



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR PUTNAM COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

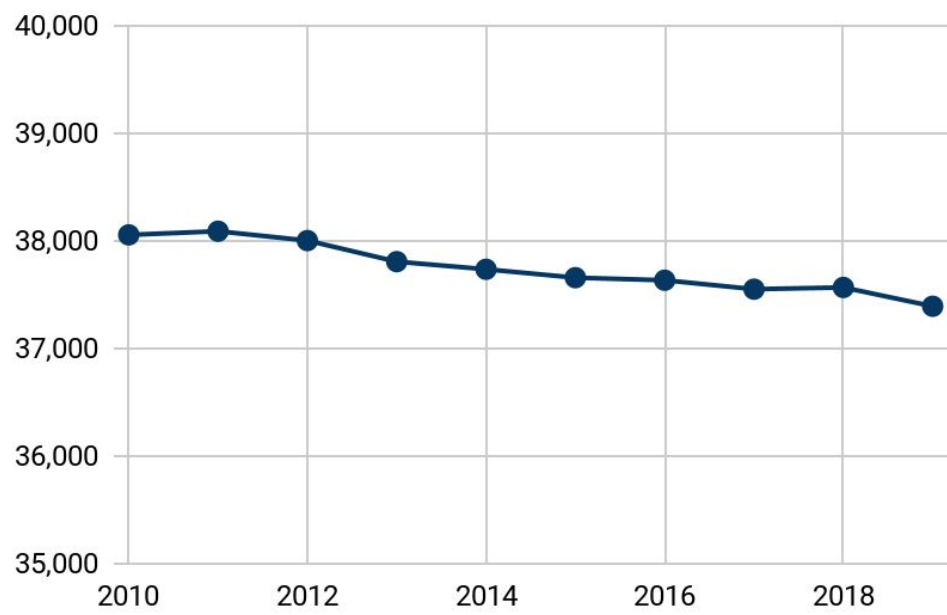
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

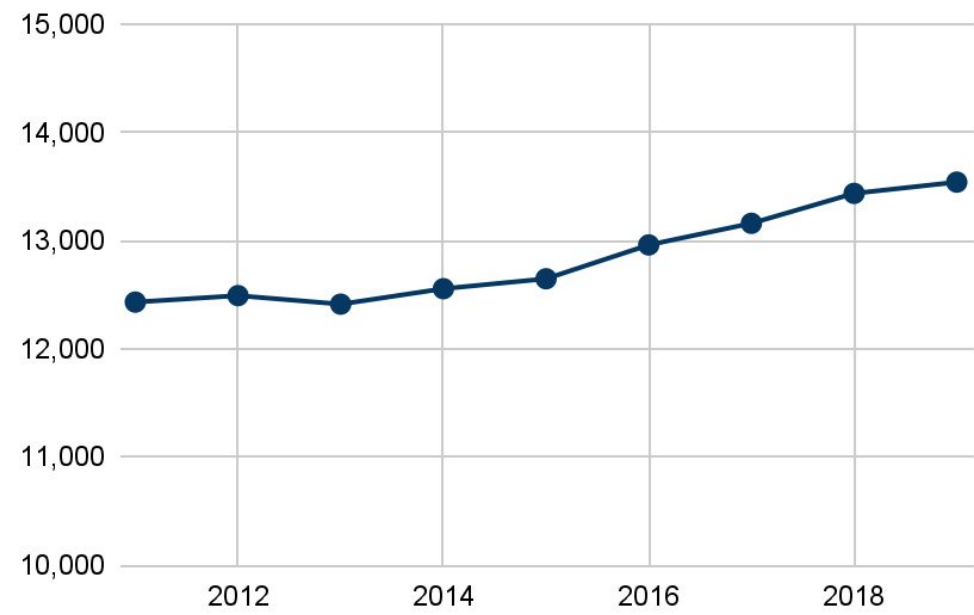
POPULATION | Putnam County's population has decreased by 1.75% (1,000 people) between 2010-2019. In the same time period, the total number of households increased by 6% (1,000 households).

Resident Population
Putnam County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Putnam County | 2010-2019



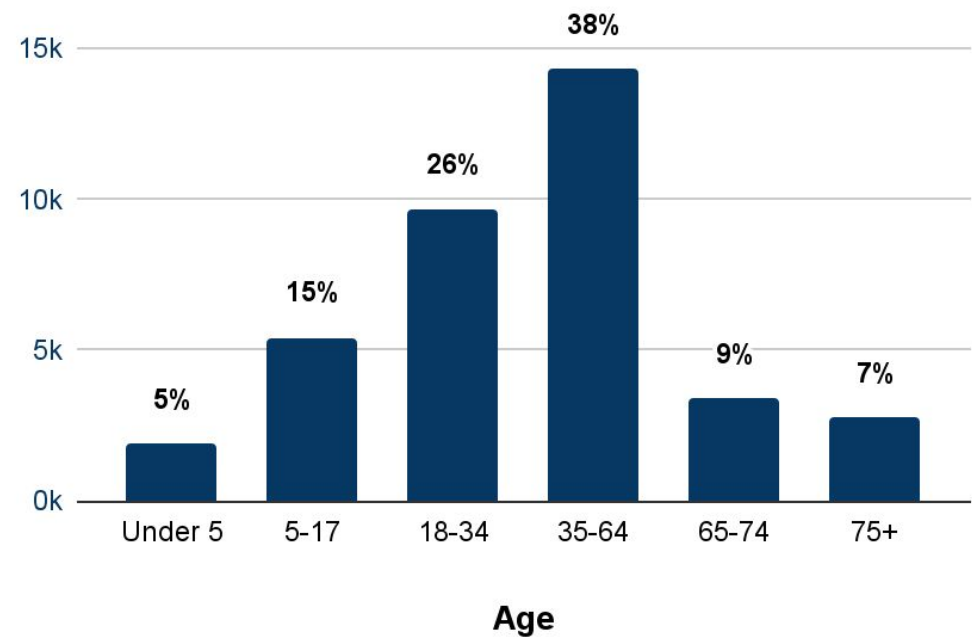
Source: FRED, U.S. Census Bureau

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

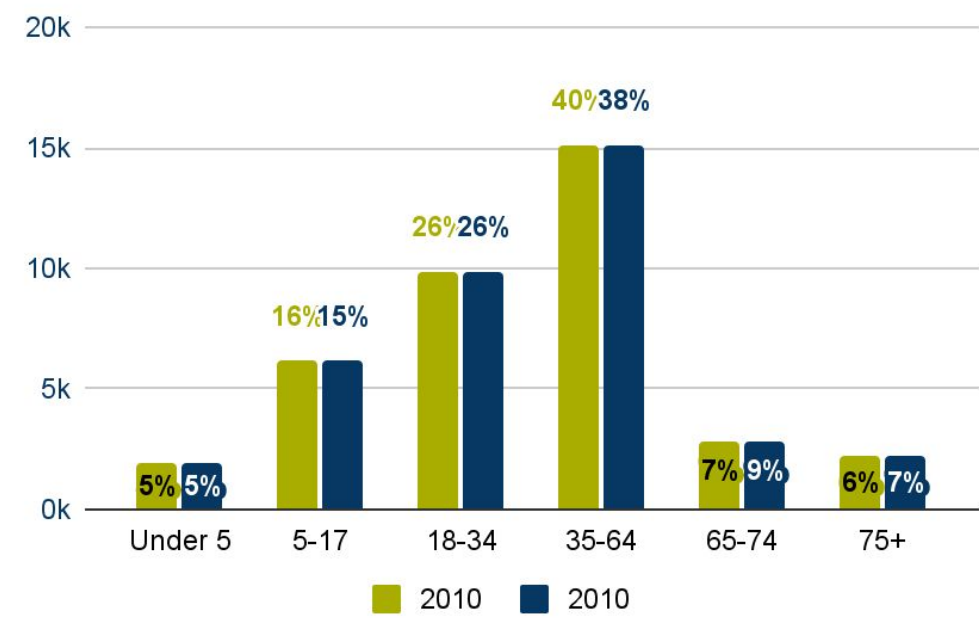
AGE | 16% of people in Putnam County are above the age of 65, while 19% are below 18.

Population by Age
Putnam County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Putnam County | 2010, 2019

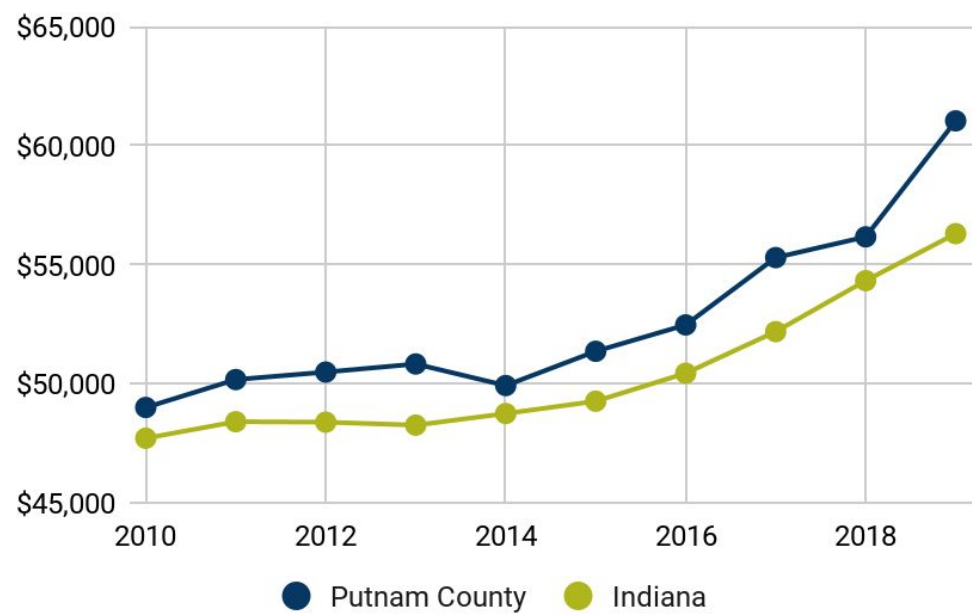


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Putnam County had a median income of \$61,047 in 2019, up 25% since 2010. 25% of households have incomes below \$35,000, while 21% have incomes above \$100,000.

