



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR WABASH 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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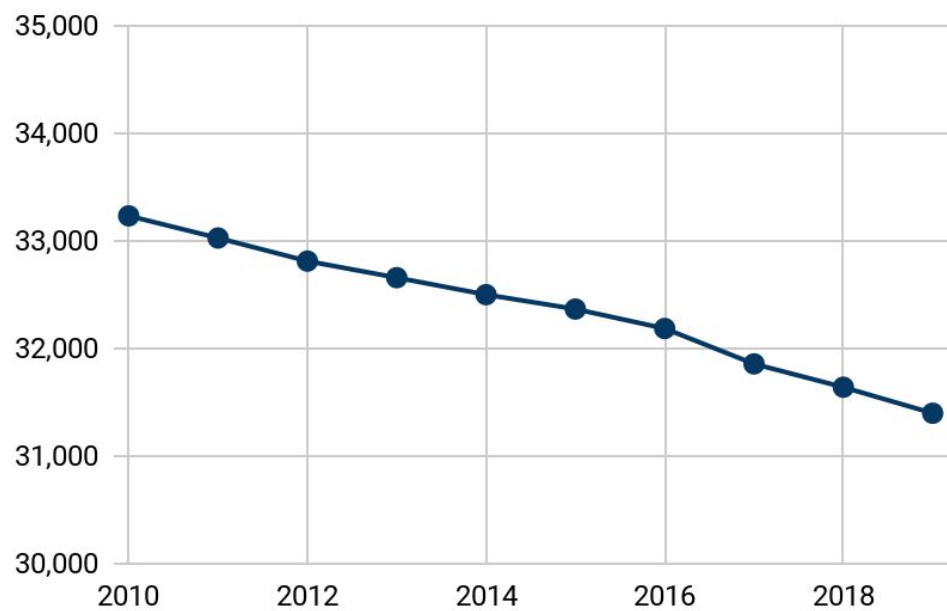
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

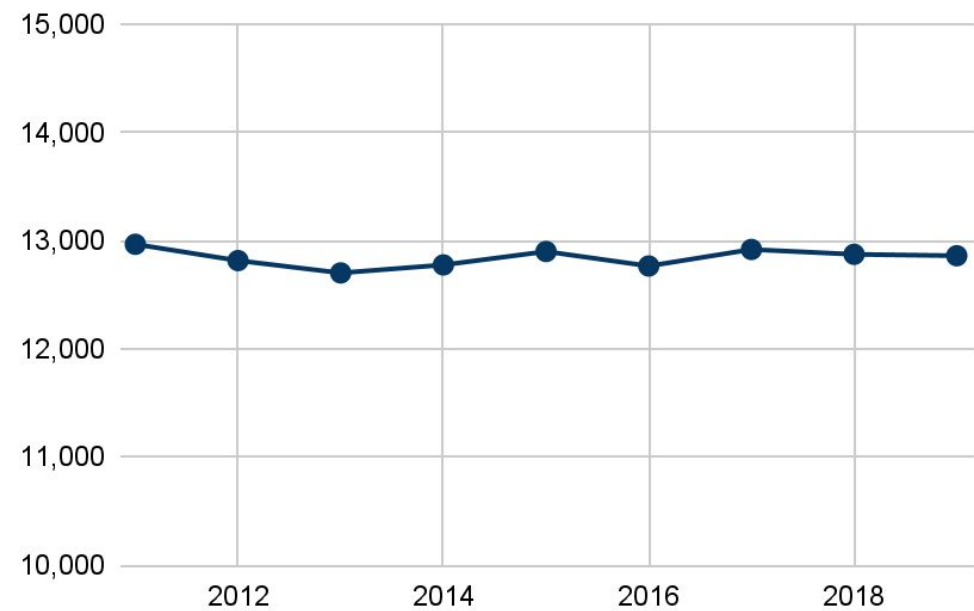
**POPULATION** | Wabash County's population has decreased by 5.53% (2,000 people) between 2010-2019. In the same time period, the total number of households decreased by 1% (0 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Wabash County | 2010-2019



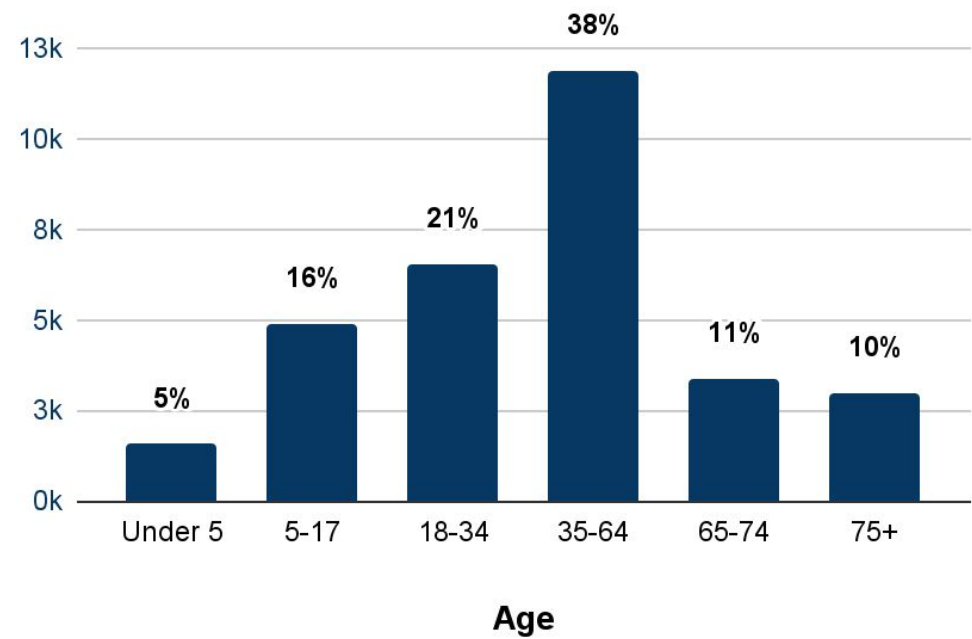
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

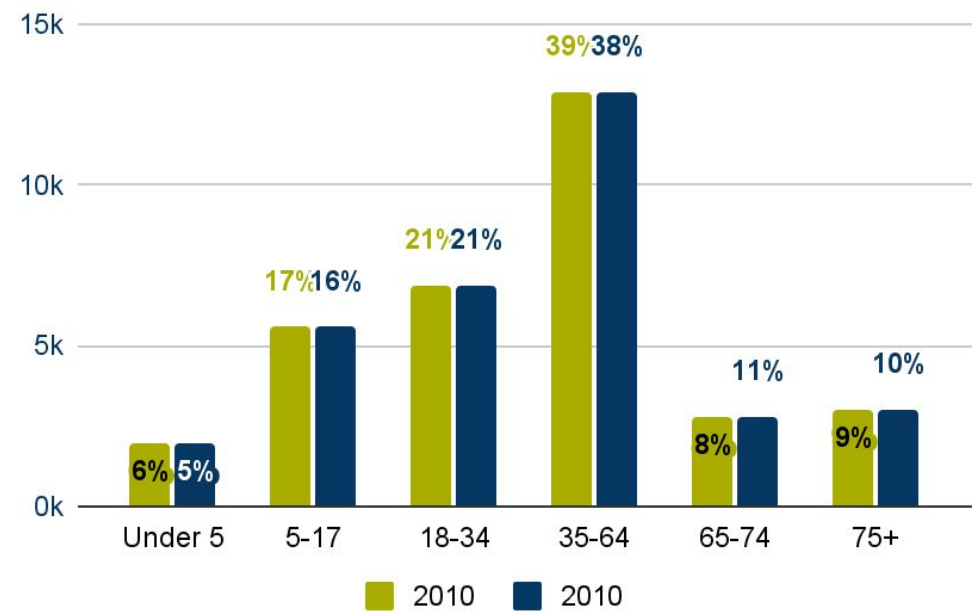
**AGE** | 20% of people in Wabash County are above the age of 65, while 21% are below 18.

**Population by Age**  
Wabash County | 2019



Source: ACS 2019 5-year estimates

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

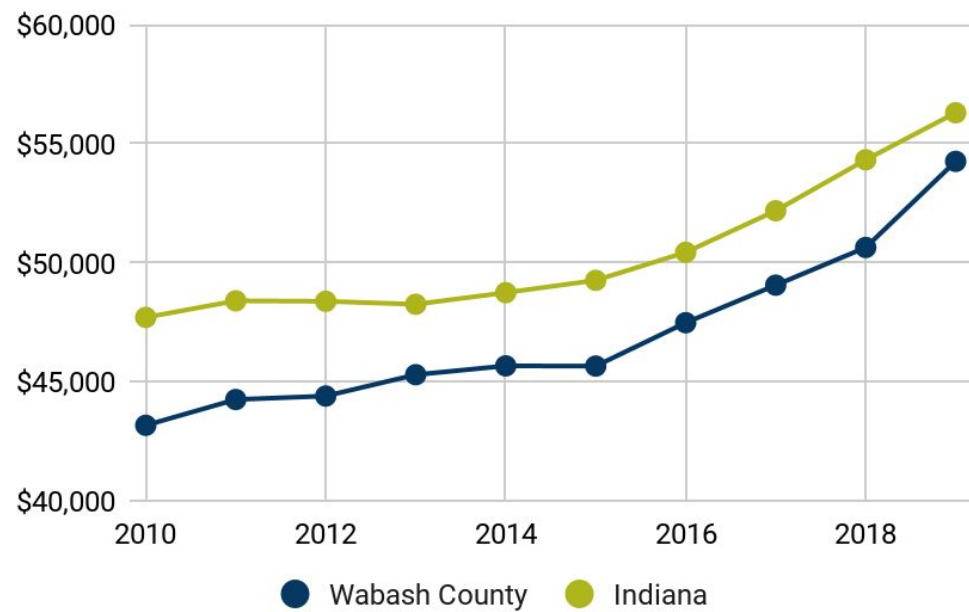


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Wabash County had a median income of \$54,259 in 2019, up 26% since 2010. 30% of households have incomes below \$35,000, while 16% have incomes above \$100,000.

