



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR GREENE 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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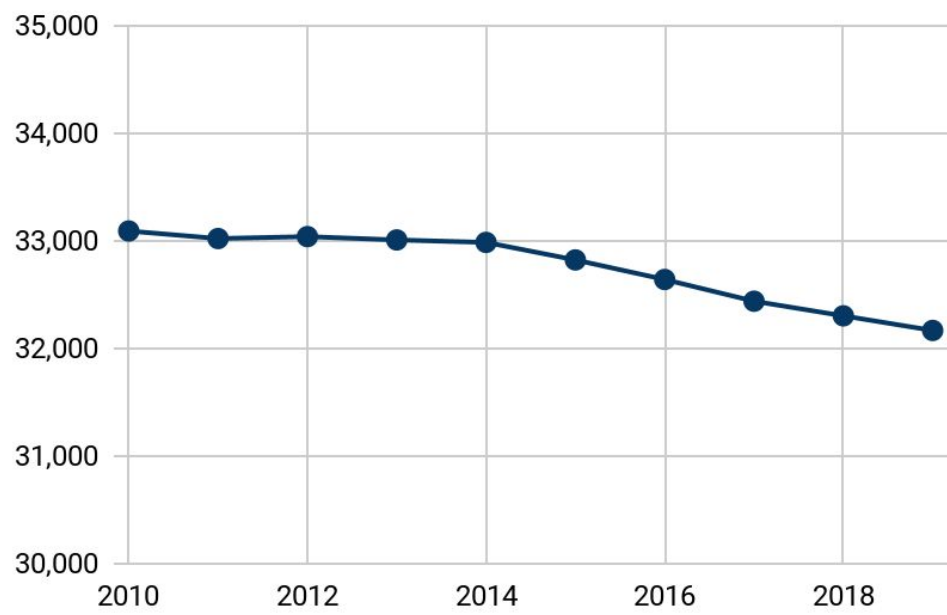
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

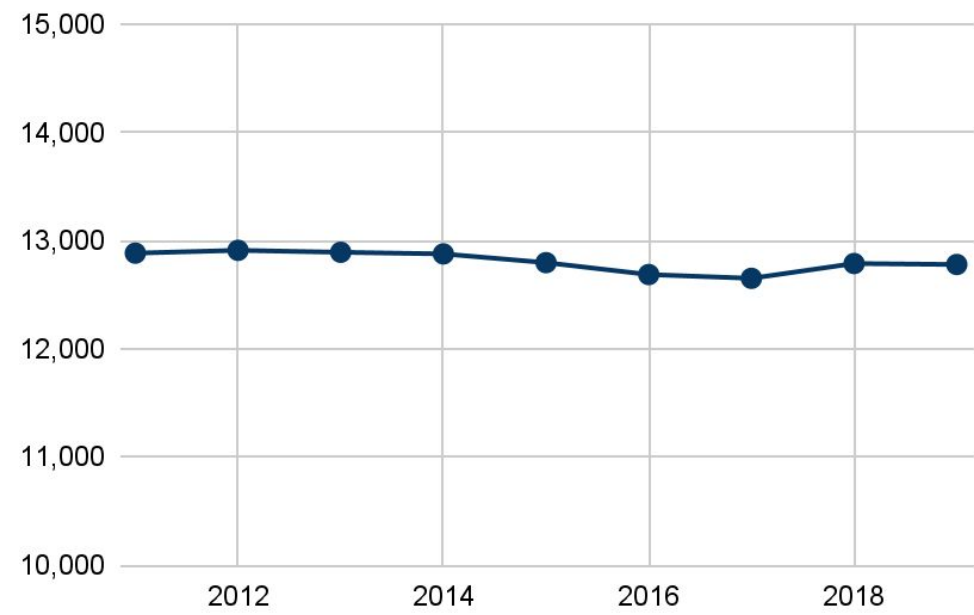
**POPULATION** | Greene County's population has decreased by 2.80% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 3% (0 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Greene County | 2010-2019



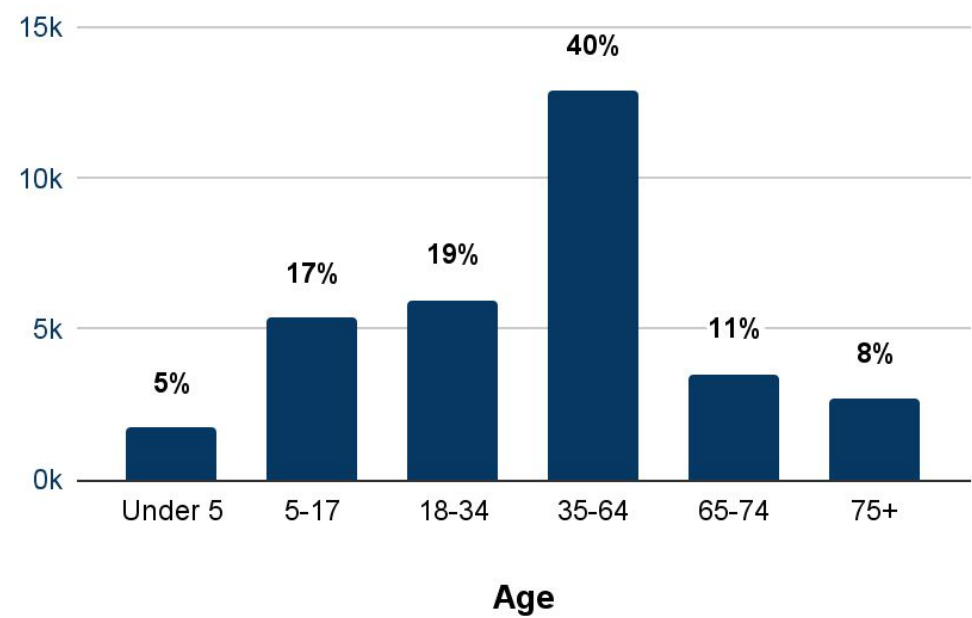
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

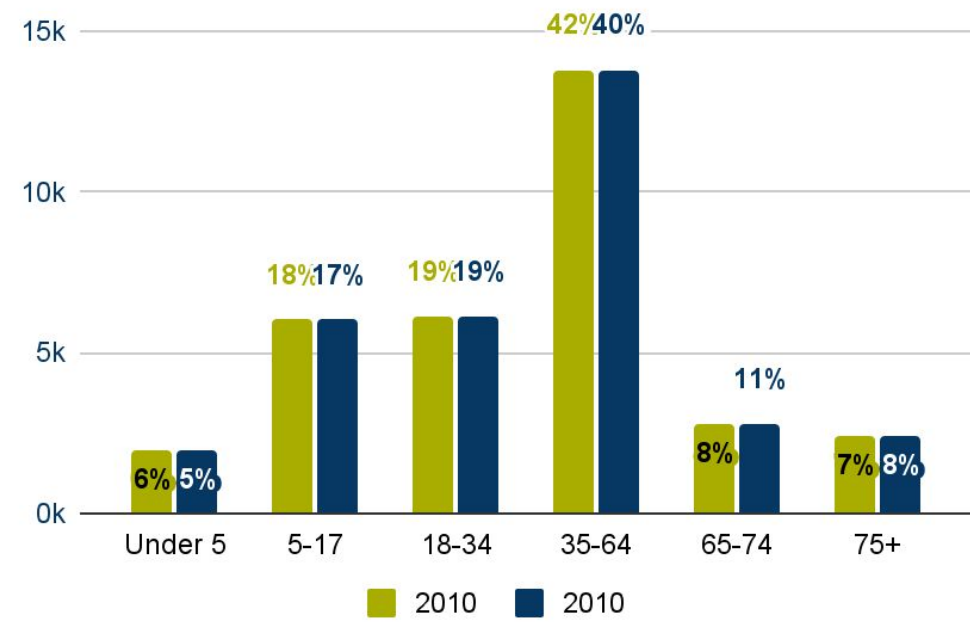
**AGE** | 19% of people in Greene County are above the age of 65, while 22% are below 18.

**Population by Age**  
Greene County | 2019



Source: ACS 2019 5-year estimates

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

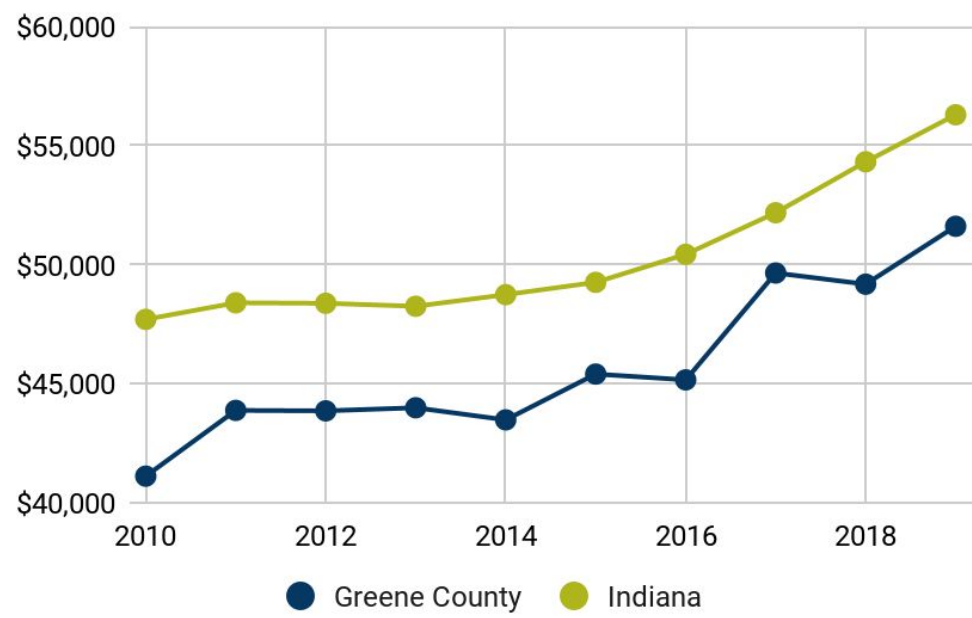


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Greene County had a median income of \$51,613 in 2019, up 26% since 2010. 35% of households have incomes below \$35,000, while 17% have incomes above \$100,000.

