



Housing Indicator Report 2022



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Cover Photo: Chris Lee

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Introduction

The City of Duluth Housing Indicator Report is intended to provide basic information related to Duluth's housing market, population demographics, and workforce statistics. Released yearly, this report provides a snapshot of area statistics and trends as they relate to the city's housing market.

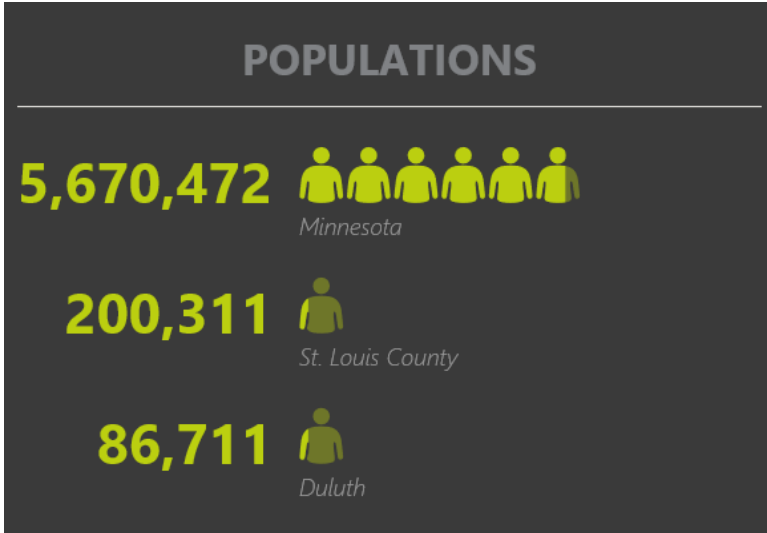
Home to nearly 87,000 residents, Duluth's population has remained relatively stable over the past three decades. Nevertheless, the need for additional housing, particularly affordable housing, has increased significantly over the past 10 years. The aftermath of the COVID-19 pandemic continues to sow uncertainty and financial instability in the housing market. A tight labor market, rising interest rates, and the high cost of construction materials compound the logistical challenges of building and preserving housing units.

Despite these conditions, the City continues to collaborate with local, state, and federal stakeholders to alleviate pent-up housing demand through construction and preservation of housing across all levels of affordability. In 2019, Maxfield Research and Associates estimated the City's affordable housing demand—excluding market rate units—to be approximately 3,600 units between 2019 and 2024.

2022 Housing Indicator Report Highlights

- Duluth's average rent in 2022 was \$1,311/month; median rent was \$1,353/month.
- Median sale price for a single-family home was \$260,000.
- Duluth added 167 new multi-family rental units in 2022; 34 new single-family homes were added.
- Rental vacancy rate in 2022 was 3.5%, an increase from the 2021 vacancy rate of 2.0%.
- The city added 176 net housing units in 2022 and has added 1,183 net units since 2019.

Duluth Demographics



Female: 51.17%

Male: 48.82%

*The City of Duluth acknowledges that some individuals may not identify with either of the above genders. The City will update these categories as soon as new data is available from the Census Bureau.

Age Category Duluth	Percentage
Under 18 years	18.3%
18 years and over	81.7%
21 years and over	72.5%
25 to 29 years	6.7%
30 to 34 years	7.0%
35 to 39 years	6.0%
40 to 44 years	5.3%
45 to 49 years	4.9%
50 to 54 years	5.0%
55 to 59 years	5.8%
60 years and over	21.5%
62 years and over	19.2%
65 years and over	15.7%
75 years and over	6.7%



Total Households: 36,106

Average Family Size: 2.92

Average Household Size: 2.23



Median Age: 33.9

City of Duluth Racial Composition

White: 88.6%

Two or more races: 4.8%

Black or African American: 2.6%

American Indian: 1.7%

Asian: 1.6%

Other race: 0.7%

Native Hawaiian or Pacific Islander: < 0.01%

Median Household Income	2017	2022	Change Last 5 years
City of Duluth	\$49,078	\$58,014	18.21%
City of Minneapolis	\$60,789	\$70,099	15.32%
City of St. Paul	\$54,290	\$63,483	16.93%
City of St. Cloud	\$46,048	\$54,427	18.20%
City of Rochester	\$75,464	\$79,159	4.90%
St. Louis County	\$52,890	\$64,959	22.82%
State of Minnesota	\$68,388	\$77,720	13.65%
United States	\$60,336	\$69,021	14.39%

