



INDIANA HOUSING DASHBOARD **DRAFT REPORT**

SAMPLE DATA FOR DAVIESS COUNTY, IN

AUGUST 24, 2021

WORKING DRAFT

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

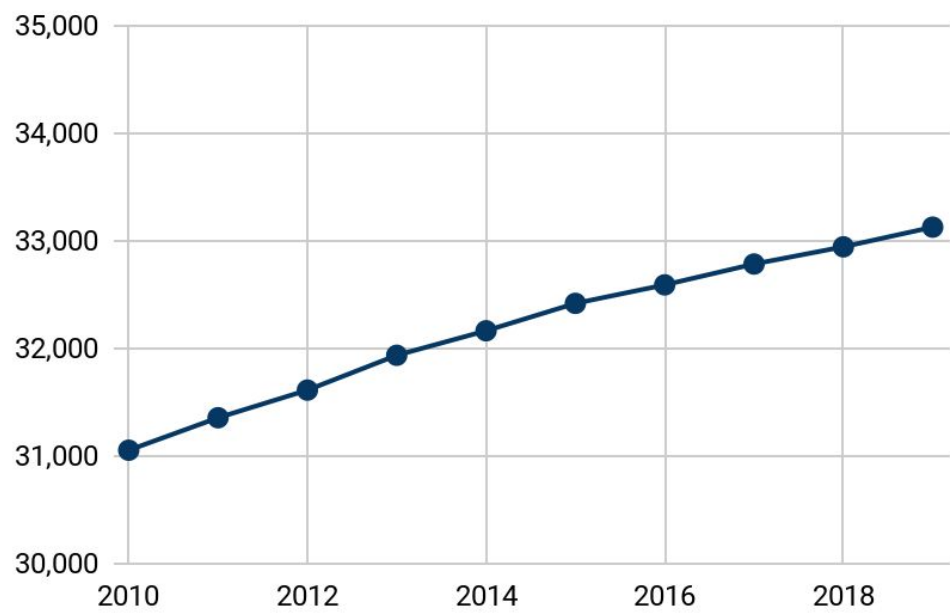
Indiana Housing Dashboard **DRAFT** | 1

DEMOGRAPHIC TRENDS

WORKING DRAFT

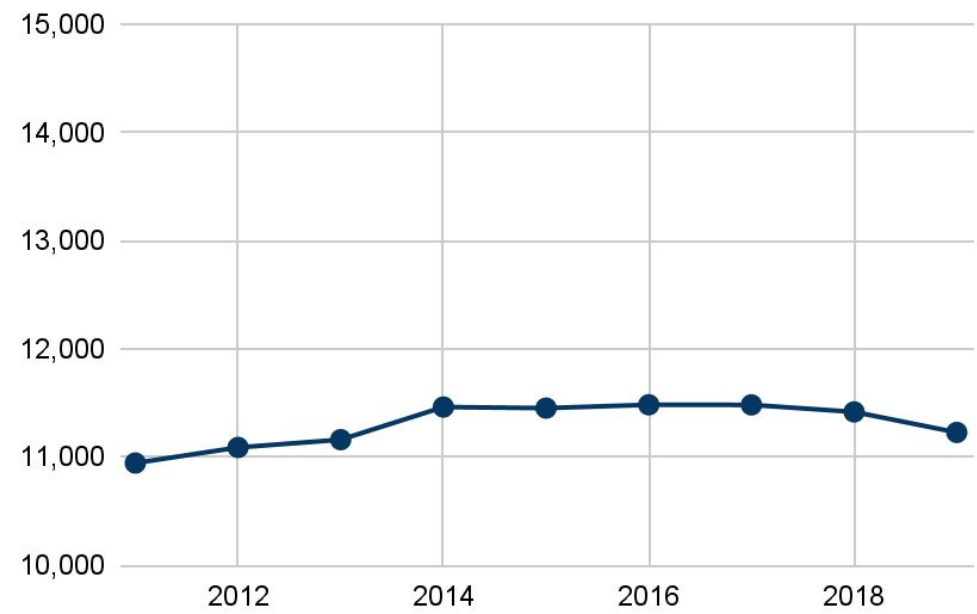
POPULATION | Daviess County's population has increased by 6.68% (2,000 people) between 2010-2019. In the same time period, the total number of households increased by 2% (0 households).

Resident Population
Daviess County | 2010-2019



Source: FRED, U.S. Census Bureau

Households
Daviess County | 2010-2019

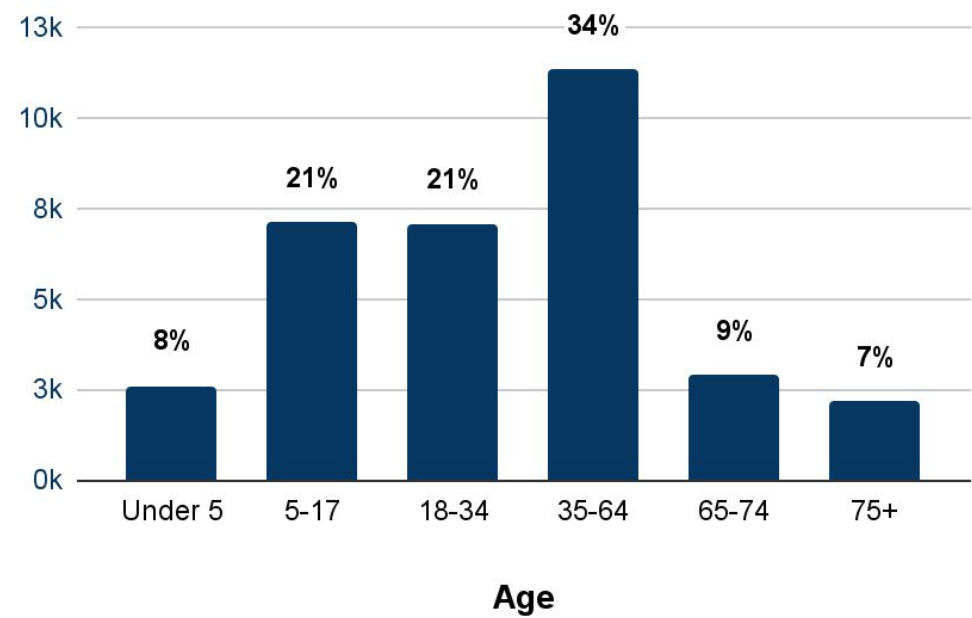


Source: FRED, U.S. Census Bureau

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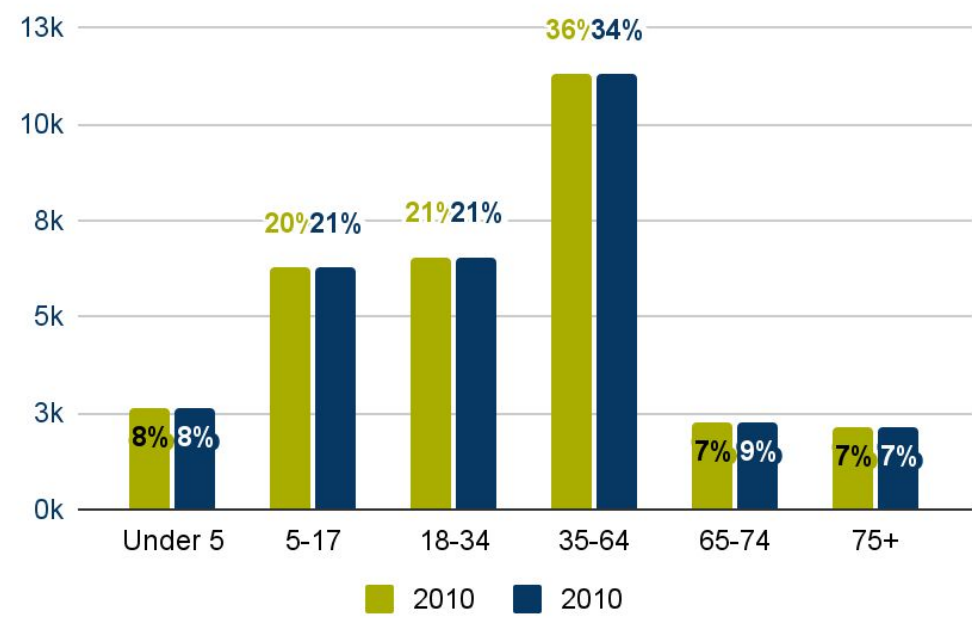
AGE | 15% of people in Daviess County are above the age of 65, while 29% are below 18.

Population by Age
Daviess County | 2019



Source: ACS 2019 5-year estimates

Change in Share of Population
Daviess County | 2010, 2019

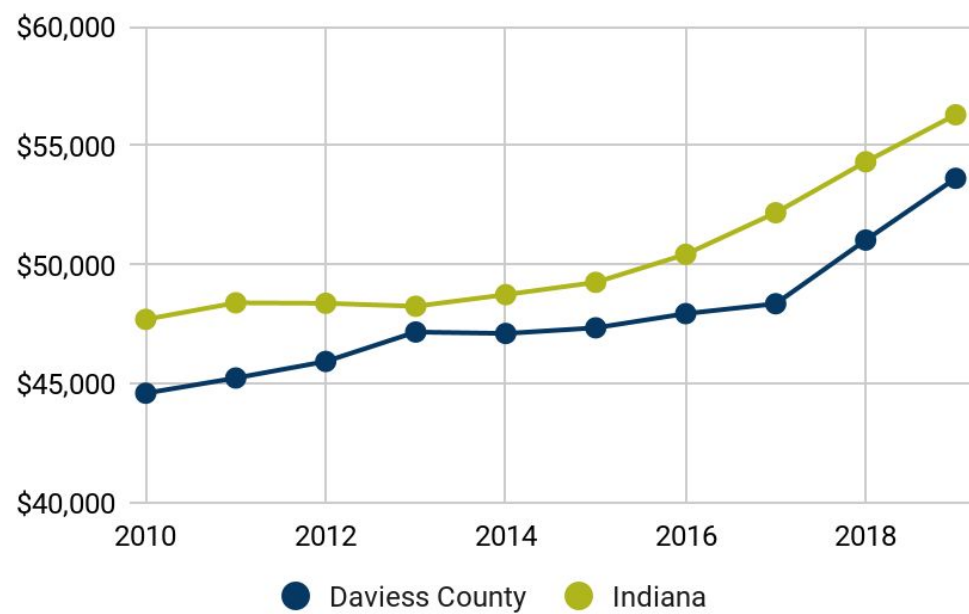


Source: ACS 2010-2019 1-year estimates

HOUSEHOLD INCOMES | Daviess County had a median income of \$53,629 in 2019, up 20% since 2010. 30% of households have incomes below \$35,000, while 23% have incomes above \$100,000.

