



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR MORGAN COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

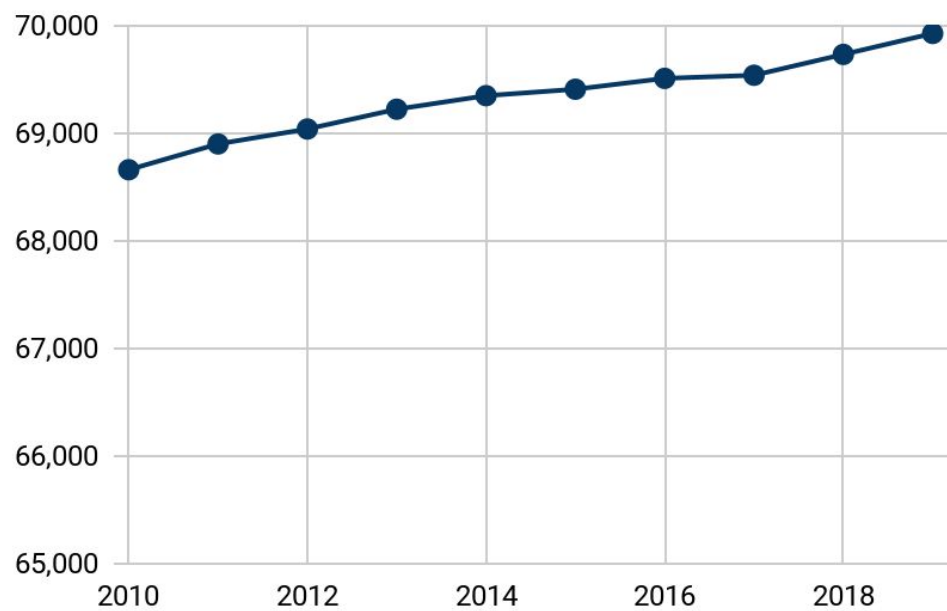
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

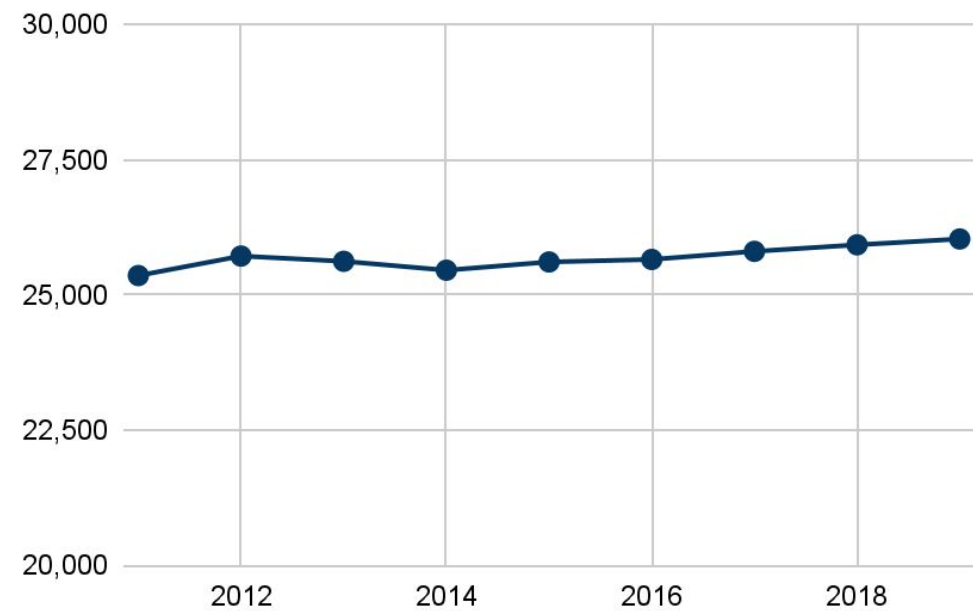
POPULATION | Morgan County’s population has increased by 1.85% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 4% (1,000 households).

Resident Population
Morgan County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Morgan County | 2010-2019



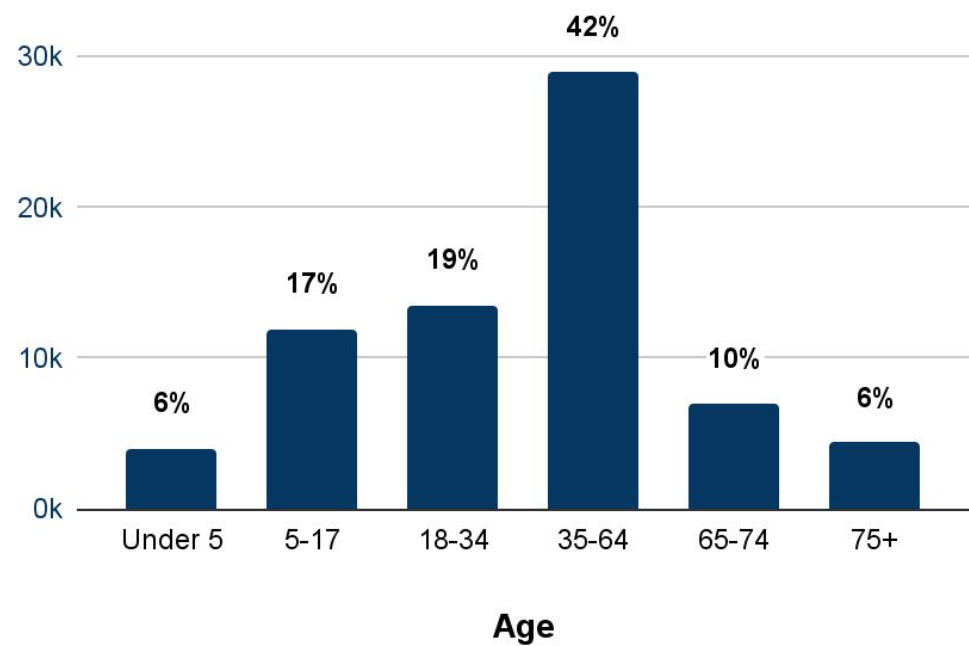
Source: FRED, U.S. Census Bureau

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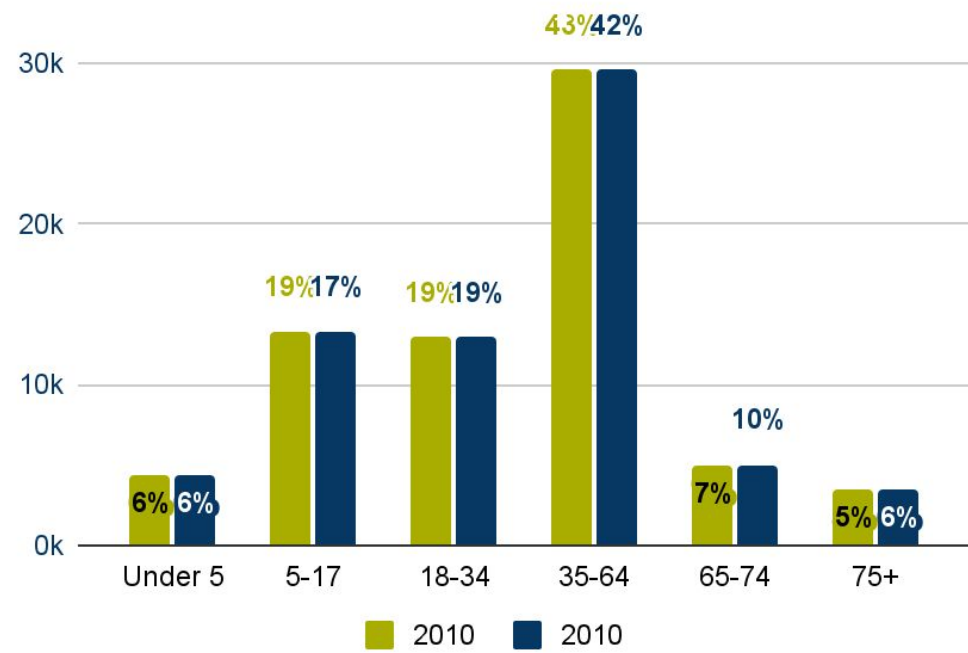
AGE | 16% of people in Morgan County are above the age of 65, while 23% are below 18.

Population by Age
Morgan County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Morgan County | 2010, 2019



Source: ACS 2010-2019 1-year estimates

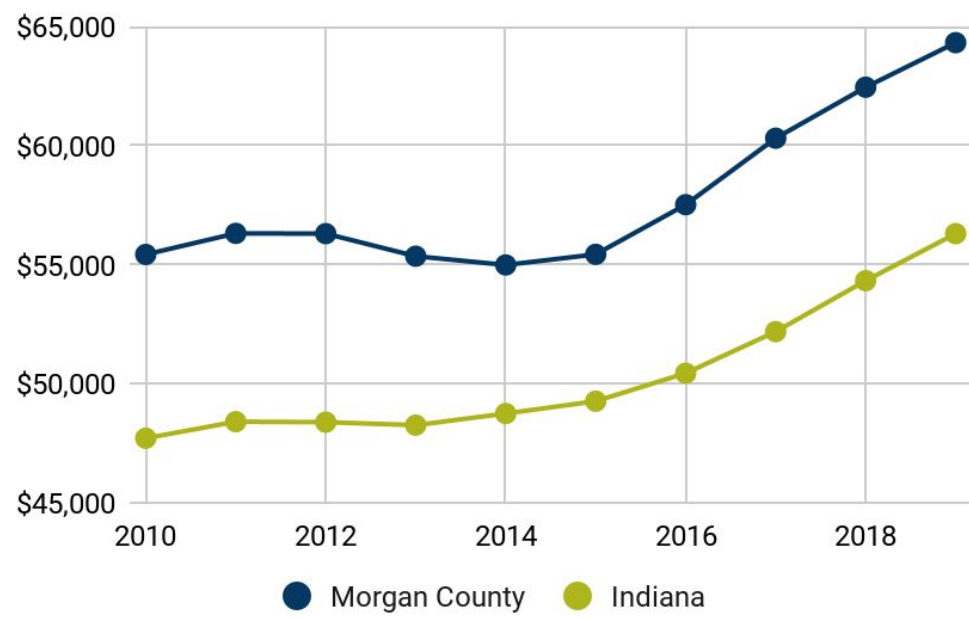
WORKING DRAFT

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

HOUSEHOLD INCOMES | Morgan County had a median income of \$64,335 in 2019, up 16% since 2010. 23% of households have incomes below \$35,000, while 27% have incomes above \$100,000.

