



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR WARREN COUNTY, IN

AUGUST 24, 2021

**WORKING DRAFT**

Note: Some data are placeholders, and not representative of actual conditions.

Indiana Housing Dashboard **DRAFT** | 1

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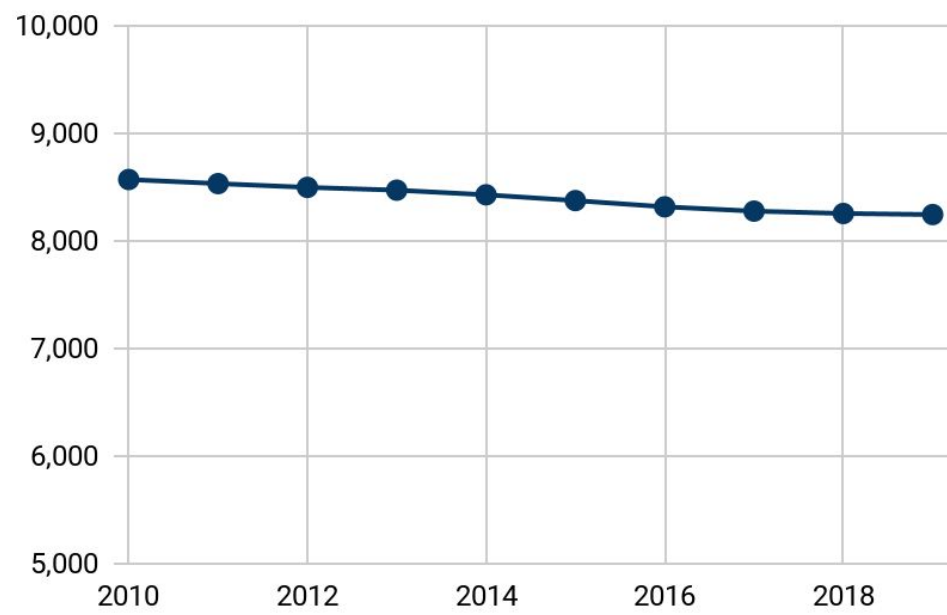
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

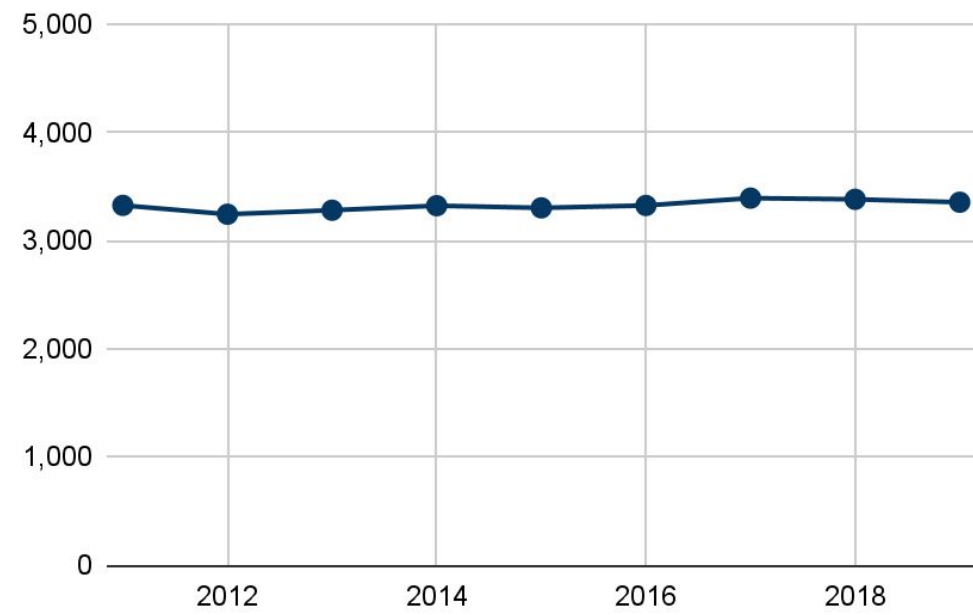
**POPULATION** | Warren County's population has decreased by 3.81% (0 people) between 2010-2019. In the same time period, the total number of households increased by 2% (0 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Warren County | 2010-2019



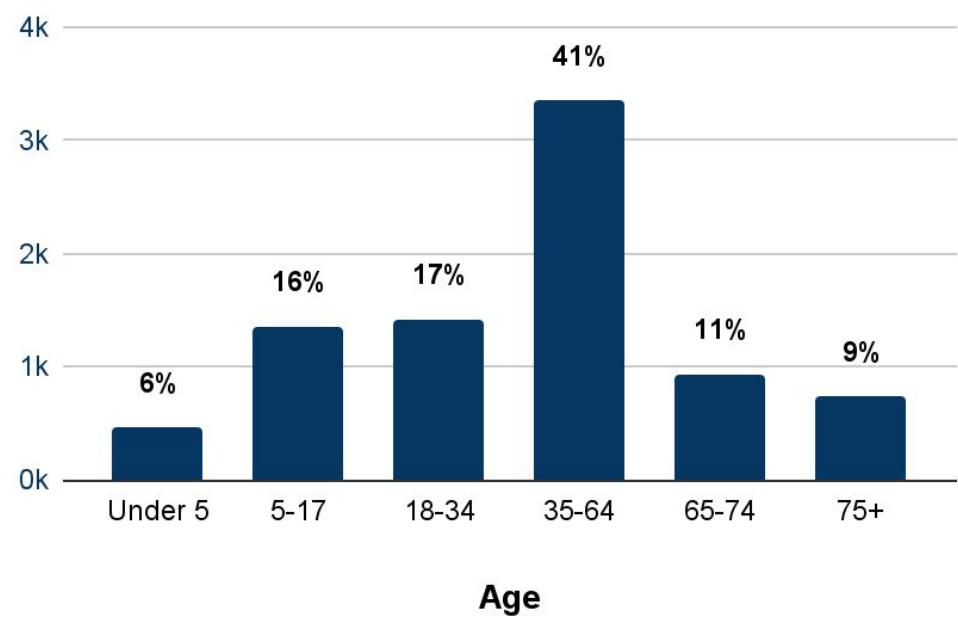
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

Note: Some data are placeholders, and not representative of actual conditions.

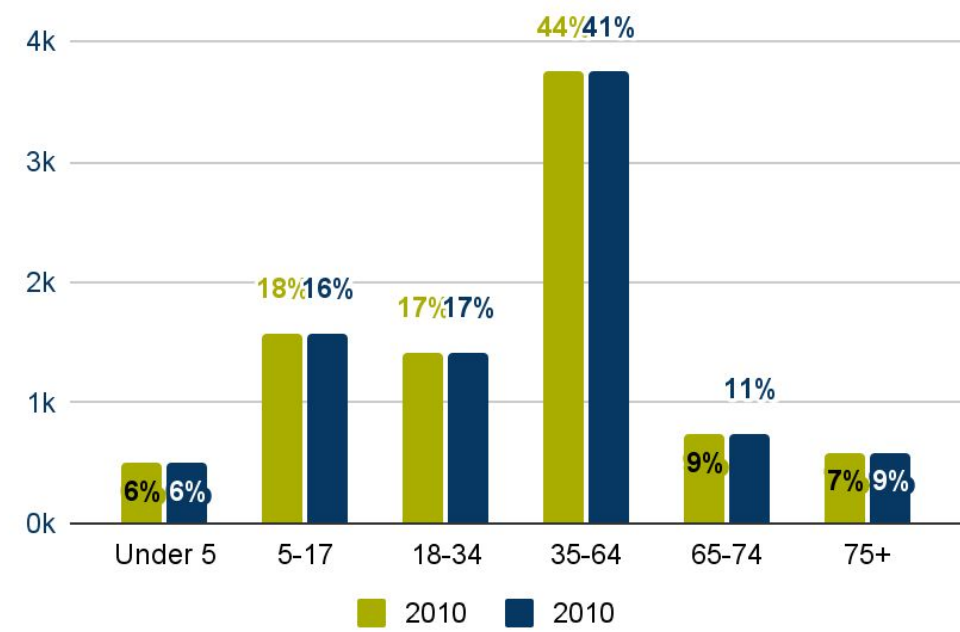
**AGE** | 20% of people in Warren County are above the age of 65, while 22% are below 18.

**Population by Age**  
Warren County | 2019



Source: ACS 2019 5-year estimates

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

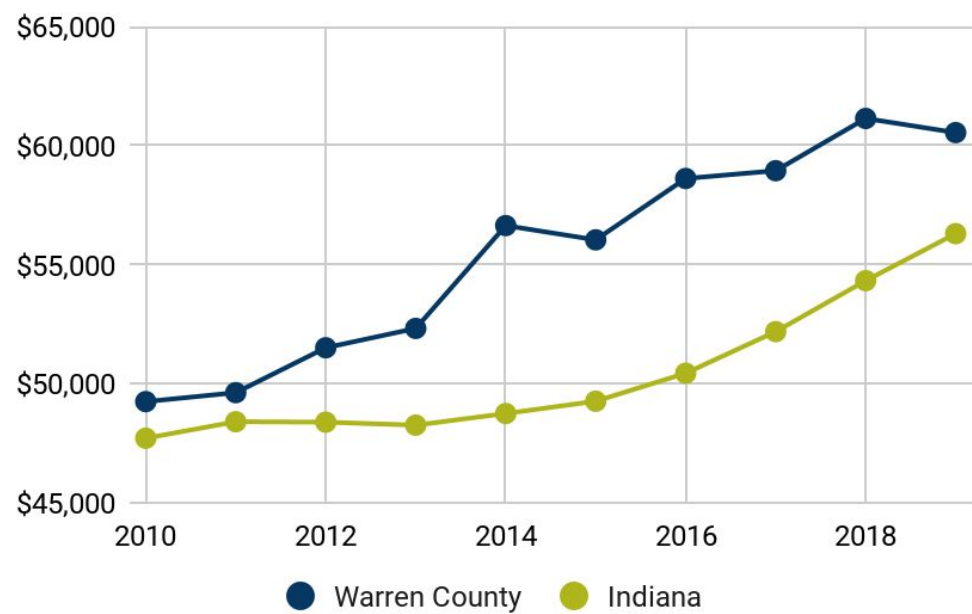


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES |** Warren County had a median income of \$60,553 in 2019, up 23% since 2010. 26% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

