



# INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR SULLIVAN 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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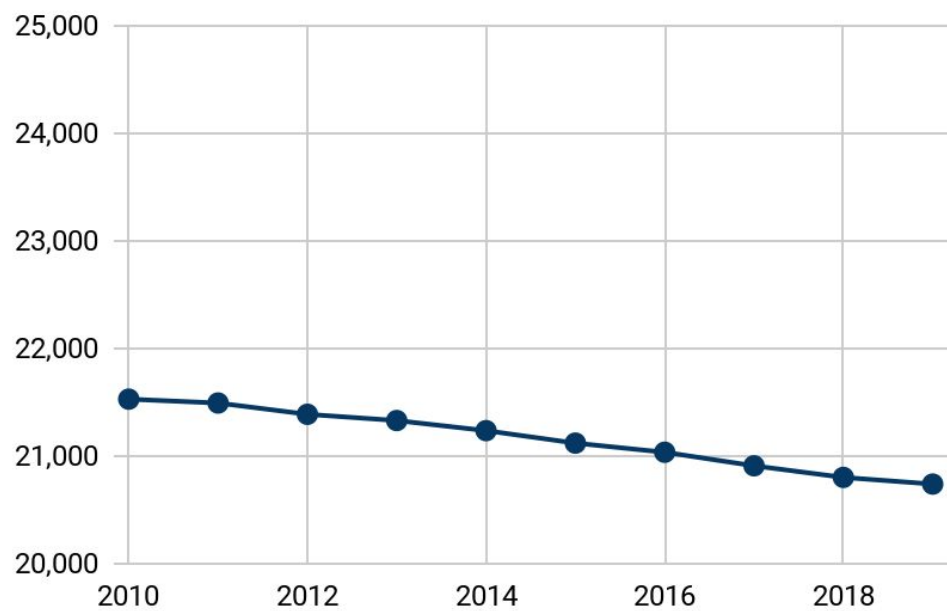
# DEMOGRAPHIC TRENDS

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**WORKING DRAFT**

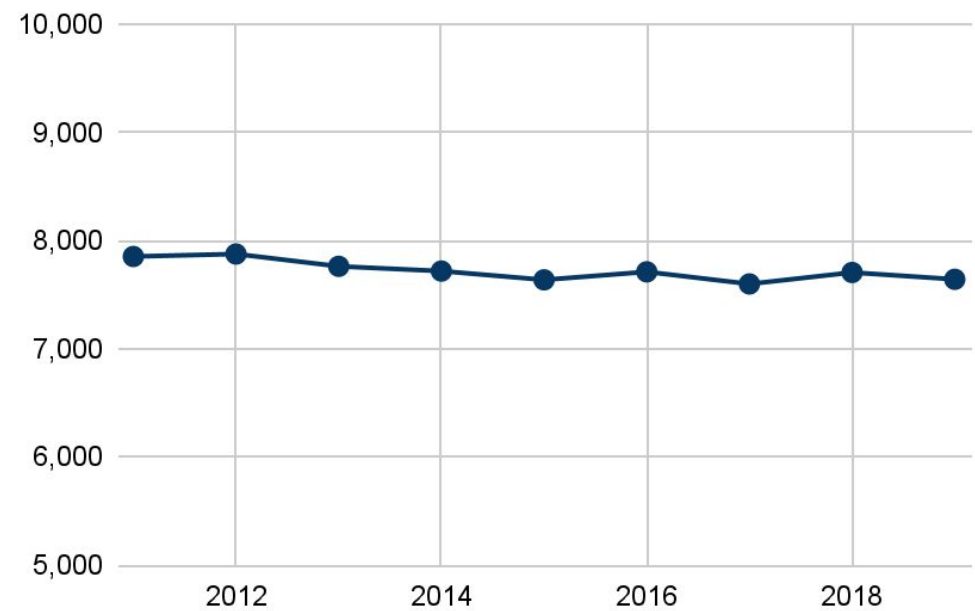
**POPULATION** | Sullivan County's population has decreased by 3.67% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 5% (0 households).

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



Source: FRED, U.S. Census Bureau

**Households**  
Sullivan County | 2010-2019



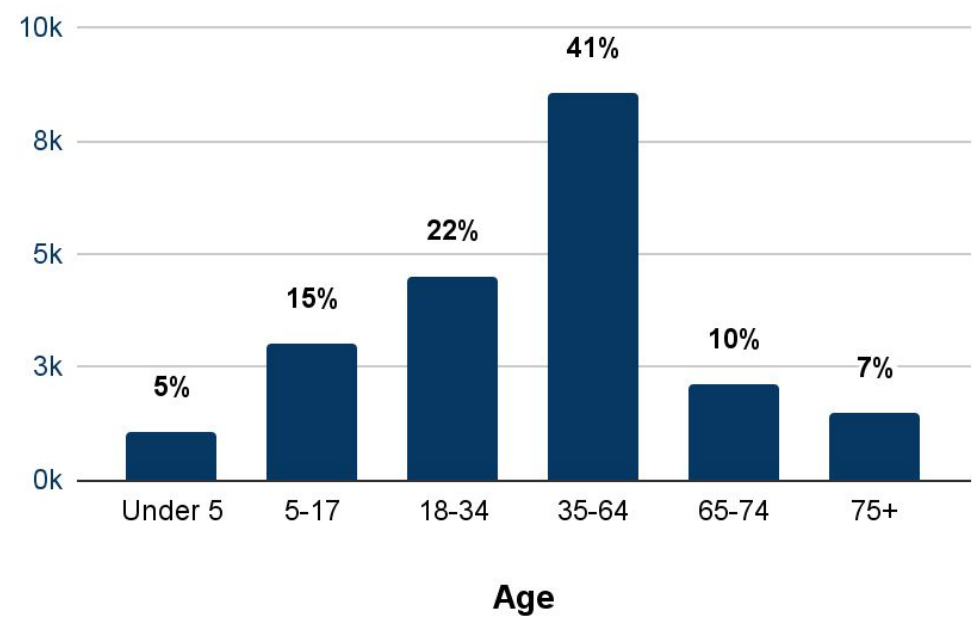
Source: FRED, U.S. Census Bureau

**WORKING DRAFT**

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

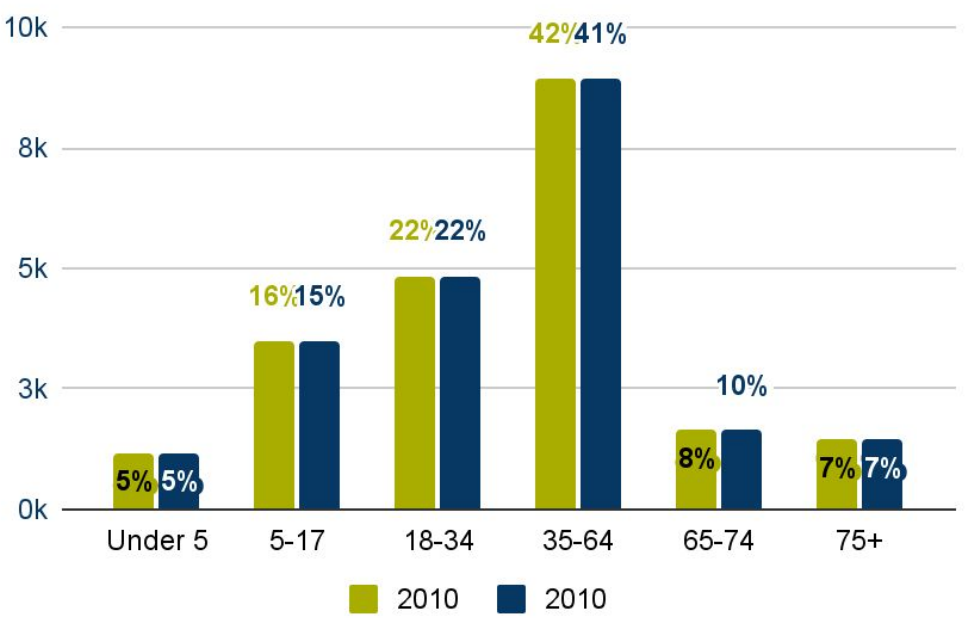
**AGE** | 17% of people in Sullivan County are above the age of 65, while 20% are below 18.

**Population by Age**  
Sullivan County | 2019



Source: ACS 2019 5-year estimates

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

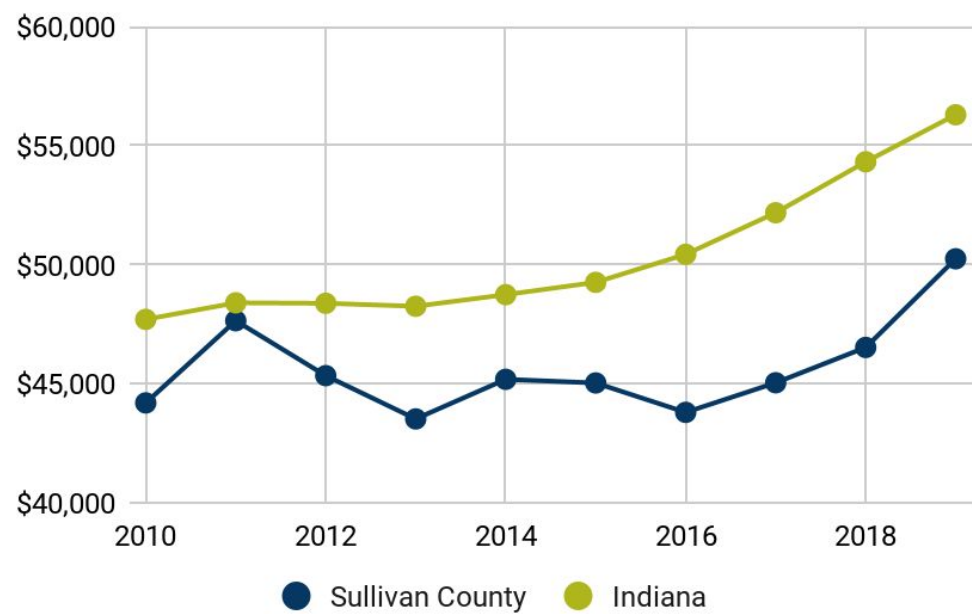


Source: ACS 2010-2019 1-year estimates

**HOUSEHOLD INCOMES** | Sullivan County had a median income of \$50,245 in 2019, up 14% since 2010. 35% of households have incomes below \$35,000, while 17% have incomes above \$100,000.

