

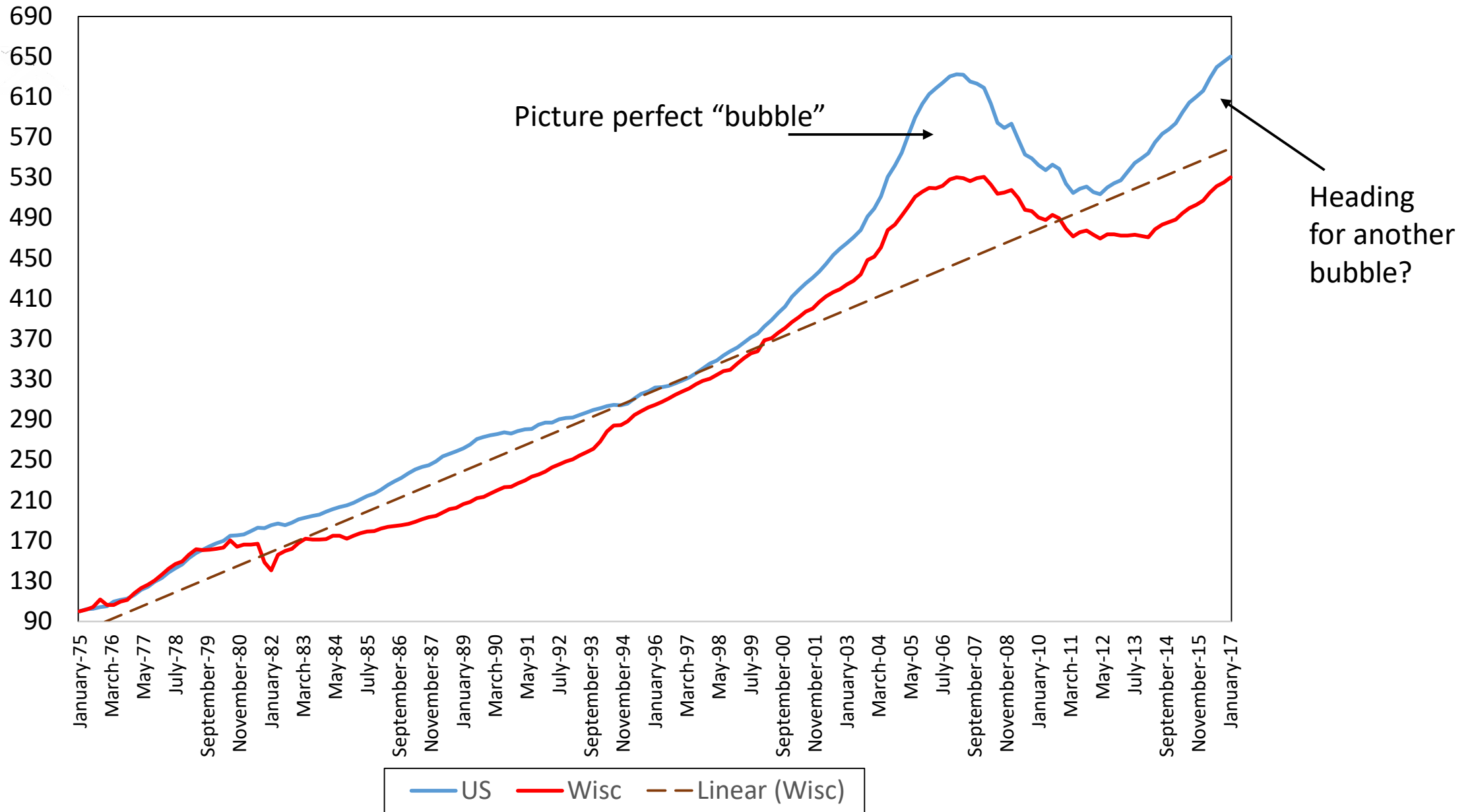
Crawford County Housing Snapshot

Jessica Spayde
Community Development Educator
Crawford County Extension
University of Wisconsin-Madison
spayde@wisc.edu

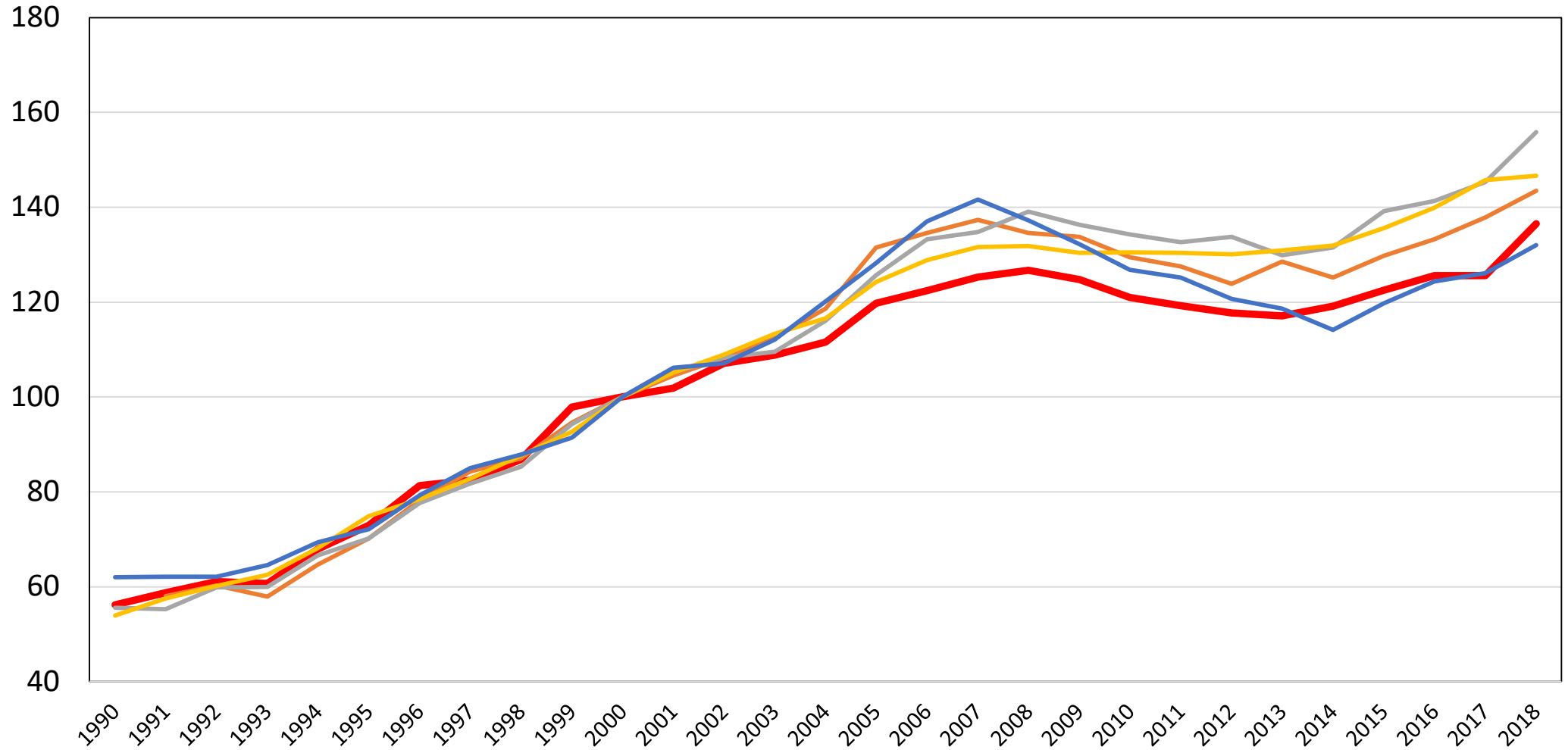
Steven Deller
Department of Agricultural and Applied Economics
Center for Community and Economic Development
University of Wisconsin-Madison



All-Transactions House Price Index Quarterly (1975Q1=100)



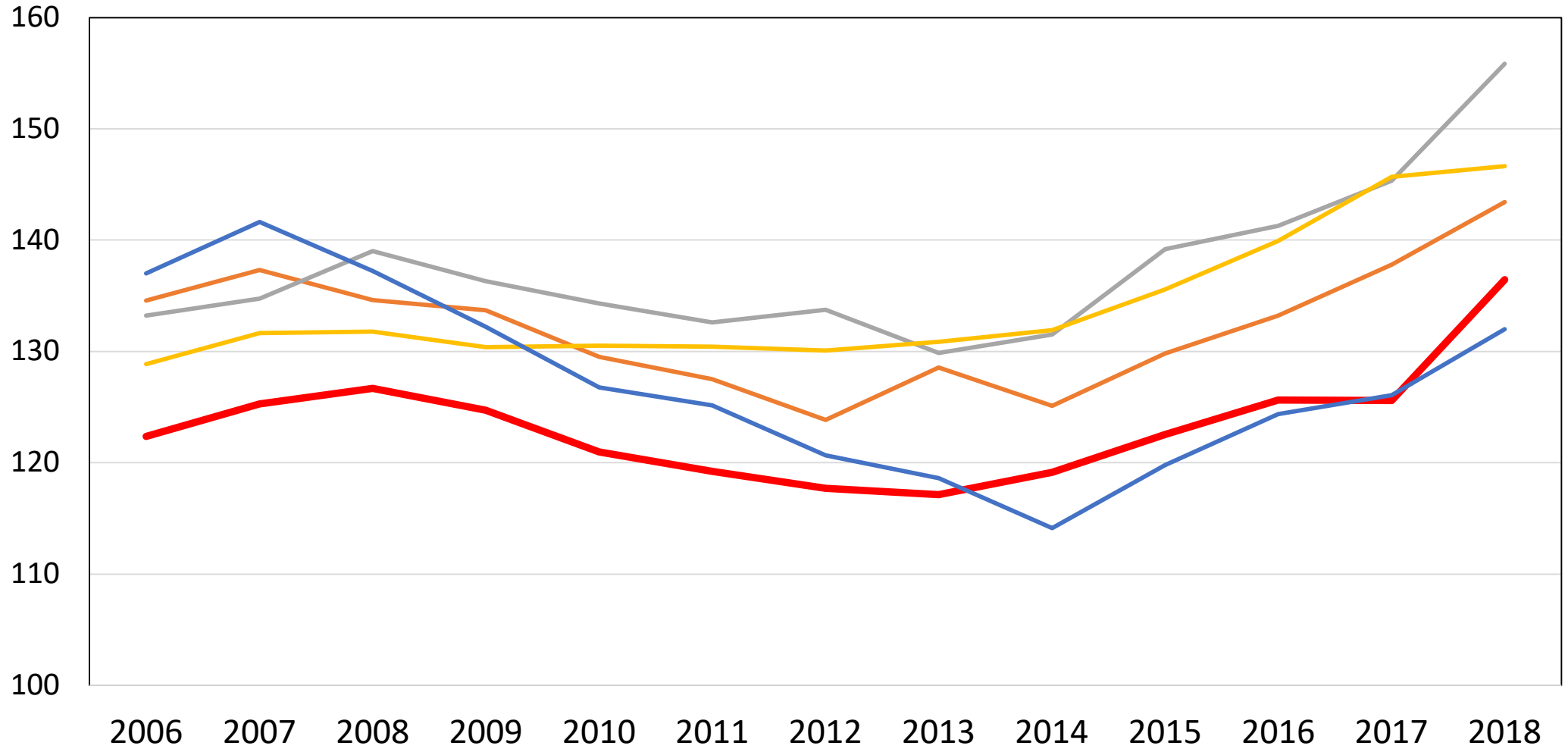
All-Transactions House Price Index (Index 2000=100)