Median Income

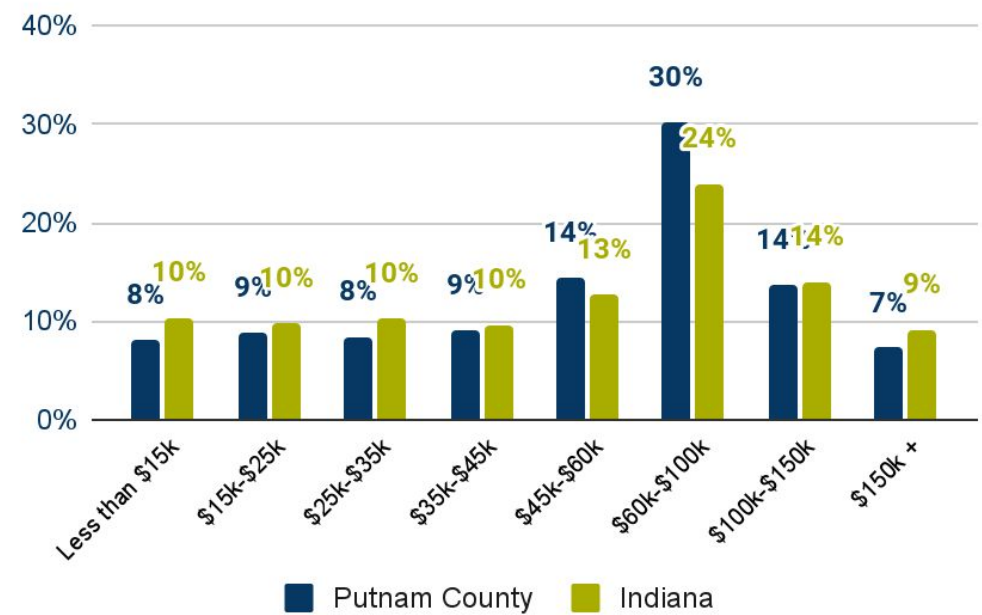
Putnam County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Putnam County, State of Indiana | 2019



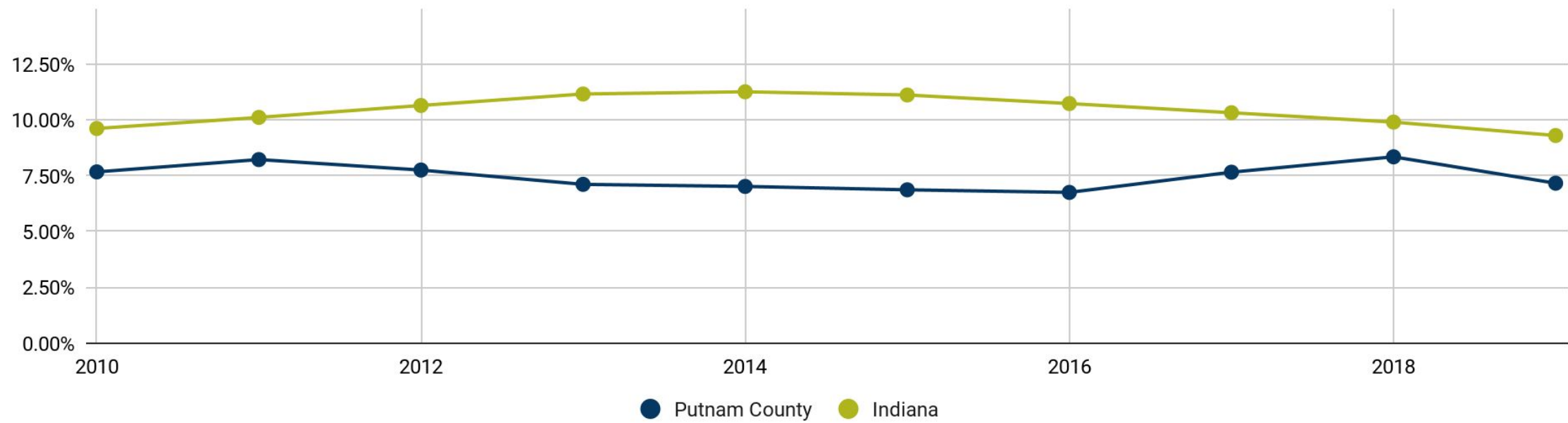
Source: ACS 2019 5-year estimates

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 Putnam County, down 0.5 points from 7.7% in 2010.

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



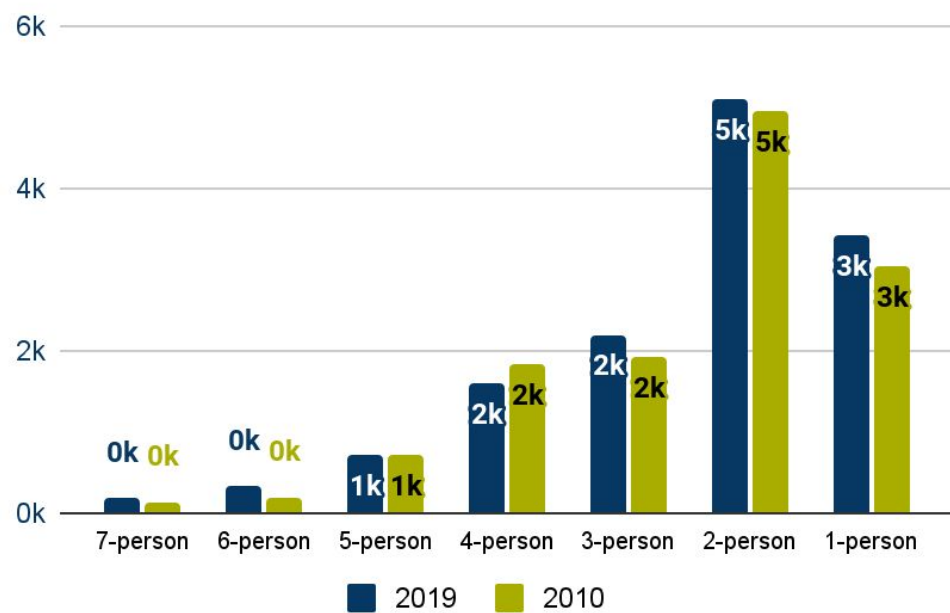
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

HOUSEHOLD SIZE | The average household size is 2.37, compared to 2.52 statewide. The Putnam County average household has shrunk by 0.21 persons since 2010.

Household Size
Putnam 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

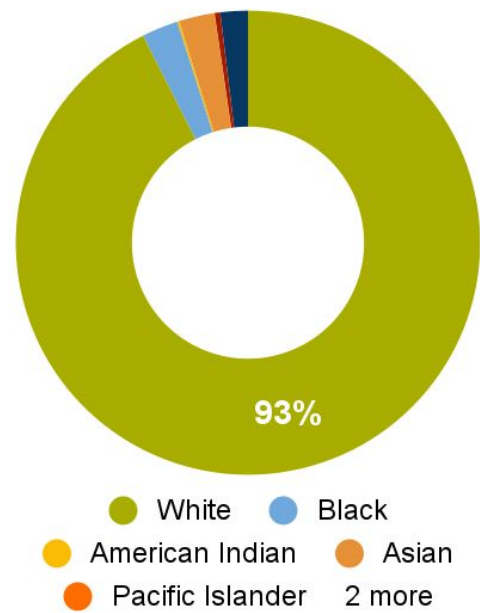
Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Putnam County is 93% white, 3% Black, 2% Hispanic/Latino, 2% Asian, and 0% other.

Racial Distribution

Putnam County | 2019

Indiana | 2019

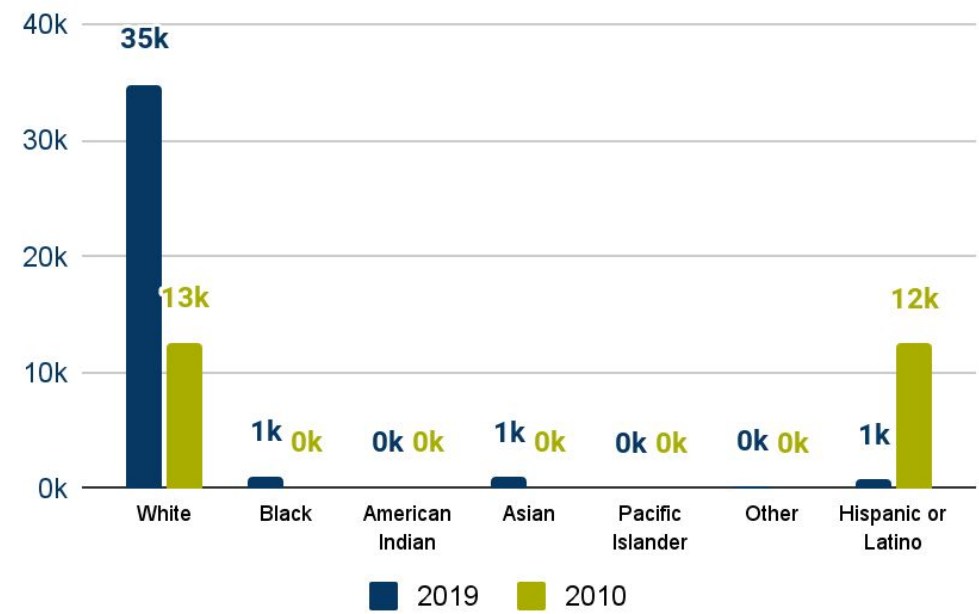


Source: ACS 2010-2019 5-year estimates



Household Racial Distribution

Putnam County | 2010, 2019



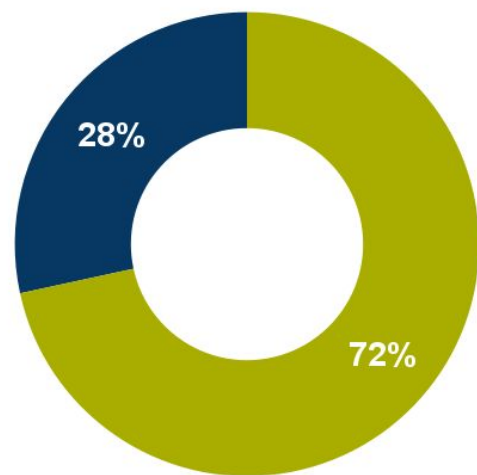
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 28% of households (3,846 households) in Putnam County were renters, while 72% are (9,697 households) owner households. The share of renters has increased by 6% since 2010.