Median Income

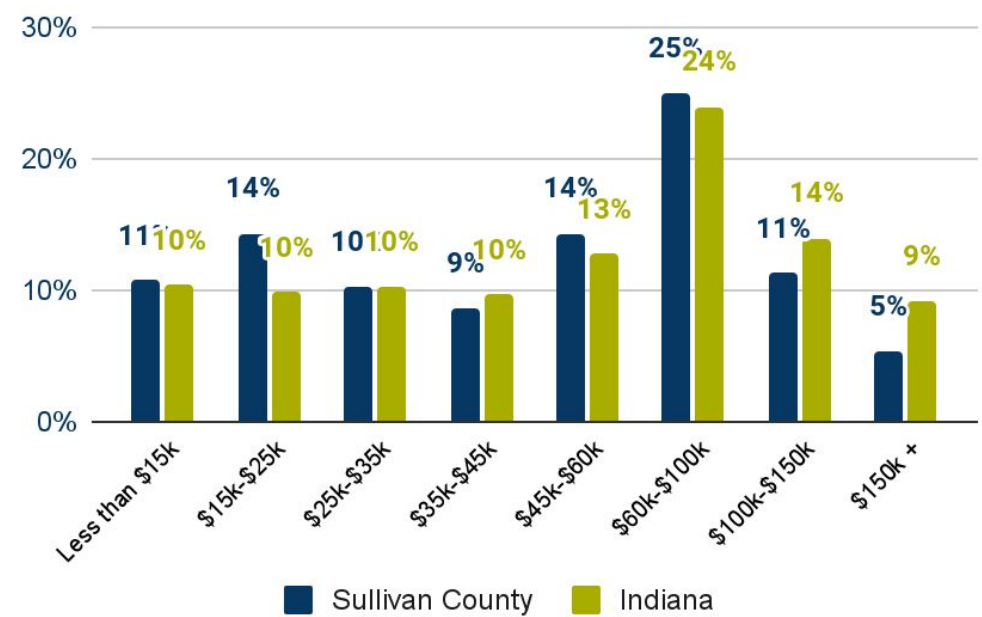
Sullivan County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Sullivan County, State of Indiana | 2019



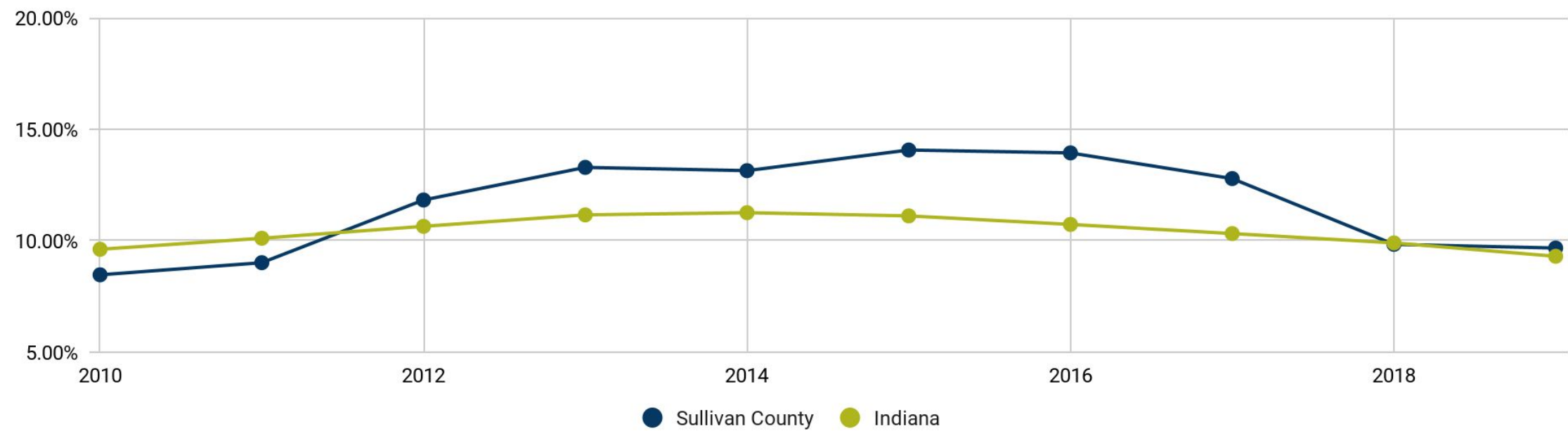
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

**FAMILY POVERTY RATE** | 9.7% of families live in poverty conditions in Sullivan County, up 1.2 points from 8.5% in 2010.

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

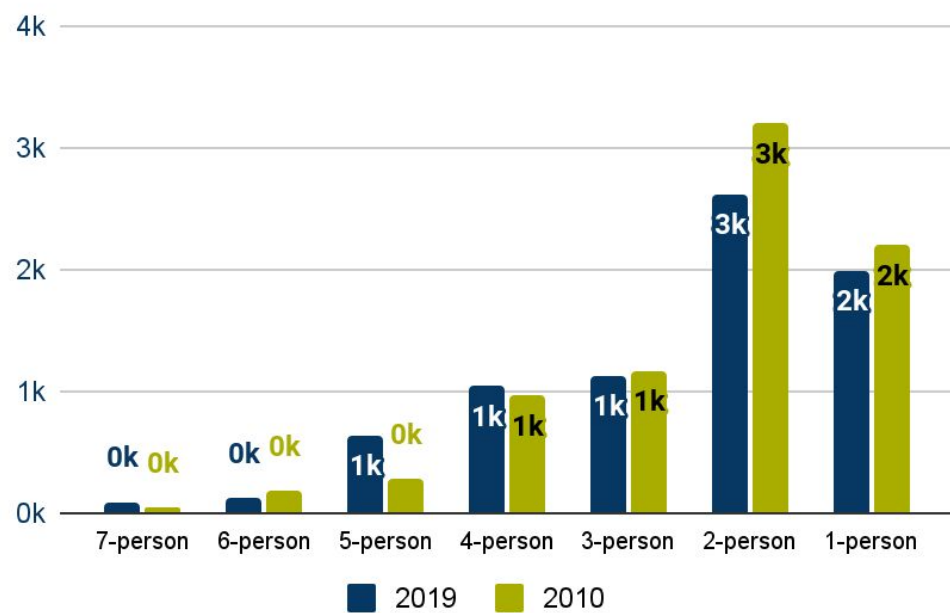


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**HOUSEHOLD SIZE |** The average household size is 2.43, compared to 2.52 statewide. The Sullivan County average household has grown by 0.02 persons since 2010.

**Household Size**  
Sullivan 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**

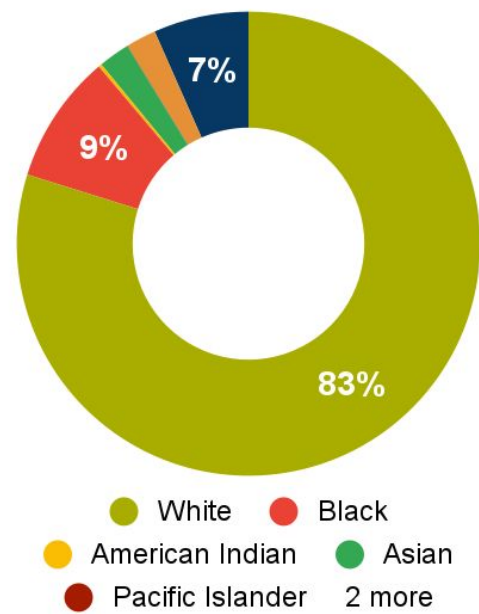
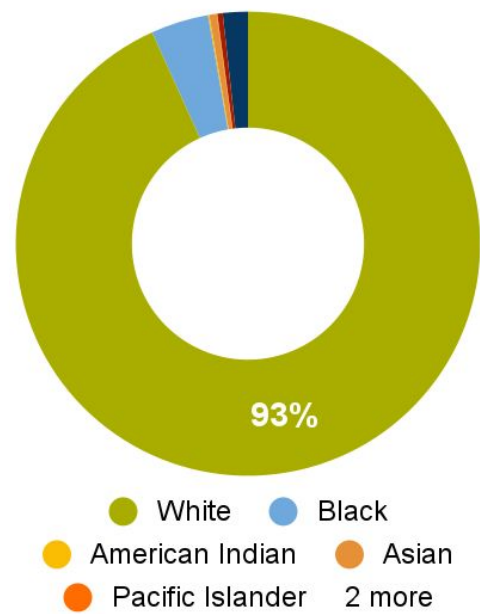
Note: Some data are placeholders, and not representative of actual conditions.

**RACIAL COMPOSITION |** The currently racial distribution of households in Sullivan County is 93% white, 4% Black, 2% Hispanic/Latino, 1% Asian, and 0% other.

**Racial Distribution**

Sullivan County | 2019

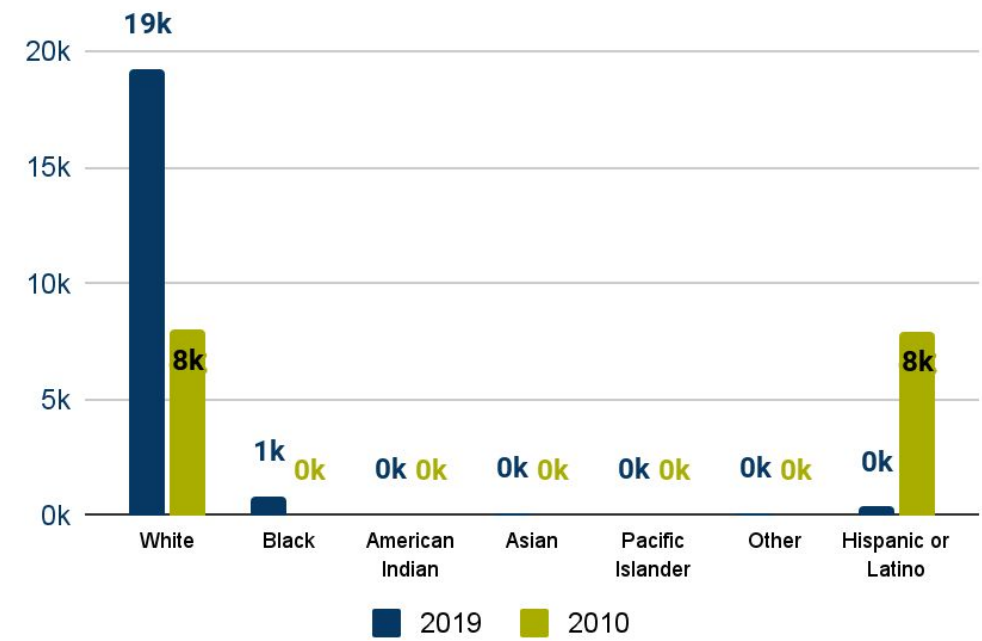
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Household Racial Distribution**

Sullivan County | 2010, 2019



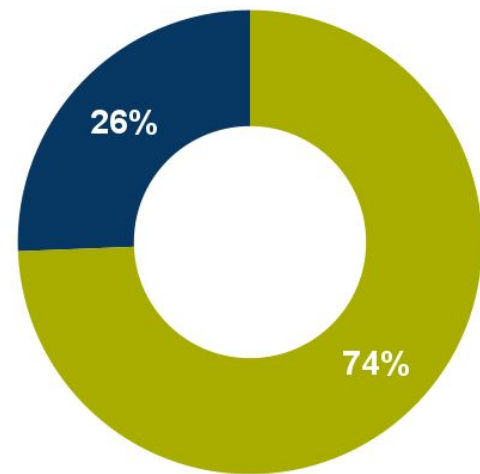
Source: ACS 2010-2019 5-year estimates



**HOUSING TENURE** | In 2019, 26% of households (1,959 households) in Sullivan County were renters, while 74% are (5,685 households) owner households. The share of renters has increased by 3% since 2010.

