

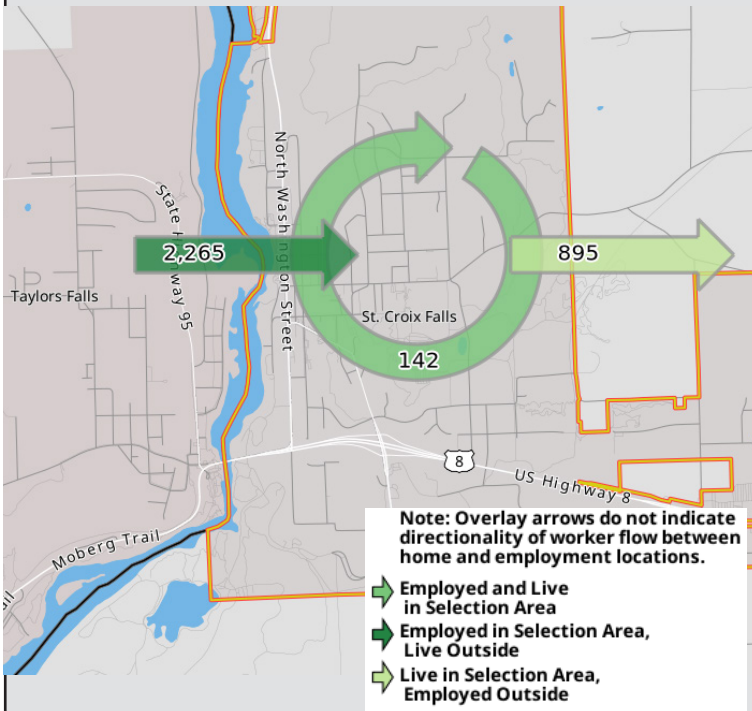
# City of St. Croix Falls Housing Snapshot



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

- The mix of occupied housing units in the City of St. Croix Falls is 41% Rental / 59% Owner.
- There is a need for additional renter units in the City with a rental vacancy rate of 4.2%.
- There is a need for additional owner units in the City with an owner vacancy rate of 1.0%.
- Approximately 2% of the City's housing stock is for seasonal, recreational, or occasional use.

## Inflow/Outflow Job Counts, 2021 Primary Job



- 14% of City of St. Croix Falls residents who are employed have a primary job inside the City while 86% leave the City for work.
- 54% of the City of St. Croix Falls' workforce lives in Polk County, 8% in Chisago County, MN, 7% in St. Croix County, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

City of St. Croix Falls	2020 Census
Population	2,208
Population in Households	2,157
Population in Rental Units	677
Population in Owner Units	1,480
Population in Group Quarters	51
Households, excluding group quarters	1,042
Avg. Household Size	2.07
Renter Avg. Household Size	1.58
Owner Avg. Household Size	2.41
Housing Units	1,125
Rental Units	451
Owner Units	649
Other Seasonal & Migrant	25
Occupied Units	1,042
Renter-Occupied Units	427
Owner-Occupied Units	615
Vacant Units for Rent, excludes seasonal	19
2020 Rental Vacancy Rate	4.2%
Rental Vacancy Rate Standard[1]	5-7%
Vacant Units for Sale, excludes seasonal	6
2020 Homeowner Vacancy Rate	1.0%
Homeowner Vacancy Rate Standard[2]	2-2.5%
% of Overcrowded Units – Renter Occup.	0.0%
% of Overcrowded Units – Owner Occup.	1.1%

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.

