



# City of Duluth 2014 Housing Indicator Report

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# 2014 Housing Indicator Report

## Executive Summary

The City of Duluth produces annually the Housing Indicator Report. This report tracks from year to year a core group of datasets from the US Census Bureau, St. Louis County Assessor’s Office, Minnesota Department of Employment and Economic Development, Duluth Area Association of Realtors, and City of Duluth. The report is in its 12<sup>th</sup> iteration and has tracked Duluth’s Housing Market from the crash in 2008 to the crunch in 2013. The trends in 2014 continue those first highlighted in 2012. Affordability continues to be an issue especially as the rental market and ownership market continue to be tight. New production of units and a high amount of renovation suggest more units in the near future. This report is beneficial to housing developers and providers alike.

### Homeownership

The metrics for homeownership show an improving housing market. The number of home sales and median price are near pre-recession values for the second year in a row. However, the number of newly constructed single-family homes has not fully recovered resulting in the majority of Duluth’s housing stock being built before 1950. Below are the key highlights for homeownership in 2014.

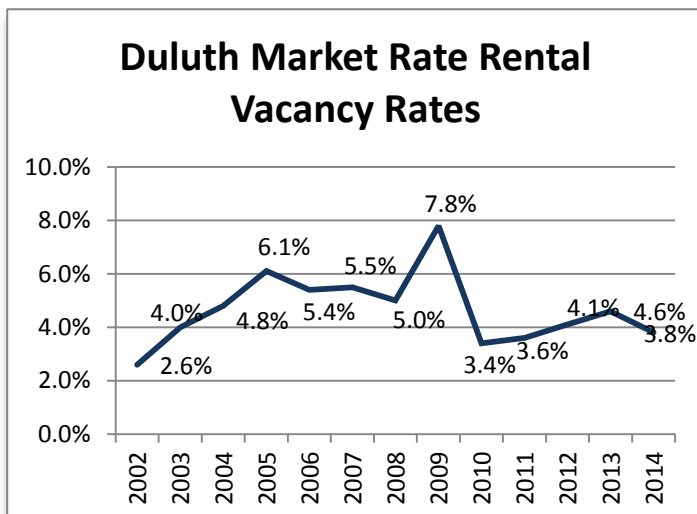
- The number of foreclosures in Duluth decreased from 189 in 2012 to 156 in 2013 to only 116 in 2014. This is a decrease of 25.6%.
- The percentage of Homesteaded properties in Duluth remained level at 58.6%.
- The median sales price of a single-family home in Duluth raised by approximately 1.5%, from \$147,700 to \$149,900 continuing its incremental climb.
- The total number of valid sales decreased from 920 in 2013 to 915 in 2014 a negligible decrease after 2013’s 26% increase.

| Single Family Home Sales | 2010      | 2011      | 2012      | 2013      | 2014      |
|--------------------------|-----------|-----------|-----------|-----------|-----------|
| No. Valid Sales          | 642       | 536       | 763       | 920       | 915       |
| Average price            | \$160,863 | \$164,276 | \$172,846 | \$177,726 | \$174,078 |
| Median price             | \$137,850 | \$140,000 | \$144,950 | \$147,700 | \$149,900 |

Source: St. Louis County Assessor Data

### Rental Market

The Community Development Division conducts an annual survey of rental properties. The survey calculates vacancy and average rent and provides a good data source for tracking trends. Key issues in the rental market are explained below:



Source: 2014 City of Duluth Rental Survey

- The rental vacancy rate continues to be very low for Central Hillside, Observation Hill, Downtown, Endion, Congdon, and Piedmont Heights while rental vacancy rates for Bayview Heights, Cody, Fairmont, Spirit Valley, Irving, and Lincoln Park remain slightly elevated. Overall rental vacancy rate is at 3.1%.

- From 2013 to 2014, the average rent in Duluth increased from \$720 to \$757, a 5% increase.

- The HRA has made strides in reducing the waiting lists for both the public housing program and Housing Choice Voucher program and reducing the percentage of cost burdened households enrolled in their programs. The amount of time a person can expect to be on the waiting list averages between 12 and 24 months.

| Bedroom Size  | 2013    | 2014  | Change 2013 to 2014 | Change 2005 to 2014 |
|---------------|---------|-------|---------------------|---------------------|
| Efficiency    | \$476   | \$510 | 7%                  | 35%                 |
| 1 Bedroom     | \$690   | \$749 | 9%                  | 35%                 |
| 2 Bedroom     | \$778   | \$791 | 2%                  | 5%                  |
| 3 Bedroom     | \$907   | \$893 | -2%                 | 1%                  |
| 4 Bedroom     | \$1,003 | \$970 | -3%                 | 7%                  |
| Average (All) | \$720   | \$757 | 5%                  | 19%                 |

Source: 2014 City of Duluth Rental Survey

### Housing Production

While there has been a large gain of units in 2014 the net gain for housing has not been large enough to meet demand caused by Duluth's growing economy. The rental market has made strides to increase units but there continues to be a very low vacancy rate. Production of new single-family homes are barely keeping up with demolition of condemned properties. Key points shown below:

- There were permits issued for the new construction of 190 units in 2014, which is a significant increase from 101 new unit permits in 2013.
- There were 48 units demolished of mostly blighted and condemned housing in 2014. There was an overall net gain of 142 units in 2014.
- In 2014, there were 1,436 alterations permits issued, which is a decrease from the previous 2 years but still higher than the decade's trend of 800 or so permits annually.

|                                     | 2010 | 2011 | 2012  | 2013  | 2014  |
|-------------------------------------|------|------|-------|-------|-------|
| New Permits (residential)           | 55   | 25   | 35    | 41    | 58    |
| Units of 5 or more family dwellings | 0    | 16   | 106   | 60    | 126   |
| Number of Units Created             | 57   | 41   | 141   | 101   | 190   |
| Alteration permits (residential)    | 855  | 471  | 1,794 | 1,514 | 1,436 |
| Number of Units Demolished          | 53   | 103  | 31    | 63    | 48    |

### Housing Affordability

The US Department of Housing and Urban Development (HUD) determines housing to be affordable when costs for housing are no more than 30% of a households gross income (i.e. before taxes and deductions are removed). A household in Duluth would then need to make approximately \$42,040 annually to afford a \$153,504 home – the 2014 average value of an owner occupied single family home in Duluth. The average wage in Duluth for 2014 was \$40,560, which would equate to a \$147,650 dwelling unit.

- Households that are in the Extremely Low Income (30% or less of area median income) bracket, based on paying 30% of income towards housing, cannot afford anything other than an efficiency unit in Duluth.
- Households that are at or below 50% of area median income cannot afford a 2+ bedroom house to purchase but can afford a 2 bedroom unit to rent.
- Households that are near the 80% of area median income can afford to purchase or rent 2 and 3 bedroom homes in Duluth.

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## I. DEMOGRAPHICS

### Household Trends

The population in Duluth has been stable for the past decade. The total population of Duluth was estimated at 86,241 in the 2009 - 2013 American Community Survey (ACS). This is negligible drop from the 2000 Decennial Census count of 86,319. (Difference of about 0.0009%) Duluth's population was decreasing much more drastically from the 1960's to the 1990's. Since the 1990's Duluth's population has hovered just above the 85,000 mark.



The number of housing units has remained relatively consistent since the 1980's. While there was a slight dip in the 1990 census of 990 units from the previous decade, there has been a slight increase over the past 20 years. *In 2013 there were an estimated 37,873 housing units*, up from the 1990 count of 34,646 and 2000 count of 35,500. The increase in units despite stagnant population is due to the reduction in household size. In 2000, Duluth's average household size was 2.26 and in 2013 it was estimated at 2.24.

**Table 1. Historical Population**

|            | 1950    | 1960    | 1970    | 1980   | 1990   | 2000   | 2013*  |
|------------|---------|---------|---------|--------|--------|--------|--------|
| Population | 104,511 | 106,884 | 100,578 | 92,811 | 85,493 | 86,319 | 86,234 |
| Households | 30,873  | 34,491  | 33,384  | 35,363 | 34,646 | 35,500 | 35,487 |

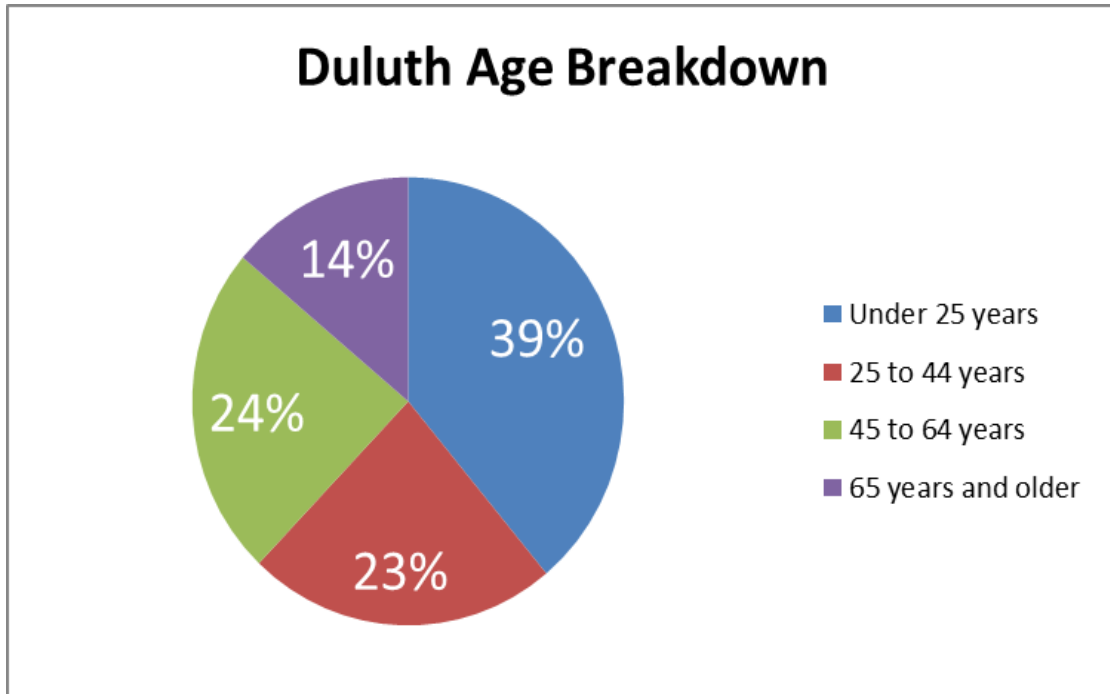
Source: U.S. Census Bureau Decennial Census, \* based on estimates from the 2009-2013 American Community Survey

**Table 2. Demographic Shifts in the City of Duluth**

|                         | 1980   | 1990   | 2000   | 2013*  |
|-------------------------|--------|--------|--------|--------|
| Population              | 92,811 | 85,493 | 86,319 | 86,234 |
| Person>65               | 14,367 | 18,504 | 13,147 | 11,140 |
| Number of Households    | 35,363 | 34,646 | 35,500 | 35,862 |
| Average Household Size  | 2.51   | 2.36   | 2.26   | 2.24   |
| Number of Housing Units | 37,090 | 36,022 | 36,994 | 37,873 |
| Owner Occupied Units    | 22,816 | 22,275 | 22,773 | 21,324 |
| For Sale Only           | N/A    | N/A    | 230    | 376    |
| Renter Occupied Units   | 12,547 | 12,228 | 12,727 | 14,163 |
| For Rent                | N/A    | N/A    | 454    | 830    |
| Occupied Housing Units  | 35,636 | 34,563 | 35,500 | 35,487 |

Source: U.S. Census Bureau Decennial Census, \* based on estimates from the 2009-2013 American Community Survey

The median age of Duluth residents is 32.8 years, according to the 2009-2013 American Community Survey. In contrast, the median age of all Minnesotans is 37.4. The median age of the entire U.S. population is 37.2.



Source: 2009-2013 American Community Survey

### Poverty

The level of poverty in Duluth is estimated at 22.1%. This is down slightly from the 2010 decennial census at 22.2%. However, this is up significantly from the 2000 rate of 15.5%. Other jurisdictions are as follows: United States 14.9%, State of Minnesota 11.2%, Rochester 9.9%, Minneapolis 22.5%, St. Paul 22.8%, Mankato 27.2%, and St. Cloud 23.1%.

**Table 3. Duluth Poverty**

| Duluth Poverty Numbers                              | 1980   | 1990   | 2000   | 2010   | 2013  |
|---|--------|--------|--------|--------|-------|
| Total Number of Persons Living Below Poverty Level  | 10,767 | 13,578 | 12,627 | 19,151 | N/A   |
| Percentage of Population Living Below Poverty Level | 11.6%  | 15.9%  | 15.5%  | 22.2%  | 22.1% |

Source: 2009-2013 American Community Survey

The American Community Survey estimates that 21,764 (25.2%) individuals live at 125 percent of the poverty threshold or below. The poverty threshold is calculated by income and household characteristics.



For example, a household of 4 is considered at the poverty line with an income of \$23,624 with 2 adults and 2 children, while a family of 4 with 1 adult and 3 children is \$23,707. For an individual living alone and under 65 years of age the poverty threshold is an income of \$12,119, while over 65 years of age is \$11,173.

A higher poverty level disproportionately affects persons of color and children in Duluth. African Americans have a poverty rate of about 60.8% and Native Americans have a poverty rate of about 65.4%. Children under the age of 18 have a poverty rate of 25.1%. Furthermore, 24.3% of households with children under age 18 receive food assistance, compared to a state average of only 12.5%.

**Table 4. 2015 Poverty Income Guideline**

| <b>Persons in family/<br/>Household</b> | <b>Federal Poverty<br/>Guideline</b> |
|---|--------------------------------------|
| 1                                       | \$ 11,770                            |
| 2                                       | \$ 15,930                            |
| 3                                       | \$ 20,090                            |
| 4                                       | \$ 24,250                            |
| 5                                       | \$ 28,510                            |
| 6                                       | \$ 32,570                            |
| 7                                       | \$ 36,730                            |
| 8                                       | \$ 40,890                            |

*For families/households with more than 8 persons, add \$4,160 for each additional person*

*Source: U.S. Department of Health and Human Services, 2015*

The Federal Poverty Guideline is a common measure used to define low-income status or the “working poor.” According to the U.S. Department of Health and Human Services (HHS), *for 2015, an individual is considered living in poverty if they earn at or below \$11,770 annually.*

*The 2009-2013 American Community Survey estimates 22.1% of Duluth’s population lives below the ACS poverty threshold. The ACS sets the poverty threshold differently than Health and Human Services poverty level, which is outlined above. 9.9% of persons 65 years and older are estimated to live below the poverty threshold, while 25.1% of families with children under 18 years old live below the poverty threshold. This is especially true for female heads of household with no husband present, where households with children under 18 are at an estimated 50.6% living under the poverty threshold. The ACS estimates the mean income deficit for families to be \$8,943.*

**Homelessness**

A number of factors contribute to homelessness. In a statewide survey of homeless people conducted by the Wilder Research Foundation, most recently in 2009, people interviewed in Duluth cited various reasons for leaving their permanent housing. The most common reasons, which sometimes included more than one, include: ‘could not afford the rent’ (39%), ‘lost my job’ (37%), ‘eviction’ (36%), and ‘breakup with spouse or partner’ (27%).

**Table 5. Homeless Sheltered in Duluth**

|                      | <b>2009</b> | <b>2010</b> | <b>2011</b> | <b>2012</b> | <b>2013</b> | <b>2014</b> |
|----------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Emergency Shelters   | 1,847       | 1,835       | 1,788       | 2,137       | 1,551       | 2032        |
| Transitional Housing | 349         | 363         | 299         | 338         | 355         | 473         |

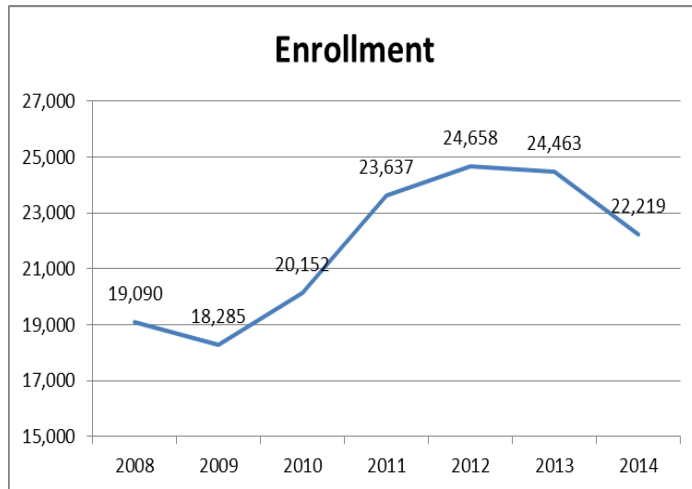
Source: City of Duluth, Community Development Division (Numbers reported represent the majority—but not all—shelter and transitional housing providers).