Housing Tenure

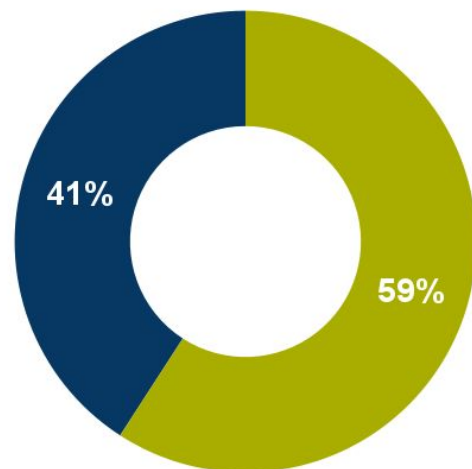
Putnam County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

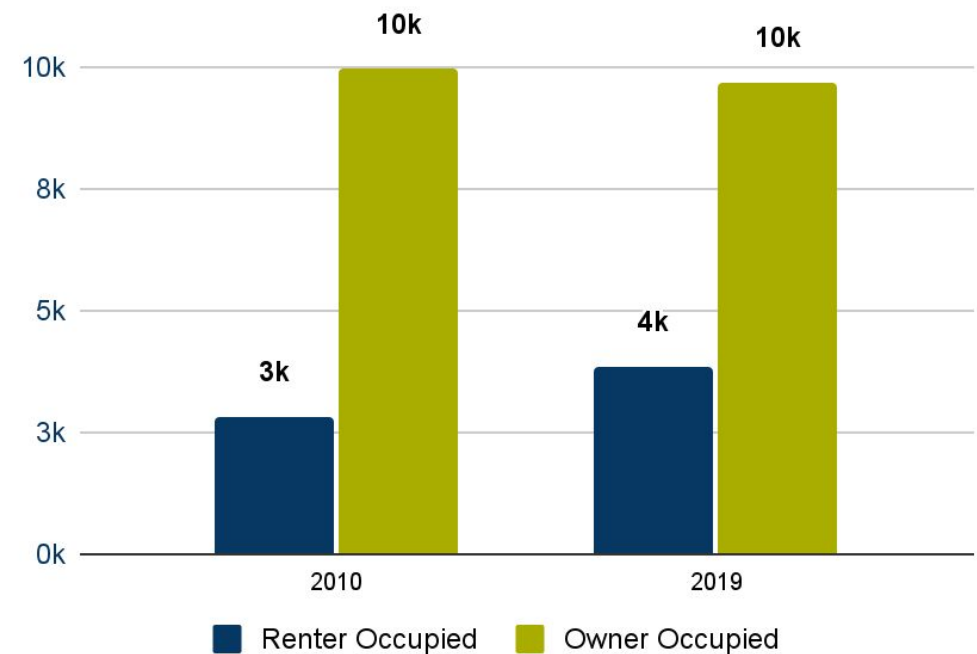
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Putnam County | 2010-2019



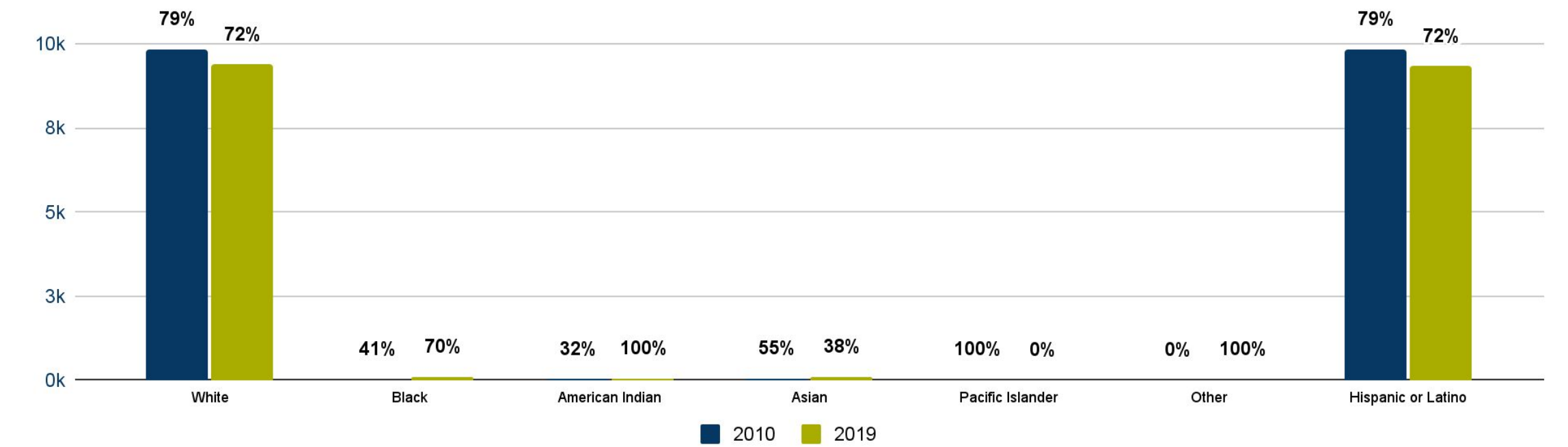
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 72%, among non-Hispanic White households' homeownership is 72%, 70% for Black households, and 72% for Hispanic or Latino households.

Homeownership by Race
Putnam County | 2010, 2019

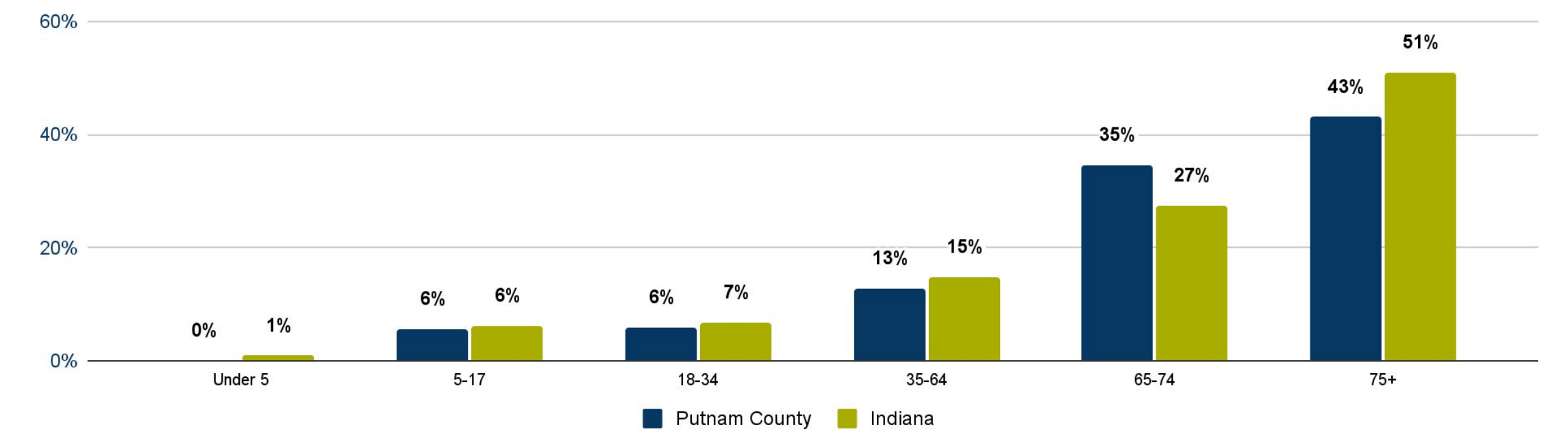


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 14% of people in Putnam County live with a disability. For people above 65, the share increases to 38%.

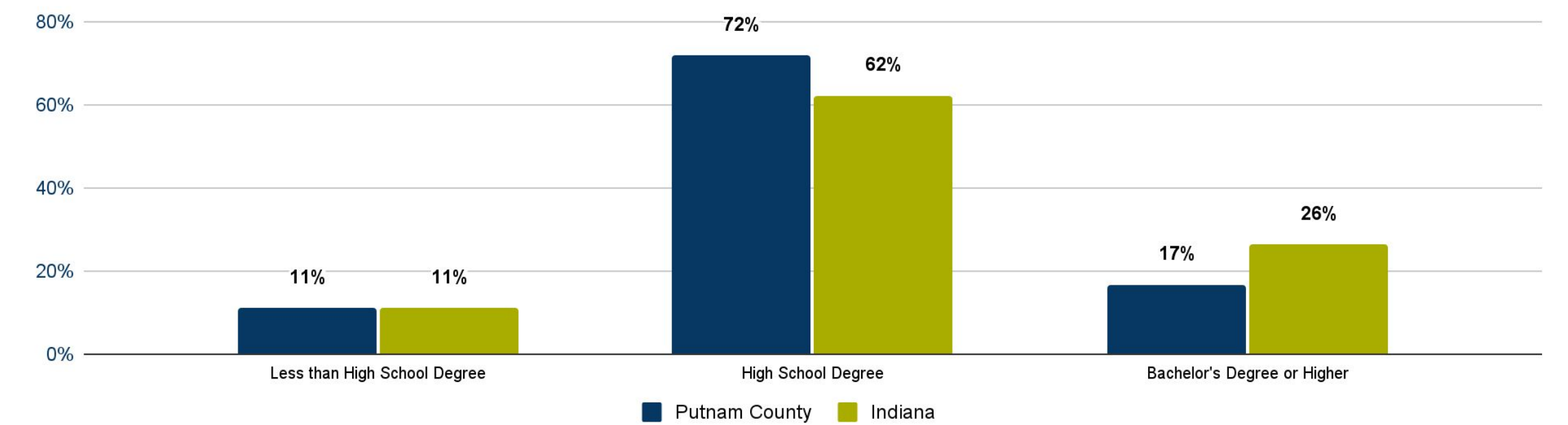
Share of the Population with a Disability by Age
Putnam County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Putnam County, 72% of the population has at least a high school degree and 17% of the population has at least a Bachelor's degree.

