

## EXECUTIVE SUMMARY

This document reports demographic, economic, and housing statistics for 28 Class I cities in Iowa.

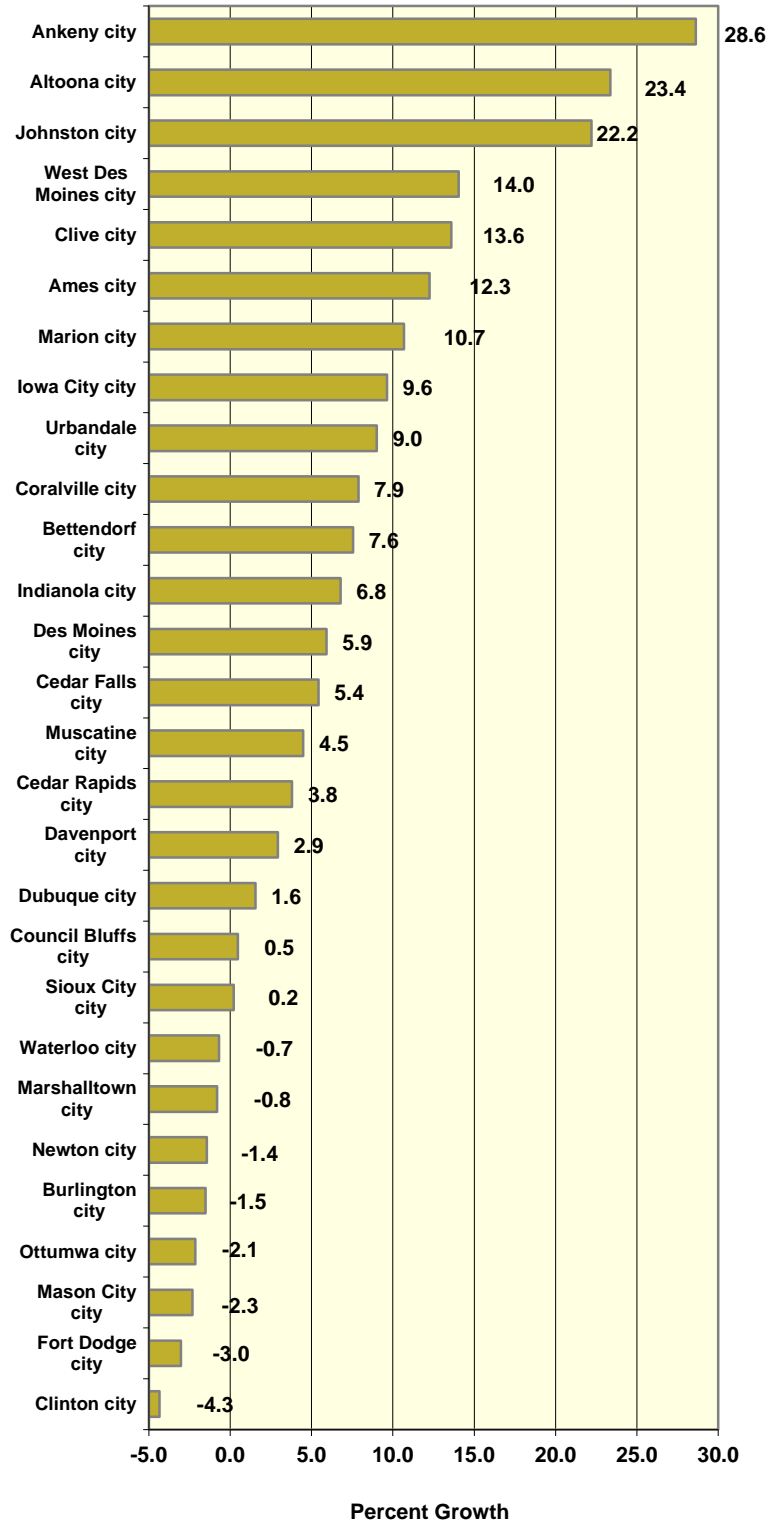
### Demographics

The U.S. Census Bureau released community level population counts with the 2016 intercensal estimates. These data indicated that statewide population increased by almost 3 percent over the six year period, from 2010 through 2016. Additionally, these data indicated that 19 of the 28 cities addressed herein expanded in population during that time.

The 28 cities had a combined population of 1,429,873 persons and comprised half of the state's population in 2016. These cities enjoyed an average rate of growth of 5.6 percent from 2010 through 2016, higher than the 2.9 percent growth rate of the population statewide.

