

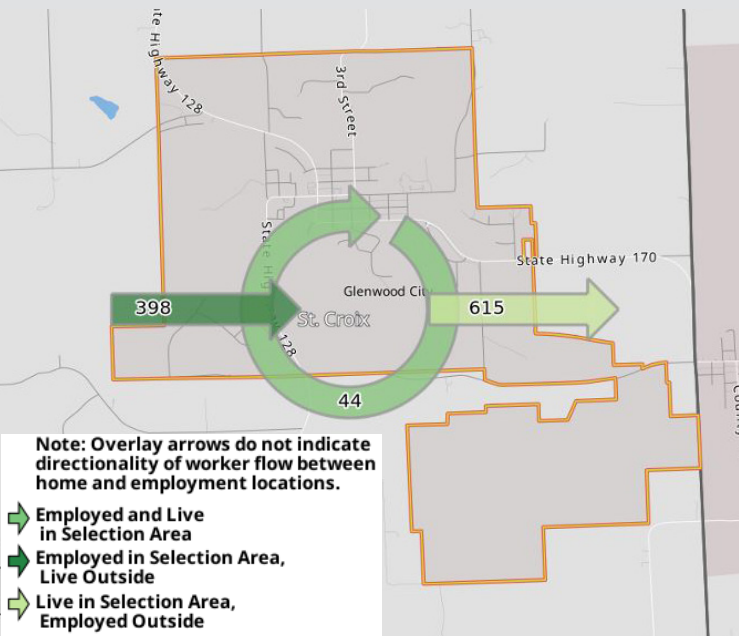
City of Glenwood City Housing Snapshot



Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in Glenwood City is 39% Rental / 61% Owner.
- There is a need for additional renter units in the City with a rental vacancy rate of 1.0%.
- There is a slight need for additional owner units in the City with an owner vacancy rate of 1.9%.
- Approximately 0.6% of the City's housing stock is for seasonal, recreational, or occasional use.

Inflow/Outflow Job Counts, 2022 Primary Job



- 7% of Glenwood City residents who are employed have a primary job inside the City while 93% leave the City for work.
- 50% of Glenwood City's workforce lives in St. Croix County, 20% in Dunn County, 3% each in Pierce and Polk Counties, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

City of Glenwood City	2020 Census	2023 ACS (+/- MOE)
Population	1,306	1,218 (163)
Population in Households	1,233	1,169 (163)
Population in Rental Units	482	363 (109)
Population in Owner Units	751	806 (128)
Population in Group Quarters	73	49 (6)
Households, excluding group quarters	509	536 (104)
Avg. Household Size	2.4	2.18 (.28)
Renter Avg. Household Size	2.5	1.60 (.36)
Owner Avg. Household Size	2.4	2.61 (.26)
Housing Units	536	587 (121)
Rental Units	199	227 (94)
Owner Units	334	352 (78)
Other Seasonal & Migrant	3	8 (13)
Occupied Units	509	536 (104)
Renter-Occupied Units	196	227 (93)
Owner-Occupied Units	313	309 (44)
Vacant Units for Rent, excludes seasonal	2	0 (10)
2020 Rental Vacancy Rate	1.0%	0.0% (9.4)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	6	0 (10)
2020 Homeowner Vacancy Rate	1.9%	0.0% (7.0)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	1.5%	3 (15)
%/# of Overcrowded Units – Owner Occup.	2.2%	8 (16)

Source: U.S. Census Decennial 2020, 2023 5-Year ACS, WCWRPC

Additional Local Housing Information:

- The City reported two new housing units, both single-family homes, constructed from 2020 to June 2024.
- Land availability has been identified as a barrier to meeting the community's housing needs.
- The median sale price for housing in the Glenwood City School District increased 14.8% between 2022 and 2024, from \$209,000 in 2022 to \$240,000 in 2024.

[1] Florida, Richard. 2018 July. Vacancy: America's Other Housing Crisis. Accessed at: <https://www.citylab.com/equity/2018/07/vacancy-americas-other-housing-crisis/565901/>

[2] Ibid. For owner housing, Florida's vacancy rate standard was expanded by WCWRPC from 2% to 2%-2.5% in order to accommodate additional market flexibility given the County's relatively small population size.