**Median Income**

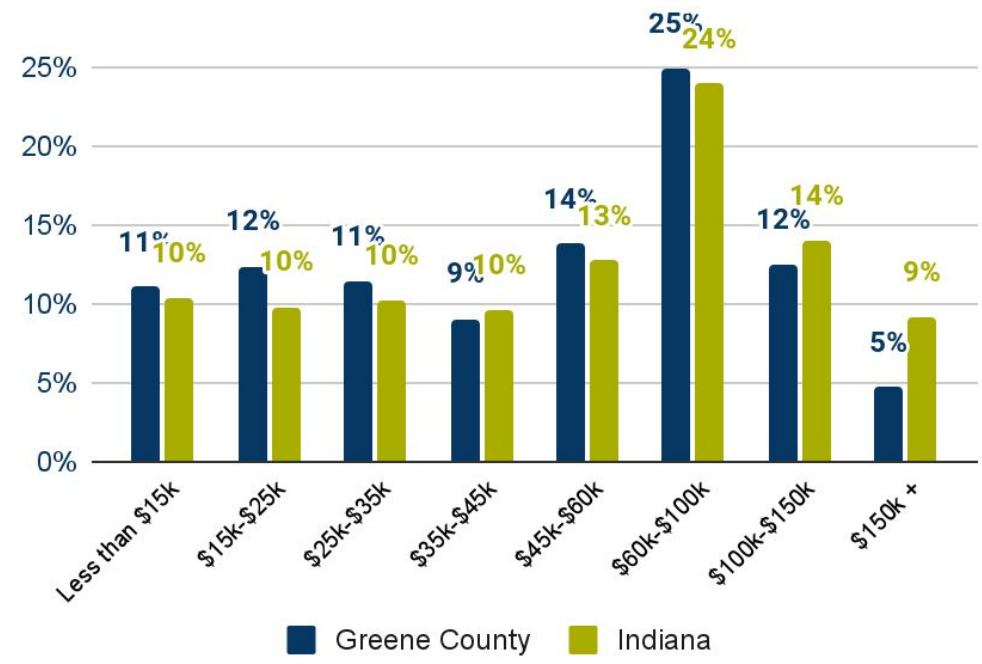
Greene County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Greene County, State of Indiana | 2019



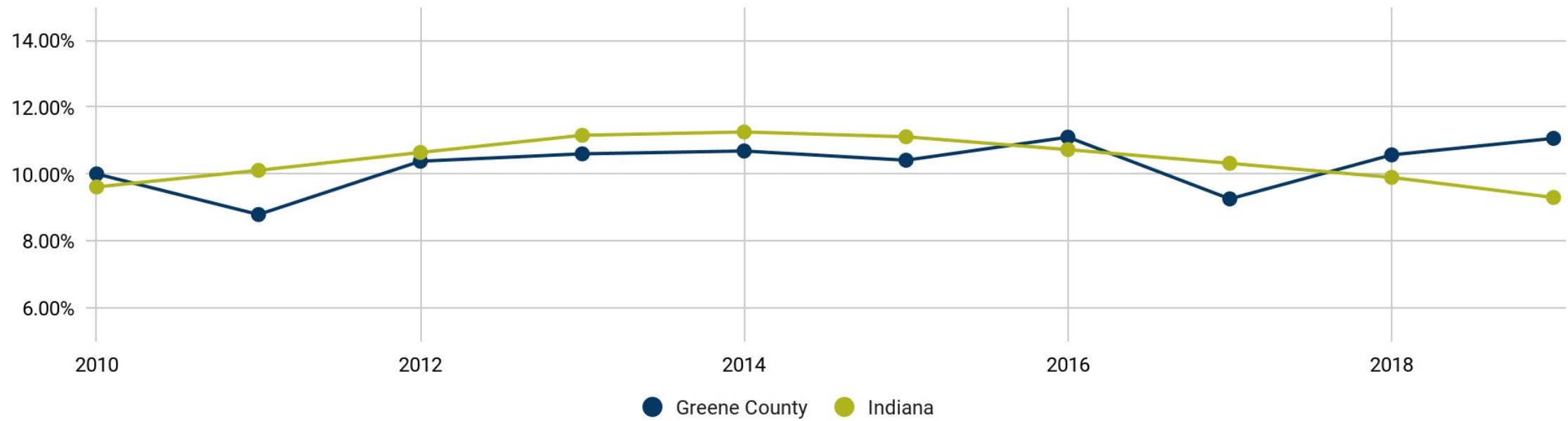
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 11.1% of families live in poverty conditions in Greene County, up 1.1 points from 10.0% in 2010.

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



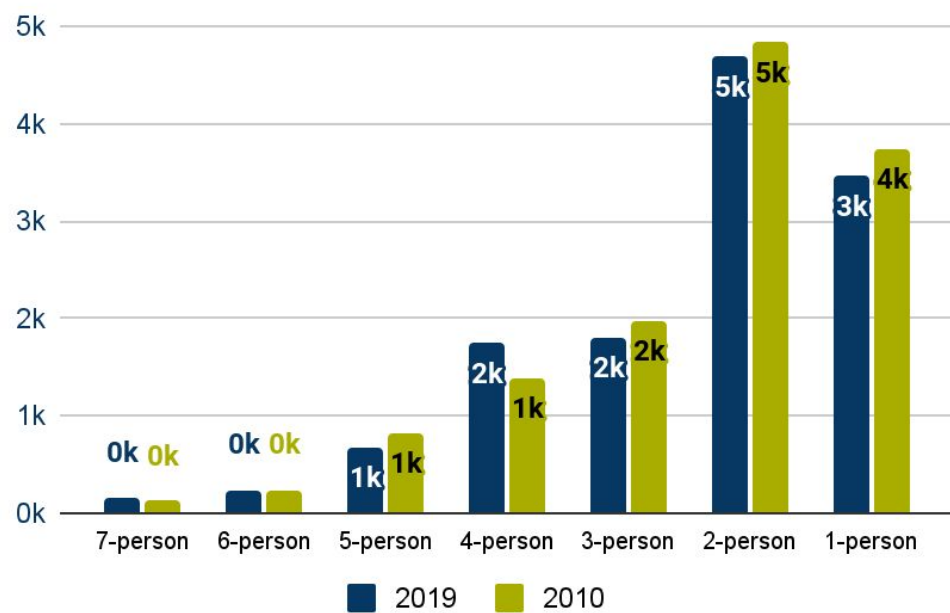
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**HOUSEHOLD SIZE |** The average household size is 2.49, compared to 2.52 statewide. The Greene County average household has shrunk by 0.01 persons since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

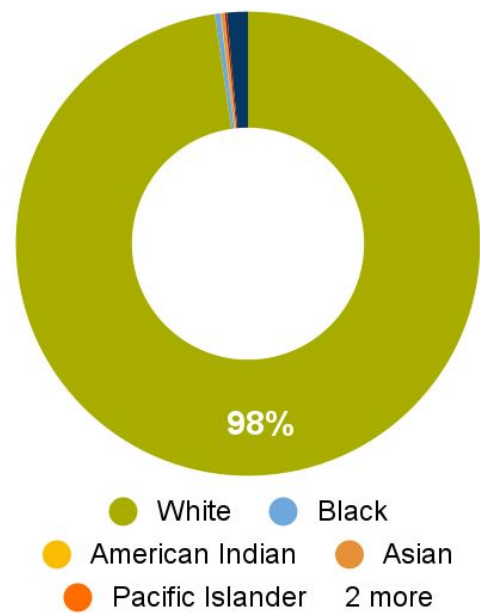
**WORKING DRAFT**

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

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

**Racial Distribution**

Greene County | 2019



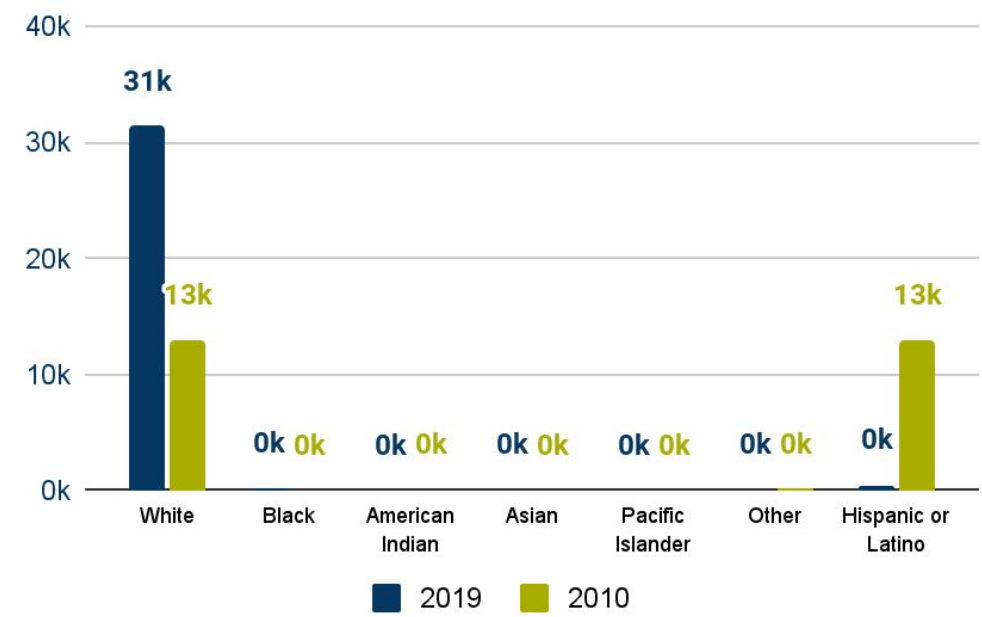
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Household Racial Distribution**

Greene County | 2010, 2019



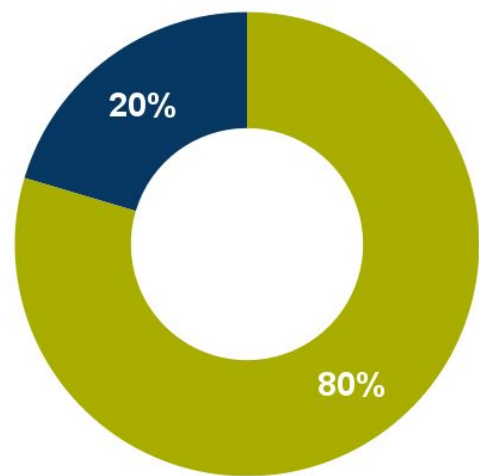
Source: ACS 2010-2019 5-year estimates



**HOUSING TENURE** | In 2019, 20% of households (2,606 households) in Greene County were renters, while 80% are (10,175 households) owner households. The share of renters has increased by 1% since 2010.

