

# 2010 Excensus Change Report – Carver County, MN

## ULI MN/Regional Council of Mayors – Carver County CDA

August 10, 2010

### Summary

This report spans a recent and critical period of demographic and economic changes in Carver County. The initial years, May 2004 through April 2006, reflect an expanding housing market with increasing housing availability and demographic gains in all age categories. The second phase, from May, 2006 through April, 2008, shows a reversal in the region's housing market with a corresponding drop in resident turnover levels. In the final year, May of 2008 through April of 2009, there are early signs of some housing market recovery for specific demographic segments. These economic swings have affected communities and household age groups in different ways.

Overall, Carver County has a stable household base with a breadth of housing options, in both owner and renter-occupied housing. The County has experienced interesting changes in household characteristics and the types of housing they are living in. The most significant trend is the drop in turnover of households, particularly for those who are over 55 and living in single family homes. While low turnover indicates that residents may be happy with their housing choice, persistent turnover that is too low could reduce opportunities for younger households to locate in the county or could indicate that older residents are not able to move due to underwater mortgages, loss of jobs or lack of downsizing options. The following are key observations and household trends that provide a basis for Carver County Community Development Agency's policy discussions.

- **Household Growth.** From 2004 to 2009, the County saw its occupied housing base grow from 26,620 to 31,431 households. There were net increases in householders in all age categories and particularly those ages 35 to 74. More than half (53%) of all householders in 2009 were between 35 and 54 years of age.
- **Turnover:** The housing turnover rate (the rate that the County's housing is changing hands) declined steadily over the period and particularly during the housing downturn beginning in 2007. Turnover was significantly lower for older households age 55 to 74 (at 3.3%) than it was for households under age 35 (8.8%) and ages 35 to 54 (4.1%). Turnover may have bottomed out in the 2007/2008 period when single family detached housing dropped to 2.3 percent and apartments dropped to 9.0 percent. In 2009, turnover increased to 2.5 percent for single family detached housing and 11.0 percent for apartments. Even with this upturn, housing turnover in 2009 was still well below the levels at the start of the period. Seventy percent of all households did not move during this five year period.
- **Mix.** Between 2004 and 2009, owner-occupied housing, as a percent of all housing, remained essentially unchanged; dropping from 84 to 83 percent. The percent of single family detached homes in 2009 that were rented was a relatively low 6.6 percent, up from 5.7 percent in 2005. Thirteen percent of all young households (under age 35) were in rental apartments. This is low relative to other suburban counties. Two-thirds (67%) of the young households in Carver County were owners of single family detached housing.
- **Value of Housing.** A quarter of the owned single family detached homes in 2009 were valued at less than \$200,000 and of these homes 25 percent were occupied by households under age 35. Homes valued at \$300,000 or more accounted for 42 percent of all housing in the County. Households age 35 to 54 occupied 64 percent of these higher value "move-up" homes. Between 2004 and 2009, there was a 26 percent increase in homes under \$200,000 owned by households age 55 or older.

- **Retention.** From 2004 to 2009, fifty-six percent of the Carver County households that moved within the 7-county area ended up choosing a home in Carver County. More than three-quarters (77%) of the Carver County households ages 75 or older that moved anywhere in the metro area during this period chose another home in Carver County.
- **Migration.** Half of the household moves into the County (2004 to 2009) from within the metro area came from – Eden Prairie, Minnetonka, Shakopee, Minneapolis, or Bloomington. Half of all residents that moved from Carver County chose a home in Eden Prairie, Shakopee, Minneapolis, Minnetonka, Bloomington, Plymouth, or Edina.

## Report Findings:

Availability of housing is just as important to a household wishing to move into the County as home style, location, and affordability. Carver County has a mix of housing that can help ensure that housing options remain available even during a slowdown in the housing market. This mix is important since much of the county's single family housing stock has not been turning over fast enough to maintain a balanced demographic base. With opportunities to develop vacant land and redevelop older apartments and housing developments, the county remains in a good position to continue providing housing choices that can meet the needs of new households, growing families, and existing single family residents seeking other housing in Carver County.

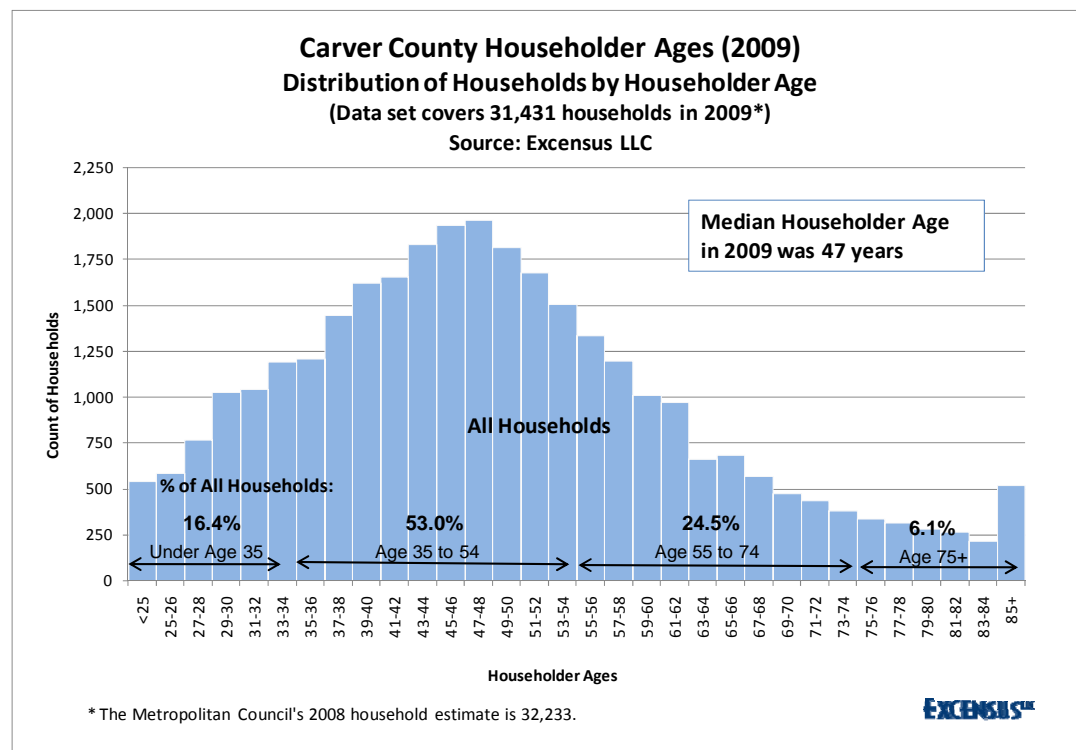
Housing needs are changing. These changes are being driven by long term population aging patterns as well as the recent downturn on the economy. This report uses detailed, household-level tracking data to show how the County's household base has changed over the period from May of 2004 to May 2009. This information was developed by Excensus LLC using data shared for research purposes by state and local governmental units. Definitions and a description of the methodology used in developing this data set are provided at the end of this report.

