

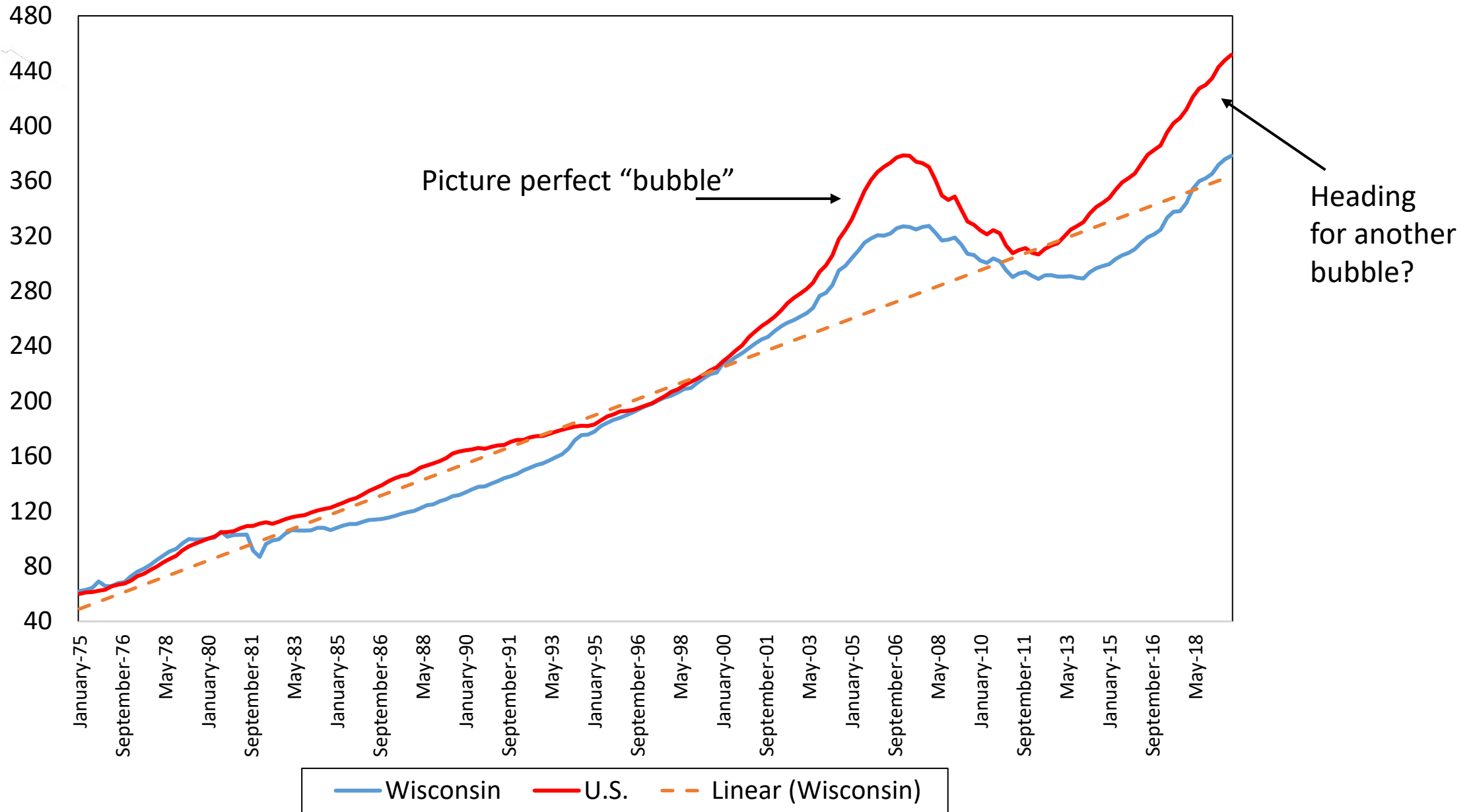
Ozaukee County Housing Snapshot

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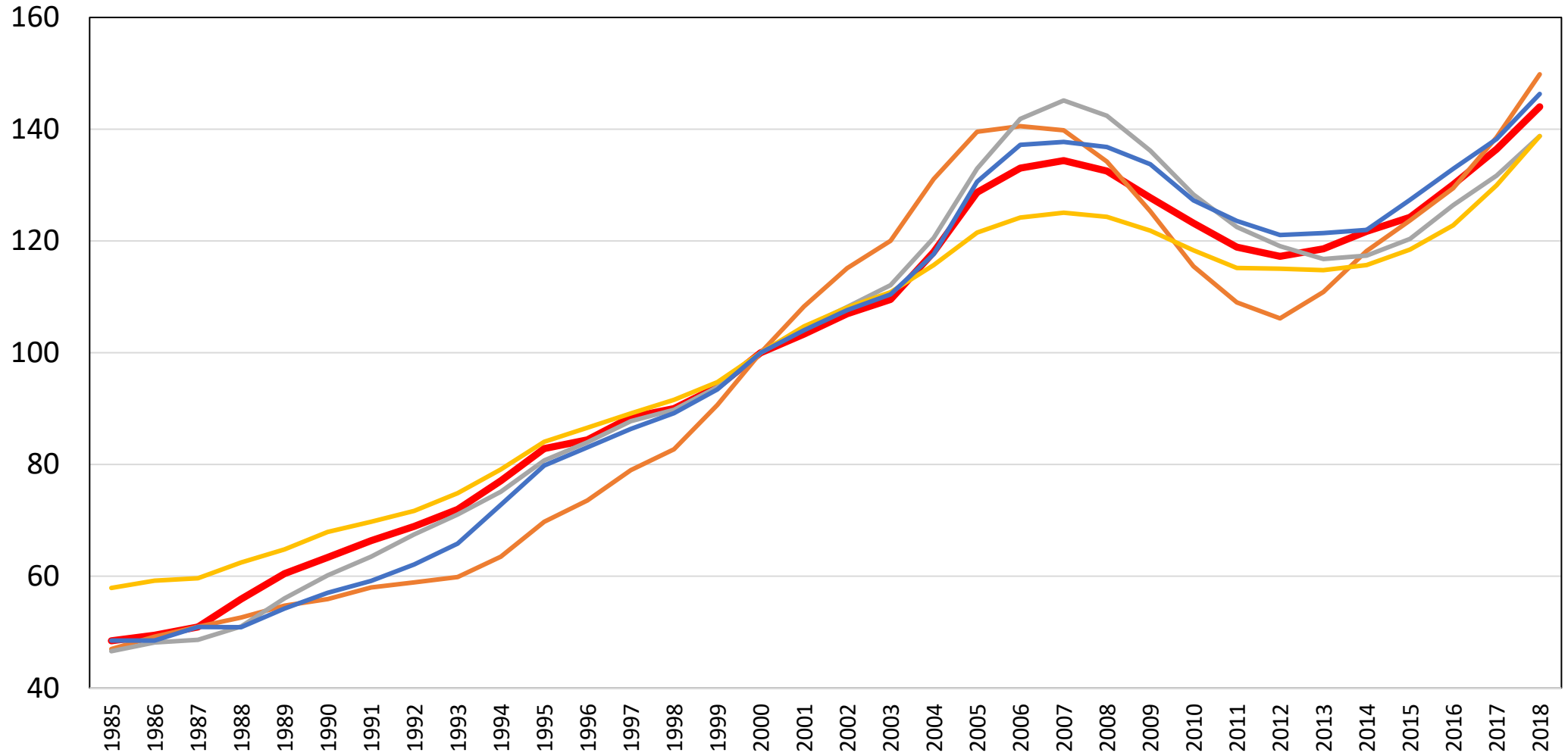
Steven Deller
Department of Agricultural and Applied Economics
Center for Community and Economic Development
University of Wisconsin-Madison



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



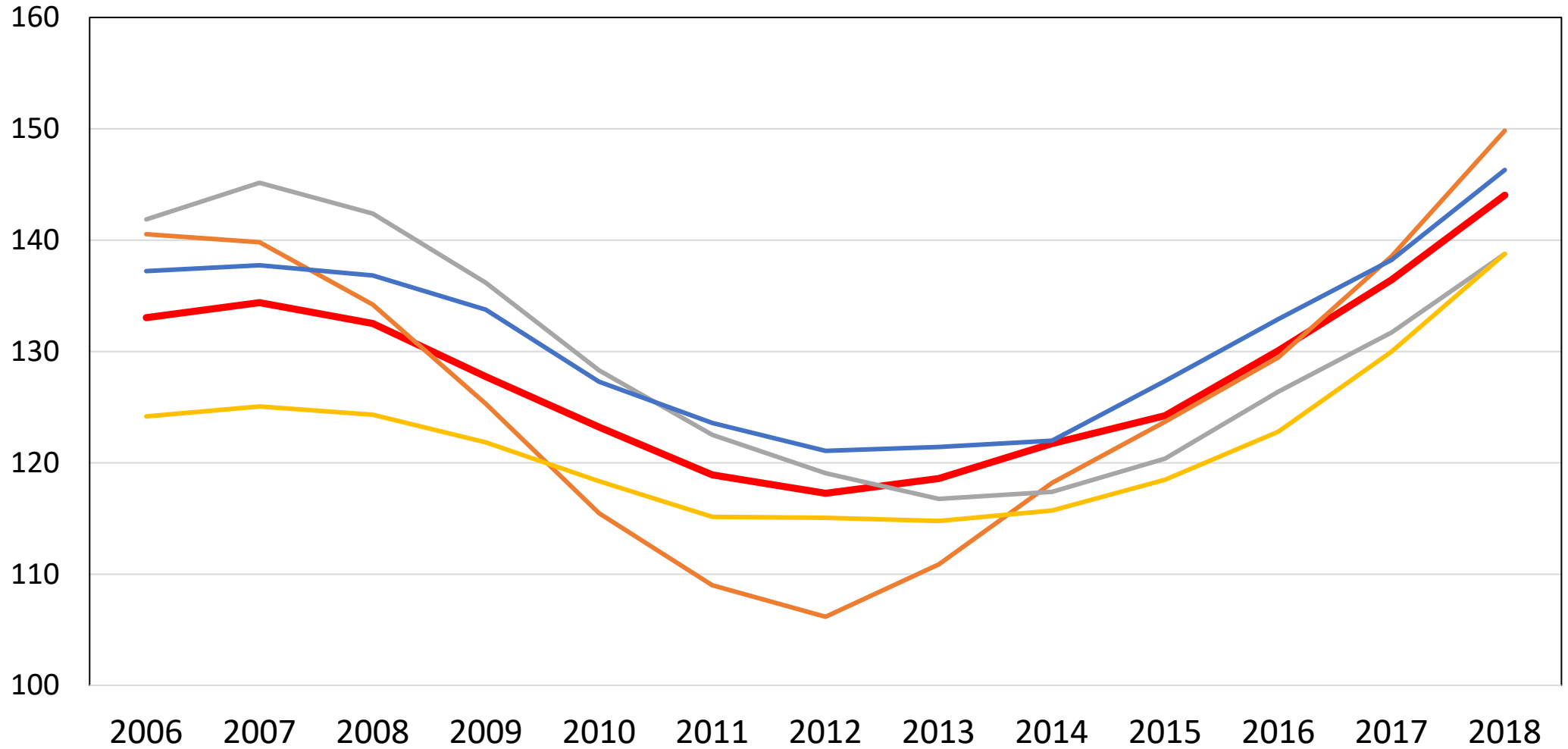
All-Transactions House Price Index (Index 2000=100)



— Ozaukee — St. Croix — Walworth — Outagamie — Sauk



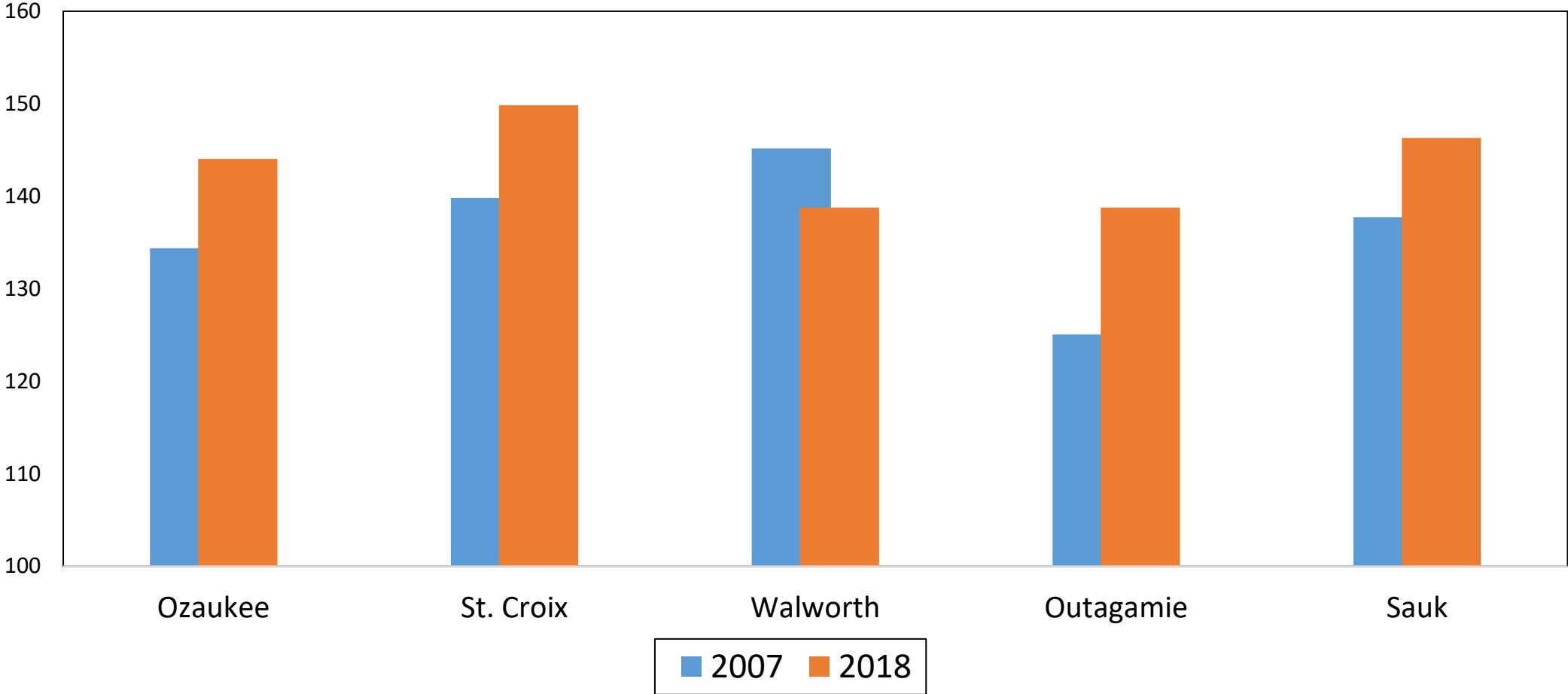
All-Transactions House Price Index (Index 2000=100)