Educational Attainment
Putnam County, Indiana | 2019



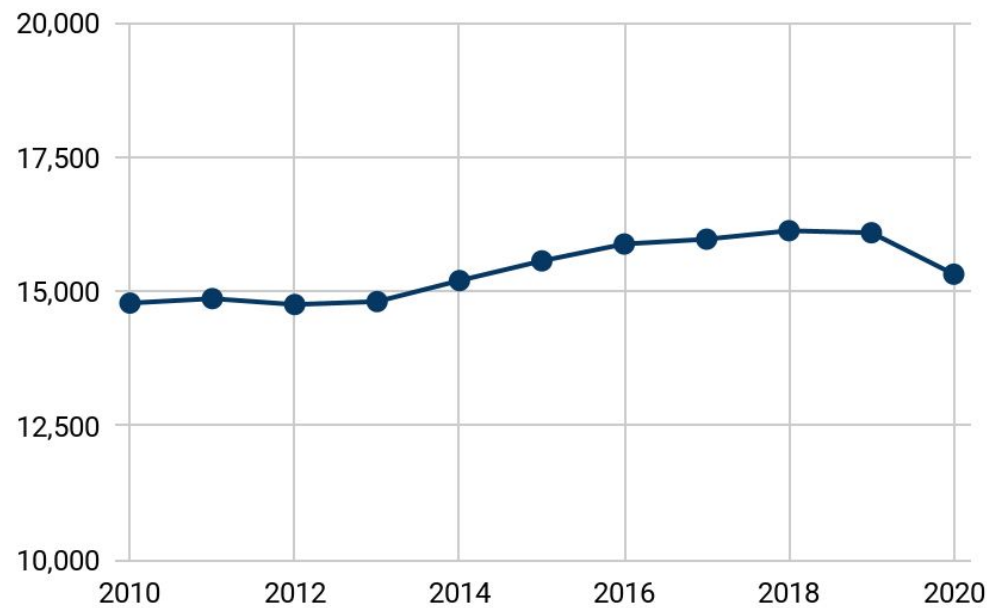
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

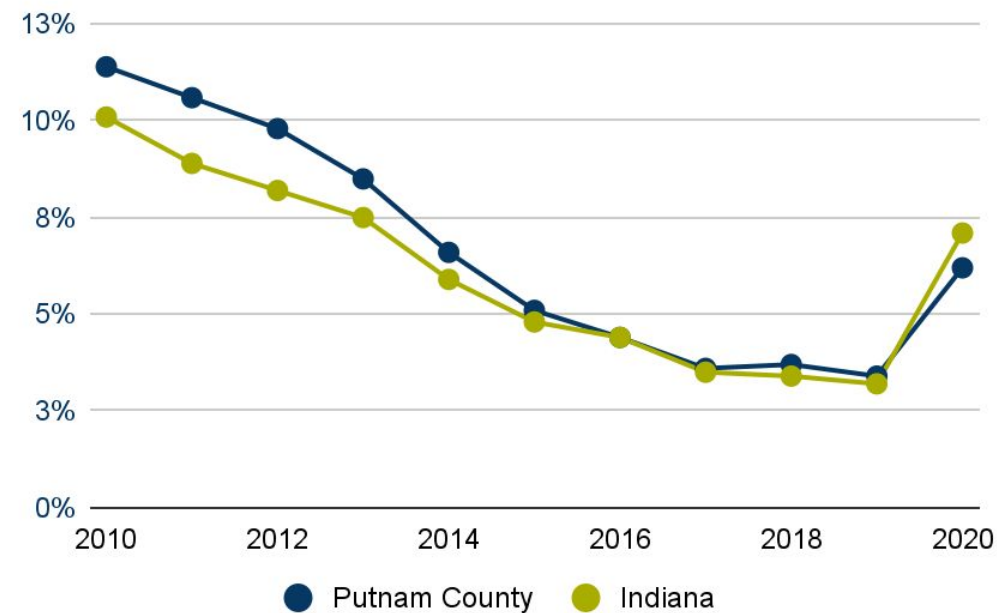
EMPLOYMENT BASE | There are currently 15,000 employed persons in Putnam County, up by 4% since 2010. The unemployment rate in 2020 was 6.20%, up 2.8 points from 2019.

Total Employment
Putnam County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Putnam County, Indiana | 2010-2019

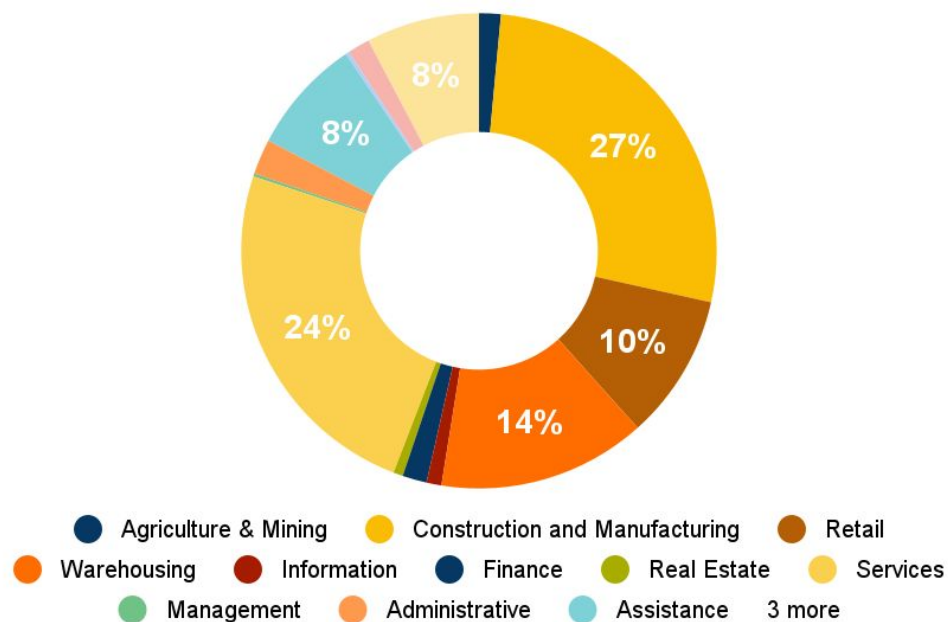


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Putnam County, accounting for 23% of all jobs, followed by Educational Services (15% of all jobs).

Total Jobs by All Industries
Putnam County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$38,824
- 2. Goods-producing | \$50,526
- 3. Trade, transportation, and utilities | \$40,165
- 4. Construction | \$54,425
- 5. Professional and business services | \$40,666

Source: BLS

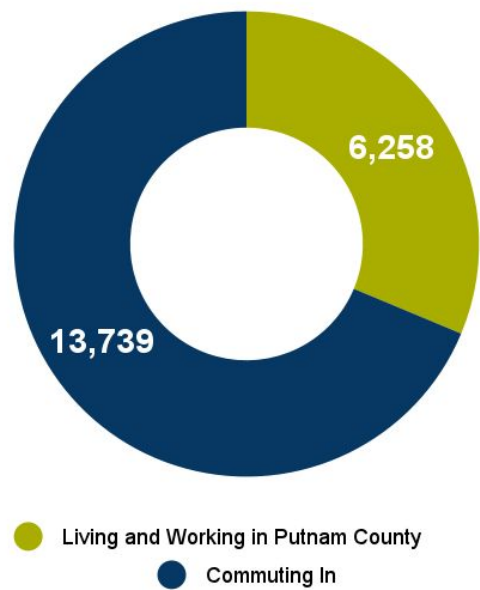
Top 5 Employers

- 1. International Automotive Cmpnt (Greencastle)
- 2. Walmart Distribution Ctr (Greencastle)
- 3. Depauw University Board-trsts (Greencastle)
- 4. Heartland Automotive (Greencastle)
- 5. Putnamville Correctional (Greencastle)

Source: BLS

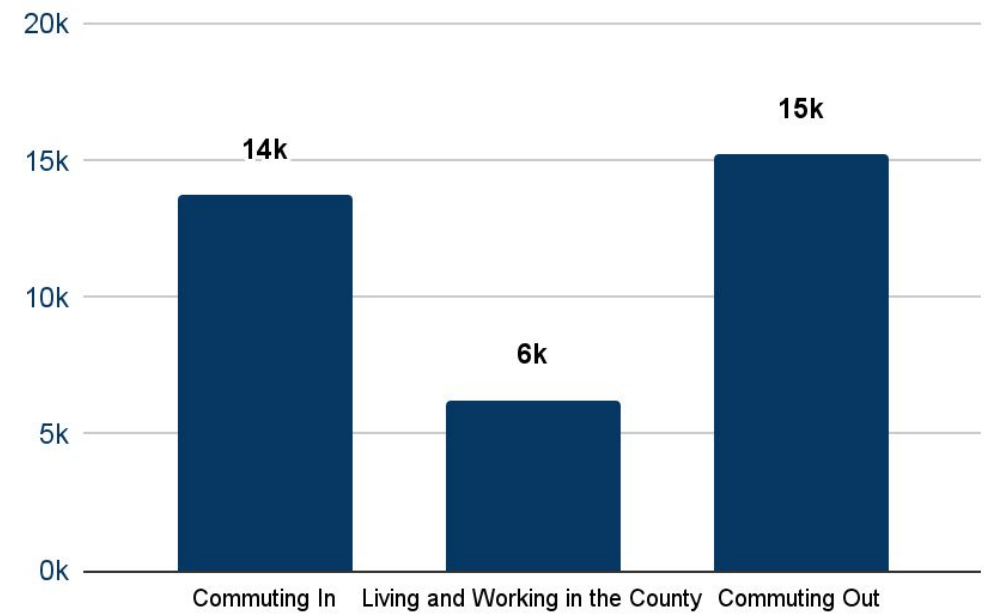
COMMUTER INFLOW / OUTFLOW | 14,000 commuters come into Putnam County for their jobs, while 15,000 employees travel outside for their jobs.

Employment Inflow
Putnam County | 2018



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

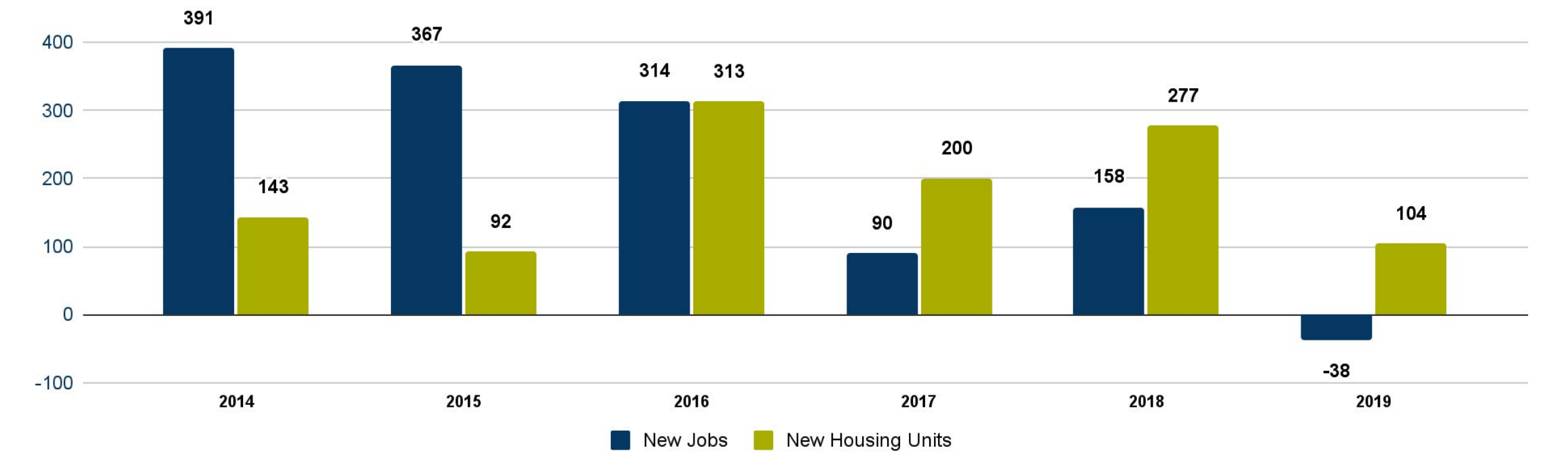
Commuting Patterns
Putnam County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1 282 between 2014-2019 and 1 129, or 88 units for every 100 jobs created.

