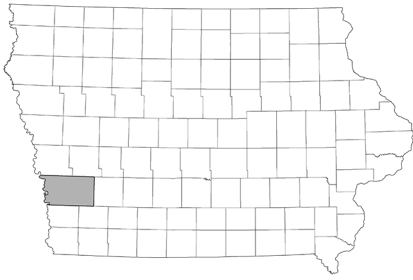


Data for Decision Makers



Pottawattamie County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 39,914 housing units in Pottawattamie County. Of this total, 25,868 were owner-occupied, 11,294 were renter-occupied, and 2,752 were vacant. Fewer housing units were counted in Pottawattamie County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Pottawattamie County is 1968. In Pottawattamie 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 9.1% of all vacant units.

Housing Characteristics, 2018-2022¹

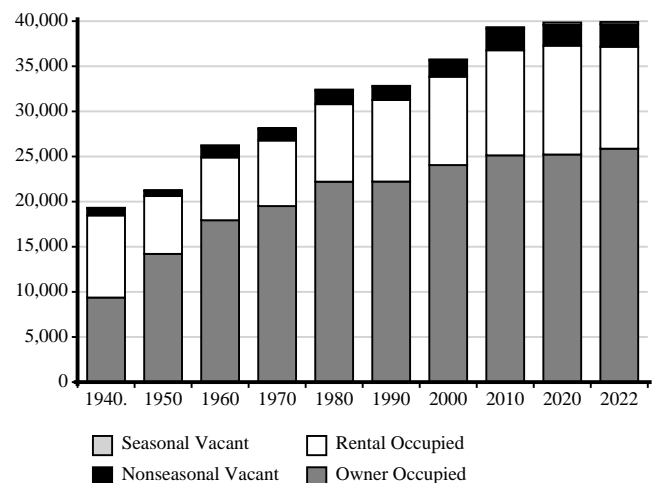
	Estimate	MOE
Total Housing Units	39,914	+/- 62
Vacant Units	2,752 (6.9%)	+/- 459 (1.2%)
Occupied Units	37,162 (93.1%)	+/- 466 (1.2%)
Owner-Occupied Units	25,868 (69.6%)	+/- 577 (1.4%)
Renter-Occupied Units	11,294 (30.4%)	+/- 577 (1.4%)
Median ^a Value ^b	\$169,400	+/- \$3,065
Median ^a Rent ^c	\$956	+/- \$25
Avg Household Size - Owner ^d	2.54	+/-0.05
Avg Household Size - Renter ^c	2.25	+/-0.1

^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	1968	+/-2
Owner Occupied	1966	+/-2
Renter Occupied	1972	+/-2

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



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Housing Characteristics

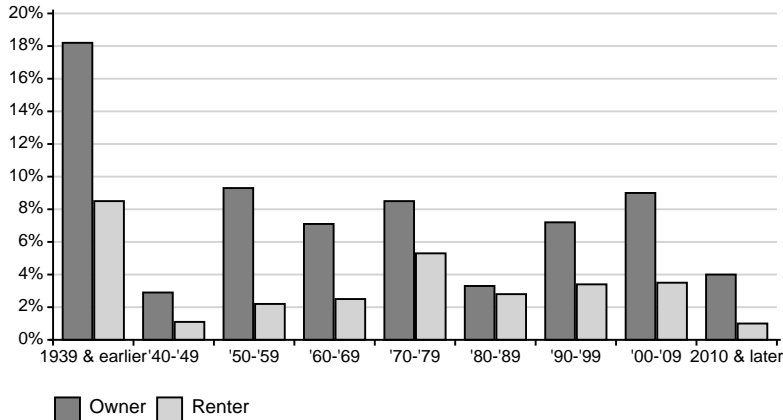
Pottawattamie County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	37,162	+/-466	NA	NA
Owner Occupied	25,868	+/-577	100.0	NA
1-Unit ^a	24,542	+/-605	94.9	+/-1.0
2 to 4 Unit	134	+/-110	0.5	+/-0.4
5 or More Units	94	+/-60	0.4	+/-0.2
Mobile Home	1,098	+/-250	4.2	+/-1.0
Boat, RV, Van etc.	0	+/-24	0.0	+/-0.1
Renter Occupied	11,294	+/-577	100.0	NA
1-Unit ^a	4,413	+/-370	39.1	+/-2.6
2 to 4 Unit	1,565	+/-268	13.9	+/-2.3
5 or More Units	4,681	+/-469	41.4	+/-3.6
Mobile Home	581	+/-211	5.1	+/-1.8
Boat, RV, Van etc.	54	+/-53	0.5	+/-0.5

