



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR MARSHALL COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

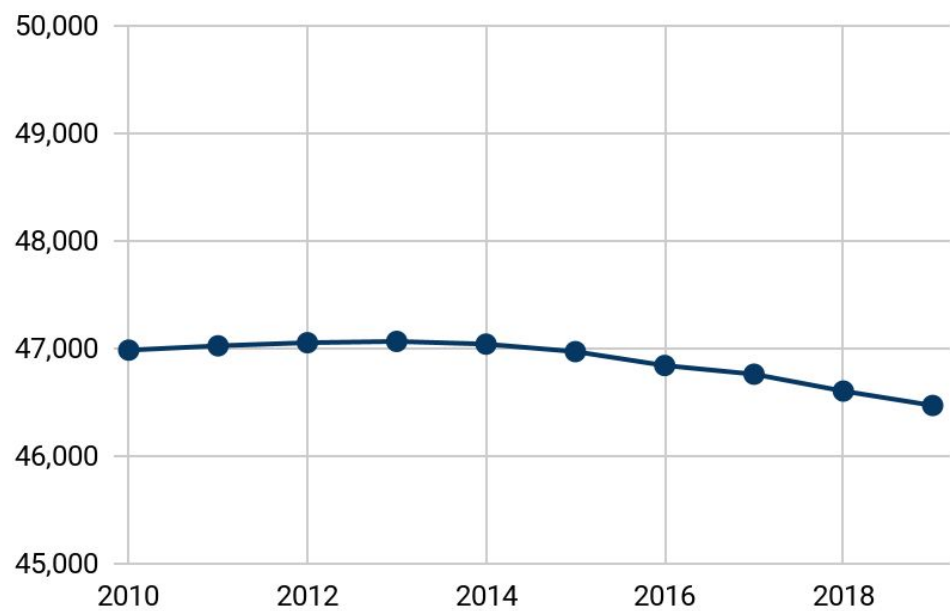
Note: Some data are placeholders, and not representative of actual conditions.

Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

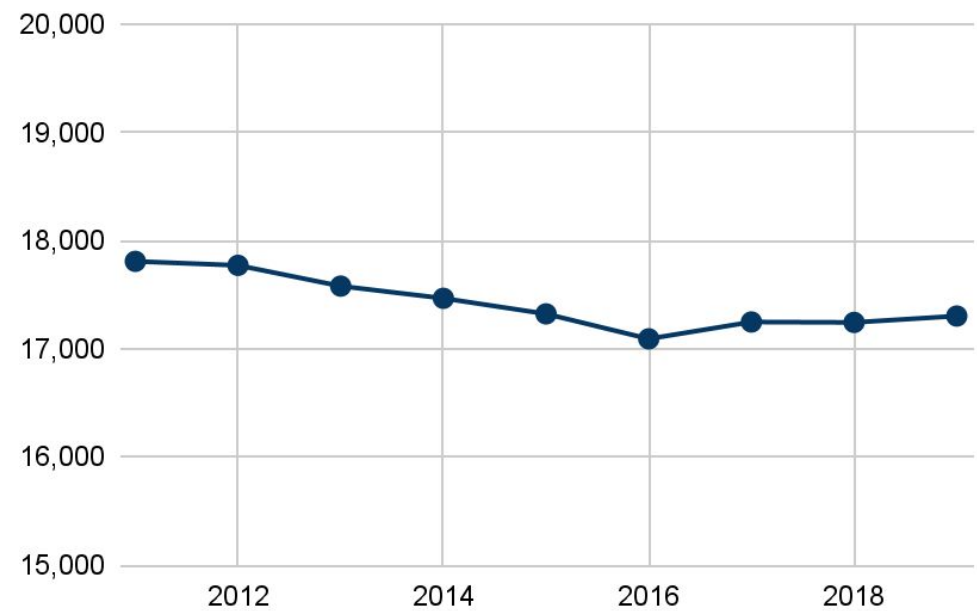
POPULATION | Marshall County’s population has decreased by 1.10% (1,000 people) between 2010-2019. In the same time period, the total number of households decreased by 2% (0 households).

Resident Population
Marshall County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Marshall County | 2010-2019



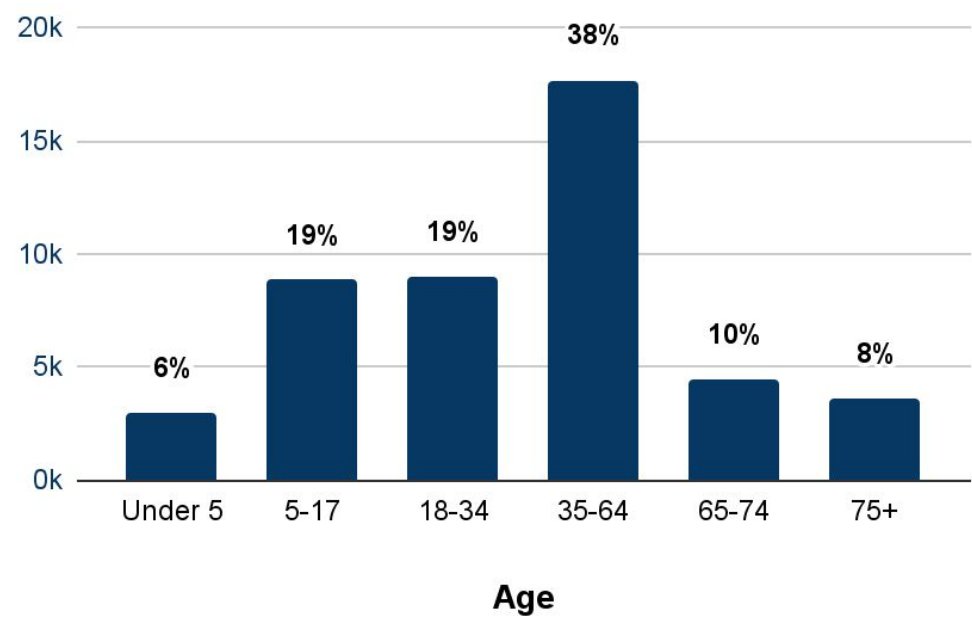
Source: FRED, U.S. Census Bureau

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

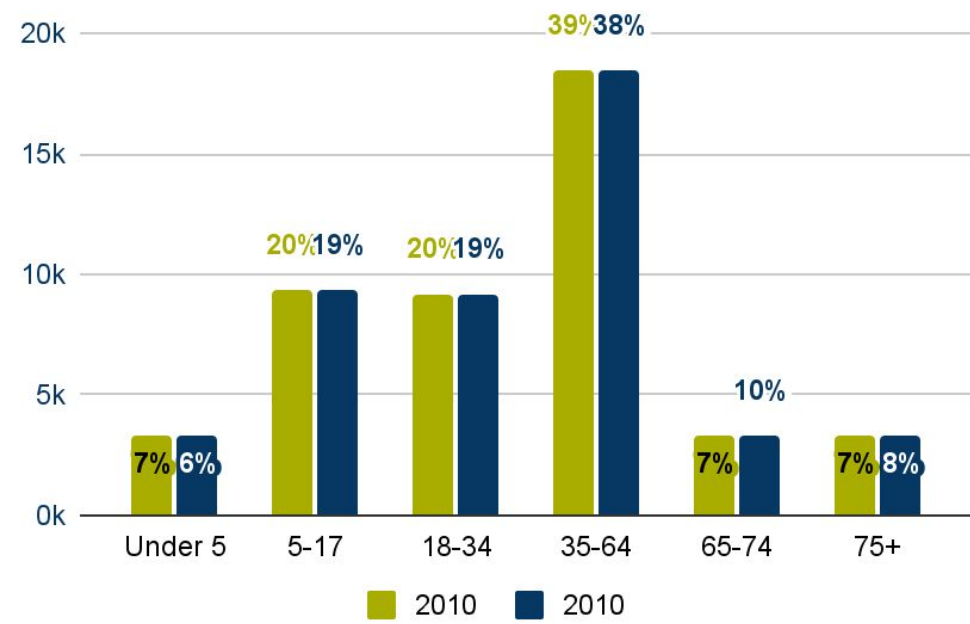
AGE | 17% of people in Marshall County are above the age of 65, while 25% are below 18.

Population by Age
Marshall County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Marshall County | 2010, 2019

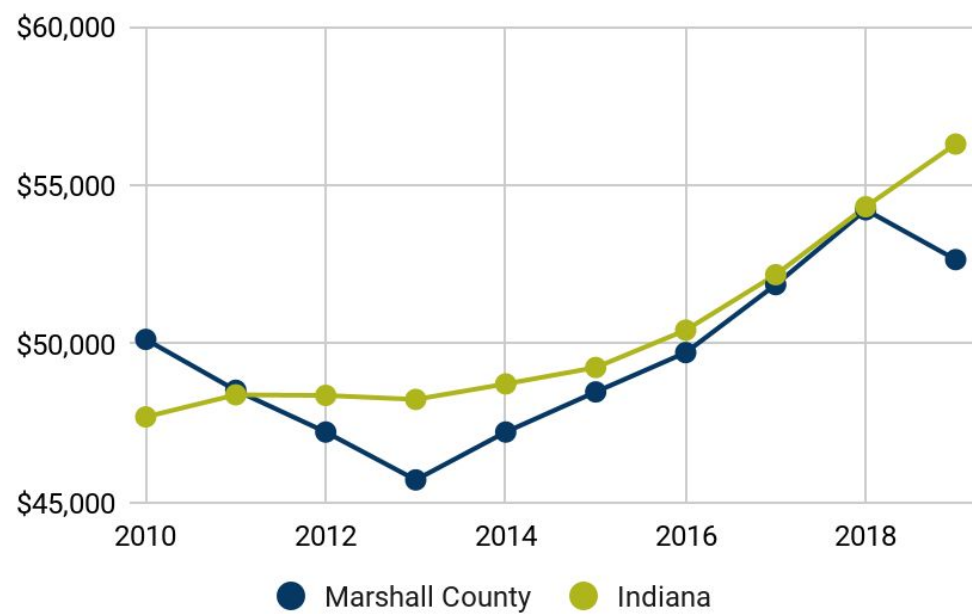


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Marshall County had a median income of \$52,658 in 2019, up 5% since 2010. 32% of households have incomes below \$35,000, while 20% have incomes above \$100,000.

