



# HOUSING IN MCMINNVILLE:

MEVLC, 09.10.25



## MCMINNVILLE HOUSING PERMITS

(2000 – 2025)



4657 New  
Homes,

2021 – 2041

233  
Homes/Year

YEAR	Single Family	Multi Family (2 + Units)	TOTAL
2000	133	254	387
2001	186	155	341
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2003	227	72	299
2004	245	101	346
2005	209	168	377
2006	211	7	218
2007	180	100	280
2008	67	109	176
2009	51	15	66
2010	43	7	50
2011	44	36	80
2012	44	4	48
2013	77	0	77
2014	103	83	186
2015	114	14	128
2016	92	61	153
2017	59	16	75
2018	94	120	214
2019	168	233	401
2020	139	12	151
2021	143	0	143
2022	88	0	88
2023	133	28	161
2024	31	322	353
2025*	17	0	17

\*01.01.25 – 08.31.25

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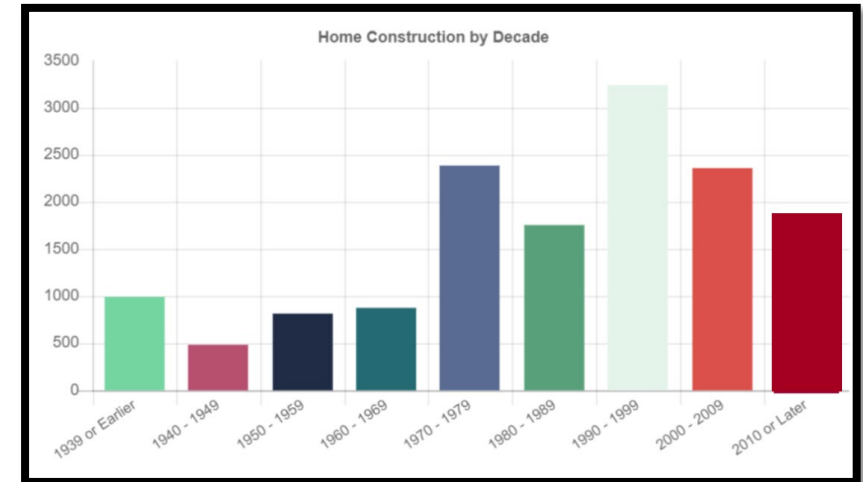
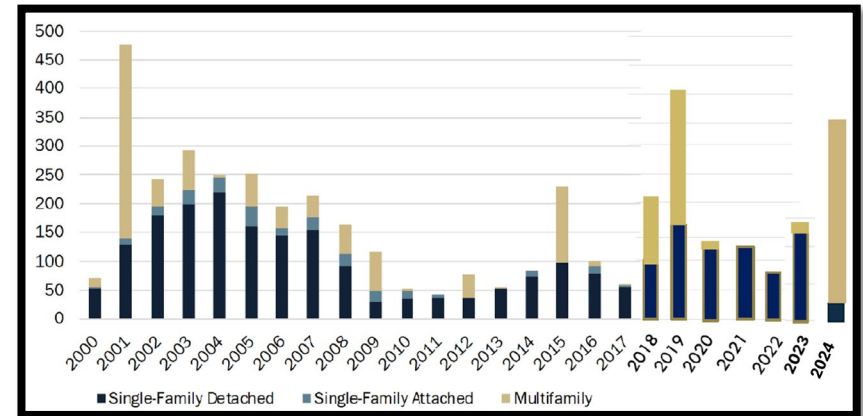
\*01.01.25 – 08.31.25