Median Income

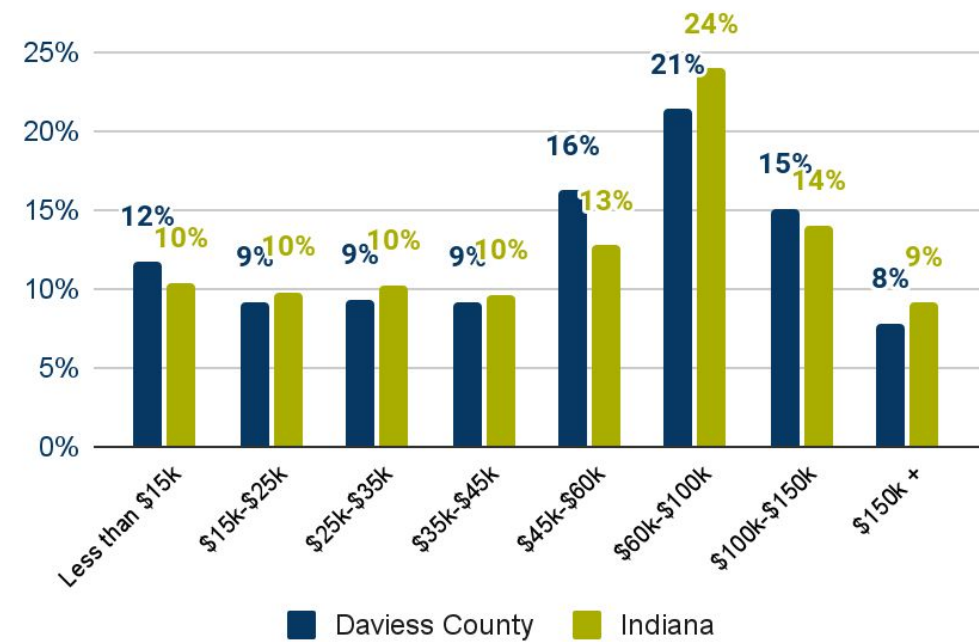
Daviess County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

Household Income Distribution

Daviess County, State of Indiana | 2019



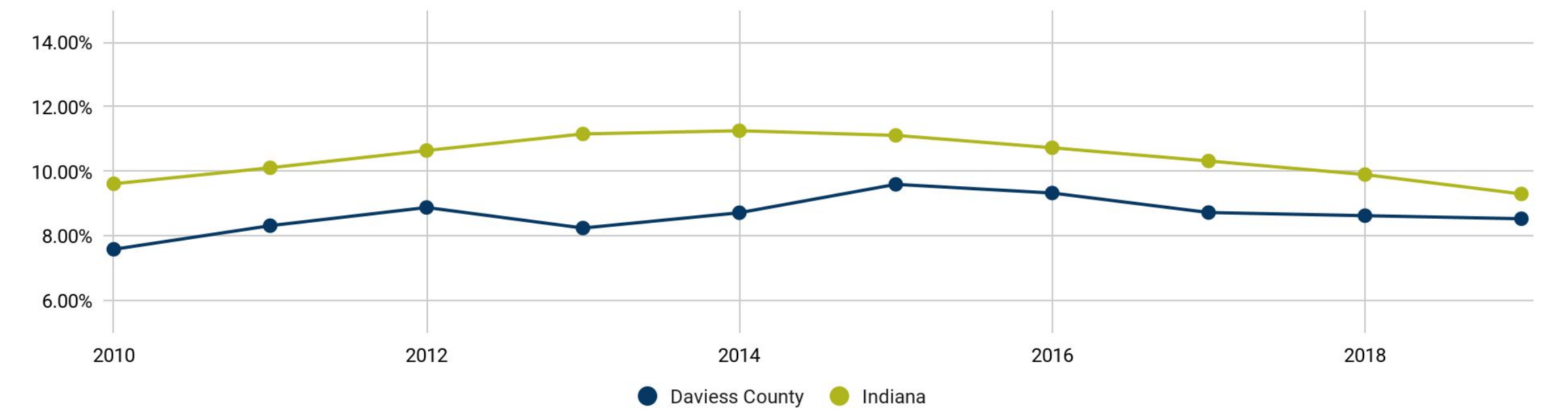
Source: ACS 2019 5-year estimates

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

FAMILY POVERTY RATE | 8.5% of families live in poverty conditions in Daviess County, up 0.9 points from 7.6% in 2010.

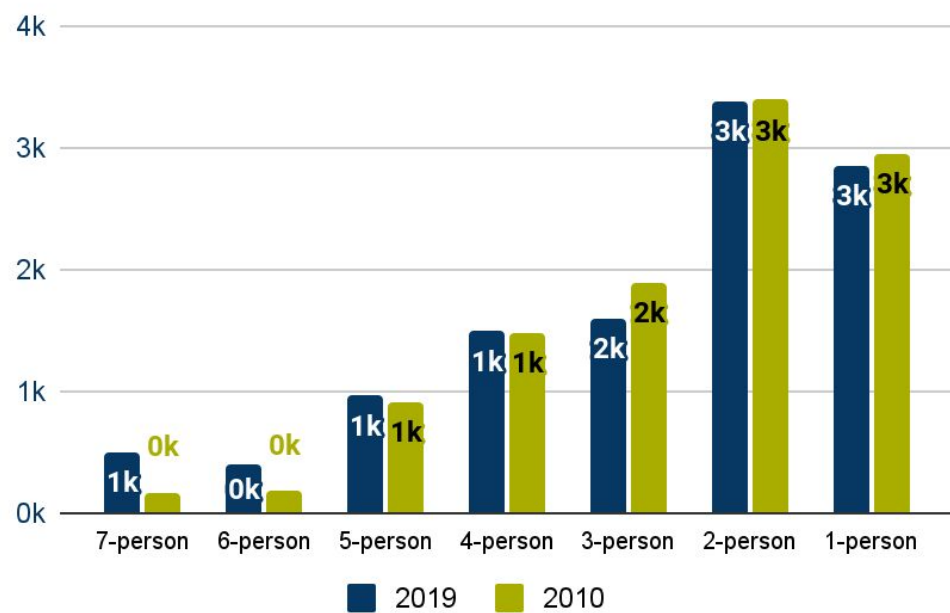
Family Poverty Rate
Daviess County, State of Indiana | 2010-2019



Source: ACS 2010-2019 5-year estimates

HOUSEHOLD SIZE | The average household size is 2.9, compared to 2.52 statewide. The Daviess County average household has grown by 0.1 persons since 2010.

Household Size
Daviess County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Household Size
State of Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

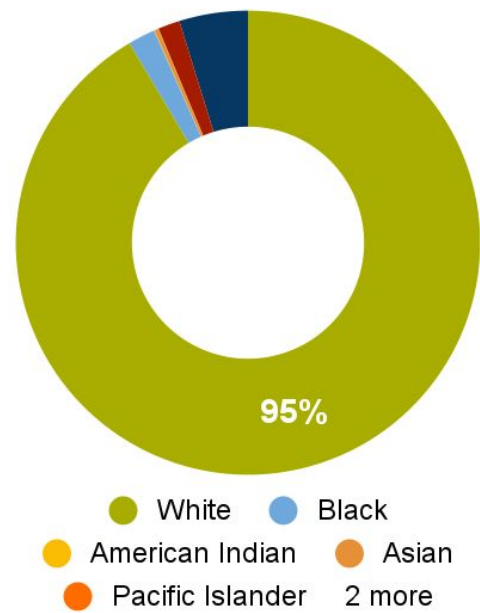
WORKING DRAFT

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RACIAL COMPOSITION | The currently racial distribution of households in Daviess County is 95% white, 2% Black, 5% Hispanic/Latino, 0% Asian, and 2% other.

Racial Distribution

Daviess County | 2019



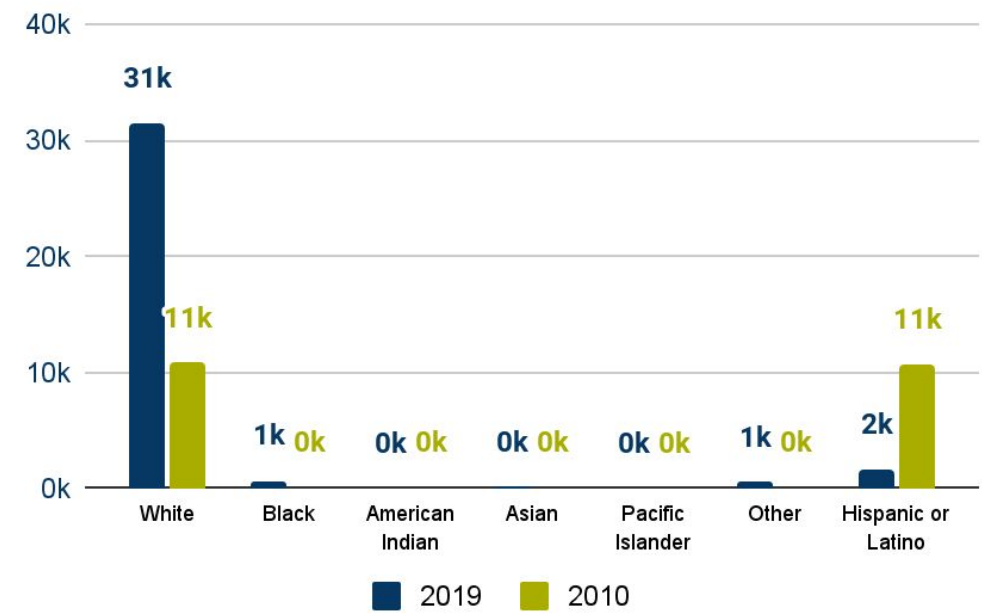
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Household Racial Distribution

Daviess County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

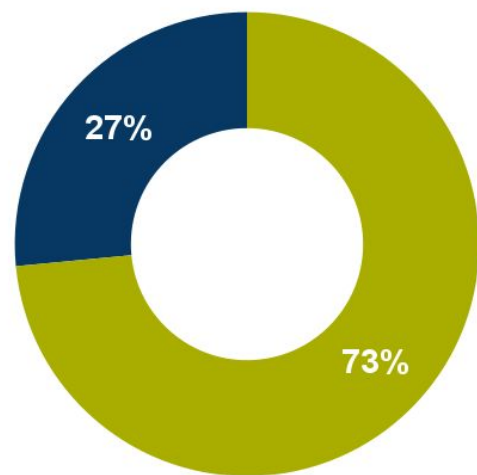
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Note: Some data are placeholders, and not representative of actual conditions.