**Housing Tenure**

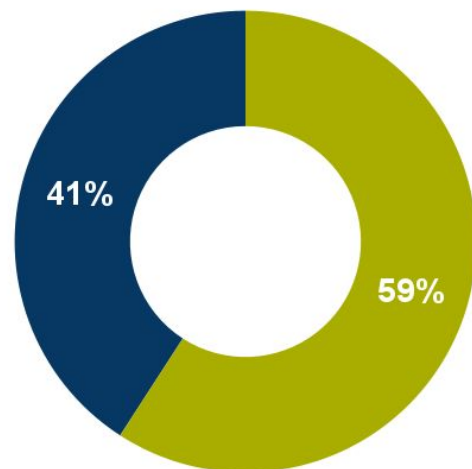
Greene County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

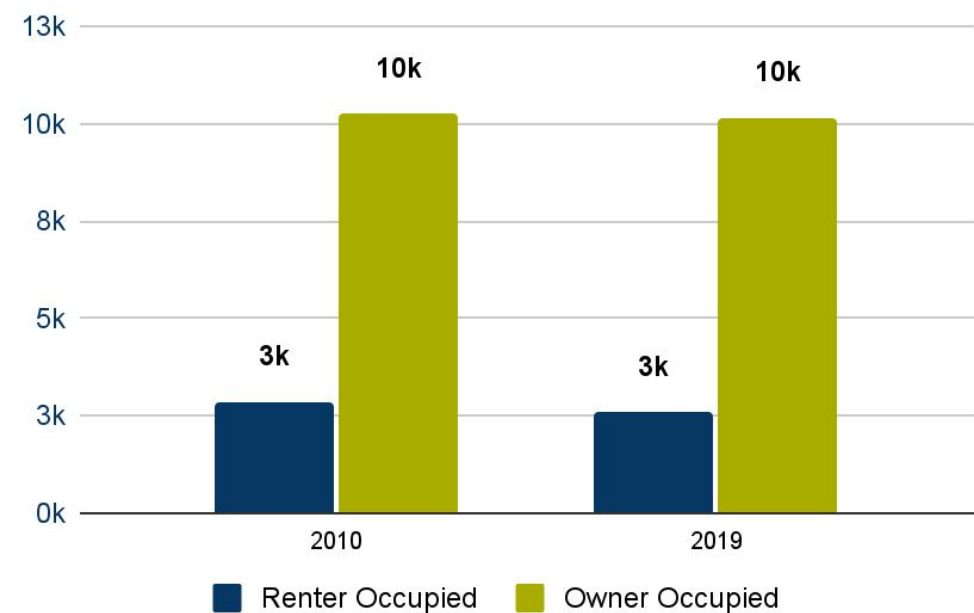
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Greene County | 2010-2019



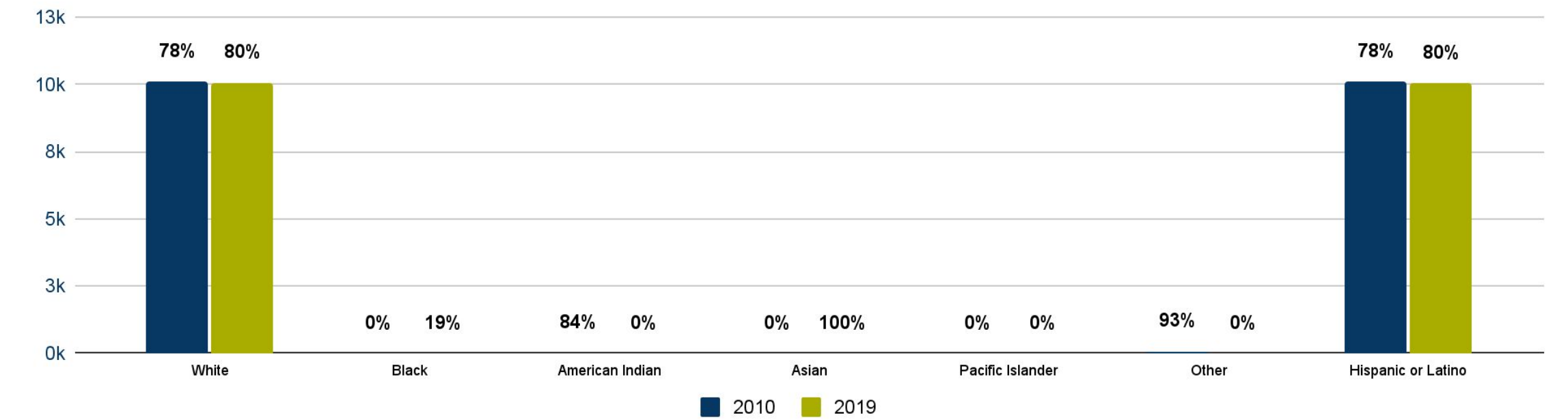
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**TENURE BY RACE |** While the overall homeownership rate is 80%, among non-Hispanic White households' homeownership is 80%, 19% for Black households, and 80% for Hispanic or Latino households.

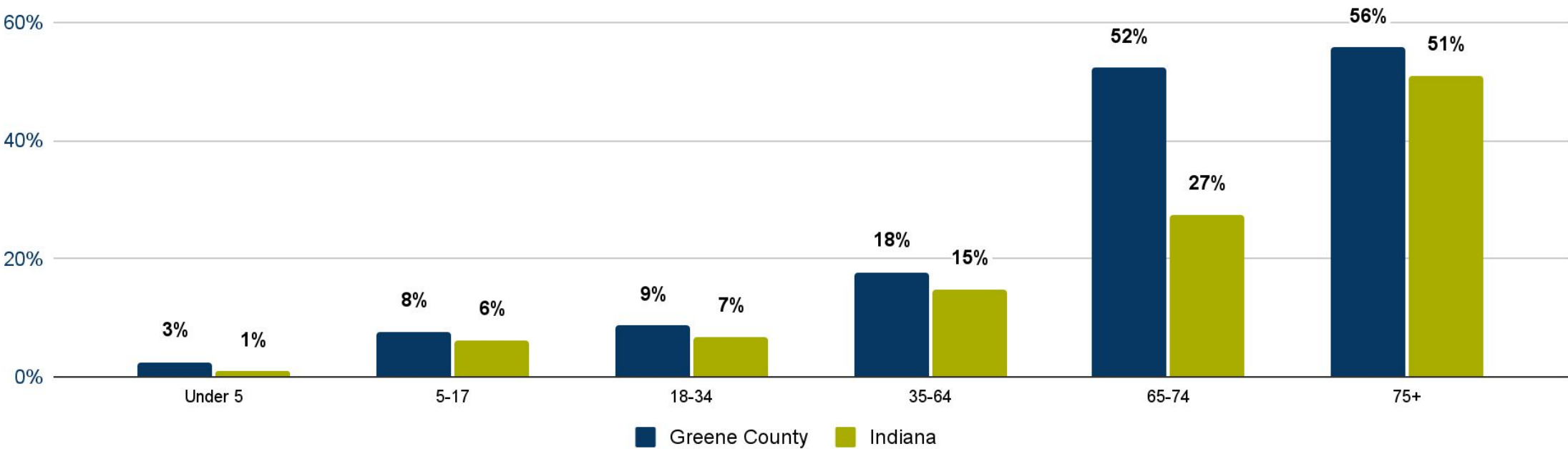
**Homeownership by Race**  
Greene County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 20% of people in Greene County live with a disability. For people above 65, the share increases to 54%.

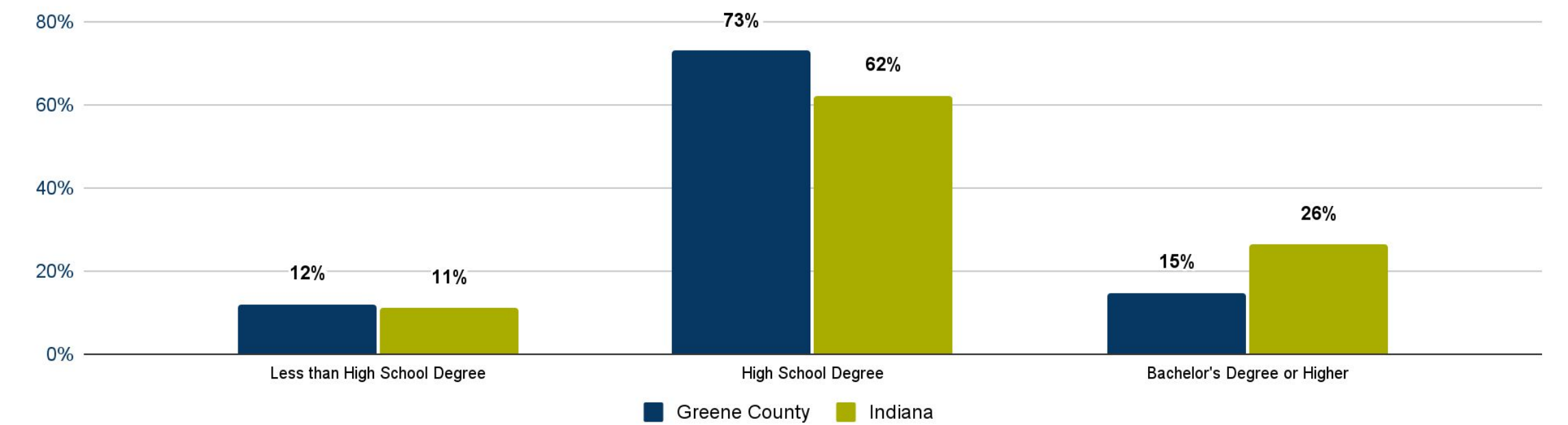
**Share of the Population with a Disability by Age**  
Greene County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Greene County, 73% of the population has at least a high school degree and 15% of the population has at least a Bachelor's degree.

