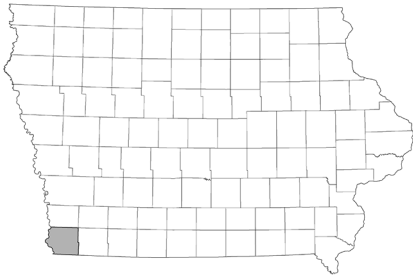


Data for Decision Makers



Fremont County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 3,144 housing units in Fremont County. Of this total, 2,136 were owner-occupied, 600 were renter-occupied, and 408 were vacant. More housing units were counted in Fremont County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Fremont County is 1958. In Fremont 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 6.4% of all vacant units.

Housing Characteristics, 2018-2022¹

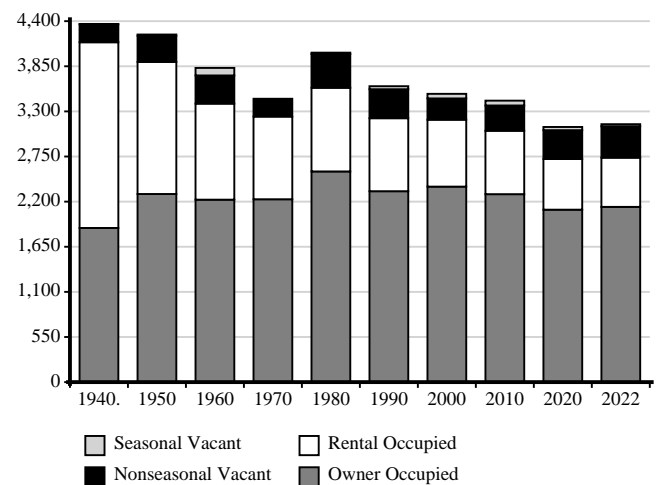
	Estimate	MOE
Total Housing Units	3,144	+/- 32
Vacant Units	408 (13.0%)	+/- 85 (2.7%)
Occupied Units	2,736 (87.0%)	+/- 86 (2.7%)
Owner-Occupied Units	2,136 (78.1%)	+/- 94 (2.8%)
Renter-Occupied Units	600 (21.9%)	+/- 81 (2.8%)
Median ^a Value ^b	\$140,400	+/- \$11,245
Median ^a Rent ^c	\$709	+/- \$78
Avg Household Size - Owner ^d	2.42	+/-0.1
Avg Household Size - Renter ^c	2.25	+/-0.22

^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	1958	+/-5
Owner Occupied	1959	+/-5
Renter Occupied	1955	+/-7

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	2,736	+/-86	NA	NA
Owner Occupied	2,136	+/-94	100.0	NA
1-Unit ^a	2,105	+/-99	98.5	+/-1.6
2 to 4 Unit	0	+/-21	0.0	+/-1.0
5 or More Units	0	+/-30	0.0	+/-1.4
Mobile Home	31	+/-18	1.5	+/-0.8
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.7
Renter Occupied	600	+/-81	100.0	NA
1-Unit ^a	393	+/-72	65.5	+/-8.2
2 to 4 Unit	126	+/-35	21.0	+/-5.1
5 or More Units	61	+/-30	10.2	+/-4.8
Mobile Home	18	+/-15	3.0	+/-2.5
Boat, RV, Van etc.	2	+/-4	0.3	+/-0.7

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	2,736	+/-86	NA	NA
Owner Occupied	2,136	+/-94	100.0	NA
1 Bedroom ^a	65	+/-31	3.0	+/-1.4
2 Bedrooms	475	+/-81	22.2	+/-3.7
3 Bedrooms	966	+/-105	45.2	+/-4.5
4 or More	630	+/-94	29.5	+/-4.2
Renter Occupied	600	+/-81	100.0	NA
No Bedroom	11	+/-10	1.8	+/-1.6
1 Bedroom	108	+/-39	18.0	+/-6.0
2 Bedrooms	215	+/-55	35.8	+/-7.8
3 Bedrooms	158	+/-50	26.3	+/-7.5
4 or More	108	+/-46	18.0	+/-7.3

