

Housing

Affordable, available housing is a concern of all — whether a permanent or seasonal resident. The availability of affordable housing for renters, the first-time home buyer, or retirees seeking convenience and comfort, is a motivating factor for individuals and families relocating and/or staying in the Northwoods. Also included are the great majority of people who invested in vacant land in past years and have now decided to build either seasonal or permanent housing. The quality of building products and builders also plays an important part in the development of quality housing in the area.

	1980		1990		2000	
	Count	Percent	Count	Percent	Count*	Percent**
Owner Occupants	13,509	82.5	13,879	79.3	17,131	82.7
Renter Occupants	2,867	17.5	3,614	20.7	3,581	17.3
TOTAL	16,376	100.0	17,493	100.0	20,712	100.0

*Number of Owner Occupied Housing Units x ave. Household Size of Owner Occupied Units

**Number of Renter Occupied Housing Units x ave. Household Size of Renter Occupied Units

SOURCE: WisPOP Data, Tables #201, #202; U.S. Census Bureau, Census 2000

	1980*		1990**		2000	
	Count	Percent	Count	Percent	Count	Percent
Occupied						
by owner --	5,090	57.6	5,779	28.6	7,416	33.1
by renter --	1,156	13.1	1,515	7.5	1,650	7.4
Vacant						
For Sale Only	317	3.6	301	1.5	na	—
For Rent	174	2.0	245	1.2	na	—
Rented/Sold, not occupied	na	na	69	0.3	na	—
For seasonal, recreational or occasional use	1803	20.4	11,632	57.5	12,587	56.2
For migrant workers	na	na	1	0.0	na	—
Other vacant	300	3.4	683	3.4	744	3.3
TOTAL	8,840	100.0	20,225	100.0	22,397	100.0

*Year round units only. "Other" vacant includes units rented or sold but not yet occupied.

**Unlike 1980 information, this enumerates all housing units.

SOURCE: WisPOP Data, Tables #203, #204; U.S. Census Bureau, Census 2000

Table 5-3 Value of Selected Owner-Occupied Housing Units*								
	1980			1990			2000	
	Count	Percent		Count	Percent		Count	Percent
Less than \$10,000	63	1.9	Less than \$15,000	38	0.9			
\$10,000-\$14,999	63	1.9	\$15,000-\$19,999	42	1.0			
\$15,000-\$19,999	113	3.4	\$20,000-\$24,999	88	2.2			
\$20,000-\$24,999	210	6.3	\$25,000-\$29,999	129	3.2			
\$25,000-\$29,999	218	6.5	\$30,000-\$34,999	208	5.2			
\$30,000-\$34,999	267	8.0	\$35,000-\$39,999	246	6.1			
\$35,000-\$39,999	306	9.2	\$40,000-\$44,999	312	7.8			
\$40,000-\$49,999	669	20.1	\$45,000-\$49,999	358	8.9	Less than \$50,000	274	4.9
\$50,000-\$79,999	1,085	32.5	\$50,000-\$59,999	666	16.6			
\$80,000-\$99,999	186	5.6	\$60,000-\$74,999	757	18.8			
\$100,000-\$149,999	119	3.6	\$75,000-\$99,999	617	15.3	\$50,000-\$99,999	1,840	33.3
\$150,000-\$199,999	25	0.7	\$100,000-\$124,999	241	6.0	\$100,000-\$149,999	1,411	25.5
\$200,000 or more	12	0.4	\$125,000-\$149,999	145	3.6			
			\$150,000-\$174,999	80	2.0	\$150,000-\$199,999	792	14.3
			\$175,000-\$199,999	41	1.0			
			\$200,000-\$274,999	27	0.7	\$200,000-\$299,999	733	13.3
			\$250,000-\$299,999	14	0.3			
			\$300,000-\$399,999	9	0.2	\$300,000-\$499,999	379	6.9
			\$400,000-\$499,999	4	0.1			
			\$500,000 or more	2	0.0	\$500,000-\$999,999	89	1.6
						\$1,000,000 or more	12	.2
TOTAL	3,336	100.0		4,024	100.0		5,530	100.0