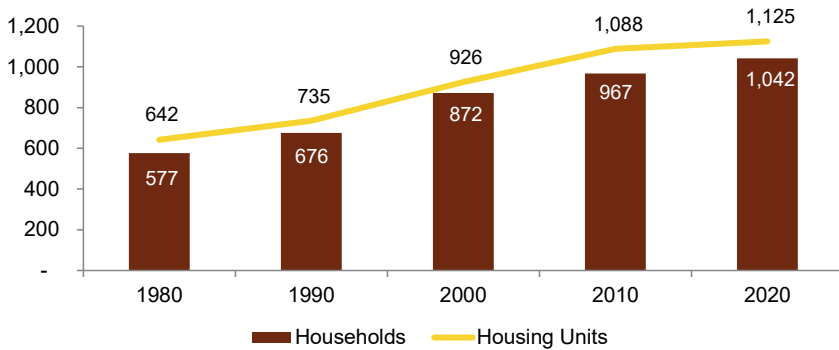
**Population & Housing Characteristics, 2000 to 2020**

	2000 Census	2020 Census	# Change	% Change
Population	2,033	2,208	175	8.61%
Median Age	40.7	46.4	6	14.00%
# of Households	872	1,042	170	19.50%
Average Household Size	2.22	2.07	-0.15	-6.76%
% of One Person Households	36.80%	43.30%	131	40.81%
% of Households with Individuals Under 18 Years	31.00%	22.20%	-39	-14.44%
<b>Owner Vacancy Rate</b>				
Owner Vacancy Rate	1.80%	1.0%	-0.80%	-
Renter Vacancy Rate	4.70%	4.2%	-0.50%	-
Seasonal Units	14	25	11	78.57%
Vacant Units	54	83	29	53.70%
<b>2000 Census vs 2018-2022 ACS</b>				
	2000 Census	2018-2022 ACS	# Change	% Change
Median # of Rooms	5.2	4.9	-0.3	-5.77%
Units 50 Years or Older (pre 1950 & 1970)	376	382	6	1.60%
% of Units 50 Years or Older	39.90%	35.60%	-4.30%	-
<b>Unit Types</b>				
Single Family Units	590	678	88	14.92%
Multi-Family Units (2+ units)	317	369	52	16.40%
Mobile Homes	35	26	-9	-25.71%

- Total population in the City has increased about 9% over the last 20 years.
- Median age in the City has increased 6 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 43%.
- Owner vacancy rate remains below the healthy range of 2-2.5%.
- The City experienced a 15% increase in single-family homes from 2000 to 2020.

**City of St. Croix Falls  
Housing Units & Household Growth 1980-2020**

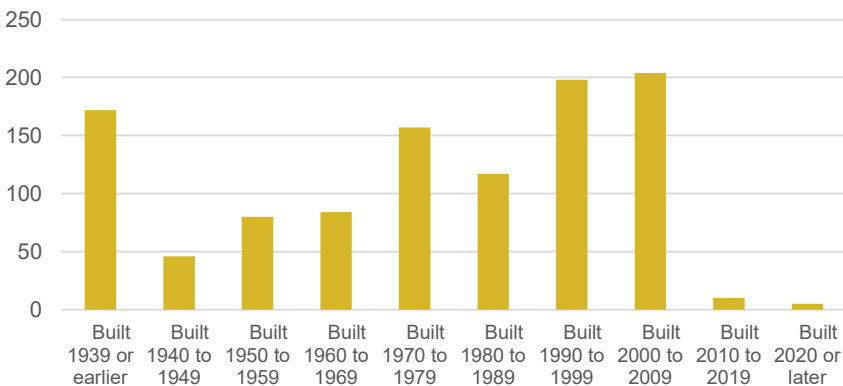
source: U.S. Census Bureau



Households (brown bar) Housing Units (yellow line)

**City of St. Croix Falls -  
Year Housing Structure Built**

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



**Renter Households**

Median gross rent, 2000: \$425 **↑ 68%**  
Median gross rent, 2020: \$716

Median renter inc., 2000: \$20,707 **↑ 67%**  
Median renter inc., 2020: \$34,531

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



**Owner Households**

Median Home Value, 2000: \$104,500 **↑ 57%**  
Median Home Value, 2020: \$164,000

Median owner inc., 2000: \$48,929 **↑ 19%**  
Median owner inc., 2020: \$58,182

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

