

Village of Clear Lake Housing Snapshot



Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Village of Clear Lake is 30% Rental / 70% Owner.
- The Village's rental vacancy rate is 5.1%, which is within the healthy range of 5-7%.
- The Village's owner vacancy rate is 1.7%, which is just below the healthy range of 2-2.5%.
- Only 1% of the Village's housing stock is for seasonal, recreational, or occasional use.

Inflow/Outflow Job Counts, 2021 Primary Job



- 13% of Village of Clear Lake residents who are employed have a primary job inside the Village while 87% leave the Village for work.
- 51% of the Village's workforce lives in Polk County, 23% in Barron County, 11% in St. Croix County, 5% in Dunn County, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

Village of Clear Lake	2020 Census
Population	1,099
Population in Households	1,090
Population in Rental Units	234
Population in Owner Units	856
Population in Group Quarters	9
Households, excluding group quarters	482
Avg. Household Size	2.26
Renter Avg. Household Size	1.62
Owner Avg. Household Size	2.53
Housing Units	518
Rental Units	156
Owner Units	358
Other Seasonal & Migrant	4
Occupied Units	482
Renter-Occupied Units	144
Owner-Occupied Units	338
Vacant Units for Rent, excludes seasonal	8
2020 Rental Vacancy Rate	5.1%
Rental Vacancy Rate Standard[1]	5-7%
Vacant Units for Sale, excludes seasonal	6
2020 Homeowner Vacancy Rate	1.7%
Homeowner Vacancy Rate Standard[2]	2-2.5%
% of Overcrowded Units – Renter Occup.	1.4%
% of Overcrowded Units – Owner Occup.	1.8%

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.

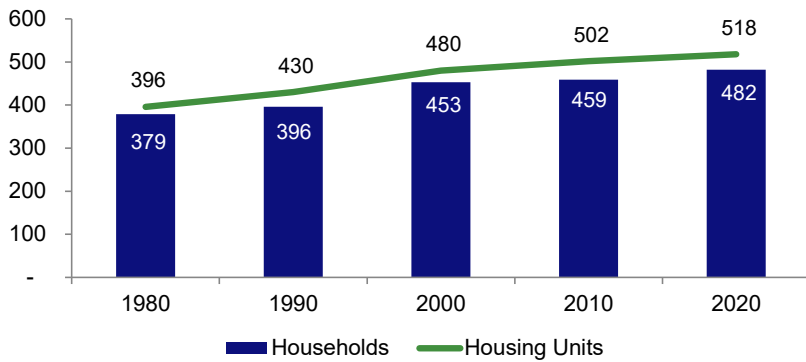
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	1,051	1,099	48	4.57%
Median Age	39.4	43.2	4	9.64%
# of Households	453	482	29	6.40%
Average Household Size	2.3	2.26	-0.04	-1.74%
% of One Person Households	36.00%	40.90%	34	20.86%
% of Households with Individuals Under 18 Years	29.80%	24.90%	-15	-11.11%
Owner Vacancy Rate	3.30%	1.7%	-1.60%	-
Renter Vacancy Rate	2.20%	5.1%	2.90%	-
Seasonal Units	5	4	-1	-20.00%
Vacant Units	25	36	11	44.00%
	2000 Census	2018-2022 ACS	# Change	% Change
Median # of Rooms	5.3	5.9	0.6	11.32%
Units 50 Years or Older (pre 1950 & 1970)	196	204	8	4.08%
% of Units 50 Years or Older	40.80%	43.97%	3.17%	-
Single Family Units	298	346	48	16.11%
Multi-Family Units (2+ units)	96	66	-30	-31.25%
Mobile Homes	86	52	-34	-39.53%

- Total population has increased about 5% over the last 20 years.
- The median age in the Village increased 4 years from 2000 to 2020.
- There is a growing number of smaller households in the Village. In 2000, 36% of households were comprised of one person while in 2020 this percentage increased to 41%.
- Both renter and owner vacancy rates in the Village are just below the health standard.
- The Village has seen some growth in single-family units from 2000 to 2020.

Village of Clear Lake Housing Units & Household Growth 1980-2020

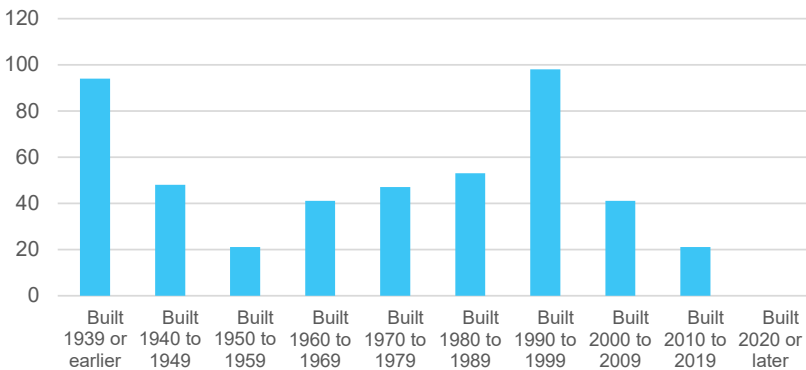
source: U.S. Census Bureau



■ Households — Housing Units

Village of Clear Lake - Year Housing Structure Built

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



Renter Households

Median gross rent, 2000: \$354 ↑ **52%**
 Median gross rent, 2020: \$538

Median renter inc., 2000: \$15,000 ↑ **107%**
 Median renter inc., 2020: \$31,000

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



Owner Households

Median Home Value, 2000: \$73,600 ↑ **86%**
 Median Home Value, 2020: \$136,800

Median owner inc., 2000: \$40,000 ↑ **54%**
 Median owner inc., 2020: \$61,736

source: U.S. Census 2010 & 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

