

# *City of Duluth 2012 Housing Indicator Report*

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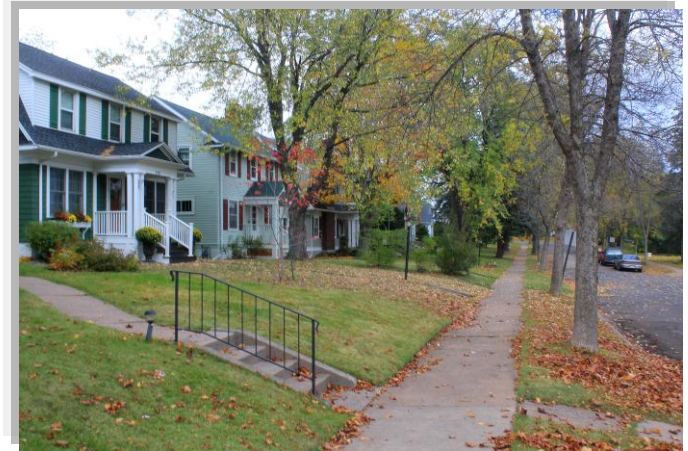
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# I. DEMOGRAPHICS

## Household Trends

According to the 2010 U.S. Census and the 2007-2011 American Community Survey, the population count in the City of Duluth was stable for the past decade. The 2000 population was 86,319 and the 2011 population was 86,177. Although this was a slight decrease (142 people or 0.16%), this amount was not as significant as previous population changes. From 1980 to 1990 there was an 8% decrease and from 1990 to 2000 there was a population increase of 10%.



During this time, the number of housing units increased from 36,994 to 38,208. This increase in the number of housing units with a decreased population is attributed to smaller household sizes. The average household size in 2000 was 2.26, and the Minnesota State Demographer estimates the 2011 household size in the City of Duluth to be 2.23.

**Table 1. Historical Population and Number of Households**

	1950	1960	1970	1980	1990	2000	2011*
<b>Population</b>	104,511	106,884	100,578	92,811	85,493	86,319	86,177
<b>Households</b>	30,873	34,491	33,384	35,363	34,646	35,500	36,325

Source: U.S. Census, American Community Survey

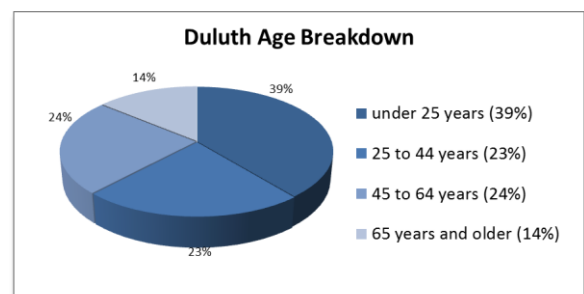
\*2011 population is based on estimates

**Table 2. Demographic Shifts in the City of Duluth**

	1980	1990	2000	2011
<b>Population</b>	92,811	85,493	86,319	86,177
<b>Person &gt; 65</b>	14,367 (15.4%)	18,504 (21.9%)	13,147 (13.6%)	11,920 (13.8%)
<b>Number of Households</b>	35,363	34,646	35,500	36,325
<b>Average Household Size</b>	2.51	2.36	2.26	2.23
<b>Number of Housing Units</b>	37,090	36,022	36,994	38,585
<b>Owner Occupied Units</b>	22,816	22,275	22,773	21,502
<b>Renter Occupied Units</b>	12,547	12,288	12,727	14,823
<b>Vacant Units</b>	1,701	1,459	1,494	2,260
<b>Occupied Housing Units</b>	35,363	34,563	35,500	36,325

Source: U.S. Census, American Community Survey

The median age of Duluth is 32.8 years, according to the 2007-2011 American Community Survey. The median age of Minnesota is 37.3 years; therefore, a higher portion of Duluth's population is younger than the state average.



Source: American Community Survey

## Poverty

The level of poverty in Duluth is at 21.4% according to the 2007-2011 American Community Survey, which is higher than the nation's rate of 14.3% and the state's rate of 11%. The level of poverty in other Minnesota cities is 22.3% in Minneapolis, 27% in Mankato, 23.9% in St. Cloud, and 9.4% in Rochester.

**Table 3. Duluth Poverty**

Duluth Poverty Numbers	1980	1990	2000	2010	2011
<b>Total Number of Person Living Below Poverty Level</b>	10,767	13,578	12,627	19,151	n/a
<b>Percentage of Population Living Below Poverty Level</b>	11.6%	15.9%	15.5%	22.2%	21.4%

Source: U.S. Census, 2007-2011 American Community Survey

In addition, the American Community Survey estimates that an additional 21,161 people in Duluth live at 125% of the poverty level. For a single person, living at 125% of poverty means that the individual earns just less than \$13,963 annually. For a family of four, the annual household income at 125% of poverty is just below \$28, 813. The poverty level is a threshold that varies by family size and composition and is defined by the U.S. Census Bureau.

The higher poverty level disproportionately affects children and minorities. According to the most recent American Community Survey, the poverty rate in Duluth for American Indians is estimated to be 69.4%, African Americans 54.9%, and for children under the age of eighteen 25.2%. In addition, 52.2% of households with children under age 18 receive food assistance, compared to a statewide statistic of 55.2% of households.

The Federal Poverty Level (FPL) is a common measure used to define low-income status or the “working poor.” According to the U.S. Department of Health and Human Services (HHS), for 2012, an individual is considered living in poverty if they earn at or below \$11,170 annually. The United Way of Greater Duluth Community Impact Report also reports that the vast majority of people without health insurance in Greater Minnesota are people with jobs and that the cost of living has outpaced wage growth resulting in more employed people living in poverty and unable to make ends meet.

**Table 4. 2012 Poverty Income Guidelines**

Persons in family	Federal Poverty Guideline
1	\$ 11,170
2	\$ 15,130
3	\$ 19,090
4	\$ 23,050
5	\$ 27,010
6	\$ 30,970
7	\$ 34,930
8	\$ 38,890

Source: U.S. Department of Health and Human Services, 2012

According to the U.S. Census Bureau 2007-2011 American Community Survey, the most recent data available, 21.4 % of the Duluth population live below the poverty level (the U.S. Census Bureau uses slightly different standards for identifying the poverty level than the HHS). The survey also indicated that while 25.2 % of children (under 18 years old) lived below the poverty level, only 8.5 % of people 65 years and older lived below the poverty level. Although 12% of all families lived below the poverty line, the percent of families with a female head of household and no husband present living below the poverty line was 42.4%. This percentage increased from the 2010 survey which indicated that 38.9 % of families with a female head of household and no husband present lived below the poverty line.

## Homelessness

A number of factors contribute to homelessness. In a statewide survey of homeless people conducted by the Wilder Research Foundation every three years with the most recent data from 2009, people interviewed in Duluth cited various reasons for leaving their permanent housing. The most common reasons for leaving included ‘could not afford the rent’ (39%), ‘lost my job’ (37%), ‘eviction’ (36%) and ‘breakup with spouse or partner’ (27%).

**Table 5. Homeless Sheltered in Duluth**

	2007	2008	2009	2010	2011	2012
Emergency Shelters	1,818	1,890	1,847	1,835	1,788	2,137
Transitional Housing	305	277	349	363	299	338

Source: City of Duluth, Community Development Division (Numbers reported represent the majority—but not all—shelter and transitional housing providers).

Each night in Duluth, as many as 300 homeless men, women and children seek refuge in emergency shelters, battered women’s shelters and transitional housing facilities. Others sleep on a friend’s couch, in their car, or outdoors. Currently in Duluth, there are six organizations that provide emergency shelter and services to individual men and women, to battered women and to families with children. Through these organizations, there are 130 beds available on any given night for the homeless. For homeless people transitioning from emergency shelters or “the streets” to permanent housing, there are eight organizations that provide transitional housing and services, with a total 149 beds available. Additionally, Duluth has 382 beds in permanent supportive housing units. Agencies that provide housing and supportive services for homeless persons assist more than 1,500 homeless persons each year in Duluth.

Every year St. Louis County coordinates the Point in Time Count, in which representatives of various agencies count the number of unsheltered people (i.e. people sleeping on the street and not in a shelter). This count occurs at the end of January. In 2012, there were 132 unsheltered persons in the City Duluth, and in 2013, there were 94 unsheltered persons in the City of Duluth.

**Table 6. Characteristics of Unsheltered People**

Characteristics	# in 2012	# in 2013
<b>Veteran</b>	9	10
<b>Victim of Domestic Violence</b>	9	8
<b>Chronic Substance Abuse</b>	38	33
<b>HIV/AIDS</b>	1	0
<b>Other Permanent Disability</b>	15	13
<b>Severe Mental Illness</b>	62	47
<b>Felony Conviction</b>	42	14
<b>Unaccompanied Youth</b>	2	0

Source: St. Louis County Point in Time Count. Note: Some persons fall into multiple categories.

## Student Housing

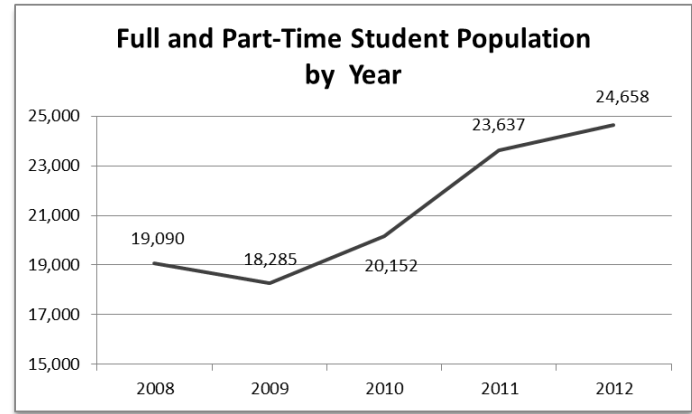
Higher education students in Duluth represent a significant portion of the population and play a noteworthy role in the supply and demand of housing in Duluth. Cities with one or more major colleges often have diverse impacts on rental vacancy rates, neighborhood development, and other housing aspects. In the 2012-2013 school year, the three major higher education colleges, College of Saint Scholastica (CSS), Lake Superior College (LSC), and the University of Minnesota Duluth (UMD) reported the following:

- There were a total of 24,658 students; 17,428 of which were full time and 7,230 were part time.
- 3,944 students lived on campus at UMD or CSS in student apartments and dormitories.

For comparison, in the 2011 school year there were 16,577 full-time students and 7,060 part-time students, for a total count of 23,637. Enrollment numbers include students who live outside of Duluth that may commute or learn electronically.

## Demographics Summary

- The number of higher education students in Duluth increased in 2012 to 24,658 students; making this an important demographic for the city of Duluth.
- The city's population from 2000 to 2010 was stable, according to the U.S. Census. There was only a slight decrease of 142 people or 0.16% from 2010 to 2012. The 2011 population count was 86,177 people.
- According to the U.S. Census data, the estimated number of households increased from 35,601 in 2001 to 36,325 households in 2011.
- In 2012, there were 132 unsheltered persons in the City Duluth during the annual Point in Time count. In 2013, there were 94 unsheltered persons. A higher number of these people were classified as having a Severe Mental Illness and/or Chronic Substance Abuse problem.

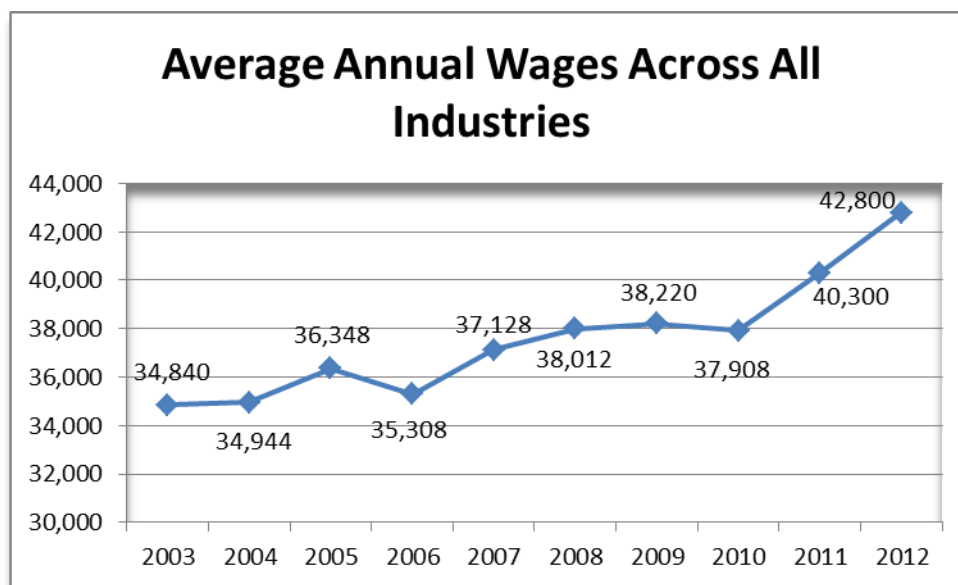


\*Includes Fall 2012 enrollment for UMD and CSS, and FY 2012 enrollment for LSC.

## II. EMPLOYMENT TRENDS

### Wages

Workers in the City of Duluth have had an increase in wages over the last ten years. Between 2003 and 2012, the average annual wage increased by 22.9%, from \$34,840 to \$42,800.



Source: Minnesota Department of Employment and Economic Development (DEED), Quarterly Census of Employment and Wages, 3<sup>rd</sup> Quarter Wages, 2012.

Table 7 compares the average wages for cities in Minnesota. Duluth's wage increase has grown more rapidly over the last 12 years than both the State of Minnesota's and the Nation's wage increase. According to USInflationCalculator.com, the rate of inflation between 2000 and 2012 was 33%.

