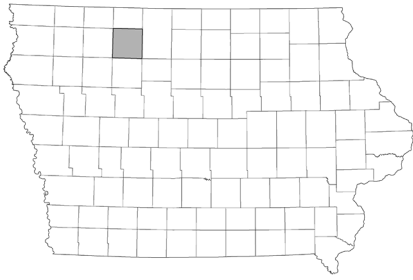


Data for Decision Makers



Palo Alto County Housing Profile

report created: 12/13/2024

Housing Access

In 2022, there were 4,509 housing units in Palo Alto County. Of this total, 2,767 were owner-occupied, 868 were renter-occupied, and 874 were vacant. Fewer housing units were counted in Palo Alto County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Palo Alto County is 1959. In Palo Alto 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 19.5% of all vacant units.

Housing Characteristics, 2018-2022¹

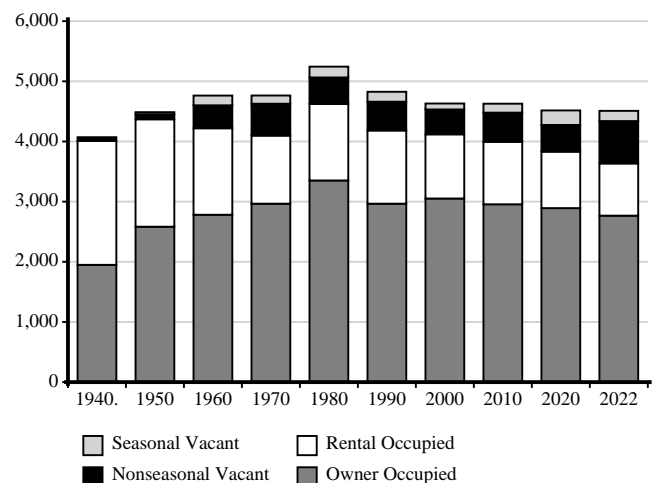
	Estimate	MOE
Total Housing Units	4,509	+/- 47
Vacant Units	874 (19.4%)	+/- 134 (3.0%)
Occupied Units	3,635 (80.6%)	+/- 151 (3.0%)
Owner-Occupied Units	2,767 (76.1%)	+/- 154 (3.2%)
Renter-Occupied Units	868 (23.9%)	+/- 126 (3.2%)
Median ^a Value ^b	\$117,000	+/- \$8,558
Median ^a Rent ^c	\$631	+/- \$74
Avg Household Size - Owner ^d	2.48	+/-0.13
Avg Household Size - Renter ^c	2	+/-0.23

^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	1959	+/-3
Owner Occupied	1957	+/-3
Renter Occupied	1971	+/-8

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



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Housing Characteristics

Palo Alto County

Occupied Housing Units By Structure Type, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,635	+/-151	NA	NA
Owner Occupied	2,767	+/-154	100.0	NA
1-Unit ^a	2,679	+/-154	96.8	+/-1.4
2 to 4 Unit	6	+/-17	0.2	+/-0.6
5 or More Units	26	+/-27	0.9	+/-1.0
Mobile Home	56	+/-38	2.0	+/-1.4
Boat, RV, Van etc.	0	+/-15	0.0	+/-0.5
Renter Occupied	868	+/-126	100.0	NA
1-Unit ^a	431	+/-102	49.7	+/-9.2
2 to 4 Unit	210	+/-69	24.2	+/-7.1
5 or More Units	215	+/-68	24.8	+/-6.9
Mobile Home	12	+/-12	1.4	+/-1.4
Boat, RV, Van etc.	0	+/-15	0.0	+/-1.7

^aIncludes Unattached and Attached Units

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

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	3,635	+/-151	NA	NA
Owner Occupied	2,767	+/-154	100.0	NA
1 Bedroom ^a	95	+/-45	3.4	+/-1.6
2 Bedrooms	631	+/-97	22.8	+/-3.3
3 Bedrooms	1,159	+/-142	41.9	+/-4.6
4 or More	882	+/-130	31.9	+/-4.4
Renter Occupied	868	+/-126	100.0	NA
No Bedroom	13	+/-16	1.5	+/-1.8
1 Bedroom	261	+/-86	30.1	+/-8.9
2 Bedrooms	276	+/-65	31.8	+/-5.9
3 Bedrooms	196	+/-80	22.6	+/-8.6
4 or More	122	+/-49	14.1	+/-5.3