Each night in Duluth, as many as 300 homeless men, women and children seek refuge in emergency shelters, battered women’s shelters, and transitional housing facilities. Others sleep on a friend’s couch, in their car, or outdoors. Currently in Duluth, there are six organizations that provide emergency shelter and services to individual men and women, to battered women, and to families with children. Through these organizations, there are 130 beds available on any given night for the homeless. For homeless

people transitioning from emergency shelters or “the streets” to permanent housing, there are eight organizations that provide transitional housing and services, with a total 149 beds available. Additionally, Duluth has 382 beds in permanent supportive housing units. Agencies that provide housing and supportive services for homeless persons assist more than 1,500 homeless persons each year in Duluth. Better tracking and expansion of facilities could help explain some of the jump in 2014.

### Student Housing

Higher education students *represent* a significant portion of Duluth’s population. Enrollment rates at the three major colleges in Duluth can have a substantial effect on supply and demand for housing. In the 2014-2015 school year, Duluth’s three major higher education colleges, College of Saint Scholastica (CSS), Lake Superior College (LSC), and the University of Minnesota Duluth (UMD) reported a total of 22,219 students. Following a period of sharp growth this was down about 10% from the previous two academic years. About 3,500 students lived on campus at UMD or CSS in apartments and dormitories.



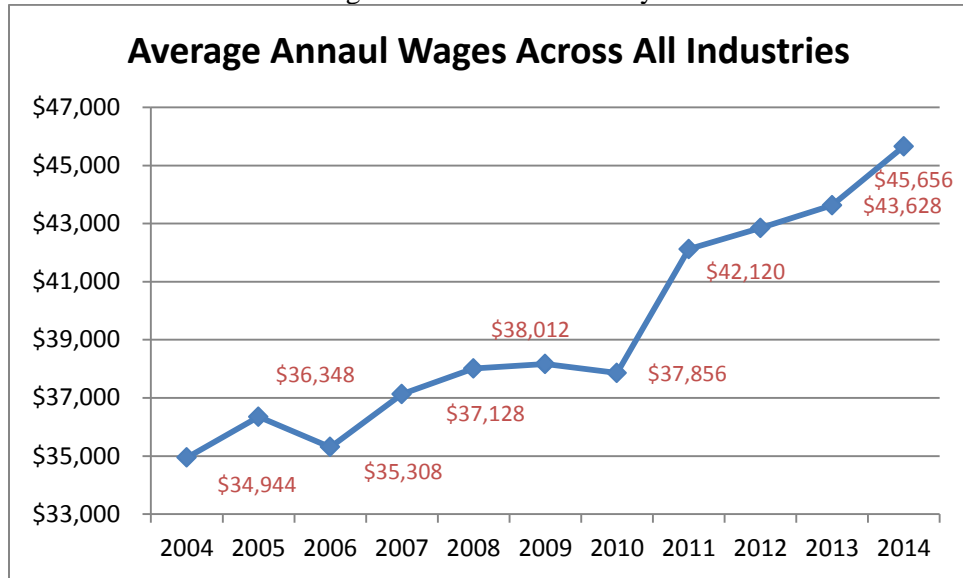
### Demographics Summary

- The number of higher education students enrolled in Duluth peaked in 2012 at 24,658 students, but declined by 10% in 2014.
- The city’s population from 2000 to 2010 was stable, according to the U.S. Census. There has been negligible differences in population since 2010 with total population estimated at 86,234.
- According to the U.S. Census data, the estimated number of households increased slightly from 35,862 in 2012 to 35,487 households in 2013.

## II. EMPLOYMENT TRENDS

### Wages

Workers in Duluth have had an increase in wages over the last 10 years. Between 2004 and 2014, the average annual wage increased by 30.7%, from \$34,944 to \$45,656. This is an all-time high for the City of Duluth and continues the incremental growth over the last five years.



Source: Minnesota Department of Employment and Economic Development (DEED), Quarterly Census of Employment and Wages, 3<sup>rd</sup> Quarter Wages, 2014.

Table 7 compares the average wages for cities in Minnesota. Duluth's average wage remains higher than St. Louis County's average wage, and has grown at a rate of 30.7% since 2004. According to [USInflationCalculator.com](http://USInflationCalculator.com) the inflation rate for the United States since 2004 has been 25.3%.

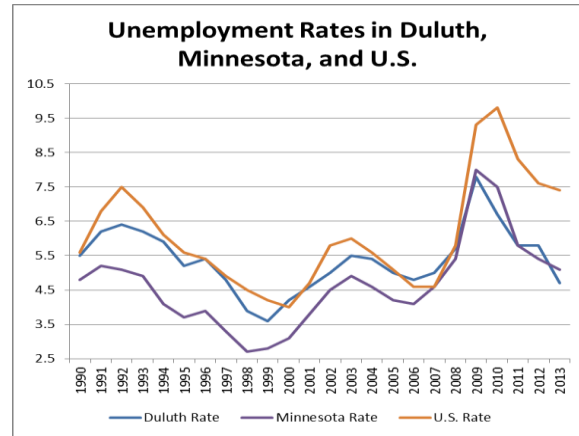
**Table 7. Average Wage for Other Locations**

| Annual Average Wage | 2004      | 2014      | Change |
|---------------------|-----------|-----------|--------|
| City of Duluth      | \$ 34,944 | \$ 45,656 | 30.7%  |
| St. Louis County    | \$ 32,968 | \$ 43,004 | 30.4%  |
| City of Minneapolis | \$ 48,932 | \$ 61,880 | 26.5%  |
| City of St. Paul    | \$ 41,236 | \$ 52,000 | 26.1%  |
| City of St. Cloud   | \$ 33,592 | \$ 43,836 | 30.5%  |
| City of Mankato     | \$ 30,420 | \$ 39,208 | 28.9%  |
| State of Minnesota  | \$ 39,156 | \$ 50,180 | 28.2%  |
| United States       | \$ 38,064 | \$ 49,348 | 29.6%  |

Source: Minnesota Department of Employment and Economic Development (DEED), Quarterly Census of Employment and Wages, 3<sup>rd</sup> Quarter Wages, 2014

### Labor Force and Unemployment

The following table shows Duluth unemployment and labor force data from 2004 through 2013. Duluth’s unemployment rate reached a 20 year high in 2009, but has since decreased to 4.4% unemployment, which is the lowest it has been since 2000, and has steadily decreased since the jump in 2009. The labor force has remained fairly consistent in the last 10 years and remains at 45,607 today. The 2014 rate is higher than the unemployment rate for the Twin Cities Metro Area (3.9%) and for the state of Minnesota (4.1%), but remains less than the rate in the Duluth-Superior Metro Area (5.2%) and the United States (6.2%).



Source: Minnesota Department Employment and Economic Development

**Table 8. Duluth Labor Force and Unemployment 2004-2014 Comparisons (Averages)**

| Year | Duluth Labor Force | Duluth Unemployment | Duluth Rate | Duluth Superior MSA Unemployment Rate | Twin Cities Metro Unemployment Rate | Minnesota Rate | U.S. Rate |
|------|--------------------|---------------------|-------------|---------------------------------------|-------------------------------------|----------------|-----------|
| 2014 | 45,607             | 2,004               | 4.4         | 5.2                                   | 3.9                                 | 4.1            | 6.2       |
| 2013 | 45,804             | 2,393               | 5.2         | 6.1                                   | 4.8                                 | 5              | 7.4       |
| 2012 | 45,758             | 2,733               | 6           | 6.6                                   | 5.5                                 | 5.6            | 8.1       |
| 2011 | 45,936             | 3,137               | 6.8         | 7.4                                   | 6.3                                 | 6.5            | 8.9       |
| 2010 | 46,522             | 3,563               | 7.7         | 8.2                                   | 7.3                                 | 7.4            | 9.6       |
| 2009 | 45,514             | 3,492               | 7.7         | 8.9                                   | 7.7                                 | 7.8            | 9.3       |
| 2008 | 45,572             | 2,611               | 5.7         | 6.2                                   | 5.2                                 | 5.4            | 5.8       |
| 2007 | 45,180             | 2,229               | 4.9         | 5.5                                   | 4.3                                 | 4.6            | 4.6       |
| 2006 | 44,693             | 2,098               | 4.7         | 5                                     | 3.8                                 | 4              | 4.6       |
| 2005 | 44,693             | 2,180               | 4.9         | 5.1                                   | 3.8                                 | 4.1            | 5.1       |
| 2004 | 45,105             | 2,482               | 5.5         | 5.9                                   | 4.5                                 | 4.7            | 5.6       |

Source: Minnesota Department Employment and Economic Development, Local Area Unemployment Statistics

In 2012, the economy in Duluth began to experience growth with the addition of both construction and permanent jobs because of several planned projects and business expansions. Beginning in 2012 and continuing over the next few years, Duluth is expected to gain 508 construction jobs, 85 of which are full-time equivalent because of these projects alone. In addition, there will be an estimated 571 permanent jobs added in a variety of industries, including health care, manufacturing, and food services.

The level of wages in Duluth is crucial for maintaining a healthy economy. Wages serve as a critical component to help define affordable housing opportunities for Duluth’s working residents. According to the Department of Housing and Urban Development (HUD), the reasonable amount one can afford to pay for living accommodations should not exceed 30% of a household’s gross income. The following tables summarize Duluth’s current wage levels by all sectors occupation classification from the 2<sup>nd</sup> Quarter of the last five years.

**Table 9. All Industry Employment in Duluth**

| Employment by Industry   |               |               |               |               |               |
|--|---------------|---------------|---------------|---------------|---------------|
| Industry   | 2010          | 2011          | 2012          | 2013          | 2014          |
| Construction   | 2,059         | 2,086         | 1,993         | 2,075         | 2,200         |
| Manufacturing  | 2,747         | 2,771         | 2,796         | 2,672         | 2,584         |
| Utilities  | 695           | 719           | 745           | 766           | 775           |
| Wholesale Trade  | 1,147         | 1,177         | 1,186         | 1,187         | 1,250         |
| Retail Trade   | 6,321         | 6,436         | 6,363         | 6,403         | 6,297         |
| Transportation and Warehousing   | 1,247         | 1,256         | 1,284         | 1,347         | 1,349         |
| Finance and Insurance  | 2,154         | 2,254         | 2,094         | 2,165         | 2,201         |
| Real Estate and Rental and Leasing                                       | 708           | 662           | 679           | 622           | 754           |
| Professional, Scientific, and Technical Services                         | 2,105         | 1,962         | 2,063         | 2,421         | 2,614         |
| Management of Companies and Enterprises                                  | 717           | 728           | 698           | 604           | 611           |
| Administrative and Support and Waste Management and Remediation Services | 2,120         | 2,170         | 2,054         | 1,969         | 2,119         |
| Educational Services   | 4,662         | 4,615         | 4,666         | 4,685         | 5,188         |
| Health Care and Social Assistance  | 17,370        | 17,450        | 17,540        | 17,770        | 17,736        |
| Arts, Entertainment, and Recreation                                      | 1,252         | 1,348         | 1,365         | 1,344         | 1,165         |
| Accommodation and Food Services  | 6,003         | 5,801         | 5,951         | 6,269         | 6,100         |
| Other Services (except Public Administration)                            | 1,899         | 1,841         | 1,784         | 2,039         | 2,092         |
| Public Administration  | 3,787         | 3,641         | 3,727         | 3,744         | 3,709         |
| <b>Total, All Industries</b>   | <b>58,075</b> | <b>57,849</b> | <b>57,922</b> | <b>59,196</b> | <b>59,750</b> |

**Table 10. Annual Wages by Industry in Duluth**

| Annual Wages by Industry   |                 |                 |                 |                 |                 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|
| Industry   | 2010            | 2011            | 2012            | 2013            | 2014            |
| Construction   | \$51,480        | \$55,328        | \$51,532        | \$53,456        | \$53,404        |
| Manufacturing  | \$47,424        | \$49,920        | \$51,480        | \$50,856        | \$51,012        |
| Utilities  | \$70,772        | \$87,464        | \$87,256        | \$90,012        | \$77,584        |
| Wholesale Trade  | \$45,604        | \$49,348        | \$46,904        | \$46,904        | \$48,308        |
| Retail Trade   | \$21,320        | \$22,776        | \$22,360        | \$22,724        | \$22,568        |
| Transportation and Warehousing   | \$54,860        | \$59,384        | \$58,968        | \$56,472        | \$53,040        |
| Finance and Insurance  | \$63,752        | \$68,380        | \$51,220        | \$50,804        | \$41,704        |
| Real Estate and Rental and Leasing                                       | \$24,908        | \$27,092        | \$24,648        | \$28,652        | \$29,380        |
| Professional, Scientific, and Technical Services                         | \$53,248        | \$56,576        | \$59,072        | \$60,944        | \$63,024        |
| Management of Companies and Enterprises                                  | \$68,120        | \$77,168        | \$78,260        | \$82,004        | \$62,296        |
| Administrative and Support and Waste Management and Remediation Services | \$22,984        | \$26,260        | \$25,168        | \$25,740        | \$23,868        |
| Educational Services   | \$46,176        | \$47,788        | \$46,332        | \$47,528        | \$49,972        |
| Health Care and Social Assistance  | \$39,780        | \$46,436        | \$52,312        | \$54,236        | \$45,812        |
| Arts, Entertainment, and Recreation                                      | \$15,756        | \$16,380        | \$16,328        | \$16,952        | \$17,160        |
| Accommodation and Food Services  | \$13,572        | \$14,872        | \$14,560        | \$14,716        | \$13,884        |
| Other Services (except Public Administration)                            | \$21,320        | \$22,568        | \$22,464        | \$21,528        | \$21,320        |
| Public Administration  | \$52,260        | \$60,112        | \$58,448        | \$57,200        | \$54,600        |
| <b>Total, All Industries</b>   | <b>\$37,856</b> | <b>\$42,120</b> | <b>\$42,848</b> | <b>\$43,628</b> | <b>\$45,656</b> |

### **Employment Trends Summary**

- The annual average unemployment rate in Duluth was 4.4% in 2014.
- Over the last five years the average wages increased 20%, from \$37,856 to \$45,656.
- Health Care and Social Assistance employs the highest number of workers (17,736) followed by Retail Trade (6,297), Accommodation and Food Services (6,100), and Education (5,188).

### III. HOMEOWNERSHIP TRENDS

#### Homestead and Non-Homestead Units

According to the St. Louis County Assessor’s office at the end of 2014, there were a total of 22,600 (58.6%) homesteaded and 15,956 (41.4%) non-homestead units in Duluth, which is a slight increase in the percentage of homesteaded units. It should be noted that the homestead-status of a housing unit can be continually in flux, and can change from year to year. For example, single-family units may have been homesteaded units in one year and rental units the next year or vice versa, but this data gives a snapshot of what is happening with housing and homeownership within Duluth.

**Table 10. Number of Homesteaded Units vs. Non-Homesteaded Units**

|  | 2009          | 2010          | 2011          | 2012          | 2013          | 2014          |
|--|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Total Homesteaded</b>                             | <b>23,116</b> | <b>22,788</b> | <b>22,511</b> | <b>22,616</b> | <b>22,155</b> | <b>22,600</b> |
| 1 unit   | 21,157        | 20,988        | 20,736        | 20,832        | 20,520        | 20,858        |
| 2 unit   | 1,544         | 1,448         | 1,430         | 1,438         | 1,300         | 1,374         |
| 3 unit   | 222           | 195           | 198           | 201           | 192           | 210           |
| 4 or more units                                      | 193           | 157           | 147           | 145           | 143           | 158           |
| Homestead %  | 61.7%         | 60.2%         | 59.6%         | 59.7%         | 58.3%         | 58.6%         |
| <b>Total Non-homesteaded</b>                         | <b>14,360</b> | <b>15,073</b> | <b>15,296</b> | <b>15,280</b> | <b>15,855</b> | <b>15,956</b> |
| 1 unit   | 3,887         | 4,280         | 4,502         | 4,448         | 4,804         | 5,241         |
| 2 unit   | 2,232         | 2,222         | 2,256         | 2,236         | 2,292         | 2,216         |
| 3 unit   | 645           | 645           | 633           | 633           | 633           | 600           |
| 4 or more units                                      | 7,596         | 7,926         | 7,885         | 7,963         | 8,126         | 7,907         |
| Non-homesteaded %                                    | 38.3%         | 39.8%         | 40.4%         | 40.3%         | 41.7%         | 41.4%         |
| <b>Total Homesteaded &amp; Non-homesteaded units</b> | <b>37,476</b> | <b>37,861</b> | <b>37,787</b> | <b>37,896</b> | <b>38,010</b> | <b>38,556</b> |

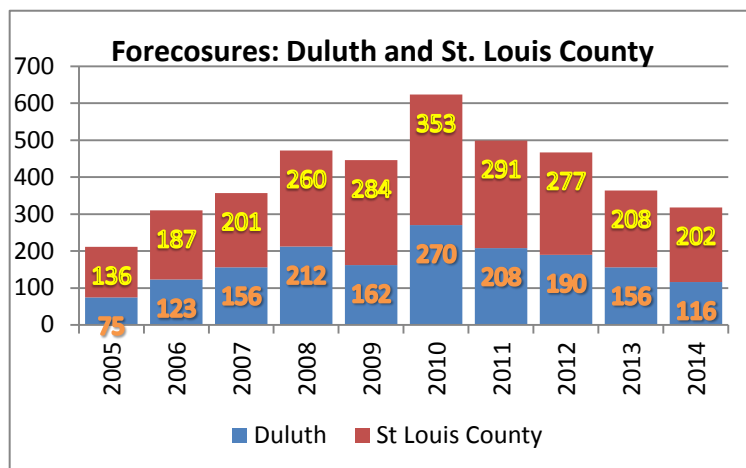
Source: St. Louis County Assessor’s Office

**NOTE:** Tax Exempt housing properties such as public housing units, state of Minnesota units, and units classified as “Seasonal, Recreational” or “Low Income Rental” housing properties are not included in these numbers.

