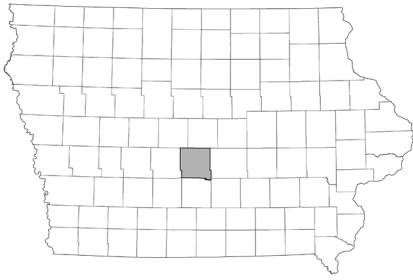


Data for Decision Makers



Polk County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 211,392 housing units in Polk County. Of this total, 133,444 were owner-occupied, 65,569 were renter-occupied, and 12,379 were vacant. Fewer housing units were counted in Polk County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Polk County is 1980. In Polk 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 5.9% of all vacant units.

Housing Characteristics, 2018-2022¹

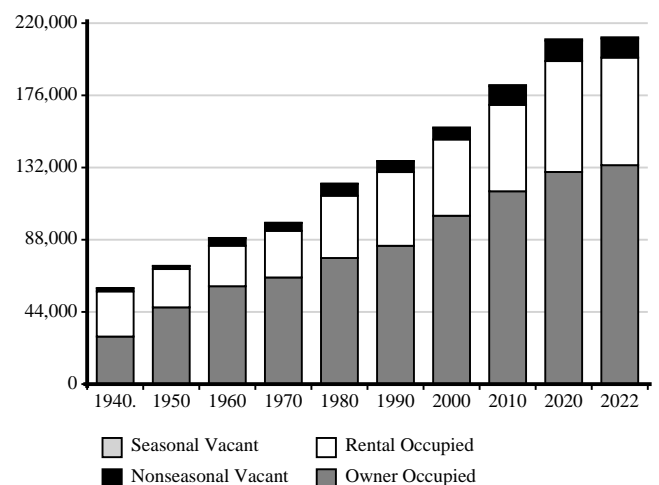
	Estimate	MOE
Total Housing Units	211,392	+/- 128
Vacant Units	12,379 (5.9%)	+/- 894 (0.4%)
Occupied Units	199,013 (94.1%)	+/- 905 (0.4%)
Owner-Occupied Units	133,444 (67.1%)	+/- 1,460 (0.7%)
Renter-Occupied Units	65,569 (32.9%)	+/- 1,454 (0.7%)
Median ^a Value ^b	\$232,000	+/- \$2,726
Median ^a Rent ^c	\$1,060	+/- \$14
Avg Household Size - Owner ^d	2.61	+/-0.02
Avg Household Size - Renter ^c	2.09	+/-0.04

^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	1980	+/-2
Owner Occupied	1979	+/-1
Renter Occupied	1980	+/-2

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



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Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	199,013	+/-905	NA	NA
Owner Occupied	133,444	+/-1,460	100.0	NA
1-Unit ^a	125,765	+/-1,850	94.2	+/-0.9
2 to 4 Unit	1,159	+/-337	0.9	+/-0.3
5 or More Units	3,319	+/-514	2.5	+/-0.4
Mobile Home	3,117	+/-505	2.3	+/-0.4
Boat, RV, Van etc.	84	+/-103	0.1	+/-0.1
Renter Occupied	65,569	+/-1,454	100.0	NA
1-Unit ^a	17,056	+/-1,233	26.0	+/-1.8
2 to 4 Unit	6,111	+/-675	9.3	+/-1.0
5 or More Units	41,487	+/-1,956	63.3	+/-2.6
Mobile Home	745	+/-204	1.1	+/-0.3
Boat, RV, Van etc.	170	+/-106	0.3	+/-0.2

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	199,013	+/-905	NA	NA
Owner Occupied	133,444	+/-1,460	100.0	NA
1 Bedroom ^a	2,868	+/-401	2.1	+/-0.3
2 Bedrooms	27,334	+/-1,112	20.5	+/-0.8
3 Bedrooms	59,710	+/-1,596	44.7	+/-1.1
4 or More	43,532	+/-1,687	32.6	+/-0.4
Renter Occupied	65,569	+/-1,454	100.0	NA
No Bedroom	4,162	+/-562	6.3	+/-0.8
1 Bedroom	17,739	+/-949	27.1	+/-1.3
2 Bedrooms	29,585	+/-1,536	45.1	+/-2.1
3 Bedrooms	11,080	+/-800	16.9	+/-1.2
4 or More	3,003	+/-632	4.6	+/-1.0