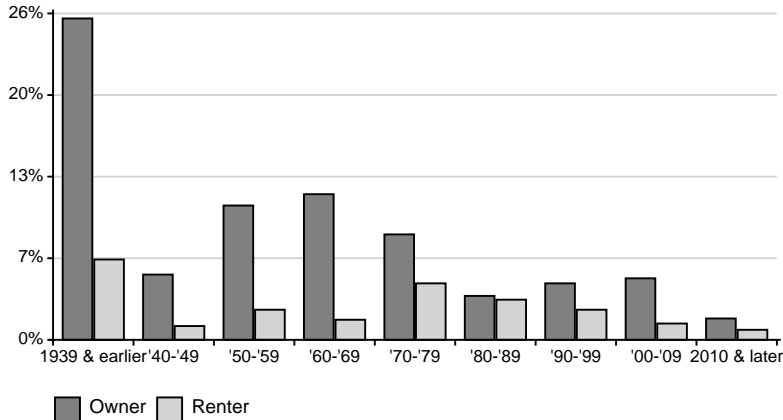
^aIncludes No Bedroom Units (e.g. studio apartments)

Status of Vacant Housing Units, 2018-2022¹

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	874	+/-134	NA	NA
For Rent	104	+/-63	11.9	+/-7.0
Rented, Not Occupied	0	+/-15	0.0	+/-1.7
For Sale	14	+/-12	1.6	+/-1.4
Sold, Not Occupied	18	+/-17	2.1	+/-1.9
Seasonal ^a	170	+/-53	19.5	+/-5.3
For Migrant Workers	6	+/-10	0.7	+/-1.1
Other	562	+/-127	64.3	+/-10.7

^aFor Seasonal, Recreational, or Occasional Use

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



Authorized Housing Construction Permits in Palo Alto 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	48	0	0	5	53	\$93,682	\$519,198
2000-2004	28	0	1	1	30	\$135,109	\$458,000
2005-2009	43	0	0	0	43	\$161,270	\$0
2010-2014	20	0	0	1	21	\$250,710	\$1,834,197
2015-2019	24	0	0	0	24	\$278,500	\$0
2020	10	0	0	0	10	\$240,500	\$0
2021	2	0	0	0	2	\$225,000	\$0

The median value of owner-occupied housing in Palo Alto County was \$117,000 in 2018-2022. Median rent was \$631. In 2022, 2 permits for housing construction were authorized in Palo Alto 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 13.2% of owners and 32.7% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders were age Above 65 than any other age group. For renter-occupied units, the most common age was Above 65.

HUD Income Limits, 2022⁴

	2 Person Family	4 Person Family
Extremely Low Income	\$19,000	\$27,750
Very Low Income	\$31,600	\$39,500
Low Income	\$50,600	\$63,200

Median^a Household Income by Tenure 2018-2022¹

	Estimate	MOE
Median Household Income	\$67,306	+/- \$5,588
Owner Occupied	\$76,660	+/- \$4,832
Renter Occupied	\$36,389	+/- \$6,852
Median Family Income	\$86,020	+/- \$6,346

^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	1,473	+/-133	100.0	NA
Less than \$50,000	170	+/-57	11.5	+/-3.7
\$50,000 to \$99,999	440	+/-109	29.9	+/-6.9
\$100,000 to \$299,999	695	+/-128	47.2	+/-7.4
\$300,000 to \$499,999	111	+/-45	7.5	+/-3
\$500,000 and above	57	+/-43	3.9	+/-2.9
Without Mortgage	1,294	+/-149	100.0	NA
Less than \$50,000	237	+/-60	18.3	+/-3.8
\$50,000 to \$99,999	311	+/-82	24	+/-5.2
\$100,000 to \$299,999	559	+/-144	43.2	+/-10.3
\$300,000 to \$499,999	133	+/-55	10.3	+/-3.9
\$500,000 and above	54	+/-32	4.1	+/-2.4