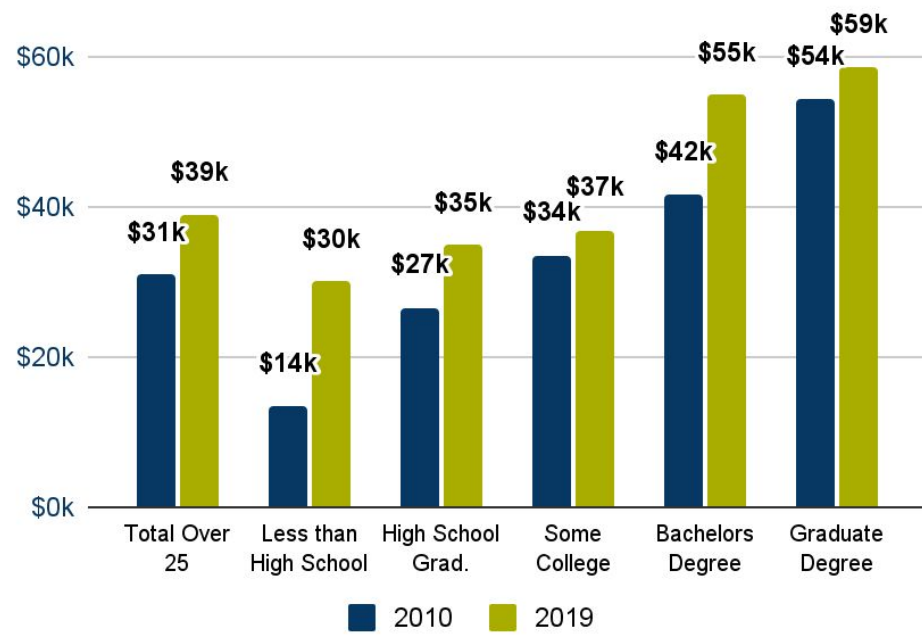
Job Growth and Housing Production
Putnam County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

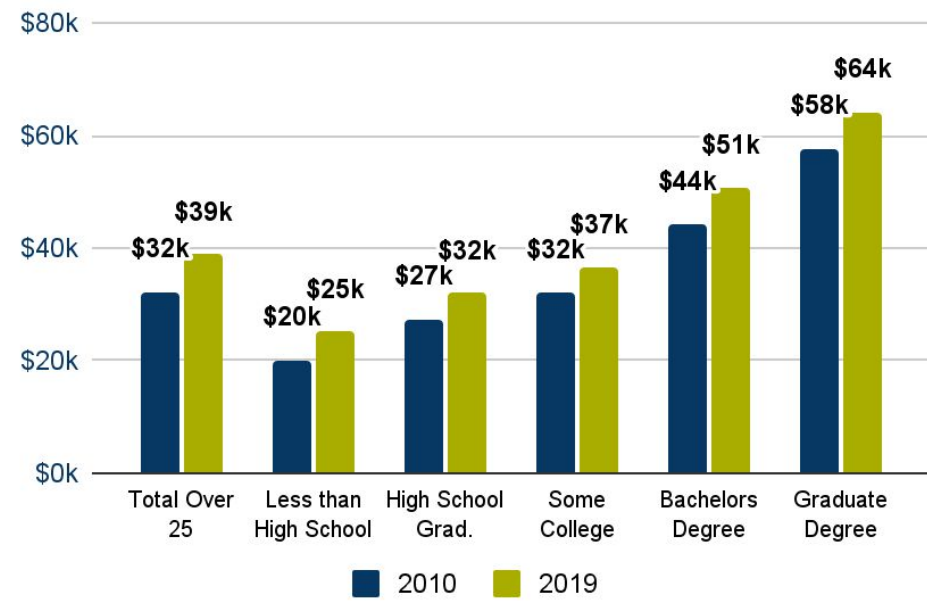
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 26% since 2010 for the total population and increased 31% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Putnam County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

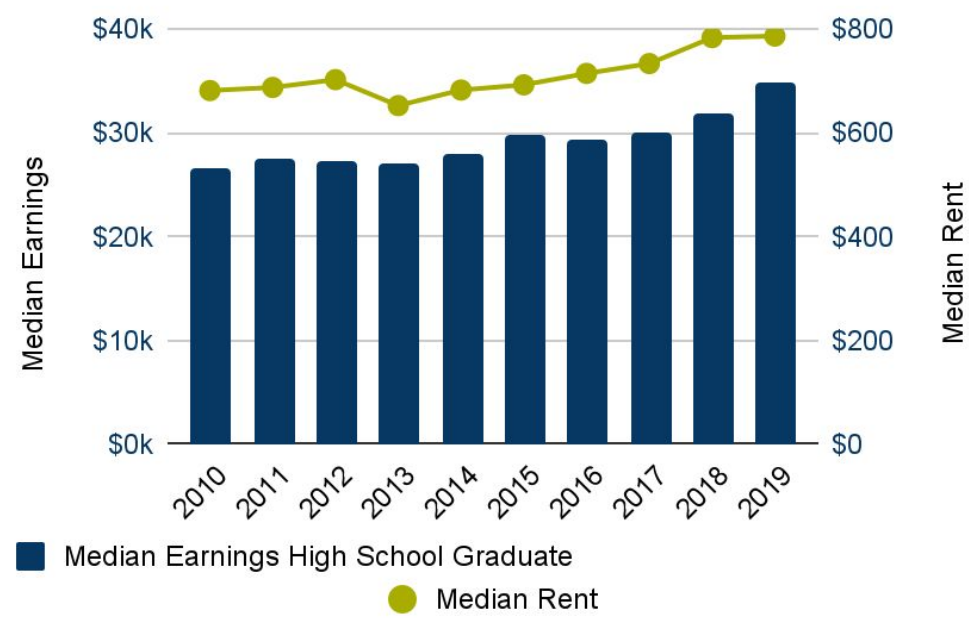
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

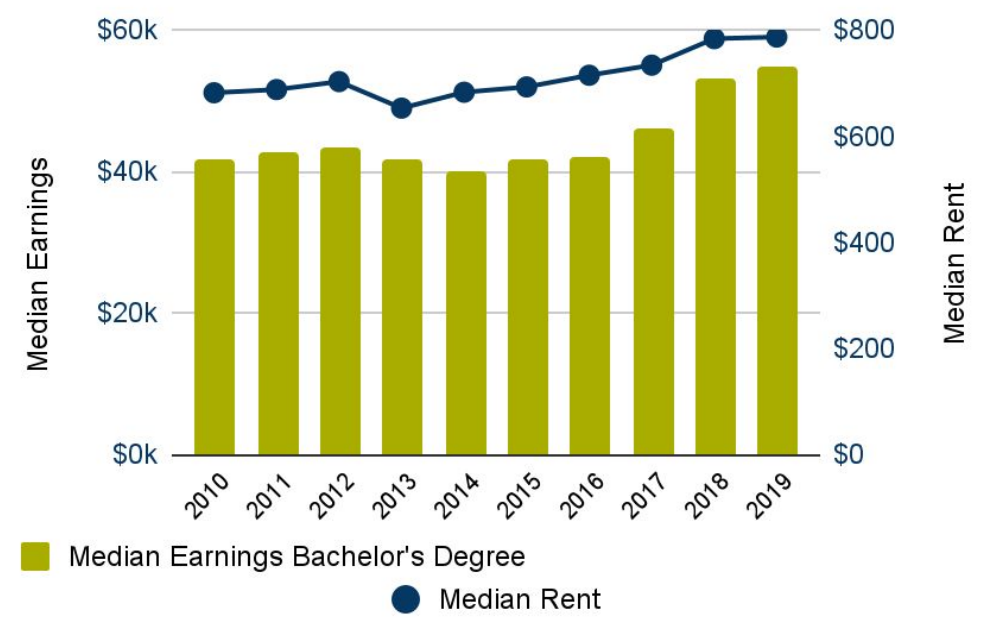
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median Annual Earnings have increased \$4,500 since 2010 for High School graduates, and increased \$6,500 since 2010 for Bachelors Degree holders. Annual gross rent has increased 15.4% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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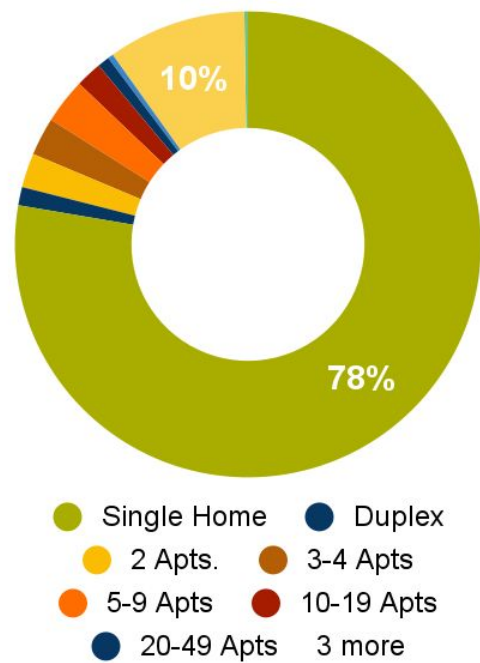
HOUSING TRENDS

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HOUSING TYPOLOGY | 78% of homes in Putnam County are single-family, while 12% are multifamily. The share of multifamily housing has increased by 468 homes since 2010.