### Carver County Demographic and Housing Profiles (2004 to 2009)

#### A. Trends in Householder Ages 2004 to 2009

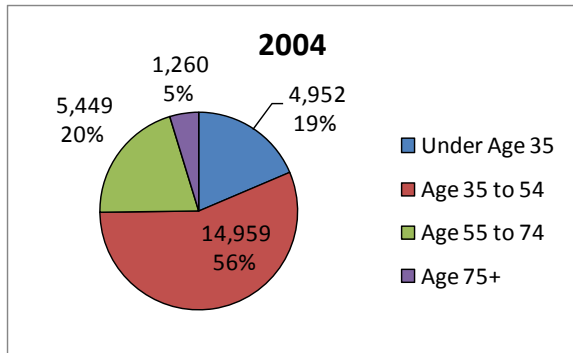
Carver County has a resident base dominated by households ages 35 to 54. The large number of middle aged residents coupled with low housing turnover, is causing the county's demographic profile to age rapidly.

*Household Age Curve - Carver County Householder Ages (May, 2010)*

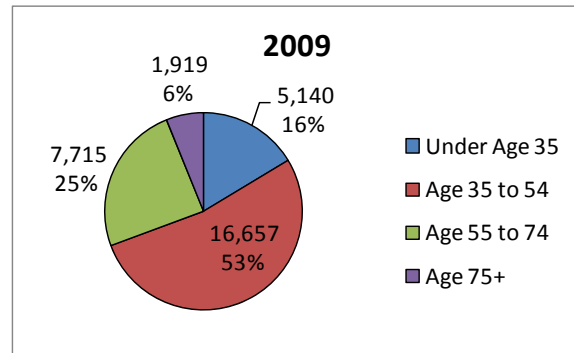


In 2009, there were 31,431 occupied housing units in Carver County. More than half (53%) of these households had a householder between the ages of 35 and 54 and another quarter were between 55 and 74 years of age.

*Carver County Householder Ages (May, 2004)*

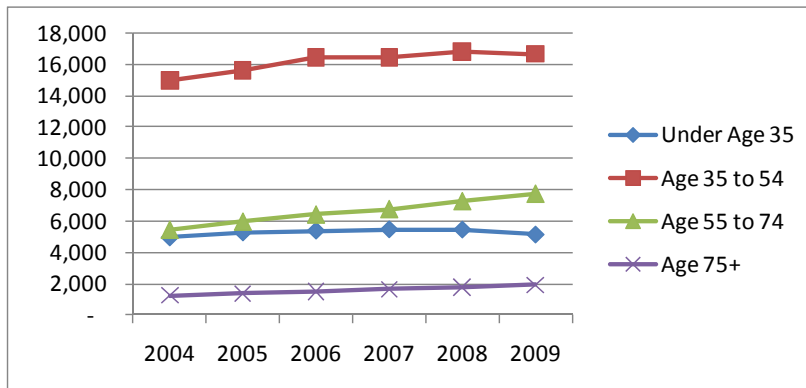


*Householder Ages (May, 2009)*



The number of householders under age 35 showed a small increase between 2004 and 2009, but their share of all households decreased. The number of households age 35 to 54 increased during the years of the expanding housing market (2004 to 2006) but leveled off in the later years with the downturn in the housing market. Households age 55 to 74 increased significantly – growing by 2,266 household – as did older households (ages 75 or more) which increased by 659 during this same period. Much of the gains in both groups can be attributed to “aging in place.”

*Carver County Households by Age (2004 to 2009)*



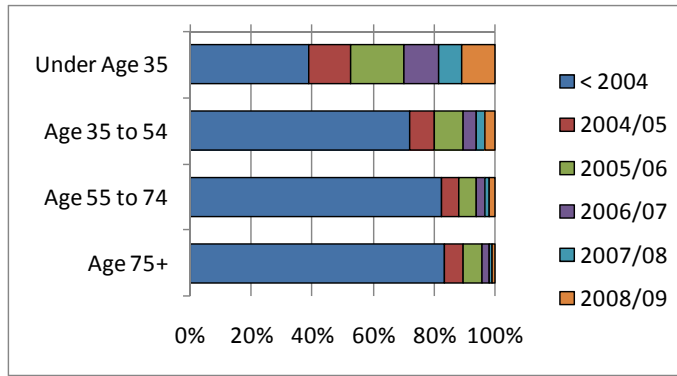
## **B. Household Aging**

There is a cost to an aging household base. Local commercial areas, built on an expectation of young families or workers, may become less viable in the face of an aging community. Community services may have to retool to meet the changing needs of an aging community. And, as workers age, employers may feel the need to relocate in order to find the workforce they need. For local workers, commuting distances to work may increase. Furthermore, there is an impact on local schools as families with children that leave the community are not replaced.

The primary cause of community aging is “aging in place.” Households that would otherwise move to accommodate a growing family or to meet the needs of a changing lifestyle choose instead to remain in their existing homes. With only limited turnover, housing availability is reduced and there are fewer opportunities to attract and retain a more balanced mix of households.

Seventy percent of all Carver County’s households remained in their existing home through the period 2004 to 2009. Younger households under age 35 were most likely to move – with only 39 percent remaining in place during this period. Eighty-three percent of all Carver County households age 55 and older did not move during this period.

Carver County Households – Year Moved into Current Dwelling



Net # of Householders that Aged into (+) or Aged out of (-) an Age Category by Year

	Under Age 35	Age 35 to 54	Age 55 to 74	Age 75+
2004/2005	(560)	58	331	171
2005/2006	(652)	132	342	178
2006/2007	(559)	(46)	395	210
2007/2008	(580)	(26)	416	190
2008/2009	(549)	(167)	503	213

Source: Excensus LLC

To give a sense of the impact of aging-in-place, Carver County needs to add 549 new households under age 35 (10% of the total in this age group) each year just to maintain their existing base of younger households. Conversely, 213 householders age 75 or older (11% of the total in this group) would need to move out of the County and be replaced by younger households each year for this age segment to keep from growing. The impact of aging in place can be mitigated over time through new housing construction or by leveraging turnover so that as existing households move they are replaced with younger households.