**Housing Tenure**

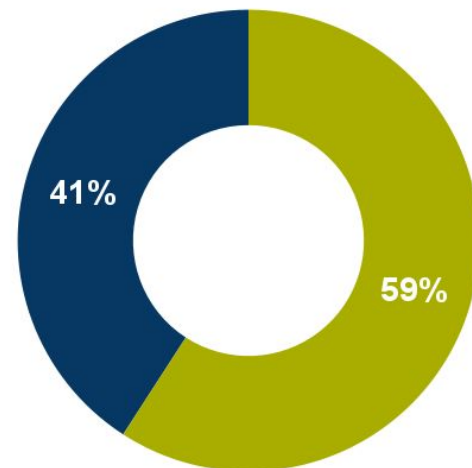
Sullivan County | 2019



● Owner Occupied  
● Renter Occupied

Source: ACS 2019 5-year estimates

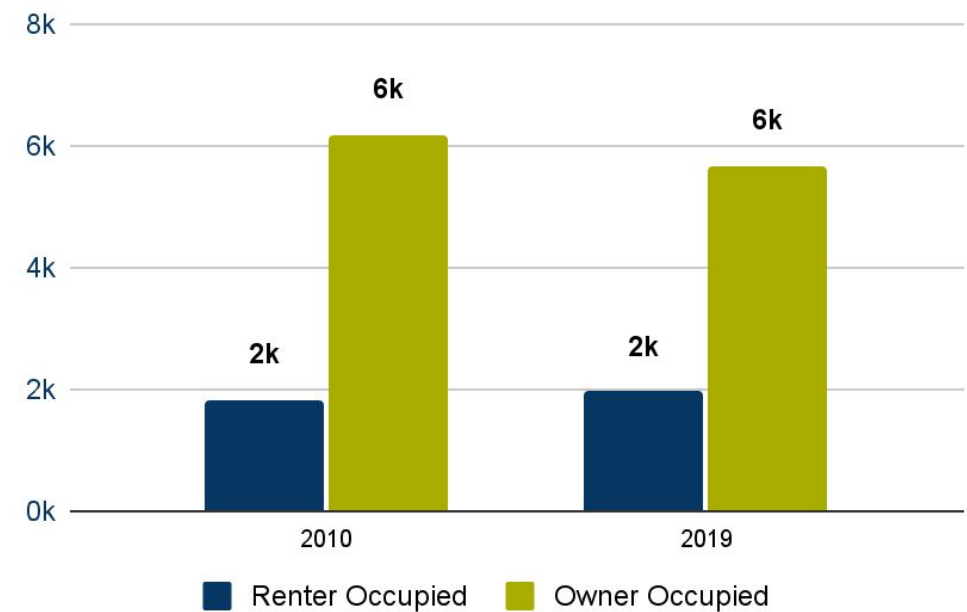
Indiana | 2019



● Owner Occupied  
● Renter Occupied

**Total Households by Tenure**

Sullivan County | 2010-2019



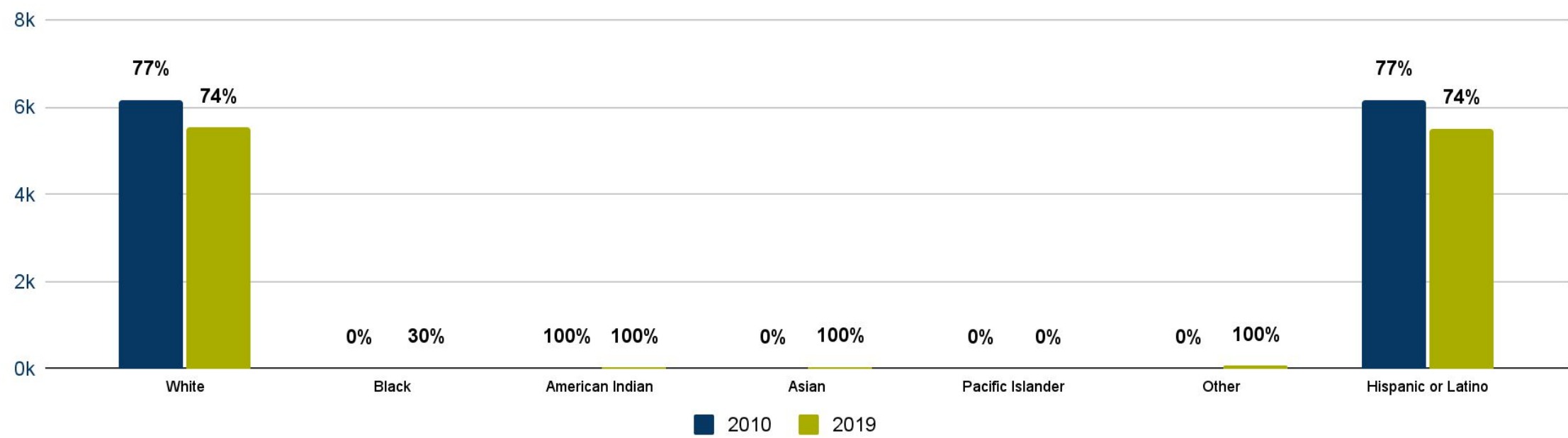
Source: ACS 2010-2019 5-year estimates

**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%, 30% for Black households, and 74% for Hispanic or Latino households.

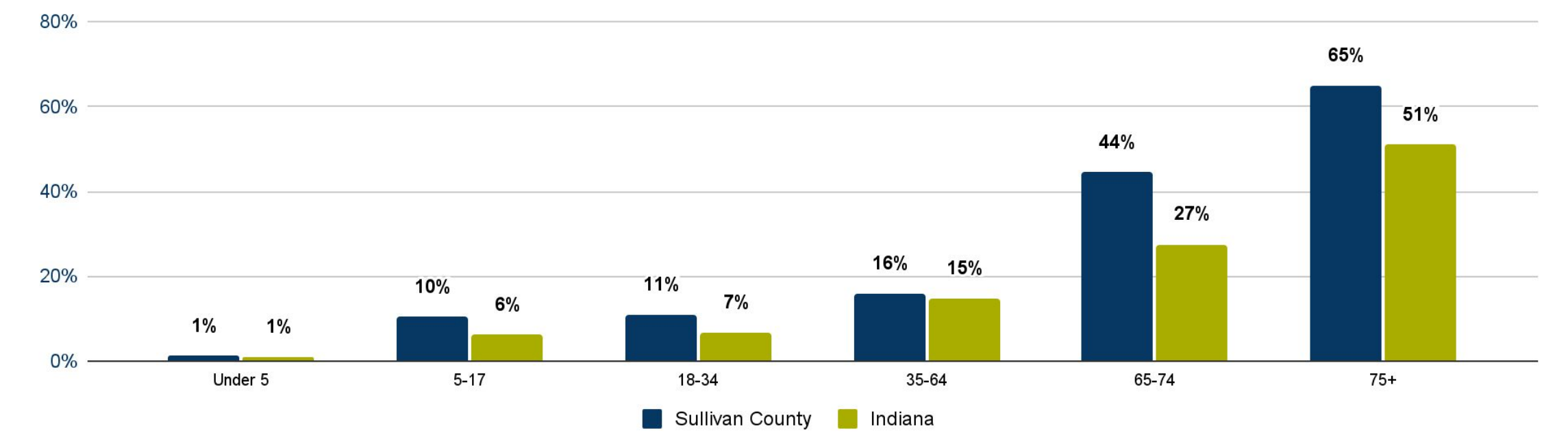
**Homeownership by Race**  
Sullivan County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**DISABILITY** | 20% of people in Sullivan County live with a disability. For people above 65, the share increases to 53%.

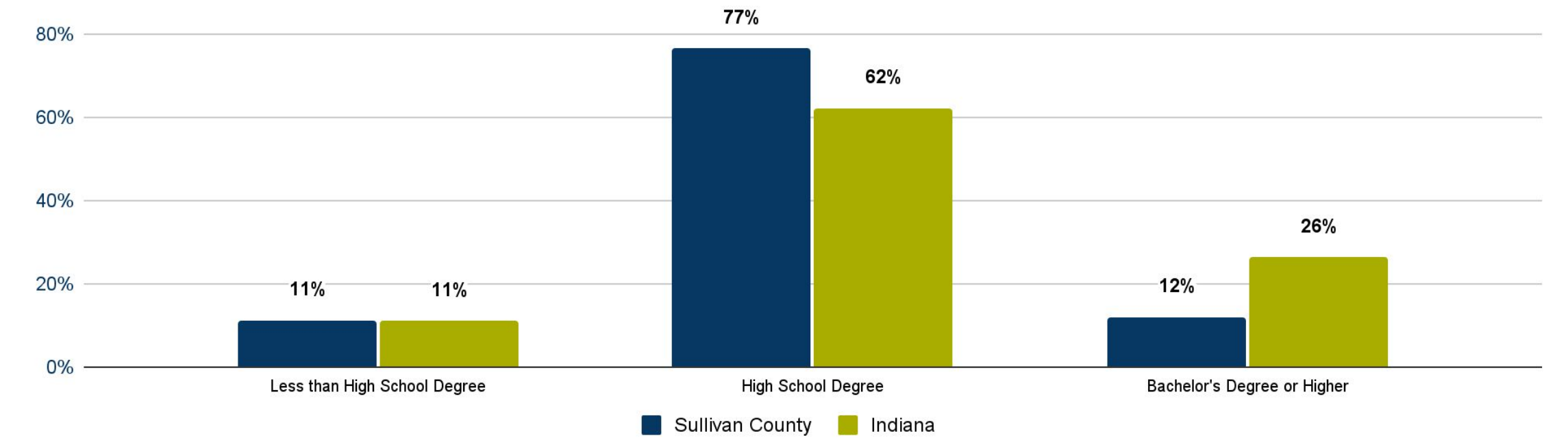
**Share of the Population with a Disability by Age**  
Sullivan County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**EDUCATIONAL ATTAINMENT |** In Sullivan County, 77% of the population has at least a high school degree and 12% of the population has at least a Bachelor’s degree.

