

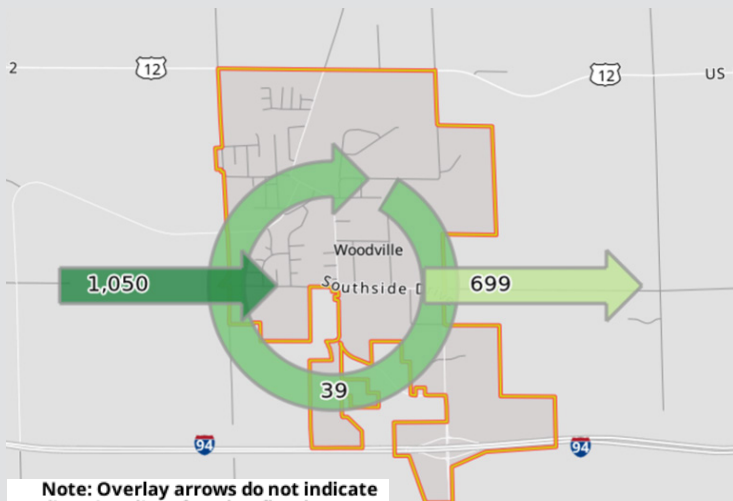
Village of Woodville Housing Snapshot



Housing Summary (2020 U.S. Census):

- The mix of occupied housing units in the Village of Woodville is 32% Rental / 68% Owner.
- There rental vacancy rate in the Village is within the healthy range with a rate of 12.7%.
- There is a need for additional owner units in the Village with an owner vacancy rate of 1.8%.
- Less than 0.7% 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

- 5% of Village of Woodville's residents who are employed have a primary job inside the Village while 95% leave the Village for work.
- 48% of the Village's workforce lives in St. Croix County, with 14% in Dunn County, 12% in Pierce County, 6% in Polk County, with the remainder in other counties.

source: Longitudinal Employer-Household Dynamics

Village of Woodville	2020 Census	2023 ACS (+/- MOE)
Population	1,386	1,497 (213)
Population in Households	1,341	1,458 (213)
Population in Rental Units	506	419 (180)
Population in Owner Units	835	1,039 (166)
Population in Group Quarters	45	39 (4)
Households, excluding group quarters	558	528 (70)
Avg. Household Size	2.40	2.76 (.26)
Renter Avg. Household Size	2.83	2.17 (.51)
Owner Avg. Household Size	2.20	3.10 (.30)
Housing Units	595	551 (73)
Rental Units	205	205 (67)
Owner Units	386	343 (54)
Other Seasonal & Migrant	4	3 (4)
Occupied Units	558	528 (70)
Renter-Occupied Units	179	193 (63)
Owner-Occupied Units	379	335 (49)
Vacant Units for Rent, excludes seasonal	26	12 (19)
2020 Rental Vacancy Rate	12.7%	5.9% (8.9)
Rental Vacancy Rate Standard[1]	5-7%	5-7%
Vacant Units for Sale, excludes seasonal	7	0 (10)
2020 Homeowner Vacancy Rate	1.8%	0.0% (6.5)
Homeowner Vacancy Rate Standard[2]	2-2.5%	2-2.5%
%/# of Overcrowded Units – Renter Occup.	4.5%	3 (15)
%/# of Overcrowded Units – Owner Occup.	0.0%	0 (17)

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

Additional Local Housing Information:

- The Village reported 10 single-family units and 10 duplex 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 Baldwin-Woodville School District increased 6.3% between 2022 and 2024, from \$284,950 in 2022 to \$303,000 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.

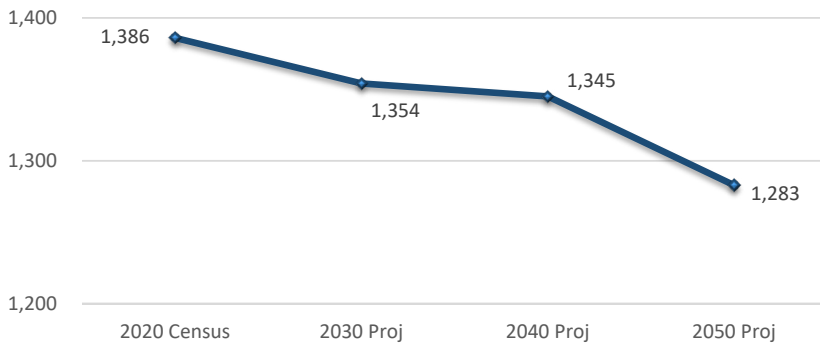
Population & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	1,104	1,386	282	25.54%
Median Age	33.7	38.3	5	13.65%
# of Households	446	558	112	25.11%
Average Household Size	2.37	2.40	3.0%	1.27%
% of One Person Households	30.90%	32.60%	44	31.88%
% of Households with Individuals Under 18 Years	36.50%	31.00%	10	6.13%
Owner Vacancy Rate	0.70%	1.80%	1.10%	-
Renter Vacancy Rate	4.70%	12.70%	8.00%	-
Seasonal Units	2	4	2	100.00%
Vacant Units	14	37	23	164.29%
	2000 Census	2019-2023 ACS	# Change	% Change
Median # of Rooms	4.9	5.4	0.5	10.20%
Units 50 Years or Older (pre 1950 & 1970)	121	135	14	11.57%
% of Units 50 Years or Older	26.00%	24.50%	-1.50%	-
Single Family Units	250	354	104	41.60%
Multi-Family Units (2+ units)	133	184	51	38.35%
Mobile Homes	80	49	-31	-38.75%

- Total population has increased about 25% over the last 20 years.
- The median age in the Village increased 5 years from 2000 to 2020.
- There is a slight increase in the number of smaller households in the Village. In 2000, 31% of households were comprised of one person while in 2020 this percentage increased to about 33%.
- The renter vacancy rate in the Village is within the healthy range, while the owner vacancy rate is below the healthy range.
- The Village experienced a 42% growth in single-family units and a 38% increase in 2+ units from 2000 to 2020.

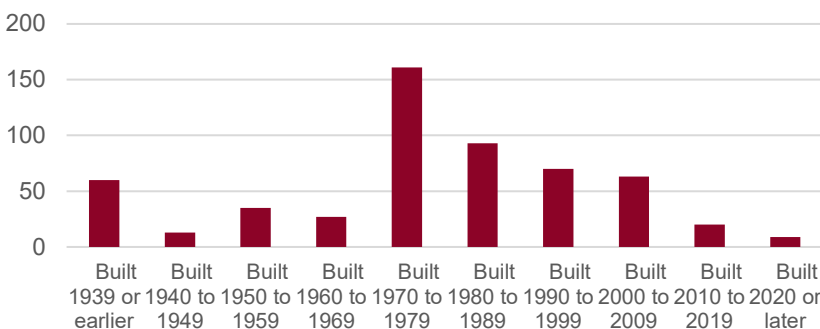
Village of Woodville, WI Population Projections (2020-2050)

source: WI Department of Administration, 2024



Village of Woodville 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



Village of Woodville Housing Snapshot