Median Income

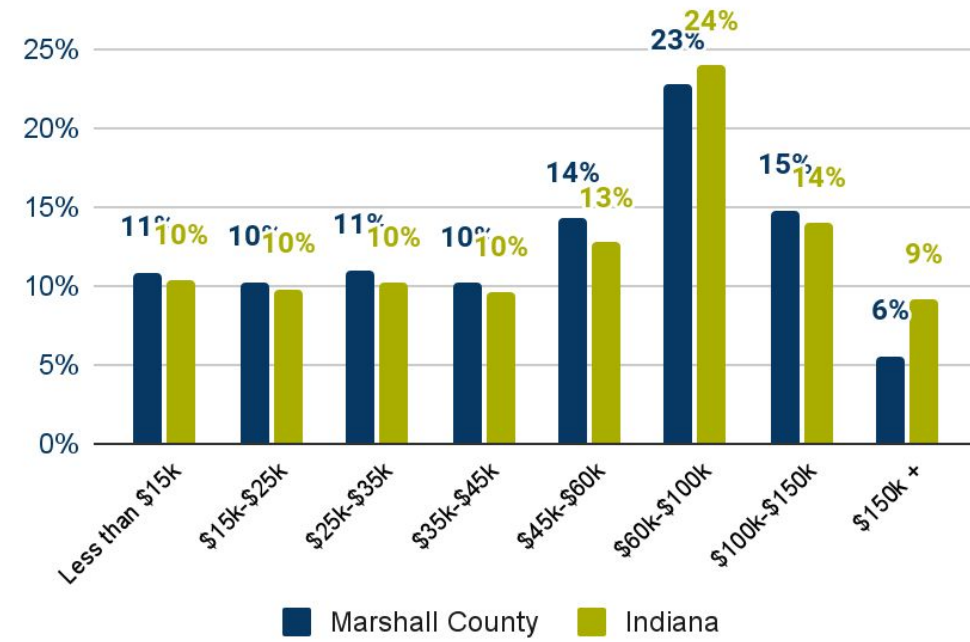
Marshall County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Marshall County, State of Indiana | 2019



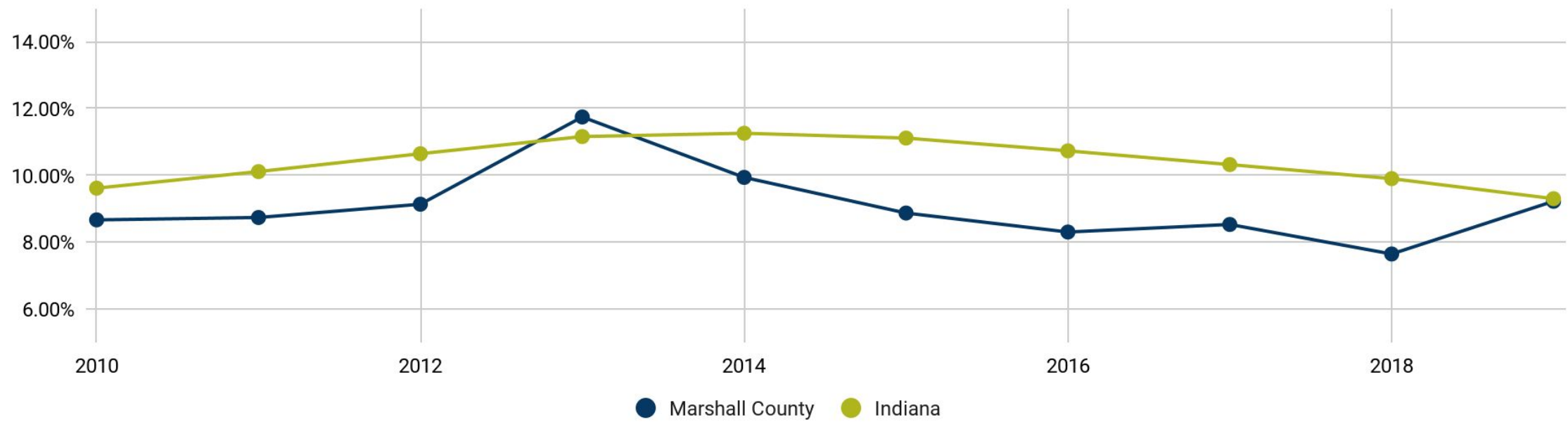
Source: ACS 2019 5-year estimates

WORKING DRAFT

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

FAMILY POVERTY RATE | 9.2% of families live in poverty conditions in Marshall County, up 0.6 points from 8.7% in 2010.

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

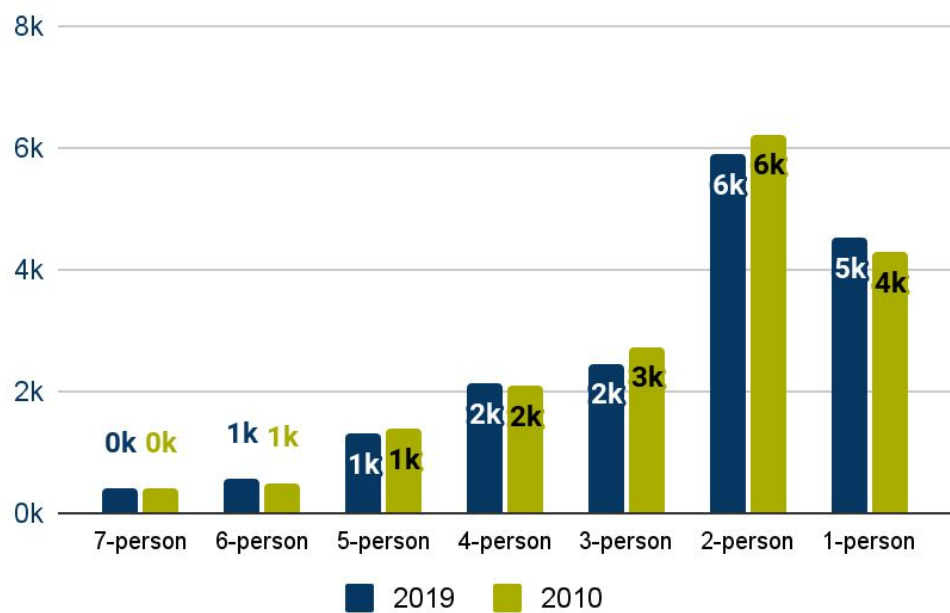


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSEHOLD SIZE | The average household size is 2.64, compared to 2.52 statewide. The Marshall County average household has grown by 0.01 persons since 2010.

Household Size
Marshall County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

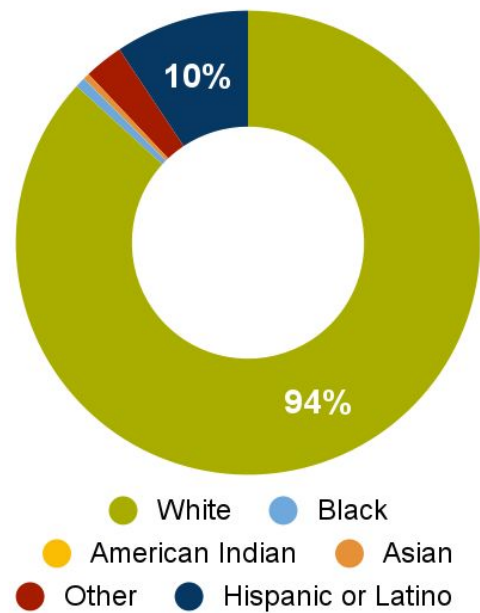
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Note: Some data are placeholders, and not representative of actual conditions.

RACIAL COMPOSITION | The currently racial distribution of households in Marshall County is 94% white, 1% Black, 10% Hispanic/Latino, 0% Asian, and 3% other.

Racial Distribution

Marshall County | 2019



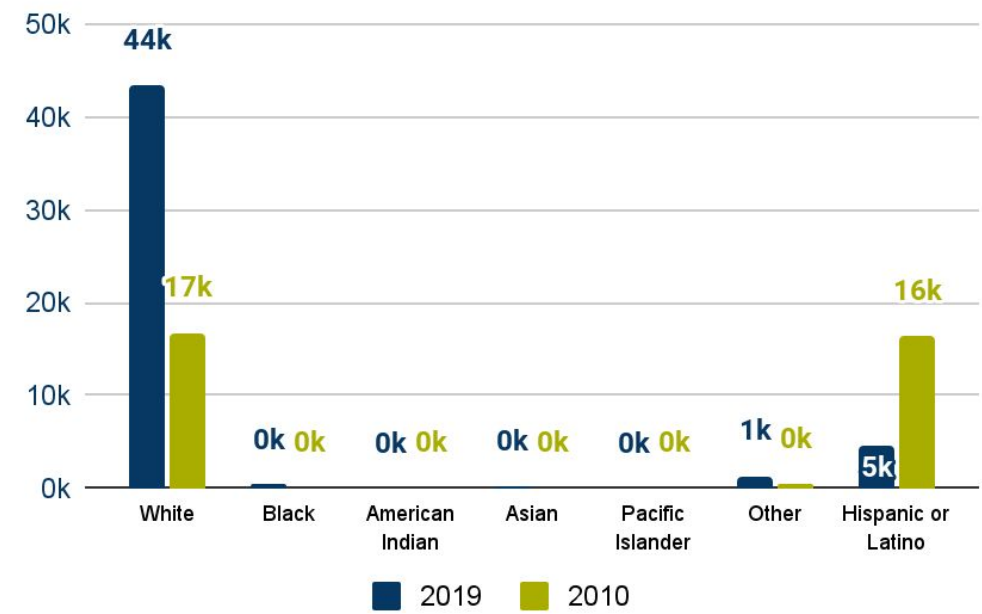
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Marshall County | 2010, 2019



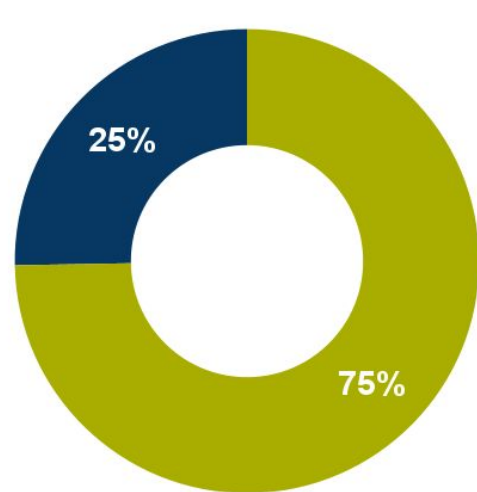
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

HOUSING TENURE | In 2019, 25% of households (4,375 households) in Marshall County were renters, while 75% are (12,929 households) owner households. The share of renters has increased by 4% since 2010.

