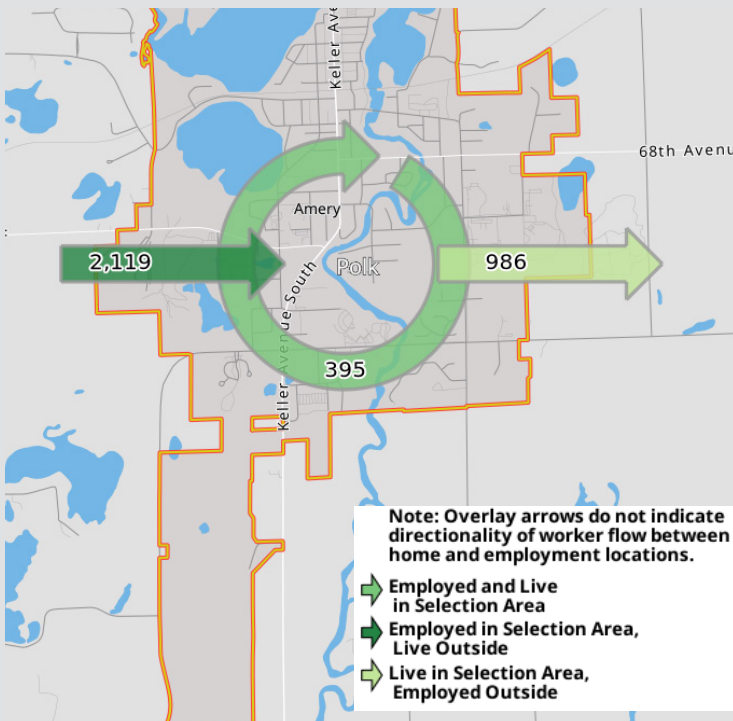


City of Amery Housing Snapshot

Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the City of Amery is 36% Rental / 64% Owner.
- The City's rental vacancy rate is 6.4%, which is within the healthy range of 5-7%.
- The City's owner vacancy rate is 1.8%, which is just below the healthy range of 2-2.5%.
- Approximately 3% of the City's housing stock is for seasonal, recreational, or occasional use.

Inflow/Outflow Job Counts, 2021 Primary Job



- 29% of City of Amery residents who are employed have a primary job inside the City while 71% leave the City for work.
- 62% of the City of Amery workforce lives in Polk County, 14% in St. Croix County, 6% in Barron County, 3% in Dunn County, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

City of Amery	2020 Census
Population	2,962
Population in Households	2,793
Population in Rental Units	522
Population in Owner Units	2,271
Population in Group Quarters	169
Households, excluding group quarters	1,314
Avg. Household Size	2.13
Renter Avg. Household Size	1.11
Owner Avg. Household Size	2.69
Housing Units	1,432
Rental Units	512
Owner Units	878
Other Seasonal & Migrant	42
Occupied Units	1,314
Renter-Occupied Units	471
Owner-Occupied Units	843
Vacant Units for Rent, excludes seasonal	33
2020 Rental Vacancy Rate	6.4%
Rental Vacancy Rate Standard[1]	5-7%
Vacant Units for Sale, excludes seasonal	16
2020 Homeowner Vacancy Rate	1.8%
Homeowner Vacancy Rate Standard[2]	2-2.5%
% of Overcrowded Units – Renter Occup.	0.0%
% of Overcrowded Units – Owner Occup.	1.7%

Source: U.S. Census Decennial 2020, WCWRPC

Polk County Housing Sales:

2023 # of Home Sales: 564
 2013 # of Home Sales: 904
 2013 - 2023 Avg. # Home Sales: 835

2023 Median Sale Price: \$281,000
 2013 Median Sale Price: \$118,000

Polk County Median Rent (2 bedroom):

2023 Median Rent: \$1,006
 2013 Median Rent: \$796

sources: Wisconsin Realtors Association, rentdata.org

[1] Florida, Richard. 2018 July. Vacancy: America's Other Housing Crisis. Accessed at: <https://www.citylab.com/equity/2018/07/vacancy-americas-other-housing-crisis/565901/>

[2] Ibid. For owner housing, Florida's vacancy rate standard was expanded by WCWRPC from 2% to 2%-2.5% in order to accommodate additional market flexibility given the County's relatively small population size.