— Crawford — Buffalo — Vernon — Grant — Juneau



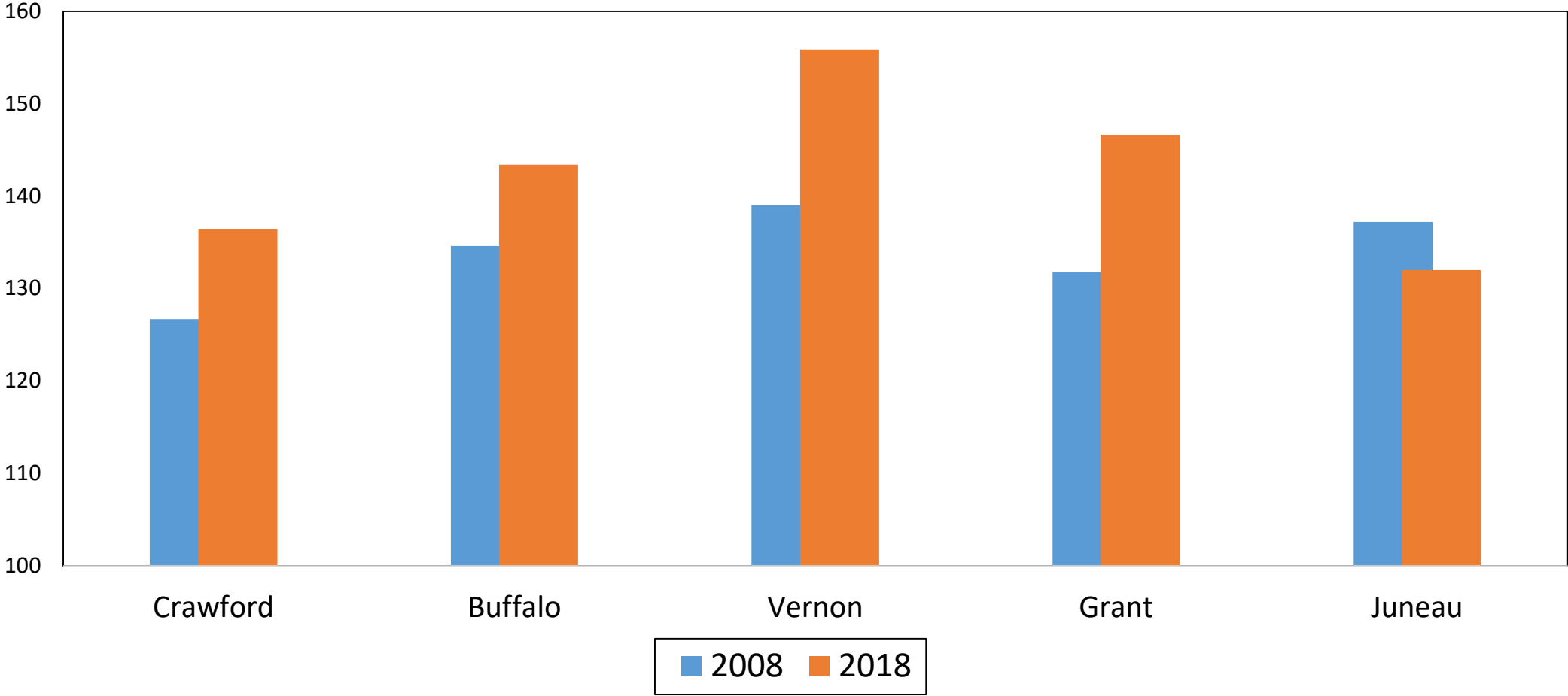
All-Transactions House Price Index (Index 2000=100)



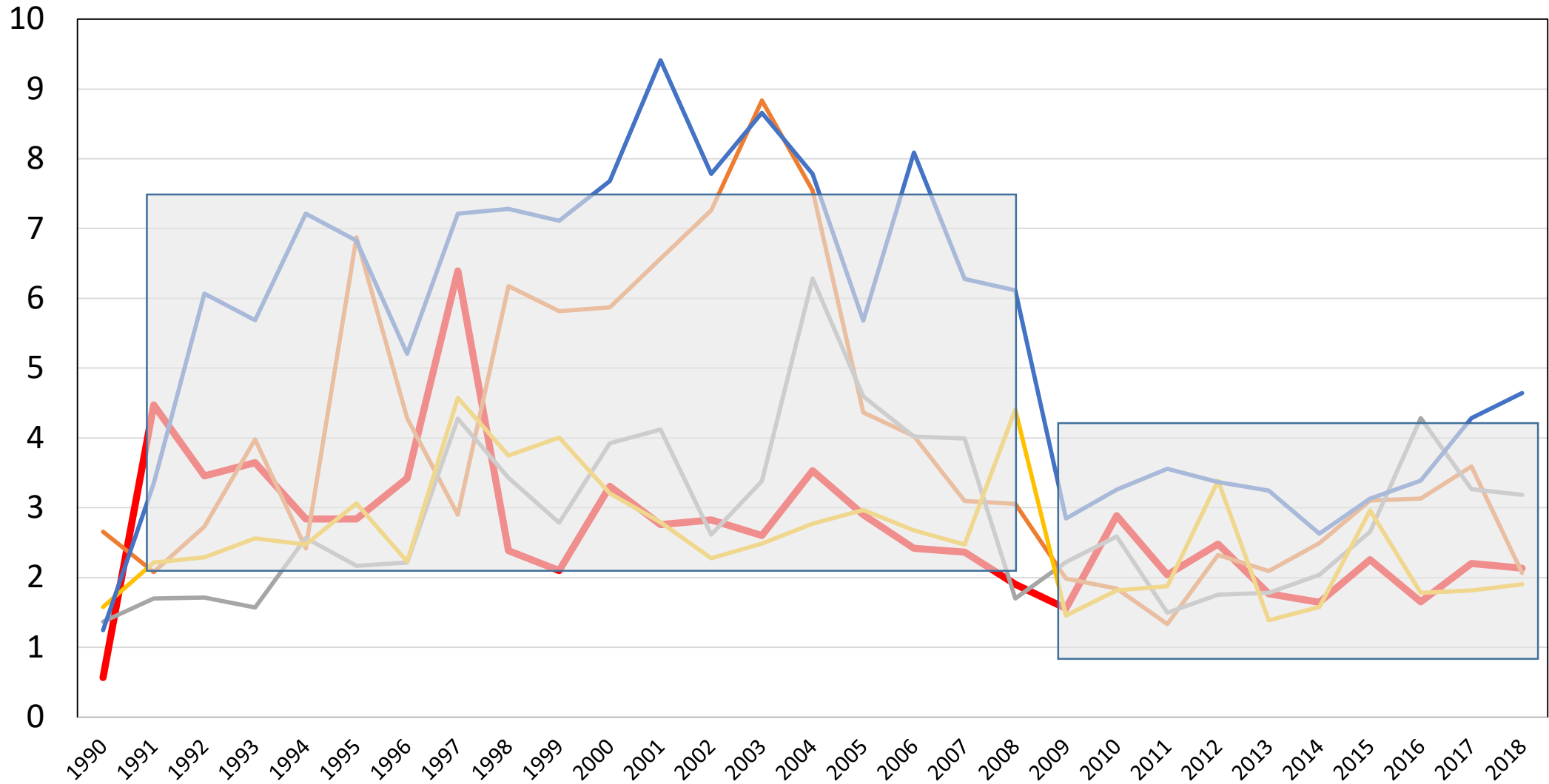
— Crawford — Buffalo — Vernon — Grant — Juneau



Peak of 2008 to 2018



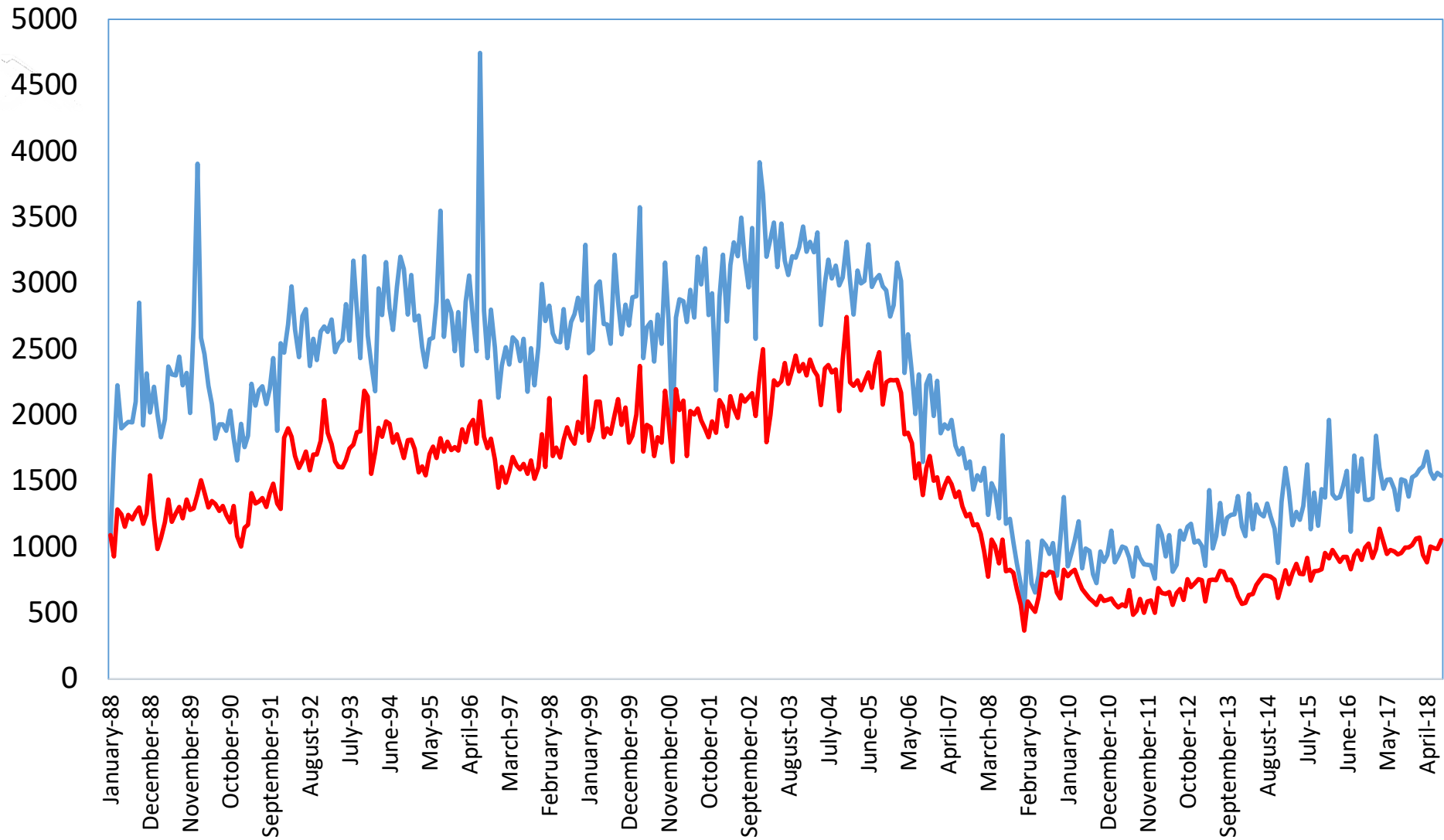
Number of New Single Family Housing Building Permits Per 1,000 Persons