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



Source: ACS 2010-2019 5-year estimates

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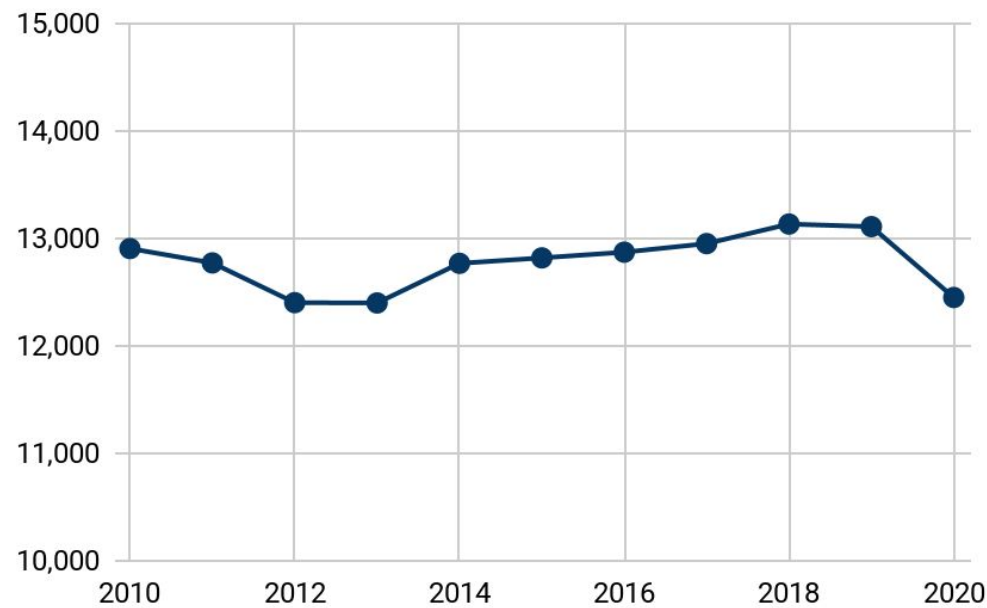
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

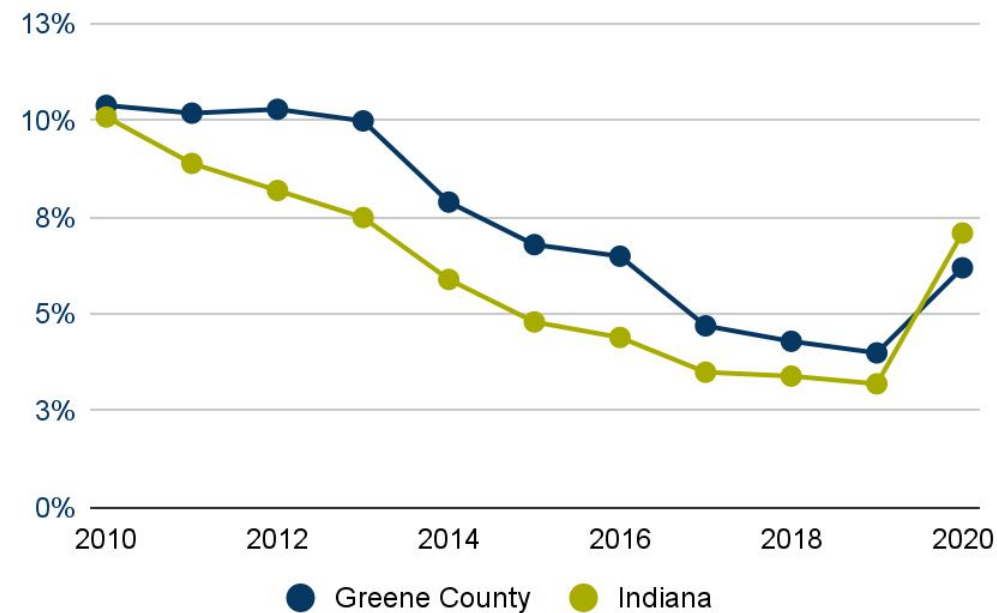
**EMPLOYMENT BASE |** There are currently 12,000 employed persons in Greene County, down by 4% since 2010. The unemployment rate in 2020 was 6.20%, up 2.2 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

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

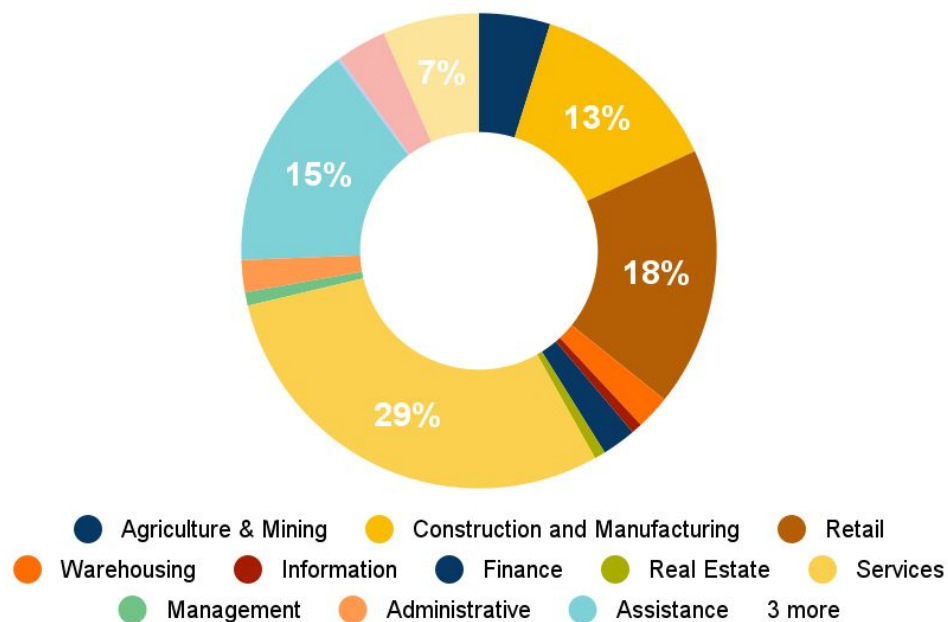


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Educational Services accounts for the plurality of jobs in Greene County, accounting for 16% of all jobs, followed by Retail Trade (16% of all jobs).

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



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

**Top 5 Industries and Median Annual Wages**

1. Service-providing | **\$36,311**
2. Trade, transportation, and utilities | **\$36,852**
3. Goods-producing | **\$44,427**
4. Education and health services | **\$39,770**
5. Construction | **\$42,641**

Source: BLS

**Top 5 Employers**

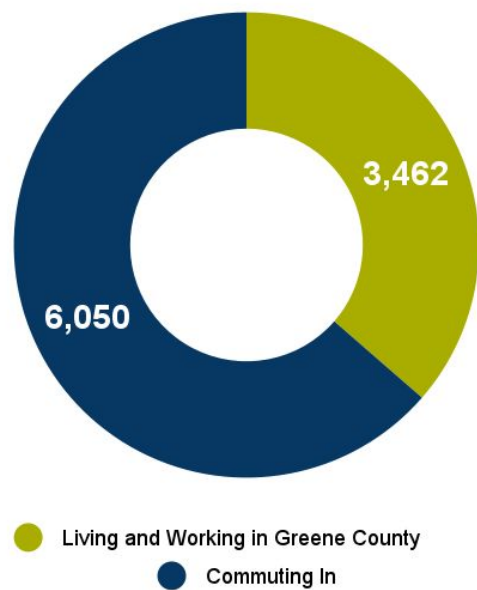
1. Walmart Supercenter (Linton)
2. Greene County General Hospital (Linton)
3. Glenburn Home (Linton)
4. Linton-stockton School Corp (Linton)
5. Eastern Greene Schools (Bloomfield)

Source: BLS

**WORKING DRAFT**

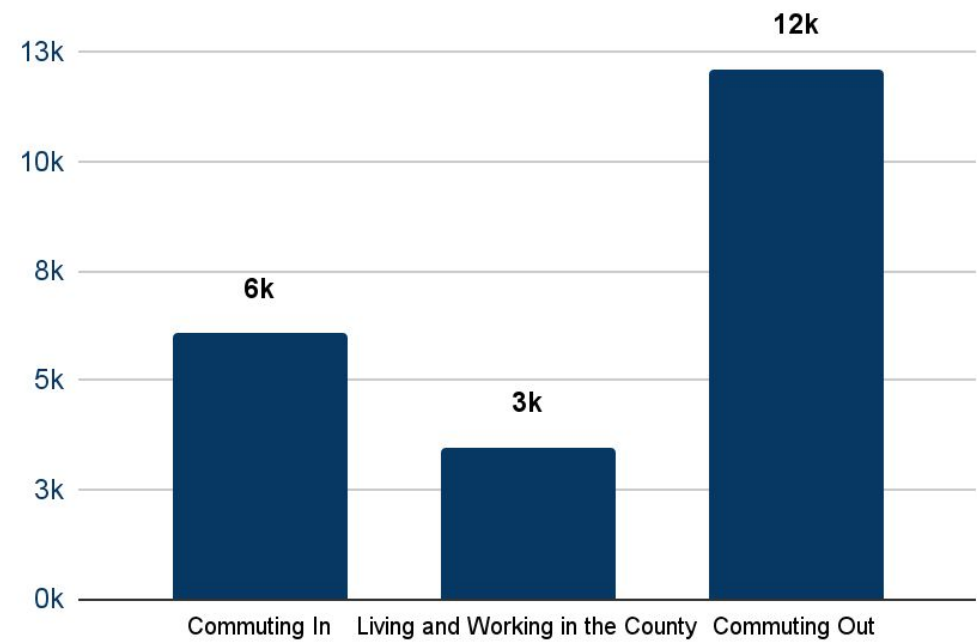
**COMMUTER INFLOW / OUTFLOW |** 6,000 commuters come into Greene County for their jobs, while 12,000 employees travel outside for their jobs.