Housing Tenure

Marshall County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

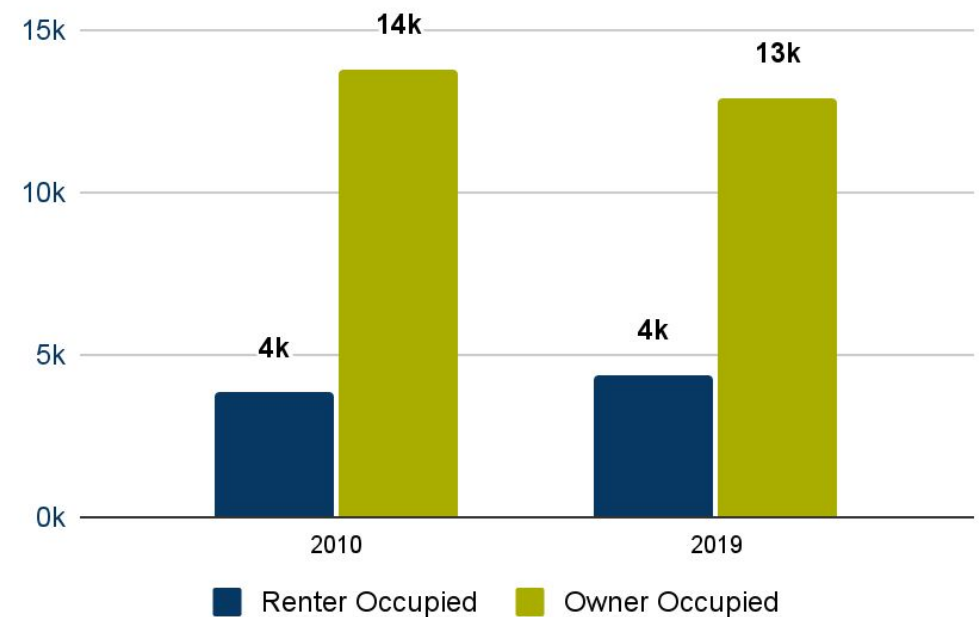
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Marshall County | 2010-2019



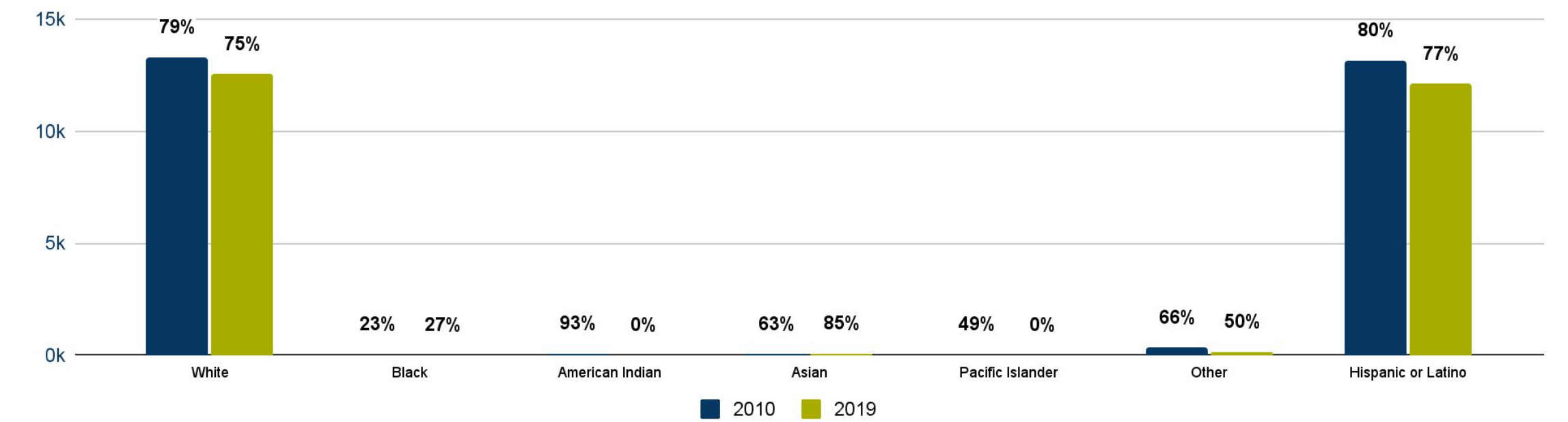
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 75%, among non-Hispanic White households' homeownership is 75%, 27% for Black households, and 77% for Hispanic or Latino households.

Homeownership by Race
Marshall County | 2010, 2019

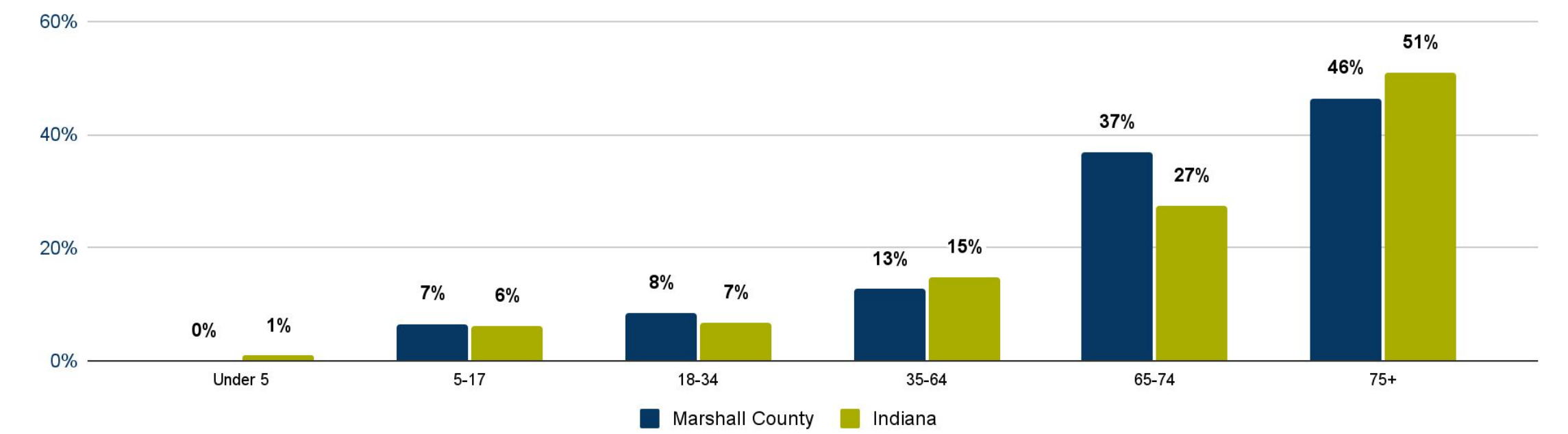


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

DISABILITY | 15% of people in Marshall County live with a disability. For people above 65, the share increases to 41%.

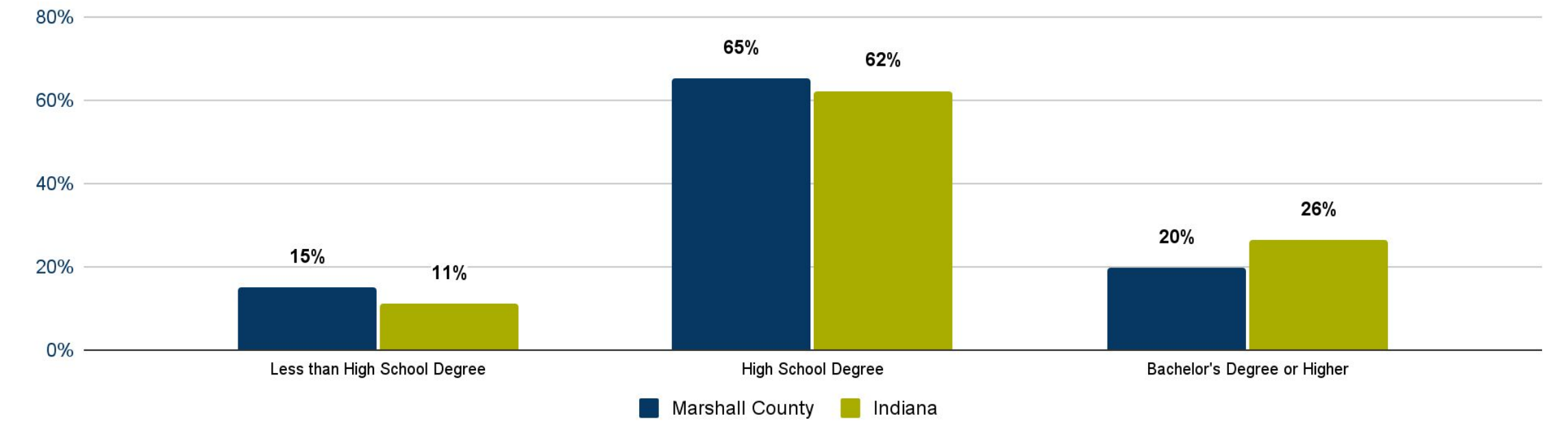
Share of the Population with a Disability by Age
Marshall County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Marshall County, 65% of the population has at least a high school degree and 20% of the population has at least a Bachelor's degree.