**Median Income**

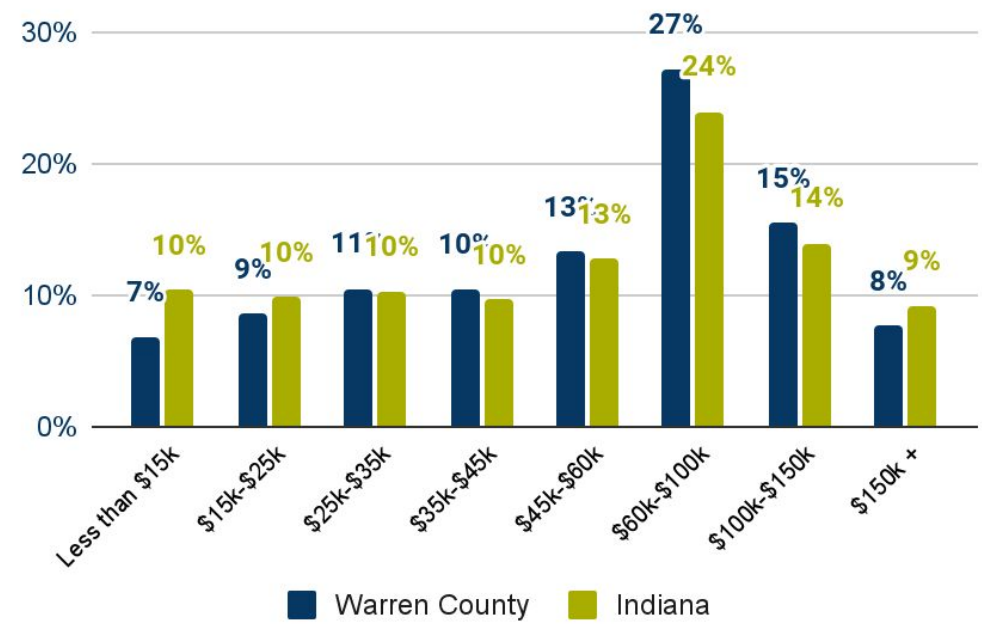
Warren County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Warren County, State of Indiana | 2019



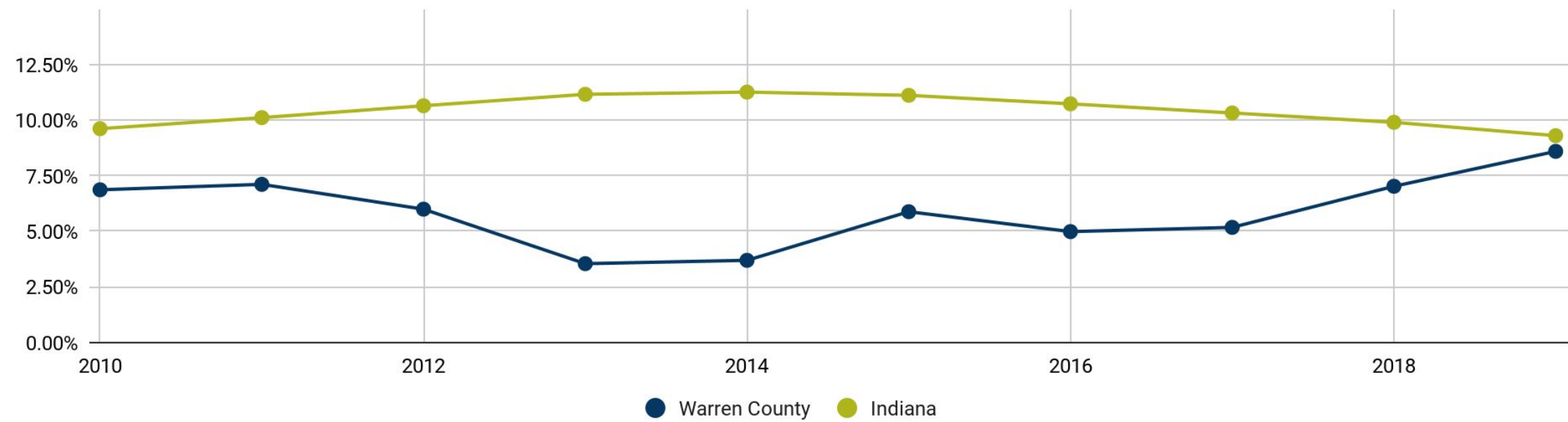
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

Note: Some data are placeholders, and not representative of actual conditions.

**FAMILY POVERTY RATE** | 8.6% of families live in poverty conditions in Warren County, up 1.7 points from 6.9% in 2010.

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



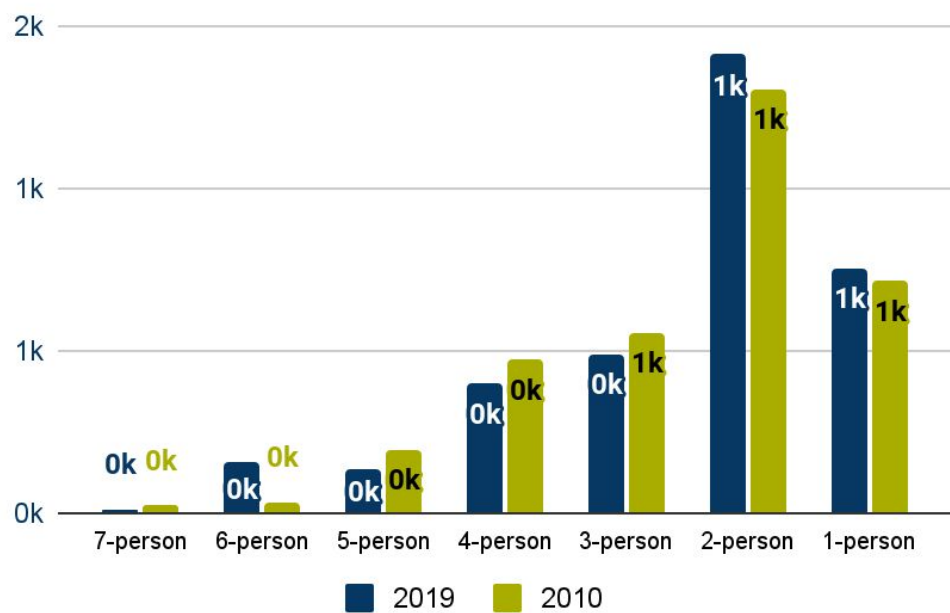
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

Note: Some data are placeholders, and not representative of actual conditions.

**HOUSEHOLD SIZE |** The average household size is 2.43, compared to 2.52 statewide. The Warren County average household has shrunk by 0.1 persons since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

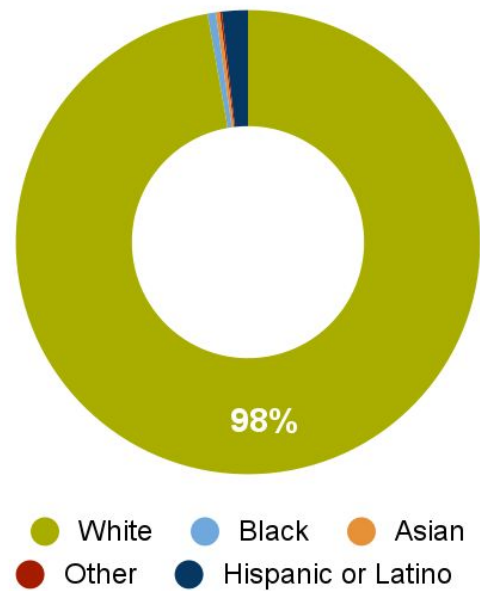
**WORKING DRAFT**

Note: Some data are placeholders, and not representative of actual conditions.

**RACIAL COMPOSITION |** The currently racial distribution of households in Warren County is 98% white, 1% Black, 2% Hispanic/Latino, 0% Asian, and 0% other.

**Racial Distribution**

Warren County | 2019



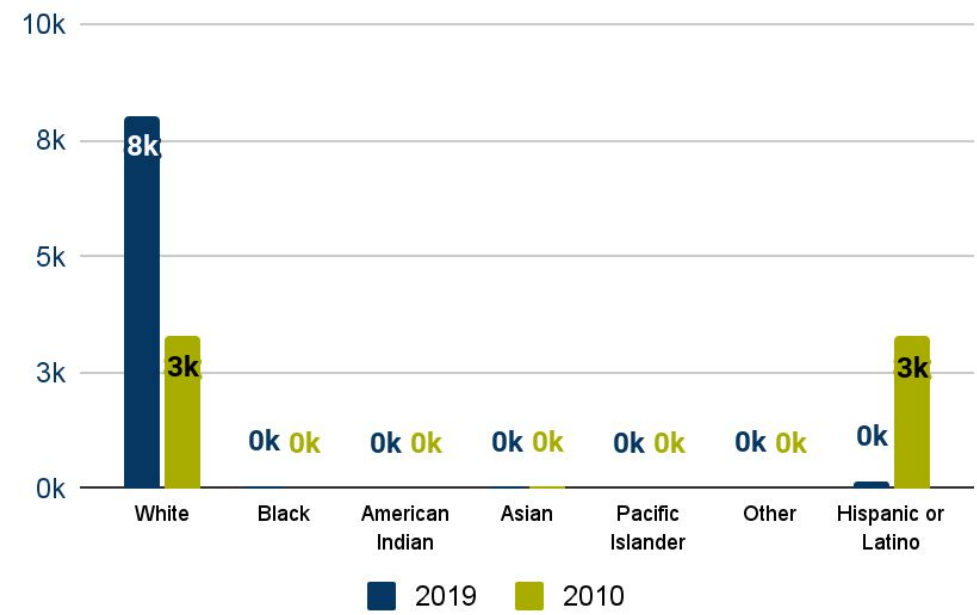
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Warren County | 2010, 2019



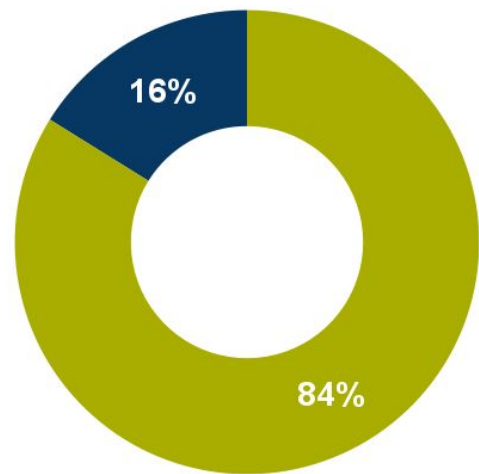
Source: ACS 2010-2019 5-year estimates



**HOUSING TENURE** | In 2019, 16% of households (542 households) in Warren County were renters, while 84% are (2,815 households) owner households. The share of renters has increased by 6% since 2010.

