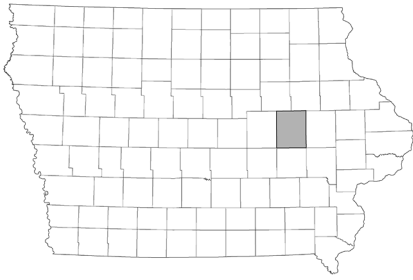


Data for Decision Makers



Benton County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 11,074 housing units in Benton County. Of this total, 8,471 were owner-occupied, 1,643 were renter-occupied, and 960 were vacant. Fewer housing units were counted in Benton County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Benton County is 1965. In Benton 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 17.6% of all vacant units.

Housing Characteristics, 2018-2022¹

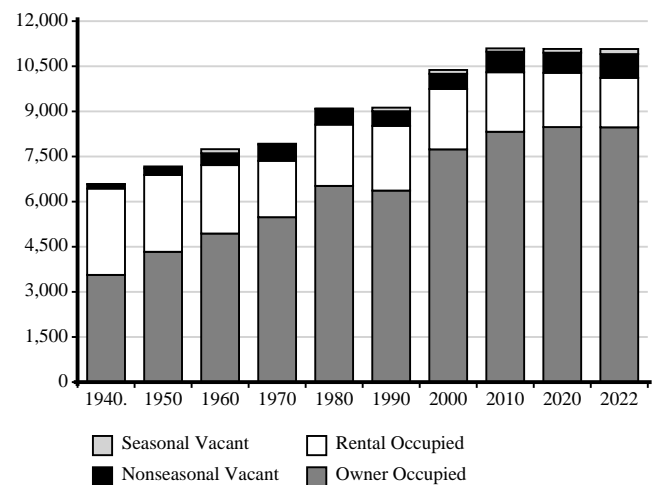
	Estimate	MOE
Total Housing Units	11,074	+/- 57
Vacant Units	960 (8.7%)	+/- 207 (1.9%)
Occupied Units	10,114 (91.3%)	+/- 222 (1.9%)
Owner-Occupied Units	8,471 (83.8%)	+/- 265 (2.2%)
Renter-Occupied Units	1,643 (16.2%)	+/- 228 (2.2%)
Median ^a Value ^b	\$189,000	+/- \$8,699
Median ^a Rent ^c	\$766	+/- \$73
Avg Household Size - Owner ^d	2.58	+/-0.06
Avg Household Size - Renter ^e	2.1	+/-0.19

^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	1965	+/-3
Owner Occupied	1967	+/-3
Renter Occupied	1959	+/-6

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



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Housing Characteristics

Benton County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	10,114	+/-222	NA	NA
Owner Occupied	8,471	+/-265	100.0	NA
1-Unit ^a	8,235	+/-265	97.2	+/-0.7
2 to 4 Unit	25	+/-20	0.3	+/-0.2
5 or More Units	5	+/-34	0.1	+/-0.4
Mobile Home	206	+/-89	2.4	+/-1.0
Boat, RV, Van etc.	0	+/-19	0.0	+/-0.2
Renter Occupied	1,643	+/-228	100.0	NA
1-Unit ^a	1,007	+/-177	61.3	+/-6.6
2 to 4 Unit	307	+/-81	18.7	+/-4.2
5 or More Units	277	+/-106	16.9	+/-6.0
Mobile Home	52	+/-40	3.2	+/-2.4
Boat, RV, Van etc.	0	+/-19	0.0	+/-1.2

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	10,114	+/-222	NA	NA
Owner Occupied	8,471	+/-265	100.0	NA
1 Bedroom ^a	259	+/-114	3.1	+/-1.3
2 Bedrooms	1,521	+/-197	18.0	+/-2.3
3 Bedrooms	3,838	+/-269	45.3	+/-2.8
4 or More	2,853	+/-252	33.7	+/-2.8
Renter Occupied	1,643	+/-228	100.0	NA
No Bedroom	29	+/-35	1.8	+/-2.1
1 Bedroom	442	+/-148	26.9	+/-8.2
2 Bedrooms	577	+/-137	35.1	+/-6.8
3 Bedrooms	421	+/-126	25.6	+/-6.8
4 or More	174	+/-62	10.6	+/-3.5