#### Home Foreclosure in Duluth

Another aspect of homeownership that is now very prolific nation-wide is the number of home mortgage foreclosures that occur each year. Foreclosures were first tracked in 2005, at which time there were 6,466 in Minnesota. In 2014, there were 8,313 in Minnesota, which was a 30% decrease from the previous year. The foreclosures graph shows that 318 homes went into foreclosure in St. Louis County, of which 116 of those foreclosures were in Duluth, a decline of over 25% from the previous year.

While the number of mortgage foreclosures in Duluth and Northern Minnesota appears significant, the overall levels are relatively small compared to other parts of the



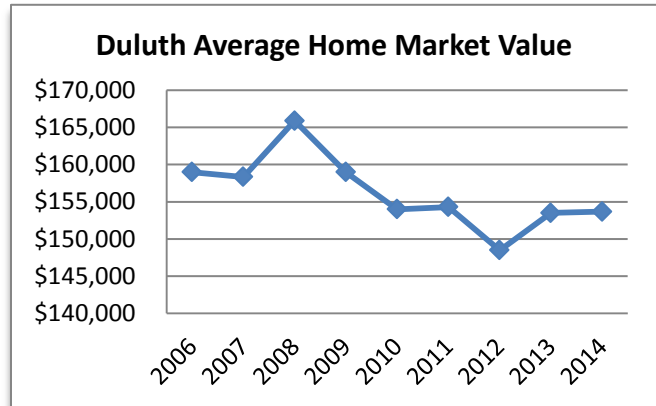
Source: St. Louis County Assessor’s Office

country. In Duluth, foreclosures decreased for the fourth consecutive year. Still, this is an area of concern as some of the homes in foreclosure are being abandoned and/or are left vacant for long periods. According to the report “2014 Foreclosures in Minnesota” prepared by Minnesota Homeownership Center, the state-wide number of 8,313 foreclosures in 2014 was less than a third than when foreclosures peaked in 2008 with 26,251 foreclosures. In 2014, 0.46% of all residential parcels in Minnesota experienced a foreclosure which was down from 0.65% in 2013.

The impact of foreclosures in a community can be quite significant. Properties in foreclosure can be susceptible to vandalism and/or fall into disrepair, creating blight that can affect entire neighborhoods, creating an undesirable place to live. As seen in the neighborhood foreclosure numbers, families living in rental housing are also at risk of losing their housing when the foreclosures hit the multi-family housing stock.

### Single Family Home Market Value

Over the last seven years in Duluth, single-family home market values have fluctuated given the recession that began in the late part of the 2000’s. Value of homes in 2013 showed the first significant increase since 2008. The average value for a home in Duluth in 2014 is \$153,504, which is about the same as 2013 (\$153,680).



Source: St. Louis County Assessor’s Office

**Table 11. Single Family Home Sales of Homesteaded Properties**

### Single Family Home Sales in Duluth

Data regarding the sale of single family homes in Duluth was collected from the city assessor’s office. The assessor’s data reflects 2014 valid home sales as recorded in the St. Louis County recorder’s office during the calendar year and does not include reject sales which had extenuating circumstances (e.g. family sales, short sales, forced sales, gift sales).

From 2013 to 2014, the median sales price citywide rose by approximately 1.5%, from \$147,700 to \$149,900. Average sales price moved from \$177,726 to \$174,078, a decrease of 2.1%. The total number of valid sales decreased slightly from 920 in 2013 to 915 in 2014. The 920 sales in 2013 was a five year high in Duluth.

### Home Sales by Neighborhood

As in most cities, the price of homes varies greatly depending on the neighborhood in which the home is located. While a neighborhood

| Single Family Home Sales | 2010      | 2011      | 2012      | 2013      | 2014      |
|--------------------------|-----------|-----------|-----------|-----------|-----------|
| <b>No. Valid Sales</b>   | 642       | 536       | 763       | 920       | 915       |
| <b>Average price</b>     | \$160,863 | \$164,276 | \$172,846 | \$177,726 | \$174,078 |
| <b>Median price</b>      | \$137,850 | \$140,000 | \$144,950 | \$147,700 | \$149,900 |
| <b>No. of 1 bedroom</b>  | 16        | 6         | 14        | 17        | 29        |
| <b>Average price</b>     | \$117,849 | \$87,687  | \$141,641 | \$117,675 | \$109,751 |
| <b>No. of 2 bedrooms</b> | 169       | 141       | 186       | 251       | 230       |
| <b>Average price</b>     | \$136,668 | \$130,891 | \$137,974 | \$140,353 | \$141,674 |
| <b>No. of 3 bedrooms</b> | 299       | 260       | 356       | 405       | 437       |
| <b>Average price</b>     | \$155,698 | \$154,982 | \$166,299 | \$169,021 | \$169,400 |
| <b>No. of 4 bedrooms</b> | 92        | 84        | 147       | 175       | 153       |
| <b>Average price</b>     | \$216,738 | \$210,433 | \$203,941 | \$234,324 | \$217,475 |
| <b>No. 5+ bedrooms</b>   | 23        | 26        | 38        | 30        | 38        |
| <b>Average price</b>     | \$257,825 | \$325,679 | \$322,388 | \$327,241 | \$314,540 |

Source: St. Louis County Assessor’s Office



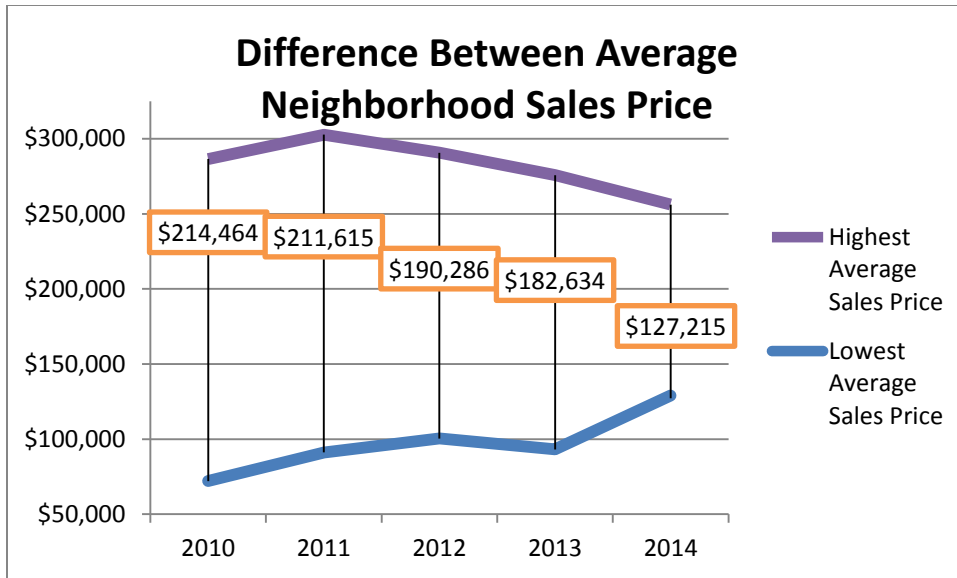
boundary is somewhat subjective, this report attempts to group areas that are generally associated together as one unit. Examples would be Lester Park and Lakeside or Fond du Lac, Gary, and New Duluth. While doing this the individual neighborhood qualities and characteristics are still acknowledged. Bayview Heights had the highest net gain of \$115,246 in average sales price to be at an average sales price of \$256,153. This was the highest sales price by far beating out the second highest (Chester Creek/UMD) by over \$50,000. Lincoln Park had the largest change in number of sales (increased by 40) and the second largest increase in average price. Park Point dropped from the highest average sales price in 2013 to the lowest average sales price in 2014, although total sales are quite low in comparison to other areas.

**Table 12. Home Sales by Neighborhood, 2014**

| Neighborhood  | 2013            |                     | 2014            |                     | Difference                    |                           |
|---|-----------------|---------------------|-----------------|---------------------|-------------------------------|---------------------------|
|   | Number of Sales | Average Sales Price | Number of Sales | Average Sales Price | Change in Average Sales Price | Change in Number of Sales |
| Bayview Heights   | 12              | \$140,907           | 7               | \$256,153           | 82%                           | -42%                      |
| Chester Park/UMD  | 46              | \$188,156           | 50              | \$203,814           | 8%                            | 9%                        |
| Congdon Park  | 58              | \$275,803           | 41              | \$200,841           | -27%                          | -29%                      |
| Hunters Park  | 34              | \$217,124           | 27              | \$197,914           | -9%                           | -21%                      |
| Central Hillside/Central Bus. Dist.                             | 22              | \$192,604           | 31              | \$194,399           | 1%                            | 41%                       |
| Fond du Lac/Gary/New Duluth                                     | 27              | \$120,503           | 24              | \$189,729           | 57%                           | -11%                      |
| East Hillside/Endion  | 84              | \$180,103           | 66              | \$183,190           | 2%                            | -21%                      |
| Duluth Heights  | 75              | \$180,470           | 65              | \$175,311           | -3%                           | -13%                      |
| Morgan Park/ Smithville/Riverside                               | 29              | \$137,844           | 29              | \$171,240           | 24%                           | 0%                        |
| Lincoln Park  | 46              | \$93,169            | 65              | \$171,028           | 84%                           | 41%                       |
| Morley Heights  | 16              | \$186,672           | 20              | \$169,314           | -9%                           | 25%                       |
| Denfeld/Cody/Oneota/ Irving Park/Fairmont/ Spirit Valley/Norton | 84              | \$123,137           | 124             | \$167,019           | 36%                           | 48%                       |
| Piedmont  | 85              | \$171,522           | 61              | \$165,671           | -3%                           | -28%                      |
| Kenwood   | 81              | \$189,925           | 89              | \$165,483           | -13%                          | 10%                       |
| Woodland  | 44              | \$171,065           | 42              | \$161,052           | -6%                           | -5%                       |
| Lakeside/Lester Park  | 150             | \$183,937           | 135             | \$160,962           | -12%                          | -10%                      |
| North Shore   | 4               | \$231,581           | 9               | \$144,254           | -38%                          | 125%                      |
| Park Point  | 15              | \$283,400           | 11              | \$128,938           | -55%                          | -27%                      |

Source: St. Louis County Assessor's Office

The past five years of sales data depicts a decline in the price gap between neighborhoods. While the highest priced neighborhoods (Congdon, Park Point, Hunters Park) are dipping in price slightly or staying somewhat steady the lowest priced neighborhoods (Lincoln Park, Fon du Lac/ Gary New Duluth, Morgan Park) are seeing steady increases in prices. The following chart shows the difference in the average sales price between the highest and lowest neighborhoods.



Source: St. Louis County Assessor's Office

#### Duluth Area Association of Realtors Numbers

The Duluth Area Association of Realtors (DAAR) performs a number of duties including tracking sales and statistics for the region and for Duluth. According to DAAR, the number of days that a property is on the market before it sells is very telling of the activity in a market; in 2014 the average days on market was 83 days. In 2013 the average days on market was 105 days. However, when we look at the median number of days on market for 2014, it shows a median of 34 which was the same as 2013. This shows that many houses are selling in short time periods. However, a smaller section of houses sitting on the market for extended periods of time brings the average way up. The DAAR also tracks the number of multi-family property sales in Duluth. According to DAAR, in 2014 there were 57 properties that sold, which is about the same as the previous year (61 properties). Multi-family (rental) properties had an average of the number of days on the market of 92 days. This data comes from the Duluth Area Association of Realtors (DAAR) and is based upon information reported by the member realtors.

#### Homeownership Trends Summary

- The number of foreclosures in Duluth decreased from 189 in 2012 to 156 in 2013 to only 116 in 2014. This is a decrease of 25.6%.
- The percentage of Homesteaded properties in Duluth remained level at 58.6%.
- The median sales price of a single-family home in Duluth raised by approximately 1.5%, from \$147,700 to \$149,900 continuing its incremental climb.
- The total number of valid sales decreased from 920 in 2013 to 915 in 2014 a negligible decrease after 2013's 26% increase.
- The average number of days a home is on the market has decreased, from 105 days in 2013, to 82 days in 2014.

## IV. RENTAL HOUSING INDICATORS

### 2014 Rental Vacancy Rate

The overall rental vacancy rate in the city of Duluth, taking into account the 2014 market rate rental survey and public housing units is approximately 3.1%. This vacancy rate does not include several subsidized units that are generally income restricted. In some small areas such as Lincoln Park and Bayview Heights there was an estimated vacancy of over 7.5%. A majority of the city was in the 0% - 2.5% vacancy range. Although there are multiple ways to determine the rental vacancy rate, the estimates show that rental vacancy in the city of Duluth is strained, preventing potential new residents from finding a variety of rental housing choices.

The 2009-2013 American Community Survey estimates Duluth's rental vacancy rate at 4.1%, which is a decrease from the 2000 Census, which calculated the rental vacancy rate of 4.9%. This was a slight increase from the 2008-2012 American Community Survey which estimated vacancy at 3.7%.

**Table 14. Change in Housing from 2000 to 2013**

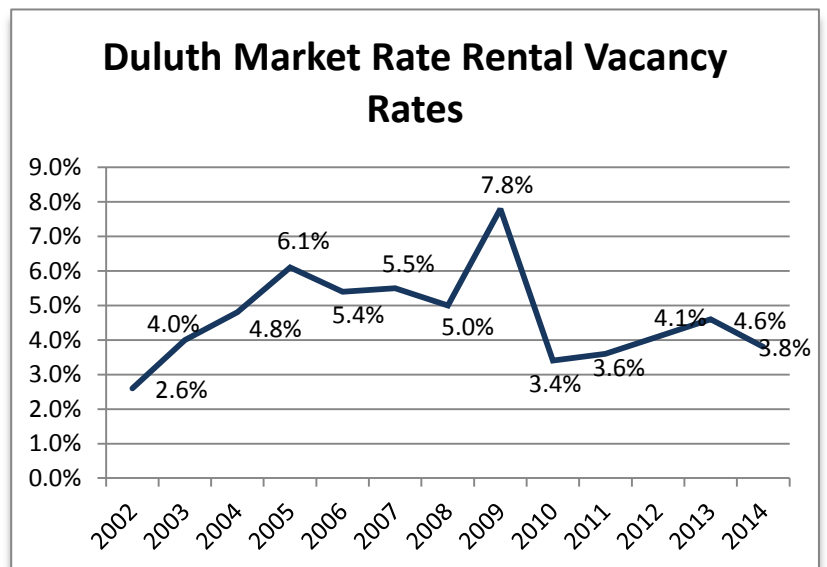
|   | 2000 Census | 2013 American Community Survey |
|---|-------------|--------------------------------|
| Total rental housing units                      | 13,181      | 14,761                         |
| Renter-occupied housing units                   | 12,727      | 14,163                         |
| For Rent  | 454         | 598                            |
| Average household size of renter-occupied units | 1.91        | 1.99                           |

Source: 2000 Decennial Census, 2009-2013 American Community Survey, U.S. Census Bureau

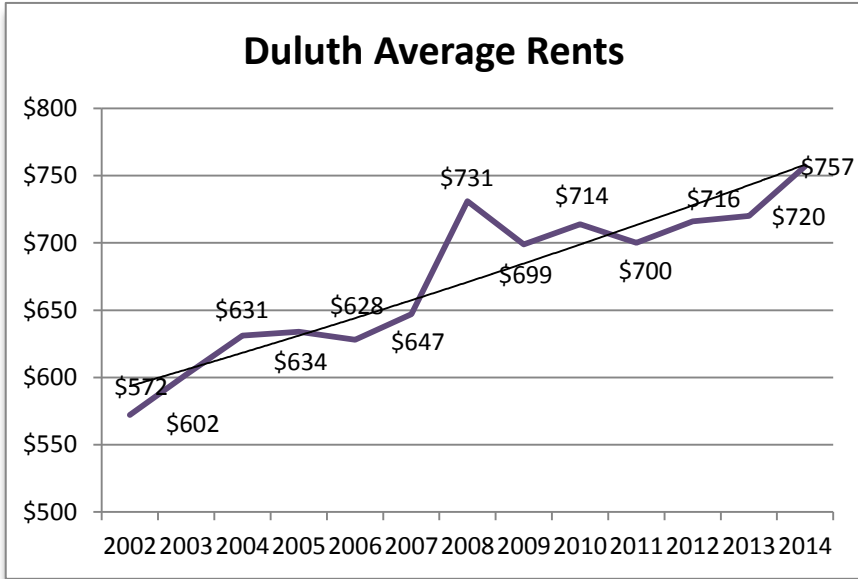
### 2014 Market Rate Rental Survey

In an effort to gather more accurate data, the city of Duluth conducts an annual market rate rental survey. A database was created with information on property managers and rental properties. Property owners and managers are surveyed on rental rates and vacancy rates. The data is aggregated and the results are calculated by bedroom type, rent range, and geographic location. The responses include 1,807 units which account for approximately 12% of the total market rate rental units in Duluth. Of the returned responses 44% were for units located in buildings with 25 or more units, 23% were for units in buildings with 10 to 24 units, 19% were for units located in buildings with 4 to 9 units, and 4% were for triplexes. Subsidized and income restricted rental units are not surveyed so that we can determine the unrestricted market rate price per unit size. The responses include information on studio apartments (183 units), one-bedroom (774 units), two-bedroom (716 units), three-bedroom (104 units), four-bedroom (21 units), and other unit types (9 units).