**Table 7. Average Wage for Other Locations**

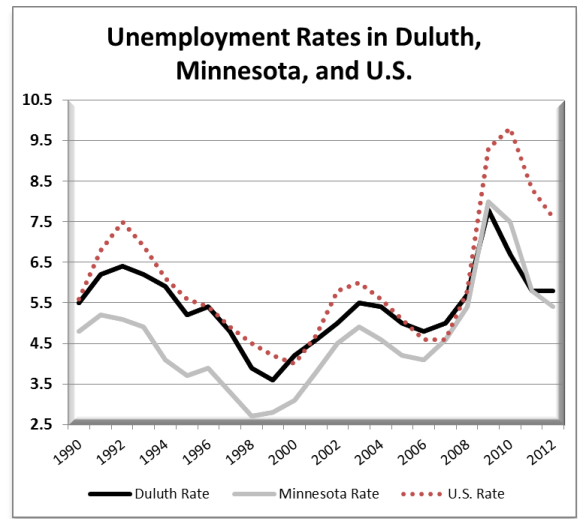
Annual Average Wage	2000	2012	Change 2000-2012
City of Duluth	\$30,212	\$42,800	41.7%
St. Louis County	\$28,902	\$40,404	39.8%
City of Minneapolis	\$41,734	\$59,800	43.3%
City of St. Paul	\$45,411	\$49,088	8.1%
City of St. Cloud	\$28,496	\$40,300	41.4%
City of Mankato	\$26,364	\$34,736	31.8%
State of Minnesota	\$35,416	\$47,528	34.2%
United States	\$34,268	\$47,112	37.5%

Source: MN Department of Employment and Economic Development, U.S. Bureau of Labor Statistics



## Labor Force and Unemployment

The following table shows Duluth unemployment and labor force data from 1990 through 2012. Duluth's labor force expanded from 1990 to 2012, for a net gain of 4,271 or 10.4%. The unemployment rate for Duluth was at its highest in 2009 (7.8%) and at its lowest in 1999 (3.6%). More recently the unemployment rate for Duluth remained steady from 2011 to 2012 at 5.8%. The 2012 rate was close to the unemployment rate for the Twin Cities Metro Area (5%) and for the state of Minnesota (5.4%), and was less than the rate in the Duluth-Superior Metro Area (6.5%) and the United States (7.6%).



Source: Minnesota Department Employment and Economic Development

**Table 8. Duluth Labor Force and Unemployment 1990-2011 Comparisons (Averages)**

Year	Duluth Labor Force	Duluth Unemployment	Duluth Unemployment Rate	Duluth Superior MSA Rate	Twin Cities Metro Rate	Minnesota Unemployment Rate	U.S. Rate
1990	41,183	2,267	5.5%	6.4%	4.1%	4.8%	5.6%
1991	42,445	2,614	6.2%	7.2%	4.6%	5.2%	6.8%
1992	43,196	2,780	6.4%	7.8%	4.5%	5.1%	7.5%
1993	42,847	2,647	6.2%	7.5%	4.2%	4.9%	6.9%
1994	43,620	2,583	5.9%	6.7%	3.3%	4.1%	6.1%
1995	44,731	2,347	5.2%	5.8%	2.9%	3.7%	5.6%
1996	45,010	2,416	5.4%	5.7%	3%	3.9%	5.4%
1997	44,970	2,138	4.8%	5.1%	2.5%	3.3%	4.9%
1998	45,141	1,745	3.9%	4.3%	2.1%	2.7%	4.5%
1999	44,945	1,607	3.6%	4.1%	2.2%	2.8%	4.2%
2000	45,505	1,899	4.2%	4.4%	2.7%	3.1%	4%
2001	45,660	2,101	4.6%	5.7%	3.5%	3.8%	4.7%
2002	45,792	2,298	5%	5.8%	4.4%	4.5%	5.8%
2003	45,698	2,493	5.5%	6.2%	4.7%	4.9%	6%
2004	45,186	2,458	5.4%	5.8%	4.4%	4.6%	5.6%
2005	44,702	2,239	5%	5.3%	3.9%	4.2%	5.1%
2006	44,782	2,143	4.8%	5.1%	3.8%	4.1%	4.6%
2007	45,250	2,259	5%	5.5%	4.3%	4.6%	4.6%
2008	45,865	2,633	5.7%	6.2%	5.2%	5.4%	5.8%
2009	46,050	3,597	7.8%	9.1%	7.8%	8%	9.3%
2010	45,962	3,094	6.7%	7.4%	6.5%	7.5%	9.8%
2011	45,274	2,619	5.8%	6.6%	5.5%	5.8%	8.3%
2012	45,454	2,649	5.8%	6.5%	5%	5.4%	7.6%

Source: Minnesota Department Employment and Economic Development, Local Area Unemployment Statistics

In 2012, the economy in Duluth began to experience growth with the addition of both construction and permanent jobs because of several planned projects and business expansions. Beginning in 2012 and continuing in the next few years, Duluth is expected to gain 508 construction jobs, 85 of which are full-



time equivalent because of these projects alone. In addition, there will be an estimated 571 permanent jobs added in a variety of industries, including health care, manufacturing, and food services.

The level of wages in Duluth is crucial for maintaining a healthy economy. Wages serve as a critical component to help define affordable housing opportunities for Duluth's working residents. According to HUD, the reasonable amount one can afford to pay for living accommodations should not exceed 30% of a household's gross income. The following tables summarize Duluth's current wage levels by all sectors occupation classification from the 3<sup>rd</sup> quarter of 2000, 2010, and 2012.

**Table 9. Private Sector Employment and Wages**

<b>Industry</b>	<b>3<sup>rd</sup> Quarter 2000 Employees</b>	<b>3<sup>rd</sup> Quarter 2010 Employees</b>	<b>3<sup>rd</sup> Quarter 2012 Employees</b>	<b>3<sup>rd</sup> Quarter Wages 2000</b>	<b>3<sup>rd</sup> Quarter Wages 2010</b>	<b>3<sup>rd</sup> Quarter Wages 2012</b>
Construction (23)	2,641	2,064	1,987	\$769	\$989	\$994
Manufacturing (31)	3,461	2,740	2,797	\$701	\$913	\$990
Utilities (22)	788	695	745	\$1,186	\$1,361	\$1,678
Wholesale Trade (42)	1,712	1,157	1,179	\$686	\$882	\$903
Retail Trade (44)	7,209	6,287	6,330	\$347	\$410	\$430
Transportation and Warehousing (48)	2,755	1,249	1,283	\$688	\$1,054	\$1,135
Finance and Insurance (52)	2,069	2,151	2,095	\$971	\$1,227	\$985
Real Estate and Rental and Leasing (53)	697	704	676	\$340	\$481	\$475
Professional and Technical Services (54)	1,840	2,000	1,992	\$729	\$1,029	\$1,134
Management of Companies and Enterprises (55)	846	717	697	\$798	\$1,310	\$1,505
Administrative and Waste Services (56)	1,987	2,105	2,052	\$361	\$438	\$484
Educational Srvs (61)	4,443	4,663	4,660	\$644	\$888	\$892
Health Care and Social Assistance (62)	12,670	17,353	17,538	\$651	\$766	\$1006
Arts, Entertainment, and Recreation (71)	1,431	1,239	1,360	\$272	\$305	\$312
Accommodation and Food Services (72)	5,570	5,946	5,952	\$218	\$262	\$280
Other Services, Excl. Public Admin (81)	2,013	1,871	1,780	\$333	\$411	\$431
Public Administration (92)	4,176	3,783	3,727	\$825	\$1,004	\$1,124
<b>Total Employment/ Average Wages</b>	<b>58,218</b>	<b>57,806</b>	<b>57,783</b>	<b>\$586</b>	<b>\$729</b>	<b>\$824</b>

Source: Minnesota Department Employment and Economic Development, QCEW

## **Employment Trends Summary**

- The 2012 labor force reported in Duluth was 45,454, a slight increase from 2011.
- The annual average unemployment rate reported in Duluth during 2012 was 5.8, steady from 2011.
- Between 2000 and 2012, the average wages increased 41.7%, from \$30,212 (2000) to \$42,800 (2012), however the rate of inflation was 33% during this time.
- Health Care and Social Assistance employs the highest number of workers (17,349) followed by Retail Trade (6,305), Accommodation and Food Services (5,758), and Education (5,215).

### III. HOMEOWNERSHIP TRENDS

#### Homestead and Non-Homestead Units

According to the City Assessor’s Department at the end of 2012, there are a total of 22,616 (59.7%) homesteaded and 15,408 (40.3%) non-homestead units in Duluth; which is a very slight increase in the percentage of homesteaded units, which is the first increase since 2009. It should be noted that the homestead-status of a housing unit can be continually in flux, and can change from year to year. For example, single family units may have been homesteaded units in one year and a rental unit the next year or vice versa, but this data gives a snapshot of what is happening with housing and homeownership within Duluth.

**Table 10. Number of Homesteaded Units vs. Non-Homesteaded Units**

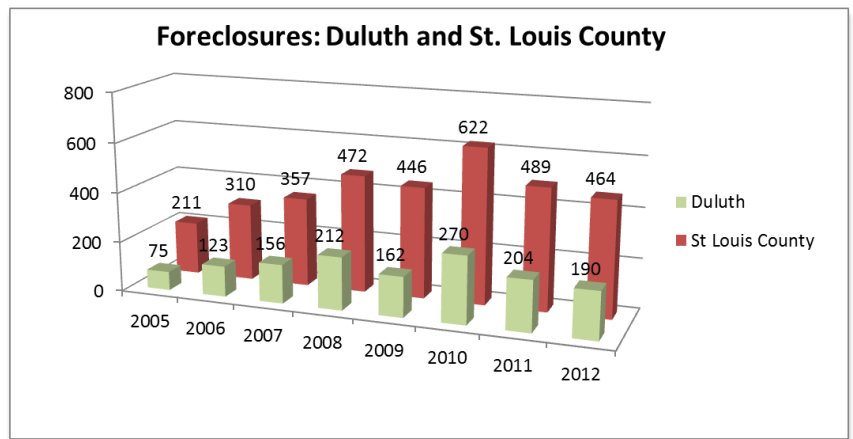
	2008	2009	2010	2011	2012
<b>Total Homesteaded</b>	<b>22,477</b>	<b>23,116</b>	<b>22,788</b>	<b>22,511</b>	<b>22,616</b>
1 unit	20,719	21,157	20,988	20,736	20,832
2 unit	1,410	1,544	1,448	1,430	1,438
3 unit	192	222	195	198	201
4 or more units	156	193	157	147	145
Homestead %	61.5%	61.7%	60.2%	59.6%	59.7%
<b>Total Non-homesteaded</b>	<b>14,083</b>	<b>14,360</b>	<b>15,073</b>	<b>15,296</b>	<b>15,280</b>
1 unit	4,097	3,887	4,280	4,502	4,448
2 unit	2,251	2,232	2,222	2,256	2,236
3 unit	583	645	645	633	633
4 or more units	7,152	7,596	7,926	7,885	7,963
Non-homesteaded %	38.5%	38.3%	39.8%	40.4%	40.3%
<b>Total Homesteaded &amp; Non-homesteaded units</b>	<b>36,560</b>	<b>37,476</b>	<b>37,861</b>	<b>37,787</b>	<b>37,896</b>

Source: Duluth City Assessor Data

**NOTE:** Tax Exempt housing properties such as public housing units, State of Minnesota units, and units classified as “Seasonal, Recreational” or “Low Income Rental” housing properties are not included in these numbers.

#### Home Foreclosure in Duluth

Another aspect of homeownership that is now very prolific nation-wide is the number of home mortgage foreclosures that occur each year. Foreclosures were first starting to be tracked in 2005, in which there was 6,466 in Minnesota. In 2012, there were 17,895 in Minnesota, which was actually a 16% decrease from 2011. The Foreclosures graph shows that the 464 homes went into foreclosure in St. Louis County, of which 190 of those foreclosures were in Duluth.



Source: St. Louis County

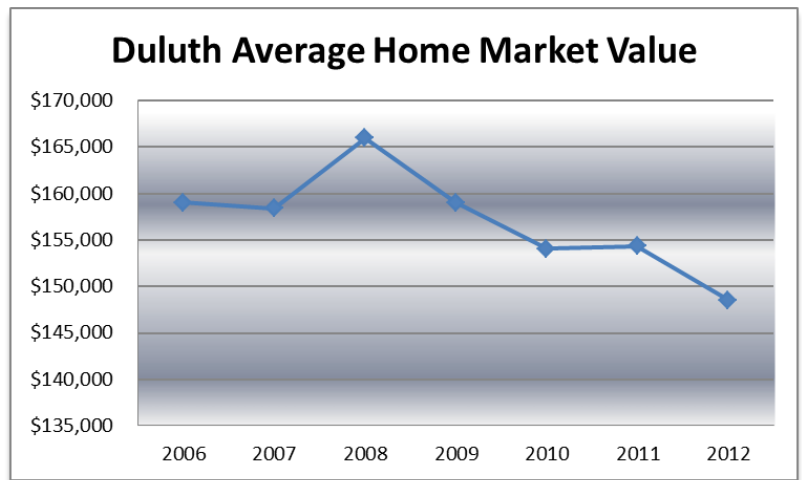
While the number of mortgage foreclosures in Duluth and Northern Minnesota appears significant, the overall levels are relatively small compared to

other parts of the country. In Duluth, foreclosures decreased for the second consecutive year. Still, this is an area of concern as some of the homes in foreclosure are being abandoned and/or are left vacant for long periods. According to the report “2012 Foreclosures in Minnesota” prepared by Housing Link, the state-wide number of 17,895 foreclosures in 2012 was significantly lower than the 2008 high of 26,251 foreclosures. In 2012, 0.99% of all residential parcels in Minnesota experienced a foreclosure.

The impact of foreclosures in a community can be quite significant. Properties in foreclosure tend to remain vacant for a period of time, and can be vandalized and/or fall into disrepair, creating blight that can affect an entire neighborhood, and then becoming an undesirable place to live. As seen in the neighborhood foreclosure numbers, families living in rental housing are also at risk of losing their housing when the foreclosures hit the multi-family housing stock.

### Single Family Home Market Value

Over the last six years in Duluth, single family home market values have fluctuated given the recession that began in the late part of the 2000’s. The average market value was \$159,000 in 2006, and jumped up to \$165,900 in 2008. The average value for a home in Duluth today is \$148,497. This does include a residential assessment adjustment decrease of 4% for the city.



