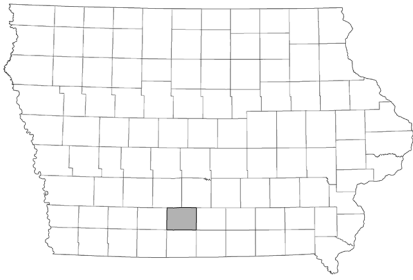


Data for Decision Makers



Clarke County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 4,321 housing units in Clarke County. Of this total, 2,810 were owner-occupied, 1,069 were renter-occupied, and 442 were vacant. Fewer housing units were counted in Clarke County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Clarke County is 1974. In Clarke 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 4.3% of all vacant units.

Housing Characteristics, 2018-2022¹

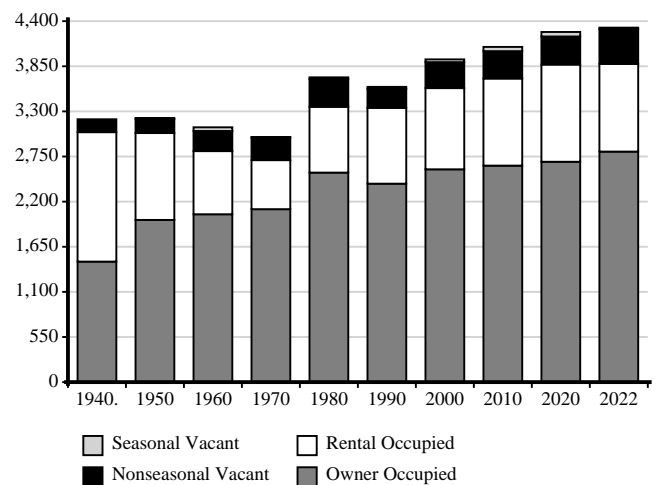
	Estimate	MOE
Total Housing Units	4,321	+/- 44
Vacant Units	442 (10.2%)	+/- 177 (4.1%)
Occupied Units	3,879 (89.8%)	+/- 176 (4.1%)
Owner-Occupied Units	2,810 (72.4%)	+/- 258 (6.0%)
Renter-Occupied Units	1,069 (27.6%)	+/- 242 (6.0%)
Median ^a Value ^b	\$127,200	+/- \$24,992
Median ^a Rent ^c	\$701	+/- \$246
Avg Household Size - Owner ^d	2.63	+/-0.16
Avg Household Size - Renter ^e	2.06	+/-0.35

^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	1974	+/-3
Owner Occupied	1972	+/-3
Renter Occupied	1976	+/-4

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



Contacts:

Regional Director

Chris Frelend
200 W 2nd Ave., Ste A
Indianola, IA 50125
cfreland@iastate.edu
515-961-6237

County Office

Carolyn White
709 Furnas Drive, Ste 1
Osceola, IA 50213
white2@iastate.edu
641-342-3316

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

Housing Characteristics

Clarke County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,879	+/-176	NA	NA
Owner Occupied	2,810	+/-258	100.0	NA
1-Unit ^a	2,651	+/-263	94.3	+/-3.6
2 to 4 Unit	3	+/-16	0.1	+/-0.6
5 or More Units	0	+/-30	0.0	+/-1.1
Mobile Home	156	+/-52	5.6	+/-1.8
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.5
Renter Occupied	1,069	+/-242	100.0	NA
1-Unit ^a	371	+/-157	34.7	+/-12.4
2 to 4 Unit	280	+/-168	26.2	+/-14.5
5 or More Units	364	+/-170	34.1	+/-13.9
Mobile Home	6	+/-8	0.6	+/-0.7
Boat, RV, Van etc.	48	+/-31	4.5	+/-2.7

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,879	+/-176	NA	NA
Owner Occupied	2,810	+/-258	100.0	NA
1 Bedroom ^a	116	+/-69	4.1	+/-2.4
2 Bedrooms	574	+/-180	20.4	+/-6.1
3 Bedrooms	1,571	+/-233	55.9	+/-6.5
4 or More	549	+/-173	19.5	+/-5.9
Renter Occupied	1,069	+/-242	100.0	NA
No Bedroom	18	+/-21	1.7	+/-1.9
1 Bedroom	459	+/-155	42.9	+/-10.8
2 Bedrooms	251	+/-134	23.5	+/-11.4
3 Bedrooms	324	+/-167	30.3	+/-14.0
4 or More	17	+/-18	1.6	+/-1.6

