



Executive Summary

Johnson County, IA
Johnson County, IA (19103)
Geography: County

Jeff Edberg, CCIM, SIOR

Johnson Count...

Population

2000 Population	111,006
2010 Population	130,882
2019 Population	154,377
2024 Population	167,244
2000-2010 Annual Rate	1.66%
2010-2019 Annual Rate	1.80%
2019-2024 Annual Rate	1.61%
2019 Male Population	50.2%
2019 Female Population	49.8%
2019 Median Age	30.9

In the identified area, the current year population is 154,377. In 2010, the Census count in the area was 130,882. The rate of change since 2010 was 1.80% annually. The five-year projection for the population in the area is 167,244 representing a change of 1.61% annually from 2019 to 2024. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 30.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	79.7%
2019 Black Alone	7.6%
2019 American Indian/Alaska Native Alone	0.3%
2019 Asian Alone	7.4%
2019 Pacific Islander Alone	0.0%
2019 Other Race	2.2%
2019 Two or More Races	2.8%
2019 Hispanic Origin (Any Race)	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 42.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	96
2000 Households	44,080
2010 Households	52,715
2019 Total Households	62,004
2024 Total Households	67,309
2000-2010 Annual Rate	1.81%
2010-2019 Annual Rate	1.77%
2019-2024 Annual Rate	1.66%
2019 Average Household Size	2.35

The household count in this area has changed from 52,715 in 2010 to 62,004 in the current year, a change of 1.77% annually. The five-year projection of households is 67,309, a change of 1.66% annually from the current year total. Average household size is currently 2.35, compared to 2.33 in the year 2010. The number of families in the current year is 32,067 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income

2019 Percent of Income for Mortgage 18.8%

Median Household Income

2019 Median Household Income \$63,078

2024 Median Household Income \$74,606

2019-2024 Annual Rate 3.41%

Average Household Income

2019 Average Household Income \$86,775

2024 Average Household Income \$100,628

2019-2024 Annual Rate 3.01%

Per Capita Income

2019 Per Capita Income \$35,129

2024 Per Capita Income \$40,754

2019-2024 Annual Rate 3.02%

Households by Income

Current median household income is \$63,078 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$74,606 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$86,775 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$100,628 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$35,129 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$40,754 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index 113

2000 Total Housing Units 45,831

2000 Owner Occupied Housing Units 24,967

2000 Renter Occupied Housing Units 19,113

2000 Vacant Housing Units 1,751

2010 Total Housing Units 55,967

2010 Owner Occupied Housing Units 31,299

2010 Renter Occupied Housing Units 21,416

2010 Vacant Housing Units 3,252

2019 Total Housing Units 65,802

2019 Owner Occupied Housing Units 39,215

2019 Renter Occupied Housing Units 22,789

2019 Vacant Housing Units 3,798

2024 Total Housing Units 71,199

2024 Owner Occupied Housing Units 43,276

2024 Renter Occupied Housing Units 24,033

2024 Vacant Housing Units 3,890

Currently, 59.6% of the 65,802 housing units in the area are owner occupied; 34.6%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 55,967 housing units in the area - 55.9% owner occupied, 38.3% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 7.46%. Median home value in the area is \$241,793, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.54% annually to \$287,782.

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