*Condominiums, Mobile Homes, Multiple, Commercial & Farm Units excluded

SOURCE: WisPOP Data, Tables #211, #212, Census

**Table 5-4
Rent of Renter-Occupied Non-Farm Housing Units**

	1980			1990		2000	
	Count	Percent		Count	Percent	Count	Percent
Less than \$50	62	6.0	Less than \$100	206	15.0		
\$50-\$99	151	14.5	\$100-\$149	149	10.9		
\$100-\$119	86	8.3	\$150-\$199	160	11.7	Less than \$200	128
\$120-\$139	105	10.1	\$200-\$249	205	14.9		
\$140-\$149	25	2.4	\$250-\$299	197	14.3	\$200-\$299	189
\$150-\$159	73	7.0	\$300-\$349	163	11.9		
\$160-\$169	37	3.6	\$350-\$399	73	5.3		
\$170-\$199	113	10.9	\$400-\$449	39	2.8	\$300-\$499	518
\$200-\$249	131	12.6	\$450-\$499	11	0.8		
\$250-\$299	39	3.8	\$500-\$549	5	0.4		
\$300-\$399	11	1.1	\$550-\$599	3	0.2		
\$400-\$499	2	0.2	\$600-\$649	1	0.1		
\$500 or more	1	0.1	\$650-\$699	0	0.0		
No cash rent	203	19.5	\$700-\$749	0	0.0	\$500-\$749	434
			\$750-\$999	1	0.1	\$750-\$999	73
			\$1,000 or more	0	0.0	\$1,000 or more	13
			No cash rent	160	11.7	No cash rent	182
TOTAL	1,039	100.0		1,373	100.0		1,537
							100.0

SOURCE: WisPOP Data, Tables #213, #214; U.S. Bureau of Census, Profile of Selected Housing Characteristics, 2000 (website)

Table 5-5
Owner-Renter and Vacancy Status of Housing Units by Number of Units in Structure, 2000

Units in Structure	Owner Occupied		Renter Occupied		Vacant		Total Number	Percent of Total
	Number	Percent	Number	Percent	Number	Percent		
1, detached	6,926	30.92	922	4.12	12,080	53.94	19,928	88.98
1, attached	24	0.11	73	0.33	164	.73	261	1.17
2	33	0.15	224	1.00	49	.22	306	1.37
3 or 4	4	0.01	91	0.41	25	.11	120	.54
5 to 9	16	0.07	92	0.41	118	.53	226	1.01
10 to 19	0	0.00	145	0.65	50	.22	195	.87
20 to 49	0	0.00	37	0.17	0	.00	37	.17
50 or more	2	0.01	3	0.01	73	.33	78	.35
Mobile home or trailer	426	1.90	48	0.21	723	3.23	1,197	5.34
Other	0	0.00	0	0.00	49	.22	49	.22
TOTAL	7,431	33.18	1,635	7.30	13,331	59.52	22,397	100.00

SOURCE: WisPOP Data, Tables #207, Wisconsin Demographic Services, Wisconsin Dept. Of Administration
 Numbers maybe off due to rounding.

Units in Structure	Number of Owner Occupied	Percent of Owner Occupied	Number of Renter Occupied	Percent of Renter Occupied	Number of Vacant	Percent of Vacant	Total Number	Percent of Total
1, detached	5,165	25.5	953	4.7	11,181	55.3	1,729	85.5
1, attached	37	0.2	29	0.1	136	0.7	202	1.0
2	43	0.2	173	0.9	103	0.5	319	1.6
3 or 4	8	0.0	71	0.4	66	0.3	145	0.7
5 to 9	2	0.0	59	0.3	16	0.1	77	0.4
10 to 19	3	0.0	81	0.4	26	0.1	110	0.5
20 to 49	0	0.0	42	0.2	1	0.0	43	0.2
50 or more	0	0.0	0	0.0	0	0.0	0	0.0
Mobile home or trailer	436	2.2	75	0.4	1,021	5.0	1,532	7.6
Other	85	0.4	32	0.2	381	1.9	498	2.5
TOTAL	5,779	28.6	1,515	7.5	12,931	63.9	20,225	100.0

SOURCE: WisPOP Data, Tables #207, Census