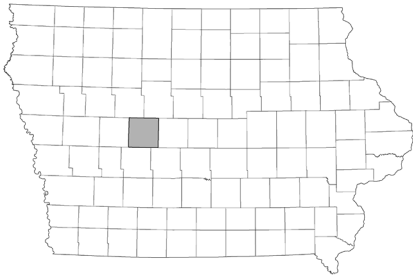


Data for Decision Makers



Greene County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 4,325 housing units in Greene County. Of this total, 2,894 were owner-occupied, 943 were renter-occupied, and 488 were vacant. More housing units were counted in Greene County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Greene County is 1954. In Greene 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 5.3% of all vacant units.

Housing Characteristics, 2018-2022¹

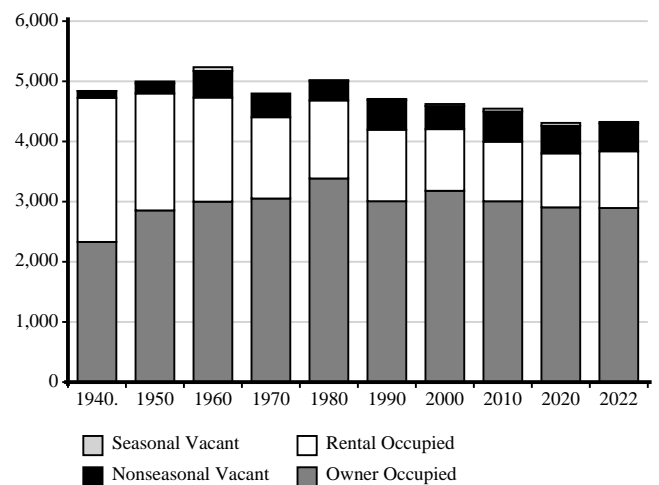
	Estimate	MOE
Total Housing Units	4,325	+/- 21
Vacant Units	488 (11.3%)	+/- 142 (3.3%)
Occupied Units	3,837 (88.7%)	+/- 143 (3.3%)
Owner-Occupied Units	2,894 (75.4%)	+/- 154 (3.6%)
Renter-Occupied Units	943 (24.6%)	+/- 150 (3.6%)
Median ^a Value ^b	\$119,100	+/- \$11,356
Median ^a Rent ^c	\$828	+/- \$80
Avg Household Size - Owner ^d	2.31	+/-0.1
Avg Household Size - Renter ^c	2.09	+/-0.2

^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	1954	+/-4
Owner Occupied	1951	+/-5
Renter Occupied	1971	+/-7

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



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Housing Characteristics

Greene County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,837	+/-143	NA	NA
Owner Occupied	2,894	+/-154	100.0	NA
1-Unit ^a	2,860	+/-171	98.8	+/-2.7
2 to 4 Unit	0	+/-21	0.0	+/-0.7
5 or More Units	0	+/-30	0.0	+/-1.0
Mobile Home	34	+/-33	1.2	+/-1.1
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.5
Renter Occupied	943	+/-150	100.0	NA
1-Unit ^a	509	+/-110	54.0	+/-7.9
2 to 4 Unit	171	+/-52	18.1	+/-4.8
5 or More Units	217	+/-75	23.0	+/-7.1
Mobile Home	46	+/-41	4.9	+/-4.3
Boat, RV, Van etc.	0	+/-15	0.0	+/-1.6

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,837	+/-143	NA	NA
Owner Occupied	2,894	+/-154	100.0	NA
1 Bedroom ^a	181	+/-76	6.3	+/-2.6
2 Bedrooms	644	+/-130	22.3	+/-4.3
3 Bedrooms	1,253	+/-146	43.3	+/-4.5
4 or More	816	+/-144	28.2	+/-4.7
Renter Occupied	943	+/-150	100.0	NA
No Bedroom	9	+/-10	1.0	+/-1.0
1 Bedroom	195	+/-51	20.7	+/-4.3
2 Bedrooms	368	+/-98	39.0	+/-8.3
3 Bedrooms	273	+/-94	29.0	+/-8.8
4 or More	98	+/-43	10.4	+/-4.2

