

# Village of Star Prairie Housing Snapshot



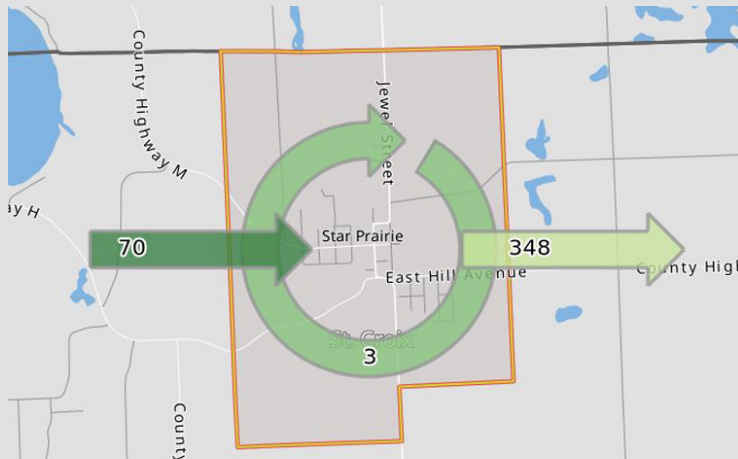
## Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Village of Star Prairie is 28% Rental / 72% Owner.
- There is a slight need for additional rental units in the Village with a rental vacancy rate of 4.8%.
- There is a strong need for additional owner units in the Village with an owner vacancy rate of 0.0%.
- About 0.3% of the Village's housing stock is for seasonal, recreational, or occasional use.

Village of Star Prairie	2020 Census	2023 ACS (+/- MOE)
Population	678	579 (153)
Population in Households	678	579 (153)
Population in Rental Units	216	154 (86)
Population in Owner Units	462	425 (126)
Population in Group Quarters	0	0 (1)
Households, excluding group quarters	278	268 (75)
Avg. Household Size	2.44	2.16 (.28)
Renter Avg. Household Size	2.73	2.41 (.55)
Owner Avg. Household Size	2.32	2.08 (.34)
Housing Units	289	287 (75)
Rental Units	84	75 (39)
Owner Units	204	212 (69)
Other Seasonal & Migrant	1	0 (10)
Occupied Units	278	268 (75)
Renter-Occupied Units	79	64 (34)
Owner-Occupied Units	199	204 (67)
Vacant Units for Rent, excludes seasonal	4	11 (17)
2020 Rental Vacancy Rate	4.8%	14.7% (21.2)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	0	4 (6)
2020 Homeowner Vacancy Rate	0.0%	1.9% (3.1)
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.	0.0%	2 (14)

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

- 1% of Village of Star Prairie's residents who are employed have a primary job inside the Village while 99% leave the Village for work.
- 66% of the Village's workforce lives in St. Croix County, with 12% in Polk County, 6% in Washington County (MN), with 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.

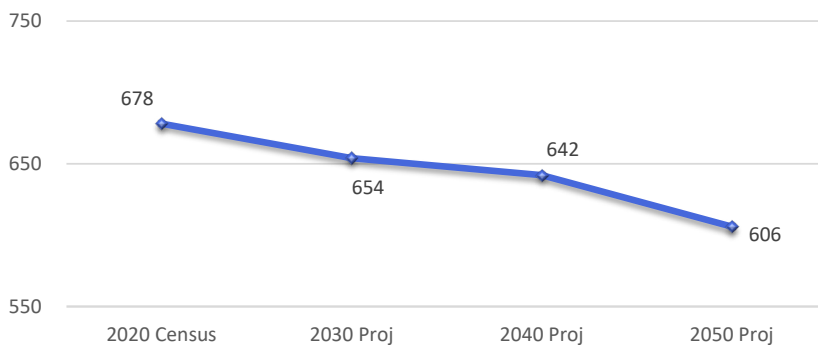
## Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	574	678	104	18.12%
Median Age	32.1	37.9	6	18.07%
# of Households	212	278	66	31.13%
Average Household Size	2.71	2.44	-0.27	-9.96%
% of One Person Households	23.60%	25.90%	22	44.00%
% of Households with Individuals Under 18 Years	39.60%	31.30%	3	3.57%
Owner Vacancy Rate	0.60%	0.00%	-0.60%	-
Renter Vacancy Rate	N/A	4.80%	-	-
Seasonal Units	0	1	1	0.00%
Vacant Units	3	11	8	266.67%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	6	5.4	-0.6	-10.00%
Units 50 Years or Older (pre 1950 & 1970)	64	83	19	29.69%
% of Units 50 Years or Older	32.80%	28.90%	-3.90%	-
Single Family Units	159	239	80	50.31%
Multi-Family Units (2+ units)	33	64	31	93.94%
Mobile Homes	3	0	-3	-100.00%

- Total population has increased about 18% over the last 20 years.
- The median age in the Village increased 6 years from 2000 to 2020.
- There is a decline in the number of households with individuals under 18 in the Village. In 2000, nearly 40% of households had at least one individual under 18, while in 2020 this percentage decreased to 31%.
- The owner vacancy rate is significantly below the healthy range, while the renter vacancy rate is 0.2% below the healthy range.
- The Village experienced a 50% growth in single-family units and a 94% increase in 2+ units from 2000 to 2020.

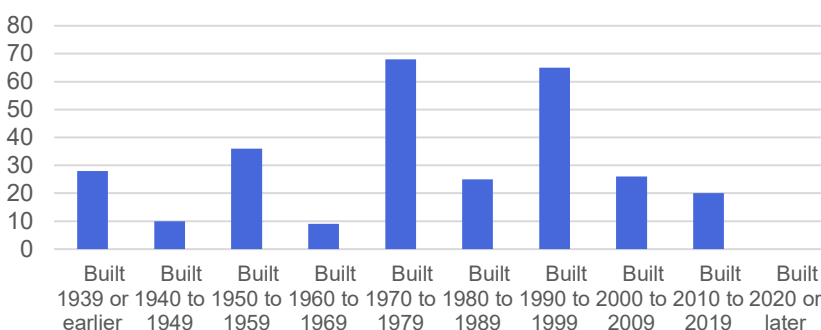
## Village of Star Prairie, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



## Village of Star Prairie 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



## Active St. Croix County For Sale Listings

July 2016: 522	July 2021: 306
July 2017: 432	July 2022: 217
July 2018: 442	July 2023: 197
July 2019: 599	July 2024: 208
July 2020: 469	

source: Realtor.com



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