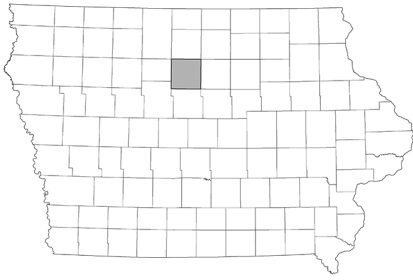


Data for Decision Makers



Wright County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 6,281 housing units in Wright County. Of this total, 3,981 were owner-occupied, 1,392 were renter-occupied, and 908 were vacant. Fewer housing units were counted in Wright County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Wright County is 1956. In Wright 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 32.2% of all vacant units.

Housing Characteristics, 2018-2022¹

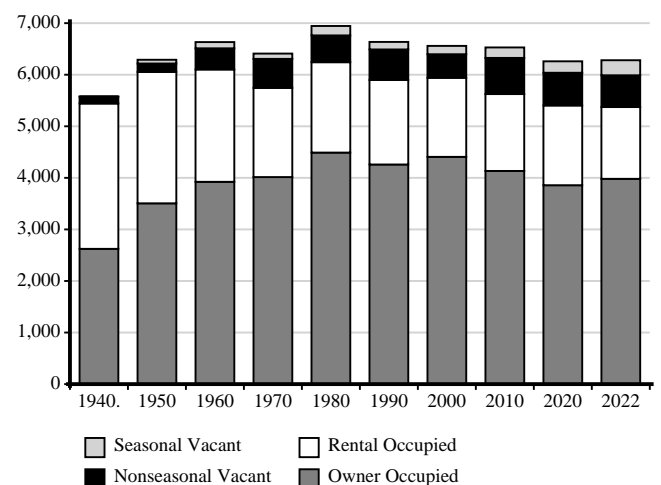
	Estimate	MOE
Total Housing Units	6,281	+/- 21
Vacant Units	908 (14.5%)	+/- 137 (2.2%)
Occupied Units	5,373 (85.5%)	+/- 138 (2.2%)
Owner-Occupied Units	3,981 (74.1%)	+/- 194 (3.3%)
Renter-Occupied Units	1,392 (25.9%)	+/- 182 (3.3%)
Median ^a Value ^b	\$105,400	+/- \$7,321
Median ^a Rent ^c	\$731	+/- \$34
Avg Household Size - Owner ^d	2.42	+/-0.1
Avg Household Size - Renter ^e	2.2	+/-0.18

^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	1956	+/-2
Owner Occupied	1956	+/-2
Renter Occupied	1958	+/-7

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



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Housing Characteristics

Wright County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	5,373	+/-138	NA	NA
Owner Occupied	3,981	+/-194	100.0	NA
1-Unit ^a	3,881	+/-215	97.5	+/-2.6
2 to 4 Unit	18	+/-22	0.5	+/-0.6
5 or More Units	17	+/-33	0.4	+/-0.8
Mobile Home	65	+/-47	1.6	+/-1.2
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.4
Renter Occupied	1,392	+/-182	100.0	NA
1-Unit ^a	789	+/-169	56.7	+/-9.6
2 to 4 Unit	322	+/-103	23.1	+/-6.8
5 or More Units	275	+/-79	19.8	+/-5.0
Mobile Home	6	+/-9	0.4	+/-0.6
Boat, RV, Van etc.	0	+/-16	0.0	+/-1.1

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	5,373	+/-138	NA	NA
Owner Occupied	3,981	+/-194	100.0	NA
1 Bedroom ^a	106	+/-56	2.7	+/-1.4
2 Bedrooms	887	+/-151	22.3	+/-3.6
3 Bedrooms	1,849	+/-217	46.4	+/-5.0
4 or More	1,139	+/-173	28.6	+/-4.1
Renter Occupied	1,392	+/-182	100.0	NA
No Bedroom	0	+/-16	0.0	+/-1.1
1 Bedroom	375	+/-124	26.9	+/-8.2
2 Bedrooms	507	+/-109	36.4	+/-6.2
3 Bedrooms	344	+/-115	24.7	+/-7.6
4 or More	166	+/-71	11.9	+/-4.9

