

Village of Baldwin Housing Snapshot



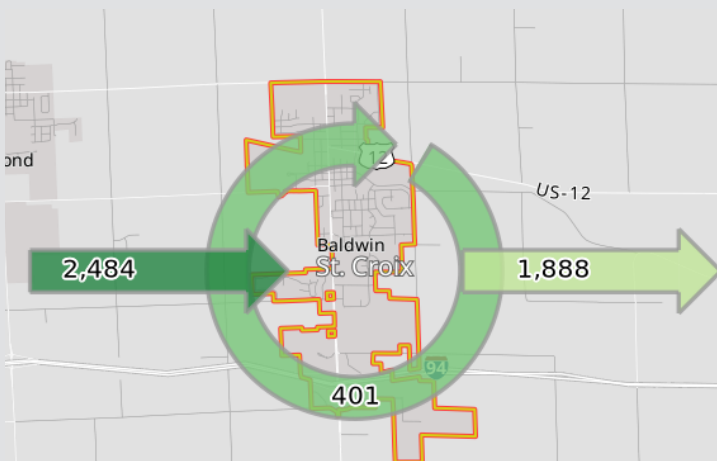
Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Village of Baldwin is 38% Rental / 62% Owner.
- The Village's rental vacancy rate of 5.1% is at the low end of the healthy standard range.
- There is a strong need for additional owner units in the Village with an owner vacancy rate of 0.4%.
- None of the Village's housing stock is for seasonal, recreational, or occasional use.

Village of Baldwin	2020 Census	2023 ACS (+/- MOE)
Population	4,291	4,313 (22)
Population in Households	4,165	4,245 (34)
Population in Rental Units	820	914 (351)
Population in Owner Units	3,345	3,331 (353)
Population in Group Quarters	126	68 (16)
Households, excluding group quarters	1,727	1,663 (165)
Avg. Household Size	2.41	2.55 (.25)
Renter Avg. Household Size	1.26	1.94 (.49)
Owner Avg. Household Size	3.11	2.79 (.28)
Housing Units	1,787	1,663 (165)
Rental Units	690	470 (159)
Owner Units	1,097	1,193 (179)
Other Seasonal & Migrant	0	0 (10)
Occupied Units	1,727	1,663 (165)
Renter-Occupied Units	653	470 (158)
Owner-Occupied Units	1,074	1,193 (178)
Vacant Units for Rent, excludes seasonal	35	0 (10)
Rental Vacancy Rate	5.1%	0.0% (4.7)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	4	0 (10)
Homeowner Vacancy Rate	0.4%	0.0% (1.9)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# Overcrowded Units – Renter Occup.	0.0%	32 (50)
%/# Overcrowded Units – Owner Occup.	0.0%	0 (17)

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

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

- 18% of Village of Baldwin residents who are employed have a primary job inside the Village while 82% leave the Village for work.
- 57% of the Village's workforce lives in St. Croix County, 11% in Pierce County, 8% in Dunn County, 4% in Polk County, and the remainder in other counties.

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.

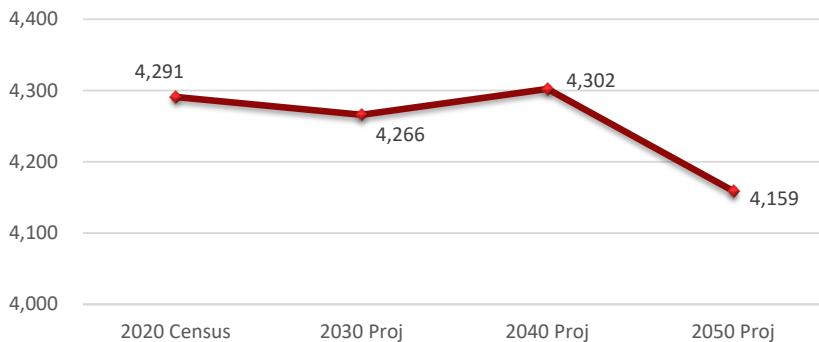
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	2,667	4,291	1,624	60.89%
Median Age	35.4	36.4	1	2.82%
# of Households	1,115	1,727	612	54.89%
Average Household Size	2.33	2.41	0.08	3.43%
% of One Person Households	30.10%	28.80%	161	47.92%
% of Households with Individuals Under 18 Years	32.40%	35.40%	250	69.25%
Owner Vacancy Rate	0.90%	0.40%	-0.50%	-
Renter Vacancy Rate	3.00%	5.10%	2.10%	-
Seasonal Units	2	0	-2	-100.00%
Vacant Units	29	60	31	106.90%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	5	5.9	0.9	18.00%
Units 50 Years or Older (pre 1950 & 1970)	328	474	146	44.51%
% of Units 50 Years or Older	28.80%	28.50%	-0.30%	-
Single Family Units	655	1,226	571	87.18%
Multi-Family Units (2+ units)	420	344	-76	-18.10%
Mobile Homes	65	57	-8	-12.31%

- Total population has increased about 60% over the last 20 years.
- The median age in the Village increased about one year from 2000 to 2020.
- The Village experienced a slight decrease in one person households and an increase in households with individuals under 18.
- The owner vacancy rates remain well below the healthy ranges in the Village.
- The Village experienced an 87% growth in single-family units and an 18% decline in 2+ units from 2000 to 2020.

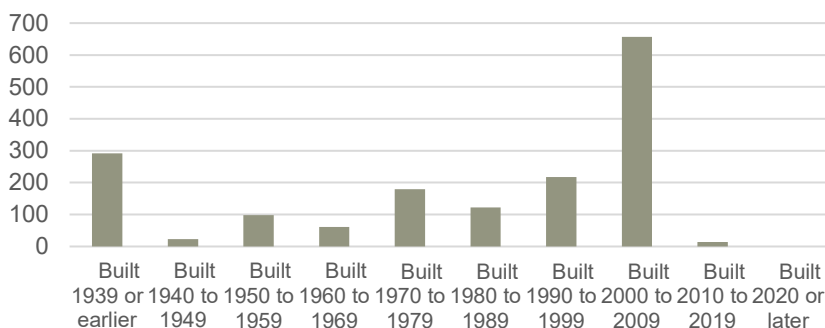
Village of Baldwin, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



Village 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 & 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

Housing in St. Croix County

The 2024 median sale price in St. Croix County was \$381,000, a 35% increase from 2020 when the median sale price was \$282,000.

According to rentdata.org, the median rent for a 2-bedroom unit in St. Croix County was \$1,756, a 34% increase since 2020 (\$1,314).

