

**Indiana Housing
Working Group**



INDIANA STATE HOUSING DASHBOARD

HOUSING NEEDS ASSESSMENT FOR MARSHALL COUNTY

OCTOBER 2021

ACKNOWLEDGEMENTS AND DATA SOURCES

We would like to thank the **Indiana Housing Technical Working Group** for their thoughtful guidance and input throughout the development of this report.

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This report utilizes the following **data sources**:

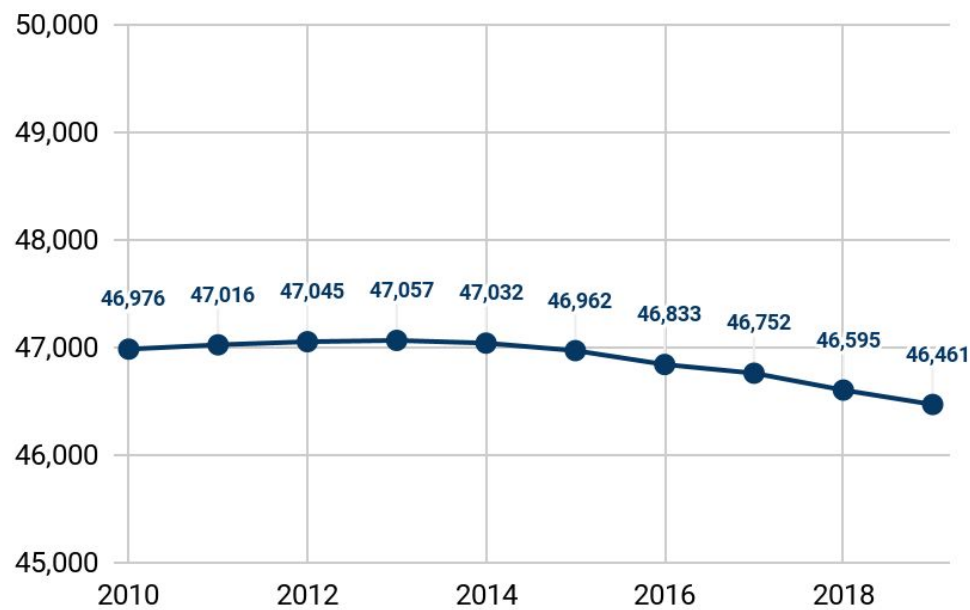
- American Community Survey (ACS) 5-year and 1-year estimates
- Federal Reserve Bank of St. Louis Economic Data (FRED)
- U.S. Census Bureau
- U.S. Census Longitudinal Employer-Household Dynamics
- Bureau of Labor and Statistics
- National Housing Preservation Database
- Indiana Realtors Association

Data in this report are updated as frequently as data sources are updated.

DEMOGRAPHIC TRENDS

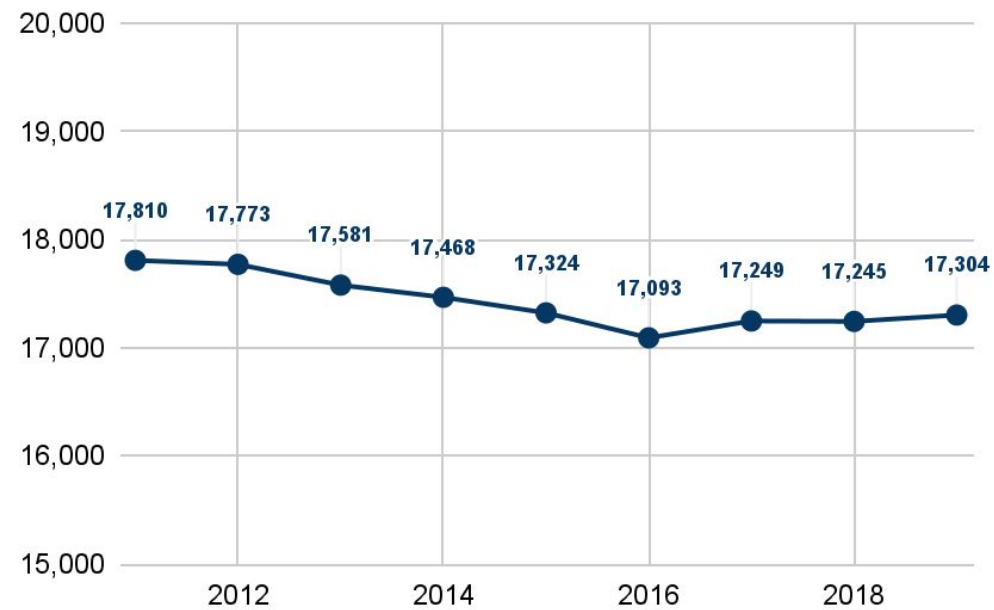
POPULATION | Marshall County's population has decreased by 1.10% (515 people) between 2010-2019. In the same time period, the total number of households decreased by 1.85% (327 households).

Resident Population
Marshall County | 2010-2019



Source: FRED, U.S. Census Bureau

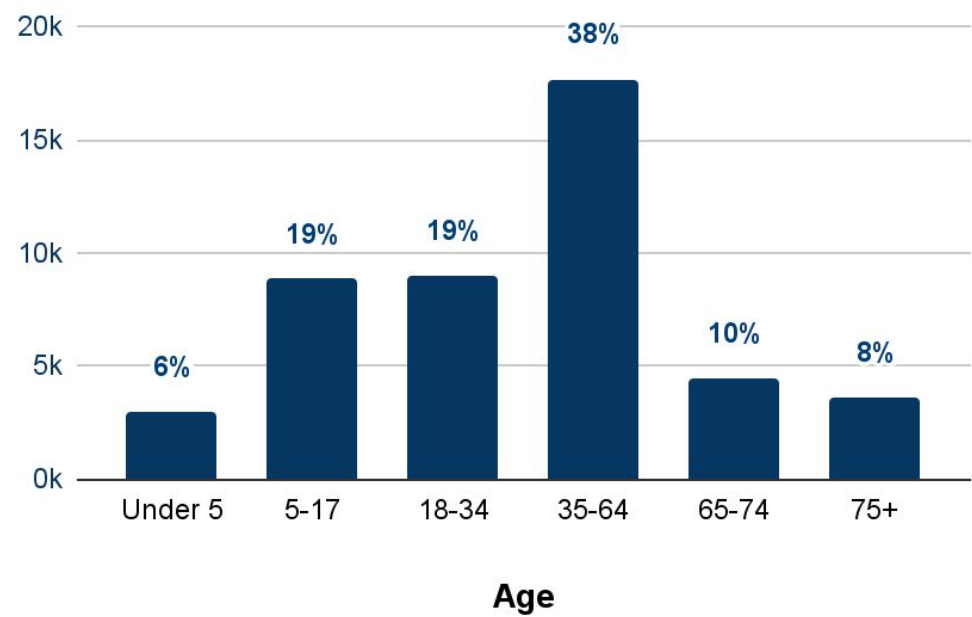
Households
Marshall County | 2010-2019



Source: FRED, U.S. Census Bureau

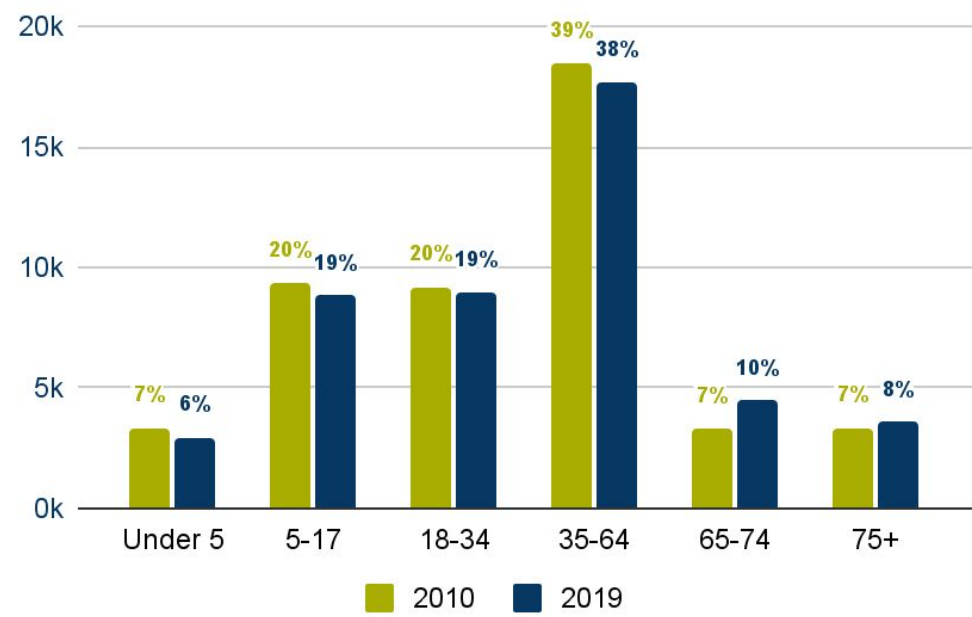
AGE | 17% of people in Marshall County are above the age of 65, while 25% are below 18.

Population by Age
Marshall County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Marshall County | 2010, 2019