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



Source: ACS 2010-2019 5-year estimates

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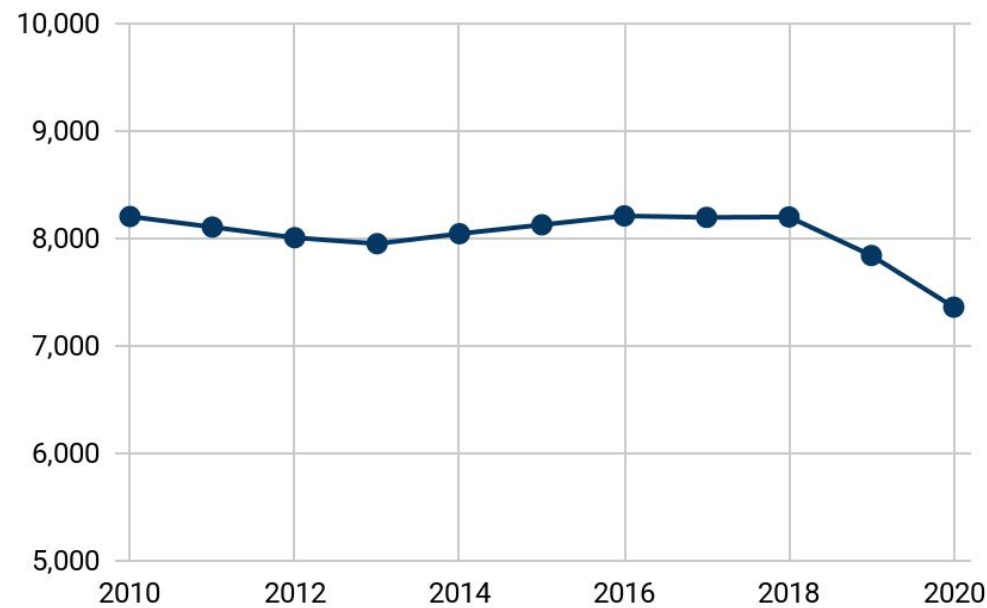
# JOB / EMPLOYMENT TRENDS

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**WORKING DRAFT**

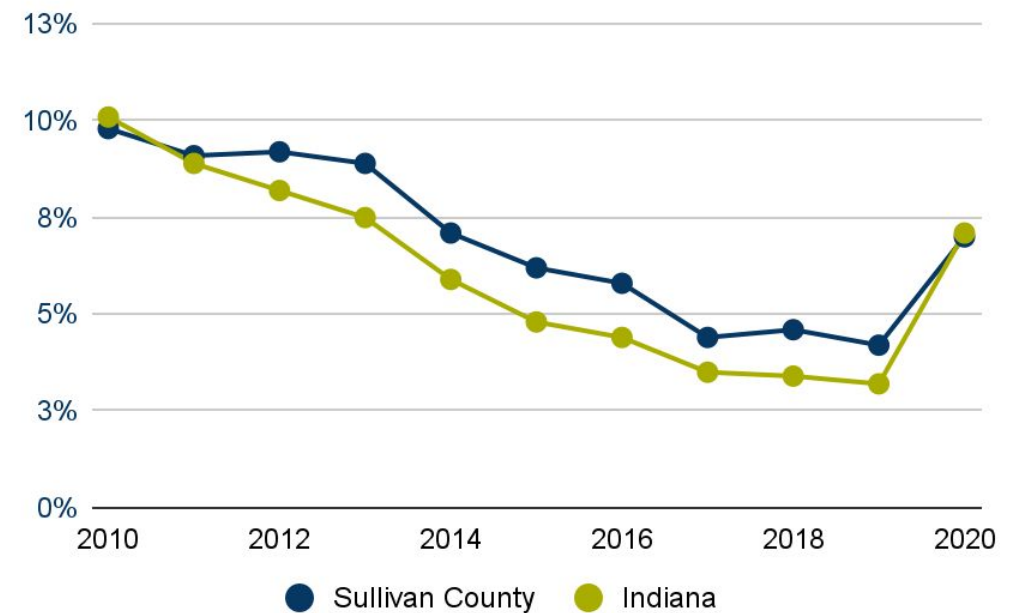
**EMPLOYMENT BASE |** There are currently 7,000 employed persons in Sullivan County, down by 10% since 2010. The unemployment rate in 2020 was 7.00%, up 2.8 points from 2019.

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



Source: ACS 2010-2019 5-year estimates

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

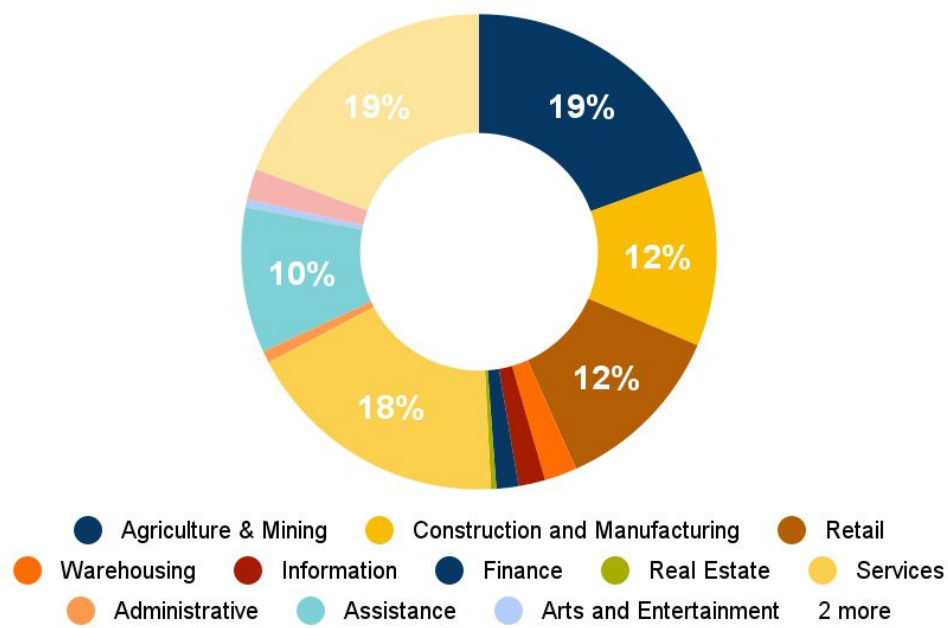


Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

**EMPLOYMENT BY INDUSTRY |** Public Adminisntration accounts for the plurality of jobs in Sullivan County, accounting for 19% of all jobs, followed by Mining, Quarrying, and Oil and Gas Extraction (14% of all jobs).

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



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

**Top 5 Industries and Median Annual Wages**

- 1. Service-providing | \$37,954
- 2. Trade, transportation, and utilities | \$46,827
- 3. Goods-producing | \$75,292
- 4. Professional and business services | \$34,450
- 5. Education and health services | \$38,901

Source: BLS

**Top 5 Employers**

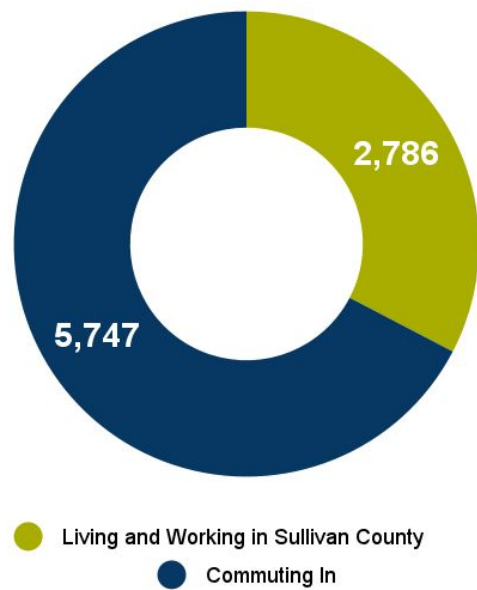
- 1. Raybestos Powertrain Llc (Sullivan)
- 2. Hoosier Energy Rural Elec Co (Sullivan)
- 3. Peabody Energy Corp (Carlisle)
- 4. Peabody Energy Corp (Sullivan)
- 5. Sullivan County Community Hosp (Sullivan)

Source: BLS

**WORKING DRAFT**

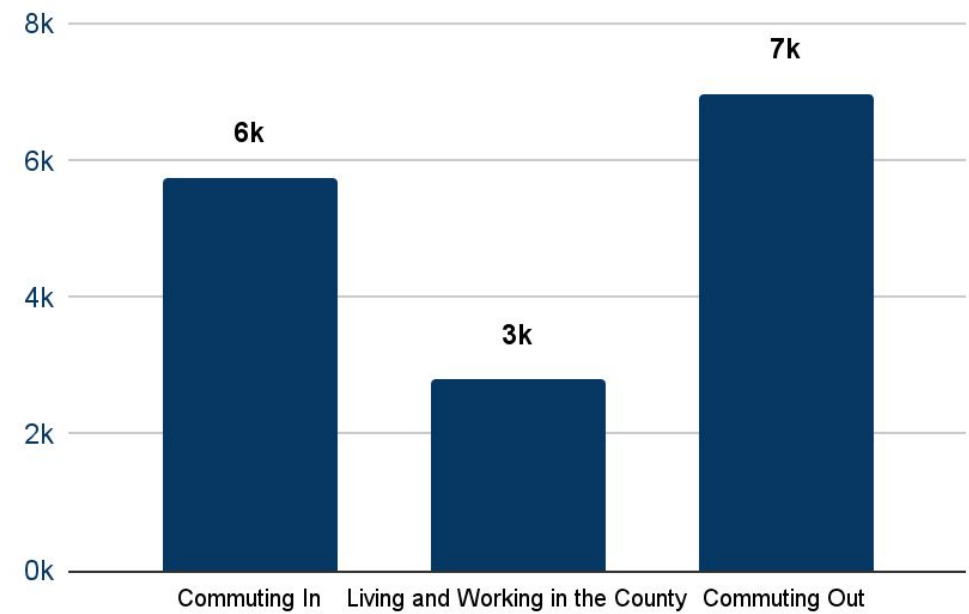
**COMMUTER INFLOW / OUTFLOW** | 6,000 commuters come into Sullivan County for their jobs, while 7,000 employees travel outside for their jobs.