**Employment Inflow**  
Greene County | 2018



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

**Commuting Patterns**  
Greene County | 2018

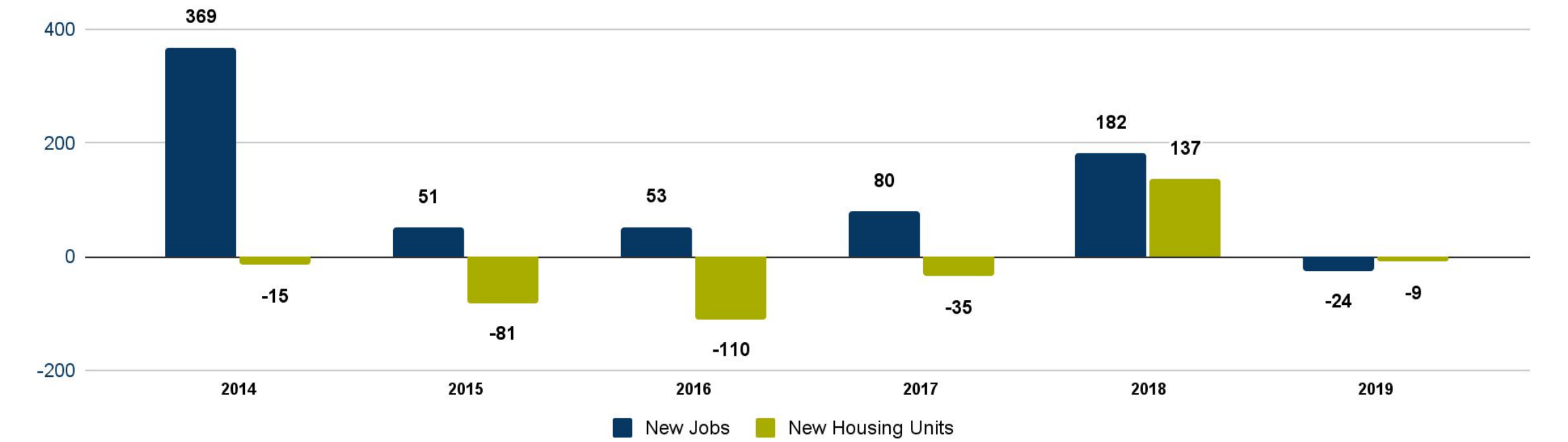


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 711 between 2014-2019 and -113, or -16 units for every 100 jobs created.

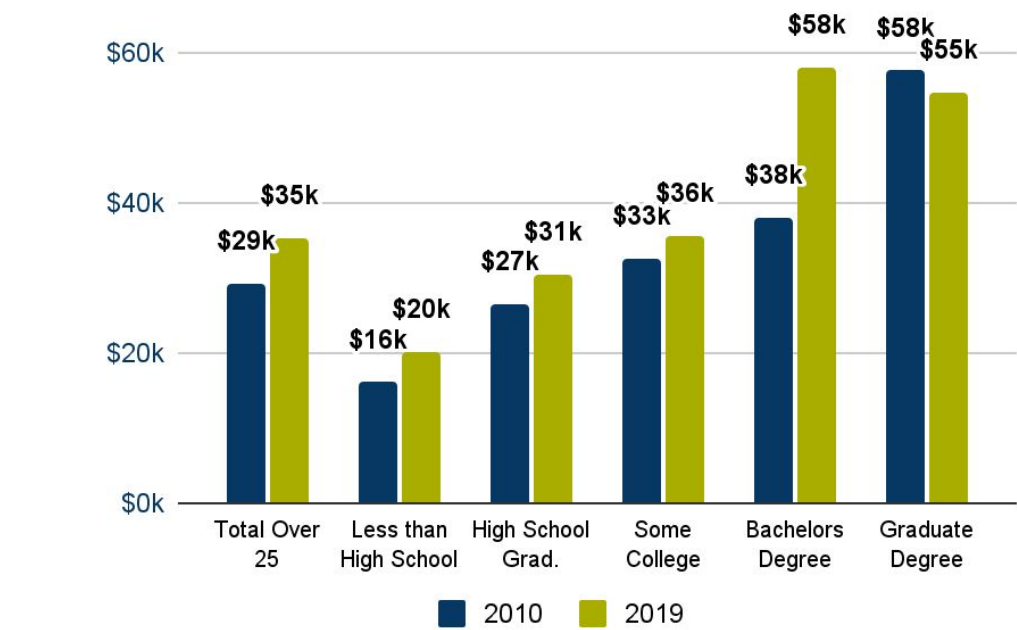
**Job Growth and Housing Production**  
Greene County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

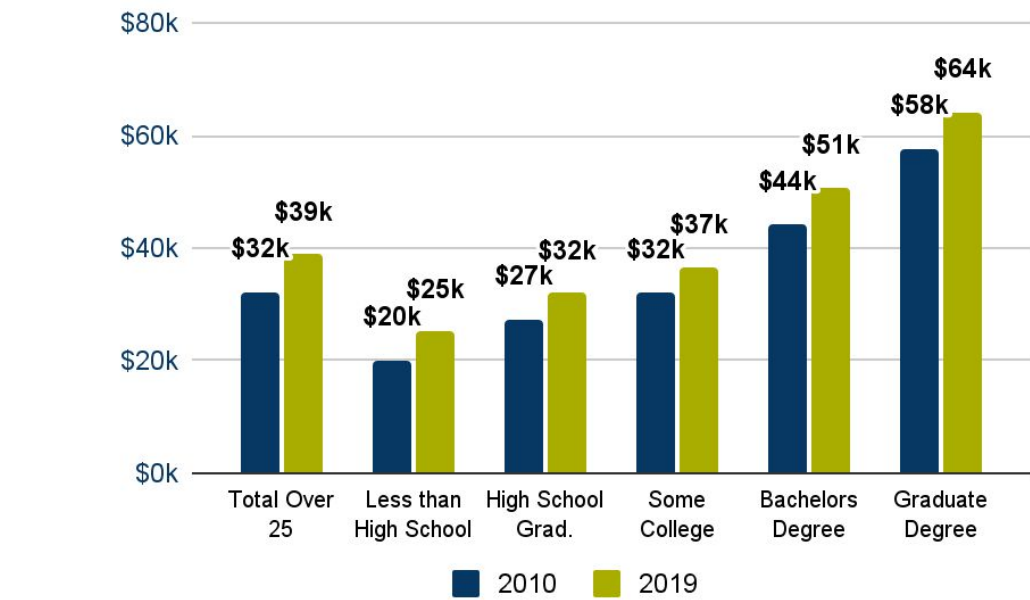
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 21% since 2010 for the total population and increased 15% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

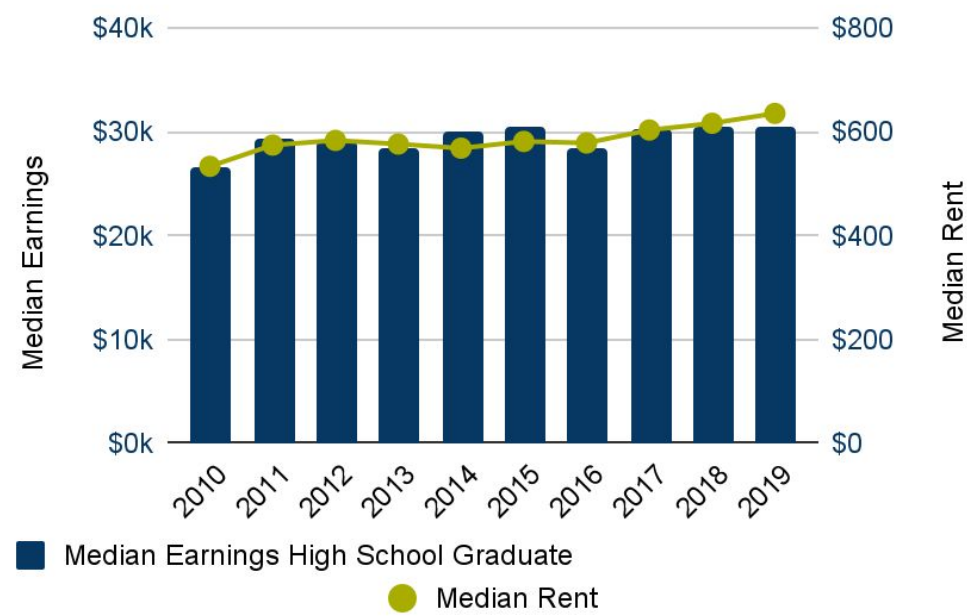
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 19.1% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

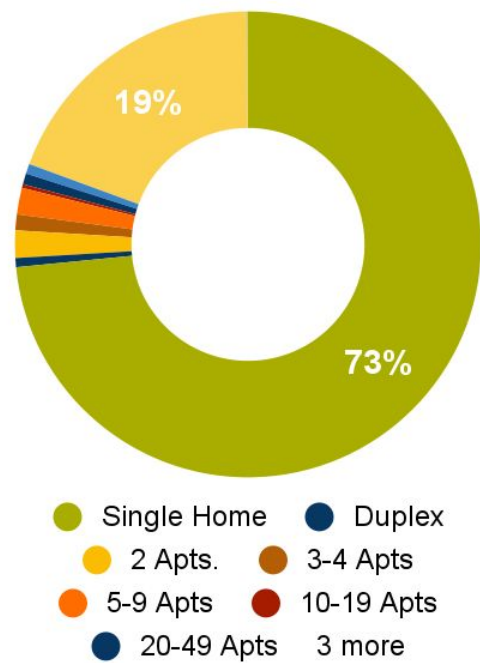
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**WORKING DRAFT**

**HOUSING TYPOLOGY |** 73% of homes in Greene County are single-family, while 7% are multifamily. The share of multifamily housing has increased by 92 homes since 2010.

**Housing Typology**

Greene County | 2019



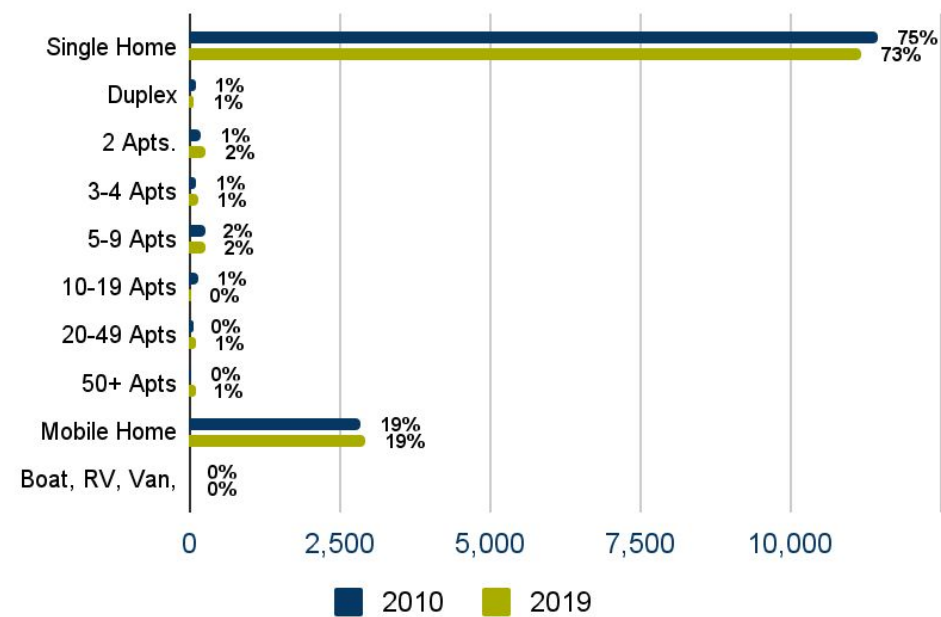
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Greene County | 2010, 2019