HOUSING TENURE | In 2019, 27% of households (2,977 households) in Daviess County were renters, while 73% are (8,250 households) owner households. The share of renters has increased by 6% since 2010.

Housing Tenure

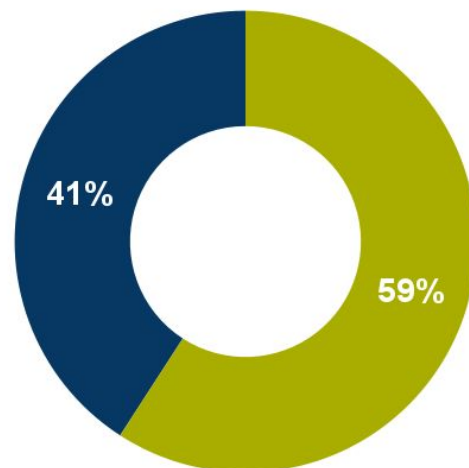
Daviess County | 2019



● Owner Occupied
● Renter Occupied

Source: ACS 2019 5-year estimates

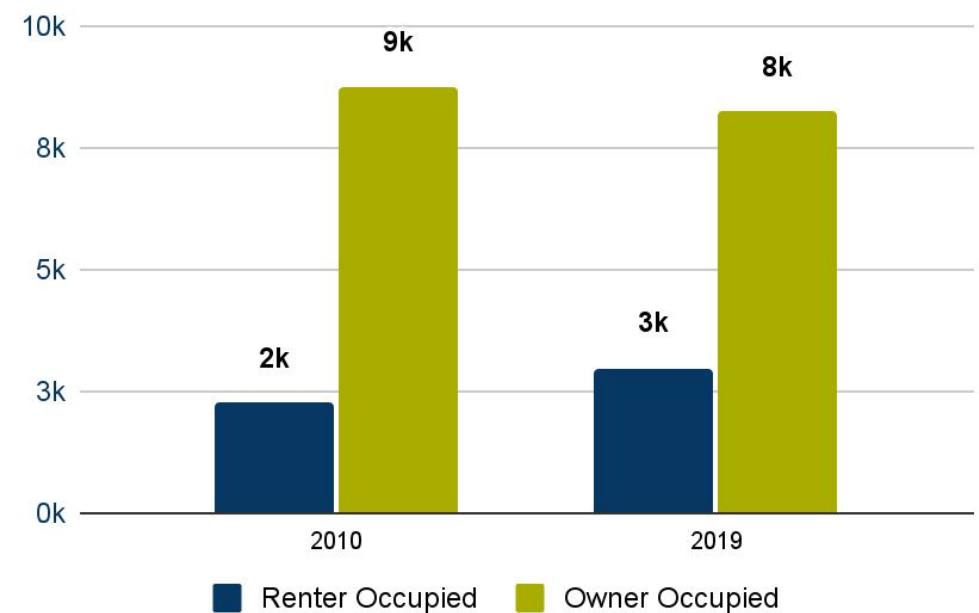
Indiana | 2019



● Owner Occupied
● Renter Occupied

Total Households by Tenure

Daviess County | 2010-2019



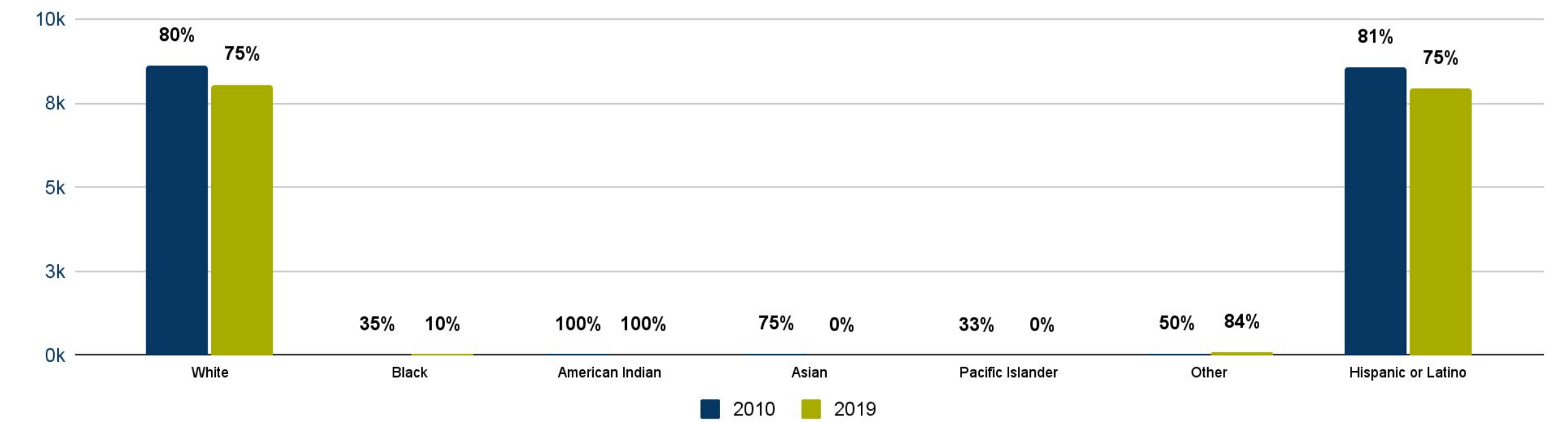
Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

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

TENURE BY RACE | While the overall homeownership rate is 73%, among non-Hispanic White households' homeownership is 75%, 10% for Black households, and 75% for Hispanic or Latino households.

Homeownership by Race
Daviness County | 2010, 2019

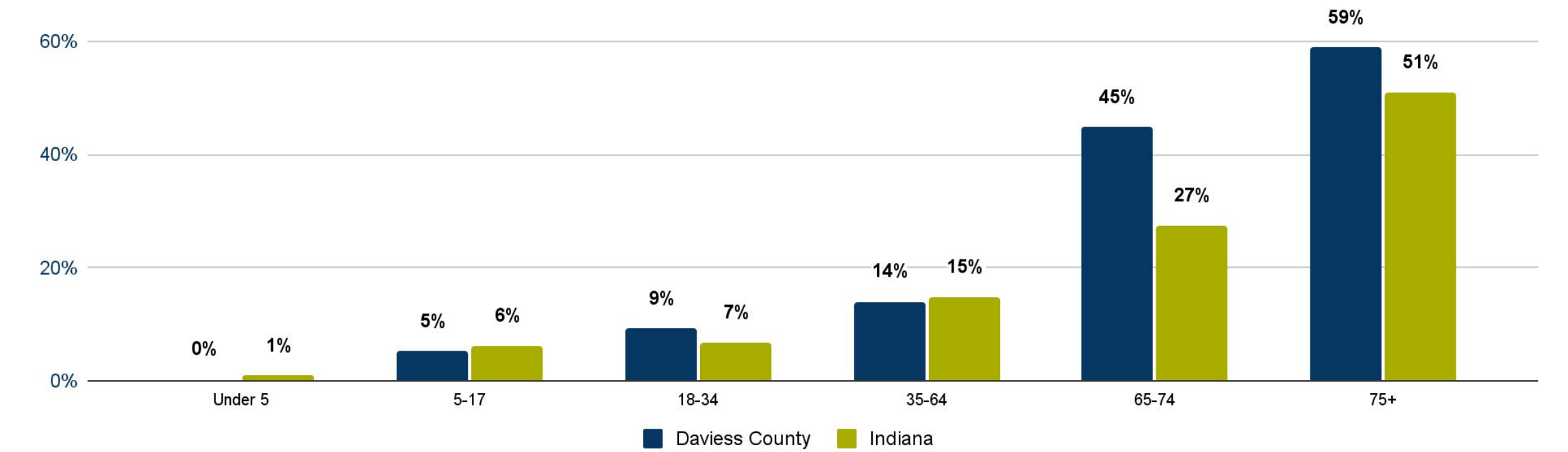


Source: ACS 2010-2019 5-year estimates

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DISABILITY | 15% of people in Daviess County live with a disability. For people above 65, the share increases to 51%.

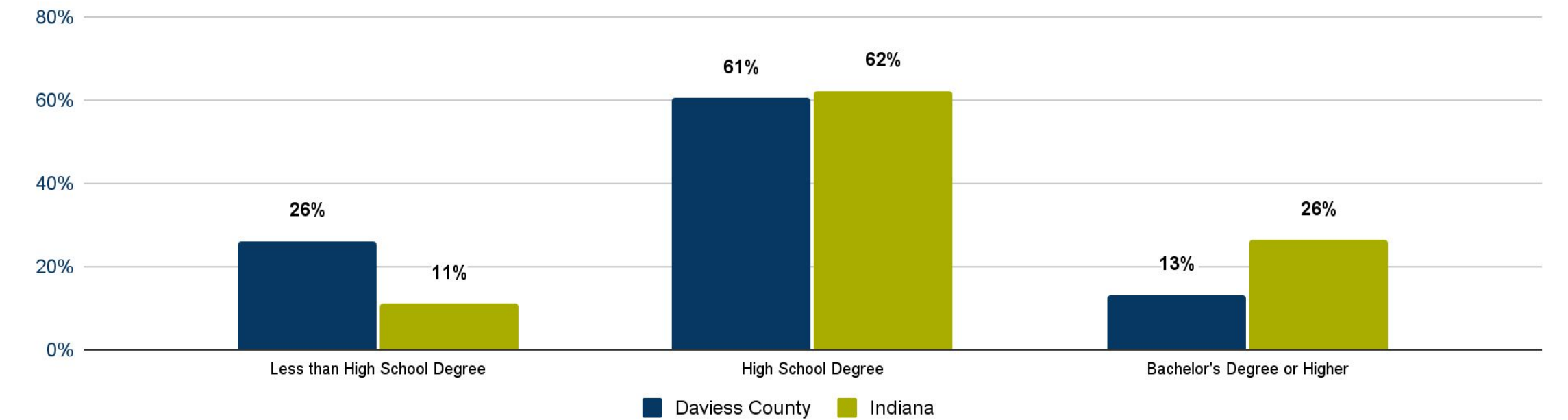
Share of the Population with a Disability by Age
Daviess County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

EDUCATIONAL ATTAINMENT | In Daviess County, 61% of the population has at least a high school degree and 13% of the population has at least a Bachelor's degree.

