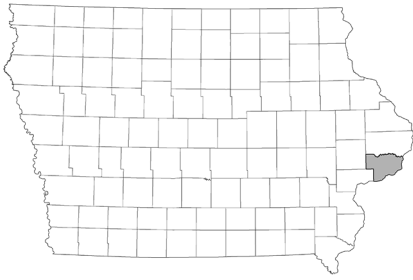


Data for Decision Makers



Scott County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 77,613 housing units in Scott County. Of this total, 49,363 were owner-occupied, 22,073 were renter-occupied, and 6,177 were vacant. Fewer housing units were counted in Scott County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Scott County is 1972. In Scott 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 12.4% of all vacant units.

Housing Characteristics, 2018-2022¹

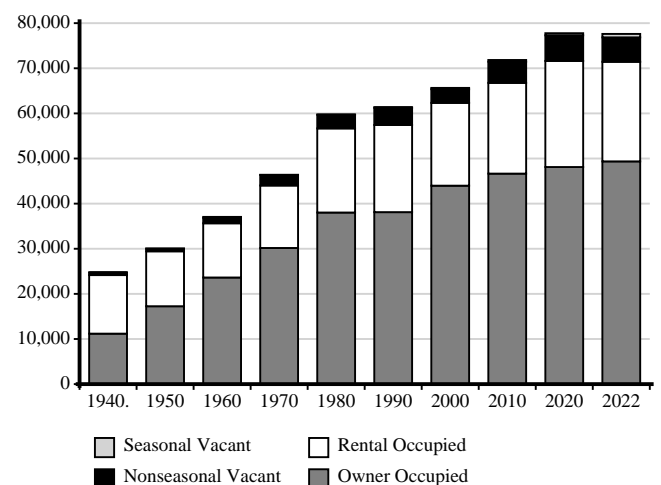
	Estimate	MOE
Total Housing Units	77,613	+/- 127
Vacant Units	6,177 (8.0%)	+/- 634 (0.8%)
Occupied Units	71,436 (92.0%)	+/- 665 (0.8%)
Owner-Occupied Units	49,363 (69.1%)	+/- 975 (1.3%)
Renter-Occupied Units	22,073 (30.9%)	+/- 1,004 (1.3%)
Median ^a Value ^b	\$198,000	+/- \$4,217
Median ^a Rent ^c	\$919	+/- \$22
Avg Household Size - Owner ^d	2.5	+/-0.03
Avg Household Size - Renter ^e	2.16	+/-0.07

^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	1972	+/-2
Owner Occupied	1972	+/-2
Renter Occupied	1974	+/-2

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



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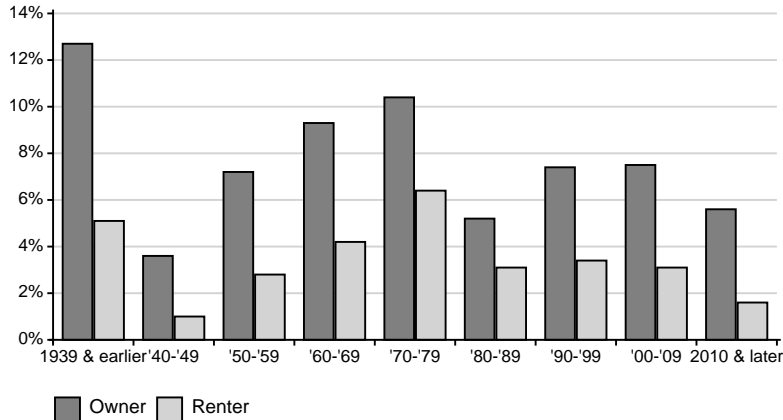
<http://indicators.extension.iastate.edu>

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	71,436	+/-665	NA	NA
Owner Occupied	49,363	+/-975	100.0	NA
1-Unit ^a	46,687	+/-1,062	94.6	+/-1.1
2 to 4 Unit	375	+/-102	0.8	+/-0.2
5 or More Units	873	+/-213	1.8	+/-0.4
Mobile Home	1,385	+/-274	2.8	+/-0.6
Boat, RV, Van etc.	43	+/-54	0.1	+/-0.1
Renter Occupied	22,073	+/-1,004	100.0	NA
1-Unit ^a	7,325	+/-664	33.2	+/-2.6
2 to 4 Unit	3,236	+/-412	14.7	+/-1.7
5 or More Units	11,344	+/-830	51.4	+/-2.9
Mobile Home	168	+/-91	0.8	+/-0.4
Boat, RV, Van etc.	0	+/-24	0.0	+/-0.1