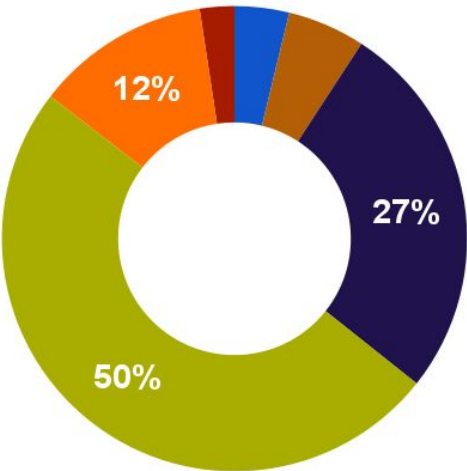


Source: ACS 2010-2019 5-year estimates

# HOUSING TYPOLOGY | Most units in Greene County are 2.49, with 64% of units 3 bedroom or more.

## Housing Stock by Bedrooms

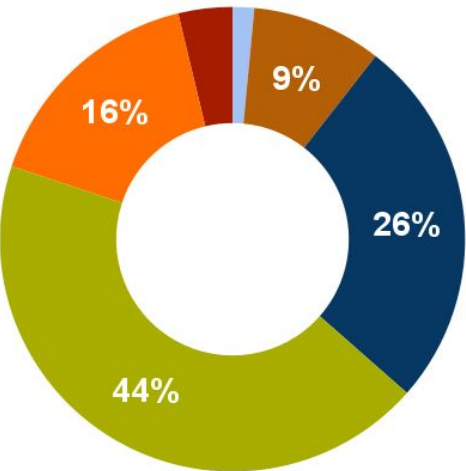
Greene County | 2019



No Bedroom  
1 Bed  
2 Bed  
3 Bed  
4 Bed  
5+ Bed

Source: ACS 2010-2019 5-year estimates

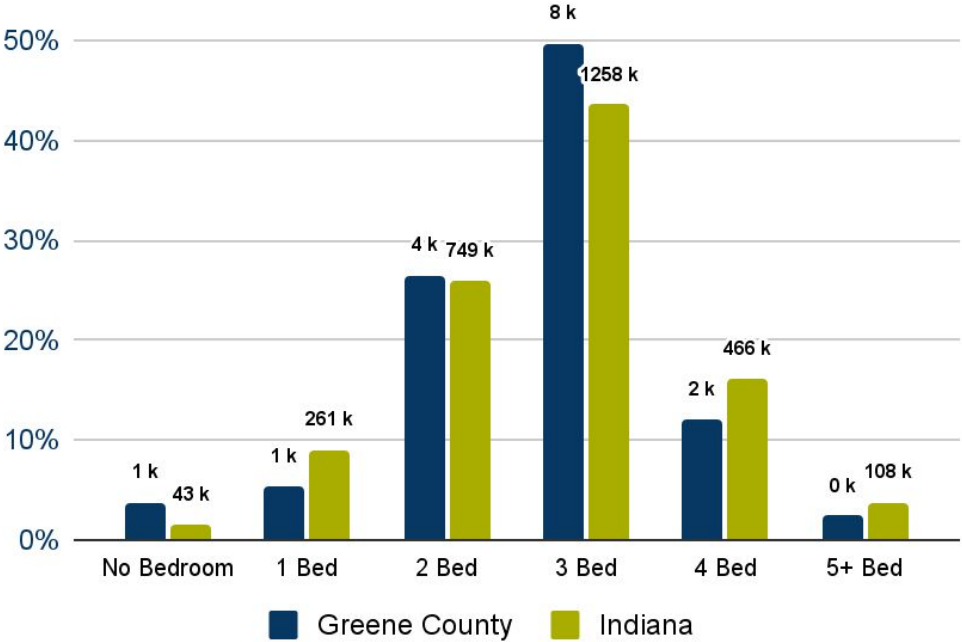
Indiana | 2019



No Bedroom  
1 Bed  
2 Bed  
3 Bed  
4 Bed  
5+ Bed

## Share of Housing Stock by Bedroom

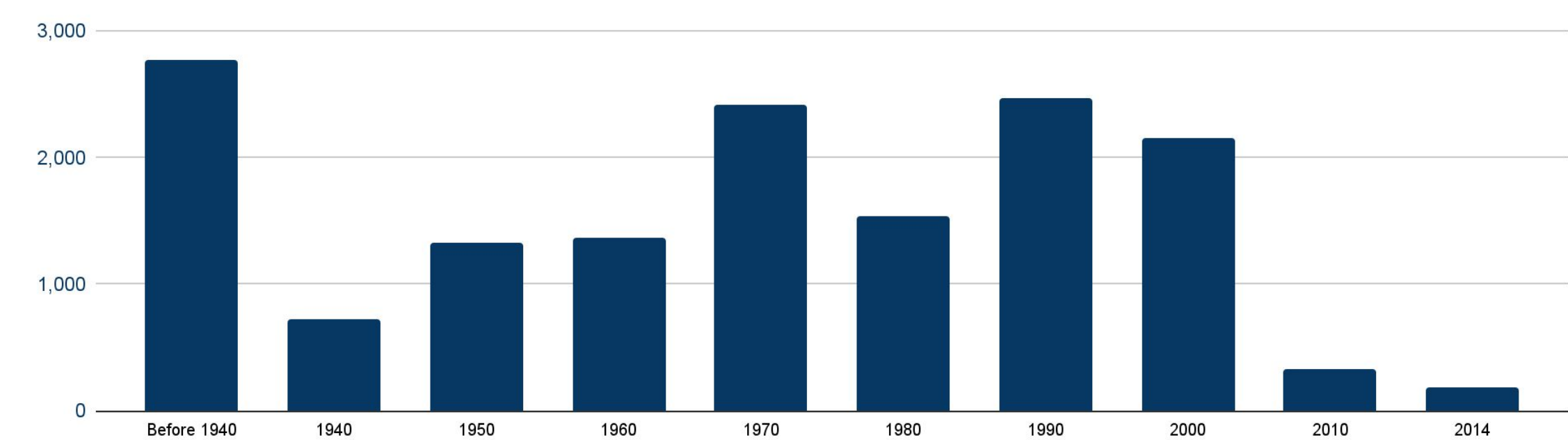
Greene County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 83% of homes were built before 1990, with most homes built in 2014.

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

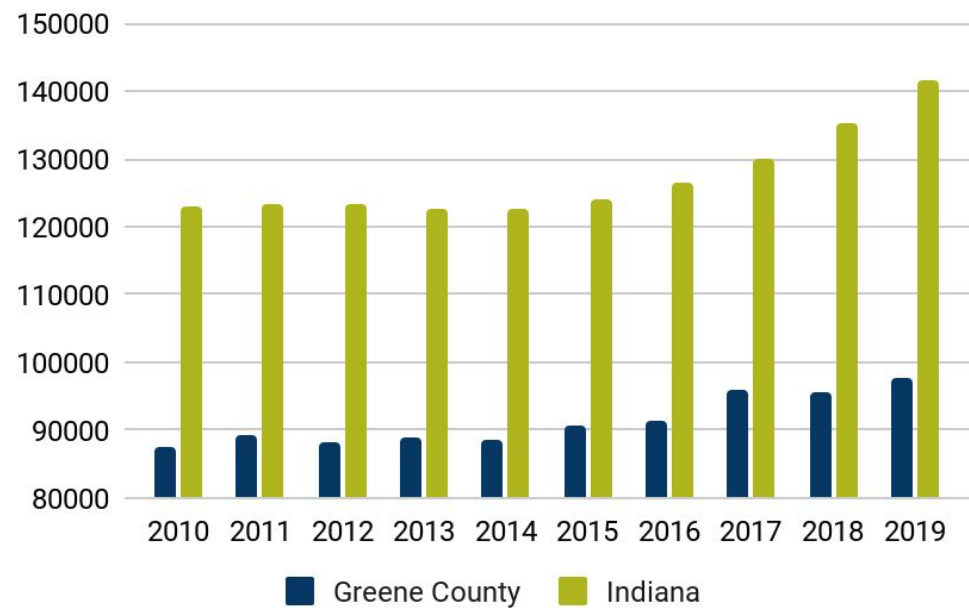


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

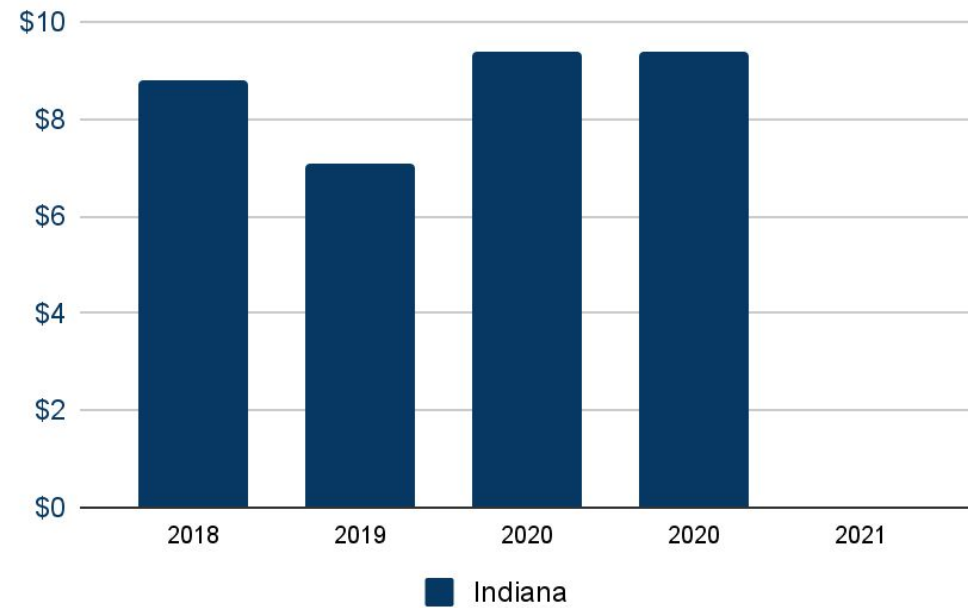
**MEDIAN LISTING PRICE |** Homes in Greene County have a median listing price of \$97,600, compared to \$141,700 statewide. Home prices have increased by 12% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

