



Housing Profile

Downtown Waverly
 100-152 1st St NE, Waverly, Iowa, 50677
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 42.72591
 Longitude: -92.46945

Population		Households	
2020 Total Population	7,993	2023 Median Household Income	\$68,334
2023 Total Population	8,143	2028 Median Household Income	\$74,440
2028 Total Population	8,300	2023-2028 Annual Rate	1.73%
2023-2028 Annual Rate	0.38%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,176	100.0%	3,300	100.0%	3,393	100.0%
Occupied	2,886	90.9%	2,977	90.2%	3,064	90.3%
Owner	2,099	66.1%	2,289	69.4%	2,382	70.2%
Renter	787	24.8%	688	20.8%	682	20.1%
Vacant	267	8.4%	323	9.8%	329	9.7%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	2,288	100.0%	2,383	100.0%
<\$50,000	44	1.9%	42	1.8%
\$50,000-\$99,999	92	4.0%	88	3.7%
\$100,000-\$149,999	515	22.5%	505	21.2%
\$150,000-\$199,999	450	19.7%	442	18.5%
\$200,000-\$249,999	398	17.4%	388	16.3%
\$250,000-\$299,999	371	16.2%	425	17.8%
\$300,000-\$399,999	243	10.6%	274	11.5%
\$400,000-\$499,999	122	5.3%	156	6.5%
\$500,000-\$749,999	21	0.9%	26	1.1%
\$750,000-\$999,999	25	1.1%	31	1.3%
\$1,000,000-\$1,499,999	5	0.2%	5	0.2%
\$1,500,000-\$1,999,999	2	0.1%	1	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$205,402		\$214,755	
Average Value	\$230,507		\$239,100	

Census 2020 Housing Units	Number	Percent
Total	3,176	100.0%
Housing Units In Urbanized Areas	2,785	87.7%
Rural Housing Units	391	12.3%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,100	100.0%
Owned with a Mortgage/Loan	1,367	65.1%
Owned Free and Clear	733	34.9%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.



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Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	267	100.0%
For Rent	120	44.9%
Rented- Not Occupied	6	2.2%
For Sale Only	54	20.2%
Sold - Not Occupied	17	6.4%
Seasonal/Recreational/Occasional Use	22	8.2%
For Migrant Workers	1	0.4%
Other Vacant	46	17.2%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,886	2,099	72.7%
15-24	117	22	18.8%
25-34	432	250	57.9%
35-44	488	356	73.0%
45-54	415	323	77.8%
55-59	236	183	77.5%
60-64	224	183	81.7%
65-74	482	393	81.5%
75-84	330	272	82.4%
85+	161	117	72.7%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,886	2,099	72.7%
White Alone	2,759	2,055	74.5%
Black/African American Alone	20	3	15.0%
American Indian/Alaska Native	1	0	0.0%
Asian Alone	26	9	34.6%
Pacific Islander Alone	1	0	0.0%
Other Race Alone	17	6	35.3%
Two or More Races	63	27	42.9%
Hispanic Origin	36	14	38.9%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	2,886	2,099	72.7%
1-Person	926	503	54.3%
2-Person	1,051	868	82.6%
3-Person	350	261	74.6%
4-Person	323	276	85.4%
5-Person	153	134	87.6%
6-Person	62	43	69.4%
7+ Person	22	15	68.2%

2023 Housing Affordability

Housing Affordability Index	123
Percent of Income for Mortgage	18.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.



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Population		Households	
2020 Total Population	13,031	2023 Median Household Income	\$76,371
2023 Total Population	13,229	2028 Median Household Income	\$81,852
2028 Total Population	13,448	2023-2028 Annual Rate	1.40%
2023-2028 Annual Rate	0.33%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	5,291	100.0%	5,469	100.0%	5,594	100.0%
Occupied	4,883	92.3%	4,996	91.4%	5,116	91.5%
Owner	3,780	71.4%	4,058	74.2%	4,191	74.9%
Renter	1,103	20.8%	938	17.2%	925	16.5%
Vacant	423	8.0%	473	8.6%	477	8.5%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	4,059	100.0%	4,192	100.0%
<\$50,000	80	2.0%	75	1.8%
\$50,000-\$99,999	180	4.4%	168	4.0%
\$100,000-\$149,999	811	20.0%	781	18.6%
\$150,000-\$199,999	743	18.3%	717	17.1%
\$200,000-\$249,999	701	17.3%	683	16.3%
\$250,000-\$299,999	678	16.7%	764	18.2%
\$300,000-\$399,999	542	13.4%	607	14.5%
\$400,000-\$499,999	209	5.1%	262	6.2%
\$500,000-\$749,999	63	1.6%	76	1.8%
\$750,000-\$999,999	42	1.0%	51	1.2%
\$1,000,000-\$1,499,999	7	0.2%	7	0.2%
\$1,500,000-\$1,999,999	3	0.1%	1	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$215,371		\$225,988	
Average Value	\$237,731		\$246,738	

Census 2020 Housing Units	Number	Percent
Total	5,291	100.0%
Housing Units In Urbanized Areas	3,622	68.5%
Rural Housing Units	1,669	31.5%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	3,781	100.0%
Owned with a Mortgage/Loan	2,463	65.1%
Owned Free and Clear	1,318	34.9%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.



