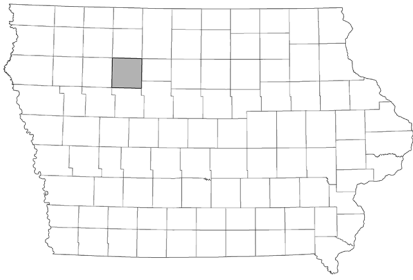


# Data for Decision Makers



## Pocahontas County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 3,663 housing units in Pocahontas County. Of this total, 2,418 were owner-occupied, 665 were renter-occupied, and 580 were vacant. More housing units were counted in Pocahontas County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Pocahontas County is 1952. In Pocahontas 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 1.4% of all vacant units.

Housing Characteristics, 2018-2022<sup>1</sup>

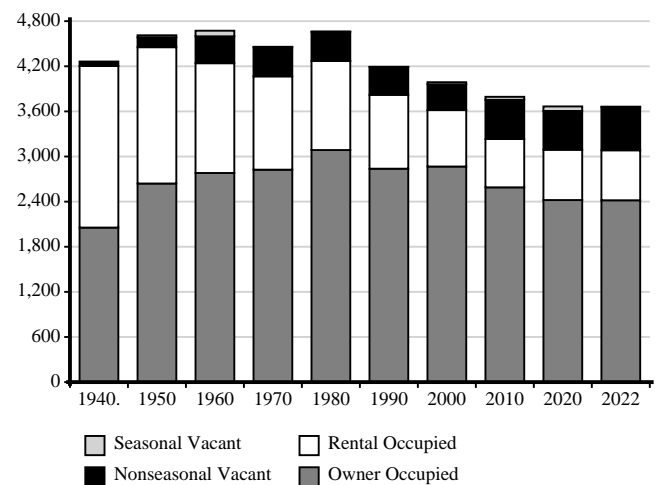
	Estimate	MOE
Total Housing Units	3,663	+/- 36
Vacant Units	580 (15.8%)	+/- 95 (2.6%)
Occupied Units	3,083 (84.2%)	+/- 96 (2.6%)
Owner-Occupied Units	2,418 (78.4%)	+/- 126 (3.3%)
Renter-Occupied Units	665 (21.6%)	+/- 104 (3.3%)
Median <sup>a</sup> Value <sup>b</sup>	\$90,400	+/- \$5,872
Median <sup>a</sup> Rent <sup>c</sup>	\$735	+/- \$47
Avg Household Size - Owner <sup>d</sup>	2.33	+/-0.09
Avg Household Size - Renter <sup>c</sup>	1.95	+/-0.23

<sup>a</sup>Median is the middle value of a distribution <sup>b</sup>Median value of owner-occupied units, <sup>c</sup>Median gross rent of renter-occupied units, <sup>d</sup>Owner-occupied units, <sup>e</sup>Renter-occupied units

Median<sup>a</sup> Year Built by Tenure, 2018-2022<sup>1</sup>

	Estimate	MOE
Median Year Built	1952	+/-3
Owner Occupied	1952	+/-3
Renter Occupied	1952	+/-7

Number of Housing Units, 1940-2022<sup>1,2</sup>



### Contacts:

#### Regional Director

Michelle Sackville  
822 Central Ave., Ste 102  
Fort Dodge, IA 50501  
sackvill@iastate.edu  
515-576-2119

#### County Office

Erica Svuba  
305 N Main St, PO Box 209  
Pocahontas, IA 50574  
esvuba@iastate.edu  
712-335-3103

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

# Housing Characteristics

# Pocahontas County

**Occupied Housing Units By Structure Type, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,083	+/-96	NA	NA
Owner Occupied	2,418	+/-126	100.0	NA
1-Unit <sup>a</sup>	2,324	+/-126	96.1	+/-1.4
2 to 4 Unit	7	+/-6	0.3	+/-0.3
5 or More Units	33	+/-49	1.4	+/-2.0
Mobile Home	54	+/-39	2.2	+/-1.6
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.6
Renter Occupied	665	+/-104	100.0	NA
1-Unit <sup>a</sup>	511	+/-102	76.8	+/-9.6
2 to 4 Unit	96	+/-28	14.4	+/-3.6
5 or More Units	50	+/-28	7.5	+/-4.0
Mobile Home	8	+/-14	1.2	+/-2.1
Boat, RV, Van etc.	0	+/-15	0.0	+/-2.3