**Median Income**

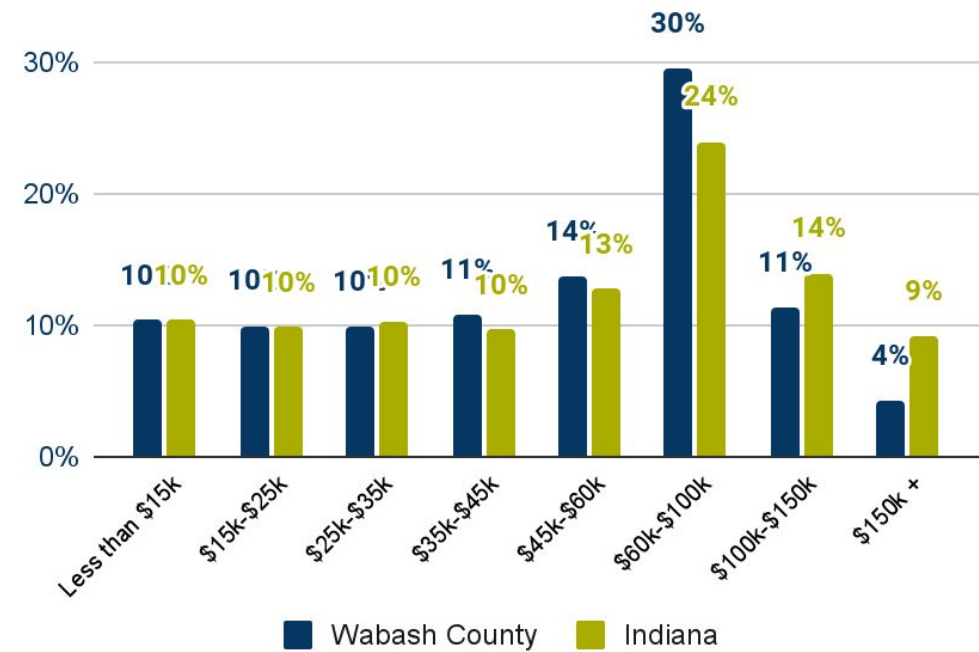
Wabash County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

**Household Income Distribution**

Wabash County, State of Indiana | 2019



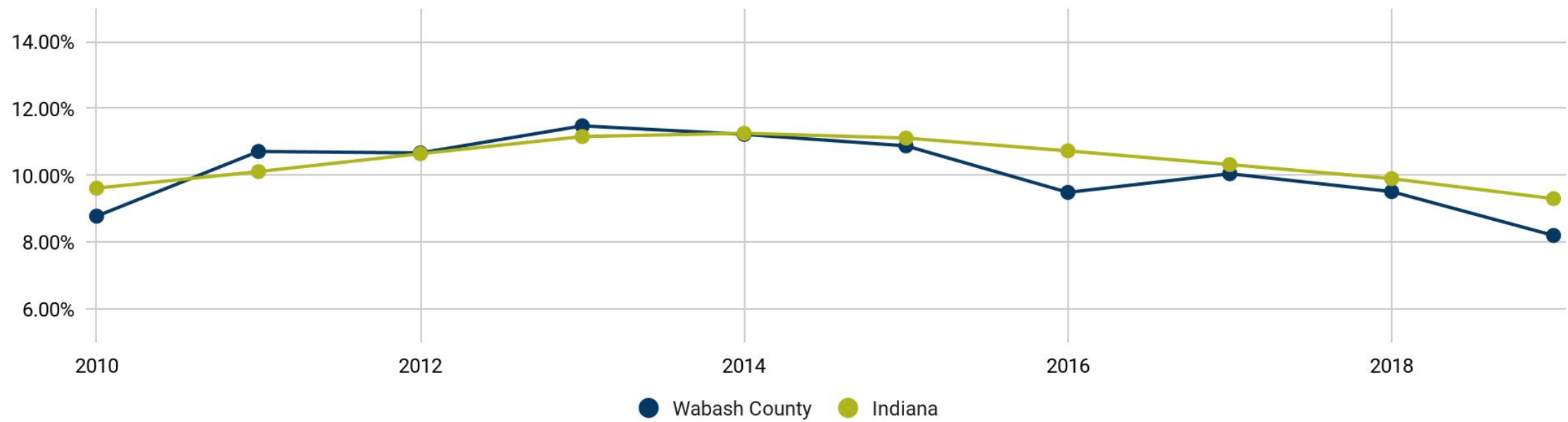
Source: ACS 2019 5-year estimates

**WORKING DRAFT**

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

**FAMILY POVERTY RATE** | 8.2% of families live in poverty conditions in Wabash County, down 0.6 points from 8.8% in 2010.

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



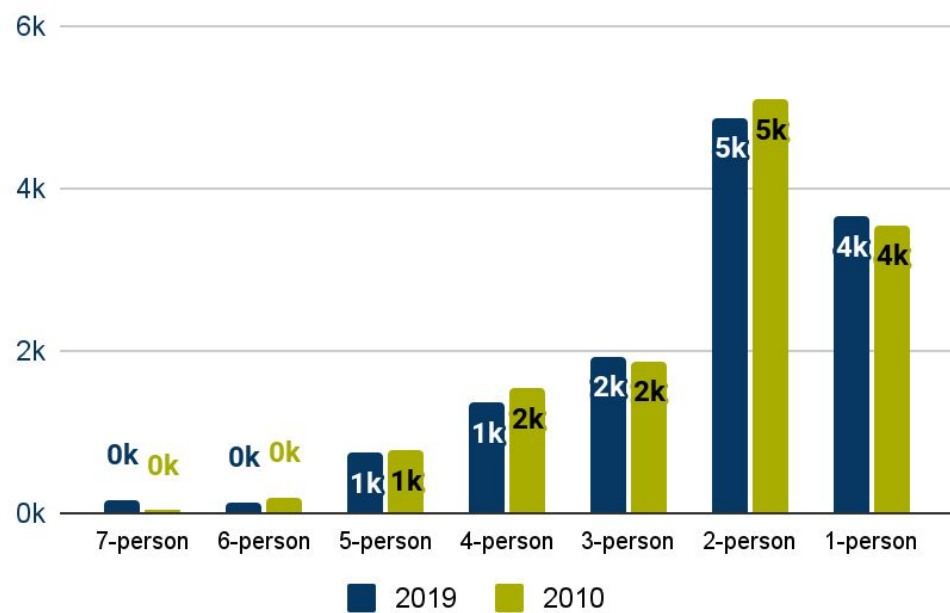
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**HOUSEHOLD SIZE |** The average household size is 2.29, compared to 2.52 statewide. The Wabash County average household has shrunk by 0.09 persons since 2010.

**Household Size**  
Wabash 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**

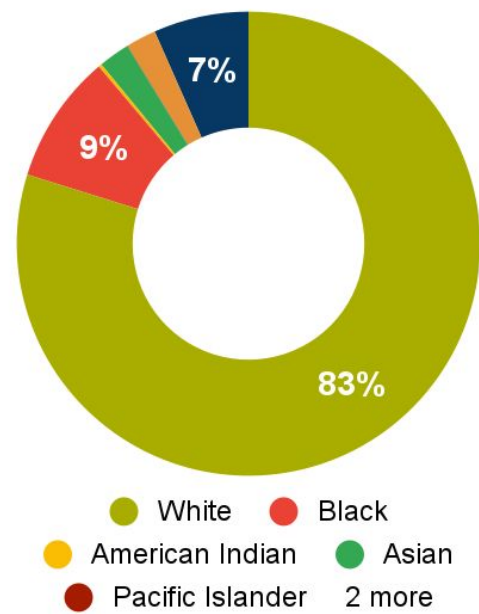
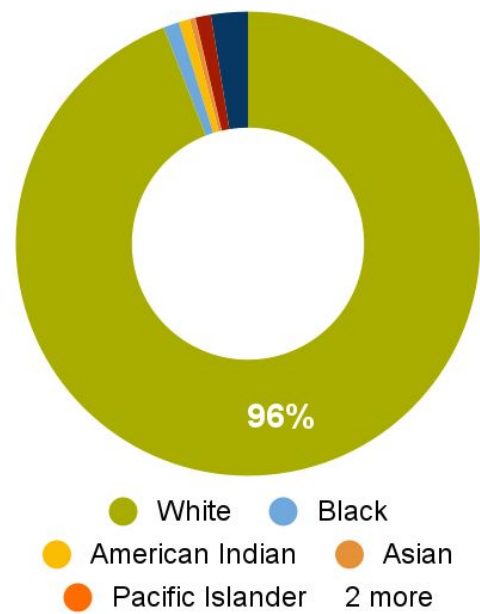
Note: Some data are placeholders, and not representative of actual conditions.

**RACIAL COMPOSITION |** The currently racial distribution of households in Wabash County is 96% white, 1% Black, 3% Hispanic/Latino, 0% Asian, and 1% other.