Educational Attainment
Daviess County, Indiana | 2019



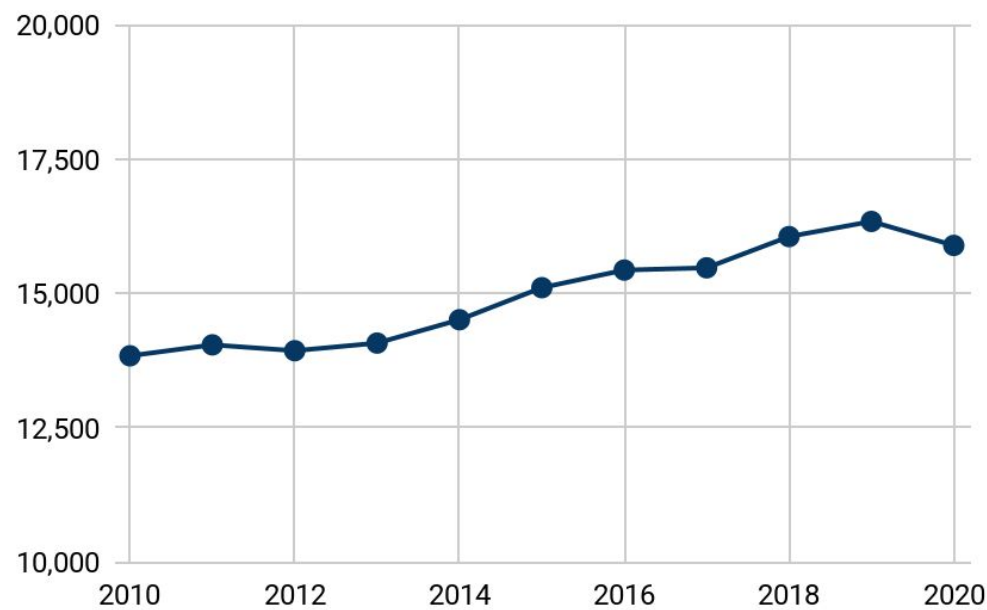
Source: ACS 2010-2019 5-year estimates

JOB / EMPLOYMENT TRENDS

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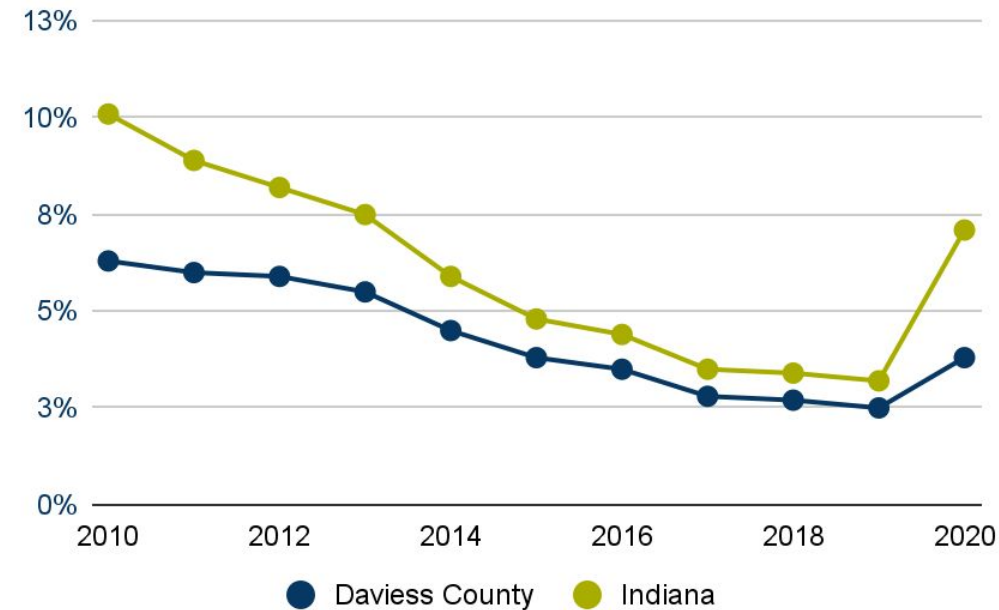
EMPLOYMENT BASE | There are currently 16,000 employed persons in Daviess County, up by 15% since 2010. The unemployment rate in 2020 was 3.80%, up 1.3 points from 2019.

Total Employment
Daviess County | 2010-2019



Source: ACS 2010-2019 5-year estimates

Unemployment Rate
Daviess County, Indiana | 2010-2019

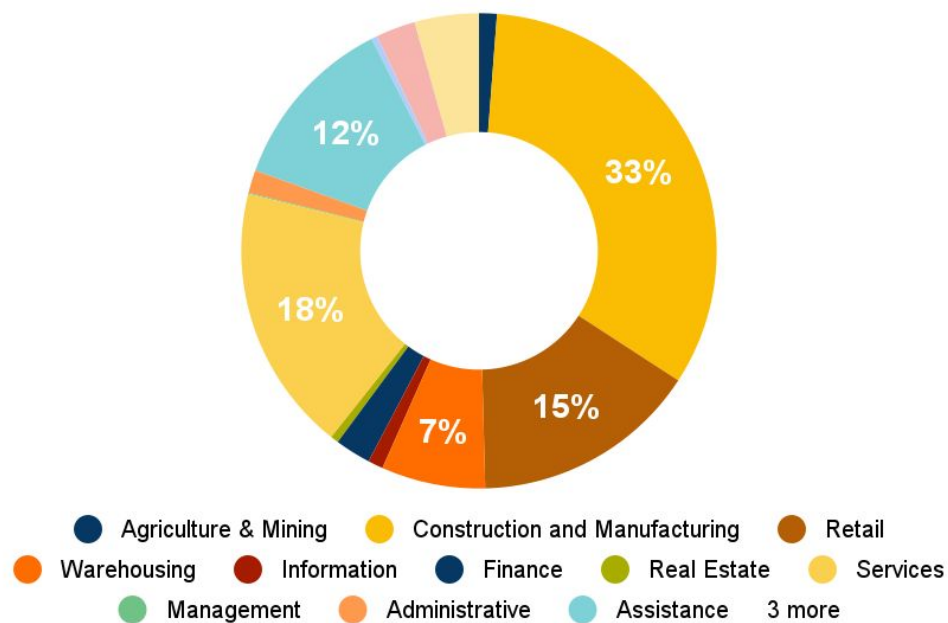


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

EMPLOYMENT BY INDUSTRY | Manufacturing accounts for the plurality of jobs in Daviess County, accounting for 20% of all jobs, followed by Construction (13% of all jobs).

Total Jobs by All Industries
Daviess County | 2018



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

Top 5 Industries and Median Annual Wages

- 1. Service-providing | \$39,374
- 2. Goods-producing | \$45,092
- 3. Trade, transportation, and utilities | \$43,461
- 4. Construction | \$48,630
- 5. Manufacturing | \$41,499

Source: BLS

Top 5 Employers

- 1. Daviess Community Hospital (Washington)
- 2. Boyd & Sons Inc (Washington)
- 3. Walmart Supercenter (Washington)
- 4. Graber Post Building (Montgomery)
- 5. Grain Processing Corp (Washington)

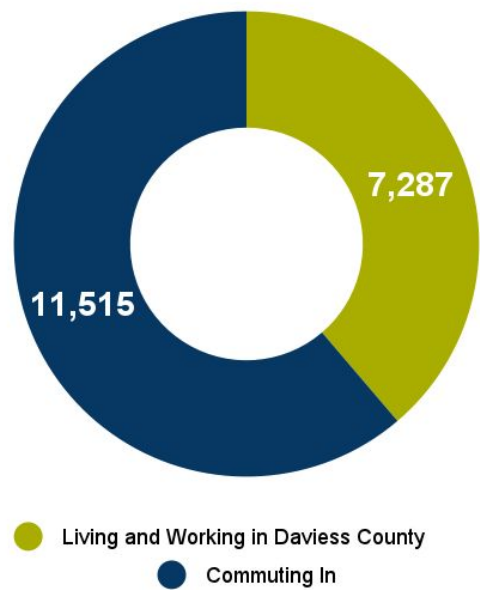
Source: BLS

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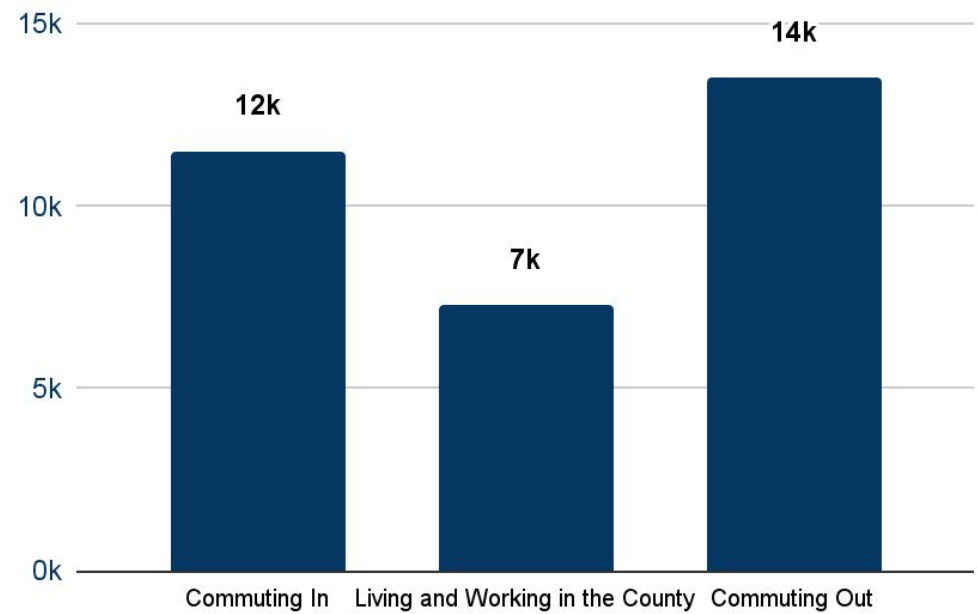
COMMUTER INFLOW / OUTFLOW | 12,000 commuters come into Daviess County for their jobs, while 14,000 employees travel outside for their jobs.

