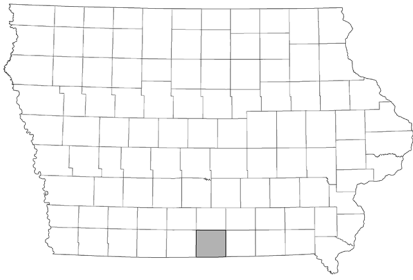


Data for Decision Makers



Wayne County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 3,032 housing units in Wayne County. Of this total, 2,021 were owner-occupied, 510 were renter-occupied, and 501 were vacant. More housing units were counted in Wayne County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Wayne County is 1968. In Wayne 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 27.7% of all vacant units.

Housing Characteristics, 2018-2022¹

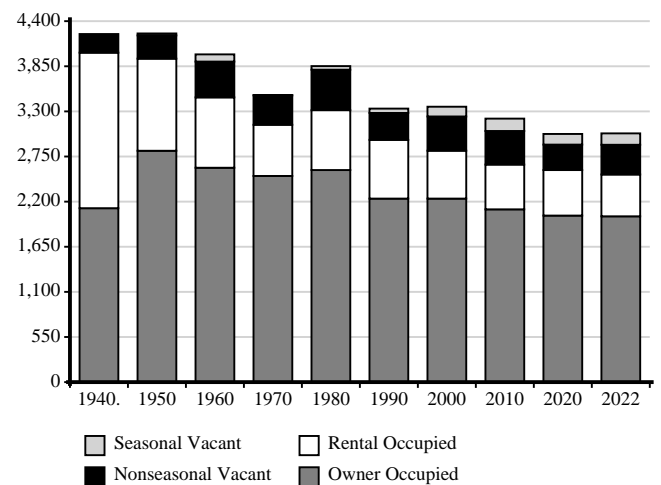
	Estimate	MOE
Total Housing Units	3,032	+/- 27
Vacant Units	501 (16.5%)	+/- 89 (2.9%)
Occupied Units	2,531 (83.5%)	+/- 92 (2.9%)
Owner-Occupied Units	2,021 (79.8%)	+/- 93 (3.0%)
Renter-Occupied Units	510 (20.2%)	+/- 83 (3.0%)
Median ^a Value ^b	\$98,700	+/- \$6,877
Median ^a Rent ^c	\$627	+/- \$38
Avg Household Size - Owner ^d	2.56	+/-0.11
Avg Household Size - Renter ^e	2.36	+/-0.26

^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	1968	+/-4
Owner Occupied	1968	+/-4
Renter Occupied	1969	+/-10

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



Contacts:

Regional Director

Courtney May
220 E Jefferson St., Ste 1
Corydon, IA 50060
cjm@iastate.edu
641-872-1755

County Office

Denise Hutchison
220 E. Jefferson Ste 1
Corydon, IA 50060
deniseh@iastate.edu
641-872-1755

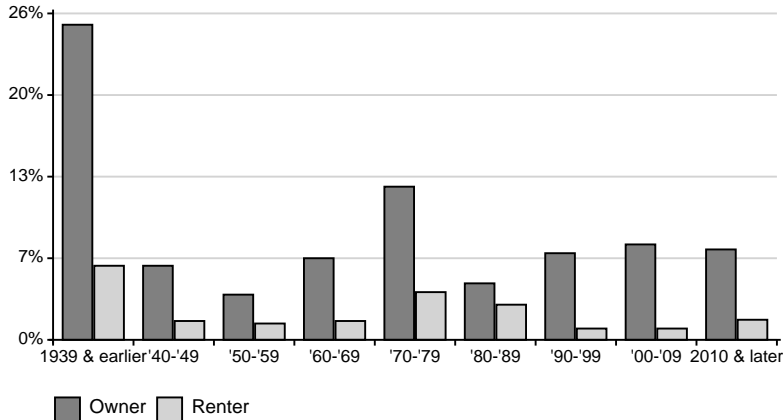
<http://indicators.extension.iastate.edu>