*188 Homes Deficit*

# MCMINNVILLE HOUSING PERMITS (2000 – 2025)

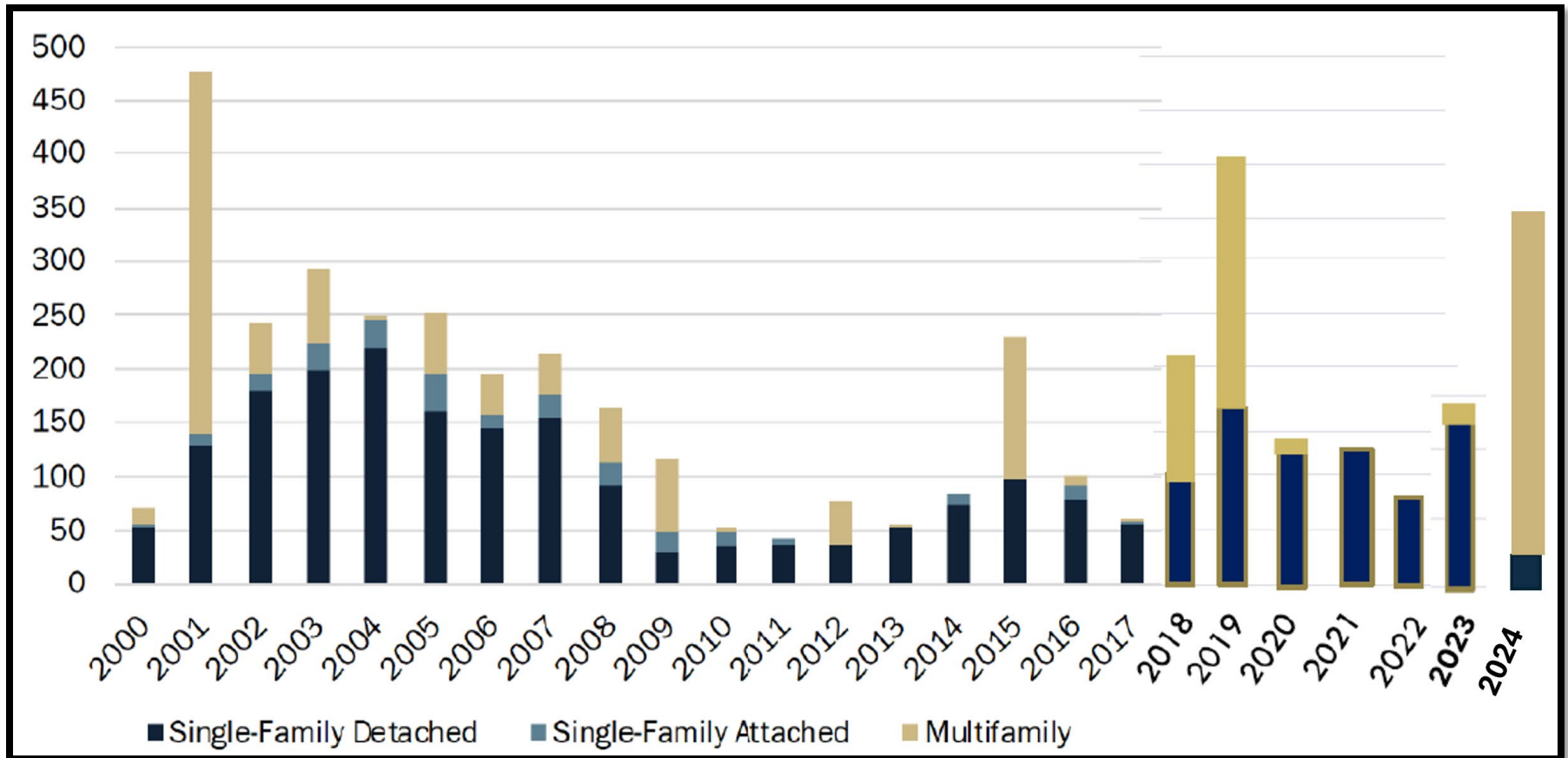
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