**Employment Inflow**  
Sullivan County | 2018



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

**Commuting Patterns**  
Sullivan County | 2018

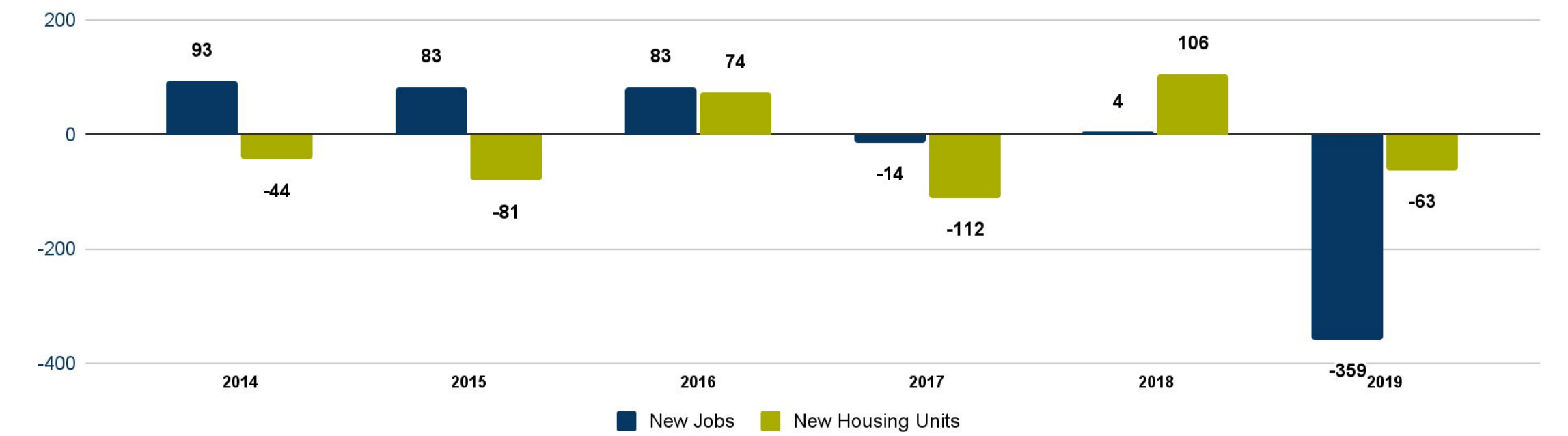


Source: Census, Longitudinal Employer-Household Dynamics, Primary Jobs, 2018



**JOB GROWTH AND HOUSING PRODUCTION |** The County has created -110 between 2014-2019 and -120, or 109 units for every 100 jobs created.

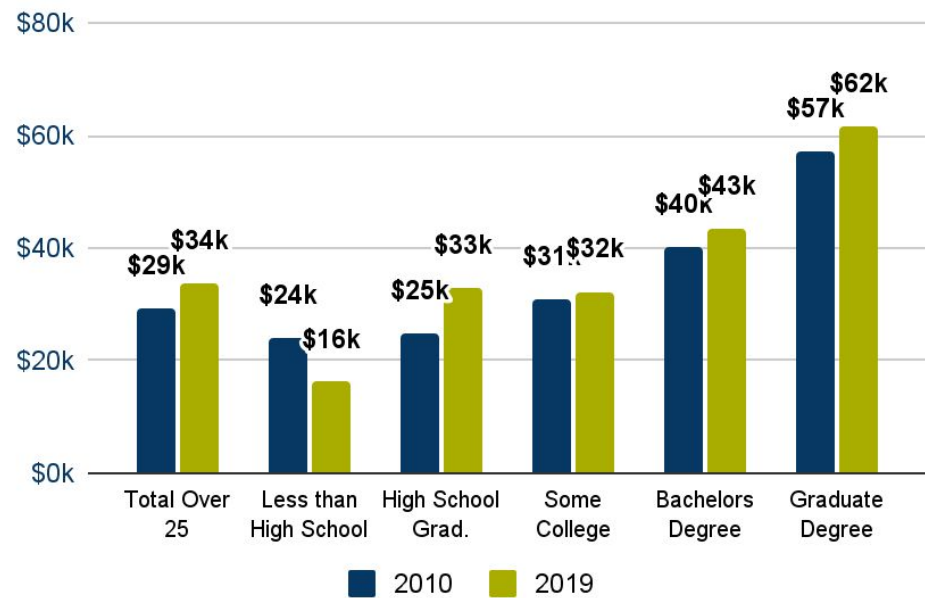
**Job Growth and Housing Production**  
Sullivan County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

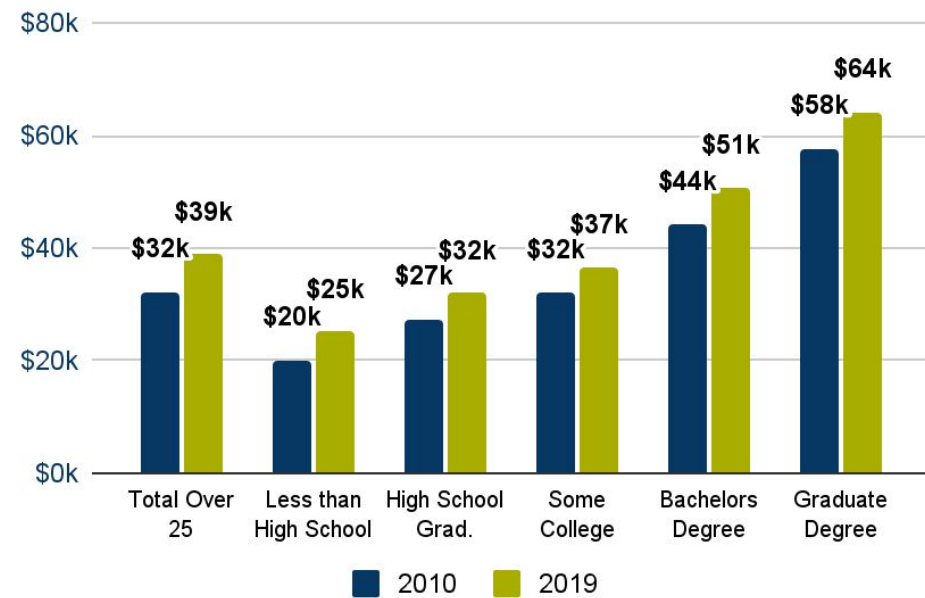
**JOB GROWTH AND HOUSING PRODUCTION |** Median Earnings have increased 15% since 2010 for the total population and increased 33% for the population with at least a high school degree.

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



Source: ACS 2010-2019 5-year estimates

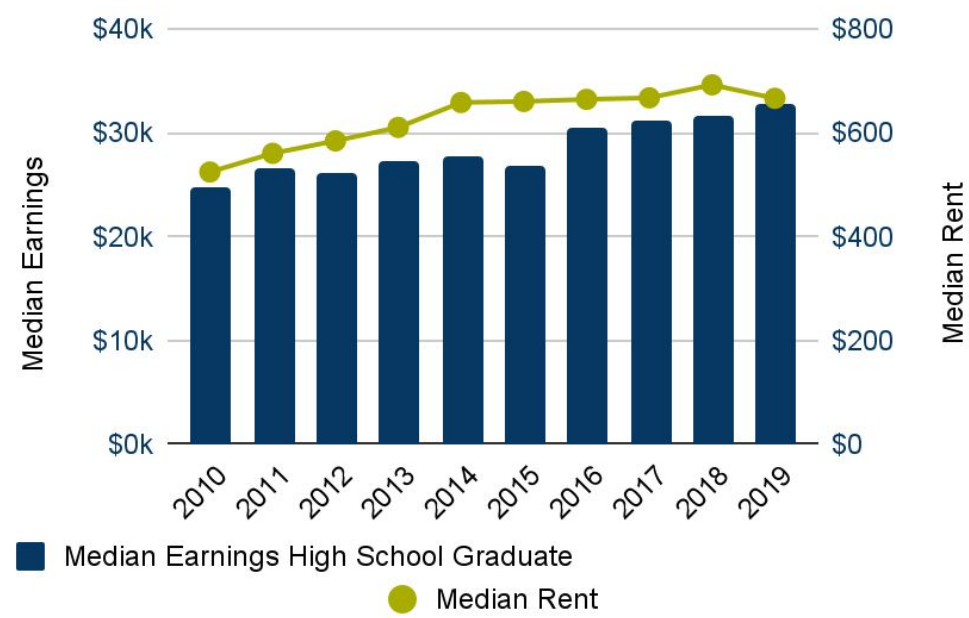
**Median Earnings by Educational Attainment**  
Indiana | 2010, 2019



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**  
Sullivan County | 2010-2019



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

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# HOUSING TRENDS

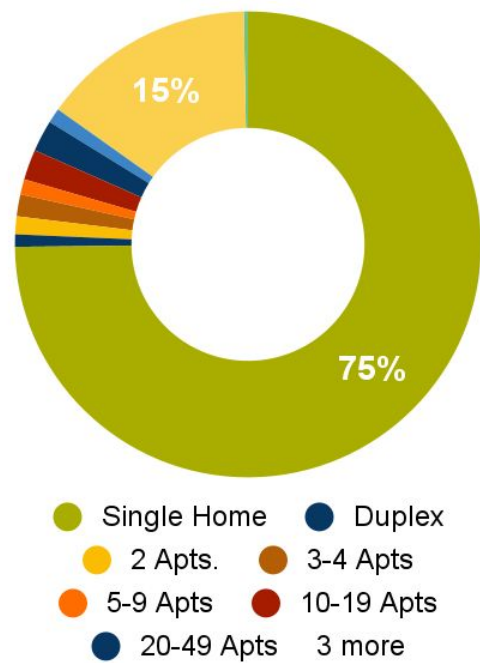
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**WORKING DRAFT**

**HOUSING TYPOLOGY** | 75% of homes in Sullivan County are single-family, while 10% are multifamily. The share of multifamily housing has increased by 95 homes since 2010.

