

# *City of Duluth 2011 Housing Indicator Report*

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# TABLE OF CONTENTS

<b><i>I. DEMOGRAPHICS</i></b> .....	<b><i>1</i></b>
Household Trends .....	1
Poverty .....	2
Homelessness.....	3
Student Housing.....	4
Demographics Summary.....	4
<b><i>II. EMPLOYMENT TRENDS</i></b> .....	<b><i>5</i></b>
Wages .....	5
Labor Force and Unemployment .....	5
Employment Trends Summary .....	8
<b><i>III. HOMEOWNERSHIP TRENDS</i></b> .....	<b><i>9</i></b>
Homestead and Non-Homestead Units .....	9
Home Foreclosure in Duluth.....	9
Single Family Home Market Value .....	10
Single Family Home Sales in Duluth.....	10
Home Sales by Neighborhood .....	11
Days on Market.....	12
Multi-Family Properties.....	12
Age of Housing Stock.....	12
Homeownership Trends Summary .....	13
<b><i>IV. RENTAL HOUSING INDICATORS</i></b> .....	<b><i>14</i></b>
2011 Rental and Vacancy Survey .....	14
Duluth Licensed Rental Properties 2007 – 2011 .....	17
Public Housing & Housing Choice Voucher Trends .....	18
Rental Housing Indicators Summary .....	20
<b><i>V. HOUSING PRODUCTION</i></b> .....	<b><i>21</i></b>
Housing Unit Analysis.....	21
Condemned Housing .....	22
Residential Land Development.....	22
Housing Production Summary .....	24
<b><i>VI. HOUSING AFFORDABILITY ANALYSIS</i></b> .....	<b><i>25</i></b>
Rent and Homeownership Analysis.....	25
Housing Affordability Summary .....	26
<b><i>2011 HOUSING INDICATOR REPORT SUMMARY</i></b> .....	<b><i>27</i></b>
Demographics Summary.....	27
Employment Trends Summary .....	27
Homeownership Trends Summary .....	27
Rental Housing Indicators Summary .....	28
Housing Production Summary .....	28
Housing Affordability Summary .....	28
<b><i>APPENDIX</i></b> .....	<b><i>29</i></b>

# I. DEMOGRAPHICS

## Household Trends

According to the 2010 U.S. Census, the population count in the City of Duluth was stable for the past decade. The 2000 population was at 86,319 and the 2010 population was at 86,265. Although this was a slight decrease (54 people or 0.06%), 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 is attributed to smaller household sizes. The average household size in 2000 was 2.26, and the Minnesota State Demographer estimates the 2010 household size in the City of Duluth to be 2.16. The population dropped slightly between 2000 and 2010, losing 54 people.

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

	1950	1960	1970	1980	1990	2000	2010
<b>Population</b>	104,511	106,884	100,578	92,811	85,493	86,319	86,265
<b>Households</b>	30,873	34,491	33,384	35,363	34,646	35,500	35,705

Source: U.S. Census

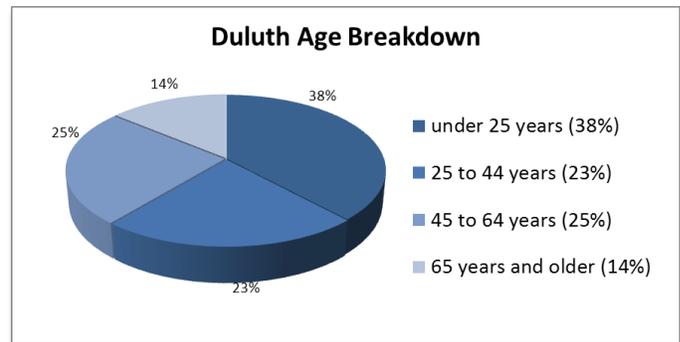
**Table 2. Demographic Shifts in the City of Duluth**

	1980	1990	2000	2010
<b>Population</b>	92,811	85,493	86,319	86,265
<b>Person &gt; 65</b>	14,367 (15.4%)	18,504 (21.9%)	13,147 (13.6%)	12,565 (14.6%)
<b>Number of Households</b>	35,363	34,646	35,500	35,705
<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	38,208
<b>Owner Occupied Units</b>	22,816	22,275	22,773	21,569
<b>Renter Occupied Units</b>	12,547	12,288	12,727	14,136
<b>Vacant Units</b>	1,701	1,459	1,494	2,503
<b>Occupied Housing Units</b>	35,363	34,563	35,500	35,705

Source: U.S. Census, American Communities Survey

According to the U.S. Census Bureau, 2006-2010 American Communities Survey Demographic and Housing Estimates: 2009, Duluth is estimated to have more than 20,000 “baby boomers,” approximately 23% of the population. The baby boomer generation is identified by the U.S. Census Bureau as those persons born after World War II, from 1946 to 1964, although some break it down into varying degrees of this generation, i.e. early and late baby boomers. According to the MetLife Mature Market Institute 2009, 55+ Housing: Builders, Buyers, and Beyond report, nationally approximately two-thirds of baby boomers own their own homes.

The median age of Duluth is 33.6 years, according to the 2010 U.S. Census. The median age of Minnesota is 37.4 years; therefore, a higher portion of Duluth’s population is younger than the state average.



Source: 2010 U.S. Census

### Poverty

The level of poverty in Duluth is at 22.2% according to the 2006-2010 American Community Survey, which is higher than the nation’s rate of 15.3% and the state’s rate of 11.6%. The level in poverty in other Minnesota cities is 23.3% in Minneapolis, 28.4% in Mankato, 23.8% in St. Cloud, and 7.6% in Rochester.

**Table 3. Duluth Poverty**

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

Source: U.S. Census, 2006-2010 American Community Survey

In addition, the U.S. Census states that 25.6% of the population in Duluth is at 125% of poverty level. The poverty level is a threshold that varies by family size and composition is defined by the U.S. Census Bureau. Community Action of Duluth, in the 2007 Duluth’s Blueprint to End Poverty Report, indicates that nearly one in three people (31%) residing in Duluth struggle to get by on a daily basis. The report notes that “12,600 people meet the federal definition of poverty, which is defined as earning annually less than \$20,650 for a family of four” and “another 14,500 are eligible for government assistance such as free or reduced lunch, energy assistance and more.”

The higher poverty level disproportionately affects children and minorities. As indicated in the 2007 Community Impact Report completed by the United Way of Greater Duluth, the poverty rate in Duluth for American Indians is 49%, African Americans 19.5%, and for children under the age of five 20.9%. The report indicated that 38% of Duluth school children are eligible for the Free and Reduced Price Lunch Program, compared to the Minnesota average of 30%.

The FPL (Federal Poverty Level) 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 2011, an individual is considered living in poverty if they earn at or below \$10,890 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. 2011 Poverty Income Guidelines**

Persons in family	Federal Poverty Guideline
1	\$ 10,890
2	\$ 14,710
3	\$ 18,530
4	\$ 22,350
5	\$ 26,170
6	\$ 29,990
7	\$ 33,810
8	\$ 37,630

Source: U.S. Department of Health and Human Services, 2011

According to the U.S. Census Bureau, 2006-2010 American Community Survey, the latest data available, estimated that 22.2 % 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 24.3 % of children (under 18 years old) lived below the poverty level, only 12.3 % of people 65 years and older lived below the poverty level. Although the 2010 survey indicated that 11.8 % of all families lived below the poverty line, the percent of families with a female head of household, and no husband present and living below the poverty line, is at 38.9 %. This percentage increased from the 2009 survey which indicated that 37.6 % of families with a female head of household, 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, and most recently in 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**

	2006	2007	2008	2009	2010	2011
Emergency Shelters	1,400	1,818	1,890	1,847	1,835	1,788
Transitional Housing	351	305	277	349	363	299

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 five 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 125+ beds available on any given night for the homeless. For homeless people transitioning from emergency shelters or “the streets” to permanent housing, there are seven organizations that provide transitional housing and services, with a total 174 beds available. Agencies that provide housing and supportive services for homeless persons assist more than 1,500 homeless persons each year in Duluth.

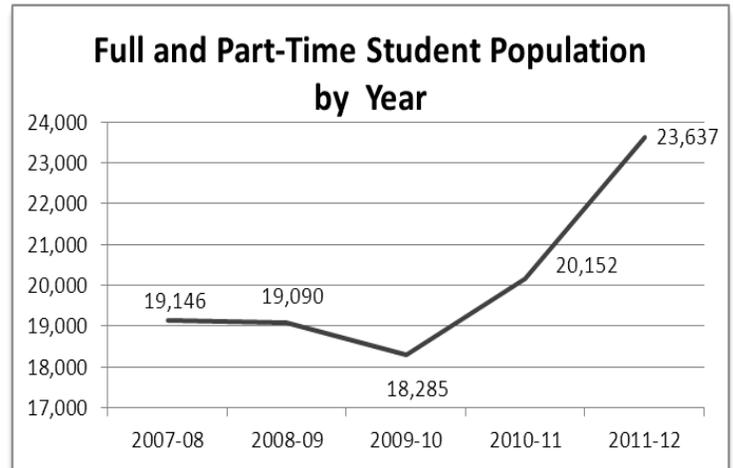
Every year St. Louis County coordinates the Point in Time Count, in which representatives of various agencies count the number of unsheltered people (i.e. people sleeping on the street and not in a shelter). This count occurs at the end of January. In 2010, there were 86 unsheltered persons in the City Duluth. In 2011, there were 79 unsheltered persons, and in 2012 there were 132 unsheltered persons in City of Duluth.

**Table 6. Characteristics of Unsheltered People**

Characteristics	# in 2011	# in 2012
<b>Veteran</b>	12	9
<b>Victim of Domestic Violence</b>	14	9
<b>Chronic Substance Abuse</b>	42	38
<b>HIV/AIDS</b>	1	1
<b>Other Permanent Disability</b>	6	15
<b>Severe Mental Illness</b>	47	62
<b>Felony Conviction</b>	27	42
<b>Unaccompanied Youth</b>	1	2

## 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 2011-2012 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 23,637 students; 16,577 of which were full time and 7,060 were part time.
- 4,171 students lived on campus at UMD or CSS in student apartments and dormitories.

For comparison, in the 2010-2011 school year there were 16,377 full-time students and 3,775 part-time students, for a total count of 20,152. The student population has increased by 3,485 students since the 2010-2011 school year.