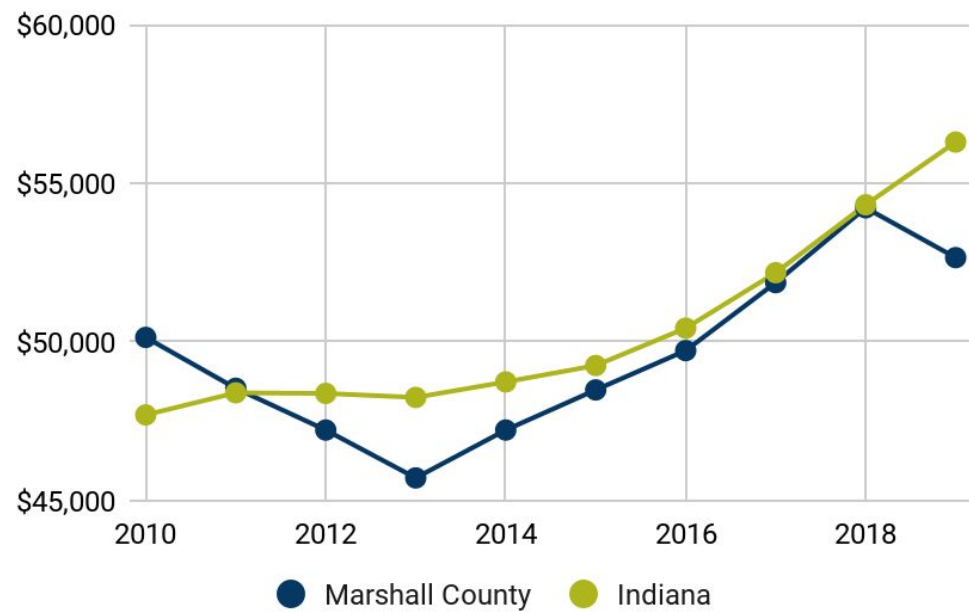


Source: ACS 2010-2019 1-year estimates

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

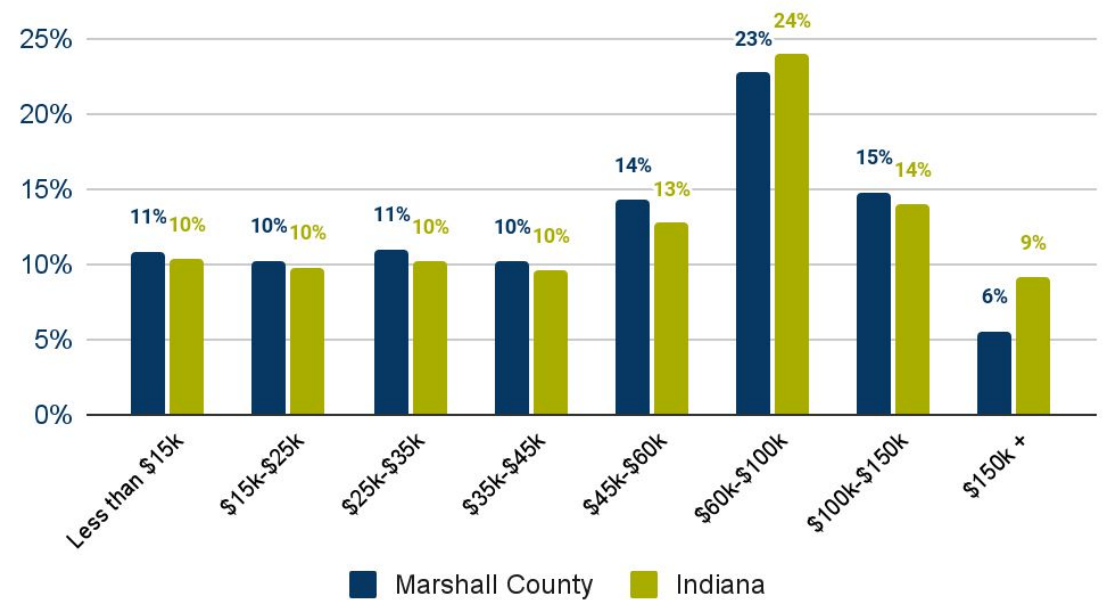
Marshall County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

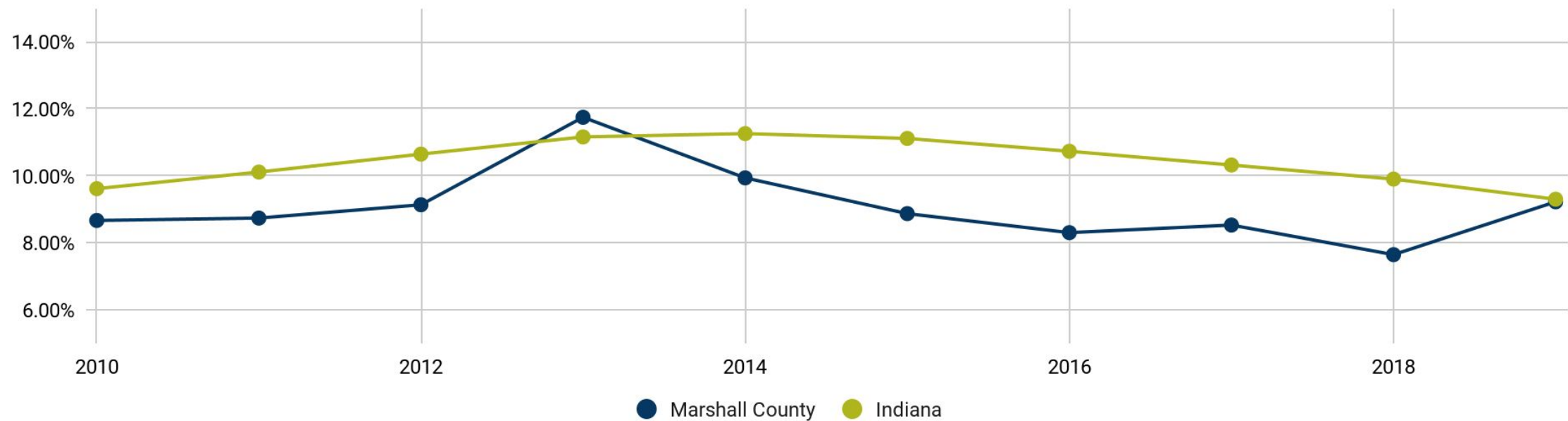
Marshall County, State of Indiana | 2019



Source: ACS 2019 5-year estimates

FAMILY POVERTY RATE | 9.2% of families live in poverty conditions in Marshall County, up 0.56 percentage points from 8.7% in 2010.

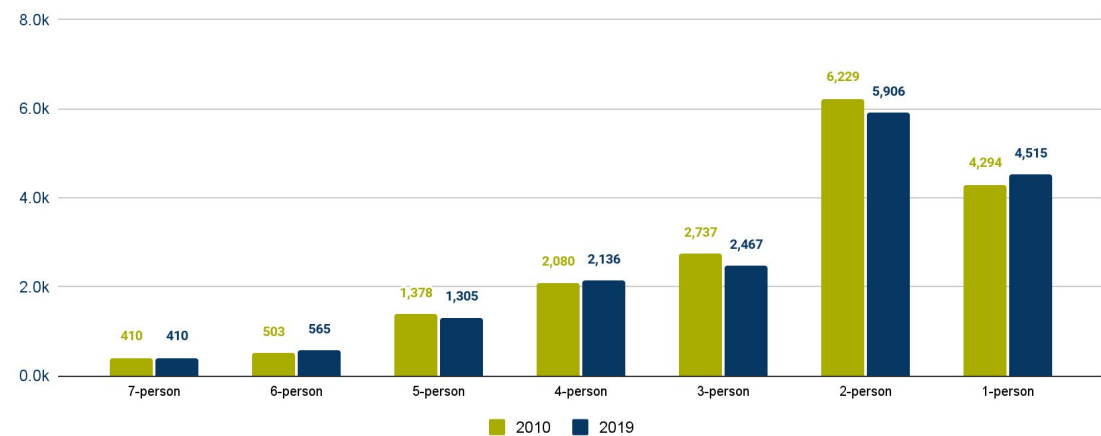
Family Poverty Rate
Marshall County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

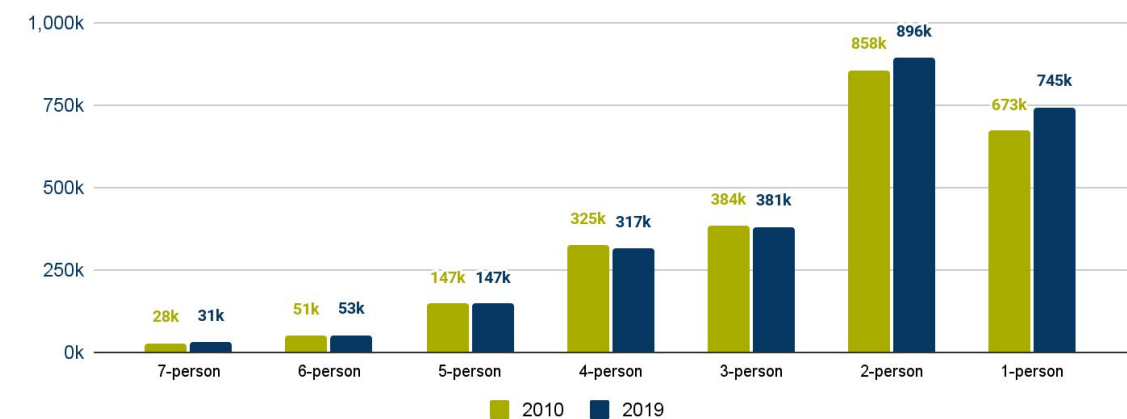
HOUSEHOLD SIZE | The average household size is 2.64 people, compared to 2.52 statewide. The Marshall County average household has grown by 0.01 persons since 2010.

Household Size
Marshall County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019

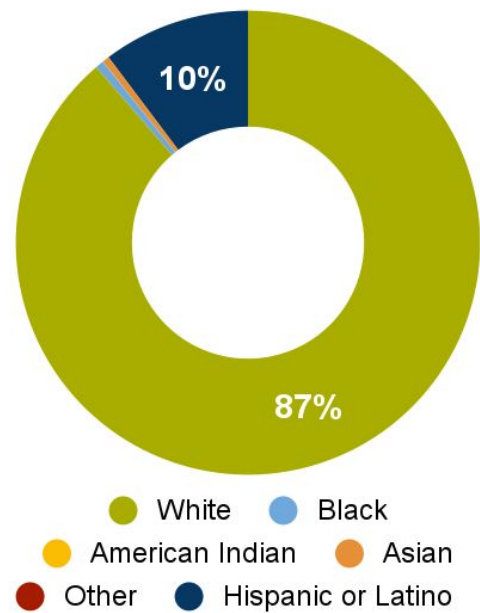


Source: ACS 2010-2019 5-year estimates

RACIAL COMPOSITION | The current racial distribution of households in Marshall County is 87% white, 1% Black, 10% Hispanic/Latino, 0% Asian, and 0% other.

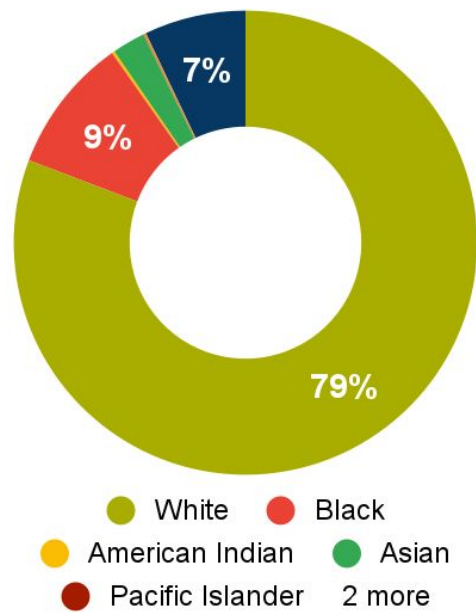
Racial/Ethnic Distribution

Marshall County | 2019



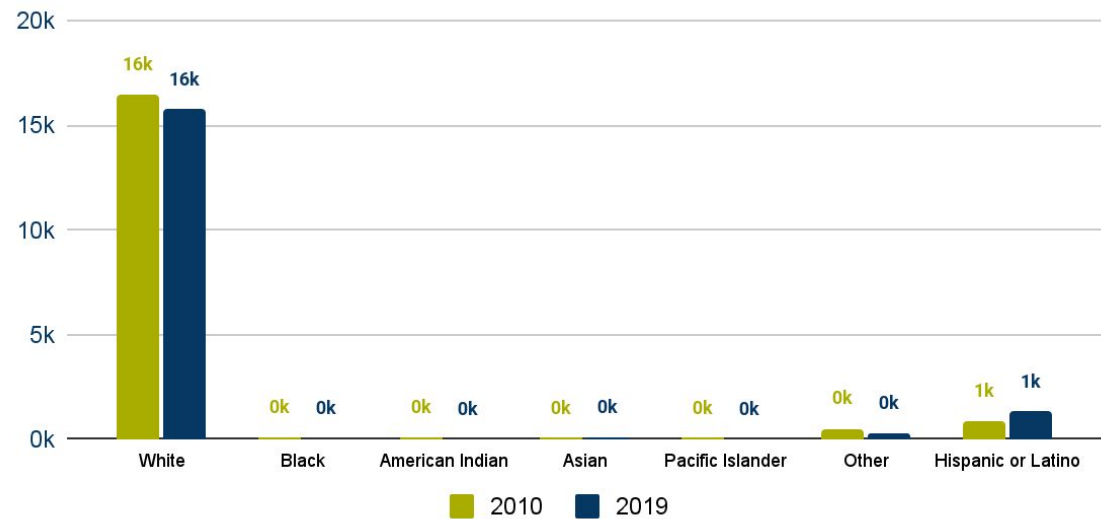
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial/Ethnic Distribution

