

Village of North Hudson Housing Snapshot

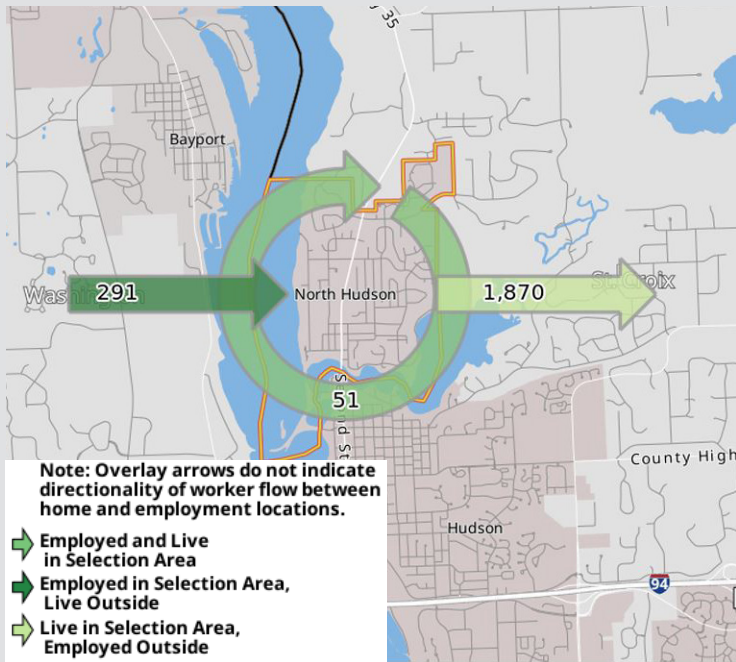


Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Village of North Hudson is 27% Rental / 73% Owner.
- There is a strong need for additional rental units in the Village with a rental vacancy rate of 1.6%.
- There is a significant need for additional owner units in the Village with an owner vacancy rate of 0.8%.
- Less than 0.7% of the Village's housing stock is for seasonal, recreational, or occasional use.

Village of North Hudson	2020 Census	2023 ACS (+/- MOE)
Population	3,803	3,848 (15)
Population in Households	3,803	3,848 (15)
Population in Rental Units	658	603 (288)
Population in Owner Units	3,145	3,245 (290)
Population in Group Quarters	0	0 (10)
Households, excluding group quarters	1,591	1,529 (175)
Avg. Household Size	2.39	2.52 (.28)
Renter Avg. Household Size	1.52	2.86 (.89)
Owner Avg. Household Size	2.71	2.46 (.31)
Housing Units	1,624	1,657 (213)
Rental Units	440	211 (97)
Owner Units	1,173	1,357 (202)
Other Seasonal & Migrant	11	89 (98)
Occupied Units	1,591	1,529 (175)
Renter-Occupied Units	432	211 (96)
Owner-Occupied Units	1,159	1,318 (190)
Vacant Units for Rent, excludes seasonal	7	0 (10)
2020 Rental Vacancy Rate	1.6%	0.0% (10.1)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	9	0 (10)
2020 Homeowner Vacancy Rate	0.8%	0.0% (1.6)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	0.0%	10 (24)
%/# of 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



- 3% of Village of North Hudson residents who are employed have a primary job inside the Village while 97% leave the Village for work.
- 60% of the Village's workforce lives in St. Croix County, with 12% in Washington County (MN), 8% in Pierce County, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

Additional Local Housing Information:

- The Village reported 83 single-family units constructed from 2020 to June 2024.
- Land availability has been identified as a barrier to meeting the community's housing needs.
- 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.

[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.

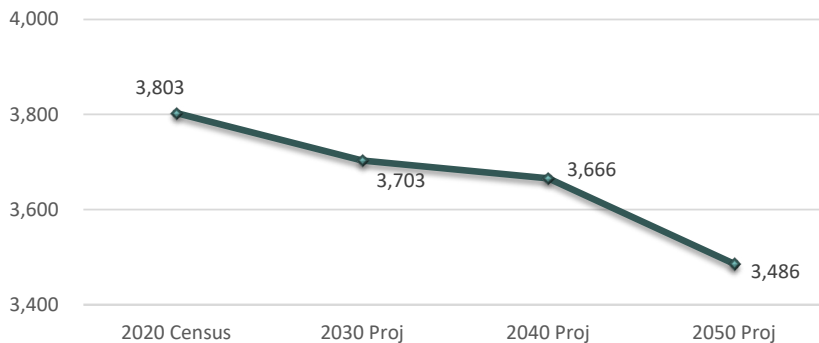
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	3,463	3,803	340	9.82%
Median Age	34.6	41.8	7	20.81%
# of Households	1,315	1,591	276	20.99%
Average Household Size	2.63	2.39	-0.24	-9.13%
% of One Person Households	19.60%	25.60%	149	57.75%
% of Households with Individuals Under 18 Years	39.20%	28.50%	-62	-12.02%
Owner Vacancy Rate	1.10%	0.80%	-0.30%	-
Renter Vacancy Rate	1.00%	1.60%	0.60%	-
Seasonal Units	15	11	-4	-26.67%
Vacant Units	43	33	-10	-23.26%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	5.9	6.7	0.8	13.56%
Units 50 Years or Older (pre 1950 & 1970)	221	456	235	106.33%
% of Units 50 Years or Older	16.20%	27.50%	11.30%	-
Single Family Units	1,080	1,532	452	41.85%
Multi-Family Units (2+ units)	273	125	-148	-54.21%
Mobile Homes	12	0	-12	-100.00%

- Total population has increased nearly 10% over the last 20 years.
- The median age in the Village increased 7 years from 2000 to 2020.
- From 2000 to 2020, the Village experienced an increase in the number of single person households and decrease in households with individuals under 18.
- The owner and renter vacancy rates within the Village are both well below the healthy ranges.
- The Village experienced a 42% growth in single-family units and a 54% decrease in 2+ units from 2000 to 2020.

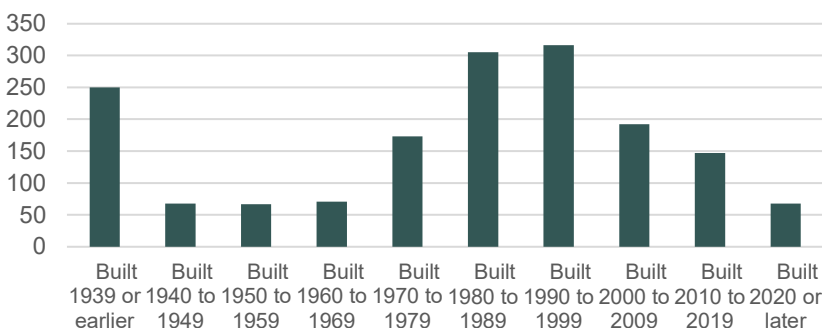
Village of North Hudson, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



Village of North 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

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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