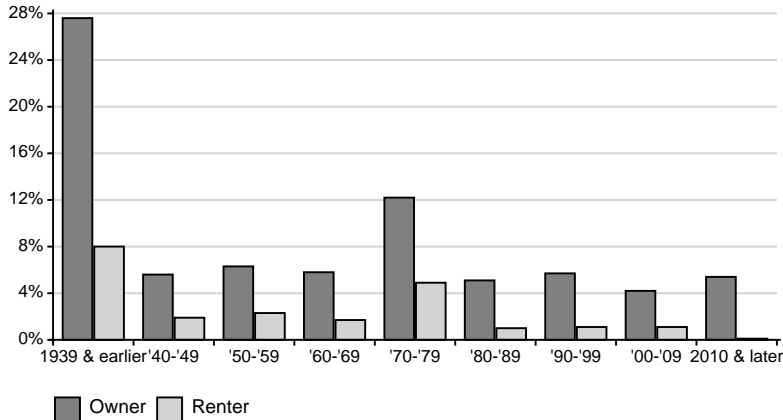
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	408	+/-85	NA	NA
For Rent	13	+/-14	3.2	+/-3.4
Rented, Not Occupied	0	+/-15	0.0	+/-3.7
For Sale	13	+/-14	3.2	+/-3.4
Sold, Not Occupied	28	+/-19	6.9	+/-4.4
Seasonal ^a	26	+/-23	6.4	+/-5.5
For Migrant Workers	0	+/-15	0.0	+/-3.7
Other	328	+/-86	80.4	+/-12.8

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Fremont County, 1995-2021³

Permit Year	Single Family	Duplex	Tri/Four-plex	Multi-Family	Total Units	Per Unit Valuation ⁺	
	Units	Units	Units	Units		Single Family	Multi-Family
1995-1999	46	0	0	0	46	\$80,423	\$nan
2000-2004	85	0	0	0	85	\$127,754	\$0
2005-2009	70	0	0	0	70	\$179,742	\$0
2010-2014	55	0	0	0	55	\$187,125	\$0
2015-2019	41	0	0	0	41	\$237,144	\$0
2020	13	0	0	0	13	\$299,931	\$0
2021	11	0	0	0	11	\$265,253	\$0

The median value of owner-occupied housing in Fremont County was \$140,400 in 2018-2022. Median rent was \$709. In 2022, 11 permits for housing construction were authorized in Fremont 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 18.4% of owners and 20.8% 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	\$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	\$69,375	+/- \$4,700
Owner Occupied	\$74,796	+/- \$4,898
Renter Occupied	\$48,676	+/- \$13,912
Median Family Income	\$83,844	+/- \$4,112

^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	1,158	+/-89	100.0	NA
Less than \$50,000	85	+/-33	7.3	+/-2.9
\$50,000 to \$99,999	218	+/-55	18.8	+/-4.8
\$100,000 to \$299,999	695	+/-85	60	+/-4.9
\$300,000 to \$499,999	130	+/-43	11.2	+/-3.6
\$500,000 and above	30	+/-22	2.6	+/-1.9
Without Mortgage	978	+/-90	100.0	NA
Less than \$50,000	147	+/-53	15	+/-5.1
\$50,000 to \$99,999	188	+/-45	19.2	+/-4.5
\$100,000 to \$299,999	494	+/-115	50.5	+/-10.6
\$300,000 to \$499,999	72	+/-29	7.4	+/-3
\$500,000 and above	77	+/-44	7.9	+/-4.4