### Single Family Home Sales in Duluth

Data regarding the sale of single family homes in Duluth was collected from the City Assessor’s Office. The Assessor’s data reflects 2012 valid home sales as recorded in the St. Louis County Recorder’s Office during the calendar year and does not include reject sales which had extenuating circumstances (e.g. family sales, short sales, forced sales, gift sales).

From 2011 to 2012, the median sales price citywide raised by approximately 3.5%, from \$140,000 to \$144,950. The change in the average sales price went from \$164,276 to \$172,846, an increase of over 5%. The total number of valid sales in 2012 increased, from 536 in 2011 to 763 in 2012 (a 42% increase). Also, 763 sales was a 5 year high in Duluth.

**Table 11. Single Family Home Sales of Homesteaded Properties**

Single Family Home Sales	2007	2008	2009	2010	2011	2012
<b>No. Valid Sales</b>	1006	744	692	642	536	763
<b>Average price</b>	\$170,646	\$168,101	\$174,100	\$160,863	\$164,276	\$172,846
<b>Median price</b>	\$150,000	\$146,000	\$143,200	\$137,850	\$140,000	\$144,950
<b>No. of 1 bedroom</b>	21	10	14	16	6	14
<b>Average price</b>	\$104,274	\$96,380	\$100,088	\$117,849	\$87,687	\$141,641
<b>No. of 2 bedrooms</b>	266	207	205	169	141	186
<b>Average price</b>	\$128,337	\$128,685	\$139,824	\$136,668	\$130,891	\$137,974
<b>No. of 3 bedrooms</b>	506	371	305	299	260	356
<b>Average price</b>	\$169,351	\$161,479	\$162,550	\$155,698	\$154,982	\$166,299
<b>No. of 4 bedrooms</b>	161	111	107	92	84	147
<b>Average price</b>	\$212,707	\$226,899	\$237,439	\$216,738	\$210,433	\$203,941
<b>No. 5+ bedrooms</b>	52	45	34	23	26	38
<b>Average price</b>	\$296,252	\$274,919	\$273,359	\$257,825	\$325,679	\$322,388

Source: Duluth Assessor Data

## Home Sales by Neighborhood

As in most cities, the price of homes varies greatly depending on the neighborhood that the home is located. While a neighborhood boundary is somewhat subjective, this report attempts to group areas that are generally associated together as one unit: Example would be Lester Park and Lakeside or Fond du Lac, Gary, and New Duluth. While doing this the individual neighborhood qualities and characteristics are still acknowledged. Congdon Park had the highest Average Sales Price (\$290,681) followed by Park Point (\$270,048). Lincoln Park had the lowest Average Sales Price of \$100,395 and the areas of Morgan Park/Smithville/Riverside were next lowest with an Average Sales Price of \$103,233.

**Table 12. Home Sales by Neighborhood, 2012**

Neighborhood	Number of Sales	Average Sales Price	Median Sales Price
Congdon Park	47	\$290,681	\$257,500
Park Point	21	\$270,048	\$209,000
Morley Heights	9	\$214,029	\$191,900
Duluth Heights	70	\$191,054	\$178,475
Hunters Park	28	\$191,294	\$174,750
North Shore	7	\$180,700	\$170,000
Chester Park/UMD	56	\$194,776	\$169,000
Lakeside/Lester Park	109	\$193,444	\$155,400
Piedmont	38	\$160,080	\$145,848
Kenwood	60	\$169,436	\$144,702
Woodland	46	\$158,328	\$140,435
Fond du Lac/Gary/New Duluth	17	\$137,157	\$140,000
Morgan Park/Smithville/Riverside	15	\$103,232	\$120,000
Bayview Heights	10	\$127,381	\$119,750
Central Hillside/Central Business District	27	\$154,637	\$116,000
East Hillside/Endion	81	\$156,322	\$113,700
Denfeld/Cody/Oneota/Irving Park/Fairmont/Spirit Valley/Norton	82	\$107,544	\$96,000
Lincoln Park	37	\$100,395	\$86,850

Source: Duluth Assessor Data

## Days on Market

The number of days that a property is on the market before it sells is very telling of the activity in a market; in 2012 the Average Days on Market was 73 days. This data comes from the Duluth Area Association of Realtors (DAAR), and is based upon information reported by the member realtors. As the chart indicates, this is the first time since 2007 that the Average Days on Market has decreased.

## Multi-Family Properties

The DAAR also tracks the number of multi-family property sales in Duluth. According to DAAR, in 2012 there were 45 properties that sold with an average price of \$95,407 and a median price of \$77,500. The Average Days on Market for multi-family properties was 81 days in 2012, which is down from 94 in 2011.

## Age of Housing Stock

The majority of Duluth's housing stock was built more than 50 years ago. When compared to similar Greater Minnesota Cities, the relative age of the housing stock becomes very apparent. The majority of aging housing stock is located in the older, core neighborhoods of Duluth, where there is also a higher percentage of low to moderate income people. The average lifespan of a house, according to the U.S. Department of Housing and Urban Development (HUD) guidelines, is 40-50 years without significant annual maintenance. When older housing stock lacks routine maintenance, it will become substandard. Census data indicates that the percentage of renters and homeowners experiencing housing problems correlates closely with household income. Housing repair and rehabilitation issues that are not addressed will lead to more condemned housing units that are unsafe for habitation. Given the age of housing stock in Duluth, rehabilitation will continue to be an important effort.

**Table 13. Days on Market**

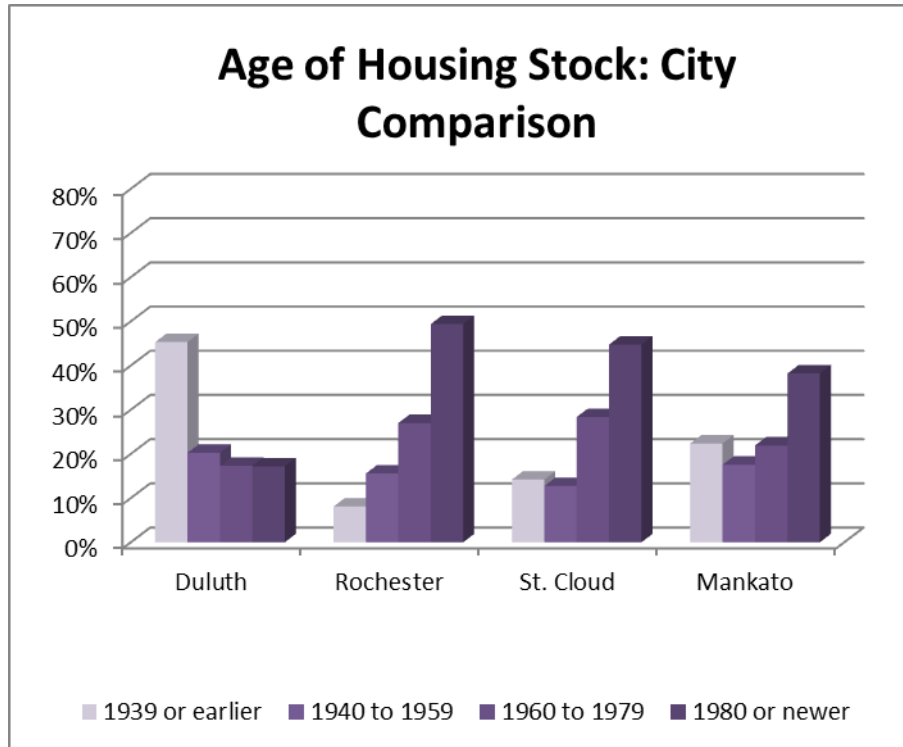
YEAR	Residential Sales Average Days on Market
2006	93
2007	56
2008	58
2009	62
2010	73
2011	83
2012	73

Source: Based on information from the Duluth Area Association of REALTORS for the time period January 1, 2012 to December 31, 2012. This may not reflect all activity in the market.

**Table 14. Age of Housing Stock, Cities of Duluth, Rochester, St. Cloud, and Mankato**

Age of Housing Stock	Duluth		Rochester		St. Cloud		Mankato	
Total Housing Units	<b>38,585</b>		<b>45,455</b>		<b>28,013</b>		<b>15,709</b>	
1980 or newer	6,619	17.2%	22,445	49.4%	12,539	44.8%	6,000	38.2%
1960 to 1979	6,680	17.3%	12,272	27.0%	7,943	28.4%	3,442	21.9%
1940 to 1959	7,809	20.2%	7,072	15.6%	3,561	12.7%	2,757	17.6%
1939 or earlier	17,477	45.3%	3,666	8.1%	3,970	14.2%	3,510	22.3%

Source: 2007-2011 American Community Survey



Source: 2006-2010 American Community Survey

The graph shows what a tremendous amount of aging homes Duluth has, as compared to other cities in Minnesota. Duluth's percentage of homes built prior to 1940 is over 3 times higher than St. Cloud, over 5 times higher than Rochester and twice as high as Mankato's rate. While in 45.3% (17,477 housing units) of Duluth's housing were built prior to 1940, over 65 percent of Duluth homes are over 50 years old.

### Homeownership Trends Summary

- The number of foreclosures in Duluth decreased from 207 in 2011, to 190 in 2012. This is a decrease of 8%.
- The percentage of Homesteaded properties in Duluth held steady at 59.7%.
- The median sales price of a single family home in Duluth increased about 3.5% from \$140,000 in 2011 to \$144,950 in 2012.
- The number of valid home sales jumped from 536 in 2011, to 763 in 2012 about a 42% decrease.
- The average number of days a home is on the market has decreased, from 83 in 2011, to 73 days in 2012.
- Over 65% of homes in Duluth are over 50 years old.



## IV. RENTAL HOUSING INDICATORS

### 2012 Rental and Vacancy Survey

The 2000 Census figures indicate a total of 36,994 housing units in the City, of which 35,500 were occupied, for an overall vacancy rate of 4%, and a rental housing vacancy rate of 3.4%. According to the 2007-2011 American Community Survey, there was a 4.9% vacancy rate in rental units in Duluth, and a 5.9% vacancy rate in all housing units.

**Table 15. Change in Housing from 2000 to 2010**

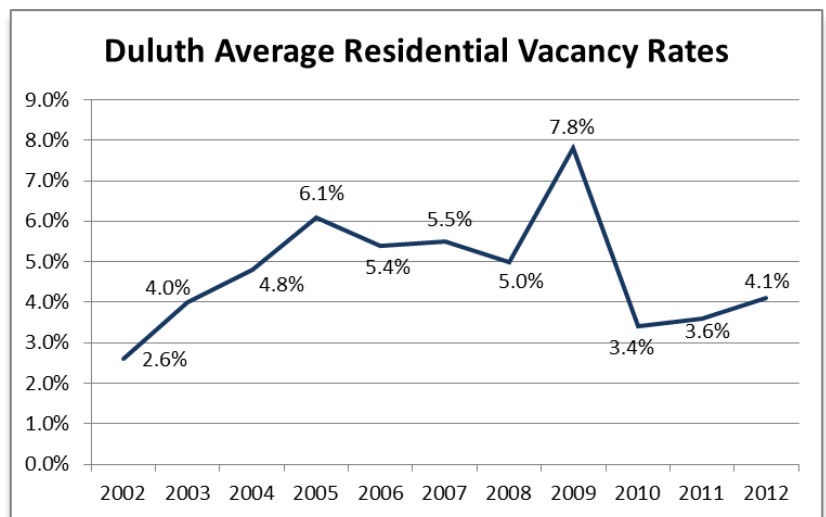
	2000 Census	2011 American Community Survey
Total housing units	36,994	38,585
Occupied housing units	35,500	36,325
Vacant housing units	1,494 (4%)	2,260 (5.9%)
Rental vacancy rate (percent)	3.4	4.1
Renter-occupied housing units	12,727	14,453
Total rental housing units	13,181	15,071
Average household size of renter-occupied units	1.91	1.91

Source: 2000 U.S. Census, 2010 U.S. Census

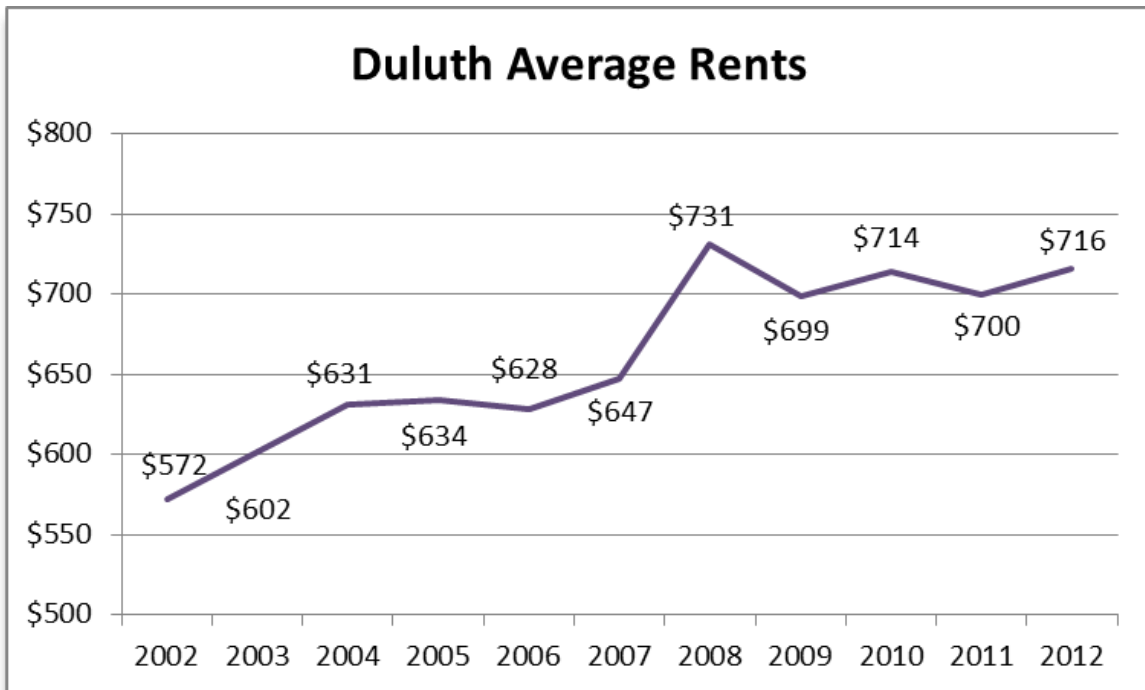
The City conducts an annual Rental Survey to collect rent rates and vacancy rates. The survey is aggregated and the results are presented in aggregated form by bedroom type, rent range and geographical location. For 2012, survey data was collected on 2,201 units, which is 14.6% of the total market rate rental market in Duluth. The response included information on studio apartments (216 units), one-bedroom (981 units), two-bedroom (830 units), three-bedroom (124 units), four-bedroom (34 units), and other unit types (16 units).