Educational Attainment
Marshall County, Indiana | 2019



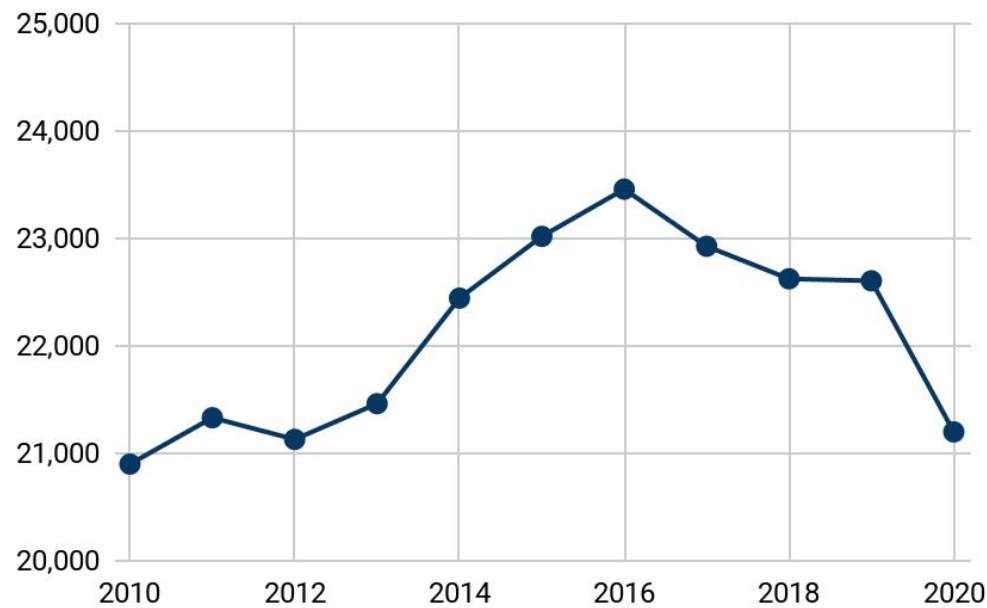
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

WORKING DRAFT

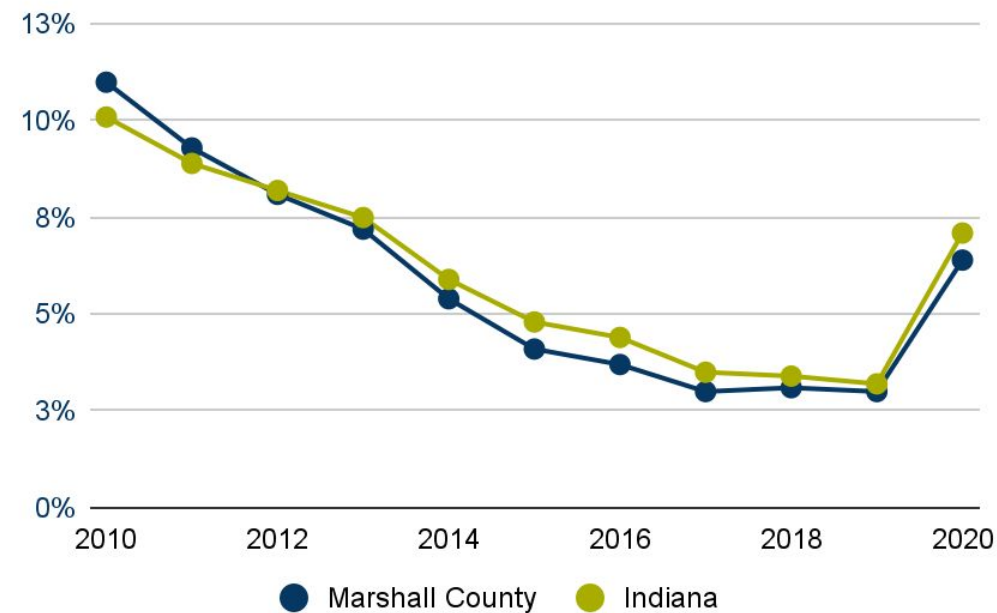
EMPLOYMENT BASE | There are currently 21,000 employed persons in Marshall County, up by 1% since 2010. The unemployment rate in 2020 was 6.40%, up 3.4 points from 2019.

Total Employment
Marshall County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Marshall County, Indiana | 2010-2019

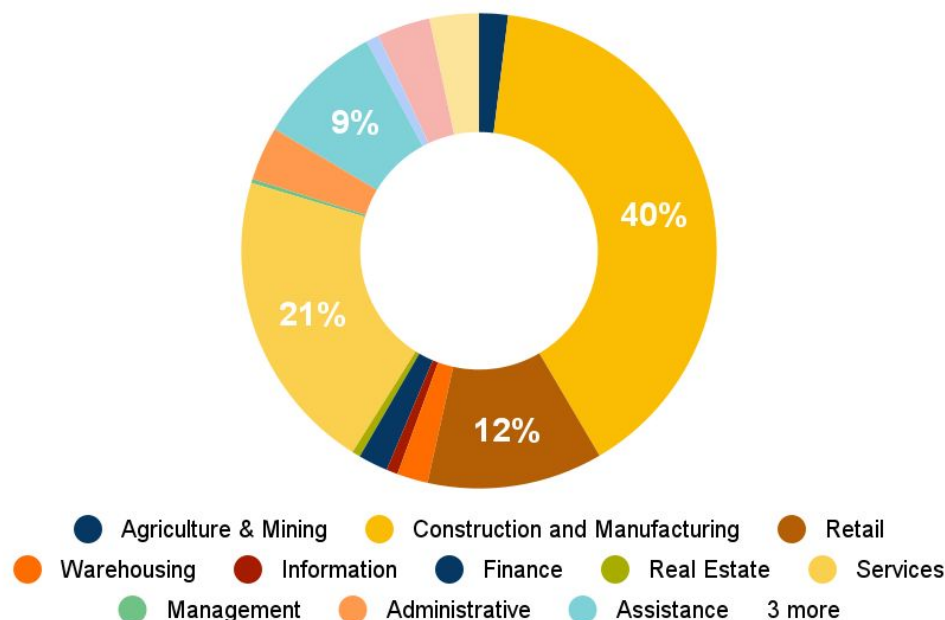


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Marshall County, accounting for 36% of all jobs, followed by Educational Services (12% of all jobs).

Total Jobs by All Industries
Marshall County | 2018



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

Top 5 Industries and Median Annual Wages

1. Service-providing | **\$36,910**
2. Goods-producing | **\$50,012**
3. Trade, transportation, and utilities | **\$39,117**
4. Manufacturing | **\$49,980**
5. Professional and business services | **\$39,929**

Source: BLS

Top 5 Employers

1. Southwire Co (Bremen)
2. Nishikawa Cooper Llc (Bremen)
3. Walmart Supercenter (Plymouth)
4. Aker Plastics Co Inc (Plymouth)
5. Ancilla Domini Sisters Inc (Plymouth)

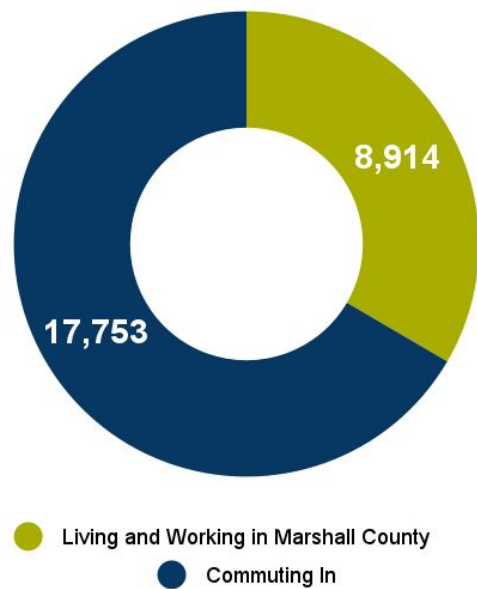
Source: BLS

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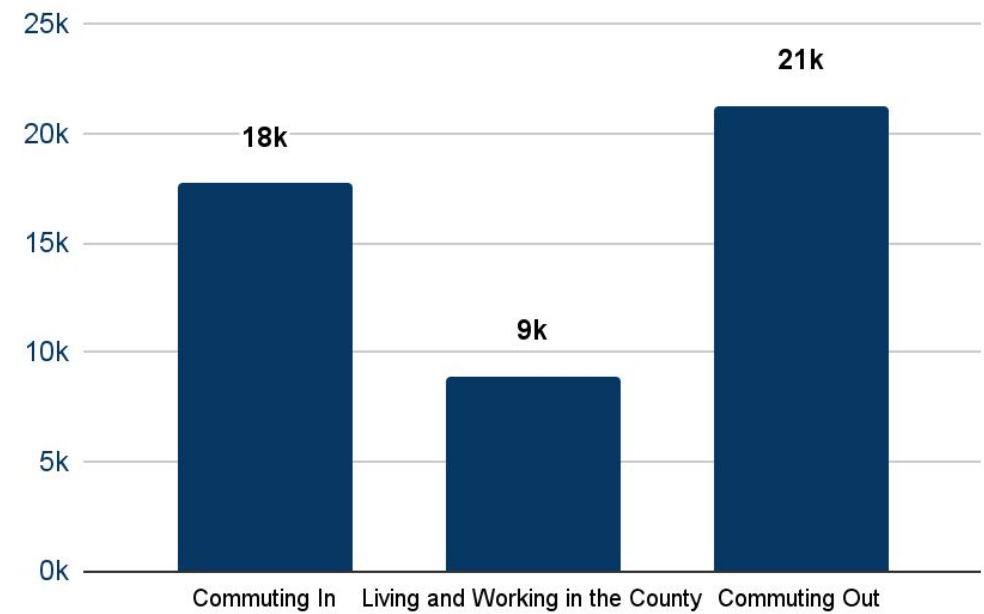
COMMUTER INFLOW / OUTFLOW | 18,000 commuters come into Marshall County for their jobs, while 21,000 employees travel outside for their jobs.