**Housing Tenure**

Warren County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

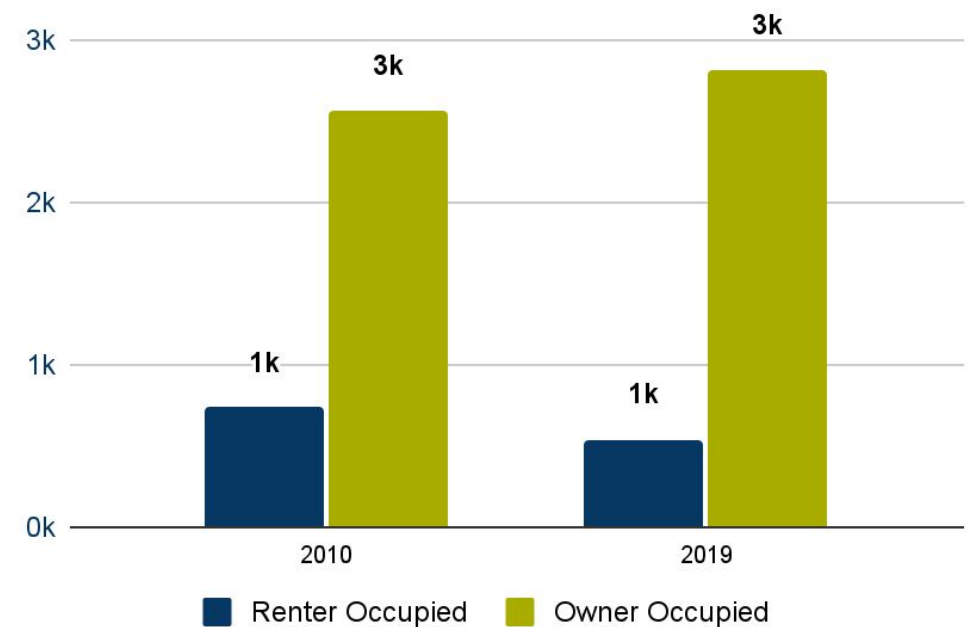
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Warren County | 2010-2019



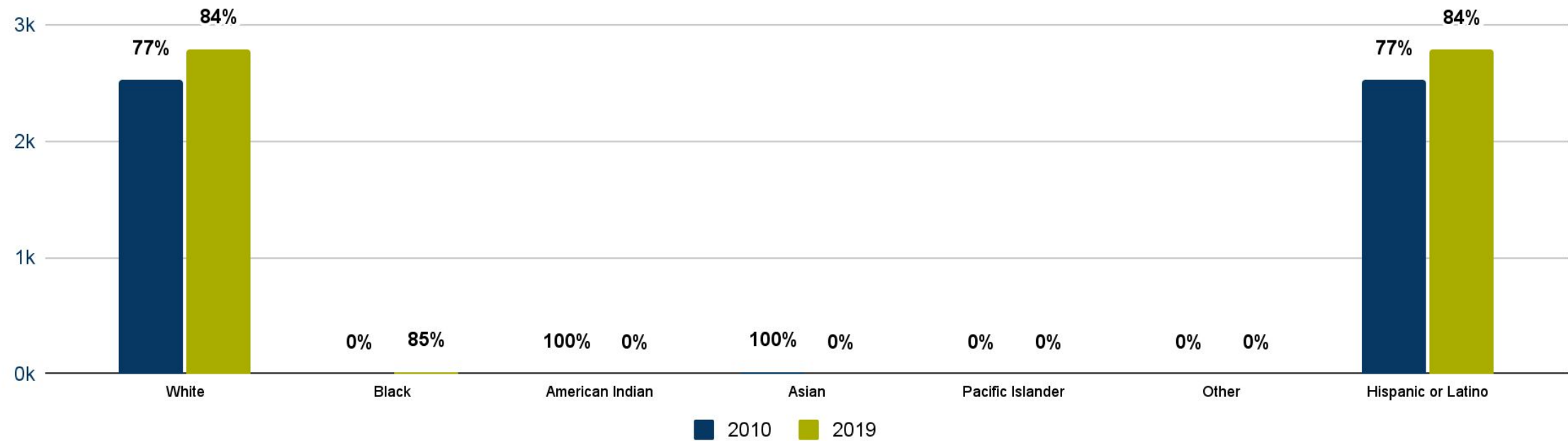
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

Note: Some data are placeholders, and not representative of actual conditions.

**TENURE BY RACE |** While the overall homeownership rate is 84%, among non-Hispanic White households' homeownership is 84%, 85% for Black households, and 84% for Hispanic or Latino households.

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

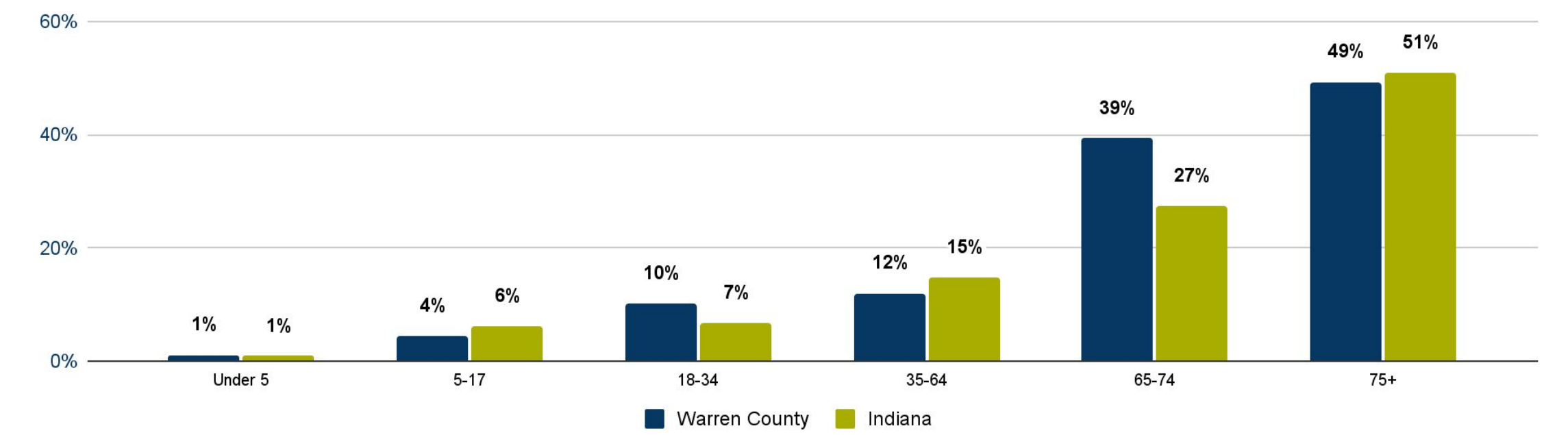


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**DISABILITY** | 16% of people in Warren County live with a disability. For people above 65, the share increases to 44%.

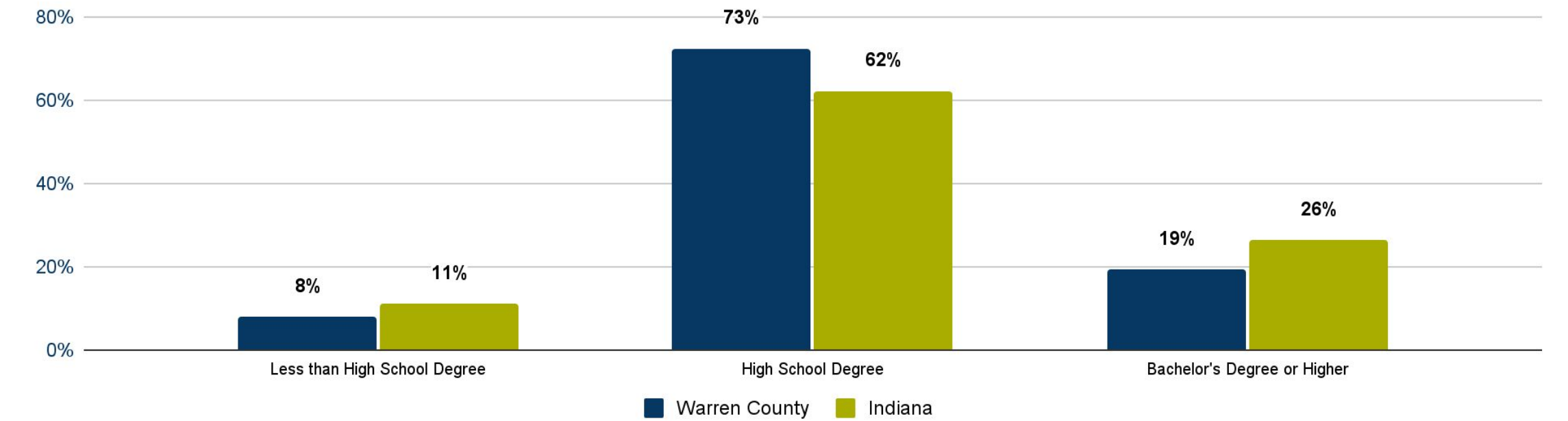
**Share of the Population with a Disability by Age**  
Warren County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Warren County, 73% of the population has at least a high school degree and 19% of the population has at least a Bachelor's degree.