— Crawford — Buffalo — Vernon — Grant — Juneau



Monthly Housing Building Permits: Wisconsin

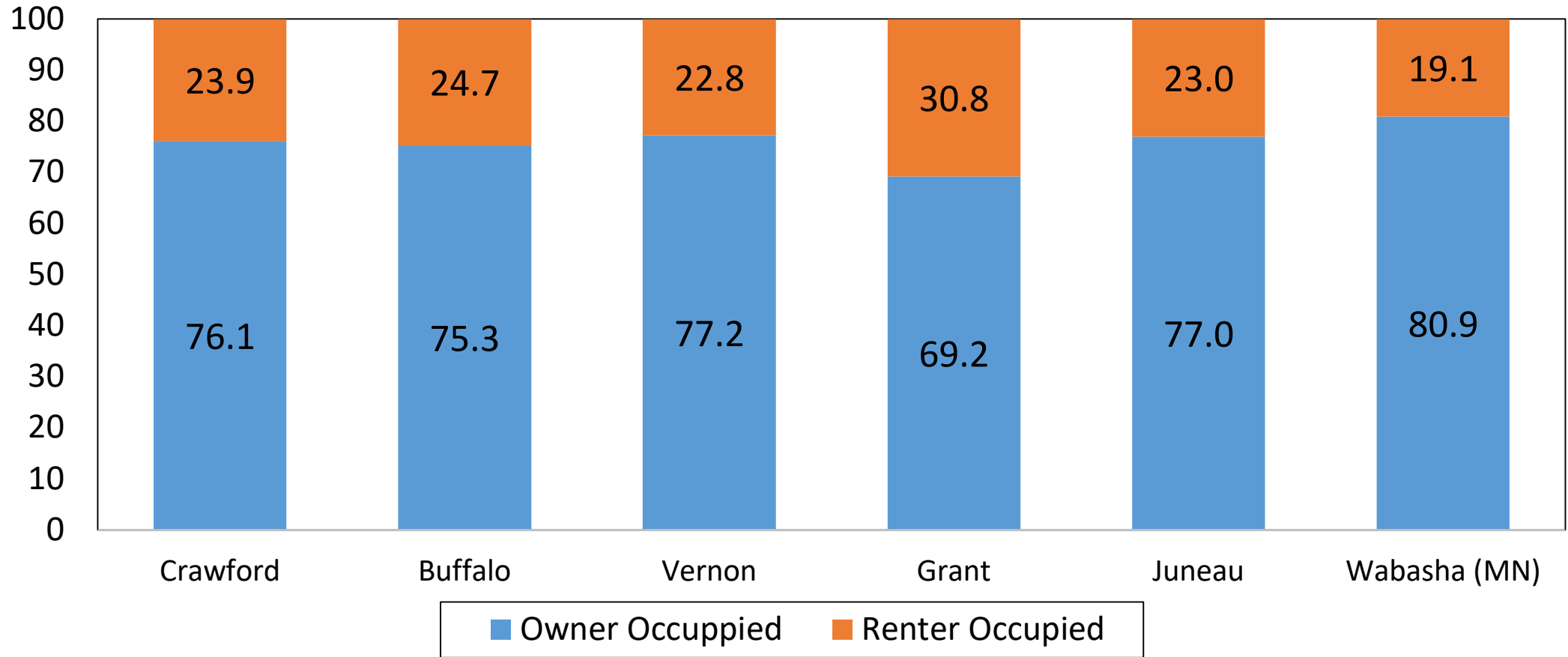


— New Private Housing Units Authorized by Building Permits
— New Private Housing Units Authorized by Building Permits: 1-Unit Structures



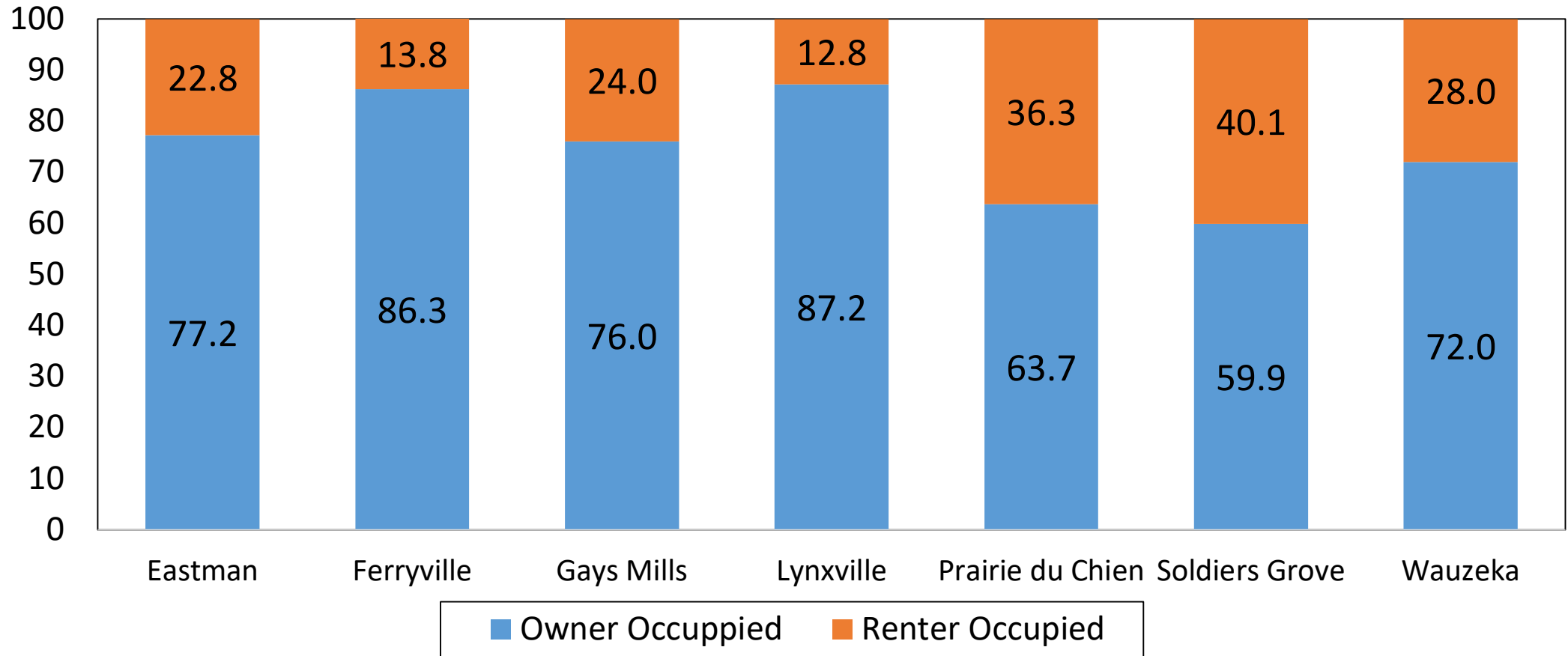
Owner or Renters: Percent of All Occupied Housing

(ACS 2017 5-YR Ave)



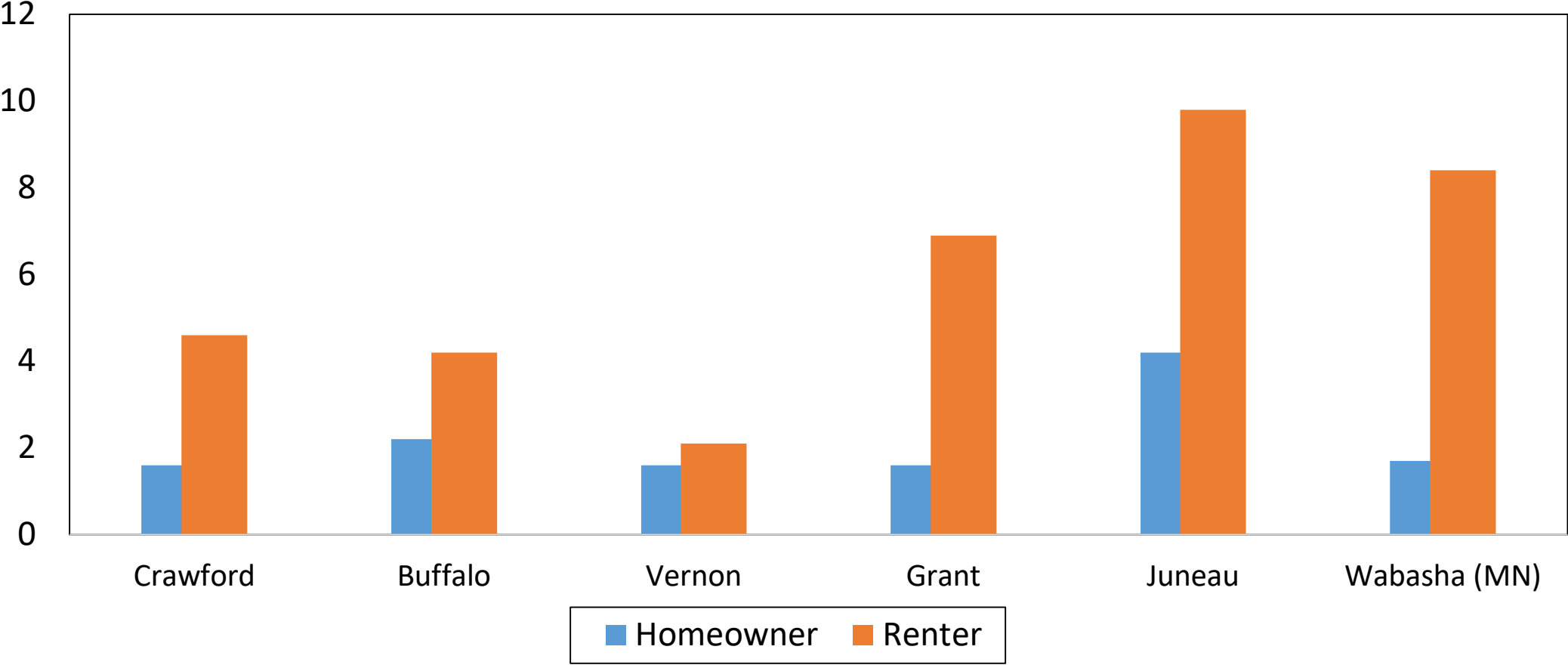
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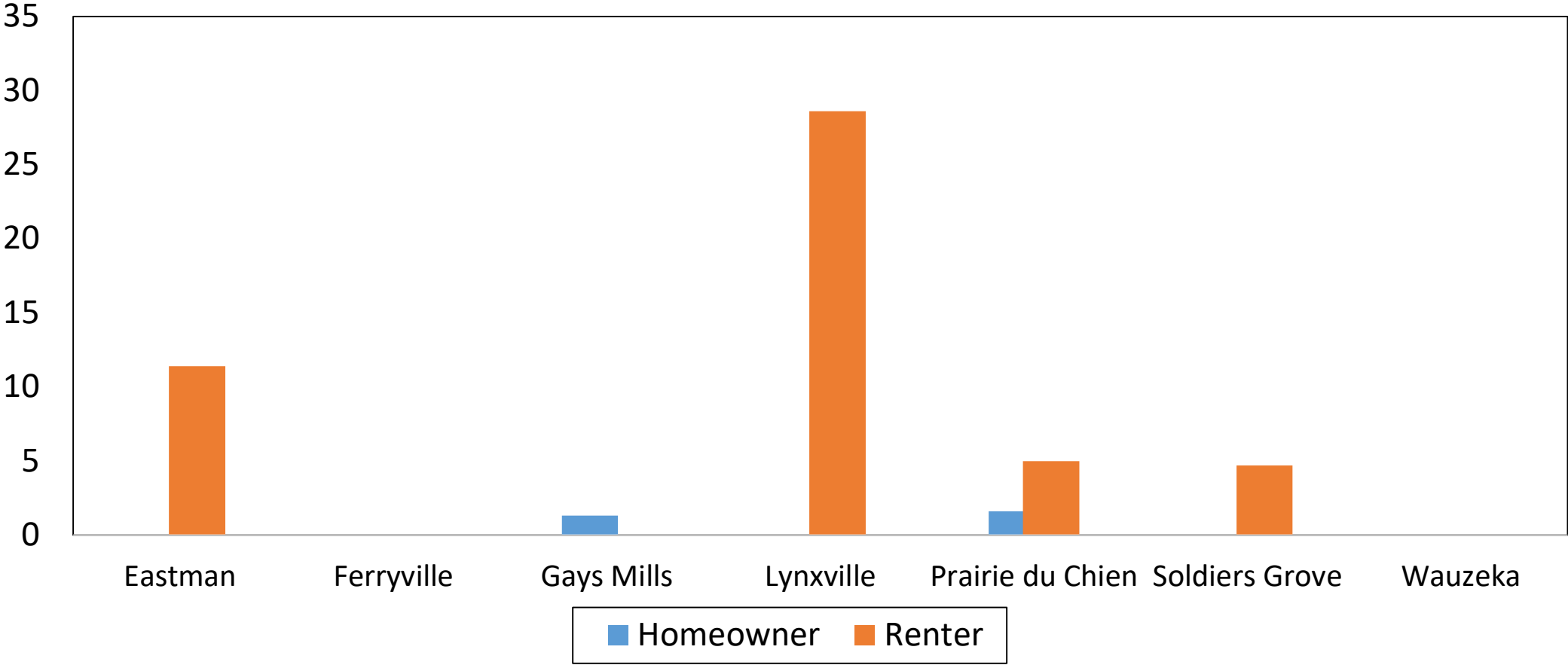
Vacancy Rates