Housing Typology

Putnam County | 2019



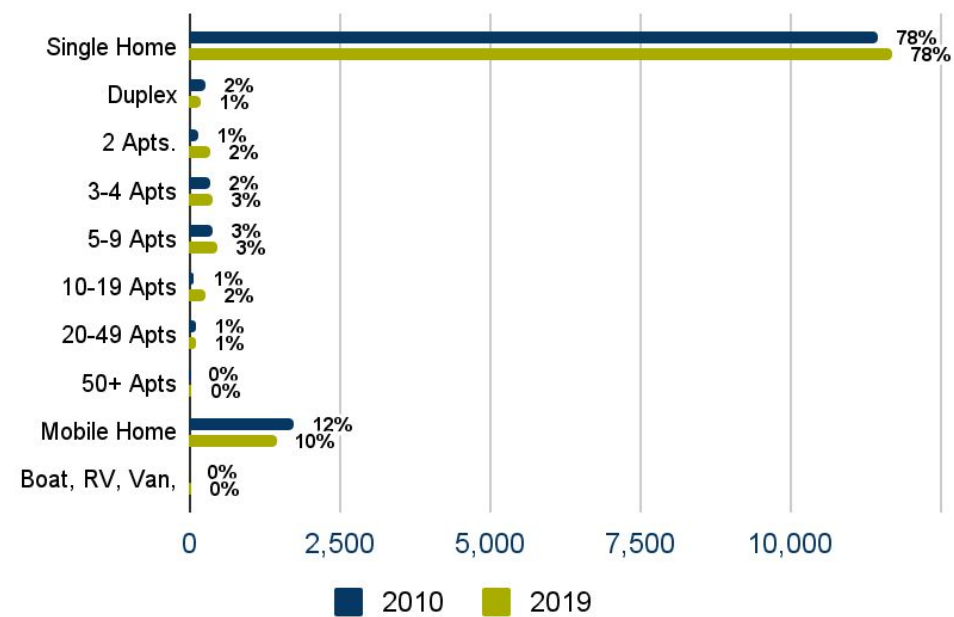
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Putnam County | 2010, 2019

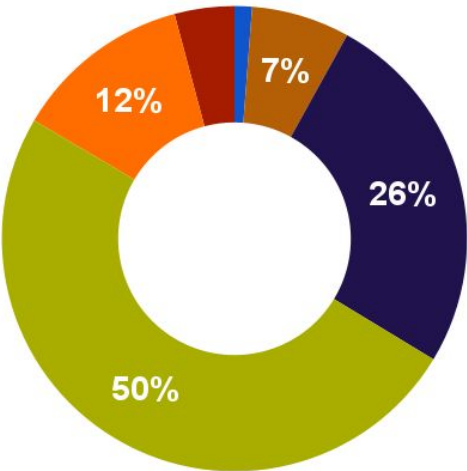


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Putnam County are 2.37, with 66% of units 3 bedroom or more.

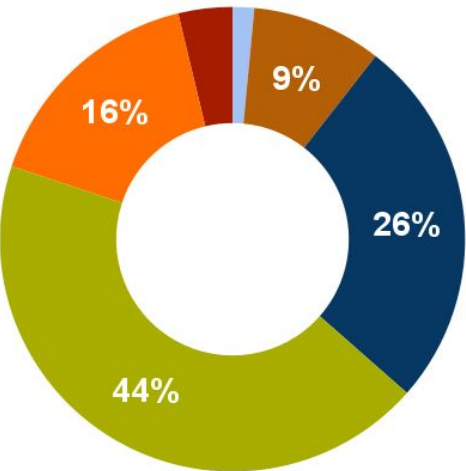
Housing Stock by Bedrooms

Putnam County | 2019



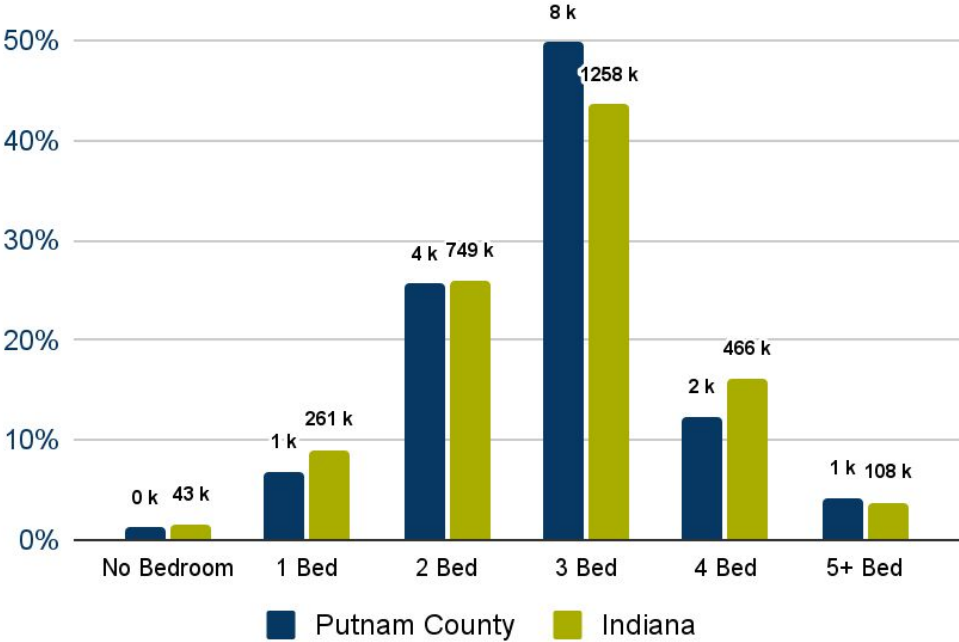
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

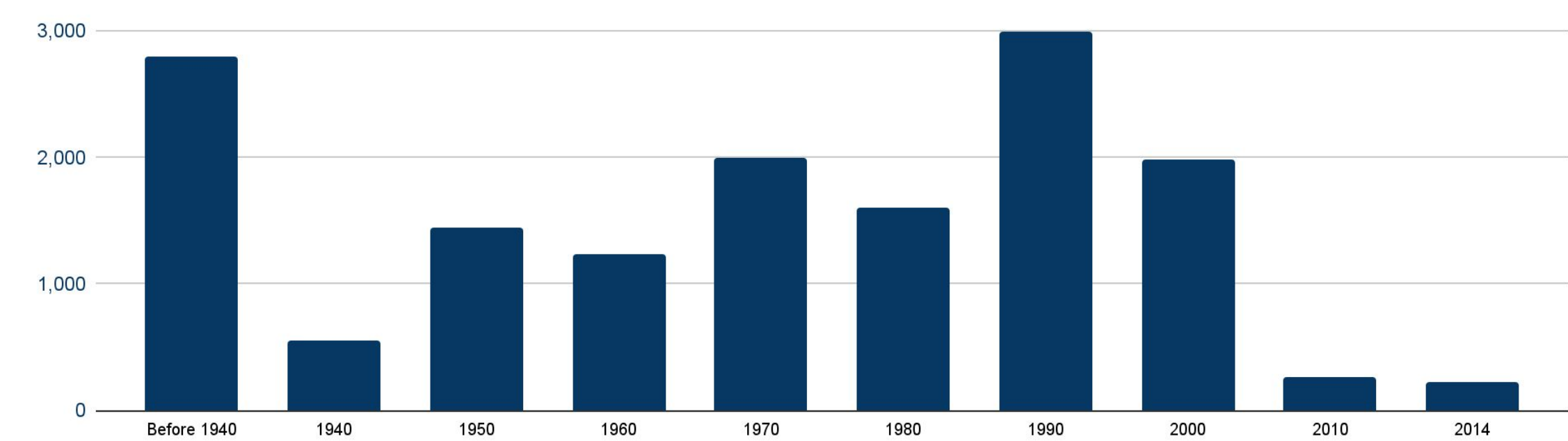
Putnam County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 84% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Putnam County | 2019