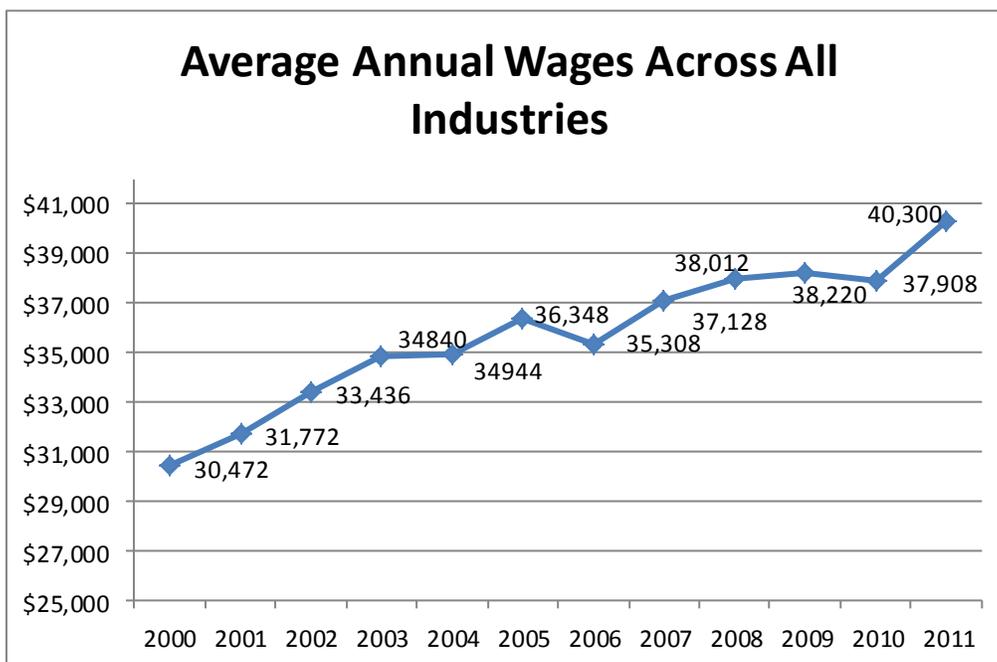
## Demographics Summary

- The number of higher education students in Duluth has increased by 29% since the 2009-2010 school year. The number of students has grown to over 23,000, 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 54 people or 0.06%. The 2010 population count was 86,265 people.
- According to the U.S. Census data, the estimated number of households increased from 35,601 in 2001 to 35,705 households in 2010.
- According to the 2010 American Communities Survey by the U.S. Census Bureau, Duluth is estimated to have more than 22,000 "baby boomers," approximately 23% of the population. As they age and retire, many baby boomers will be looking to downsize their housing, relocate to warmer climates, and/or move to nursing or assisted living homes. This may have an impact on the housing market and the demand for additional medical services in Duluth.
- In 2010, there were 86 unsheltered persons in the City Duluth. In 2011, there were 79 unsheltered persons, and in 2012 there were 132 unsheltered persons. A higher number of these people were classified as have a Severe Mental Illness, Felony Conviction, and/or Chronic Substance Abuse problem.

## II. EMPLOYMENT TRENDS

### Wages

Workers in the City of Duluth have had an increase in wages over the years. Between 2000 and 2011, the average annual wage increased by 31.4%, from \$30,472 to \$40,300.



Source: Minnesota Department of Employment and Economic Development (DEED), Quarterly Census of Employment and Wages, 2<sup>nd</sup> Quarter Wages, 2011.

Table 7 compares the average wages for cities in Minnesota. Duluth's increase was higher than the State of Minnesota's, but lower than the United States. According to InflationData.com, the rate of inflation between 2000 and 2011 was 27.4%.

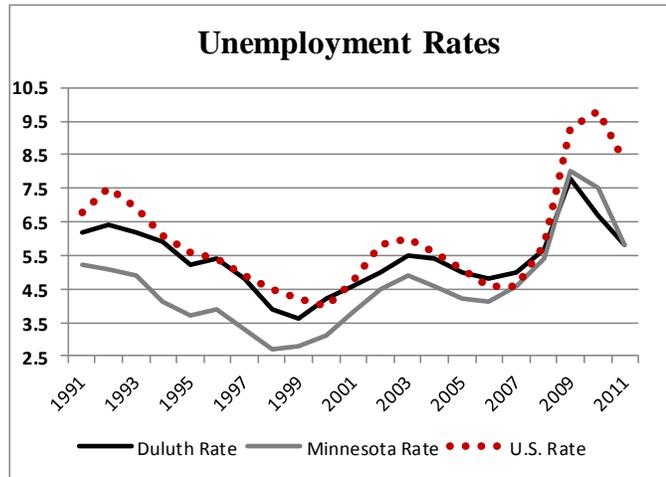
**Table 7. Average Wage for Other Locations**

Annual Average Wage	2000	2011	Change 2000-2011
City of Duluth	\$30,212	\$40,300	33.3%
St. Louis County	\$28,902	\$38,896	34.6%
City of Minneapolis	\$41,734	\$59,956	43.7%
City of St. Paul	\$45,411	\$48,880	7.6%
City of St. Cloud	\$28,496	\$39,000	36.8%
City of Mankato	\$26,364	\$34,736	31.8%
State of Minnesota	\$35,416	\$46,644	31.7%
United States	\$34,268	\$48,620	41.9%

Source: MN Department of Employment and Economic Development

## Labor Force and Unemployment

The following table shows Duluth unemployment and labor force data from 1990 through 2011. Duluth's labor force expanded from 1990 to 2011, for a net gain of 4,091 or 9.9%. The unemployment rate for Duluth was at its highest in 2009 (7.8%) and at its lowest in 1999 (3.2%). The unemployment rate for Duluth was 5.8% in 2011. The 2011 unemployment rate in Duluth was close to the unemployment rate for the Twin Cities Metro Area (5.8%) and for the state of Minnesota (5.8%), and was less than the rate in the Duluth-Superior Metro Area (6.6%) and the United States (8.3%).



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%

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

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 200 and, 2010 and 2<sup>nd</sup> quarter of 2011.

**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 2011 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 2011</b>
Construction (23)	2,641	2,064	2,086	\$769	\$989	\$1,064
Manufacturing (31)	3,461	2,740	2,742	\$701	\$913	\$964
Utilities (22)	788	695	719	\$1,186	\$1,361	\$1,682
Wholesale Trade (42)	1,712	1,157	1,181	\$686	\$882	\$932
Retail Trade (44)	7,209	6,287	6,431	\$347	\$410	\$438
Transportation and Warehousing (48)	2,755	1,249	1,315	\$688	\$1,054	\$1,138
Finance and Insurance (52)	2,069	2,151	2,244	\$971	\$1,227	\$1,320
Real Estate and Rental and Leasing (53)	697	704	668	\$340	\$481	\$521
Professional and Technical Services (54)	1,840	2,000	1,832	\$729	\$1,029	\$1,092
Management of Companies and Enterprises (55)	846	717	728	\$798	\$1,310	\$1,484
Administrative and Waste Services (56)	1,987	2,105	2,164	\$361	\$438	\$506
Educational Services (61)	4,443	4,663	4,615	\$644	\$888	\$919
Health Care and Social Assistance (62)	12,670	17,353	17,485	\$651	\$766	\$890
Arts, Entertainment, and Recreation (71)	1,431	1,239	1,348	\$272	\$305	\$315
Accommodation and Food Services (72)	5,570	5,946	5,804	\$218	\$262	\$286
Other Services, Excl. Public Admin (81)	2,013	1,871	1,812	\$333	\$411	\$436
Public Administration (92)	4,176	3,783	3,649	\$825	\$1,004	\$1,153
<b>Total Employment/ Average Wages</b>	<b>58,218</b>	<b>57,806</b>	<b>56,823</b>	<b>\$586</b>	<b>\$729</b>	<b>\$891</b>

Source: Minnesota Department Employment and Economic Development, QCEW

## **Employment Trends Summary**

- The 2011 labor force reported in Duluth was 45,274, a slight decrease from 2010.
- The annual average unemployment rate reported in Duluth during 2011 was 5.8, an improvement from 2010.
- Between 2000 and 2011, the average wages increased 33.3%, from \$30,212 (2000) to \$40,300 (2011), however the rate of inflation was 27.4% during this time.
- Health Care and Social Assistance employs the highest number of workers (17,485) followed by Retail Trade (6,431), Accommodation and Food Services (5,804), and Education (4,615 ).

### III. HOMEOWNERSHIP TRENDS

#### Homestead and Non-Homestead Units

According to the City Assessor’s Department as of December 31, 2011, there are a total of 22,511 (59.6%) homesteaded and 15,296 (40.4%) non-homestead units in Duluth. It should be noted that the 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**

	2007	2008	2009	2010	2011
<b>Total Homesteaded</b>	<b>22,367</b>	<b>22,477</b>	<b>23,116</b>	<b>22,788</b>	<b>22,511</b>
1 unit	20,719	20,719	21,157	20,988	20,736
2 unit	1,540	1,410	1,544	1,448	1,430
3 unit	228	192	222	195	198
4 or more units	181	156	193	157	147
Homestead %	60.7%	61.5%	61.7%	60.2%	59.6%
<b>Total Non-homesteaded</b>	<b>14,461</b>	<b>14,083</b>	<b>14,360</b>	<b>15,073</b>	<b>15,296</b>
1 unit	3,400	4,097	3,887	4,280	4,502
2 unit	1,998	2,251	2,232	2,222	2,256
3 unit	702	583	645	645	633
4 or more units	8,361	7,152	7,596	7,926	7,885
Non-homesteaded %	39.3%	38.5%	38.3%	39.8%	40.4%
<b>Total Homesteaded &amp; Non-homesteaded units</b>	<b>36,828</b>	<b>36,560</b>	<b>37,476</b>	<b>37,861</b>	<b>37,787</b>

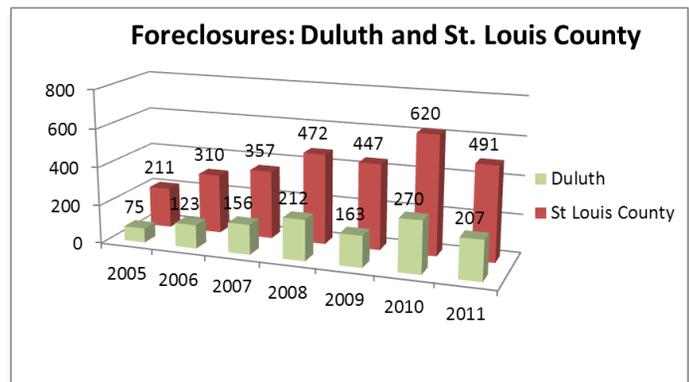
Source: Duluth City Assessor Data, December 31, 2011

**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. Due to the ongoing data clean-up and change in computer software in the Assessor’s office, total accuracy cannot be guaranteed, but each year under the new system and as other city databases get tied together accuracy is being improved.

#### 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 2011, there were 21,298 in Minnesota, which was actually a 17% decrease from 2010. The graph below shows that the 491 homes went into foreclosure in St. Louis County and 207 in Duluth during 2011.

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 by 23% and foreclosures in St. Louis County decreased by



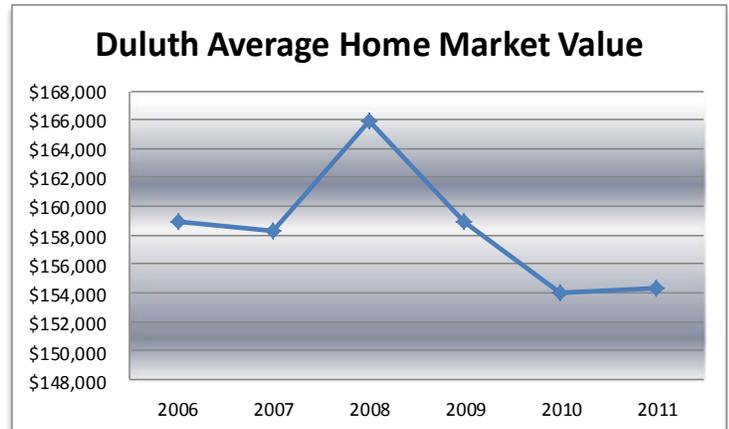
Source: St. Louis County

21%. Still, this is an area of concern as some of the homes in foreclosure are being abandoned and/or are left vacant. According to the report “2011 Foreclosures in Minnesota” prepared by Housing Link, the 21,298 foreclosures in 2011 was significantly lower than the 2008 high of 26,251. In 2011, 1.18% 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 \$154,300.