**Racial Distribution**

Wabash County | 2019

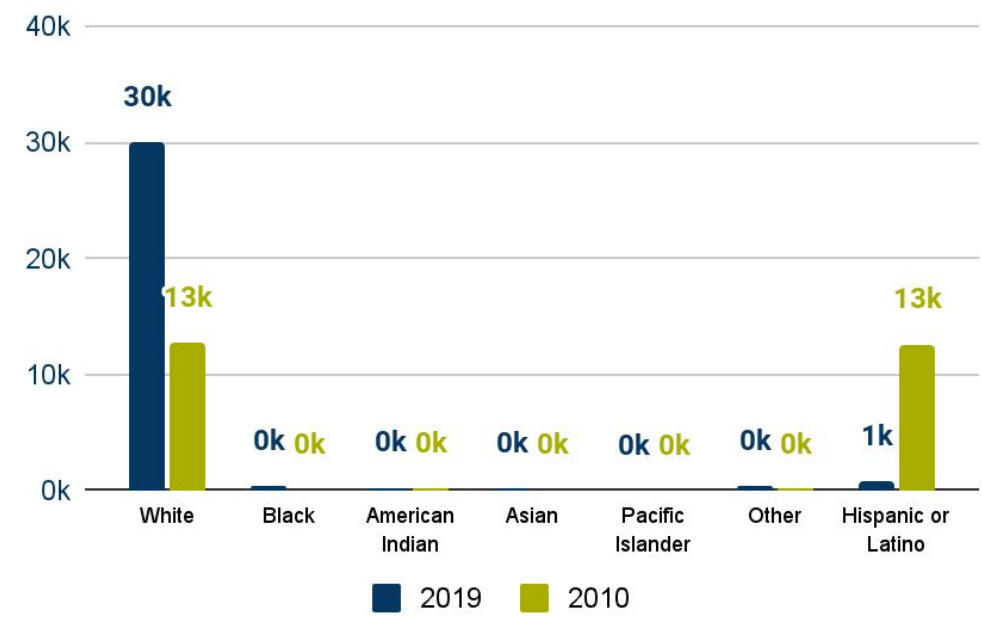
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Household Racial Distribution**

Wabash County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

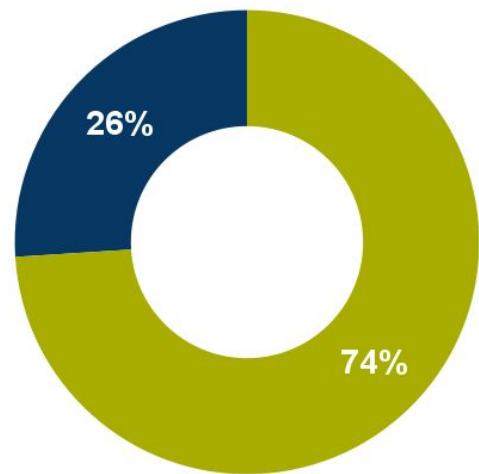
**WORKING DRAFT**



**HOUSING TENURE** | In 2019, 26% of households (3,346 households) in Wabash County were renters, while 74% are (9,516 households) owner households. The share of renters has increased by 4% since 2010.

**Housing Tenure**

Wabash County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

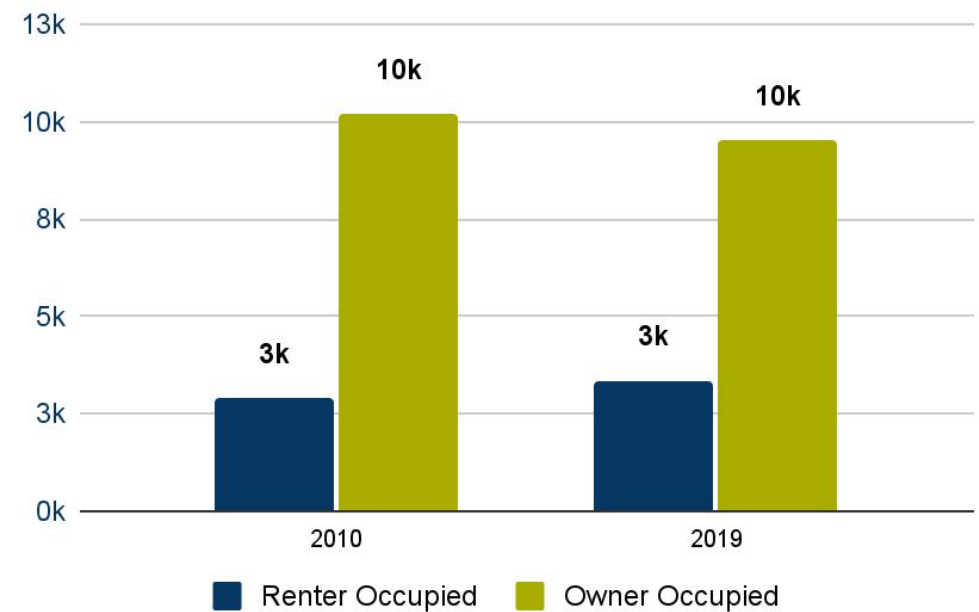
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Wabash County | 2010-2019



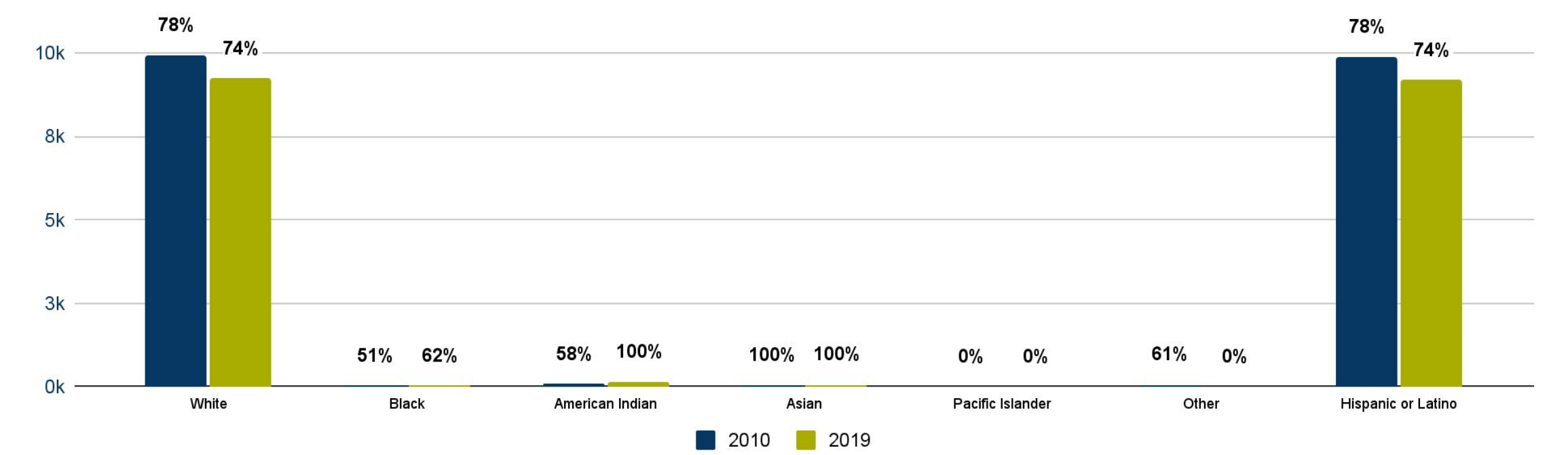
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**TENURE BY RACE |** While the overall homeownership rate is 74%, among non-Hispanic White households' homeownership is 74%, 62% for Black households, and 74% for Hispanic or Latino households.

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

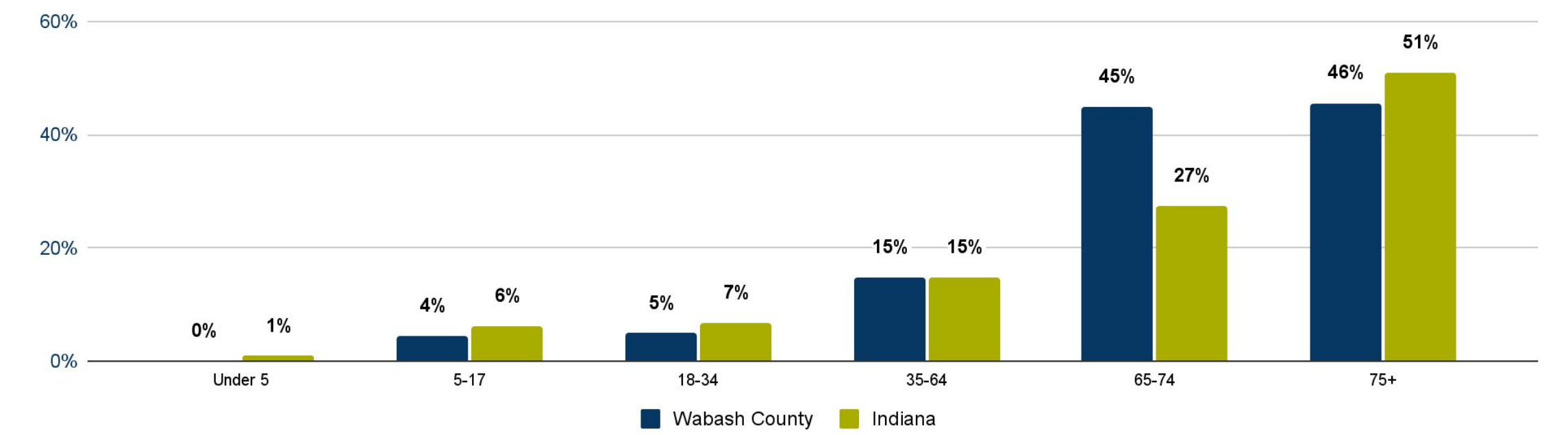


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**DISABILITY** | 16% of people in Wabash County live with a disability. For people above 65, the share increases to 45%.

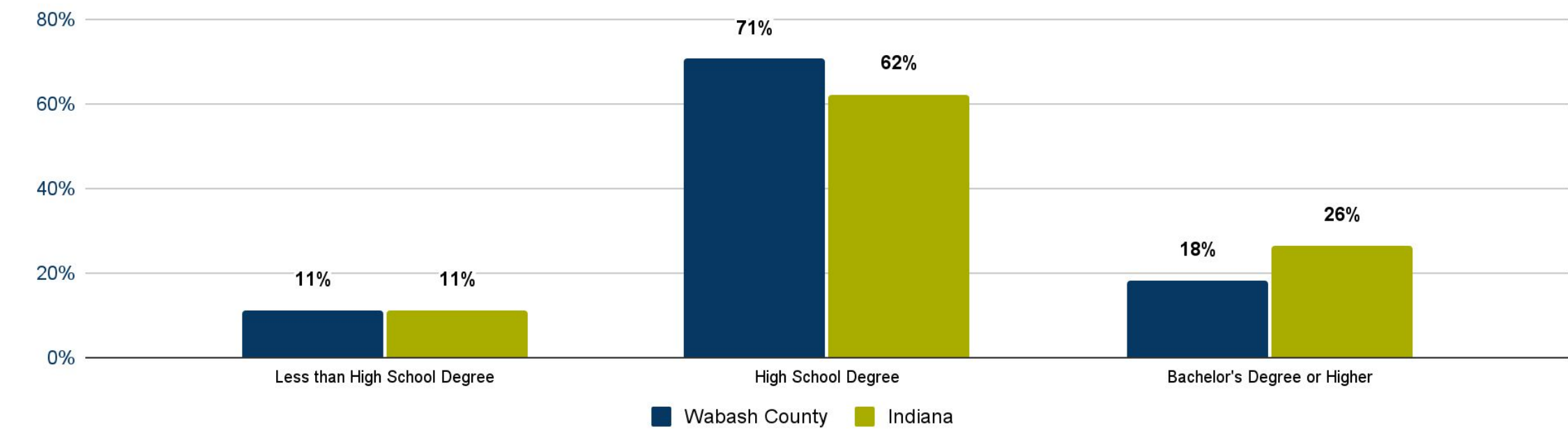
**Share of the Population with a Disability by Age**  
Wabash County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT** | In Wabash County, 71% of the population has at least a high school degree and 18% of the population has at least a Bachelor's degree.