The market rate rental vacancy rate as determined by the City of Duluth rental survey in 2014 was at 3.8% vacancy. This was down from 2013 where the rate was 4.6%. In the 12 years for which the survey has been completed the lowest vacancy rate was in 2002 at 2.6% while the highest vacancy was in 2009 at 7.8% vacancy.



Source: 2014 City of Duluth Rental Survey



Average monthly rent in 2014 for private residential housing units was \$757. This is slightly higher rent than 2013 where average rent was \$720. This is the highest average rent Duluth has had since it started the Rental Survey in 2002. The trend equates to roughly a 2% increase in rent annually beginning in 2002.

We can see the average rent broken down by bedroom size and changes over the past seven years. The average monthly rent for two-bedroom units, one-bedroom units, and studio/efficiencies have incrementally increased from 2013. However, three-bedroom and four-bedroom units

Source: 2014 City of Duluth Rental Survey

experienced a small decrease in average monthly rent. Total average rent increased slightly continuing the trend.

**Table 15. Rent and Number of Bedrooms**

| Bedroom Size    | 2005  | 2009    | 2013    | 2014  | Change 13 to 14 | Change 05 to 14 |
|-----------------|-------|---------|---------|-------|-----------------|-----------------|
| Efficiency      | \$378 | \$406   | \$476   | \$510 | 7%              | 35%             |
| 1 Bedroom       | \$557 | \$617   | \$690   | \$749 | 9%              | 35%             |
| 2 Bedroom       | \$756 | \$771   | \$778   | \$791 | 2%              | 5%              |
| 3 Bedroom       | \$885 | \$832   | \$907   | \$893 | -2%             | 1%              |
| 4 Bedroom       | \$905 | \$1,074 | \$1,003 | \$970 | -3%             | 7%              |
| Average (All)   | \$634 | \$699   | \$720   | \$757 | 5%              | 19%             |
| Units in Survey | 2421  | 2184    | 2195    | 1,807 |                 |                 |

The survey found that in 2014, owners were more likely to pay the utility costs for studio/efficiency, one-bedroom, two-bedroom apartments, and three-bedroom apartments. The cost difference between units by renter and owner paid utilities is shown in Table 16. As expected, owner paid utility units have a higher rent.

**Table 16. Rent by Who Pays Utilities**

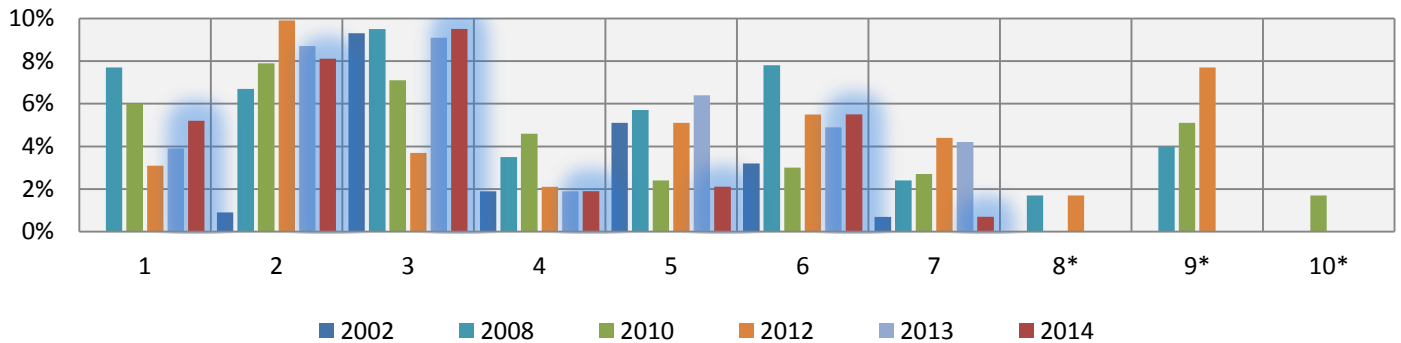
| Unit Type                     | Utilities Paid By     | Total Units | Average Rent | Vacancy Rate | Difference in Owner vs. Renter Paid Utilities |
|-------------------------------|-----------------------|-------------|--------------|--------------|---|
| <b>Studio/<br/>Efficiency</b> | Owner Paid Utilities  | 179         | \$512        | 2.2%         | \$79  |
|                               | Renter Paid Utilities | 4           | \$433        | 0%           |   |
| <b>1<br/>Bedroom</b>          | Owner Paid Utilities  | 722         | \$764        | 3.9%         | \$224   |
|                               | Renter Paid Utilities | 52          | \$540        | 3.8%         |   |
| <b>2<br/>Bedroom</b>          | Owner Paid Utilities  | 633         | \$812        | 3.2%         | \$182   |
|                               | Renter Paid Utilities | 83          | \$630        | 7.2%         |   |
| <b>3<br/>Bedroom</b>          | Owner Paid Utilities  | 56          | \$980        | 5.4%         | \$193   |
|                               | Renter Paid Utilities | 48          | \$791        | 6.3%         |   |
| <b>4<br/>Bedroom</b>          | Owner Paid Utilities  | 5           | \$1,192      | 0.0%         | \$292   |
|                               | Renter Paid Utilities | 16          | \$900        | 12.5%        |   |

Source: 2014 City of Duluth Rental Survey

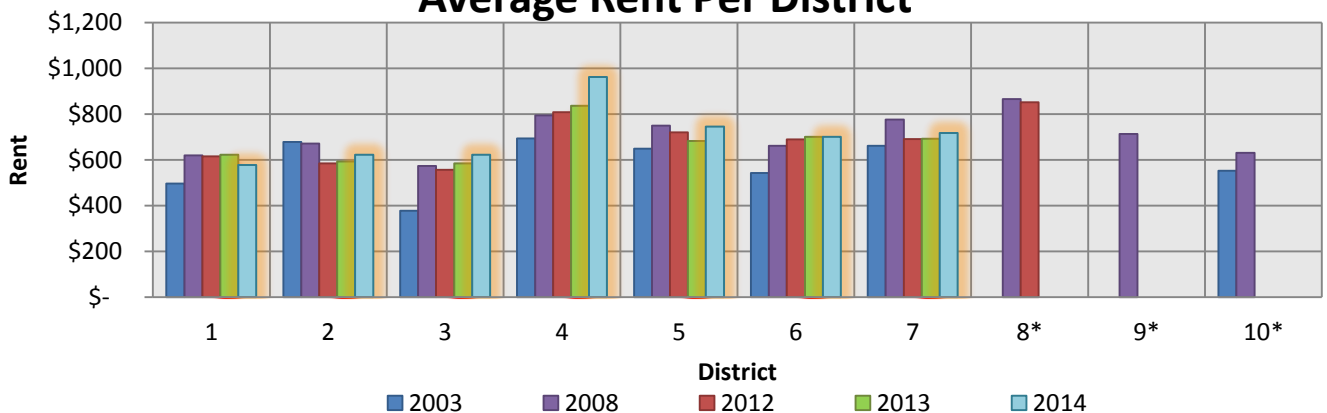
**Neighborhood Analysis**

While the overall market rate rent averaged \$757 and the market rate vacancy rate was 3.8%, these figures vary greatly by neighborhood. According to the 2014 City of Duluth Rental Survey, the lowest rent was found in district 1 coming in at an average of \$577. In contrast, district 4 averaged the highest rent at \$963 per unit. The lowest market vacancy rate was in district 7 at 0.7% while the highest market vacancy rate was in district 3 with 9.5%. A map of the neighborhood districts can be found in the appendix. The tables below highlight shifts in vacancy and rent by neighborhood as found in the annual rental survey.

**Average Vacancy Rate by District**



**Average Rent Per District**



## Public Housing and Housing Choice Voucher Trends

The Housing and Redevelopment Authority of Duluth (HRA) owns and manages public housing units. The public housing program was designed to provide decent, affordable housing for low-income families. Participants must meet federal income guidelines and other eligibility criteria. Rent is based on 30% of adjusted gross income. Households on the waiting list for the public housing program usually have a shorter waiting period, about two months for a four-bedroom apartment and 18-24 months for a two-bedroom apartment than those on the waiting list for the Housing Choice Voucher (HCV) program, which is approximately 18-24 months. While this time frame is not uncommon compared to other communities, it places a significant burden on individuals needing immediate housing.

The Housing Choice Voucher program (formerly Section 8) is a federal rental assistance program for families qualifying under very low-income guidelines established by the federal government, and certain other criteria. Participants locate housing in the private sector that meets federal housing quality standards (HQS) and rent payment standards established by the HRA. Participants generally pay 30% of their income toward rent, and the balance of the rent is subsidized by the federal government. The HCV program currently has 1,472 housing vouchers available and generally has a higher demand and wait time than the public housing program due to the ability to choose the home and neighborhood desired. The overall public housing vacancy for 2014 was 2.0%, and the HRA had 7.0% of their vouchers go unused for the year.

**Table 17. Waiting Lists and Vacancy Rates**

|  | 2008  | 2009  | 2010  | 2011  | 2012  | 2013  | 2014  |
|--|-------|-------|-------|-------|-------|-------|-------|
| Public Housing Vacancy %                 | 2.3%  | 1.3%  | 1.3%  | 1.0%  | 3.0%  | 2.0%  | 2.0%  |
| Public Housing Avg. Waiting List         | 121   | 121   | 153   | 974   | 1,014 | 802   | 635   |
| Housing Choice Voucher (unused)          | 0%    | 0%    | 0%    | 1.0%  | 1.0%  | 2.0%  | 7.0%  |
| Housing Choice Voucher Avg. Waiting List | 1,617 | 1,168 | 1,623 | 1,800 | 2,376 | 1,477 | 1,464 |

Source: Housing and Redevelopment Authority (HRA)

**Table 18. HUD's Housing Choice Voucher Program**

| By Bedroom Size | 2009    | 2010    | 2011    | 2012    | 2013    | 2014    |
|-----------------|---------|---------|---------|---------|---------|---------|
| 0 Bedroom       | \$433   | \$433   | \$433   | \$504   | \$481   | \$481   |
| 1 Bedroom       | \$528   | \$528   | \$528   | \$607   | \$579   | \$579   |
| 2 Bedrooms      | \$666   | \$666   | \$666   | \$725   | \$725   | \$725   |
| 3 Bedrooms      | \$836   | \$836   | \$836   | \$945   | \$945   | \$945   |
| 4 Bedrooms      | \$1,064 | \$1,064 | \$1,064 | \$1,099 | \$1,099 | \$1,099 |
| 5 Bedrooms      | \$1,224 | \$1,224 | \$1,224 | \$1,264 | \$1,264 | \$1,264 |

Source: Housing and Redevelopment Authority (HRA)

In the Public Housing program, the 2.0% vacancy rate is considered normal. In 2014 the HRA was able to reduce the number of applicants on the waiting list for both the HCV and Public Housing Program. The HRA has indicated that the Public Housing Program is currently full and the program is stable. Most HCV participants are usually able to find decent housing units and do not turn back vouchers. The Duluth HRA estimates that few individuals living in Public Housing pay more than 30% of their income for housing while 31% of participants in the HCV program pay more than 30% of their income for housing. Those who pay more than 30% do so for specific reasons. This is slightly up from 2013 where

30% of those with a HCV paid more than 30% of their income but still lower than 2012 where 40% paid more than 30% of their income.

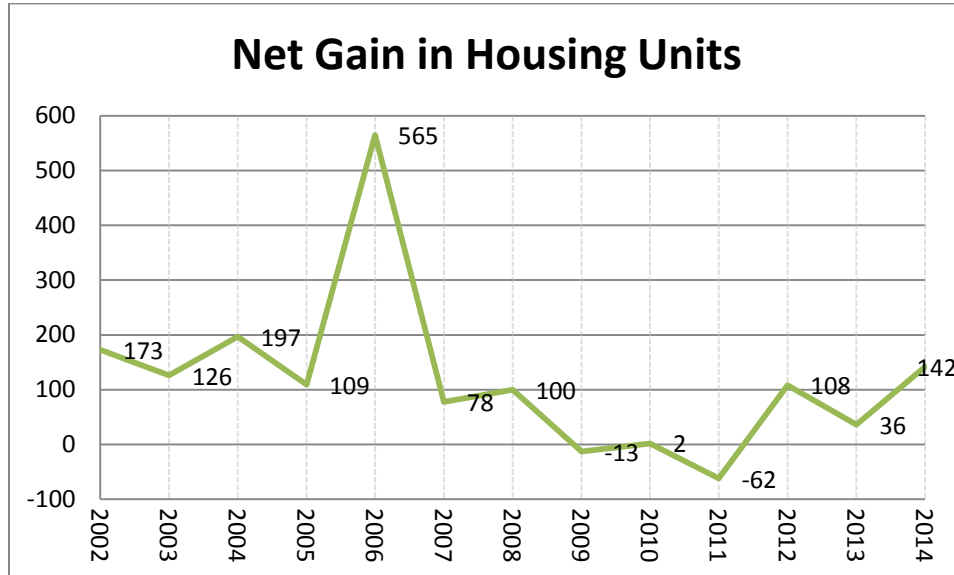
### **Rental Housing Indicators Summary**

- The rental vacancy rate continues to be very low for Central Hillside, Observation Hill, Downtown, Endion, Congdon, and Piedmont Heights while rental vacancy rates for Bayview Heights, Cody, Fairmont, Spirit Valley, Irving, and Lincoln Park remain slightly elevated. Overall rental vacancy rate is at 3.1%.
- From 2013 to 2014, the average rent in Duluth increased slightly from \$720 to \$757, a 5% increase.
- The HRA has made strides in reducing the waiting lists for both the Public Housing program and Housing Choice Voucher program and reducing the percentage of cost burdened households enrolled in their programs. The amount of time a person can expect to be on the waiting list averages between 12 and 24 months.

## V. HOUSING PRODUCTION

### Housing Unit Analysis

The average lifespan of a house, according to HUD, is 40 to 50 years, without significant annual maintenance. According to the most recent American Community Survey (2009-2013), almost half (45.57%) of Duluth's units were built before 1940. This is significantly higher than Minnesota, where the percent of housing units built before 1940 in the state is 17.5%, and 13.5% for the nation.



Source: Duluth Construction Services and Inspections



As shown, there was a significant increase in the number of permits issued in 2006. During this time frame, there were many multi-unit projects being constructed, including student housing and affordable housing developments. The reduced numbers in 2009 - 2011 reflect the national trend of fewer construction projects due to the recession. In 2012, a large multi-family housing complex began construction which increased the number of units being created. In 2013, a building permit was issued for a 50-unit multifamily supportive housing development which increased the permit numbers. The number of overall permits was consistent with previous years. In 2014, the trend continued with more multifamily housing being constructed. The number of demolition permits reflects increased

blight removal efforts by the city of Duluth, which caused a lower number in the total net gain units.