### 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 2011 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).

Table 11 reflects “valid single family home sales” data reported by the Duluth Assessor’s Office. Sales not considered “valid” include; relative sales, trade or gift sales, bank sales, or forced sales.

From 2010 to 2011, the median sales price citywide raised by approximately 1.5%, from \$137,850 to \$140,000. The change in the average sales price went from \$160,863 to \$164,276, an increase of over 2%. The total number of valid sales in 2011 decreased, from 642 in 2010 to 536 in 2011 (a change of 16.5%).

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

Single Family Home Sales	2006	2007	2008	2009	2010	2011
<b>No. Valid Sales</b>	1214	1006	744	692	642	536
<b>Average price</b>	\$165,498	\$170,646	\$168,101	\$174,100	\$160,863	\$164,276
<b>Median price</b>	\$141,000	\$150,000	\$146,000	\$143,200	\$137,850	\$140,000
<b>No. of 1 bedroom</b>	95	21	10	14	16	6
<b>Average price</b>	\$114,379	\$104,274	\$96,380	\$100,088	\$117,849	\$87,687
<b>No. of 2 bedrooms</b>	358	266	207	205	169	141
<b>Average price</b>	\$129,286	\$128,337	\$128,685	\$139,824	\$136,668	\$130,891
<b>No. of 3 bedrooms</b>	498	506	371	305	299	260
<b>Average price</b>	\$168,943	\$169,351	\$161,479	\$162,550	\$155,698	\$154,982
<b>No. of 4 bedrooms</b>	191	161	111	107	92	84
<b>Average price</b>	\$211,844	\$212,707	\$226,899	\$237,439	\$216,738	\$210,433
<b>No. 5+ bedrooms</b>	73	52	45	34	23	26
<b>Average price</b>	\$268,860	\$296,252	\$274,919	\$273,359	\$257,825	\$325,679

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 (\$302,699) followed by Hunters Park (\$237,948). Lincoln Park had the lowest Average Sales Price of \$91,084 and the areas of Denfeld, Cody, Oneota, Irving Park, Fairmont, and Spirit Valley were next lowest with an Average Sales Price of \$98,965.

**Table 12. 2011 Home Sales by Neighborhood**

Neighborhood	Number of Sales	Average Sales Price	Median Sales Price
Congdon Park	32	\$302,699	\$287,500
Hunters Park	9	\$237,948	\$244,900
Morley Heights	22	\$203,422	\$212,000
North Shore	7	\$215,276	\$178,000
Park Point	6	\$178,333	\$174,750
Chester Park/UMD	28	\$222,426	\$157,250
Duluth Heights	50	\$170,201	\$154,388
Piedmont	41	\$164,460	\$151,802
Woodland	39	\$164,486	\$150,000
Lakeside/Lester Park	100	\$160,705	\$145,452
Bayview Heights	6	\$141,266	\$142,125
Kenwood	36	\$181,364	\$136,438
East Hillside/Endion	42	\$129,813	\$124,750
Morgan Park/ Smithville/Riverside	12	\$109,466	\$117,200
Fond du Lac/Gary/New Duluth	11	\$120,076	\$112,035
Central Hillside/Central Business District	15	\$121,272	\$105,000
Denfeld/Cody/Oneota/ Irving Park/Fairmont/ Spirit Valley	60	\$98,965	\$95,388
Lincoln Park	19	\$91,084	\$88,000

Source: Duluth Assessor Data

**Table 13. Days on Market****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. 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, since 2007 the Average Days on Market have risen every year, including 2011 (83 days).

YEAR	Residential Sales Average Days on Market
2005	57
2006	93
2007	56
2008	58
2009	62
2010	73
2011	83

**Multi-Family Properties**

The DAAR also tracks the number of multi-family property sales in Duluth. According to DAAR, in 2011 there were 48 properties that sold with an average price of \$95,747 and a median price of \$81,950. The Average Days on Market for multi-family properties was 94 days in 2011.

Source: Based on information from the Duluth Area Association of REALTORS for the time period January 1, 2011 to December 31, 2011. This may not reflect all activity in the market.

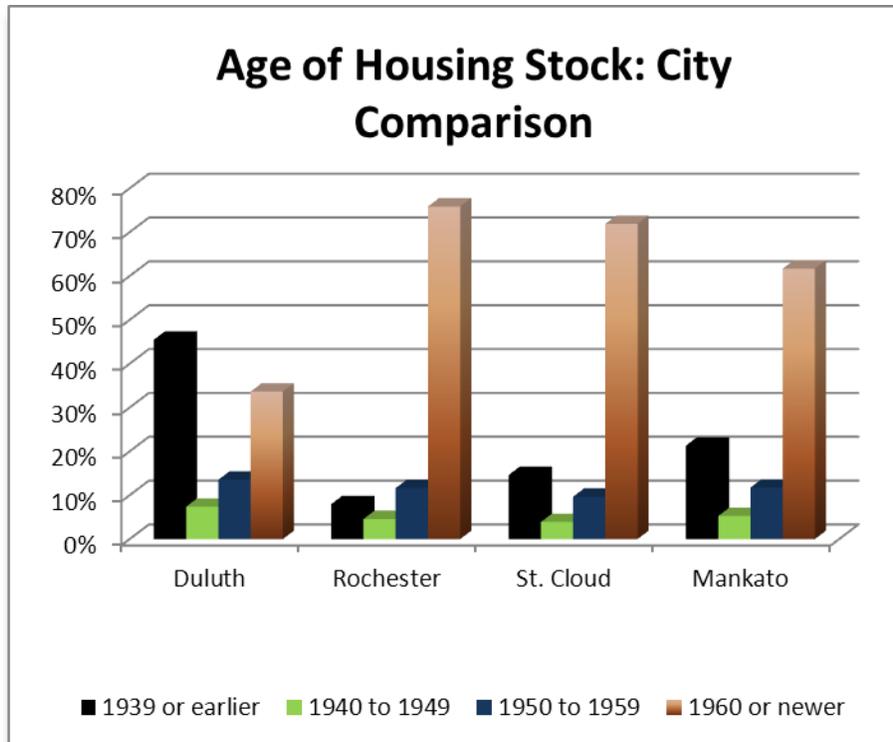
**Age of Housing Stock**

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 this 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 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>38,990</b>		<b>45,185</b>		<b>27,808</b>		<b>15,560</b>	
1960 or newer	13,111	33.6%	34,273	75.9%	19,990	71.9%	9,598	61.7%
1950 to 1959	5,272	13.5%	5,255	11.6%	2,683	9.6%	1,828	11.7%
1940 to 1949	2,879	7.4%	2,065	4.6%	1,077	3.9%	816	5.2%
1939 or earlier	17,728	45.5%	3,592	7.9%	4,058	14.6%	3,318	21.3%

Source: 2006-2010 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. Over 66 percent of Duluth homes are over 50 years old.

### Homeownership Trends Summary

- The number of foreclosures in Duluth decreased from 270 in 2010, to 207 in 2011. This is a decrease of 23%.
- The percentage of Homesteaded properties in Duluth dipped below 60% for the first time since prior to this annual report in 2001.
- Home values rose, although modestly, for the first time in three years from \$154,000 (2010) to \$154,300 (2011).
- The median sales price of a single family home in Duluth increased about 2% from \$137,850 in 2010 to \$140,000 in 2011.
- The number of valid sales dropped, from 642 reported in 2010 to 536 in 2011, about a 17% decrease.
- The average number of days a home is on the market has increased, from 73 days in 2010 to 83 in 2011.
- Over 66% of homes in Duluth are over 50 years old.

## IV. RENTAL HOUSING INDICATORS

### 2011 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 2010 Census, there was a 5.9% vacancy rate in rental units in Duluth, and a 7.8% vacancy rate in all housing units

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

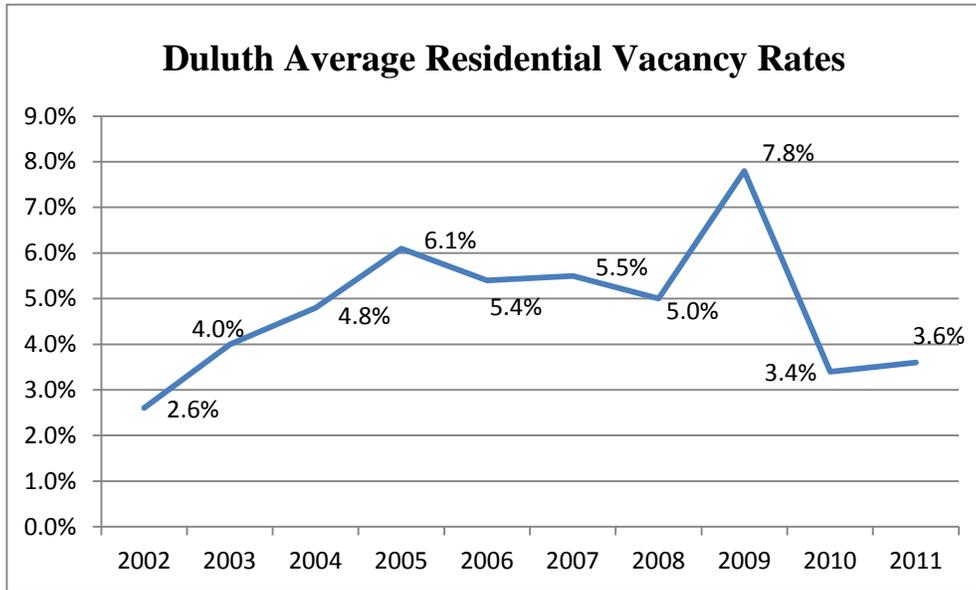
	2000 Census	2010 Census
Total housing units	36,994	38,208
Occupied housing units	35,500	35,705
Vacant housing units	1,494 (4%)	2,503 (6.6%)
For seasonal, recreational, or occasional use	184	341
Rental vacancy rate (percent)	3.4	5.9
Renter-occupied housing units	12,727	14,136
Total rental housing units	13,181	15,098
Average household size of renter-occupied units	1.91	2.01

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

The City annually conducts a 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 2011, survey data was collected on 2,028 units, which is 15.5% of the total market rate rental market in Duluth (there are 13,042 licensed, private rental units). The response included information on studio apartments (165 units), one-bedroom (884 units), two-bedroom (796 units), three-bedroom (122 units), four-bedroom (46 units), and other unit types (15 units).