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	2,531	+/-92	NA	NA
Owner Occupied	2,021	+/-93	100.0	NA
1-Unit ^a	1,847	+/-101	91.4	+/-2.7
2 to 4 Unit	0	+/-21	0.0	+/-1.0
5 or More Units	1	+/-26	0.0	+/-1.3
Mobile Home	173	+/-46	8.6	+/-2.2
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.7
Renter Occupied	510	+/-83	100.0	NA
1-Unit ^a	283	+/-59	55.5	+/-7.1
2 to 4 Unit	185	+/-57	36.3	+/-9.4
5 or More Units	15	+/-18	2.9	+/-3.5
Mobile Home	27	+/-17	5.3	+/-3.2
Boat, RV, Van etc.	0	+/-15	0.0	+/-2.9

^aIncludes Unattached and Attached Units

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



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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	2,531	+/-92	NA	NA
Owner Occupied	2,021	+/-93	100.0	NA
1 Bedroom ^a	74	+/-27	3.7	+/-1.3
2 Bedrooms	588	+/-80	29.1	+/-3.7
3 Bedrooms	901	+/-90	44.6	+/-4.0
4 or More	458	+/-81	22.7	+/-3.9
Renter Occupied	510	+/-83	100.0	NA
No Bedroom	14	+/-15	2.7	+/-2.9
1 Bedroom	139	+/-43	27.3	+/-7.2
2 Bedrooms	124	+/-41	24.3	+/-7.0
3 Bedrooms	169	+/-53	33.1	+/-8.9
4 or More	64	+/-34	12.5	+/-6.3

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

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	501	+/-89	NA	NA
For Rent	5	+/-9	1.0	+/-1.8
Rented, Not Occupied	5	+/-8	1.0	+/-1.6
For Sale	19	+/-18	3.8	+/-3.5
Sold, Not Occupied	12	+/-12	2.4	+/-2.4
Seasonal ^a	139	+/-71	27.7	+/-13.3
For Migrant Workers	0	+/-15	0.0	+/-3.0
Other	321	+/-82	64.1	+/-11.8

^aFor Seasonal, Recreational, or Occasional Use

Authorized Housing Construction Permits in Wayne 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	4	0	0	0	4	\$110,000	\$nan
2000-2004	7	0	0	0	7	\$107,571	\$0
2005-2009	2	0	0	0	2	\$160,000	\$0
2010-2014	3	0	0	0	3	\$157,500	\$0
2015-2019	6	0	0	0	6	\$185,093	\$0
2020	0	0	0	0	0	\$nan	\$0
2021	0	0	0	0	0	\$nan	\$0

The median value of owner-occupied housing in Wayne County was \$98,700 in 2018-2022. Median rent was \$627. In 2022, 0 permits for housing construction were authorized in Wayne 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 19.1% of owners and 30.6% 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 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	\$58,257	+/- \$5,920
Owner Occupied	\$67,429	+/- \$3,418
Renter Occupied	\$33,939	+/- \$8,728
Median Family Income	\$77,570	+/- \$6,789

^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	915	+/-86	100.0	NA
With Mortgage	915	+/-86	100.0	NA
Less than \$50,000	151	+/-51	16.5	+/-5.5
\$50,000 to \$99,999	295	+/-60	32.2	+/-5.6
\$100,000 to \$299,999	375	+/-67	41	+/-5.9
\$300,000 to \$499,999	65	+/-28	7.1	+/-3
\$500,000 and above	29	+/-19	3.2	+/-2.1
Without Mortgage	1,106	+/-89	100.0	NA
Less than \$50,000	242	+/-49	21.9	+/-3.9
\$50,000 to \$99,999	338	+/-60	30.6	+/-5.3
\$100,000 to \$299,999	387	+/-109	35	+/-9.2
\$300,000 to \$499,999	47	+/-24	4.2	+/-2.1
\$500,000 and above	92	+/-41	8.3	+/-3.6