Median Income

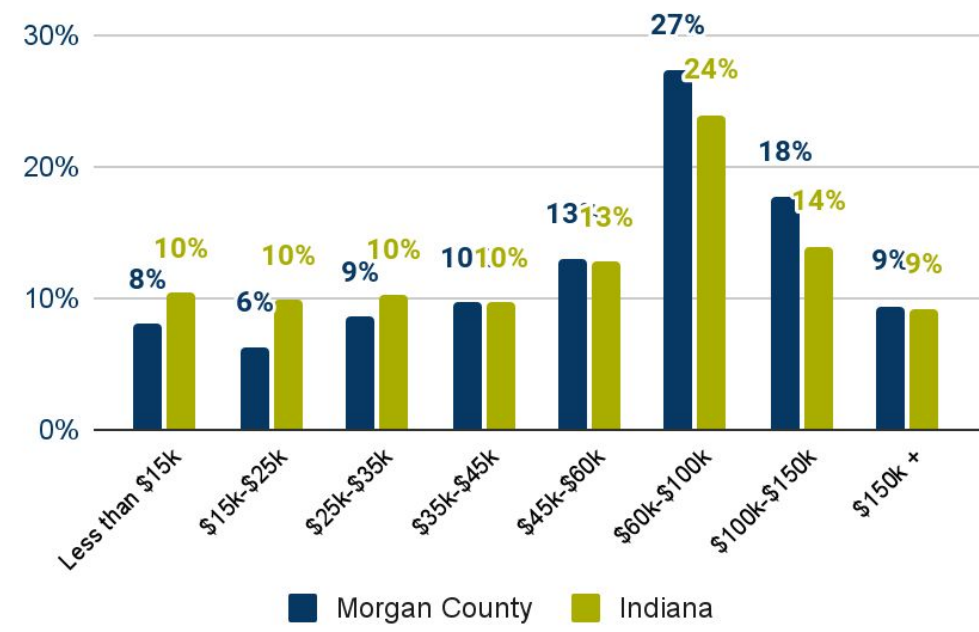
Morgan County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Morgan County, State of Indiana | 2019



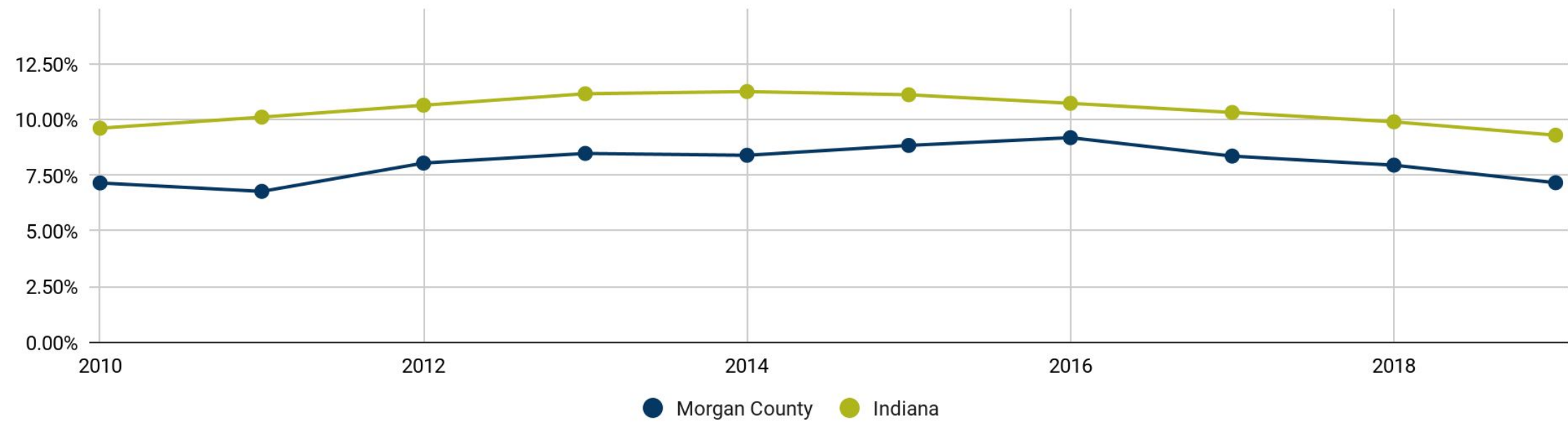
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 7.2% of families live in poverty conditions in Morgan County, up 0.0 points from 7.2% in 2010.

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



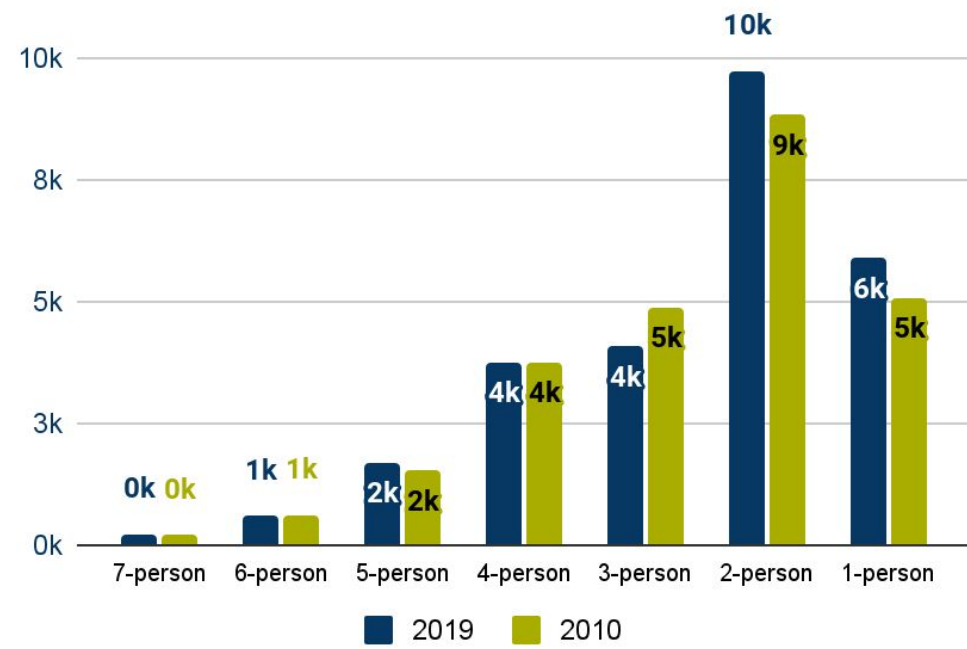
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

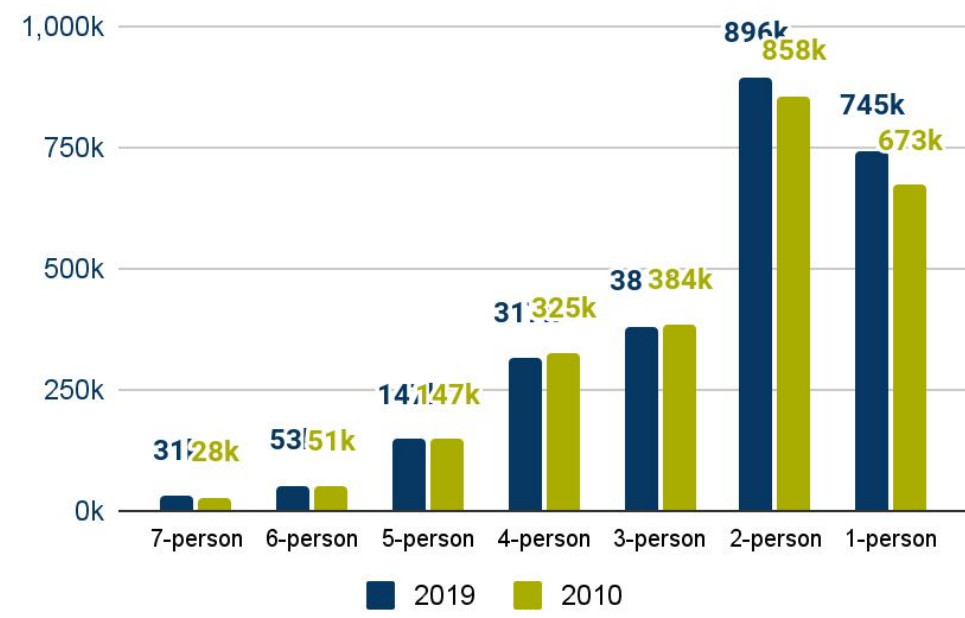
HOUSEHOLD SIZE | The average household size is 2.65, compared to 2.52 statewide. The Morgan County average household has shrunk by 0.08 persons since 2010.

Household Size
Morgan County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

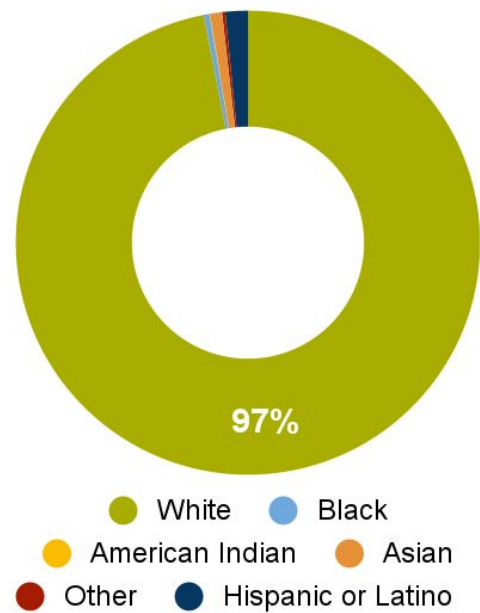
WORKING DRAFT

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

RACIAL COMPOSITION | The currently racial distribution of households in Morgan County is 97% white, 0% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

Racial Distribution

Morgan County | 2019



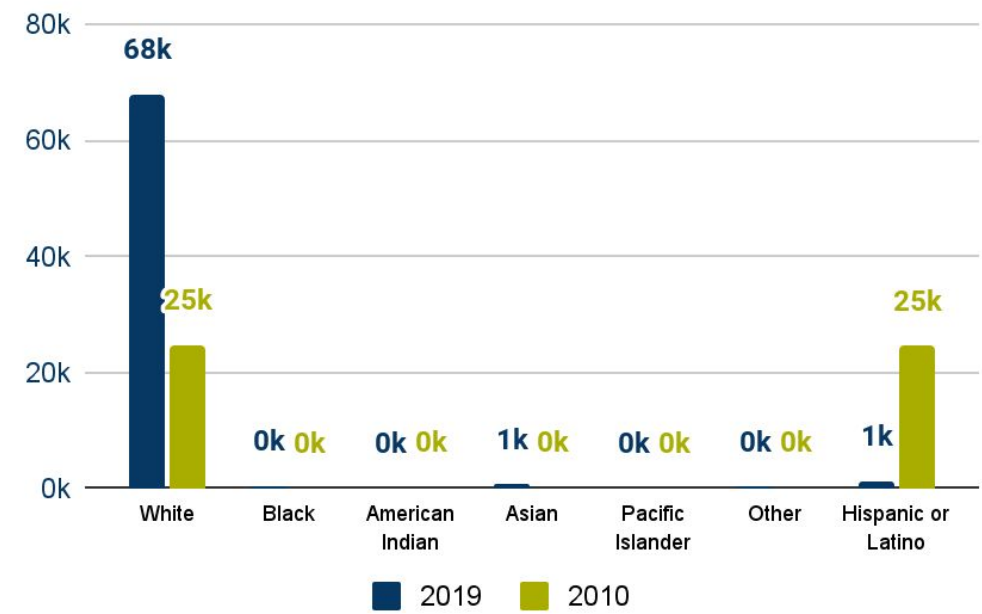
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Morgan County | 2010, 2019

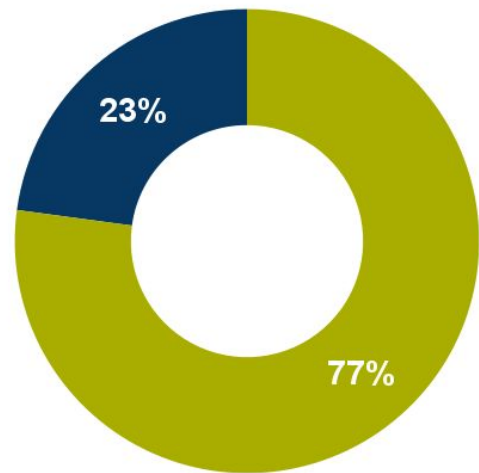


Source: ACS 2010-2019 5-year estimates

HOUSING TENURE | In 2019, 23% of households (5,950 households) in Morgan County were renters, while 77% are (20,084 households) owner households. The share of renters has increased by 3% since 2010.