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



Source: ACS 2010-2019 5-year estimates

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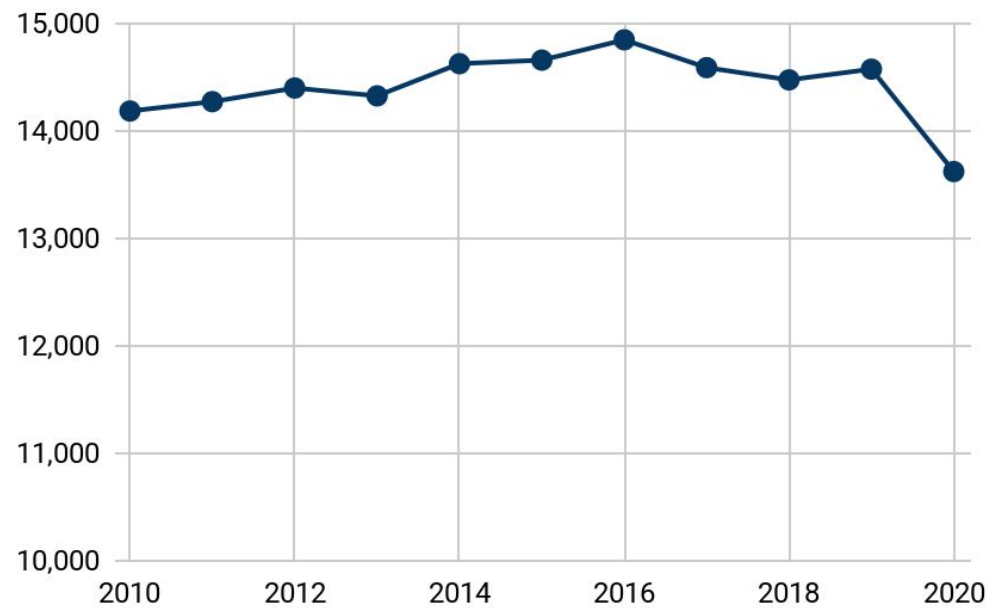
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

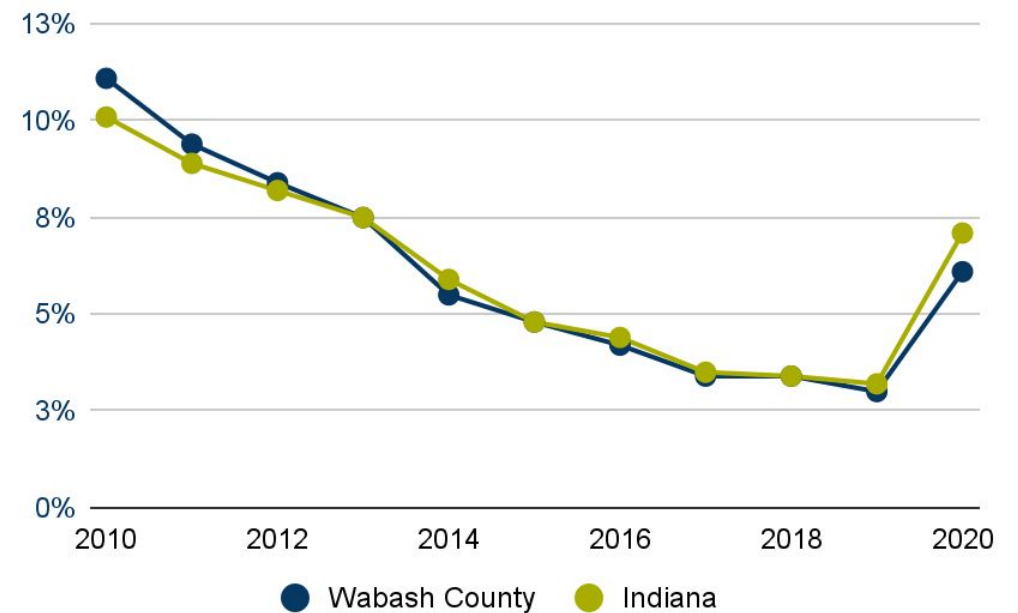
**EMPLOYMENT BASE |** There are currently 14,000 employed persons in Wabash County, down by 4% since 2010. The unemployment rate in 2020 was 6.10%, up 3.1 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

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

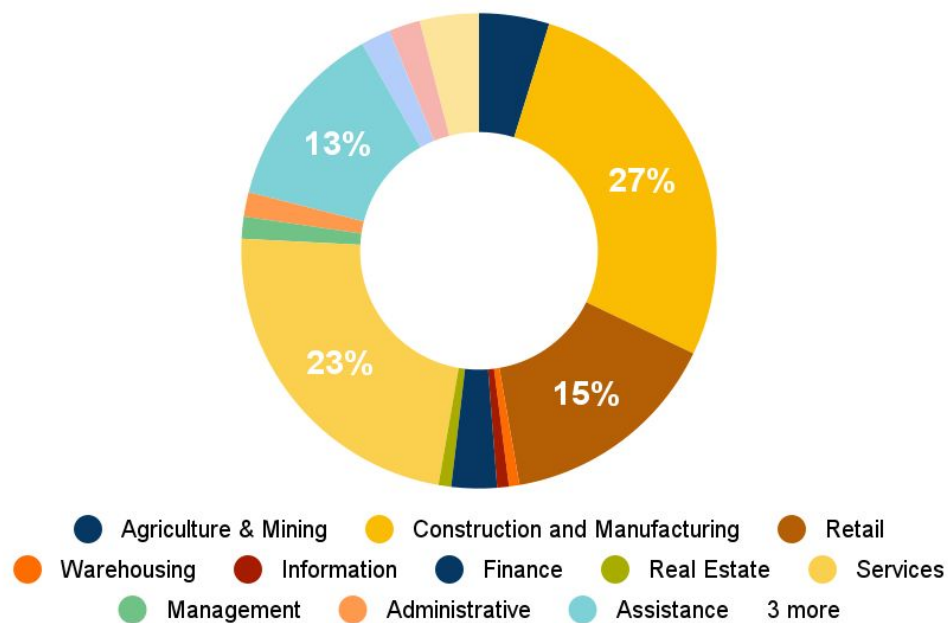


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Manufacturing accounts for the plurality of jobs in Wabash County, accounting for 22% of all jobs, followed by Educational Services (14% of all jobs).

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



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | **\$34,337**
- 2. Trade, transportation, and utilities | **\$37,272**
- 3. Goods-producing | **\$55,499**
- 4. Education and health services | **\$35,502**
- 5. Construction | **\$50,787**

Source: BLS

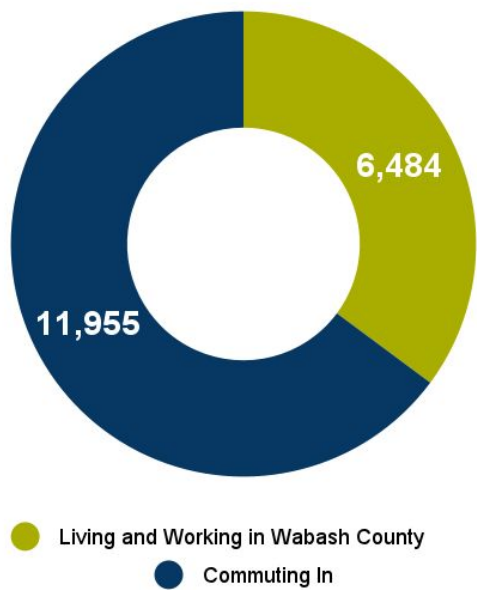
**Top 5 Employers**

- 1. Ford Meter Box Co Inc (Wabash)
- 2. Peabody Retirement Community (North Manchester)
- 3. Whites Residential & Family (Wabash)
- 4. Walmart Supercenter (Wabash)
- 5. Paperworks Industries Inc (Wabash)

Source: BLS

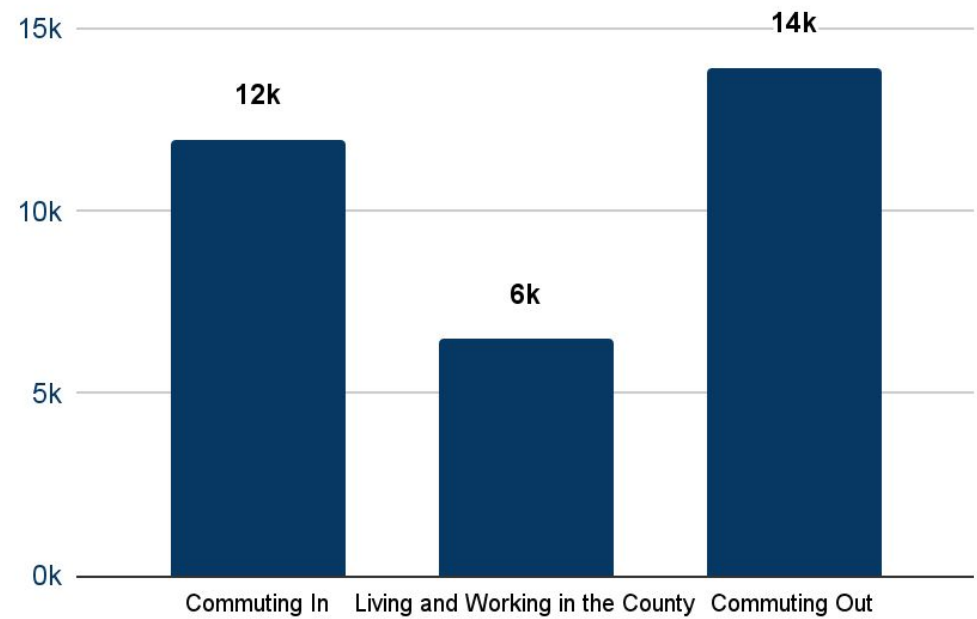
**COMMUTER INFLOW / OUTFLOW** | 12,000 commuters come into Wabash County for their jobs, while 14,000 employees travel outside for their jobs.