Employment Inflow
Daviess County | 2018



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

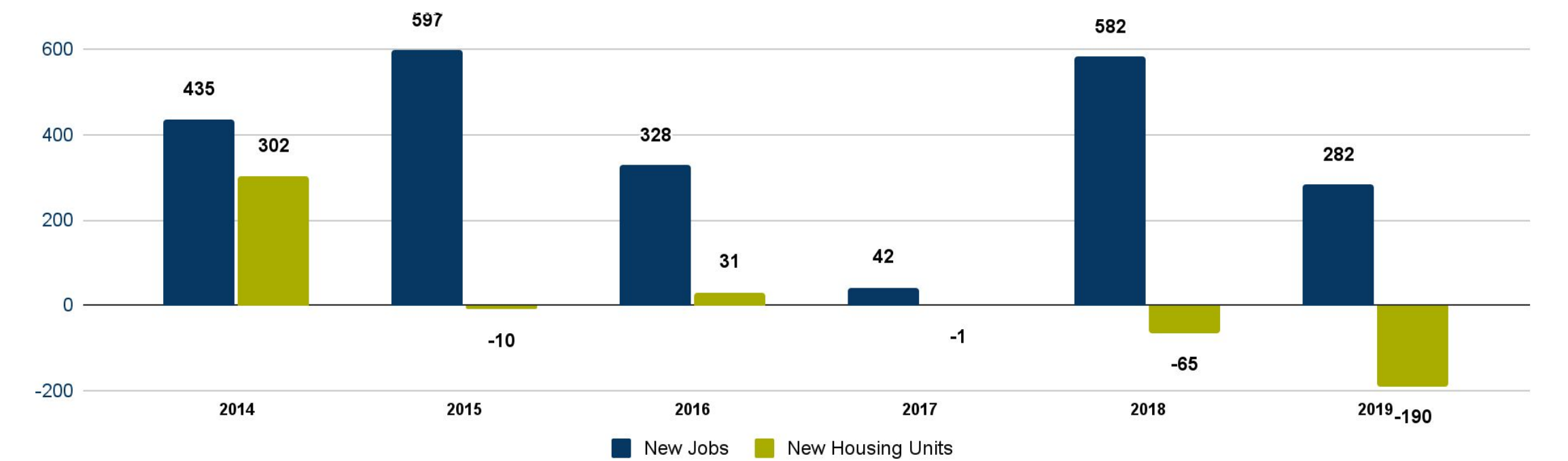
Commuting Patterns
Daviess County | 2018



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

JOB GROWTH AND HOUSING PRODUCTION | The County has created 2266 between 2014-2019 and 67, or 3 units for every 100 jobs created.

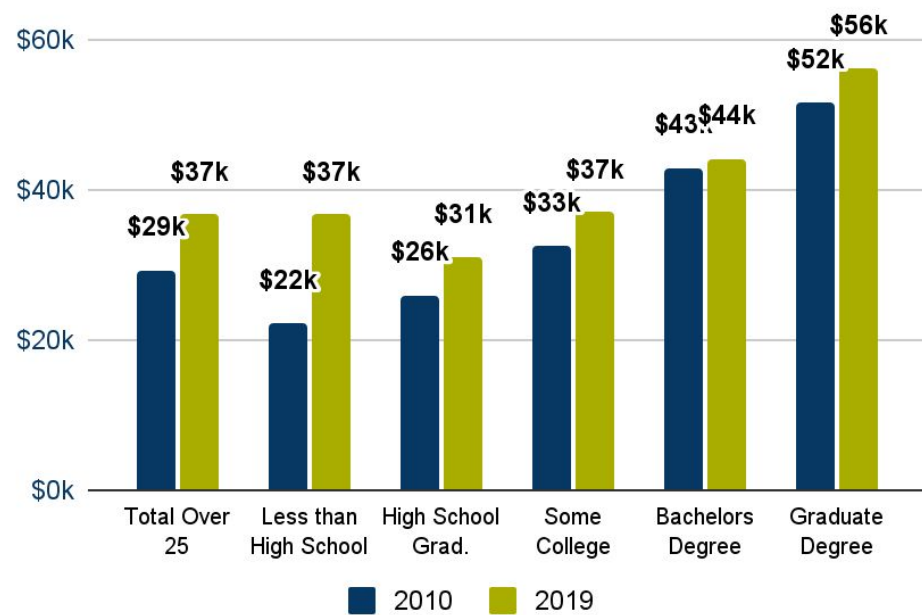
Job Growth and Housing Production
Daviess County | Total Jobs, New Jobs



Source: ACS 2010-2019 5-year estimates

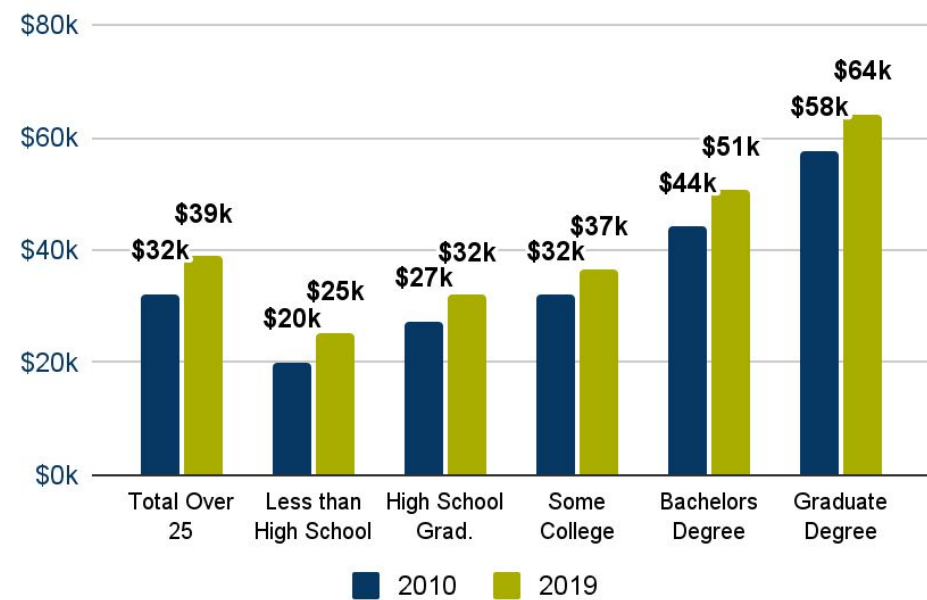
JOB GROWTH AND HOUSING PRODUCTION | Median Earnings have increased 25% since 2010 for the total population and increased 19% for the population with at least a high school degree.

Median Earnings by Educational Attainment
Daviness County | 2010, 2019



Source: ACS 2010-2019 5-year estimates

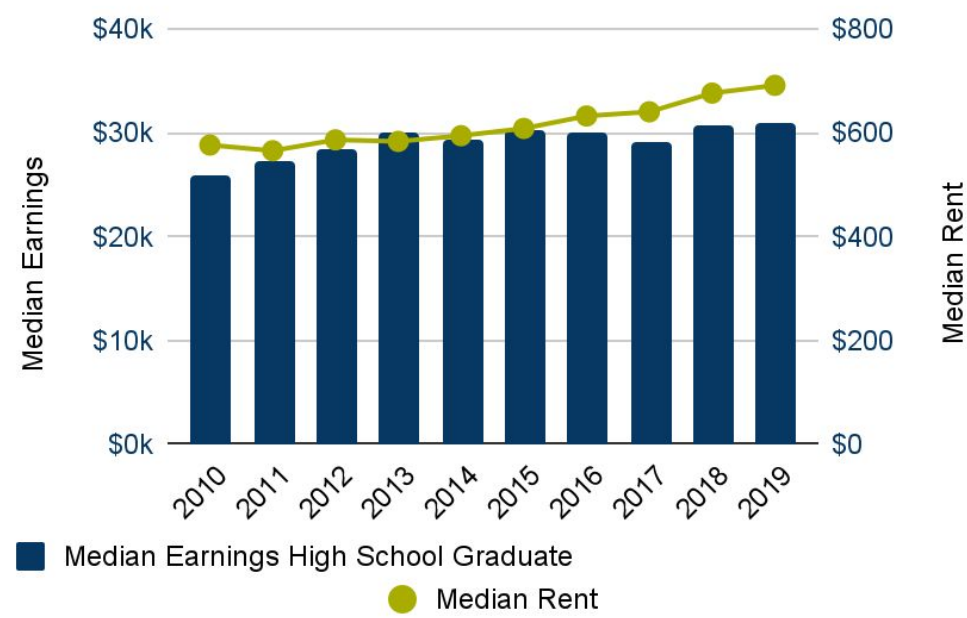
Median Earnings by Educational Attainment
Indiana | 2010, 2019



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 19.9% since 2010.

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



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

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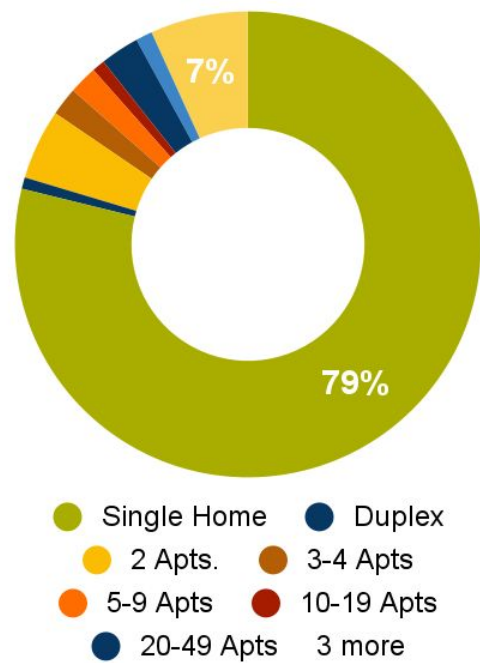
HOUSING TRENDS

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HOUSING TYPOLOGY | 79% of homes in Daviess County are single-family, while 14% are multifamily. The share of multifamily housing has increased by 784 homes since 2010.

