

Village of Luck Housing Snapshot



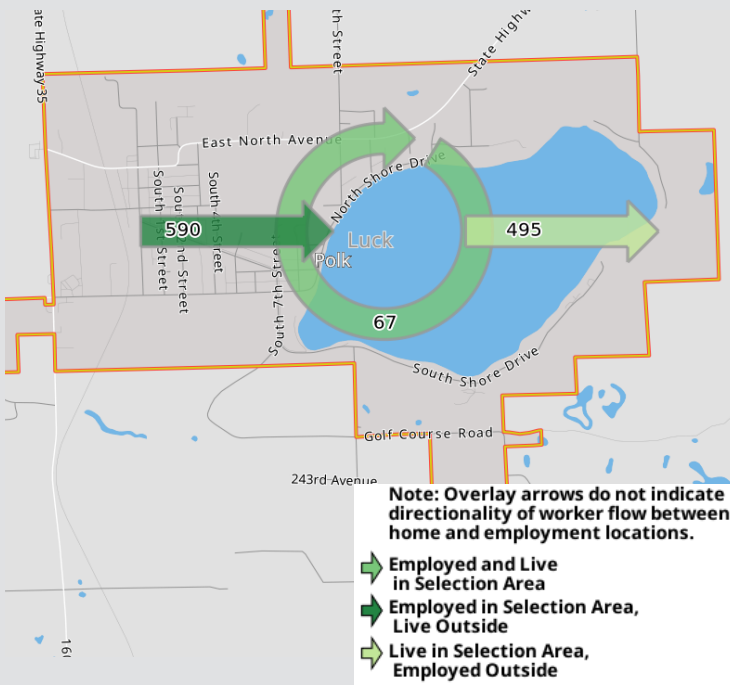
Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Village of Luck is 36% Rental / 64% Owner.
- The Village's rental vacancy rate is 6.2%, which is within the healthy range of 5-7%.
- The Village's owner vacancy rate is 4.0%, which is above the healthy range of 2-2.5%.
- Approximately 7% of the Village's housing stock is for seasonal, recreational, or occasional use.

Village of Luck	2020 Census
Population	1,093
Population in Households	1,024
Population in Rental Units	355
Population in Owner Units	669
Population in Group Quarters	69
Households, excluding group quarters	487
Avg. Household Size	2.10
Renter Avg. Household Size	2.00
Owner Avg. Household Size	2.16
Housing Units	
Housing Units	569
Rental Units	194
Owner Units	335
Other Seasonal & Migrant	40
Occupied Units	
Occupied Units	487
Renter-Occupied Units	177
Owner-Occupied Units	310
Vacant Units for Rent, excludes seasonal	
Vacant Units for Rent, excludes seasonal	12
2020 Rental Vacancy Rate	6.2%
Rental Vacancy Rate Standard[1]	5-7%
Vacant Units for Sale, excludes seasonal	
Vacant Units for Sale, excludes seasonal	13
2020 Homeowner Vacancy Rate	4.0%
Homeowner Vacancy Rate Standard[2]	2-2.5%
% of Overcrowded Units – Renter Occup.	0.0%
% of Overcrowded Units – Owner Occup.	1.0%

Source: U.S. Census Decennial 2020, WCWRPC

Inflow/Outflow Job Counts, 2021 Primary Job



- 12% of Village of Luck residents who are employed have a primary job inside the Village while 88% leave the Village for work.
- 70% of the Village's workforce lives in Polk County, 12% in Burnett County, and 3% in Barron County, 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.

