

# Village of Osceola Housing Snapshot



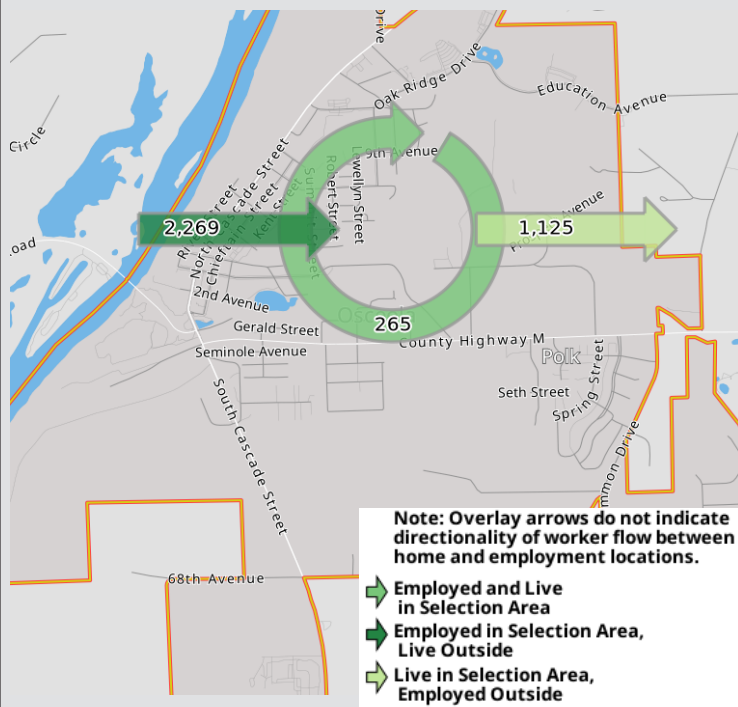
## Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Village of Osceola is 43% Rental / 57% Owner.
- There is a need for additional rental units in the Village with a rental vacancy rate of 3.3%.
- There is a need for additional owner units in the Village with an owner vacancy rate of 1.3%.
- Only 1% of the Village's housing stock is for seasonal, recreational, or occasional use.

Village of Osceola	2020 Census
Population	2,765
Population in Households	2,717
Population in Rental Units	1,174
Population in Owner Units	1,543
Population in Group Quarters	48
Households, excluding group quarters	1,291
Avg. Household Size	2.10
Renter Avg. Household Size	2.14
Owner Avg. Household Size	2.08
<b>Housing Units</b>	
Rental Units	574
Owner Units	762
Other Seasonal & Migrant	20
<b>Occupied Units</b>	
Renter-Occupied Units	549
Owner-Occupied Units	742
<b>Vacant Units for Rent, excludes seasonal</b>	
2020 Rental Vacancy Rate	3.3%
Rental Vacancy Rate Standard[1]	5-7%
<b>Vacant Units for Sale, excludes seasonal</b>	
2020 Homeowner Vacancy Rate	1.3%
Homeowner Vacancy Rate Standard[2]	2-2.5%
% of Overcrowded Units – Renter Occup.	3.5%
% of Overcrowded Units – Owner Occup.	2.3%

Source: U.S. Census Decennial 2020, WCWRPC

## Inflow/Outflow Job Counts, 2021 Primary Job



- 19% of Village of Osceola residents who are employed have a primary job inside the Village while 81% leave the Village for work.
- 61% of the Village's workforce lives in Polk County, 14% in St. Croix County, 13% in Chisago, Washburn and Anoka Counties MN, with the remainder in others.

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.