Marshall County | 2010, 2019



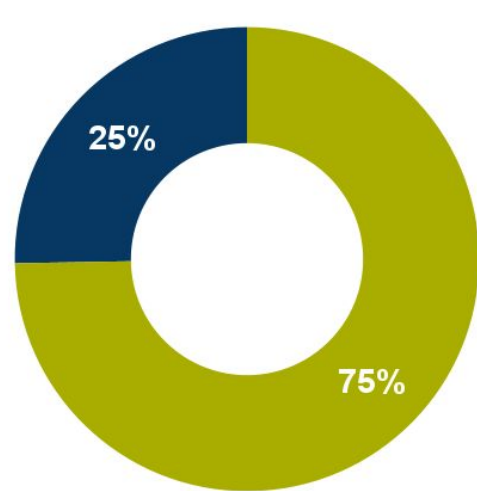
Source: ACS 2010-2019 5-year estimates

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

Housing Tenure

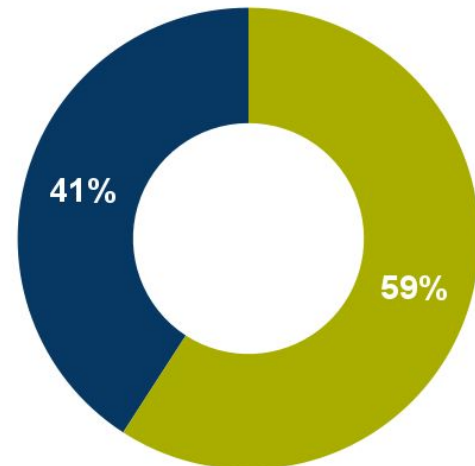
Marshall County | 2019

Indiana | 2019



● Owner Occupied
● Renter Occupied

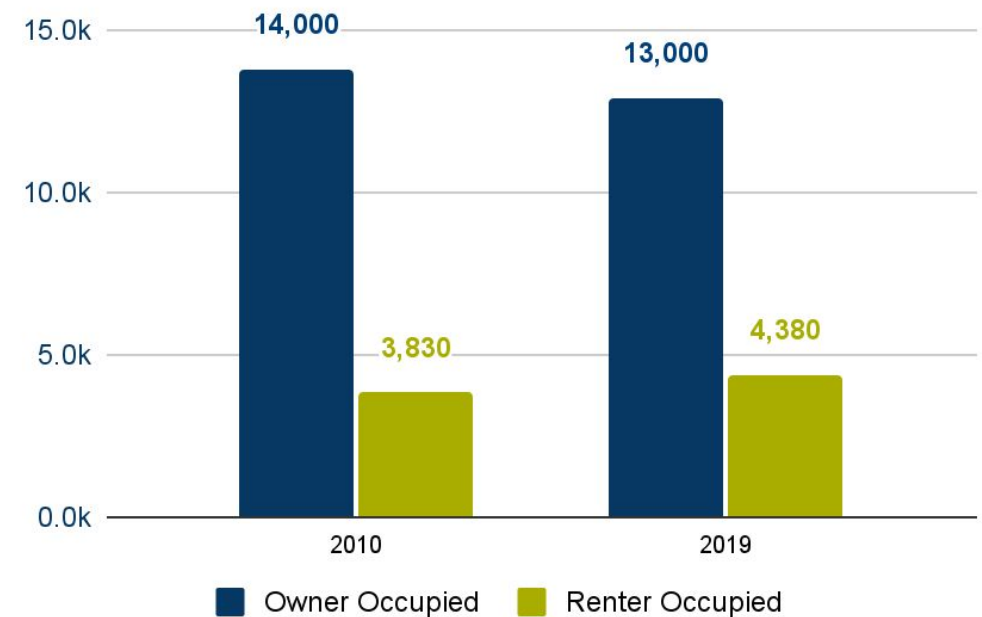
Source: ACS 2019 5-year estimates



● Owner Occupied
● Renter Occupied

Total Households by Tenure

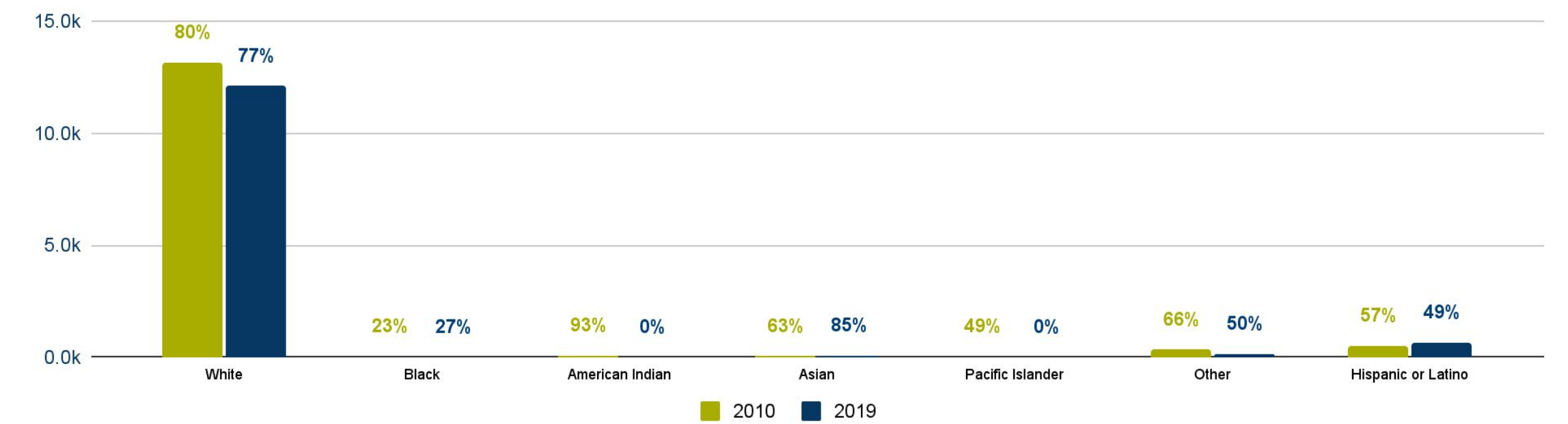
Marshall County | 2010-2019



Source: ACS 2010-2019 5-year estimates

TENURE BY RACE | While the overall homeownership rate is 75%, homeownership is 77% among non-Hispanic White households, 27% for Black households, and 49% for Hispanic or Latino households.

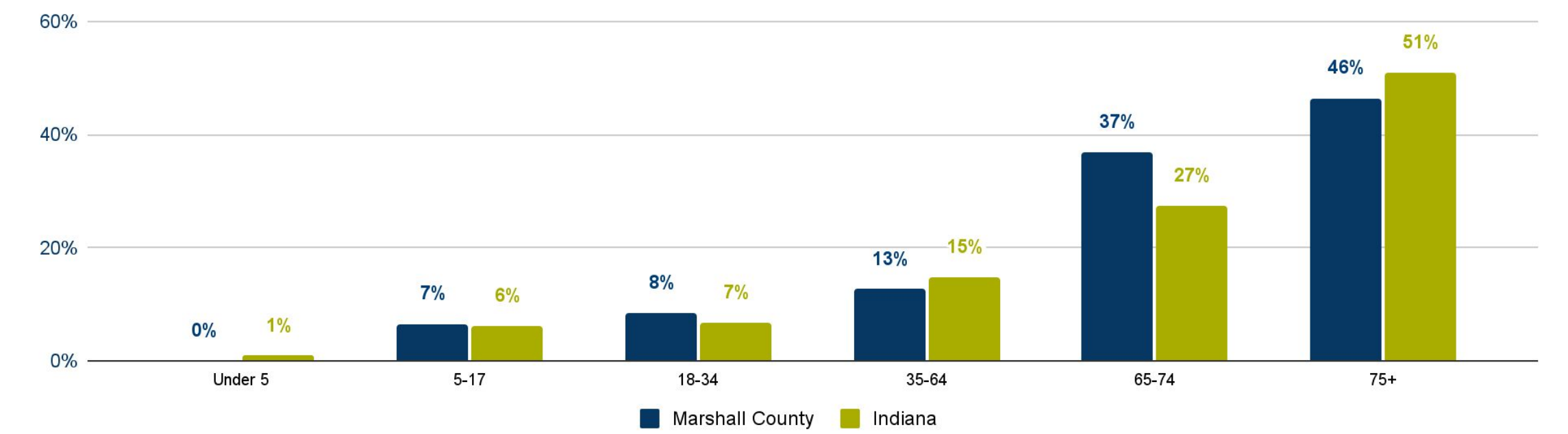
Homeownership by Race
Marshall County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