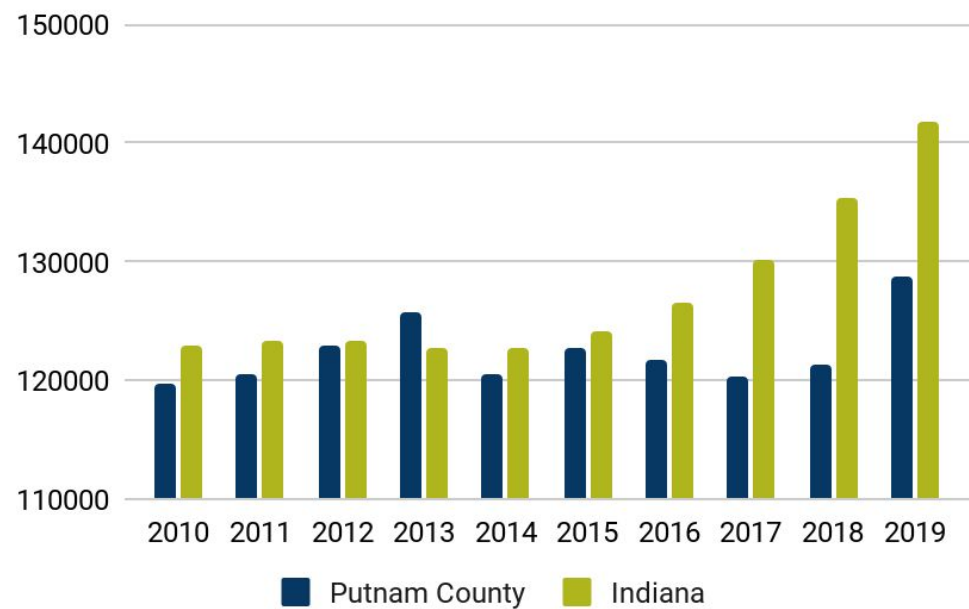


Source: ACS 2010-2019 5-year estimates

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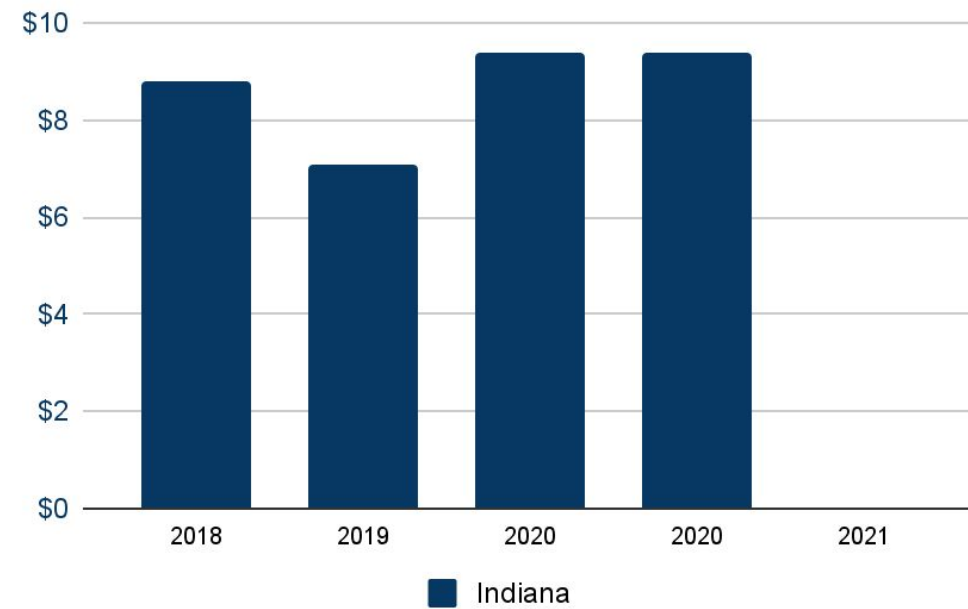
MEDIAN LISTING PRICE | Homes in Putnam County have a median listing price of \$128,800, compared to \$141,700 statewide. Home prices have increased by 8% since 2010.

Median Listing Price
Putnam County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

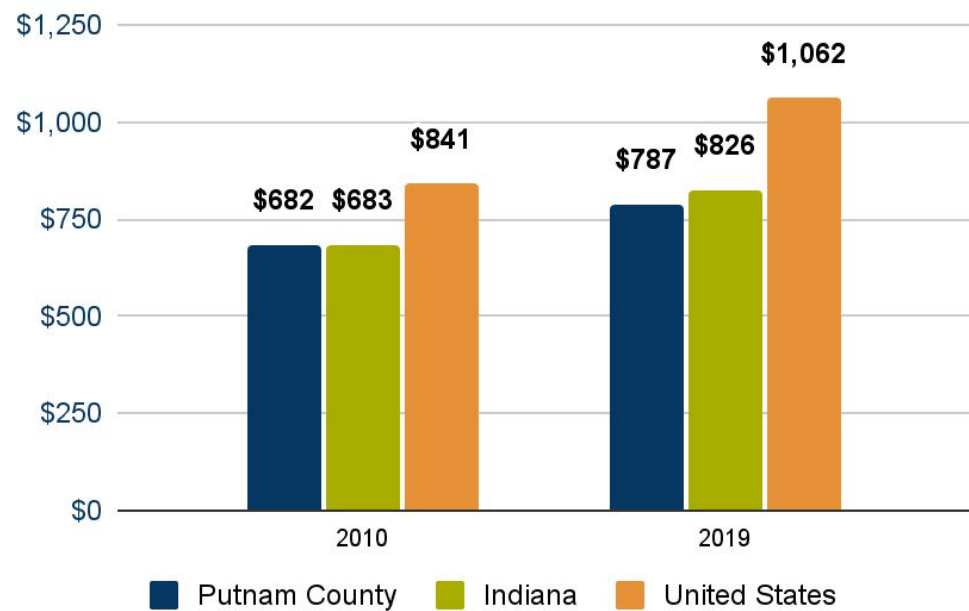
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 15% since 2010, with average rents at \$787.

Median Rent

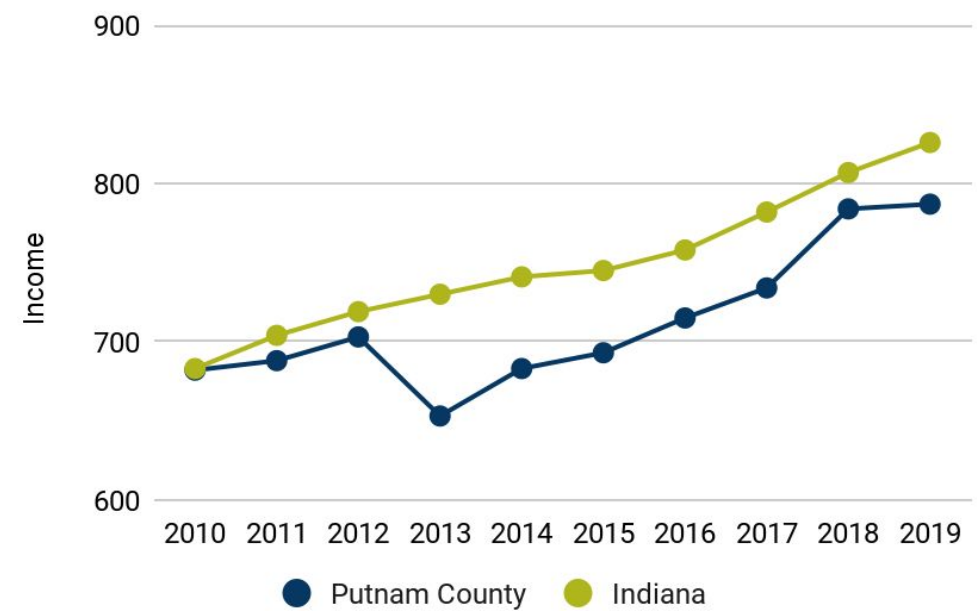
Putnam County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

Putnam County, Indiana | 2010 - 2019



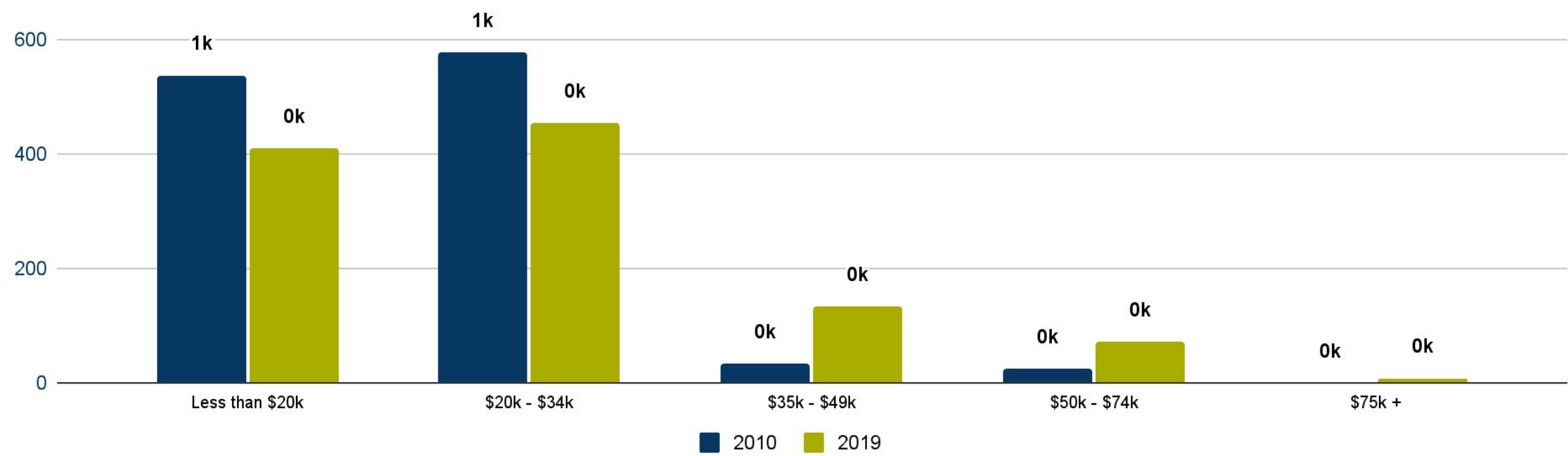
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

COST BURDEN | 29% of households are housing cost burdened in Putnam County, down -41% since 2010. 60% of households earning below \$50,000 are housing cost burdened.

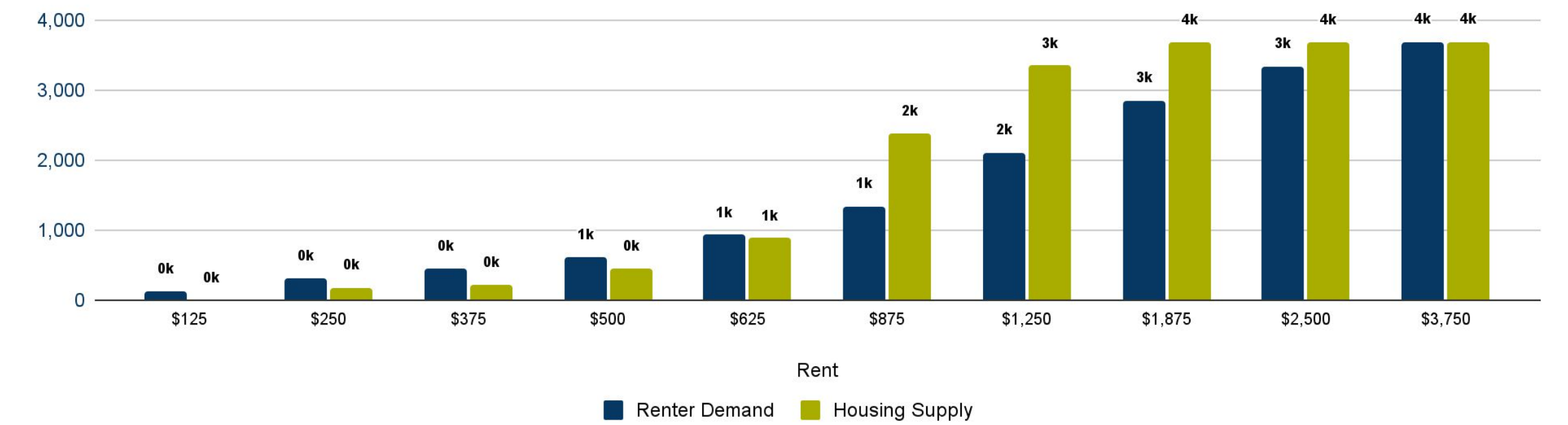
Renter Housing Cost Burden
Putnam County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

CUMULATIVE HOUSING GAP | There is a 2000 gap for units available for rent under \$1,250 and for units required to serve households earning below \$50,000.