**Employment Inflow**  
Wabash County | 2018



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

**Commuting Patterns**  
Wabash County | 2018

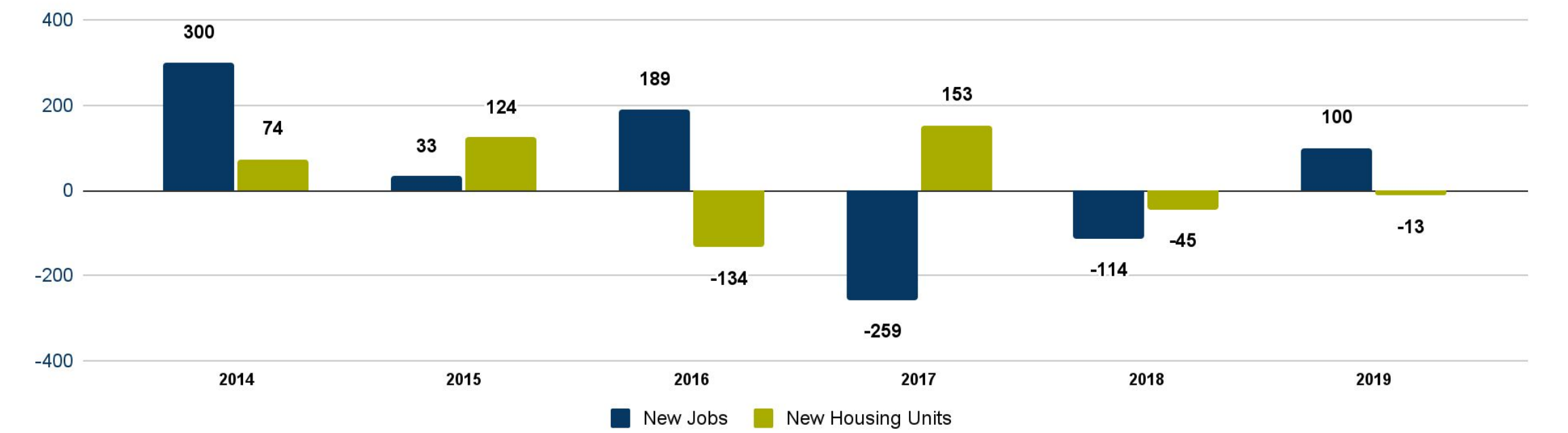


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created 249 between 2014-2019 and 159, or 64 units for every 100 jobs created.

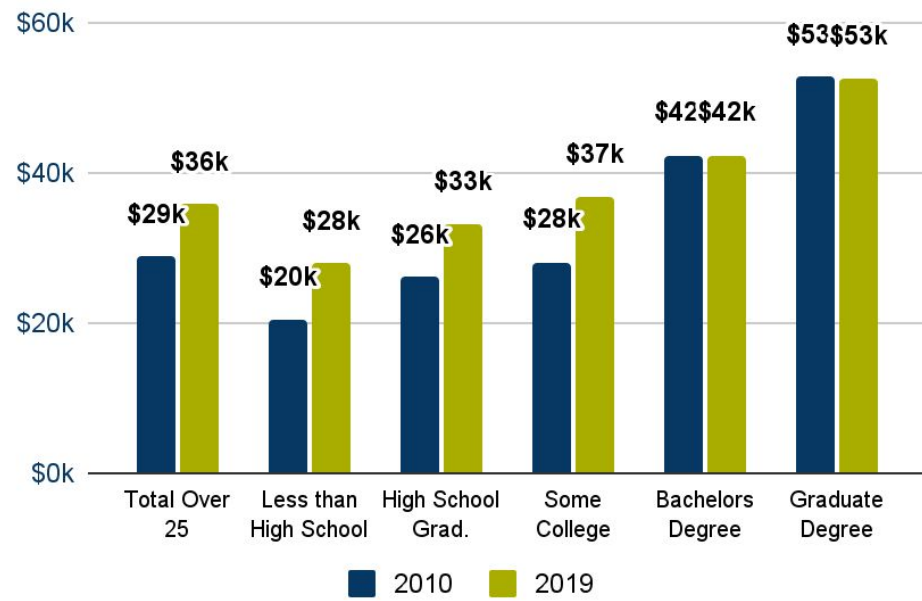
**Job Growth and Housing Production**  
Wabash County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

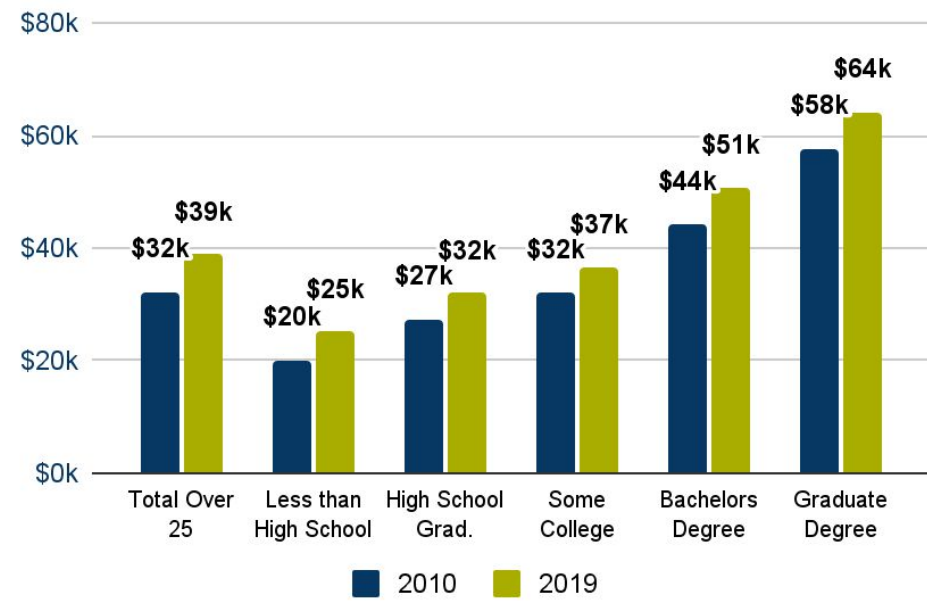
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 24% since 2010 for the total population and increased 27% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

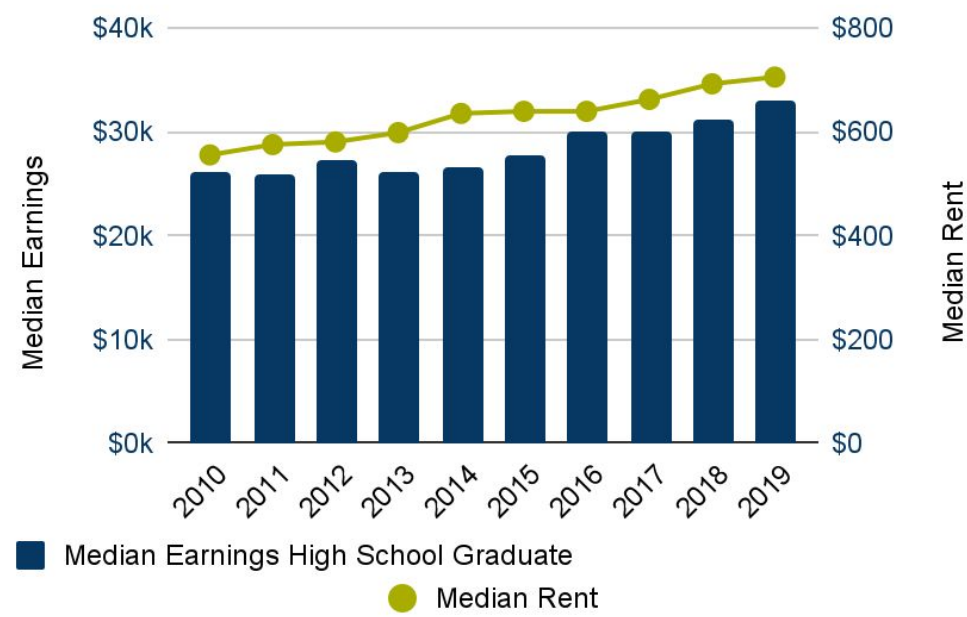
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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 27.0% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

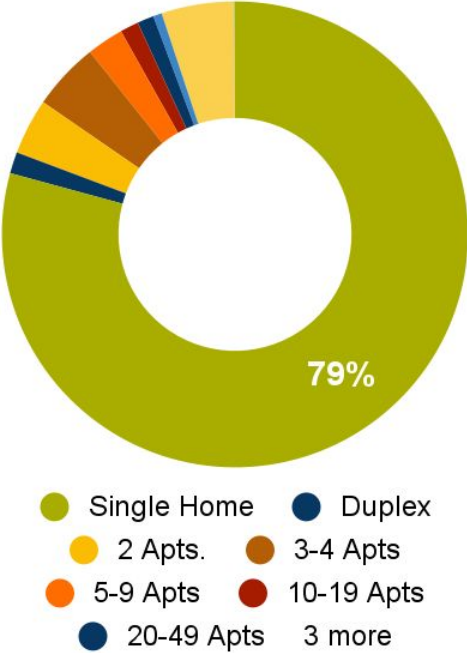
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**WORKING DRAFT**

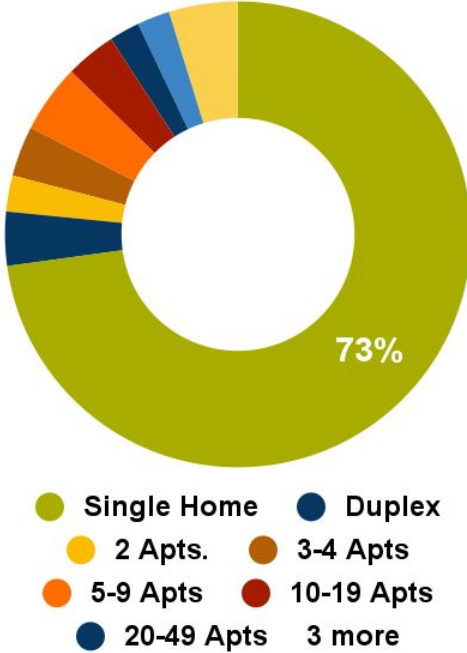
**HOUSING TYPOLOGY |** 79% of homes in Wabash County are single-family, while 16% are multifamily. The share of multifamily housing has increased by 217 homes since 2010.