The results of the most recent survey indicate that after steadily increasing from 2002 to 2005 (from 2.6% in 2002 to 6.1% in 2005), Duluth's overall vacancy rate started on a downward trend to a four-year low of 5.0% in 2008 followed by a significant increase again in 2009 to a rate of 7.8%. The vacancy rate dropped sharply in 2010 to 3.4%. Since 2010, the vacancy rate has continued to rise until 2012.

Average rent for private residential housing units stayed nearly consistent after several years of increase followed by a slight decrease. In 2008, the average rent in Duluth was the highest it has ever been, at \$731. In 2009, there was a 4% decrease in the average rent to \$699. In 2010, the average rent increased to \$714 per month, which was a 2% increase. This year, 2012, saw a very slight increase in rent costs, with an average rent of \$716.



Source: 2012 City of Duluth Rental Survey



Source: 2012 City of Duluth Rental Survey

Table 16 provides a breakdown of average rents by bedroom size. The survey found that the average rent has overall remained relatively consistent since 2010. When broken down by bedroom size the survey shows that the most significant short term rent change was for four bedroom units, where the average reported rent decreased from \$1,097 in 2010 to \$1,003 in 2012 (a decrease of 8.6%). For two-bedroom units, the average reported rent increased from \$700 to \$716 from 2011 to 2012 (an increase of about 2.3%). Overall, from the eight-year period from 2005 through 2012, the average cost of all residential rental units (excluding “other” rental units) increased by 12.9%.

**Table 16. Rent and Number of Bedrooms**

Bedroom Size	2005	2009	2011	2012	Change 11 to 12	Change 05 to 12
Efficiency	\$378	\$406	\$461	\$484	5.0%	28.0%
1 Bedroom	\$557	\$617	\$651	\$675	3.7%	21.2%
2 Bedroom	\$756	\$771	\$751	\$774	3.1%	2.4%
3 Bedroom	\$885	\$832	\$836	\$882	5.5%	-.34%
4 Bedroom	\$905	\$1,074	\$1,019	\$1,003	-1.6%	10.8%
Average (All)	\$634	\$699	\$700	\$716	2.3%	12.9%
Units in Survey	2,421	2,184	2,037	2,201		

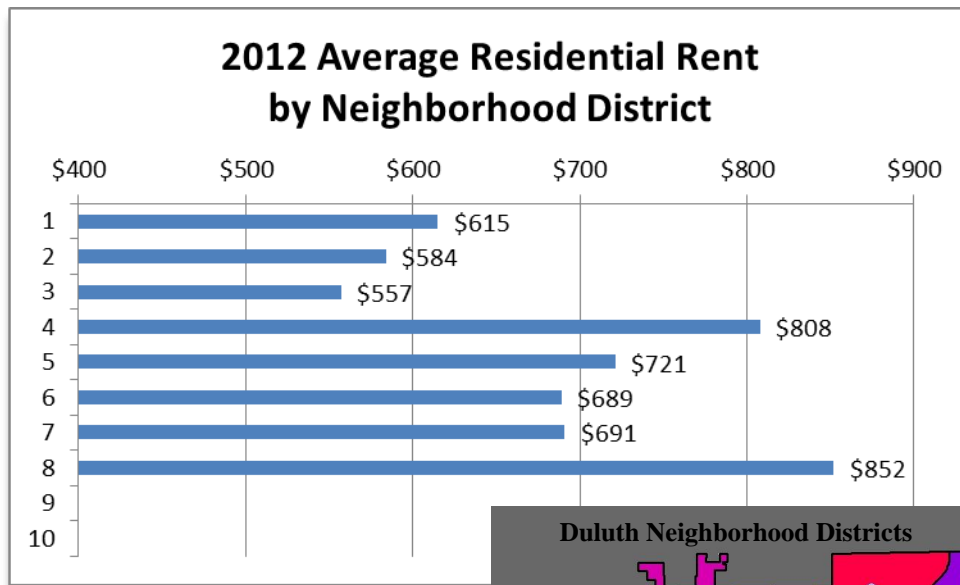
Source: 2012 City of Duluth Rental Survey

The survey found that in 2012, landlords are more likely to pay the utility costs for studio/efficiency, one-bedroom and two-bedroom apartments. The cost difference between the average rental units where the owner pays the utilities and those where the renter pays the utilities are shown on Table 17. As expected, when the owner pays the utilities the rents are higher, but the percentage varies greatly.

**Table 17. Rent by Who Pays Utilities**

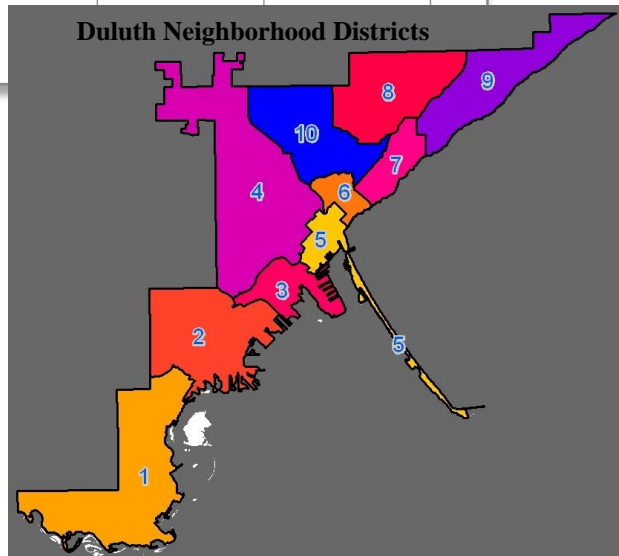
Unit Type	Utilities Paid By	Total Units	Average Rent	Vacancy Rate	Difference in Owner vs. Renter Paid Utilities
<b>Studio/ Efficiency</b>	Owner Paid Utilities	196	\$501	3.1%	\$178
	Renter Paid Utilities	20	\$323	0.0%	
<b>1 Bedroom</b>	Owner Paid Utilities	903	\$686	4.9%	\$133
	Renter Paid Utilities	78	\$553	2.6%	
<b>2 Bedroom</b>	Owner Paid Utilities	681	\$786	3.1%	\$68
	Renter Paid Utilities	149	\$718	8.7%	
<b>3 Bedroom</b>	Owner Paid Utilities	54	\$924	1.9%	\$75
	Renter Paid Utilities	70	\$849	1.4%	
<b>4 Bedroom</b>	Owner Paid Utilities	10	\$980	20.0%	-\$32
	Renter Paid Utilities	24	\$1,012	4.2%	

Source: 2012 City of Duluth Rental Survey



Source: 2012 City of Duluth Rental Survey

Note: Districts 9 & 10 had less than 50 units surveyed.



This map indicates the neighborhood district boundaries; a larger version can be viewed in the appendix of this report. While the overall vacancy rate according to the City of Duluth Rental Survey was 4.1%, the vacancy rate varied greatly by neighborhood. According to the 2012 survey, low vacancy rates ranging from 0% to 3.7% were found in Neighborhood Districts 1 (3.1%), 3 (3.7%), 4 (2.1%), 5.1 (0%), 8 (1.7%), and 10 (0%). The remaining districts had higher vacancy rates, ranging from 4.4% to 9.9%: District 2 (9.9%), 5 (5.1%), 6 (5.5%), 7 (4.4%), and 9 (7.7%).

**Table 18. Vacancy by Neighborhood District**

Neighborhood District	Vacancies in 2008	Vacancies in 2009	Vacancies in 2010	Vacancies in 2011	Vacancies in 2012
1	7.7%	16.1%	6.0%	9.4%	3.1%
2	6.7%	3.1%	7.9%	2.4%	9.9%
3	9.5%	9.2%	7.1%	7.0%	3.7%
4	3.5%	6.4%	4.6%	2.6%	2.1%
5	5.7%	9.2%	2.4%	1.8%	5.1%
6	7.8%	7.4%	3.0%	5.0%	5.5%
7	2.7%	7.2%	2.7%	1.9%	4.4%
8	1.7%	-	0.0%	0.0%*	1.7%
9	4.0%	11.8%	5.1%	10.8%*	7.7%*
10	0.0%	0.0%	1.7%	2.6%	0.0%*

Note: Districts with less than 50 units surveyed. Source: City of Duluth Rental Survey

### Duluth Licensed Rental Properties 2007 – 2011

In 2011, there were a total of 14,683 rental units that were licensed within the City of Duluth. The overall number of licensed rental units increased from 2008 to 2011 (by 11%). The change in the distribution of units varied greatly as some groups grew substantially while others remained stable or decreased slightly.

**Table 19. Licensed Rental Properties, By Year and Unit Size**

Units in Structure	2008		2009		2010		2011	
	Total Structures	Total Units	Total Structures	Total Units	Total Structures	Total Units	Total Structures	Total Units
1-Unit (Single Family)	2,341	2,341	2,386	2,386	2,390	2,390	2,295	2,295
2-Unit (Duplex)	1,615	3,230	1,614	3,228	1,579	3,158	1,457	2,914
3-Unit (Triplex)	289	867	289	867	283	849	265	795
4-Unit (Fourplex)	214	856	215	860	218	872	215	860
5-Units	62	310	63	315	65	325	60	300
6-Units	64	384	64	384	63	378	62	372
7-Units	22	154	20	140	21	147	22	154
8-Units	48	384	48	384	48	384	46	376
9-Units	18	162	18	162	19	171	19	171
10 - 11 Units	18	189	18	189	19	199	19	199
12 - 13 Units	15	184	16	196	17	209	17	209
14 - 15 Units	7	102	6	87	7	102	7	102
16 - 17 Units	5	80	6	97	6	97	4	64

18 - 19 Units	13	236	13	236	11	200	13	237
20 - 29 Units	38	915	41	982	40	962	39	937
30 - 39 Units	15	515	15	515	15	513	15	513
40 - 49 Units	13	574	12	527	11	484	12	530
50 - 74 Units	13	777	14	846	13	860	14	861
75 - 99 Units	3	247	3	247	3	247	3	247
100 - 149 Units	3	317	3	317	4	441	4	441
150 - 199 Units	2	305	2	305	2	313	2	313
<b>TOTALS</b>	<b>4,818</b>	<b>13,129</b>	<b>4,866</b>	<b>13,270</b>	<b>4,834</b>	<b>13,301</b>	<b>4,590</b>	<b>12,890</b>

Source: City of Duluth Life Safety, November 2011 (2012 data was not available at the time of this report). This data reflects only privately licensed rental properties in the City of Duluth. It does not include public or other subsidized housing.

### Public Housing & Housing Choice Voucher Trends

The Housing and Redevelopment Authority of Duluth (HRA) owns and manages over 1,100 units of public housing along with 89 public housing units that are managed by Bowman Properties. The units managed by Bowman Properties are new units developed as part of the HRA HOPE VI project. The Public Housing program was designed to provide decent, affordable housing for low-income families. Participants must meet federal income guidelines and other eligibility criteria. Rent is based on 30% of adjusted gross income. Households on the waiting list for the Public Housing program usually have a shorter waiting period, about 12-24 months for admission than those on the waiting list for the Housing Choice Voucher (HCV) program, which is approximately 18-24 months. While this time frame is not uncommon compared to other communities, it places a significant burden on individuals needing immediate housing.

The Housing Choice Voucher Program (formerly Section 8) is a federal rental assistance program, providing help with rent for families qualifying under very low income guidelines established by the federal government, and certain other criteria. Participants locate housing in the private sector that meets federal housing quality standards (HQS) and rent payment standards established by the HRA. Participants generally pay 30% of their income toward rent, and the balance of the rent is subsidized by the federal government. The HCV program currently has 1,472 housing vouchers available and generally has a higher demand and wait time than the Public Housing program due to the ability to choose the home and neighborhood desired. The overall Public Housing vacancy for 2012 was 3.0%, and the HRA had 1% of their vouchers go unused for the year.

**Table 20. Waiting Lists and Vacancy Rates**

	2007	2008	2009	2010	2011	2012
Public Housing Vacancy %	3.86%	2.30%	1.30%	1.26%	1.0%	3.0%
Public Housing Avg. Waiting List	747	121	121	153	974	1,014
Housing Choice Voucher (unused)	0%	0%	0%	0%	1%	1%
Housing Choice Voucher Avg. Waiting List	1,408	1,617	1,168	1,623	1,800	2,376

Source: Housing and Redevelopment Authority (HRA)

**Table 21. HUD’s Housing Choice Voucher Program**

By Bedroom Size	2008	2009	2010	2011	2012
0 Bedroom	433	433	433	433	504
1 Bedroom	528	528	528	528	607
2 Bedrooms	666	666	666	666	725
3 Bedrooms	836	836	836	836	945
4 Bedrooms	1,064	1,064	1,064	1,064	1099
5 Bedrooms	1,224	1,224	1,224	1,224	1264

Source: Housing and Redevelopment Authority (HRA)

In the Public Housing Program, the 3.0% vacancy rate is considered normal. However, the increasing number of individuals and families on the waiting list is an indication of strong demand. The HRA has indicated that the Public Housing Program is currently full and the program is stable. Similarly to 2011, there were a small number of vouchers unused in 2012, as opposed to the 0% unused in the several years prior. Participants are able to find decent housing units and are not turning back vouchers. The Duluth HRA estimates that only 20% of individuals living in Public Housing pay more than 30% of their income for housing while 40% of participants in the HCV program pay more than 30% of their income for housing. Those who pay more than 30% do so for specific reasons.