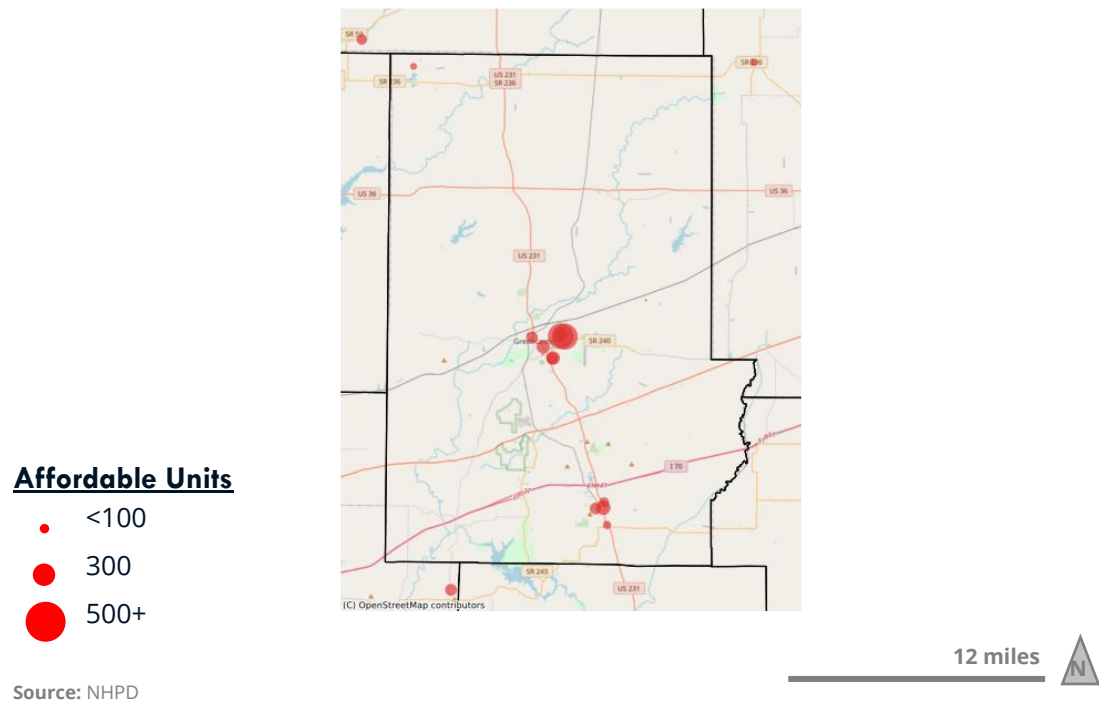
Cumulative Housing Gap
Putnam County, Indiana | 2010-2019



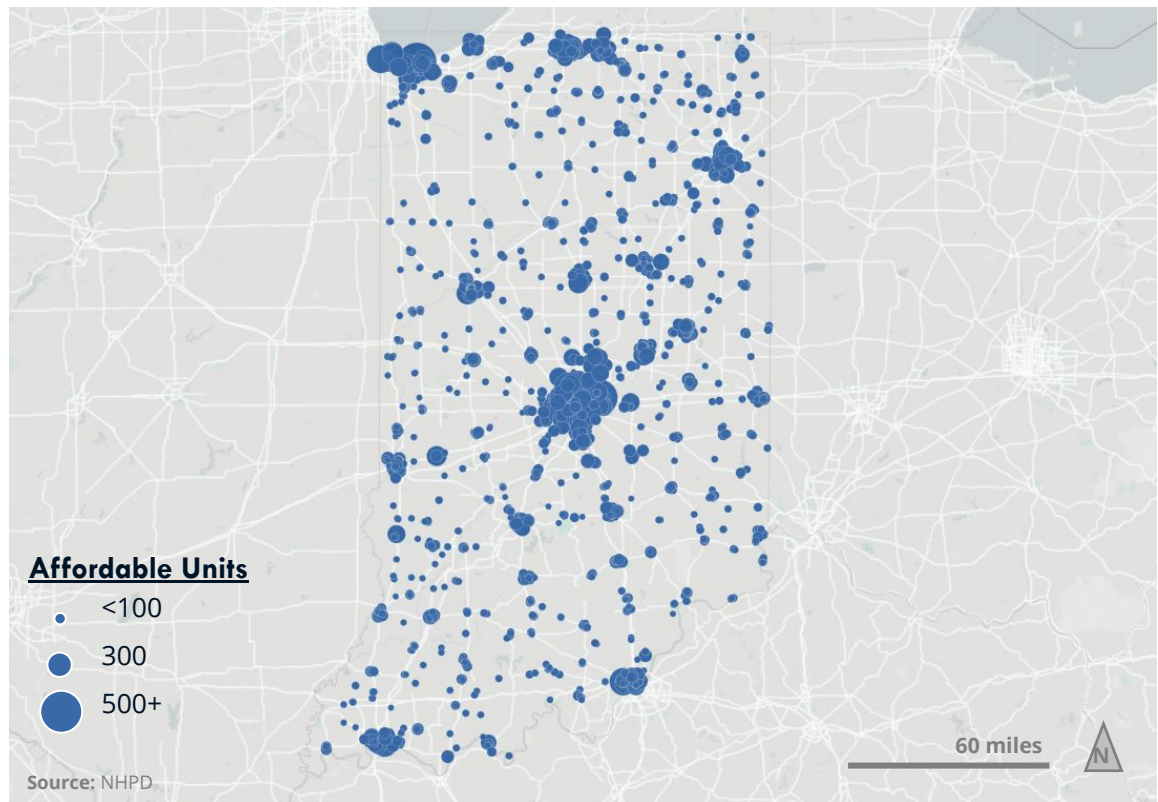
Source: ACS 2010-2019 5-year estimates

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

Affordable Housing Inventory
Putnam County | 2020

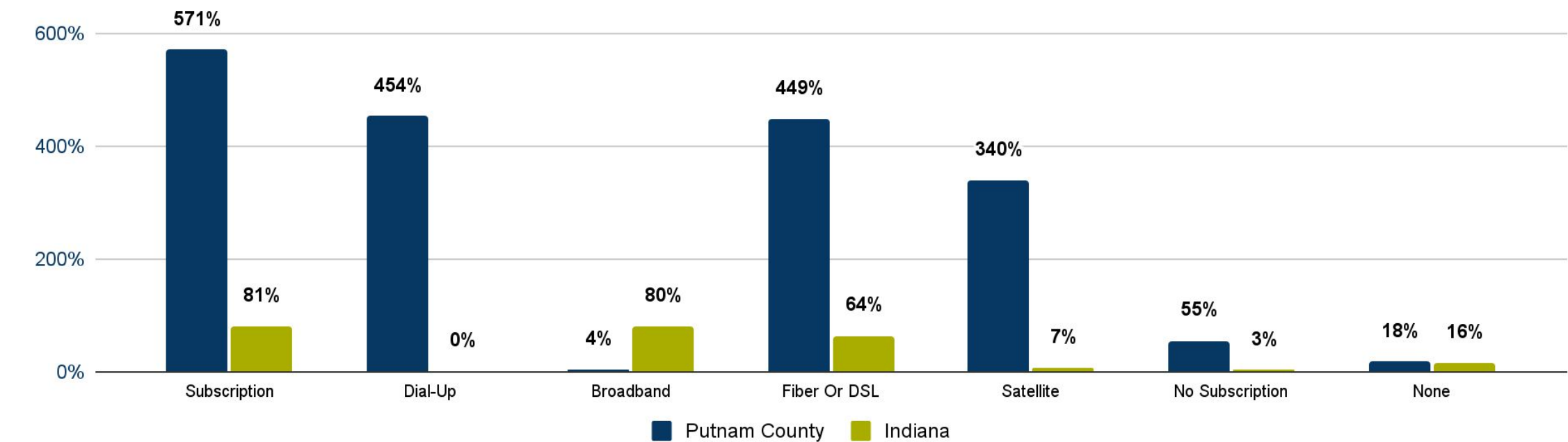


Affordable Housing Inventory
State of Indiana | 2020



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

Broadband Access Putnam County | 2017-2020



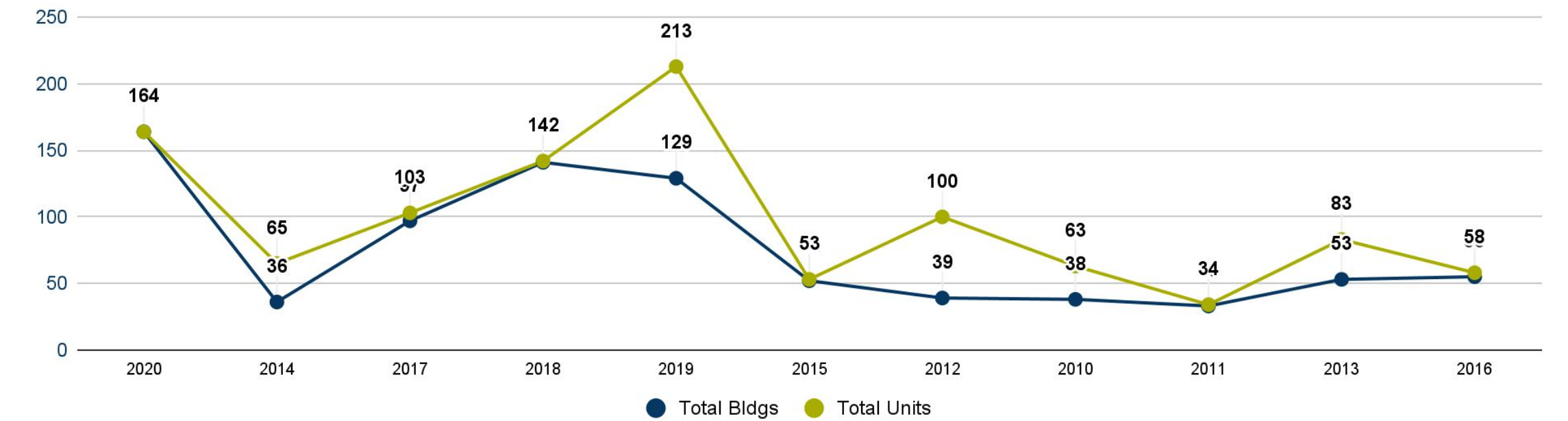
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 55 new housing starts in 2016 in Putnam County, with 837 total building permits authorized since 2020.

New Housing Structures Authorized by Building Permits
Putnam 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

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