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

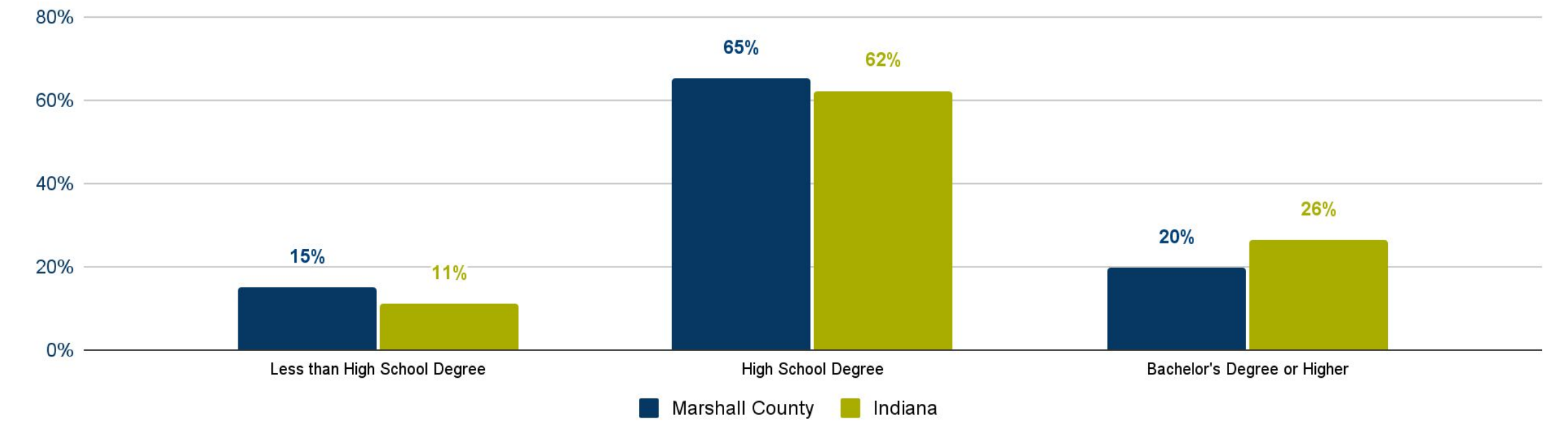
Share of the Population with a Disability by Age
Marshall County, Indiana | 2010, 2019



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

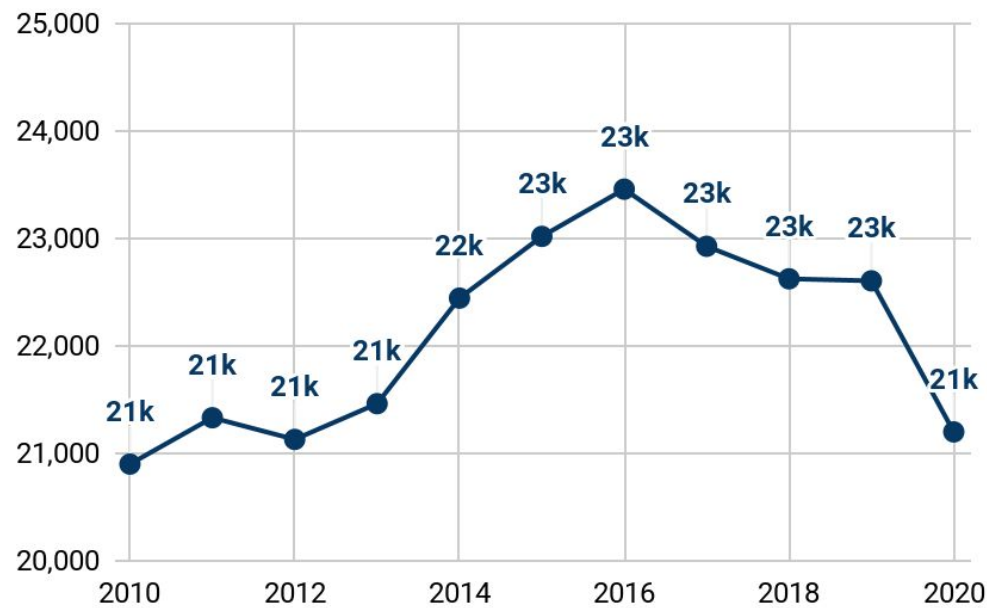


Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

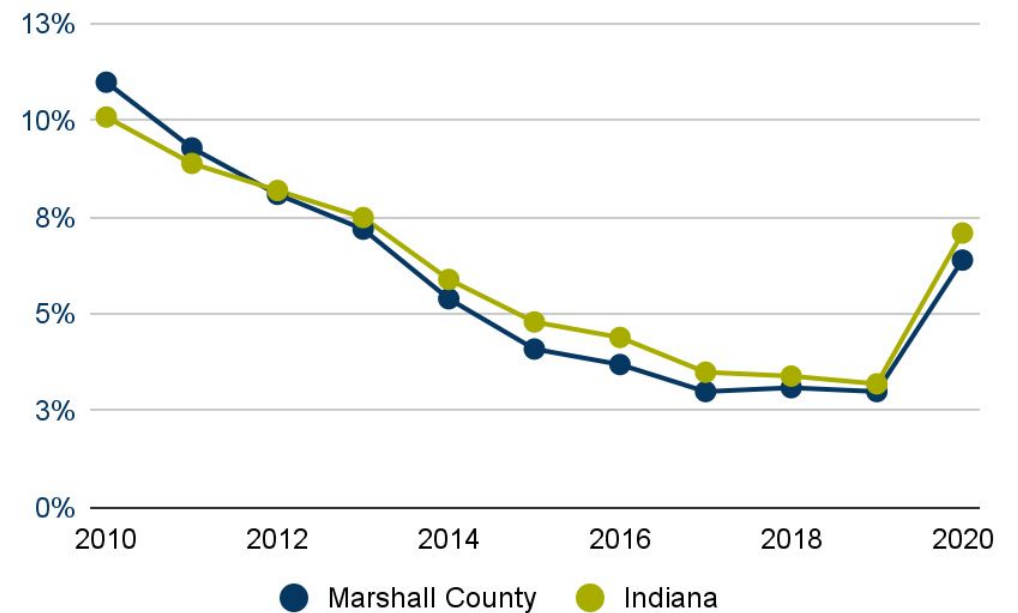
EMPLOYMENT BASE | There are currently 21,000 employed persons in Marshall County, up by 1.44% since 2010. The unemployment rate in 2020 was 6.40%, up 3.40 points from 2019.

Total Employment
Marshall County | 2010-2019



Source: ACS 2010-2019 5-year estimates

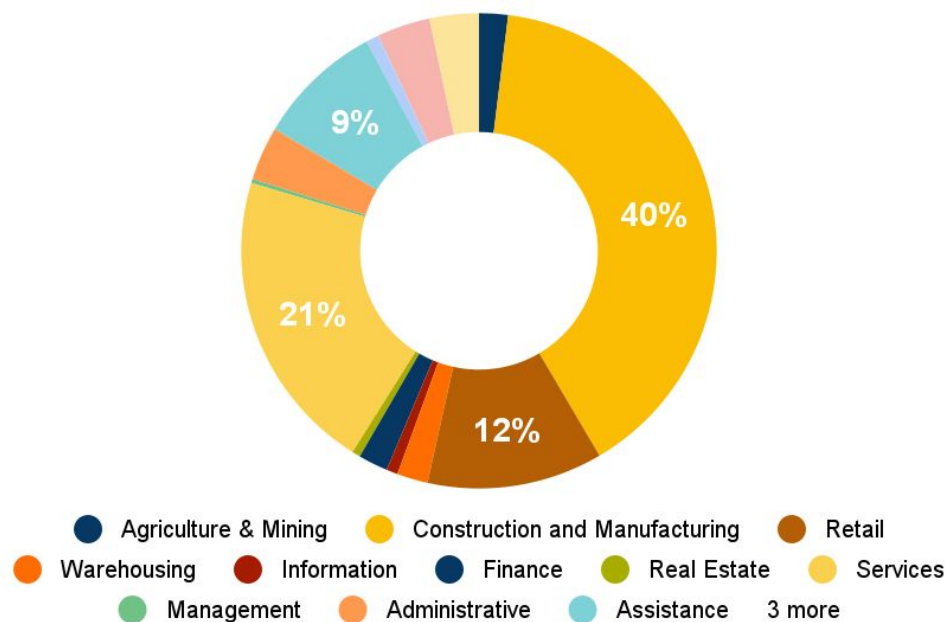
Unemployment Rate
Marshall County, Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

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 | \$36,926
- 2. Goods-producing | \$50,009
- 3. Trade, transportation, and utilities | \$39,153
- 4. Manufacturing | \$49,979
- 5. Professional and business services | \$39,959

Source: BLS

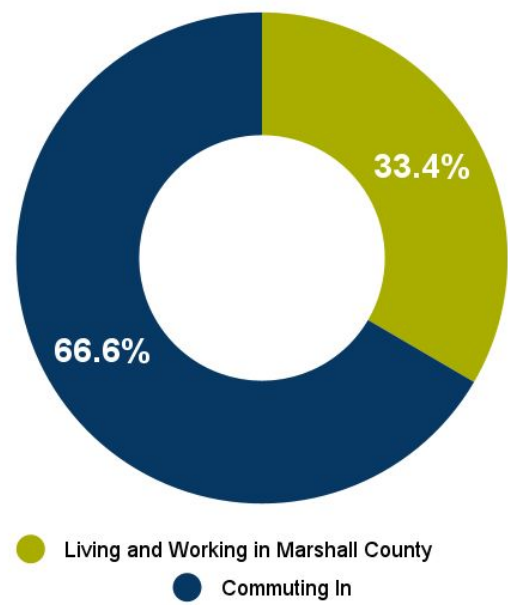
Top 5 Employers

- 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

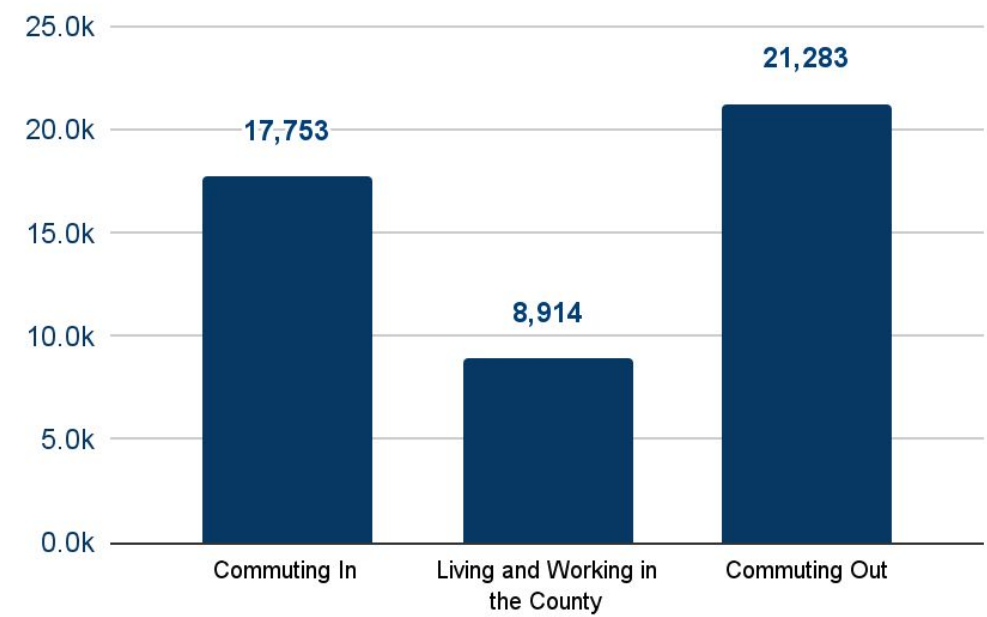
COMMUTER INFLOW / OUTFLOW | 18,000 commuters come into Marshall County for their jobs, while 21,000 employees travel outside of Marshall County for their jobs.