Housing Tenure

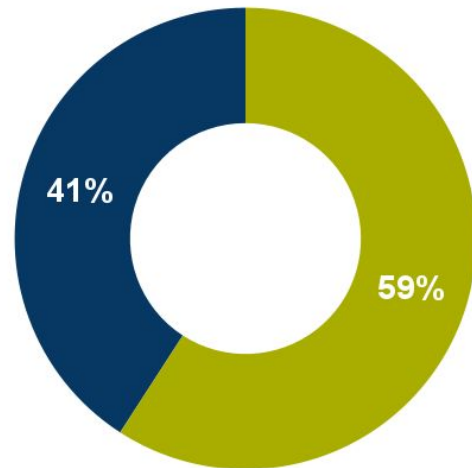
Morgan County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

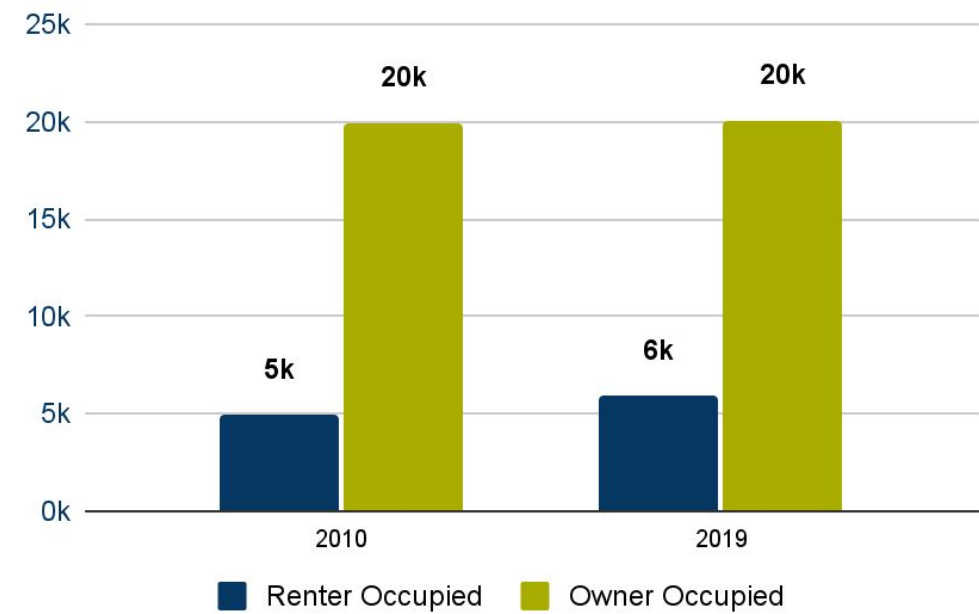
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Morgan County | 2010-2019



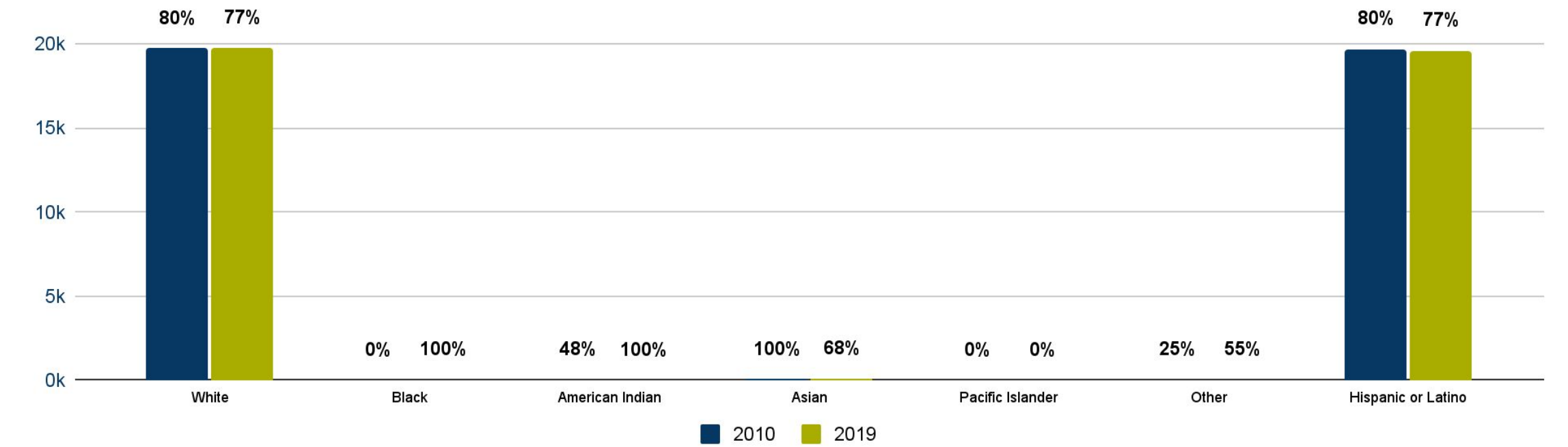
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 77%, among non-Hispanic White households' homeownership is 77%, 100% for Black households, and 77% for Hispanic or Latino households.

Homeownership by Race
Morgan County | 2010, 2019

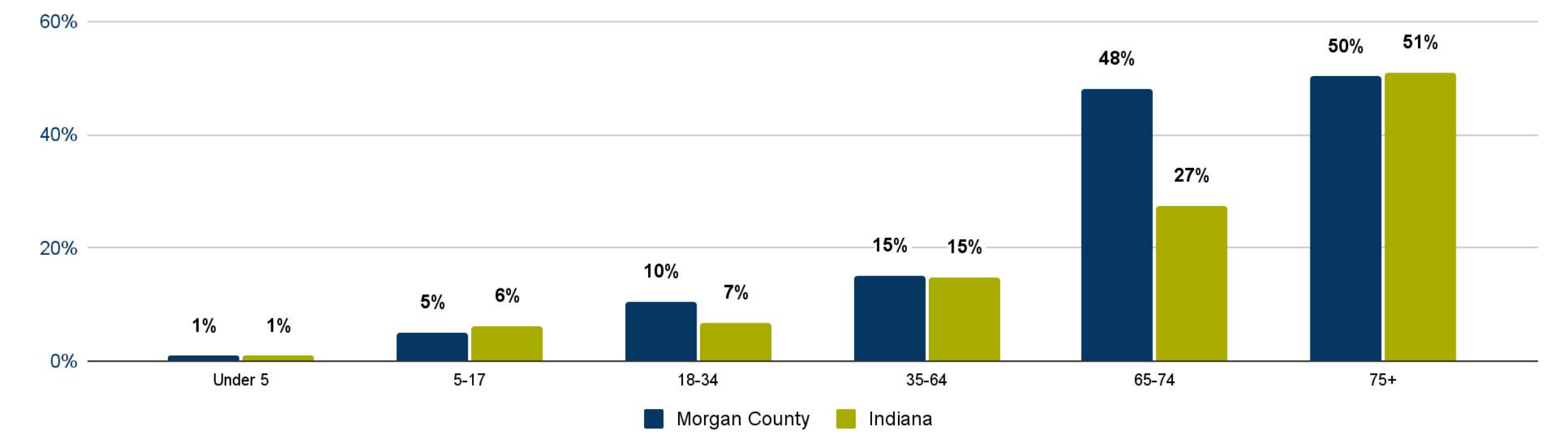


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 17% of people in Morgan County live with a disability. For people above 65, the share increases to 49%.

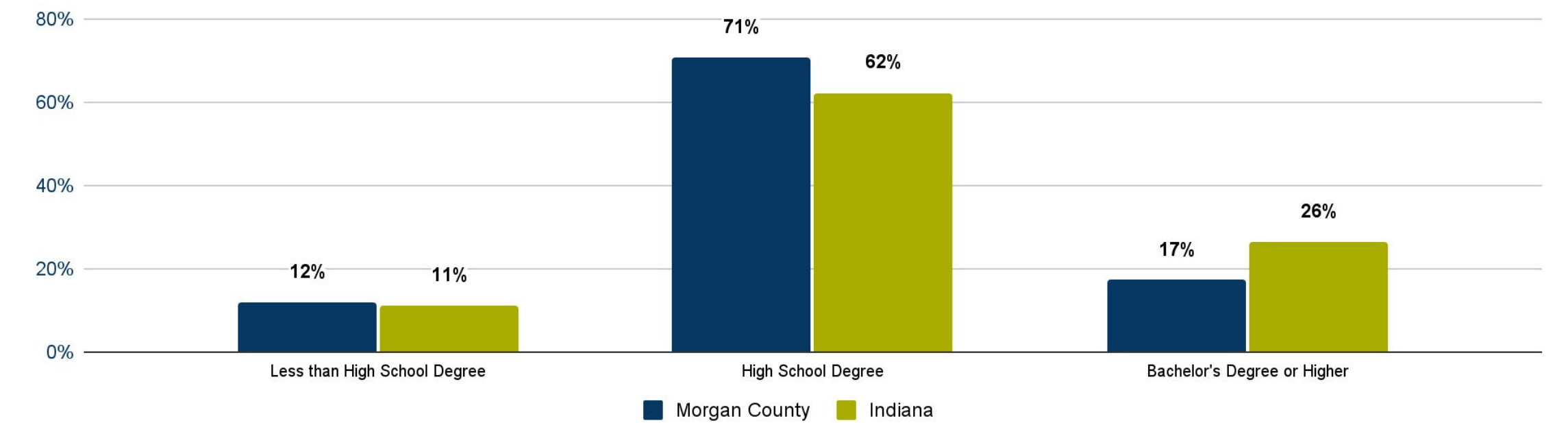
Share of the Population with a Disability by Age
Morgan County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Morgan County, 71% of the population has at least a high school degree and 17% of the population has at least a Bachelor's degree.