#### **Rental Housing Indicators Summary**

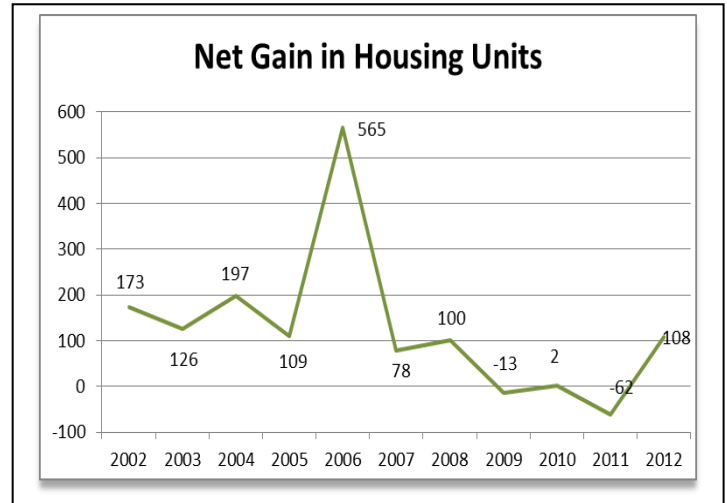
- After a significant drop in the rental vacancy rate in 2010 and then a slight rise to 3.6% in 2011, the vacancy rate rose again in 2012 to 4.1%
- In the last 2 years, vacancy rates increase in every neighborhood except for Districts 1 (Fond Du Lac, Gary-New Duluth, Smithville, Morgan Park, Riverside, Norton Park), 3 (Lincoln Park), and 4 (Piedmont Heights, Duluth Heights). (District 5.1 - Park Point and District 10 - Kenwood, Chester Park could not be compared as there are fewer rental units in these neighborhoods; yielding a small number of returned surveys).
- From 2011 to 2012, the average rent in Duluth increased from \$700 to \$716, an increase of 2.3%.
- The number of persons on both the HRA Housing Choice Voucher list and the Public Housing wait list are higher than they have been in the last several years, indicating very high demand for public housing. The amount of time a person can expect to be on the waiting list averages between 12 and 24 months.

## V. HOUSING PRODUCTION

### Housing Unit Analysis

The average lifespan of a house, according to HUD, is 40 to 50 years, without significant annual maintenance. According to the most recent American Community Survey (2007-2011), almost half (45.3%) of Duluth's units were built before 1940. This is significantly higher than Minnesota, where the percent of housing units built before 1940 in the state is 18.1%, and 13.9% for the nation.

As shown, there was a significant increase in the number of permits issued in 2006. During this time frame, there were many multi-unit projects being constructed, including student housing and affordable housing developments. The reduced numbers in 2009 - 2011 reflect the national trend of fewer construction projects due to the recession. In 2012, a large multi-family housing complex began construction which increased the number of units being created.



Source: Duluth Construction Services and Inspections

**Table 22. Permits and Demolitions 2002 – 2012**

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>New permits (residential)</b>	139	146	151	132	105	87	45	31	55	25	35
Units of 1 family dwellings	131	138	121	113	87	70	36	31	36	21	33
Units of 2 family dwellings	10	10	30	17	2	26	8	0	17	4	2
Units of 3 or 4 family dwellings	4	8	28	16	19	0	0	0	2	0	0
Units of 5 or more family dwellings	88	6	206	103	494	18	104	0	0	16	106
<b>Number of Units Created</b>	<b>233</b>	<b>162</b>	<b>385</b>	<b>249</b>	<b>602</b>	<b>114</b>	<b>148</b>	<b>31</b>	<b>57</b>	<b>41</b>	<b>141</b>
<b>Alteration permits (residential)</b>	1037	883	904	865	810	819	808	821	855	471	1,794
<b>Addition permits (residential)</b>	140	134	120	109	113	89	82	59	65	55	54
<b>Single family demolitions</b>	29	20	22	47	19	32	38	44	45	32	31
<b>Multi-family units demolished</b>	31	16	166	93	18	4	10	0	8	71	0
<b>Number of Units Demolished</b>	<b>60</b>	<b>36</b>	<b>188</b>	<b>140</b>	<b>37</b>	<b>36</b>	<b>48</b>	<b>44</b>	<b>53</b>	<b>103</b>	<b>31</b>
<b>Net Gain Single Family</b>	102	118	99	66	68	38	-2	-13	-9	-11	2
<b>Net Production Multi-family Units</b>	71	8	98	43	497	40	102	0	11	-51	106
<b>Net Gain Units (Total)</b>	<b>173</b>	<b>126</b>	<b>197</b>	<b>109</b>	<b>565</b>	<b>78</b>	<b>100</b>	<b>-13</b>	<b>2</b>	<b>-62</b>	<b>108</b>

*NOTE: The numbers in the table above are based on the number of permits issued, not on certificates of occupancy. Permits can be issued a year or two before the completion of construction and the issuance of an occupancy certificate. Source: Duluth Construction Services and Inspections*



## Alteration Permits

The increase in number of Alteration Permits in 2012 was due to the two major weather storms that impacted Duluth. In May of 2012, a major hail storm caused significant damage to several roofs and structures, thereby the number of alteration permits for roof repairs increased from 133 in 2011 to 731 in 2012. In June of 2012, public officials proclaim Duluth in a State of Emergency after a torrential rainstorm flooded many dwelling units and structures. Approximately 800 housing units were negatively impacted by this flood, thereby increasing the number of alteration permits for building repairs.

## Condemned Housing

The city building official has the authority to condemn buildings for human habitation or demolition. A structure can be condemned for human habitation for several reasons, including lack of utilities or multiple code violations. Structures can be condemned for demolition if there is significant deterioration or damage that exceeds 60% of the estimated market value of the building, or if the structure is unsafe. The building must be torn down at the owner's expense.

At the end of December 2010, there were 161 structures on the City of Duluth Building Safety condemnation list. Of those, 27 housing units were condemned for demolition while the remaining 134 housing units were condemned for human habitation. As noted in Table 23, the number of condemned properties fluctuates over the years. During inspections, if the Building Safety Inspectors find dangerous health and/or safety violations the owner is instructed to correct the violations and the housing unit(s) is put on the condemned for human habitation list. When a property owner corrects the violations, the property is removed from the condemnation list. Therefore, the number of condemnations fluctuates and changes often during the year. Recently there has been a greater concentration by the City and its partners to remove blighted properties.

**Table 23. Condemned Structures**

Year	Structures Condemned for Demolition	Structures Condemned for Human Habitation	Total
2010	34	99	133
2011	35	107	142
2012	27	134	161

## Housing Condition and the June 2012 Flood

It is anticipated that there may be an influx of condemned properties eventually as hundreds of homes were negatively impacted by the June 2012 Flood. Often times leaks or foundation flaws do not result in immediate issues, but they begin to start deteriorating the structure, developing mold problems, eventually resulting in unsafe structures. As noted later in this chapter, many alteration permits were issued for property owners to fix or make improvements to homes after the flood.

As a result of the flood, several homes were damaged beyond repair. The City of Duluth successfully applied for funding through the State of Minnesota and Federal Emergency Management Agency, to acquire damaged homes from property owners and demolish. This program has several benefits; especially removing blight (or potential blight) and also relieving the property owner of the burden of a mortgage payment on a ruined home. At the time of this report, 20 homes and one non-residential structure were in line to be demolished through this program.

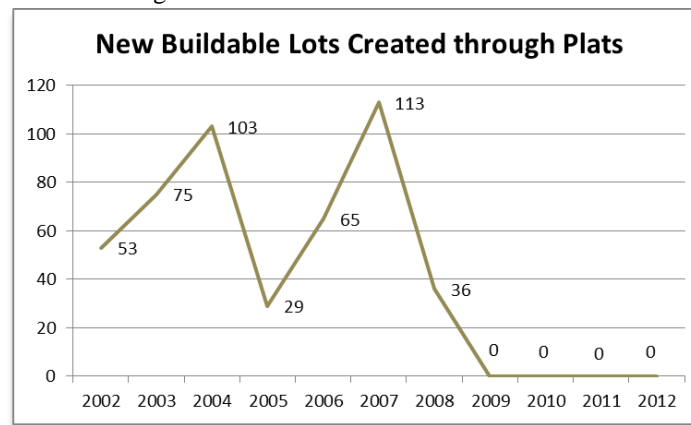
## Residential Land Development

During the economic boom from 2002 to 2008, the City had several new plats approved which resulted in the creation of 474 new buildable lots. As with the rest of the nation, the soft housing market afterwards reduced the demand for new housing and plats. The following two tables show the number of lots added per year and the list of plats by the year approved.

**Table 24. Residential Plats Approved 2002-2012**

Year Approved	Plat Name	Number of Lots
2002	Northridge Estates	39
	The Views At Ridgeview	6
	Walsh Addition	4
	Summit Ridge Division	4
2003	Maple Ridge Arrangement	22
	Crystal Village City of Duluth	29
	Andrews Division Duluth	13
	Andrews Divisions First Addition Duluth	11
2004	Hawk Ridge Estates City of Duluth	61
	Cedar Ridge Estates City of Duluth	24
	Sackette Addition	10
	Bristol Wood First Addition	8
2005	Bluff Ridge	21
	Adamzak Acres City of Duluth	4
	Benson Heights	4
2006	Hawk Ridge Estates First Addition	65
2007	Coffee Creek	113
2008	East Ridge	23
	Hidden Estates	13
2009	No Plats Recorded	0
2010	No Plats Recorded	0
2011	No Plats Recorded	0
2012	No Plats Recorded	0

Source: Duluth Planning Division



Source: Duluth Planning Division

Another indication of housing production trends, is reviewing the number of building permits that have been issued. The new single-family dwelling unit permit average value was \$176,937, which was a decrease from 2010 (\$178,927) and 2011 (\$215,175). As noted in the table, the range in average value for permits in general over the last decade has increased from \$115,522 in 2002 to the current \$176,927 in 2012.

**Table 25. Average Unit Value Per Permit**

	2002	2004	2006	2008	2010	2012
New permits (residential)	\$115,522	\$124,682	\$130,036	\$122,039	\$169,536	\$176,937
1 family dwellings	\$142,209	\$165,410	\$156,423	\$234,584	\$245,252	\$178,927
2 family dwellings	\$133,485	\$108,038	\$90,491	\$116,252	\$142,500	\$144,100
3 or 4 family dwellings	\$100,000	\$73,477	\$130,053	\$0	\$120,857	\$0
5 or more family dwellings	\$74,458	\$110,144	\$125,548	\$83,526	0	\$168,829
Residential Alteration permits (average per permit)	\$8,752	\$5,425	\$10,168	\$6,279	\$12,095	\$5,593
Residential Addition permits (average per permit)	\$28,014	\$46,229	\$36,777	\$47,704	\$33,619	\$32,639

Source: Duluth Construction Services and Inspections

## New Construction

As stated in the demographic section, Duluth’s population is stable; however due to small household sizes, the number of households (and housing units) is steadily increasing. In addition the lack of rental units (as stated in Section the Rental Housing Indicators Section) is creating a demand for more housing units. Finally there is an expectation that there will be a number of “baby boomer” retirements in the next 5 to 7 years. Since not all retirees will be leaving Duluth, it can be projected that the demand for housing will increase. The newcomers will be looking for housing and the retirees who want to move to maintenance free housing may well look for one-level or condo type housing.

Since the population and number of households is expected to increase and the majority of Duluth’s housing stock was built more than 50 years ago, there is an expectation of increase demand for new housing construction. Currently there are few housing developments, as shown on Table 24 Residential Plats Approved 2002-2012. On January 22, 2013 the Duluth MLS listed 150 vacant lots, ranging from 8 acres to less than a quarter acre in the Duluth area (not all are in the incorporated City limits). The prices of these lots ranged from \$420,640 to \$13,000. It appears that the average platted residential lot for a single family dwelling unit ranged from \$50,000 to \$30,000. Although it is difficult to determine the cost of constructing a new dwelling unit due to size, materials, floor plan, garage, and utilities, a typical range is \$175,000 to \$325,000. In addition to this cost is landscaping, paving, utilities, and other improvements which will further increase the pricing to about \$225,000 to \$375,000.

## Housing Production Summary

- There were permits issued for the new construction of 141 units in 2012, which is a significant increase from 41 new unit permits in 2011.
- There were 31 units demolished in 2012, of mostly blighted and condemned housing. There was an overall net gain of 108 units in 2012.
- In 2012, there were 1,794 alterations permits issued, which is a significant increase (280%) from 471 permits the year before.



## VI. HOUSING AFFORDABILITY ANALYSIS

### Rent and Homeownership Analysis

According to the U.S. Department of Housing and Urban Development (HUD), affordable housing is where no more than 30% of a household's gross income (i.e. before taxes and deductions are removed) is used for housing. A household in Duluth would then need to make approximately \$43,300 annually to afford a \$148,497 home – the 2012 average value of an owner occupied single family home in Duluth. The average wage in Duluth for 2012 was \$42,800, which would equate to a \$144,000 dwelling unit.

The average selling price for a two-bedroom home in Duluth in 2012 was \$137,974, which equates to an approximate \$957 monthly payment. For a three-bedroom home, the average 2012 price was \$166,299, which would have an approximate monthly payment of \$1087. The mortgage payments in these examples assume a 5% down, 4.5% interest rate, taxes, and estimated insurance. Homeownership is somewhat more affordable than in years past due to the current lower interest rates.

Given the average overall 2012 rent in Duluth of \$716 per month, the renter would need an annual income of \$28,640 to afford this rent.

Given the average two-bedroom rent for 2012 of \$774, an annual income of \$30,960 would be needed. Likewise, to afford the average 2012 three-bedroom rent of \$882 per month, a renter needs an income of \$35,280 per year.

