

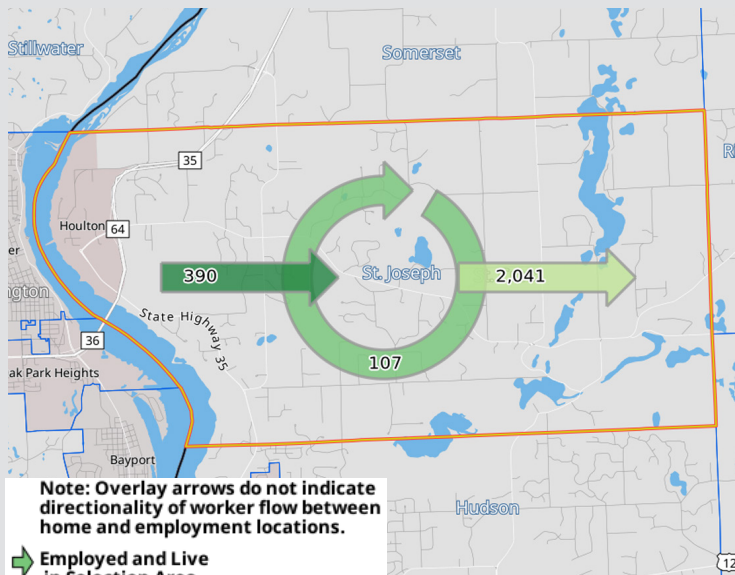
Town of St. Joseph Housing Snapshot



Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Town of St. Joseph is 8% Rental / 92% Owner.
- There is a slight need for additional rental units in the Town with a rental vacancy rate of 4.8%.
- There is a significant need for additional owner units in the Town with an owner vacancy rate of 0.2%.
- Only 4% 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 St. Joseph's residents that are employed have a primary job inside the Town, while 95% of residents leave the Town for work.
- 62% of the Town's workforce lives in St. Croix County, 7% in Polk County, 6% in Washington County (MN), 6% in Pierce County, with the remainder in others.

source: Longitudinal Employer-Household Dynamics

Town of St. Joseph	2020 Census	2023 ACS (+/- MOE)
Population	4,178	4,251 (15)
Population in Households	4,173	4,236 (15)
Population in Rental Units	111	115 (107)
Population in Owner Units	4,062	4,121 (107)
Population in Group Quarters	5	15 (6)
Households, excluding group quarters	1,546	1,770 (156)
Avg. Household Size	2.70	2.39 (.21)
Renter Avg. Household Size	0.94	1.14 (.26)
Owner Avg. Household Size	2.84	2.47 (.19)
Housing Units	1,644	1,808 (157)
Rental Units	124	101 (101)
Owner Units	1,450	1,694 (130)
Other Seasonal & Migrant	70	13 (20)
Occupied Units	1,546	1,770 (156)
Renter-Occupied Units	118	101 (100)
Owner-Occupied Units	1,428	1,669 (125)
Vacant Units for Rent, excludes seasonal	6	0 (10)
2020 Rental Vacancy Rate	4.8%	0.0% (19.8)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	3	0 (10)
2020 Homeowner Vacancy Rate	0.2%	0.0% (1.3)
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.	1.0%	0 (17)

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

Additional Local Housing Information:

- The Town reported 134 single-family units constructed from 2020 to June 2024.
- The median sale price for housing in the Hudson School District increased 8.2% between 2022 and 2024, from \$425,000 in 2022 to \$460,000 in 2024.
- The median sale price for housing in the New Richmond School District increased 10.4% between 2022 and 2024, from \$323,250 in 2022 to \$357,000 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.

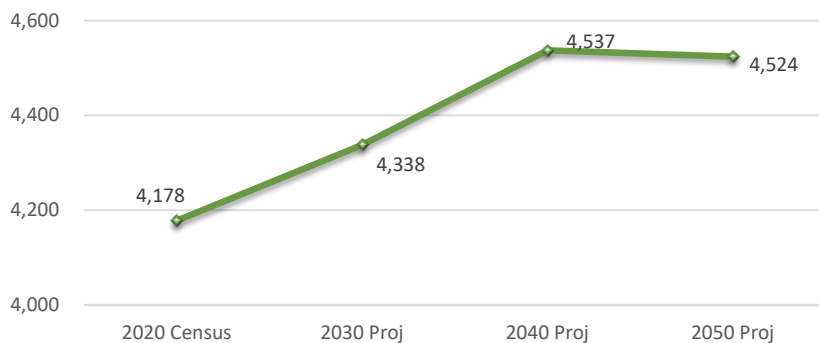
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	3,436	4,178	742	21.59%
Median Age	37.4	45.2	8	20.86%
# of Households	1,193	1,546	353	29.59%
Average Household Size	2.86	2.7	-0.16	-5.59%
% of One Person Households	13.40%	14.20%	60	37.50%
% of Households with Individuals Under 18 Years	42.80%	31.50%	-24	-4.70%
Owner Vacancy Rate	0.40%	0.20%	-0.20%	-
Renter Vacancy Rate	1.20%	4.80%	3.60%	-
Seasonal Units	45	70	25	55.56%
Vacant Units	66	98	32	48.48%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	7.4	7.8	0.4	5.41%
Units 50 Years or Older (pre 1950 & 1970)	192	274	82	42.71%
% of Units 50 Years or Older	15.40%	15.20%	-0.20%	-
Single Family Units	1,163	1,861	698	60.02%
Multi-Family Units (2+ units)	31	23	-8	-25.81%
Mobile Homes	51	0	-51	-100.00%

- Total population has increased about 22% over the last 20 years.
- The median age in the Town increased 8 years from 2000 to 2020.
- There is a decline in the number of households in the Town with individuals under 18. In 2000, 43% of households had an individual under 18, while in 2020 this percentage decreased to 32%.
- The owner vacancy rate is well below the healthy range, while the renter vacancy rate is just below within the Town.
- The Town experienced a 60% growth in single-family units and a 26% decline in 2+ units from 2000 to 2020.

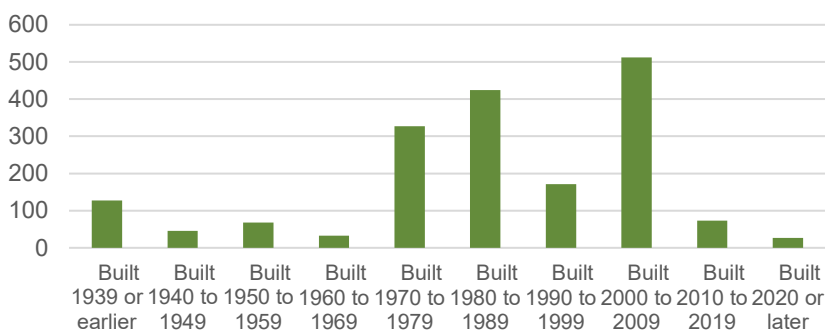
Town of St. Joseph, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



Town of St. Joseph - 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