Housing Typology

Daviess County | 2019



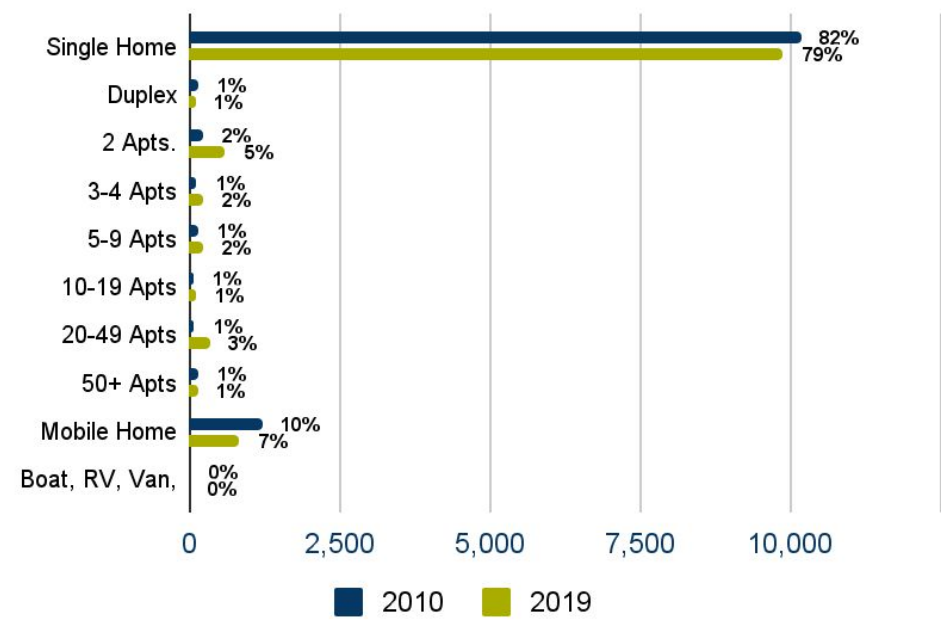
Indiana | 2019



Source: ACS 2010-2019 5-year estimates

Share of Housing Typology

Daviess County | 2010, 2019

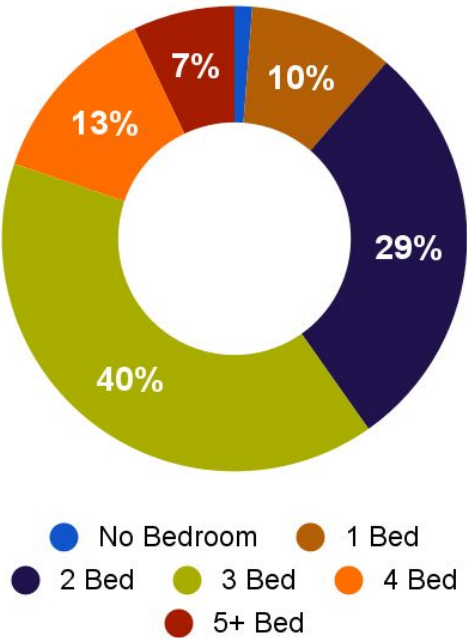


Source: ACS 2010-2019 5-year estimates

HOUSING TYPOLOGY | Most units in Daviess County are 2.9, with 60% of units 3 bedroom or more.

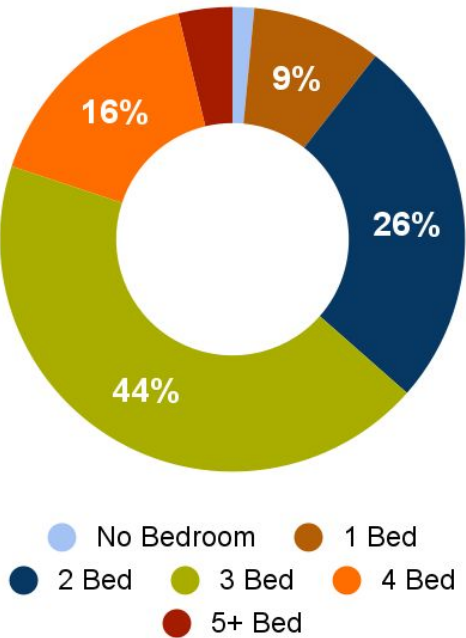
Housing Stock by Bedrooms

Daviess County | 2019



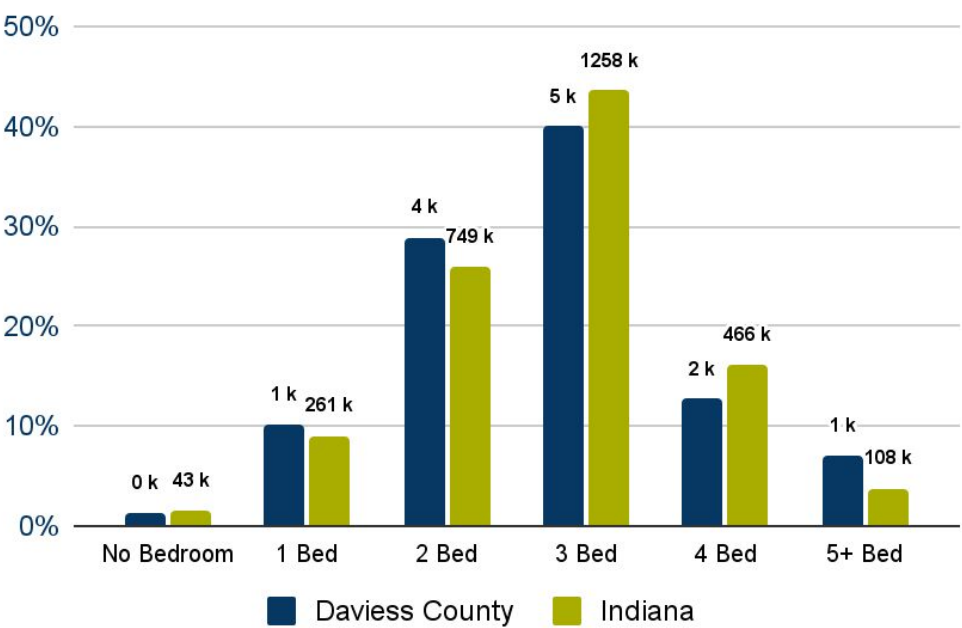
Source: ACS 2010-2019 5-year estimates

Indiana | 2019



Share of Housing Stock by Bedroom

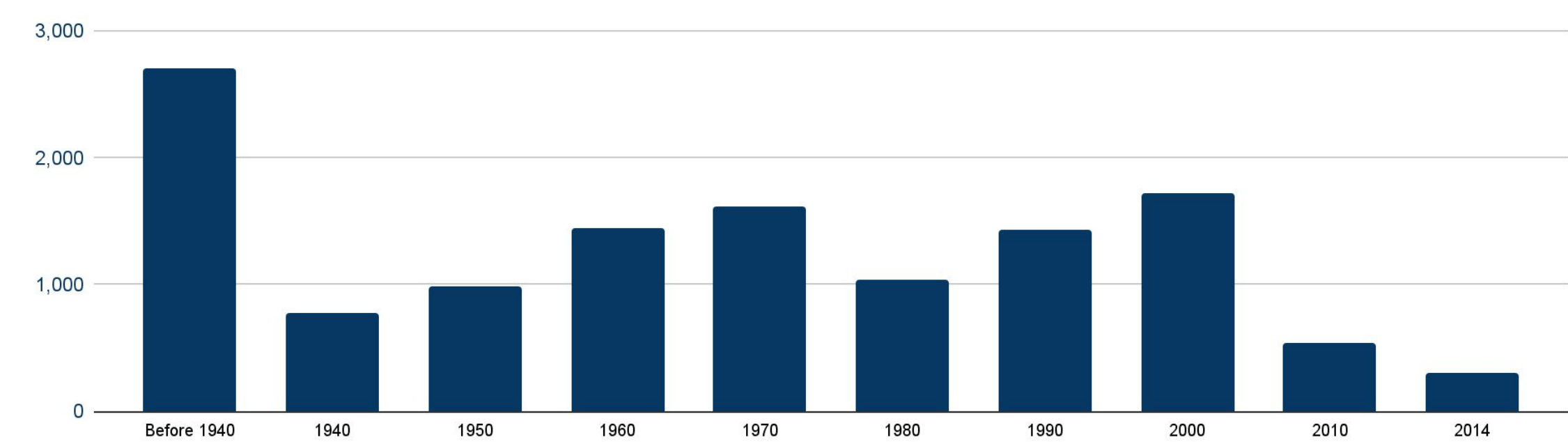
Daviess County, Indiana | 2019



Source: ACS 2010-2019 5-year estimates

HOUSING AGE | 80% of homes were built before 1990, with most homes built in 2014.

Homes by Year Built
Daviess County | 2019

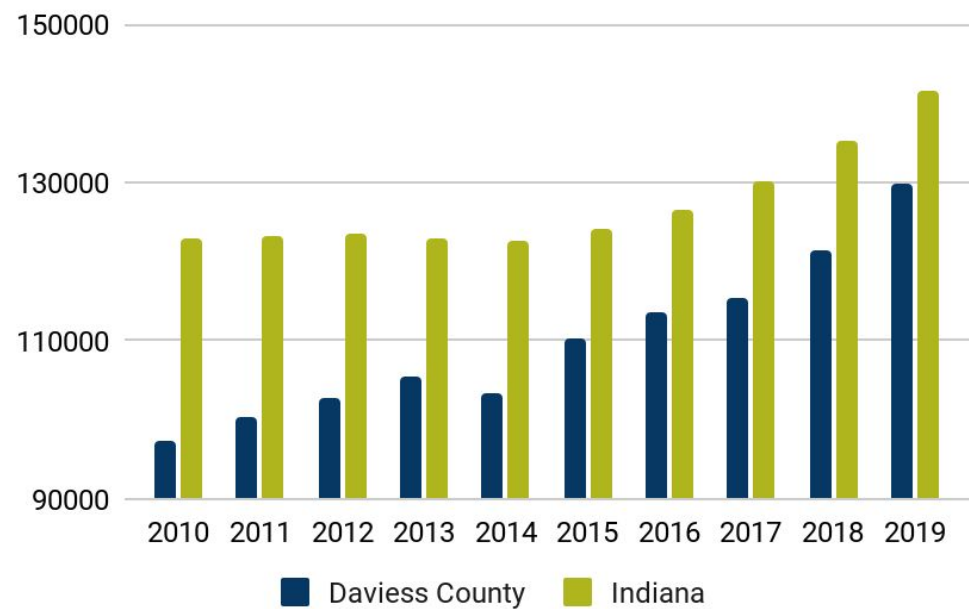


Source: ACS 2010-2019 5-year estimates

WORKING DRAFT

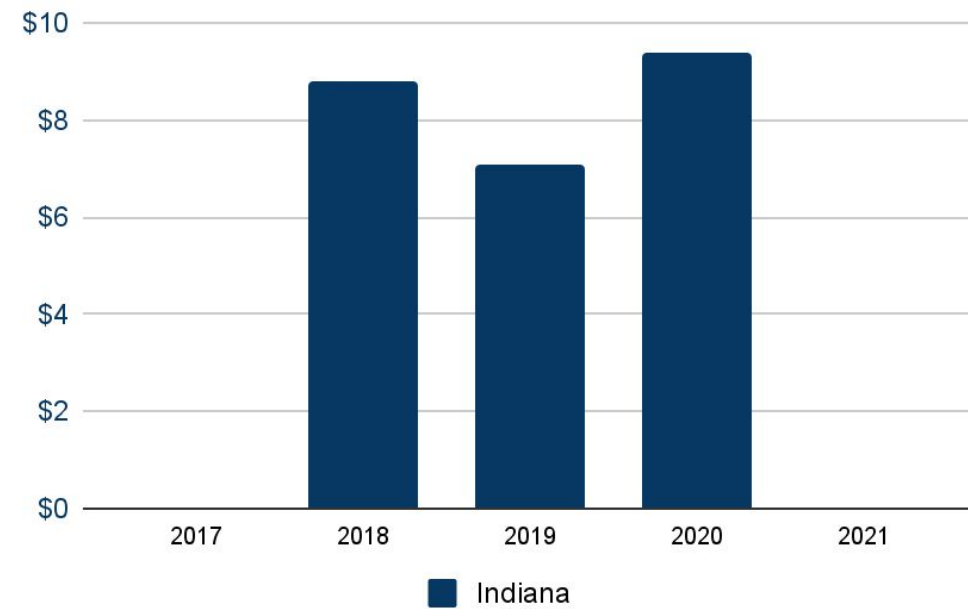
MEDIAN LISTING PRICE | Homes in Daviess County have a median listing price of \$130,000, compared to \$141,700 statewide. Home prices have increased by 34% since 2010.