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

	Estimate	MOE
Owner Occupied Units	18.4%	NA
Renter Occupied Units	20.8%	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	1,158	+/-89	100.0	NA
Less than \$399	1	+/-15	0.1	+/-1.3
Between \$400 to \$599	0	+/-15	0	+/-2.1
Between \$600 to \$799	78	+/-34	6.7	+/-3.1
Between \$800 to \$999	98	+/-35	8.5	+/-3
Between \$1,000 to \$1,499	168	+/-49	14.5	+/-4
Between \$1,500 to \$1,999	439	+/-76	37.9	+/-6.3
Between \$2,000 to \$2,499	152	+/-39	13.1	+/-3.3
\$2,500 and above	201	+/-80	17.4	+/-6.8
Owner without Mortgage	978	+/-90	100.0	NA
Less than \$200	27	+/-14	2.8	+/-1.4
Between \$200 and \$399	293	+/-62	30	+/-5.6
Between \$400 and \$599	298	+/-74	30.5	+/-7
Between \$600 and \$999	306	+/-71	31.3	+/-6.6
\$1,000 and above	54	+/-30	5.5	+/-3.0
Renter	600	+/-81	100.0	NA
Less than \$300	33	+/-22	5.5	+/-3.7
Between \$300 and \$499	58	+/-19	9.7	+/-3.2
Between \$500 and \$799	213	+/-56	35.5	+/-7.8
Between \$800 and \$999	119	+/-40	19.8	+/-6.5
Between \$1,000 and \$1,499	93	+/-50	15.5	+/-7.6
\$1,500 and above	3	+/-26	0.5	+/-4.3

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	2,736	+/-86	100.0	NA
Living Alone	776	+/-119	28.4	+/-4.3
Owner Occupied	2,136	+/-94	100.0	NA
Family Households	1,451	+/-106	67.9	+/-4.0
Married-couple	1,257	+/-114	58.8	+/-4.7
Married-couple w/ Children ^a	382	+/-72	17.9	+/-3.3
Female Householder ^b	126	+/-46	5.9	+/-2.1
Female HH w/ Children ^{a,b}	72	+/-36	3.4	+/-1.7
Male Householder ^b	68	+/-28	3.2	+/-1.3
Male HH w/ Children ^{a,b}	32	+/-14	1.5	+/-0.7
Nonfamily Households ^c	685	+/-105	32.1	+/- 4.7
Renter Occupied	600	+/-81	100.0	NA
Family Households	282	+/-67	47.0	+/-9.2
Married-couple	216	+/-62	36.0	+/-9.1
Married-couple w/ Children ^a	93	+/-45	15.5	+/-7.2
Female Householder ^b	46	+/-26	7.7	+/-4.2
Female HH w/ Children ^{a,b}	37	+/-26	6.2	+/-4.3
Male Householder ^b	20	+/-16	3.3	+/-2.6
Male HH w/ Children ^{a,b}	2	+/-4	0.3	+/-0.7
Nonfamily Households ^c	318	+/-62	53.0	+/- 7.5

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

^c Includes Householders Living Alone

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

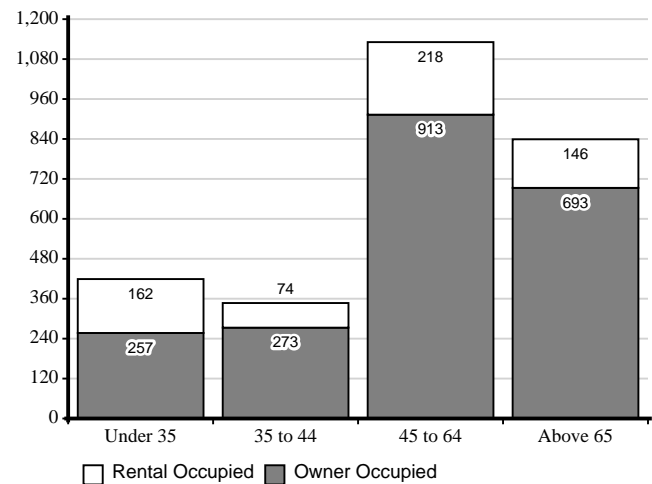
Opportunity Zones	0
New Market Tax Credit Areas	0

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	3,089	+/-139	NA	NA
Worked in state ^a	2,376	+/-121	76.9	+/-3.1
Worked in county ^a	1,606	+/-144	52	+/-3.9
Worked outside county ^a	770	+/-115	24.9	+/-3.9
Worked outside state ^a	713	+/-108	23.1	+/-3.1
Travel Time to Work				
Less than 14 minutes	1,242	+/-150	40.2	+/-4.5
15 to 29 minutes	883	+/-126	28.6	+/-3.9
30 to 44 minutes	442	+/-87	14.3	+/-2.7
More than 45 minutes	519	+/-93	16.8	+/-2.9

^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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