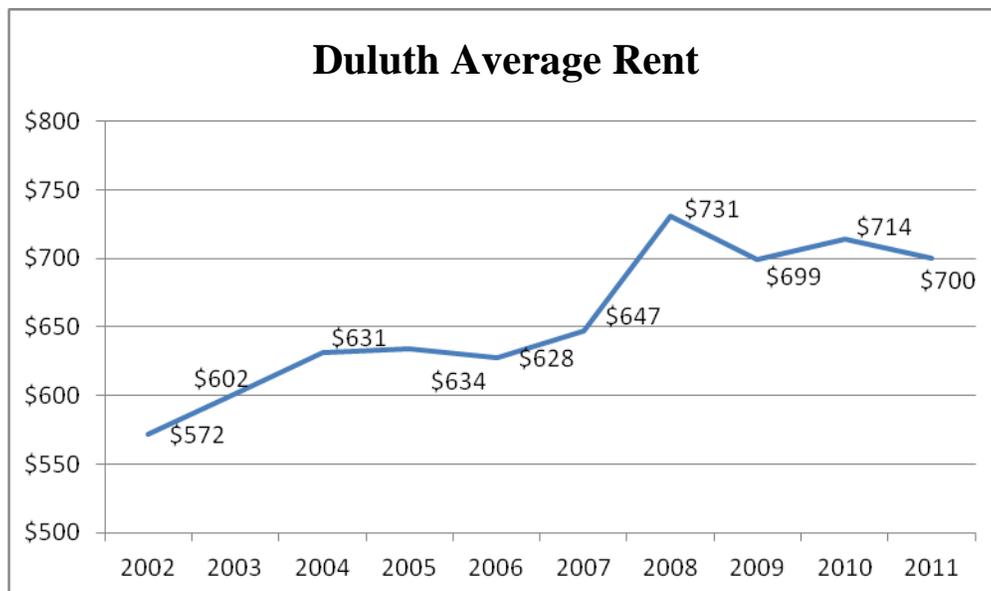
The results of the most recent survey indicate that after steadily increasing from 2002 to 2005 (from 2.6% in 2002 to 6.1% in 2005), Duluth's overall vacancy rate started on a downward trend to a four-year low of 5.0% in 2008 followed by a significant increase again in 2009 to a rate of 7.8%. The vacancy rate dropped sharply in 2010 to 3.4%. In 2011, the vacancy rate rose slightly to 3.6%.





Source: 2011 City of Duluth Rental Survey

Average rent for private residential housing units decreased slightly following last year's increase. 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 up to \$714 per month, which was a 2% increase. This year, 2011, saw a decrease in the average rent by 2%, down to \$700.



Source: 2011 City of Duluth Rental Survey

Table 16 provides a breakdown of average rents by bedroom size. The survey found that the average rent decreased from 2010 levels overall. 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 \$1,019 in 2011 (a decrease of 7.11%). For two-bedroom units, the average reported rent declined from \$757 to \$751 from 2010 to 2011 (a decrease of about .8%). Overall, from the

seven-year period from 2005 through 2011, the average cost of all residential rental units (excluding “other” rental units) increased by 10.4%.

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

<b>Bedroom Size</b>	<b>2005</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Change 10 to 11</b>	<b>Change 05 to 11</b>
Efficiency	\$378	\$406	\$477	\$461	-3.3%	22.0%
1 Bedroom	\$557	\$617	\$660	\$651	-1.4%	16.9%
2 Bedroom	\$756	\$771	\$757	\$751	-.79%	-.66%
3 Bedroom	\$885	\$832	\$849	\$836	-1.53%	-5.54%
4 Bedroom	\$905	\$1,074	\$1,097	\$1,019	-7.11%	12.6%
Average (All)	\$634	\$699	\$714	\$700	-1.96%	10.4%
Units in Survey	2,421	2,184	2,037	2,028		

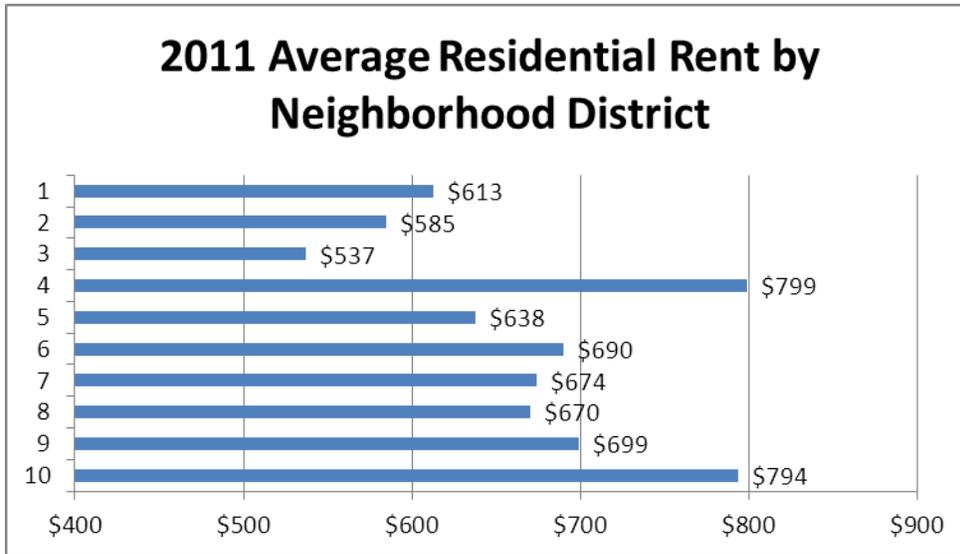
Source: 2011 City of Duluth Rental Survey

The survey found that in 2011, 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**

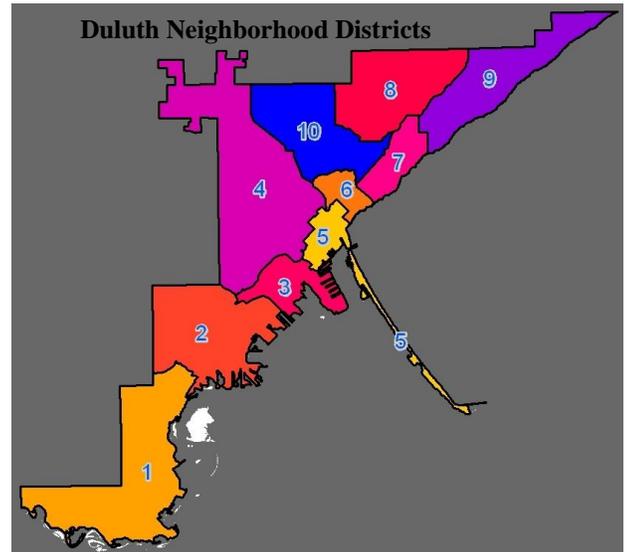
<b>Unit Type</b>	<b>Utilities Paid By</b>	<b>Total Units</b>	<b>Average Rent</b>	<b>Vacancy Rate</b>	<b>Difference in Owner vs. Renter Paid Utilities</b>
<b>Studio/ Efficiency</b>	Owner Paid Utilities	162	\$462	2.5%	\$57
	Renter Paid Utilities	3	\$405	0.0%	
<b>1 Bedroom</b>	Owner Paid Utilities	806	\$662	2.5%	\$122
	Renter Paid Utilities	78	\$540	2.6%	
<b>2 Bedroom</b>	Owner Paid Utilities	632	\$769	4.1%	\$86
	Renter Paid Utilities	164	\$683	7.9%	
<b>3 Bedroom</b>	Owner Paid Utilities	55	\$896	7.3%	\$110
	Renter Paid Utilities	67	\$786	1.5%	
<b>4 Bedroom</b>	Owner Paid Utilities	13	\$1,243	15.4%	\$313
	Renter Paid Utilities	33	\$930	6.1%	

Source: 2011 City of Duluth Rental Survey



Source: 2011 City of Duluth Rental Survey

This map indicates the neighborhood district boundaries, a larger one can be viewed in the appendix of this report. While the overall vacancy rate for the city was 3.6%, the vacancy rate varied greatly by neighborhood. According to the 2011 survey, low vacancy rates ranging from 0% to 3% were found in Neighborhood Districts 2 (2.4%), 4 (2.6%), 5 (1.8%), 7 (1.9%), 8 (0.0%), and 10 (2.6%). The remaining districts had relatively higher vacancy rates: District 1 (9.4%), 3 (7.0%), 6 (5.0%), and 9 (10.8%).



**Table 18. Vacancy by Neighborhood District**

Neighborhood District	Number of Rental Units Reporting in 2011	Vacancies in 2008	Vacancies in 2009	Vacancies in 2010	Vacancies in 2011
1	85	7.7%	16.1%	6.0%	9.4%
2	85	6.7%	3.1%	7.9%	2.4%
3	129	9.5%	9.2%	7.1%	7.0%
4	568	3.5%	6.4%	4.6%	2.6%
5	225	5.7%	9.2%	2.4%	1.8%
6	462	7.8%	7.4%	3.0%	5.0%
7	314	2.7%	7.2%	2.7%	1.9%
8*	5	1.7%	-	0.0%	0.0%
9*	37	4.0%	11.8%	5.1%	10.8%
10	114	0.0%	0.0%	1.7%	2.6%

Note: Districts 8 & 9 had very few responses. Source: 2011 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						
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. 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 for admission than those on the waiting list for the Housing Choice Voucher (HCV) program.

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 1,467 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 2011 was 1.0%, and the HRA had 1% of their vouchers go unused for the year. The amount of time a person can expect to be on the waiting list averages between 12 and 24 months. While this time frame is not uncommon compared to other communities, it places a significant burden on individuals needing immediate housing.

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

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

Source: Housing and Redevelopment Authority (HRA)

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

By Bedroom Size	2008	2009	2010	2011
0 Bedroom	433	433	433	433
1 Bedroom	528	528	528	528
2 Bedrooms	666	666	666	666
3 Bedrooms	836	836	836	836
4 Bedrooms	1,064	1,064	1,064	1,064
5 Bedrooms	1,224	1,224	1,224	1,224

Source: Housing and Redevelopment Authority (HRA)

In the Public Housing Program, where a 3.0% housing vacancy rate is considered normal, the 1.0% housing vacancy rate is an indication of stronger demand. The HRA has indicated that the Public Housing Program is currently full and the program is stable. There were a small number of vouchers unused in 2011, as opposed to the 0% unused seen since 2007. Participants are able to find decent housing units and are not turning back vouchers. The Duluth HRA estimates that only about 20% of the participants pay more than 30% of their income for housing and those that pay more than 30% do so for specific reasons.

## **Rental Housing Indicators Summary**

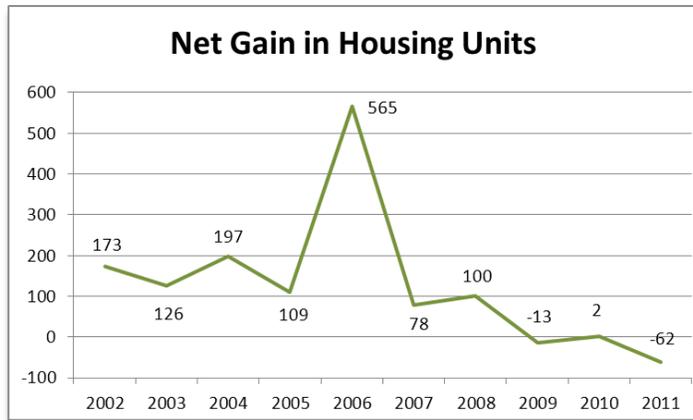
- After a significant drop in the rental vacancy rate in 2010, the rate rose slightly in 2011 to 3.6%.
- Vacancy rates decreased in every neighborhood except for Districts 1 (Fond Du Lac, Gary-New Duluth, Smithville, Morgan Park, Riverside, Norton Park), 6 (East Hillside), 9 (Lakeside, Lester Park, North Shore), and 10 (Kenwood, Chester Park) . (District 8 – Woodland/Hunters Park/Morley Heights could not be compared as there are fewer rental units in these neighborhoods; yielding a small number of returned surveys).
- After an increase in rent in 2010 of 2%, the average rent in Duluth decreased from \$714 to \$700, a decrease of 2%.
- In 2011, there were a total of 14,683 licensed non-public rental units, an increase from 2010.
- The number of persons on the HRA Housing Choice Voucher List is higher than it has been in the last four years, the public housing vacancy rate is at its lowest level (1.0%) since at least 2002, 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 2005-2009 American Community Survey, almost half (44.2%) 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 18.4%, and 14.1% for the nation.