Total Household Income	Percentage
Less than \$10,000	3.5%
\$10,000—\$14,999	1.8%
\$15,000—\$24,999	4.6%
\$25,000—\$34,999	5.3%
\$35,000—\$49,999	9.6%
\$50,000—\$74,999	19.8%
\$75,000—\$99,999	14.5%
\$100,000—\$149,999	23.4%
\$150,000—\$199,999	8.6%
\$200,000 or more	9.0%

Undergraduate Enrollment	Students 2020	Students 2021	Students 2022
University of MN – Duluth	9,301	9,025	9,675
College of St. Scholastica	2,244	1,486	1,938
Lake Superior College	7,529	6,544	5,967
Totals	19,074	17,055	17,580

Duluth Unemployment Rate Compared December 2022

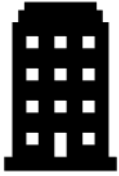
Duluth Rate	3.6%
Twin Cities Metro Rate	2.6%
Minnesota Rate	2.9%
U.S. Rate	3.5%

Education Level (Persons Over 25)

Less Than 9th Grade	1.20%
9th to 12th Grade	3.00%
High School Graduate	17.60%
Some College	23.20%
Associates Degree	9.70%
Bachelors Degree	28.10%
Graduate Degree	17.20%

Data Sources: U.S Census Bureau, U.S. Bureau of Labor Statistics, World Population Review. Note: 2022 data is from the 2021 5-year estimate data profiles.

Housing in Duluth



RENTER HOUSEHOLDS

39.2% of all households

2022 Average Rent: \$1,329

2021 Average Rent: \$1,320

2022 Median Rent: \$1,355

2021 Median Rent: \$1,274

2022 Total Rental Units: 17,231

2021 Total Rental Units: 16,836

*Rental units reflect those with active rental licenses in the City of Duluth



OWNER HOUSEHOLDS

60.8% of all households

Median Sale Price, 2022: \$260,000

Median Sale Price, 2021: \$240,000

SUBSIDIZED HOUSING

Public Housing Units 2021: 1,152

Total Housing Choice Vouchers 2022: 1,765

Emergency Vouchers Available 2022: 49

	2021	2022
Public Housing Vacancy %	4.25%	5.25%
Public Housing Average Wait List	1,031	1,313
Housing Voucher Unused %	14.8%	20%
Housing Voucher Average Wait List	2,622	2,420

HOUSING PRODUCTION

Building Permits Issued

Units of 1 Family Dwelling 2022: 72

Units of 1 Family Dwelling 2021: 67

Units of Multi-family Dwelling 2022: 187

Units of Multi-family Dwelling 2021: 74

Certificate of Occupancy Issued

Units of 1 Family Dwelling 2022: 34

Units of 1 Family Dwelling 2021: 50

Units of Multi-family Dwelling 2022: 96

Units of Multi-family Dwelling 2021: 212

*See appendix A and B for historical data

Homeownership Duluth

Single Family Home Sales Listed vs. Sold

Year	2018	2019	2020	2021	2022
Listed	1,757	1,632	1,604	1,478	1,510
Sold	1,316	1,342	1,444	1,426	1,428

Single Family Home Median Sale Price & Average Days on Market

Year	2019	2020	2021	2022
Sale Price	\$195,000	\$205,000	\$240,000	\$260,000
Days	31	24	38	26

Foreclosures Duluth & St. Louis County

Year	2018	2019	2020	2021	2022
Duluth	57	33	16	8	30
SLC	177	140	48	33	61

Affordable Homeownership Duluth— Community Land Trust Homes

One Roof Community Housing's Community Land Trust program allows lower income home buyers to purchase Land Trust homes for a significantly reduced price. In exchange for this assistance, One Roof maintains ownership of the land.