Median Listing Price
Daviess County, Indiana | 2016-2020



Source: ACS 2010-2019 5-year estimates

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



Source: ACS 2010-2019 5-year estimates

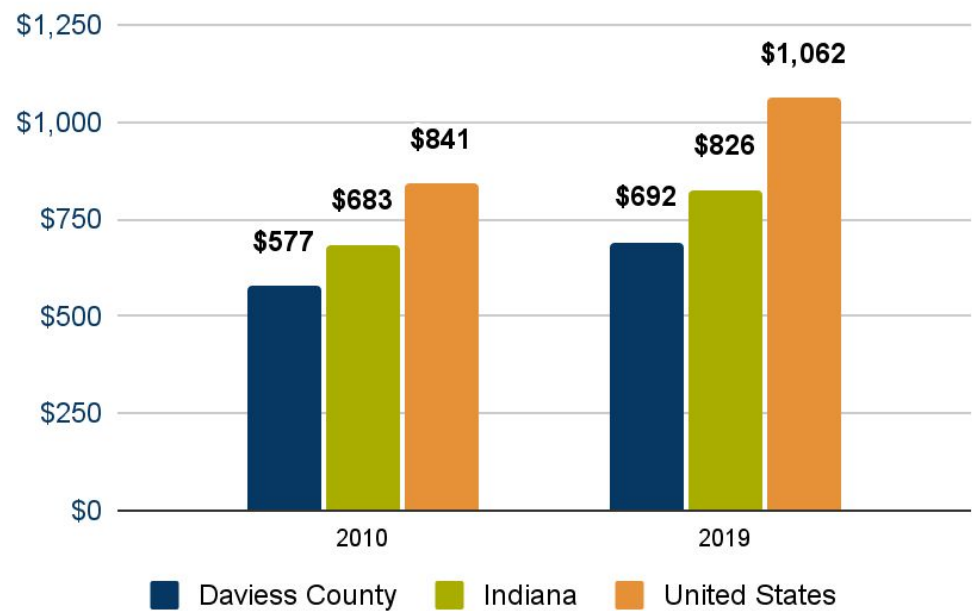
WORKING DRAFT

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

MEDIAN RENTS | Median rents have increased by 20% since 2010, with average rents at \$692.

Median Rent

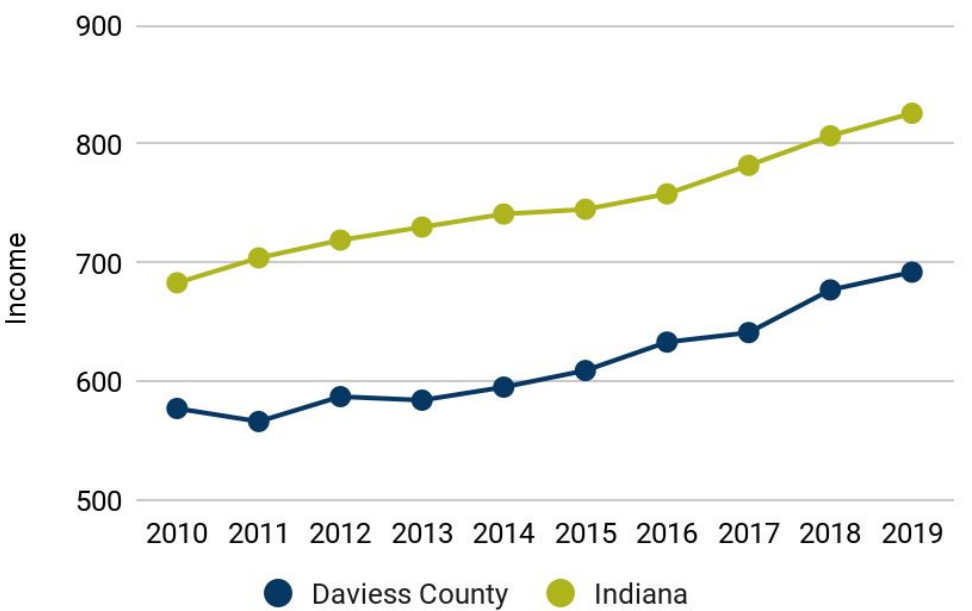
Daviess County, Indiana | 2010, 2019



Source: ACS 2010-2019 5-year estimates

Median Rent Over Time

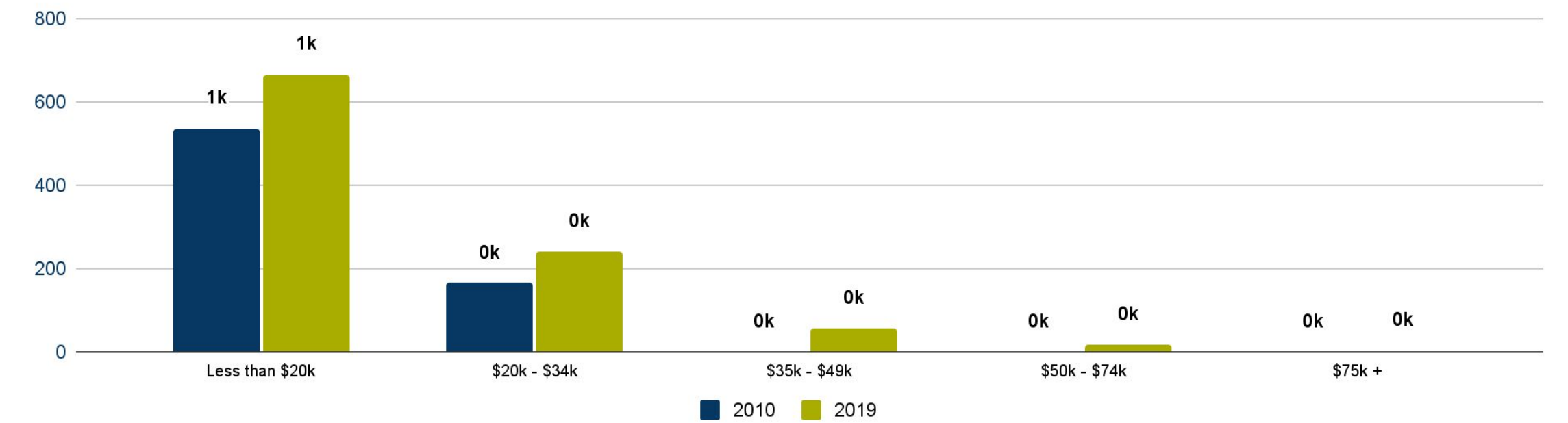
Daviess County, Indiana | 2010 - 2019



Source: ACS 2010-2019 5-year estimates

COST BURDEN | 39% of households are housing cost burdened in Daviess County, up 7% since 2010. 44% of households earning below \$50,000 are housing cost burdened.

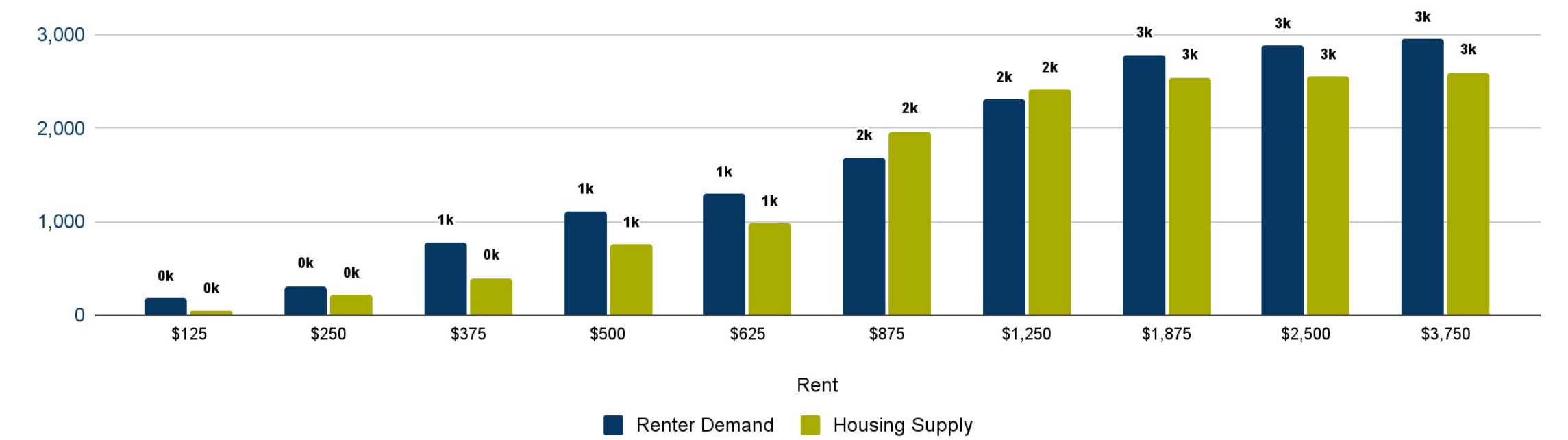
Renter Housing Cost Burden
Daviess County, Indiana | 2010 - 2019



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.

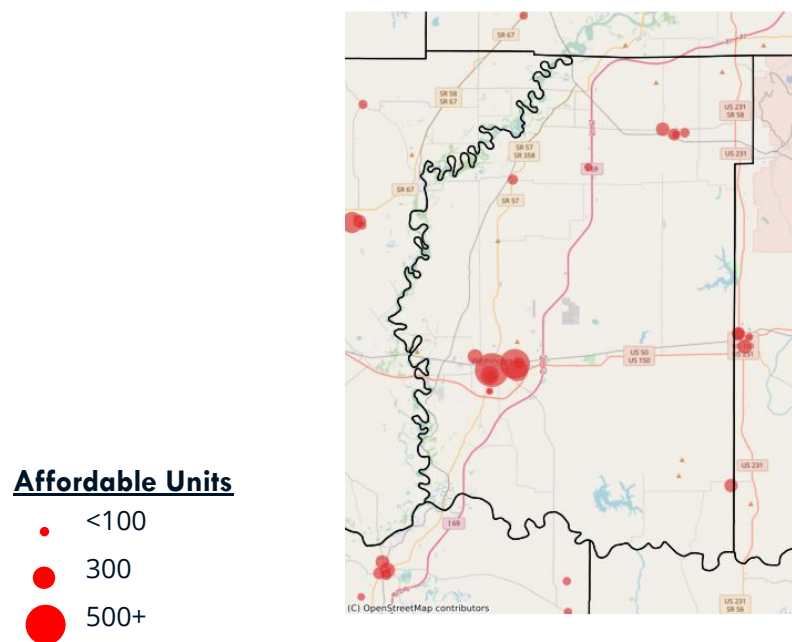
Cumulative Housing Gap
Daviess County, Indiana | 2010-2019



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 Daviess County.