As shown on the following table, 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.



Source: Duluth Building Safety

**Table 22. Permits and Demolitions 2002 – 2011**

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
New permits (residential)	139	146	151	132	105	87	45	31	55	25
Units of 1 family dwellings	131	138	121	113	87	70	36	31	36	21
Units of 2 family dwellings	10	10	30	17	2	26	8	0	17	4
Units of 3 or 4 family dwellings	4	8	28	16	19	0	0	0	2	0
Units of 5 or more family dwellings	88	6	206	103	494	18	104	0	0	16
<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>
Alteration permits (residential)	1037	883	904	865	810	819	808	821	855	471
Addition permits (residential)	140	134	120	109	113	89	82	59	65	55
Single family demolitions	29	20	22	47	19	32	38	44	45	32
Multi-family units demolished	31	16	166	93	18	4	10	0	8	71
<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>
Net Gain Single Family	102	118	99	66	68	38	-2	-13	-9	-11
Net Production Multi-family Units	71	8	98	43	497	40	102	0	11	-51
<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>

*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 Building Inspection*

## 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 151 properties on the City of Duluth Building Safety condemnation list. Of those, 42 housing units were condemned for demolition while the remaining 109 housing units were condemned for human habitation. As noted in Table 23, the number of single family/condemned for human habitation properties remained steady over the past three years, but there continues to be a large number of multi-family dwelling units in this category. 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; this effort is reflected in the reduced number of condemned properties. The number of condemned properties for 2011 was not available when this report was released.

**Table 23. Residential Units Condemned, Habitation/Demolition**

YEAR	Condemned for Demolition		Condemned for Habitation		Total Units
	Single Family Units	Multi-Family Units	Single Family Units	Multi-Family Units	
2004	9	136	51	154	350
2005	13	2	58	93	166
2006	15	36	82	149	282
2007	8	35	81	185	309
2008	5	11	86	183	285
2009	18	18	80	107	223
2010	34	8	84	25	151
2011	12	4	NA	NA	

Source: Duluth Building Safety

## Residential Land Development

It was noted in the demographic section that the expected retirements of the “baby boomer” generation over the next ten years may well have an effect on the housing needs as well as the economy. It is expected that Duluth will see more job openings per year as the “baby boomer” retirements occur. Persons who will be moving into those jobs and into the community will need housing. 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. While this conjecture is likely over time, given the

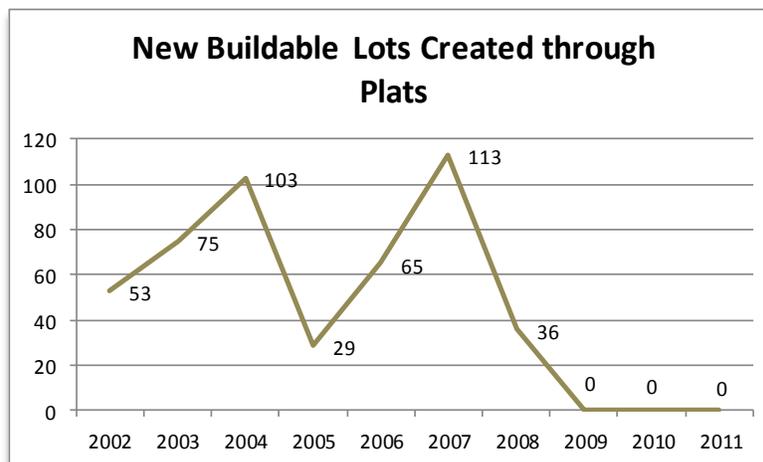
current economic conditions, “baby boomers” may stay in their current employment longer than earlier projected.

Since 2002 the City has approved several new plats which have resulted in the creation of 474 new buildable lots. The following two tables show the number of lots added per year and the list of plats by the year approved. With the housing trends indicating a softening market, it is not surprising to see a decline in land development.

**Table 24. Residential Plats Approved 2002-2011**

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

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. Looking at new single-family dwelling unit permit values, the average value was \$215,175, which was a slight decrease from 2010. As noted in the table, the average permit value for permits in general has increased from \$115,522 in 2002 to the current \$171,994 in 2011.

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

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
New permits (residential)	\$115,522	\$147,523	\$124,682	\$125,464	\$130,036	\$126,597	\$122,039	\$200,394	\$169,536	\$171,994
1 family dwellings	\$142,209	\$160,925	\$165,410	\$154,935	\$156,423	\$168,830	\$234,584	\$200,394	\$245,252	\$215,175
2 family dwellings	\$133,485	\$68,438	\$108,038	\$128,527	\$90,491	\$39,637	\$116,252	\$0	\$142,500	\$154,150
3 or 4 family dwellings	\$100,000	\$95,962	\$73,477	\$181,044	\$130,053	\$0	\$0	\$0	\$120,857	\$0
5 or more family dwellings	\$74,458	\$39,833	\$110,144	\$81,310	\$125,548	\$87,967	\$83,526	\$0	0	\$77,313
Residential Alteration permits (average per permit)	\$8,752	\$6,240	\$5,425	\$9,882	\$10,168	\$5,780	\$6,279	\$6,513	\$12,095	\$9,677
Residential Addition permits (average per permit)	\$28,014	\$43,493	\$46,229	\$36,284	\$36,777	\$57,268	\$47,704	\$50,696	\$33,619	\$33,083

Source: Duluth Building Safety Division

### Housing Production Summary

- The number of permits issued for new residential units (41 units) decreased, however the number of demolitions increased (103) for a total reduction of 62 dwelling units. This reduction in dwelling units may create a need for more residential dwelling units to be built.
- The number of new residential permits decreased in 2011, but average value of the permit increased.
- There were 384 fewer building permits for alternations in 2011.



## 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 \$46,290 annually to afford a \$154,300 home – the 2011 median value of an owner occupied single family home in Duluth. The average wage in Duluth for 2011 was \$40,300, which would equate to a \$120,900 dwelling unit.

The average selling price for a two-bedroom home in Duluth in 2011 was \$130,891, which equates to an approximate \$915 monthly payment. For a three-bedroom home, the average 2011 price was \$154,982, which would have an approximate monthly payment of \$1003. 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 2011 rent in Duluth of \$700 per month, the renter would need an annual income of \$28,000 to afford this rent.

Given the average two-bedroom rent for 2011 of \$751, an annual income of \$30,040 would be needed. Likewise, to afford the average 2011 three-bedroom rent of \$836 per month, a renter needs an income of \$33,440 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 2011 was \$61,500. 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**

<b>HUD Income Definitions</b>	<b>2012 HUD Median Income \$60,000</b>	<b>Maximum Affordable Housing Payment (30% of Income)</b>	<b>Average Rent 2/Bedroom</b>	<b>Payment Average 2/Bedroom House (\$136,668)</b>	<b>Average Rent 3/Bedroom</b>	<b>Payment Average 3/Bedroom House (\$154,982)</b>	<b>Affordability GAP*</b>
<b>Extremely Low Income</b> 30% or less of Median Income	\$0 - \$18,700	\$467	\$751	\$915	\$836	\$1,003	There is a \$284 affordability gap to rent a 2 bedroom unit. Other housing options may be unfeasible.
<b>Low Income</b> 30% - 50% of Median Income	\$18,700 - \$31,150	\$779	\$751	\$915	\$836	\$1,003	There is a \$57 affordability gap to rent a 3 bedroom unit, and a greater gap to purchase a unit. No gap for a 2 bedroom unit.
<b>Moderate Income</b> 50% - 80% of Median Income	\$31,150 - \$49,850	\$1,246	\$751	\$915	\$836	\$1,003	No Gap

\*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 moderate income (50% to 80% of the median income) would have no affordability gap when seeking housing, but households with either extremely low income or low income would have a significant affordability gap to overcome.

**Housing Affordability Summary**

- The average selling price for a two-bedroom home in Duluth in 2011 was \$130,891, which equates to an approximate \$915 monthly payment. For a three-bedroom home, based on the average 2010 selling price (\$154,982), the approximate monthly payment would be approximately \$1,003. There is an affordability gap for people who make less than 50% median income to purchase a dwelling unit.
- Based on the average overall 2011 rent in Duluth, \$700 per month, the renter would need an annual income of \$28,020 to afford this rent. Given the average two-bedroom rent for 2011 of \$751, an annual income of \$30,000 would be needed. Likewise, to afford the average 2010 three-bedroom rent of \$836 per month, the renter would need an income of \$33,500 per year.
- Households making 50% or less of the area median income (less than approximately \$31,150 per year) continue to struggle with housing costs and must pay more than 30% of their income for housing.

# 2011 HOUSING INDICATOR REPORT SUMMARY

## Demographics Summary

- The number of higher education students in Duluth has increased by 29% since the 2009-2010 school year. The number of students has grown to over 23,000, 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 54 people or 0.06%. The 2010 population count was 86,265 people.
- According to the U.S. Census data, the estimated number of households increased from 35,601 in 2001 to 35,705 households in 2010.
- According to the 2010 American Communities Survey by the U.S. Census Bureau, Duluth is estimated to have more than 22,000 "baby boomers," approximately 23% of the population. As they age and retire, many baby boomers will be looking to downsize their housing, relocate to warmer climates, and/or move to nursing or assisted living homes. This may have an impact on the housing market and the demand for additional medical services in Duluth.
- In 2010, there were 86 unsheltered persons in the City Duluth. In 2011, there were 79 unsheltered persons, and in 2012 there were 132 unsheltered persons. A higher number of these people were classified as have a Severe Mental Illness, Felony Conviction, and/or Chronic Substance Abuse problem.

## Employment Trends Summary

- The 2011 labor force reported in Duluth was 45,274, a slight decrease from 2010.
- The annual average unemployment rate reported in Duluth during 2011 was 5.8, an improvement from 2010.
- Between 2000 and 2011, the average wages increased 33.3%, from \$30,212 (2000) to \$40,300 (2011), however the rate of inflation was 27.4% during this time.
- Health Care and Social Assistance employs the highest number of workers (17,485) followed by Retail Trade (6,431), Accommodation and Food Services (5,804), and Education (4,615 ).

## Homeownership Trends Summary

- The number of foreclosures in Duluth decreased from 270 in 2010, to 207 in 2011. This is a decrease of 23%.
- The percentage of Homesteaded properties in Duluth dipped below 60% for the first time since prior to this annual report in 2001.
- Home values rose, although modestly, for the first time in three years from \$154,000 (2010) to \$154,300 (2011).
- The median sales price of a single family home in Duluth increased about 2% from \$137,850 in 2010 to \$140,000 in 2011.
- The number of valid sales dropped, from 642 reported in 2010 to 536 in 2011, about a 17% decrease.
- The average number of days a home is on the market has increased, from 73 days in 2010 to 83 in 2011.
- Over 66% of homes in Duluth are over 50 years old.

