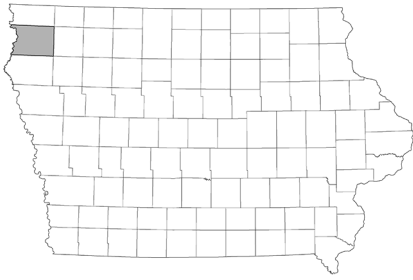


# Data for Decision Makers



## Sioux County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 13,046 housing units in Sioux County. Of this total, 9,870 were owner-occupied, 2,592 were renter-occupied, and 584 were vacant. Fewer housing units were counted in Sioux County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Sioux County is 1972. In Sioux 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 7.2% of all vacant units.

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

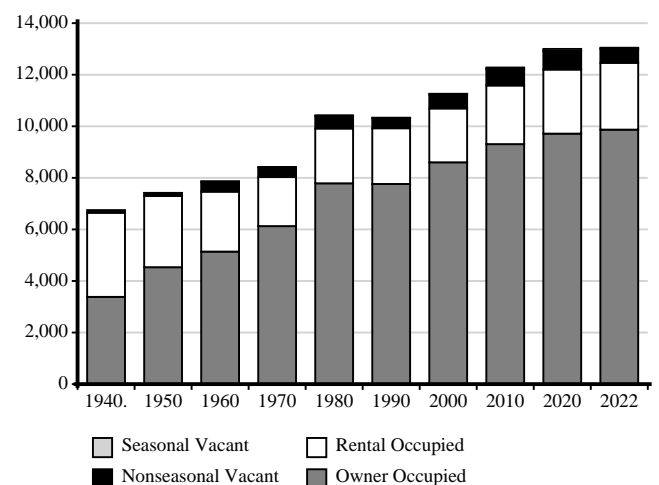
	Estimate	MOE
Total Housing Units	13,046	+/- 35
Vacant Units	584 (4.5%)	+/- 147 (1.1%)
Occupied Units	12,462 (95.5%)	+/- 152 (1.1%)
Owner-Occupied Units	9,870 (79.2%)	+/- 281 (2.2%)
Renter-Occupied Units	2,592 (20.8%)	+/- 277 (2.2%)
Median <sup>a</sup> Value <sup>b</sup>	\$220,700	+/- \$6,379
Median <sup>a</sup> Rent <sup>c</sup>	\$795	+/- \$46
Avg Household Size - Owner <sup>d</sup>	2.84	+/-0.06
Avg Household Size - Renter <sup>e</sup>	2.13	+/-0.21

<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	1972	+/-2
Owner Occupied	1971	+/-2
Renter Occupied	1977	+/-3

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	12,462	+/-152	NA	NA
Owner Occupied	9,870	+/-281	100.0	NA
1-Unit <sup>a</sup>	9,440	+/-305	95.6	+/-1.5
2 to 4 Unit	64	+/-53	0.6	+/-0.5
5 or More Units	212	+/-100	2.1	+/-1.0
Mobile Home	154	+/-120	1.6	+/-1.2
Boat, RV, Van etc.	0	+/-22	0.0	+/-0.2
Renter Occupied	2,592	+/-277	100.0	NA
1-Unit <sup>a</sup>	1,164	+/-215	44.9	+/-6.7
2 to 4 Unit	565	+/-180	21.8	+/-6.5
5 or More Units	750	+/-205	28.9	+/-7.3
Mobile Home	113	+/-112	4.4	+/-4.3
Boat, RV, Van etc.	0	+/-22	0.0	+/-0.8

<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	12,462	+/-152	NA	NA
Owner Occupied	9,870	+/-281	100.0	NA
1 Bedroom <sup>a</sup>	268	+/-89	2.7	+/-0.9
2 Bedrooms	1,477	+/-205	15.0	+/-2.0
3 Bedrooms	3,447	+/-328	34.9	+/-3.2
4 or More	4,678	+/-376	47.4	+/-3.6
Renter Occupied	2,592	+/-277	100.0	NA
No Bedroom	204	+/-176	7.9	+/-6.7
1 Bedroom	691	+/-220	26.7	+/-8.0
2 Bedrooms	863	+/-202	33.3	+/-6.9
3 Bedrooms	472	+/-161	18.2	+/-5.9
4 or More	362	+/-131	14.0	+/-4.8