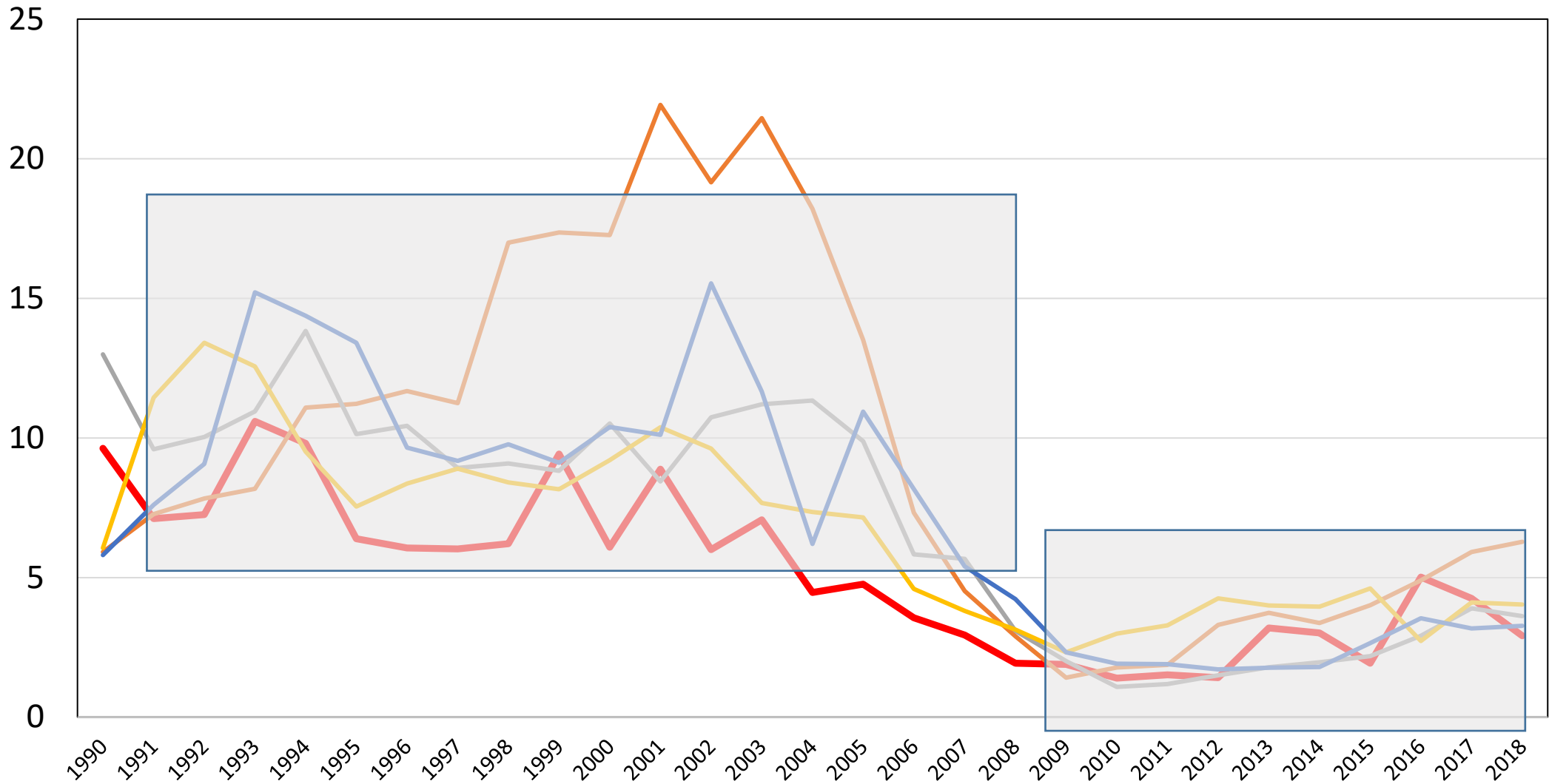
— Ozaukee — St. Croix — Walworth — Outagamie — Sauk



Peak of 2007 to 2018



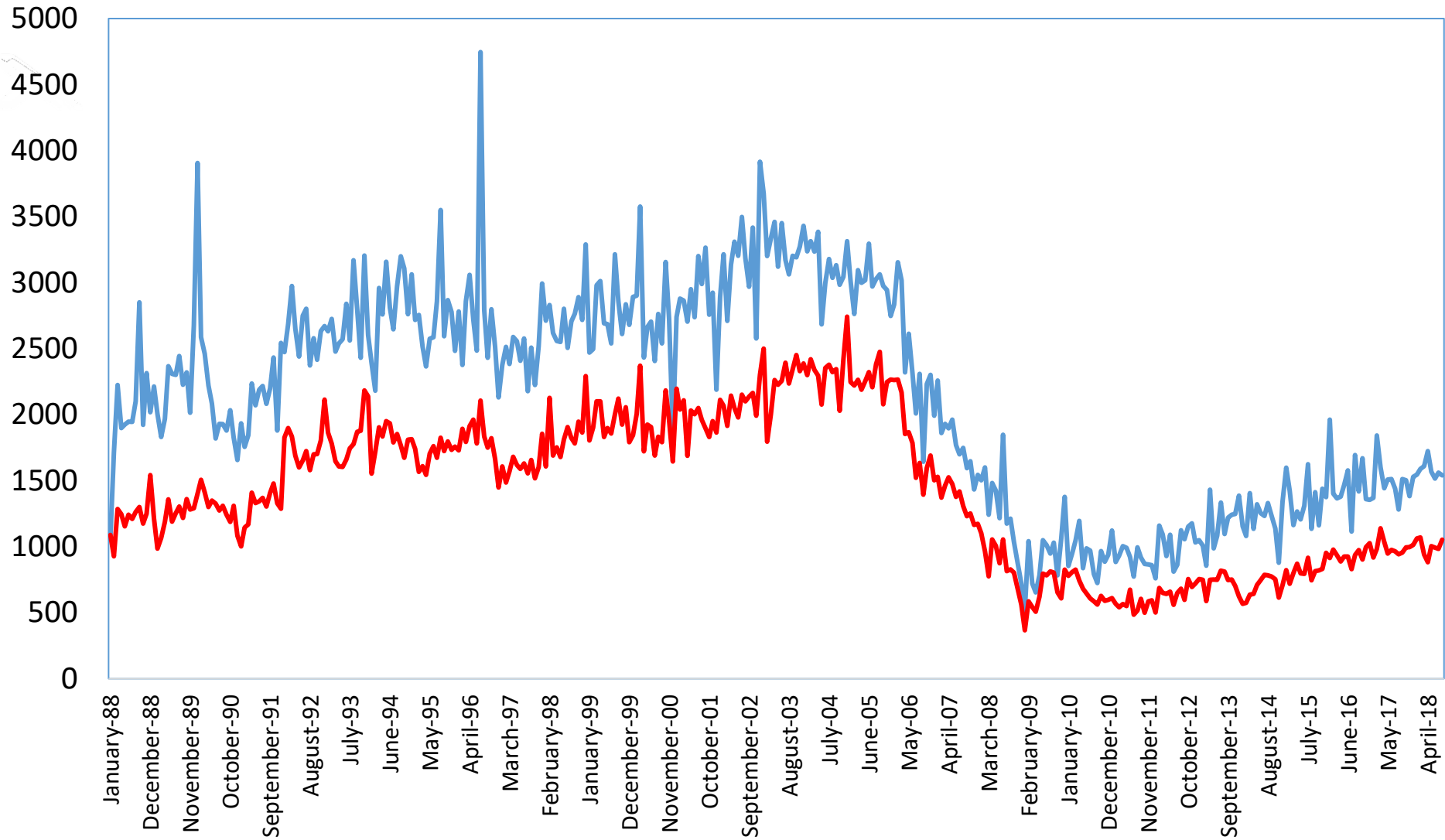
Number of New Single Family Housing Building Permits Per 1,000 Persons



— Ozaukee — St. Croix — Walworth — Outagamie — Sauk



Monthly Housing Building Permits: Wisconsin

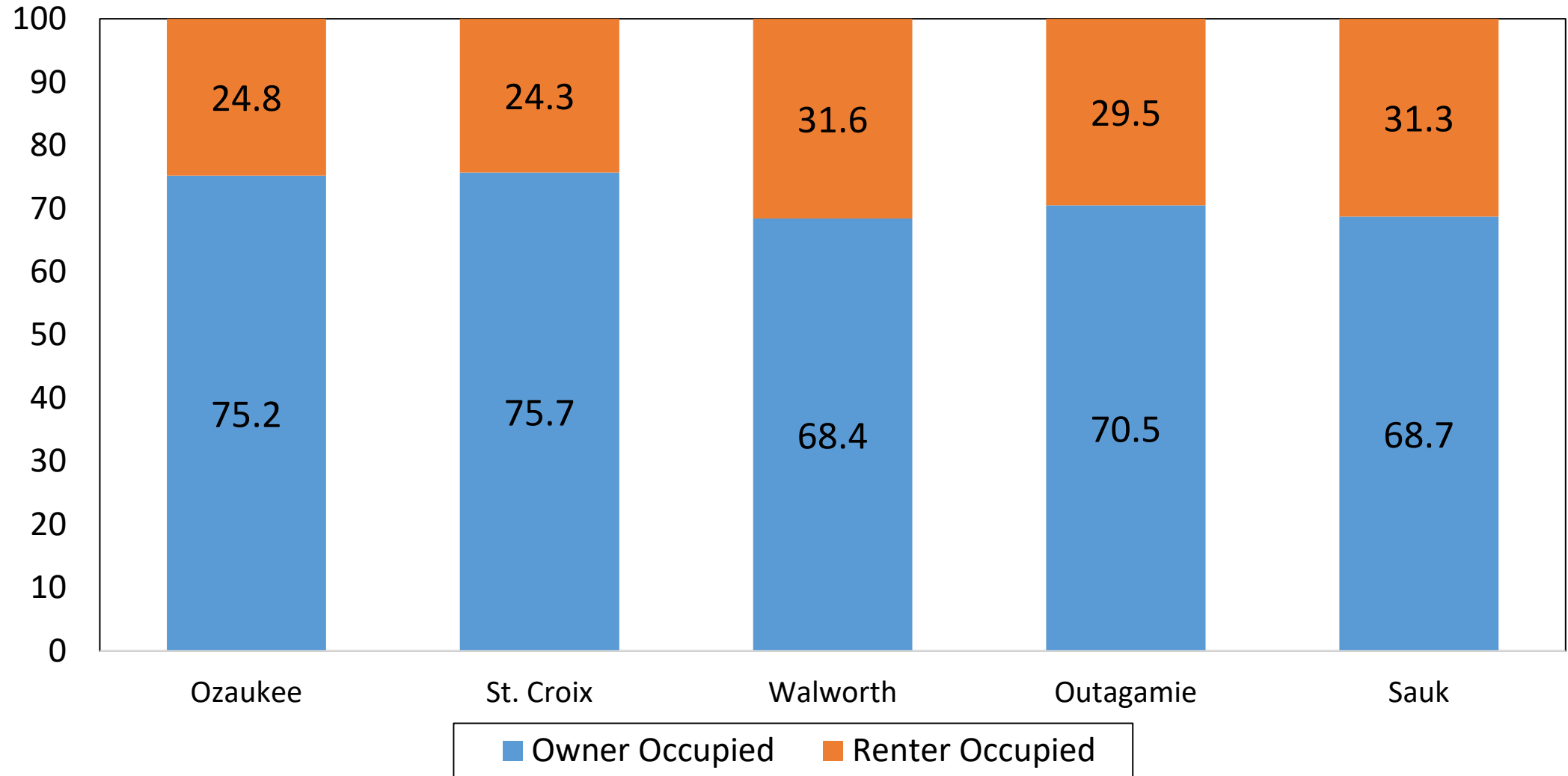


— New Private Housing Units Authorized by Building Permits
— New Private Housing Units Authorized by Building Permits: 1-Unit Structures