Another example of housing affordability in Duluth can be based on the area median income that is calculated and updated annually by HUD for the Duluth – Superior metropolitan area. The Duluth area median income for a family of four in 2012 was \$60,900. The median divides the household income distribution into two equal parts: one-half falling below the median household income and one-half being above the median income. According to HUD, an income that is 50 – 80% of the median income is considered to be moderate income, an income that is 30 – 50% of the area median income is considered to be a low income, and an income that is 30% or less of the area median income is considered to be extremely low income.



**Table 26. Affordability Based On Duluth's 2012 Median Income**

2012 HUD Income Definitions	Maximum Affordable Housing Payment (30% of Income)	Average Rent 2/Bedroom	Payment Average 2/Bedroom House (\$137,974)	Average Rent 3/Bedroom	Payment Average 3/Bedroom House (\$166,299)	Affordability GAP*
<b>Extremely Low</b>  30% of Median Income  \$18,500	<b>\$463</b>	<b>\$774</b>	<b>\$957</b>	<b>\$882</b>	<b>\$1,087</b>	All standard housing unaffordable.
<b>Low</b>  50% of Median Income  \$30,850	<b>\$771</b>	<b>\$774</b>	<b>\$957</b>	<b>\$882</b>	<b>\$1,087</b>	All standard housing unaffordable.
<b>Low-Moderate</b>  80% of Median Income  \$49,350	<b>\$1,234</b>	<b>\$774</b>	<b>\$957</b>	<b>\$882</b>	<b>\$1,087</b>	Could afford several housing options.

\*Affordability Gap is measured by taking the highest income level of each category, its equivalent maximum affordable housing payment (30% of income), and then comparing that to the expected housing payment.

In Table 26, the median income for a family of four persons is listed for each income category, from the extremely low-income category to the moderate income category. The affordable housing payment has then been compared to the actual cost a household could expect to pay for average rent for two- and three-bedroom apartments and mortgage payments for two- and three-bedroom homes. The table indicates that households that are at the top end of low-moderate income (50% to 80% of the median income) would be able to afford housing, but households with either extremely low income or low income would have a significant affordability gap to overcome.

### **Housing Affordability Summary**

- Households that are in the Extremely Low Income (30% or less of area median income) bracket, based on the paying 30% of income towards housing, really cannot afford anything other than one-bedroom unit in Duluth.
- Households that are at or below 50% of area median income cannot afford a 2+ bedroom unit to rent or purchase.
- Households that are near the 80% of area median income can afford to purchase or rent 2 and 3 bedroom homes in Duluth.

# 2012 HOUSING INDICATOR REPORT SUMMARY

## Demographics Summary

- The number of higher education students in Duluth increased in 2012 to 24,658 students; making this an important demographic for the city of Duluth.
- The city's population from 2000 to 2010 was stable, according to the U.S. Census. There was only a slight decrease of 142 people or 0.16% from 2010 to 2012. The 2011 population count was 86,177 people.
- According to the U.S. Census data, the estimated number of households increased from 35,601 in 2001 to 36,325 households in 2011.
- In 2012, there were 132 unsheltered persons in the City Duluth during the annual Point in Time count. In 2013, there were 94 unsheltered persons. A higher number of these people were classified as having a Severe Mental Illness and/or Chronic Substance Abuse problem.

## Employment Trends Summary

- The 2012 labor force reported in Duluth was 45,454, a slight increase from 2011.
- The annual average unemployment rate reported in Duluth during 2012 was 5.8, steady from 2011.
- Between 2000 and 2012, the average wages increased 41.7%, from \$30,212 (2000) to \$42,800 (2012), however the rate of inflation was 33% during this time.
- Health Care and Social Assistance employs the highest number of workers (17,349) followed by Retail Trade (6,305), Accommodation and Food Services (5,758), and Education (5,215).

## Homeownership Trends Summary

- The number of foreclosures in Duluth decreased from 207 in 2011, to 190 in 2012. This is a decrease of 8%.
- The percentage of Homesteaded properties in Duluth held steady at 59.7%.
- The median sales price of a single family home in Duluth increased about 3.5% from \$140,000 in 2011 to \$144,950 in 2012.
- The number of valid home sales jumped from 536 in 2011, to 763 in 2012 about a 42% increase.
- The average number of days a home is on the market has decreased, from 83 in 2011, to 73 days in 2012.
- Over 65% of homes in Duluth are over 50 years old.



## **Rental Housing Indicators Summary**

- After a significant drop in the rental vacancy rate in 2010 and then a slight rise to 3.6% in 2011, the vacancy rate rose again in 2012 to 4.1%
- In the last 2 years, vacancy rates increase in every neighborhood except for Districts 1 (Fond Du Lac, Gary-New Duluth, Smithville, Morgan Park, Riverside, Norton Park), 3 (Lincoln Park), and 4 (Piedmont Heights, Duluth Heights). (District 5.1 - Park Point and District 10 - Kenwood, Chester Park could not be compared as there are fewer rental units in these neighborhoods; yielding a small number of returned surveys).
- From 2011 to 2012, the average rent in Duluth increased from \$700 to \$716, an increase of 2.3%.
- The number of persons on both the HRA Housing Choice Voucher list and the Public Housing wait list are higher than they have been in the last several years, indicating very high demand for public housing. The amount of time a person can expect to be on the waiting list averages between 12 and 24 months.

## **Housing Production Summary**

- There were permits issued for the new construction of 141 units in 2012, which is a significant increase from 41 new unit permits in 2011.
- There were 31 units demolished in 2012, of mostly blighted and condemned housing. There was an overall net gain of 108 units in 2012.
- In 2012, there were 1,794 alterations permits issued, which is a significant increase (280%) from 471 permits the year before.

## **Housing Affordability Summary**

- Households that are in the Extremely Low Income (30% or less of area median income) bracket, based on the paying 30% of income towards housing, cannot afford anything other than one-bedroom unit in Duluth.
- Households that are at or below 50% of area median income, cannot afford a 2+ bedroom unit to rent or purchase.
- Households that are near the 80% of area median income can afford to purchase or rent 2 and 3 bedroom homes in Duluth.

## **APPENDIX**

Map: Duluth Neighborhood Districts

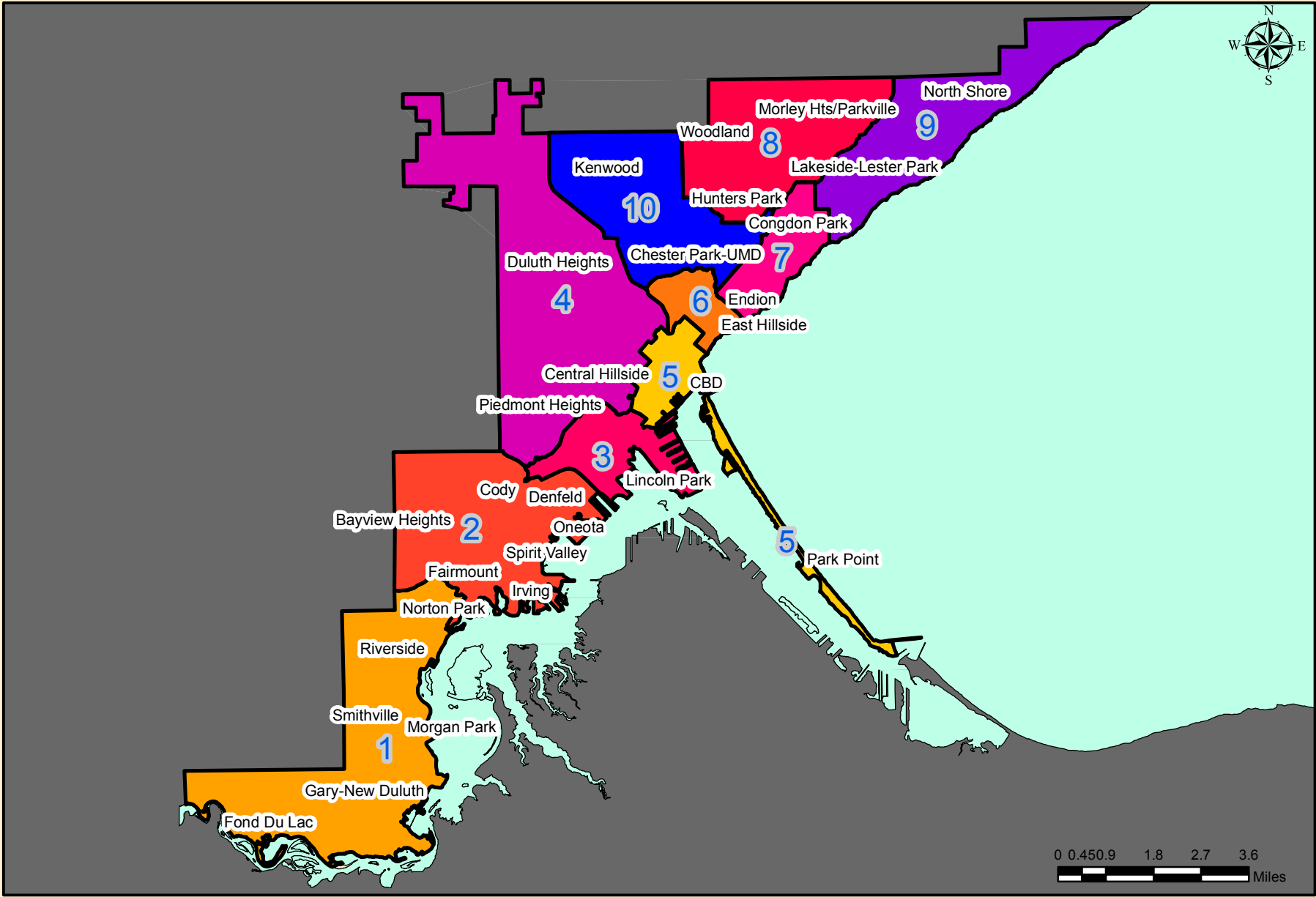
Map: Average Vacancies, By Neighborhood

Map: Average Rental Rates, By Neighborhood

Map: 2012 Home Sales

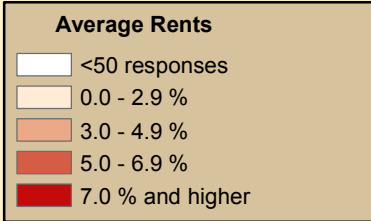
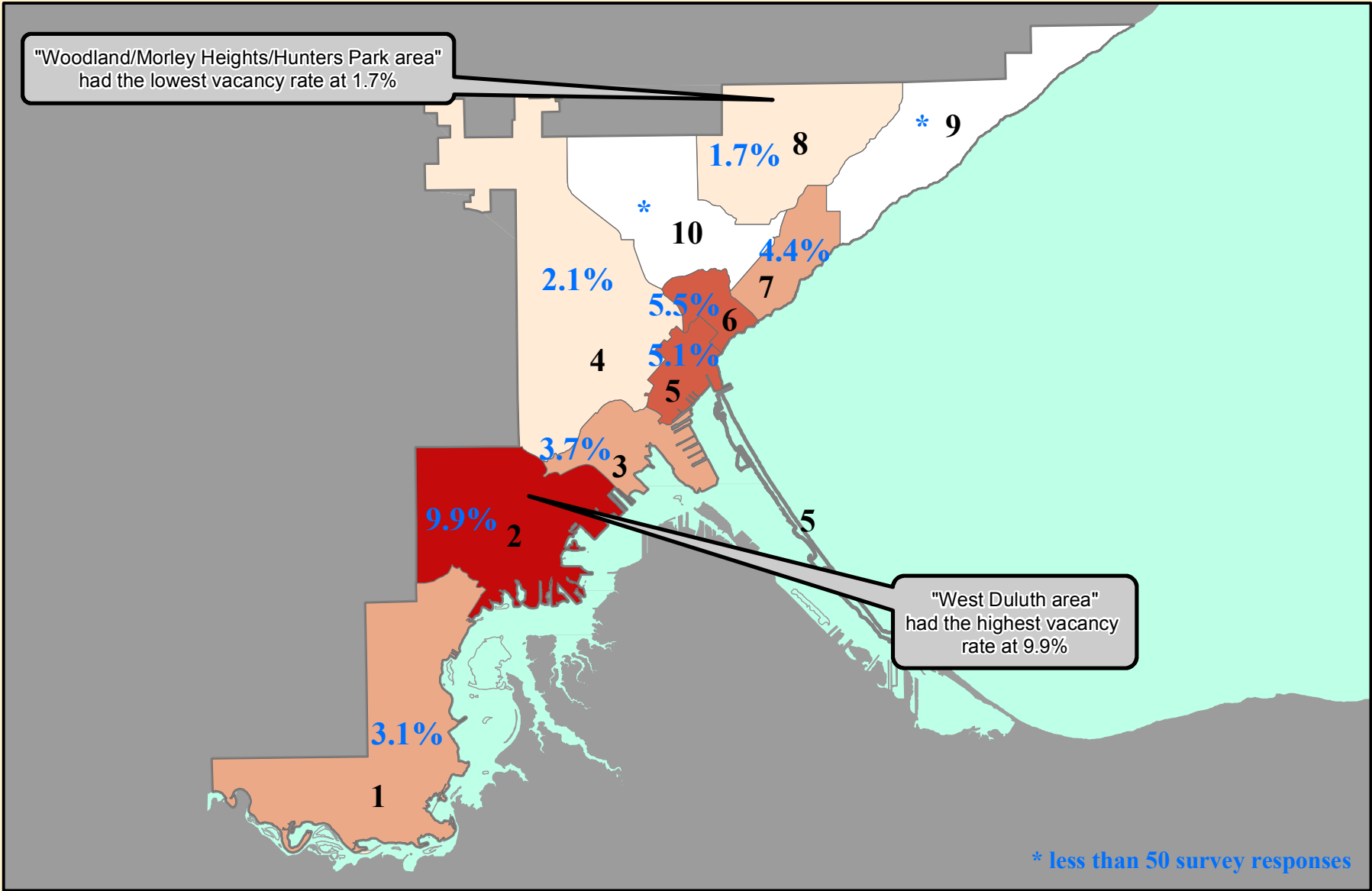
Table: Duluth Market Rental Rates 2011, Entire City