Employment Inflow
Marshall County | 2018



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

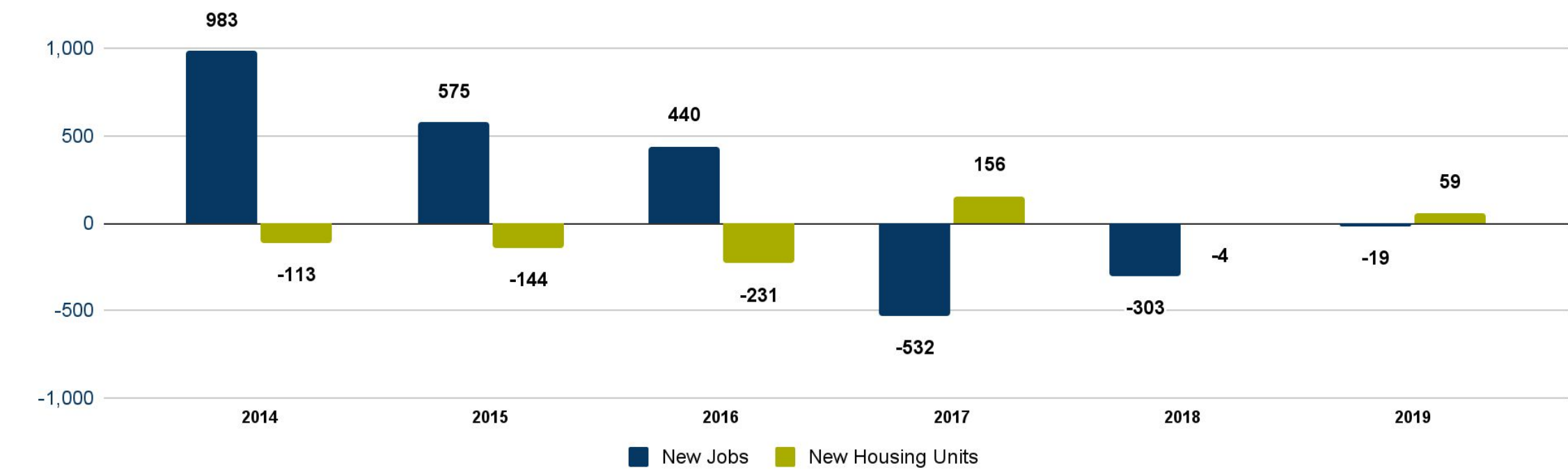
Commuting Patterns
Marshall County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 1144 between 2014-2019 and -277, or -24 units for every 100 jobs created.

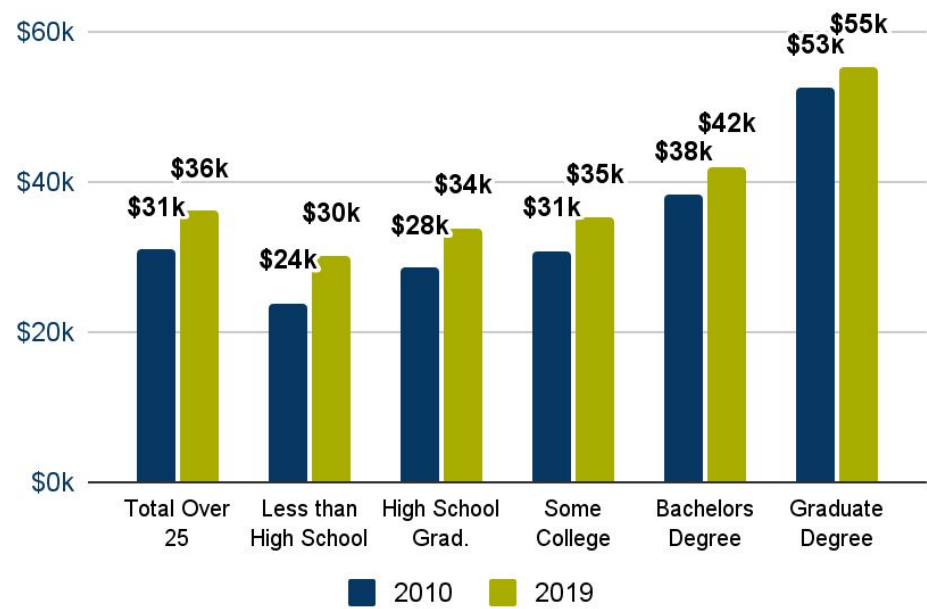
Job Growth and Housing Production
Marshall County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

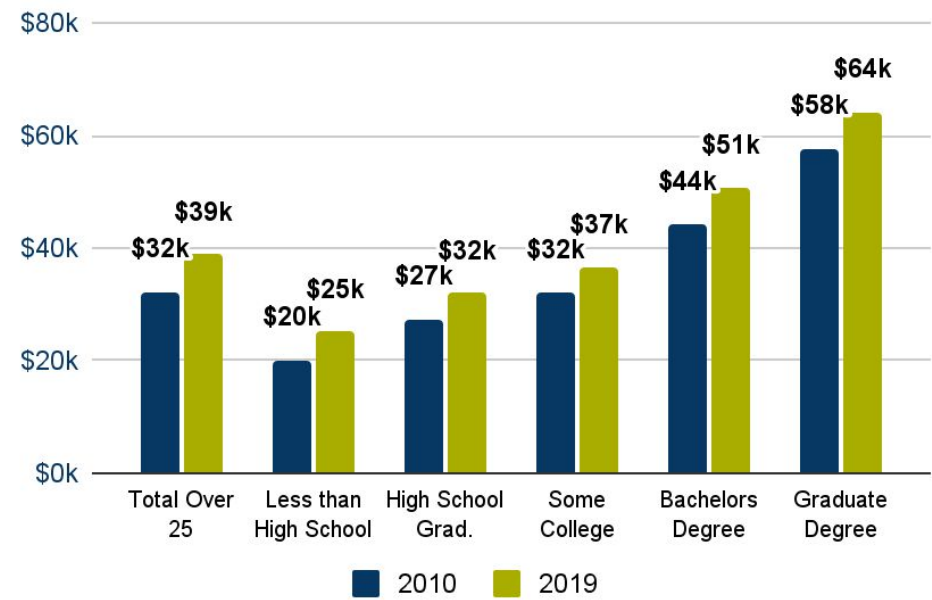
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 17% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Marshall County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Earnings by Educational Attainment
Indiana | 2010, 2019



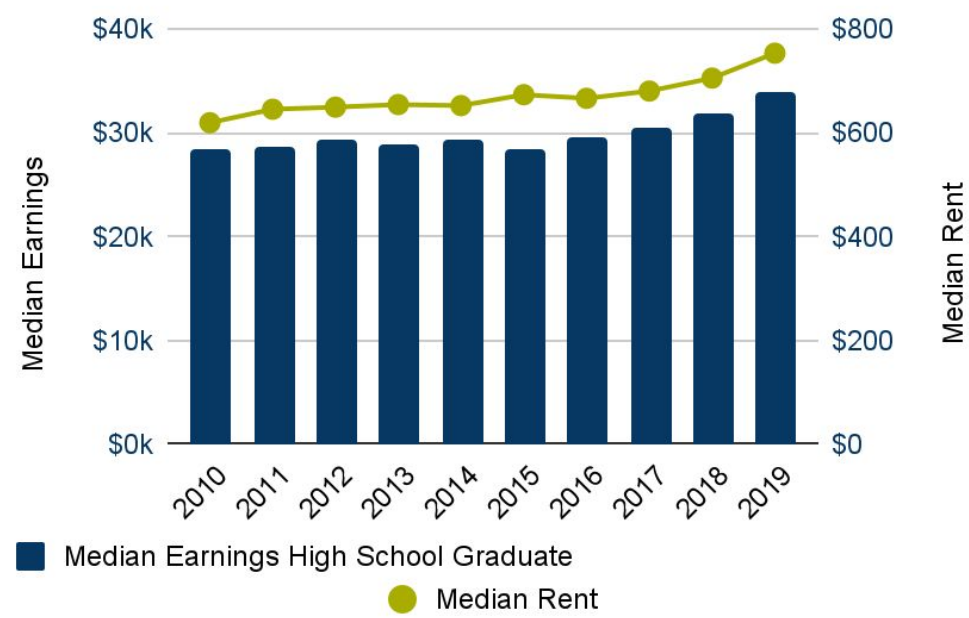
Source: ACS 2010-2019 5-year estimates

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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 21.6% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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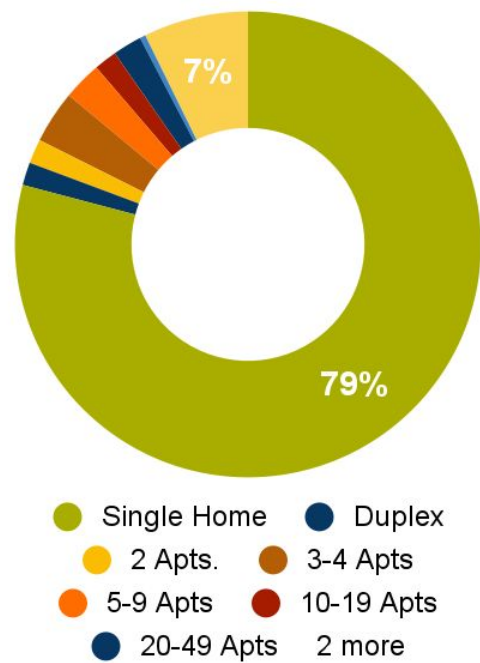
HOUSING TRENDS

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HOUSING TYPOLOGY | 79% of homes in Marshall County are single-family, while 14% are multifamily. The share of multifamily housing has decreased by 68 homes since 2010.