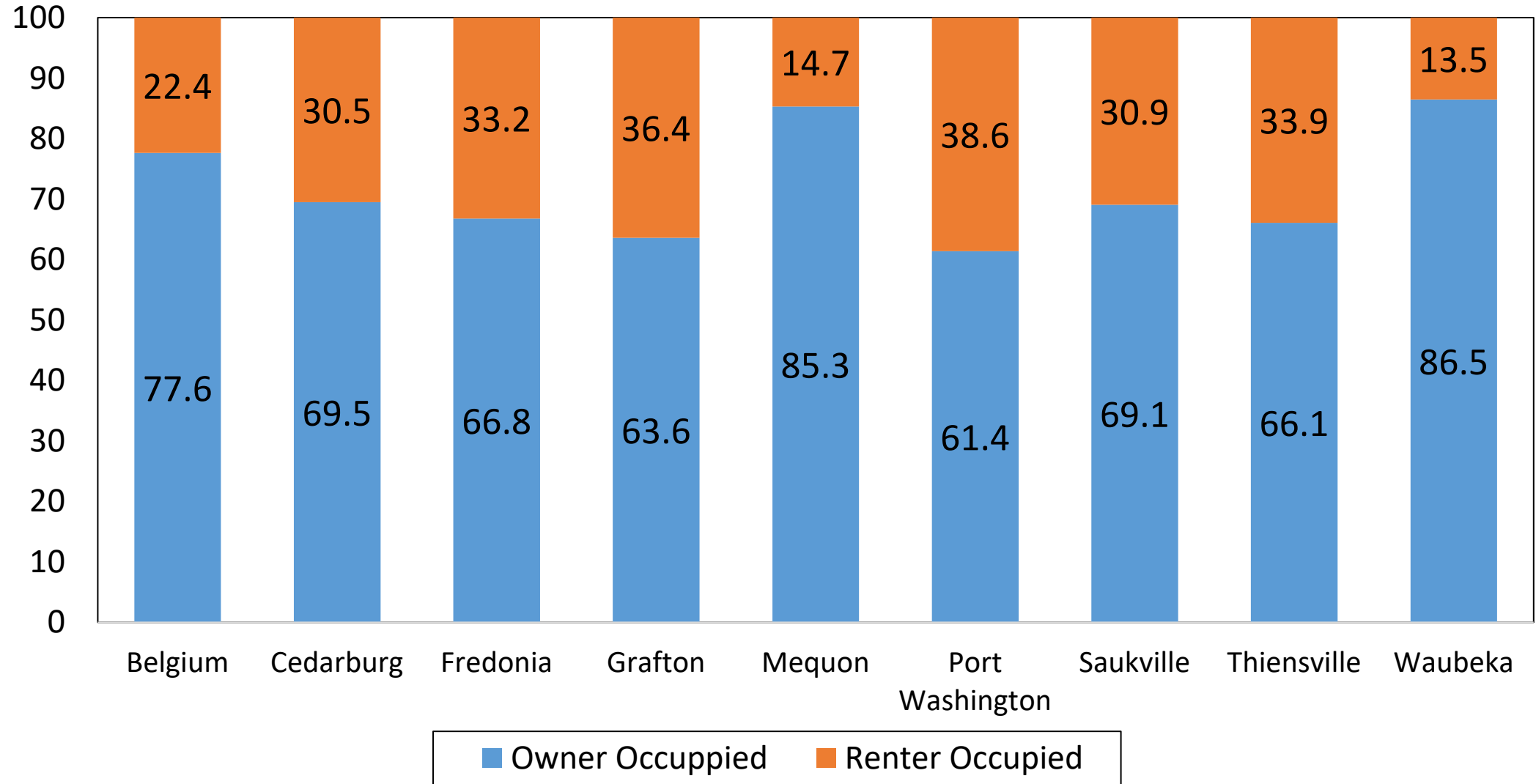
Owner or Renters: Percent of All Occupied Housing

(ACS 2017 5-YR Ave)



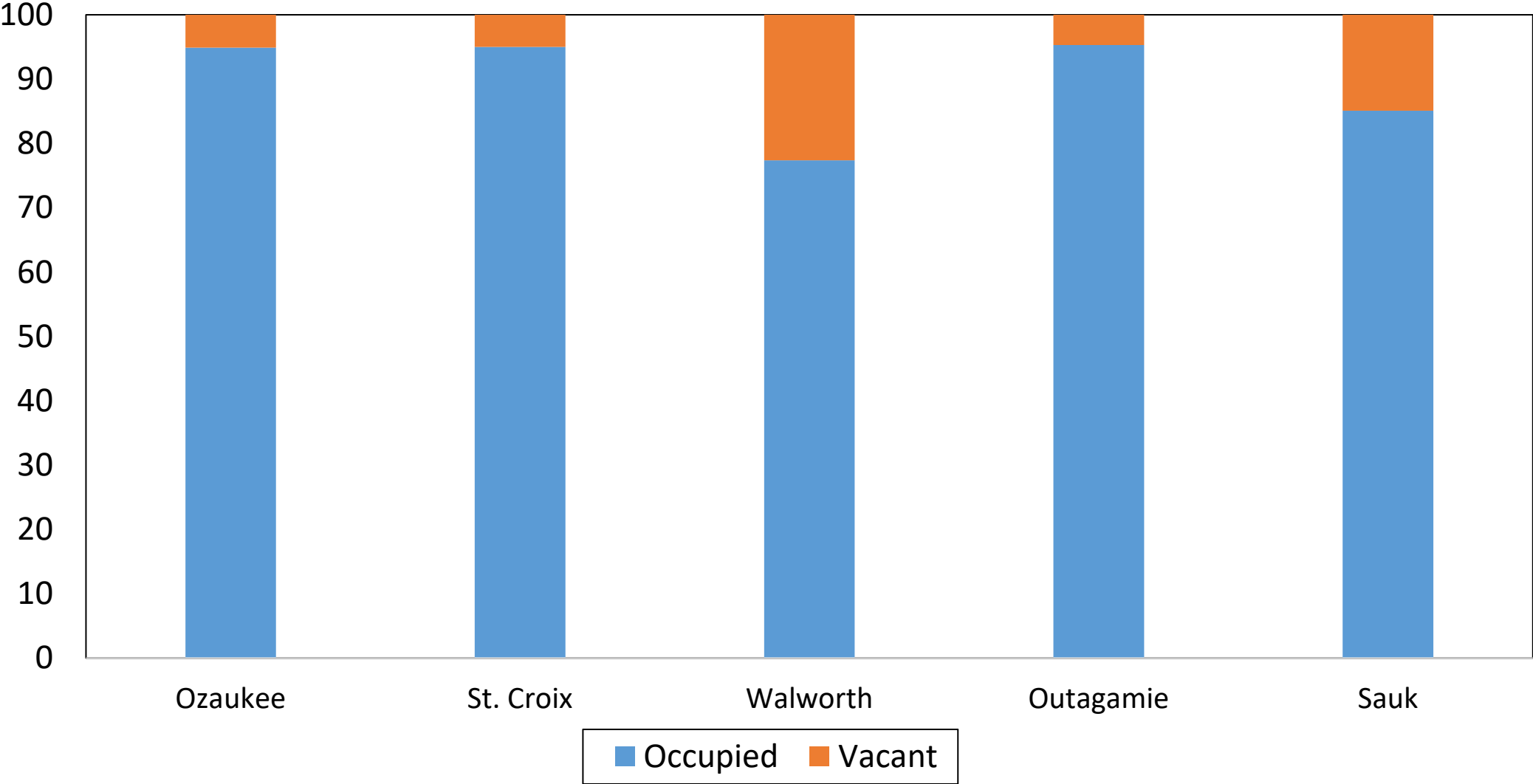
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(ACS 2017 5-YR Ave)



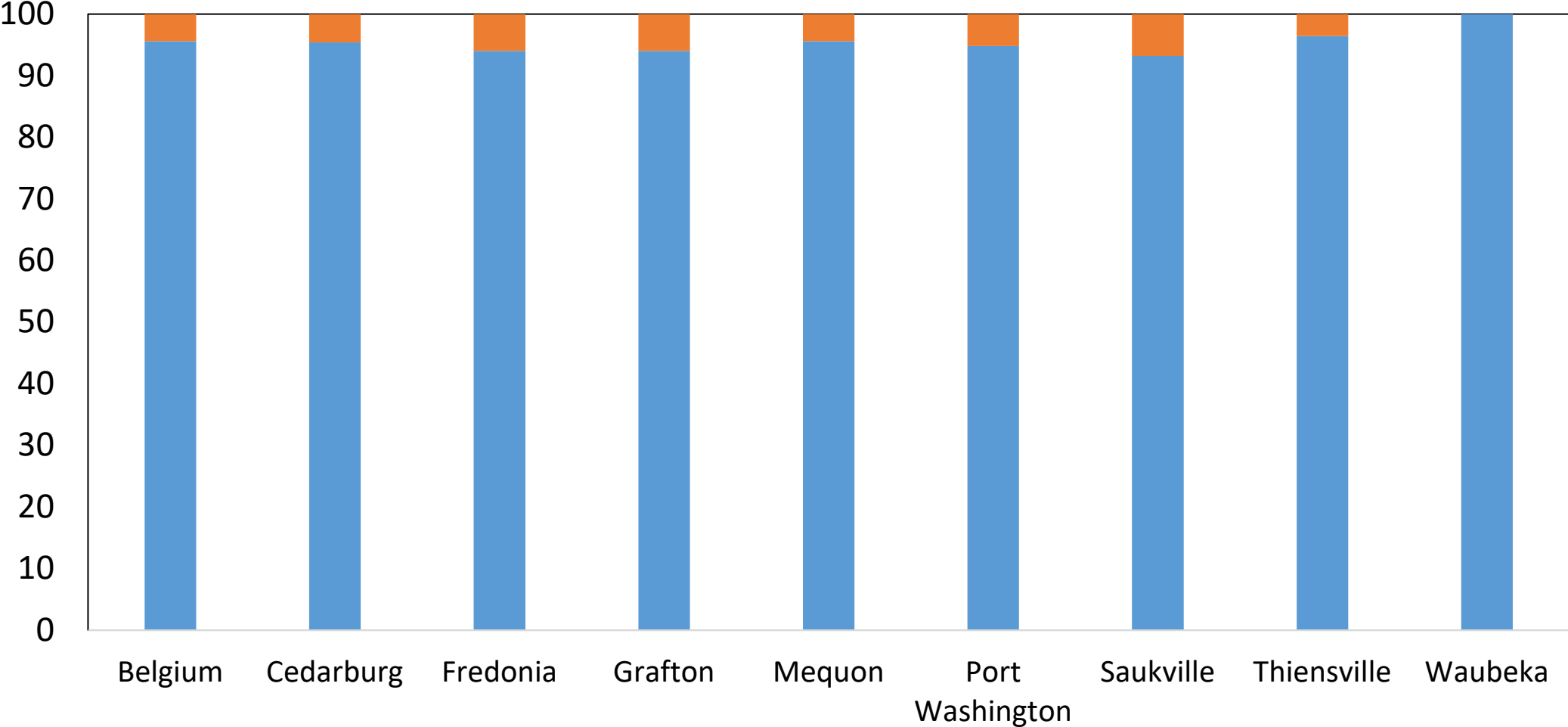
Vacancy Rates

(ACS 2017 5-YR Ave)



Vacancy Rates

(ACS 2017 5-YR Ave)