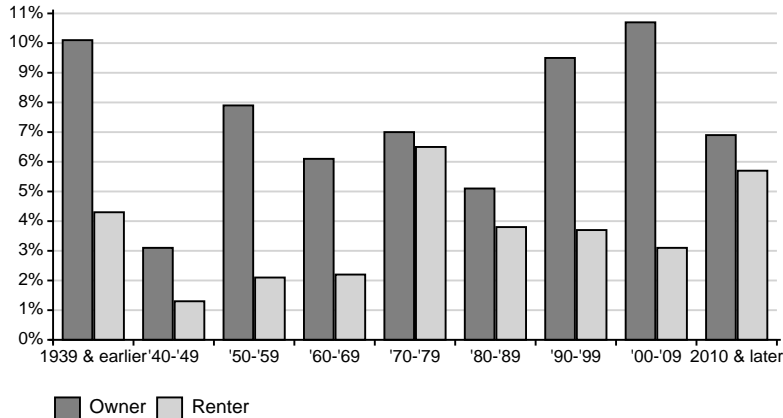
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	12,379	+/-894	NA	NA
For Rent	3,664	+/-558	29.6	+/-4.0
Rented, Not Occupied	842	+/-239	6.8	+/-1.9
For Sale	1,344	+/-375	10.9	+/-2.9
Sold, Not Occupied	1,351	+/-415	10.9	+/-3.3
Seasonal ^a	730	+/-277	5.9	+/-2.2
For Migrant Workers	0	+/-24	0.0	+/-0.2
Other	4,448	+/-593	35.9	+/-4.0

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Polk 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	8,790	44	34	104	8,972	\$127,715	\$1,081,759
2000-2004	12,393	112	60	243	12,808	\$149,901	\$1,172,498
2005-2009	7,936	22	20	136	8,114	\$179,603	\$2,428,042
2010-2014	10,941	80	24	160	11,205	\$222,333	\$3,107,213
2015-2019	12,434	54	5	229	12,722	\$256,908	\$0
2020	3,218	14	2	43	3,277	\$277,293	\$3,487,167
2021	3,167	38	34	29	3,268	\$288,323	\$7,451,026

The median value of owner-occupied housing in Polk County was \$232,000 in 2018-2022. Median rent was \$1,060. In 2022, 3,268 permits for housing construction were authorized in Polk 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 17.8% of owners and 41.1% 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	\$23,650	\$29,550
Very Low Income	\$39,400	\$49,250
Low Income	\$63,050	\$78,800

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$78,827	+/- \$1,322
Owner Occupied	\$99,631	+/- \$2,015
Renter Occupied	\$48,023	+/- \$1,648
Median Family Income	\$99,161	+/- \$2,398

^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	93,834	+/-1,606	100.0	NA
Less than \$50,000	1,635	+/-383	1.7	+/-0.4
\$50,000 to \$99,999	4,016	+/-426	4.3	+/-0.5
\$100,000 to \$299,999	58,355	+/-1,673	62.2	+/-1.3
\$300,000 to \$499,999	23,711	+/-1,124	25.3	+/-1.1
\$500,000 and above	6,117	+/-628	6.5	+/-0.7
Without Mortgage	39,610	+/-1,134	100.0	NA
Less than \$50,000	2,992	+/-435	7.6	+/-1
\$50,000 to \$99,999	3,144	+/-346	7.9	+/-0.9
\$100,000 to \$299,999	22,970	+/-1,489	58	+/-3.4
\$300,000 to \$499,999	8,001	+/-582	20.2	+/-1.4
\$500,000 and above	2,503	+/-358	6.3	+/-0.9