**C. The Demographics of Homeownership – 2004 to 2009**

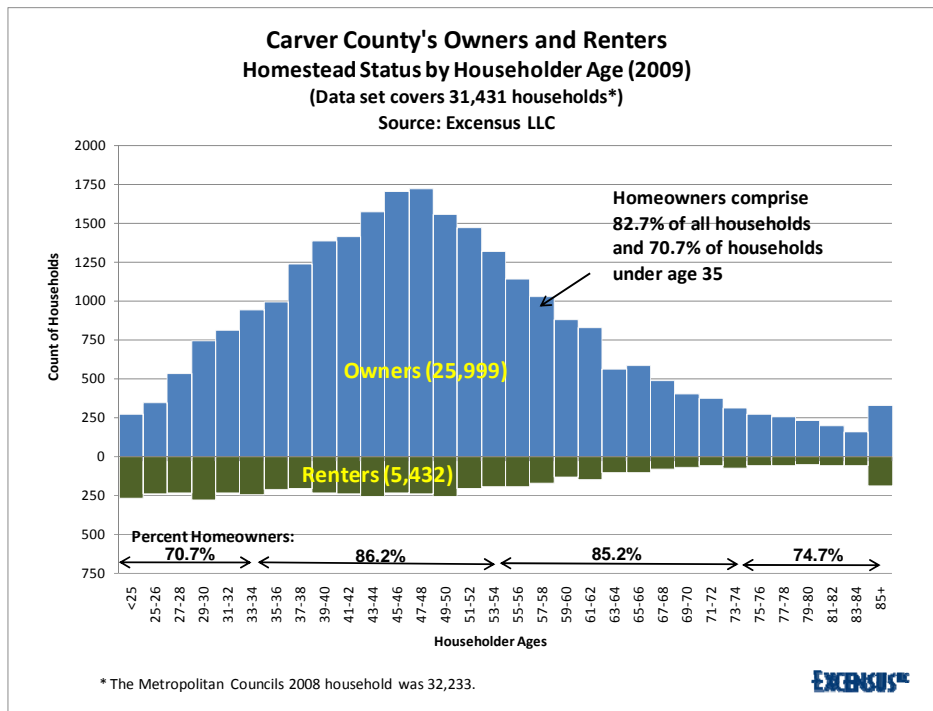
Overall, 83 percent of the County’s households in 2009 lived in owner-occupied housing with owned single family housing accounting for 97 percent of this total. Seventy percent of all households under age 35 are homeowners. Only 28 percent of the county’s 5,432 rental units are in the hands of households under the age of 35. This is a relatively low percentage when compared to other metro area counties and shows that rental housing is being used by households across all age categories.

Carver County Homeowners and Renters – Percent by Householder Age Group (2009)

Householder Age	All HHs	Owners	Pct. Owners	Renters	Pct. Renters
Under Age 35	5,140	3,634	70.7%	1,506	29.3%
Age 35 to 54	16,657	14,362	86.2%	2,295	13.8%
Age 55 to 74	7,715	6,570	85.2%	1,145	14.8%
Age 75+	1,919	1,433	74.7%	486	25.3%
Occupied Housing Units	31,431	25,999	82.7%	5,432	17.3%

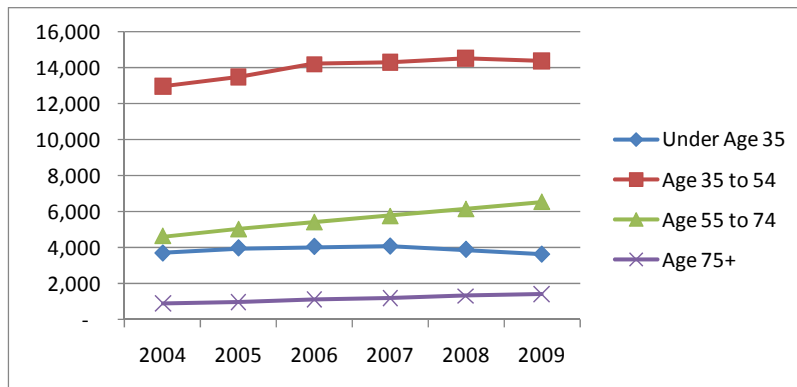
Source: Excensus LLC

Carver County Age Curve – Homeowners and Renters by Householder Age (2009)

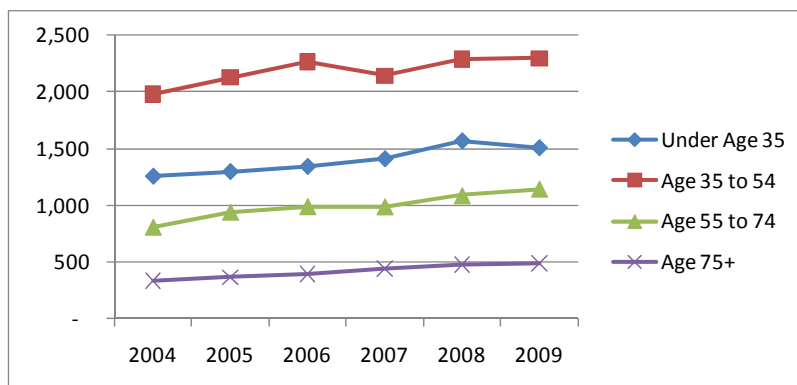


Carver County's homeowner base is aging – with significantly more households age 55 or older in 2009 than at the start of the period. Homeowners ages 35 and 54 showed strong increases in the early years but this growth leveled off after 2006. With increases in the rental housing stock, the number of renters increased across all age groups. Households under ages 35 increased their use of rental housing early in the period but have fallen off since then.

Homeowners by Householder Age (2004 to 2009)



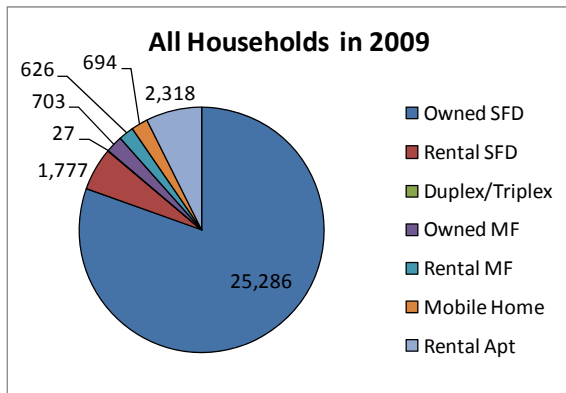
Renters by Householder Age (2004 to 2009)



**D. Housing Usage and Home Tax Values – 2004 to 2009**

Owner-occupied single family detaching housing dominates housing usage across all four age categories. Each age group, however, shows a significant share of other owned and rental options. This is particularly true for households under age 35 and those ages 75 or more living in rental apartments. Currently, 1,368 households age 75 or more are living in owned single family housing. This is five percent of the county’s single family detached housing. A significant share of this housing can be expected to turn over in the next 5 to 10 years as this age group pursues other housing options.