Housing Typology

Marshall County | 2019



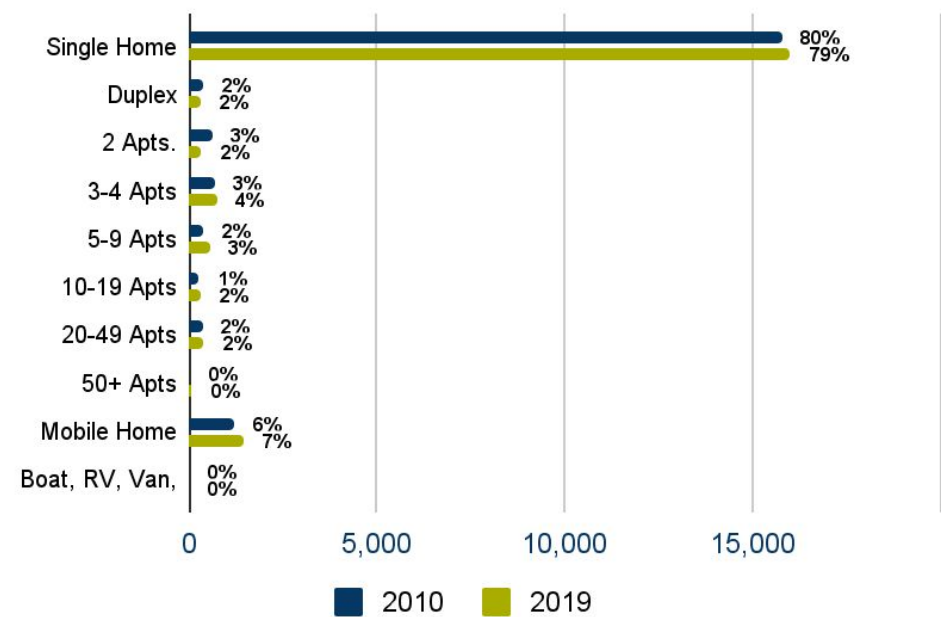
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Marshall County | 2010, 2019

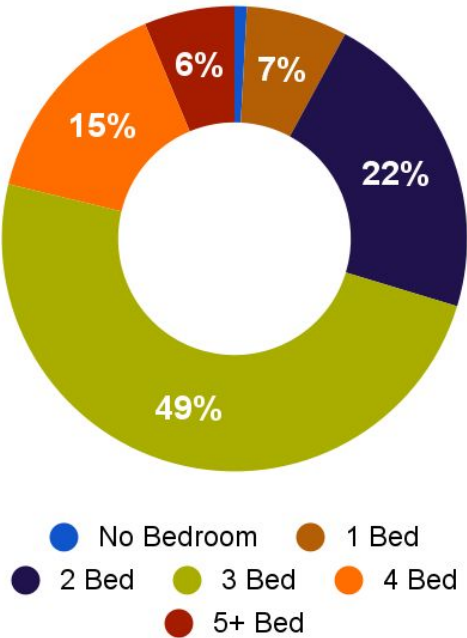


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Marshall County are 2.64, with 70% of units 3 bedroom or more.

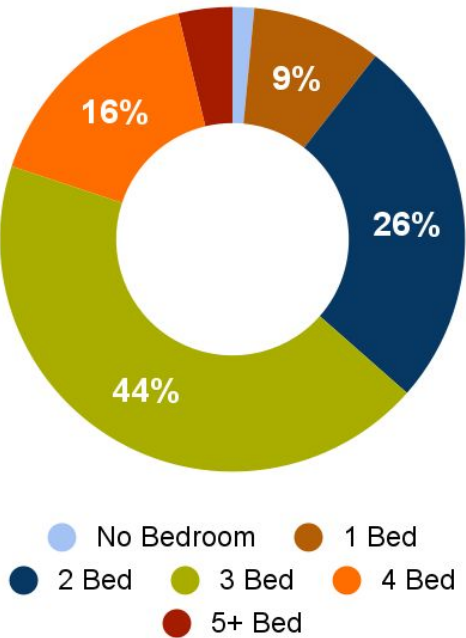
Housing Stock by Bedrooms

Marshall County | 2019



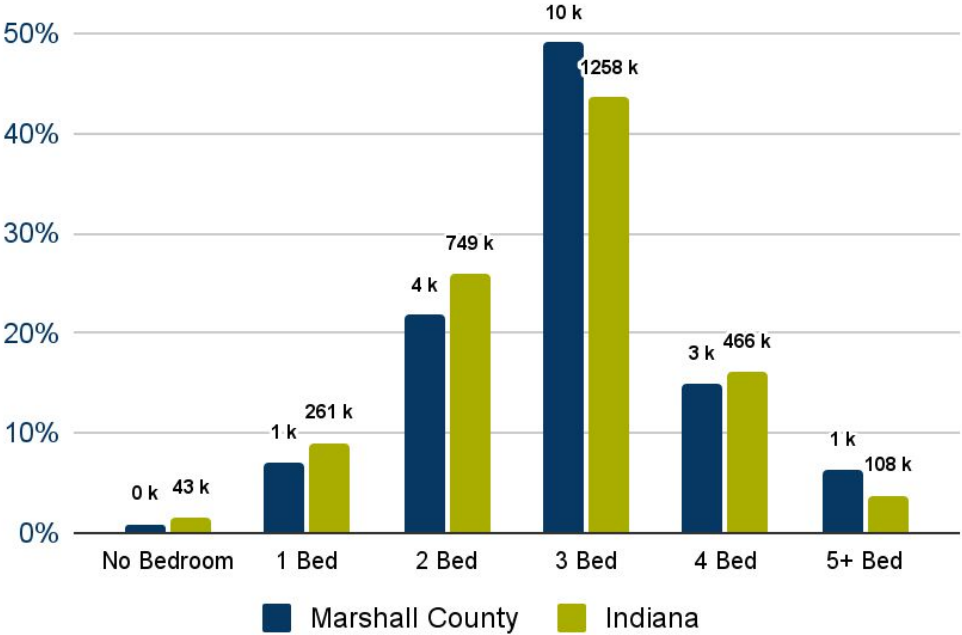
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

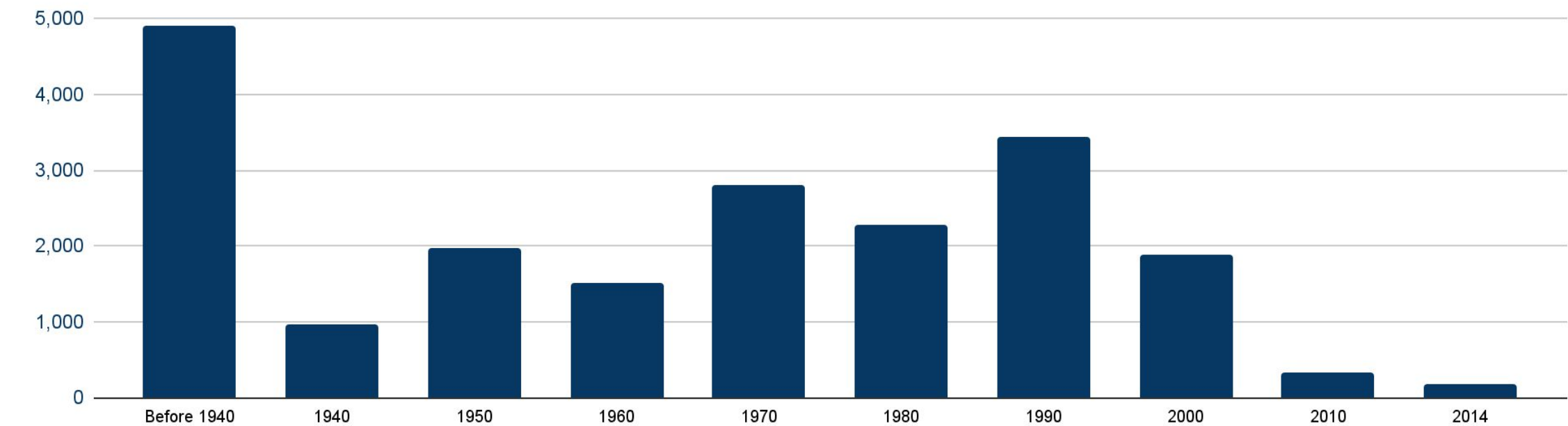
Marshall County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 88% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Marshall County | 2019