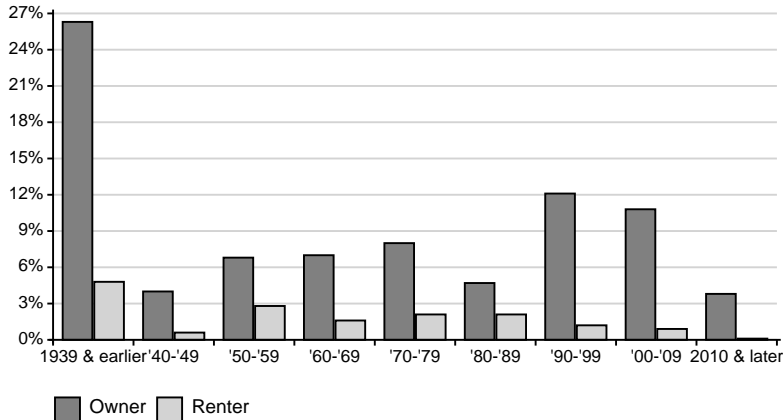
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	960	+/-207	NA	NA
For Rent	126	+/-74	13.1	+/-7.2
Rented, Not Occupied	103	+/-95	10.7	+/-9.6
For Sale	110	+/-70	11.5	+/-6.9
Sold, Not Occupied	36	+/-35	3.8	+/-3.6
Seasonal ^a	169	+/-90	17.6	+/-8.6
For Migrant Workers	0	+/-19	0.0	+/-2.0
Other	416	+/-132	43.3	+/-10.1

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Benton 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	433	11	4	1	449	\$110,619	\$283,016
2000-2004	329	6	3	2	340	\$207,119	\$426,281
2005-2009	167	0	0	0	167	\$184,321	\$0
2010-2014	98	5	1	0	104	\$218,713	\$0
2015-2019	142	12	1	0	155	\$220,319	\$0
2020	14	3	0	0	17	\$298,429	\$0
2021	25	8	0	0	33	\$363,679	\$0

The median value of owner-occupied housing in Benton County was \$189,000 in 2018-2022. Median rent was \$766. In 2022, 33 permits for housing construction were authorized in Benton 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 16.6% of owners and 24.5% 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 45 to 64.

HUD Income Limits, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$21,600	\$27,750
Very Low Income	\$36,000	\$45,000
Low Income	\$57,600	\$72,000

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$79,444	+/- \$4,092
Owner Occupied	\$87,393	+/- \$4,173
Renter Occupied	\$39,247	+/- \$4,166
Median Family Income	\$95,589	+/- \$5,495

^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	5,163	+/-256	100.0	NA
Less than \$50,000	164	+/-77	3.2	+/-1.5
\$50,000 to \$99,999	521	+/-111	10.1	+/-2.1
\$100,000 to \$299,999	3,227	+/-239	62.5	+/-3.6
\$300,000 to \$499,999	1,136	+/-158	22	+/-2.8
\$500,000 and above	115	+/-56	2.3	+/-1.1
Without Mortgage	3,308	+/-251	100.0	NA
Less than \$50,000	294	+/-99	8.9	+/-2.9
\$50,000 to \$99,999	521	+/-106	15.7	+/-3
\$100,000 to \$299,999	1,885	+/-329	57	+/-9.1
\$300,000 to \$499,999	474	+/-120	14.3	+/-3.4
\$500,000 and above	134	+/-63	4	+/-1.9