(ACS 2017 5-YR Ave)



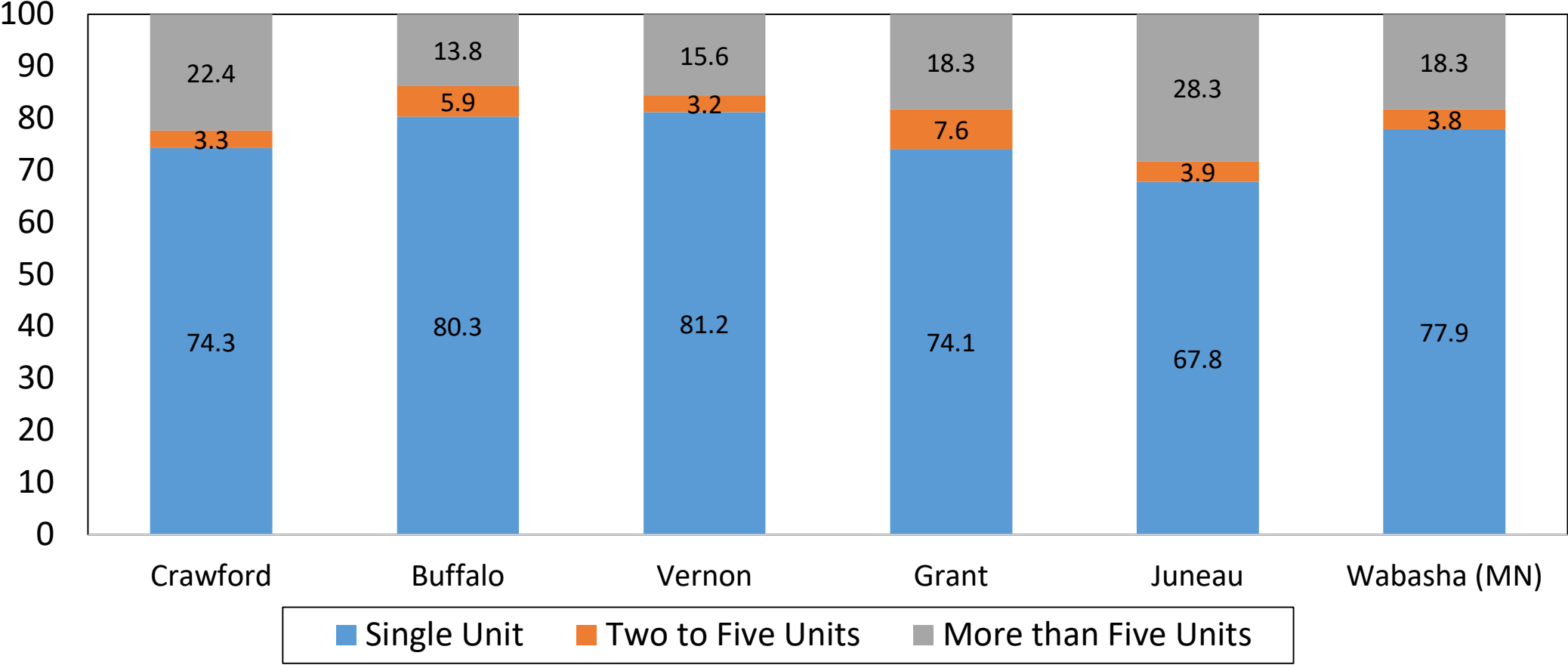
Vacancy Rates

(ACS 2017 5-YR Ave)



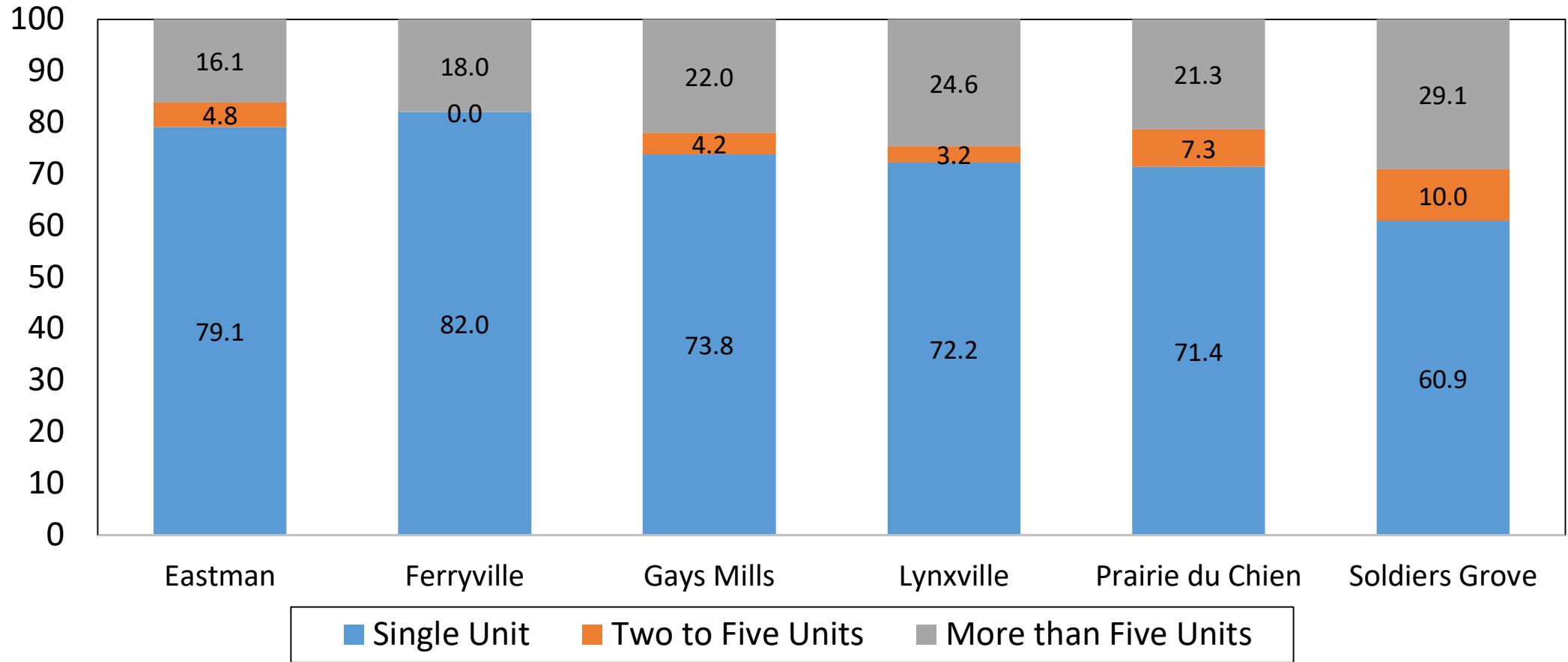
Single or Multi Unit Housing

(ACS 2017 5-YR Ave)



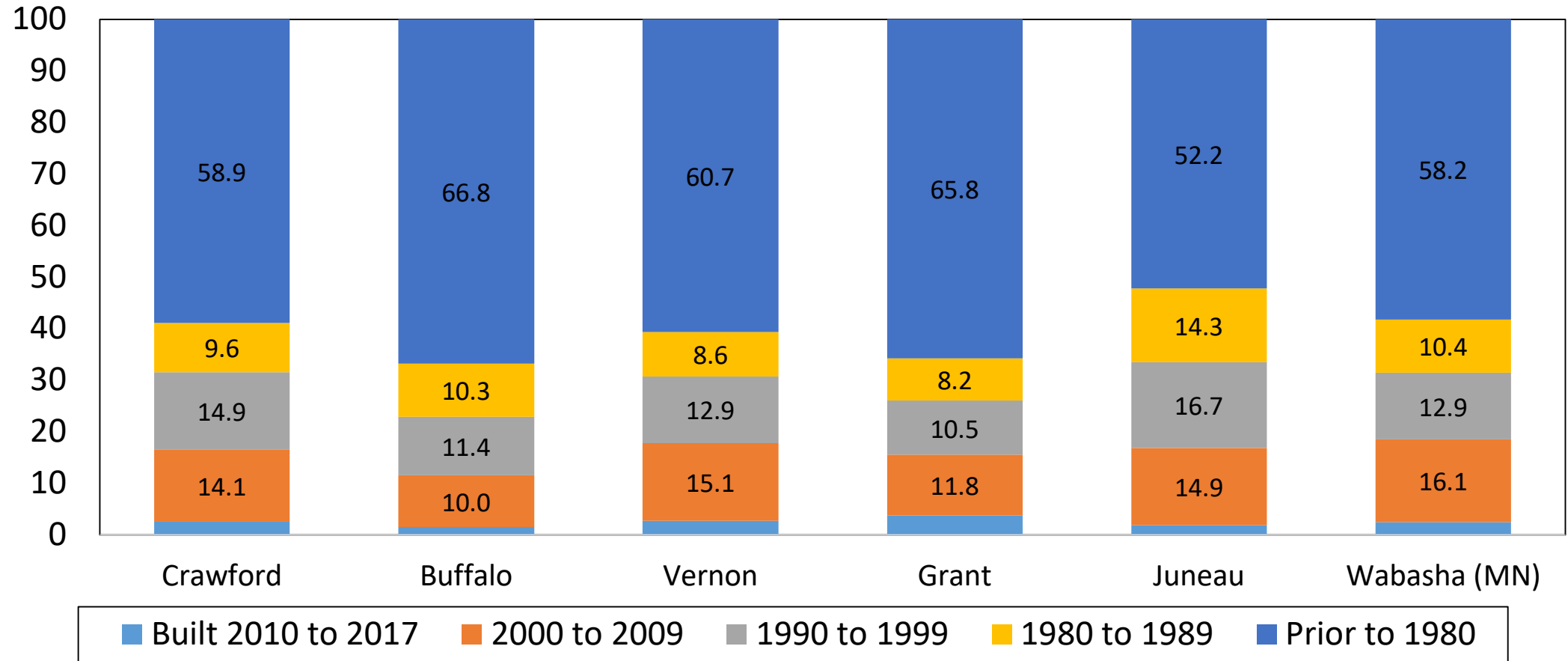
Single or Multi Unit Housing

(ACS 2017 5-YR Ave)



