

DANE COUNTY, WISCONSIN HOUSING INFORMATION

Housing Units: 1970-2003

Year	City of Madison		Dane County		Balance of County	
	Housing Units	% Change	Housing Units	% Change	Housing Units	% Change
Apr-1970 Census	56,799	43.6%	92,430	37.5%	35,631	48.60%
Apr-1980 Census	68,996	21.5%	126,275	36.6%	57,279	60.76%
Apr-1990 Census	79,903	15.8%	147,851	17.1%	67,948	18.63%
Apr-2000 Census	92,353	15.6%	180,398	22.0%	88,045	29.58%
End of 2003	101,328		199,153		97,825	

Tenure of Households: 1970-2000

Year	City of Madison		Dane County		Balance of County	
	Owners	Renters	Owners	Renters	Owners	Renters
Apr-1970 Census	27,059	27,960	49,941	38,633	22,882	10,673
Apr-1980 Census	32,343	34,108	67,152	53,449	34,809	19,341
Apr-1990 Census	36,332	41,029	78,848	63,938	42,516	22,909
Apr-2000 Census	42,496	46,523	99,895	73,589	57,399	27,066
Tenure Split	48%	52%	58%	42%	68%	32%

Household Forecasts: 2000-2030

	2000	2010	2020	2030	2000-2030	
Dane County	173,484	200,719	222,995	243,757	70,273	40.51%

Housing Stock by Type: 1970-2003

Year	City of Madison			Dane County		
	Single Family	Multifamily	Total	Single Family	Multifamily	Total
Apr-1970 Census	28,798	28,001	56,799	54,855	37,575	92,430
Apr-1980 Census	34,174	34,822	68,996	72,107	54,168	126,275
Apr-1990 Census	38,348	41,555	79,903	84,909	62,942	147,851
Apr-2000 Census	44,565	47,788	92,353	105,903	74,495	180,398
End of 2003	47,774	53,554	101,328	115,247	83,906	199,153
Percent of Total	47.1%	52.9%	100.0%	57.9%	42.1%	100.0%

Dane County Average Monthly Rent: 2000

Unit by Number of Bedrooms	Average Rent	Unit by Number of Bedrooms	Average Rent
Efficiency or studio apartment	\$468	3-bedroom apartment	\$860
1-bedroom apartment	\$627	4 or more bedroom apartment	\$1,099
2-bedroom apartment	\$775	Median Gross Rent (U.S. Census)	\$641

Dane County Residential Median Sale Price: 1992-2003

Year	Median Price	Annual Change	Year	Median Price	Annual Change
1992	\$100,000	7.53%	1998	\$138,000	3.84%
1993	\$109,000	9.00%	1999	\$144,700	4.86%
1994	\$120,000	10.09%	2000	\$154,400	6.70%
1995	\$125,000	4.17%	2001	\$163,000	5.57%
1996	\$127,500	2.00%	2002	\$171,900	5.46%
1997	\$132,900	4.24%	2003	\$182,200	5.99%
Change 1992-1997	\$32,900	6.58%	Change 1998-2003	\$44,200	6.41%

Source: U.S. Census Bureau, Apt. Assoc. of S.C. Wis., S.C.. Wis.MLS Corp.& Dane County Community Analysis & Planning Division

Municipality	Housing Units				2000-2003 Change	
	1980 Census	1990 Census	2000 Census	End of 2003	Absolute	Percent
T. Albion	808	817	877	920	43	4.90%
T. Berry	347	375	420	466	46	10.95%
T. Black Earth	136	136	172	198	26	15.12%
T. Blooming Grove	723	800	748	756	8	1.07%
T. Blue Mounds	232	234	300	332	32	10.67%
T. Bristol	525	599	956	1,157	201	21.03%
T. Burke	956	1,041	1,208	1,299	91	7.53%
T. Christiana	401	414	492	517	25	5.08%
T. Cottage Grove	930	1,156	1,356	1,415	59	4.35%
T. Cross Plains	323	421	525	558	33	6.29%
T. Dane	270	297	339	356	17	5.01%
T. Deerfield	356	382	503	533	30	5.96%
T. Dunkirk	700	761	776	807	31	3.99%
T. Dunn	1,972	2,122	2,259	2,349	90	3.98%
T. Madison	3,270	3,386	3,466	3,484	18	0.52%
T. Mazomanie	361	409	466	491	25	5.36%
T. Medina	342	386	452	492	40	8.85%
T. Middleton	823	1,157	1,610	1,953	343	21.30%
T. Montrose	351	378	437	460	23	5.26%
T. Oregon	561	794	1,077	1,158	81	7.52%
T. Perry	206	224	263	287	24	9.13%
T. Pleasant Springs	949	1,057	1,221	1,299	78	6.39%
T. Primrose	211	212	252	270	18	7.14%
T. Roxbury	472	545	640	692	52	8.13%
T. Rutland	485	546	704	762	58	8.24%
T. Springdale	405	452	585	675	90	15.38%
T. Springfield	718	897	993	1,026	33	3.32%
T. Sun Prairie	598	639	830	876	46	5.54%
T. Vermont	229	260	312	335	23	7.37%
T. Verona	642	671	774	825	51	6.59%
T. Vienna	400	426	467	483	16	3.43%
T. Westport	912	1,029	1,752	1,898	146	8.33%
T. Windsor	1,255	1,580	1,923	1,990	67	3.48%
T. York	217	223	262	277	15	5.73%
V. Belleville	457	522	741	810	69	9.31%
V. Black Earth	419	469	527	541	14	2.66%
V. Blue Mounds	153	176	297	319	22	7.41%
V. Brooklyn	89	132	192	263	71	36.98%
V. Cambridge	320	352	445	497	52	11.69%
V. Cottage Grove	289	396	1,453	1,777	324	22.30%
V. Cross Plains	683	861	1,228	1,380	152	12.38%
V. Dane	178	212	288	327	39	13.54%
V. Deerfield	512	599	749	818	69	9.21%
V. DeForest	1,150	1,757	2,761	3,157	396	14.34%
V. Maple Bluff	549	564	557	563	6	1.08%
V. Marshall	918	928	1,312	1,387	75	5.72%
V. Mazomanie	484	528	618	667	49	7.93%
V. McFarland	1,392	1,915	2,491	2,901	410	16.46%
V. Mount Horeb	1,270	1,638	2,305	2,543	238	10.33%
V. Oregon	1,412	1,672	2,895	3,286	391	13.51%
V. Rockdale	80	92	91	91	0	0.00%
V. Shorewood Hills	647	664	664	667	3	0.45%
V. Waunakee	1,279	2,020	3,295	3,842	547	16.60%
C. Fitchburg	5,323	6,685	8,604	9,514	910	10.58%
C. Madison	68,996	79,903	92,394	101,369	8,975	9.71%
C. Middleton	5,191	6,039	7,397	8,088	691	9.34%
C. Monona	3,755	3,822	3,922	3,963	41	1.05%
C. Stoughton	2,852	3,404	4,890	5,157	267	5.46%
C. Sun Prairie	4,579	5,725	8,198	10,167	1,969	24.02%
C. Verona	1,212	1,950	2,664	3,657	993	37.27%