

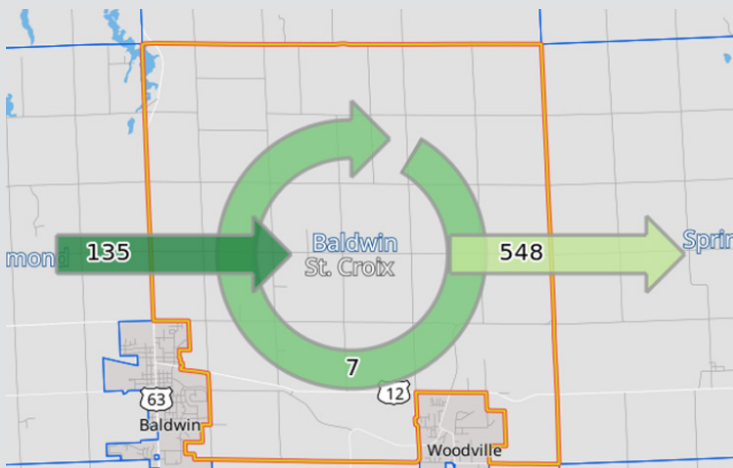
Town of Baldwin Housing Snapshot



Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Town of Baldwin is 7% Rental / 93% Owner.
- There is a need for additional rental units in the Town with a rental vacancy rate of 3.4%.
- There is a strong need for additional owner units in the Town with an owner vacancy rate of 0.9%.
- Only 1% of the Town's housing stock is for seasonal, recreational, or occasional use.

Inflow/Outflow Job Counts, 2022 Primary Job



Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

- 1% of the Town of Baldwin's residents that are employed have a primary job inside the Town while 99% leave the Village for work.
- 47% of the Town's workforce lives in St. Croix County, 15% in Pierce County, 11% in Dunn County, 6% in Polk County, with the remainder in others.

source: Longitudinal Employer-Household Dynamics

Town of Baldwin	2020 Census	2023 ACS (+/- MOE)
Population	1,047	1,172 (236)
Population in Households	1,047	1,172 (236)
Population in Rental Units	88	128 (56)
Population in Owner Units	959	1,044 (230)
Population in Group Quarters	0	0 (10)
Households, excluding group quarters	359	417 (82)
Avg. Household Size	2.92	2.81 (.36)
Renter Avg. Household Size	3.38	2.91 (.63)
Owner Avg. Household Size	2.88	2.80 (.40)
Housing Units	378	419 (82)
Rental Units	29	44 (25)
Owner Units	344	375 (81)
Other Seasonal & Migrant	5	0 (10)
Occupied Units	359	417 (82)
Renter-Occupied Units	26	44 (21)
Owner-Occupied Units	333	373 (79)
Vacant Units for Rent, excludes seasonal	1	0 (10)
2020 Rental Vacancy Rate	3.4%	0.0% (37.1)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	3	0 (10)
2020 Homeowner Vacancy Rate	0.9%	0.0% (5.9)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	0.0%	0 (17)
%/# of Overcrowded Units – Owner Occup.	0.9%	10 (15)

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

St. Croix County Housing Sales:

2023 # of Home Sales: 767

2013 # of Home Sales: 1,419

2013 - 2023 Avg. # Home Sales: 1,321

2023 Median Sale Price: \$366,000

2013 Median Sale Price: \$175,000

St. Croix County Median Rent (2 bedroom):

2023 Median Rent: \$1,520

2016 Median Rent: \$1,093

sources: Wisconsin Realtors Association, rentdata.org

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

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

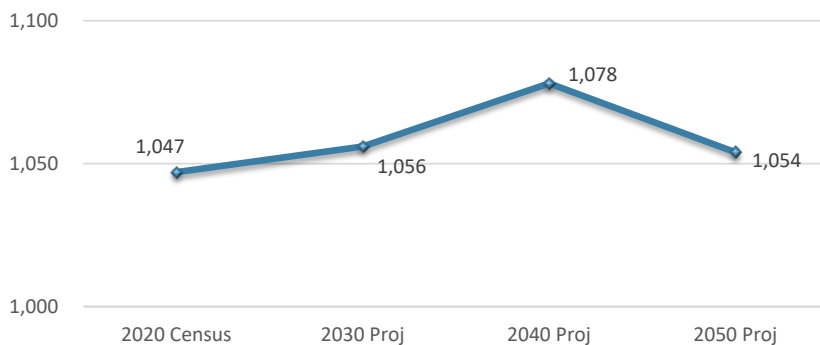
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	903	1,047	144	15.95%
Median Age	39	40.2	1	3.08%
# of Households	307	359	52	16.94%
Average Household Size	2.94	2.92	-0.02	-0.68%
% of One Person Households	8.80%	17.00%	34	125.93%
% of Households with Individuals Under 18 Years	42.00%	32.30%	-13	-10.08%
Owner Vacancy Rate	1.00%	0.90%	-0.10%	-
Renter Vacancy Rate	N/A	3.40%	-	-
Seasonal Units	3	5	2	66.67%
Vacant Units	8	19	11	137.50%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	6.6	6.2	-0.4	-6.06%
Units 50 Years or Older (pre 1950 & 1970)	156	158	2	1.28%
% of Units 50 Years or Older	51.30%	37.70%	-13.60%	-
Single Family Units	296	392	96	32.43%
Multi-Family Units (2+ units)	0	0	0	0.00%
Mobile Homes	8	4	-4	-50.00%

- Total population has increased about 16% over the last 20 years.
- The median age in the Town increased 1 year from 2000 to 2020.
- There is a growing number of smaller households in the Town. In 2000, about 9% of households were comprised of one person while in 2020 this percentage increased to 17%.
- The owner and renter vacancy rates within the Town are both below the healthy ranges.
- The Town experienced an 32% growth in single-family units and no growth in 2+ units from 2000 to 2020.

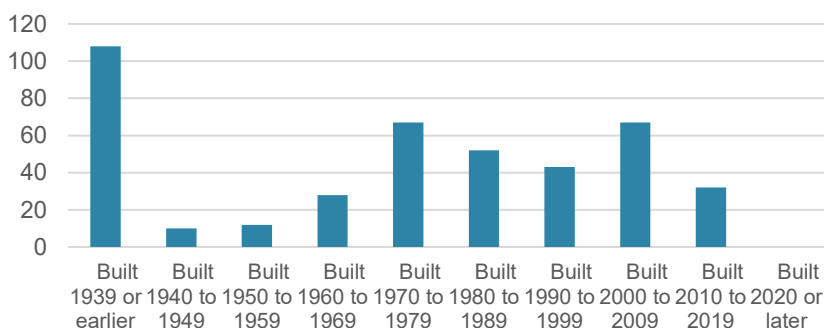
Town of Baldwin, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



Town of Baldwin - 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



Active St. Croix County For Sale Listings

July 2016: 522	July 2021: 306
July 2017: 432	July 2022: 217
July 2018: 442	July 2023: 197
July 2019: 599	July 2024: 208
July 2020: 469	

source: Realtor.com



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