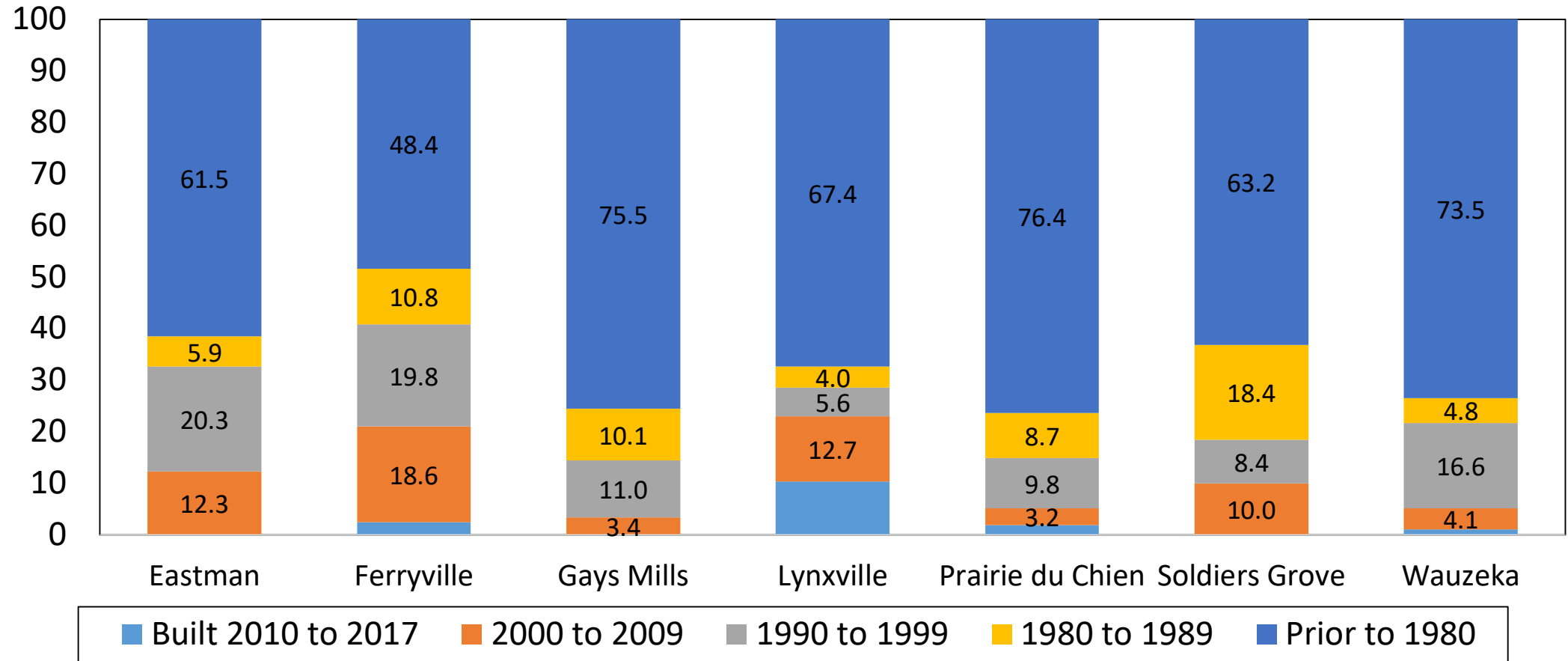
Age of the Housing Stock

(ACS 2017 5-YR Ave)



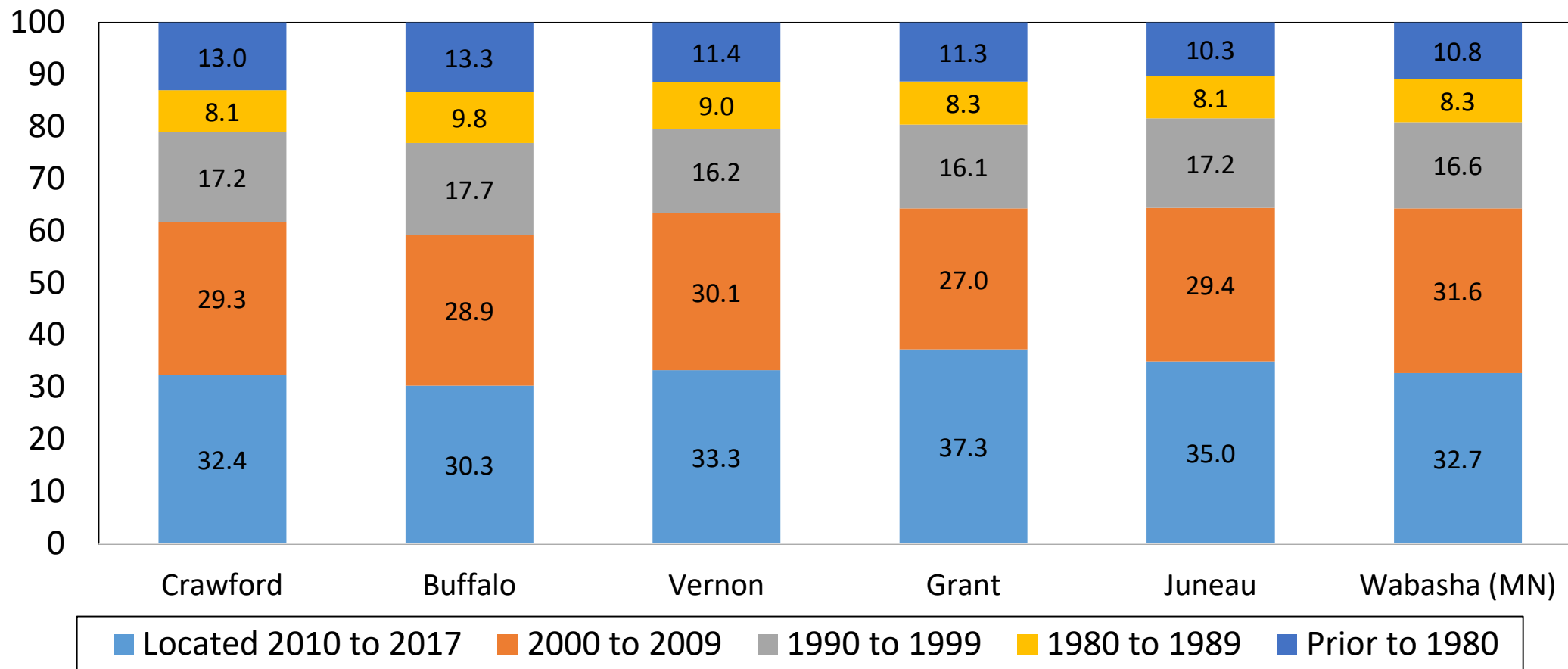
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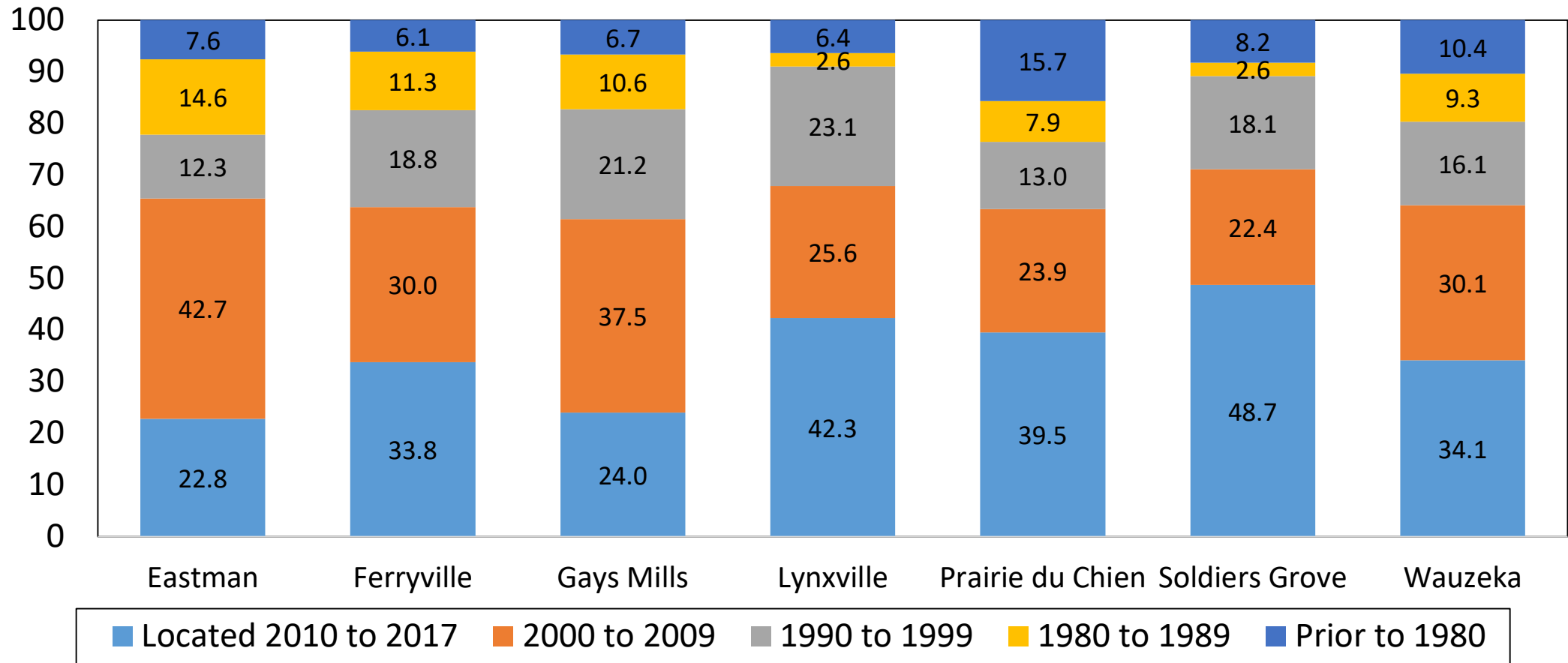
Length of Time in Current Residence

(ACS 2017 5-YR Ave)



