

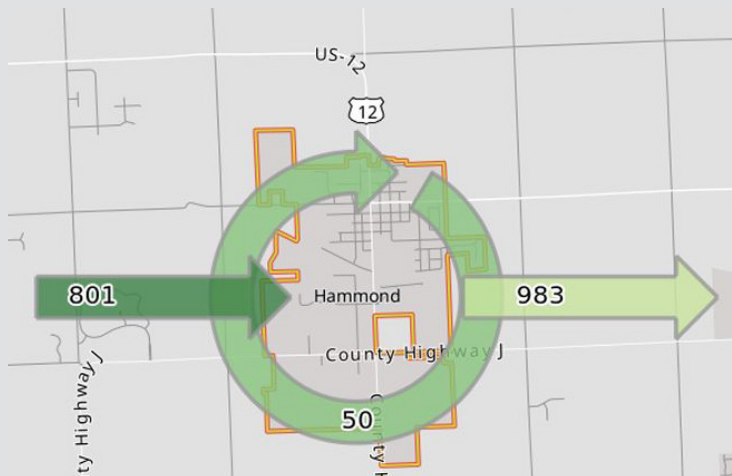
# Village of Hammond Housing Snapshot



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

- The mix of occupied housing units in the Village of Hammond is 26% Rental / 74% Owner.
- There is a need for additional rental units in the Village with a rental vacancy rate of 3.4%.
- There is a need for additional owner units in the Village with an owner vacancy rate of 0.5%.
- Less than 0.3% of the Village's housing stock is for seasonal, recreational, or occasional use.

## Inflow/Outflow Job Counts, 2022 Primary Job



- 5% of Village of Hammond's residents who are employed have a primary job inside the Village while 95% leave the Village for work.
- 62% of the Village's workforce lives in St. Croix County, with 9% in Pierce County, 4% in Dunn County, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

Village of Hammond	2020 Census	2023 ACS (+/- MOE)
Population	1,873	2,071 (255)
Population in Households	1,862	2,049 (255)
Population in Rental Units	639	687 (195)
Population in Owner Units	1,223	1,362 (181)
Population in Group Quarters	11	22 (16)
Households, excluding group quarters	748	814 (120)
Avg. Household Size	2.49	2.52 (.24)
Renter Avg. Household Size	3.23	2.70 (.50)
Owner Avg. Household Size	2.22	2.43 (.28)
Housing Units	767	853 (120)
Rental Units	208	266 (86)
Owner Units	557	587 (101)
Other Seasonal & Migrant	2	0 (10)
Occupied Units	748	814 (120)
Renter-Occupied Units	198	254 (84)
Owner-Occupied Units	550	560 (96)
Vacant Units for Rent, excludes seasonal	7	12 (16)
2020 Rental Vacancy Rate	3.4%	4.5% (6.3)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	3	0 (10)
2020 Homeowner Vacancy Rate	0.5%	0.0% (3.8)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	0.0%	3 (15)
%/# of Overcrowded Units – Owner Occup.	1.3%	13 (18)

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

## Additional Local Housing Information:

- The Village reported 5 single-family units, constructed from 2020 to June 2024.
- The Village has a multi-use Tax Increment District that includes residential development.
- The median sale price for housing in the St. Croix Central School District increased 14% between 2022 and 2024, from \$335,500 in 2022 to \$382,500 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.

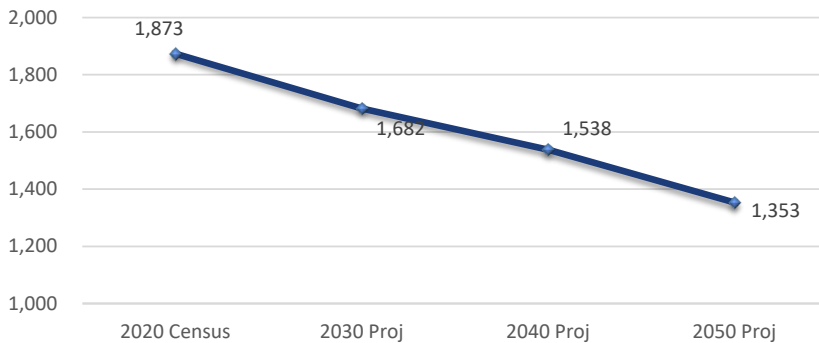
## Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	1,153	1,873	720	62.45%
Median Age	33.9	35.9	2	5.90%
# of Households	433	748	315	72.75%
Average Household Size	2.55	2.49	-0.06	-2.35%
% of One Person Households	20.60%	25.90%	105	117.98%
% of Households with Individuals Under 18 Years	42.50%	35.00%	78	42.39%
Owner Vacancy Rate	N/A	0.50%	-	-
Renter Vacancy Rate	2.10%	3.40%	1.30%	-
Seasonal Units	0	2	2	0.00%
Vacant Units	5	19	14	280.00%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	5.5	5.8	0.3	5.45%
Units 50 Years or Older (pre 1950 & 1970)	145	257	112	77.24%
% of Units 50 Years or Older	33.00%	30.10%	-2.90%	-
Single Family Units	298	594	296	99.33%
Multi-Family Units (2+ units)	106	149	43	40.57%
Mobile Homes	35	112	77	220.00%

- Total population has increased about 62% over the last 20 years.
- The median age in the Village increased 2 years from 2000 to 2020.
- There is a growing number of smaller households in the Village. In 2000, 31% of households were comprised of one person while in 2020 this percentage increased to 38%.
- The owner and renter vacancy rates within the Village are below the healthy ranges.
- The Village experienced a 99% growth in single-family units and a 220% increase in mobile homes from 2000 to 2020.

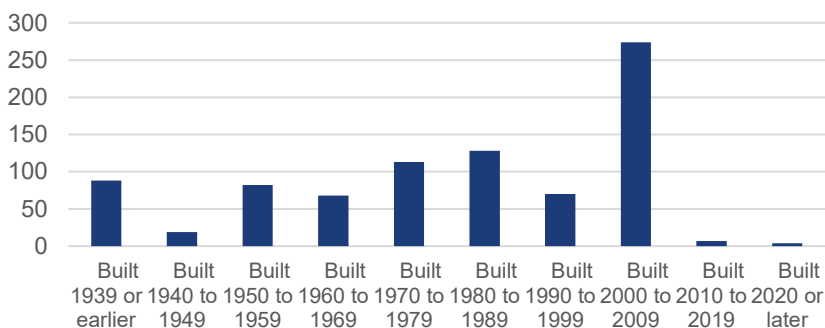
## Village of Hammond, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



## Village of Hammond 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