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



Source: ACS 2010-2019 5-year estimates

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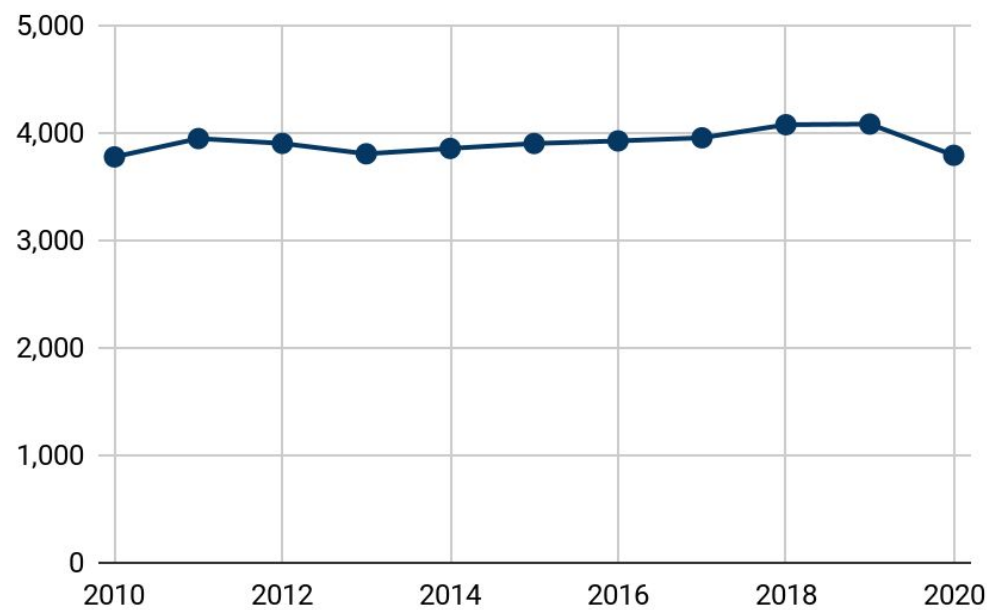
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

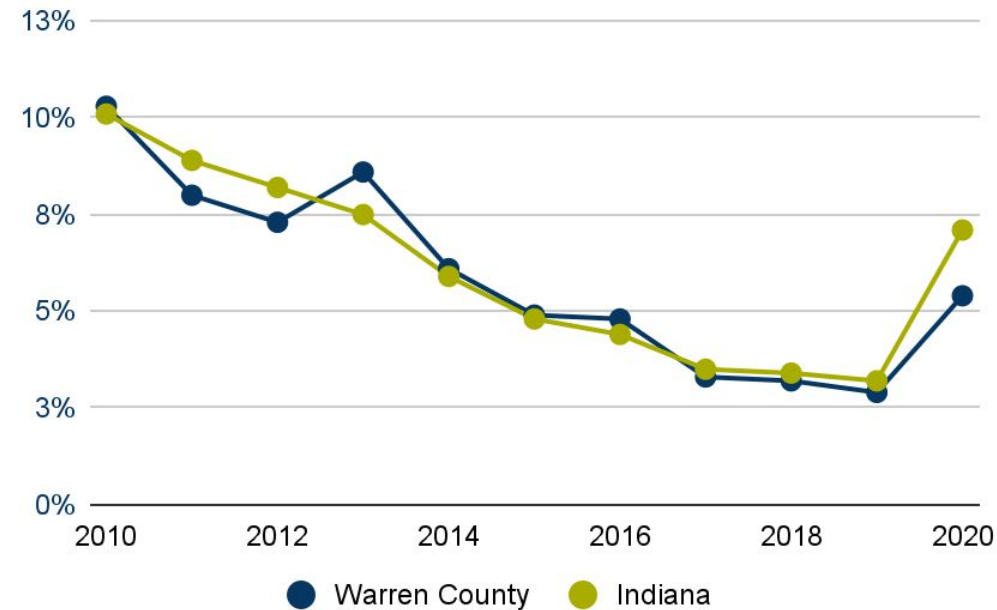
**EMPLOYMENT BASE |** There are currently 4,000 employed persons in Warren County, up by 0% since 2010. The unemployment rate in 2020 was 5.40%, up 2.5 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

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

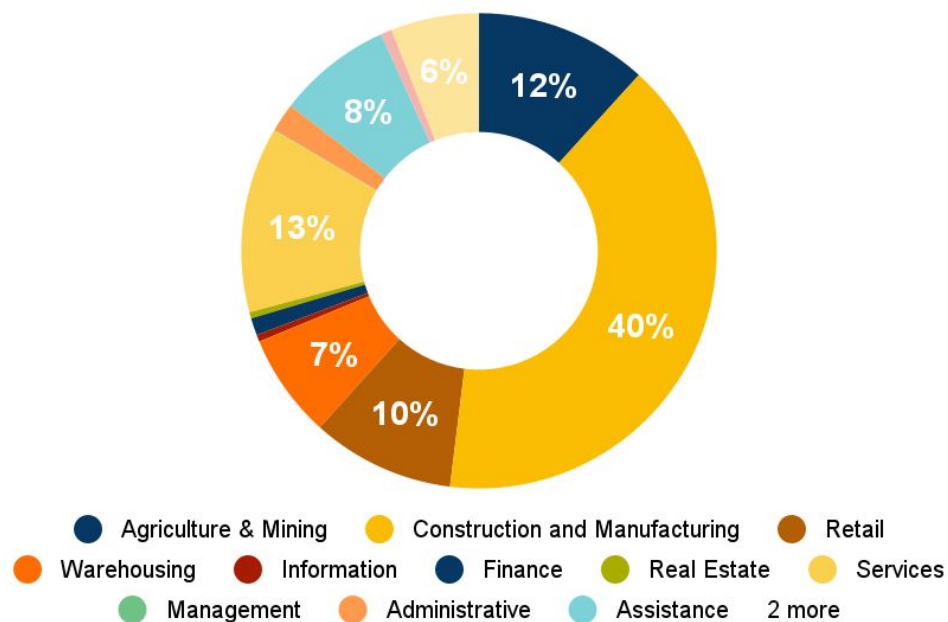


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Warren County, accounting for 35% of all jobs, followed by Agriculture, Forestry, Fishing, and Hunting (10% of all jobs).

**Total Jobs by All Industries**  
Warren County | 2018



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

**Top 5 Industries and Median Annual Wages**

1. Service-providing | **\$45,408**
2. Goods-producing | **\$45,371**
3. Trade, transportation, and utilities | **\$47,619**
4. Professional and business services | **\$32,960**
5. Natural resources and mining | **\$51,063**

Source: BLS

**Top 5 Employers**

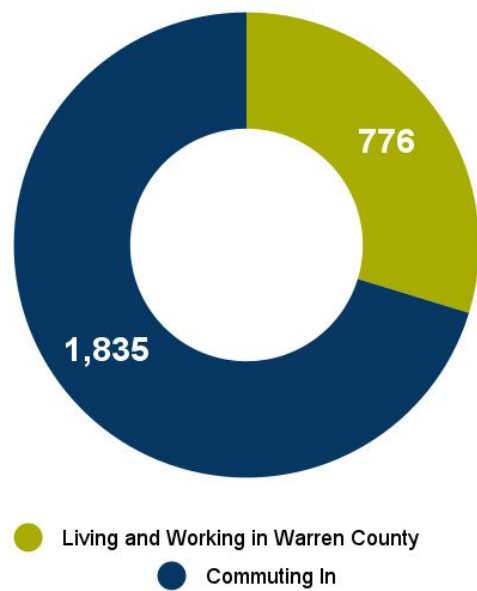
1. Ascension St Vincent Wllmsprt (Williamsport)
2. Tmf Center (Williamsport)
3. Seeger Junior/senior High (West Lebanon)
4. Williamsport Nursing & Rehab (Williamsport)
5. Hubner Industries Llc (West Lebanon)

Source: BLS

**WORKING DRAFT**

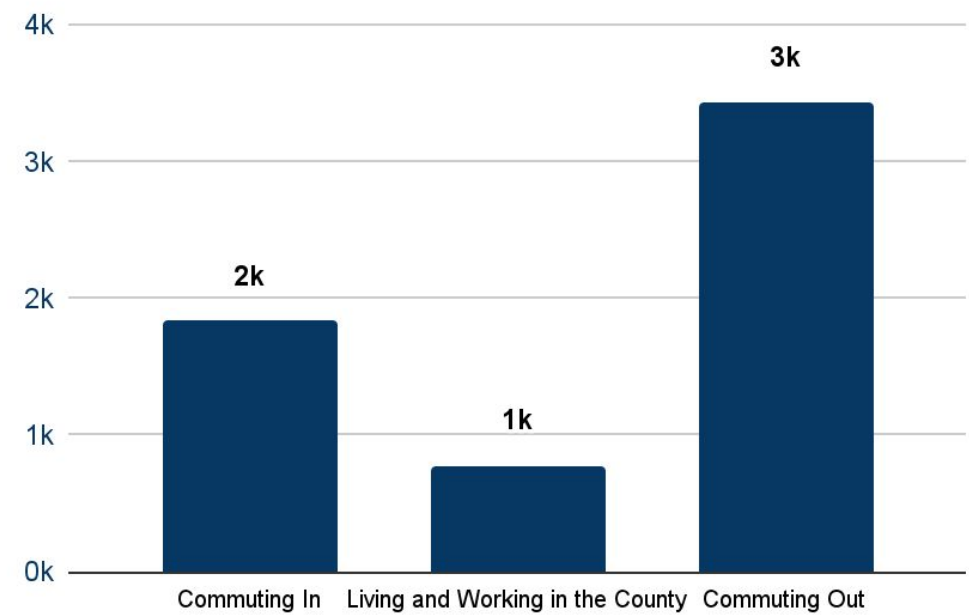
**COMMUTER INFLOW / OUTFLOW** | 2,000 commuters come into Warren County for their jobs, while 3,000 employees travel outside for their jobs.