However, the rate of change from 2010 to 2016 varied significantly among the cities, with the population in Ankeny rising the fastest, at 28.6 percent. This was followed by Altoona and Johnston cities, at 23.4 and 22.2 percent, respectively. Several cities declined in population, with Clinton declining the most at 4.3 percent, seen in Diagram A, at right.

**Diagram A**  
**Percent Population Change**  
 By City: 2010 through 2016



## Housing

Housing production in Iowa, as indicated by new construction building permits, was relatively strong during the previous decade, reaching 16,766 units in 2005. The issuance of building permits slowed during between 2006 and 2011, to 7,527 units in 2011. Housing production has grown steadily through 2016 and reached 14,317 units in 2016. Permits in these 28 cities in 2016 accounted for 43.5 percent of Iowa's total permitted new residential construction; this figure was an decrease from 2015, when permits in these cities represented 48.5 percent of total permitted units statewide. Additionally, permitted construction was more concentrated in the two cities, Indianola and Mason , with these two communities comprising 34.8 percent of all of Iowa's permitted units in 2016. Although permit activity increased statewide, 11 out of the 28 cities saw a decrease in permitting activity.

**Table B**  
**Permitted Housing Construction**  
Census Bureau Data

Towns	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change 15-16
Altoona	1	2	5	28	25	2	18	0	3	2	1	6	5
Ames	37	34	25	21	31	5	15	5	8	9	7	7	0
Ankeny	342	383	337	602	563	503	137	104	340	205	415	133	-282
Bettendorf	45	52	30	26	9	12	15	12	17	23	24	26	2
Burlington	9	6	7	9	1	3	2	6	1	5	1	1	0
Cedar Falls	52	62	66	70	86	79	83	52	93	54	60	68	8
Cedar Rapids	13	36	44	13	7	62	9	5	23	2	2	7	5
Clinton	94	90	53	45	32	29	26	26	32	47	31	36	5
Clive	0	0	0	0	0	0	0	0	0	.	10	0	-10
Coralville	211	170	228	323	115	128	103	115	335	208	198	211	13
Council Bluffs	123	60	73	55	26	41	86	62	32	36	58	55	-3
Davenport	4	8	5	8	19	5	30	10	11	8	7	20	13
Des Moines	407	275	177	114	126	80	103	112	192	288	265	164	-101
Dubuque	524	231	153	102	106	121	335	107	55	67	42	34	-8
Fort Dodge	7	12	16	9	0	19	19	9	7	4	22	30	8
Indianola	2,153	1,453	1,175	1,107	666	604	833	923	1,092	1,375	1,792	2,353	561
Iowa City	11	5	6	3	2	3	0	30	32	5	5	24	19
Johnston	13	32	15	24	8	8	18	4	5	3	6	5	-1
Marion	128	111	76	62	73	40	48	25	41	47	50	43	-7
Marshalltown	87	49	53	39	31	20	54	26	13	19	16	46	30
Mason City	2,974	3,462	2,902	2,627	2,657	1,868	1,579	1,834	1,915	2,570	2,453	2,633	180
Muscatine	487	417	367	327	220	239	233	210	390	562	322	262	-60
Newton	19	24	22	10	15	4	15	4	5	6	4	10	6
Ottumwa	1	3	1	2	1	2	283	266	4	1	0	0	.
Sioux City	3	8	3	10	5	7	5	5	6	9	5	4	-1
Urbandale	26	19	20	27	6	18	17	22	7	25	13	9	-4
Waterloo	50	46	35	33	22	18	29	15	19	27	35	13	-22
West Des Moines	23	29	60	43	8	3	3	8	13	84	25	22	-3
<b>Total Iowa</b>	<b>16,766</b>	<b>13,357</b>	<b>11,171</b>	<b>8,412</b>	<b>7,729</b>	<b>7,607</b>	<b>7,527</b>	<b>9,501</b>	<b>10,952</b>	<b>10,323</b>	<b>12,097</b>	<b>14,317</b>	<b>2,220</b>
Cities as % of Total	46.8%	53.0%	53.3%	68.2%	62.9%	51.6%	54.4%	42.1%	42.8%	55.1%	48.5%	43.5%	.

The average value of new single-family construction throughout Iowa increased from \$196,985 per unit in 2010, to \$235,750 in 2016. This figure excluded the cost of land and any development costs for lot construction such as installation of utilities, roads, and streets. Nevertheless, the average real price of new single-family construction varied significantly among these cities. In 2016, Fort Dodge, Clinton and Urbandale had the highest prices, with average values of \$511,667, \$346,453 and \$320,505, respectively. Relatively affordable housing was constructed in Ottumwa, Cedar Rapids, and Marion with average real values of construction of \$85,000, \$109,119, and \$122,819, respectively. These data are presented in Table C.