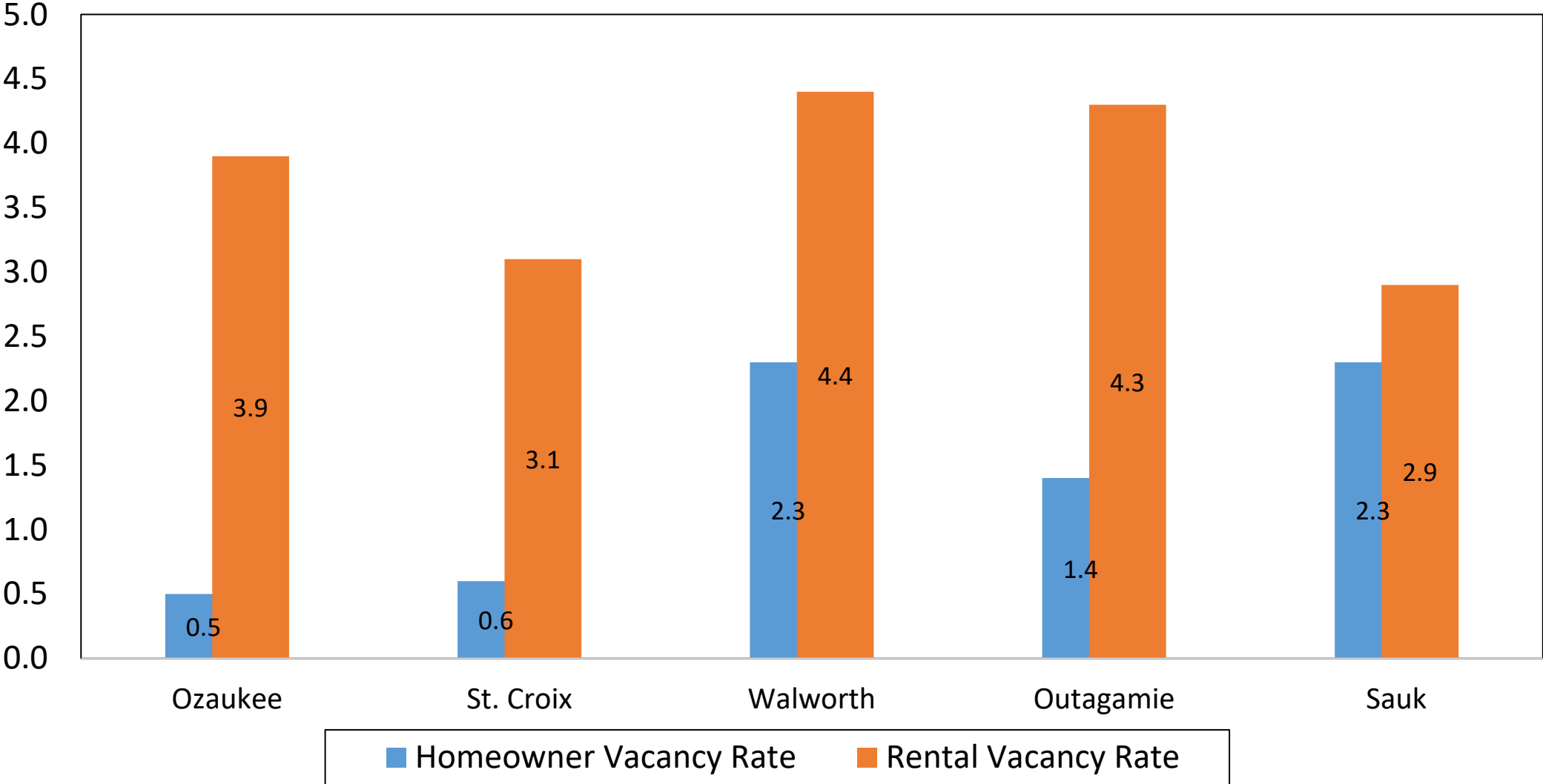


■ Occupied Housing ■ Vacant Housing



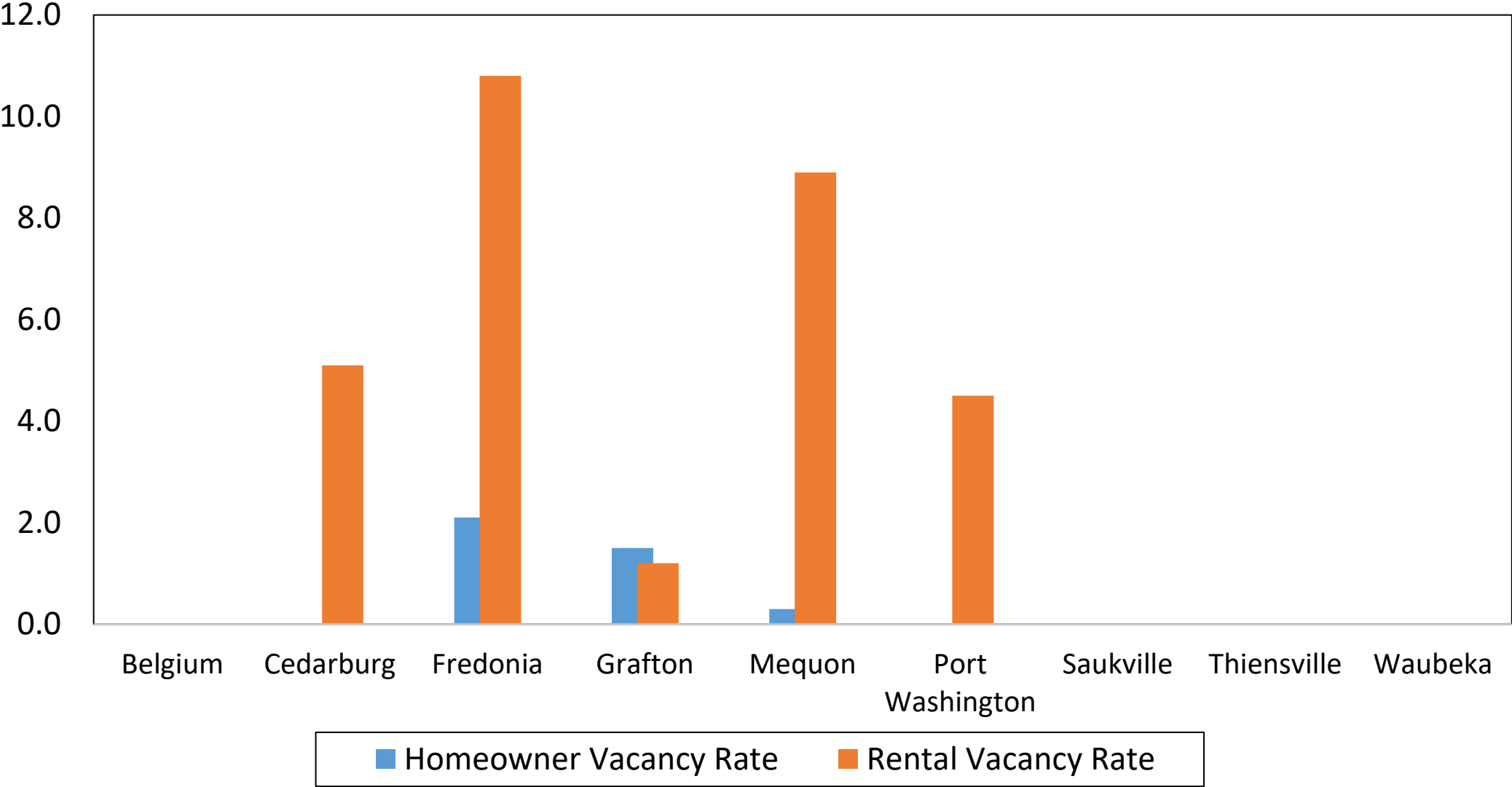
Vacancy Rates

(ACS 2017 5-YR Ave)



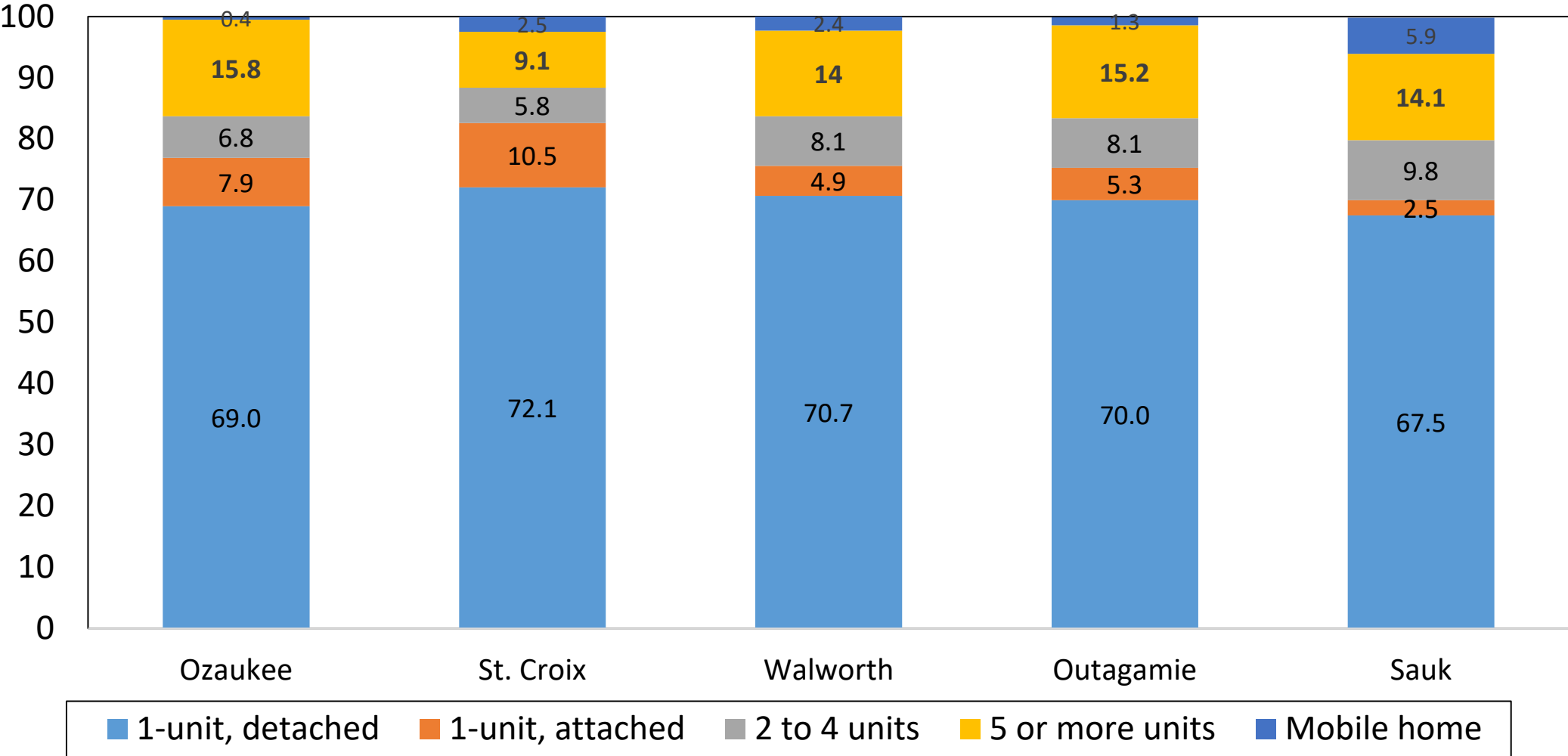
Vacancy Rates

(ACS 2017 5-YR Ave)



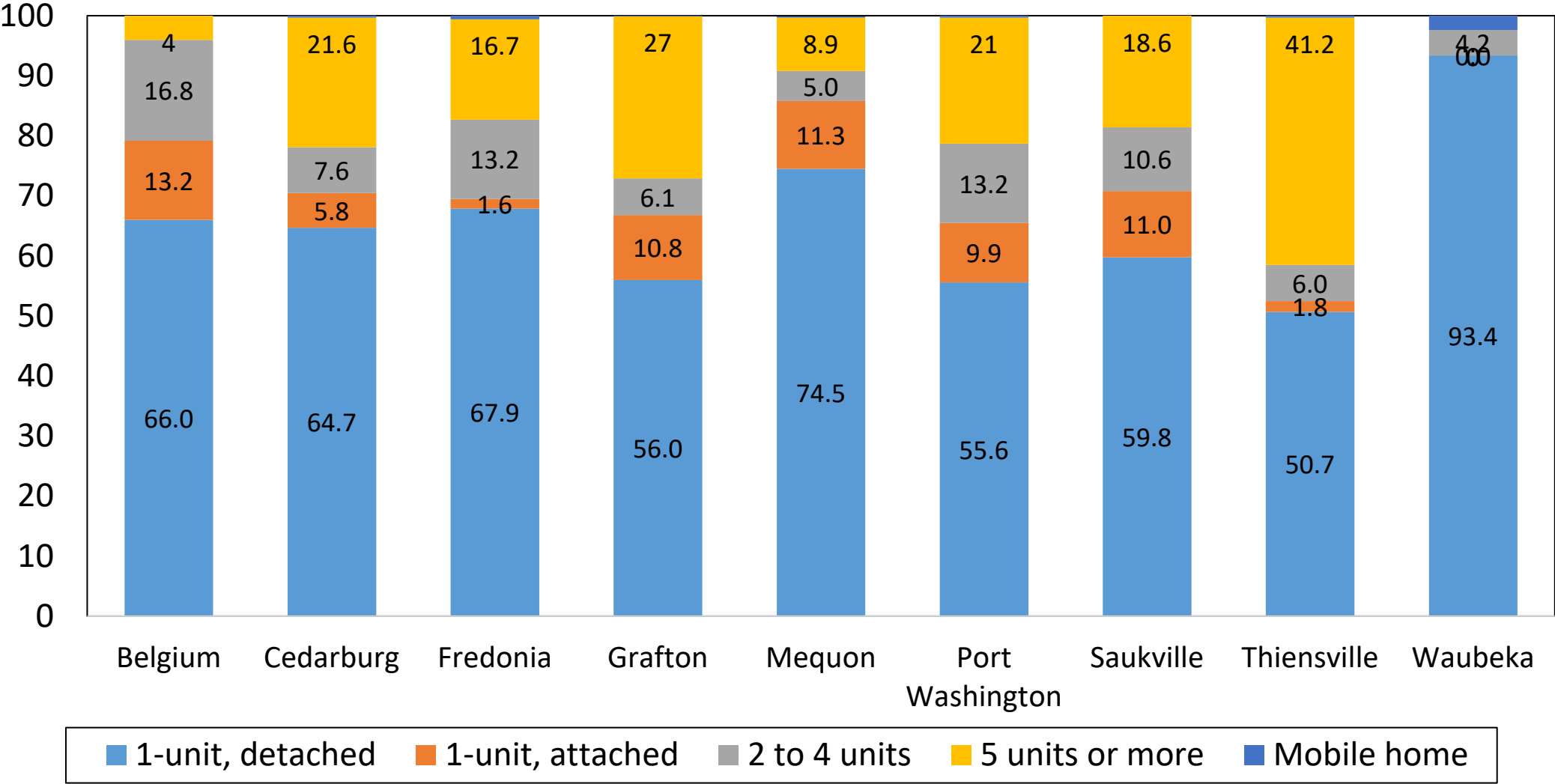
Single or Multi Unit Housing

(ACS 2017 5-YR Ave)