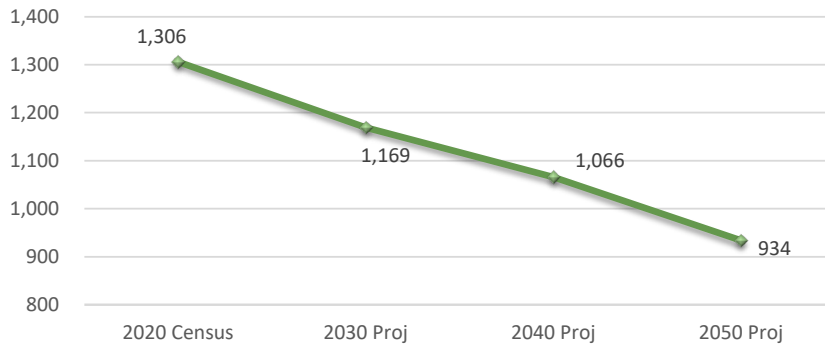
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	1,183	1,306	123	10.40%
Median Age	35.7	38.8	3	8.68%
# of Households	460	509	49	10.65%
Average Household Size	2.48	2.42	-0.06	-2.42%
% of One Person Households	29.30%	31.00%	23	17.04%
% of Households with Individuals Under 18 Years	37.80%	31.40%	-14	-8.05%
Owner Vacancy Rate	2.50%	1.90%	-0.60%	-
Renter Vacancy Rate	5.80%	1.00%	-4.80%	-
Seasonal Units	2	3	1	50.00%
Vacant Units	31	27	-4	-12.90%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	5.4	5.2	-0.2	-3.70%
Units 50 Years or Older (pre 1950 & 1970)	208	236	28	13.46%
% of Units 50 Years or Older	42.10%	40.20%	-1.90%	-
Single Family Units	348	396	48	13.79%
Multi-Family Units (2+ units)	98	157	59	60.20%
Mobile Homes	48	41	-7	-14.58%

- Total population in the City has increased about 10% over the last 20 years.
- Median age in the City has increased 3 years from 2000 to 2020.
- There is slight growth in the number of smaller households in the City. In 2000, 29.3% of households were comprised of one person while in 2020 this percentage increased to 31%.
- Owner vacancy rate remains below the healthy range of 2-2.5%.
- Growth in single-family and significant increase in multi-family units within the City from 2000 to 2020.

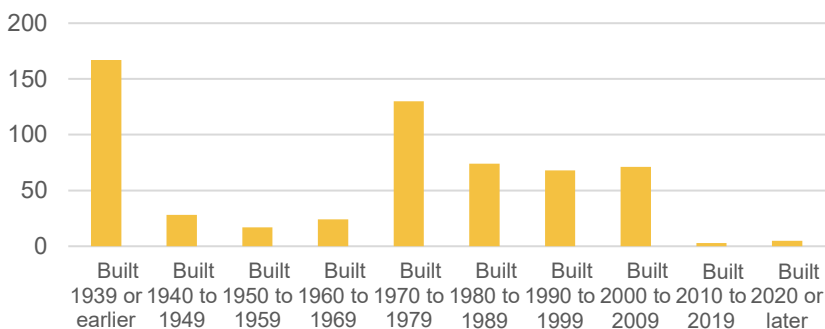
City of Glenwood City, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



City of Glenwood City Year Housing Structure Built

source: U.S. Census 2023 5-Year ACS



County Renter Households

Median gross rent, 2000: \$587
Median gross rent, 2020: \$1,036 **↑ 76%**

Median renter inc., 2000: \$31,088
Median renter inc., 2020: \$48,084 **↑ 55%**

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



County Owner Households

Median Sale Price, 2010: \$160,000
Median Sale Price, 2020: \$282,000 **↑ 76%**

Median owner inc., 2010: \$79,192
Median owner inc., 2020: \$98,569 **↑ 24%**

source: U.S. Census 2010 & 2020 5-Year ACS

St. Croix County Home Sales:

2023 # of Home Sales: 767

2013 # of Home Sales: 1,419

2023 Median Sale Price: \$366,000

2013 Median Sale Price: \$175,000

sources: Wisconsin Realtors Association

