

Town of Cylon Housing Snapshot



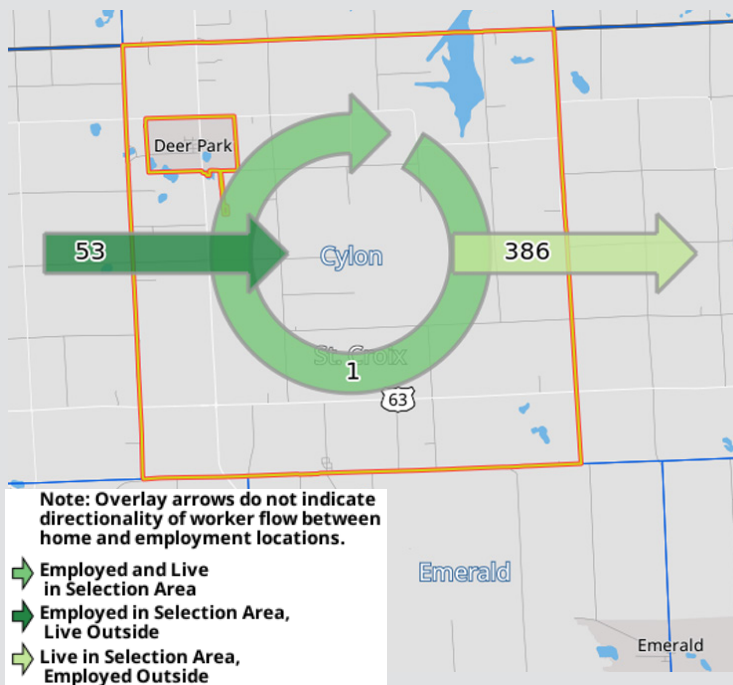
Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Town of Cylon is 18% Rental / 82% Owner.
- There is a need for additional rental units in the Town with a rental vacancy rate of 2.1%.
- There is a strong need for additional owner units in the Town with an owner vacancy rate of 0%.
- Less than 2% of the Town's housing stock is for seasonal, recreational, or occasional use.

Town of Cylon	2020 Census	2023 ACS (+/- MOE)
Population	708	659 (126)
Population in Households	708	659 (126)
Population in Rental Units	108	90 (44)
Population in Owner Units	600	569 (123)
Population in Group Quarters	0	0 (10)
Households, excluding group quarters	259	257 (47)
Avg. Household Size	2.73	2.65 (.32)
Renter Avg. Household Size	2.34	2.09 (1.01)
Owner Avg. Household Size	2.82	2.66 (.35)
Housing Units	272	257 (47)
Rental Units	47	43 (30)
Owner Units	220	214 (45)
Other Seasonal & Migrant	5	0 (10)
Occupied Units	259	257 (47)
Renter-Occupied Units	46	43 (27)
Owner-Occupied Units	213	214 (40)
Vacant Units for Rent, excludes seasonal	1	0 (10)
2020 Rental Vacancy Rate	2.1%	0.0% (37.6)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	0	0 (10)
2020 Homeowner Vacancy Rate	0.0%	0.0% (10)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	6.5%	5 (15)
%/# of Overcrowded Units – Owner Occup.	0.9%	0 (17)

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

Inflow/Outflow Job Counts, 2022 Primary Job



- None of the Town of Cylon's residents that are employed have a primary job inside the Town, resulting in 100% of Town residents leaving for work.
- 50% of the Town's workforce lives in St. Croix County, 11% in Polk County, 7% in Washington County (MN), 6% in Pierce County, with the remainder in others.

source: Longitudinal Employer-Household Dynamics

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.

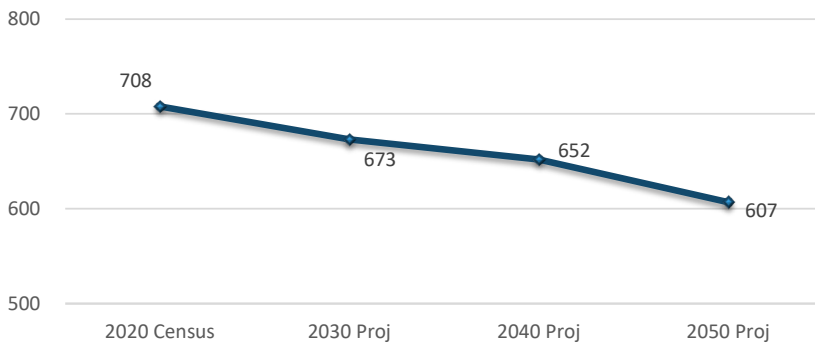
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	629	708	79	12.56%
Median Age	37.3	41	4	9.92%
# of Households	227	259	32	14.10%
Average Household Size	2.77	2.73	-0.04	-1.44%
% of One Person Households	16.30%	18.90%	4	5.06%
% of Households with Individuals Under 18 Years	34.80%	32.00%	0	0.00%
Owner Vacancy Rate	0.50%	0.00%	-0.50%	-
Renter Vacancy Rate	N/A	2.10%	-	-
Seasonal Units	1	5	4	400.00%
Vacant Units	5	13	8	160.00%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	6.4	6.5	0.1	1.56%
Units 50 Years or Older (pre 1950 & 1970)	96	115	19	19.79%
% of Units 50 Years or Older	41.60%	44.70%	3.10%	-
Single Family Units	218	238	20	9.17%
Multi-Family Units (2+ units)	3	5	2	66.67%
Mobile Homes	10	7	-3	-30.00%

- Total population has increased about 13% over the last 20 years.
- The median age in the Town increased 4 years from 2000 to 2020.
- From 2000 to 2020, the Town experienced a slight increase in single person households and a small decrease in households with individuals under 18.
- The owner and renter vacancy rates within the Town are below the healthy ranges.
- The Town experienced a 9% growth in single-family units and gained two additional multi-family units from 2000 to 2020.

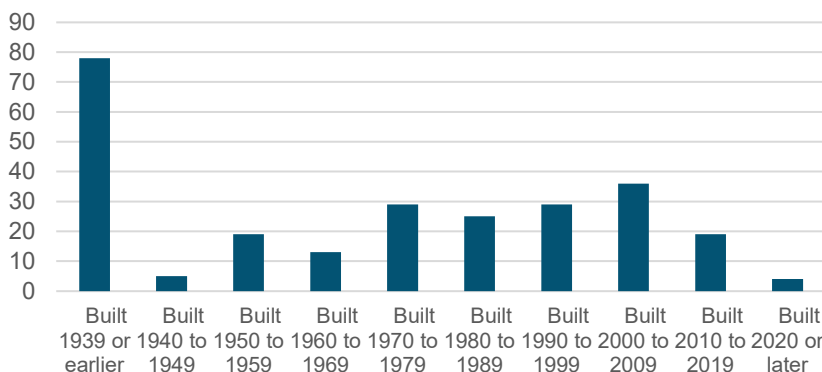
Town of Cylon, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



Town of Cylon - 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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