



INDIANA HOUSING  
DASHBOARD



Indiana Housing & Community Development Authority



Analyze. Advise. Act.

# INDIANA HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR MONROE COUNTY

**MARCH 2022**

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# ACKNOWLEDGEMENTS AND DATA SOURCES

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The Housing Working Group stakeholder organizations listed below would like to thank HR&A Advisors for their technical expertise throughout the development of this report.

- Accelerate Indiana Municipalities
- Affordable Housing Association of Indiana
- American Institute of Architects Indiana
- Association of Indiana Counties
- Federal Home Loan Bank of Indianapolis
- Habitat for Humanity Indiana
- Indiana Affordable Housing Council
- Indiana Apartment Association
- Indiana Association of Realtors
- Indiana Bankers Association
- Indiana Builders Association
- Indiana CRA Bankers Association
- Indiana Housing and Community Development Authority
- Office of the Lieutenant Governor of Indiana

This report utilizes the following **data sources**:

- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- U.S. Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Association of Realtors

Data in this report will be updated as frequently as data sources are updated.

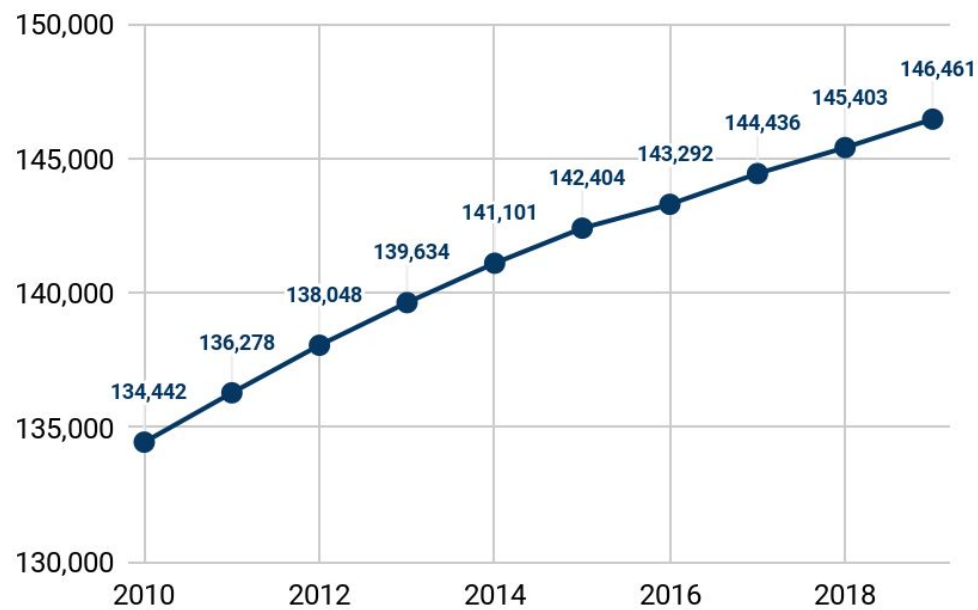
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# DEMOGRAPHIC TRENDS

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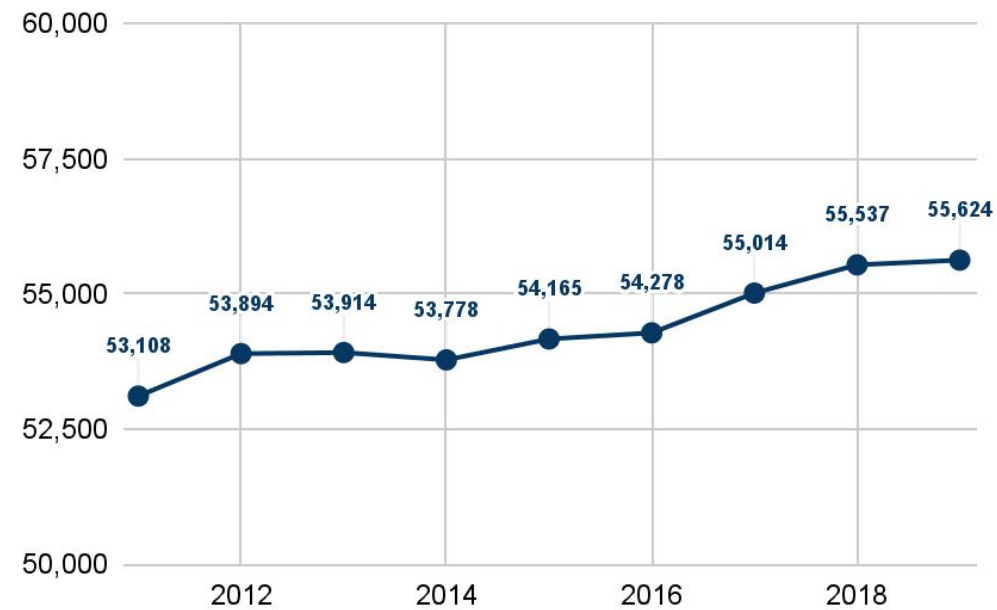
**POPULATION** | Monroe County's population has increased by 8.94% (12,019 people) between 2010-2019. In the same time period, the total number of households increased by 8.24% (4,236 households).

**Resident Population**  
Monroe County | 2010-2019



Source: FRED, U.S. Census Bureau

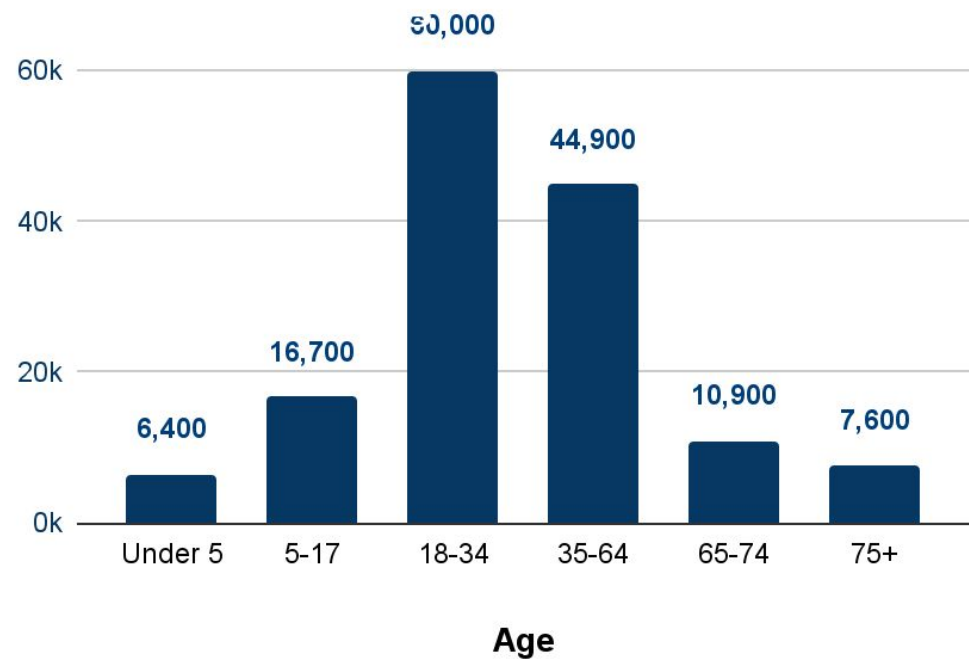
**Households**  
Monroe County | 2010-2019



Source: FRED, U.S. Census Bureau

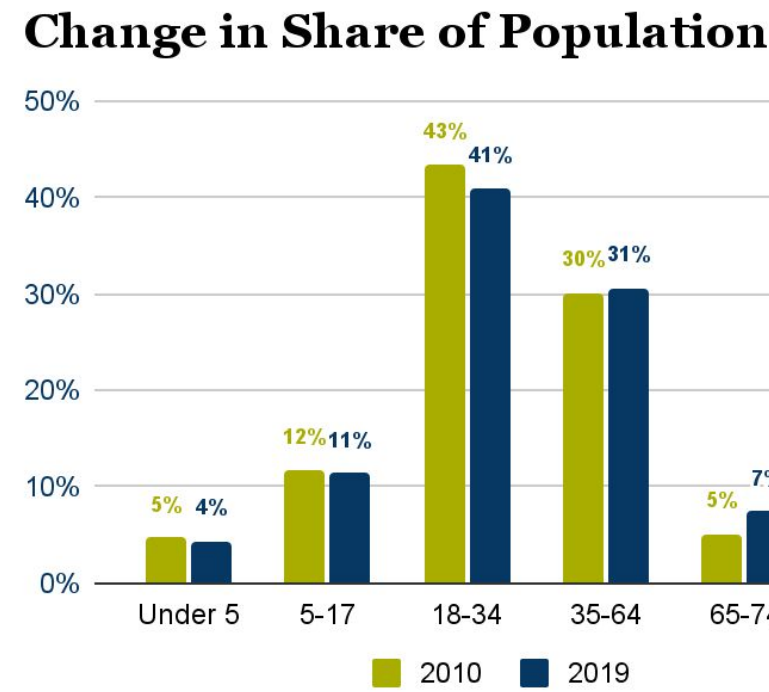
**AGE** | 18,500 of people in Monroe County are age 65 or older, while 16% are younger than 18.

**Population by Age**  
Monroe County | 2019



Source: ACS 2019 5-year estimates

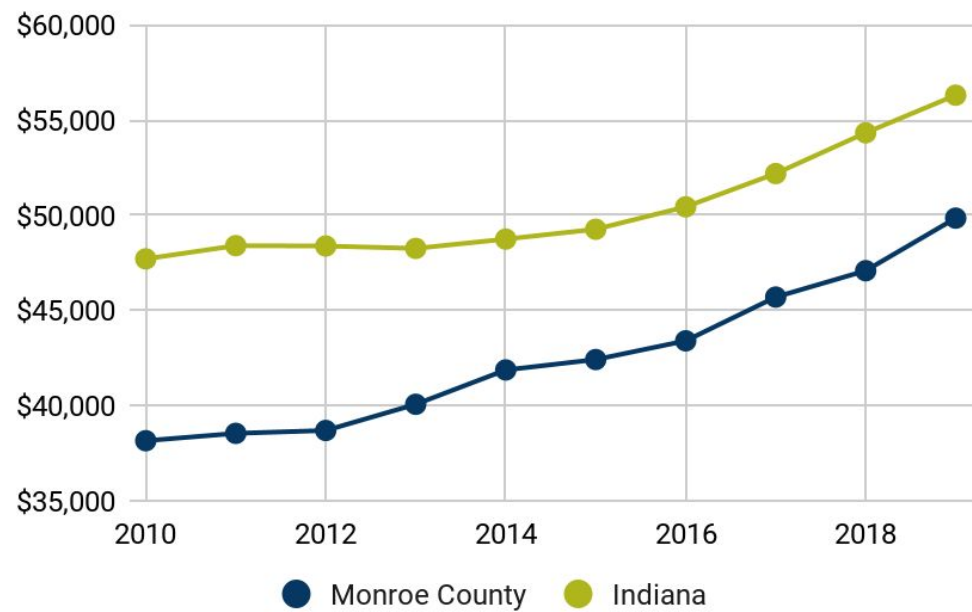
**Change in Share of Population**  
Monroe County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