**Housing Typology**

Wabash County | 2019



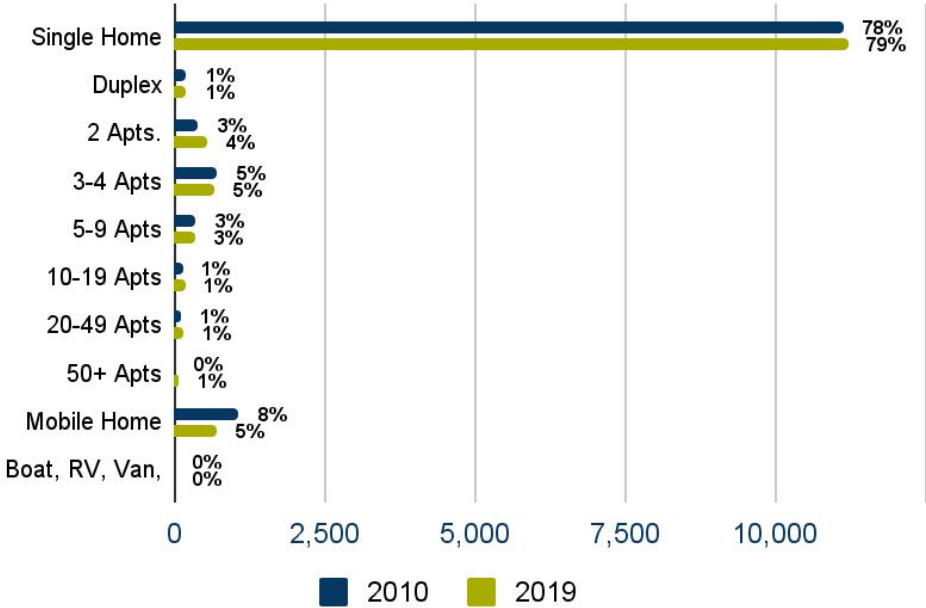
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Wabash County | 2010, 2019

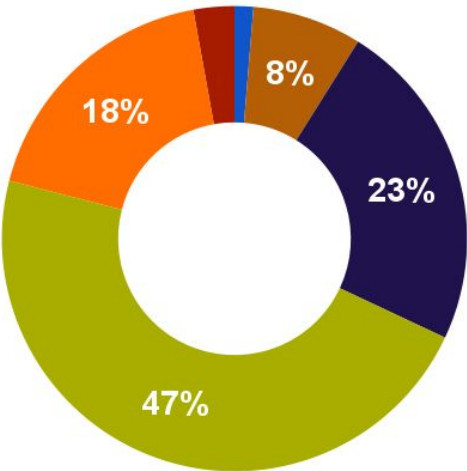


Source: ACS 2010-2019 5-year estimates

**HOUSING TYPOLOGY |** Most units in Wabash County are 2.29, with 68% of units 3 bedroom or more.

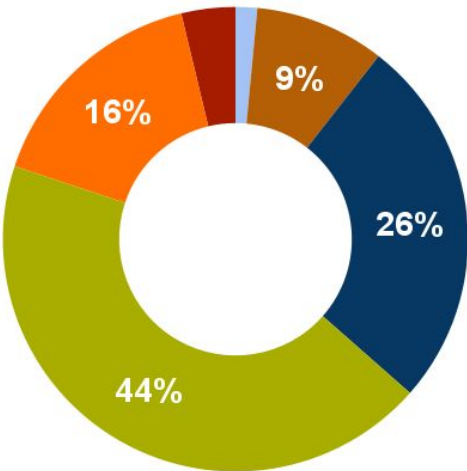
**Housing Stock by Bedrooms**

Wabash County | 2019



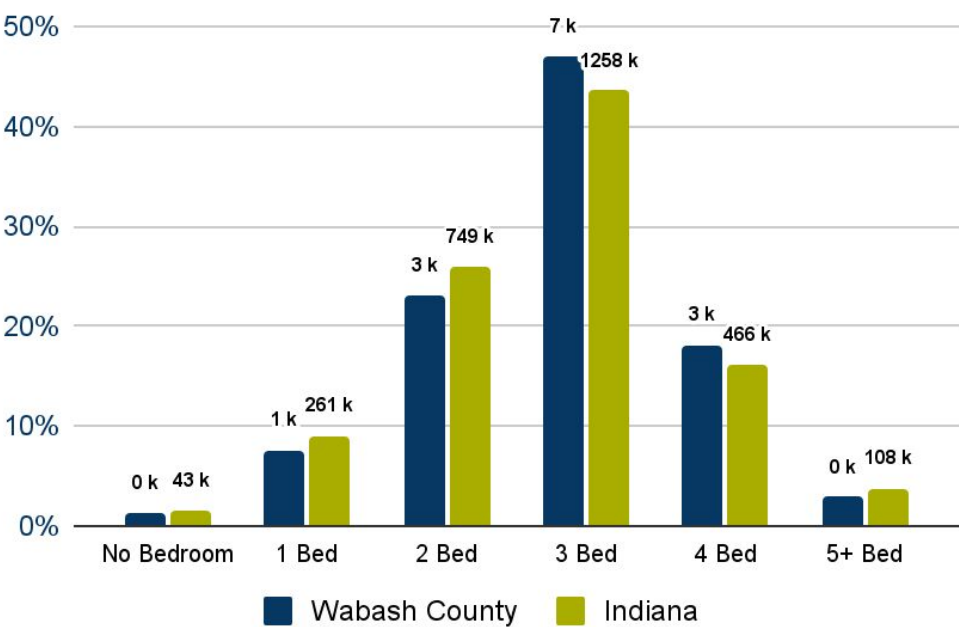
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



**Share of Housing Stock by Bedroom**

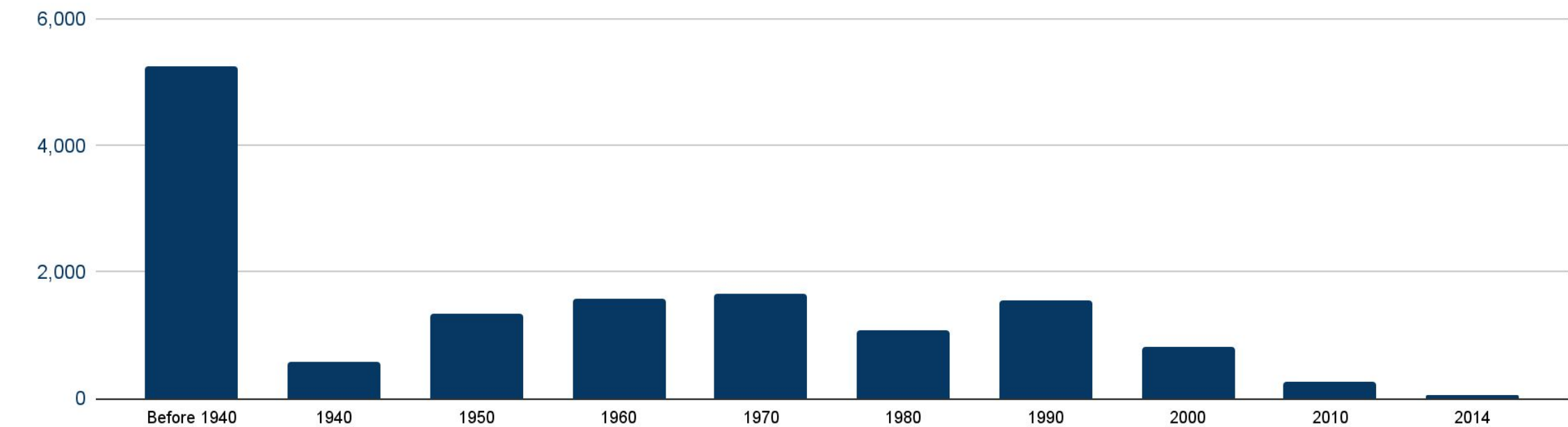
Wabash County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**HOUSING AGE |** 92% of homes were built before 1990, with most homes built in 2014.