Employment Inflow
Marshall County | 2018



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

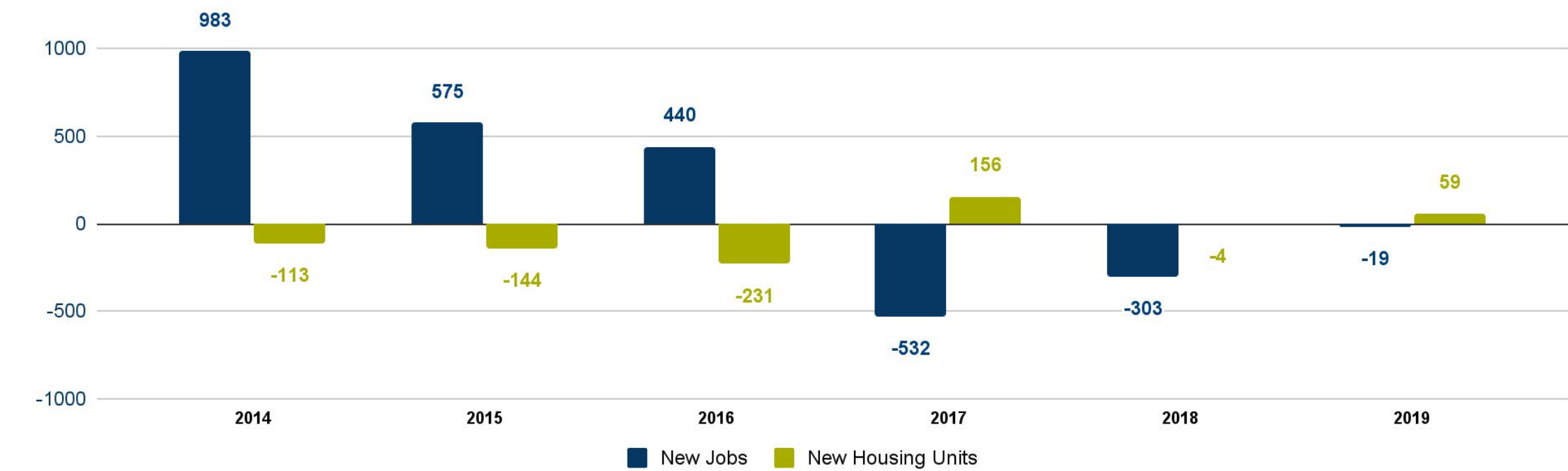
Commuting Patterns
Marshall County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | Marshall County has created 1,144 jobs between 2014-2019 and -277 housing units, or -24 units for every 100 jobs created.

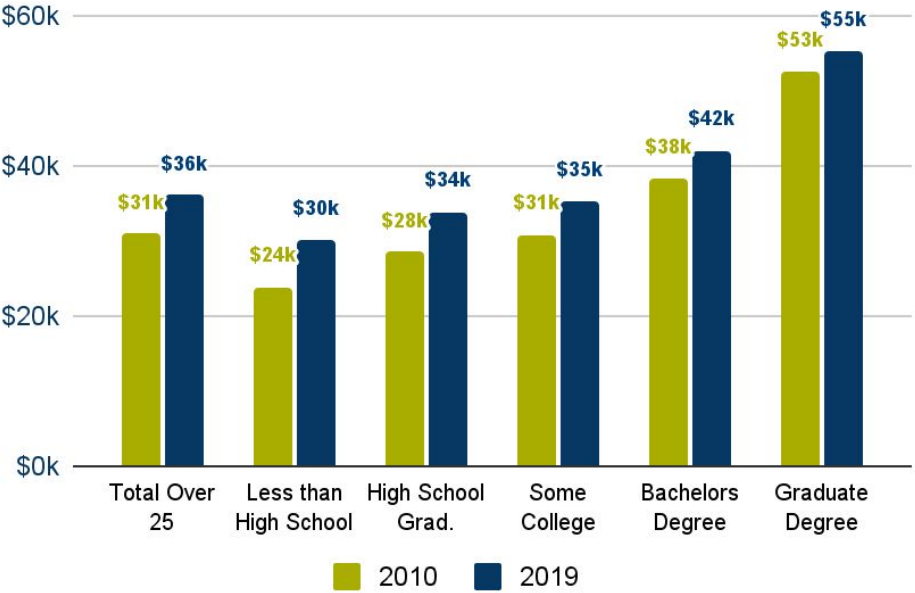
Job Growth and Housing Production
Marshall County | Total Jobs, New Jobs



Housing Units Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

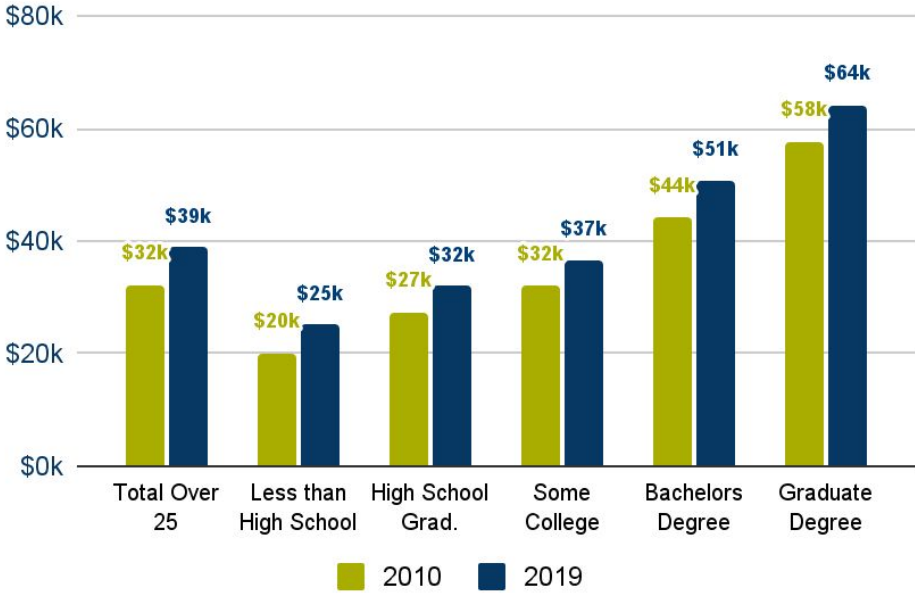
JOB GROWTH AND HOUSING PRODUCTION | Median earnings have increased 17% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Marshall County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

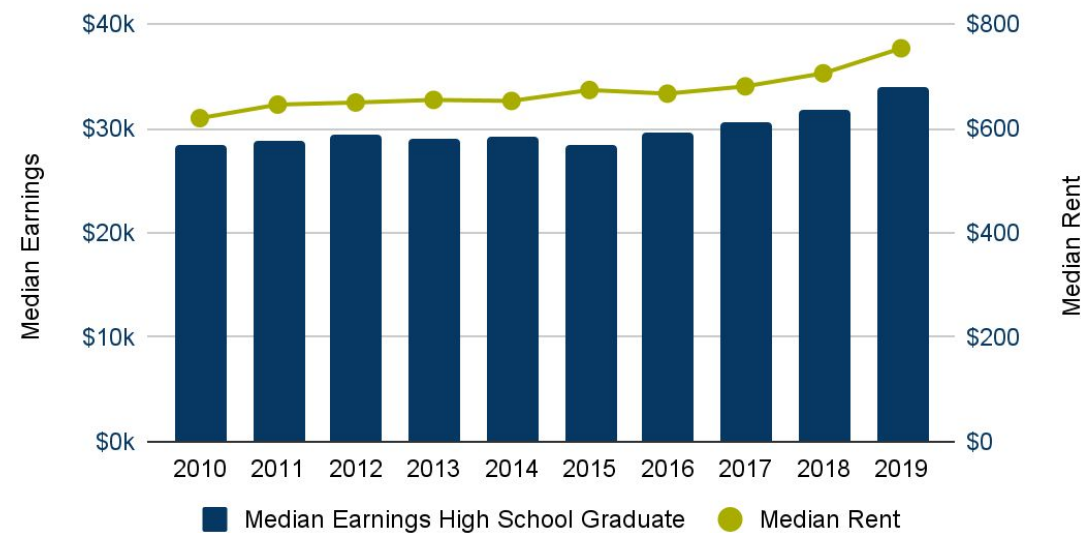
Median Earnings by Educational Attainment
Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

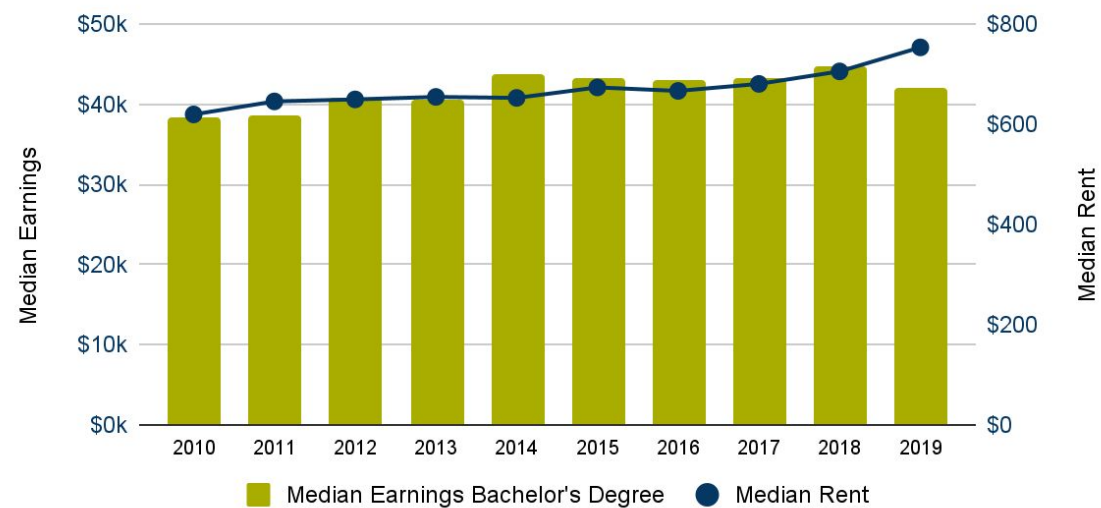
JOB GROWTH AND EDUCATIONAL ATTAINMENT | Median annual earnings have by increased \$4,500, or 17% since 2010 for high school graduates, and increased \$6,500, or 15%, since 2010 for Bachelors Degree holders. Median rent has increased 21.6%, or 22% since 2010.

