MONTHLY HOUSING COSTS

$1,514: Red Wing’s median monthly gross mortgage*  
(mortgage + taxes, utilities, and fuel)

$1,682: Goodhue County  $1,818: Minnesota  $1,828: U.S.

$910: Red Wing’s median monthly gross rent  
(rent + taxes, utilities, and fuel)

$895: Goodhue County  $1,178: Minnesota  $1,268: U.S.

Median monthly gross rent in Red Wing by room
- Studio = $599
- 1 bedroom = $800
- 2 bedrooms = $1,008
- 3 bedrooms = $1,222

*Homeowner data is calculated for those with a mortgage.  
Source: U.S. Census - American Community Survey 5-Year Estimates 2018-2022

HOMEOWNERSHIP & RENTING  
71% of us own.  29% of us rent.

Homeownership climbed slightly in Red Wing, but decreased in the county and state over the past five years.

Red Wing’s homeownership was 72% in 2012, then dipped to 65% in 2017 before climbing to 71% in 2022

Source: U.S. Census - American Community Survey 5-Year Estimates 2018-2022

RENTAL VACANCY RATES

RENTAL VACANCY RATE WE HAVE:  0%

RENTAL VACANCY RATE WE WANT:  5%

WHY WE CARE: Low vacancy rates mean we don’t have enough housing to meet demand. If Red Wing has more housing units available, businesses can attract more employees, people will be healthier, and Red Wing can grow economically stronger.


IN REAL LIFE

Based on the overall median gross rent, someone who rents in Red Wing needs to make roughly $36,400 per year to avoid being cost-burdened by housing payments.

Based on the overall median gross mortgage, someone who owns a home in Red Wing needs to make roughly $60,560 to avoid being cost-burdened by housing payments.

Source: U.S. Census - American Community Survey 5-Year Estimates 2018-2022

WHO IS COST-BURDENED?

People are considered cost-burdened when they spend more than 30% of their income on housing costs.

57% of Red Wing tenants  
22% of Red Wing home-owners

Goodhue County:  
48% of tenants  
22% of homeowners

Minnesota:  
46% of tenants  
22% of homeowners

WHOIS COST-BURDENED?

Source: U.S. Census - American Community Survey 5-Year Estimates 2018-2022

WHY WE CARE: Rents and mortgages have increased faster than incomes and earnings. Red Wing’s success depends on a varied workforce with wages and rents that make living here affordable.

Source: U.S. Census - American Community Survey 5-Year Estimates 2018-2022

Red Wing Report Card  
May 2024  
www.redwingreportcard.org
**HOW MUCH HOUSING DO WE NEED?**

Red Wing needs **915** more housing units to meet demand over the next 5 years.

### 386 MORE GENERAL-OCCUPANCY UNITS
- 278 owner-occupied units
  - Including 122 single-family units & 156 multi-family units
- 108 deeply affordable rental units
  - Including 20+ rapid rehousing and 15+ supportive housing units

### 529 MORE SENIOR-LIVING UNITS
- 238 service-enhanced units
- 210 subsidized units
- 81 market-rate, active-adult units

**Source:** Comprehensive Housing Needs Analysis for Goodhue County, 2020; Red Wing’s Plan to Increase Housing Stability and Reduce Homelessness, 2021; City of Red Wing, 2023.

**HOMELESSNESS**

Individuals experiencing homelessness are often our neighbors and classmates—folks who live here in Red Wing, not far away.

- In 2023, **42 households (74 people)** received vouchers through HOPE Coalition to stay in motels short-term.
- In the winter of 2023-2024, Red Wing’s Hope & Harbor Shelter served **47 people** and was open 116 nights.
- In 2022, **84 households (191 people)** in Goodhue County did not have stable housing and were placed on the Coordinated Entry waiting list.

**Vacant lots available**

139 single-family lots and 82 townhome lots

**Source:** City of Red Wing, 2023

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**NEW HOUSING IN RED WING**

<table>
<thead>
<tr>
<th>Year</th>
<th>Apartments</th>
<th>Townhomes</th>
<th>Single-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>4 units</td>
<td>84 units</td>
<td>5 units</td>
</tr>
<tr>
<td>2021</td>
<td>0 units</td>
<td>8 units</td>
<td>9 units</td>
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<tr>
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<td>78 units</td>
<td>5 units</td>
<td>14 units</td>
</tr>
<tr>
<td>2023</td>
<td>0 units</td>
<td>5 units</td>
<td>12 units</td>
</tr>
</tbody>
</table>

**Source:** City of Red Wing, 2023

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**MEDIAN VALUATION**

**Owner-Occupied House**

- Red Wing: **$212,700**
- Goodhue County: **$254,500**
- Minnesota: **$286,800**

Red Wing’s value has steadily increased since 2014, when the amount was **$157,500**.

Property taxes are based on valuations designated by Goodhue County—not sale prices. The "median" valuation is the price assigned to a house exactly in the middle of all owner-occupied homes in our city. There is an equal number of housing units valued above this amount, and an equal amount valued below.

**Source:** American Community Survey: 5-Year Estimates 2018-2022

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**MEDIAN SALE PRICE**

**Single Family Home in Goodhue County**

- **$271,500 in 2023**
- **$288,500 in 2022**
- **$264,900 in 2021**
- **$227,500 in 2020**

The median sale price of homes in Goodhue County has increased significantly each year until 2023, when prices dropped.

**Source:** Minnesota Association of Realtors

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**Health & Safety Rental Housing Inspections**

- 524 Rental Units Inspected So Far
- 401 Rental Units Passed / 123 Need Corrections
- 1 in 4 rental units did not pass inspection.