**Table 19. Permits and Demolitions 2002 – 2013**

|                                     | 2003       | 2004       | 2005       | 2006       | 2007       | 2008       | 2009       | 2010      | 2011       | 2012       | 2013       | 2014       |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|------------|
| New permits (residential)           | 146        | 151        | 132        | 105        | 87         | 45         | 31         | 55        | 25         | 35         | 41         | 58         |
| Units of 1 family dwellings         | 138        | 121        | 113        | 87         | 70         | 36         | 31         | 36        | 21         | 33         | 39         | 44         |
| Units of 2 family dwellings         | 10         | 30         | 17         | 2          | 26         | 8          | 0          | 17        | 4          | 2          | 2          | 4          |
| Units of 3 or 4 family dwellings    | 8          | 28         | 16         | 19         | 0          | 0          | 0          | 2         | 0          | 0          | 0          | 16         |
| Units of 5 or more family dwellings | 6          | 206        | 103        | 494        | 18         | 104        | 0          | 0         | 16         | 106        | 60         | 126        |
| <b>Number of Units Created</b>      | <b>162</b> | <b>385</b> | <b>249</b> | <b>602</b> | <b>114</b> | <b>148</b> | <b>31</b>  | <b>57</b> | <b>41</b>  | <b>141</b> | <b>101</b> | <b>190</b> |
| Alteration permits (residential)    | 883        | 904        | 865        | 810        | 819        | 808        | 821        | 855       | 471        | 1,794      | 1,514      | 1,436      |
| Addition permits (residential)      | 134        | 120        | 109        | 113        | 89         | 82         | 59         | 65        | 55         | 54         | 38         | 40         |
| Single family demolitions           | 20         | 22         | 47         | 19         | 32         | 38         | 44         | 45        | 32         | 31         | 52         | 44         |
| Multi-family units demolished       | 16         | 166        | 93         | 18         | 4          | 10         | 0          | 8         | 71         | 0          | 11         | 4          |
| <b>Number of Units Demolished</b>   | <b>36</b>  | <b>188</b> | <b>140</b> | <b>37</b>  | <b>36</b>  | <b>48</b>  | <b>44</b>  | <b>53</b> | <b>103</b> | <b>31</b>  | <b>63</b>  | <b>48</b>  |
| Net Gain Single Family              | 118        | 99         | 66         | 68         | 38         | -2         | -13        | -9        | -11        | 2          | -13        | 0          |
| Net Production Multi-family Units   | 8          | 98         | 43         | 497        | 40         | 102        | 0          | 11        | -51        | 106        | 49         | 142        |
| <b>Net Gain Units (Total)</b>       | <b>126</b> | <b>197</b> | <b>109</b> | <b>565</b> | <b>78</b>  | <b>100</b> | <b>-13</b> | <b>2</b>  | <b>-62</b> | <b>108</b> | <b>36</b>  | <b>142</b> |

*NOTE: The numbers in the table above are based on the number of permits issued, not on certificates of occupancy. Permits can be issued a year or two before the completion of construction and the issuance of an occupancy certificate. Source: Duluth Construction Services and Inspections Data*

### **Alteration Permits**

Alteration permits trends often reflect that of the economy and other influences. The increase in number of alteration permits from 2012 was due to the two major weather storms that impacted Duluth. In May of 2012, a major hail storm caused significant damage to several roofs and structures, and in June of 2012, public officials proclaim Duluth in a State of Emergency after a torrential rainstorm flooded many dwelling units and structures. There may be a couple of reasons for the high number of alteration permits in 2013 and 2014. One could be attributed to the damage in the housing units not being immediately visible (such as foundation flaws) and therefore repairs were completed at a later time. The other could be people having more disposable income (after the recession) and they are able to invest in their homes. The 2014 alteration permits remained consistent with 2013. It is necessary for many of these aged housing units to be properly maintained to stay habitable.

### **Age of Housing Stock**

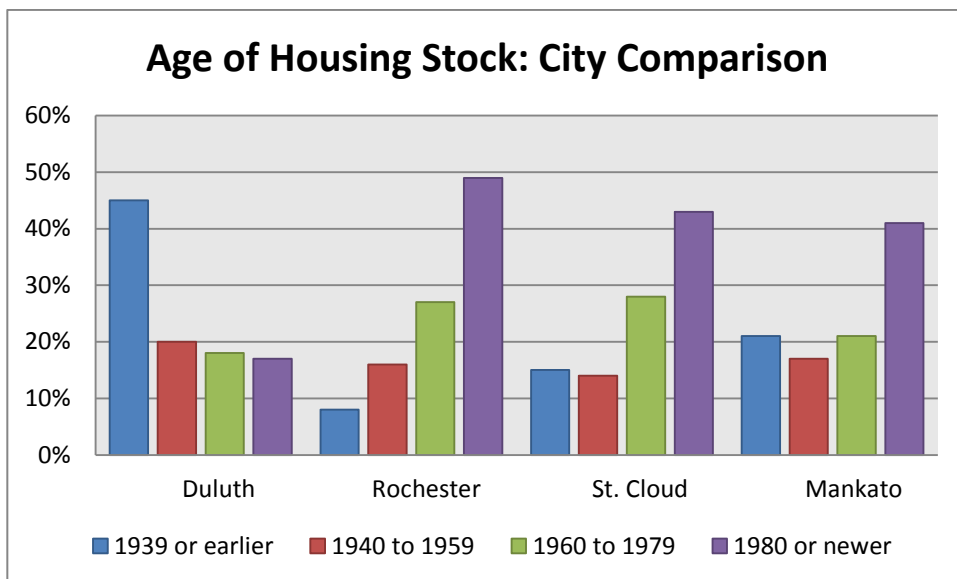
The majority of Duluth's housing stock was built more than 50 years ago. When compared to similar Greater Minnesota cities, the relative age of the housing stock becomes very apparent. The majority of aging housing stock is located in the older, core neighborhoods of Duluth, where there is also a higher percentage of low to moderate income people. The average lifespan of a house, according to the U.S.

Department of Housing and Urban Development (HUD) guidelines, is 40-50 years without significant annual maintenance. When older housing stock lacks routine maintenance, it will become substandard. Census data indicates that the percentage of renters and homeowners experiencing housing problems correlates closely with household income. Housing repair and rehabilitation issues that are not addressed will lead to more condemned housing units that are unsafe for habitation. Given the age of housing stock in Duluth, rehabilitation will likely continue to be an important focus.

**Table 20. Age of Housing Stock, Cities of Duluth, Rochester, St. Cloud, and Mankato**

|                     | Duluth        |     | Rochester     |     | St. Cloud     |     | Mankato       |     |
|---------------------|---------------|-----|---------------|-----|---------------|-----|---------------|-----|
| Total Housing Units | <b>37,873</b> |     | <b>46,005</b> |     | <b>27,480</b> |     | <b>16,283</b> |     |
| 1980 or newer       | 6,267         | 17% | 22,623        | 49% | 11,818        | 43% | 6,670         | 41% |
| 1960 to 1979        | 6741          | 18% | 12,444        | 27% | 7,775         | 28% | 3,465         | 21% |
| 1940 to 1959        | 7606          | 20% | 7,176         | 16% | 3,870         | 14% | 2,749         | 17% |
| 1939 or earlier     | 17,259        | 45% | 3,763         | 8%  | 4,017         | 15% | 3,399         | 21% |

Source: 2008-2013 American Community Survey



Source: 2008-2013 American Community Survey

The graph shows what a tremendous amount of aging homes Duluth has, as compared to other cities in Minnesota. Duluth's percentage of homes built prior to 1940 is over three times higher than St. Cloud, over five times higher than Rochester, and twice as high as Mankato's rate. While 45% (17,259 housing units) of Duluth's housing were built prior to 1940, over 65% of Duluth homes are over 50 years old.

### Condemned Housing

The city building official has the authority to condemn buildings for human habitation or demolition. A structure can be condemned for human habitation for several reasons, including lack of utilities or multiple code violations. Structures can be condemned for demolition if there is significant deterioration or damage that exceeds 60% of the estimated market value of the building, or if the structure is unsafe. The condemned building must be torn down at the owner's expense.

As noted in Table 21, the number of condemned properties fluctuates over the years. During inspections, if the building safety inspectors find dangerous health and/or safety violations, the owner is instructed to correct the violations and the housing unit(s) is put on the condemned for human habitation list. When a property owner corrects the violations, the property is removed from the condemnation list. Recently there has been a greater concentration by the city and its partners to remove blighted properties.

**Housing Condition and the June 2012 Flood**

It is anticipated that there may be an influx of condemned properties as hundreds of homes were negatively impacted by the June 2012 Flood. Often leaks or foundation flaws do not result in immediate issues, but they begin to start deteriorating the structure, developing mold problems, eventually resulting in unsafe structures. As noted later in this chapter, many alteration permits were issued for property owners to fix or make improvements to homes after the flood.

As a result of the flood, several homes were damaged beyond repair. The City of Duluth successfully applied for funding through the State of Minnesota and Federal Emergency Management Agency to acquire and demolish damaged homes. This program has several benefits, especially removing blight (or potential blight) and also relieving the property owner of the burden of a mortgage payment on a ruined home. At the time of this report, seven homes and one non-residential flood damaged structure were demolished in 2013 and 2014, with more expected to be demolished in 2015 through this program and others.

**Table 21. Condemned Structures**

| Year | Structures Condemned for Demolition | Structures Condemned for Human Habitation | Total |
|------|-------------------------------------|---|-------|
| 2010 | 34                                  | 99  | 133   |
| 2011 | 35                                  | 107                                       | 142   |
| 2012 | 27                                  | 134                                       | 161   |
| 2013 | 20                                  | 130                                       | 150   |
| 2014 | 15                                  | 200                                       | 215   |



## Residential Land Development

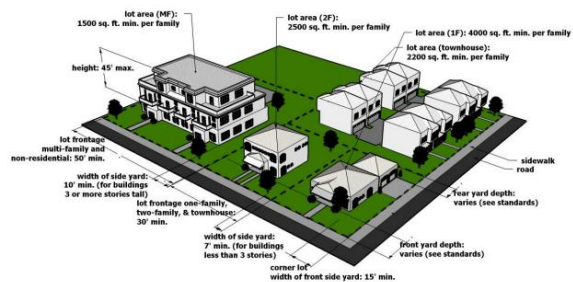
During the economic boom from 2002 to 2008, the city had several new plats approved which resulted in the creation of 474 new buildable lots. As with the rest of the nation, the soft housing market afterwards reduced the demand for new housing and plats. The following table show the number of lots added per year and the list of plats by the year approved.

**Table 22. Residential Plats Approved 2002-2013**

| Year Approved | Plat Name                                   | Number of Lots |
|---------------|---|----------------|
| 2002          | Northridge Estates                          | 39             |
|               | The Views At Ridgeview                      | 6              |
|               | Walsh Addition                              | 4              |
|               | Summit Ridge Division                       | 4              |
| 2003          | Maple Ridge Arrangement                     | 22             |
|               | Crystal Village City of Duluth              | 29             |
|               | Andrews Division Duluth                     | 13             |
|               | Andrews Divisions First Addition Duluth     | 11             |
| 2004          | Hawk Ridge Estates City of Duluth           | 61             |
|               | Cedar Ridge Estates City of Duluth          | 24             |
|               | Sackette Addition                           | 10             |
|               | Bristol Wood First Addition                 | 8              |
| 2005          | Bluff Ridge                                 | 21             |
|               | Adamzak Acres City of Duluth                | 4              |
|               | Benson Heights                              | 4              |
| 2006          | Hawk Ridge Estates First Addition           | 65             |
| 2007          | Coffee Creek                                | 113            |
| 2008          | East Ridge                                  | 23             |
|               | Hidden Estates                              | 13             |
| 2009          | No Plats Recorded                           | 0              |
| 2010          | No Plats Recorded                           | 0              |
| 2011          | No Plats Recorded                           | 0              |
| 2012          | No Plats Recorded                           | 0              |
| 2013          | Three lot divisions that each created a lot | 3              |
| 2014          | No Plats Recorded                           | 0              |

Source: Duluth Planning Division

Another indication of housing production trends is reviewing the number of building permits that have been issued. The new single-family dwelling unit permit average value was \$260,497, which was another substantial increase from previous years. However, the average renovation per multifamily unit is down to 2012 levels coming in at \$5,491 per unit.



|   | 2004      | 2006      | 2008      | 2010      | 2012      | 2013      | 2014      |
|---|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| New permits (residential)                           | \$124,682 | \$130,036 | \$122,039 | \$169,536 | \$176,937 | \$213,506 | \$137,682 |
| 1 family dwellings                                  | \$165,410 | \$156,423 | \$234,584 | \$245,252 | \$178,927 | \$219,565 | \$260,497 |
| 2 family dwellings                                  | \$108,038 | \$90,491  | \$116,252 | \$142,500 | \$144,100 | \$154,428 | \$96,359  |
| 3 or 4 family dwellings                             | \$73,477  | \$130,053 | \$0       | \$120,857 | \$0       | \$0       | \$139,359 |
| 5 or more family dwellings                          | \$110,144 | \$125,548 | \$83,526  | \$0       | \$168,829 | \$168,317 | \$95,887  |
| Residential Alteration permits (average per permit) | \$5,425   | \$10,168  | \$6,279   | \$12,095  | \$5,593   | \$7,038   | \$5,491   |
| Residential Addition permits (average per permit)   | \$46,229  | \$36,777  | \$47,704  | \$33,619  | \$32,639  | \$59,219  | \$31,925  |

**Table 23. Average Unit Value Per Permit**

Source: Duluth Construction Services and Inspections Data

### New Construction

As stated in the demographic section, Duluth’s population is stable; however due to small household sizes, the demand for housing units is steadily increasing. In addition, the lack of rental units (as stated in the rental housing indicators section) is creating a demand for more housing units. Finally, there is an expectation that there will be a number of “baby boomer” retirements in the next five to seven years. Since not all retirees will be leaving Duluth, it can be projected that the demand for housing will increase, with both newcomers seeking quality housing and retirees in need of maintenance free/single level homes and/or condominium type housing.

Since the population and number of households is expected to increase and the majority of Duluth’s housing stock was built more than 50 years ago, there is an expectation of increase demand for new housing construction. Currently there are few housing developments, as shown on Table 22 Residential Plats Approved 2002-2014. According to the Duluth Multiple Listing Service (MLS), there were 156 vacant lots, ranging from 4.5 acres to less than a quarter acre in the Duluth area (not all in the city of Duluth). The pricing of these lots varied greatly. It appears that the average platted residential lot for a single-family dwelling unit ranges from \$10,000 to \$240,000. In 2014, 58 lots were sold at a median price of \$49,900 according to the Duluth Area Association of Realtors.

Although it is difficult to determine the cost of constructing a new dwelling unit due to size, materials, floor plan, garage, and utilities, a typical range is \$225,000 to \$350,000. In addition, landscaping, paving, utilities, and other improvements will further increase the pricing.

### Housing Production Summary

- There were permits issued for the new construction of 190 units in 2014, which is a significant increase from 101 new unit permits in 2013.
- There were 48 units demolished in 2014, of mostly blighted and condemned housing. There was an overall net gain of 142 units in 2014.
- In 2014, there were 1,436 alterations permits issued, which is a decrease from the previous two years but still higher than the decades trend of 800 or so permits annually.

## VI. HOUSING AFFORDABILITY ANALYSIS

### Rent and Homeownership Analysis

According to the U.S. Department of Housing and Urban Development (HUD), affordable housing is attained when no more than 30% of a household's gross income (i.e. before taxes and deductions are removed) is used for housing. A household in Duluth would then need to make approximately \$42,040 annually to afford a \$153,504 home – the 2014 average value of an owner occupied single family home in Duluth. The average wage in Duluth for 2014 was \$40,560, which would equate to a \$147,650 dwelling unit.

The average selling price for a two-bedroom home in Duluth in 2014 was \$141,674, which equates to an approximate \$976 monthly payment. For a three-bedroom home, the average 2014 price was \$169,400, which would have an approximate monthly payment of \$1,153. The mortgage payments in these examples assume a 30-year mortgage, 5% down, 4.5% interest rate, taxes, and estimated insurance. Homeownership is somewhat more affordable than in years past due to the current lower interest rates.

In the rental market an individual must earn an income of \$30,280 to afford the average market rate rent of \$720 per month. To afford an average two-bedroom rent of \$791 the household would need to earn \$31,640. This is about the same as the 2013 average rent for a two-bedroom apartment. However, the rent for a three-bedroom apartment has decreased slightly from 2013 to 2015. The average rent for a 3-bedroom apartment in 2014 was about \$893 a month. For the apartment to be considered affordable the household would require an income of \$35,720.