^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	37,162	+/-466	NA	NA
Owner Occupied	25,868	+/-577	100.0	NA
1 Bedroom ^a	529	+/-139	2.0	+/-0.5
2 Bedrooms	5,970	+/-501	23.1	+/-1.9
3 Bedrooms	13,422	+/-665	51.9	+/-2.3
4 or More	5,947	+/-449	23.0	+/-1.7
Renter Occupied	11,294	+/-577	100.0	NA
No Bedroom	625	+/-189	5.5	+/-1.6
1 Bedroom	2,702	+/-309	23.9	+/-2.4
2 Bedrooms	4,743	+/-402	42.0	+/-2.8
3 Bedrooms	2,456	+/-382	21.7	+/-3.2
4 or More	768	+/-169	6.8	+/-1.5

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

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	2,752	+/-459	NA	NA
For Rent	224	+/-111	8.1	+/-3.8
Rented, Not Occupied	120	+/-81	4.4	+/-2.9
For Sale	220	+/-111	8.0	+/-3.8
Sold, Not Occupied	57	+/-40	2.1	+/-1.4
Seasonal ^a	251	+/-147	9.1	+/-5.1
For Migrant Workers	0	+/-24	0.0	+/-0.9
Other	1,880	+/-371	68.3	+/-7.2

^aFor Seasonal, Recreational, or Occasional Use

Authorized Housing Construction Permits in Pottawattamie 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	1,185	25	5	25	1,240	\$105,705	\$1,809,109
2000-2004	1,419	18	3	36	1,476	\$135,404	\$597,360
2005-2009	979	14	3	13	1,009	\$145,191	\$2,128,363
2010-2014	737	5	0	0	742	\$188,283	\$0
2015-2019	676	24	1	0	701	\$238,481	\$0
2020	131	14	0	2	147	\$246,905	\$2,491,646
2021	107	0	0	1	108	\$257,470	\$4,923,129

The median value of owner-occupied housing in Pottawattamie County was \$169,400 in 2018-2022. Median rent was \$956. In 2022, 108 permits for housing construction were authorized in Pottawattamie 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 16.8% of owners and 43.7% 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 under 35.

HUD Income Limits, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$22,850	\$28,550
Very Low Income	\$38,050	\$47,550
Low Income	\$60,900	\$76,100

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$68,718	+/- \$1,923
Owner Occupied	\$84,513	+/- \$3,596
Renter Occupied	\$36,889	+/- \$2,580
Median Family Income	\$84,320	+/- \$3,294

^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	15,376	+/-540	100.0	NA
Less than \$50,000	389	+/-115	2.5	+/-0.7
\$50,000 to \$99,999	1,587	+/-234	10.3	+/-1.4
\$100,000 to \$299,999	10,099	+/-482	65.7	+/-2.3
\$300,000 to \$499,999	2,662	+/-293	17.3	+/-1.8
\$500,000 and above	639	+/-129	4.2	+/-0.8
Without Mortgage	10,492	+/-534	100.0	NA
Less than \$50,000	1,145	+/-251	10.9	+/-2.3
\$50,000 to \$99,999	1,726	+/-306	16.5	+/-2.7
\$100,000 to \$299,999	5,757	+/-600	54.8	+/-4.9
\$300,000 to \$499,999	1,350	+/-208	12.9	+/-2
\$500,000 and above	514	+/-143	4.9	+/-1.3