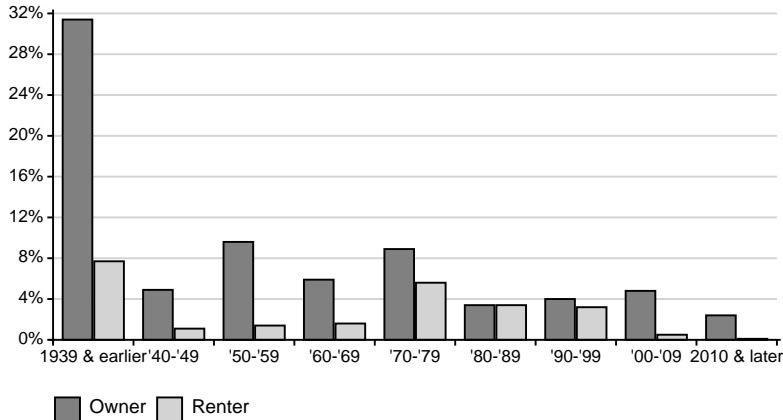
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	488	+/-142	NA	NA
For Rent	35	+/-53	7.2	+/-10.7
Rented, Not Occupied	36	+/-54	7.4	+/-10.9
For Sale	22	+/-13	4.5	+/-2.3
Sold, Not Occupied	35	+/-48	7.2	+/-9.6
Seasonal ^a	26	+/-30	5.3	+/-5.9
For Migrant Workers	0	+/-15	0.0	+/-3.1
Other	334	+/-129	68.4	+/-17.4

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Greene 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	87	0	0	1	88	\$97,969	\$329,000
2000-2004	70	0	0	0	70	\$146,129	\$0
2005-2009	55	0	0	0	55	\$201,063	\$0
2010-2014	40	0	0	0	40	\$227,000	\$0
2015-2019	45	0	3	0	48	\$191,917	\$0
2020	12	0	0	0	12	\$289,583	\$0
2021	9	0	1	0	10	\$266,111	\$0

The median value of owner-occupied housing in Greene County was \$119,100 in 2018-2022. Median rent was \$828. In 2022, 10 permits for housing construction were authorized in Greene 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 14.9% of owners and 31.6% 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 Above 65.

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	\$56,884	+/- \$2,866
Owner Occupied	\$63,431	+/- \$7,504
Renter Occupied	\$36,617	+/- \$5,588
Median Family Income	\$80,429	+/- \$8,811

^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	1,604	+/-167	100.0	NA
With Mortgage	1,604	+/-167	100.0	NA
Less than \$50,000	163	+/-54	10.2	+/-3.3
\$50,000 to \$99,999	469	+/-123	29.2	+/-7
\$100,000 to \$299,999	865	+/-151	53.9	+/-7.6
\$300,000 to \$499,999	101	+/-53	6.3	+/-3.3
\$500,000 and above	6	+/-23	0.4	+/-1.4
Without Mortgage	1,290	+/-132	100.0	NA
Less than \$50,000	289	+/-86	22.4	+/-5.9
\$50,000 to \$99,999	290	+/-71	22.5	+/-5.2
\$100,000 to \$299,999	593	+/-153	45.9	+/-11
\$300,000 to \$499,999	87	+/-39	6.7	+/-3
\$500,000 and above	31	+/-24	2.4	+/-1.8