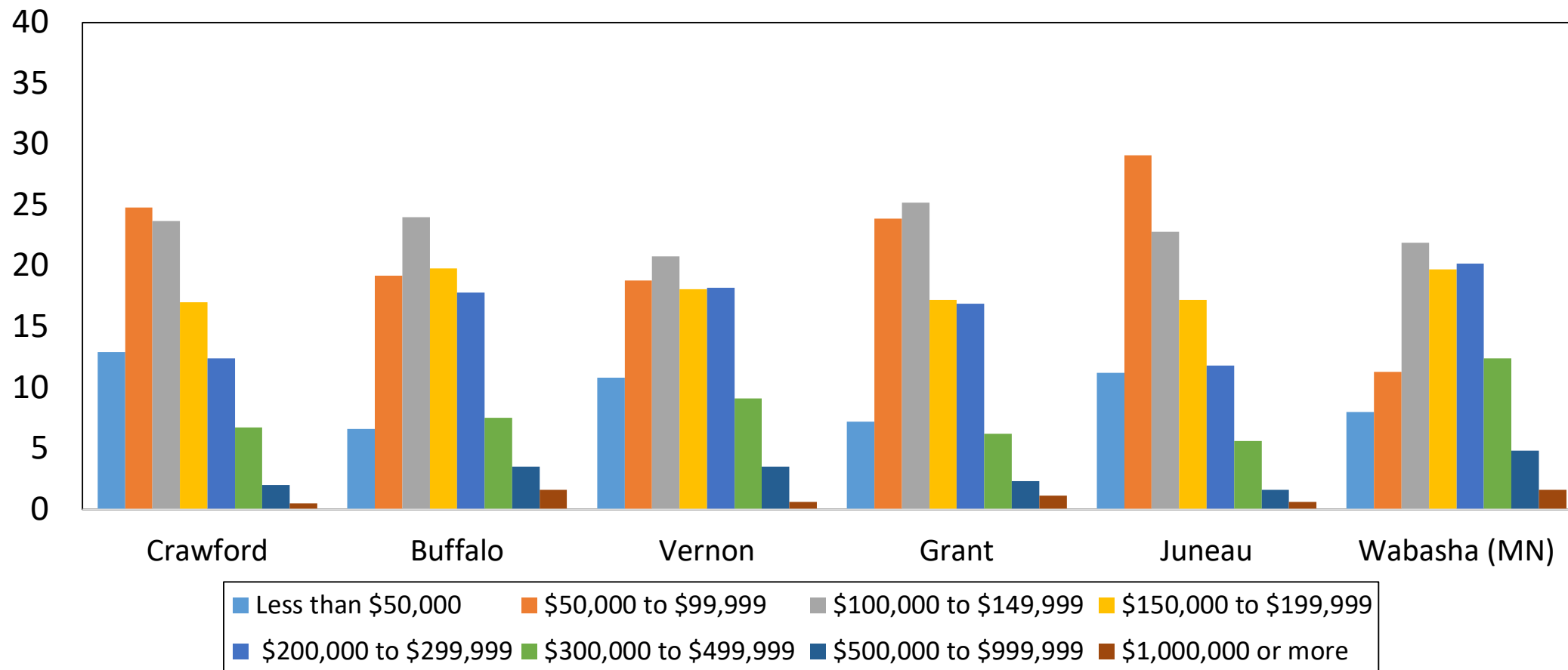
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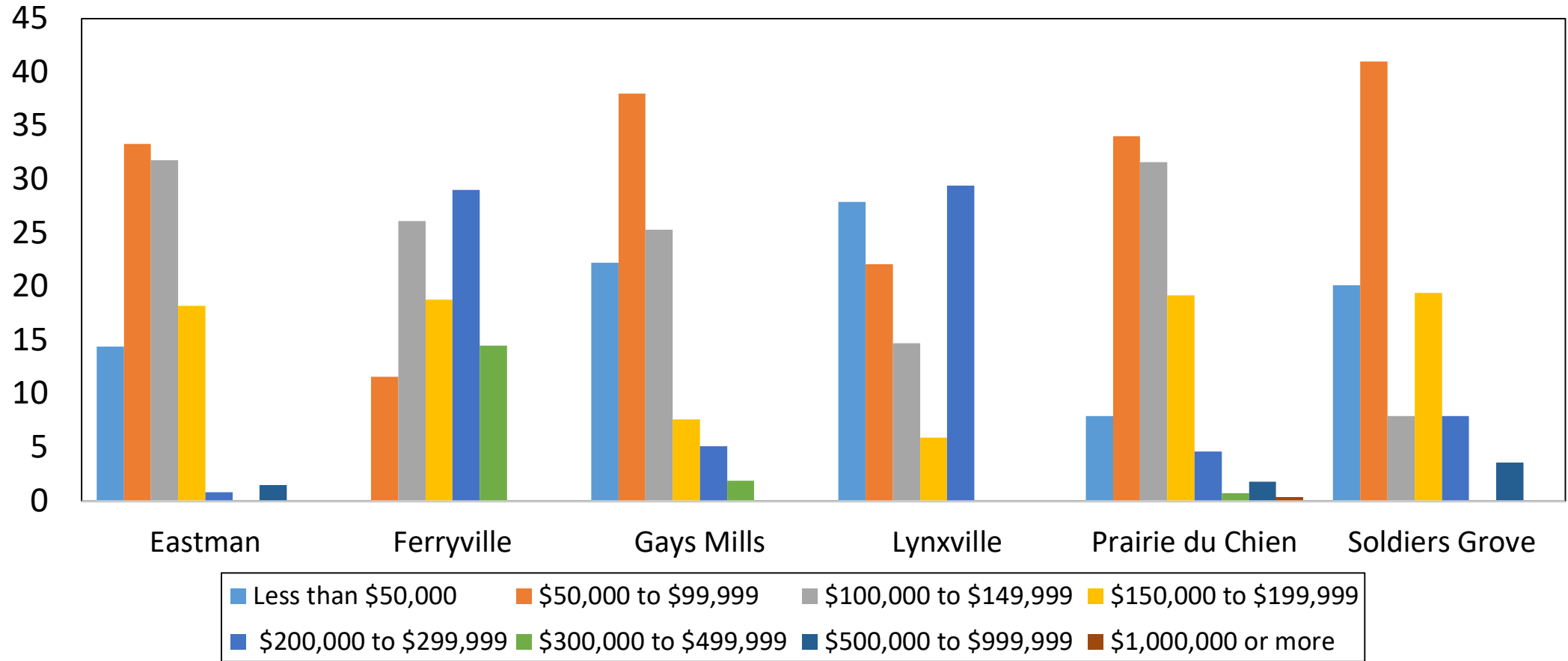
Owner Occupied Housing Values

(ACS 2017 5-YR Ave)



Owner Occupied Housing Values

(ACS 2017 5-YR Ave)



Housing Stress: Fiscal

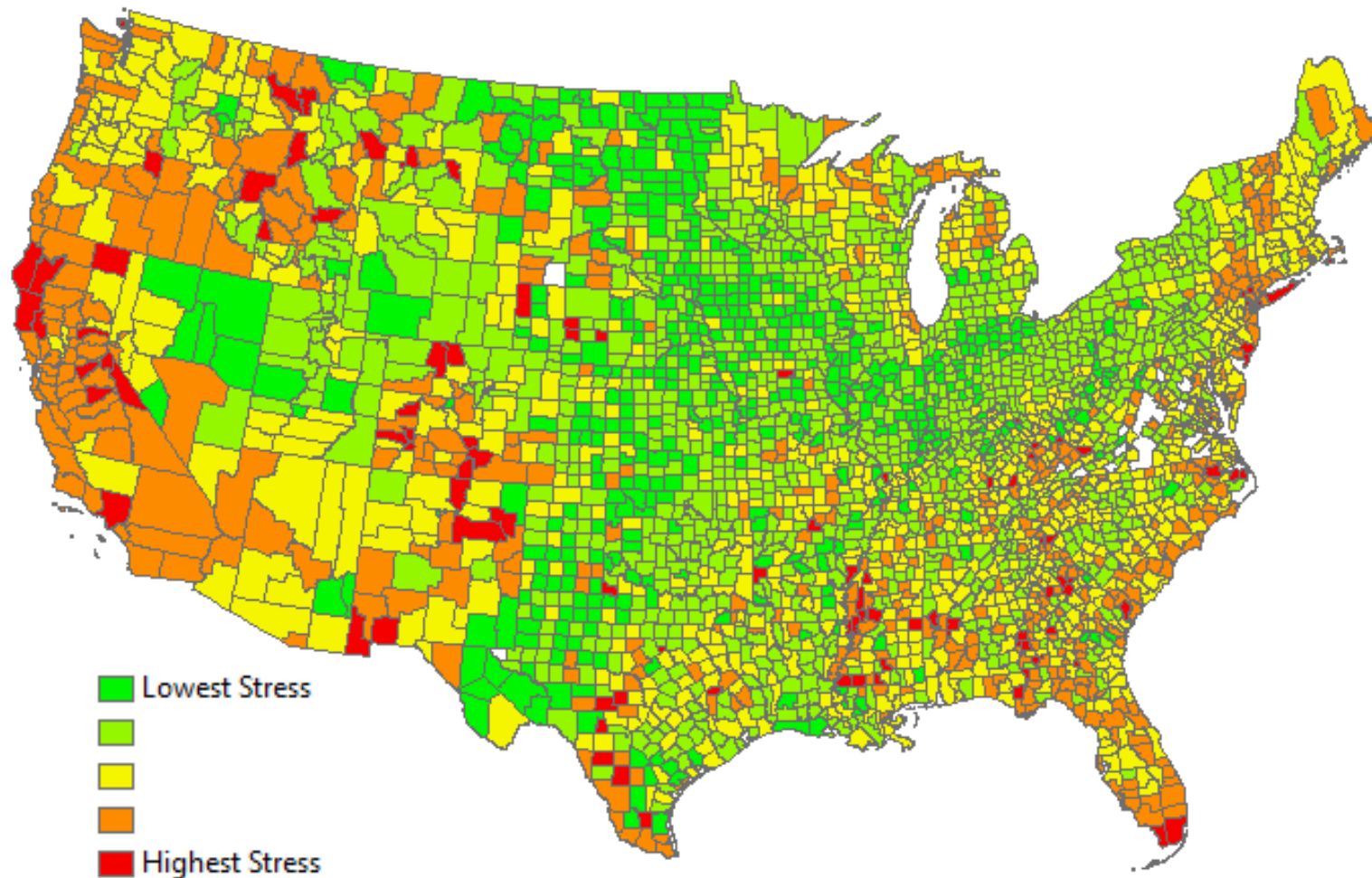
How much house can you afford?

Use the 28-36 rule

Most mortgage lenders use the 28-36 rule to determine what you can afford and how much money they're willing to lend you. The 28-36 rule states that your maximum household expenses shouldn't exceed 28 percent of your gross monthly income.

If you earn \$5,000 a month, that means your monthly **house** payment **should** be no more than \$1,250.

Owner Occupied With Mortgage: 35%+ Income



Housing Stress: Fiscal

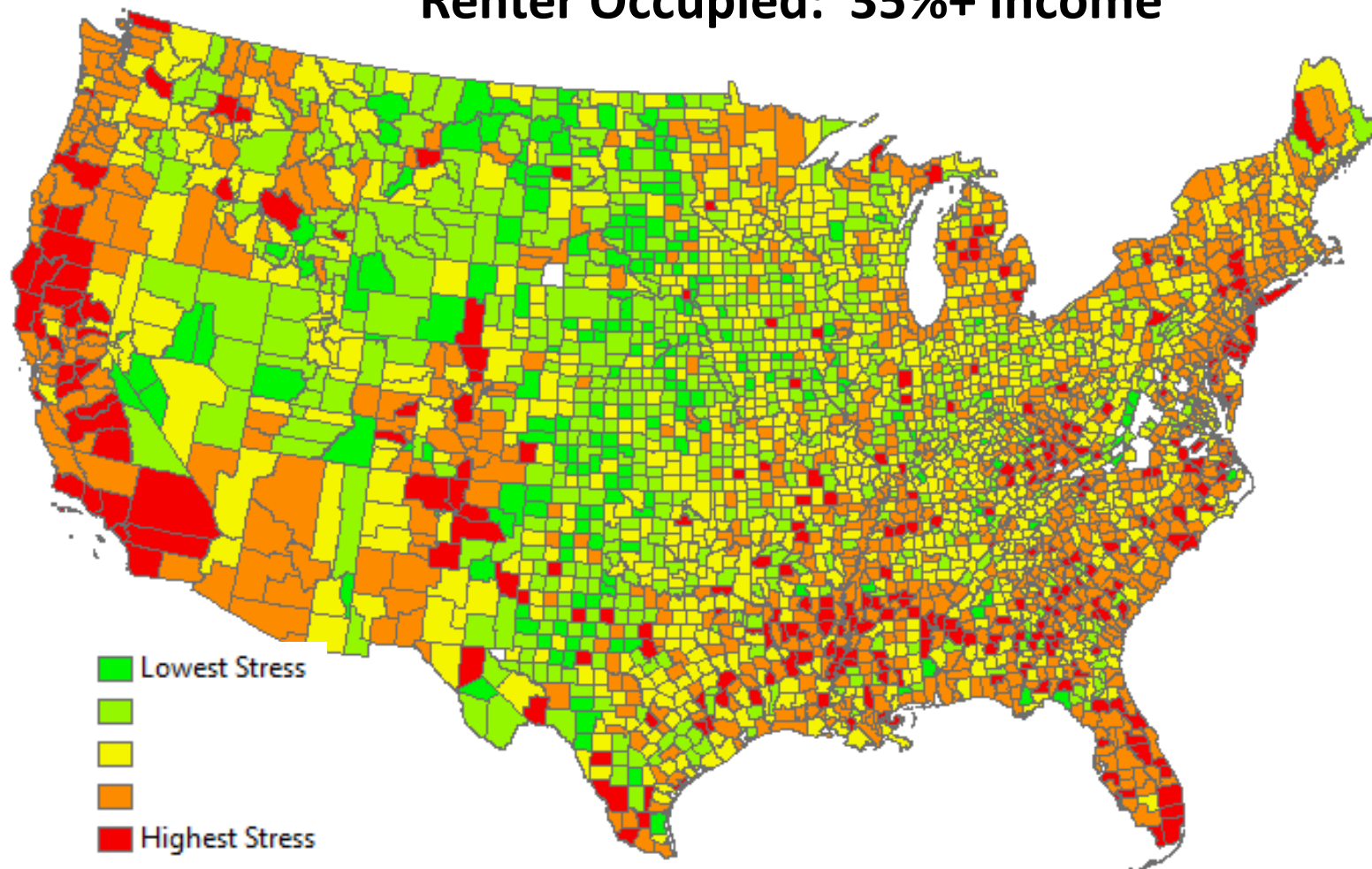
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Renter Occupied: 35%+ Income