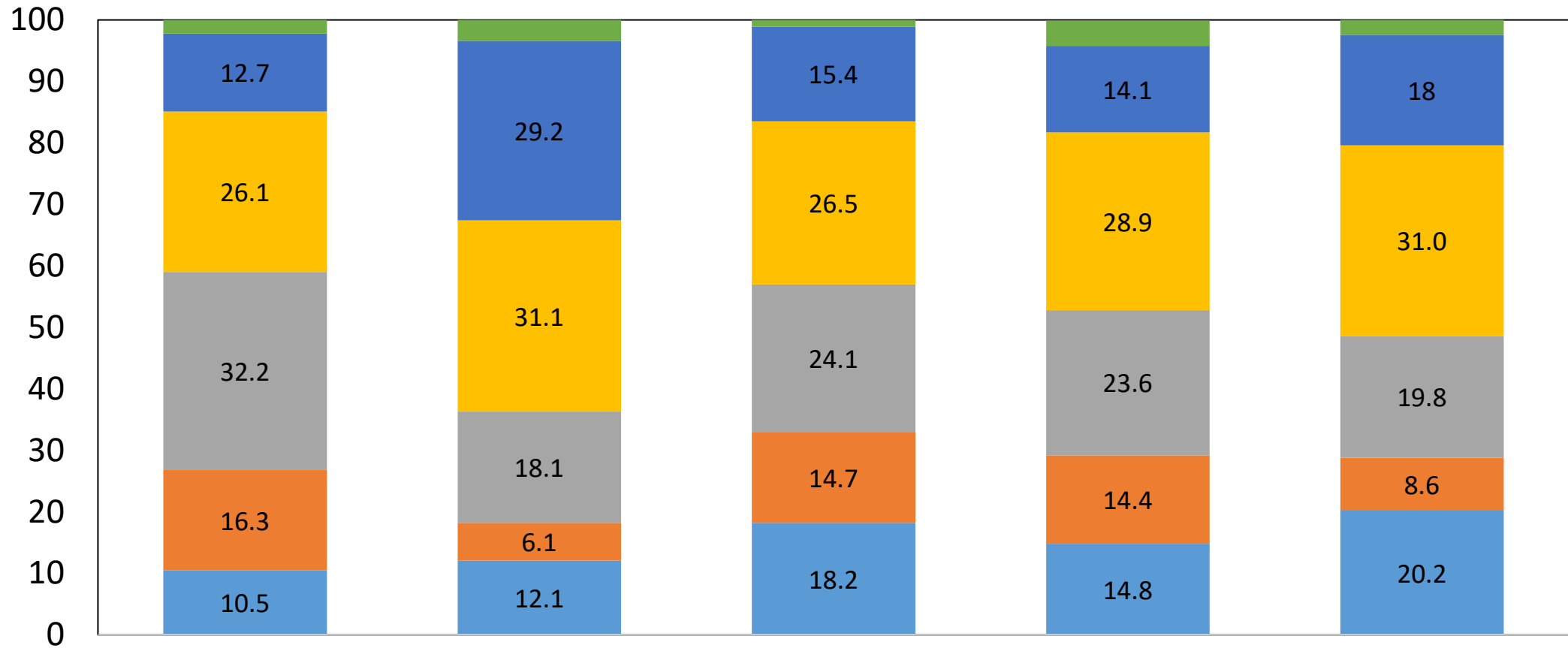
Single or Multi Unit Housing

(ACS 2017 5-YR Ave)



Age of the Housing Stock

(ACS 2017 5-YR Ave)

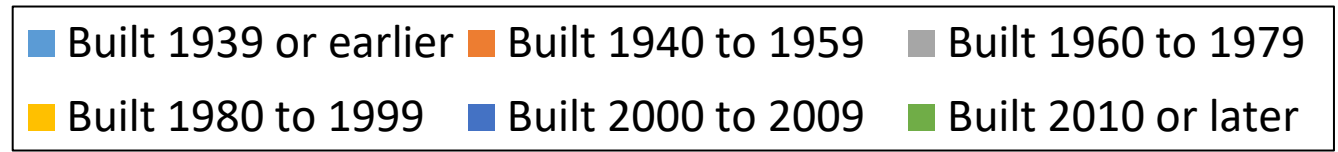
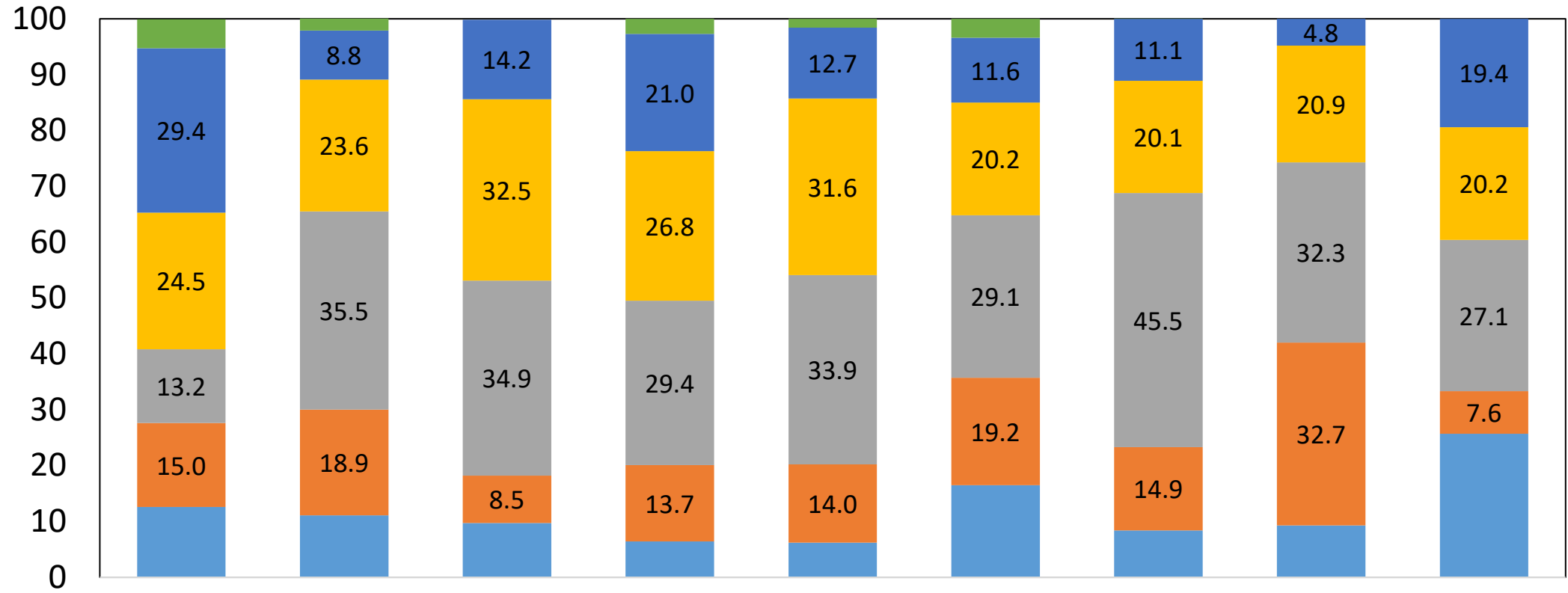


■ Built 1939 or earlier ■ Built 1940 to 1959 ■ Built 1960 to 1979
■ Built 1980 to 1999 ■ Built 2000 to 2009 ■ Built 2010 or later



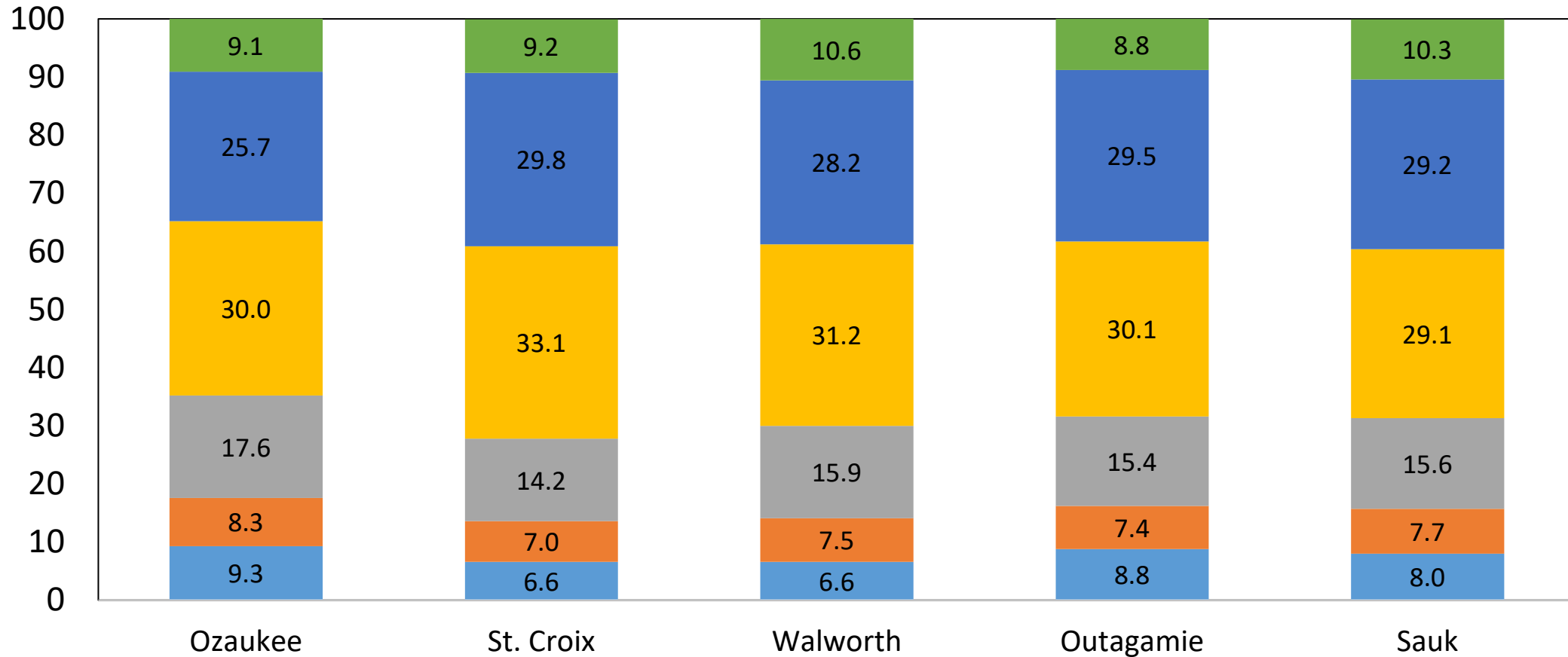
Age of the Housing Stock

(ACS 2017 5-YR Ave)



Length of Time in Current Residence

(ACS 2017 5-YR Ave)