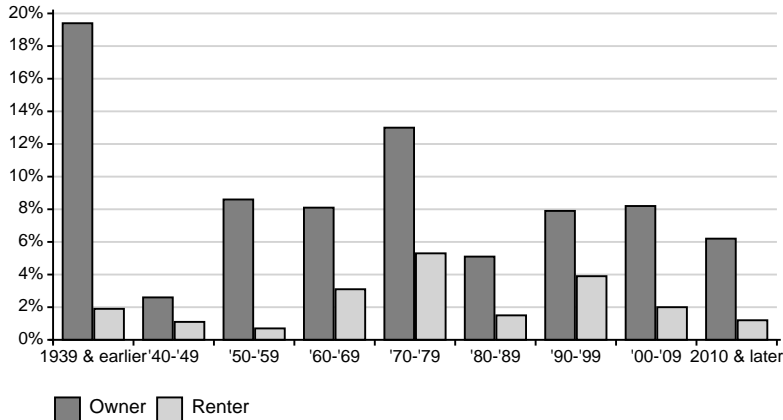
<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

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

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	584	+/-147	NA	NA
For Rent	29	+/-40	5.0	+/-6.7
Rented, Not Occupied	6	+/-9	1.0	+/-1.5
For Sale	98	+/-52	16.8	+/-7.8
Sold, Not Occupied	17	+/-18	2.9	+/-3.0
Seasonal <sup>a</sup>	42	+/-33	7.2	+/-5.4
For Migrant Workers	0	+/-22	0.0	+/-3.8
Other	392	+/-126	67.1	+/-13.4

<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 Sioux 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	332	6	5	6	349	\$109,958	\$674,167
2000-2004	370	2	7	0	379	\$153,235	\$0
2005-2009	374	5	1	3	383	\$190,293	\$850,000
2010-2014	448	2	6	2	458	\$217,427	\$325,000
2015-2019	438	15	6	10	469	\$251,136	\$0
2020	83	12	1	3	99	\$317,194	\$844,444
2021	71	10	0	3	84	\$328,417	\$800,000

The median value of owner-occupied housing in Sioux County was \$220,700 in 2018-2022. Median rent was \$795. In 2022, 84 permits for housing construction were authorized in Sioux 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 14.4% of owners and 37.5% 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, 2022<sup>4</sup>**

	2 Person Family	4 Person Family
Extremely Low Income	\$21,650	\$27,750
Very Low Income	\$36,050	\$45,050
Low Income	\$57,700	\$72,100

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

	Estimate	MOE
Median Household Income	\$81,914	+/- \$3,176
Owner Occupied	\$91,000	+/- \$2,955
Renter Occupied	\$38,176	+/- \$11,028
Median Family Income	\$95,737	+/- \$3,909

<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	5,465	+/-297	100.0	NA
Less than \$50,000	83	+/-41	1.5	+/-0.7
\$50,000 to \$99,999	458	+/-134	8.4	+/-2.4
\$100,000 to \$299,999	3,381	+/-321	61.9	+/-4.3
\$300,000 to \$499,999	1,208	+/-187	22.1	+/-3.3
\$500,000 and above	335	+/-128	6.2	+/-2.3
Without Mortgage	4,405	+/-310	100.0	NA
Less than \$50,000	266	+/-131	6	+/-2.8
\$50,000 to \$99,999	458	+/-121	10.4	+/-2.7
\$100,000 to \$299,999	2,589	+/-422	58.7	+/-8.9
\$300,000 to \$499,999	851	+/-200	19.3	+/-4.2
\$500,000 and above	241	+/-78	5.4	+/-1.7