New Construction Sold 2022: 1
Acquisition/Rehab Sold 2022: 12
Average Home Value 2022: \$205,000
Average Land Trust Sale Price 2022:
 \$153,000

New Construction Sold 2021: 0
Acquisition/Rehab Sold 2021: 10
Average Home Value 2021: \$183,000
Average Land Trust Sale Price 2021:



Data Sources: St. Louis County Records Office, Minnesota Real Estate (MLS Portal), One Roof Community Housing Organization

Rental Housing Duluth

The overall vacancy rate in 2022 was 3.5%. While the general perception may be that rental vacancies are negative, some level of vacancy is necessary for a healthy housing market that works for both potential tenants and property owners. A vacancy of 5% is often considered healthy. See appendix C for full survey results and 2021 comparative data.

Year	Vacancy Rate
2022	3.5%
2021	2.0%
2020	5.2%
2019	2.6%
2018	3.0%

Unit Type	Units Surveyed	Vacancy Rate	Average Rent	Median Rent
Studio	231	3.0%	\$734	\$724
1 Bed-room	1004	1.9%	\$861	\$834
2 Bed-room	1,488	4.6%	\$1,099	\$1,025
3 Bed-room	652	3.4%	\$1,412	\$1,413
4 Bed-room	357	4.5%	\$1,663	\$1,794
5+ Bed-room	149	3.4%	\$2,099	\$2,328
Total	3,878	3.5%	\$1,311	\$1,353

UMD Student Rental Survey

In 2022 the City of Duluth issued a survey to students at the University of Minnesota-Duluth. The students returned 624 responses, 582 of which came from undergraduates. Selected results follow.

Do you live on campus or off campus?

On Campus: 295 (47.28%)

Off Campus: 329 (54.72%)

For undergraduates living off-campus, how many years did you live on-campus prior to moving to off-campus living?

Zero: 16.41% One: 56.53%

Two: 13.37% Three: 2.13%

Four: 0.3%

For undergraduates living off-campus with roommates, how many people do you live with?

One: 10.8% Two: 18%

Three: 24% Four: 25.6%

Five: 14.8% Six: 5.2%

Seven or more: 1.6%

Average off-campus rent payment for undergraduates: \$570/month

On-campus housing cost for

undergraduates: \$1,938/semester (3BR)

\$2,073/semester (2BR)

\$2,415/semester (1BR)

Source: City of Duluth Rental Survey 2022; City of Duluth Student Rental Survey 2022 . Thanks to UMD Intern Payton Mergen for his work conducting the Student Rental Survey.

Public Housing Duluth

	2019	2020	2021	2022
Public Housing Vacancy %	3.4%	6.3%	4.25%	5.25%
Public Housing Average Wait List	1,938	1,087	1,031	1,313
Housing Voucher Unused	14.06%	11.22%	14.8%	20%
Housing Voucher Average Wait List	3,006	2,792	2,622	2,420

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs. HUD also develops Housing Choice Voucher payment standards based on Median Family Income estimates and Area Fair Market Rents. These metrics are used to calculate the amount of housing assistance that the Public Housing Agency pays to the owner of rental housing on behalf of income-qualified tenants leasing the unit. Housing Choice Voucher payment standards for 2022 are shown below; these payment standards will not always be equivalent to the amount of housing assistance a tenant receives.

Studio: \$878/month

1 Bedroom: \$950/month

2 Bedroom: \$1,283/month

3 Bedroom: \$1,695/month

4 Bedroom: \$2,113/month

5 Bedroom: \$2,429/month

Housing and Redevelopment

Authority of Duluth, MN

The Housing and Redevelopment Authority of Duluth (HRA) owns and manages over 1,100 public housing units within the City of Duluth, including scattered site single family homes, townhomes, and six high-rise apartment buildings. Additionally, the HRA administers over 1,500 Housing Choice Vouchers (section 8 vouchers), which keeps rents more affordable for qualified tenants. Waitlists for tenants to be placed in housing under both programs can be lengthy, sometimes a year or longer. The Housing Choice Voucher program, commonly referred to as "Section 8", allows tenants to choose their rental unit if the landlord agrees to participate. Public Housing units are available for rent at or below the market rate based on one's income.