Educational Attainment
Morgan County, Indiana | 2019



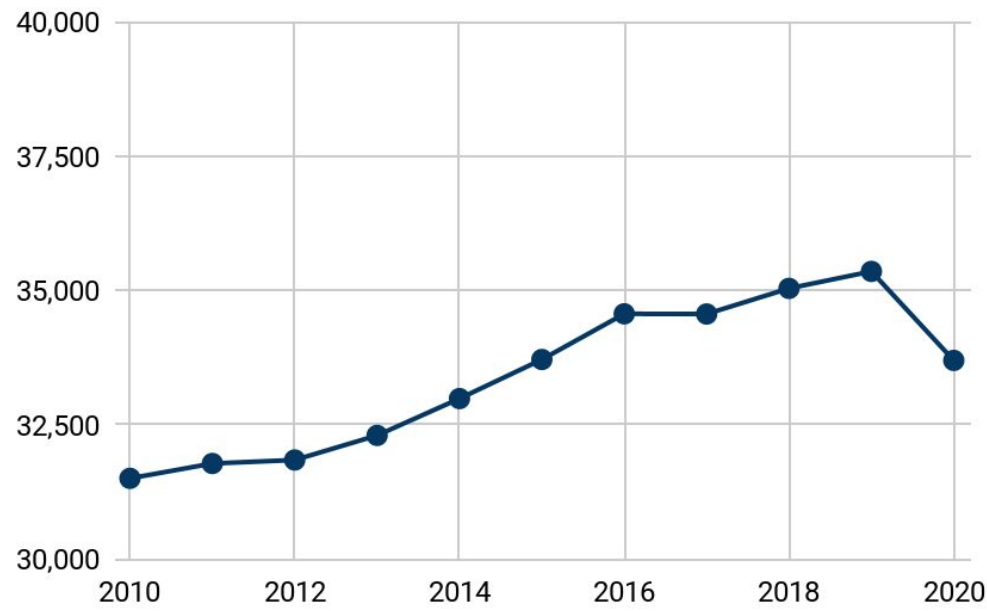
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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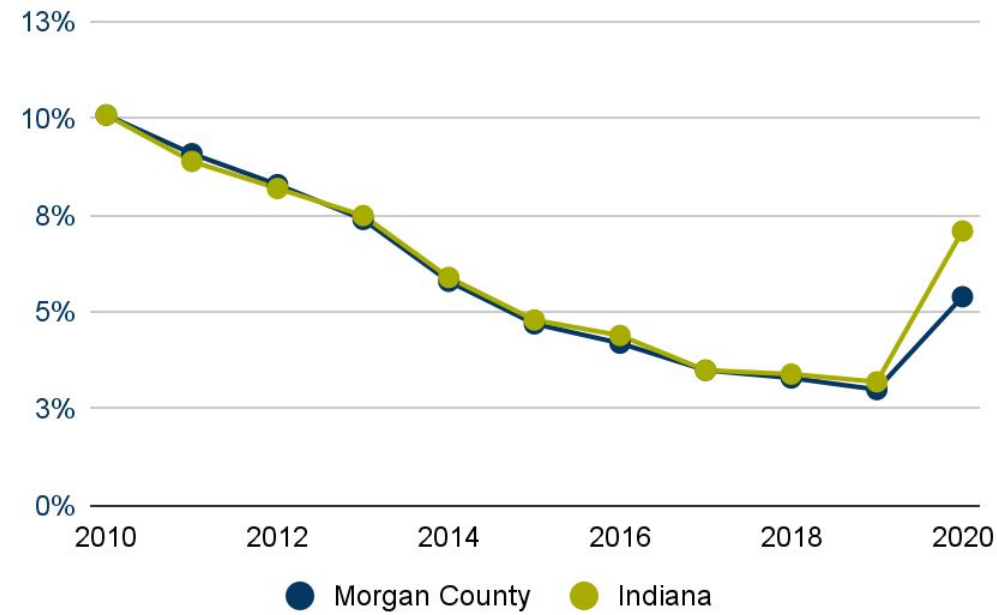
EMPLOYMENT BASE | There are currently 34,000 employed persons in Morgan County, up by 7% since 2010. The unemployment rate in 2020 was 5.40%, up 2.4 points from 2019.

Total Employment
Morgan County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Morgan County, Indiana | 2010-2019

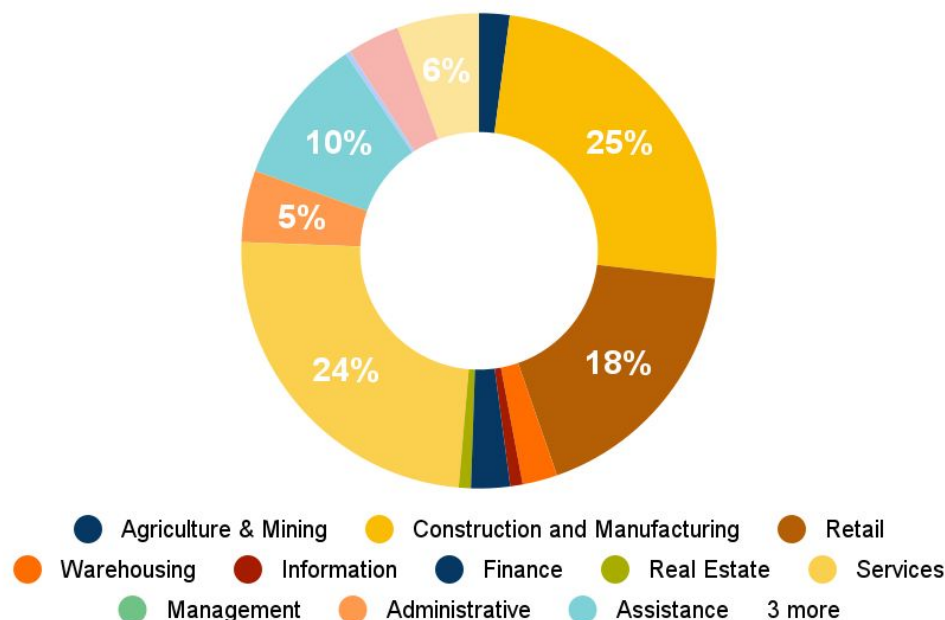


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Morgan County, accounting for 17% of all jobs, followed by Retail Trade (15% of all jobs).

Total Jobs by All Industries
Morgan County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$37,612
- 2. Goods-producing | \$53,379
- 3. Trade, transportation, and utilities | \$39,717
- 4. Construction | \$57,449
- 5. Professional and business services | \$41,784

Source: BLS

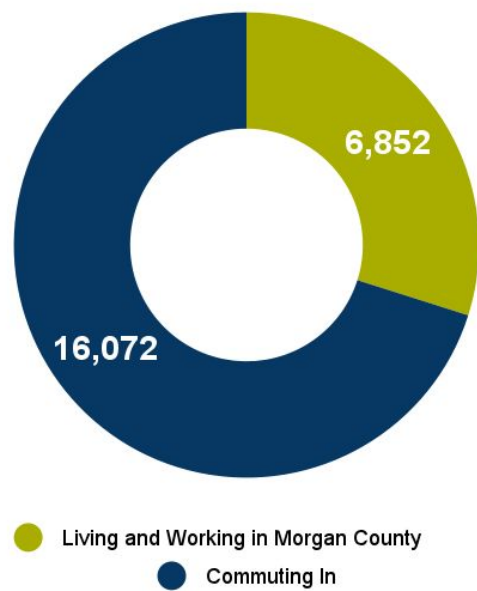
Top 5 Employers

- 1. Nice-pak Products Inc (Mooresville)
- 2. Toa Llc (Mooresville)
- 3. Iu Health Morgan Hospital (Martinsville)
- 4. Franciscan Health Mooresville (Mooresville)
- 5. Walmart Supercenter (Martinsville)

Source: BLS

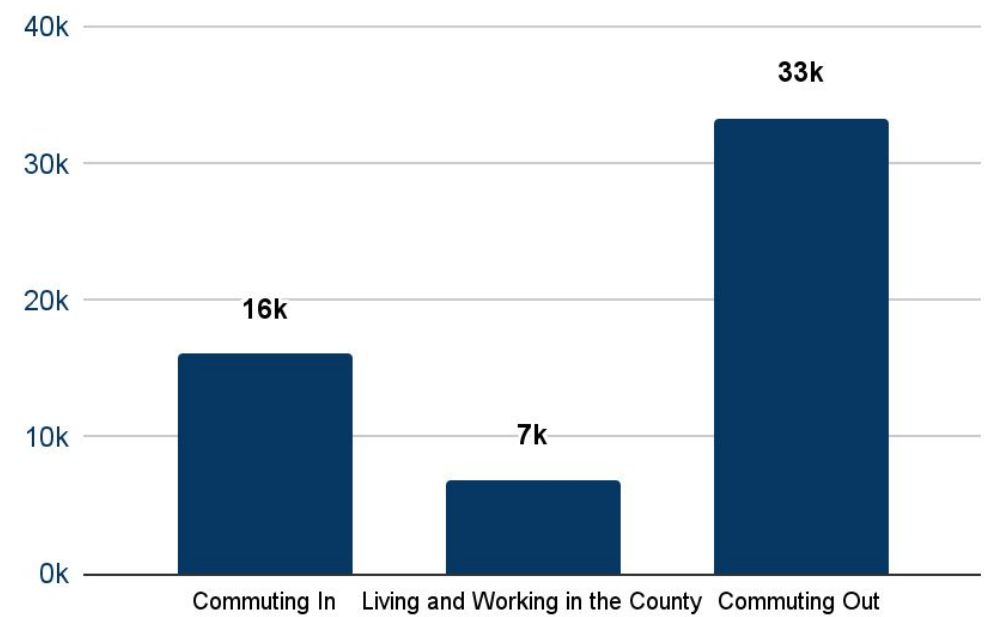
COMMUTER INFLOW / OUTFLOW | 16,000 commuters come into Morgan County for their jobs, while 33,000 employees travel outside for their jobs.