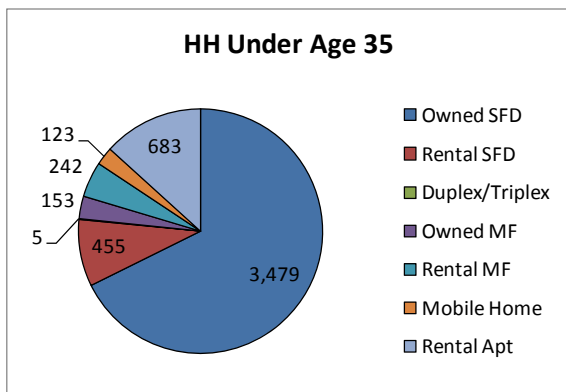
*All Households by Housing and Ownership Type (2009)*



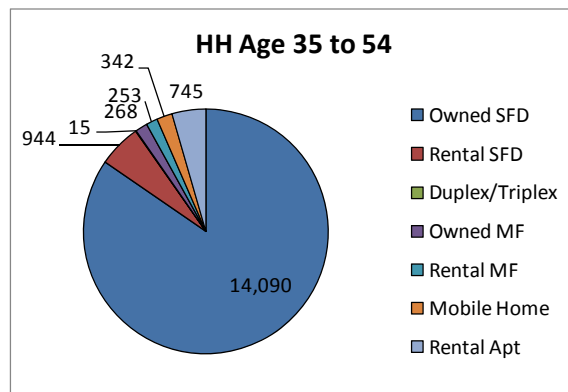
**All Households in 2009**

Housing Type	Occupied Dwellings	Percent of Total
Owned SFD	25,286	80.4%
Rental SFD	1,777	5.7%
Duplex/Triplex	27	0.1%
Owned MF	703	2.2%
Rental MF	626	2.0%
Mobile Home	694	2.2%
Rental Apt	2,318	7.4%
<b>All Occupied Units</b>	<b>31,431</b>	<b>100.0%</b>

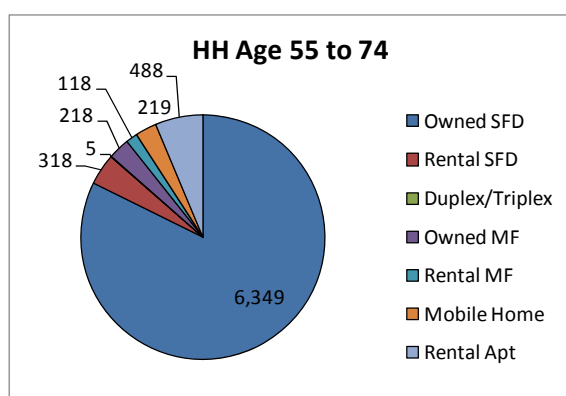
*Households Under Age 35*



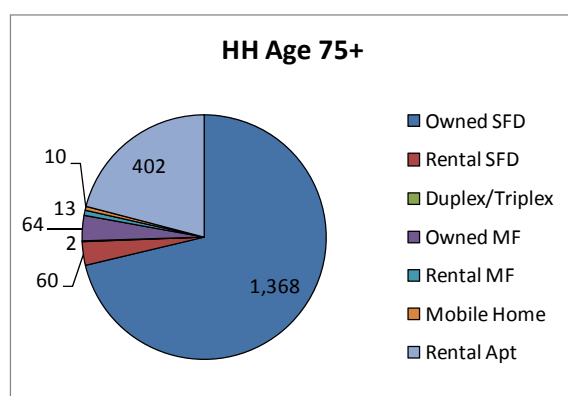
*Households Age 35 to 54*



*Households Ages 55 to 74*



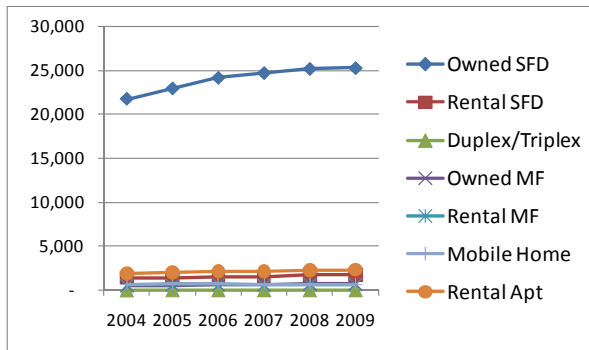
*Households Ages 75+*



The tables below show the changes in housing usage since 2004. The most significant changes are in single family housing. Despite increases early in the period, the number of single family homeowners under age 35 netted a decrease by the end of the period and households ages 35 to 54 leveled off after the housing market downturn in 2006. Homeowners ages 55 or older increased steadily over the period. Aging in place and a persistent loss of younger homeowners can have a long term impact on the county's schools, service needs, and local commercial area viability.

Housing Usage Trends by Householder Age (2004 to 2009)

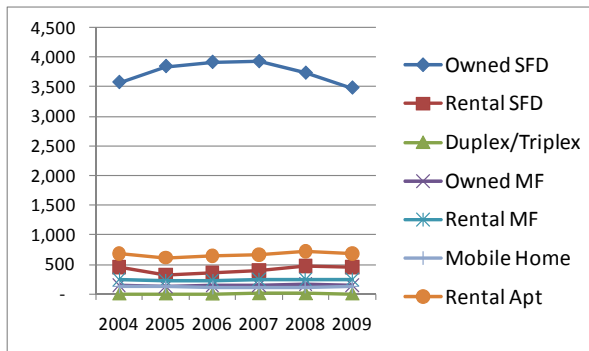
All Occupied Housing Units



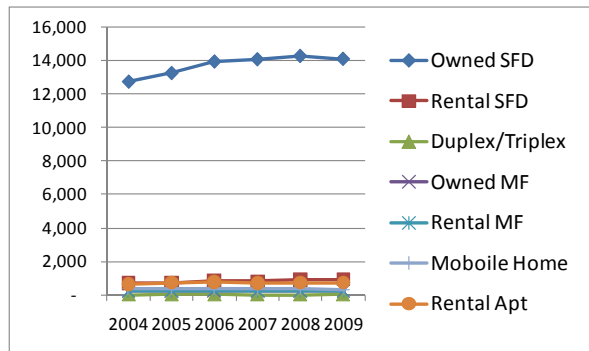
**Housing Usage - 2004 to 2009**

Housing Types	Housing Types - All Occupied Units		
	2004	2,009	Chg '04-'09
Owned SFD	21,728	25,286	3,558
Rental SFD	1,451	1,777	326
Duplex/Triplex	22	27	5
Owned MF	529	703	174
Rental MF	576	626	50
Mobile Home	689	694	5
Rental Apt	1,906	2,318	412
<b>All Occupied Units</b>	<b>26,901</b>	<b>31,431</b>	<b>4,530</b>