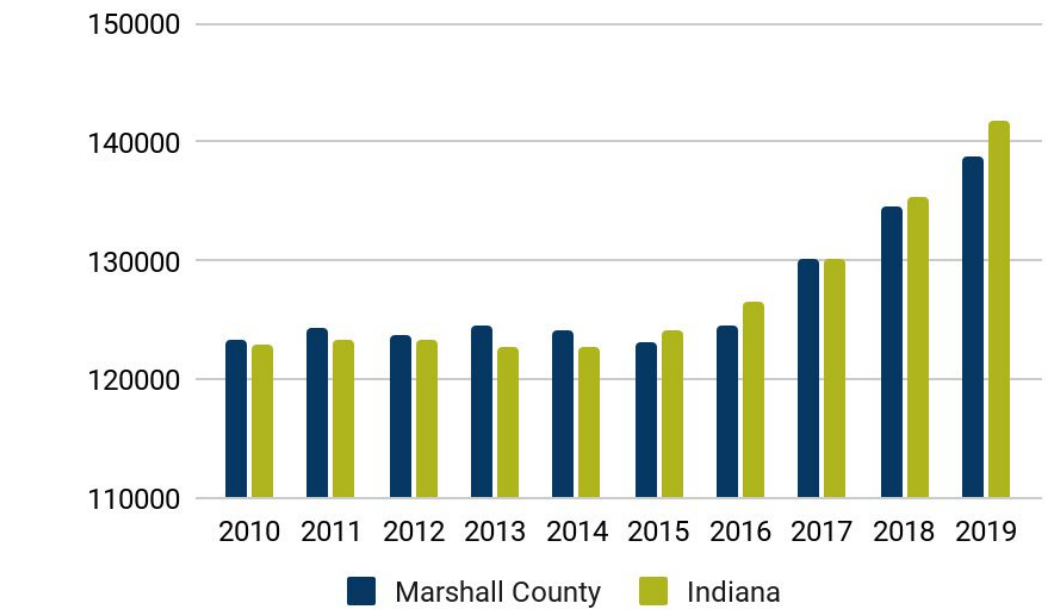


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

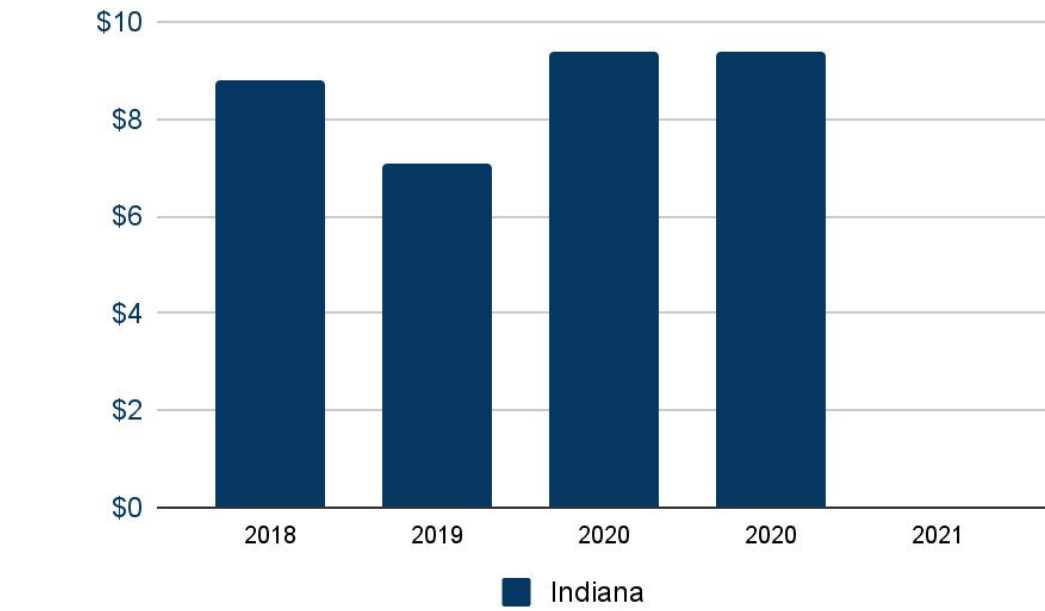
MEDIAN LISTING PRICE | Homes in Marshall County have a median listing price of \$138,700, compared to \$141,700 statewide. Home prices have increased by 12% since 2010.

Median Listing Price
Marshall County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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

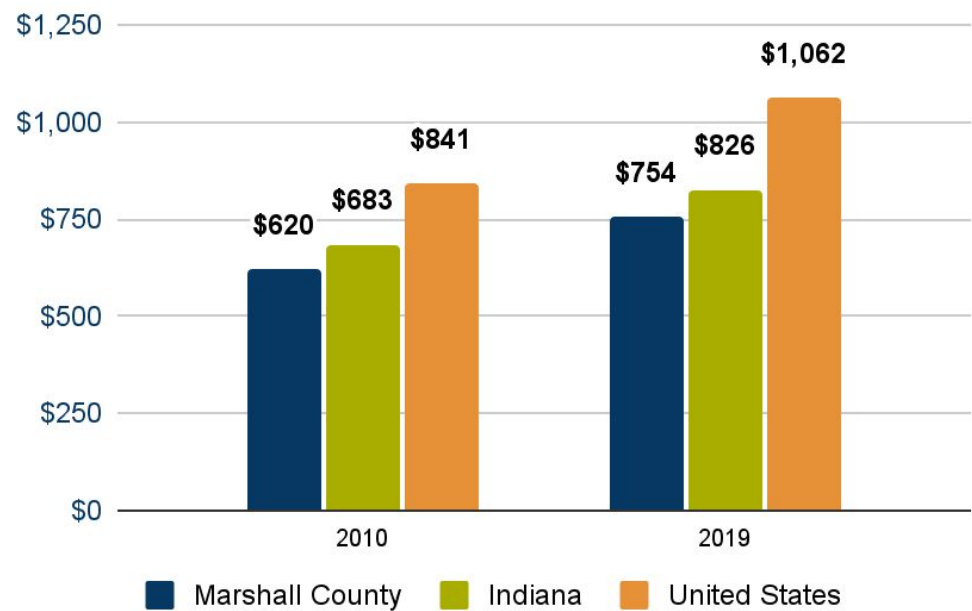


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 22% since 2010, with average rents at \$754.

Median Rent

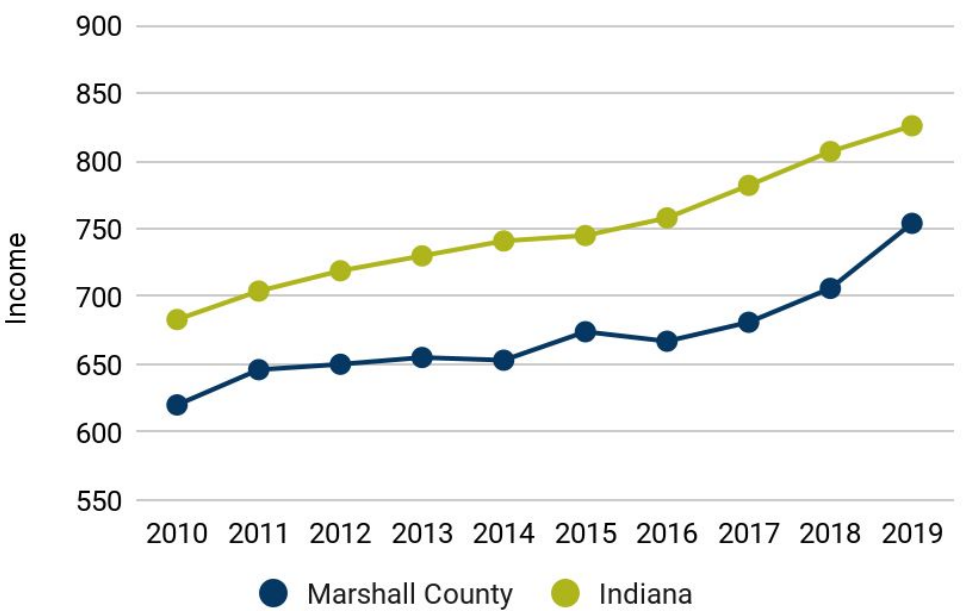
Marshall County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

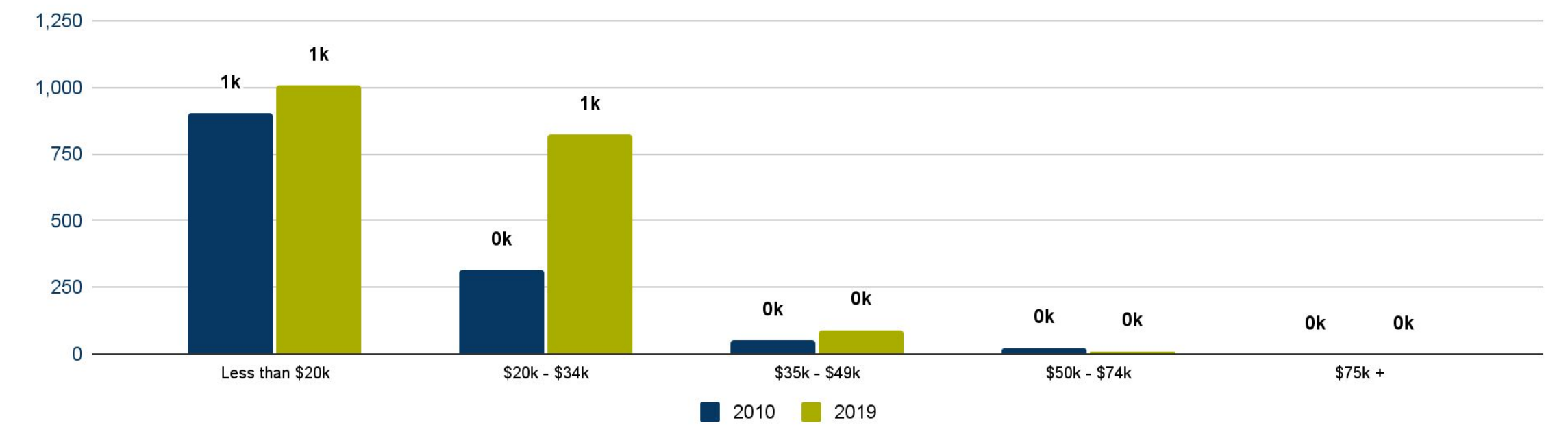
Marshall County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 50% of households are housing cost burdened in Marshall County, up 34% since 2010. 47% of households earning below \$50,000 are housing cost burdened.

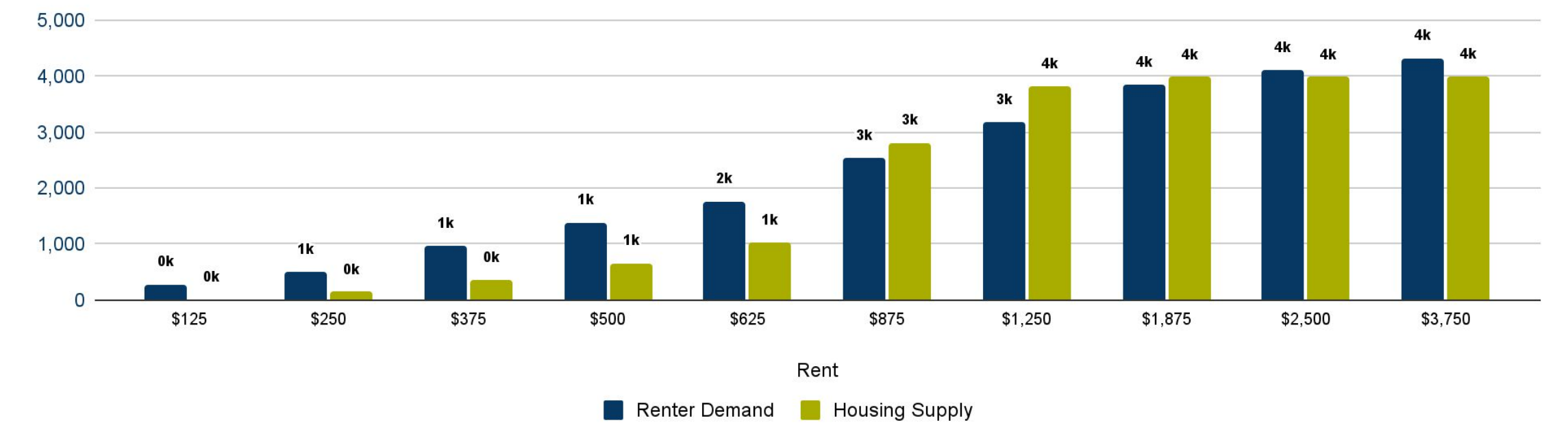
Renter Housing Cost Burden
Marshall County, Indiana | 2010 - 2019



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
Marshall 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 Marshall County.