Employment Inflow
Morgan County | 2018



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

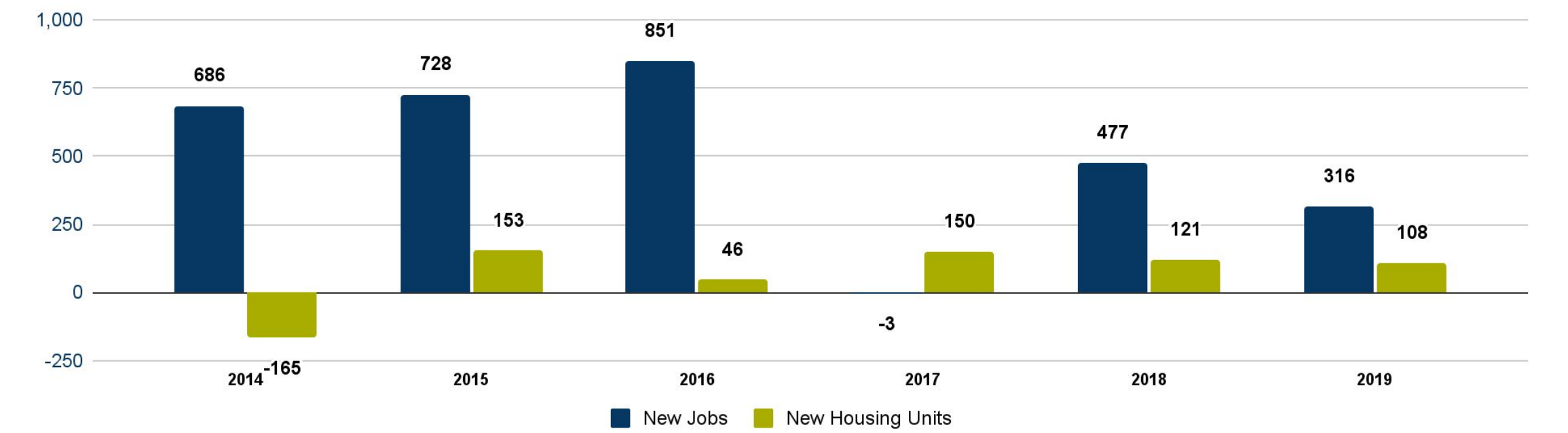
Commuting Patterns
Morgan County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 3055 between 2014-2019 and 413, or 14 units for every 100 jobs created.

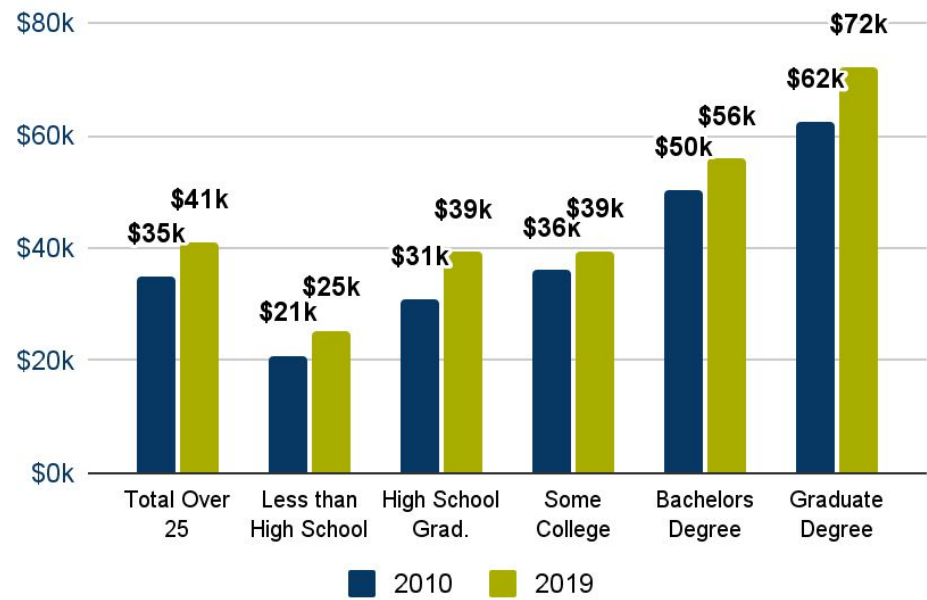
Job Growth and Housing Production
Morgan County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

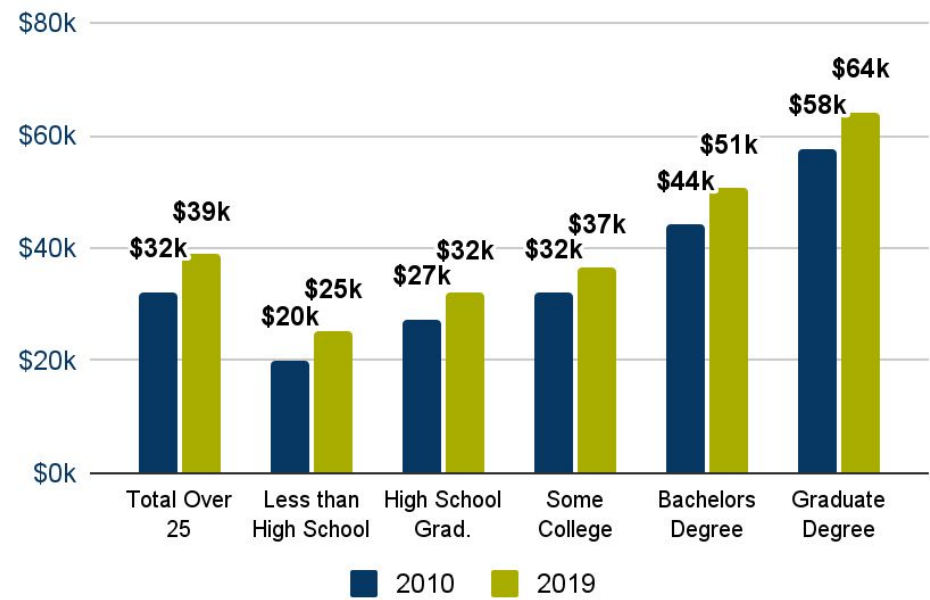
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 17% since 2010 for the total population and increased 27% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Morgan County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

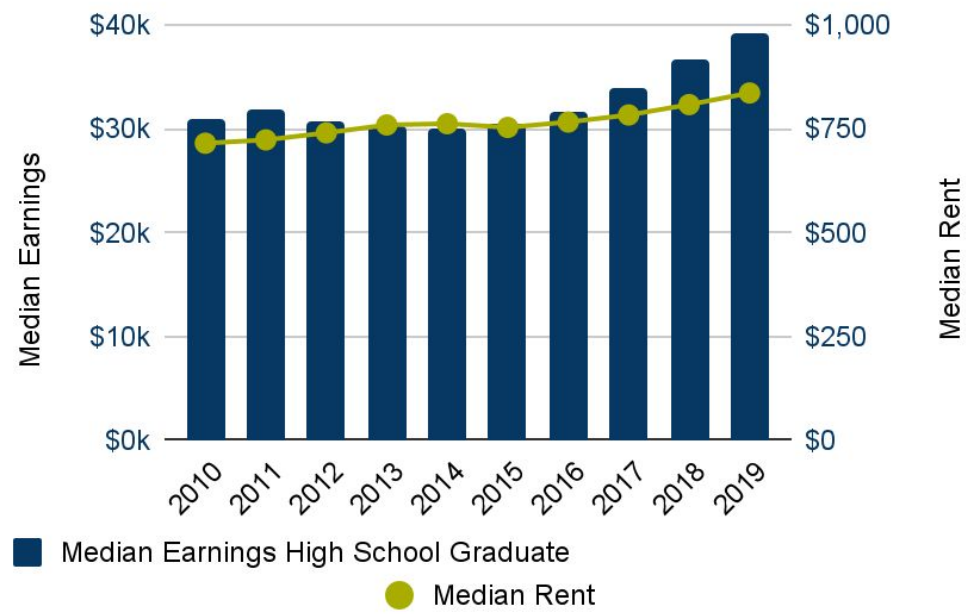
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 16.9% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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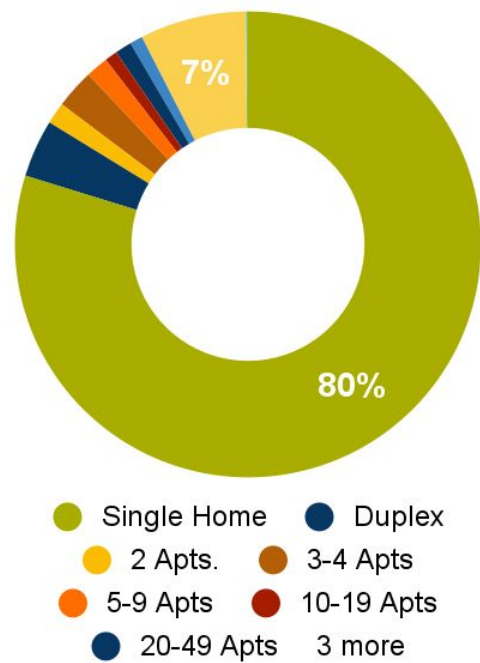
HOUSING TRENDS

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HOUSING TYPOLOGY | 80% of homes in Morgan County are single-family, while 13% are multifamily. The share of multifamily housing has increased by 686 homes since 2010.

Housing Typology

Morgan County | 2019



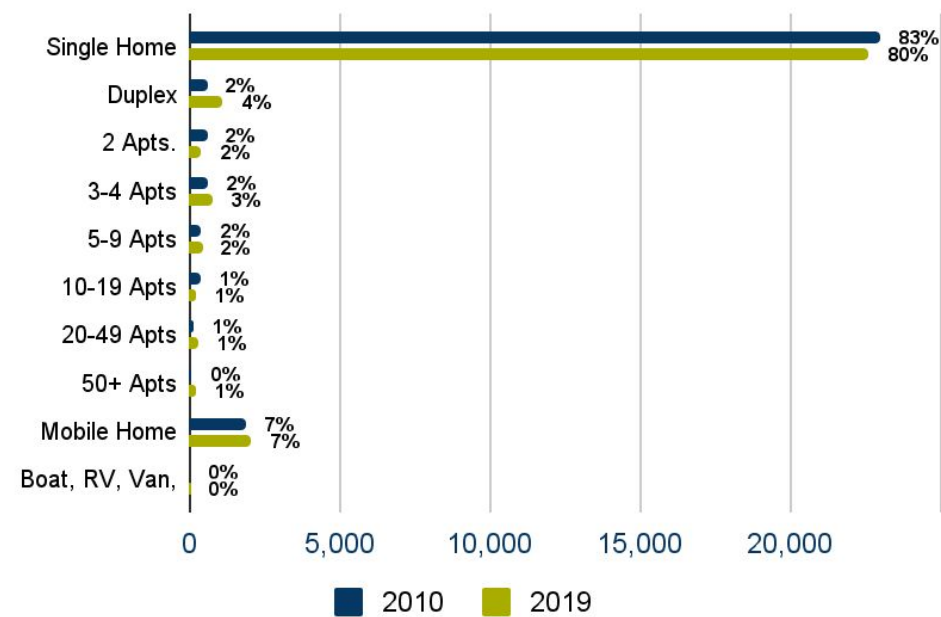
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Morgan County | 2010, 2019

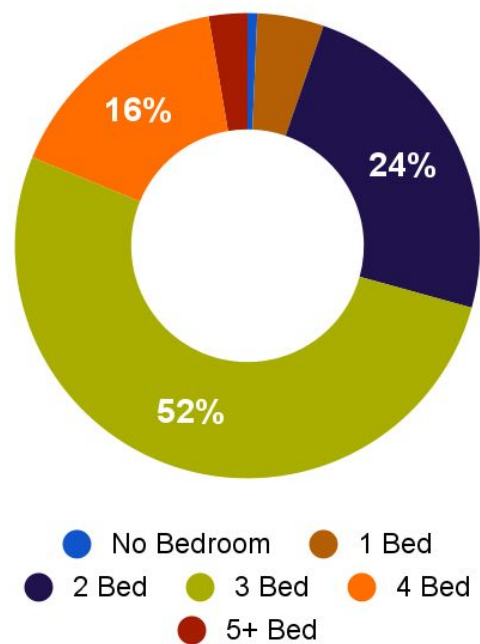


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Morgan County are 2.65, with 71% of units 3 bedroom or more.