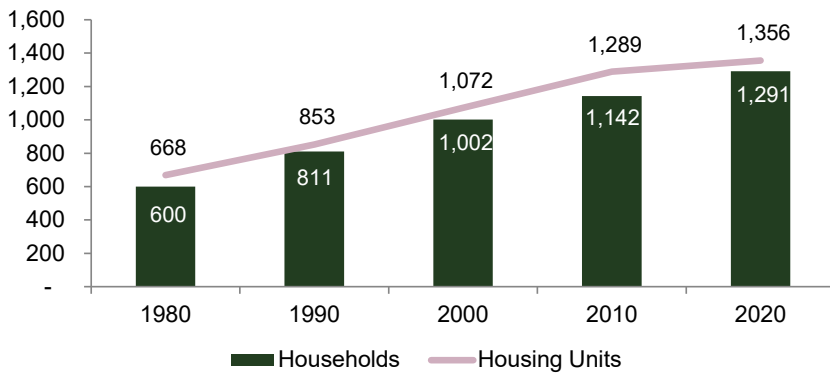
**Population & Housing Characteristics, 2000 to 2020**

	2000 Census	2020 Census	# Change	% Change
Population	2,421	2,765	344	14.21%
Median Age	32.8	42.8	10	30.49%
# of Households	1,002	1,291	289	28.84%
Average Household Size	2.38	2.1	-0.28	-11.76%
% of One Person Households	31.30%	37.80%	174	55.41%
% of Households with Individuals Under 18 Years	38.40%	24.70%	-66	-17.14%
<b>Owner and Renter Vacancies</b>				
Owner Vacancy Rate	0.50%	1.3%	0.80%	-
Renter Vacancy Rate	9.90%	3.3%	-6.60%	-
Seasonal Units	11	20	9	81.82%
Vacant Units	70	65	-5	-7.14%
<b>Unit Characteristics</b>				
	2000 Census	2018-2022 ACS	# Change	% Change
Median # of Rooms	4.6	4.8	0.2	4.35%
Units 50 Years or Older (pre 1950 & 1970)	271	371	100	36.90%
% of Units 50 Years or Older	25.40%	26.88%	1.48%	-
<b>Unit Type</b>				
Single Family Units	567	667	100	17.64%
Multi-Family Units (2+ units)	402	617	215	53.48%
Mobile Homes	99	96	-3	-3.03%

- Total population has increased about 14% over the last 20 years.
- The median age in the Village increased 10 years from 2000 to 2020.
- There is a growing number of smaller households in the Village. In 2000, 31% of households were comprised of one person while in 2020 this percentage increased to 38%.
- The owner and renter vacancy rates within the Village are below the healthy ranges.
- The Village experienced an 18% growth in single-family units and a 53% increase in 2+ units from 2000 to 2020.

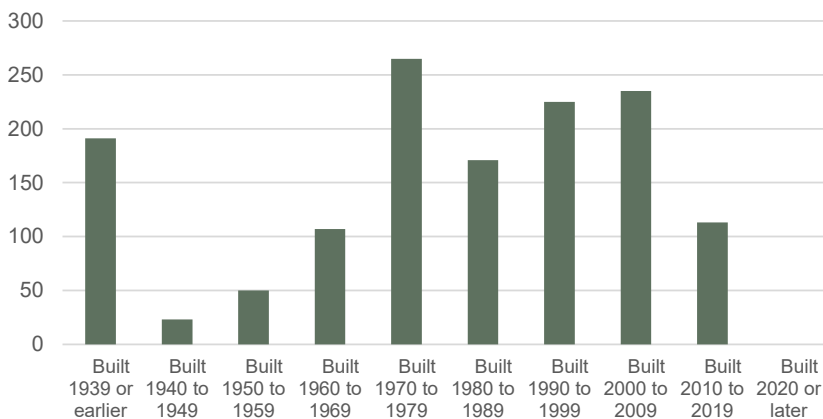
**Village of Osceola  
Housing Units & Household Growth 1980-2020**

source: U.S. Census Bureau



**Village of Osceola - Year Housing Structure Built**

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



**Renter Households**

Median gross rent, 2000: \$530 **↑ 57%**  
Median gross rent, 2020: \$832

Median renter inc., 2000: \$28,839 **↑ 18%**  
Median renter inc., 2020: \$34,107

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



**Owner Households**

Median Home Value, 2000: \$95,200 **↑ 67%**  
Median Home Value, 2020: \$158,900

Median owner inc., 2000: \$49,712 **↑ 14%**  
Median owner inc., 2020: \$56,915

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