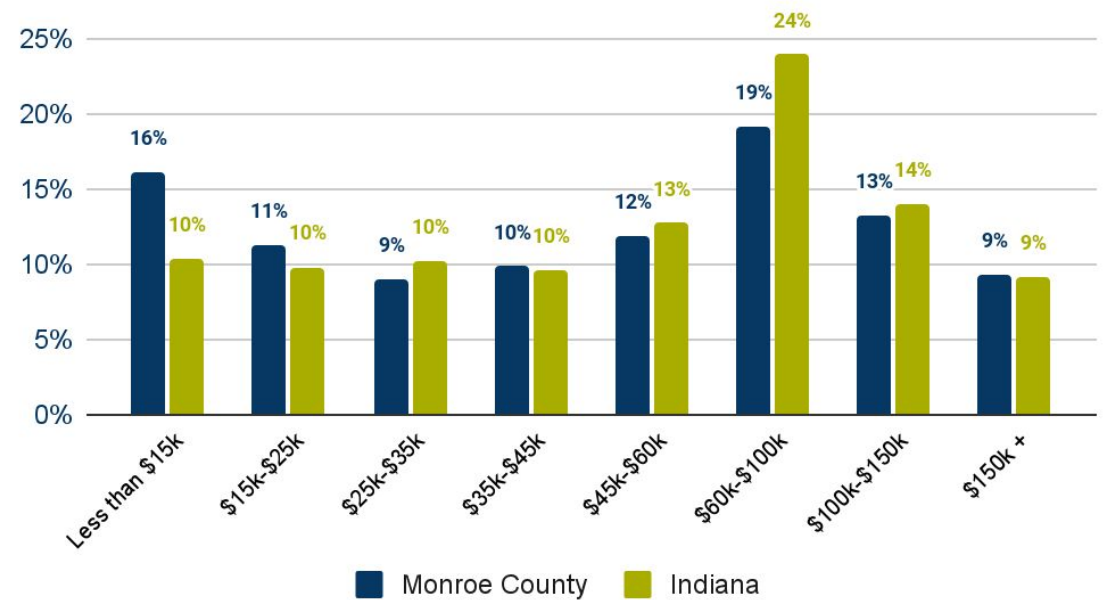
**HOUSEHOLD INCOMES** | Monroe County had a median income of \$49,839 in 2019, up 31% since 2010. 36% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

**Median Income**  
Monroe County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

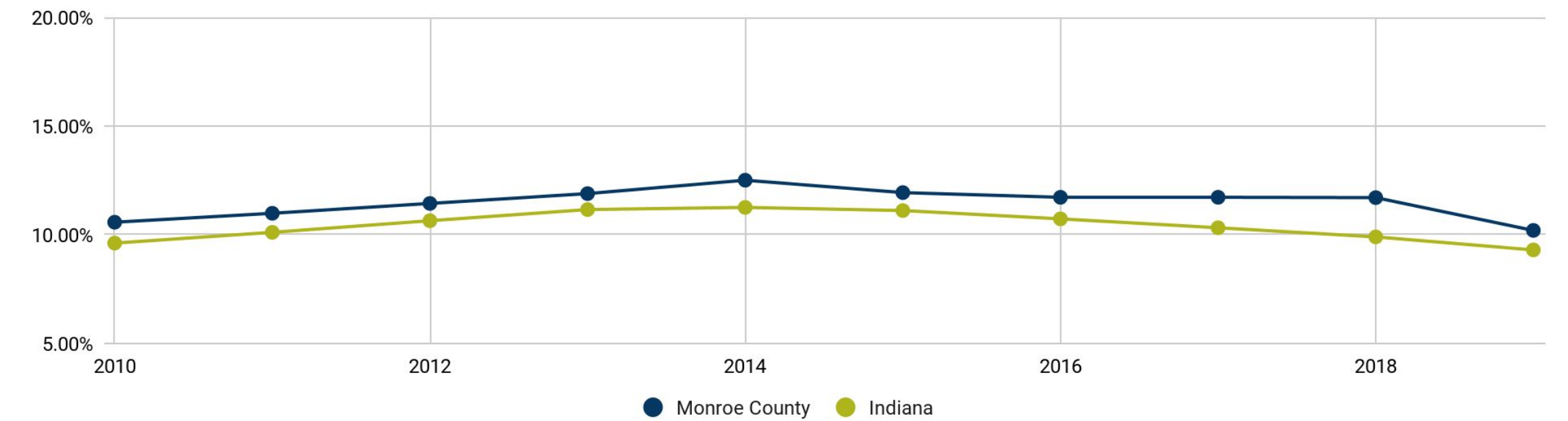
**Household Income Distribution**  
Monroe County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

**FAMILY POVERTY RATE** | 10.2% of families in Monroe County live below the poverty line, down 0.38 points from 10.6% in 2010.

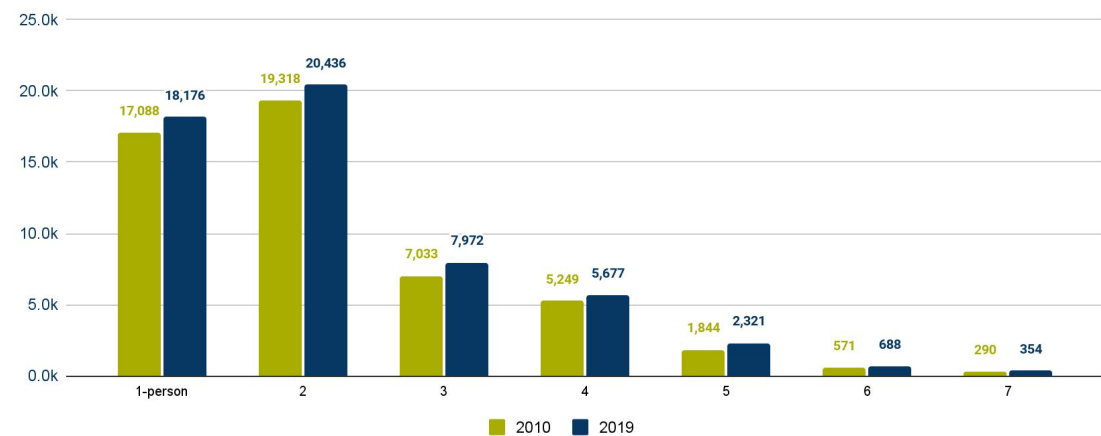
**Family Poverty Rate**  
Monroe County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

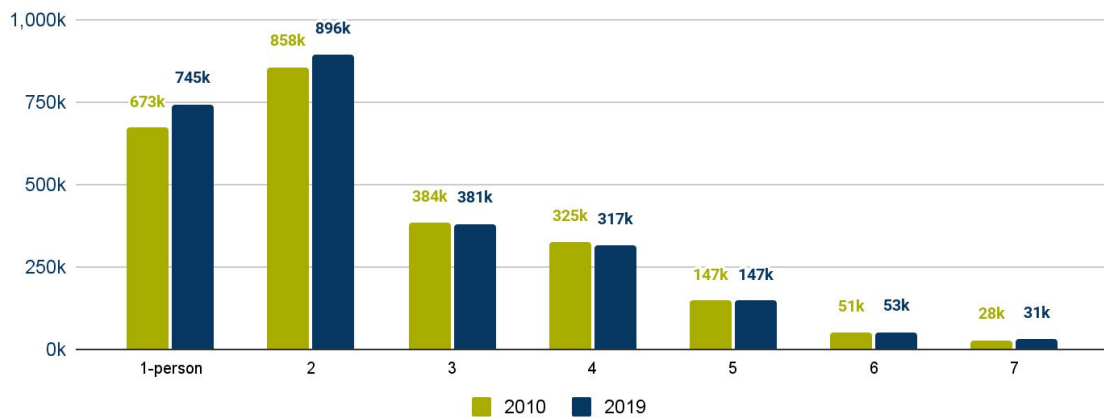
**HOUSEHOLD SIZE |** The average household size is 2.36 people, compared to the statewide average of 2.52. The Monroe County average household has grown by 0.02 persons since 2010.

**Household Size**  
Monroe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Household Size**  
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

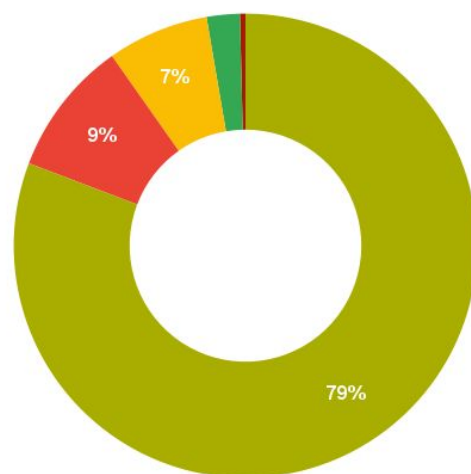
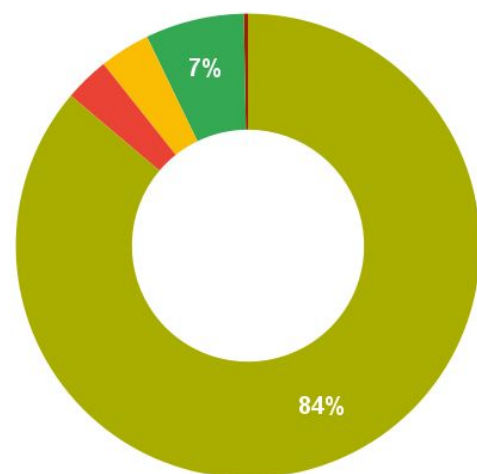


**RACIAL COMPOSITION |** The current racial distribution of households in Monroe County is 84% White, 3% Black, 3% Hispanic/Latino, 7% Asian, and 0% other.