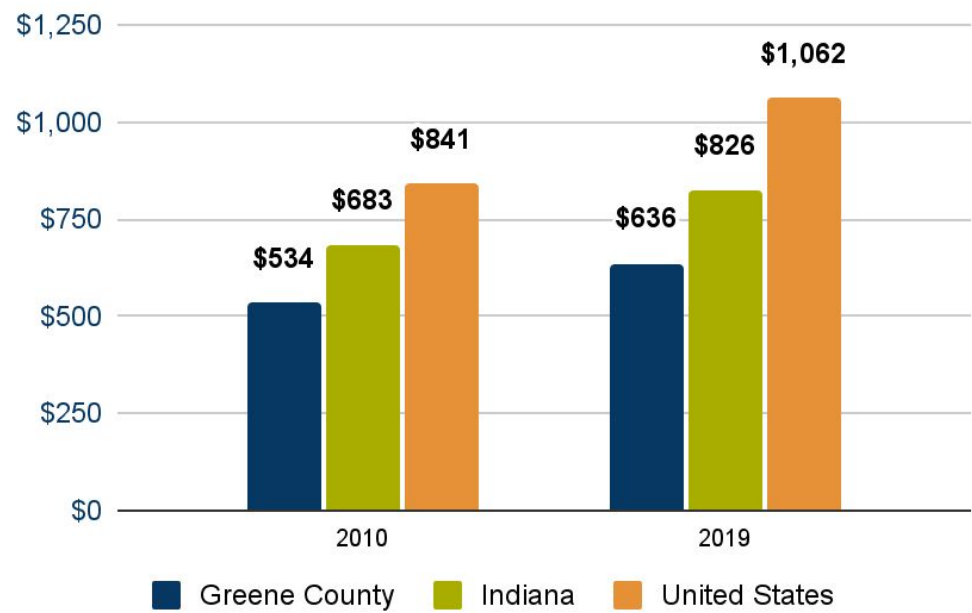
**Note: Some data are placeholders, and not representative of actual conditions.**



**MEDIAN RENTS |** Median rents have increased by 19% since 2010, with average rents at \$636.

**Median Rent**

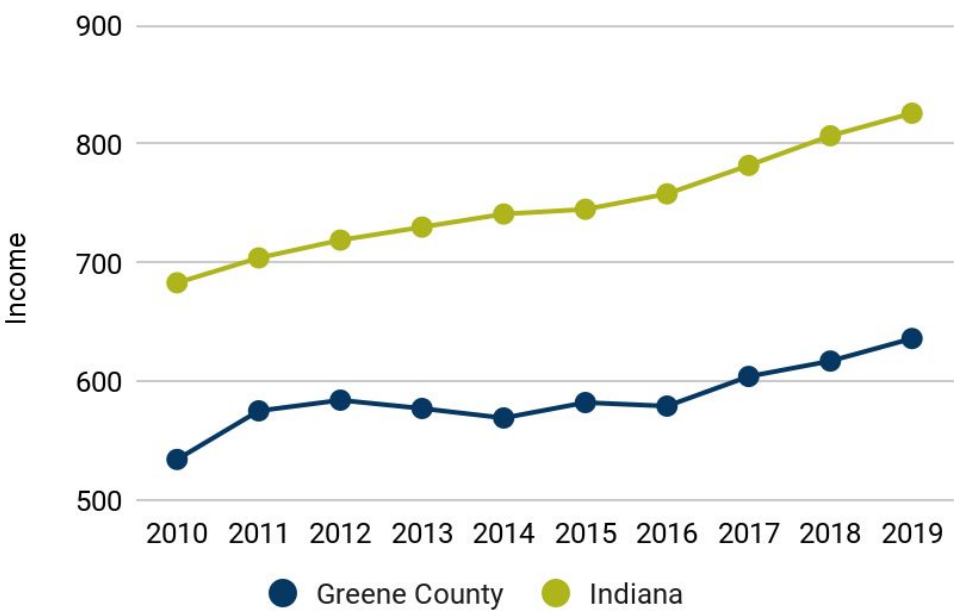
Greene County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

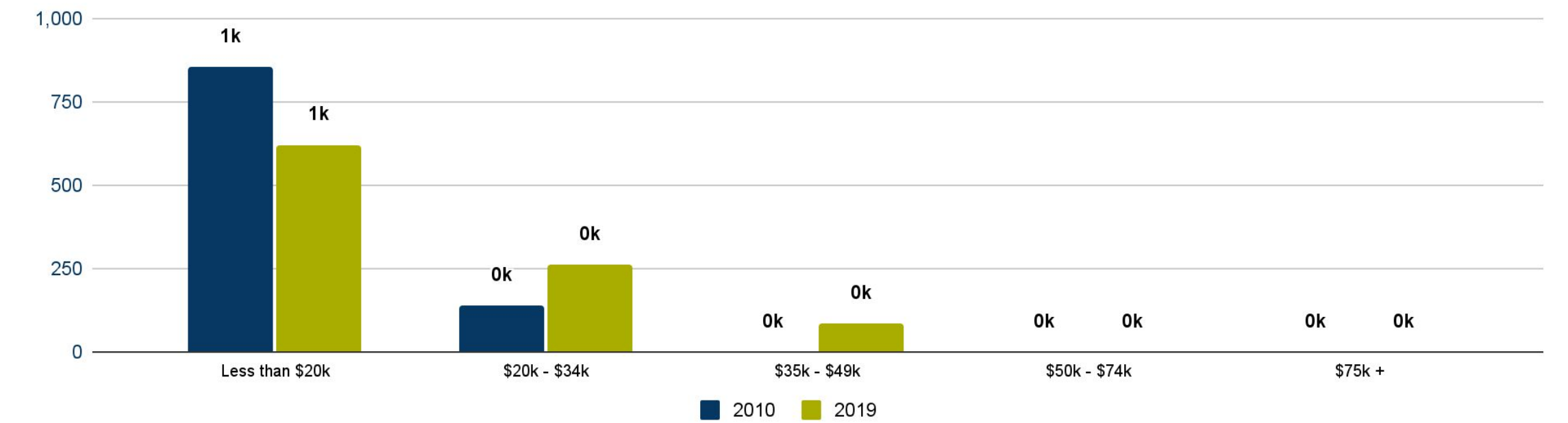
Greene County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 43% of households are housing cost burdened in Greene County, up 5% since 2010. 48% of households earning below \$50,000 are housing cost burdened.

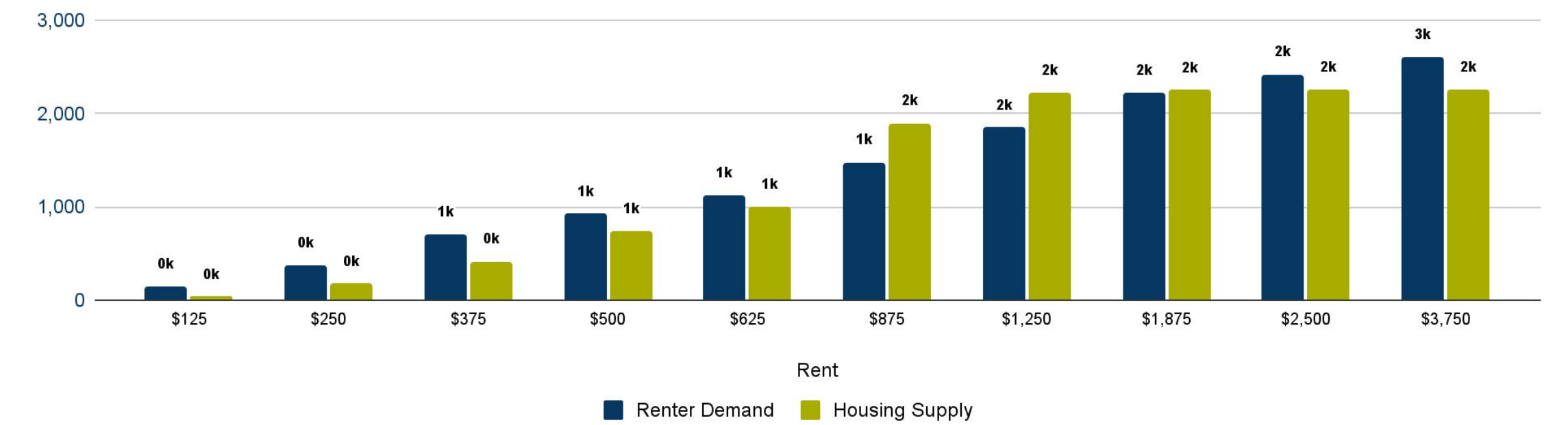
**Renter Housing Cost Burden**  
Greene County, Indiana | 2010 - 2019



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**  
Greene County, Indiana | 2010-2019