^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	71,436	+/-665	NA	NA
Owner Occupied	49,363	+/-975	100.0	NA
1 Bedroom ^a	867	+/-230	1.8	+/-0.5
2 Bedrooms	9,402	+/-541	19.0	+/-1.0
3 Bedrooms	22,630	+/-848	45.8	+/-1.5
4 or More	16,464	+/-787	33.4	+/-1.5
Renter Occupied	22,073	+/-1,004	100.0	NA
No Bedroom	1,063	+/-248	4.8	+/-1.1
1 Bedroom	6,029	+/-504	27.3	+/-1.9
2 Bedrooms	9,636	+/-831	43.7	+/-3.2
3 Bedrooms	3,939	+/-561	17.8	+/-2.4
4 or More	1,406	+/-271	6.4	+/-1.2

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

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	6,177	+/-634	NA	NA
For Rent	1,602	+/-332	25.9	+/-4.7
Rented, Not Occupied	122	+/-79	2.0	+/-1.3
For Sale	576	+/-206	9.3	+/-3.2
Sold, Not Occupied	291	+/-158	4.7	+/-2.5
Seasonal ^a	767	+/-217	12.4	+/-3.3
For Migrant Workers	0	+/-24	0.0	+/-0.4
Other	2,819	+/-415	45.6	+/-4.8

^aFor Seasonal, Recreational, or Occasional Use

Authorized Housing Construction Permits in Scott 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	2,081	28	7	64	2,180	\$120,817	\$397,886
2000-2004	2,233	24	12	67	2,336	\$150,483	\$768,519
2005-2009	1,450	18	8	45	1,521	\$182,019	\$1,097,087
2010-2014	1,815	9	0	20	1,844	\$189,269	\$858,508
2015-2019	1,794	0	2	36	1,832	\$226,445	\$0
2020	342	0	6	3	351	\$227,411	\$5,641,333
2021	307	6	17	5	335	\$279,283	\$882,000

The median value of owner-occupied housing in Scott County was \$198,000 in 2018-2022. Median rent was \$919. In 2022, 335 permits for housing construction were authorized in Scott 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 15.8% of owners and 42.1% 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	\$20,500	\$27,750
Very Low Income	\$34,150	\$42,650
Low Income	\$54,600	\$68,250

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$72,792	+/- \$1,910
Owner Occupied	\$93,962	+/- \$3,057
Renter Occupied	\$39,195	+/- \$3,197
Median Family Income	\$94,696	+/- \$3,301

^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	32,455	+/-861	100.0	NA
Less than \$50,000	948	+/-268	2.9	+/-0.8
\$50,000 to \$99,999	3,029	+/-386	9.3	+/-1.1
\$100,000 to \$299,999	18,929	+/-946	58.3	+/-2.1
\$300,000 to \$499,999	7,102	+/-495	21.9	+/-1.6
\$500,000 and above	2,447	+/-344	7.6	+/-1.0
Without Mortgage	16,908	+/-666	100.0	NA
Less than \$50,000	1,443	+/-294	8.5	+/-1.7
\$50,000 to \$99,999	1,801	+/-260	10.7	+/-1.4
\$100,000 to \$299,999	9,683	+/-771	57.3	+/-4.1
\$300,000 to \$499,999	3,152	+/-371	18.6	+/-2.1
\$500,000 and above	829	+/-177	4.8	+/-1.0