<sup>a</sup>Includes Unattached and Attached Units

**Housing Units by Number of Bedrooms and Tenure, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,083	+/-96	NA	NA
Owner Occupied	2,418	+/-126	100.0	NA
1 Bedroom <sup>a</sup>	95	+/-53	3.9	+/-2.2
2 Bedrooms	557	+/-86	23.0	+/-3.3
3 Bedrooms	1,014	+/-139	41.9	+/-5.3
4 or More	752	+/-106	31.1	+/-4.1
Renter Occupied	665	+/-104	100.0	NA
No Bedroom	30	+/-12	4.5	+/-1.7
1 Bedroom	96	+/-38	14.4	+/-5.2
2 Bedrooms	240	+/-76	36.1	+/-9.9
3 Bedrooms	178	+/-61	26.8	+/-8.2
4 or More	121	+/-52	18.2	+/-7.3

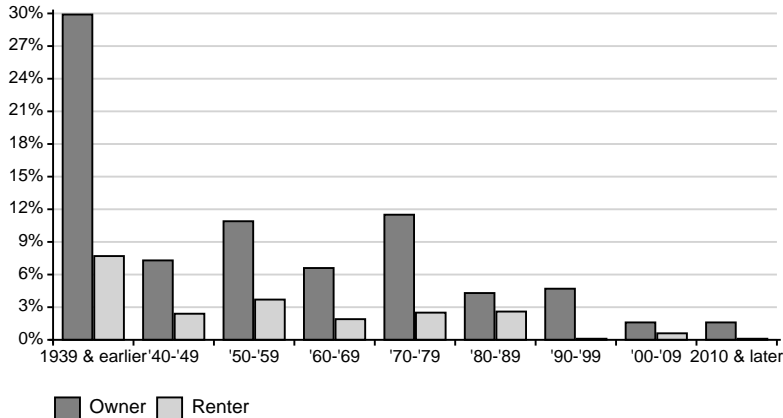
<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

**Status of Vacant Housing Units, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	580	+/-95	NA	NA
For Rent	49	+/-35	8.4	+/-5.9
Rented, Not Occupied	1	+/-2	0.2	+/-0.3
For Sale	34	+/-35	5.9	+/-6.0
Sold, Not Occupied	31	+/-22	5.3	+/-3.7
Seasonal <sup>a</sup>	8	+/-8	1.4	+/-1.4
For Migrant Workers	0	+/-15	0.0	+/-2.6
Other	457	+/-90	78.8	+/-8.6

<sup>a</sup>For Seasonal, Recreational, or Occasional Use

**Percent of Housing Units by Year Built and by Tenure, 2018-2022<sup>1</sup>**



**Authorized Housing Construction Permits in Pocahontas County, 1995-2021<sup>3</sup>**

Permit Year	Single Family Units	Duplex Units	Tri/Four-plex Units	Multi-Family Units	Total Units	Per Unit Valuation <sup>+</sup>	
						Single Family	Multi-Family
1995-1999	44	0	0	2	46	\$63,693	\$533,943
2000-2004	23	0	0	0	23	\$138,478	\$0
2005-2009	19	0	0	0	19	\$183,947	\$0
2010-2014	13	0	0	0	13	\$189,615	\$0
2015-2019	6	0	0	0	6	\$266,667	\$0
2020	1	0	0	0	1	\$285,000	\$0
2021	0	0	0	0	0	\$nan	\$0

The median value of owner-occupied housing in Pocahontas County was \$90,400 in 2018-2022. Median rent was \$735. In 2022, 0 permits for housing construction were authorized in Pocahontas 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 12.1% of owners and 35.0% 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, 2022<sup>4</sup>**

	2 Person Family	4 Person Family
Extremely Low Income	\$19,400	\$27,750
Very Low Income	\$32,250	\$40,300
Low Income	\$51,600	\$64,500