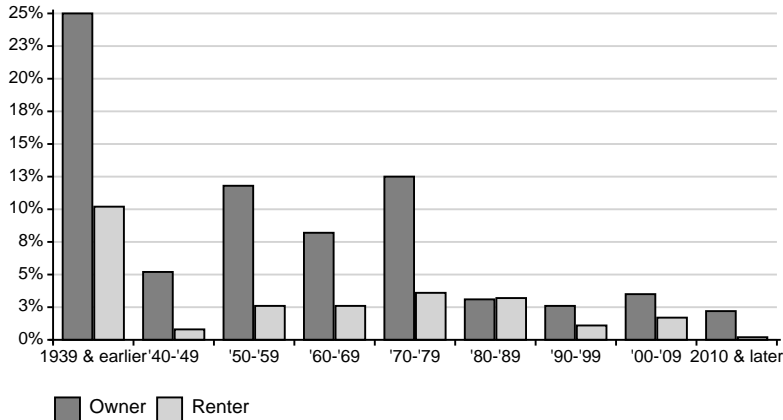
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	908	+/-137	NA	NA
For Rent	200	+/-113	22.0	+/-12.0
Rented, Not Occupied	17	+/-25	1.9	+/-2.7
For Sale	37	+/-37	4.1	+/-4.0
Sold, Not Occupied	0	+/-16	0.0	+/-1.8
Seasonal ^a	292	+/-95	32.2	+/-9.3
For Migrant Workers	0	+/-16	0.0	+/-1.8
Other	362	+/-108	39.9	+/-10.3

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Wright 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	77	3	0	0	80	\$111,312	\$nan
2000-2004	72	4	0	0	76	\$120,514	\$0
2005-2009	36	0	0	0	36	\$196,564	\$0
2010-2014	36	0	0	0	36	\$221,556	\$0
2015-2019	70	0	0	0	70	\$207,382	\$0
2020	17	0	0	0	17	\$226,557	\$0
2021	19	0	0	0	19	\$220,125	\$0

The median value of owner-occupied housing in Wright County was \$105,400 in 2018-2022. Median rent was \$731. In 2022, 19 permits for housing construction were authorized in Wright 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 12.0% of owners and 35.9% 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, 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	\$58,240	+/- \$4,351
Owner Occupied	\$68,609	+/- \$6,381
Renter Occupied	\$36,510	+/- \$8,218
Median Family Income	\$72,665	+/- \$6,828

^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				
With Mortgage	1,804	+/-215	100.0	NA
Less than \$50,000	194	+/-98	10.8	+/-5.2
\$50,000 to \$99,999	618	+/-130	34.3	+/-5.5
\$100,000 to \$299,999	836	+/-136	46.3	+/-6.2
\$300,000 to \$499,999	146	+/-59	8.1	+/-3.1
\$500,000 and above	10	+/-19	0.5	+/-1.1
Without Mortgage	2,177	+/-199	100.0	NA
Less than \$50,000	356	+/-96	16.4	+/-4.2
\$50,000 to \$99,999	702	+/-129	32.2	+/-5.2
\$100,000 to \$299,999	992	+/-209	45.5	+/-8.5
\$300,000 to \$499,999	110	+/-48	5.1	+/-2.2
\$500,000 and above	17	+/-15	0.8	+/-0.7