**Racial/Ethnic Distribution**

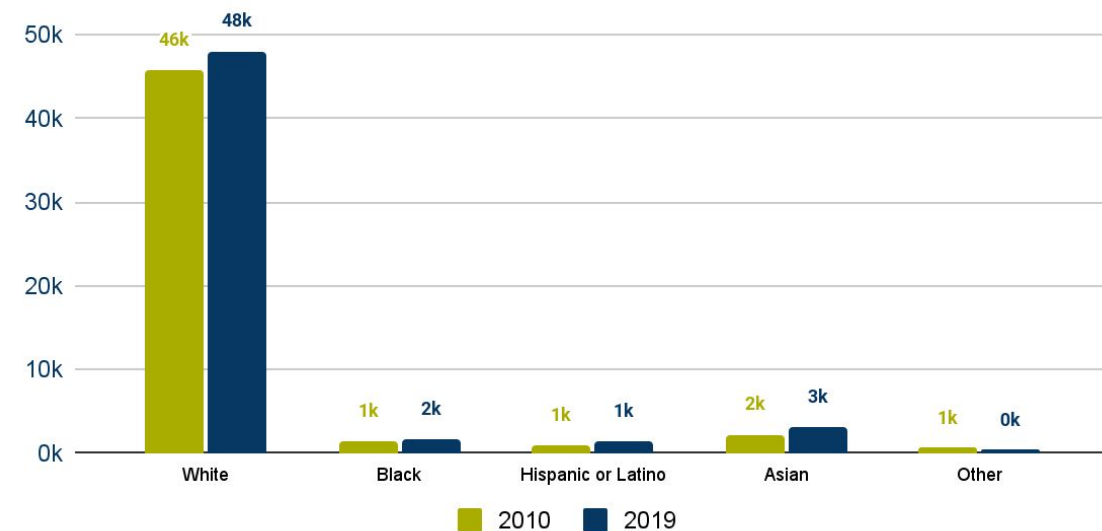
Monroe County | 2019

Indiana | 2019



**Household Racial/Ethnic Distribution**

Monroe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

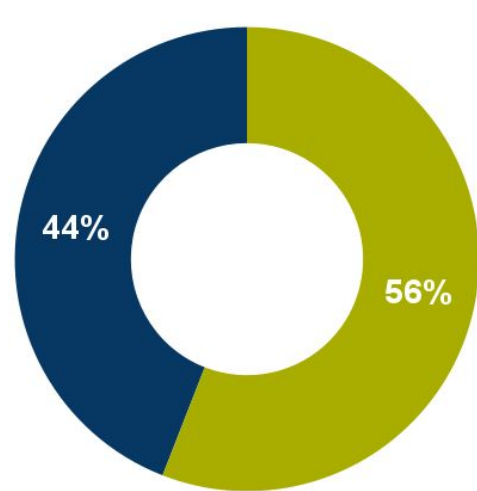
Source: ACS 2010-2019 5-year estimates

**HOUSING TENURE** | In 2019, 44% of households (24,518 households) in Monroe County were renters, while 56% (31,106 households) were owners. The share of renters has decreased by 0.73 percentage points since 2010.

**Housing Tenure**

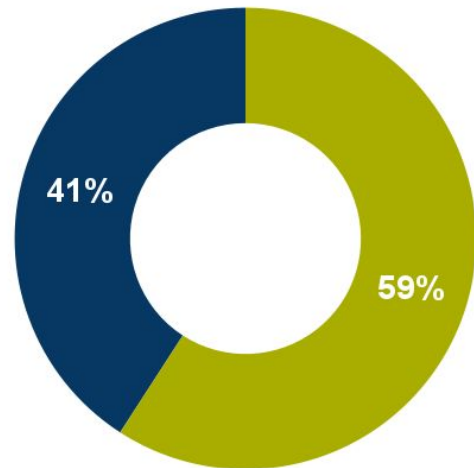
Monroe County | 2019

Indiana | 2019



● Owner Occupied  
● Renter Occupied

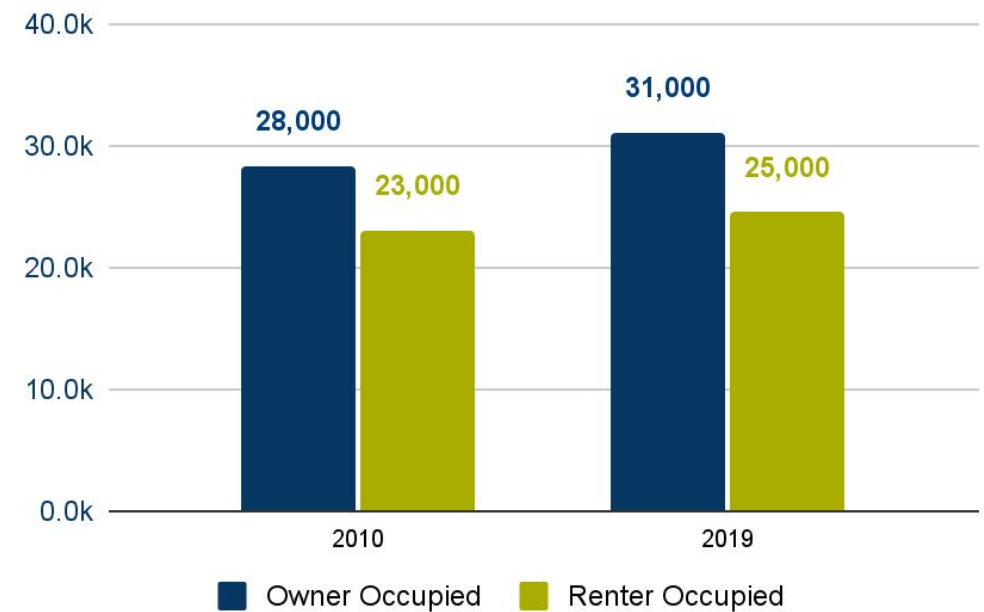
Source: ACS 2019 5-year estimates



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

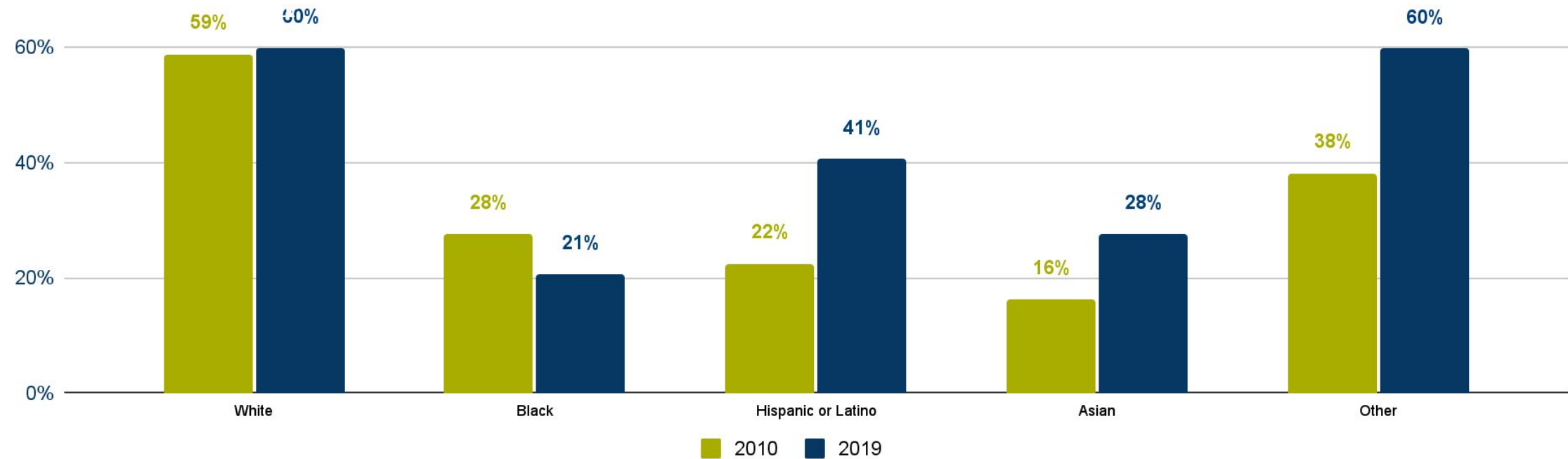
Monroe County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**TENURE BY RACE |** While the overall homeownership rate is 56%, homeownership is 60% among non-Hispanic White households, 21% for Black households, and 41% for Hispanic or Latino households.

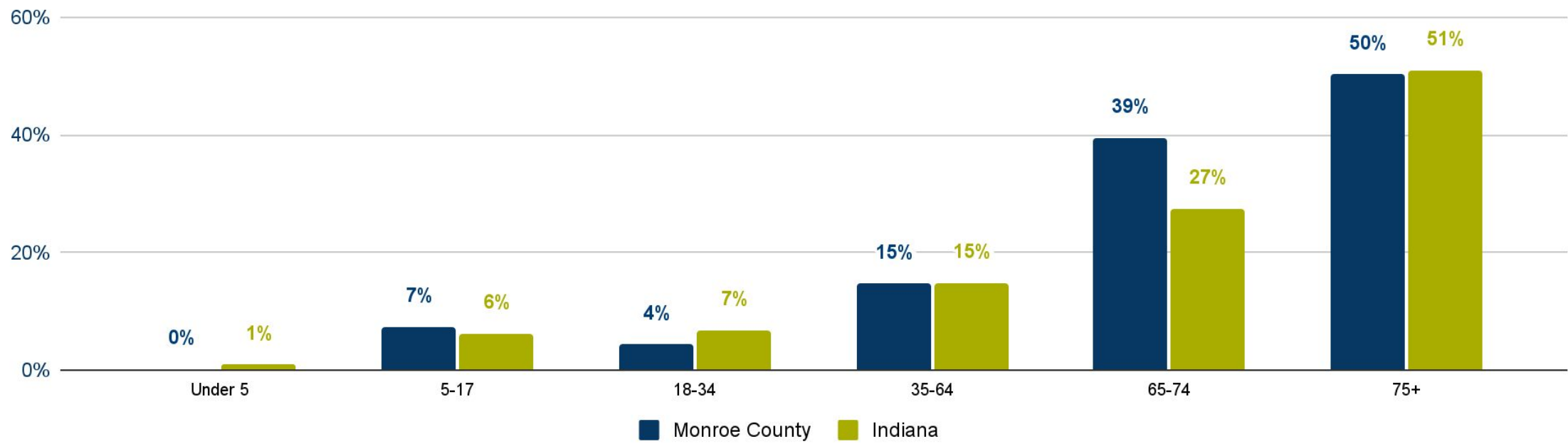
**Homeownership by Race**  
Monroe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 12% of people in Monroe County live with a disability. For people 65 and older, the figure increases to 44%.