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

	Estimate	MOE
Owner Occupied Units	15.8%	NA
Renter Occupied Units	42.1%	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	32,455	+/-861	100.0	NA
Less than \$399	73	+/-49	0.2	+/-0.2
Between \$400 to \$599	117	+/-61	0.4	+/-0.2
Between \$600 to \$799	418	+/-167	1.3	+/-0.5
Between \$800 to \$999	1,653	+/-252	5.1	+/-0.8
Between \$1,000 to \$1,499	3,174	+/-402	9.8	+/-1.2
Between \$1,500 to \$1,999	10,714	+/-719	33	+/-1.9
Between \$2,000 to \$2,499	7,953	+/-609	24.5	+/-1.7
\$2,500 and above	5,998	+/-592	18.4	+/-1.8
Owner without Mortgage	16,908	+/-666	100.0	NA
Less than \$200	287	+/-137	1.7	+/-0.8
Between \$200 and \$399	2,562	+/-388	15.2	+/-2.2
Between \$400 and \$599	5,842	+/-477	34.6	+/-2.6
Between \$600 and \$999	6,491	+/-419	38.4	+/-2.2
\$1,000 and above	1,726	+/-283	10.2	+/-1.6
Renter	22,073	+/-1,004	100.0	NA
Less than \$300	566	+/-188	2.6	+/-0.8
Between \$300 and \$499	987	+/-234	4.5	+/-1.1
Between \$500 and \$799	5,602	+/-485	25.4	+/-2.1
Between \$800 and \$999	5,705	+/-623	25.8	+/-2.6
Between \$1,000 and \$1,499	5,753	+/-617	26.1	+/-2.5
\$1,500 and above	2,598	+/-463	11.9	+/-2.0

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	71,436	+/-665	100.0	NA
Living Alone	21,971	+/-762	30.8	+/-1.0
Owner Occupied	49,363	+/-975	100.0	NA
Family Households	34,754	+/-891	70.4	+/-1.2
Married-couple	29,575	+/-836	59.9	+/-1.2
Married-couple w/ Children ^a	11,133	+/-675	22.6	+/-1.3
Female Householder ^b	3,433	+/-475	7.0	+/-1.0
Female HH w/ Children ^{a,b}	1,506	+/-327	3.1	+/-0.7
Male Householder ^b	1,746	+/-303	3.5	+/-0.6
Male HH w/ Children ^{a,b}	1,025	+/-278	2.1	+/-0.6
Nonfamily Households ^c	14,609	+/-767	29.6	+/- 1.4
Renter Occupied	22,073	+/-1,004	100.0	NA
Family Households	9,544	+/-725	43.2	+/-3.3
Married-couple	3,819	+/-512	17.3	+/-2.3
Married-couple w/ Children ^a	1,761	+/-304	8.0	+/-1.4
Female Householder ^b	4,519	+/-493	20.5	+/-2.2
Female HH w/ Children ^{a,b}	3,282	+/-436	14.9	+/-2.0
Male Householder ^b	1,206	+/-250	5.5	+/-1.1
Male HH w/ Children ^{a,b}	759	+/-221	3.4	+/-1.0
Nonfamily Households ^c	12,529	+/-735	56.8	+/- 3.3

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

^c Includes Householders Living Alone

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

Opportunity Zones	2
New Market Tax Credit Areas	17

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

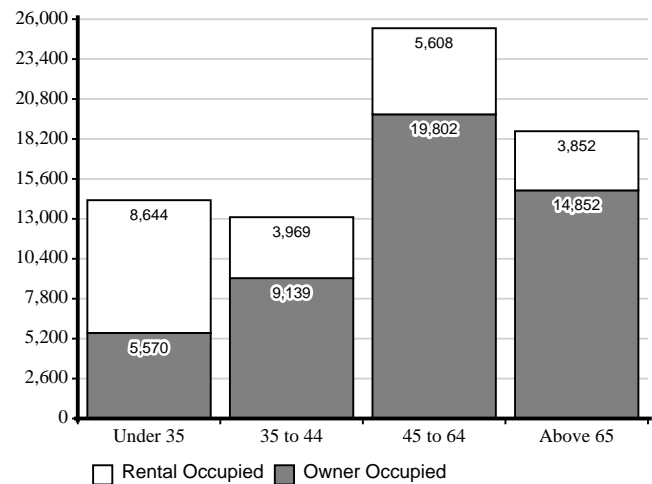
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	85,855	+/-1,168	NA	NA
Worked in state ^a	68,877	+/-1416	80.2	+/-1.1
Worked in county ^a	64,417	+/-1370	75	+/-1.1
Worked outside county ^a	4,460	+/-426	5.2	+/-0.5
Worked outside state ^a	16,978	+/-896	19.8	+/-1.1

Travel Time to Work

Less than 14 minutes	29,105	+/-1,360	33.9	+/-0.5
15 to 29 minutes	42,584	+/-1,183	49.6	+/-0.7
30 to 44 minutes	8,500	+/-630	9.9	+/-0.7
More than 45 minutes	5,666	+/-740	6.6	+/-0.9

^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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