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



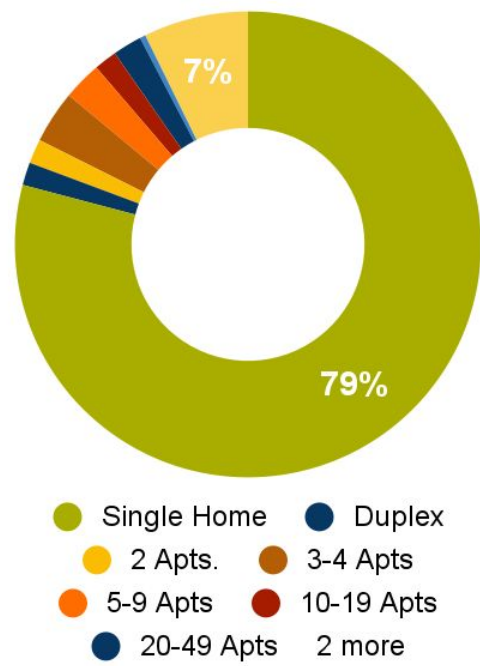
Source: ACS 2010-2019 5-year estimates

HOUSING TRENDS

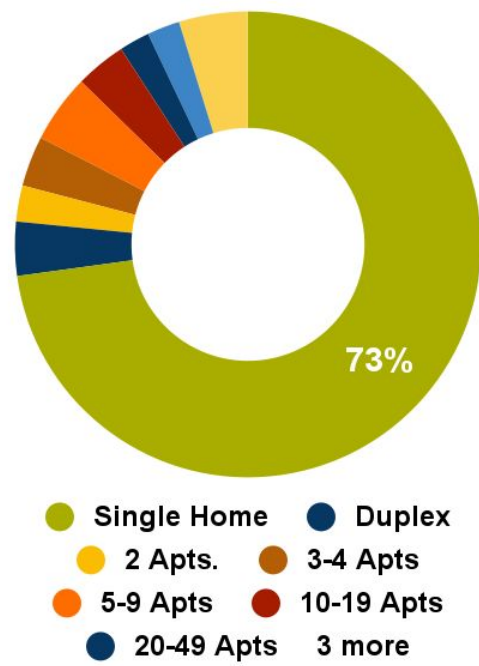
HOUSING TYPOLOGY | 79% of homes in Marshall County are single-family, while 14% are multifamily. Multifamily housing has decreased by 68 homes since 2010.

Housing Typology

Marshall County | 2019



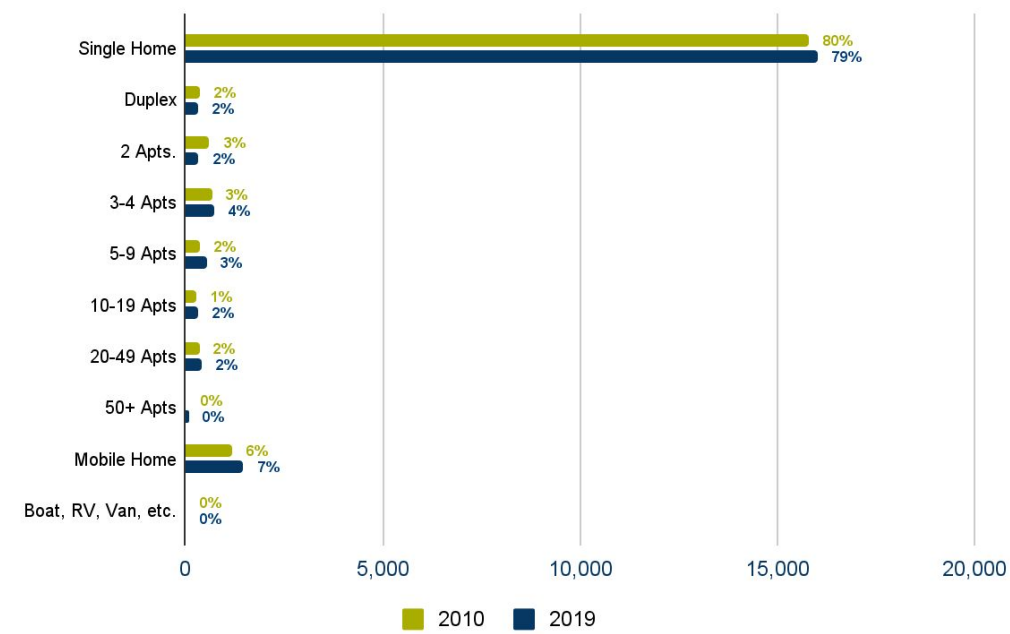
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Units by Housing Typology

Marshall County | 2010-2019



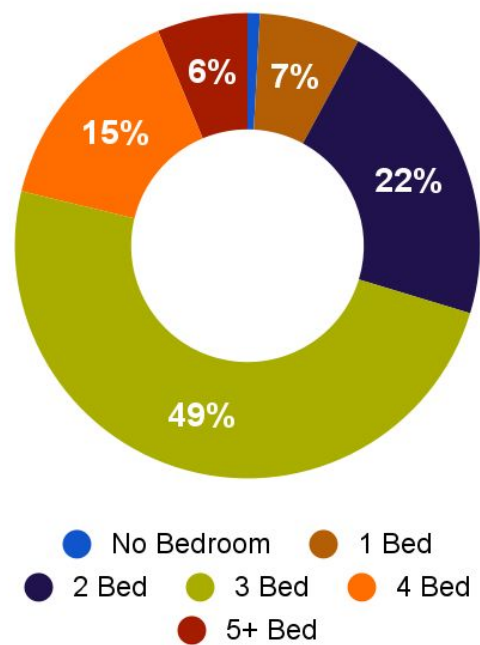
Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Marshall County contain 2.64 bedrooms, with 70% of units containing 3 bedrooms or more.

Housing Stock by Bedrooms

Marshall County | 2019

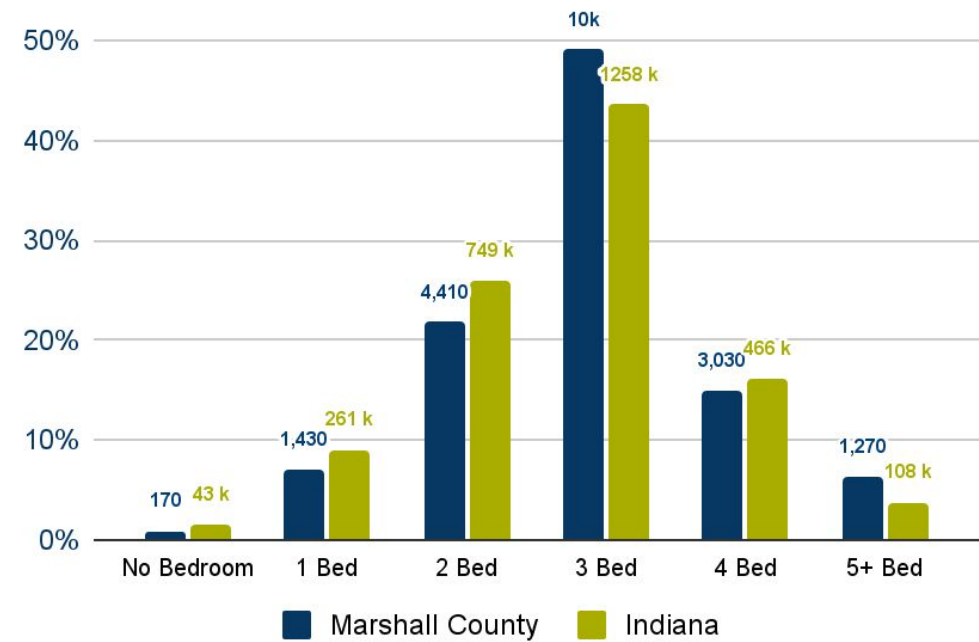
Indiana | 2019



Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

Share of Housing Stock by Bedroom

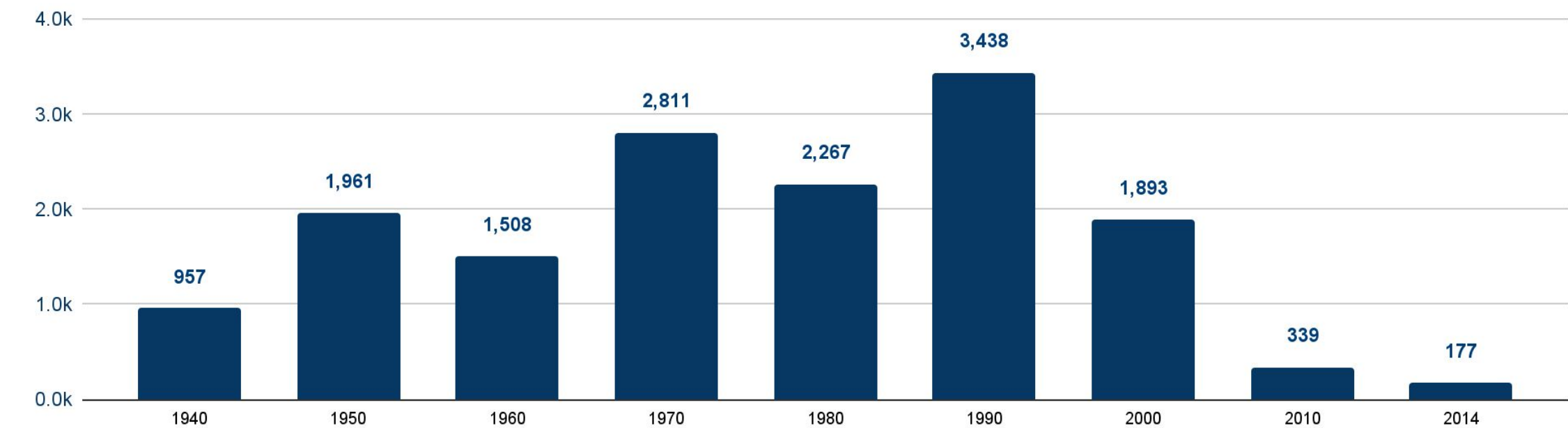
Marshall County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 88% of homes were built before 1990, with a plurality of homes built before 1940.

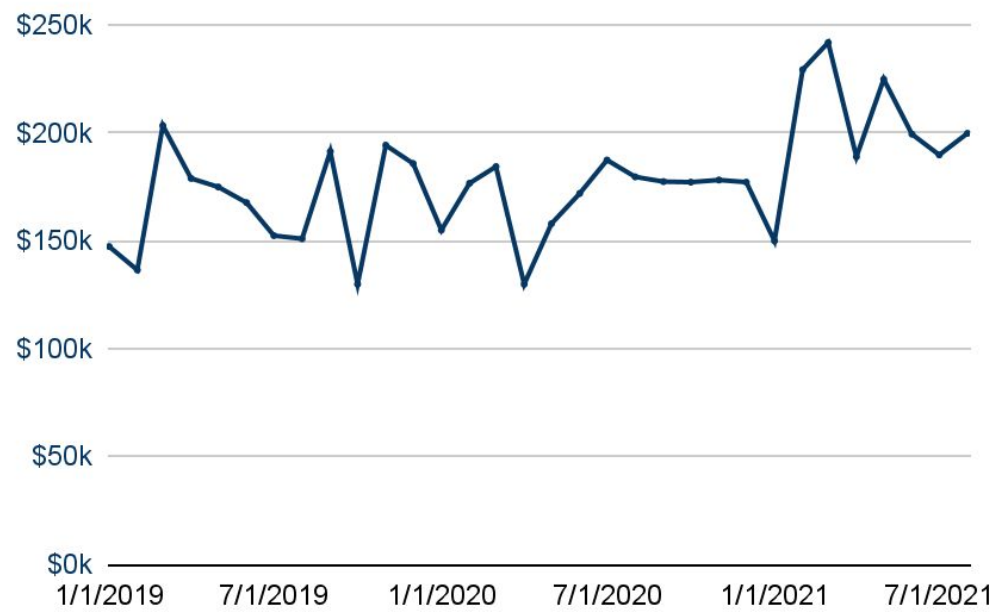
Homes by Year Built
Marshall County | 2019



Includes all existing units, single family and multifamily.
Source: ACS 2010-2019 5-year estimates

MEDIAN LISTING PRICE | Homes in Marshall County have a median listing price of \$199,900. Home prices have increased by 36% since 2019.