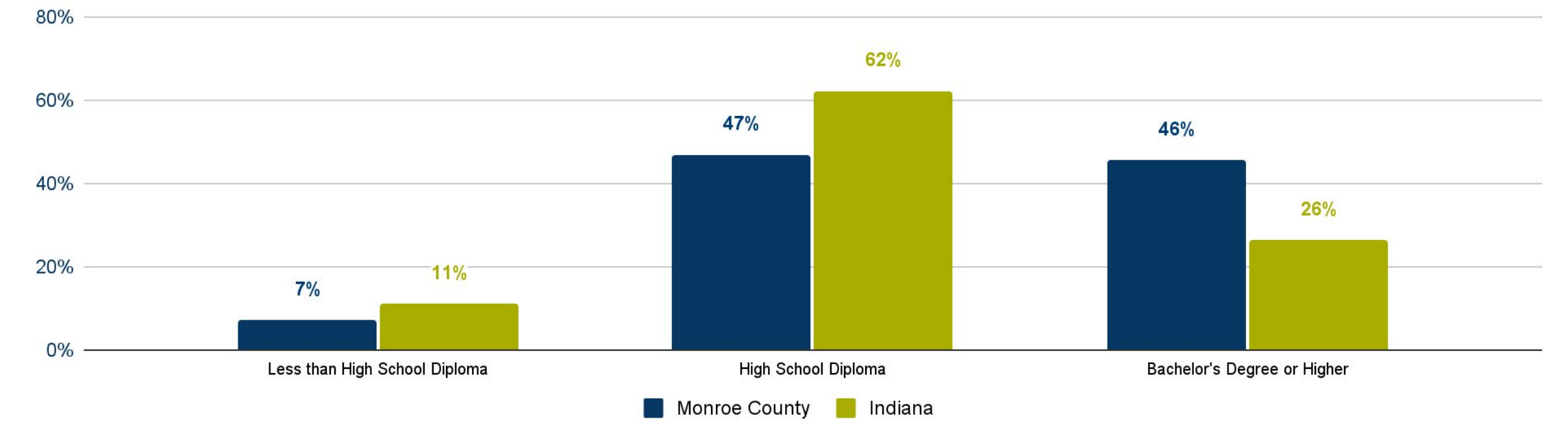
**Share of the Population by Age with a Disability**  
Monroe County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Monroe County, 47% of the population completed high school degree as their highest level of education, while 46% of the population has a Bachelor's degree or higher.

**Educational Attainment**  
**Monroe County, Indiana | 2019**



Source: ACS 2010-2019 5-year estimates

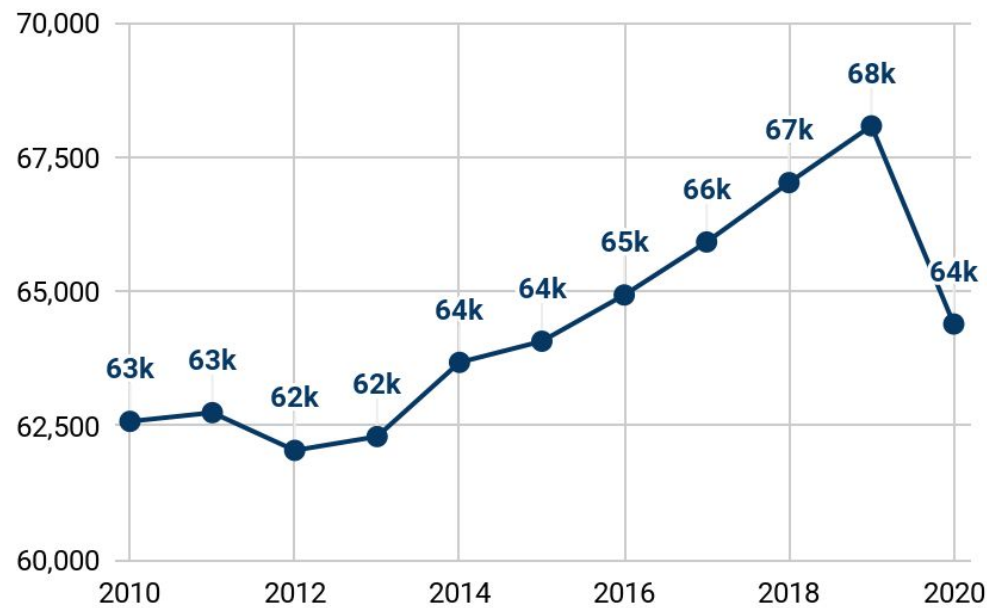
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# **JOB / EMPLOYMENT TRENDS**

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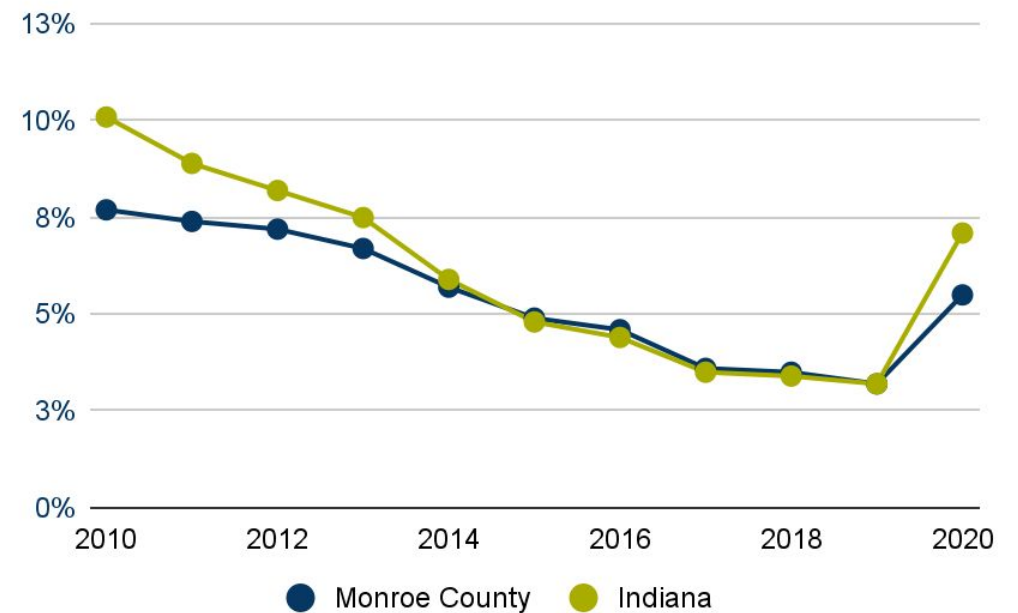
**EMPLOYMENT BASE |** There are currently 64,000 employed persons in Monroe County, up by 2.90% since 2010. The unemployment rate in 2020 was 5.50%, up 2.30 points from 2019.

**Total Employment**  
Monroe County | 2010-2019



Source: FRED Estimates

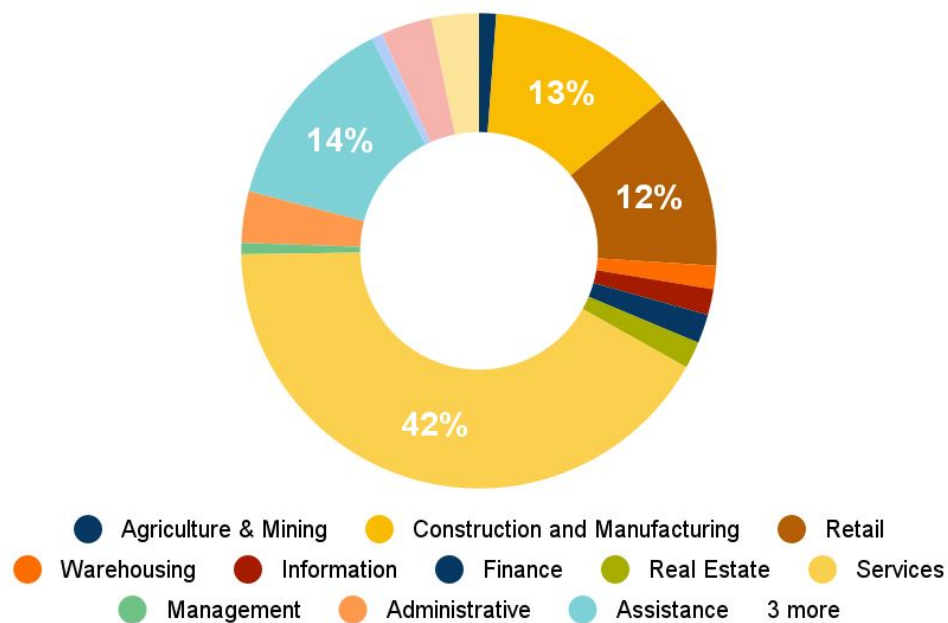
**Unemployment Rate**  
Monroe County, Indiana | 2010-2019



Source: FRED Estimates

# EMPLOYMENT BY INDUSTRY | Educational Services is the leading industry for jobs in Monroe County, followed by Health Care and Social Assistance (14%).

## Total Jobs by All Industries Monroe County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

## Top 5 Industries and Median Annual Wages

1. Service-providing | \$42,874
2. Trade, transportation, and utilities | \$39,132
3. Professional and business services | \$59,831
4. Education and health services | \$49,136
5. Leisure and hospitality | \$18,723

Source: BLS

## Top 5 Employers

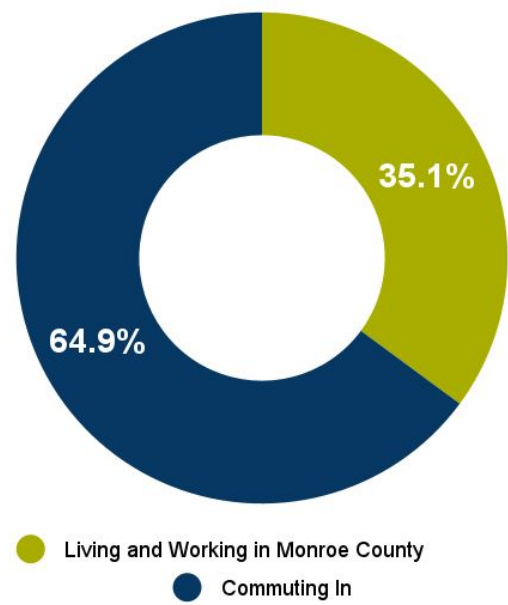
1. Indiana University (Bloomington)
2. Cook Group Inc (Bloomington)
3. Iu Health Bloomington Hospital (Bloomington)
4. Indiana University Facility (Bloomington)
5. Baxter Biopharma Solutions Llc (Bloomington)

Source: BLS



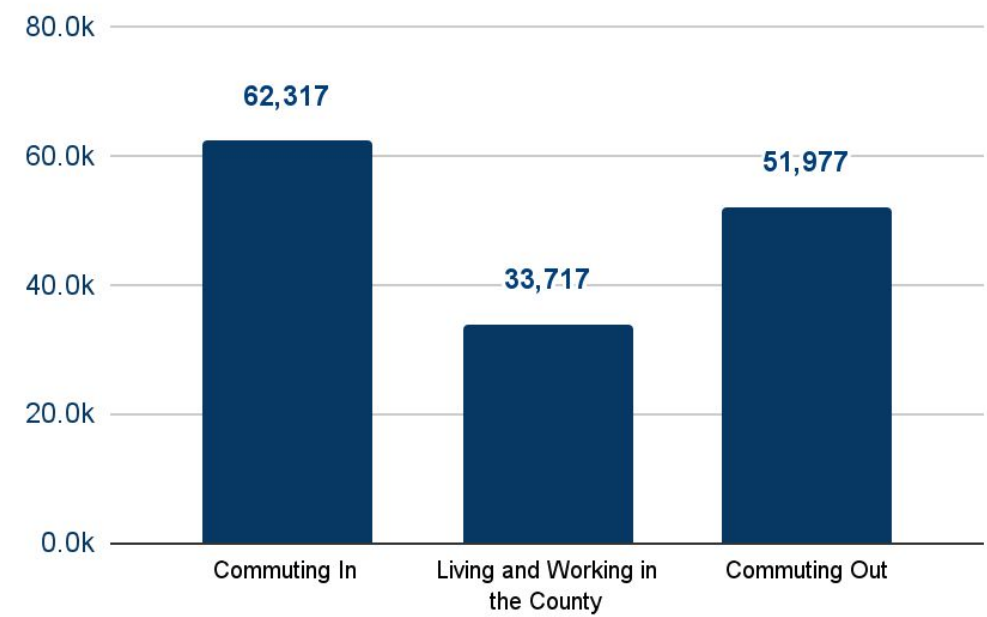
**COMMUTER INFLOW / OUTFLOW** | 62,000 commuters come into Monroe County for their jobs, while 52,000 employees travel out of Monroe County for their jobs.