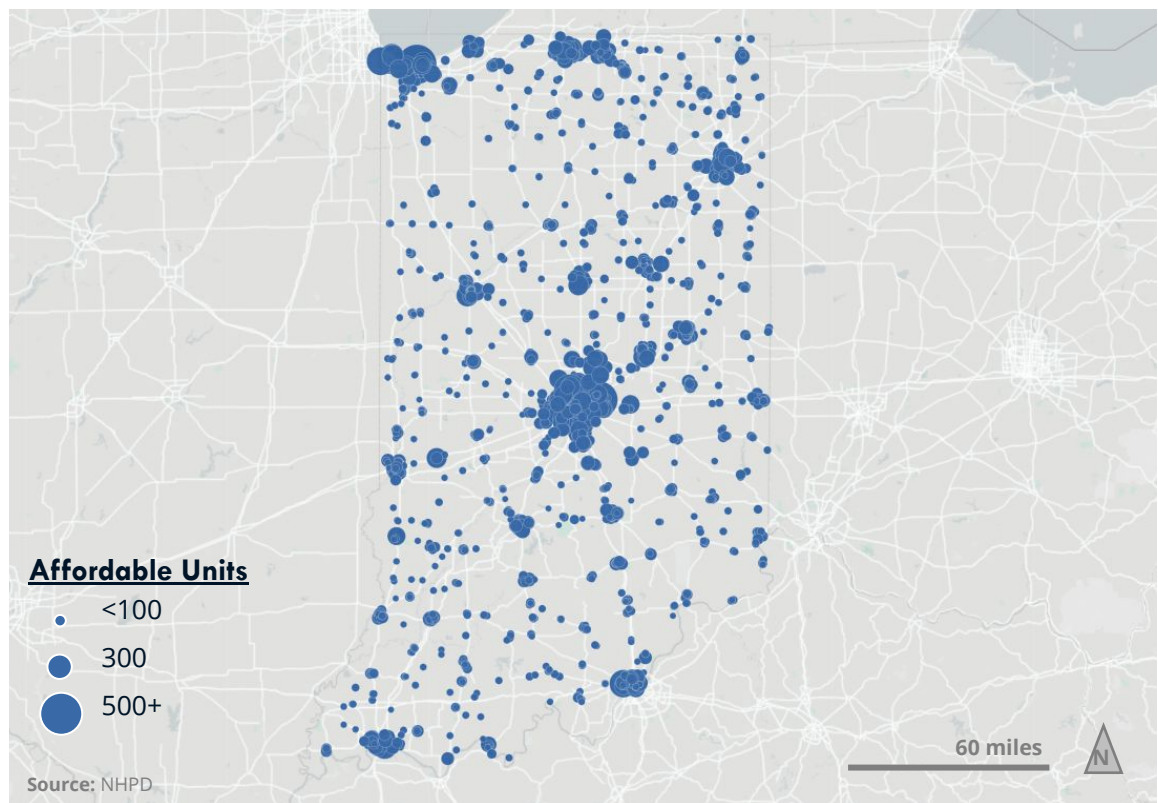
Affordable Housing Inventory

Marshall County | 2020



Affordable Housing Inventory

State of Indiana | 2020

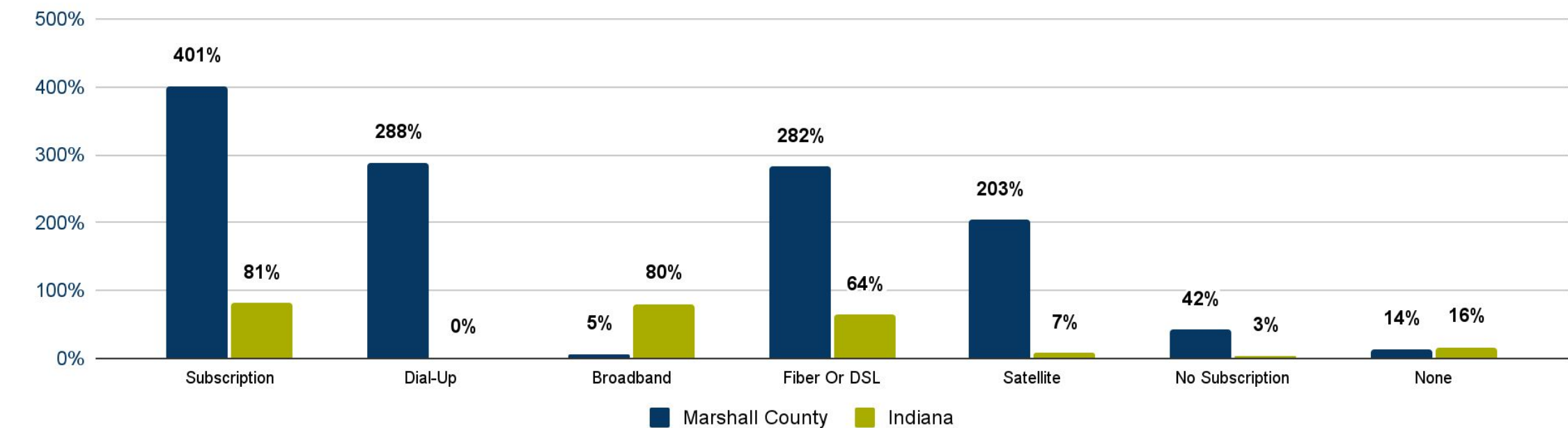


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Note: Some data are placeholders, and not representative of actual conditions.

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

Broadband Access Marshall County | 2017-2020



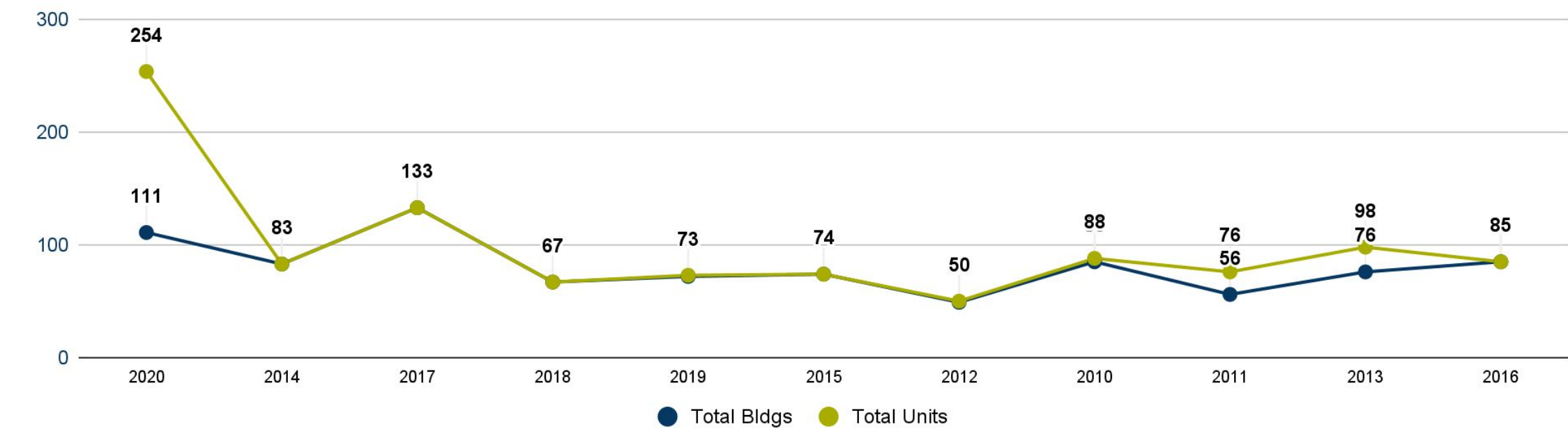
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

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HOUSING STARTS | There have been 85 new housing starts in 2016 in Marshall County, with 891 total building permits authorized since 2020.

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



Source: St. Louis Fed.

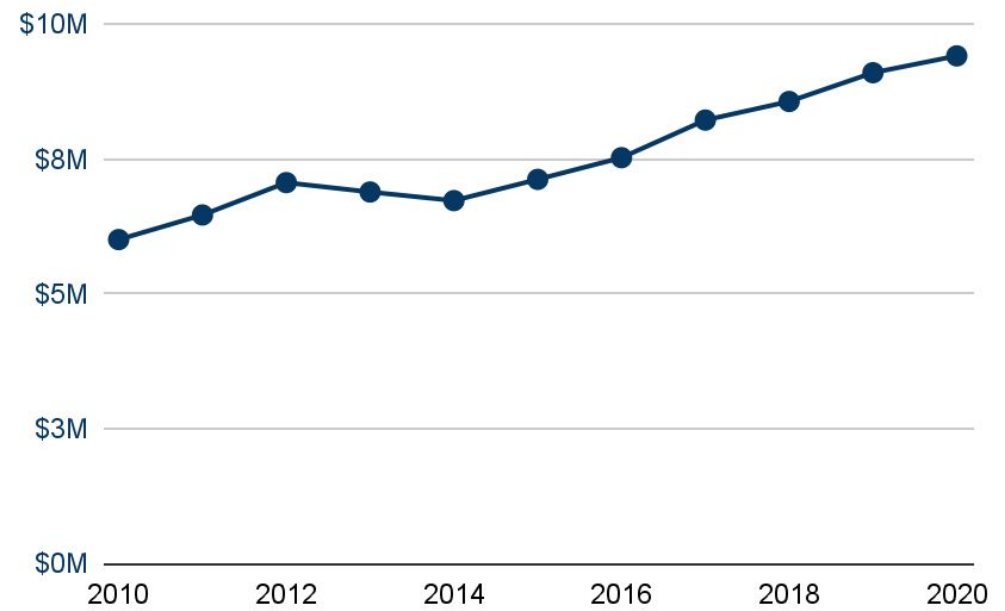
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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.