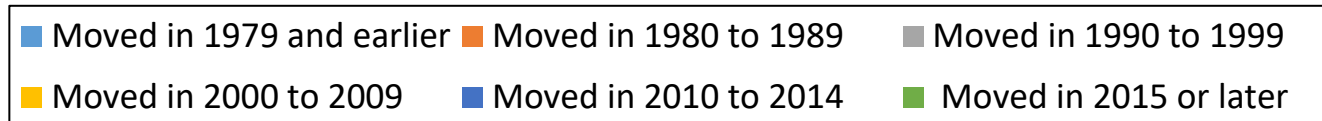
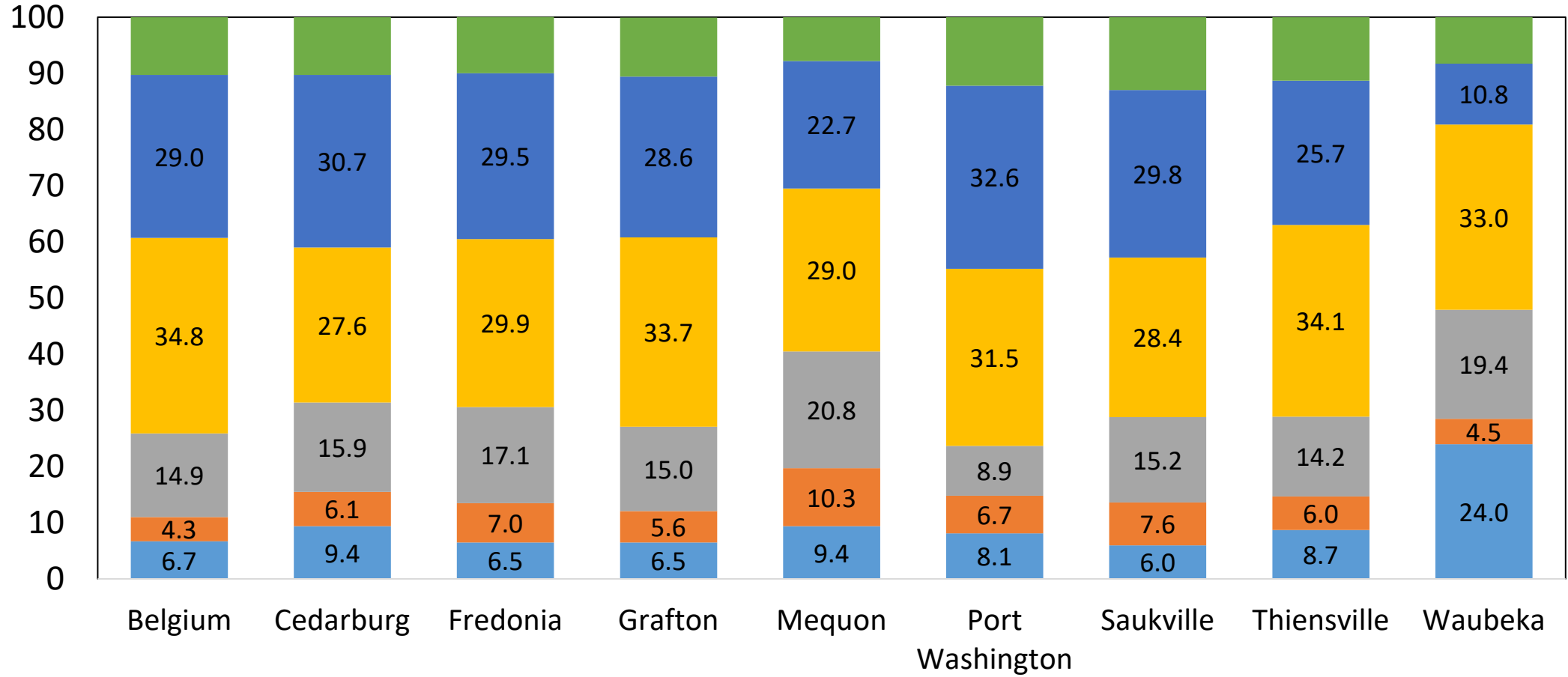


■ Moved in 1979 and earlier ■ Moved in 1980 to 1989 ■ Moved in 1990 to 1999
■ Moved in 2000 to 2009 ■ Moved in 2010 to 2014 ■ Moved in 2015 or later



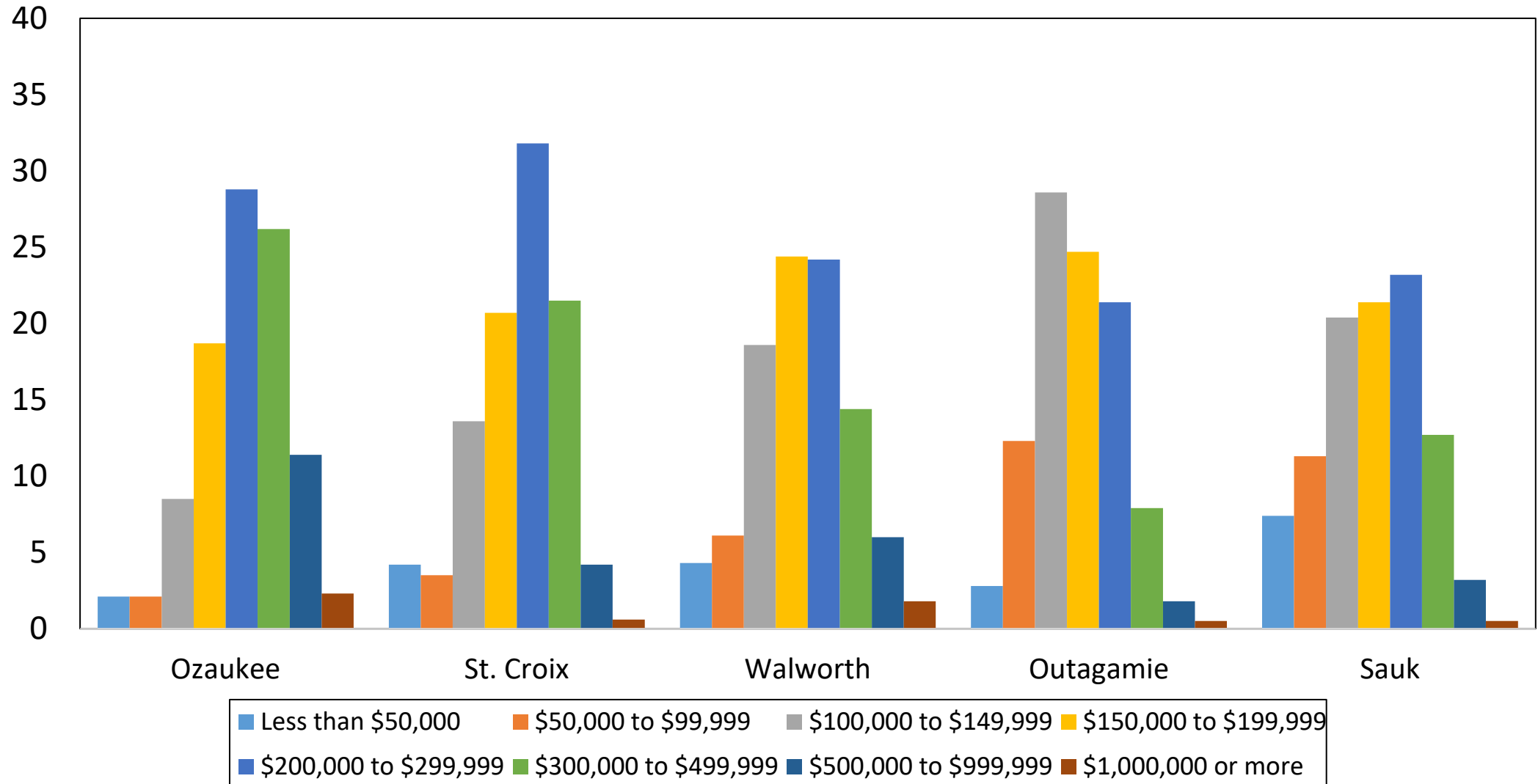
Length of Time in Current Residence

(ACS 2017 5-YR Ave)



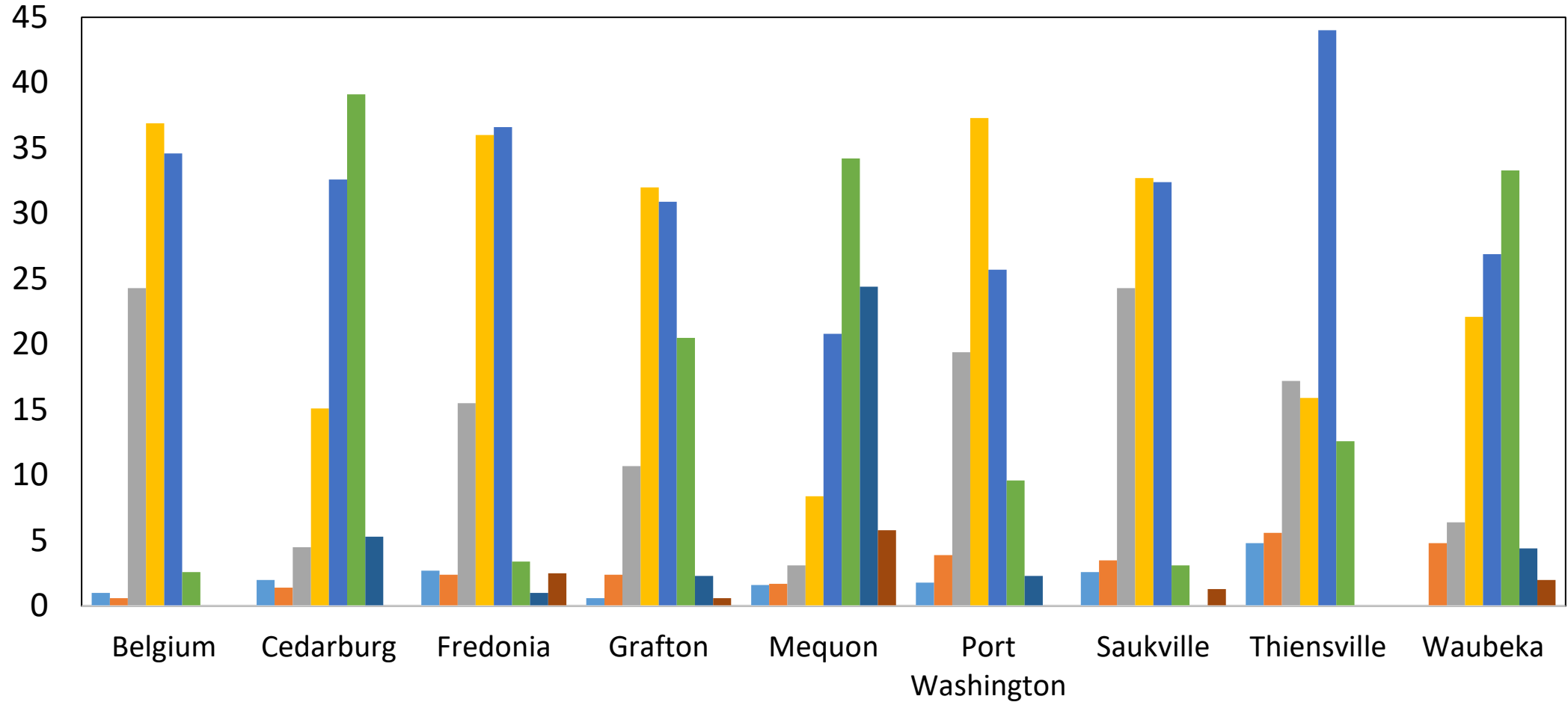
Owner Occupied Housing Values

(ACS 2017 5-YR Ave)



Owner Occupied Housing Values (%)

(ACS 2017 5-YR Ave)



■ Less than \$50,000 ■ \$50,000 to \$99,999 ■ \$100,000 to \$149,999 ■ \$150,000 to \$199,999
■ \$200,000 to \$299,999 ■ \$300,000 to \$499,999 ■ \$500,000 to \$999,999 ■ \$1,000,000 or more



Housing Stress: Fiscal

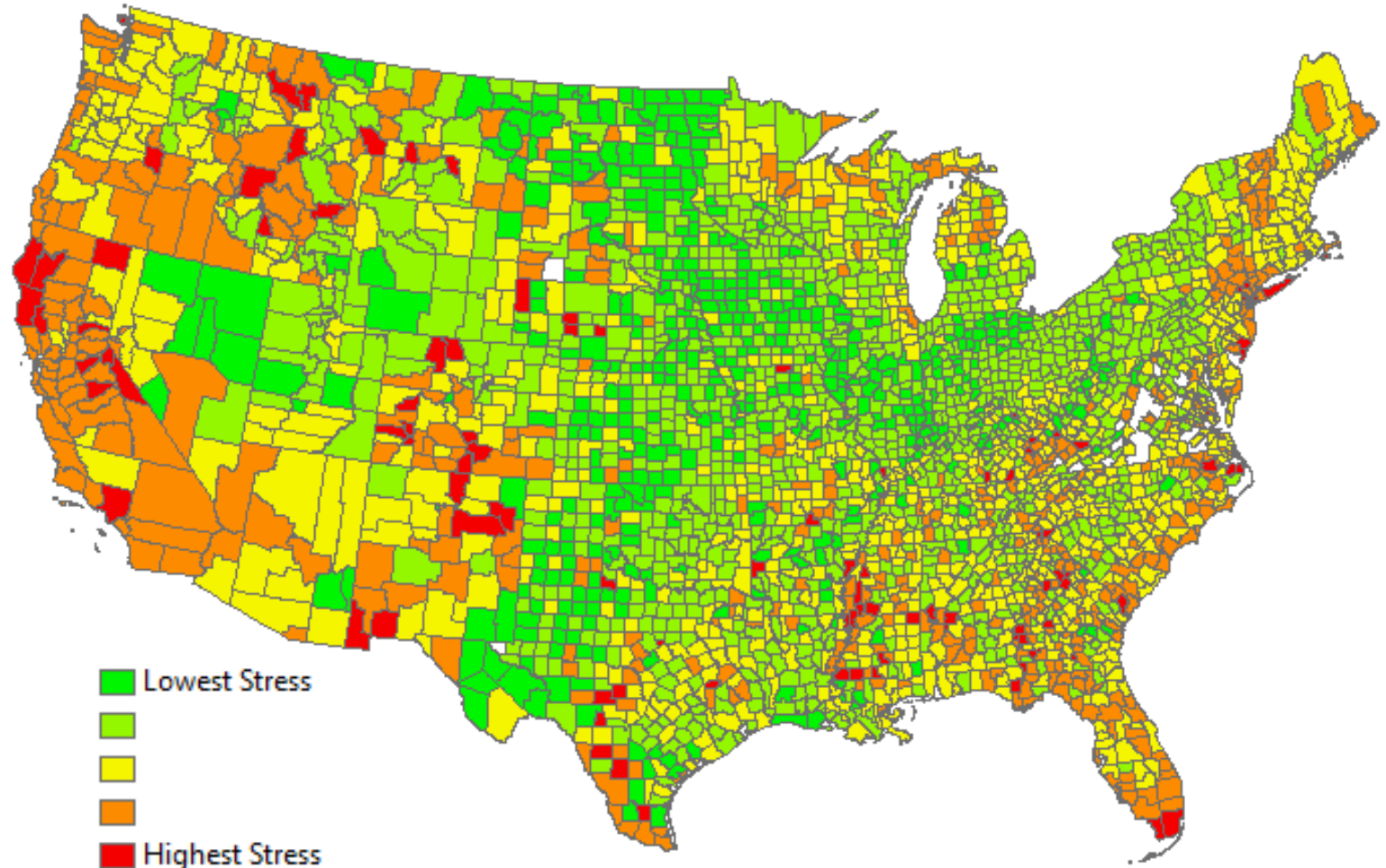
How much house can you afford?