**Employment Inflow**  
Monroe County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

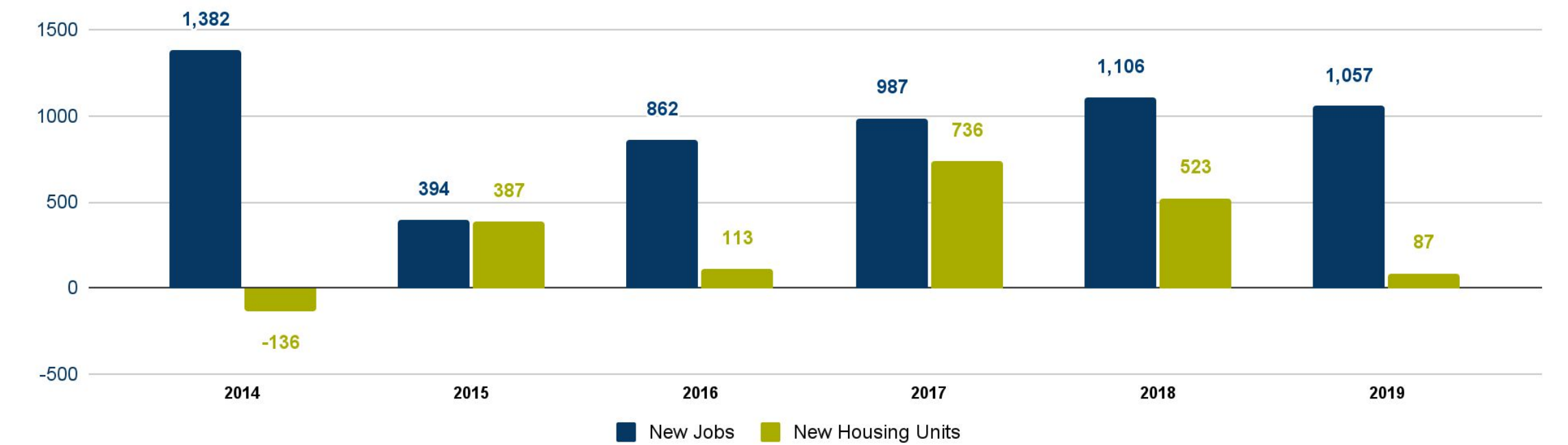
**Commuting Patterns**  
Monroe County | 2018



Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018

**JOB GROWTH AND HOUSING PRODUCTION |** Monroe County has created 5,788 jobs and 1,710 housing units between 2014 and 2019, or 30 housing units for every 100 jobs created.

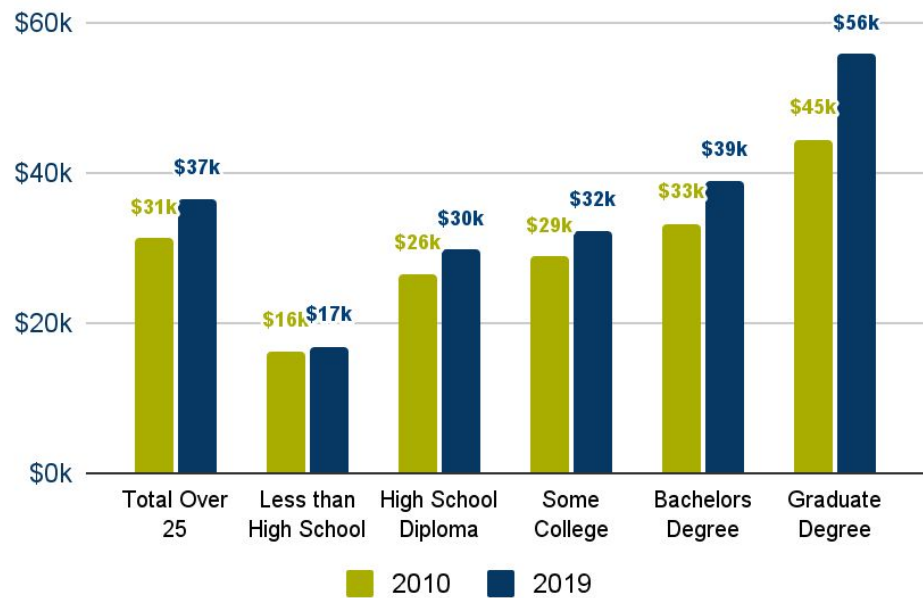
**Job Growth and Housing Production**  
**Monroe County | New Jobs, New Housing Units**



Housing Units Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates

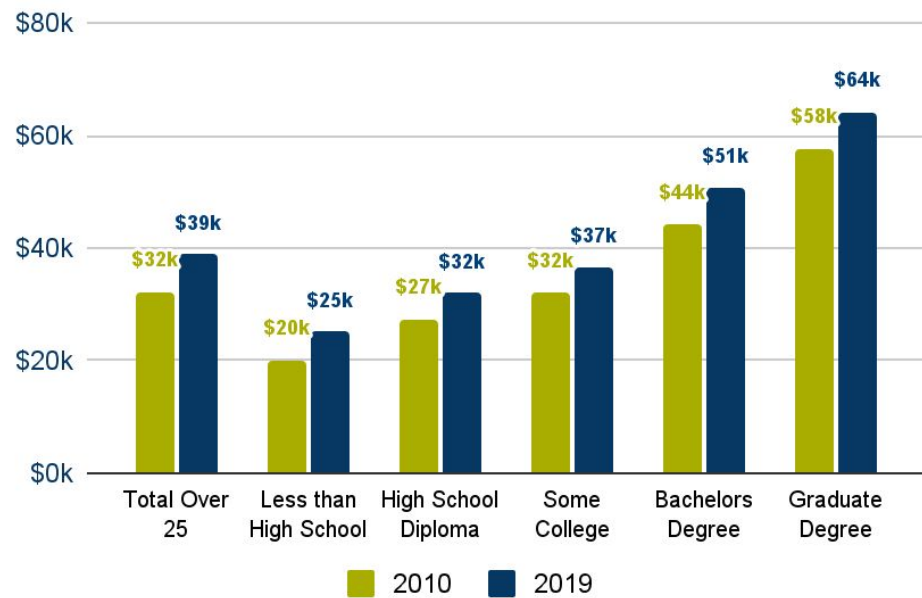
**INCOME GROWTH |** Median earnings have increased 17% since 2010 for the total population and increased 12% for the population with a high school diploma or greater education.

**Median Earnings by Educational Attainment**  
Monroe County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

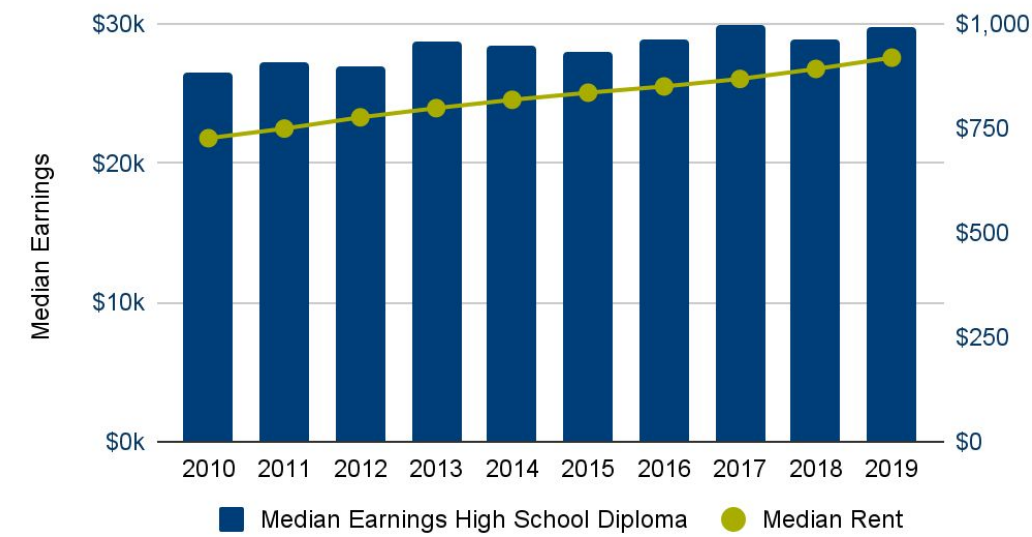
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

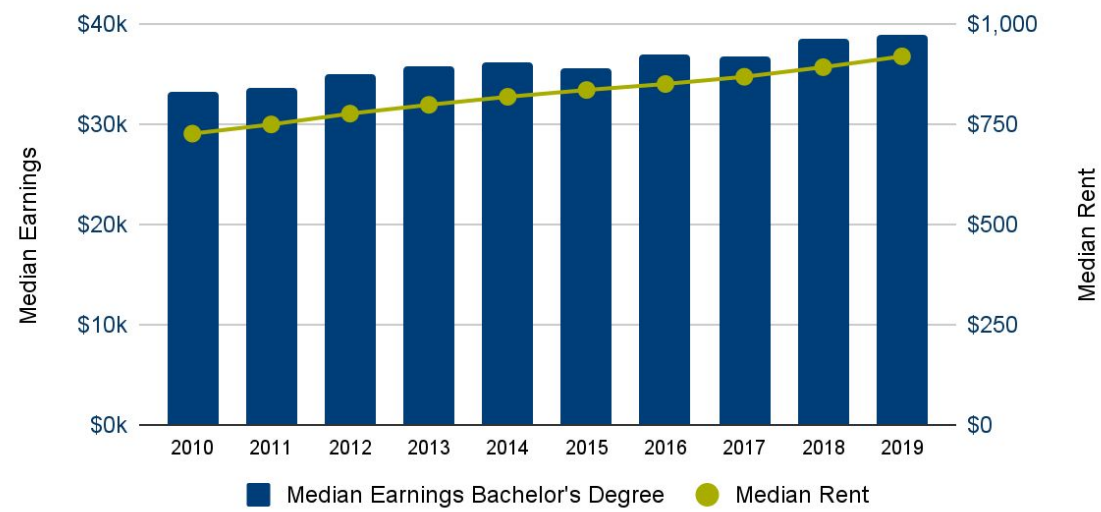
**INCOME GROWTH AND EDUCATIONAL ATTAINMENT |** Median annual earnings have increased by \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased \$193, or 27% since 2010.