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

	Estimate	MOE
Owner Occupied Units	14.9%	NA
Renter Occupied Units	31.6%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	1,604	+/-167	100.0	NA
Owner with Mortgage	1,604	+/-167	100.0	NA
Less than \$399	0	+/-21	0	+/-1.3
Between \$400 to \$599	7	+/-10	0.4	+/-0.6
Between \$600 to \$799	110	+/-71	6.9	+/-4.2
Between \$800 to \$999	242	+/-97	15.1	+/-5.7
Between \$1,000 to \$1,499	312	+/-93	19.5	+/-5.4
Between \$1,500 to \$1,999	531	+/-109	33.1	+/-6
Between \$2,000 to \$2,499	250	+/-73	15.6	+/-4.6
\$2,500 and above	142	+/-62	8.8	+/-3.8
Owner without Mortgage	1,290	+/-132	100.0	NA
Less than \$200	78	+/-70	6	+/-5.3
Between \$200 and \$399	353	+/-91	27.4	+/-6.6
Between \$400 and \$599	462	+/-93	35.8	+/-6.9
Between \$600 and \$999	330	+/-81	25.6	+/-5.4
\$1,000 and above	67	+/-35	5.2	+/-2.7
Renter	943	+/-150	100.0	NA
Less than \$300	49	+/-26	5.2	+/-2.8
Between \$300 and \$499	123	+/-43	13	+/-4.8
Between \$500 and \$799	217	+/-85	23	+/-7.2
Between \$800 and \$999	202	+/-76	21.4	+/-6.8
Between \$1,000 and \$1,499	186	+/-69	19.7	+/-6.6
\$1,500 and above	52	+/-44	5.5	+/-4.6

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	3,837	+/-143	100.0	NA
Living Alone	1,381	+/-175	36.0	+/-4.4
Owner Occupied	2,894	+/-154	100.0	NA
Family Households	1,846	+/-150	63.8	+/-3.9
Married-couple	1,516	+/-145	52.4	+/-4.2
Married-couple w/ Children ^a	425	+/-76	14.7	+/-2.5
Female Householder ^b	221	+/-68	7.6	+/-2.3
Female HH w/ Children ^{a,b}	97	+/-48	3.4	+/-1.6
Male Householder ^b	109	+/-48	3.8	+/-1.6
Male HH w/ Children ^{a,b}	36	+/-28	1.2	+/-1.0
Nonfamily Households ^c	1,048	+/-163	36.2	+/- 5.3
Renter Occupied	943	+/-150	100.0	NA
Family Households	420	+/-120	44.5	+/-10.6
Married-couple	241	+/-99	25.6	+/-9.7
Married-couple w/ Children ^a	72	+/-47	7.6	+/-4.8
Female Householder ^b	155	+/-65	16.4	+/-6.4
Female HH w/ Children ^{a,b}	82	+/-33	8.7	+/-3.2
Male Householder ^b	24	+/-19	2.5	+/-2.0
Male HH w/ Children ^{a,b}	14	+/-17	1.5	+/-1.8
Nonfamily Households ^c	523	+/-99	55.5	+/- 5.7

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	2

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

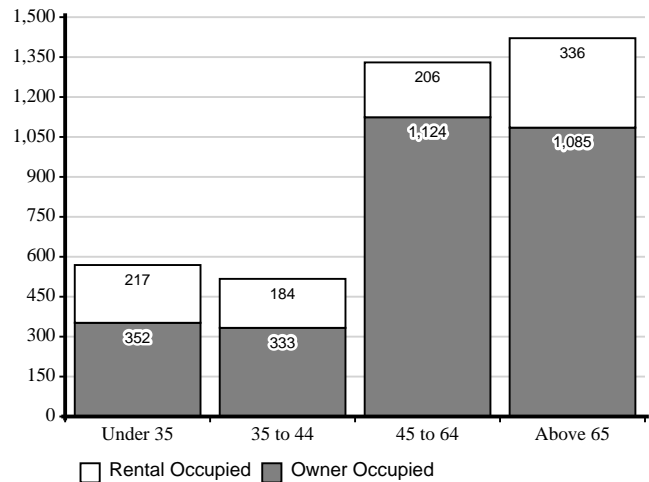
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,337	+/-144	NA	NA
Worked in state ^a	4,282	+/-157	98.7	+/-1.4
Worked in county ^a	2,742	+/-227	63.2	+/-4.6
Worked outside county ^a	1,540	+/-180	35.5	+/-4.1
Worked outside state ^a	55	+/-62	1.3	+/-1.4

Travel Time to Work

Less than 14 minutes	1,982	+/-231	45.7	+/-5.1
15 to 29 minutes	958	+/-155	22.1	+/-3.5
30 to 44 minutes	789	+/-200	18.2	+/-4.6
More than 45 minutes	603	+/-130	13.9	+/-3.0

^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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