**Housing Typology**

Sullivan County | 2019



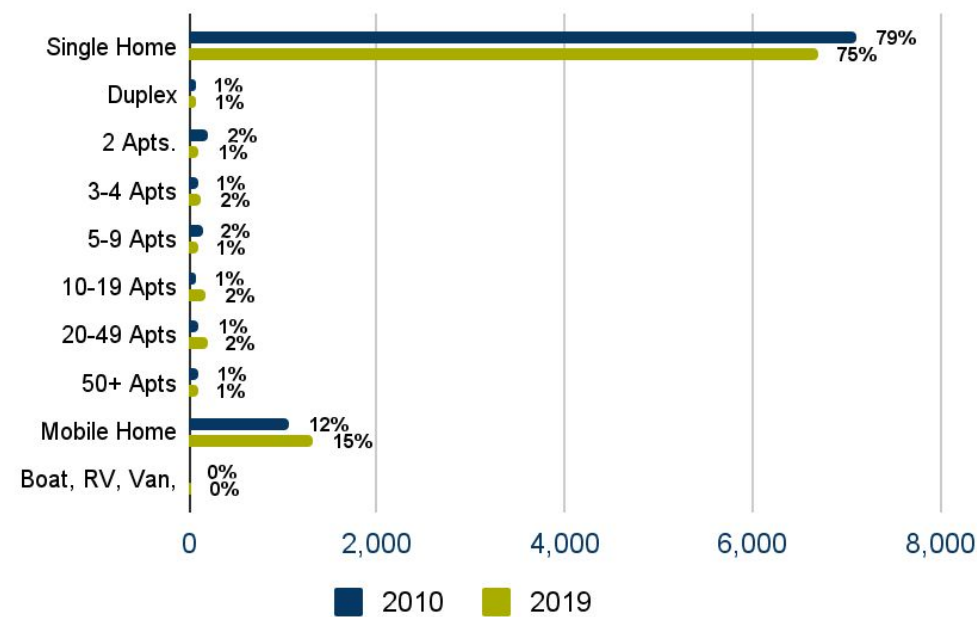
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

**Share of Housing Typology**

Sullivan County | 2010, 2019

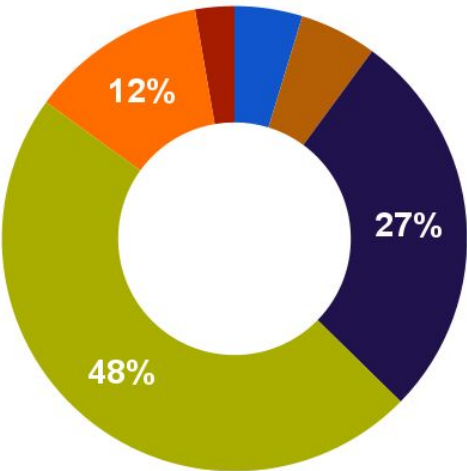


Source: ACS 2010-2019 5-year estimates

# HOUSING TYPOLOGY | Most units in Sullivan County are 2.43, with 63% of units 3 bedroom or more.

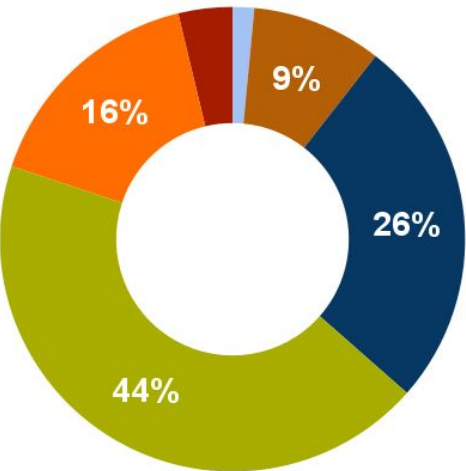
## Housing Stock by Bedrooms

Sullivan County | 2019



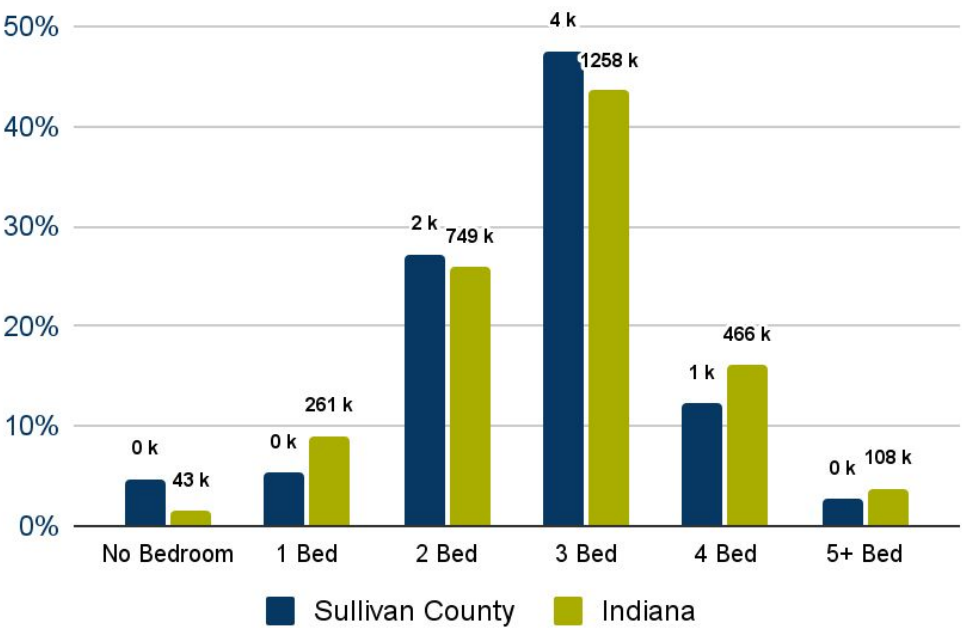
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



## Share of Housing Stock by Bedroom

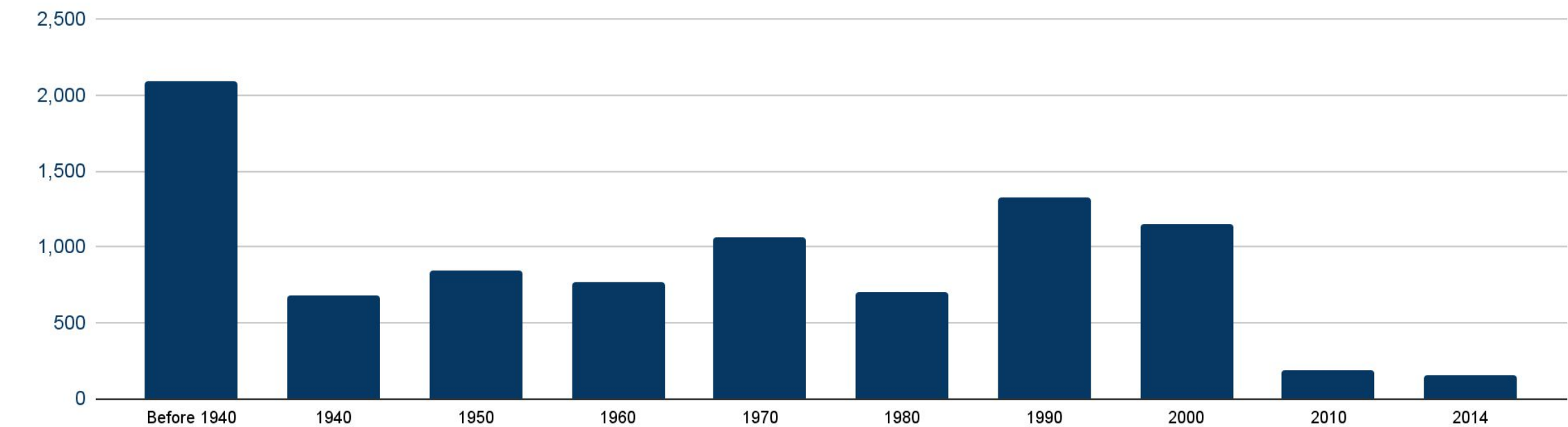
Sullivan County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

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

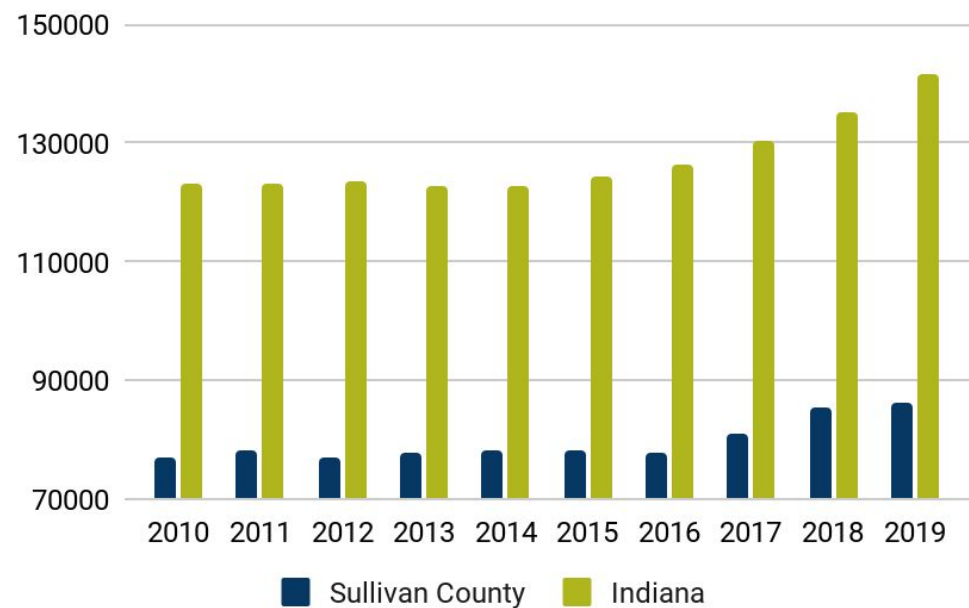
**Homes by Year Built**  
Sullivan County | 2019



Source: ACS 2010-2019 5-year estimates

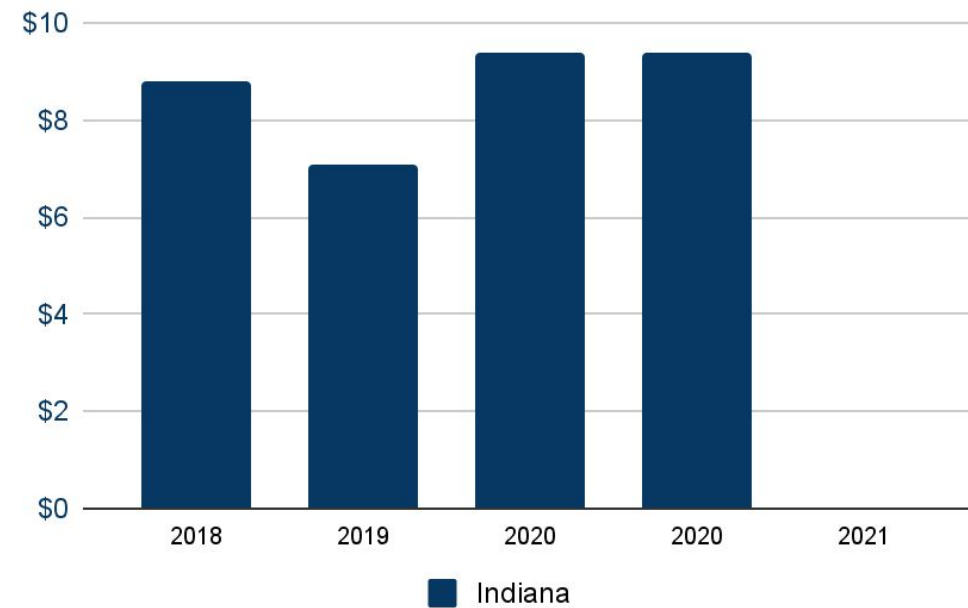
**MEDIAN LISTING PRICE |** Homes in Sullivan County have a median listing price of \$86,000, compared to \$141,700 statewide. Home prices have increased by 12% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