**Median<sup>a</sup> Household Income by Tenure 2018-2022<sup>1</sup>**

	Estimate	MOE
Median Household Income	\$61,434	+/- \$3,811
Owner Occupied	\$68,355	+/- \$5,860
Renter Occupied	\$44,432	+/- \$9,730
Median Family Income	\$82,009	+/- \$7,707

<sup>a</sup>Median is the middle value of a distribution

**Housing Values for Owner Occupied Housing Units with Mortgage and without Mortgage, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner Occupied Units	1,031	+/-122	100.0	NA
With Mortgage	1,031	+/-122	100.0	NA
Less than \$50,000	230	+/-55	22.3	+/-4.8
\$50,000 to \$99,999	247	+/-60	24	+/-5.1
\$100,000 to \$299,999	497	+/-98	48.2	+/-6.7
\$300,000 to \$499,999	51	+/-21	4.9	+/-2.1
\$500,000 and above	6	+/-22	0.6	+/-2.1
Without Mortgage	1,387	+/-115	100.0	NA
Less than \$50,000	447	+/-71	32.2	+/-4.5
\$50,000 to \$99,999	445	+/-86	32.1	+/-5.4
\$100,000 to \$299,999	390	+/-109	28.1	+/-7.4
\$300,000 to \$499,999	59	+/-30	4.3	+/-2.1
\$500,000 and above	46	+/-28	3.3	+/-2.0

**Percent of Households Spending 30% or More of Household Income on Monthly Owner or Renter Costs, 2018-2022<sup>1</sup>**

	Estimate	MOE
Owner Occupied Units	12.1%	NA
Renter Occupied Units	35.0%	NA

**Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	1,031	+/-122	100.0	NA
Owner with Mortgage	1,031	+/-122	100.0	NA
Less than \$399	0	+/-21	0	+/-2.0
Between \$400 to \$599	4	+/-6	0.4	+/-0.6
Between \$600 to \$799	70	+/-33	6.8	+/-3.2
Between \$800 to \$999	150	+/-47	14.5	+/-4.1
Between \$1,000 to \$1,499	132	+/-45	12.8	+/-4
Between \$1,500 to \$1,999	402	+/-90	39	+/-6.8
Between \$2,000 to \$2,499	164	+/-49	15.9	+/-4.1
\$2,500 and above	97	+/-40	9.4	+/-3.7
Owner without Mortgage	1,387	+/-115	100.0	NA
Less than \$200	84	+/-37	6.1	+/-2.5
Between \$200 and \$399	574	+/-82	41.4	+/-4.6
Between \$400 and \$599	415	+/-71	29.9	+/-4.3
Between \$600 and \$999	236	+/-59	17	+/-4.1
\$1,000 and above	78	+/-35	5.6	+/-2.5
Renter	665	+/-104	100.0	NA
Less than \$300	4	+/-7	0.6	+/-1
Between \$300 and \$499	84	+/-33	12.6	+/-5
Between \$500 and \$799	299	+/-94	45	+/-10.9
Between \$800 and \$999	104	+/-48	15.6	+/-6.9
Between \$1,000 and \$1,499	29	+/-22	4.4	+/-3.4
\$1,500 and above	27	+/-28	4.1	+/-4.2