**Income and Rent Growth, High School Diploma**  
Monroe County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Income and Rent Growth, Bachelor's Degree**  
Monroe County | 2010-2019



Source: ACS 2010-2019 5-year estimates

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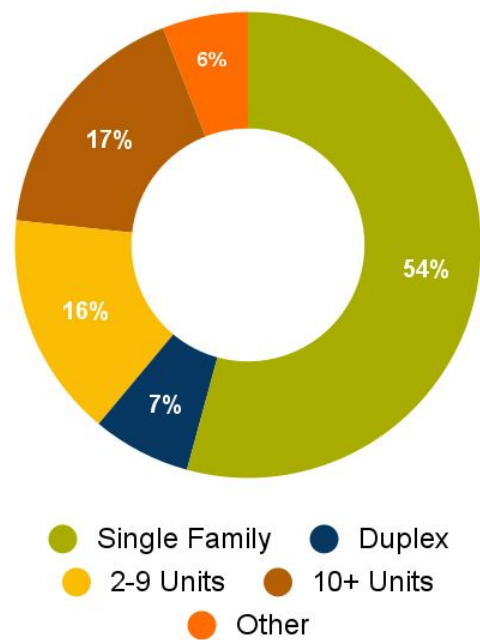
# HOUSING TRENDS

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**HOUSING TYPE |** 54% of homes in Monroe County are single-family, while 46% are multifamily.

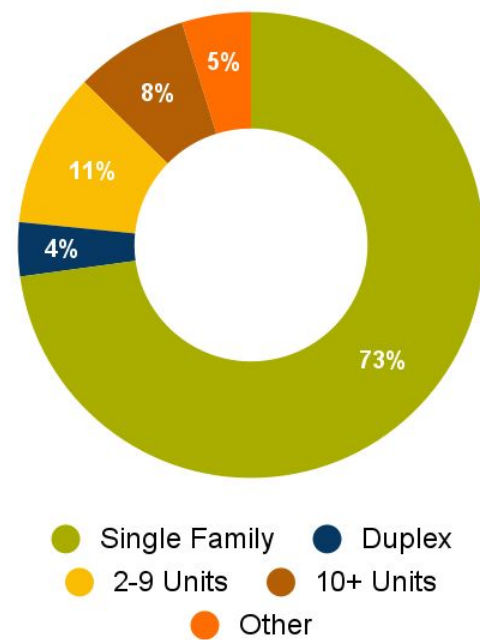
**Housing Type**

Monroe County | 2019



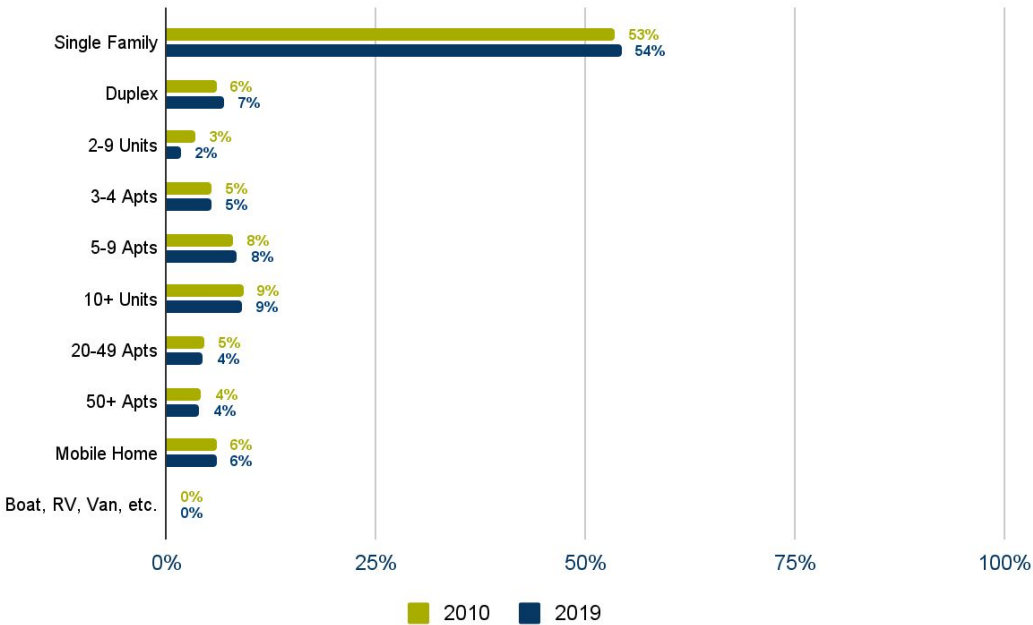
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Units by Housing Type**

Monroe County | 2010-2019



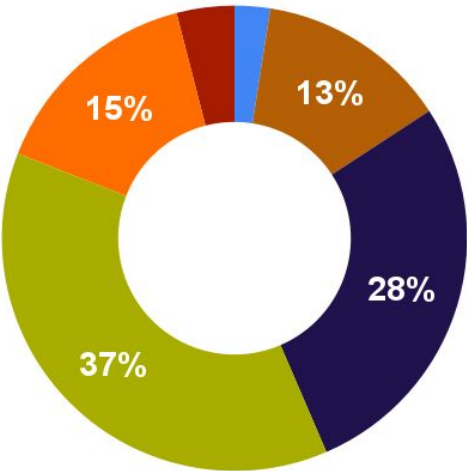
Source: ACS 2010-2019 5-year estimates

**HOUSING UNIT SIZE |** Most homes in Monroe County average 2.36 bedrooms, with 56% of units containing 3 bedrooms or more.

**Housing Stock by Number of Bedrooms**

Monroe County | 2019

Indiana | 2019



0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

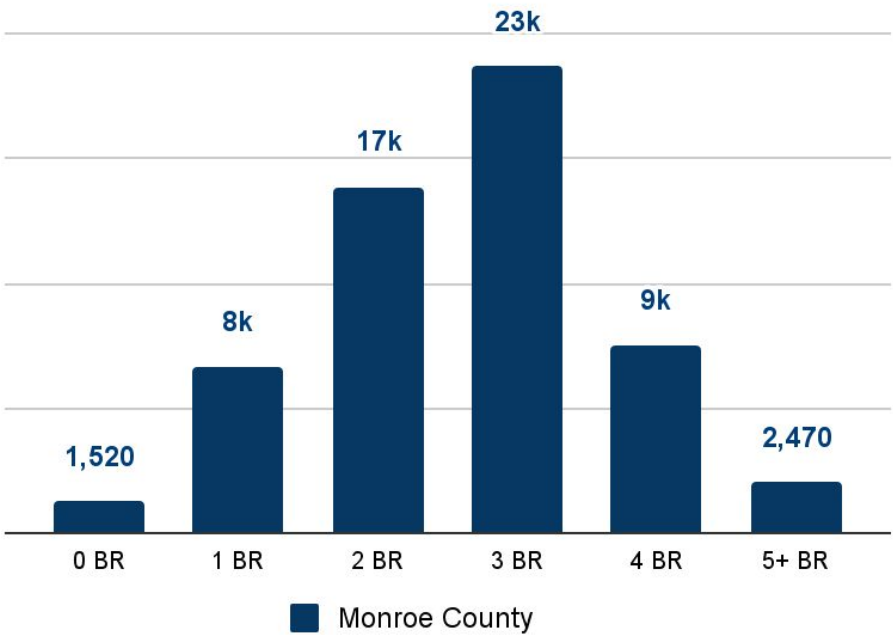


0 BR 1 BR 2 BR  
3 BR 4 BR 5+ BR

Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates

**Share of Housing Stock by Bedroom**

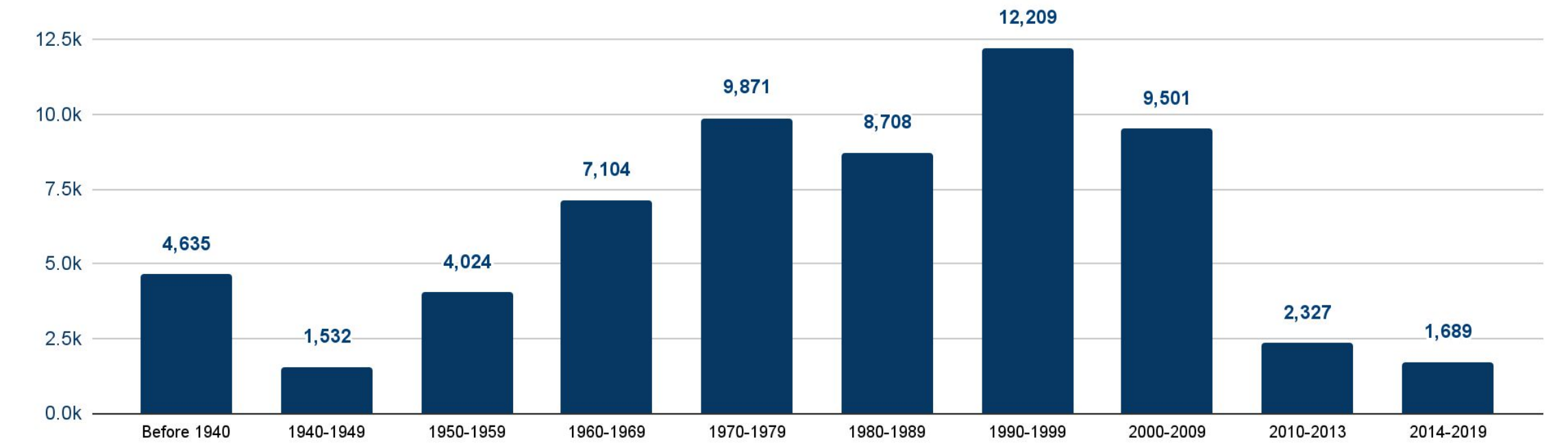
Monroe County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**AGE OF HOUSING |** 28% of homes were built before 1970, 50% were built between 1970 and 2000, and 22% were built after 2000.