Another example of housing affordability in Duluth can be based on the area median income that is calculated and updated annually by HUD for the Duluth Superior metropolitan area. The Duluth area median income for a family of four in 2015 is \$63,500. The median divides the household income distribution into two equal parts: one-half falling below the median household income and one-half falling above the median income. According to HUD, an income that is 60% of the Section 8 very low-income standard is considered to be an extremely low-income, an income that is 30-50% of the median income is considered to be very low-income, and 50-80% of the median income is considered to be low-income.



**Table 24. Affordability Based on Duluth’s 2013 Median Income**

| <b>2015 HUD Income Definitions</b>                                    | <b>Maximum Affordable Housing Payment (30% of Income)</b> | <b>Average Rent 2/Bedroom</b> | <b>Payment Average 2/Bedroom House (\$141,674)</b> | <b>Average Rent 3/Bedroom</b> | <b>Payment Average 3/Bedroom House (\$169,400)</b> | <b>Affordability GAP*</b>                  |
|---|---|-------------------------------|--|-------------------------------|--|--|
| <b>Extremely Low</b><br>60% of the Sect 8 very low income<br>\$24,250 | <b>\$606</b>  | <b>\$791</b>                  | <b>\$1,001</b>                                     | <b>\$893</b>                  | <b>\$1,183</b>                                     | All standard housing unaffordable.         |
| <b>Very Low</b><br>50% of Median Income<br>\$31,900                   | <b>\$798</b>  | <b>\$791</b>                  | <b>\$1,001</b>                                     | <b>\$893</b>                  | <b>\$1,183</b>                                     | Could only afford a 2 bedroom rental unit. |
| <b>Low</b><br>80% of Median Income<br>\$51,050                        | <b>\$1,276</b>  | <b>\$791</b>                  | <b>\$1,001</b>                                     | <b>\$893</b>                  | <b>\$1,183</b>                                     | Could afford several housing options.      |

\*Affordability Gap is measured by taking the highest income level of each category, its equivalent maximum affordable housing payment (30% of income), and then comparing that to the expected housing payment.

In Table 24, the median income for a family of four persons is listed for each income category, from the extremely low-income category to the low-income category. The affordable housing payment has then been compared to the actual cost a household could expect to pay for average rent for two- and three-bedroom apartments and mortgage payments for two- and three-bedroom homes. The table indicates that households that are at the top end of low-income (50% to 80% of the median income) would be able to afford housing, but households with either extremely low-income or very low-income would have a significant affordability gap to overcome. This year was similar to 2013 in that very low-income households (30%-50% of the median income) were able to afford a 2-bedroom rental unit where as in 2012 on average a 2-bedroom rental unit would have been a cost burden.

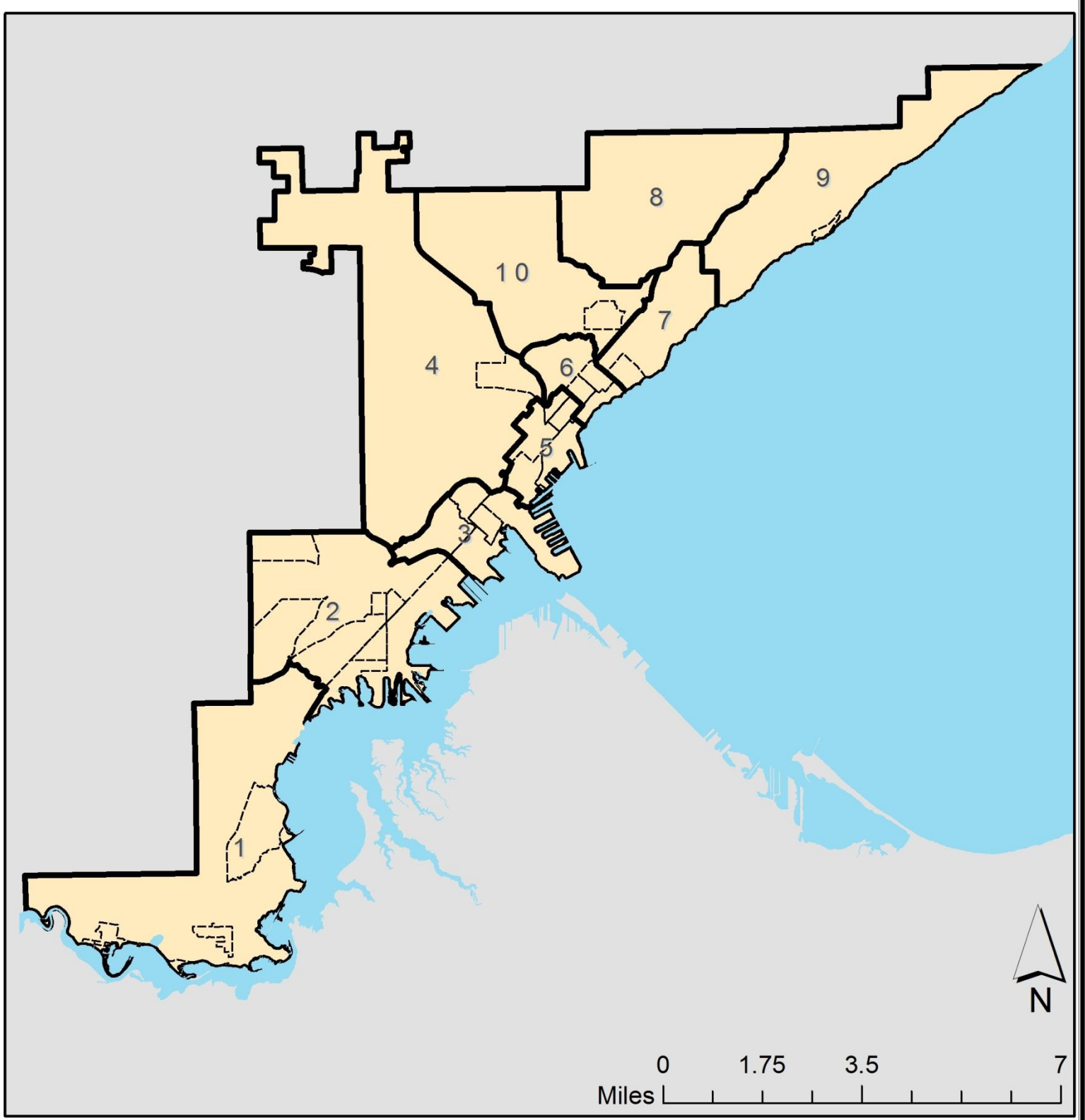
**Housing Affordability Summary**

- Households that are in the Extremely Low Income (30% or less of area median income) bracket, based on paying 30% of income towards housing, cannot afford anything other than an efficiency unit in Duluth.
- Households that are at or below 50% of area median income cannot afford a 2+ bedroom house to purchase but can afford a 2-bedroom unit to rent.
- Households that are near the 80% of area median income can afford to purchase or rent 2- and 3-bedroom homes in Duluth.

## VII. APPENDIX

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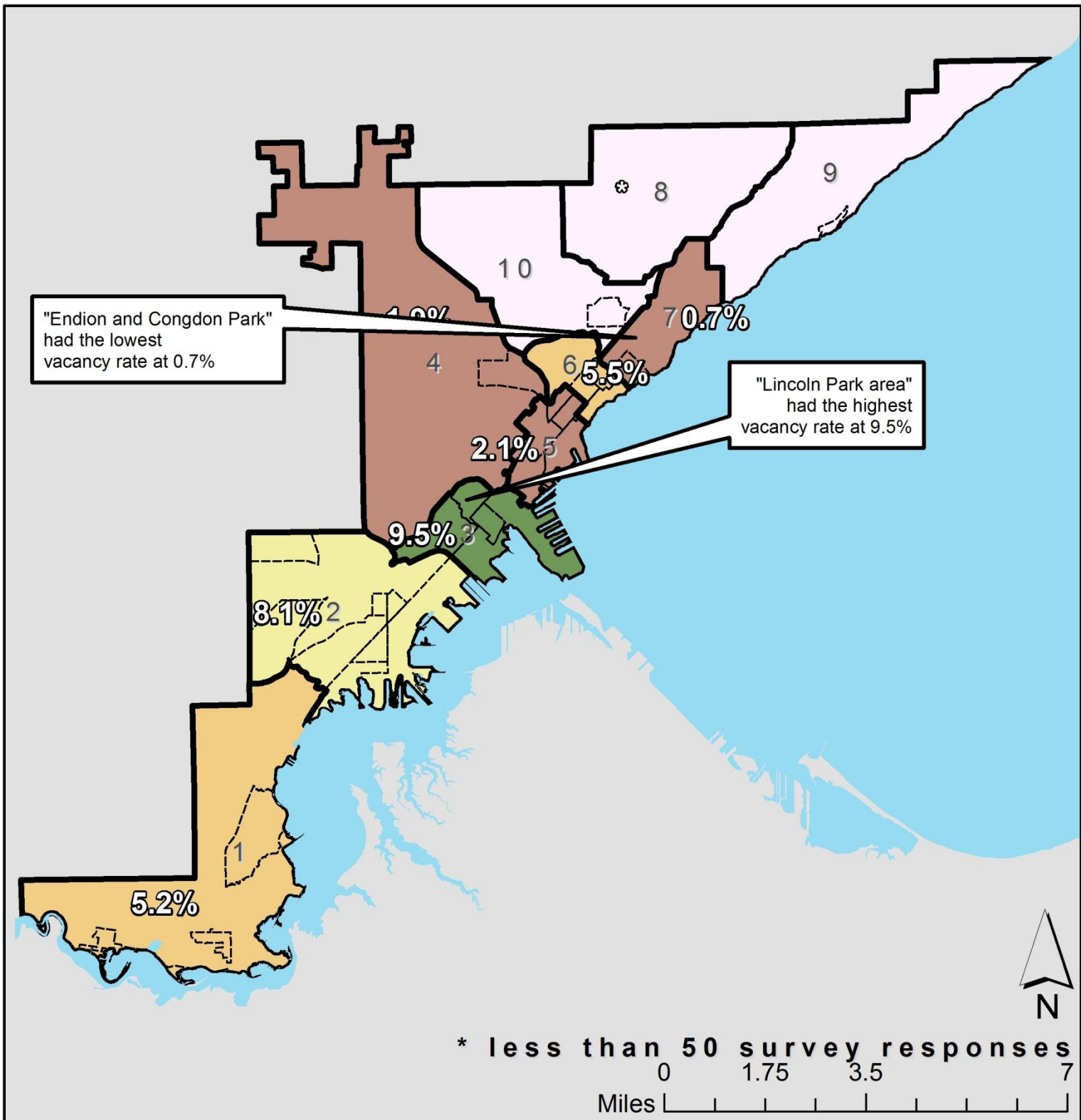




 Neighborhood Districts  
 CDBG Target Area

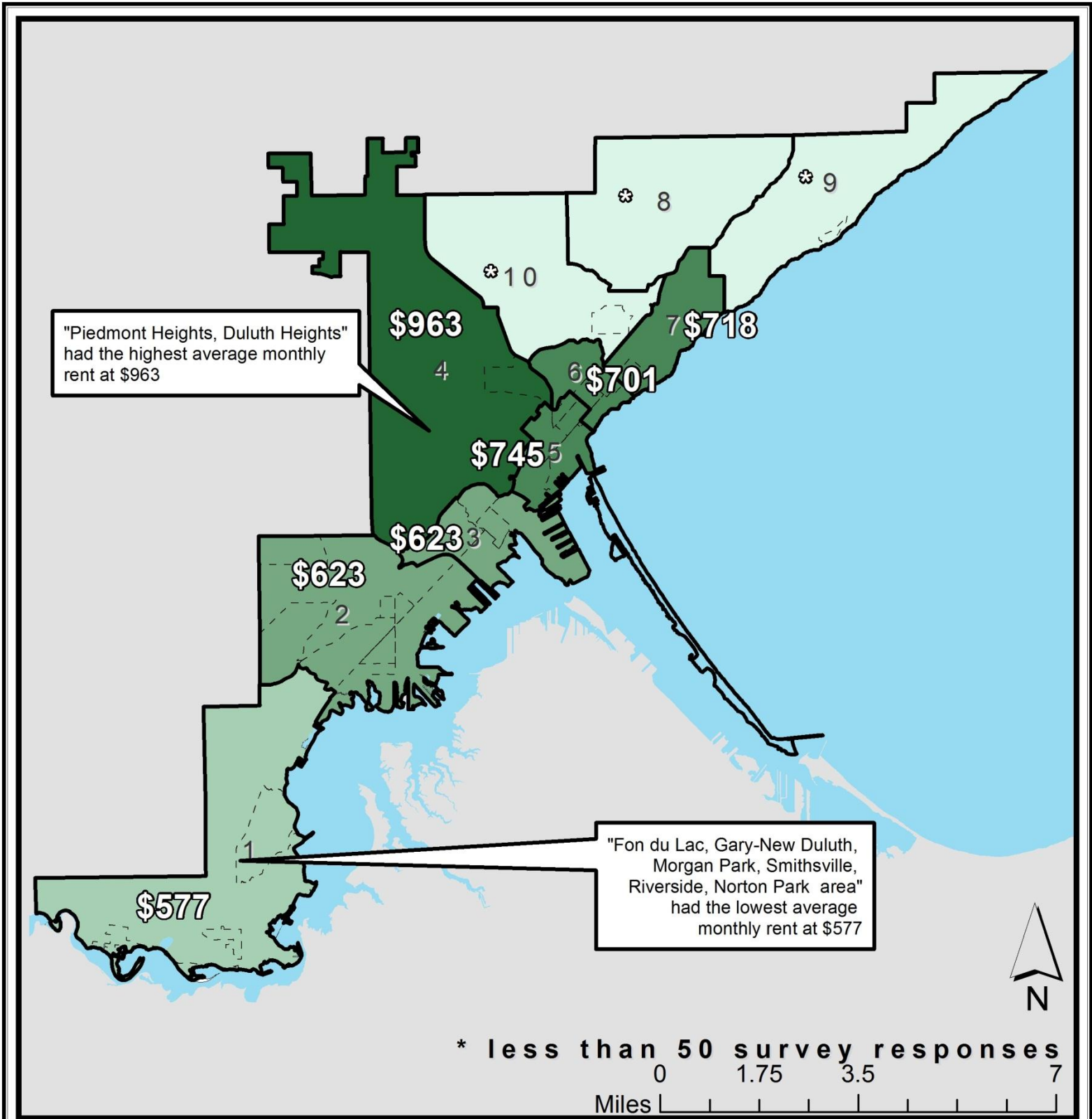
- 1 - Fond do Lac/ Morgan Park
- 2 - West Duluth
- 3 - Lincoln Park
- 4 - Mall Area
- 5 - Downtown/ Park Point
- 6 - Central Hillside
- 7 - East Hillside
- 8 - Woodland
- 9 - Lakeside/ Lester Park

# City of Duluth Neighborhood Districts



- Neighborhood Districts
- CDBG Target Area
- Vacancy Rate**
- N/A
- 3% and Below
- 3.01% - 6%
- 6.01% - 9%
- 9.01% and Above