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

	Estimate	MOE
Owner Occupied Units	13.2%	NA
Renter Occupied Units	32.7%	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	1,473	+/-133	100.0	NA
Less than \$399	0	+/-21	0	+/-1.4
Between \$400 to \$599	24	+/-21	1.6	+/-1.4
Between \$600 to \$799	90	+/-41	6.1	+/-2.7
Between \$800 to \$999	200	+/-69	13.6	+/-4.6
Between \$1,000 to \$1,499	258	+/-75	17.5	+/-4.9
Between \$1,500 to \$1,999	523	+/-105	35.5	+/-5.7
Between \$2,000 to \$2,499	243	+/-67	16.5	+/-4.6
\$2,500 and above	97	+/-46	6.6	+/-3.1
Owner without Mortgage	1,294	+/-149	100.0	NA
Less than \$200	39	+/-21	3	+/-1.5
Between \$200 and \$399	457	+/-102	35.3	+/-5.7
Between \$400 and \$599	460	+/-95	35.5	+/-6.4
Between \$600 and \$999	230	+/-66	17.8	+/-4.6
\$1,000 and above	108	+/-47	8.3	+/-3.5
Renter	868	+/-126	100.0	NA
Less than \$300	70	+/-52	8.1	+/-5.9
Between \$300 and \$499	146	+/-63	16.8	+/-6.8
Between \$500 and \$799	309	+/-78	35.6	+/-7.5
Between \$800 and \$999	103	+/-53	11.9	+/-6
Between \$1,000 and \$1,499	85	+/-44	9.8	+/-4.8
\$1,500 and above	57	+/-37	6.6	+/-4.2

Households and Families by Type by Tenure, 2018-2022¹

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	3,635	+/-151	100.0	NA
Living Alone	1,269	+/-128	34.9	+/-3.2
Owner Occupied	2,767	+/-154	100.0	NA
Family Households	1,782	+/-128	64.4	+/-2.9
Married-couple	1,546	+/-132	55.9	+/-3.6
Married-couple w/ Children ^a	560	+/-86	20.2	+/-2.9
Female Householder ^b	143	+/-56	5.2	+/-2.0
Female HH w/ Children ^{a,b}	51	+/-30	1.8	+/-1.1
Male Householder ^b	93	+/-58	3.4	+/-2.1
Male HH w/ Children ^{a,b}	46	+/-38	1.7	+/-1.4
Nonfamily Households ^c	985	+/-127	35.6	+/- 4.1
Renter Occupied	868	+/-126	100.0	NA
Family Households	352	+/-92	40.6	+/-8.8
Married-couple	224	+/-74	25.8	+/-7.7
Married-couple w/ Children ^a	120	+/-56	13.8	+/-6.1
Female Householder ^b	80	+/-51	9.2	+/-5.7
Female HH w/ Children ^{a,b}	54	+/-45	6.2	+/-5.1
Male Householder ^b	48	+/-28	5.5	+/-3.1
Male HH w/ Children ^{a,b}	39	+/-25	4.5	+/-2.8
Nonfamily Households ^c	516	+/-104	59.4	+/- 8.3

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

^c Includes Householders Living Alone

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

Opportunity Zones	0
New Market Tax Credit Areas	0

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

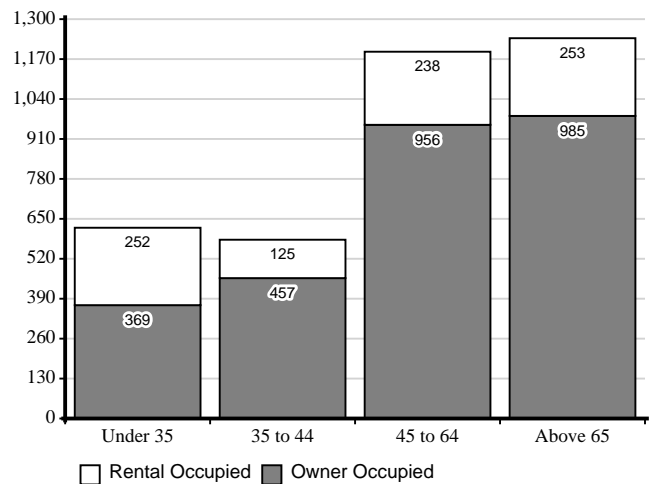
	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,401	+/-188	NA	NA
Worked in state ^a	4,361	+/-195	99.1	+/-0.7
Worked in county ^a	3,012	+/-188	68.4	+/-3.4
Worked outside county ^a	1,349	+/-162	30.7	+/-3.3
Worked outside state ^a	40	+/-30	0.9	+/-0.7

Travel Time to Work

Less than 14 minutes	2,355	+/-220	53.5	+/-4.4
15 to 29 minutes	1,175	+/-150	26.7	+/-3.2
30 to 44 minutes	541	+/-126	12.3	+/-2.8
More than 45 minutes	330	+/-87	7.5	+/-2.0

^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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