**Homes by Year Built**  
**Monroe County | 2019**

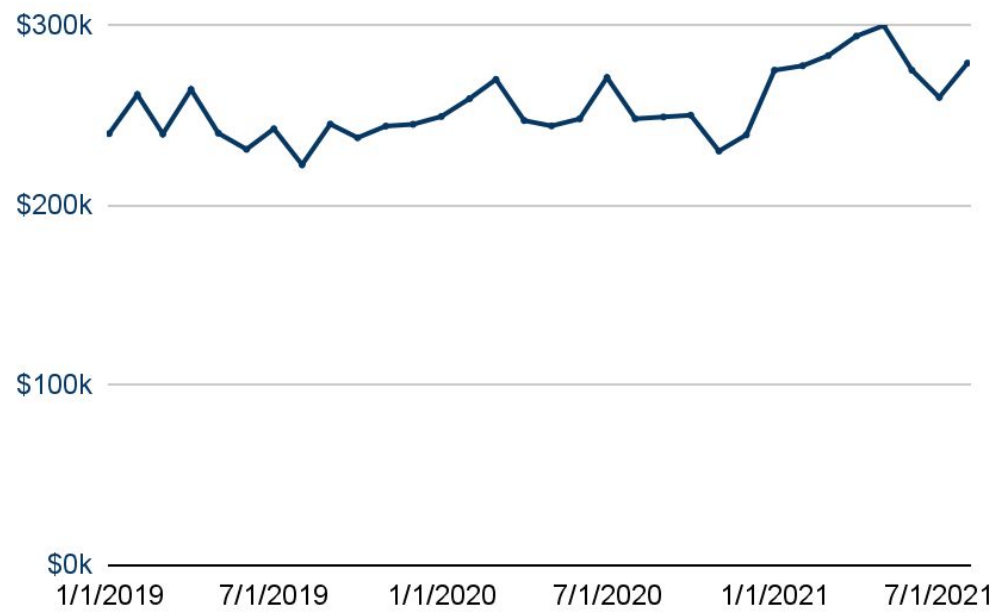


Includes all existing units, single family and multifamily.  
Source: ACS 2010-2019 5-year estimates



**MEDIAN LISTING PRICE |** Homes in Monroe County have a median listing price of \$278,950. Home prices have increased by 16% since 2019.

**Median Listing Price**  
**Monroe County | 2019-2021**



Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

**Listings and Sales (last 24 months)**  
**Monroe County | 2021**

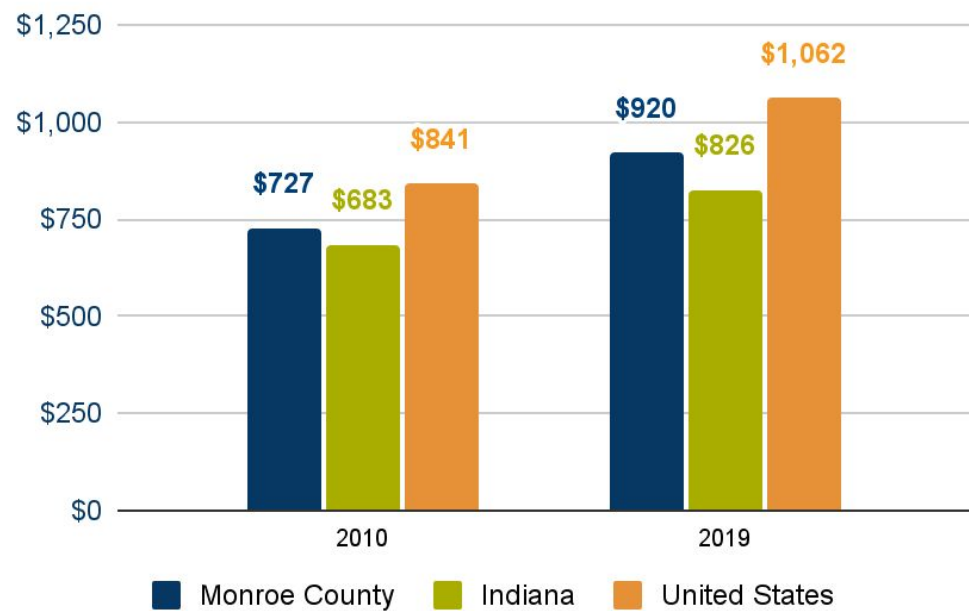


Source: ACS 2010-2019 5-year estimates

**MEDIAN RENTS |** Median rent has increased by 27% since 2010, with median rent at \$920 in 2019.

**Median Rent**

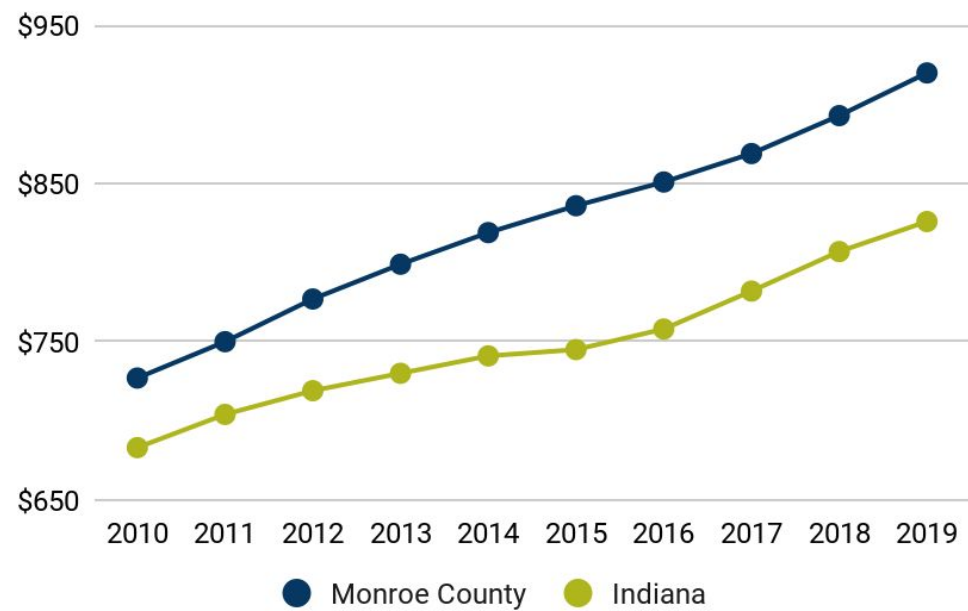
Monroe County, Indiana, United States | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

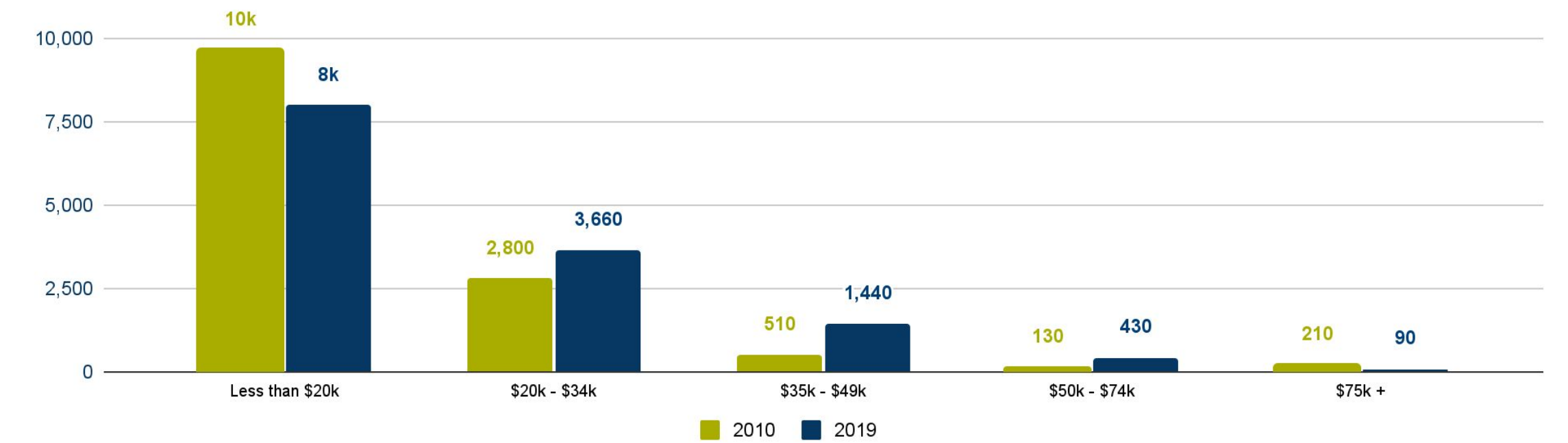
Monroe County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 60% of renter households in Monroe County are housing cost burdened, down 4.42% points since 2010. 75% of households earning below \$50,000 are housing cost burdened.

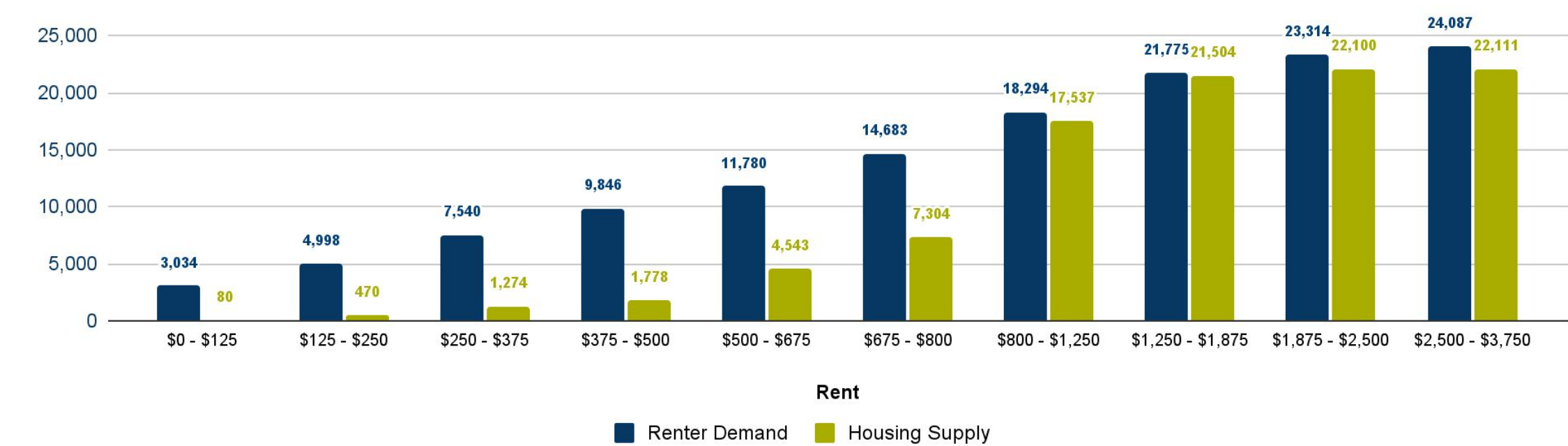
**Cost Burden Renter Households**  
**Monroe County, Indiana | 2010 - 2019**



Cost Burdened households are those putting more than 30% of their household income towards housing expenses.  
Source: ACS 2010-2019 5-year estimates

**CUMULATIVE RENTAL HOUSING GAP |** There is a 37,000 unit gap in rental homes available for households who earn less than \$50,000 annually or units renting below \$1,250 per month.

