

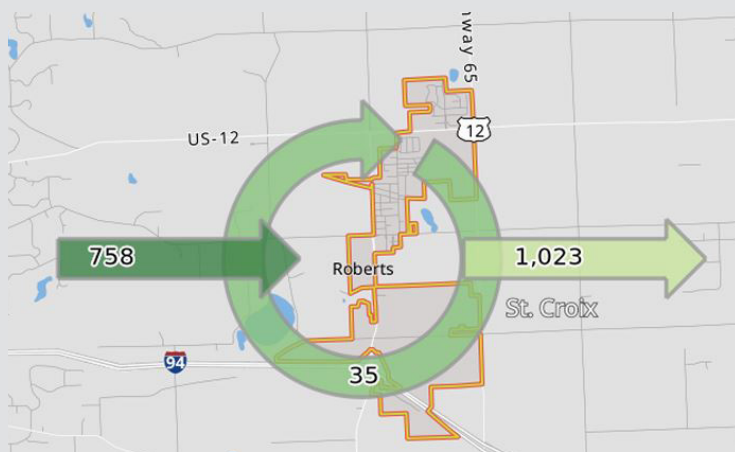
# Village of Roberts Housing Snapshot



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

- The mix of occupied housing units in the Village of Roberts is 31% Rental / 69% Owner.
- There is a slight need for additional rental units in the Village with a rental vacancy rate of 4.1%.
- There is a need for additional owner units in the Village with an owner vacancy rate of 1.3%.
- None of the Village's housing stock is for seasonal, recreational, or occasional use.

## 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

- 3% of Village of Roberts' 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 9% in Pierce County, 6% in Polk County, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

Village of Roberts	2020 Census	2023 ACS (+/- MOE)
Population	1,919	1,981 (269)
Population in Households	1,919	1,981 (269)
Population in Rental Units	511	485 (141)
Population in Owner Units	1,408	1,496 (245)
Population in Group Quarters	0	0 (10)
Households, excluding group quarters	747	746 (118)
Avg. Household Size	2.57	2.66 (.23)
Renter Avg. Household Size	2.18	2.10 (.47)
Owner Avg. Household Size	2.75	2.90 (.24)
Housing Units	775	777 (120)
Rental Units	244	242 (89)
Owner Units	531	535 (81)
Other Seasonal & Migrant	0	0 (10)
Occupied Units	747	746 (118)
Renter-Occupied Units	234	231 (87)
Owner-Occupied Units	513	515 (76)
Vacant Units for Rent, excludes seasonal	10	11 (17)
2020 Rental Vacancy Rate	4.1%	4.5% (6.6)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	7	0 (10)
2020 Homeowner Vacancy Rate	1.3%	0.0% (4.2)
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.	3.5%	4 (16)

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

## Additional Local Housing Information:

- The Village reported 86 single-family units and 94 duplex units constructed from 2020 to June 2024.
- The Village has a residential lending committee as well as 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.

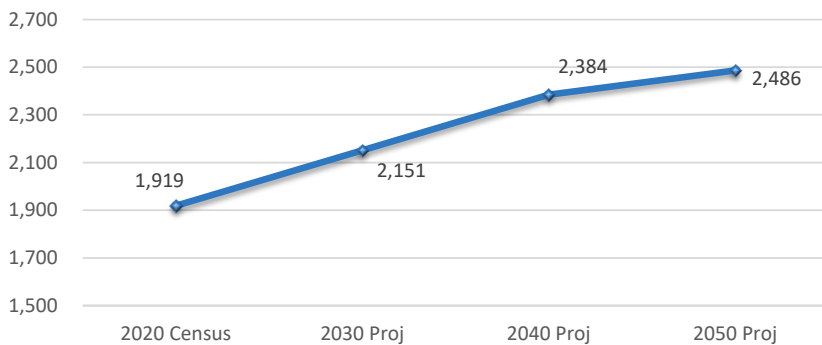
## Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	969	1,919	950	98.04%
Median Age	31.8	33.6	2	5.66%
# of Households	392	747	355	90.56%
Average Household Size	2.47	2.57	0.10	4.05%
% of One Person Households	25.80%	21.30%	58	57.43%
% of Households with Individuals Under 18 Years	35.20%	39.00%	153	110.87%
Owner Vacancy Rate	N/A	1.30%	-	-
Renter Vacancy Rate	2.80%	4.10%	1.30%	-
Seasonal Units	2	0	-2	-100.00%
Vacant Units	10	28	18	180.00%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	5.2	6.2	1	19.23%
Units 50 Years or Older (pre 1950 & 1970)	81	83	2	2.47%
% of Units 50 Years or Older	19.90%	10.70%	-9.20%	-
Single Family Units	188	569	381	202.66%
Multi-Family Units (2+ units)	74	88	14	18.92%
Mobile Homes	145	134	-11	-7.59%

- Total population has increased about 98% over the last 20 years.
- The median age in the Village increased 2 years from 2000 to 2020.
- There is a slight decline in the number of smaller households in the Village. In 2000, 26% of households were comprised of one person while in 2020 this percentage increased to 21%.
- The owner and renter vacancy rates are below the healthy ranges within the Village.
- The Village experienced a 203% growth in single-family units and a 19% increase in 2+ units from 2000 to 2020.

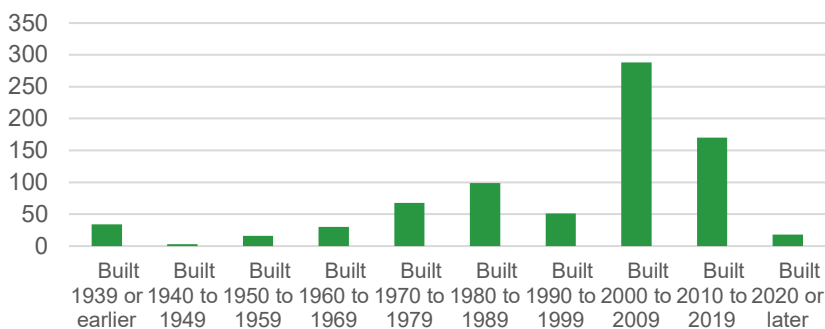
### Village of Roberts, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



### Village of Roberts 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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