**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	14.4%	NA
Renter Occupied Units	37.5%	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				
Owner with Mortgage	5,465	+/-297	100.0	NA
Less than \$399	12	+/-26	0.2	+/-0.5
Between \$400 to \$599	14	+/-16	0.3	+/-0.3
Between \$600 to \$799	56	+/-32	1	+/-0.6
Between \$800 to \$999	169	+/-59	3.1	+/-1.1
Between \$1,000 to \$1,499	547	+/-143	10	+/-2.6
Between \$1,500 to \$1,999	2,195	+/-282	40.2	+/-4.2
Between \$2,000 to \$2,499	1,067	+/-153	19.5	+/-2.6
\$2,500 and above	993	+/-205	18.1	+/-3.6
Owner without Mortgage	4,405	+/-310	100.0	NA
Less than \$200	108	+/-56	2.5	+/-1.3
Between \$200 and \$399	659	+/-165	15	+/-3.5
Between \$400 and \$599	1,621	+/-248	36.8	+/-4.6
Between \$600 and \$999	1,616	+/-211	36.7	+/-4.7
\$1,000 and above	401	+/-123	9.1	+/-2.7
Renter	2,592	+/-277	100.0	NA
Less than \$300	38	+/-38	1.5	+/-1.5
Between \$300 and \$499	181	+/-89	7	+/-3.5
Between \$500 and \$799	1,010	+/-245	39	+/-8
Between \$800 and \$999	584	+/-168	22.5	+/-6.6
Between \$1,000 and \$1,499	480	+/-159	18.5	+/-5.6
\$1,500 and above	103	+/-70	3.9	+/-2.7

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	12,462	+/-152	100.0	NA
Living Alone	3,120	+/-298	25.0	+/-2.4
Owner Occupied	9,870	+/-281	100.0	NA
Family Households	7,869	+/-306	79.7	+/-2.1
Married-couple	7,252	+/-330	73.5	+/-2.6
Married-couple w/ Children <sup>a</sup>	3,062	+/-231	31.0	+/-2.2
Female Householder <sup>b</sup>	375	+/-135	3.8	+/-1.4
Female HH w/ Children <sup>a,b</sup>	213	+/-123	2.2	+/-1.2
Male Householder <sup>b</sup>	242	+/-94	2.5	+/-0.9
Male HH w/ Children <sup>a,b</sup>	116	+/-47	1.2	+/-0.5
Nonfamily Households <sup>c</sup>	2,001	+/-272	20.3	+/- 2.7
Renter Occupied	2,592	+/-277	100.0	NA
Family Households	1,047	+/-225	40.4	+/-7.5
Married-couple	800	+/-193	30.9	+/-6.7
Married-couple w/ Children <sup>a</sup>	477	+/-170	18.4	+/-6.3
Female Householder <sup>b</sup>	211	+/-88	8.1	+/-3.3
Female HH w/ Children <sup>a,b</sup>	200	+/-88	7.7	+/-3.3
Male Householder <sup>b</sup>	36	+/-30	1.4	+/-1.1
Male HH w/ Children <sup>a,b</sup>	11	+/-11	0.4	+/-0.4
Nonfamily Households <sup>c</sup>	1,545	+/-263	59.6	+/- 7.9

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

Opportunity Zones	0
New Market Tax Credit Areas	0

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

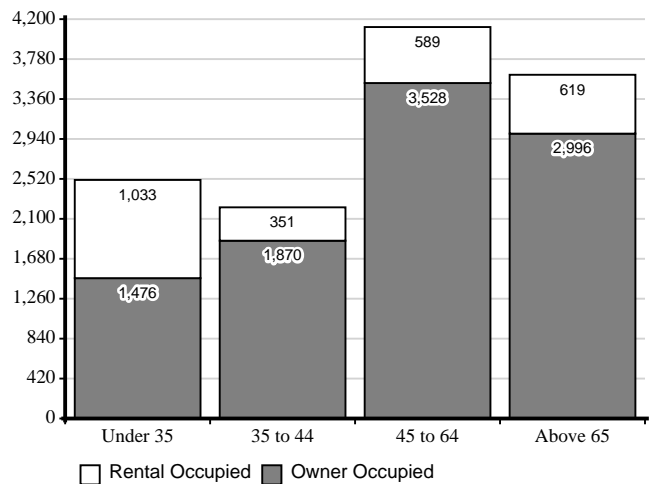
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	18,709	+/-434	NA	NA
Worked in state <sup>a</sup>	18,154	+/-486	97	+/-1.1
Worked in county <sup>a</sup>	16,570	+/-540	88.6	+/-2
Worked outside county <sup>a</sup>	1,584	+/-297	8.5	+/-1.6
Worked outside state <sup>a</sup>	555	+/-205	3	+/-1.1

### Travel Time to Work

Less than 14 minutes	12,254	+/-677	65.5	+/-3.3
15 to 29 minutes	4,808	+/-503	25.7	+/-2.6
30 to 44 minutes	842	+/-214	4.5	+/-1.1
More than 45 minutes	823	+/-228	4.4	+/-1.2

<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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