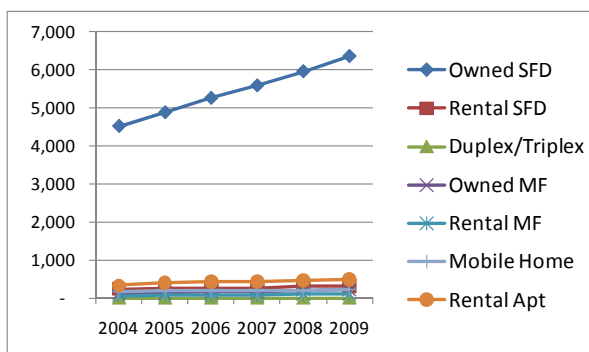
Households Under Age 35



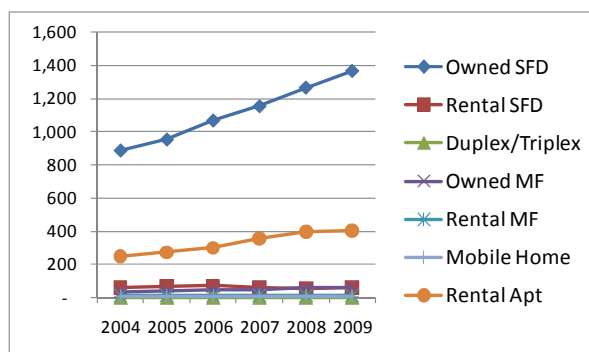
Households Age 35 to 54



Households Age 55 to 74



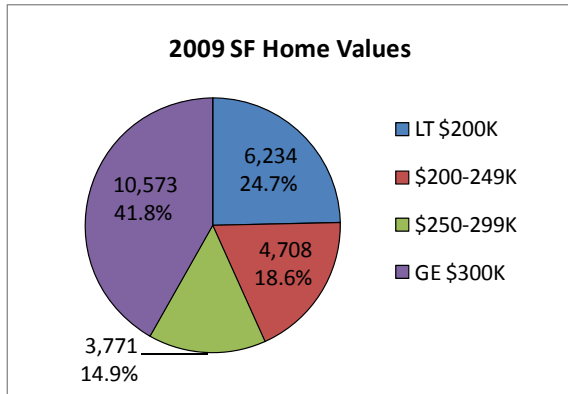
Households Ages 75+



There are affordable single family homes in the county. This study identified 6,349 owner-occupied single family detached homes in Carver County. Forty-three percent of these homes had a 2009 tax value under \$250,000 and 25 percent were valued at less than \$200,000.



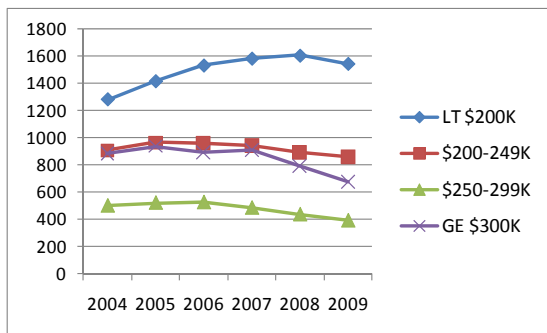
Single Family Homeownership by Tax Value of Home (2009)



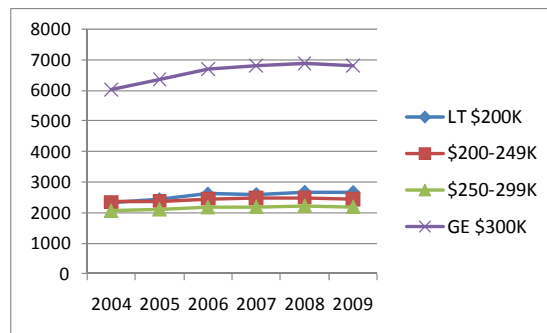
Following increases during the housing boom in the early part of this decade, homeowners under the age of 35 moved away from the higher priced single family homes and most recently from the lower priced homes as well. Households age 35 to 54 showed increases in the higher priced homes while the number of households age 55 or older increased in all price categories.

Mix of Owned Single Family Homes by Tax Value (2009) and Age of Householder

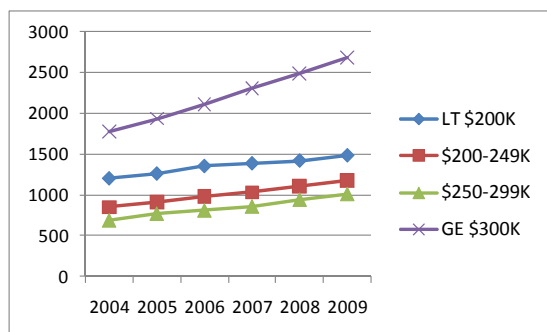
Households Under Age 35



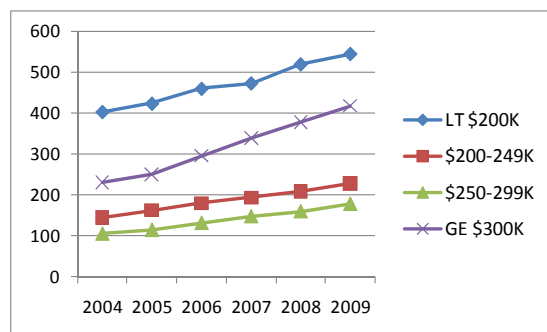
Households Age 35 to 54



Households Age 55 to 74



Households Ages 75+



**E. Housing Usage and New Birth Families – 2004 to 2009**

The number of new births in the metro area tends to remain relatively stable year to year. Between 2004 and 2009, the number of Carver County new birth households first increased with the housing market growth and then declined in more recent years. Eighty-four percent of these new births were in owned single family housing. The role of non-traditional housing has increased in Carver County but this trend is less prominent than patterns seen in other neighboring counties.

