

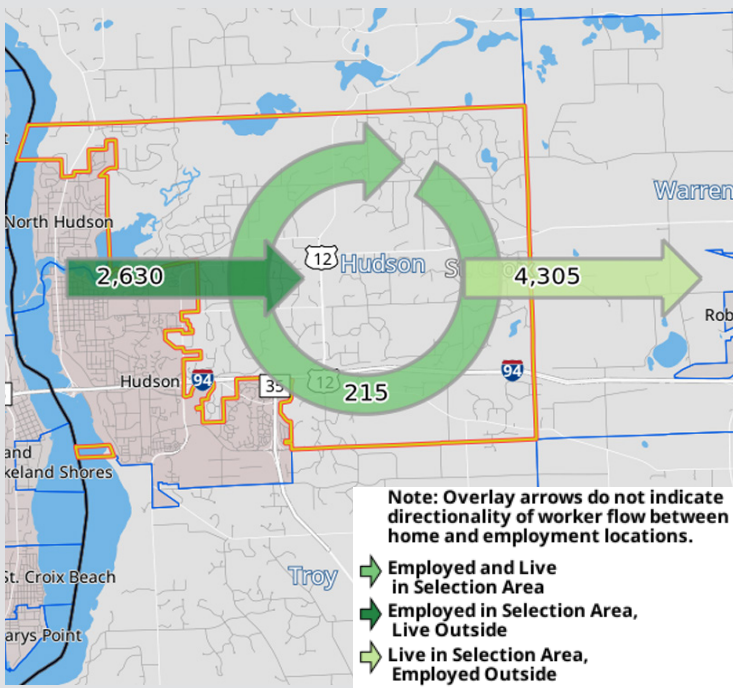
# Town of Hudson Housing Snapshot



## Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Town of Hudson is 6% Rental / 94% Owner.
- There is a strong need for additional rental units in the Town with a rental vacancy rate of 0.0%.
- There is a strong need for additional owner units in the Town with an owner vacancy rate of 0.4%.
- Only 0.6% of the Town's housing stock is for seasonal, recreational, or occasional use.

## Inflow/Outflow Job Counts, 2022 Primary Job



- 5% of the Town of Hudson's residents that are employed have a primary job inside the Town, while 95% of residents leave the Town for work.
  - 48% of the Town's workforce lives in St. Croix County, 10% in Pierce County, 9% in Washington County (MN), 5% in Polk County, with the remainder in others.
- source: Longitudinal Employer-Household Dynamics

Town of Hudson	2020 Census	2023 ACS (+/- MOE)
Population	8,671	8,735 (28)
Population in Households	8,642	8,701 (29)
Population in Rental Units	795	780 (378)
Population in Owner Units	7,847	7,291 (379)
Population in Group Quarters	29	34 (5)
Households, excluding group quarters	2,901	2,947 (157)
Avg. Household Size	2.98	2.95 (.16)
Renter Avg. Household Size	4.37	2.75 (.85)
Owner Avg. Household Size	2.89	2.97 (.15)
Housing Units	2,950	3,015 (151)
Rental Units	182	284 (117)
Owner Units	2,750	2,731 (195)
Other Seasonal & Migrant	18	0 (14)
Occupied Units	2,901	2,947 (157)
Renter-Occupied Units	182	284 (115)
Owner-Occupied Units	2,719	1,663 (185)
Vacant Units for Rent, excludes seasonal	0	0 (14)
2020 Rental Vacancy Rate	0.0%	0.0% (7.6)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	11	8 (13)
2020 Homeowner Vacancy Rate	0.4%	0.3% (0.5)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	4.9%	9 (24)
%/# of Overcrowded Units – Owner Occup.	0.0%	0 (24)

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

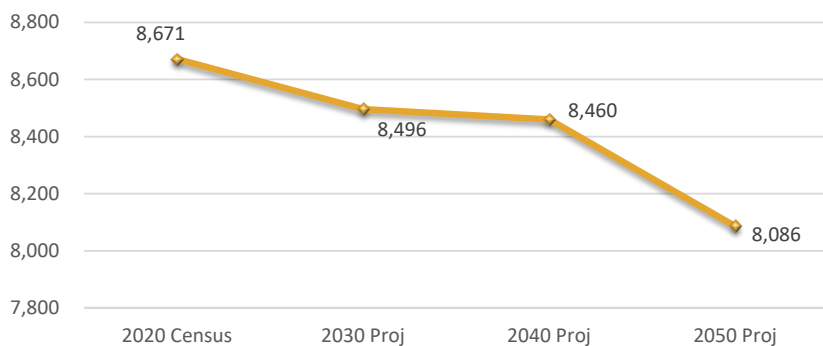
## Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	6,213	8,671	2,458	39.56%
Median Age	34.2	42.6	8	24.56%
# of Households	1,925	2,901	976	50.70%
Average Household Size	3.17	2.98	-0.19	-5.99%
% of One Person Households	7.50%	9.00%	118	81.94%
% of Households with Individuals Under 18 Years	54.10%	39.40%	101	9.70%
Owner Vacancy Rate	0.60%	0.40%	-0.20%	-
Renter Vacancy Rate	4.90%	0.00%	-4.90%	-
Seasonal Units	6	18	12	200.00%
Vacant Units	37	49	12	32.43%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	7.7	7.9	0.2	2.60%
Units 50 Years or Older (pre 1950 & 1970)	102	213	111	108.82%
% of Units 50 Years or Older	5.10%	7.10%	2.00%	-
Single Family Units	1,929	2,870	941	48.78%
Multi-Family Units (2+ units)	71	28	-43	-60.56%
Mobile Homes	9	0	-9	-100.00%

- Total population has increased nearly 40% over the last 20 years.
- The median age in the Town increased 8 years from 2000 to 2020.
- There is a decrease in the number households with individuals under 18 in the Town. In 2000, 54% of households had an individual under 18, while in 2020 this percentage dropped to 40%.
- The owner and renter vacancy rates within the Town are both well below the healthy ranges.
- The Town experienced a 49% growth in single-family units and a 61% decrease in 2+ units from 2000 to 2020.

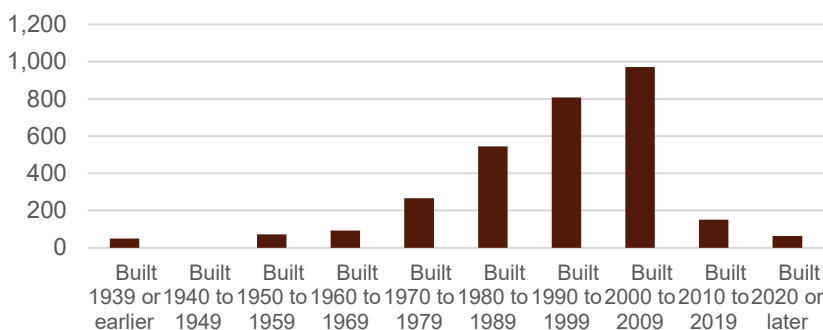
## Town of Hudson, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



## Town of Hudson - 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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