**Employment Inflow**  
Warren County | 2018



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

**Commuting Patterns**  
Warren County | 2018

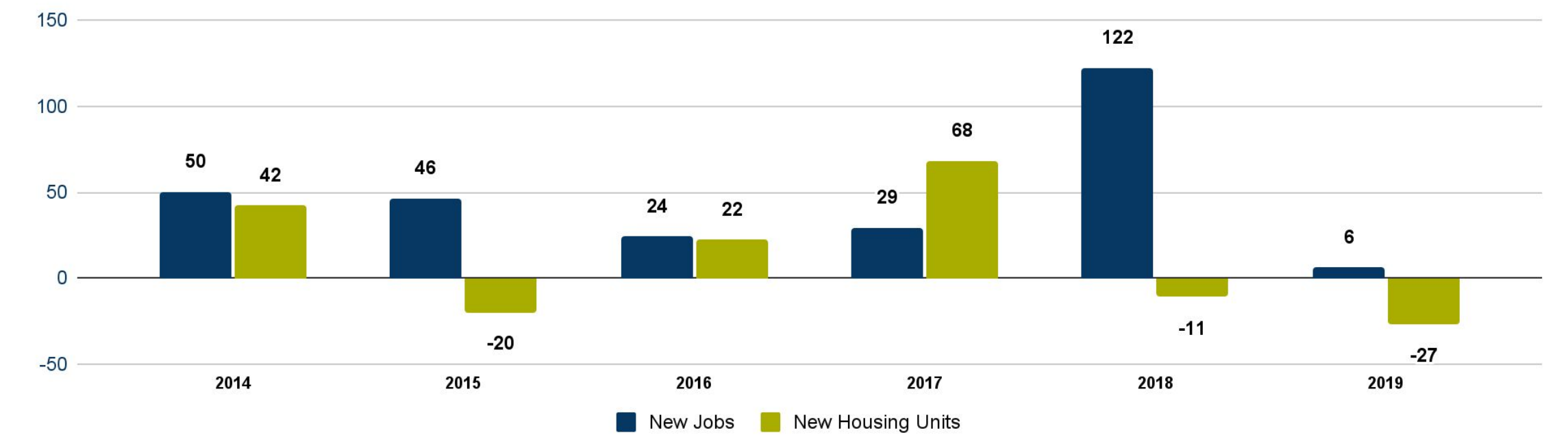


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 277 between 2014-2019 and 74, or 27 units for every 100 jobs created.

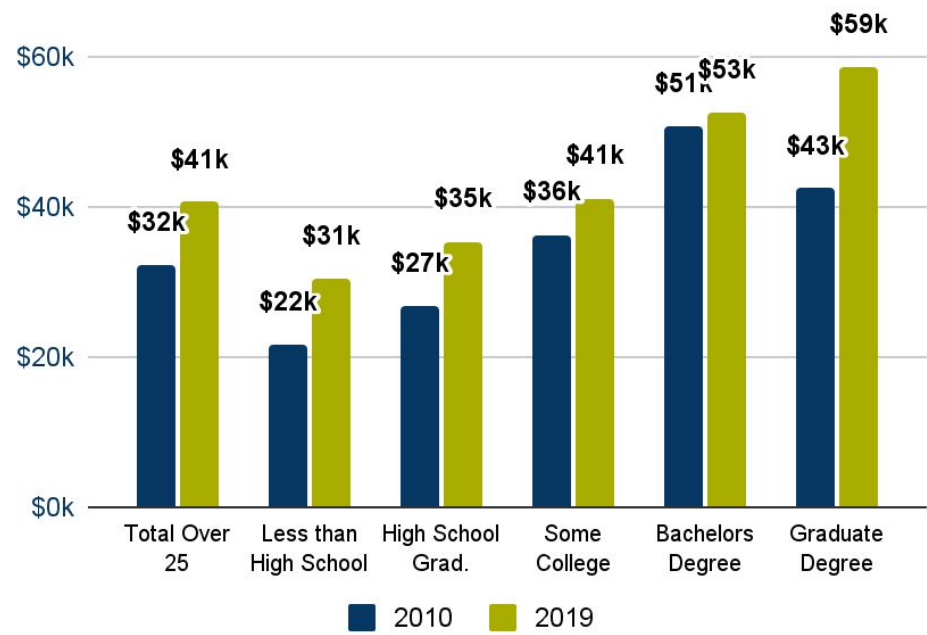
**Job Growth and Housing Production**  
Warren County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

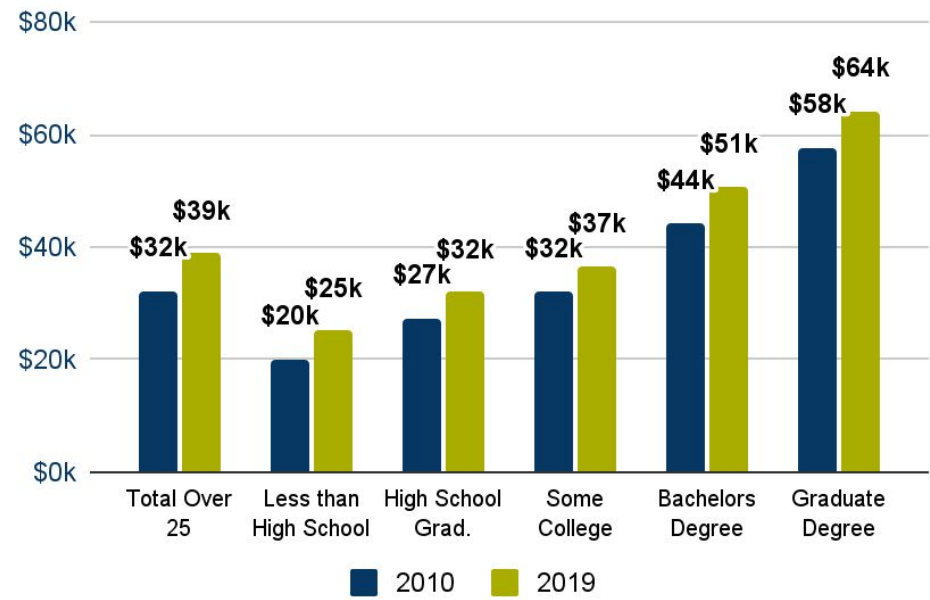
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 26% since 2010 for the total population and increased 32% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

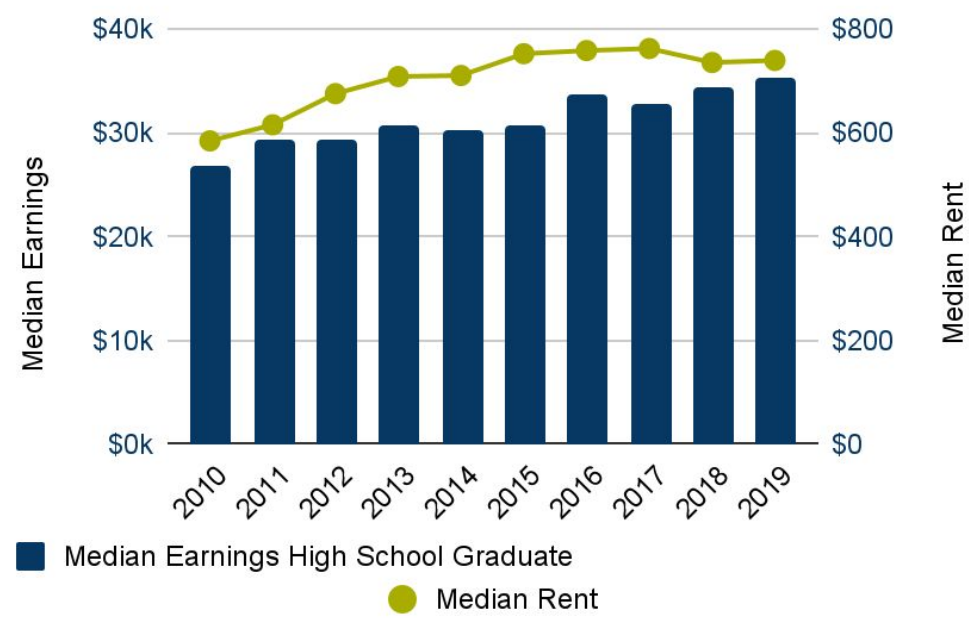
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

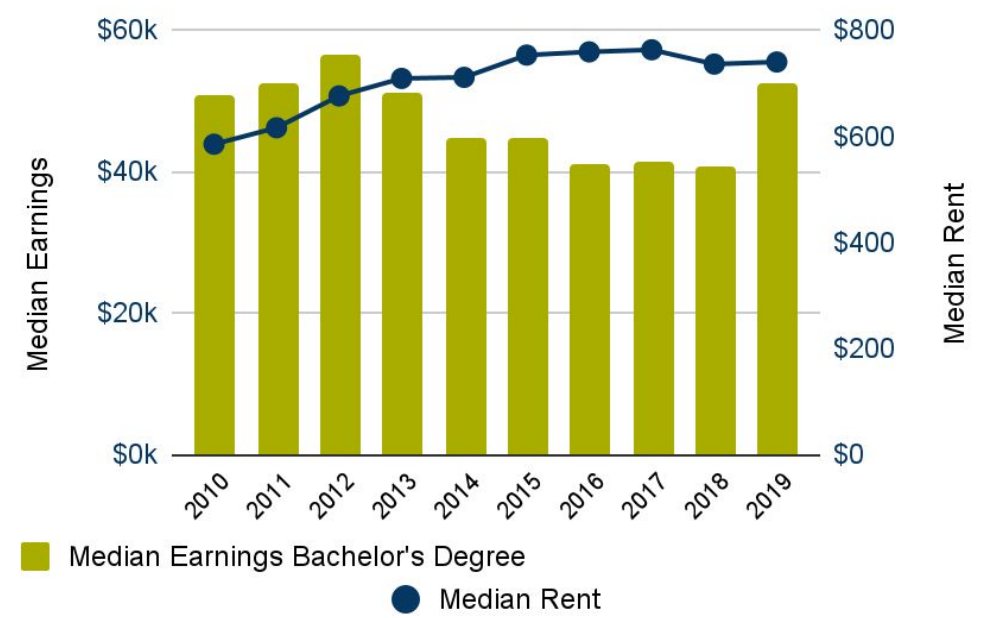
**JOB GROWTH AND EDUCATIONAL ATTAINMENT** | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 26.5% since 2010.