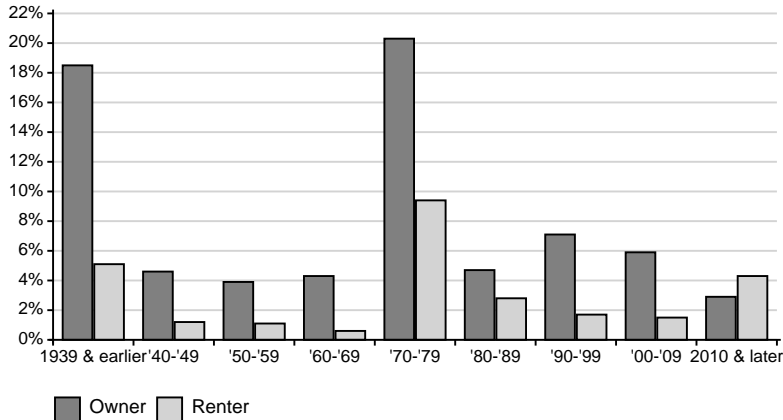
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	442	+/-177	NA	NA
For Rent	33	+/-47	7.5	+/-10.2
Rented, Not Occupied	0	+/-15	0.0	+/-3.4
For Sale	90	+/-87	20.4	+/-17.9
Sold, Not Occupied	0	+/-15	0.0	+/-3.4
Seasonal ^a	19	+/-21	4.3	+/-4.4
For Migrant Workers	0	+/-15	0.0	+/-3.4
Other	300	+/-154	67.9	+/-21.8

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Clarke 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	89	3	0	5	97	\$102,785	\$455,000
2000-2004	100	2	0	1	103	\$65,079	\$2,099,000
2005-2009	63	0	0	2	65	\$107,512	\$3,250,000
2010-2014	19	0	0	1	20	\$174,612	\$2,540,541
2015-2019	392	0	0	0	392	\$116,608	\$0
2020	109	0	0	0	109	\$128,025	\$0
2021	120	0	0	0	120	\$128,024	\$0

The median value of owner-occupied housing in Clarke County was \$127,200 in 2018-2022. Median rent was \$701. In 2022, 120 permits for housing construction were authorized in Clarke 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 17.4% of owners and 48.7% 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 35 to 44.

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	\$63,120	+/- \$4,981
Owner Occupied	\$76,271	+/- \$10,102
Renter Occupied	\$25,651	+/- \$18,026
Median Family Income	\$70,580	+/- \$8,692

^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	1,503	+/-261	100.0	NA
Less than \$50,000	78	+/-72	5.2	+/-4.7
\$50,000 to \$99,999	452	+/-199	30.1	+/-12.5
\$100,000 to \$299,999	740	+/-222	49.2	+/-10.7
\$300,000 to \$499,999	196	+/-85	13	+/-5.5
\$500,000 and above	37	+/-27	2.5	+/-1.7
Without Mortgage	1,307	+/-226	100.0	NA
Less than \$50,000	172	+/-72	13.2	+/-5
\$50,000 to \$99,999	383	+/-175	29.3	+/-10.3
\$100,000 to \$299,999	608	+/-196	46.5	+/-15.2
\$300,000 to \$499,999	98	+/-32	7.5	+/-2.7
\$500,000 and above	46	+/-35	3.6	+/-2.6