Housing Stress: Fiscal

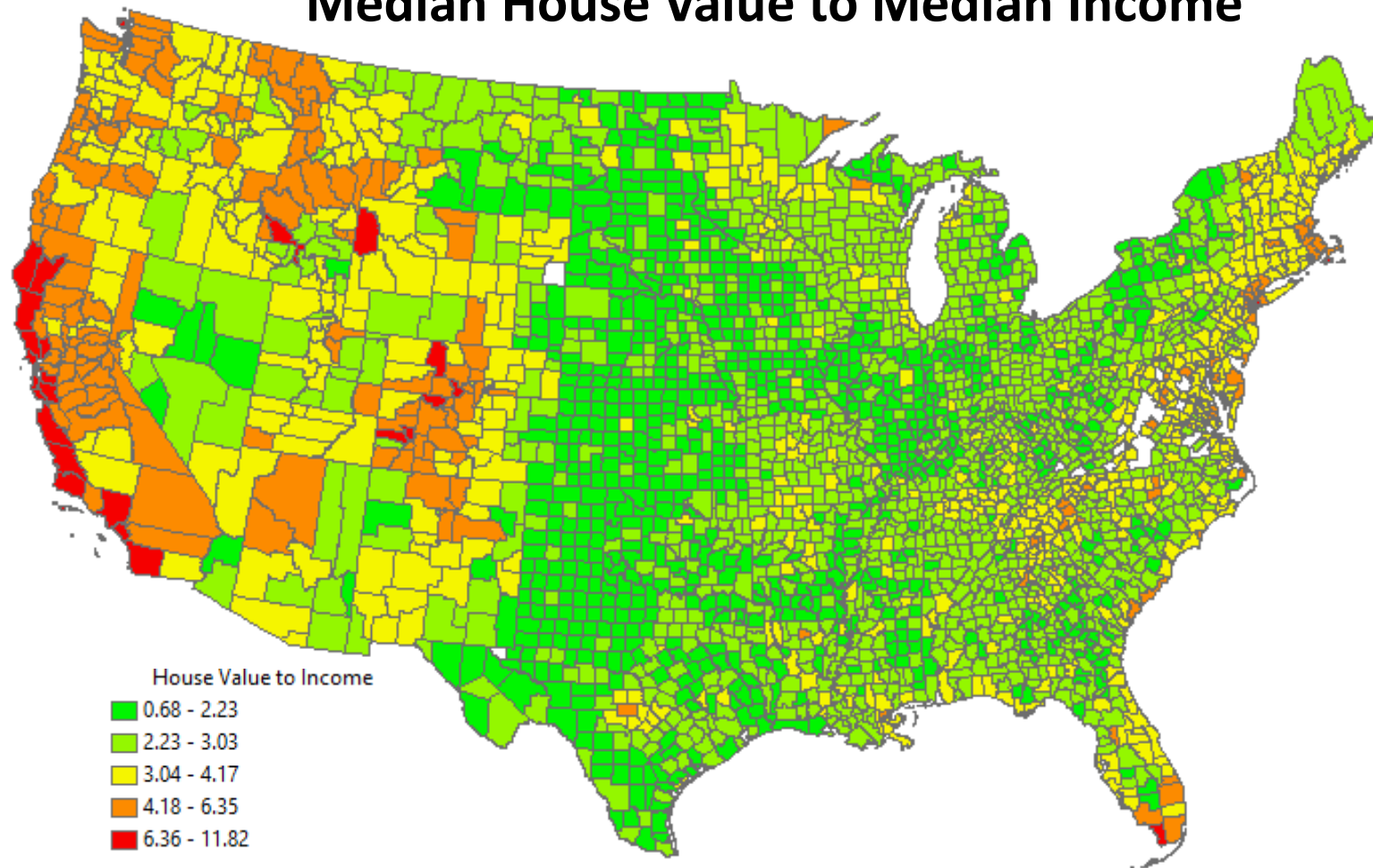
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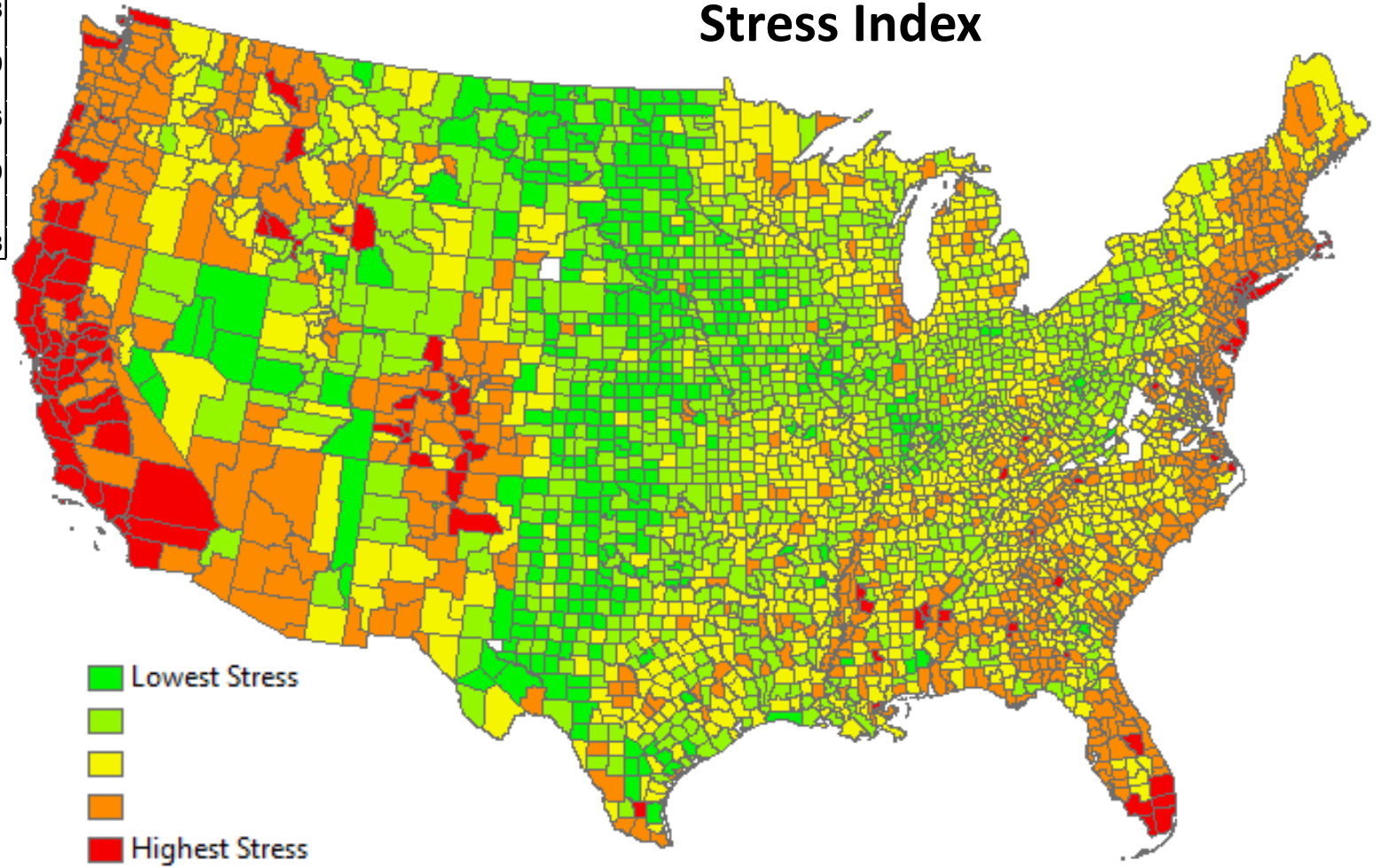
Median House Value to Median Income



Housing Stress: Fiscal

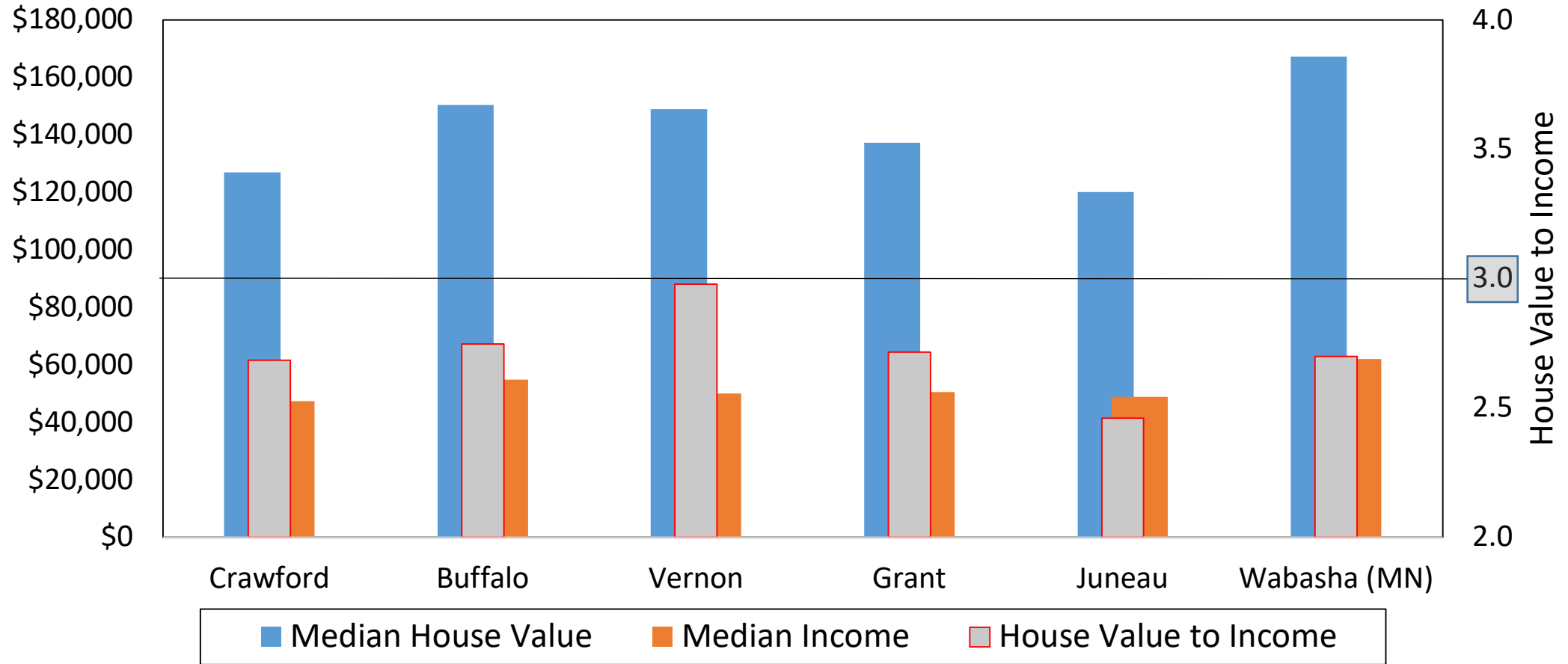
Stress Index

	Stress Index
Owner Occupied With Mortgage: 35%+ Income	0.4628
Renter Occupied: 35%+ Income	0.4600
Any Occupied Average Percent of Income	0.5696
Median House Value to Median Household Income	0.4999
variance explained	0.6188



