

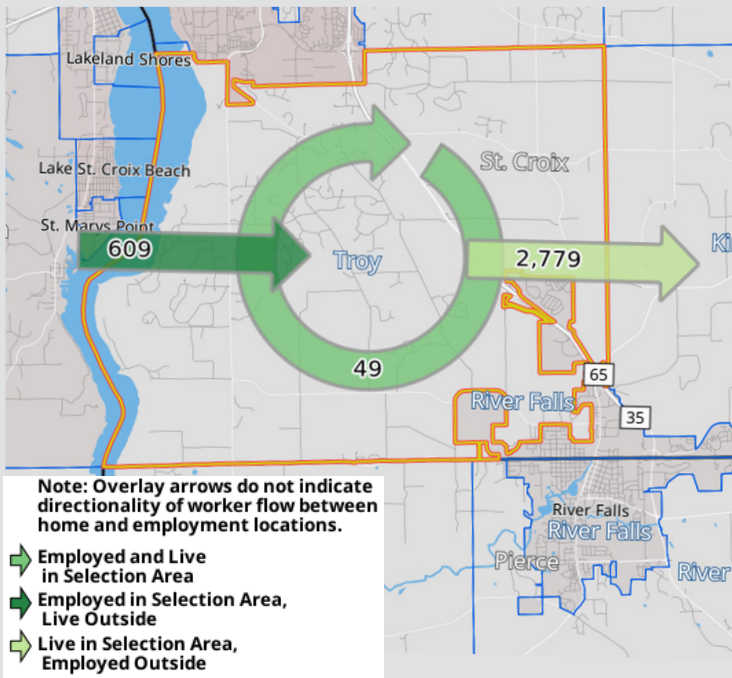
Town of Troy Housing Snapshot



Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Town of Troy is 6% Rental / 94% Owner.
- The Town's rental vacancy rate is within the healthy range with a rate of 11.2%.
- There is a need for additional owner units in the Town with an owner vacancy rate of 1.1%.
- Less than 1% of the Town's housing stock is for seasonal, recreational, or occasional use.

Inflow/Outflow Job Counts, 2022 Primary Job



- 2% of the Town of Troy's residents that are employed have a primary job inside the Town, while 98% of residents leave the Town for work.
- 42% of the Town's workforce lives in St. Croix County, 17% in Pierce County, 10% in Washington County (MN), with the remainder in others.

source: Longitudinal Employer-Household Dynamics

Town of Troy	2020 Census	2023 ACS (+/- MOE)
Population	5,518	5,508 (62)
Population in Households	5,518	5,508 (62)
Population in Rental Units	99	75 (61)
Population in Owner Units	5,419	5,433 (87)
Population in Group Quarters	0	0 (14)
Households, excluding group quarters	1,959	1,998 (165)
Avg. Household Size	2.82	2.76 (.22)
Renter Avg. Household Size	0.92	N/A
Owner Avg. Household Size	2.93	2.83 (.24)
Housing Units	2,094	2,122 (174)
Rental Units	125	99 (74)
Owner Units	1,888	1,986 (192)
Other Seasonal & Migrant	14	37 (45)
Occupied Units	1,959	1,998 (165)
Renter-Occupied Units	108	75 (61)
Owner-Occupied Units	1,851	1,923 (171)
Vacant Units for Rent, excludes seasonal	14	24 (39)
2020 Rental Vacancy Rate	11.2%	24.2% (34.5)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	21	0 (14)
2020 Homeowner Vacancy Rate	1.1%	0.0% (1.2)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	14.8%	0 (24)
%/# of Overcrowded Units – Owner Occup.	0.4%	0 (24)

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

Additional Local Housing Information:

- The Town reported 80 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 River Falls School District increased 13.8% between 2022 and 2024, from \$367,000 in 2022 to \$417,500 in 2024.

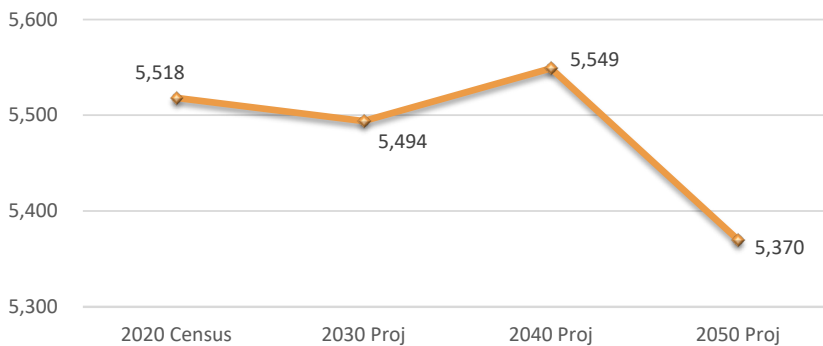
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	3,661	5,518	1,857	50.72%
Median Age	36.5	44	8	20.55%
# of Households	1,250	1,959	709	56.72%
Average Household Size	2.93	2.82	-0.11	-3.75%
% of One Person Households	12.10%	12.80%	99	65.56%
% of Households with Individuals Under 18 Years	45.00%	35.30%	128	22.74%
Owner Vacancy Rate	0.30%	1.10%	0.80%	-
Renter Vacancy Rate	2.60%	11.20%	8.60%	-
Seasonal Units	53	81	28	52.83%
Vacant Units	78	135	57	73.08%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	7.2	8	0.8	11.11%
Units 50 Years or Older (pre 1950 & 1970)	135	157	22	16.30%
% of Units 50 Years or Older	10.50%	7.40%	-3.10%	-
Single Family Units	1,130	1,898	768	67.96%
Multi-Family Units (2+ units)	70	9	-61	-87.14%
Mobile Homes	83	136	53	63.86%

- Total population has increased about 51% 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 with individuals under 18 in the Town. In 2000, 45% of households had an individual under 18, while in 2020 this percentage decreased to 35%.
- The owner vacancy rate in the Town is below the healthy range, while the renter rate is above the healthy range.
- The Town experienced a 68% growth in single-family units and a 87% decrease in 2+ units from 2000 to 2020.

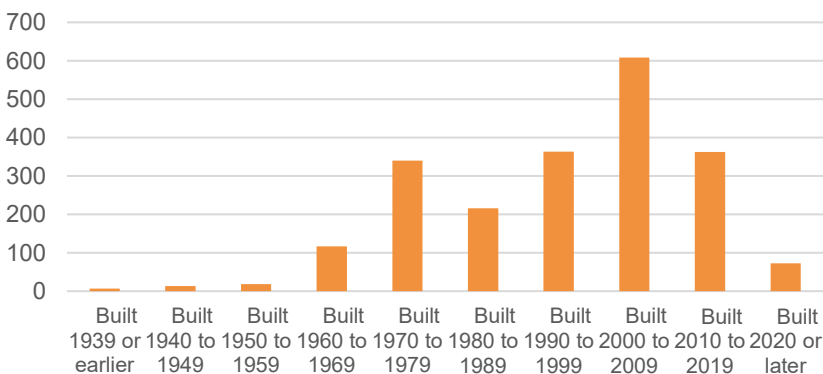
Town of Troy, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



Town of Troy - 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



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