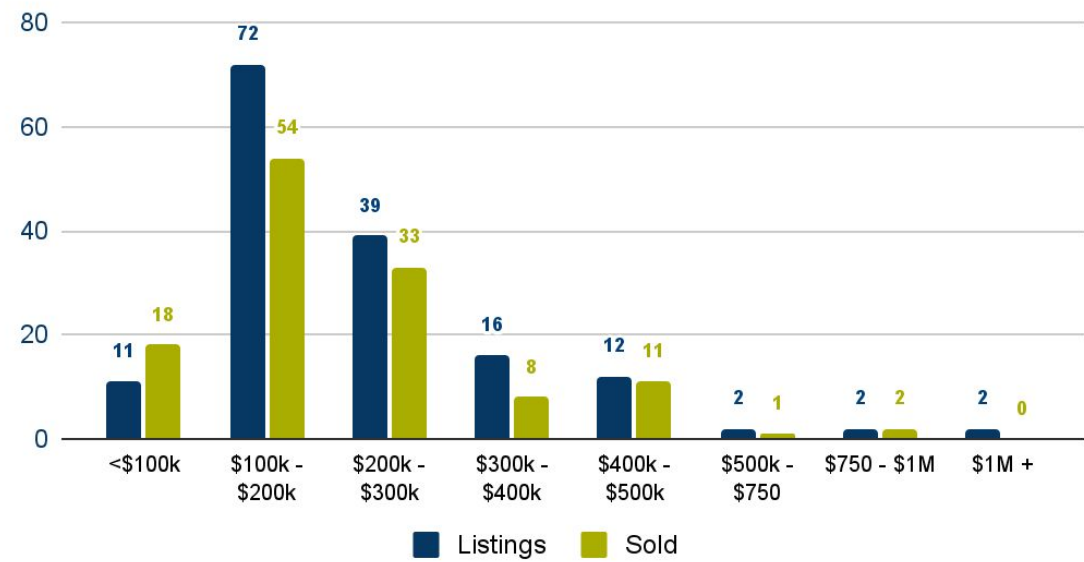
Median Listing Price
Marshall County | 2019-2021



Source: ACS 2010-2019 5-year estimates

Disclaimer: For counties less than 10,000 households, data may be significantly skewed due to limited transactions.

Listings and Sales (last 24 months)
Marshall County | 2021

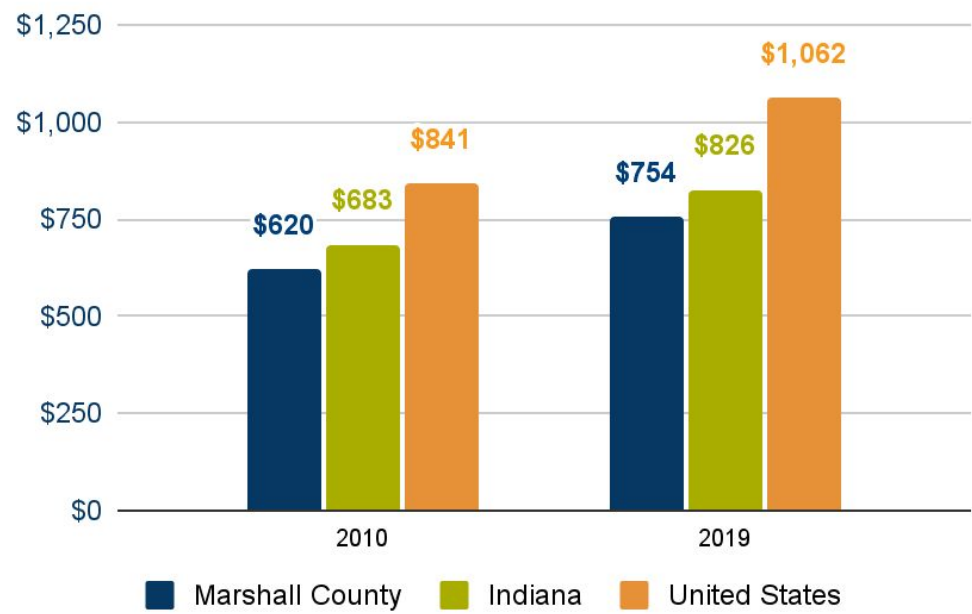


Source: ACS 2010-2019 5-year estimates

MEDIAN RENTS | Median rents have increased by 22% since 2010, with average rents at \$754 in 2019.

Median Rent

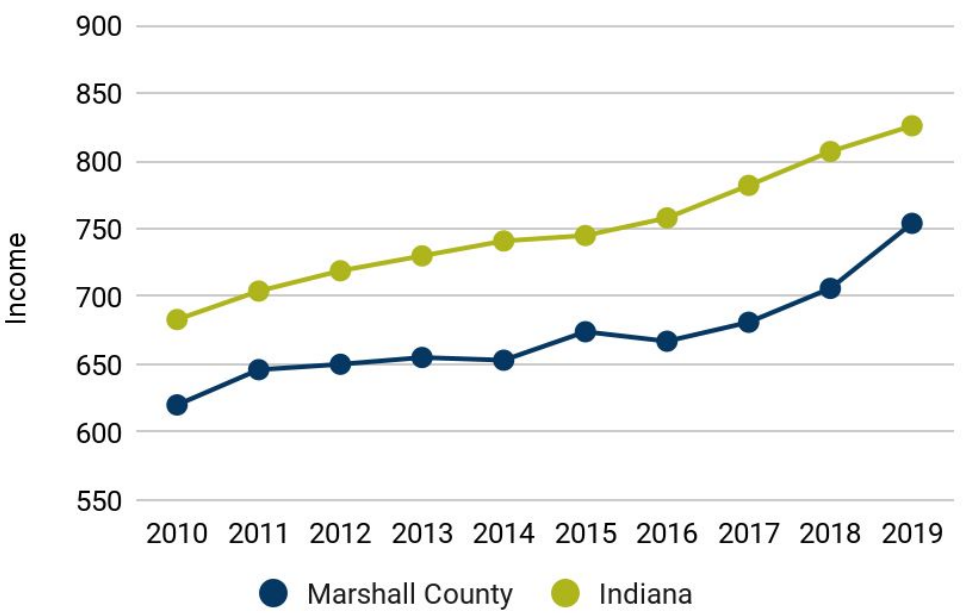
Marshall County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

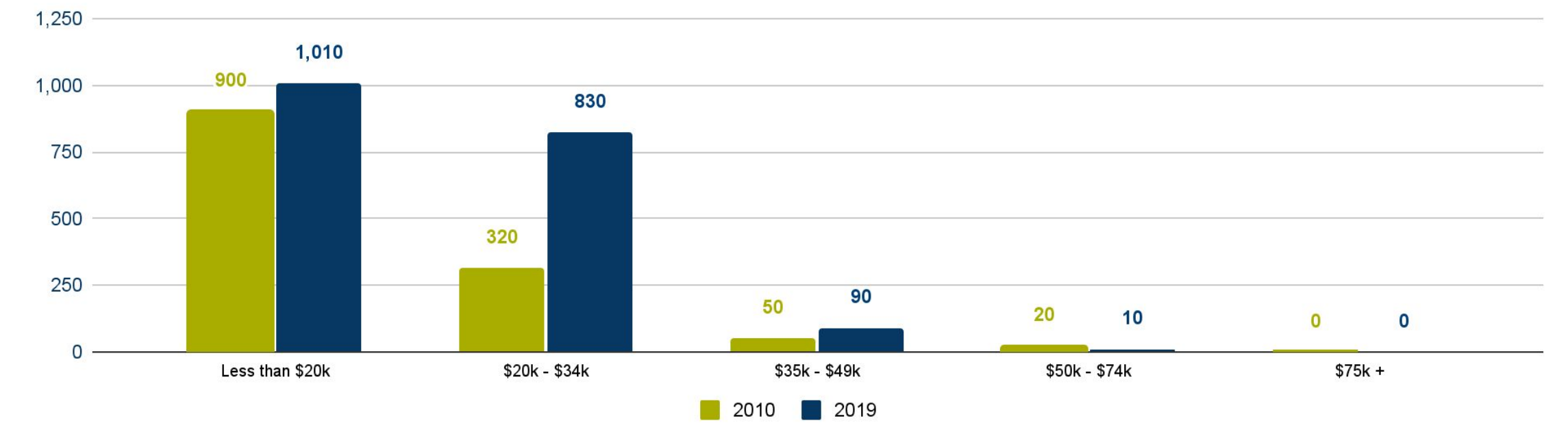
Marshall County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

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

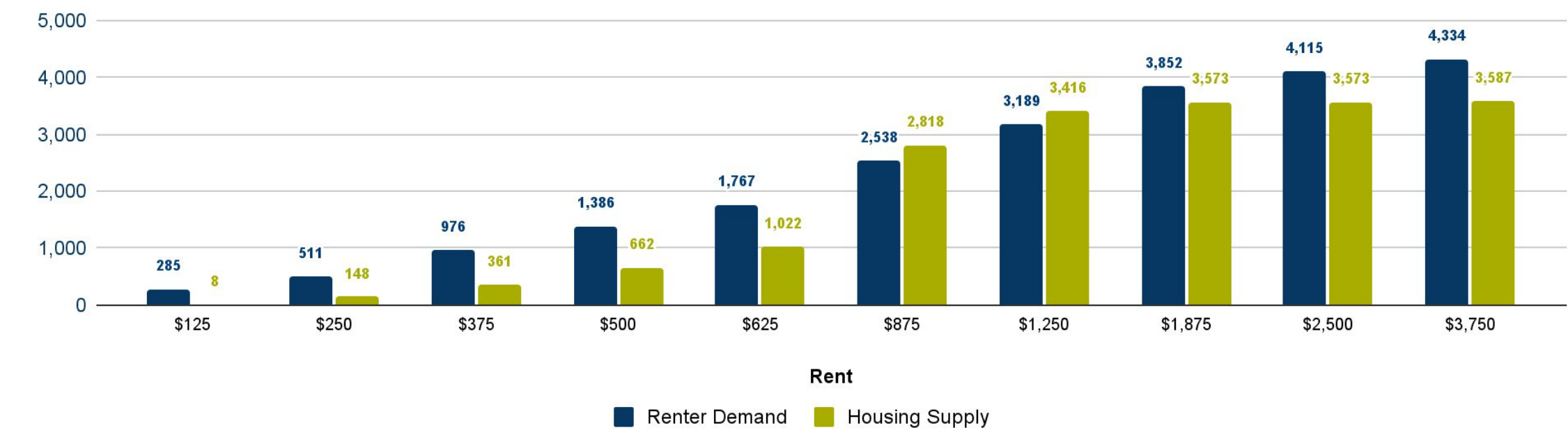
Renter Housing Cost Burden
Marshall County, Indiana | 2010 - 2019



Cost Burdened households are those putting more than 30% of their household income towards housing expenses.
Source: ACS 2010-2019 5-year estimates

CUMULATIVE RENTAL HOUSING GAP | There is a 2000 unit gap in the renter market serving households who earn less than \$50,000 annually or units renting below \$1,250 per month.