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

	Estimate	MOE
Owner Occupied Units	17.4%	NA
Renter Occupied Units	48.7%	NA

Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022²

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units				
Owner with Mortgage	1,503	+/-261	100.0	NA
Less than \$399	20	+/-34	1.3	+/-2.3
Between \$400 to \$599	0	+/-15	0	+/-1.6
Between \$600 to \$799	0	+/-15	0	+/-1.6
Between \$800 to \$999	120	+/-70	8	+/-4.5
Between \$1,000 to \$1,499	201	+/-101	13.4	+/-6.3
Between \$1,500 to \$1,999	625	+/-195	41.6	+/-9.9
Between \$2,000 to \$2,499	360	+/-147	24	+/-8.4
\$2,500 and above	160	+/-62	10.6	+/-3.7
Owner without Mortgage	1,307	+/-226	100.0	NA
Less than \$200	14	+/-14	1.1	+/-1.1
Between \$200 and \$399	280	+/-164	21.4	+/-10.5
Between \$400 and \$599	284	+/-89	21.7	+/-7.1
Between \$600 and \$999	650	+/-159	49.7	+/-10.5
\$1,000 and above	79	+/-42	6.1	+/-3.0
Renter	1,069	+/-242	100.0	NA
Less than \$300	123	+/-81	11.5	+/-7.6
Between \$300 and \$499	153	+/-128	14.3	+/-11.6
Between \$500 and \$799	277	+/-142	25.9	+/-11.8
Between \$800 and \$999	258	+/-116	24.1	+/-11.7
Between \$1,000 and \$1,499	200	+/-163	18.7	+/-13
\$1,500 and above	7	+/-22	0.7	+/-2.1

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	3,879	+/-176	100.0	NA
Living Alone	1,051	+/-184	27.1	+/-4.6
Owner Occupied	2,810	+/-258	100.0	NA
Family Households	2,147	+/-301	76.4	+/-8.1
Married-couple	1,767	+/-262	62.9	+/-7.3
Married-couple w/ Children ^a	516	+/-185	18.4	+/-6.4
Female Householder ^b	227	+/-159	8.1	+/-5.6
Female HH w/ Children ^{a,b}	171	+/-152	6.1	+/-5.4
Male Householder ^b	153	+/-120	5.4	+/-4.2
Male HH w/ Children ^{a,b}	113	+/-116	4.0	+/-4.1
Nonfamily Households ^c	663	+/-162	23.6	+/- 5.3
Renter Occupied	1,069	+/-242	100.0	NA
Family Households	473	+/-186	44.2	+/-14.2
Married-couple	259	+/-160	24.2	+/-13.9
Married-couple w/ Children ^a	154	+/-153	14.4	+/-13.9
Female Householder ^b	75	+/-56	7.0	+/-5.0
Female HH w/ Children ^{a,b}	50	+/-46	4.7	+/-4.2
Male Householder ^b	139	+/-103	13.0	+/-9.2
Male HH w/ Children ^{a,b}	139	+/-103	13.0	+/-9.2
Nonfamily Households ^c	596	+/-161	55.8	+/- 8.2

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	1

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

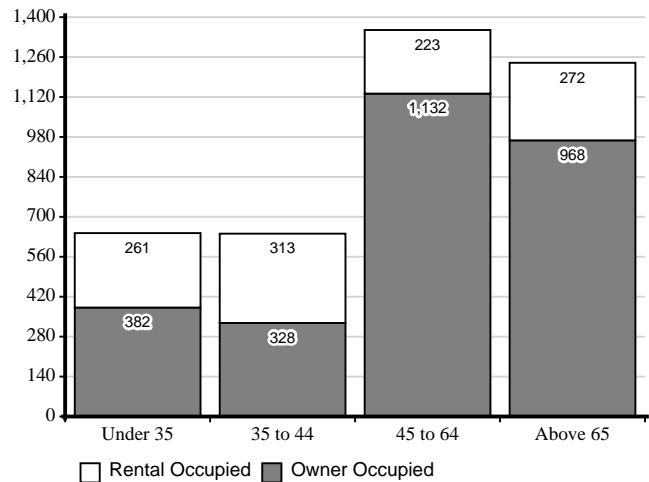
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,416	+/-253	NA	NA
Worked in state ^a	4,399	+/-254	99.6	+/-0.3
Worked in county ^a	3,057	+/-352	69.2	+/-5.7
Worked outside county ^a	1,342	+/-239	30.4	+/-5.7
Worked outside state ^a	17	+/-14	0.4	+/-0.3

Travel Time to Work

Less than 14 minutes	2,323	+/-375	52.6	+/-7.9
15 to 29 minutes	442	+/-102	10	+/-2.2
30 to 44 minutes	446	+/-172	10.1	+/-3.9
More than 45 minutes	1,210	+/-251	27.4	+/-5.5

^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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