*Ramsey Manor, Duluth MN.

Poverty and Homelessness Duluth

The Coordinated Entry System (CES) is a statewide system used to assess individuals experiencing a housing crisis and connect them to local resources. Communities, including Duluth, who receive Continuum of Care (CoC) grants through the U.S. Department of Housing and Urban Development are required to use CES. St. Louis County receives, on average, \$3.2 million annually from this federal grant to assist individuals, families, and youth. In 2022, St. Louis County completed 1,630 calls for housing assistance. Of these calls, 1,133 were scheduled for Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPADT), and 210 to community homeless prevention assistance. The VI-SPADT is a survey administered to both individuals and families to determine risk and prioritization when aiding homeless and at-risk of homeless persons.

Continuum of Care Housing Inventory Duluth 2022

	Total Yr-Round Beds
Emergency & Transitional Housing	315
Emergency Shelter	176
Transitional Housing	139
Permanent Housing	782
Permanent Supportive Housing	397
Rapid Re-Housing	60
Other Permanent Housing	406
Grand Total	1178

*See appendix D for housing type definitions

Point in Time Count Duluth 2022

The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. See following page for data collected for 2022.

Data Sources: U.S. Department of Housing and Urban Development CoC Housing Inventory Report, St. Louis County Health and Human Services Department

2022 Point in Time Count Data — Duluth/St. Louis County Continuum of Care

Total Households and Persons					
	Sheltered			Unsheltered	Total
	ES	TH	SH		
Total number of households	139	125	0	183	447
Total number of persons	181	191	0	234	606
Number of children (under age 18)	39	68	0	14	121
Number of young adults (age 18 to 24)	12	31	0	15	58
Number of adults (over age 24)	130	92	0	205	427
Gender					
Female	78	98	0	78	254
Male	96	92	0	156	344
Transgender	6	0	0	0	6
A gender other than singularly female or male (e.g., non-binary)	1	1	0	0	2
Questioning	0	0	0	0	0
Ethnicity					
Non-Hispanic/Non-Latin(a)(o)(x)	175	183	0	227	585
Hispanic/Latin(a)(o)(x)	6	8	0	7	21
Race					
White	98	97	0	122	317
Black, African American, or African	11	31	0	25	67
Asian or Asian American	1	2	0	0	3
American Indian, Alaska Native, or Indigenous	52	27	0	79	158
Native Hawaiian or Pacific Islander	0	0	0	0	0
Multiple Races	19	34	0	8	61
Chronically Homeless					
Total number of persons	99	64	0	86	249

Key

ES — Emergency Shelter

TH — Transitional Housing

SH — Supportive Housing

2022 Point in Time Count Data Continued

Households with at Least One Adult and One Child					
	Sheltered			Unsheltered	Total
	ES	TH	SH		
Total number of households	17	64		8	89
Total number of persons	56	127	0	24	207
Number of children (under age 18)	37	60		14	111
Number of young adults (age 18 to 24)	1	16		1	18
Number of adults (over age 24)	18	51		9	78
Gender					
Female	36	71	0	15	122
Male	20	56	0	9	85
Transgender	0	0	0	0	0
A gender other than singularly female or male (e.g., non-binary)	0	0	0	0	0
Questioning	0	0	0	0	0
Ethnicity					
Non-Hispanic/Non-Latin(a)(o)(x)	55	120	0	20	195
Hispanic/Latin(a)(o)(x)	1	7	0	4	12
Race					
White	17	47	0	19	83
Black, African American, or African	1	28	0	3	32
Asian or Asian American	0	2	0	0	2
American Indian, Alaska Native, or Indigenous	31	21	0	2	54
Native Hawaiian or Pacific Islander	0	0	0	0	0
Multiple Races	7	29	0	0	36
Chronically Homeless					
Total number of households	12	30		2	44
Total number of persons	39	35		5	79