**Income and Rent Growth, High School Degree**  
Warren County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Income and Rent Growth, BS Degree**  
Warren County | 2010-2019



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

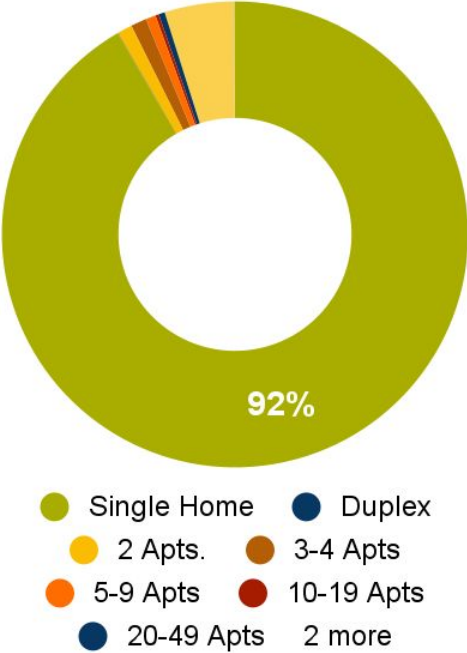
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**WORKING DRAFT**

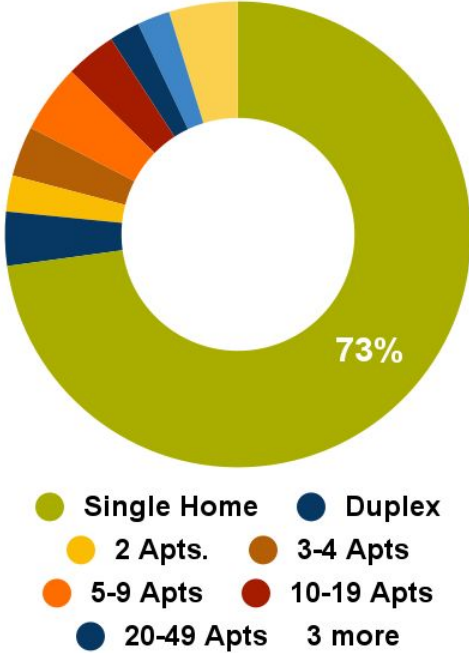
**HOUSING TYPOLOGY |** 92% of homes in Warren County are single-family, while 4% are multifamily. The share of multifamily housing has decreased by 113 homes since 2010.

**Housing Typology**

Warren County | 2019



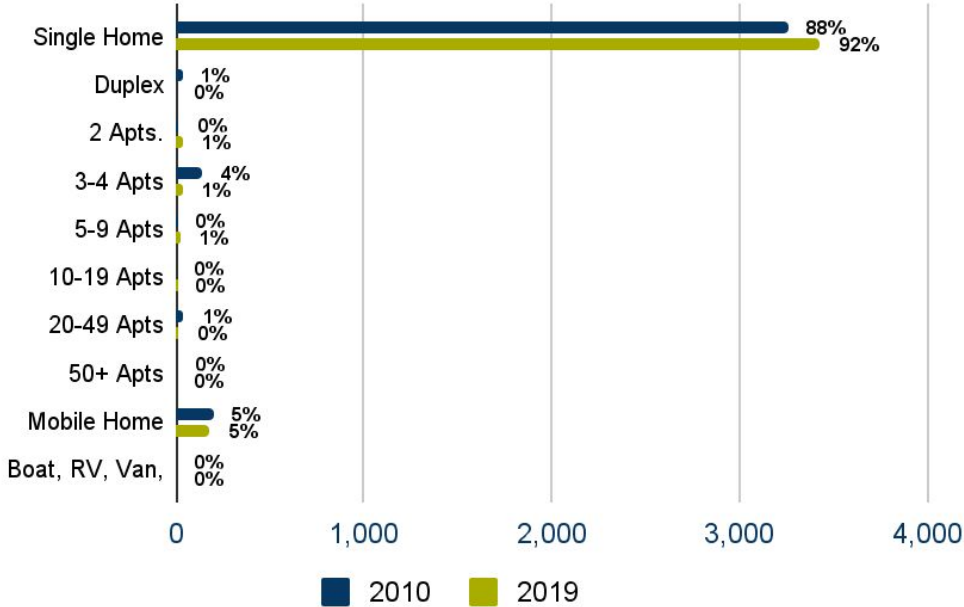
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Warren County | 2010, 2019

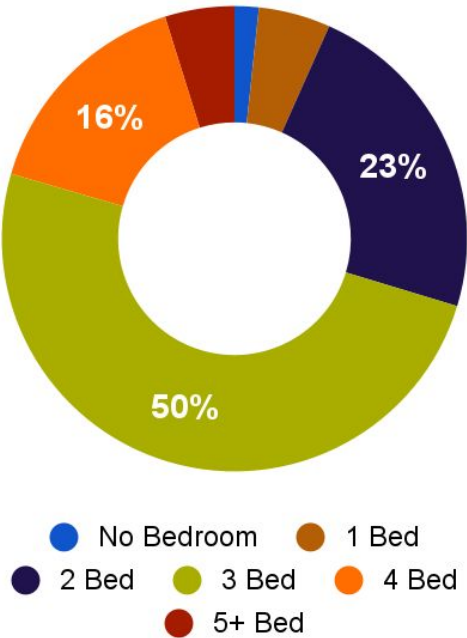


Source: ACS 2010-2019 5-year estimates

# HOUSING TYPOLOGY | Most units in Warren County are 2.43, with 70% of units 3 bedroom or more.

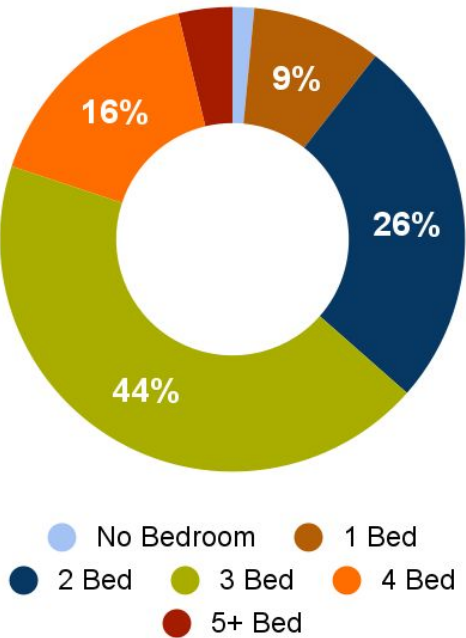
## Housing Stock by Bedrooms

Warren County | 2019



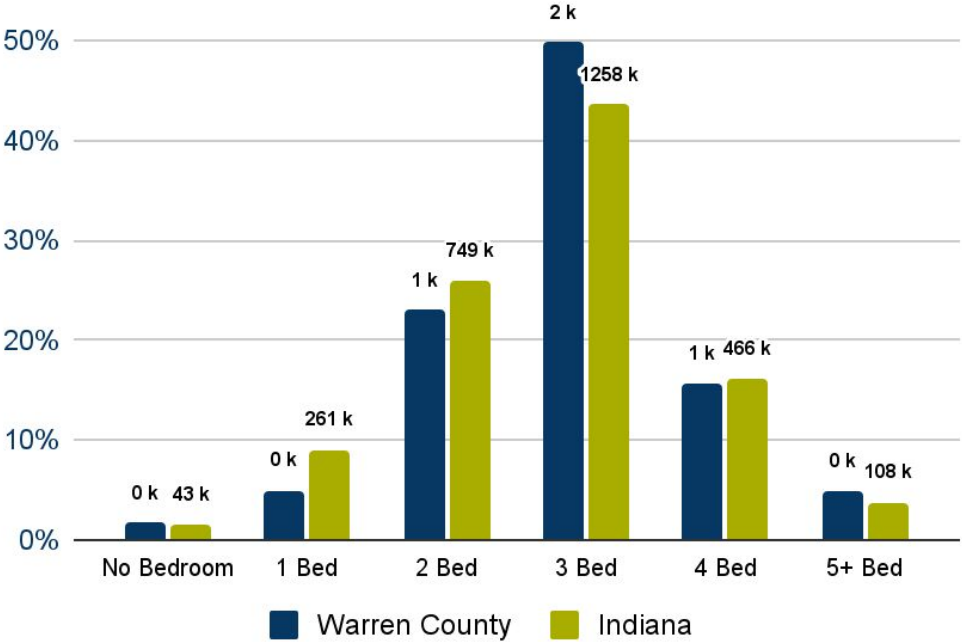
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



## Share of Housing Stock by Bedroom

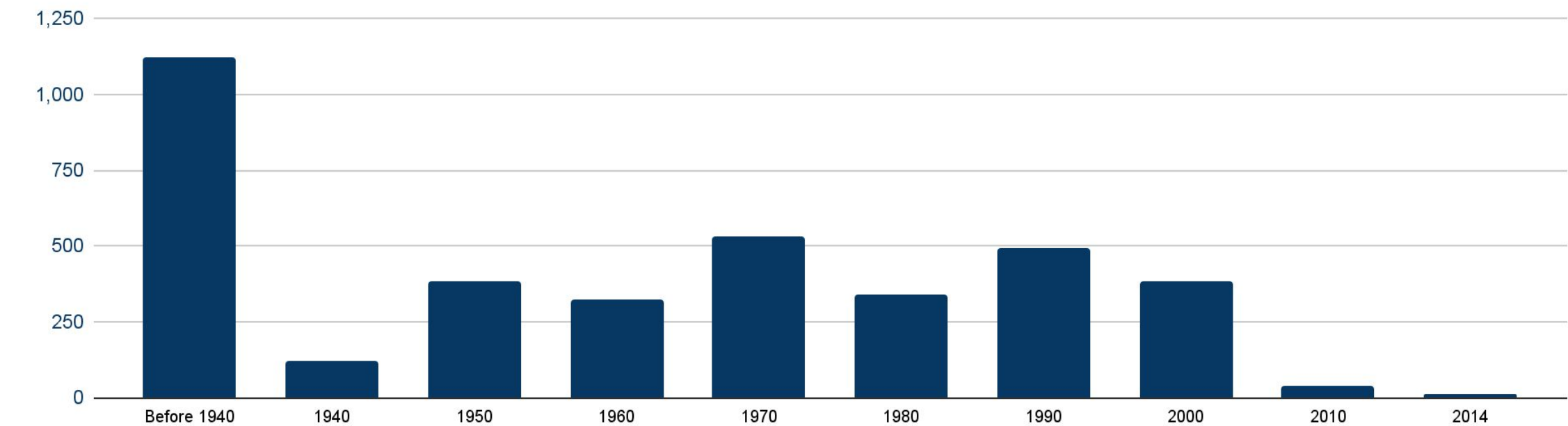
Warren County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 88% of homes were built before 1990, with most homes built in 2014.