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

	Estimate	MOE
Owner Occupied Units	16.8%	NA
Renter Occupied Units	43.7%	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	15,376	+/-540	100.0	NA
Less than \$399	55	+/-48	0.4	+/-0.3
Between \$400 to \$599	57	+/-49	0.4	+/-0.3
Between \$600 to \$799	192	+/-79	1.2	+/-0.5
Between \$800 to \$999	746	+/-162	4.9	+/-1
Between \$1,000 to \$1,499	1,243	+/-191	8.1	+/-1.2
Between \$1,500 to \$1,999	6,358	+/-489	41.4	+/-2.7
Between \$2,000 to \$2,499	3,869	+/-360	25.2	+/-2.2
\$2,500 and above	2,387	+/-279	15.5	+/-1.7
Owner without Mortgage	10,492	+/-534	100.0	NA
Less than \$200	269	+/-122	2.6	+/-1.2
Between \$200 and \$399	1,919	+/-309	18.3	+/-2.5
Between \$400 and \$599	3,465	+/-358	33	+/-3.1
Between \$600 and \$999	3,788	+/-382	36.1	+/-3.4
\$1,000 and above	1,051	+/-180	10	+/-1.6
Renter	11,294	+/-577	100.0	NA
Less than \$300	391	+/-108	3.5	+/-1
Between \$300 and \$499	628	+/-167	5.6	+/-1.4
Between \$500 and \$799	2,498	+/-287	22.1	+/-2.4
Between \$800 and \$999	2,384	+/-327	21.1	+/-2.6
Between \$1,000 and \$1,499	3,834	+/-386	33.9	+/-3.1
\$1,500 and above	964	+/-218	8.5	+/-1.9

Demographics

Pottawattamie County

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	37,162	+/-466	100.0	NA
Living Alone	11,047	+/-539	29.7	+/-1.4
Owner Occupied	25,868	+/-577	100.0	NA
Family Households	18,441	+/-504	71.3	+/-1.1
Married-couple	15,052	+/-454	58.2	+/-1.2
Married-couple w/ Children ^a	4,522	+/-340	17.5	+/-1.3
Female Householder ^b	2,186	+/-303	8.5	+/-1.2
Female HH w/ Children ^{a,b}	1,042	+/-263	4.0	+/-1.0
Male Householder ^b	1,203	+/-241	4.7	+/-0.9
Male HH w/ Children ^{a,b}	574	+/-164	2.2	+/-0.6
Nonfamily Households ^c	7,427	+/-464	28.7	+/- 1.7
Renter Occupied	11,294	+/-577	100.0	NA
Family Households	5,208	+/-407	46.1	+/-2.7
Married-couple	2,104	+/-256	18.6	+/-2.1
Married-couple w/ Children ^a	937	+/-178	8.3	+/-1.5
Female Householder ^b	2,466	+/-330	21.8	+/-2.7
Female HH w/ Children ^{a,b}	1,809	+/-296	16.0	+/-2.5
Male Householder ^b	638	+/-178	5.6	+/-1.5
Male HH w/ Children ^{a,b}	271	+/-112	2.4	+/-1.0
Nonfamily Households ^c	6,086	+/-461	53.9	+/- 3.0

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

^c Includes Householders Living Alone

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

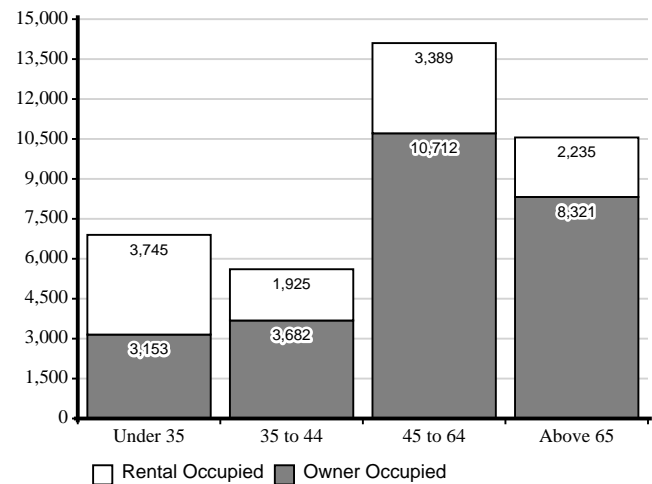
Opportunity Zones	2
New Market Tax Credit Areas	15

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

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	45,090	+/-827	NA	NA
Worked in state ^a	27,460	+/-961	60.9	+/-1.7
Worked in county ^a	26,195	+/-959	58.1	+/-1.7
Worked outside county ^a	1,265	+/-216	2.8	+/-0.5
Worked outside state ^a	17,630	+/-783	39.1	+/-1.7
Travel Time to Work				
Less than 14 minutes	15,511	+/-896	34.4	+/-1.9
15 to 29 minutes	18,803	+/-959	41.7	+/-2.0
30 to 44 minutes	7,981	+/-625	17.7	+/-1.3
More than 45 minutes	2,886	+/-354	6.4	+/-0.8

^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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