**WORKING DRAFT**

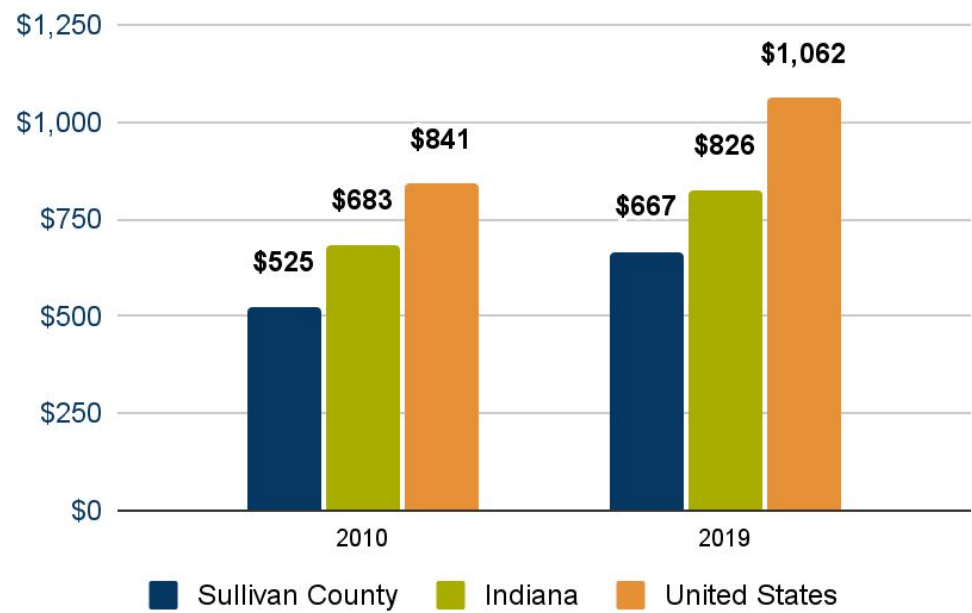
Note: Some data are placeholders, and not representative of actual conditions.



**MEDIAN RENTS |** Median rents have increased by 27% since 2010, with average rents at \$667.

**Median Rent**

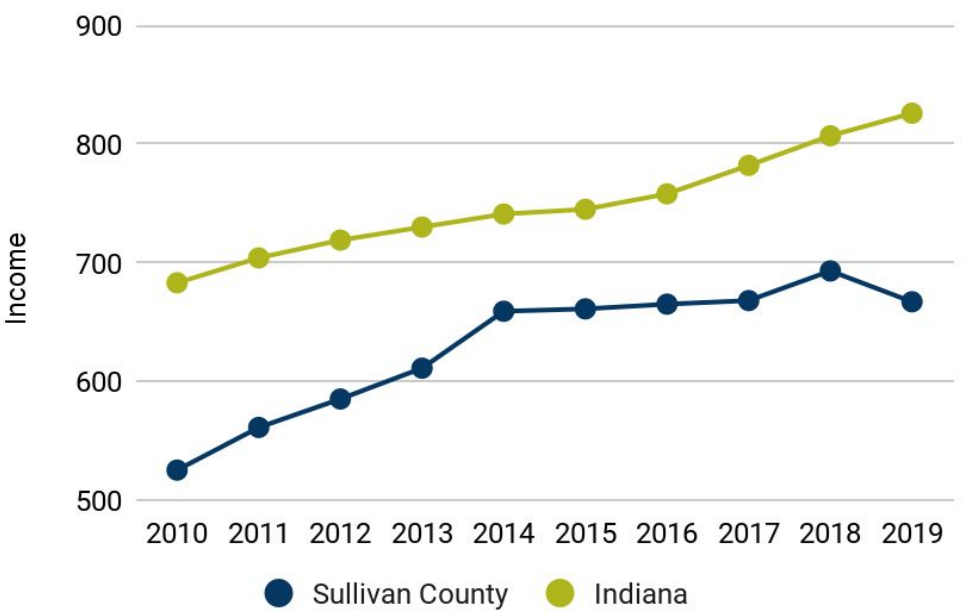
Sullivan County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

**Median Rent Over Time**

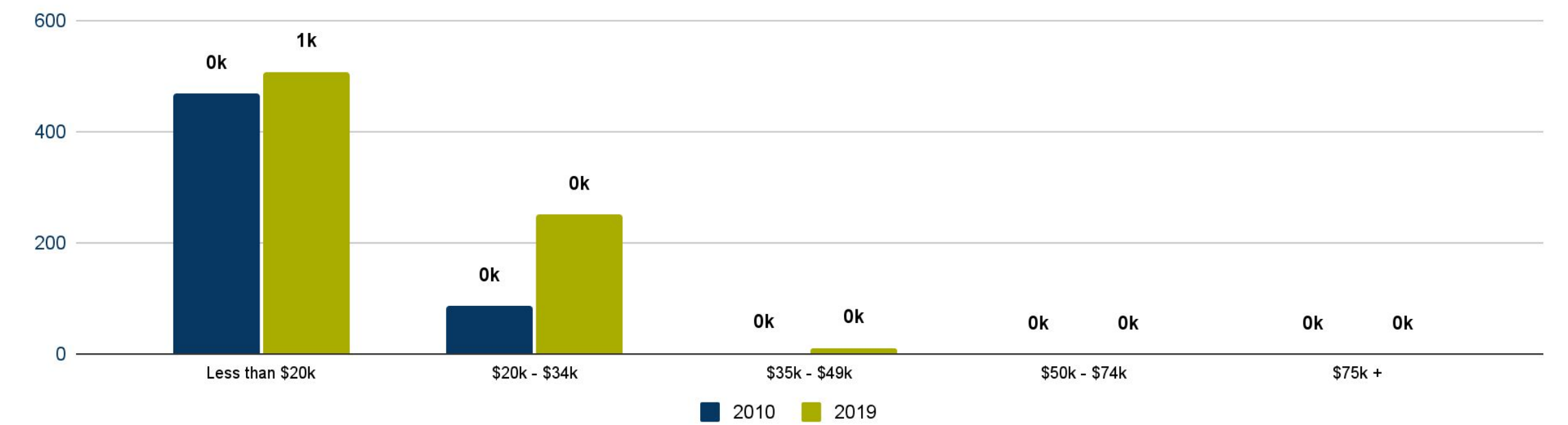
Sullivan County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

**COST BURDEN |** 49% of households are housing cost burdened in Sullivan County, up 22% since 2010. 48% of households earning below \$50,000 are housing cost burdened.

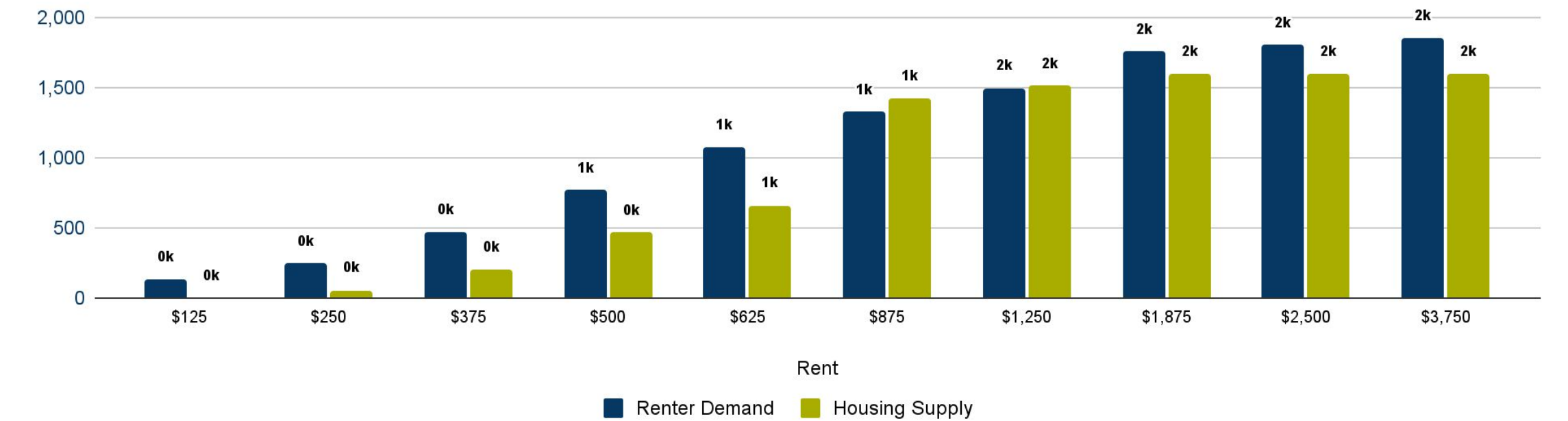
**Renter Housing Cost Burden**  
Sullivan County, Indiana | 2010 - 2019



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**  
Sullivan County, Indiana | 2010-2019