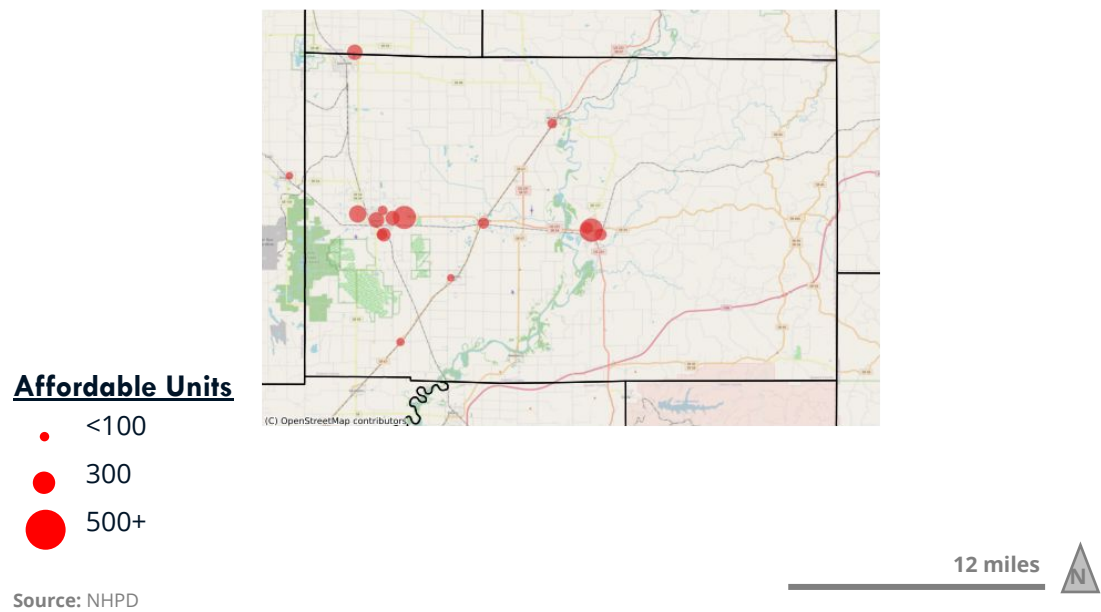


Source: ACS 2010-2019 5-year estimates

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

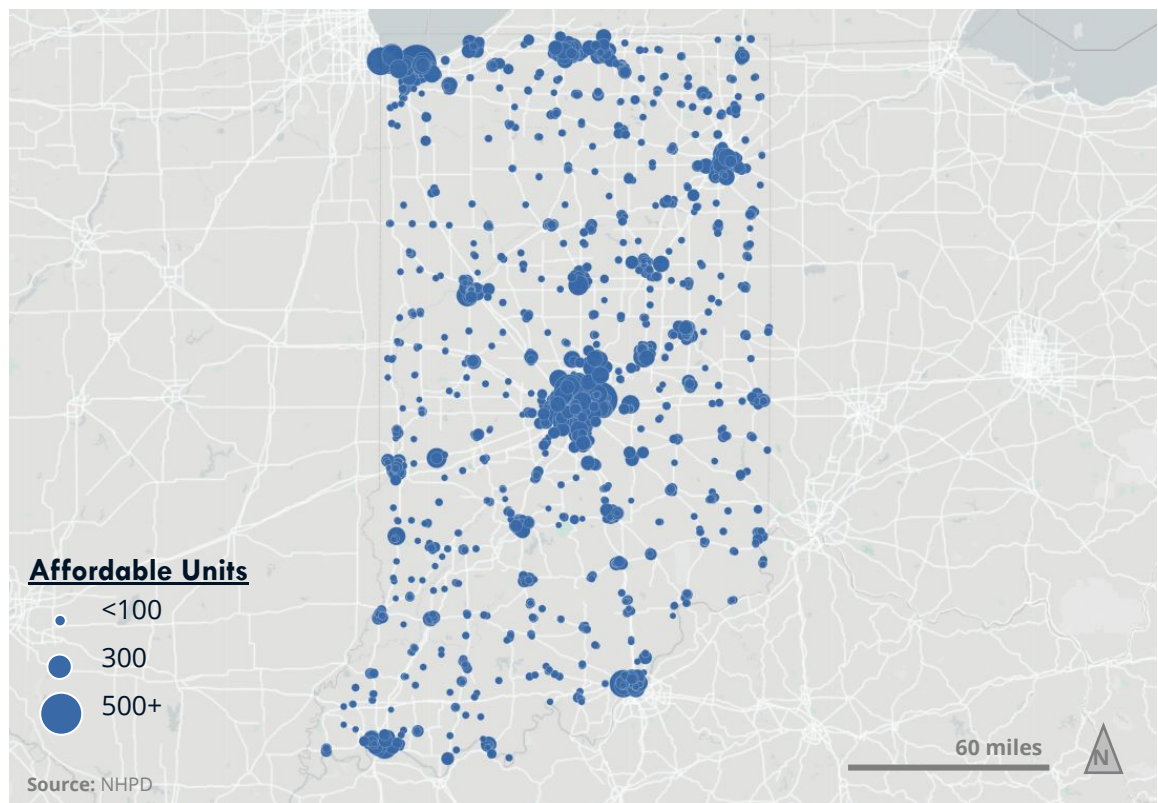
## Affordable Housing Inventory

Greene County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

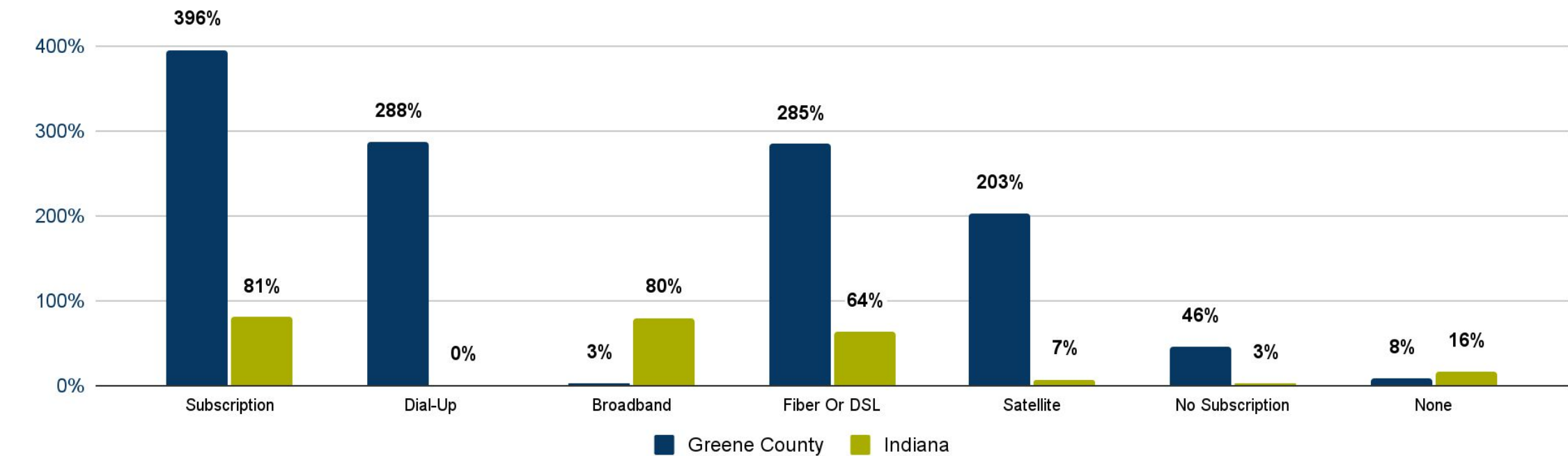


**WORKING DRAFT**

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# HOUSING AMENITIES | 3% of housing units have access to broadband.

## Broadband Access Greene County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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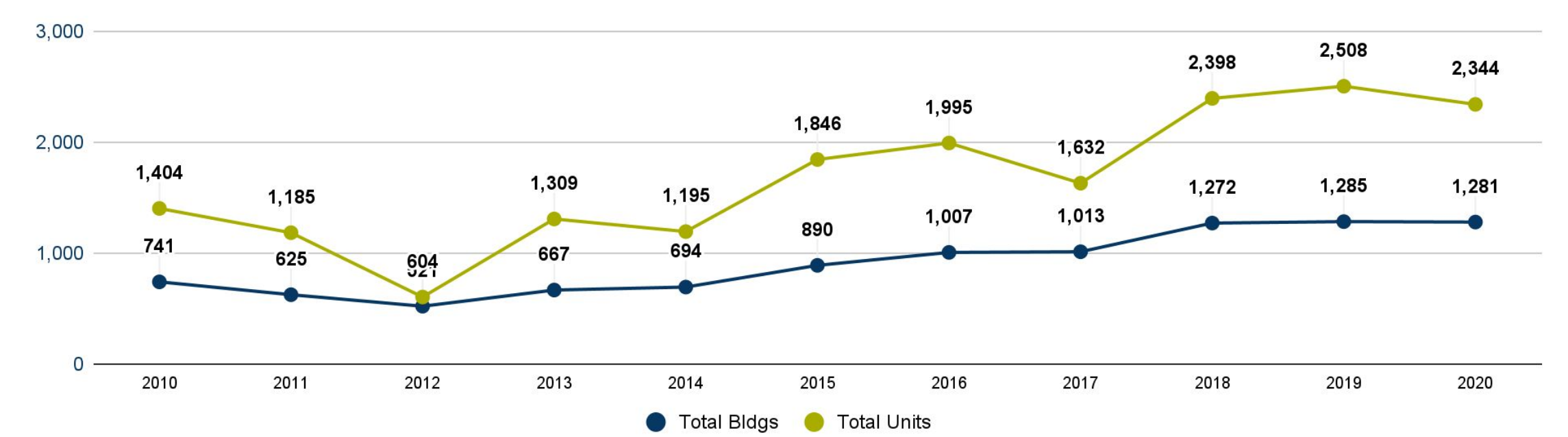
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 1,281 new housing starts in 2020 in Greene County, with 9,996 total building permits authorized since 2010.

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



Source: St. Louis Fed.

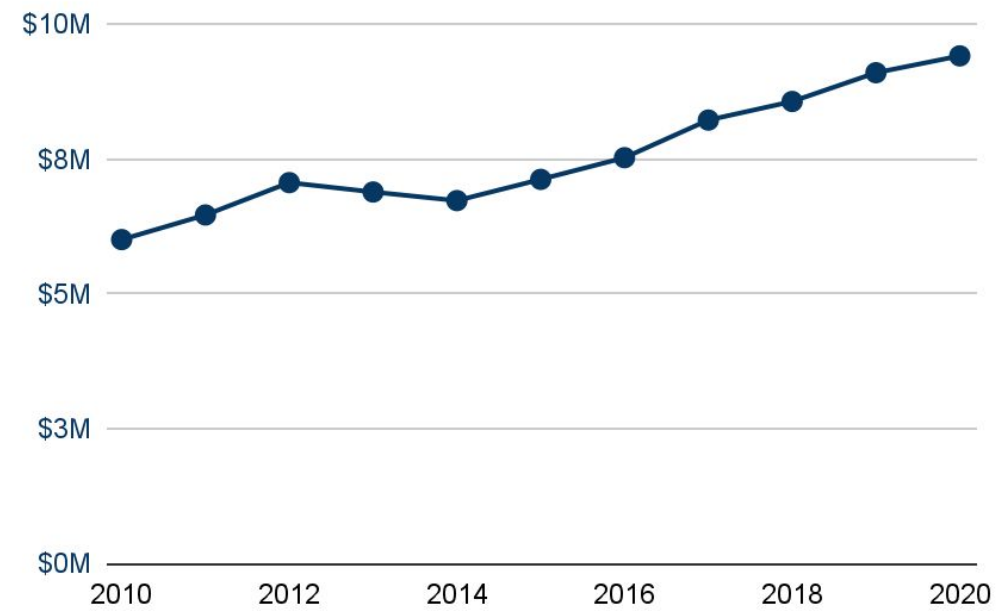
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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

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