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

	Estimate	MOE
Owner Occupied Units	16.6%	NA
Renter Occupied Units	24.5%	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	5,163	+/-256	100.0	NA
Less than \$399	2	+/-19	0	+/-0.4
Between \$400 to \$599	0	+/-19	0	+/-0.5
Between \$600 to \$799	69	+/-31	1.3	+/-0.6
Between \$800 to \$999	230	+/-71	4.5	+/-1.4
Between \$1,000 to \$1,499	512	+/-107	9.9	+/-2.1
Between \$1,500 to \$1,999	2,036	+/-240	39.4	+/-3.6
Between \$2,000 to \$2,499	1,278	+/-135	24.8	+/-2.6
\$2,500 and above	867	+/-157	16.8	+/-2.9
Owner without Mortgage	3,308	+/-251	100.0	NA
Less than \$200	43	+/-40	1.3	+/-1.2
Between \$200 and \$399	547	+/-116	16.5	+/-3.4
Between \$400 and \$599	1,223	+/-185	37	+/-4.8
Between \$600 and \$999	1,212	+/-158	36.6	+/-4.3
\$1,000 and above	283	+/-125	8.5	+/-3.7
Renter	1,643	+/-228	100.0	NA
Less than \$300	69	+/-44	4.2	+/-2.6
Between \$300 and \$499	168	+/-59	10.2	+/-3.9
Between \$500 and \$799	542	+/-141	33	+/-6.8
Between \$800 and \$999	232	+/-90	14.1	+/-5.1
Between \$1,000 and \$1,499	332	+/-111	20.2	+/-6.1
\$1,500 and above	100	+/-84	6.1	+/-5.0

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	10,114	+/-222	100.0	NA
Living Alone	2,583	+/-256	25.5	+/-2.5
Owner Occupied	8,471	+/-265	100.0	NA
Family Households	6,225	+/-269	73.5	+/-2.2
Married-couple	5,469	+/-264	64.6	+/-2.4
Married-couple w/ Children ^a	2,044	+/-161	24.1	+/-1.7
Female Householder ^b	427	+/-120	5.0	+/-1.4
Female HH w/ Children ^{a,b}	228	+/-101	2.7	+/-1.2
Male Householder ^b	329	+/-105	3.9	+/-1.2
Male HH w/ Children ^{a,b}	221	+/-76	2.6	+/-0.9
Nonfamily Households ^c	2,246	+/-229	26.5	+/- 2.6
Renter Occupied	1,643	+/-228	100.0	NA
Family Households	672	+/-157	40.9	+/-7.7
Married-couple	374	+/-129	22.8	+/-7.2
Married-couple w/ Children ^a	78	+/-28	4.7	+/-1.6
Female Householder ^b	172	+/-69	10.5	+/-3.9
Female HH w/ Children ^{a,b}	147	+/-63	8.9	+/-3.6
Male Householder ^b	126	+/-55	7.7	+/-3.2
Male HH w/ Children ^{a,b}	121	+/-54	7.4	+/-3.1
Nonfamily Households ^c	971	+/-175	59.1	+/- 6.8

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

^c Includes Householders Living Alone

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

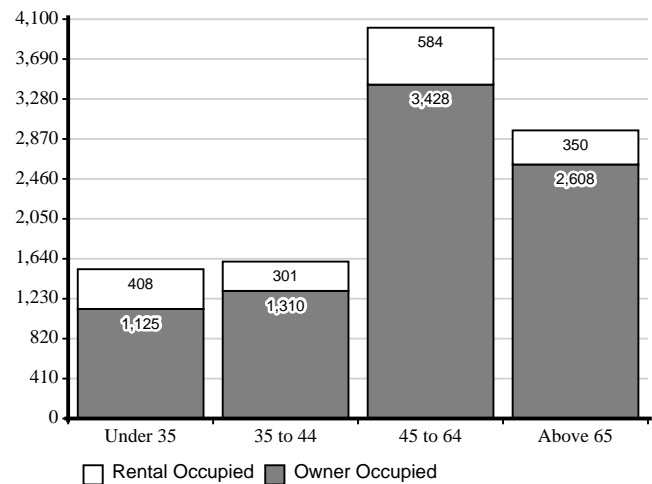
Opportunity Zones	1
New Market Tax Credit Areas	2

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	13,111	+/-323	NA	NA
Worked in state ^a	12,993	+/-319	99.1	+/-0.6
Worked in county ^a	5,574	+/-361	42.5	+/-2.5
Worked outside county ^a	7,419	+/-345	56.6	+/-2.4
Worked outside state ^a	118	+/-82	0.9	+/-0.6
Travel Time to Work				
Less than 14 minutes	3,776	+/-349	28.8	+/-2.6
15 to 29 minutes	3,894	+/-334	29.7	+/-2.4
30 to 44 minutes	3,474	+/-341	26.5	+/-2.5
More than 45 minutes	1,967	+/-259	15	+/-1.9

^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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