**Table C**  
**Value of New Single-Family Construction**  
 Census Bureau Data

Towns	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Altoona	149,205	135,808	184,076	188,128	181,609	181,540	144,270	178,625	182,499	163,824	163,763	175,488
Ames	215,895	220,346	270,678	329,551	266,757	304,239	265,997	273,524	280,289	301,553	318,464	322,506
Ankeny	198,619	205,110	212,970	227,311	230,087	217,455	213,741	213,473	222,741	235,739	247,186	252,284
Bettendorf	260,500	273,239	294,465	274,393	304,770	251,601	265,619	257,118	258,445	270,746	263,641	306,020
Burlington	185,163	219,430	165,277	215,642	201,287	167,350	242,873	209,585	152,072	154,901	153,253	126,667
Cedar Falls	252,359	247,837	236,139	247,946	219,488	208,936	202,802	203,233	228,143	269,966	255,586	219,367
Cedar Rapids	131,409	127,930	129,968	116,656	105,554	96,294	101,450	102,737	105,700	109,091	99,911	109,119
Clinton	190,853	206,629	185,424	202,843	157,881	159,617	198,295	208,752	202,174	208,915	255,995	252,667
Clive	305,560	286,764	312,484	307,936	294,108	310,252	305,264	303,714	305,280	334,257	331,056	346,453
Coralville	244,039	294,506	308,137	302,778	293,986	319,625	250,786	306,098	319,923	187,101	261,602	298,003
Council Bluffs	133,666	134,101	144,429	145,612	156,297	155,439	217,383	186,098	178,569	208,893	223,220	223,725
Davenport	176,450	183,233	174,148	183,286	158,347	152,467	226,632	103,737	190,977	214,477	219,643	218,951
Des Moines	217,043	214,333	189,978	196,487	209,489	209,066	180,319	197,974	181,721	209,318	230,694	253,215
Dubuque	142,217	142,552	147,339	142,369	127,170	109,514	127,312	147,721	117,258	145,637	160,395	207,400
Fort Dodge	160,838	127,723	162,278	145,665	146,949	136,300	151,043	202,866	151,934	235,433	237,082	511,667
Indianola	194,654	191,340	192,070	118,936	179,434	117,632	172,733	165,823	178,605	188,248	182,898	181,213
Iowa City	218,214	242,372	235,372	228,273	236,301	229,833	242,793	204,509	220,851	246,976	242,806	248,117
Johnston	209,689	207,128	236,752	226,478	206,874	216,169	268,434	329,624	316,932	297,003	254,676	267,257
Marion	141,129	145,201	133,694	137,654	127,295	126,629	125,992	128,104	131,153	134,640	123,870	122,819
Marshalltown	220,297	181,216	237,596	212,178	249,824	193,493	247,033	217,138	280,413	0	259,839	206,250
Mason City	191,894	219,139	202,450	248,799	266,215	238,153	190,563	238,466	270,120	317,063	264,250	282,393
Muscatine	217,068	137,628	117,228	150,199	138,580	99,204	225,363	151,299	263,269	165,952	182,180	179,811
Newton	178,217	110,719	194,307	265,693	601,805	143,895	0	193,306	198,009	229,718	264,785	244,368
Ottumwa	141,810	160,259	163,556	106,495	109,163	133,343	130,048	75,450	100,789	85,132	171,238	85,000
Sioux	235,535	255,337	237,986	259,493	284,772	243,579	252,167	241,243	208,246	217,759	249,555	236,825
Urbandale	202,870	212,770	215,670	222,744	251,421	276,121	276,735	298,830	326,479	343,330	309,125	320,505
Waterloo	181,174	124,538	149,613	140,031	149,630	137,494	124,583	123,625	121,410	119,316	118,047	151,048
West Des Moines	208,055	240,497	256,348	236,512	252,343	234,206	249,976	264,130	247,551	270,424	310,972	330,515
<b>Iowa State Total</b>	<b>195,581</b>	<b>194,939</b>	<b>200,520</b>	<b>197,769</b>	<b>197,856</b>	<b>196,985</b>	<b>204,041</b>	<b>209,661</b>	<b>220,672</b>	<b>225,565</b>	<b>234,347</b>	<b>235,750</b>

Table D, presents the number of units by tenure, for the 28 cities. Homeownership varies throughout the state, with several cities having homeownership rates above 75.0 percent in 2016. Urbandale had the highest homeownership rate, at 79.7 percent. This was followed by Clive, Marion, Bettendorf, and Johnson, which all had homeownership rates above 76 percent. Cities with the lowest homeownership rates included Ames, Iowa City, and Coralville, with homeownership rates of 40.3 percent, 46.9 percent and 54.5 percent, respectively.