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

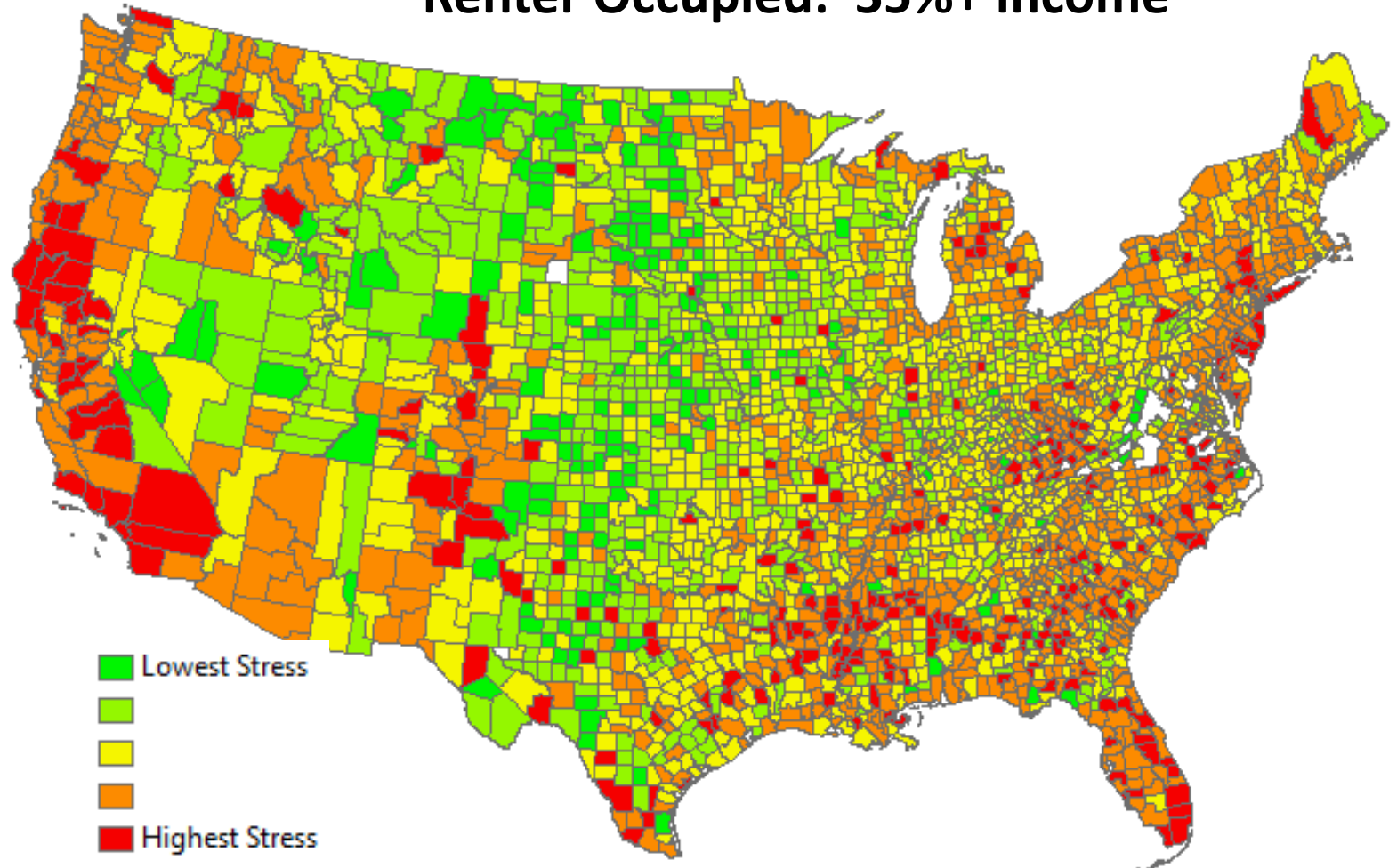
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Renter Occupied: 35%+ Income



Housing Stress: Fiscal

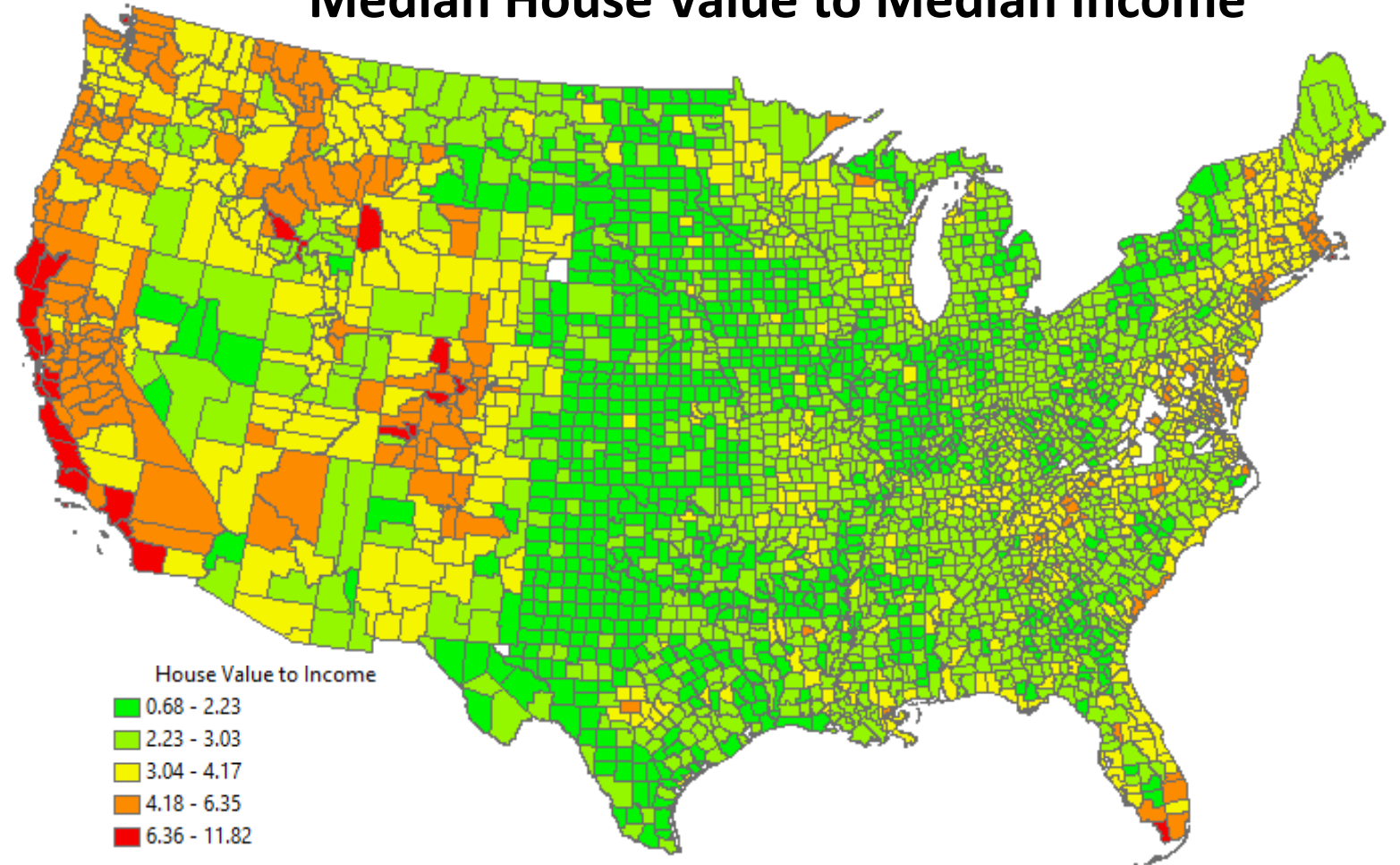
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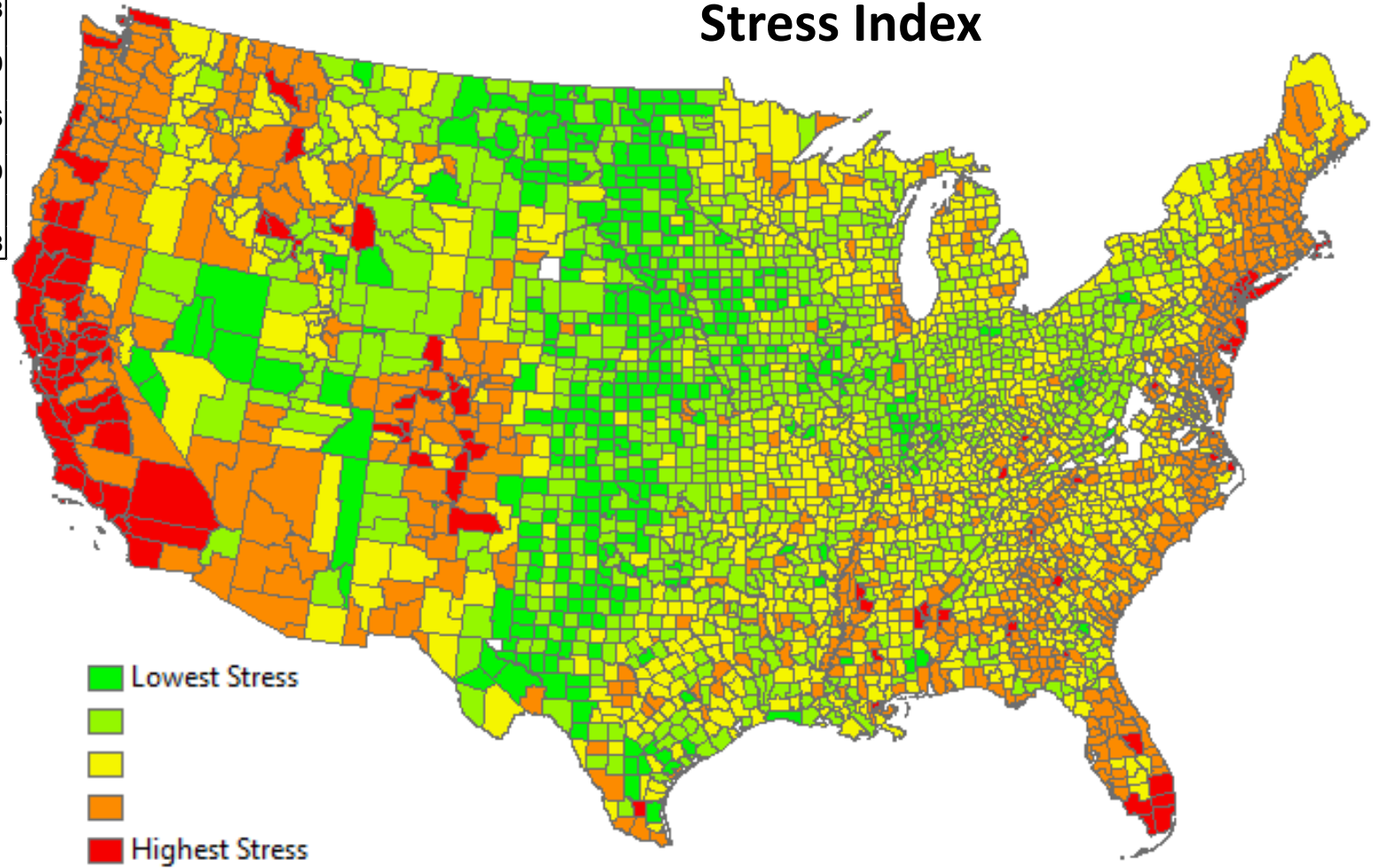
Median House Value to Median Income