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Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	423	100.0%
For Rent	178	42.1%
Rented- Not Occupied	9	2.1%
For Sale Only	83	19.6%
Sold - Not Occupied	37	8.7%
Seasonal/Recreational/Occasional Use	33	7.8%
For Migrant Workers	1	0.2%
Other Vacant	81	19.1%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,883	3,780	77.4%
15-24	177	39	22.0%
25-34	676	424	62.7%
35-44	844	661	78.3%
45-54	730	593	81.2%
55-59	419	342	81.6%
60-64	441	373	84.6%
65-74	826	711	86.1%
75-84	547	471	86.1%
85+	224	166	74.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,883	3,780	77.4%
White Alone	4,694	3,700	78.8%
Black/African American Alone	27	6	22.2%
American Indian/Alaska Native	3	0	0.0%
Asian Alone	34	12	35.3%
Pacific Islander Alone	1	0	0.0%
Other Race Alone	24	10	41.7%
Two or More Races	100	52	52.0%
Hispanic Origin	57	27	47.4%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,883	3,780	77.4%
1-Person	1,411	833	59.0%
2-Person	1,828	1,572	86.0%
3-Person	613	484	79.0%
4-Person	605	535	88.4%
5-Person	279	253	90.7%
6-Person	106	75	70.8%
7+ Person	40	28	70.0%

2023 Housing Affordability

Housing Affordability Index	132
Percent of Income for Mortgage	16.9%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.



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Population		Households	
2020 Total Population	38,640	2023 Median Household Income	\$72,256
2023 Total Population	38,927	2028 Median Household Income	\$78,543
2028 Total Population	39,042	2023-2028 Annual Rate	1.68%
2023-2028 Annual Rate	0.06%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	16,584	100.0%	16,893	100.0%	17,083	100.0%
Occupied	15,322	92.4%	15,488	91.7%	15,644	91.6%
Owner	11,367	68.5%	11,738	69.5%	12,018	70.4%
Renter	3,955	23.8%	3,750	22.2%	3,626	21.2%
Vacant	1,230	7.4%	1,405	8.3%	1,439	8.4%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	11,739	100.0%	12,016	100.0%
<\$50,000	284	2.4%	266	2.2%
\$50,000-\$99,999	823	7.0%	782	6.5%
\$100,000-\$149,999	2,210	18.8%	2,118	17.6%
\$150,000-\$199,999	2,849	24.3%	2,757	22.9%
\$200,000-\$249,999	1,685	14.4%	1,650	13.7%
\$250,000-\$299,999	1,642	14.0%	1,835	15.3%
\$300,000-\$399,999	1,436	12.2%	1,628	13.5%
\$400,000-\$499,999	485	4.1%	598	5.0%
\$500,000-\$749,999	234	2.0%	284	2.4%
\$750,000-\$999,999	69	0.6%	81	0.7%
\$1,000,000-\$1,499,999	13	0.1%	12	0.1%
\$1,500,000-\$1,999,999	6	0.1%	4	0.0%
\$2,000,000+	3	0.0%	1	0.0%

Median Value	\$194,796	\$202,576
Average Value	\$224,491	\$233,016

Census 2020 Housing Units	Number	Percent
Total	16,584	100.0%
Housing Units In Urbanized Areas	8,817	53.2%
Rural Housing Units	7,767	46.8%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	11,367	100.0%
Owned with a Mortgage/Loan	7,300	64.2%
Owned Free and Clear	4,067	35.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.



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Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,230	100.0%
For Rent	465	37.8%
Rented- Not Occupied	32	2.6%
For Sale Only	196	15.9%
Sold - Not Occupied	93	7.6%
Seasonal/Recreational/Occasional Use	120	9.8%
For Migrant Workers	3	0.2%
Other Vacant	322	26.2%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	15,322	11,367	74.2%
15-24	1,151	179	15.6%
25-34	2,281	1,316	57.7%
35-44	2,438	1,866	76.5%
45-54	2,177	1,779	81.7%
55-59	1,324	1,103	83.3%
60-64	1,426	1,222	85.7%
65-74	2,508	2,209	88.1%
75-84	1,421	1,245	87.6%
85+	595	447	75.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	15,322	11,367	74.2%
White Alone	14,562	11,022	75.7%
Black/African American Alone	163	38	23.3%
American Indian/Alaska Native	12	3	25.0%
Asian Alone	137	59	43.1%
Pacific Islander Alone	9	0	0.0%
Other Race Alone	89	53	59.6%
Two or More Races	350	192	54.9%
Hispanic Origin	200	92	46.0%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	15,322	11,367	74.2%
1-Person	4,315	2,578	59.7%
2-Person	5,834	4,773	81.8%
3-Person	2,000	1,508	75.4%
4-Person	1,858	1,463	78.7%
5-Person	846	701	82.9%
6-Person	320	240	75.0%
7+ Person	148	104	70.3%

2023 Housing Affordability

Housing Affordability Index	138
Percent of Income for Mortgage	16.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.