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

	Estimate	MOE
Owner Occupied Units	19.1%	NA
Renter Occupied Units	30.6%	NA

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	915	+/-86	100.0	NA
Owner with Mortgage	915	+/-86	100.0	NA
Less than \$399	0	+/-21	0	+/-2.3
Between \$400 to \$599	0	+/-15	0	+/-2.7
Between \$600 to \$799	54	+/-33	5.9	+/-3.6
Between \$800 to \$999	137	+/-42	15	+/-4.6
Between \$1,000 to \$1,499	196	+/-54	21.4	+/-5.6
Between \$1,500 to \$1,999	289	+/-73	31.6	+/-7.2
Between \$2,000 to \$2,499	106	+/-33	11.6	+/-3.6
\$2,500 and above	81	+/-35	8.9	+/-3.7
Owner without Mortgage	1,106	+/-89	100.0	NA
Less than \$200	39	+/-20	3.5	+/-1.9
Between \$200 and \$399	343	+/-77	31	+/-6
Between \$400 and \$599	352	+/-67	31.8	+/-5.5
Between \$600 and \$999	303	+/-67	27.4	+/-5.7
\$1,000 and above	69	+/-26	6.3	+/-2.3
Renter	510	+/-83	100.0	NA
Less than \$300	30	+/-18	5.9	+/-3.6
Between \$300 and \$499	60	+/-20	11.8	+/-4.2
Between \$500 and \$799	207	+/-65	40.6	+/-10
Between \$800 and \$999	76	+/-31	14.9	+/-5.7
Between \$1,000 and \$1,499	32	+/-20	6.3	+/-3.9
\$1,500 and above	6	+/-22	1.2	+/-4.3

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	2,531	+/-92	100.0	NA
Living Alone	790	+/-99	31.2	+/-3.7
Owner Occupied	2,021	+/-93	100.0	NA
Family Households	1,403	+/-94	69.4	+/-3.4
Married-couple	1,262	+/-92	62.4	+/-3.5
Married-couple w/ Children ^a	414	+/-50	20.5	+/-2.3
Female Householder ^b	87	+/-28	4.3	+/-1.4
Female HH w/ Children ^{a,b}	54	+/-21	2.7	+/-1.0
Male Householder ^b	54	+/-28	2.7	+/-1.4
Male HH w/ Children ^{a,b}	29	+/-19	1.4	+/-0.9
Nonfamily Households ^c	618	+/-95	30.6	+/- 4.5
Renter Occupied	510	+/-83	100.0	NA
Family Households	243	+/-59	47.6	+/-8.6
Married-couple	130	+/-39	25.5	+/-6.4
Married-couple w/ Children ^a	80	+/-37	15.7	+/-6.8
Female Householder ^b	100	+/-43	19.6	+/-7.8
Female HH w/ Children ^{a,b}	95	+/-42	18.6	+/-7.7
Male Householder ^b	13	+/-10	2.5	+/-1.9
Male HH w/ Children ^{a,b}	3	+/-4	0.6	+/-0.8
Nonfamily Households ^c	267	+/-63	52.4	+/- 8.9

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	1

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

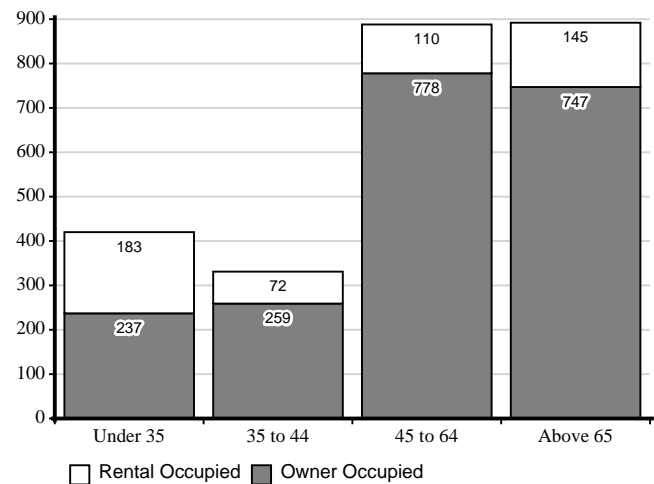
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	2,827	+/-126	NA	NA
Worked in state ^a	2,730	+/-127	96.6	+/-1.9
Worked in county ^a	1,827	+/-122	64.6	+/-3.8
Worked outside county ^a	903	+/-115	31.9	+/-3.6
Worked outside state ^a	97	+/-56	3.4	+/-1.9

Travel Time to Work

Less than 14 minutes	1,201	+/-129	42.5	+/-4.2
15 to 29 minutes	806	+/-109	28.5	+/-3.6
30 to 44 minutes	382	+/-79	13.5	+/-2.7
More than 45 minutes	438	+/-91	15.5	+/-3.1

^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

This series was prepared by:

Bailey Hanson, Data Analyst III & Extension Specialist
 Sandra Burke, Research Scientist III & Extension Specialist
 Christopher J. Seeger, Professor & Extension Specialist
 Jay Maxwell, Data Analyst I & Extension Specialist

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