# City of Duluth Vacancy Rate 2014

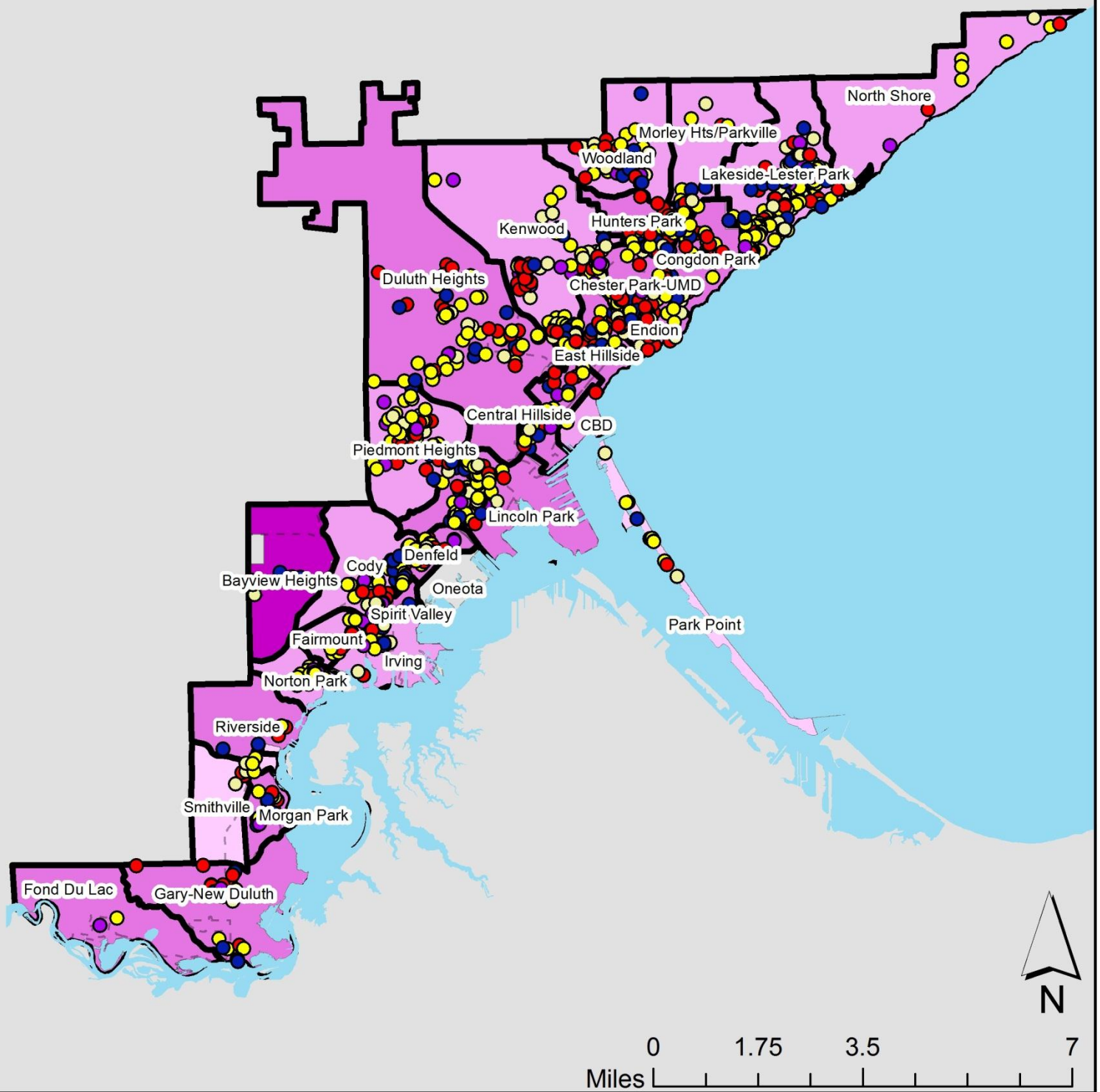


# City of Duluth

## Average Rent

### 2014

- Neighborhood Districts
- CDBG Target Area
- Average Rent**
- N/A
- Less than \$600
- \$600 to \$699
- \$700 to \$799
- \$800 and Above



Neighborhood Districts  
 CDBG Target Area

**Average Home Sales Price**

- \$130,000 and Below
- \$130,001 - \$170,000
- \$170,001 - \$210,000
- \$210,001 - \$250,000
- \$250,001 and Above

**Adjusted Sales Price**

- \$20,000 - \$100,000
- \$100,001 - \$150,000
- \$150,001 - \$200,000
- \$200,001 - \$250,000
- \$250,001 - \$840,000

# City of Duluth

## Home Sales

### 2014

## Table: Duluth Market Rental Rates, by Neighborhood

### Average Rent by Neighborhood and Year

| Neighborhood District | Rent in 2003 | Rent in 2009 | Rent in 2013 | Rent in 2014 |
|-----------------------|--------------|--------------|--------------|--------------|
| 1                     | \$496        | \$594        | \$622        | \$577        |
| 2                     | \$678        | \$660        | \$593        | \$623        |
| 3                     | \$378        | \$558        | \$584        | \$623        |
| 4                     | \$694        | \$787        | \$828        | \$963        |
| 5                     | \$649        | \$729        | \$683        | \$745        |
| 6                     | \$543        | \$649        | \$701        | \$701        |
| 7                     | \$662        | \$707        | \$693        | \$718        |
| 8                     | *            | *            | *            | *            |
| 9                     | *            | \$744        | *            | *            |
| 10                    | \$552        | \$641        | *            | *            |

\*Less than 50 responses

### Vacancy Rate by Neighborhood and Year

| Neighborhood District | Vacancies in 2009 | Vacancies in 2010 | Vacancies in 2011 | Vacancies in 2012 | Vacancies in 2013 | Vacancies in 2014 |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1                     | 16.1%             | 6.0%              | 9.4%              | 3.1%              | 3.9%              | 5.2%              |
| 2                     | 3.1%              | 7.9%              | 2.4%              | 9.9%              | 8.7%              | 8.1%              |
| 3                     | 9.2%              | 7.1%              | 7.0%              | 3.7%              | 9.1%              | 9.5%              |
| 4                     | 6.4%              | 4.6%              | 2.6%              | 2.1%              | 1.9%              | 1.9%              |
| 5                     | 9.2%              | 2.4%              | 1.8%              | 5.1%              | 6.4%              | 2.1%              |
| 6                     | 7.4%              | 3.0%              | 5.0%              | 5.5%              | 4.9%              | 5.5%              |
| 7                     | 7.2%              | 2.7%              | 1.9%              | 4.4%              | 4.2%              | 0.7%              |
| 8                     | -                 | 0.0%              | 0.0%*             | 1.7%              | -                 | -                 |
| 9                     | 11.8%             | 5.1%              | 10.8%*            | 7.7%*             | -                 | -                 |
| 10                    | 0.0%              | 1.7%              | 2.6%              | 0.0%*             | -                 | -                 |

\*Less than 50 responses

# Duluth Market Rental Rates - 2014

# Units: All

| <i>Unit Type</i>  | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Average Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Average Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|-------------------|-----------------------|---------------------|---------------------|---------------------|---------------------|----------------------|------------------------|------------------------|-------------------------|--------------------------|
| 1 Bedroom         | 774                   | 30                  | 3.9%                | \$749               | \$762               | \$737                | 650                    | 616                    | 683                     | \$1.15                   |
| Owner Paid        | 722                   | 28                  | 3.9%                | \$764               | \$779               | \$750                | 659                    | 624                    | 693                     | \$1.16                   |
| Renter Paid       | 52                    | 2                   | 3.8%                | \$540               | \$522               | \$558                | 524                    | 509                    | 539                     | \$1.03                   |
| 2 Bedroom         | 716                   | 26                  | 3.6%                | \$791               | \$752               | \$830                | 888                    | 791                    | 985                     | \$0.89                   |
| Owner Paid        | 633                   | 20                  | 3.2%                | \$812               | \$770               | \$854                | 913                    | 806                    | 1,021                   | \$0.89                   |
| Renter Paid       | 83                    | 6                   | 7.2%                | \$630               | \$616               | \$643                | 692                    | 674                    | 711                     | \$0.91                   |
| 3 Bedroom         | 104                   | 6                   | 5.8%                | \$893               | \$886               | \$900                | 1,026                  | 1,001                  | 1,051                   | \$0.87                   |
| Owner Paid        | 56                    | 3                   | 5.4%                | \$980               | \$974               | \$987                | 1,141                  | 1,095                  | 1,188                   | \$0.86                   |
| Renter Paid       | 48                    | 3                   | 6.3%                | \$791               | \$783               | \$799                | 891                    | 891                    | 891                     | \$0.89                   |
| 4 Bedroom         | 21                    | 2                   | 9.5%                | \$970               | \$964               | \$976                | 1,038                  | 1,038                  | 1,038                   | \$0.93                   |
| Owner Paid        | 5                     | 0                   | 0.0%                | \$1,192             | \$1,192             | \$1,192              | 1,247                  | 1,247                  | 1,247                   | \$0.96                   |
| Renter Paid       | 16                    | 2                   | 12.5%               | \$900               | \$892               | \$908                | 972                    | 972                    | 972                     | \$0.93                   |
| Other             | 9                     | 0                   | 0.0%                | \$1,731             | \$1,731             | \$1,731              | 1,519                  | 1,519                  | 1,519                   | \$1.14                   |
| Owner Paid        | 7                     | 0                   | 0.0%                | \$1,761             | \$1,761             | \$1,761              | 1,696                  | 1,696                  | 1,696                   | \$1.04                   |
| Renter Paid       | 2                     | 0                   | 0.0%                | \$1,625             | \$1,625             | \$1,625              | 900                    | 900                    | 900                     | \$1.81                   |
| Studio/Efficiency | 183                   | 4                   | 2.2%                | \$510               | \$463               | \$557                | 355                    | 306                    | 403                     | \$1.44                   |
| Owner Paid        | 179                   | 4                   | 2.2%                | \$512               | \$464               | \$560                | 355                    | 305                    | 404                     | \$1.44                   |
| Renter Paid       | 4                     | 0                   | 0.0%                | \$433               | \$431               | \$435                | 356                    | 356                    | 356                     | \$1.22                   |
| <b>Total:</b>     | 1,807                 | 68                  | 3.8%                | \$757               | \$742               | \$773                | 745                    | 686                    | 804                     | \$1.02                   |

Survey Conducted by: City of Duluth

How Survey was Conducted: The survey was conducted from the private rental market of rental structures with 1-3 units and 4 + units. All public housing units and subsidized units (such as public tax credits, mortgage credits, and other units using public funds to limit rental rates) are excluded from the survey. Units accepting housing vouchers, which are used in the private market, are included in the survey.

## Definitions

**Rental Vacancies:** Rental vacancies are the number of rental units that are currently vacant and for rent, or do not have a signed lease to be rented in January.

**Owner Paid Utilities (Majority):** This means that the owner pays the majority of the utility costs associated with heat, water, sewer, electric, and garbage, and these costs are included in the contract rent paid by tenants. This could mean that the tenant pays electric and garbage, but the owner pays majority of the total costs of utilities for heat, water, sewer and others.

**Renter Paid Utilities (Majority):** This means that the renter pays the majority of the utility costs associated with heat, water, sewer, electric, and garbage, and these costs are not included in the contract rent paid by tenants. This could mean that the tenant pays for majority of utility costs such as heat and electric, while the owner pays minority cost share of utilities such as water, sewer, and others.

Additional Information Contact: Michael Palermo, Community Development Division, 407 City Hall, Duluth, MN 55802-1197. Phone: 218-730-5305, Fax: 218-730-5915  
Email: MPalermo@DuluthMN.Gov

# Duluth Rates by Type and Planning District -

# Units: All

## Planning District: 1 Morgan Park, Gary New Duluth, Fond du Lac, Smithsville, Riverside, Norton Park

| Unit Type     | Units Surveyed | Units Vacant | Vacancy Rate | Avg Rent | Avg Low Rent | Avg High Rent | Avg Sq Feet | Avg Low Sq Feet | Avg High Sq Feet | Avg Rent /Sq Foot |
|---------------|----------------|--------------|--------------|----------|--------------|---------------|-------------|-----------------|------------------|-------------------|
| 1 Bedroom     | 11             | 0            | 0.0%         | \$441    | \$425        | \$458         | 545         | 536             | 555              | \$0.81            |
| Owner Paid    | 3              | 0            | 0.0%         | \$525    | \$517        | \$533         | 567         | 533             | 600              | \$0.93            |
| Renter Paid   | 8              | 0            | 0.0%         | \$410    | \$390        | \$429         | 538         | 538             | 538              | \$0.76            |
| 2 Bedroom     | 30             | 1            | 3.3%         | \$570    | \$562        | \$578         | 765         | 759             | 772              | \$0.74            |
| Owner Paid    | 6              | 1            | 16.7%        | \$722    | \$712        | \$733         | 661         | 640             | 682              | \$1.09            |
| Renter Paid   | 24             | 0            | 0.0%         | \$532    | \$525        | \$539         | 791         | 788             | 795              | \$0.67            |
| 3 Bedroom     | 8              | 1            | 12.5%        | \$778    | \$778        | \$778         | 1,071       | 1,071           | 1,071            | \$0.73            |
| Owner Paid    | 1              | 0            | 0.0%         | \$625    | \$625        | \$625         | 750         | 750             | 750              | \$0.83            |
| Renter Paid   | 7              | 1            | 14.3%        | \$799    | \$799        | \$799         | 1,117       | 1,117           | 1,117            | \$0.72            |
| 4 Bedroom     | 9              | 1            | 11.1%        | \$590    | \$576        | \$604         | 997         | 997             | 997              | \$0.59            |
| Renter Paid   | 9              | 1            | 11.1%        | \$590    | \$576        | \$604         | 997         | 997             | 997              | \$0.59            |
| <b>Total:</b> | 58             | 3            | 5.2%         | \$577    | \$568        | \$586         | 802         | 797             | 807              | \$0.72            |

## Planning District: 2 Bayview Heights, Cody, Fairmont, Spirit Valley, Irving, Denfeld, Oneota

| Unit Type         | Units Surveyed | Units Vacant | Vacancy Rate | Avg Rent | Avg Low Rent | Avg High Rent | Avg Sq Feet | Avg Low Sq Feet | Avg High Sq Feet | Avg Rent /Sq Foot |
|-------------------|----------------|--------------|--------------|----------|--------------|---------------|-------------|-----------------|------------------|-------------------|
| 1 Bedroom         | 24             | 3            | 12.5%        | \$582    | \$561        | \$604         | 598         | 576             | 619              | \$0.97            |
| Owner Paid        | 16             | 3            | 18.8%        | \$632    | \$607        | \$657         | 628         | 601             | 654              | \$1.01            |
| Renter Paid       | 8              | 0            | 0.0%         | \$483    | \$469        | \$497         | 538         | 528             | 547              | \$0.90            |
| 2 Bedroom         | 28             | 2            | 7.1%         | \$634    | \$611        | \$657         | 593         | 575             | 611              | \$1.07            |
| Owner Paid        | 15             | 2            | 13.3%        | \$661    | \$643        | \$679         | 612         | 607             | 617              | \$1.08            |
| Renter Paid       | 13             | 0            | 0.0%         | \$603    | \$574        | \$632         | 572         | 539             | 604              | \$1.06            |
| 3 Bedroom         | 8              | 0            | 0.0%         | \$747    | \$745        | \$749         | 806         | 806             | 806              | \$0.93            |
| Owner Paid        | 3              | 0            | 0.0%         | \$906    | \$906        | \$906         | 700         | 700             | 700              | \$1.29            |
| Renter Paid       | 5              | 0            | 0.0%         | \$651    | \$648        | \$654         | 870         | 870             | 870              | \$0.75            |
| Studio/Efficiency | 2              | 0            | 0.0%         | \$459    | \$455        | \$463         | 293         | 293             | 293              | \$1.57            |
| Owner Paid        | 1              | 0            | 0.0%         | \$450    | \$450        | \$450         | 285         | 285             | 285              | \$1.58            |
| Renter Paid       | 1              | 0            | 0.0%         | \$468    | \$460        | \$475         | 300         | 300             | 300              | \$1.56            |
| <b>Total:</b>     | 62             | 5            | 8.1%         | \$623    | \$604        | \$642         | 613         | 596             | 629              | \$1.02            |

**Planning District: 3 Lincoln Park**

| <i>Unit Type</i>  | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Avg Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Avg Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|-------------------|-----------------------|---------------------|---------------------|-----------------|---------------------|----------------------|--------------------|------------------------|-------------------------|--------------------------|
| 1 Bedroom         | 34                    | 4                   | 11.8%               | \$547           | \$518               | \$576                | 593                | 585                    | 601                     | \$0.92                   |
| Owner Paid        | 24                    | 4                   | 16.7%               | \$586           | \$553               | \$618                | 599                | 588                    | 609                     | \$0.98                   |
| Renter Paid       | 10                    | 0                   | 0.0%                | \$455           | \$435               | \$475                | 581                | 579                    | 583                     | \$0.78                   |
| 2 Bedroom         | 63                    | 4                   | 6.3%                | \$666           | \$636               | \$696                | 752                | 727                    | 777                     | \$0.89                   |
| Owner Paid        | 40                    | 1                   | 2.5%                | \$720           | \$678               | \$761                | 776                | 737                    | 814                     | \$0.93                   |
| Renter Paid       | 23                    | 3                   | 13.0%               | \$573           | \$563               | \$583                | 711                | 710                    | 712                     | \$0.81                   |
| 3 Bedroom         | 16                    | 2                   | 12.5%               | \$664           | \$648               | \$681                | 900                | 900                    | 900                     | \$0.74                   |
| Owner Paid        | 2                     | 0                   | 0.0%                | \$988           | \$988               | \$988                | 900                | 900                    | 900                     | \$1.10                   |
| Renter Paid       | 14                    | 2                   | 14.3%               | \$618           | \$600               | \$637                | 900                | 900                    | 900                     | \$0.69                   |
| Studio/Efficiency | 3                     | 1                   | 33.3%               | \$342           | \$342               | \$342                | 517                | 517                    | 517                     | \$0.66                   |
| Owner Paid        | 3                     | 1                   | 33.3%               | \$342           | \$342               | \$342                | 517                | 517                    | 517                     | \$0.66                   |
| <b>Total:</b>     | 116                   | 11                  | 9.5%                | \$623           | \$596               | \$650                | 720                | 704                    | 736                     | \$0.87                   |