The highest number of renters were seen in Des Moines and Cedar Rapids, which accounted for 36.6 and 28.7 percent of units in those cities, respectively. Des Moines and Cedar Rapids also had the highest number of vacant units.

<b>Table D</b>						
<b>Total Units by Tenure</b>						
<b>2000 Census and 2016 5-year ACS Data</b>						
<b>Towns</b>	<b>2016 five-year ACS</b>					<b>2010 Census</b>
	<b>Owner</b>	<b>Renter</b>	<b>Vacant Units</b>	<b>Total Units</b>	<b>Homeownership 2016</b>	<b>Homeownership 2010</b>
Altoona	4,508	1,679	187	6,374	72.9%	75.1%
Ames	9,926	14,717	961	25,604	40.3%	42.6%
Ankeny	14,495	5,381	1,385	21,261	72.9%	77.8%
Bettendorf	10,729	3,269	804	14,802	76.6%	77.0%
Burlington	7,382	3,353	1,295	12,030	68.8%	67.6%
Cedar Falls	9,374	5,133	1,087	15,594	64.6%	64.1%
Cedar Rapids	37,193	16,784	4,470	58,447	68.9%	68.2%
Clinton	7,724	3,369	1,228	12,321	69.6%	67.0%
Clive	4,995	1,496	297	6,788	77.0%	78.2%
Coralville	4,299	3,592	579	8,470	54.5%	55.4%
Council Bluffs	15,191	9,623	2,008	26,822	61.2%	61.2%
Davenport	24,927	15,837	3,826	44,590	61.1%	63.2%
Des Moines	50,010	33,131	7,296	90,437	60.2%	62.8%
Dubuque	15,248	8,802	1,634	25,684	63.4%	65.7%
Fort Dodge	6,053	3,758	1,370	11,181	61.7%	65.5%
Indianola	3,773	1,998	252	6,023	65.4%	67.4%
Iowa City	13,883	15,688	1,655	31,226	46.9%	47.0%
Johnston	5,885	1,828	357	8,070	76.3%	77.8%
Marion	11,368	3,435	1,081	15,884	76.8%	75.8%
Marshalltown	6,667	3,384	958	11,009	66.3%	68.1%
Mason City	8,002	4,430	1,020	13,452	64.4%	67.2%
Muscatine	6,403	2,954	864	10,221	68.4%	68.5%
Newton	4,102	2,253	870	7,225	64.5%	66.0%
Ottumwa	6,751	3,260	1,165	11,176	67.4%	68.0%
Sioux City	19,908	11,183	2,375	33,466	64.0%	63.7%
Urbandale	13,056	3,329	681	17,066	79.7%	78.4%
Waterloo	18,064	10,542	2,627	31,233	63.1%	65.5%
West Des Moines	15,949	10,841	1,508	28,298	59.5%	62.2%
<b>Total Iowa</b>	<b>883,119</b>	<b>359,522</b>	<b>119,978</b>	<b>1,362,619</b>	<b>71.1%</b>	<b>72.1%</b>

The 2017 Rental Vacancy Survey showed a statewide vacancy rate of 5.8 percent. However, the vacancy rate varied widely throughout the state. Johnston had the highest vacancy rate of 21.1 percent, followed by Waterloo at 10.8 percent and Marshalltown at 9.5 percent. Indianola, Urbandale, and Coralville had the lowest vacancy rates, at 1.7 percent, 1.8 percent, and 2.1 percent, respectively.

Table E Vacancy Rate by City 2017 Rental Vacancy Survey			
Area	Change	Area	Change
Johnston	21.1	Sioux	5.8
Waterloo	10.8	Cedar Rapids	5.2
Marshalltown	9.5	Des Moines	4.7
Fort Dodge	9.1	Bettendorf	4.6
Clinton	8.8	Ottumwa	3.9
Clive	8.1	Marion	3.7
Altoona	7.9	Muscatine	3.7
Burlington	7.9	Council Bluffs	3.4
Ankeny	7.3	Iowa City	3.4
Mason City	6.7	Newton	3.1
West Des Moines	6.6	Ames	2.9
Davenport	6.5	Coralville	2.1
Missing	6.4	Urbandale	1.8
Cedar Falls	6.3	Indianola	1.7
Dubuque	6.2	<b>State of Iowa</b>	<b>5.8</b>