*Housing Usage by Carver County New Birth Families (2004 to 2009)*

NewHousType	2004	2005	2006	2007	2008	2009	Total	Pct. Of Total
Owned SFD	861	903	1,011	947	904	824	5,450	84.3%
Rental SFD	59	55	68	66	61	52	361	5.6%
Duplex/Triplex	1	1	1	-	-	-	3	0.0%
Owned MF	10	10	12	13	14	18	77	1.2%
Rental MF	20	16	16	28	21	22	123	1.9%
Mobile Home	16	28	28	24	23	19	138	2.1%
Rental Apt	48	32	59	53	57	62	311	4.8%
All Housing Units	1,015	1,045	1,195	1,131	1,080	997	6,463	100.0%

Sources : MN Dept of Health, Public Birth Records; Excensus LLC

**F. Housing Turnover and Retention – 2004 to 2009**

Household turnover is a measure of mobility and an important indicator of housing availability. Turnover is defined as the percentage of all households that moved from their home in a given year. In 2009, Carver County’s turnover rate was at 3.9 percent. This is a low rate and is well below the County’s 6.0 percent rate at the beginning of the period. The fact that this rate is up from 2008, shows some increasing housing market activity – a positive outcome following the housing downturn in 2007/2008.

While slow turnover rates are seen across the metro area, the County’s 2009 single family homeowner turnover rate of 2.5 percent is at the low end of the 2.5 to 3.0 percent range seen in other metro area counties. This rate is also up from the rate in 2007/2008.

The turnover rate differs dramatically depending on type of housing – ranging from two percent for moves from owner-occupied single family housing to 13 percent for moves from rental multifamily units. The low turnover for owner-occupied single family households translates into limited housing availability for new households wishing to move into the County and for existing households looking to move within the County.

*Housing Turnover Trends in Carver County – May 2004 through April 2009*

Housing Types	Percent of All HHs that Moved				
	2004/05	2005/06	2006/07	2007/08	2008/09
Owned SFD	4.5%	4.1%	3.5%	2.3%	2.5%
Rental SFD	10.9%	11.8%	13.4%	8.5%	9.9%
Duplex/Triplex	19.2%	19.2%	14.8%	3.7%	11.1%
Owned MF	3.6%	6.4%	5.8%	4.1%	2.9%
Rental MF	21.4%	20.5%	15.4%	11.8%	13.1%
Mobile Home	8.1%	8.3%	9.1%	4.4%	6.9%
Rental Apt	15.1%	14.6%	12.9%	9.0%	11.0%
All Occupied Units	6.0%	5.8%	5.1%	3.3%	3.9%

Source: Excensus LLC

Turnover rates, particularly for owned single family detached homes, have been falling steadily through most of this period. Turnover dropped in other types of housing as well, but not to the same degree. As single family turnover has decreased, rental apartments and multi-family properties have been taking on a more significant role providing a foothold for new households wishing to find a home in the county, providing transitional housing, and supporting a broader range of households types and needs.

Of the 6,960 households that moved during this five year period, fifty-seven percent (3,992) were tracked to a new residential address in the 7-county metro area. More than half (56%) of these in-metro moves began and ended in Carver County. Existing Carver County households represent a substantial market for the County's housing.

Turnover and Retention – All Carver County Household Moves (May, 2004 to May, 2009)

Housing Types	All HH Ages	Moved 2004-09	Turnover Rate	Relocated in		Carver Co. Retention
	5-year Base			7-Co. Area	Carver Co.	
Owned SFD	118,741	3,960	3.3%	2,334	1,367	58.6%
Rental SFD	7,490	812	10.8%	460	250	54.3%
Duplex/Triplex	133	18	13.5%	11	8	72.7%
Owned MF	2,987	134	4.5%	70	32	45.7%
Rental MF	2,925	477	16.3%	268	145	54.1%
Mobile Home	3,480	256	7.4%	119	66	55.5%
Rental Apt	10,522	1,303	12.4%	730	397	54.4%
All Occupied Units	146,278	6,960	4.8%	3,992	2,265	56.7%

Source: Excensus LLC

The table below shows turnover of households under age 35. This group had higher levels of turnover across all housing types (8.8 percent) including owner-occupied housing (6.1 percent). Fifty-two percent of these younger Carver County households were able to find another residence in Carver County.

Turnover and Retention – Moves by Households under Age 35 (May, 2004 to May, 2009)

Housing Types	HHs <35	Moved 2004-09	Turnover Rate	Relocated in		Carver Co. Retention
	5-year Base			7-Co. Area	Carver Co.	
Owned SFD	18,976	1,154	6.1%	720	401	55.7%
Rental SFD	1,835	252	13.7%	144	66	45.8%
Duplex/Triplex	34	8	23.5%	4	3	75.0%
Owned MF	709	51	7.2%	30	10	33.3%
Rental MF	1,152	205	17.8%	117	58	49.6%
Mobile Home	588	75	12.8%	32	17	53.1%
Rental Apt	3,270	596	18.2%	340	176	51.8%
All Occupied Units	26,564	2,341	8.8%	1,387	731	52.7%

Source: Excensus LLC

Turnover drops sharply starting with households age 35 to 54. Turnover among households age 55 or older was the lowest overall for owned single family housing. Retention rates were highest for households ages 75 or older.

Turnover and Retention – Moves by Households Age 35 to 54 (May, 2004 to May, 2009)

Housing Types	HHs 35-54	Moved 2004-09	Turnover Rate	Relocated in		Carver Co. Retention
	5-year Base			7-Co. Area	Carver Co.	
Owned SFD	68,275	1,997	2.9%	1,220	724	59.3%
Rental SFD	3,988	430	10.8%	247	147	59.5%
Duplex/Triplex	66	8	12.1%	5	3	60.0%
Owned MF	1,222	56	4.6%	26	16	61.5%
Rental MF	1,287	220	17.1%	127	75	59.1%
Mobile Home	1,894	131	6.9%	67	40	59.7%
Rental Apt	3,583	461	12.9%	273	154	56.4%
All Occupied Units	80,315	3,303	4.1%	1,965	1,159	59.0%

Source: Excensus LLC

Turnover and Retention – Moves by Households Age 55 to 74 (May, 2004 to May, 2009)

Housing Types	HHS 55-74	Moved 2004-09	Turnover Rate	Relocated in		Carver Co. Retention
	5-year Base			7-Co. Area	Carver Co.	
Owned SFD	26,161	661	2.5%	341	199	58.4%
Rental SFD	1,349	107	7.9%	57	29	50.9%
Duplex/Triplex	23	2	8.7%	2	2	100.0%
Owned MF	824	20	2.4%	12	4	33.3%
Rental MF	416	43	10.3%	20	9	45.0%
Mobile Home	951	45	4.7%	18	8	44.4%
Rental Apt	2,095	172	8.2%	93	49	52.7%
All Occupied Units	31,819	1,050	3.3%	543	300	55.2%