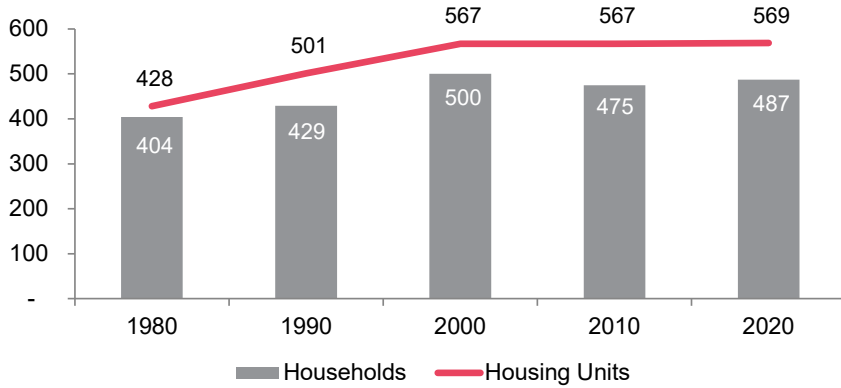
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	1,210	1,093	-117	-9.67%
Median Age	40	49.2	9	23.00%
# of Households	500	487	-13	-2.60%
Average Household Size	2.27	2.1	-0.17	-7.49%
% of One Person Households	32.20%	37.40%	21	13.04%
% of Households with Individuals Under 18 Years	31.20%	23.60%	-41	-26.28%
Owner and Renter Vacancies				
Owner Vacancy Rate	1.50%	4.0%	2.50%	-
Renter Vacancy Rate	4.10%	6.2%	2.10%	-
Seasonal Units	49	40	-9	-18.37%
Vacant Units	72	82	10	13.89%
Unit Characteristics				
	2000 Census	2018-2022 ACS	# Change	% Change
Median # of Rooms	5.1	5.5	0.4	7.84%
Units 50 Years or Older (pre 1950 & 1970)	278	311	33	11.87%
% of Units 50 Years or Older	49.00%	55.24%	6.24%	-
Unit Types				
Single Family Units	411	439	28	6.81%
Multi-Family Units (2+ units)	105	89	-16	-15.24%
Mobile Homes	51	35	-16	-31.37%

- The total population in the Village of Luck has decreased about 10% over the last 20 years.
- The median age in the Village has increased 9 years from 2000 to 2020.
- There is a growing number of smaller households in the Village. In 2000, 32% of households were comprised of one person while in 2020 this percentage increased to 37%.
- Owner and renter vacancy rates have increased slightly since 2000 within the Village and are within the health ranges.

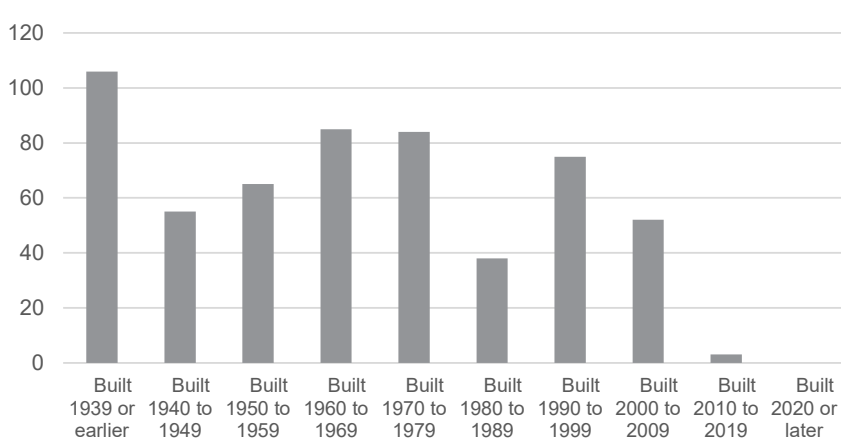
**Village of Luck
Housing Units & Household Growth 1980-2020**

source: U.S. Census Bureau



Village of Luck - Year Housing Structure Built

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



Renter Households

Median gross rent, 2000: \$436 **↑ 61%**
Median gross rent, 2020: \$702

Median renter inc., 2000: \$19,688 **↑ 22%**
Median renter inc., 2020: \$24,018
source: U.S. Census 2000 Decennial, 2020 5-Year ACS



Owner Households

Median Home Value, 2000: \$76,200 **↑ 37%**
Median Home Value, 2020: \$104,700

Median owner inc., 2000: \$39,632 **↑ 44%**
Median owner inc., 2020: \$57,083
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