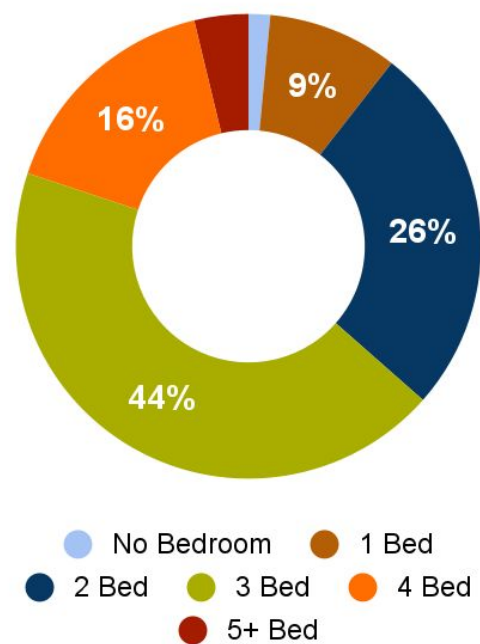
Housing Stock by Bedrooms

Morgan County | 2019



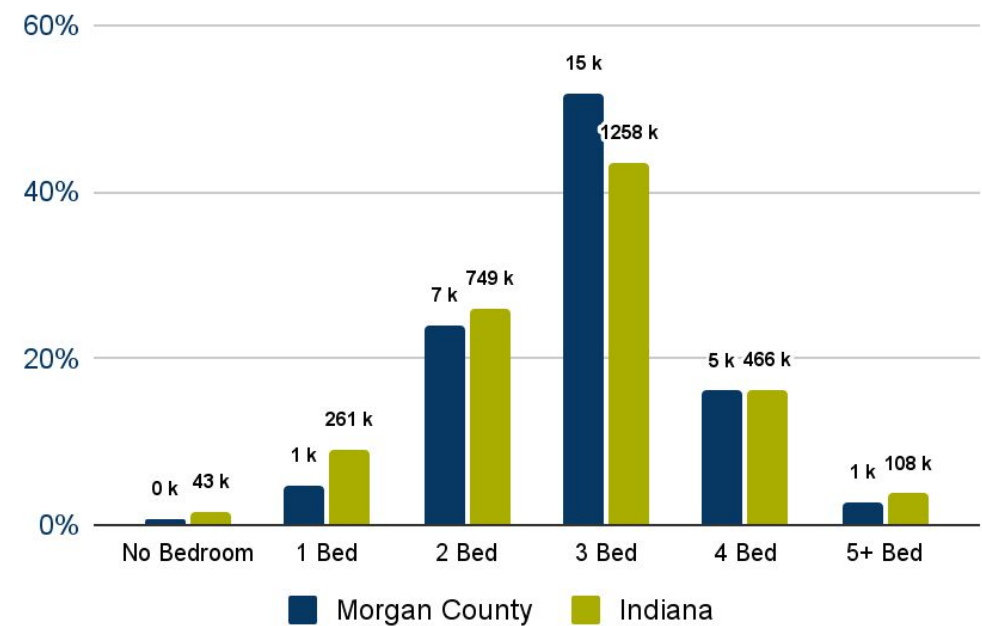
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

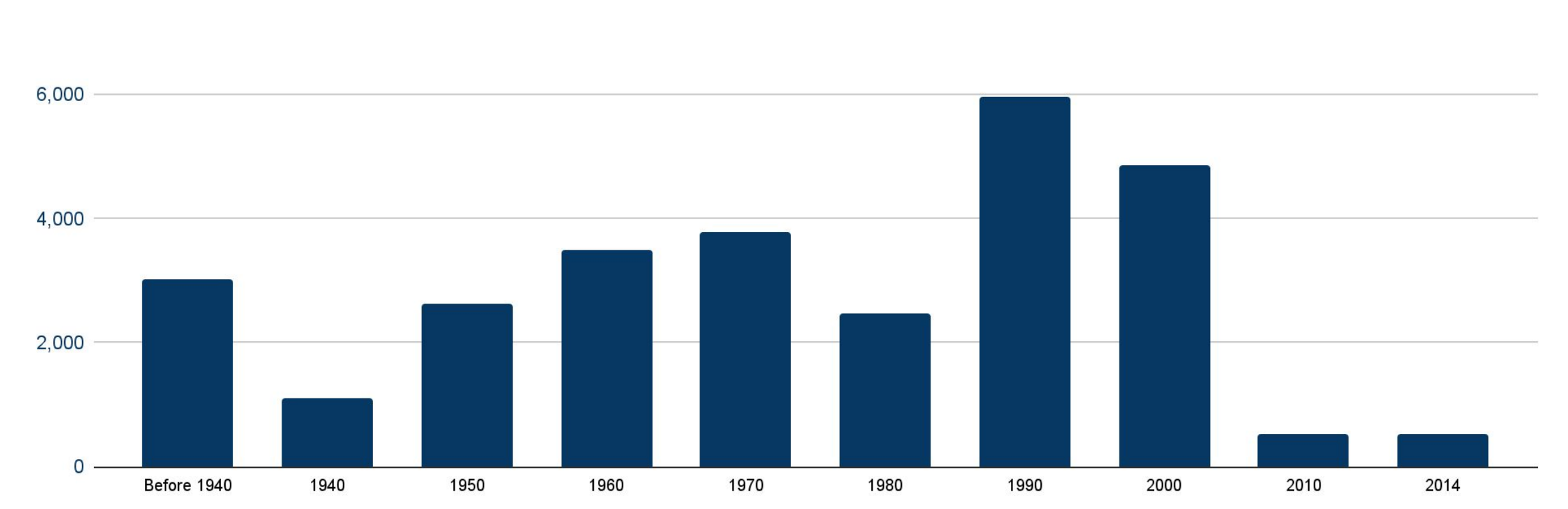
Morgan County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 79% of homes were built before 1990, with most homes built in 2014.

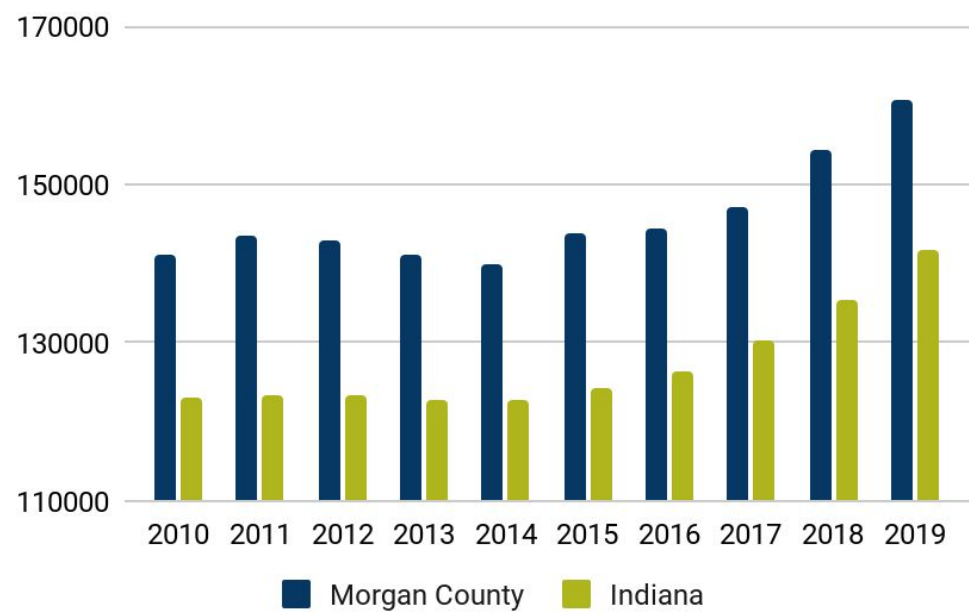
Homes by Year Built
Morgan County | 2019



Source: ACS 2010-2019 5-year estimates

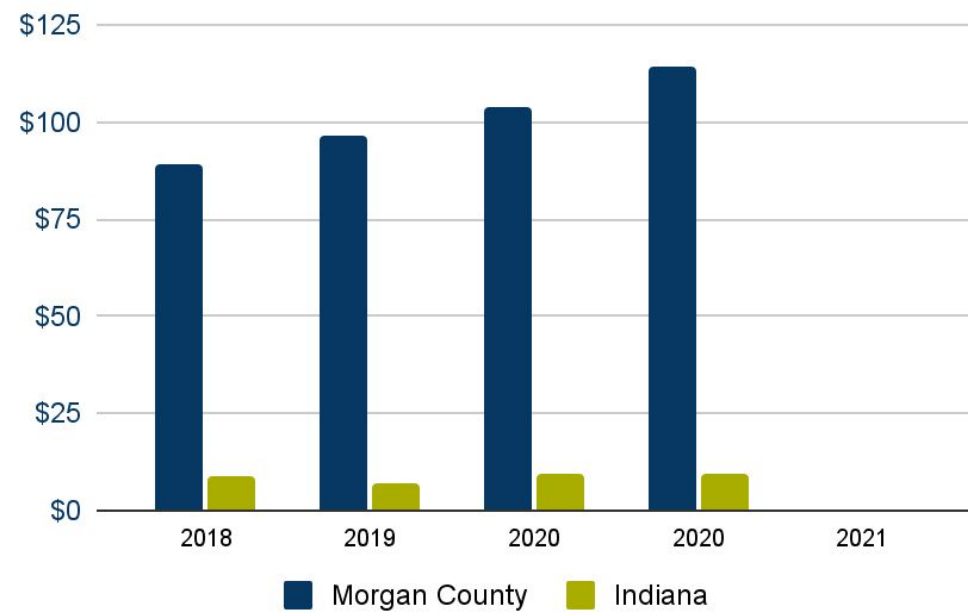
MEDIAN LISTING PRICE | Homes in Morgan County have a median listing price of \$160,700, compared to \$141,700 statewide. Home prices have increased by 14% since 2010.