Source: Excensus LLC

Turnover and Retention – Moves by Households Age 75 or more (May, 2004 to May, 2009)

Housing Types	HHS 75+	Moved 2004-09	Turnover Rate	Relocated in		Carver Co. Retention
	5-year Base			7-Co. Area	Carver Co.	
Owned SFD	5,329	148	2.8%	53	43	81.1%
Rental SFD	318	23	7.2%	12	8	66.7%
Duplex/Triplex	10	-	0.0%	-	-	0.0%
Owned MF	232	7	3.0%	2	2	100.0%
Rental MF	70	9	12.9%	4	3	75.0%
Mobile Home	47	5	10.6%	2	1	50.0%
Rental Apt	1,574	74	4.7%	24	18	75.0%
All Occupied Units	7,580	266	3.5%	97	75	77.3%

Source: Excensus LLC

**G. Housing Choices – Housing Type Before and After the Move**

Choices in housing are important to Carver County residents. Between May 2004 and May 2009 a total of 5,690 households moved into a Carver County home from a home either in Carver County or elsewhere in the 7-county metro area. Two-thirds (67%) of these moves were to an owned single-family home. Of these moves to single family housing, seventy-three percent moved from another single family home. Most of the remaining 27 percent came from an apartment or condo/townhome. Similarly, of the 766 households entering an apartment, more than half (55%) had previously been living in a single family home.

All Households Moving Into a Home in Carver County (May, 2004 to May, 2009)

Carver Co Housing	Carver Co HHS ('04-09)		Previous Housing Types for Incoming Households				
	Move-Ins	Percent	Single Family	Duplex/Triplex	Condo/TH	Mobile Home	Apartment
Owned SFD	3,860	67.8%	73.5%	1.4%	6.5%	0.6%	18.1%
Rental SFD	562	9.9%	73.0%	2.0%	5.3%	0.5%	19.2%
Duplex/Triplex	9	0.2%	55.6%	22.2%	0.0%	0.0%	22.2%
Owned MF	145	2.5%	63.4%	0.7%	8.3%	0.0%	27.6%
Rental MF	244	4.3%	56.6%	2.9%	6.1%	2.0%	32.4%
Mobile Home	104	1.8%	45.2%	3.8%	5.8%	15.4%	29.8%
Rental Apt	766	13.5%	55.4%	0.8%	4.6%	2.5%	36.8%
Grand Total	5,690	100.0%	69.5%	1.5%	6.1%	1.2%	21.8%

Source: Excensus LLC

In looking at single family homeowners that moved out of a home in Carver County, eighty-two percent moved to another single family home. At the same time, fifty-three percent of those leaving an apartment also moved to a single family home. The proportion moving to apartments and condo/townhomes increased with householder age. Overall, three-quarters of all Carver County moves within the metro area ended in a single family home.

Households Moving from a Home in Carver County (2004 to 2009)

Carver Co Housing	Carver Co HHs ('04-09)		Distribution of Destination Housing Types for Move-out Households				
	Move-Outs	Percent	Single Family	Duplex/Triplex	Condo/TH	Mobile Home	Apartment
Owned SFD	2,279	59.2%	82.1%	1.1%	6.8%	0.3%	9.7%
Rental SFD	438	11.4%	79.5%	1.6%	7.1%	0.5%	11.4%
Duplex/Triplex	9	0.2%	44.4%	33.3%	11.1%	0.0%	11.1%
Owned MF	67	1.7%	73.1%	0.0%	9.0%	0.0%	17.9%
Rental MF	258	6.7%	62.8%	1.9%	7.4%	1.6%	26.4%
Mobile Home	110	2.9%	69.1%	0.9%	2.7%	10.0%	17.3%
Rental Apt	687	17.9%	53.6%	2.2%	7.4%	1.3%	35.5%
Grand Total	3,848	100.0%	74.8%	1.5%	6.9%	0.8%	16.0%

Source: Excensus LLC

A total of 2,166 Carver County households moved to another home in Carver County over this period. Ninety-two percent of all single family homeowners found another single family home in the county and 64 percent of all apartment renters moved to a single family home in the County. Twice as many apartment renters moved to a single family dwelling than to another apartment.

Housing Choices for Carver County Moves that began and ended in Carver County (2004 to 2009)

Carver Co. Housing	In-County Moves (2004-09)		Type of Housing After the Move (2004-2009)				
	Move-Outs	Percent	Single Family	Duplex/Triplex	Condo/TH	Mobile Home	Apartment
Owned SFD	1,329	61.4%	91.9%	0.1%	1.5%	0.4%	6.1%
Rental SFD	239	11.0%	91.6%	0.0%	0.4%	0.8%	7.1%
Duplex/Triplex	6	0.3%	66.7%	16.7%	16.7%	0.0%	0.0%
Owned MF	30	1.4%	86.7%	0.0%	3.3%	0.0%	10.0%
Rental MF	138	6.4%	77.5%	0.0%	1.4%	2.2%	18.8%
Mobile Home	59	2.7%	64.4%	0.0%	0.0%	18.6%	16.9%
Rental Apt	365	16.9%	64.1%	0.3%	0.8%	2.2%	32.6%
Grand Total	2,166	100.0%	85.4%	0.1%	1.3%	1.3%	11.8%

Source: Excensus LLC

**H. Household Migration – Carver County’s Resident Origins and Destinations**

Between 2004 and 2009, half (51%) of all metro area moves into Carver County came from five cities: Eden Prairie, Minnetonka, Shakopee, Minneapolis, and Bloomington.

Top Metro Area Origination Cities for Moves into Carver County (May, 2004 to May, 2009)

Carver Co Housing	Move-Ins New to Co.	Top Origination Cities for Moves into Carver County (2004-2009)									
		Eden Prairie	Minnetonka	Shakopee	Minneapolis	Bloomington	Plymouth	St. Louis Park	Burnsville	Hopkins	
Owned SFD	2,055	21.8%	9.8%	6.7%	6.8%	5.7%	3.8%	2.0%	3.6%	2.4%	
Rental SFD	256	11.7%	8.2%	7.0%	9.8%	6.6%	2.0%	3.5%	4.3%	2.0%	
Duplex/Triplex	3	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Owned MF	88	19.3%	9.1%	9.1%	4.5%	8.0%	1.1%	4.5%	4.5%	3.4%	
Rental MF	134	16.4%	5.2%	11.2%	9.7%	4.5%	3.7%	9.0%	1.5%	1.5%	
Mobile Home	56	17.9%	0.0%	26.8%	12.5%	3.6%	3.6%	1.8%	0.0%	0.0%	
Rental Apt	354	14.4%	8.8%	11.9%	5.4%	5.4%	2.3%	5.9%	3.1%	3.1%	
Grand Total	2,946	19.6%	9.1%	8.0%	7.0%	5.7%	3.4%	3.0%	3.5%	2.4%	

Source: Excensus LLC

Of those households that moved out of Carver County, half ended up in one of these seven neighboring cities: Eden Prairie, Shakopee, Minneapolis, Minnetonka, Bloomington, Plymouth, and Edina.