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

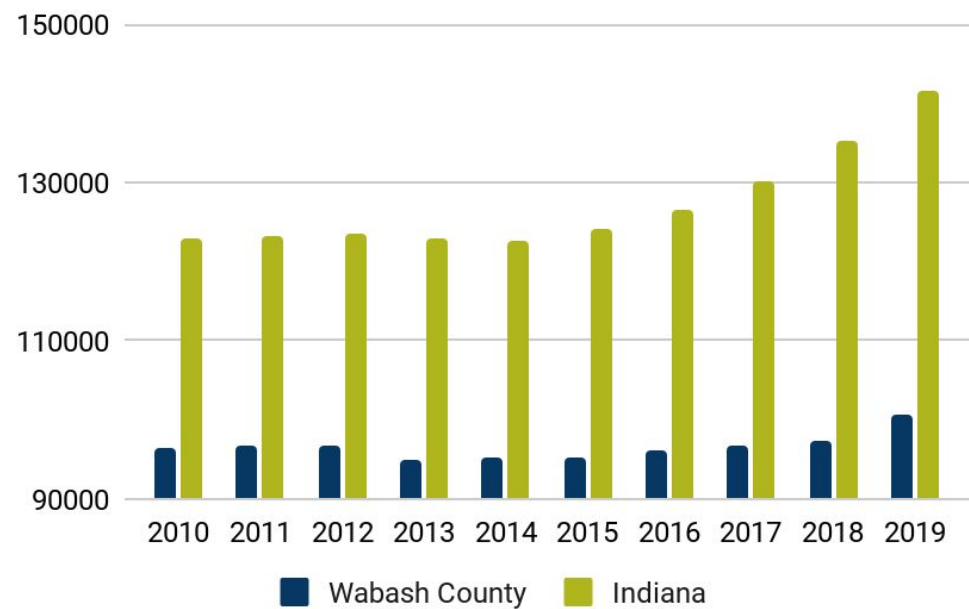


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

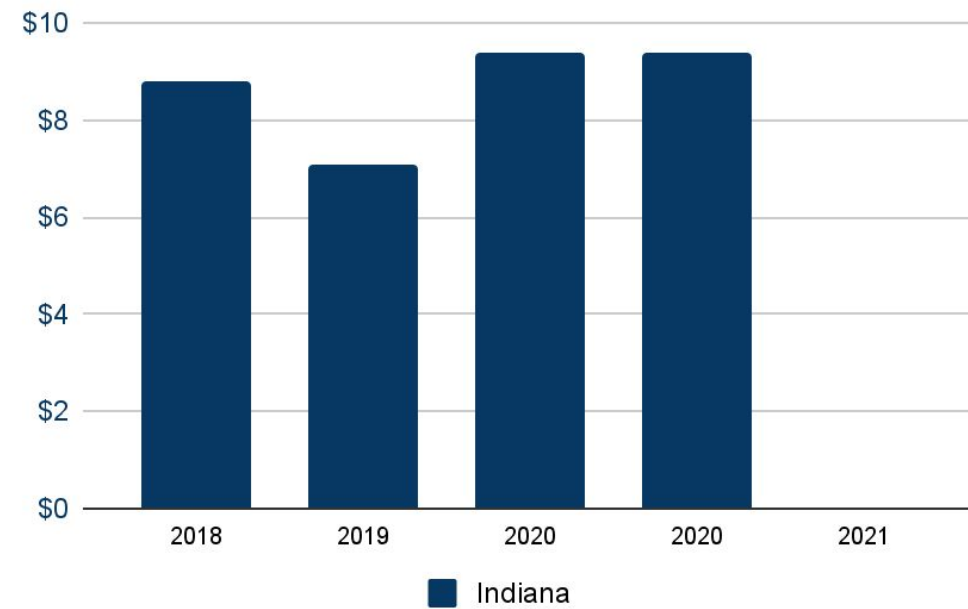
**MEDIAN LISTING PRICE |** Homes in Wabash County have a median listing price of \$100,500, compared to \$141,700 statewide. Home prices have increased by 4% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

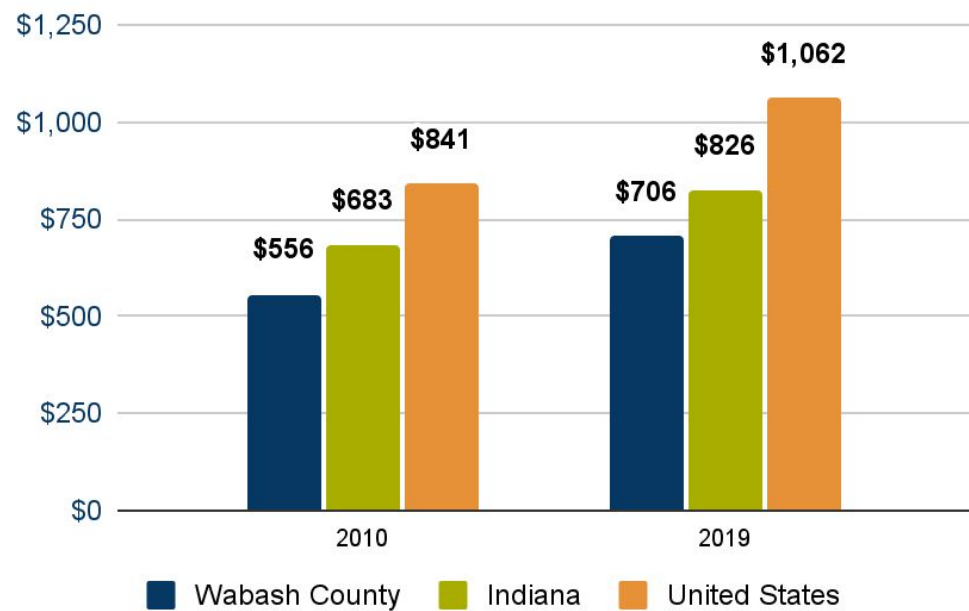
**Note: Some data are placeholders, and not representative of actual conditions.**



**MEDIAN RENTS |** Median rents have increased by 27% since 2010, with average rents at \$706.

**Median Rent**

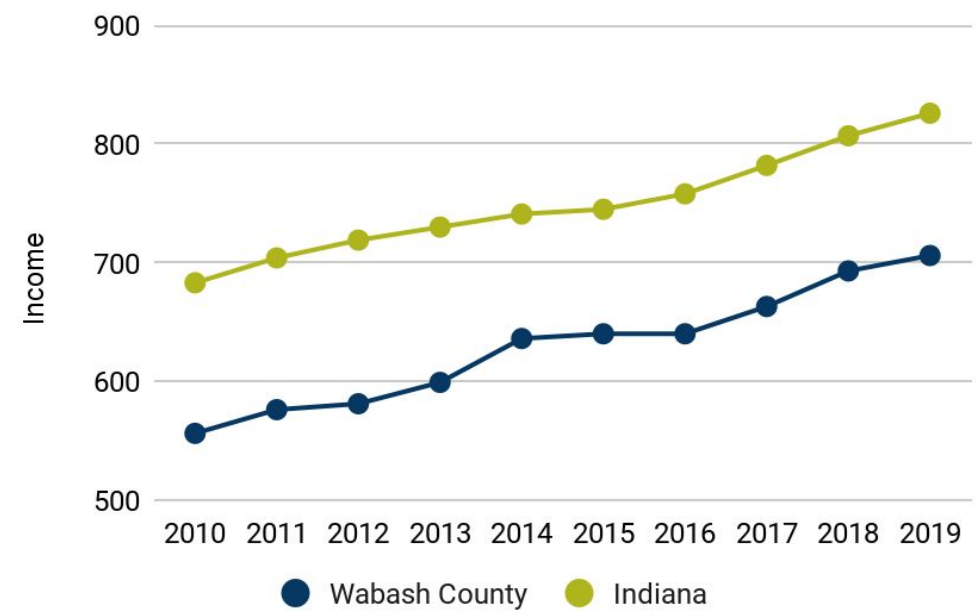
Wabash County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

Wabash County, Indiana | 2010 - 2019



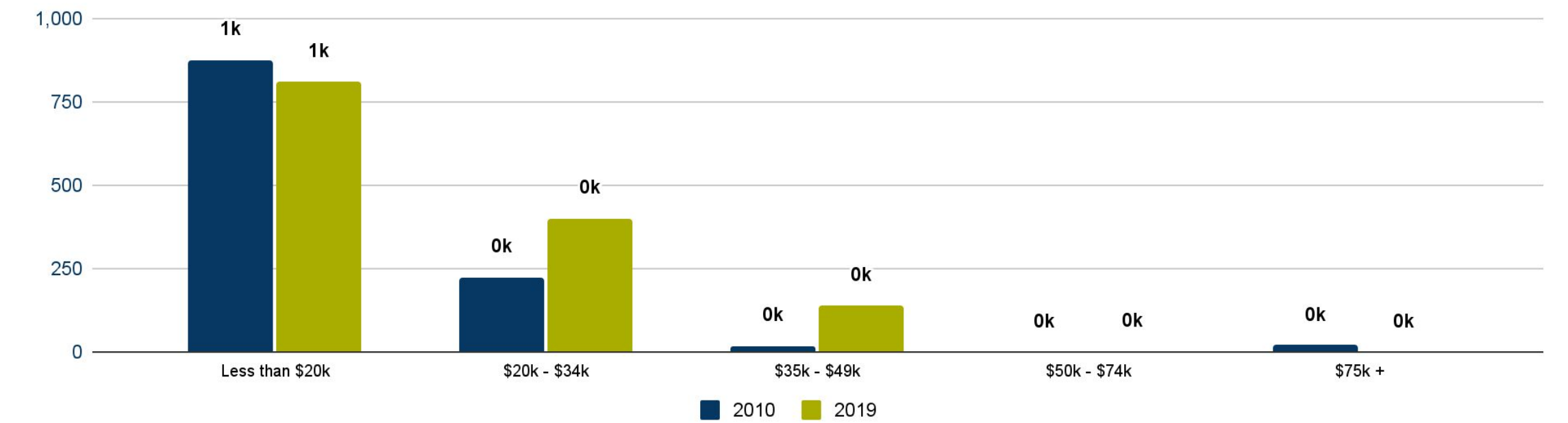
Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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

**COST BURDEN |** 44% of households are housing cost burdened in Wabash County, up 3% since 2010. 48% of households earning below \$50,000 are housing cost burdened.

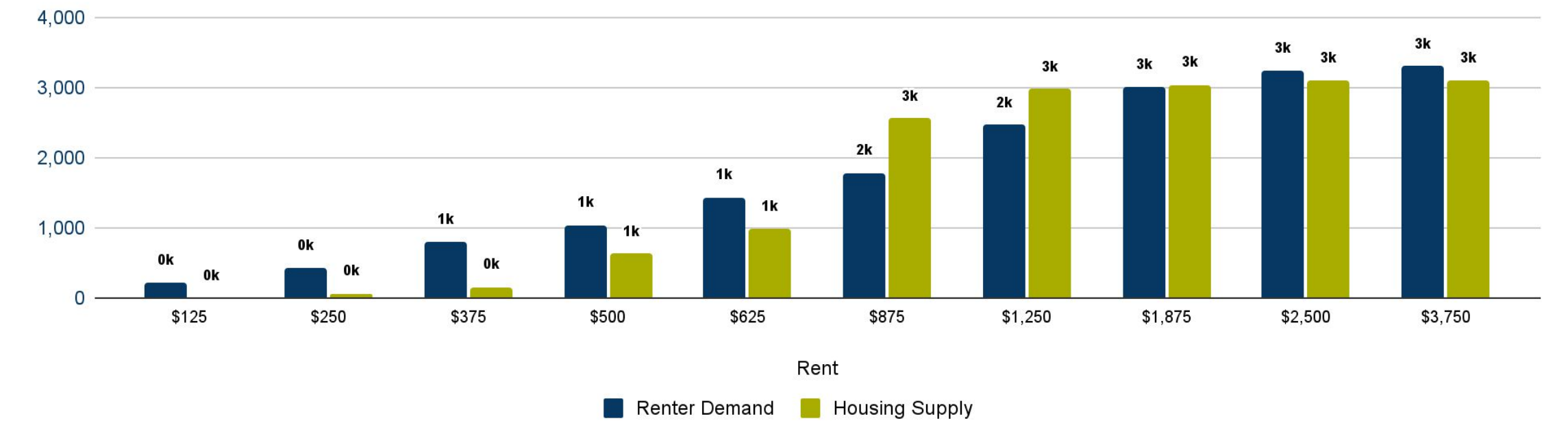
**Renter Housing Cost Burden**  
Wabash County, Indiana | 2010 - 2019