Median Listing Price
Morgan County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

Median Listing Price per Square Foot
Morgan County | 2017-2020



Source: ACS 2010-2019 5-year estimates

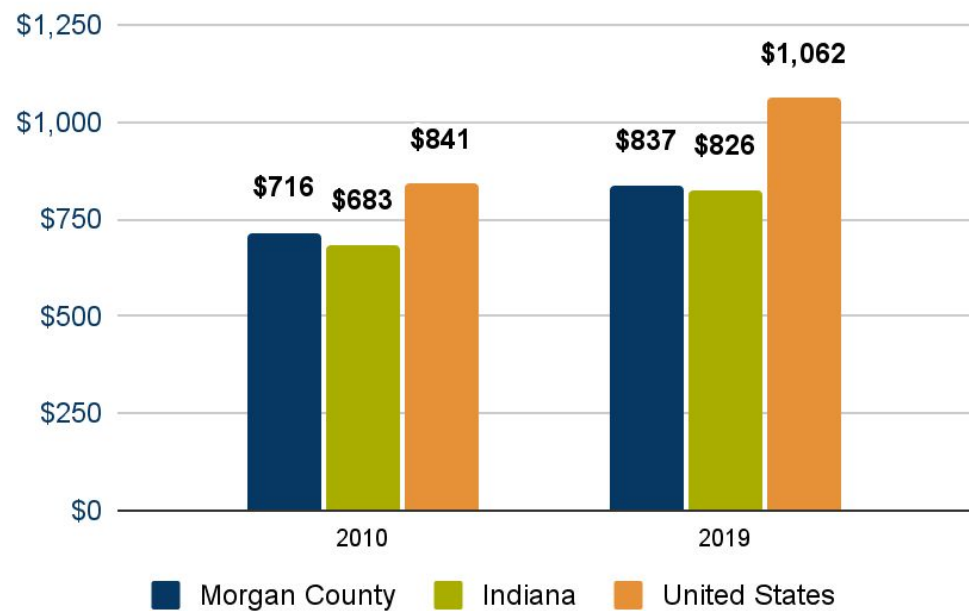
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 17% since 2010, with average rents at \$837.

Median Rent

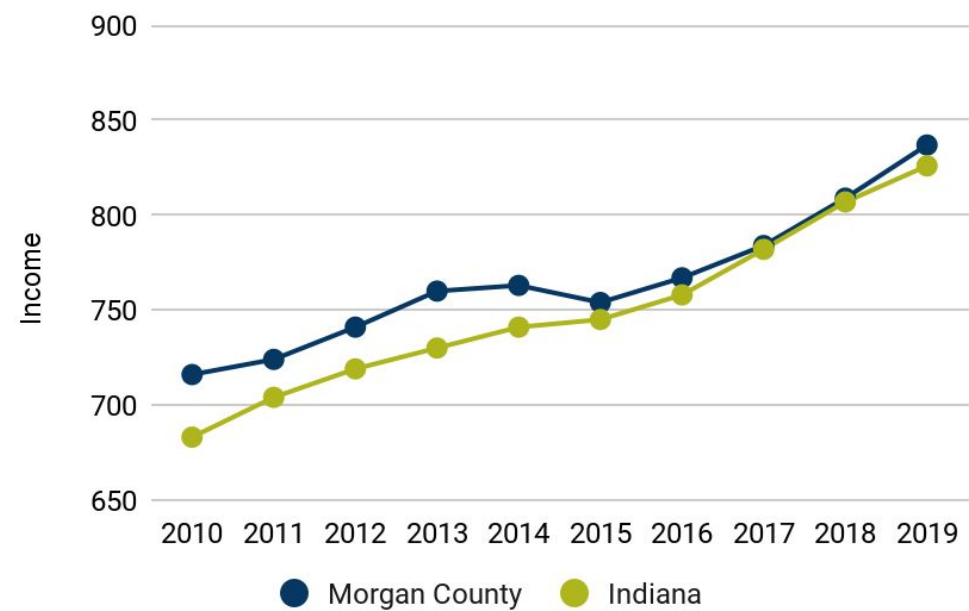
Morgan County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Morgan County, Indiana | 2010 - 2019



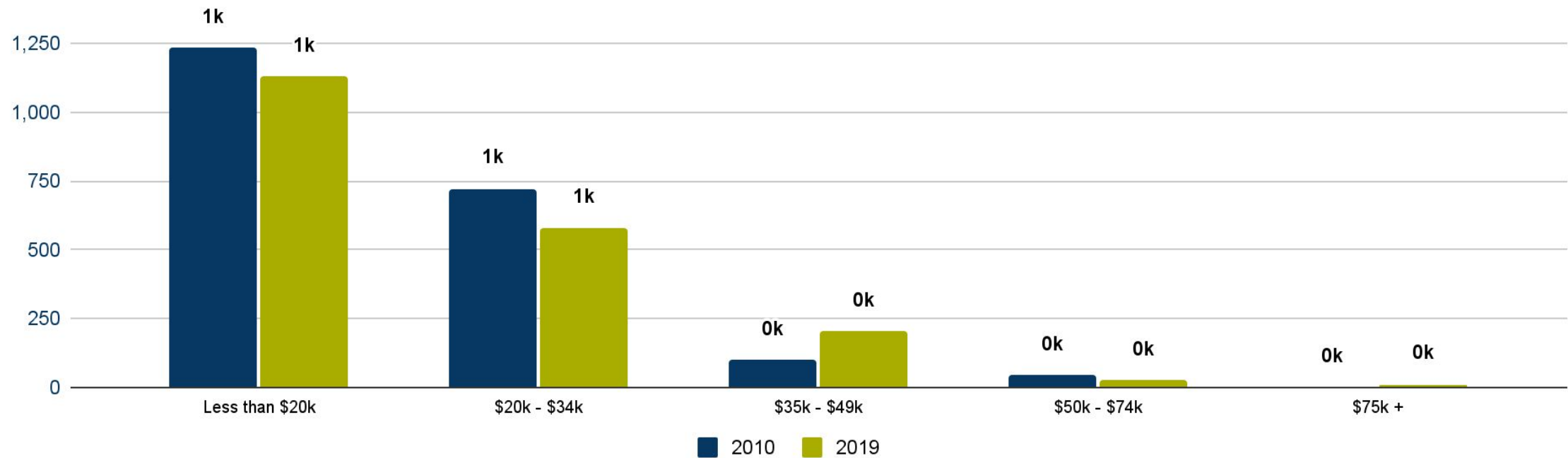
Source: ACS 2010-2019 5-year estimates

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COST BURDEN | 35% of households are housing cost burdened in Morgan County, down -24% since 2010. 61% of households earning below \$50,000 are housing cost burdened.

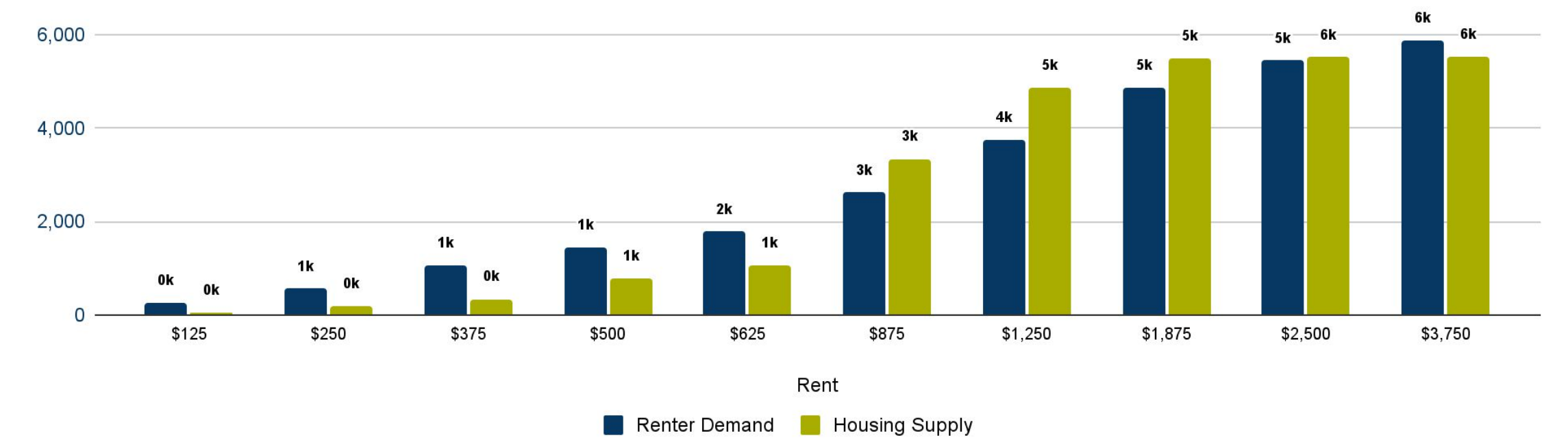
Renter Housing Cost Burden
Morgan County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