Top Destination Cities for Moves from Homes in Carver County (May, 2004 to May, 2009)

Carver Co Housing	Metro Move-Outs	Top Destination Cities for Moves out Carver County (2004-2009)									
		Eden Prairie	Shakopee	Minneapolis	Minnetonka	Bloomington	Plymouth	Edina	Prior Lake	Burnsville	
Owned SFD	832	15.9%	7.2%	7.9%	7.5%	3.6%	3.5%	3.6%	2.9%	2.0%	
Rental SFD	173	12.7%	11.0%	6.4%	8.1%	4.0%	4.0%	2.9%	2.3%	0.6%	
Duplex/Triplex	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Owned MF	33	12.1%	3.0%	6.1%	6.1%	6.1%	0.0%	3.0%	0.0%	0.0%	
Rental MF	113	14.2%	21.2%	5.3%	4.4%	2.7%	5.3%	1.8%	3.5%	2.7%	
Mobile Home	50	2.0%	28.0%	16.0%	6.0%	2.0%	0.0%	2.0%	0.0%	0.0%	
Rental Apt	310	14.2%	14.2%	9.4%	4.2%	5.5%	3.2%	2.9%	3.9%	4.5%	
Grand Total	1,512	14.5%	10.7%	8.1%	6.5%	4.0%	3.4%	3.2%	2.9%	2.3%	

Source: Excensus LLC

This next table shows those households that moved from Carver County to a single family home in one of the other six metro area counties. Forty-two percent of these moves were to nine cities: Eden Prairie, Shakopee, Minneapolis, Belle Plaine, Prior Lake, Savage, Plymouth, Mound, and Bloomington.

Top Destination Cities for Carver County Household Moves to a Single Family Dwelling (2004-2008)

Carver Co Housing	Metro SF Move-Outs	Top Destination Cities for Single Family Moves out of Carver County (2004-2009)									
		Eden Prairie	Shakopee	Minneapolis	Belle Plaine	Prior Lake	Savage	Plymouth	Mound	Bloomington	
Owned SFD	493	14.0%	5.9%	6.9%	2.0%	3.0%	3.4%	3.4%	3.2%	2.4%	
Rental SFD	94	11.7%	6.4%	6.4%	4.3%	1.1%	1.1%	0.0%	0.0%	0.0%	
Duplex/Triplex	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Owned MF	18	11.1%	5.6%	0.0%	5.6%	0.0%	5.6%	0.0%	0.0%	0.0%	
Rental MF	47	6.4%	17.0%	2.1%	4.3%	6.4%	0.0%	0.0%	0.0%	0.0%	
Mobile Home	33	3.0%	21.2%	18.2%	6.1%	0.0%	3.0%	0.0%	0.0%	0.0%	
Rental Apt	118	10.2%	11.0%	10.2%	8.5%	4.2%	0.8%	0.0%	0.0%	0.0%	
Grand Total	803	12.2%	8.0%	7.3%	3.6%	3.0%	2.6%	2.1%	2.0%	1.5%	

Source: Excensus LLC

**I. Data Description and Definition of Terms**

The information presented in this report is based on household-level profiles and tracking data developed and maintained by Excensus LLC. All rights to this information remain the property of Excensus LLC.

Data Sources

The demographic profiles have been created by Excensus from administrative data sets shared for research and planning purposes by Federal, State, and local government sources. Principal data sets include the US Postal Service resident file, the Minnesota Department of Public Safety driver's license and vehicle registration files, the Minnesota Department of Health Live Birth data, County foreclosure data, and the MetroGIS parcel and property ownership files. All private and confidential information on individuals and households is protected by non-disclosure agreements, usage licenses, and/or Minnesota privacy statutes and may not be released by Excensus.

Methodology

All charts and tables used in this report refer to actual household counts. The 7-County metro area data set consists of more than 1 million households and their occupied housing units. Each household record is linked to its individual property parcel using GIS. This helps provide address verification and permits household and housing attributes to be mapped and linked by means of a relational database. This is a longitudinal data set. All householders and other adults in these households are assigned a

unique identifier which permits the tracking of householders as they move from location to location within the 7-county metro area.

### Definitions of Terms

Household – For purposes of this analysis, a household is equivalent to an “occupied housing unit.” Note that households may be created or lost as members of a single household relocate to separate dwellings or where separate households come together into a single housing unit. This differs from the definition used by the Census Bureau which permits multiple households (unrelated individuals or families) to occupy a single housing unit.

Householder – This is the oldest adult living in an occupied housing unit. Note that the householder may change from year to year as the members of the household change. In the Excensus system, the householder in each dwelling is updated annually.

Turnover – The base consists of household moves from an existing home. A move is indicated when the household is no longer residing at a particular address. The turnover rate is the percent of all households that moved and is computed as an average annual rate.

Retention – Moves within the 7-county metro area where the householder relocated in the same geographic area (i.e., county for purposes of this report). The retention rate is the proportion of all moves that are retained in the same geographic area.

Move-up Housing – Typically a larger, more expensive home that a homeowner buys in response to an expanding household or increasing income.

Aging in Place – Householders that remain in their current home rather than moving. Household members age during that period. A community that is aging-in-place may appear to be unchanged, but the needs of the residents change due of aging.

Housing Choices – These are the housing options (type, style, price and location) available to a household looking for new owned or rental housing. This analysis shows “choice” based on actual market behavior – that is, what different groups of households are buying or renting.

Single Family Housing – Generally, this is a dwelling with a separate, private entrance. A single family detached (SFD) home is a dwelling that is not attached to another dwelling unit. A single family attached (SFA) home is a dwelling that is physically attached to at least one other dwelling unit. Examples of single family attached homes include townhomes, duplexes, triplexes and quad homes. Mobile homes are also considered single family attached dwellings for purposes of this research.

Multi-Family Housing – Generally, this is a group of attached dwelling units with a common entrance. Examples of a multi-family home would include most condominiums and apartments.

Lifecycle Segments – These are groupings of householders by age that a representative of different stages in the life of a household – “forming households” (under age 35), “growing households” (ages 35 to 54), “mature households” (ages 55 to 74), and “aging households” (ages 75+). This typology is useful for describing underlying household needs and housing requirements.