

# Village of Dresser Housing Snapshot



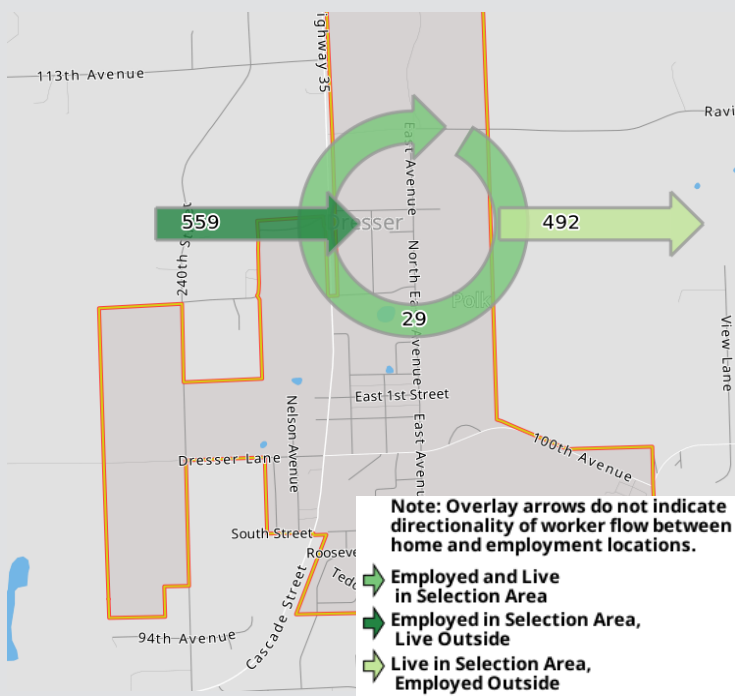
## Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Village of Dresser is 30% Rental / 70% Owner.
- There is a need for additional renter units in the Village with a rental vacancy rate of 0.0%.
- There is a need for additional owner units in the Village with an owner vacancy rate of 0.0%.
- There are no housing units in the Village being reported for seasonal, recreational, or occasional use.

Village of Dresser	2020 Census
Population	935
Population in Households	935
Population in Rental Units	325
Population in Owner Units	610
Population in Group Quarters	0
Households, excluding group quarters	386
Avg. Household Size	2.42
Renter Avg. Household Size	2.80
Owner Avg. Household Size	2.26
Housing Units	395
Rental Units	119
Owner Units	276
Other Seasonal & Migrant	0
Occupied Units	386
Renter-Occupied Units	116
Owner-Occupied Units	270
Vacant Units for Rent, excludes seasonal	0
2020 Rental Vacancy Rate	0.0%
Rental Vacancy Rate Standard[1]	5-7%
Vacant Units for Sale, excludes seasonal	0
2020 Homeowner Vacancy Rate	0.0%
Homeowner Vacancy Rate Standard[2]	2-2.5%
% of Overcrowded Units – Renter Occup.	1.7%
% of Overcrowded Units – Owner Occup.	0.0%

Source: U.S. Census Decennial 2020, WCWRPC

## Inflow/Outflow Job Counts, 2021 Primary Job



- 6% of Village of Dress residents who are employed have a primary job inside the Village while 94% leave the Village for work.
- 58% of the Village's workforce lives in Polk County, 8% in St. Croix County, 10% in Chisago & Washington Counties in MN, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

## 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/>

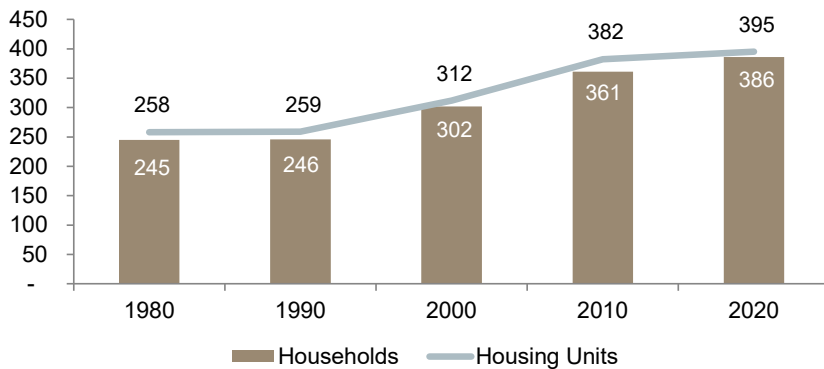
[2] Ibid. For owner housing, Florida's vacancy rate standard was expanded by WCWRPC from 2% to 2%-2.5% in order to accommodate additional market flexibility given the County's relatively small population size.