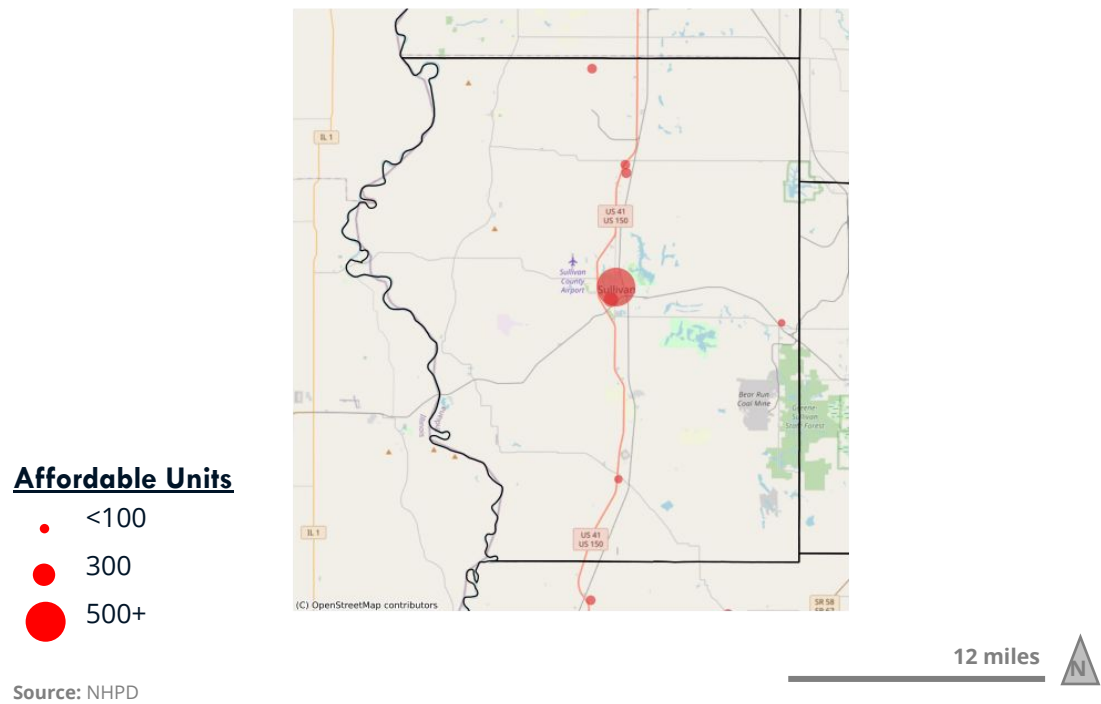


Source: ACS 2010-2019 5-year estimates

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

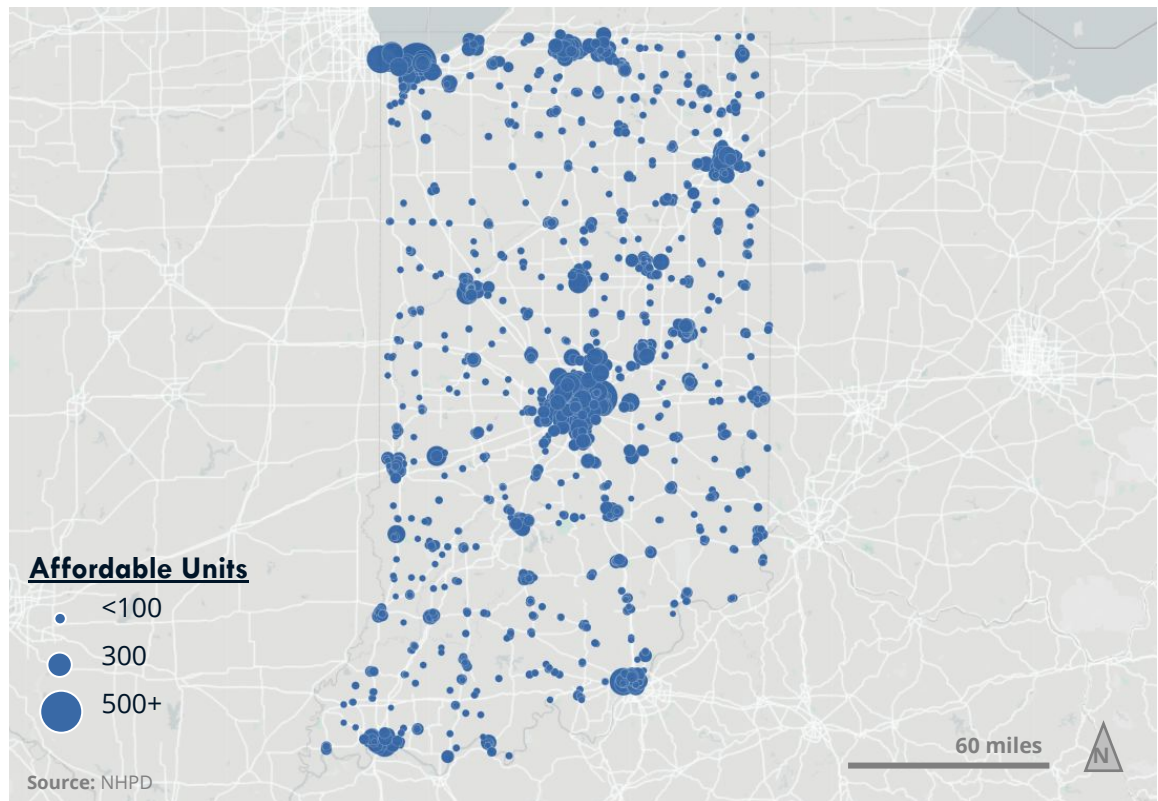
## Affordable Housing Inventory

Sullivan County | 2020



## Affordable Housing Inventory

State of Indiana | 2020

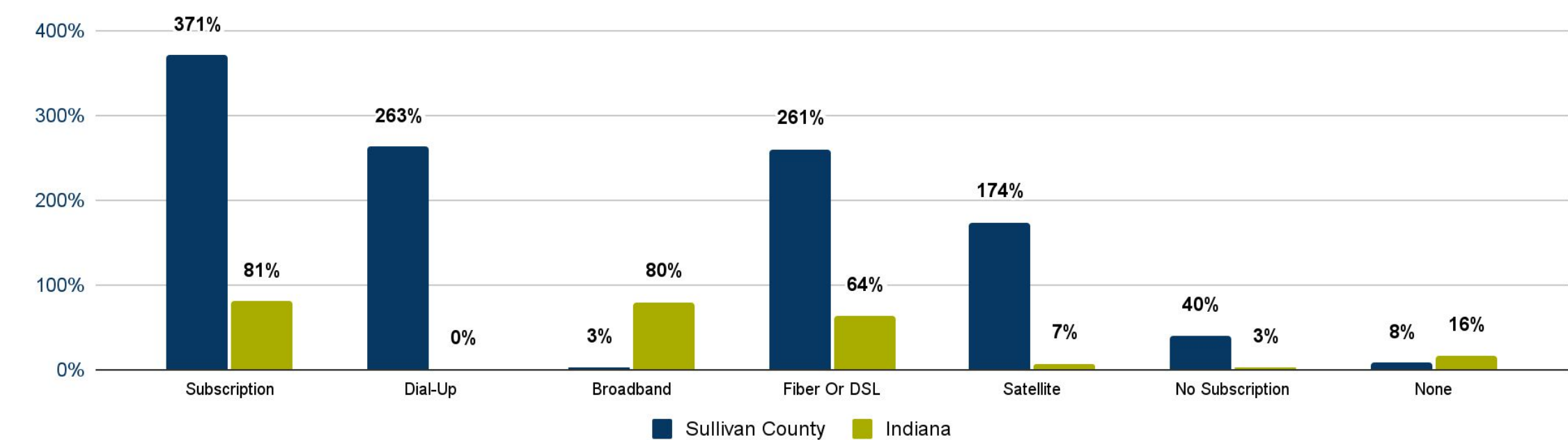


**WORKING DRAFT**

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

**Broadband Access**  
Sullivan County | 2017-2020



Source: ACS 2010-2019 5-year estimates

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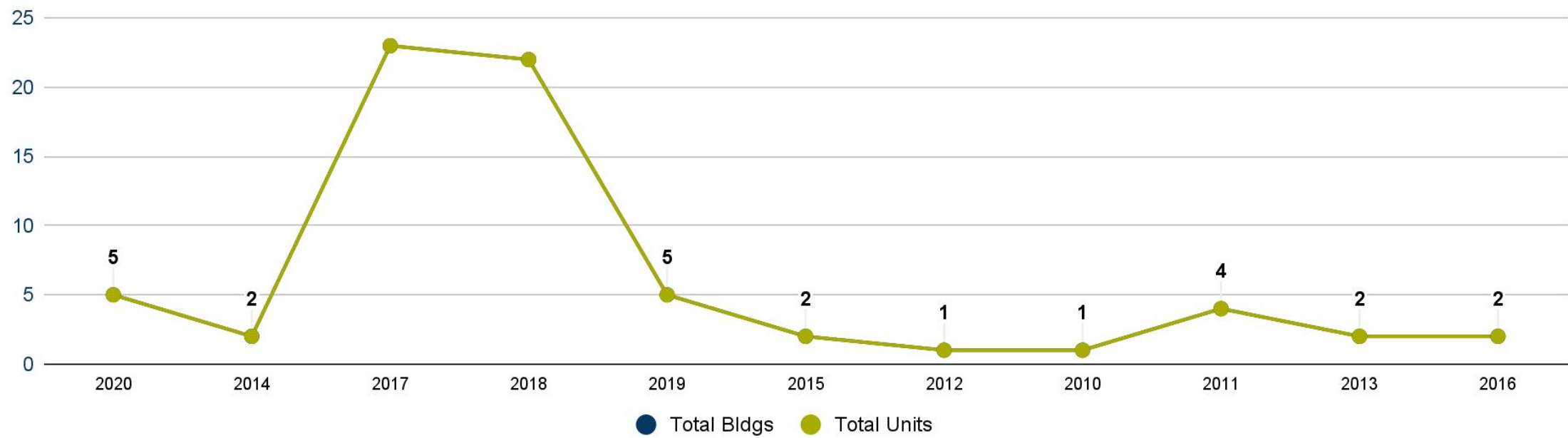
# HOUSING CONSTRUCTION

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**WORKING DRAFT**

**HOUSING STARTS** | There have been 2 new housing starts in 2016 in Sullivan County, with 69 total building permits authorized since 2020.

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



Source: St. Louis Fed.

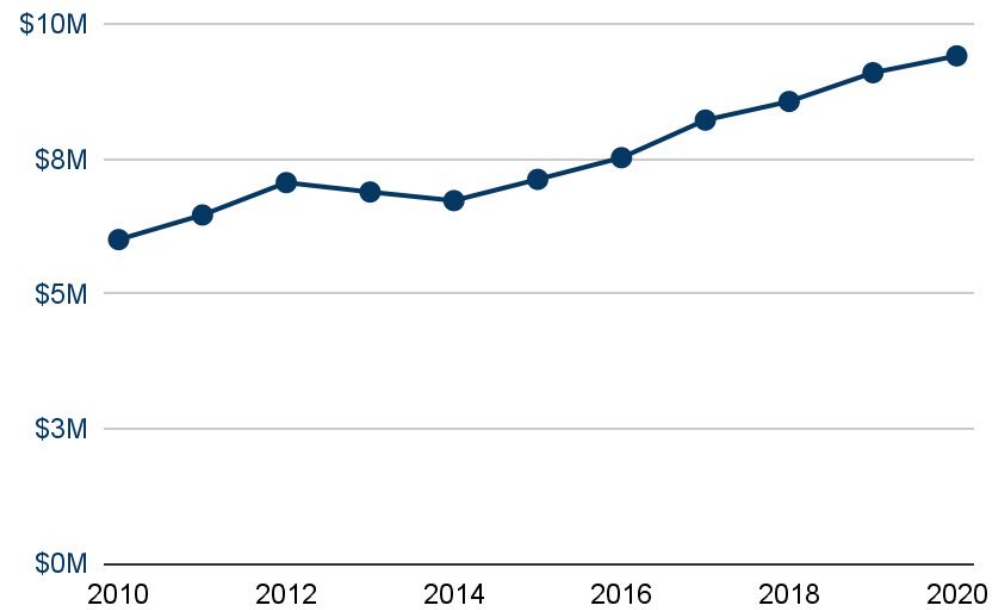
**CONSTRUCTION INPUTS |** Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

**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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