Key

ES — Emergency Shelter

TH — Transitional Housing

SH — Supportive Housing

2022 Point in Time Count Data Continued

Households with Only Children (under age 18)					
	Sheltered			Unsheltered	Total
	ES	TH	SH		
Total number of households	2	8		0	10
Total number of children (under age 18)	2	8		0	10
Gender					
Female	0	6	0	0	6
Male	2	2	0	0	4
Transgender	0	0	0	0	0
A gender other than singularly female or male (e.g., non-questioning)	0	0	0	0	0
Ethnicity					
Non-Hispanic/Non-Latin(a)(o)(x)	2	8	0	0	10
Hispanic/Latin(a)(o)(x)	0	0	0	0	0
Race					
White	1	3	0	0	4
Black, African American, or African	0	2	0	0	2
Asian or Asian American	0	0	0	0	0
American Indian, Alaska Native, or Indigenous	0	1	0	0	1
Native Hawaiian or Pacific Islander	0	0	0	0	0
Multiple Races	1	2	0	0	3
Chronically Homeless					
Total number of persons	0	3		0	3

Key

ES — Emergency Shelter

TH — Transitional Housing

SH — Supportive Housing

2022 Point in Time Count Data Continued

Households without Children					
	Sheltered			Unsheltered	Total
	ES	TH	SH		
Total number of households	120	53	0	175	348
Total number of persons	123	56	0	210	389
Number of young adults (age 18 to 24)	11	15	0	14	40
Number of adults (over age 24)	112	41	0	196	349
Gender					
Female	42	21	0	63	126
Male	74	34	0	147	255
Transgender	6	0	0	0	6
A gender other than singularly female or male (e.g., non-binary)	1	1	0	0	2
Questioning	0	0	0	0	0
Ethnicity					
Non-Hispanic/Non-Latin(a)(o)(x)	118	55	0	207	380
Hispanic/Latin(a)(o)(x)	5	1	0	3	9
Race					
White	80	47	0	103	230
Black, African American, or African	10	1	0	22	33
Asian or Asian American	1	0	0	0	1
American Indian, Alaska Native, or Indigenous	21	5	0	77	103
Native Hawaiian or Pacific Islander	0	0	0	0	0
Multiple Races	11	3	0	8	22
Chronically Homeless					
Total number of persons	60	26	0	81	167

Key

ES — Emergency Shelter

TH — Transitional Housing

SH — Supportive Housing

Housing Affordability Analysis

Affordable housing is generally defined as housing for which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. The City of Duluth Rental Survey, which provides average rent data, only considers market rate apartment units. Public housing units that are subsidized are not counted towards this average.

Rental Housing

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed
Average Monthly Rent	\$734	\$861	\$1,099	\$1,412	\$1,663	\$2,099
Yearly Income to Afford	\$29,360	\$34,440	\$43,960	\$56,480	\$66,520	\$83,960
Hourly Wage to Afford (40 hr./ week)	\$14.11	\$16.55	\$21.13	\$27.15	\$31.98	\$40.37
Hours/Week at Minimum Wage \$10.59	54	63	80	103	121	153

Homeownership

Median Home Sale Price Duluth: \$260,000

Estimated Mortgage Payment: \$1,628

Yearly Income to Afford: \$65,120

*Assumes 30-year fixed loan term at 6.25% with a down payment of 20%

Appendix A

Housing Construction Permits Issued—City of Duluth

CITY OF DULUTH (AS OF 02/06/2023)