Housing Fiscal Stress

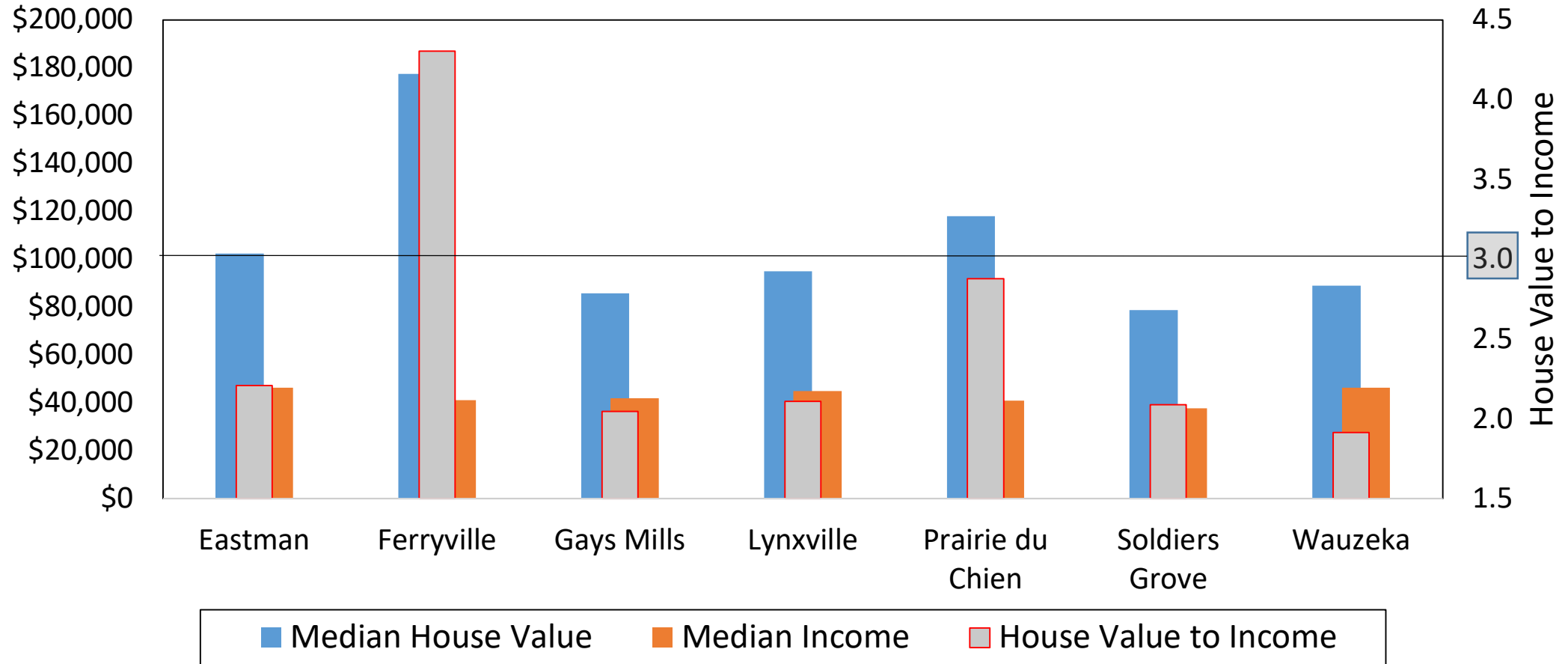
(ACS 2017 5-YR Ave)





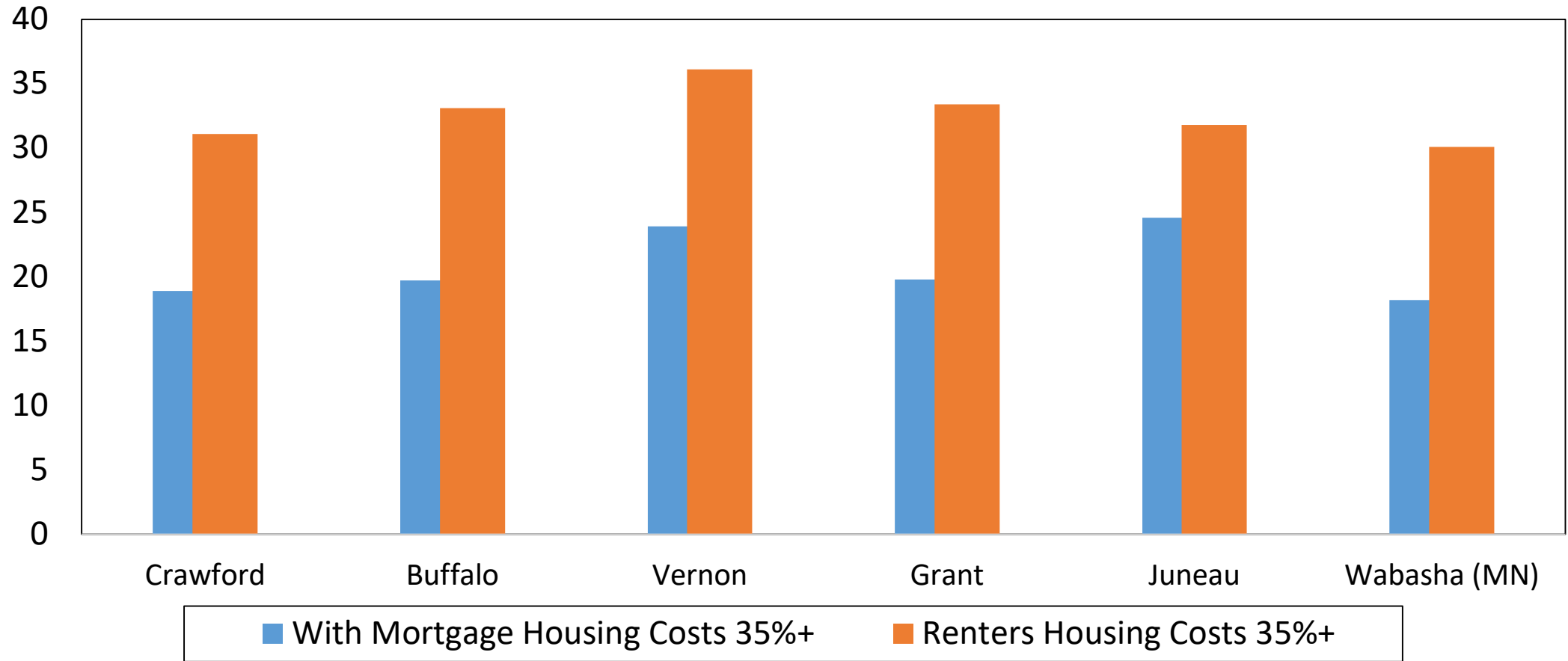
Housing Fiscal Stress

(ACS 2017 5-YR Ave)



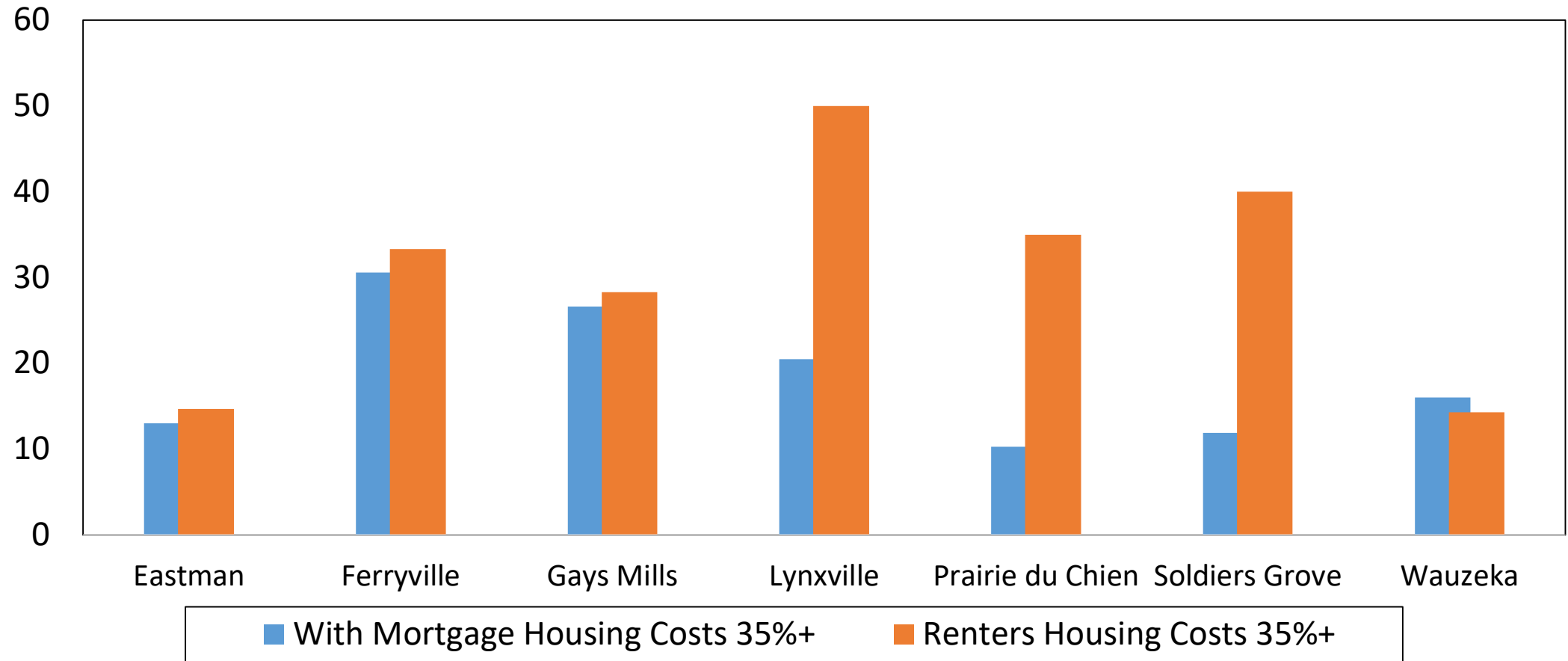
Housing Fiscal Stress

(ACS 2017 5-YR Ave)



Housing Fiscal Stress

(ACS 2017 5-YR Ave)



General Conclusions:

- The construction of new housing has not returned to historical “norms”, is this driving up housing costs?
- There is some evidence of housing fiscal, specifically in the rental market.
- ???