Table: Duluth Market Rental Rates 2011, By Neighborhood



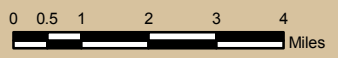
# City of Duluth Neighborhood Districts

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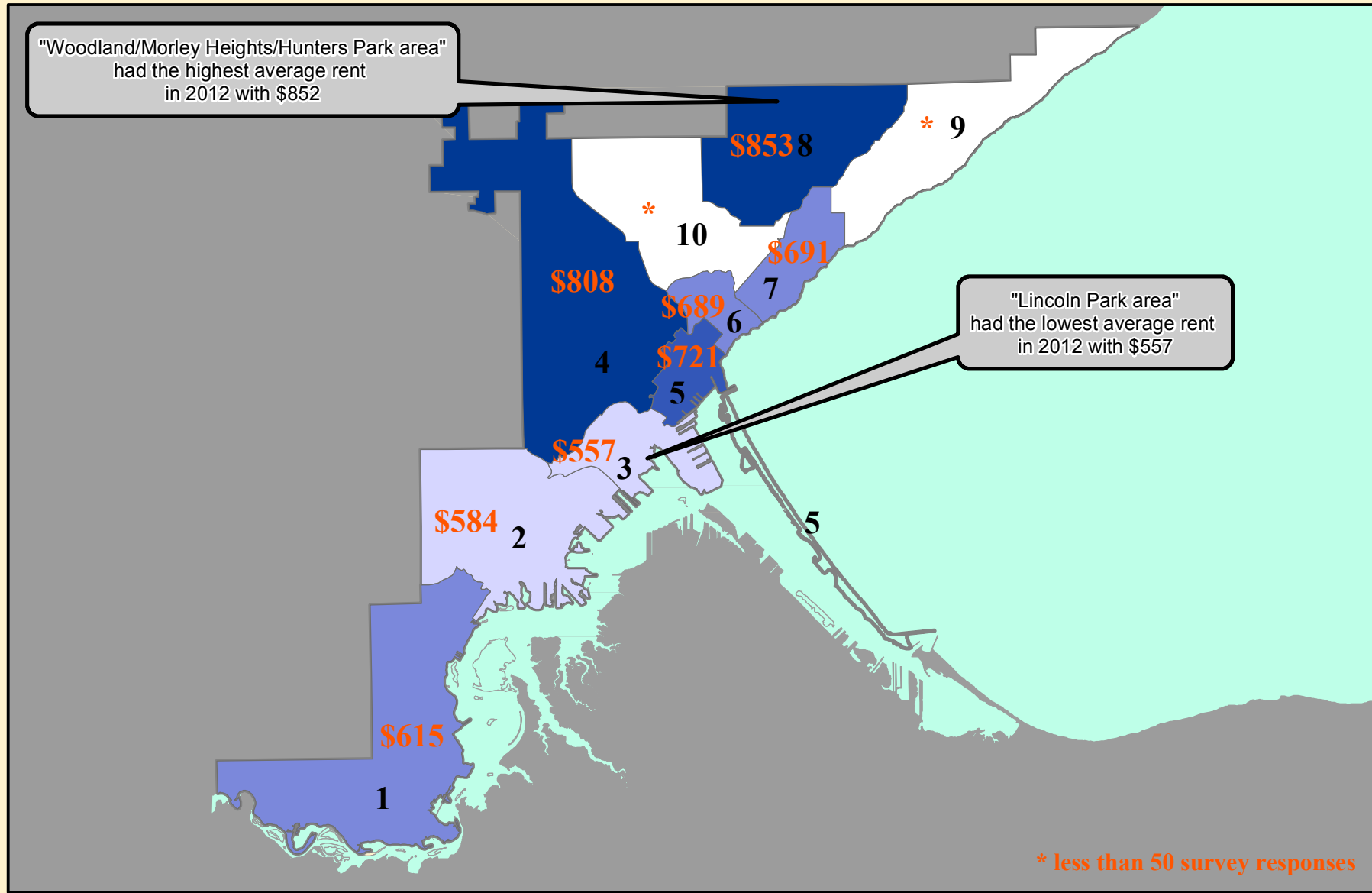
## City of Duluth 2012 Vacancy Rates

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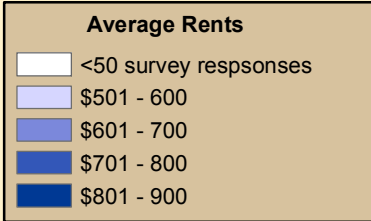


"Woodland/Morley Heights/Hunters Park area" had the highest average rent in 2012 with \$852

"Lincoln Park area" had the lowest average rent in 2012 with \$557

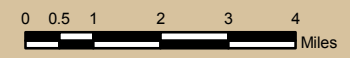


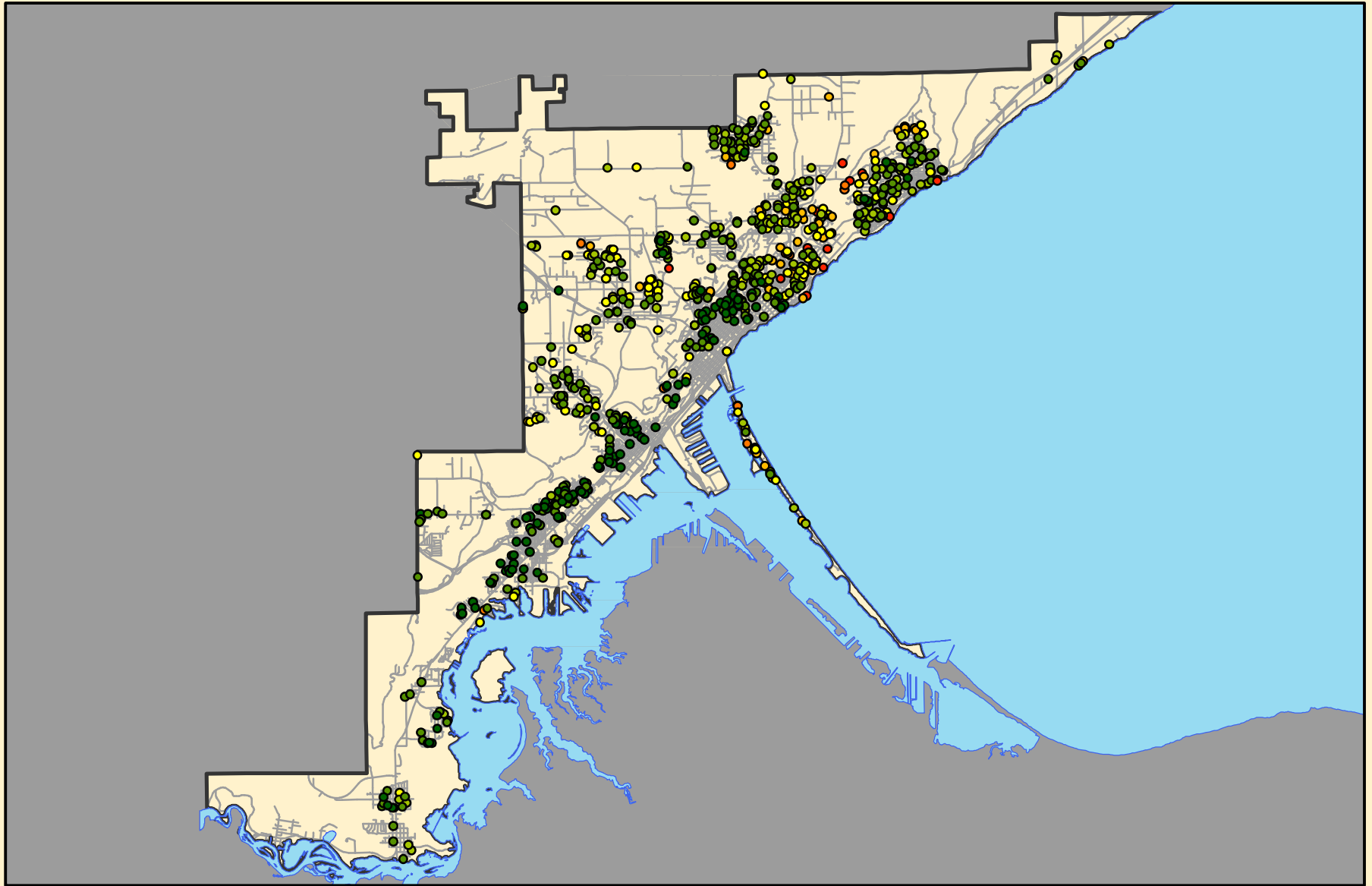
\* less than 50 survey responses



## City of Duluth 2012 Average Rents

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**Home Sales**

- |                       |                       |
|-----------------------|-----------------------|
| ● \$1 - 100,000       | ● \$300,001 - 400,000 |
| ● \$100,001 - 150,000 | ● \$400,001 - 500,000 |
| ● \$150,001 - 200,000 | ● > \$500,001         |
| ● \$200,001 - 300,000 |                       |

## City of Duluth 2012 Home Sales

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# Duluth Market Rental Rates - 2012

# Units: All

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Average Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Average Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	981	46	4.7%	\$675	\$642	\$708	672	631	712	\$1.01
Owner Paid	903	44	4.9%	\$686	\$652	\$720	675	633	717	\$1.02
Renter Paid	78	2	2.6%	\$553	\$535	\$571	632	613	651	\$0.87
2 Bedroom	830	34	4.1%	\$774	\$739	\$809	878	848	909	\$0.88
Owner Paid	681	21	3.1%	\$786	\$751	\$822	895	862	927	\$0.88
Renter Paid	149	13	8.7%	\$718	\$685	\$750	804	785	822	\$0.89
3 Bedroom	124	2	1.6%	\$882	\$872	\$892	1,087	1,077	1,098	\$0.81
Owner Paid	54	1	1.9%	\$924	\$914	\$935	1,197	1,190	1,205	\$0.77
Renter Paid	70	1	1.4%	\$849	\$840	\$859	1,002	989	1,015	\$0.85
4 Bedroom	34	3	8.8%	\$1,003	\$977	\$1,029	1,256	1,246	1,266	\$0.80
Owner Paid	10	2	20.0%	\$980	\$898	\$1,062	1,405	1,405	1,405	\$0.70
Renter Paid	24	1	4.2%	\$1,012	\$1,010	\$1,015	1,194	1,180	1,207	\$0.85
Other	16	0	0.0%	\$1,462	\$1,397	\$1,526	1,480	1,452	1,507	\$0.99
Owner Paid	8	0	0.0%	\$1,406	\$1,277	\$1,534	1,414	1,359	1,469	\$0.99
Renter Paid	8	0	0.0%	\$1,518	\$1,518	\$1,518	1,546	1,546	1,546	\$0.98
Studio/Efficiency	216	6	2.8%	\$484	\$443	\$526	389	363	415	\$1.25
Owner Paid	196	6	3.1%	\$501	\$462	\$540	392	366	419	\$1.28
Renter Paid	20	0	0.0%	\$323	\$259	\$388	357	338	376	\$0.91
<b>Total:</b>	2,201	91	4.1%	\$716	\$683	\$749	760	727	793	\$0.94

Survey Conducted by: City of Duluth

How Survey was Conducted: The survey was conducted from the private rental market of rental structures with 1-3 units and 4 + units. All public housing units and subsidized units (such as public tax credits, mortgage credits, and other units using public funds to limit rental rates) are excluded from the survey. Units accepting housing vouchers, which are used in the private market, are included in the survey.

## Definitions

Rental Vacancies: Rental vacancies are the number of rental units that are currently vacant and for rent, or do not have a signed lease to be rented in January.

Owner Paid Utilities (Majority): This means that the owner pays the majority of the utility costs associated with heat, water, sewer, electric, and garbage, and these costs are included in the contract rent paid by tenants. This could mean that the tenant pays electric and garbage, but the owner pays majority of the total costs of utilities for heat, water, sewer and others.

Renter Paid Utilities (Majority): This means that the renter pays the majority of the utility costs associated with heat, water, sewer, electric, and garbage, and these costs are not included in the contract rent paid by tenants. This could mean that the tenant pays for majority of utility costs such as heat and electric, while the owner pays minority cost share of utilities such as water, sewer, and others.