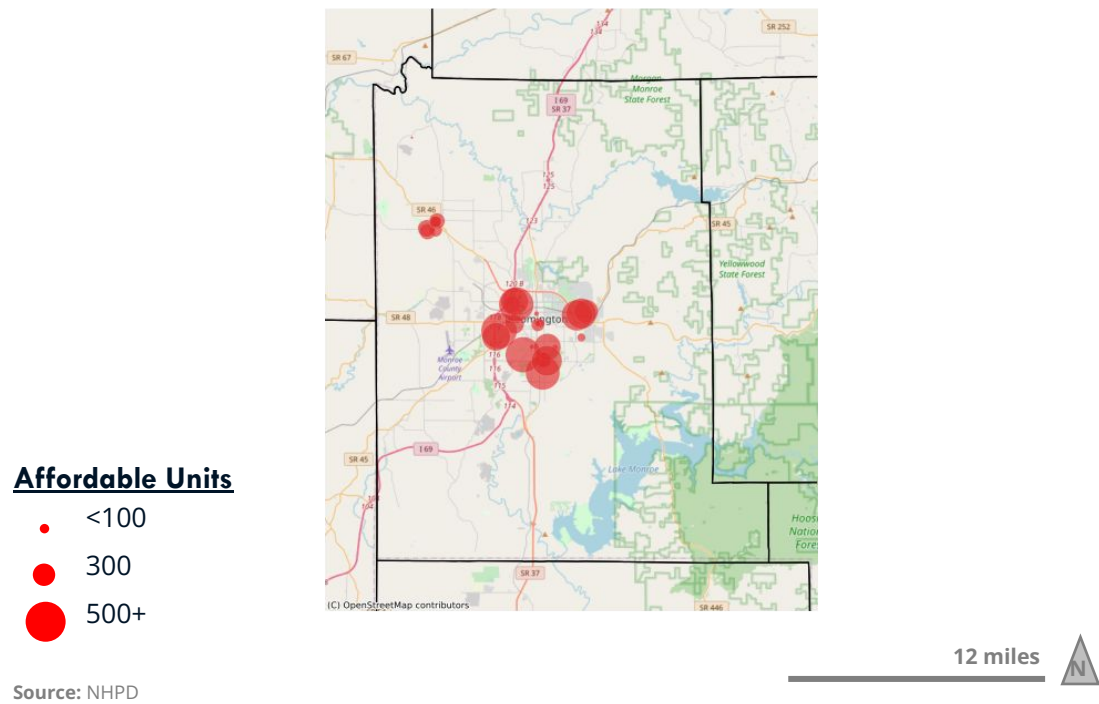
**Cumulative Housing Gap**  
**Monroe County, Indiana | 2010-2019**



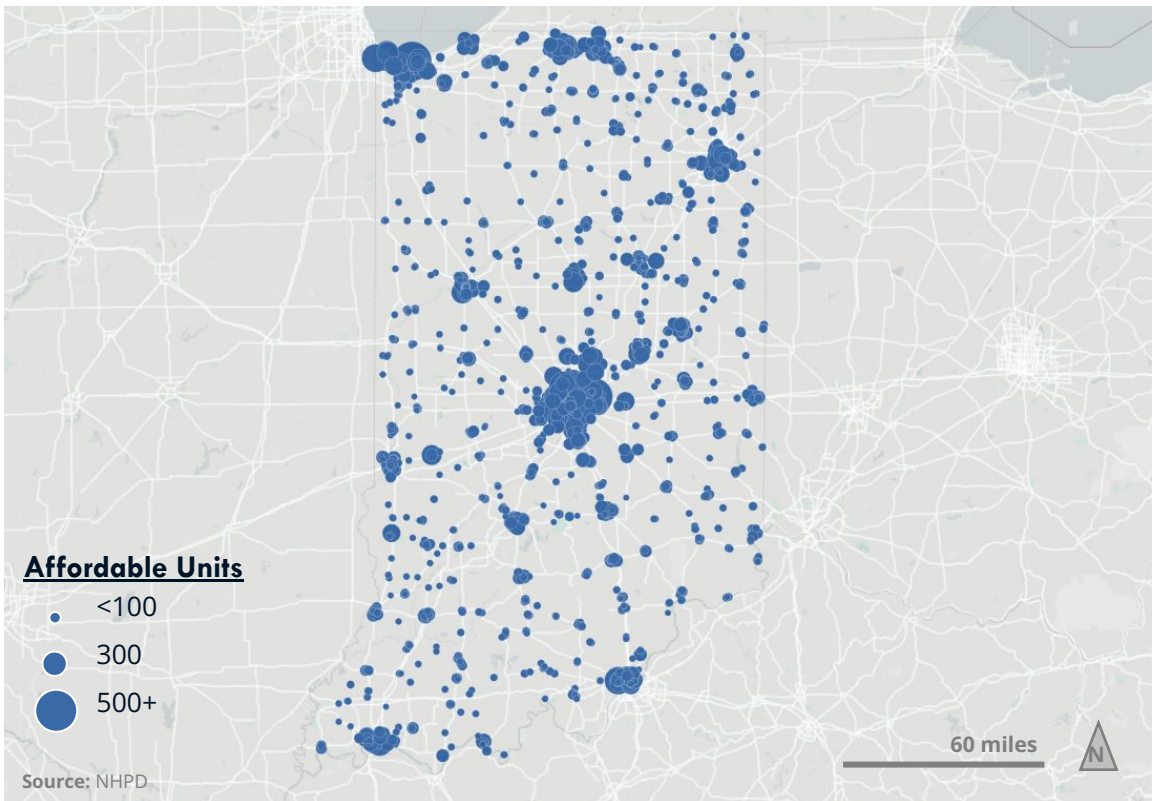
Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.  
Source: ACS 2010-2019 5-year estimates

**AFFORDABLE HOUSING |** The maps below show the geographic distribution of affordable housing units throughout the state of Indiana and in Monroe County.

**Affordable Housing Inventory**  
Monroe County | 2020

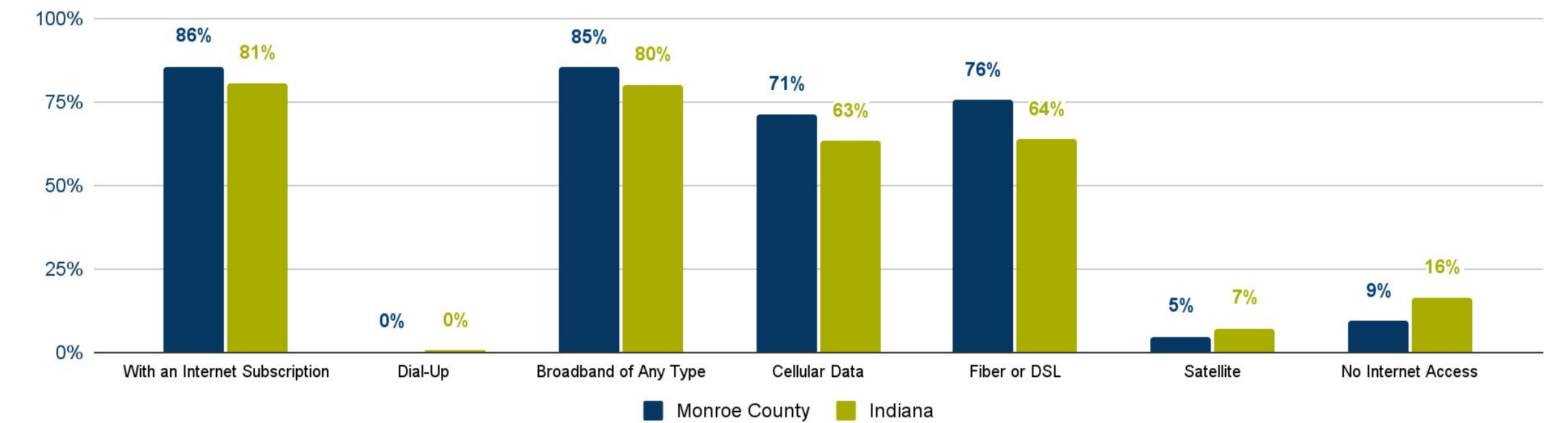


**Affordable Housing Inventory**  
State of Indiana | 2020



**INTERNET ACCESS |** 86% of housing units have access to internet compared to 81% state-wide.

**Internet Access**  
Monroe County, Indiana | 2020



Source: ACS 2010-2019 5-year estimates

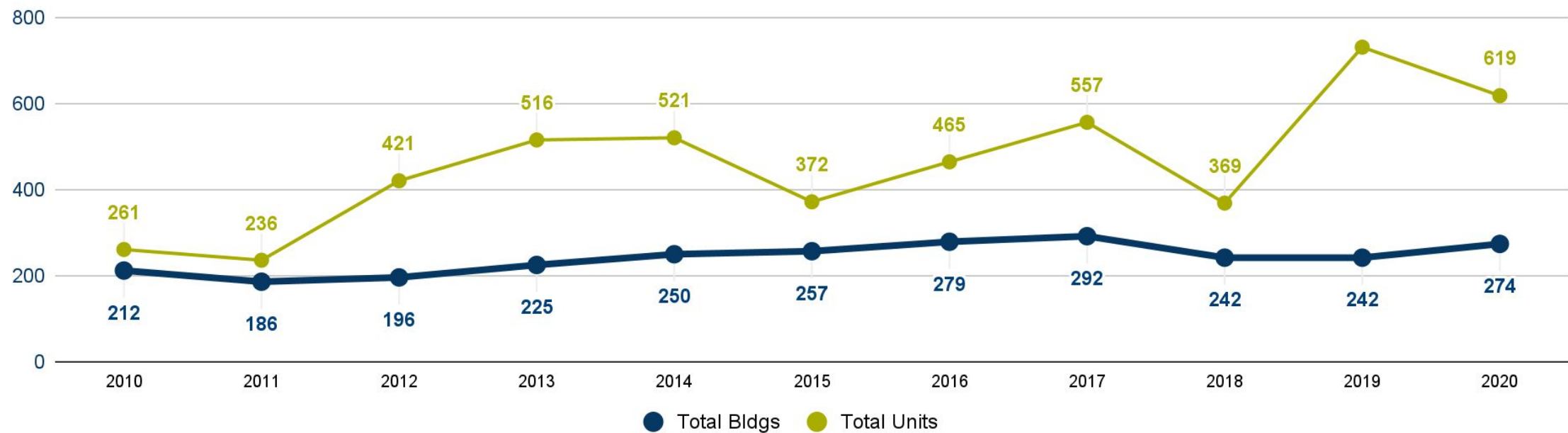
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# HOUSING CONSTRUCTION

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**HOUSING STARTS** | There were 274 new housing starts in 2020 in Monroe County, part of the total of 2,655 building permits authorized since 2010.

**New Housing Structures Authorized by Building Permits**  
**Monroe County | 2010-2020**



Source: St. Louis Fed.



**CONSTRUCTION INPUTS |** Construction material costs have increased rapidly since 2010--recovering from pandemic impacts to all time highs.

Construction Cost Indices  
United States | 2010-2020



Source: BEA, St. Louis Fed, U.S. Bureau of Labor and Statistics