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

	Estimate	MOE
Owner Occupied Units	17.8%	NA
Renter Occupied Units	41.1%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units				
Owner with Mortgage	93,834	+/-1,606	100.0	NA
Less than \$399	218	+/-110	0.2	+/-0.1
Between \$400 to \$599	159	+/-112	0.2	+/-0.1
Between \$600 to \$799	549	+/-179	0.6	+/-0.2
Between \$800 to \$999	2,784	+/-380	3	+/-0.4
Between \$1,000 to \$1,499	5,581	+/-586	5.9	+/-0.6
Between \$1,500 to \$1,999	29,270	+/-1,305	31.2	+/-1.3
Between \$2,000 to \$2,499	27,867	+/-1,313	29.7	+/-1.2
\$2,500 and above	20,716	+/-1	22.1	+/-0.4
Owner without Mortgage	39,610	+/-1,134	100.0	NA
Less than \$200	769	+/-183	1.9	+/-0.5
Between \$200 and \$399	3,764	+/-472	9.5	+/-1.2
Between \$400 and \$599	10,838	+/-832	27.4	+/-2
Between \$600 and \$999	17,814	+/-910	45	+/-1.8
\$1,000 and above	6,425	+/-562	16.2	+/-1.3
Renter	65,569	+/-1,454	100.0	NA
Less than \$300	962	+/-249	1.5	+/-0.4
Between \$300 and \$499	2,057	+/-462	3.1	+/-0.7
Between \$500 and \$799	8,369	+/-787	12.8	+/-1.2
Between \$800 and \$999	16,285	+/-1,107	24.8	+/-1.4
Between \$1,000 and \$1,499	25,816	+/-1,003	39.4	+/-1.4
\$1,500 and above	10,136	+/-878	15.4	+/-1.3

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	199,013	+/-905	100.0	NA
Living Alone	60,366	+/-1,652	30.3	+/-0.8
Owner Occupied	133,444	+/-1,460	100.0	NA
Family Households	96,610	+/-1,640	72.4	+/-1.2
Married-couple	78,610	+/-1,634	58.9	+/-1.2
Married-couple w/ Children ^a	33,707	+/-1,244	25.3	+/-0.9
Female Householder ^b	11,931	+/-903	8.9	+/-0.7
Female HH w/ Children ^{a,b}	6,348	+/-757	4.8	+/-0.6
Male Householder ^b	6,069	+/-593	4.5	+/-0.4
Male HH w/ Children ^{a,b}	3,464	+/-472	2.6	+/-0.4
Nonfamily Households ^c	36,834	+/-1,404	27.6	+/- 1.1
Renter Occupied	65,569	+/-1,454	100.0	NA
Family Households	25,296	+/-1,473	38.6	+/-2.2
Married-couple	12,432	+/-1,105	19.0	+/-1.7
Married-couple w/ Children ^a	6,022	+/-657	9.2	+/-1.0
Female Householder ^b	10,072	+/-781	15.4	+/-1.2
Female HH w/ Children ^{a,b}	7,494	+/-780	11.4	+/-1.2
Male Householder ^b	2,792	+/-460	4.3	+/-0.7
Male HH w/ Children ^{a,b}	1,485	+/-343	2.3	+/-0.5
Nonfamily Households ^c	40,273	+/-1,207	61.4	+/- 1.8

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

^c Includes Householders Living Alone

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

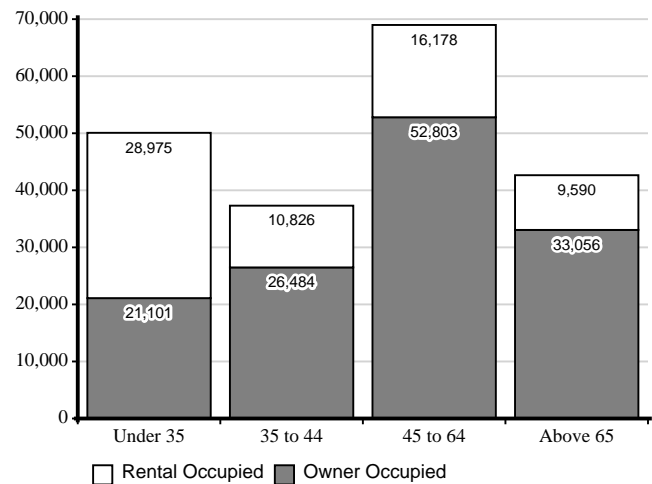
Opportunity Zones	3
New Market Tax Credit Areas	39

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	257,254	+/-2,261	NA	NA
Worked in state ^a	255,995	+/-2,290	99.5	+/-0.1
Worked in county ^a	229,332	+/-2,600	89.1	+/-0.6
Worked outside county ^a	26,663	+/-1,581	10.4	+/-0.6
Worked outside state ^a	1,259	+/-317	0.5	+/-0.1
Travel Time to Work				
Less than 14 minutes	80,006	+/-1	31.1	+/-0.3
15 to 29 minutes	129,399	+/-2	50.3	+/-0.4
30 to 44 minutes	35,758	+/-811	13.9	+/-0.3
More than 45 minutes	12,091	+/-1,095	4.7	+/-0.0

^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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