## **Rental Housing Indicators Summary**

- After a significant drop in the rental vacancy rate in 2010, the rate rose slightly in 2011 to 3.6%.
- Vacancy rates decreased in every neighborhood except for Districts 1 (Fond Du Lac, Gary-New Duluth, Smithville, Morgan Park, Riverside, Norton Park), 6 (East Hillside), 9 (Lakeside, Lester Park, North Shore), and 10 (Kenwood, Chester Park) . (District 8 – Woodland/Hunters Park/Morley Heights could not be compared as there are fewer rental units in these neighborhoods; yielding a small number of returned surveys).
- After an increase in rent in 2010 of 2%, the average rent in Duluth decreased from \$714 to \$700, a decrease of 2%.
- In 2011, there were a total of 14,683 licensed non-public rental units, an increase from 2010.
- The number of persons on the HRA Housing Choice Voucher List is higher than it has been in the last four years, the public housing vacancy rate is at its lowest level (1.0%) since at least 2002, 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**

- The number of permits issued for new residential units (41 units) decreased, however the number of demolitions increased (103) for a total reduction of 62 dwelling units. This reduction in dwelling units may create a need for more residential dwelling units to be built.
- The number of new residential permits decreased in 2011, but average value of the permit increased.
- There were 384 fewer building permits for alternations in 2011.

## **Housing Affordability Summary**

- The average selling price for a two-bedroom home in Duluth in 2011 was \$130,891, which equates to an approximate \$915 monthly payment. For a three-bedroom home, based on the average 2010 selling price (\$154,982), the approximate monthly payment would be approximately \$1,003. There is an affordability gap for people who make less than 50% median income to purchase a dwelling unit.
- Based on the average overall 2011 rent in Duluth, \$700 per month, the renter would need an annual income of \$28,020 to afford this rent. Given the average two-bedroom rent for 2011 of \$751, an annual income of \$30,000 would be needed. Likewise, to afford the average 2010 three-bedroom rent of \$836 per month, the renter would need an income of \$33,500 per year.
- Households making 50% or less of the area median income (less than approximately \$31,150 per year) continue to struggle with housing costs and must pay more than 30% of their income for housing.

## **APPENDIX**

Map: Duluth Neighborhood Districts

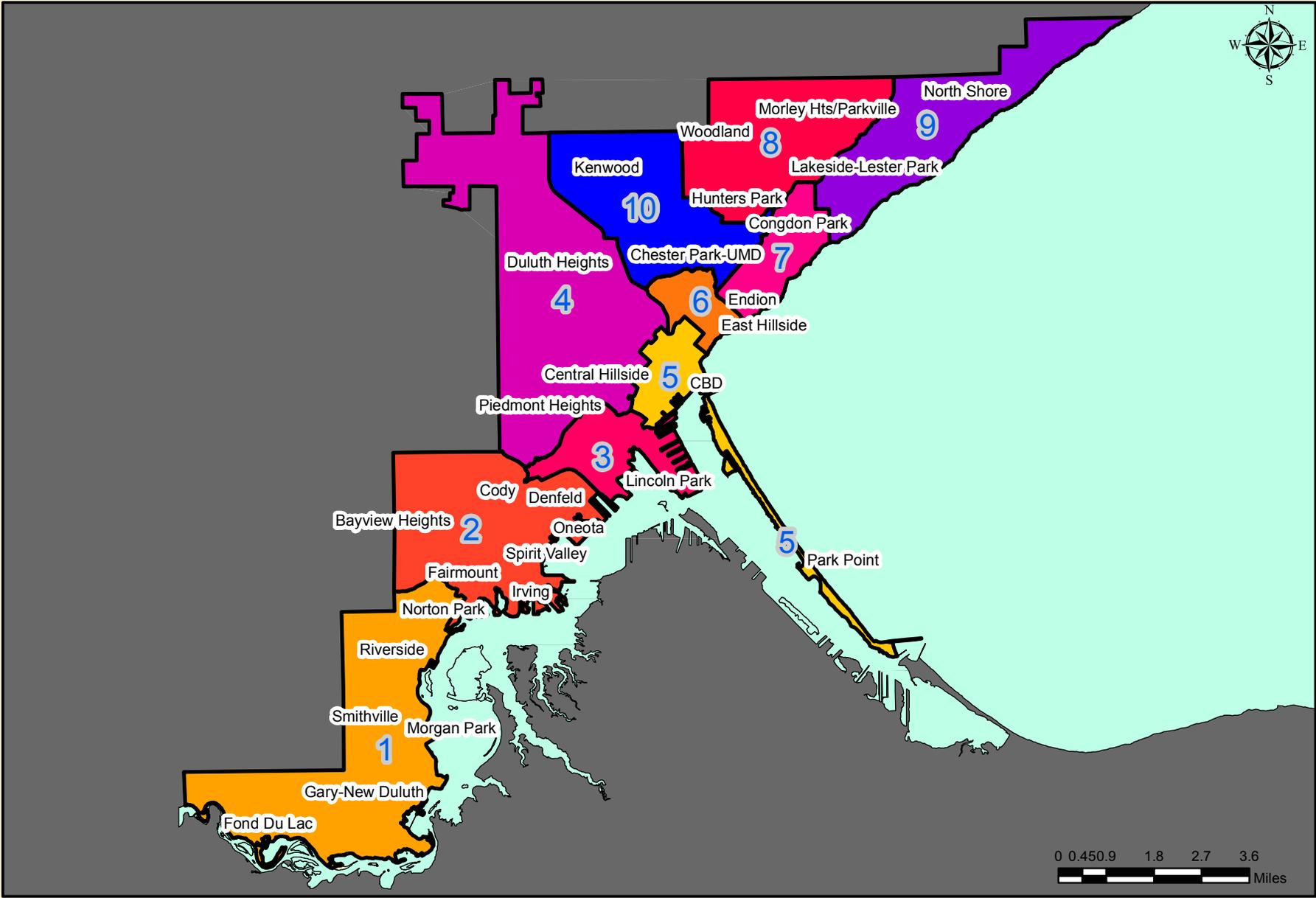
Map: Average Vacancies, By Neighborhood

Map: Average Rental Rates, By Neighborhood

Map: 2011 Home Sales

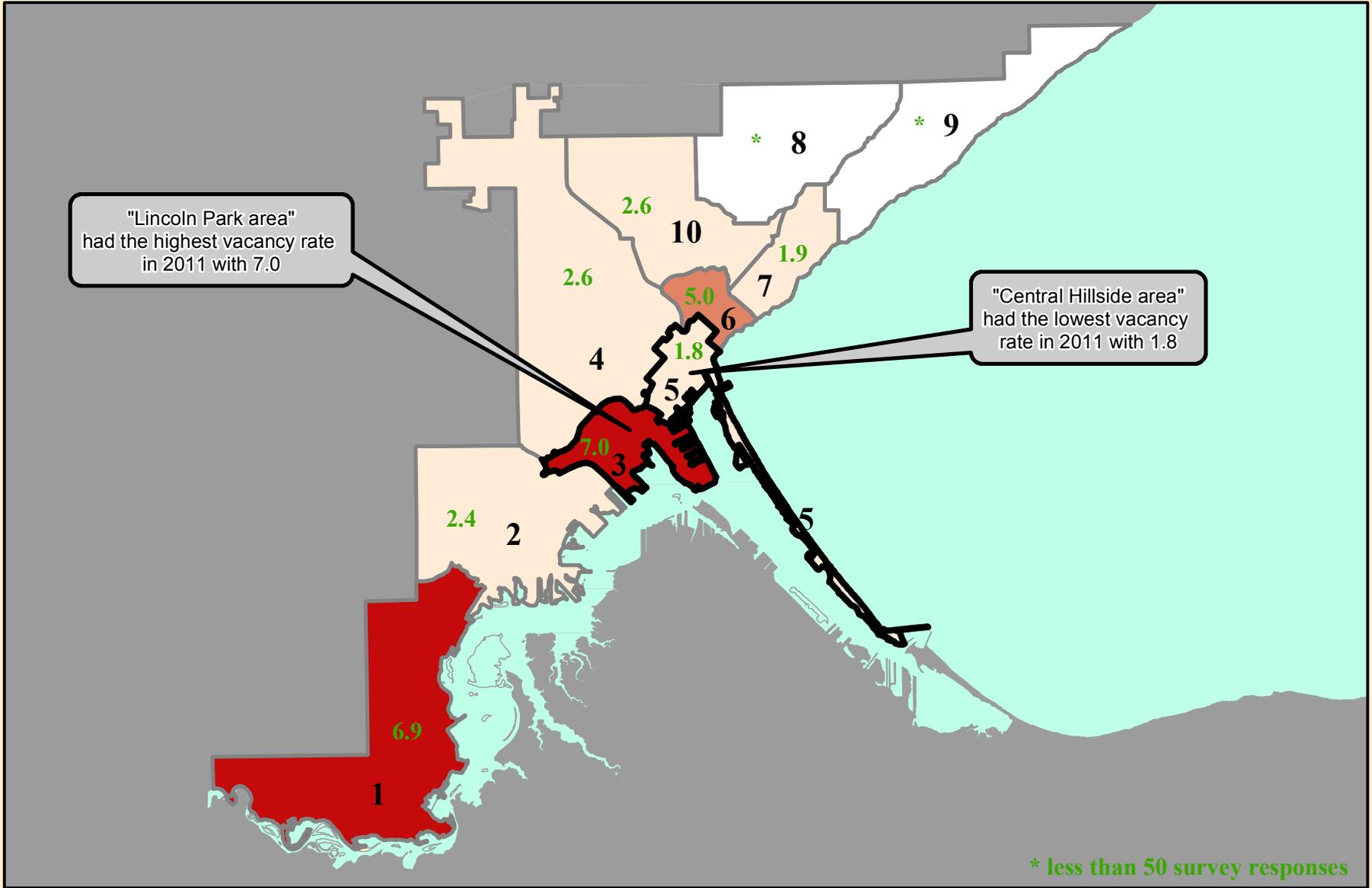
Table: Duluth Market Rental Rates 2011, Entire City

Table: Duluth Market Rental Rates 2011, By Neighborhood



# City of Duluth Neighborhood Districts

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"Lincoln Park area" had the highest vacancy rate in 2011 with 7.0