Cumulative Housing Gap
Morgan County, Indiana | 2010-2019

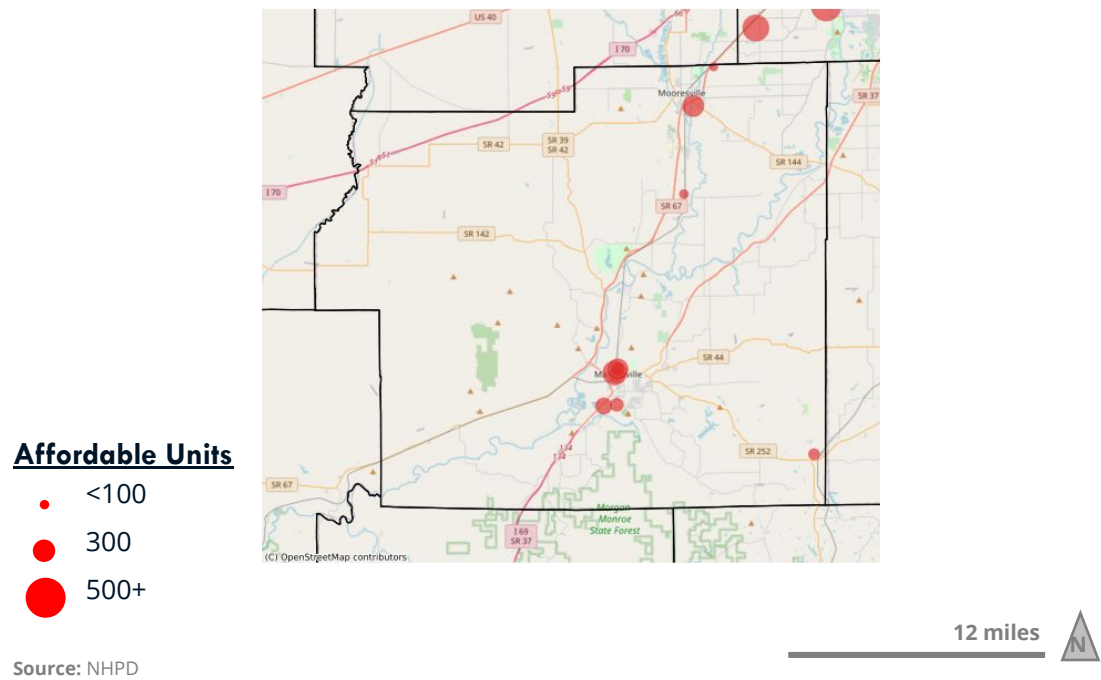


Source: ACS 2010-2019 5-year estimates

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

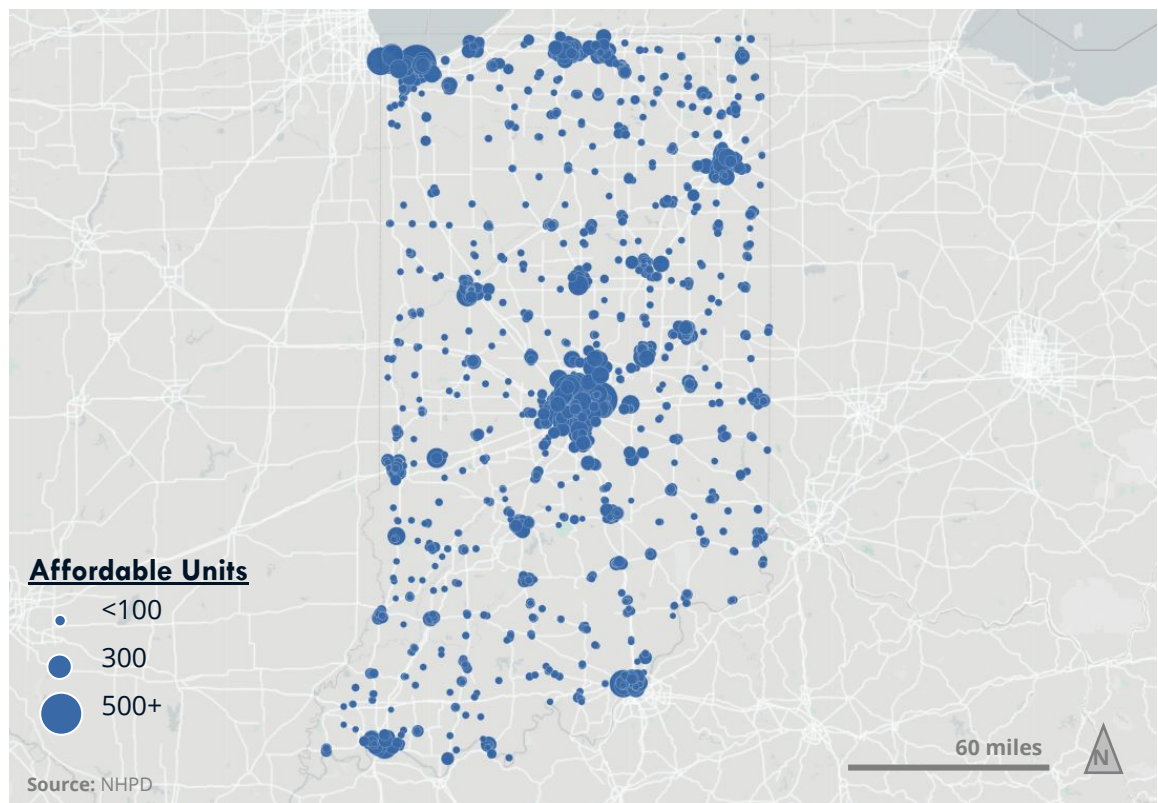
Affordable Housing Inventory

Morgan County | 2020



Affordable Housing Inventory

State of Indiana | 2020

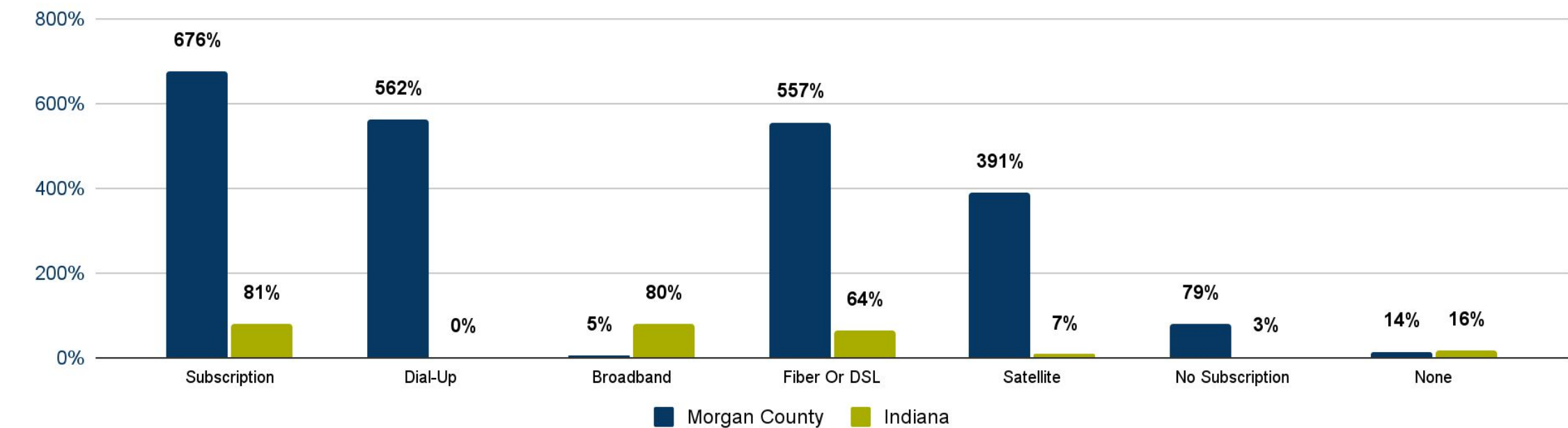


WORKING DRAFT

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HOUSING AMENITIES | 5% of housing units have access to broadband.

Broadband Access Morgan County | 2017-2020



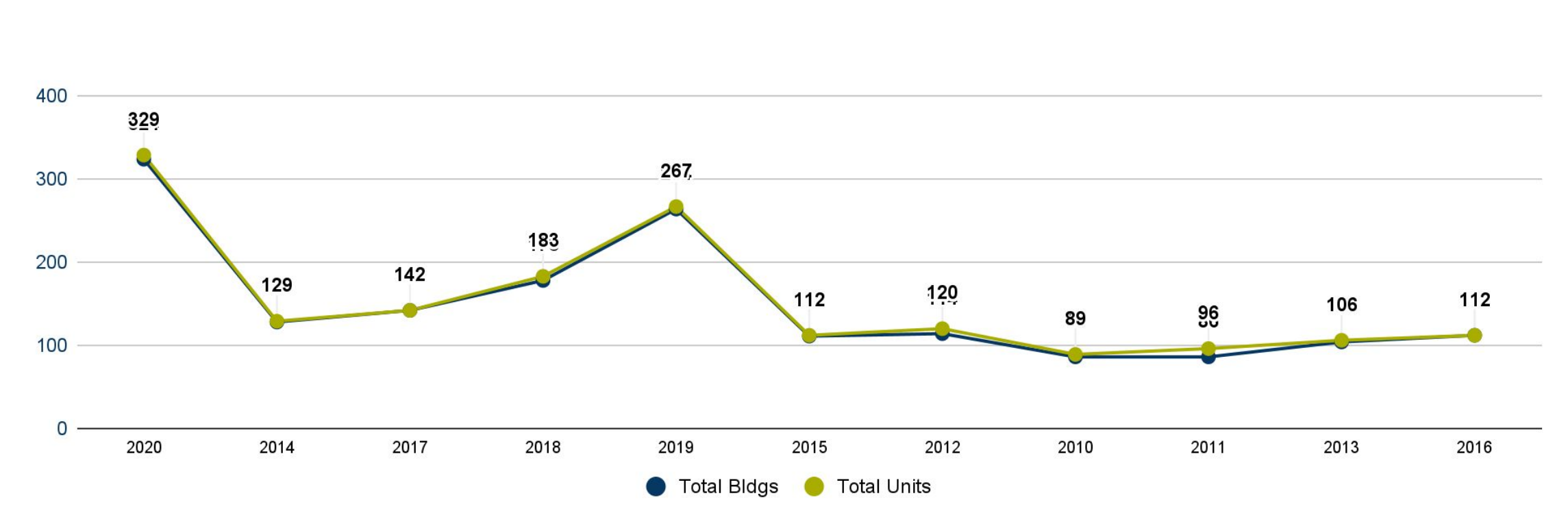
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 112 new housing starts in 2016 in Morgan County, with 1,649 total building permits authorized since 2020.

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



Source: St. Louis Fed.

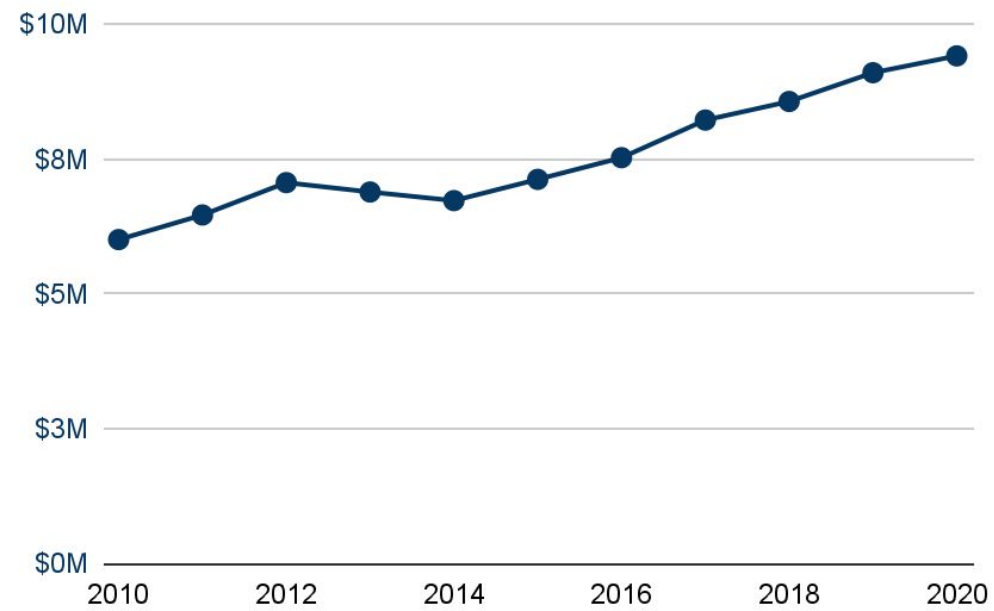
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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