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**  
Wabash County, Indiana | 2010-2019

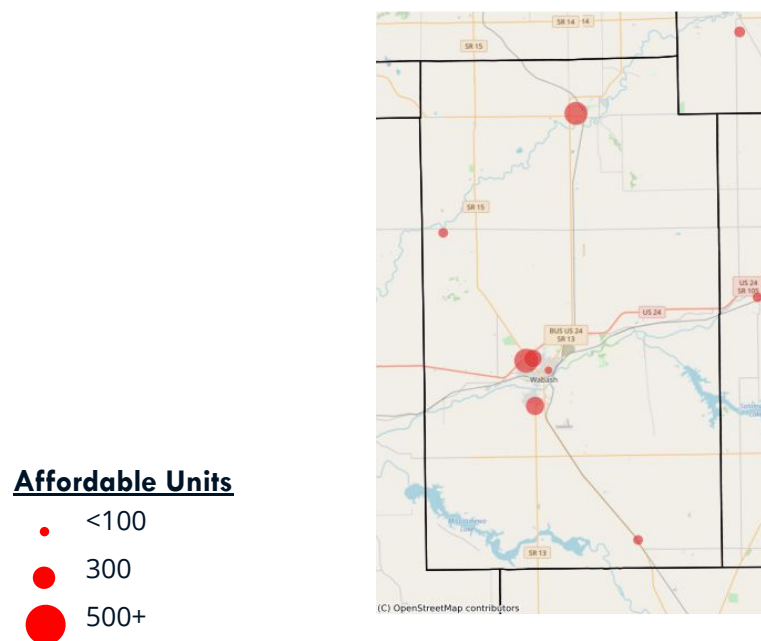


Source: ACS 2010-2019 5-year estimates

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

## Affordable Housing Inventory

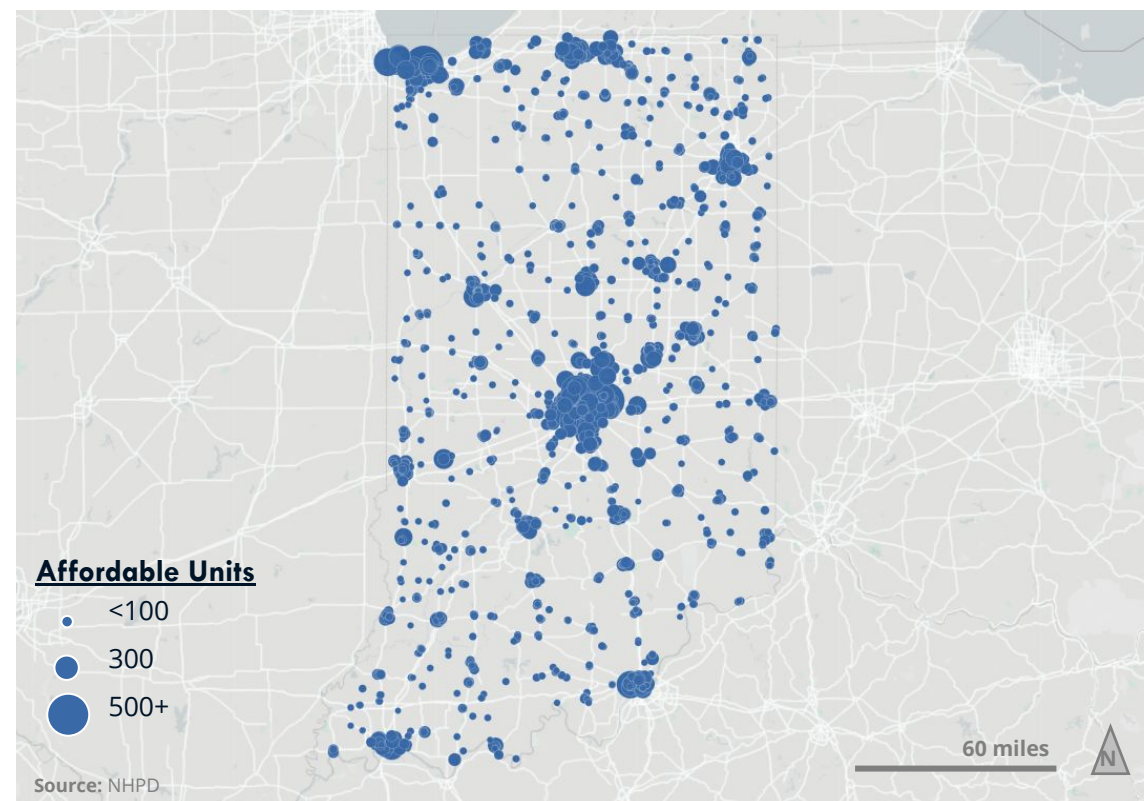
Wabash County | 2020



**Source:** NHPD

## Affordable Housing Inventory

State of Indiana | 2020



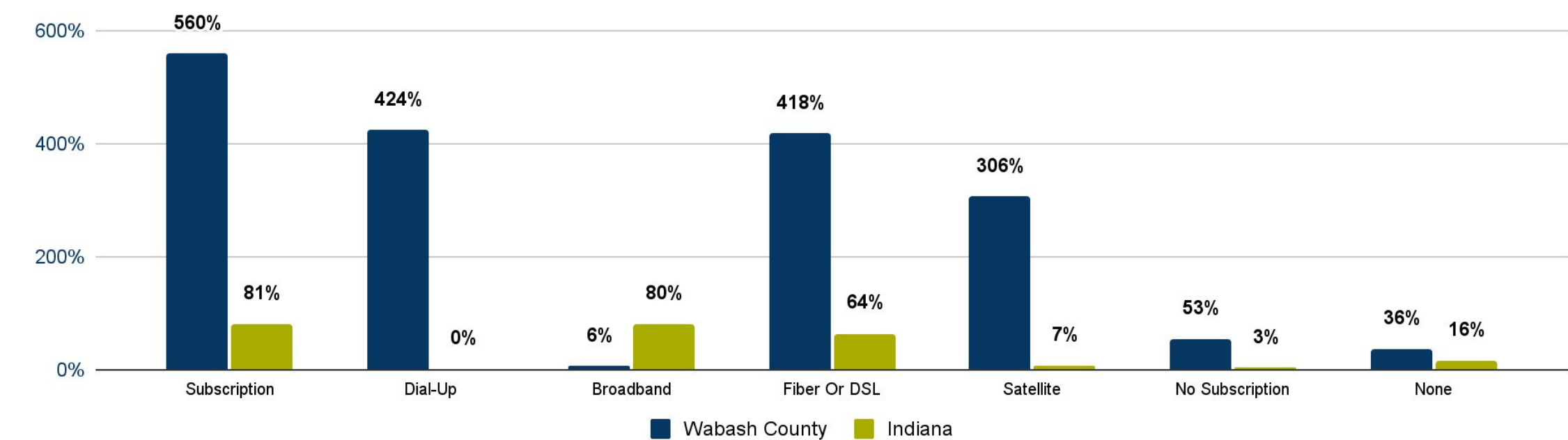
Source: NHPD

**WORKING DRAFT**

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# HOUSING AMENITIES | 6% of housing units have access to broadband.

## Broadband Access Wabash County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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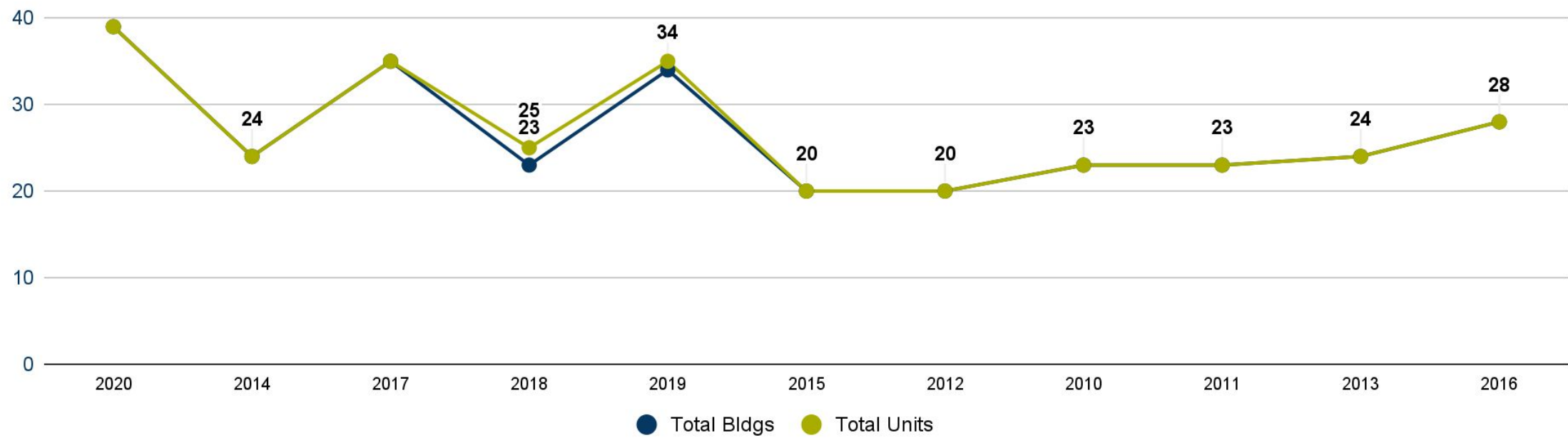
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 28 new housing starts in 2016 in Wabash County, with 293 total building permits authorized since 2020.

**New Housing Structures Authorized by Building Permits**  
Wabash 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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