"Central Hillside area" had the lowest vacancy rate in 2011 with 1.8

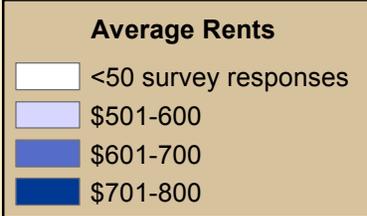
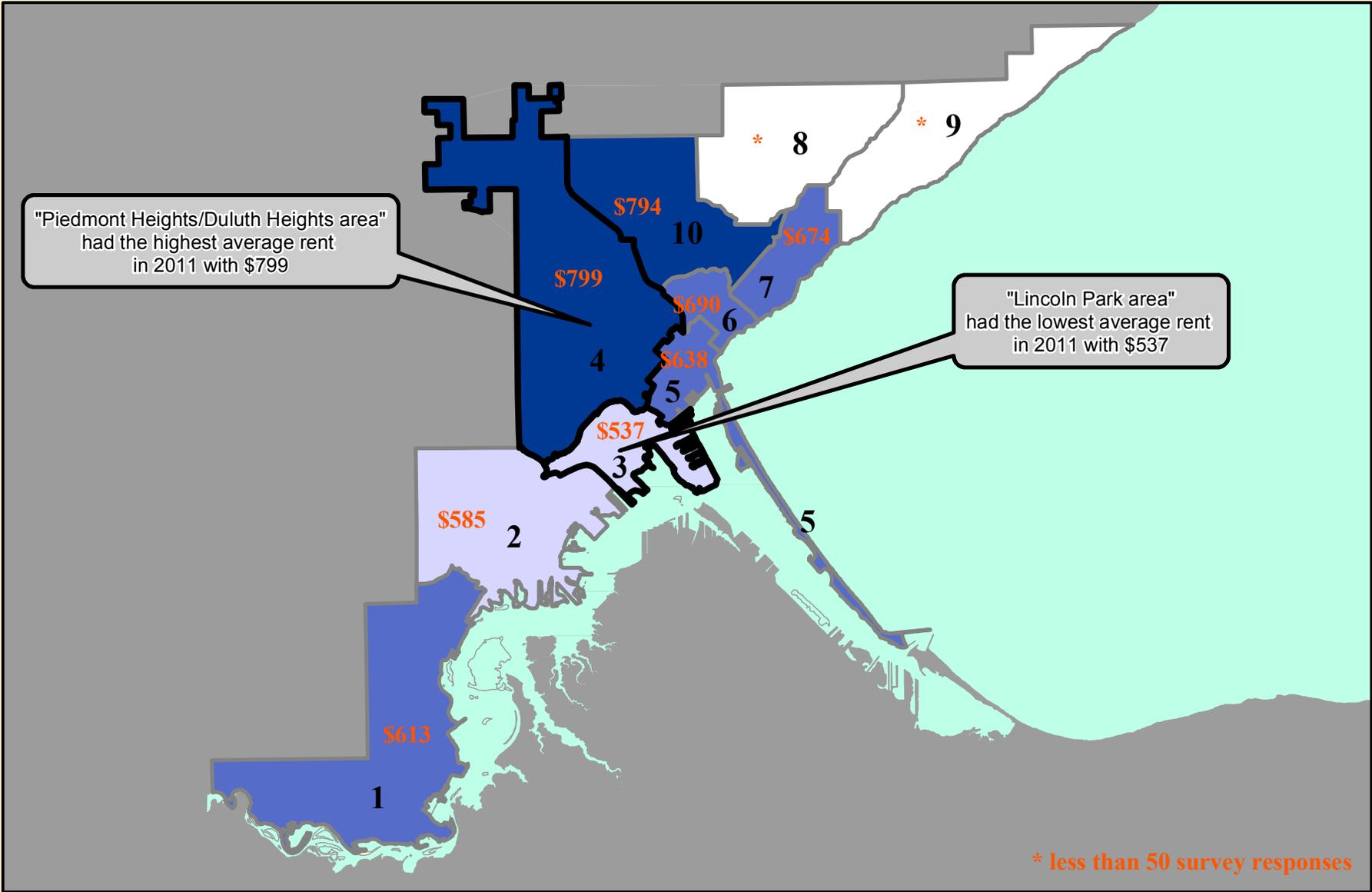
**Average Rents**

- <50 responses
- 0 - 3.0 %
- 3.1 - 5.0 %
- 5.1 - 7.0 %

## City of Duluth 2011 Rental Vacancy Rates

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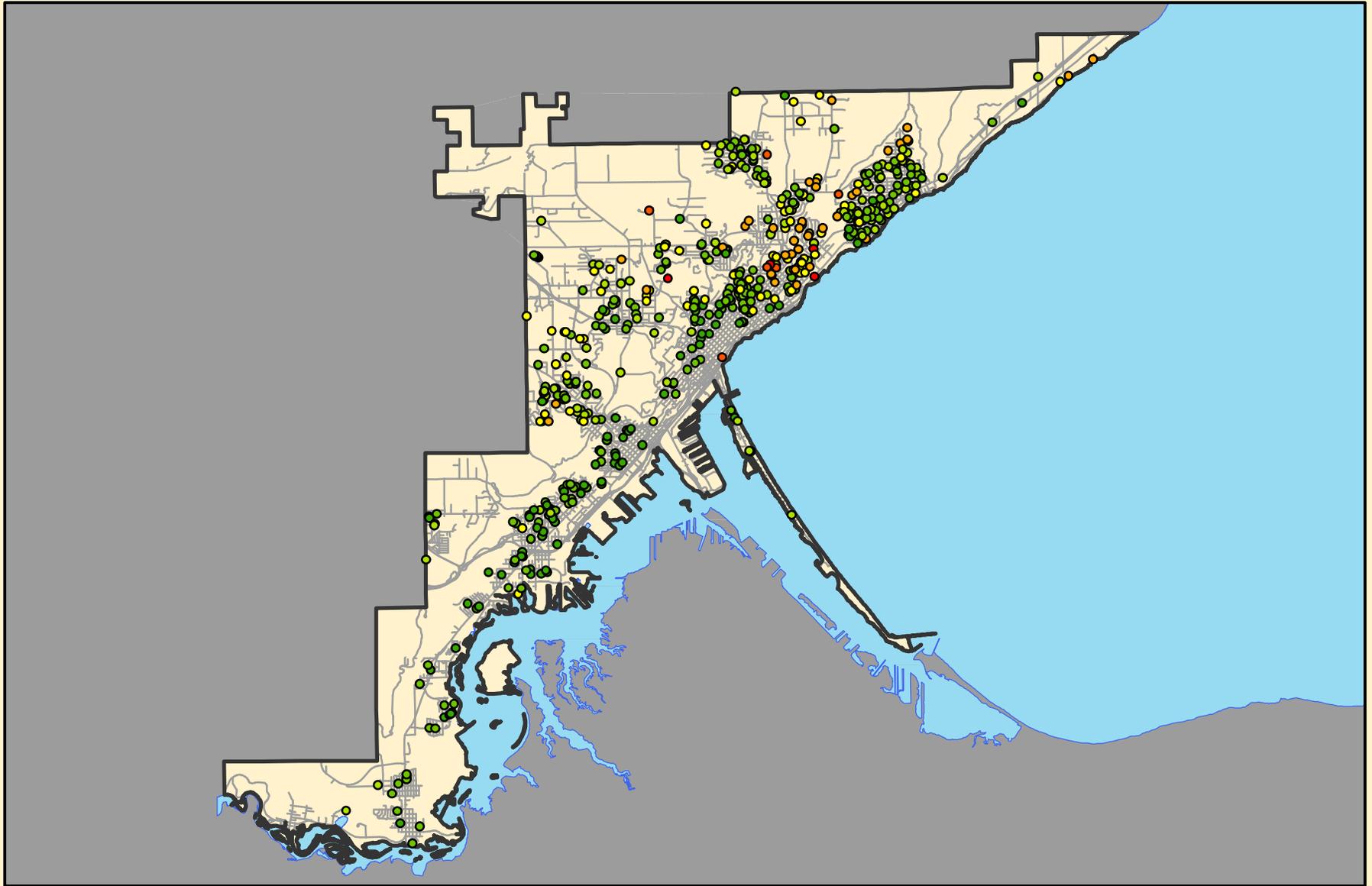
0 0.5 1 2 3 4 Miles



## City of Duluth 2011 Average Rents

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**Home Sales**

- |                        |                        |
|------------------------|------------------------|
| ● \$ 0 - 100,000       | ● \$ 200,001 - 300,000 |
| ● \$ 100,001 - 150,000 | ● \$ 300,001 - 400,000 |
| ● \$ 150,001 - 200,000 | ● \$ 400,001 - 500,000 |
|                        | ● > \$500,001          |

## City of Duluth 2011 Home Sales

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# Duluth Market Rental Rates - 2011

# 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	884	22	2.5%	\$651	\$618	\$685	650	612	689	\$1.00
Owner Paid	806	20	2.5%	\$662	\$626	\$698	652	612	691	\$1.02
Renter Paid	78	2	2.6%	\$540	\$528	\$551	636	611	661	\$0.85
2 Bedroom	796	39	4.9%	\$751	\$719	\$782	868	842	894	\$0.87
Owner Paid	632	26	4.1%	\$769	\$733	\$805	885	857	913	\$0.87
Renter Paid	164	13	7.9%	\$683	\$669	\$697	802	783	820	\$0.85
3 Bedroom	122	5	4.1%	\$836	\$822	\$849	1,093	1,080	1,105	\$0.76
Owner Paid	55	4	7.3%	\$896	\$875	\$917	1,214	1,195	1,233	\$0.74
Renter Paid	67	1	1.5%	\$786	\$779	\$793	993	987	999	\$0.79
4 Bedroom	46	4	8.7%	\$1,019	\$977	\$1,061	1,229	1,220	1,238	\$0.83
Owner Paid	13	2	15.4%	\$1,243	\$1,159	\$1,328	1,219	1,196	1,242	\$1.02
Renter Paid	33	2	6.1%	\$930	\$905	\$955	1,233	1,230	1,236	\$0.75
Other	15	0	0.0%	\$1,474	\$1,404	\$1,543	1,506	1,477	1,536	\$0.98
Owner Paid	3	0	0.0%	\$1,373	\$1,033	\$1,713	1,751	1,751	1,751	\$0.78
Renter Paid	12	0	0.0%	\$1,499	\$1,497	\$1,501	1,445	1,408	1,482	\$1.04
Studio/Efficiency	165	4	2.4%	\$461	\$427	\$495	368	339	397	\$1.25
Owner Paid	162	4	2.5%	\$462	\$427	\$497	369	340	398	\$1.25
Renter Paid	3	0	0.0%	\$405	\$405	\$405	317	317	317	\$1.28
<b>Total:</b>	2,028	74	3.6%	\$700	\$668	\$732	759	728	789	\$0.92

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	29	2	6.9%	\$565	\$542	\$588	600	600	600	\$0.94
Owner Paid	4	2	50.0%	\$500	\$390	\$610	600	600	600	\$0.83
Renter Paid	25	0	0.0%	\$576	\$567	\$584	600	600	600	\$0.96
2 Bedroom	44	5	11.4%	\$643	\$634	\$652	803	792	814	\$0.80
Renter Paid	44	5	11.4%	\$643	\$634	\$652	803	792	814	\$0.80
3 Bedroom	4	0	0.0%	\$730	\$711	\$749	1,388	1,388	1,388	\$0.53
Renter Paid	4	0	0.0%	\$730	\$711	\$749	1,388	1,388	1,388	\$0.53
4 Bedroom	8	1	12.5%	\$557	\$549	\$565	963	963	963	\$0.58
Renter Paid	8	1	12.5%	\$557	\$549	\$565	963	963	963	\$0.58
<b>Total:</b>	85	8	9.4%	\$613	\$598	\$627	776	771	782	\$0.79

## 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	33	0	0.0%	\$547	\$537	\$556	557	531	582	\$0.98
Owner Paid	26	0	0.0%	\$572	\$559	\$584	553	528	577	\$1.03
Renter Paid	7	0	0.0%	\$454	\$454	\$454	571	543	600	\$0.79
2 Bedroom	37	2	5.4%	\$590	\$565	\$614	683	669	698	\$0.86
Owner Paid	26	2	7.7%	\$612	\$592	\$633	687	682	691	\$0.89
Renter Paid	11	0	0.0%	\$535	\$501	\$570	675	637	714	\$0.79
3 Bedroom	11	0	0.0%	\$730	\$730	\$730	889	889	889	\$0.82
Owner Paid	4	0	0.0%	\$896	\$896	\$896	938	938	938	\$0.96
Renter Paid	7	0	0.0%	\$635	\$635	\$635	861	861	861	\$0.74
Studio/Efficiency	4	0	0.0%	\$450	\$450	\$450	221	221	221	\$2.03
Owner Paid	3	0	0.0%	\$442	\$442	\$442	228	228	228	\$1.93
Renter Paid	1	0	0.0%	\$475	\$475	\$475	200	200	200	\$2.38
<b>Total:</b>	85	2	2.4%	\$585	\$570	\$599	639	623	655	\$0.91