Cumulative Housing Gap
Marshall County, Indiana | 2010-2019



Rental Housing Gap is the number of households in each income group and number of existing housing units that are affordable to those households.
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.

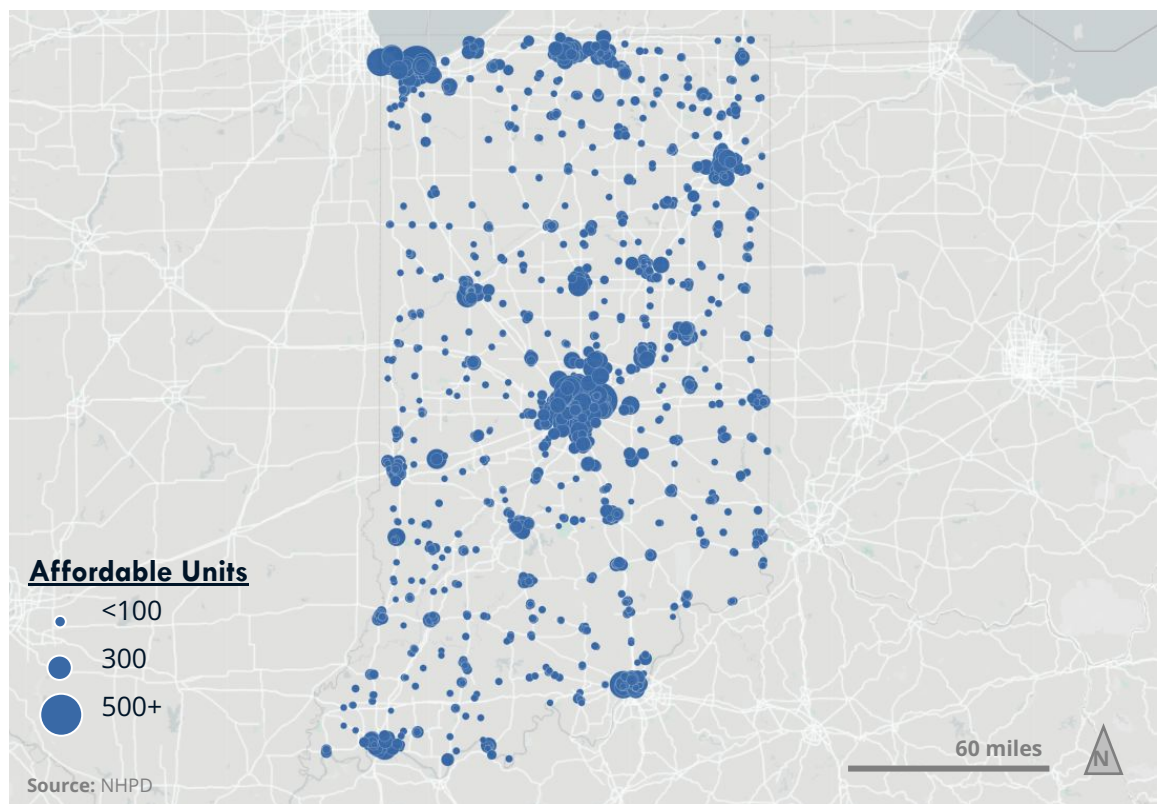
Affordable Housing Inventory

Marshall County | 2020



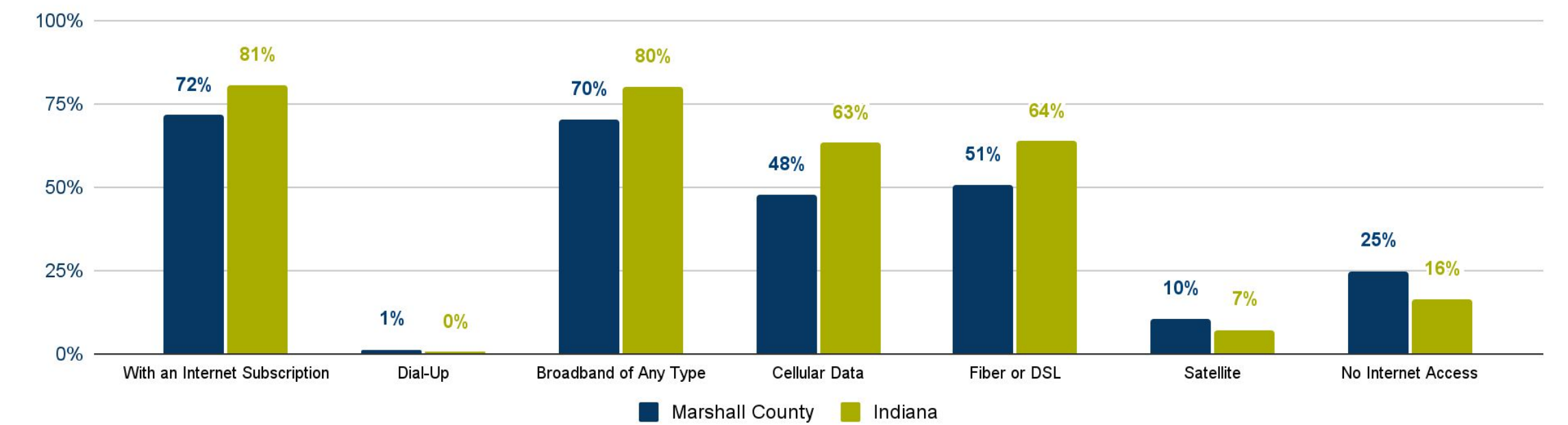
Affordable Housing Inventory

State of Indiana | 2020



HOUSING AMENITIES | 70% of housing units have access to broadband compared to 80% state-wide.

Broadband Access
Marshall County | 2020

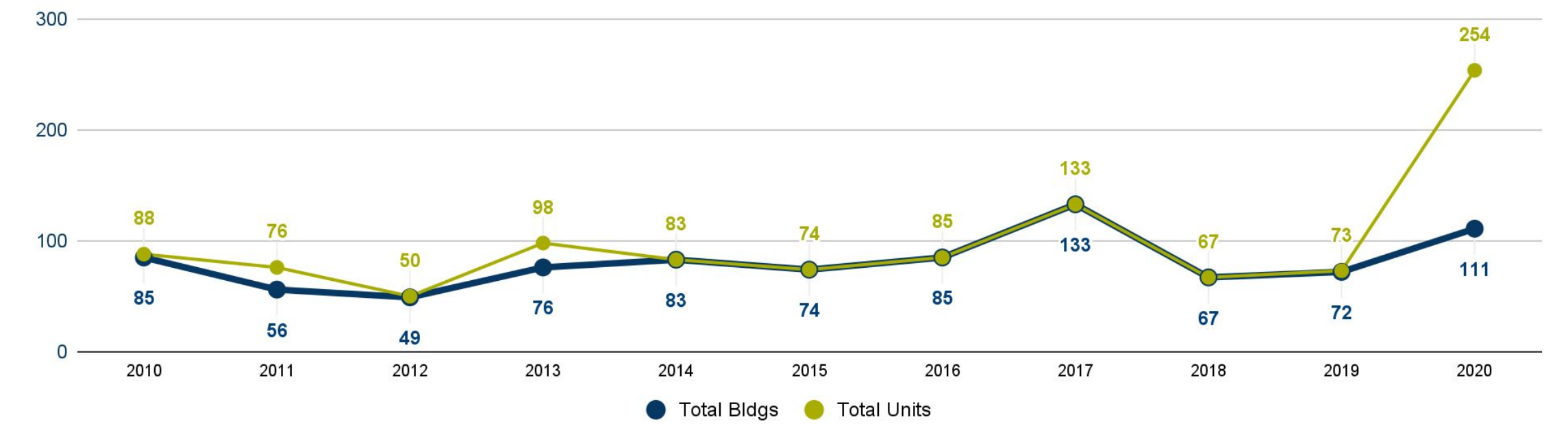


Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

HOUSING STARTS | There were 111 new housing starts in 2020 in Marshall County, with 891 total building permits authorized since 2010.

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



Source: St. Louis Fed.

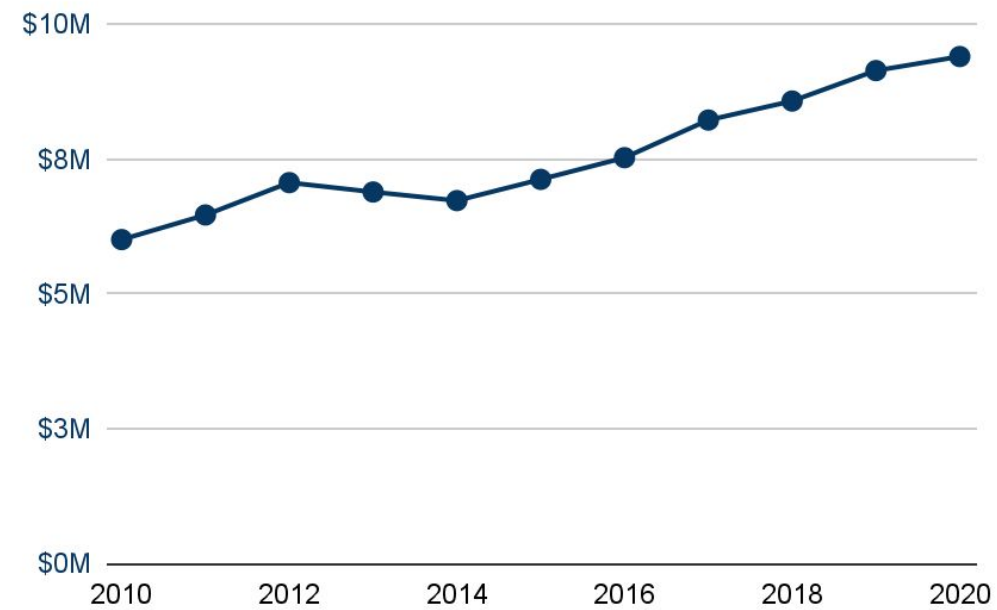
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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