# Demographics

# Pocahontas County

**Households and Families by Type by Tenure, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	3,083	+/-96	100.0	NA
Living Alone	1,062	+/-120	34.4	+/-3.7
Owner Occupied	2,418	+/-126	100.0	NA
Family Households	1,585	+/-131	65.6	+/-4.2
Married-couple	1,352	+/-126	55.9	+/-4.3
Married-couple w/ Children <sup>a</sup>	370	+/-66	15.3	+/-2.6
Female Householder <sup>b</sup>	169	+/-58	7.0	+/-2.4
Female HH w/ Children <sup>a,b</sup>	104	+/-50	4.3	+/-2.1
Male Householder <sup>b</sup>	64	+/-29	2.6	+/-1.2
Male HH w/ Children <sup>a,b</sup>	38	+/-20	1.6	+/-0.8
Nonfamily Households <sup>c</sup>	833	+/-111	34.4	+/- 4.2
Renter Occupied	665	+/-104	100.0	NA
Family Households	220	+/-62	33.1	+/-7.8
Married-couple	165	+/-53	24.8	+/-7.0
Married-couple w/ Children <sup>a</sup>	68	+/-29	10.2	+/-4.1
Female Householder <sup>b</sup>	44	+/-25	6.6	+/-3.6
Female HH w/ Children <sup>a,b</sup>	30	+/-21	4.5	+/-3.1
Male Householder <sup>b</sup>	11	+/-13	1.7	+/-1.9
Male HH w/ Children <sup>a,b</sup>	9	+/-13	1.4	+/-1.9
Nonfamily Households <sup>c</sup>	445	+/-102	66.9	+/- 11.2

<sup>a</sup> with Own Children, <sup>b</sup> No Spouse Present,

<sup>c</sup> Includes Householders Living Alone

## Opportunity Zones & New Market Tax Credit Eligible Areas in Pocahontas County<sup>5,6</sup>

Opportunity Zones	1
New Market Tax Credit Areas	1

**Place of Work and Travel Time to Work, 2018-2022<sup>1</sup>**

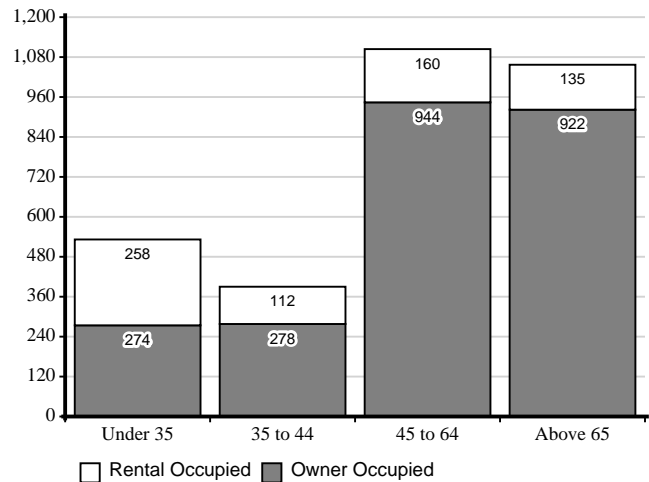
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	3,283	+/-154	NA	NA
Worked in state <sup>a</sup>	3,249	+/-157	99	+/-0.7
Worked in county <sup>a</sup>	2,146	+/-177	65.4	+/-4
Worked outside county <sup>a</sup>	1,103	+/-134	33.6	+/-3.9
Worked outside state <sup>a</sup>	34	+/-22	1	+/-0.7

### Travel Time to Work

Less than 14 minutes	1,605	+/-162	48.9	+/-4.4
15 to 29 minutes	857	+/-130	26.1	+/-3.8
30 to 44 minutes	515	+/-98	15.7	+/-2.9
More than 45 minutes	309	+/-86	9.4	+/-2.6

<sup>a</sup> of residence

**Householder Age by Tenure, 2018-2022<sup>1</sup>**



## Information in this document was derived from:

- <sup>1</sup> U.S. Census Bureau; American Community Survey, 5-year Estimates (2018-2022)
  - <sup>2</sup> U.S. Census Bureau; Decennial Census (1940-2020)
  - <sup>3</sup> U.S. Census Bureau; Building Permits Survey
  - <sup>4</sup> Department of Housing and Urban Development (HUD); Income Limits
  - <sup>5</sup> Internal Revenue Service (IRS) & U.S. Department of the Treasury, CDFI Fund; Qualified Opportunity Zones (QOZs)
  - <sup>6</sup> U.S. Department of the Treasury, CDFI Fund; New Market Tax Credit (NMTC) Program
- <sup>+</sup> 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

This institution is an equal opportunity provider. For the full non-discrimination statement or accommodation inquiries, go to [www.extension.iastate.edu/diversity/ext](http://www.extension.iastate.edu/diversity/ext).