**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	30	2	6.7%	\$463	\$440	\$486	693	670	715	\$0.67
Owner Paid	20	1	5.0%	\$482	\$449	\$515	724	691	756	\$0.67
Renter Paid	10	1	10.0%	\$425	\$422	\$428	631	629	633	\$0.67
2 Bedroom	61	4	6.6%	\$584	\$558	\$611	733	704	761	\$0.80
Owner Paid	36	0	0.0%	\$624	\$587	\$662	713	667	759	\$0.88
Renter Paid	25	4	16.0%	\$526	\$516	\$537	761	758	764	\$0.69
3 Bedroom	23	3	13.0%	\$686	\$670	\$701	960	942	977	\$0.71
Owner Paid	6	2	33.3%	\$996	\$950	\$1,042	1,033	983	1,083	\$0.96
Renter Paid	17	1	5.9%	\$576	\$572	\$581	934	928	939	\$0.62
Studio/Efficiency	15	0	0.0%	\$263	\$205	\$322	347	347	347	\$0.76
Owner Paid	15	0	0.0%	\$263	\$205	\$322	347	347	347	\$0.76
<b>Total:</b>	129	9	7.0%	\$537	\$509	\$564	719	697	741	\$0.75

**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	7	2.3%	\$754	\$735	\$773	718	703	733	\$1.05
Owner Paid	297	7	2.4%	\$755	\$736	\$775	718	703	733	\$1.05
Renter Paid	1	0	0.0%	\$445	\$445	\$445	750	750	750	\$0.59
2 Bedroom	262	7	2.7%	\$847	\$820	\$874	988	955	1,022	\$0.86
Owner Paid	252	7	2.8%	\$845	\$821	\$869	999	964	1,034	\$0.85
Renter Paid	10	0	0.0%	\$891	\$793	\$988	713	713	713	\$1.25
3 Bedroom	5	0	0.0%	\$972	\$972	\$972	890	890	890	\$1.09
Renter Paid	5	0	0.0%	\$972	\$972	\$972	890	890	890	\$1.09
4 Bedroom	2	1	50.0%	\$850	\$850	\$850	1,550	1,550	1,550	\$0.55
Renter Paid	2	1	50.0%	\$850	\$850	\$850	1,550	1,550	1,550	\$0.55
Studio/Efficiency	1	0	0.0%	\$375	\$375	\$375	400	400	400	\$0.94
Renter Paid	1	0	0.0%	\$375	\$375	\$375	400	400	400	\$0.94
<b>Total:</b>	568	15	2.6%	\$799	\$776	\$821	846	823	870	\$0.94

**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	97	1	1.0%	\$550	\$511	\$589	532	472	593	\$1.03
Owner Paid	88	1	1.1%	\$561	\$520	\$603	533	468	599	\$1.05
Renter Paid	9	0	0.0%	\$440	\$423	\$457	521	505	538	\$0.84
2 Bedroom	80	2	2.5%	\$719	\$659	\$779	813	786	841	\$0.88
Owner Paid	73	1	1.4%	\$719	\$653	\$785	815	785	845	\$0.88
Renter Paid	7	1	14.3%	\$713	\$713	\$713	796	796	796	\$0.90
3 Bedroom	21	0	0.0%	\$776	\$757	\$795	1,186	1,181	1,190	\$0.65
Owner Paid	14	0	0.0%	\$803	\$774	\$832	1,179	1,171	1,186	\$0.68
Renter Paid	7	0	0.0%	\$723	\$723	\$723	1,200	1,200	1,200	\$0.60
4 Bedroom	5	0	0.0%	\$833	\$833	\$833	1,160	1,140	1,180	\$0.72
Owner Paid	1	0	0.0%	\$1,064	\$1,064	\$1,064	1,500	1,500	1,500	\$0.71
Renter Paid	4	0	0.0%	\$775	\$775	\$775	1,075	1,050	1,100	\$0.72
Other	3	0	0.0%	\$1,373	\$1,033	\$1,713	1,751	1,751	1,751	\$0.78
Owner Paid	3	0	0.0%	\$1,373	\$1,033	\$1,713	1,751	1,751	1,751	\$0.78
Studio/Efficiency	19	1	5.3%	\$422	\$403	\$441	334	287	381	\$1.26
Owner Paid	18	1	5.6%	\$425	\$405	\$446	333	284	383	\$1.28
Renter Paid	1	0	0.0%	\$365	\$365	\$365	350	350	350	\$1.04
<b>Total:</b>	225	4	1.8%	\$638	\$591	\$684	707	666	747	\$0.90

**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%	\$510	\$485	\$535	485	450	520	\$1.05
Owner Paid	3	0	0.0%	\$510	\$485	\$535	485	450	520	\$1.05
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%	\$504	\$485	\$523	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	145	7	4.8%	\$589	\$547	\$630	631	560	702	\$0.93
Owner Paid	143	7	4.9%	\$590	\$547	\$632	632	560	704	\$0.93
Renter Paid	2	0	0.0%	\$500	\$500	\$500	600	600	600	\$0.83
2 Bedroom	180	11	6.1%	\$710	\$664	\$756	817	799	834	\$0.87
Owner Paid	138	9	6.5%	\$695	\$636	\$753	846	826	866	\$0.82
Renter Paid	42	2	4.8%	\$760	\$756	\$764	718	708	728	\$1.06
3 Bedroom	40	1	2.5%	\$943	\$935	\$950	1,144	1,137	1,151	\$0.82
Owner Paid	21	1	4.8%	\$922	\$908	\$936	1,391	1,389	1,394	\$0.66
Renter Paid	19	0	0.0%	\$966	\$966	\$966	871	859	883	\$1.11
4 Bedroom	16	1	6.3%	\$1,243	\$1,174	\$1,312	1,125	1,125	1,125	\$1.11
Owner Paid	6	1	16.7%	\$1,183	\$1,017	\$1,350	883	883	883	\$1.34
Renter Paid	10	0	0.0%	\$1,279	\$1,269	\$1,289	1,270	1,270	1,270	\$1.01
Other	8	0	0.0%	\$1,533	\$1,533	\$1,533	1,496	1,496	1,496	\$1.03
Renter Paid	8	0	0.0%	\$1,533	\$1,533	\$1,533	1,496	1,496	1,496	\$1.03
Studio/Efficiency	73	3	4.1%	\$492	\$444	\$540	366	322	411	\$1.34
Owner Paid	73	3	4.1%	\$492	\$444	\$540	366	322	411	\$1.34
<b>Total:</b>	462	23	5.0%	\$690	\$649	\$732	738	701	775	\$0.94

**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	154	1	0.6%	\$606	\$579	\$633	628	603	653	\$0.97
Owner Paid	139	1	0.7%	\$601	\$573	\$630	610	593	627	\$0.99
Renter Paid	15	0	0.0%	\$652	\$638	\$665	795	695	895	\$0.82
2 Bedroom	92	4	4.3%	\$752	\$740	\$765	906	880	932	\$0.83
Owner Paid	70	4	5.7%	\$746	\$731	\$761	834	823	846	\$0.89
Renter Paid	22	0	0.0%	\$773	\$767	\$778	1,134	1,062	1,207	\$0.68
3 Bedroom	18	1	5.6%	\$908	\$880	\$937	1,154	1,116	1,193	\$0.79
Owner Paid	10	1	10.0%	\$913	\$892	\$933	1,110	1,050	1,170	\$0.82
Renter Paid	8	0	0.0%	\$903	\$864	\$942	1,210	1,198	1,223	\$0.75
4 Bedroom	13	0	0.0%	\$1,120	\$1,062	\$1,178	1,442	1,419	1,465	\$0.78
Owner Paid	5	0	0.0%	\$1,420	\$1,400	\$1,440	1,430	1,370	1,490	\$0.99
Renter Paid	8	0	0.0%	\$933	\$850	\$1,015	1,450	1,450	1,450	\$0.64
Other	2	0	0.0%	\$1,006	\$1,000	\$1,013	1,130	1,130	1,130	\$0.89
Renter Paid	2	0	0.0%	\$1,006	\$1,000	\$1,013	1,130	1,130	1,130	\$0.89
Studio/Efficiency	35	0	0.0%	\$459	\$440	\$478	382	367	397	\$1.20
Owner Paid	35	0	0.0%	\$459	\$440	\$478	382	367	397	\$1.20
<b>Total:</b>	314	6	1.9%	\$674	\$651	\$697	749	724	774	\$0.90

**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	4	0	0.0%	\$638	\$575	\$700	908	890	925	\$0.70
Renter Paid	4	0	0.0%	\$638	\$575	\$700	908	890	925	\$0.70
2 Bedroom	1	0	0.0%	\$800	\$800	\$800	1,050	1,050	1,050	\$0.76
Renter Paid	1	0	0.0%	\$800	\$800	\$800	1,050	1,050	1,050	\$0.76
<b>Total:</b>	5	0	0.0%	\$670	\$620	\$720	936	922	950	\$0.72

**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%	\$643	\$620	\$666	628	628	628	\$1.02
Owner Paid	11	0	0.0%	\$702	\$674	\$730	720	720	720	\$0.98
Renter Paid	5	1	20.0%	\$513	\$500	\$525	425	425	425	\$1.21
2 Bedroom	16	2	12.5%	\$786	\$763	\$809	819	797	841	\$0.96
Owner Paid	14	1	7.1%	\$825	\$800	\$850	875	850	900	\$0.94
Renter Paid	2	1	50.0%	\$513	\$500	\$525	425	425	425	\$1.21
4 Bedroom	1	1	100.0%	\$900	\$900	\$900	1,900	1,900	1,900	\$0.47
Owner Paid	1	1	100.0%	\$900	\$900	\$900	1,900	1,900	1,900	\$0.47
Studio/Efficiency	4	0	0.0%	\$525	\$510	\$540	500	500	500	\$1.05
Owner Paid	4	0	0.0%	\$525	\$510	\$540	500	500	500	\$1.05
<b>Total:</b>	37	4	10.8%	\$699	\$677	\$721	731	721	740	\$0.96

**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>
1 Bedroom	75	1	1.3%	\$748	\$648	\$848	659	558	760	\$1.14
Owner Paid	75	1	1.3%	\$748	\$648	\$848	659	558	760	\$1.14
2 Bedroom	23	2	8.7%	\$965	\$940	\$990	740	700	780	\$1.30
Owner Paid	23	2	8.7%	\$965	\$940	\$990	740	700	780	\$1.30
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
Other	2	0	0.0%	\$1,855	\$1,850	\$1,859	1,559	1,338	1,780	\$1.19
Renter 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%	\$563	\$550	\$575	415	414	416	\$1.36
Owner Paid	13	0	0.0%	\$563	\$550	\$575	415	414	416	\$1.36
<b>Total:</b>	114	3	2.6%	\$794	\$722	\$866	669	590	747	\$1.19