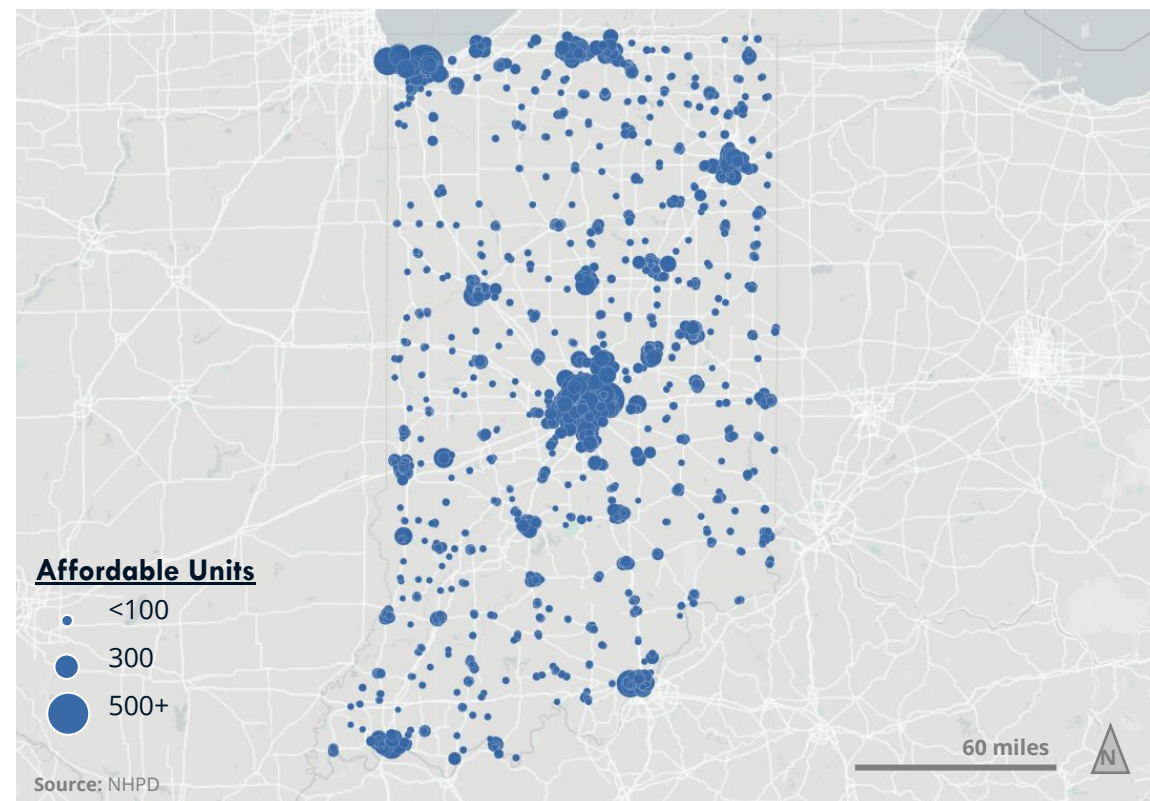
Affordable Housing Inventory

Daviess County | 2020

Source: NHPD

Affordable Housing Inventory

State of Indiana | 2020



Source: NHPD

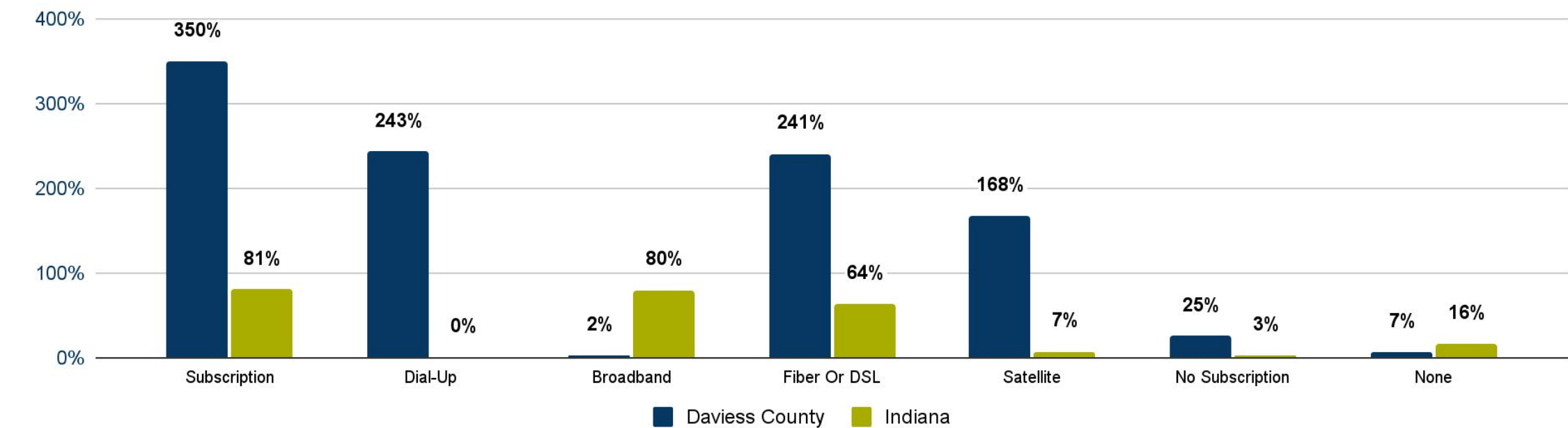
WORKING DRAFT

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HOUSING AMENITIES | 2% of housing units have access to broadband.

Broadband Access
Daviess County | 2017-2020



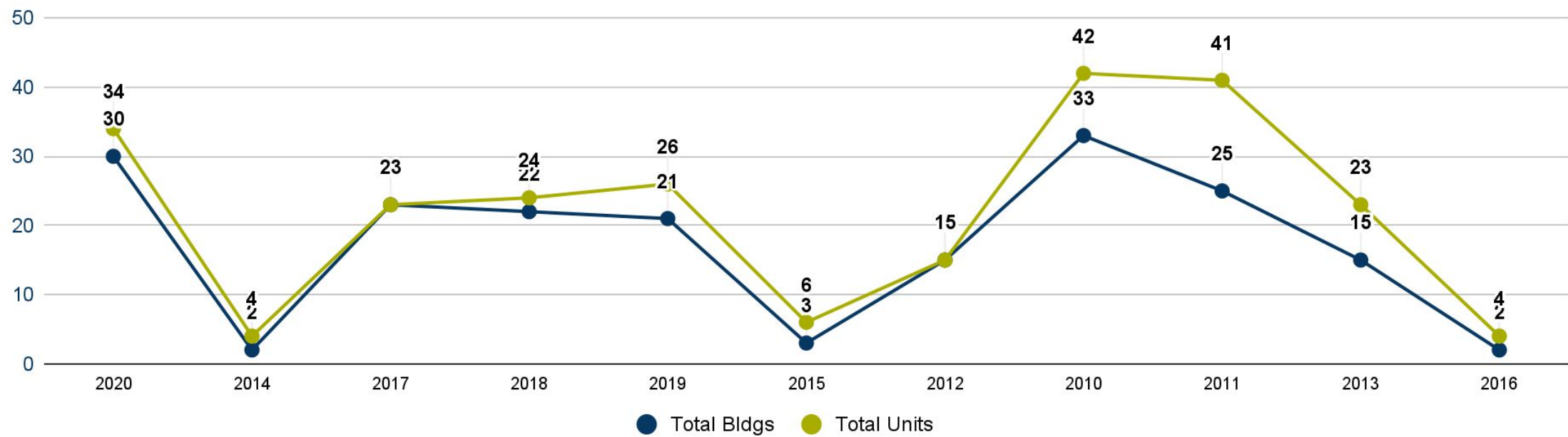
Source: ACS 2010-2019 5-year estimates

HOUSING CONSTRUCTION

WORKING DRAFT

HOUSING STARTS | There have been 2 new housing starts in 2016 in Daviess County, with 191 total building permits authorized since 2020.

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



Source: St. Louis Fed.

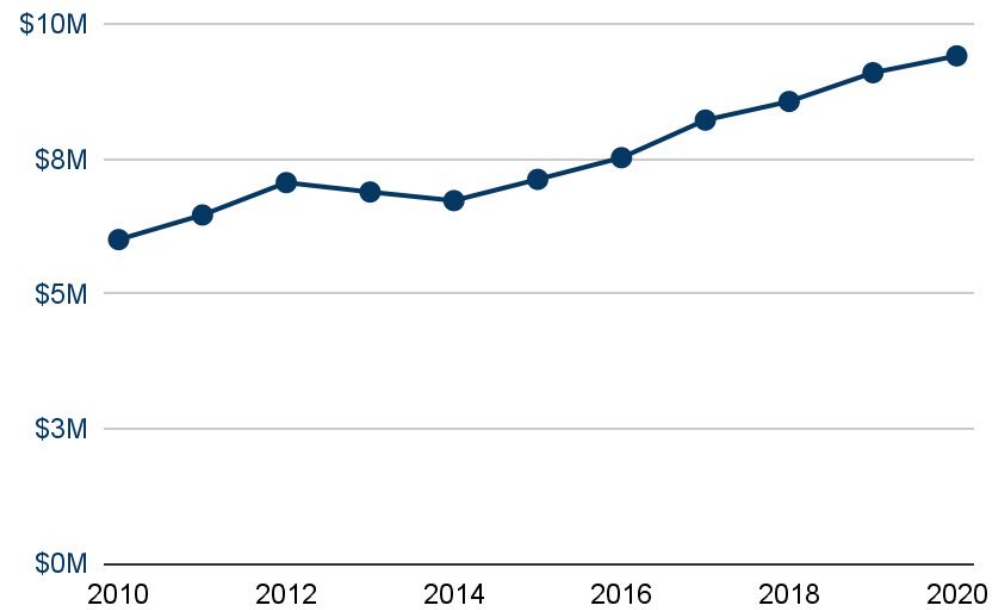
CONSTRUCTION INPUTS | Construction material costs have skyrocketed since 2010 and recovered sharply from pandemic impacts to all time highs.

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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