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New permits (residential)	139	146	151	132	105	87	45	31	55	25	35	41	58	32	43	49	59	72	44	67	72
Units of 1 family dwellings	131	138	121	113	87	70	36	31	36	21	33	39	44	29	42	46	40	57	42	67	72
Units of 2 family dwellings	10	10	30	17	2	26	8	0	34	4	4	4	4	0	0	0	16	15	4	0	0
Units of 3 or 4 family dwellings	4	8	28	16	19	0	0	0	6	0	0	0	16	0	0	0	4	1		0	0
Units of 5 or more family dwellings	88	6	206	103	494	18	104	0	0	16	106	60	126	381	54	153	154	454	116	74	187
Number of Units Created	233	162	385	249	602	114	148	31	76	41	143	103	190	410	96	199	214	527	162	141	259
Alteration permits (residential)	1037	883	904	865	810	819	808	821	855	471	1794	1514	1436	1037	244	268	353	280	355	370	276
Addition permits (residential)	140	134	120	109	113	89	82	59	65	55	54	38	40	48	30	51	35	30	47	32	24
Single family demolitions	29	20	22	47	19	32	38	44	45	32	31	52	44	45	39	18	31	28	36	30	30
Multi-family units demolished	31	16	166	93	18	4	10	0	8	71	0	16	4	29	10	8	2	6	9	3	74
Number of Units Demolished	60	36	188	140	37	36	48	44	53	103	31	68	48	74	49	26	33	34	45	33	104
Net Gain Single Family	102	118	99	66	68	38	-2	-13	-9	-11	2	-13	0	-16	3	28	9	44	6	37	42
Net Production Multi-family Units	71	8	98	43	497	40	102	0	32	-51	108	48	142	352	44	145	172	449	111	71	113
Net Gain Units (Total)	173	126	197	109	565	78	100	-13	23	-62	112	35	142	336	47	173	181	459	117	108	155

*Note: These numbers only reflect construction and demolition permits issued. They do not show the number of units granted a Certificate of Occupancy.

Appendix B

Housing Unit Production—Certificate of Occupancy Received

Category Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Single Family Homes	29	31	28	35	52	40	43	47	50	34
New Multi-family Units	127	34	18	298	40	104	203	153	358	96
Building Alteration New Units	28	27	57	55	5	7	47	137	48	71
Units Demolished/Alteration Loss	110	50	59	37	44	38	28	23	28	25
New Units Total	184	92	103	388	97	151	293	337	456	201
Net Gain Units (Total)	74	53	44	351	53	113	265	314	428	176

Appendix C

Rental Survey Results 2022

Unit Type	Units Surveyed	Vacancy Rate	Average Rent	Median Rent
Studio	231	3.0%	\$734	\$724
1 Bedroom	1004	1.9%	\$861	\$834
2 Bedroom	1,488	4.6%	\$1,099	\$1,025
3 Bedroom	652	3.4%	\$1,412	\$1,413
4 Bedroom	357	4.5%	\$1,663	\$1,794
Other	149	3.4%	\$2,099	\$2,328
Summary	3,878	3.5%	\$1,311	\$1,353

Rental Survey Results 2021

Unit Type	Units Surveyed	Vacancy Rate	Average Rent	Median Rent
Studio	213	3.3%	\$748	\$698
1 Bedroom	818	3.2%	\$836	\$725
2 Bedroom	1,461	2.4%	\$1,065	\$950
3 Bedroom	832	1.2%	\$1,358	\$1,258
4 Bedroom	538	1.3%	\$1,683	\$1,698
Other	302	0.3%	\$2,227	\$2,313
Summary	4,164	2.0%	\$1,320	\$1,274

Appendix D

Summary of Housing Inventory Terms

Emergency Shelter: Facility that provides a temporary shelter for the homeless or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.

Transitional Housing: Designed to provide homeless individuals and families with the interim stability and support to obtain and maintain permanent housing. Program participants will have a lease or occupancy agreement when residing in transitional housing.

Permanent Housing: Community-based housing without a designated length of stay for formerly homeless individuals and families. Program participants will have a lease for an initial term that is renewable.

Permanent Supportive Housing: Housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability facing housing instability.

Rapid Re-Housing: Permanent housing that is short-term and/or medium-term tenant-based rental assistance for homeless individuals or families, with or without disabilities.

Other Permanent Housing: Permanent housing with services (no disability required for entry) and housing only.