Housing Stress: Fiscal

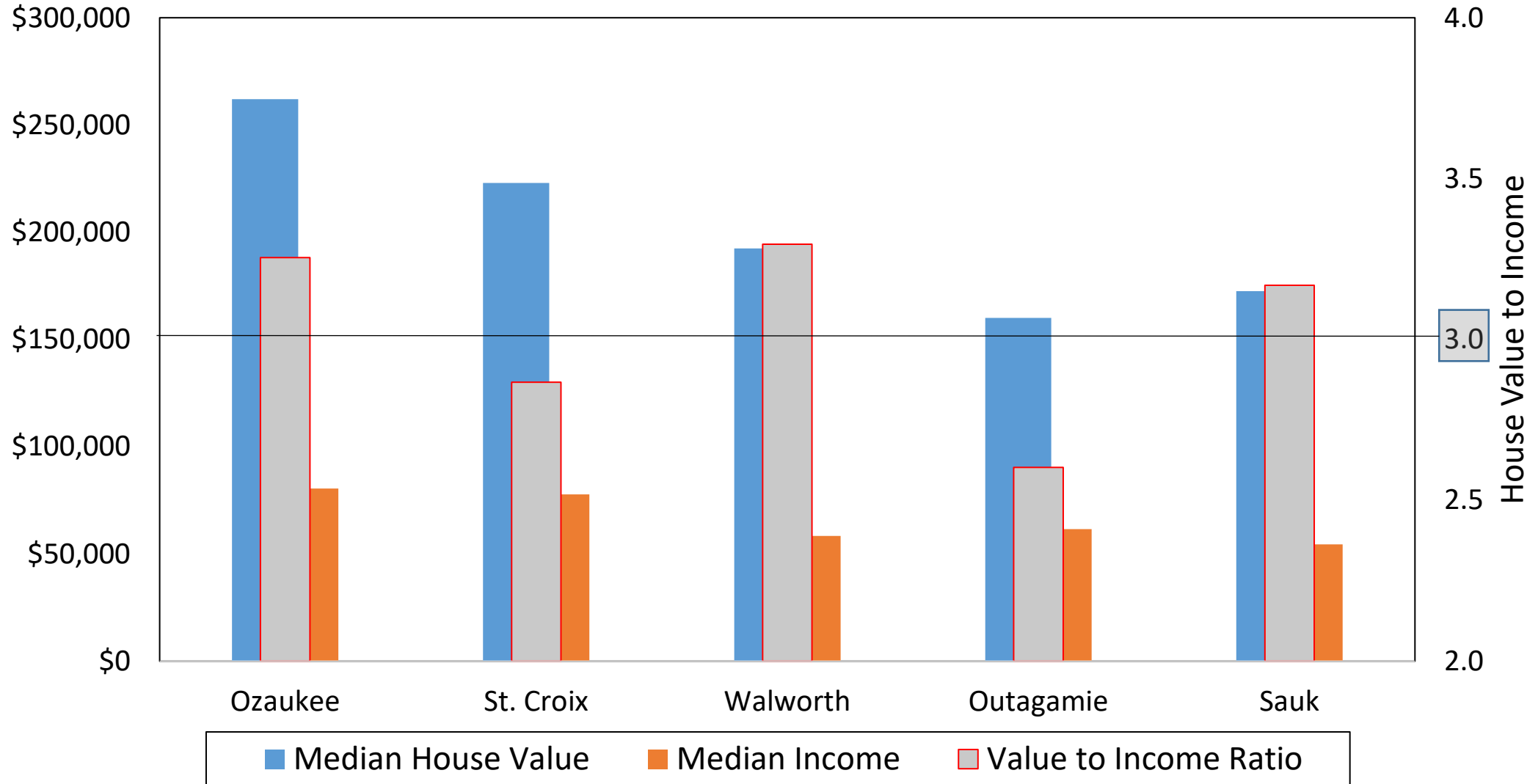
Stress Index

	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



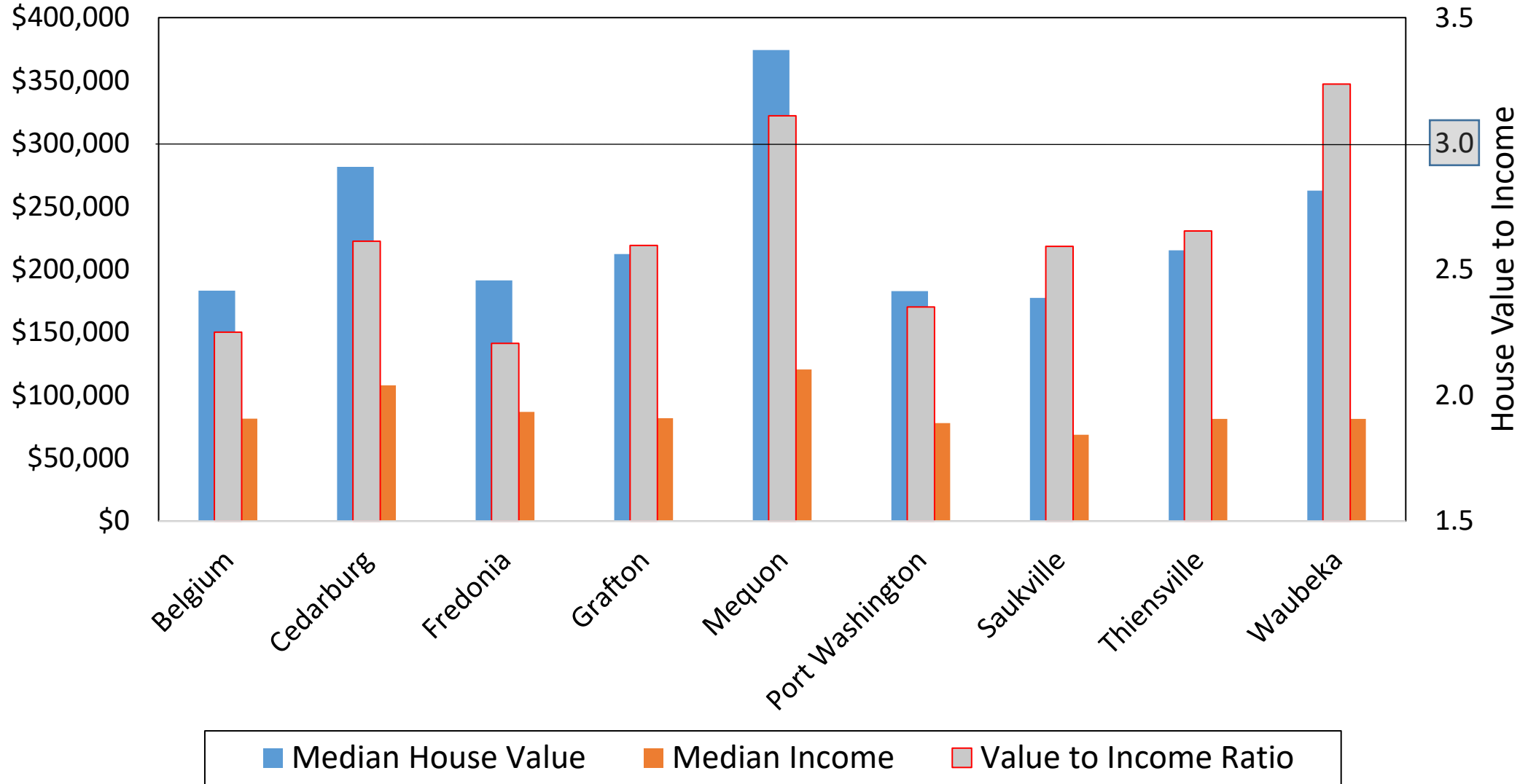
Housing Fiscal Stress

(ACS 2017 5-YR Ave)



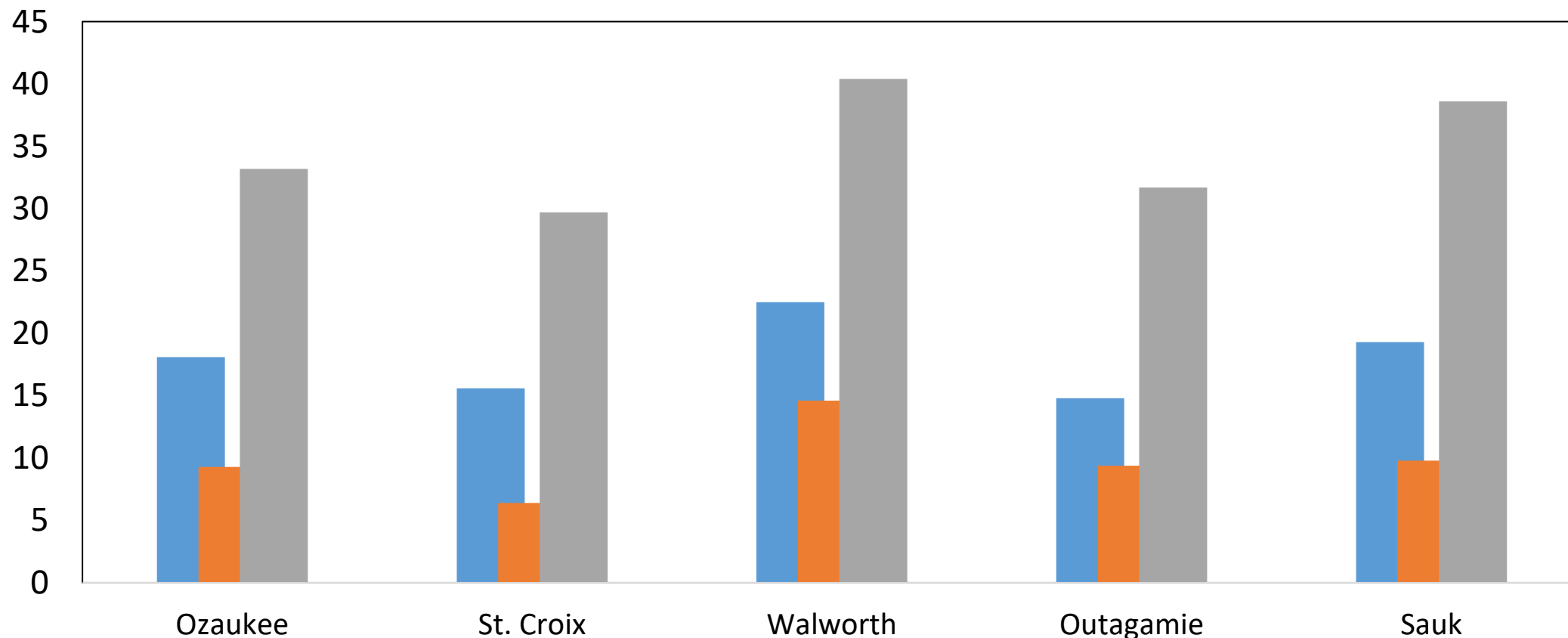
Housing Fiscal Stress

(ACS 2017 5-YR Ave)



Housing Fiscal Stress

(ACS 2017 5-YR Ave)

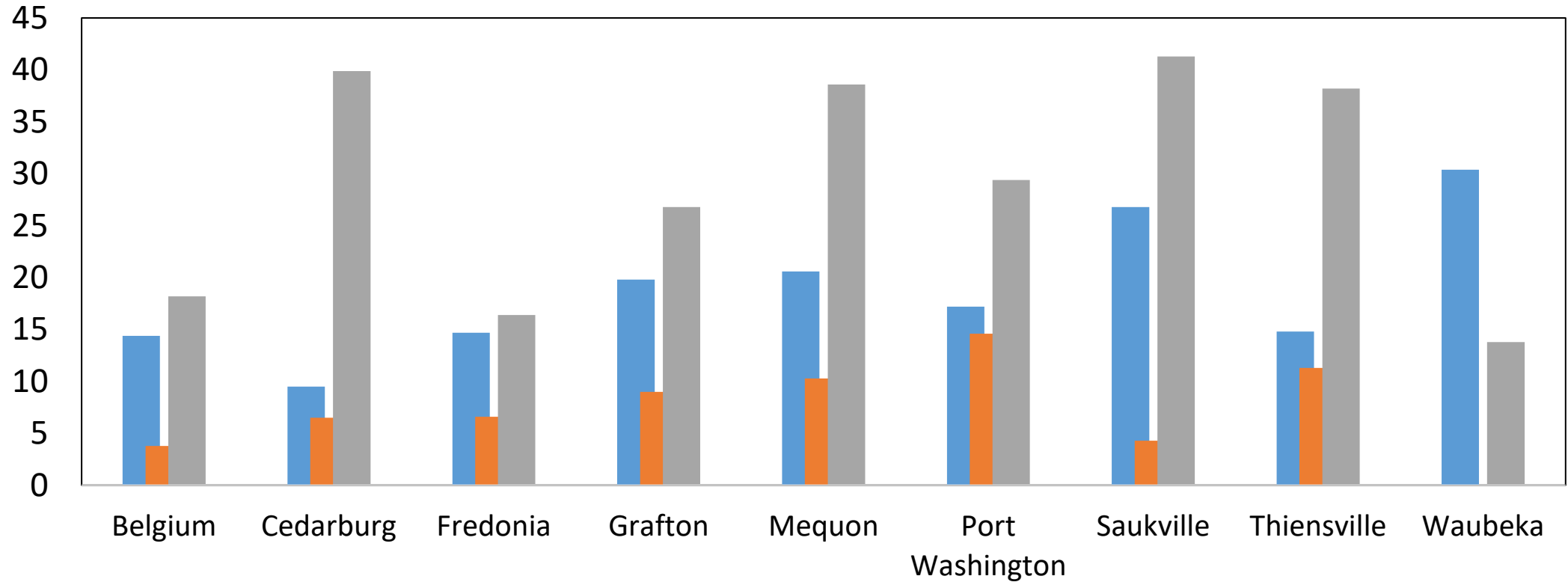


- Housing units with a mortgage - 35.0 percent or more
- Housing unit without a mortgage - 35.0 percent or more
- Occupied units paying rent - 35.0 percent or more



Housing Fiscal Stress: Percent Spending More than 35% of Income

(ACS 2017 5-YR Ave)



- Housing units with a mortgage - 35.0 percent or more
- Housing unit without a mortgage - 35.0 percent or more
- Occupied units paying rent - 35.0 percent or more



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.
- ???