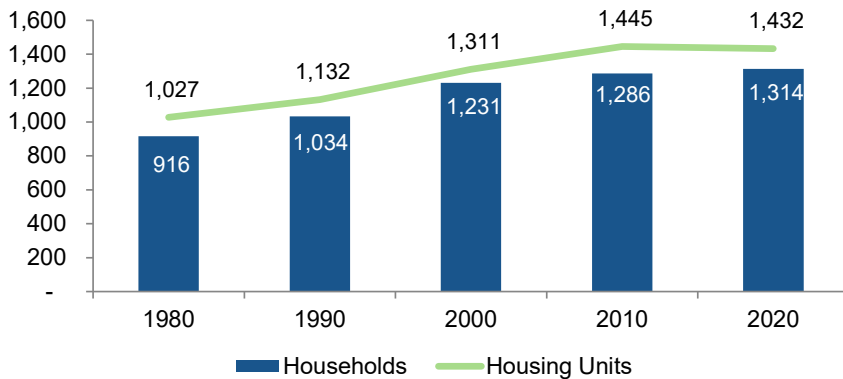
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	2,845	2,962	117	4.11%
Median Age	44.6	46.8	2	4.93%
# of Households	1,231	1,314	83	6.74%
Average Household Size	2.17	2.13	-0.04	-1.84%
% of One Person Households	36.60%	40.30%	79	17.52%
% of Households with Individuals Under 18 Years	27.60%	24.00%	-25	-7.35%
Owner Vacancy Rate				
Owner Vacancy Rate	1.20%	1.8%	0.60%	-
Renter Vacancy Rate				
Renter Vacancy Rate	6.00%	6.4%	0.40%	-
Seasonal Units	23	42	19	82.61%
Vacant Units	80	118	38	47.50%
2000 Census vs 2018-2022 ACS				
	2000 Census	2018-2022 ACS	# Change	% Change
Median # of Rooms	5.1	5.3	0.2	3.92%
Units 50 Years or Older (pre 1950 & 1970)	664	640	-24	-3.61%
% of Units 50 Years or Older	50.60%	47.55%	-3.05%	-
Single Family Units				
Single Family Units	837	897	60	7.17%
Multi-Family Units (2+ units)				
Multi-Family Units (2+ units)	344	312	-32	-9.30%
Mobile Homes				
Mobile Homes	130	137	7	5.38%

- Total population has increased about 4% over the last 20 years.
- The median age in the City of Amery increased 2.2 years from 2000 to 2020.
- There is a growing number of smaller households in the City. In 2000, 37% of households were comprised of one person while in 2020 this percentage increased to 40%.
- Owner vacancy rate, while slightly higher in 2020 than in 2000, is still below the healthy standard of 2-2.5%.
- The City saw a 7% increase in single-family units from 2000 to 2020.

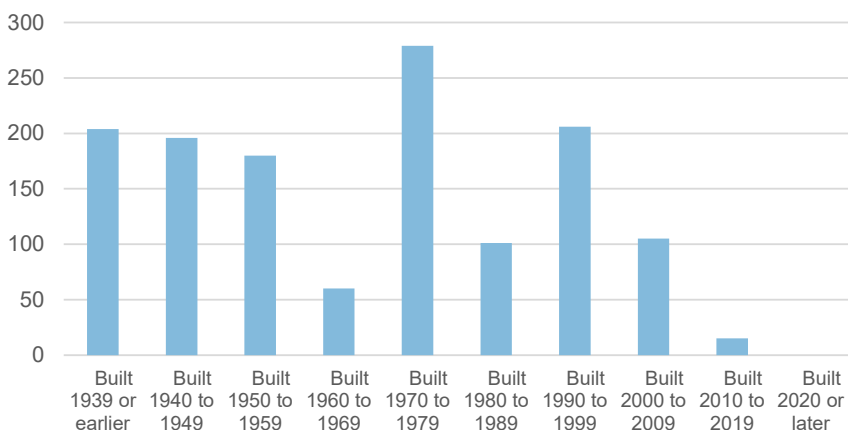
City of Amery - Housing Units & Household Growth 1980-2020

source: U.S. Census Bureau



City of Amery - Year Housing Structure Built

source: U.S. Census 2022 5-Year ACS



Renter Households

Median gross rent, 2000: \$431 **↑ 61%**
 Median gross rent, 2020: \$694

Median renter inc., 2000: \$20,607 **↑ 36%**
 Median renter inc., 2020: \$28,036

source: U.S. Census 2000 Decennial, 2020 5-Year ACS



Owner Households

Median Home Value, 2000: \$88,700 **↑ 57%**
 Median Home Value, 2020: \$139,600

Median owner inc., 2000: \$39,115 **↑ 86%**
 Median owner inc., 2020: \$72,775

source: U.S. Census 2000 & 2020 5-Year ACS



Active Polk County For Sale Listings

July 2016: 457	July 2020: 200
July 2017: 336	July 2021: 186
July 2018: 288	July 2022: 107
July 2019: 315	July 2023: 81

source: Realtor.com