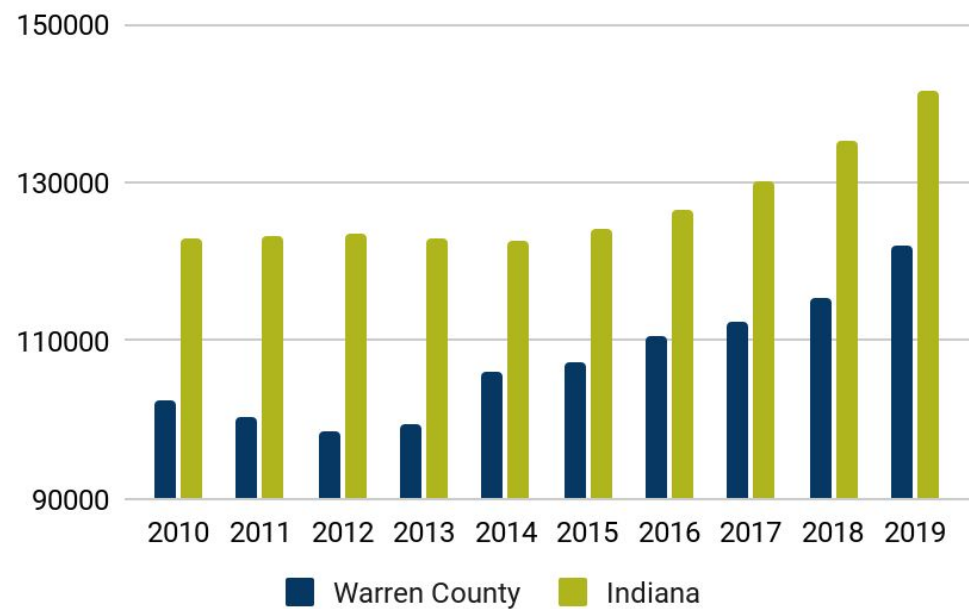
**Homes by Year Built**  
Warren County | 2019



Source: ACS 2010-2019 5-year estimates

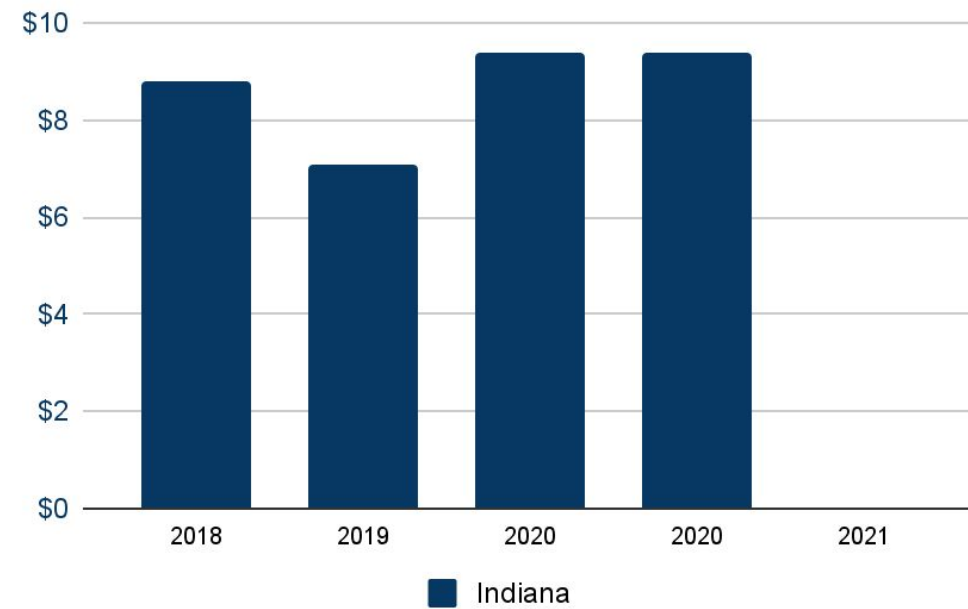
**MEDIAN LISTING PRICE |** Homes in Warren County have a median listing price of \$122,100, compared to \$141,700 statewide. Home prices have increased by 19% since 2010.

**Median Listing Price**  
Warren County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

**Median Listing Price per Square Foot**  
Warren County | 2017-2020



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

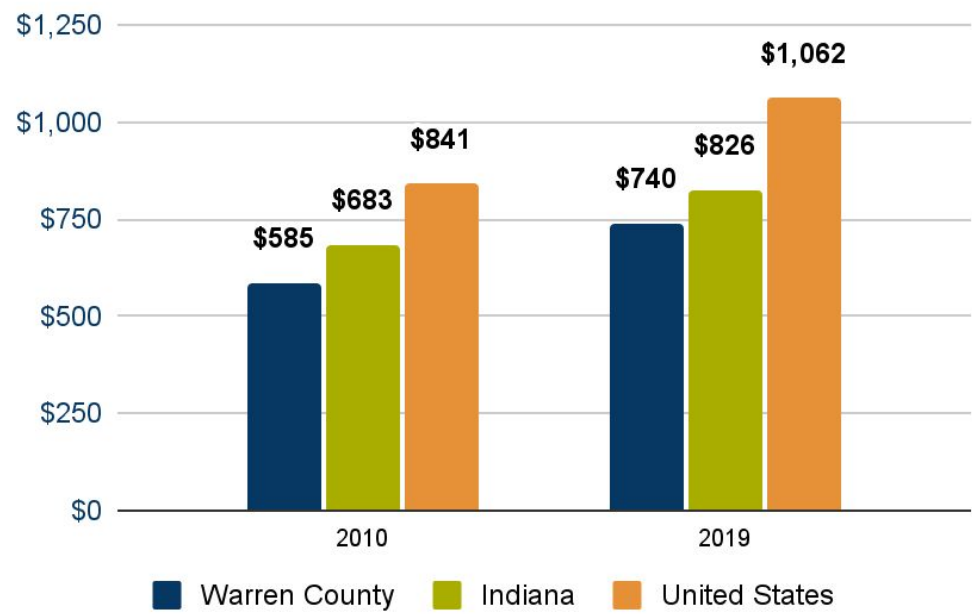
Note: Some data are placeholders, and not representative of actual conditions.



**MEDIAN RENTS |** Median rents have increased by 26% since 2010, with average rents at \$740.

**Median Rent**

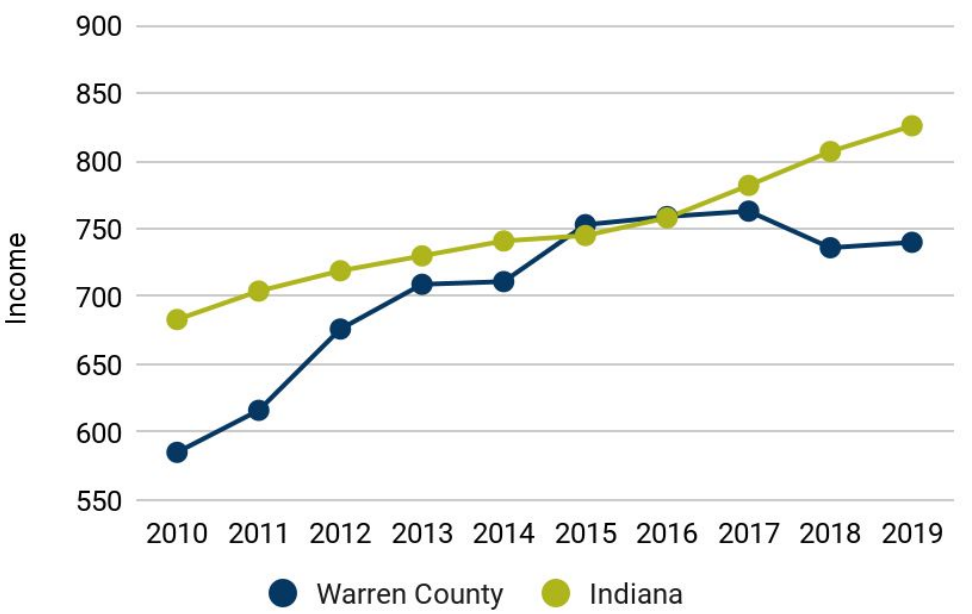
Warren County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

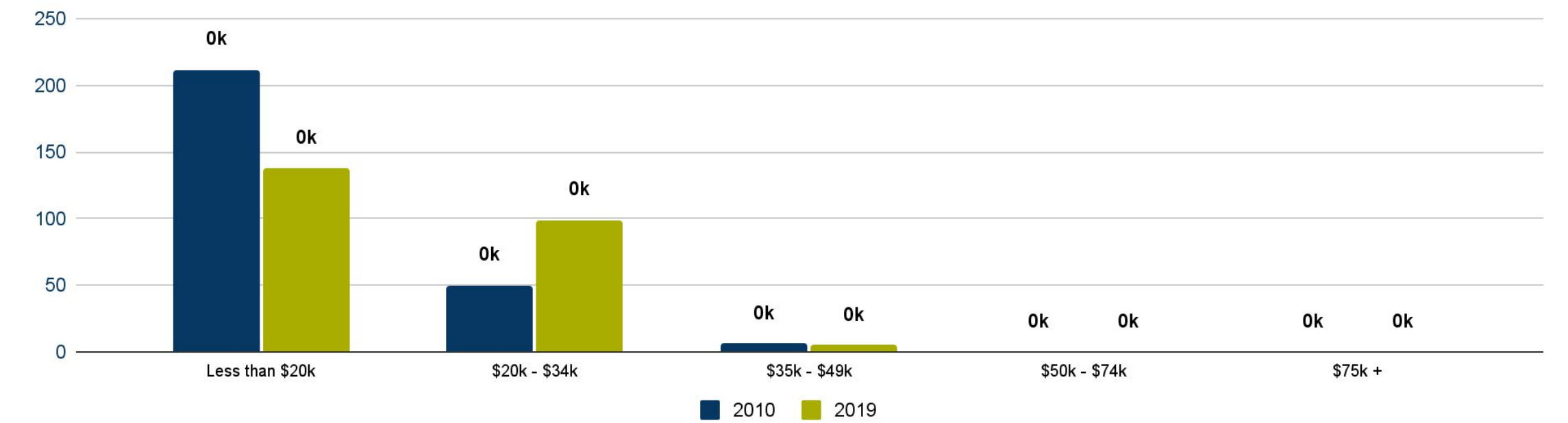
Warren County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 54% of households are housing cost burdened in Warren County, up 16% since 2010. 58% of households earning below \$50,000 are housing cost burdened.