**Planning District: 4 Piedmont Heights, Duluth Heights**

| <i>Unit Type</i>  | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Avg Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Avg Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|-------------------|-----------------------|---------------------|---------------------|-----------------|---------------------|----------------------|--------------------|------------------------|-------------------------|--------------------------|
| 1 Bedroom         | 169                   | 2                   | 1.2%                | \$1,052         | \$1,285             | \$818                | 757                | 750                    | 765                     | \$1.39                   |
| Owner Paid        | 168                   | 2                   | 1.2%                | \$1,055         | \$1,290             | \$820                | 758                | 750                    | 765                     | \$1.39                   |
| Renter Paid       | 1                     | 0                   | 0.0%                | \$465           | \$465               | \$465                | 750                | 750                    | 750                     | \$0.62                   |
| 2 Bedroom         | 199                   | 5                   | 2.5%                | \$890           | \$860               | \$920                | 992                | 919                    | 1,066                   | \$0.90                   |
| Owner Paid        | 198                   | 5                   | 2.5%                | \$892           | \$861               | \$922                | 993                | 920                    | 1,067                   | \$0.90                   |
| Renter Paid       | 1                     | 0                   | 0.0%                | \$515           | \$515               | \$515                | 825                | 825                    | 825                     | \$0.62                   |
| Studio/Efficiency | 1                     | 0                   | 0.0%                | \$395           | \$395               | \$395                | 400                | 400                    | 400                     | \$0.99                   |
| Renter Paid       | 1                     | 0                   | 0.0%                | \$395           | \$395               | \$395                | 400                | 400                    | 400                     | \$0.99                   |
| <b>Total:</b>     | 369                   | 7                   | 1.9%                | \$963           | \$1,053             | \$872                | 883                | 840                    | 926                     | \$1.09                   |



**Planning District: 5 Central Hillside, Observation, Downtown**

| <i>Unit Type</i>  | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Avg Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Avg Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|-------------------|-----------------------|---------------------|---------------------|-----------------|---------------------|----------------------|--------------------|------------------------|-------------------------|--------------------------|
| 1 Bedroom         | 149                   | 4                   | 2.7%                | \$708           | \$655               | \$760                | 597                | 562                    | 632                     | \$1.19                   |
| Owner Paid        | 136                   | 4                   | 2.9%                | \$720           | \$664               | \$775                | 600                | 566                    | 634                     | \$1.20                   |
| Renter Paid       | 13                    | 0                   | 0.0%                | \$583           | \$560               | \$607                | 563                | 520                    | 606                     | \$1.04                   |
| 2 Bedroom         | 86                    | 0                   | 0.0%                | \$795           | \$731               | \$859                | 851                | 707                    | 994                     | \$0.93                   |
| Owner Paid        | 78                    | 0                   | 0.0%                | \$807           | \$737               | \$878                | 851                | 693                    | 1,009                   | \$0.95                   |
| Renter Paid       | 8                     | 0                   | 0.0%                | \$676           | \$673               | \$679                | 849                | 849                    | 849                     | \$0.80                   |
| 3 Bedroom         | 17                    | 0                   | 0.0%                | \$808           | \$831               | \$785                | 959                | 950                    | 968                     | \$0.84                   |
| Owner Paid        | 10                    | 0                   | 0.0%                | \$871           | \$916               | \$827                | 811                | 796                    | 826                     | \$1.07                   |
| Renter Paid       | 7                     | 0                   | 0.0%                | \$718           | \$711               | \$725                | 1,171              | 1,171                  | 1,171                   | \$0.61                   |
| 4 Bedroom         | 1                     | 0                   | 0.0%                | \$960           | \$960               | \$960                | 1,300              | 1,300                  | 1,300                   | \$0.74                   |
| Owner Paid        | 1                     | 0                   | 0.0%                | \$960           | \$960               | \$960                | 1,300              | 1,300                  | 1,300                   | \$0.74                   |
| Other             | 5                     | 0                   | 0.0%                | \$2,100         | \$2,100             | \$2,100              | 1,900              | 1,900                  | 1,900                   | \$1.11                   |
| Owner Paid        | 5                     | 0                   | 0.0%                | \$2,100         | \$2,100             | \$2,100              | 1,900              | 1,900                  | 1,900                   | \$1.11                   |
| Studio/Efficiency | 32                    | 2                   | 6.3%                | \$528           | \$491               | \$566                | 411                | 389                    | 433                     | \$1.29                   |
| Owner Paid        | 31                    | 2                   | 6.5%                | \$533           | \$495               | \$572                | 413                | 390                    | 436                     | \$1.29                   |
| Renter Paid       | 1                     | 0                   | 0.0%                | \$375           | \$375               | \$375                | 350                | 350                    | 350                     | \$1.07                   |
| <b>Total:</b>     | 290                   | 6                   | 2.1%                | \$745           | \$696               | \$793                | 698                | 634                    | 761                     | \$1.07                   |

**Planning District: 6 East Hillside**

| <i>Unit Type</i>  | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Avg Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Avg Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|-------------------|-----------------------|---------------------|---------------------|-----------------|---------------------|----------------------|--------------------|------------------------|-------------------------|--------------------------|
| 1 Bedroom         | 207                   | 15                  | 7.2%                | \$683           | \$619               | \$747                | 662                | 589                    | 735                     | \$1.03                   |
| Owner Paid        | 206                   | 15                  | 7.3%                | \$684           | \$620               | \$748                | 662                | 588                    | 735                     | \$1.03                   |
| Renter Paid       | 1                     | 0                   | 0.0%                | \$500           | \$500               | \$500                | 700                | 700                    | 700                     | \$0.71                   |
| 2 Bedroom         | 194                   | 11                  | 5.7%                | \$766           | \$715               | \$816                | 951                | 766                    | 1,136                   | \$0.80                   |
| Owner Paid        | 188                   | 9                   | 4.8%                | \$764           | \$714               | \$815                | 957                | 771                    | 1,142                   | \$0.80                   |
| Renter Paid       | 6                     | 2                   | 33.3%               | \$813           | \$763               | \$863                | 790                | 627                    | 953                     | \$1.03                   |
| 3 Bedroom         | 33                    | 3                   | 9.1%                | \$1,020         | \$999               | \$1,040              | 1,273              | 1,217                  | 1,330                   | \$0.80                   |
| Owner Paid        | 28                    | 3                   | 10.7%               | \$1,009         | \$985               | \$1,033              | 1,398              | 1,332                  | 1,464                   | \$0.72                   |
| Renter Paid       | 5                     | 0                   | 0.0%                | \$1,080         | \$1,080             | \$1,080              | 574                | 574                    | 574                     | \$1.88                   |
| 4 Bedroom         | 2                     | 0                   | 0.0%                | \$1,150         | \$1,150             | \$1,150              | 1,268              | 1,268                  | 1,268                   | \$0.91                   |
| Owner Paid        | 2                     | 0                   | 0.0%                | \$1,150         | \$1,150             | \$1,150              | 1,268              | 1,268                  | 1,268                   | \$0.91                   |
| Studio/Efficiency | 110                   | 1                   | 0.9%                | \$519           | \$459               | \$580                | 340                | 290                    | 390                     | \$1.53                   |
| Owner Paid        | 110                   | 1                   | 0.9%                | \$519           | \$459               | \$580                | 340                | 290                    | 390                     | \$1.53                   |
| <b>Total:</b>     | 546                   | 30                  | 5.5%                | \$701           | \$646               | \$757                | 739                | 632                    | 846                     | \$0.95                   |

**Planning District: 7 Endion, Congdon Park**

| <i>Unit Type</i>  | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Avg Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Avg Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|-------------------|-----------------------|---------------------|---------------------|-----------------|---------------------|----------------------|--------------------|------------------------|-------------------------|--------------------------|
| 1 Bedroom         | 159                   | 0                   | 0.0%                | \$651           | \$613               | \$690                | 597                | 578                    | 617                     | \$1.09                   |
| Owner Paid        | 154                   | 0                   | 0.0%                | \$645           | \$606               | \$684                | 604                | 584                    | 624                     | \$1.07                   |
| Renter Paid       | 5                     | 0                   | 0.0%                | \$838           | \$830               | \$846                | 394                | 368                    | 420                     | \$2.13                   |
| 2 Bedroom         | 92                    | 2                   | 2.2%                | \$812           | \$785               | \$839                | 834                | 789                    | 880                     | \$0.97                   |
| Owner Paid        | 89                    | 1                   | 1.1%                | \$802           | \$774               | \$830                | 846                | 799                    | 893                     | \$0.95                   |
| Renter Paid       | 3                     | 1                   | 33.3%               | \$1,108         | \$1,108             | \$1,108              | 500                | 500                    | 500                     | \$2.22                   |
| 3 Bedroom         | 16                    | 0                   | 0.0%                | \$1,058         | \$1,047             | \$1,069              | 971                | 933                    | 1,008                   | \$1.09                   |
| Owner Paid        | 12                    | 0                   | 0.0%                | \$1,052         | \$1,041             | \$1,062              | 1,000              | 950                    | 1,050                   | \$1.05                   |
| Renter Paid       | 4                     | 0                   | 0.0%                | \$1,078         | \$1,065             | \$1,091              | 883                | 883                    | 883                     | \$1.22                   |
| 4 Bedroom         | 4                     | 0                   | 0.0%                | \$1,361         | \$1,361             | \$1,361              | 1,450              | 1,450                  | 1,450                   | \$0.94                   |
| Owner Paid        | 2                     | 0                   | 0.0%                | \$1,350         | \$1,350             | \$1,350              | 1,200              | 1,200                  | 1,200                   | \$1.13                   |
| Renter Paid       | 2                     | 0                   | 0.0%                | \$1,372         | \$1,372             | \$1,372              | 1,700              | 1,700                  | 1,700                   | \$0.81                   |
| Other             | 3                     | 0                   | 0.0%                | \$1,192         | \$1,192             | \$1,192              | 1,392              | 1,392                  | 1,392                   | \$0.86                   |
| Owner Paid        | 2                     | 0                   | 0.0%                | \$913           | \$913               | \$913                | 1,188              | 1,188                  | 1,188                   | \$0.77                   |
| Renter Paid       | 1                     | 0                   | 0.0%                | \$1,750         | \$1,750             | \$1,750              | 1,800              | 1,800                  | 1,800                   | \$0.97                   |
| Studio/Efficiency | 31                    | 0                   | 0.0%                | \$479           | \$457               | \$501                | 318                | 233                    | 403                     | \$1.51                   |
| Owner Paid        | 30                    | 0                   | 0.0%                | \$479           | \$456               | \$501                | 316                | 228                    | 404                     | \$1.51                   |
| Renter Paid       | 1                     | 0                   | 0.0%                | \$495           | \$495               | \$495                | 375                | 375                    | 375                     | \$1.32                   |
| <b>Total:</b>     | 305                   | 2                   | 0.7%                | \$718           | \$687               | \$749                | 679                | 644                    | 714                     | \$1.06                   |

**Planning District: 8 Woodland, Hunters Park, Morley Heights**

| <i>Unit Type</i> | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Avg Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Avg Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|------------------|-----------------------|---------------------|---------------------|-----------------|---------------------|----------------------|--------------------|------------------------|-------------------------|--------------------------|
| 1 Bedroom        | 2                     | 0                   | 0.0%                | \$638           | \$625               | \$650                | 750                | 700                    | 800                     | \$0.85                   |
| Owner Paid       | 2                     | 0                   | 0.0%                | \$638           | \$625               | \$650                | 750                | 700                    | 800                     | \$0.85                   |
| 2 Bedroom        | 4                     | 0                   | 0.0%                | \$831           | \$775               | \$888                | 638                | 638                    | 638                     | \$1.30                   |
| Owner Paid       | 3                     | 0                   | 0.0%                | \$675           | \$600               | \$750                | 850                | 850                    | 850                     | \$0.79                   |
| Renter Paid      | 1                     | 0                   | 0.0%                | \$1,300         | \$1,300             | \$1,300              |                    |                        |                         |                          |
| <b>Total:</b>    | 6                     | 0                   | 0.0%                | \$767           | \$725               | \$808                | 675                | 658                    | 692                     | \$1.14                   |

**Planning District: 9 Lakeside, Lester Park, North Shore**

| <i>Unit Type</i>  | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Avg Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Avg Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|-------------------|-----------------------|---------------------|---------------------|-----------------|---------------------|----------------------|--------------------|------------------------|-------------------------|--------------------------|
| 1 Bedroom         | 17                    | 2                   | 11.8%               | \$700           | \$666               | \$733                | 591                | 591                    | 591                     | \$1.18                   |
| Owner Paid        | 11                    | 0                   | 0.0%                | \$750           | \$709               | \$790                | 720                | 720                    | 720                     | \$1.04                   |
| Renter Paid       | 6                     | 2                   | 33.3%               | \$608           | \$588               | \$629                | 354                | 354                    | 354                     | \$1.72                   |
| 2 Bedroom         | 19                    | 1                   | 5.3%                | \$863           | \$807               | \$918                | 747                | 729                    | 766                     | \$1.15                   |
| Owner Paid        | 16                    | 1                   | 6.3%                | \$903           | \$836               | \$969                | 834                | 813                    | 856                     | \$1.08                   |
| Renter Paid       | 3                     | 0                   | 0.0%                | \$650           | \$650               | \$650                | 283                | 283                    | 283                     | \$2.29                   |
| 3 Bedroom         | 2                     | 0                   | 0.0%                | \$1,013         | \$1,013             | \$1,013              | 720                | 720                    | 720                     | \$1.41                   |
| Renter Paid       | 2                     | 0                   | 0.0%                | \$1,013         | \$1,013             | \$1,013              | 720                | 720                    | 720                     | \$1.41                   |
| 4 Bedroom         | 1                     | 0                   | 0.0%                | \$900           | \$900               | \$900                | 1,900              | 1,900                  | 1,900                   | \$0.47                   |
| Renter Paid       | 1                     | 0                   | 0.0%                | \$900           | \$900               | \$900                | 1,900              | 1,900                  | 1,900                   | \$0.47                   |
| Studio/Efficiency | 4                     | 0                   | 0.0%                | \$555           | \$540               | \$570                | 500                | 500                    | 500                     | \$1.11                   |
| Owner Paid        | 4                     | 0                   | 0.0%                | \$555           | \$540               | \$570                | 500                | 500                    | 500                     | \$1.11                   |
| <b>Total:</b>     | 43                    | 3                   | 7.0%                | \$777           | \$738               | \$817                | 688                | 680                    | 696                     | \$1.13                   |

**Planning District: 10 Kenwood, Chester Park**

| <i>Unit Type</i> | <i>Units Surveyed</i> | <i>Units Vacant</i> | <i>Vacancy Rate</i> | <i>Avg Rent</i> | <i>Avg Low Rent</i> | <i>Avg High Rent</i> | <i>Avg Sq Feet</i> | <i>Avg Low Sq Feet</i> | <i>Avg High Sq Feet</i> | <i>Avg Rent /Sq Foot</i> |
|------------------|-----------------------|---------------------|---------------------|-----------------|---------------------|----------------------|--------------------|------------------------|-------------------------|--------------------------|
| 2 Bedroom        | 1                     | 0                   | 0.0%                | \$1,100         | \$1,100             | \$1,100              |                    |                        |                         |                          |
| Renter Paid      | 1                     | 0                   | 0.0%                | \$1,100         | \$1,100             | \$1,100              |                    |                        |                         |                          |
| 3 Bedroom        | 2                     | 0                   | 0.0%                | \$1,200         | \$1,200             | \$1,200              |                    |                        |                         |                          |
| Renter Paid      | 2                     | 0                   | 0.0%                | \$1,200         | \$1,200             | \$1,200              |                    |                        |                         |                          |
| 4 Bedroom        | 4                     | 1                   | 25.0%               | \$1,363         | \$1,363             | \$1,363              | 320                | 320                    | 320                     | \$4.26                   |
| Renter Paid      | 4                     | 1                   | 25.0%               | \$1,363         | \$1,363             | \$1,363              | 320                | 320                    | 320                     | \$4.26                   |
| Other            | 1                     | 0                   | 0.0%                | \$1,500         | \$1,500             | \$1,500              |                    |                        |                         |                          |
| Renter Paid      | 1                     | 0                   | 0.0%                | \$1,500         | \$1,500             | \$1,500              |                    |                        |                         |                          |
| <b>Total:</b>    | 8                     | 1                   | 12.5%               | \$1,306         | \$1,306             | \$1,306              | 160                | 160                    | 160                     | \$8.16                   |