied	\$71,926	+/- \$5,758
Renter Occupied	\$40,372	+/- \$12,665
Median Family Income	\$81,036	+/- \$4,388

<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	1,481	+/-160	100.0	NA
With Mortgage	1,481	+/-160	100.0	NA
Less than \$50,000	106	+/-47	7.2	+/-3.2
\$50,000 to \$99,999	284	+/-60	19.2	+/-3.8
\$100,000 to \$299,999	941	+/-150	63.5	+/-5.5
\$300,000 to \$499,999	108	+/-46	7.3	+/-3.1
\$500,000 and above	42	+/-30	2.8	+/-2.0
Without Mortgage	1,645	+/-142	100.0	NA
Less than \$50,000	282	+/-72	17.1	+/-4.2
\$50,000 to \$99,999	335	+/-66	20.4	+/-3.7
\$100,000 to \$299,999	859	+/-178	52.3	+/-9.6
\$300,000 to \$499,999	153	+/-79	9.3	+/-4.7
\$500,000 and above	16	+/-25	0.9	+/-1.5

**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	15.0%	NA
Renter Occupied Units	21.3%	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	1,481	+/-160	100.0	NA
Owner with Mortgage	1,481	+/-160	100.0	NA
Less than \$399	31	+/-42	2.1	+/-2.8
Between \$400 to \$599	18	+/-23	1.2	+/-1.5
Between \$600 to \$799	40	+/-24	2.7	+/-1.6
Between \$800 to \$999	159	+/-52	10.7	+/-3.5
Between \$1,000 to \$1,499	279	+/-106	18.8	+/-6
Between \$1,500 to \$1,999	579	+/-106	39.1	+/-6.6
Between \$2,000 to \$2,499	266	+/-79	18	+/-5.1
\$2,500 and above	124	+/-52	8.4	+/-3.4
Owner without Mortgage	1,645	+/-142	100.0	NA
Less than \$200	63	+/-34	3.8	+/-2.1
Between \$200 and \$399	478	+/-94	29.1	+/-4.9
Between \$400 and \$599	549	+/-91	33.4	+/-5.3
Between \$600 and \$999	425	+/-97	25.8	+/-5.3
\$1,000 and above	130	+/-63	7.9	+/-3.8
Renter	1,087	+/-128	100.0	NA
Less than \$300	97	+/-51	8.9	+/-4.5
Between \$300 and \$499	85	+/-52	7.8	+/-4.5
Between \$500 and \$799	440	+/-94	40.5	+/-8.5
Between \$800 and \$999	144	+/-70	13.2	+/-5.8
Between \$1,000 and \$1,499	121	+/-40	11.1	+/-3.9
\$1,500 and above	50	+/-41	4.6	+/-3.7

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	4,213	+/-91	100.0	NA
Living Alone	1,423	+/-166	33.8	+/-3.9
Owner Occupied	3,126	+/-155	100.0	NA
Family Households	2,141	+/-168	68.5	+/-4.2
Married-couple	1,723	+/-144	55.1	+/-3.7
Married-couple w/ Children <sup>a</sup>	504	+/-95	16.1	+/-2.9
Female Householder <sup>b</sup>	215	+/-69	6.9	+/-2.2
Female HH w/ Children <sup>a,b</sup>	152	+/-63	4.9	+/-2.0
Male Householder <sup>b</sup>	203	+/-89	6.5	+/-2.8
Male HH w/ Children <sup>a,b</sup>	158	+/-82	5.1	+/-2.6
Nonfamily Households <sup>c</sup>	985	+/-151	31.5	+/- 4.6
Renter Occupied	1,087	+/-128	100.0	NA
Family Households	430	+/-106	39.6	+/-8.6
Married-couple	234	+/-83	21.5	+/-7.2
Married-couple w/ Children <sup>a</sup>	103	+/-43	9.5	+/-3.8
Female Householder <sup>b</sup>	149	+/-64	13.7	+/-5.7
Female HH w/ Children <sup>a,b</sup>	89	+/-52	8.2	+/-4.7
Male Householder <sup>b</sup>	47	+/-28	4.3	+/-2.5
Male HH w/ Children <sup>a,b</sup>	22	+/-18	2.0	+/-1.6
Nonfamily Households <sup>c</sup>	657	+/-116	60.4	+/- 8.0

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

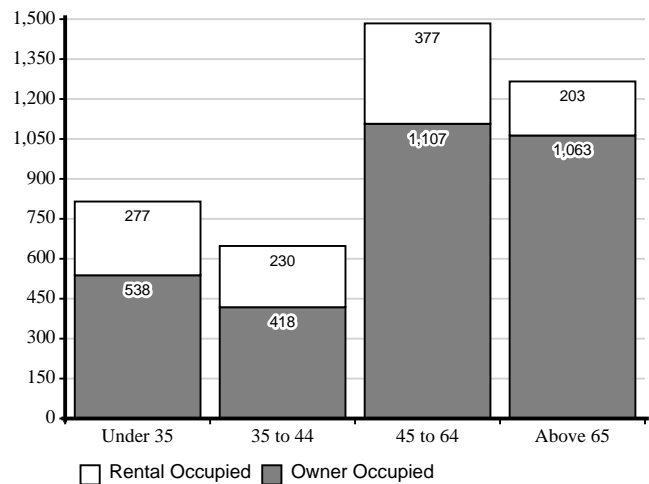
Opportunity Zones	0
New Market Tax Credit Areas	1

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,706	+/-153	NA	NA
Worked in state <sup>a</sup>	4,702	+/-154	99.9	+/-0.2
Worked in county <sup>a</sup>	3,383	+/-216	71.9	+/-3.4
Worked outside county <sup>a</sup>	1,319	+/-158	28	+/-3.4
Worked outside state <sup>a</sup>	4	+/-8	0.1	+/-0.2
Travel Time to Work				
Less than 14 minutes	2,400	+/-266	51	+/-5.4
15 to 29 minutes	1,445	+/-181	30.7	+/-3.7
30 to 44 minutes	635	+/-136	13.5	+/-2.9
More than 45 minutes	231	+/-71	4.9	+/-1.5

<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
- \* Values not adjusted for inflation

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