Additional Information Contact: Community Development Division, 407 City Hall, Duluth, MN 55802-1197. Phone: 218-730-5480, Fax: 218-730-5915



# Duluth Rates by Type and Planning District -

# Units: All

## Planning District: 1 Morgan Park, Gary New Duluth, Fond du Lac, Smithsville, Riverside, Norton Park

Unit Type	Units Surveyed	Units Vacant	Vacancy Rate	Avg Rent	Avg Low Rent	Avg High Rent	Avg Sq Feet	Avg Low Sq Feet	Avg High Sq Feet	Avg Rent /Sq Foot
1 Bedroom	40	2	5.0%	\$574	\$545	\$604	556	546	565	\$1.03
Owner Paid	15	2	13.3%	\$571	\$536	\$605	495	470	520	\$1.15
Renter Paid	25	0	0.0%	\$577	\$550	\$603	592	592	592	\$0.97
2 Bedroom	45	1	2.2%	\$652	\$642	\$663	792	781	802	\$0.82
Owner Paid	2	0	0.0%	\$673	\$650	\$695	550	550	550	\$1.22
Renter Paid	43	1	2.3%	\$651	\$641	\$661	803	792	814	\$0.81
3 Bedroom	5	0	0.0%	\$694	\$694	\$694	1,260	1,260	1,260	\$0.55
Owner Paid	1	0	0.0%	\$625	\$625	\$625	750	750	750	\$0.83
Renter Paid	4	0	0.0%	\$711	\$711	\$711	1,388	1,388	1,388	\$0.51
4 Bedroom	8	0	0.0%	\$557	\$549	\$565	963	963	963	\$0.58
Renter Paid	8	0	0.0%	\$557	\$549	\$565	963	963	963	\$0.58
<b>Total:</b>	98	3	3.1%	\$615	\$597	\$632	733	724	742	\$0.84

## Planning District: 2 Bayview Heights, Cody, Fairmont, Spirit Valley, Irving, Denfeld, Oneota

Unit Type	Units Surveyed	Units Vacant	Vacancy Rate	Avg Rent	Avg Low Rent	Avg High Rent	Avg Sq Feet	Avg Low Sq Feet	Avg High Sq Feet	Avg Rent /Sq Foot
1 Bedroom	36	4	11.1%	\$542	\$531	\$553	545	510	580	\$0.99
Owner Paid	29	3	10.3%	\$563	\$549	\$576	539	503	575	\$1.04
Renter Paid	7	1	14.3%	\$455	\$455	\$455	571	543	600	\$0.80
2 Bedroom	29	2	6.9%	\$596	\$577	\$615	637	620	654	\$0.94
Owner Paid	18	2	11.1%	\$631	\$622	\$640	613	609	618	\$1.03
Renter Paid	11	0	0.0%	\$539	\$504	\$574	675	637	714	\$0.80
3 Bedroom	10	0	0.0%	\$769	\$769	\$769	883	883	883	\$0.87
Owner Paid	4	0	0.0%	\$937	\$937	\$937	938	938	938	\$1.00
Renter Paid	6	0	0.0%	\$657	\$657	\$657	846	846	846	\$0.78
Studio/Efficiency	6	2	33.3%	\$468	\$468	\$468	264	264	264	\$1.77
Owner Paid	6	2	33.3%	\$468	\$468	\$468	264	264	264	\$1.77
<b>Total:</b>	81	8	9.9%	\$584	\$572	\$596	599	577	620	\$0.97

**Planning District: 3 Lincoln Park**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	47	3	6.4%	\$500	\$471	\$530	650	620	680	\$0.77
Owner Paid	36	3	8.3%	\$521	\$485	\$557	660	621	698	\$0.79
Renter Paid	11	0	0.0%	\$435	\$426	\$443	619	617	620	\$0.70
2 Bedroom	66	2	3.0%	\$601	\$574	\$628	738	708	768	\$0.81
Owner Paid	43	1	2.3%	\$634	\$598	\$669	719	675	763	\$0.88
Renter Paid	23	1	4.3%	\$539	\$529	\$550	772	768	776	\$0.70
3 Bedroom	25	1	4.0%	\$716	\$694	\$738	954	934	974	\$0.75
Owner Paid	3	0	0.0%	\$905	\$888	\$921	933	900	967	\$0.97
Renter Paid	22	1	4.5%	\$690	\$667	\$713	957	939	975	\$0.72
Other	1	0	0.0%	\$800	\$800	\$800	966	966	966	\$0.83
Owner Paid	1	0	0.0%	\$800	\$800	\$800	966	966	966	\$0.83
Studio/Efficiency	24	0	0.0%	\$370	\$309	\$430	435	417	454	\$0.85
Owner Paid	10	0	0.0%	\$485	\$463	\$508	555	510	600	\$0.87
Renter Paid	14	0	0.0%	\$288	\$200	\$375	350	350	350	\$0.82
<b>Total:</b>	163	6	3.7%	\$557	\$525	\$588	702	676	729	\$0.79

**Planning District: 4 Piedmont Heights, Duluth Heights**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	298	8	2.7%	\$764	\$743	\$785	718	703	733	\$1.06
Owner Paid	297	8	2.7%	\$765	\$744	\$786	718	703	733	\$1.07
Renter Paid	1	0	0.0%	\$450	\$450	\$450	750	750	750	\$0.60
2 Bedroom	262	4	1.5%	\$858	\$831	\$885	988	955	1,022	\$0.87
Owner Paid	252	4	1.6%	\$856	\$832	\$881	999	964	1,034	\$0.86
Renter Paid	10	0	0.0%	\$891	\$793	\$989	713	713	713	\$1.25
3 Bedroom	4	0	0.0%	\$950	\$950	\$950	800	800	800	\$1.19
Renter Paid	4	0	0.0%	\$950	\$950	\$950	800	800	800	\$1.19
Studio/Efficiency	1	0	0.0%	\$380	\$380	\$380	400	400	400	\$0.95
Renter Paid	1	0	0.0%	\$380	\$380	\$380	400	400	400	\$0.95
<b>Total:</b>	565	12	2.1%	\$808	\$784	\$832	843	820	867	\$0.96

**Planning District: 5 Central Hillside, Observation, Downtown**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	110	6	5.5%	\$699	\$658	\$740	660	600	720	\$1.06
Owner Paid	102	6	5.9%	\$719	\$677	\$761	672	609	735	\$1.07
Renter Paid	8	0	0.0%	\$441	\$415	\$468	509	490	528	\$0.87
2 Bedroom	91	4	4.4%	\$779	\$717	\$841	872	821	922	\$0.89
Owner Paid	83	4	4.8%	\$787	\$720	\$855	869	813	924	\$0.91
Renter Paid	8	0	0.0%	\$695	\$688	\$702	903	903	903	\$0.77
3 Bedroom	22	0	0.0%	\$831	\$820	\$843	1,166	1,162	1,171	\$0.71
Owner Paid	14	0	0.0%	\$885	\$868	\$903	1,147	1,140	1,154	\$0.77
Renter Paid	8	0	0.0%	\$736	\$736	\$736	1,200	1,200	1,200	\$0.61
4 Bedroom	2	0	0.0%	\$1,015	\$1,015	\$1,015	1,200	1,200	1,200	\$0.85
Renter Paid	2	0	0.0%	\$1,015	\$1,015	\$1,015	1,200	1,200	1,200	\$0.85
Other	3	0	0.0%	\$1,387	\$1,047	\$1,727	1,751	1,751	1,751	\$0.79
Owner Paid	3	0	0.0%	\$1,387	\$1,047	\$1,727	1,751	1,751	1,751	\$0.79
Studio/Efficiency	29	3	10.3%	\$451	\$431	\$472	371	340	402	\$1.22
Owner Paid	25	3	12.0%	\$460	\$439	\$481	372	352	393	\$1.24
Renter Paid	4	0	0.0%	\$396	\$379	\$413	364	269	460	\$1.09
<b>Total:</b>	257	13	5.1%	\$721	\$674	\$768	763	715	810	\$0.95

**Planning District: 5.1 Park Point**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	3	0	0.0%	\$513	\$485	\$540	485	450	520	\$1.06
Owner Paid	3	0	0.0%	\$513	\$485	\$540	485	450	520	\$1.06
Studio/Efficiency	1	0	0.0%	\$485	\$485	\$485	385	385	385	\$1.26
Owner Paid	1	0	0.0%	\$485	\$485	\$485	385	385	385	\$1.26
<b>Total:</b>	4	0	0.0%	\$506	\$485	\$526	460	434	486	\$1.10

**Planning District: 6 East Hillside**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	179	11	6.1%	\$607	\$560	\$654	658	595	720	\$0.92
Owner Paid	178	11	6.2%	\$608	\$560	\$655	657	594	720	\$0.92
Renter Paid	1	0	0.0%	\$500	\$500	\$500	700	700	700	\$0.71
2 Bedroom	193	16	8.3%	\$725	\$677	\$773	818	802	835	\$0.89
Owner Paid	154	6	3.9%	\$700	\$652	\$749	842	822	862	\$0.83
Renter Paid	39	10	25.6%	\$820	\$774	\$866	724	723	726	\$1.13
3 Bedroom	37	1	2.7%	\$1,040	\$1,039	\$1,041	1,175	1,175	1,175	\$0.88
Owner Paid	20	1	5.0%	\$944	\$942	\$947	1,402	1,402	1,402	\$0.67
Renter Paid	17	0	0.0%	\$1,153	\$1,153	\$1,153	909	909	909	\$1.27
4 Bedroom	11	0	0.0%	\$1,283	\$1,283	\$1,283	1,270	1,268	1,273	\$1.01
Owner Paid	1	0	0.0%	\$1,200	\$1,200	\$1,200	1,300	1,300	1,300	\$0.92
Renter Paid	10	0	0.0%	\$1,291	\$1,291	\$1,291	1,267	1,265	1,270	\$1.02
Other	8	0	0.0%	\$1,586	\$1,586	\$1,586	1,496	1,496	1,496	\$1.06
Owner Paid	1	0	0.0%	\$2,000	\$2,000	\$2,000	1,400	1,400	1,400	\$1.43
Renter Paid	7	0	0.0%	\$1,527	\$1,527	\$1,527	1,509	1,509	1,509	\$1.01
Studio/Efficiency	101	1	1.0%	\$504	\$455	\$554	385	346	423	\$1.31
Owner Paid	101	1	1.0%	\$504	\$455	\$554	385	346	423	\$1.31
<b>Total:</b>	529	29	5.5%	\$689	\$646	\$733	726	691	760	\$0.95

**Planning District: 7 Endion, Congdon Park**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	173	9	5.2%	\$625	\$598	\$653	679	641	717	\$0.92
Owner Paid	157	9	5.7%	\$618	\$588	\$648	669	634	705	\$0.92
Renter Paid	16	0	0.0%	\$698	\$692	\$703	777	713	841	\$0.90
2 Bedroom	102	3	2.9%	\$794	\$767	\$820	959	918	1,001	\$0.83
Owner Paid	90	3	3.3%	\$762	\$743	\$782	914	886	943	\$0.83
Renter Paid	12	0	0.0%	\$1,028	\$953	\$1,103	1,296	1,153	1,440	\$0.79
3 Bedroom	19	0	0.0%	\$952	\$938	\$965	1,109	1,073	1,146	\$0.86
Owner Paid	12	0	0.0%	\$962	\$944	\$980	1,104	1,088	1,121	\$0.87
Renter Paid	7	0	0.0%	\$934	\$926	\$941	1,119	1,047	1,190	\$0.83
4 Bedroom	11	3	27.3%	\$1,036	\$961	\$1,111	1,405	1,377	1,432	\$0.74
Owner Paid	9	2	22.2%	\$955	\$864	\$1,047	1,417	1,417	1,417	\$0.67
Renter Paid	2	1	50.0%	\$1,400	\$1,400	\$1,400	1,350	1,200	1,500	\$1.04
Other	2	0	0.0%	\$1,013	\$1,013	\$1,013	1,188	1,188	1,188	\$0.85
Owner Paid	1	0	0.0%	\$575	\$575	\$575	575	575	575	\$1.00
Renter Paid	1	0	0.0%	\$1,450	\$1,450	\$1,450	1,800	1,800	1,800	\$0.81
Studio/Efficiency	37	0	0.0%	\$465	\$445	\$485	385	374	396	\$1.21
Owner Paid	36	0	0.0%	\$464	\$444	\$485	385	374	396	\$1.21
Renter Paid	1	0	0.0%	\$475	\$475	\$475	375	375	375	\$1.27
<b>Total:</b>	344	15	4.4%	\$691	\$664	\$718	781	745	816	\$0.89

**Planning District: 8 Woodland, Hunters Park, Morley Heights**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	79	2	2.5%	\$799	\$738	\$859	672	575	768	\$1.19
Owner Paid	75	2	2.7%	\$808	\$747	\$868	659	558	760	\$1.23
Renter Paid	4	0	0.0%	\$638	\$575	\$700	908	890	925	\$0.70
2 Bedroom	24	0	0.0%	\$1,040	\$1,012	\$1,068	753	715	791	\$1.38
Owner Paid	23	0	0.0%	\$1,051	\$1,021	\$1,080	740	700	780	\$1.42
Renter Paid	1	0	0.0%	\$800	\$800	\$800	1,050	1,050	1,050	\$0.76
Other	2	0	0.0%	\$1,855	\$1,850	\$1,859	1,559	1,338	1,780	\$1.19
Owner Paid	2	0	0.0%	\$1,855	\$1,850	\$1,859	1,559	1,338	1,780	\$1.19
Studio/Efficiency	13	0	0.0%	\$672	\$595	\$748	415	414	416	\$1.62
Owner Paid	13	0	0.0%	\$672	\$595	\$748	415	414	416	\$1.62
<b>Total:</b>	118	2	1.7%	\$852	\$797	\$907	675	598	751	\$1.26

**Planning District: 9 Lakeside, Lester Park, North Shore**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
1 Bedroom	16	1	6.3%	\$653	\$630	\$676	628	628	628	\$1.04
Owner Paid	11	0	0.0%	\$717	\$689	\$745	720	720	720	\$1.00
Renter Paid	5	1	20.0%	\$513	\$500	\$525	425	425	425	\$1.21
2 Bedroom	18	2	11.1%	\$819	\$782	\$855	789	769	808	\$1.04
Owner Paid	16	1	6.3%	\$857	\$818	\$896	834	813	856	\$1.03
Renter Paid	2	1	50.0%	\$513	\$500	\$525	425	425	425	\$1.21
4 Bedroom	1	0	0.0%	\$900	\$900	\$900	1,900	1,900	1,900	\$0.47
Renter Paid	1	0	0.0%	\$900	\$900	\$900	1,900	1,900	1,900	\$0.47
Studio/Efficiency	4	0	0.0%	\$535	\$520	\$550	500	500	500	\$1.07
Owner Paid	4	0	0.0%	\$535	\$520	\$550	500	500	500	\$1.07
<b>Total:</b>	39	3	7.7%	\$724	\$696	\$752	722	713	731	\$1.00

**Planning District: 10 Kenwood, Chester Park**

<i>Unit Type</i>	<i>Units Surveyed</i>	<i>Units Vacant</i>	<i>Vacancy Rate</i>	<i>Avg Rent</i>	<i>Avg Low Rent</i>	<i>Avg High Rent</i>	<i>Avg Sq Feet</i>	<i>Avg Low Sq Feet</i>	<i>Avg High Sq Feet</i>	<i>Avg Rent /Sq Foot</i>
4 Bedroom	1	0	0.0%	\$1,200	\$1,200	\$1,200	1,280	1,280	1,280	\$0.94
Renter Paid	1	0	0.0%	\$1,200	\$1,200	\$1,200	1,280	1,280	1,280	\$0.94
<b>Total:</b>	1	0	0.0%	\$1,200	\$1,200	\$1,200	1,280	1,280	1,280	\$0.94