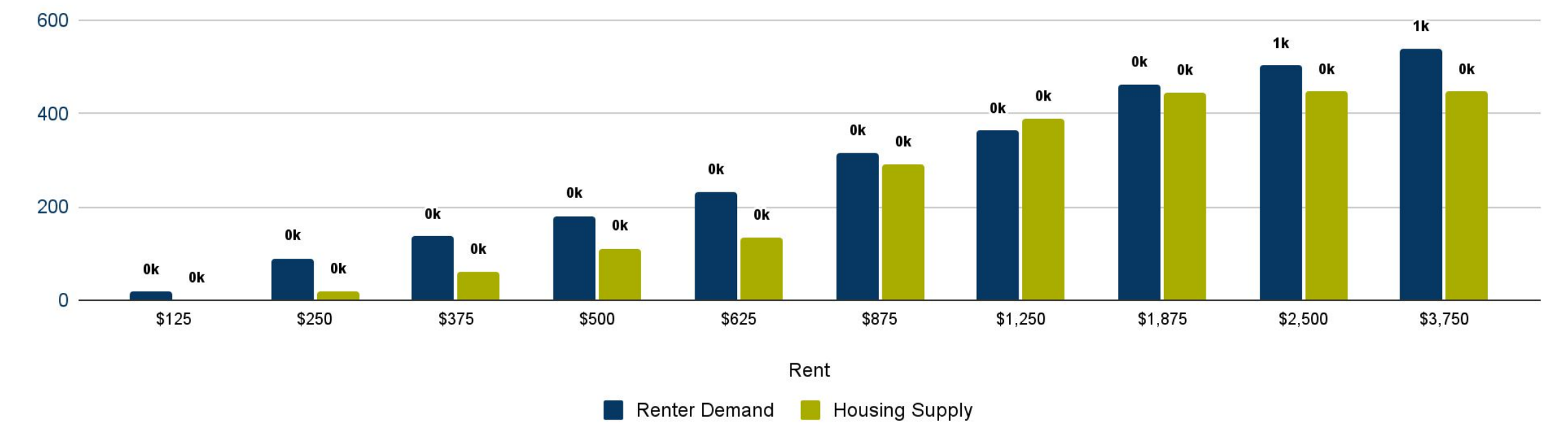
**Renter Housing Cost Burden**  
Warren County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**CUMULATIVE HOUSING GAP** | There is a 0 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

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



Source: ACS 2010-2019 5-year estimates

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

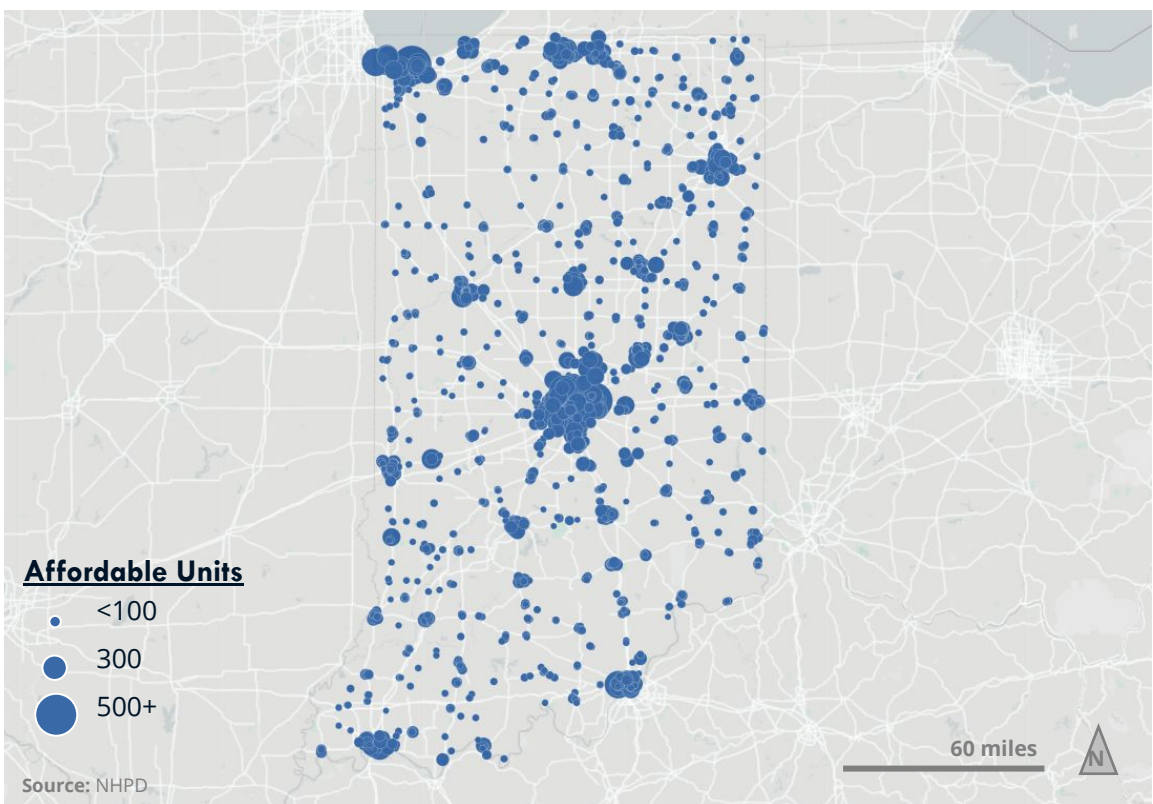
## Affordable Housing Inventory

Warren County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

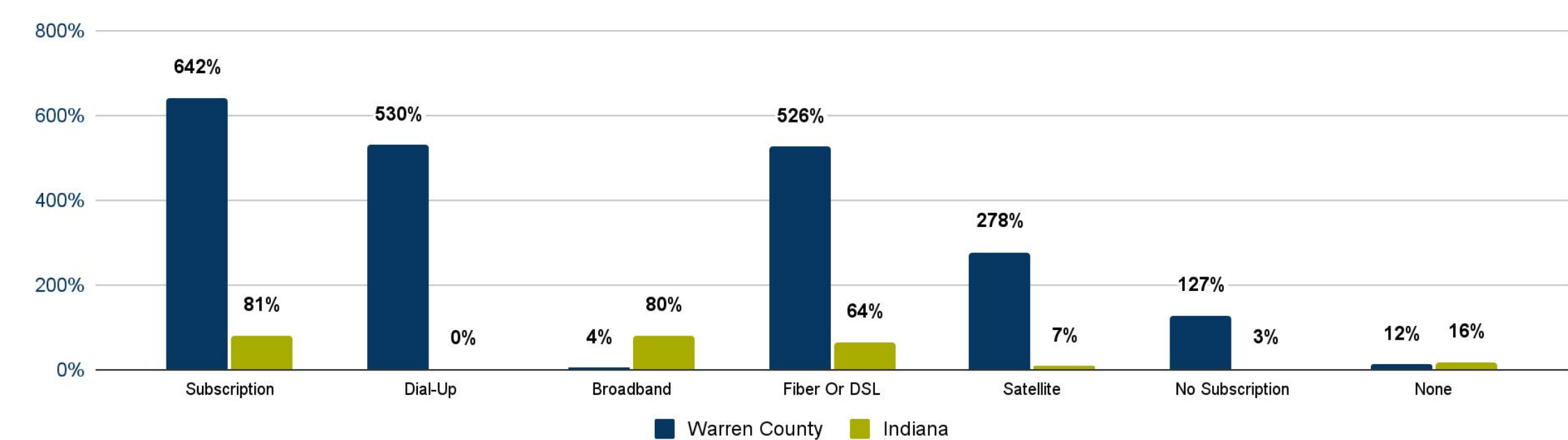


**WORKING DRAFT**

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HOUSING AMENITIES | 4% of housing units have access to broadband.

Broadband Access  
Warren County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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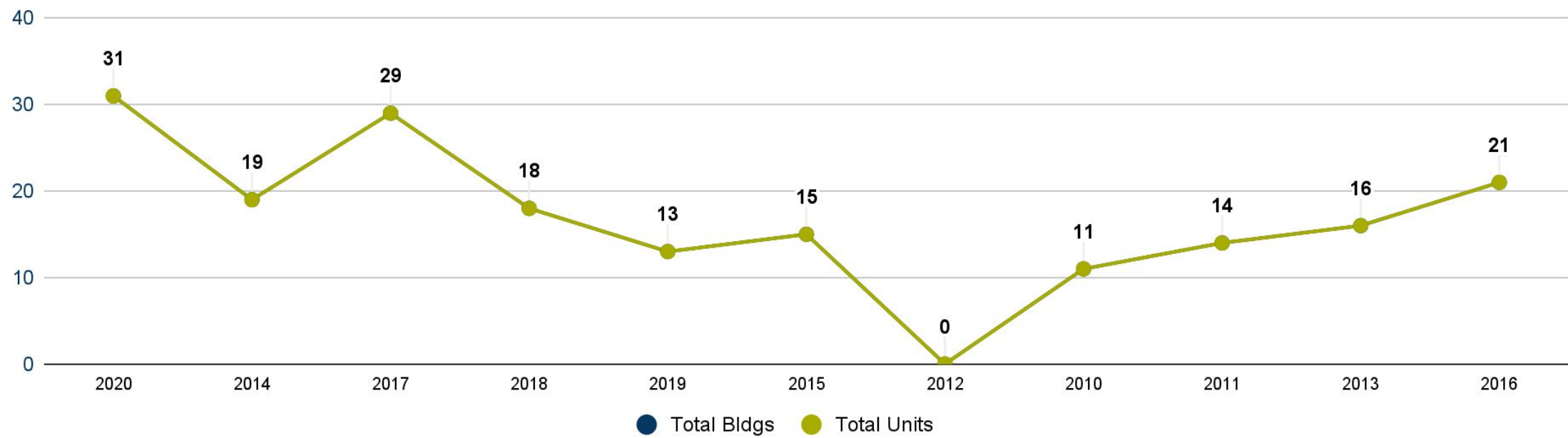
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 21 new housing starts in 2016 in Warren County, with 187 total building permits authorized since 2020.

**New Housing Structures Authorized by Building Permits**  
Warren County | 2017-2020



Source: St. Louis Fed.

**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**Construction Cost Indices**  
United States | 2010-2021



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

**Gross Construction Wages**  
Indiana | 2010-2020



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

**WORKING DRAFT**

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