**Population & Housing Characteristics, 2000 to 2020**

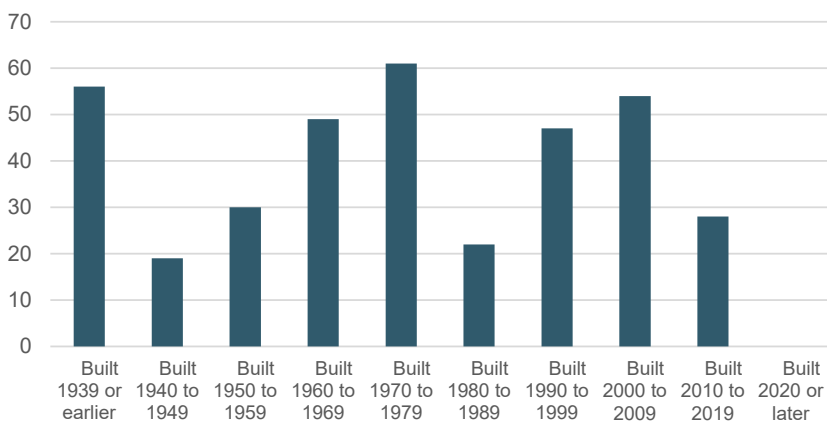
	2000 Census	2020 Census	# Change	% Change
Population	732	935	203	27.73%
Median Age	35.1	37.3	2	6.27%
# of Households	302	386	84	27.81%
Average Household Size	2.42	2.42	0.00	0.00%
% of One Person Households	24.80%	30.80%	44	58.67%
% of Households with Individuals Under 18 Years	34.10%	33.20%	25	24.27%
Owner Vacancy Rate	1.30%	0.0%	-1.30%	-
Renter Vacancy Rate	1.40%	0.0%	-1.40%	-
Seasonal Units	4	0	-4	-100.00%
Vacant Units	10	9	-1	-10.00%
	2000 Census	2018-2022 ACS	# Change	% Change
Median # of Rooms	5.2	6.5	1.3	25.00%
Units 50 Years or Older (pre 1950 & 1970)	150	154	4	2.67%
% of Units 50 Years or Older	48.50%	42.08%	-6.42%	-
Single Family Units	231	290	59	25.54%
Multi-Family Units (2+ units)	54	55	1	1.85%
Mobile Homes	24	21	-3	-12.50%

- Total population in the Village has increased about 28% over the last 20 years.
- The median age in the Village increased 2 years from 2000 to 2020.
- There is a growing number of smaller households in the Village. In 2000, 25% of households were comprised of one person while in 2020 this percentage increased to 31%.
- Owner and renter vacancy rates in the Village are around 0%, pointing to a need for additional housing units.

**Village of Dresser  
Housing Units & Household Growth 1980-2020**  
source: U.S. Census Bureau



**Village of Dresser - Year Housing Structure Built**  
source: U.S. Census 2022 5-Year ACS



**Renter Households**

Median gross rent, 2000: \$448 **↑ 122%**  
Median gross rent, 2020: \$993

Median renter inc., 2000: \$21,696 **↑ 165%**  
Median renter inc., 2020: \$57,500  
source: U.S. Census 2000 Decennial, 2020 5-Year ACS



**Owner Households**

Median Home Value, 2000: \$87,900 **↑ 54%**  
Median Home Value, 2020: \$135,600

Median owner inc., 2000: \$42,813 **↑ 55%**  
Median owner inc., 2020: \$66,250  
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