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

	Estimate	MOE
Owner Occupied Units	12.0%	NA
Renter Occupied Units	35.9%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units				
Owner with Mortgage	1,804	+/-215	100.0	NA
Less than \$399	20	+/-30	1.1	+/-1.7
Between \$400 to \$599	59	+/-68	3.3	+/-3.6
Between \$600 to \$799	100	+/-57	5.5	+/-3
Between \$800 to \$999	334	+/-90	18.5	+/-4.8
Between \$1,000 to \$1,499	471	+/-127	26.1	+/-6.1
Between \$1,500 to \$1,999	489	+/-107	27.1	+/-5.5
Between \$2,000 to \$2,499	169	+/-60	9.4	+/-3.3
\$2,500 and above	154	+/-68	8.6	+/-3.6
Owner without Mortgage	2,177	+/-199	100.0	NA
Less than \$200	30	+/-35	1.4	+/-1.6
Between \$200 and \$399	600	+/-109	27.6	+/-4.5
Between \$400 and \$599	917	+/-151	42.1	+/-5.2
Between \$600 and \$999	536	+/-105	24.6	+/-4.4
\$1,000 and above	94	+/-40	4.3	+/-1.8
Renter	1,392	+/-182	100.0	NA
Less than \$300	50	+/-41	3.6	+/-2.8
Between \$300 and \$499	138	+/-80	9.9	+/-5.7
Between \$500 and \$799	534	+/-127	38.4	+/-8.2
Between \$800 and \$999	292	+/-111	21	+/-7
Between \$1,000 and \$1,499	165	+/-86	11.9	+/-5.8
\$1,500 and above	53	+/-42	3.8	+/-3.0

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	5,373	+/-138	100.0	NA
Living Alone	1,625	+/-182	30.2	+/-3.3
Owner Occupied	3,981	+/-194	100.0	NA
Family Households	2,827	+/-182	71.0	+/-3.0
Married-couple	2,379	+/-187	59.8	+/-3.7
Married-couple w/ Children ^a	739	+/-132	18.6	+/-3.2
Female Householder ^b	291	+/-84	7.3	+/-2.1
Female HH w/ Children ^{a,b}	181	+/-59	4.5	+/-1.5
Male Householder ^b	157	+/-73	3.9	+/-1.8
Male HH w/ Children ^{a,b}	89	+/-62	2.2	+/-1.6
Nonfamily Households ^c	1,154	+/-170	29.0	+/- 4.0
Renter Occupied	1,392	+/-182	100.0	NA
Family Households	674	+/-168	48.4	+/-10.3
Married-couple	328	+/-115	23.6	+/-7.7
Married-couple w/ Children ^a	162	+/-95	11.6	+/-6.7
Female Householder ^b	319	+/-116	22.9	+/-7.8
Female HH w/ Children ^{a,b}	310	+/-117	22.3	+/-7.9
Male Householder ^b	27	+/-29	1.9	+/-2.1
Male HH w/ Children ^{a,b}	25	+/-29	1.8	+/-2.1
Nonfamily Households ^c	718	+/-116	51.6	+/- 4.9

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	2

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

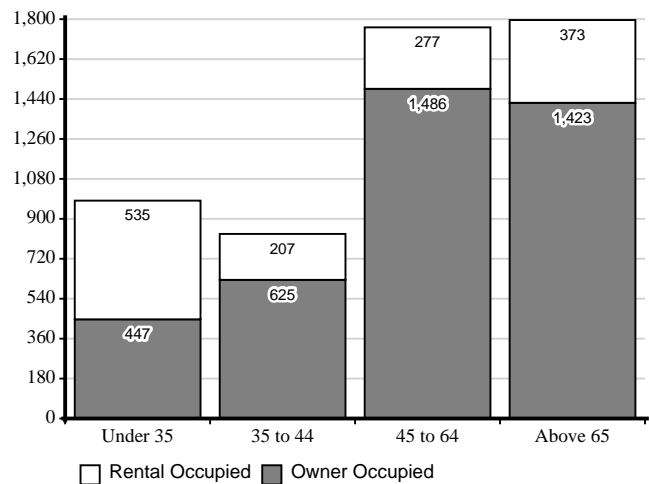
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	5,740	+/-212	NA	NA
Worked in state ^a	5,730	+/-214	99.8	+/-0.2
Worked in county ^a	4,622	+/-248	80.5	+/-2.9
Worked outside county ^a	1,108	+/-169	19.3	+/-2.9
Worked outside state ^a	10	+/-13	0.2	+/-0.2

Travel Time to Work

Less than 14 minutes	2,881	+/-300	50.2	+/-4.9
15 to 29 minutes	1,911	+/-251	33.3	+/-4.2
30 to 44 minutes	563	+/-129	9.8	+/-2.2
More than 45 minutes	390	+/-100	6.8	+/-1.7

^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

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