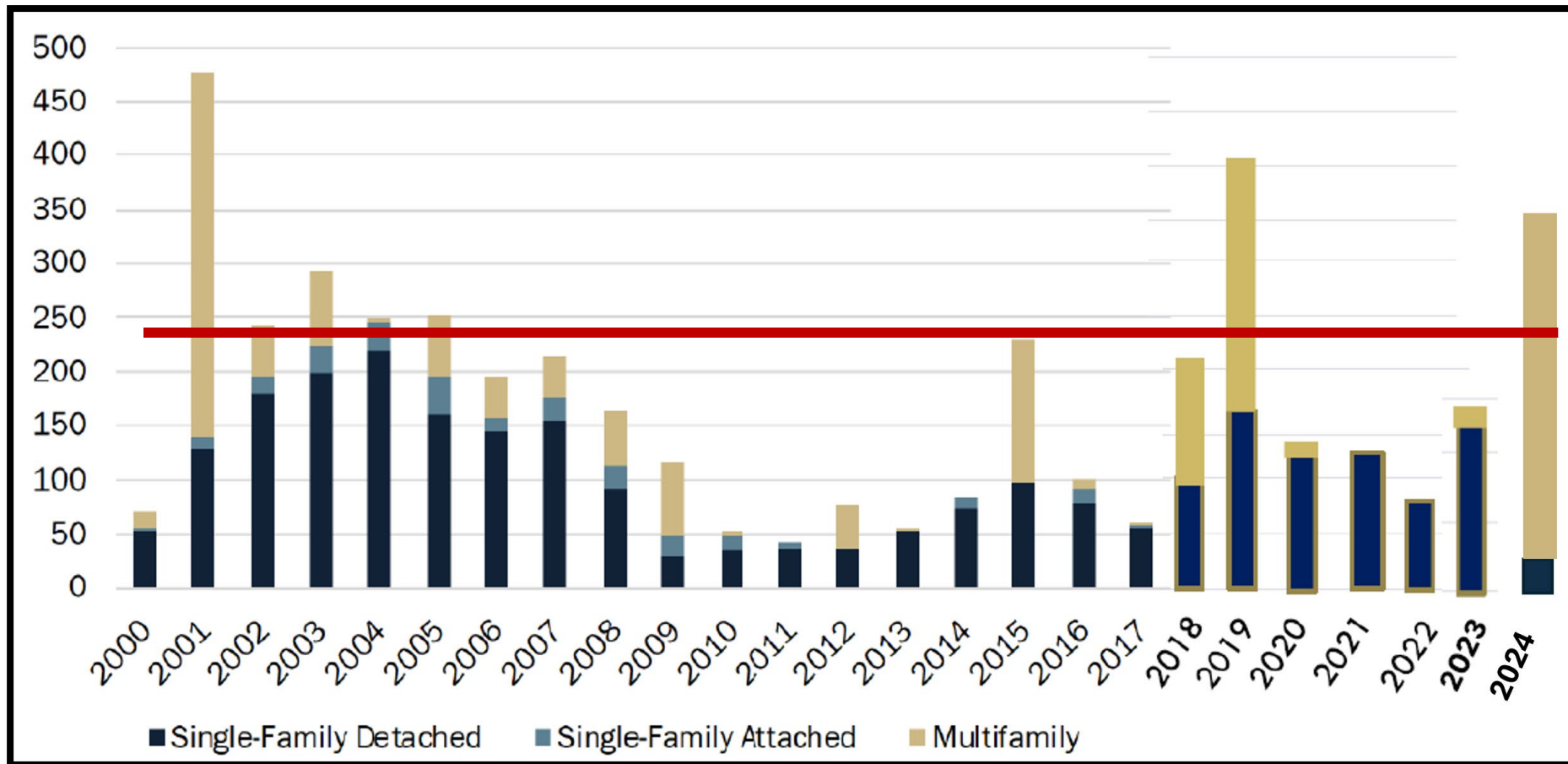


**Housing supply contributes to affordability  
and supply is an increasing problem**

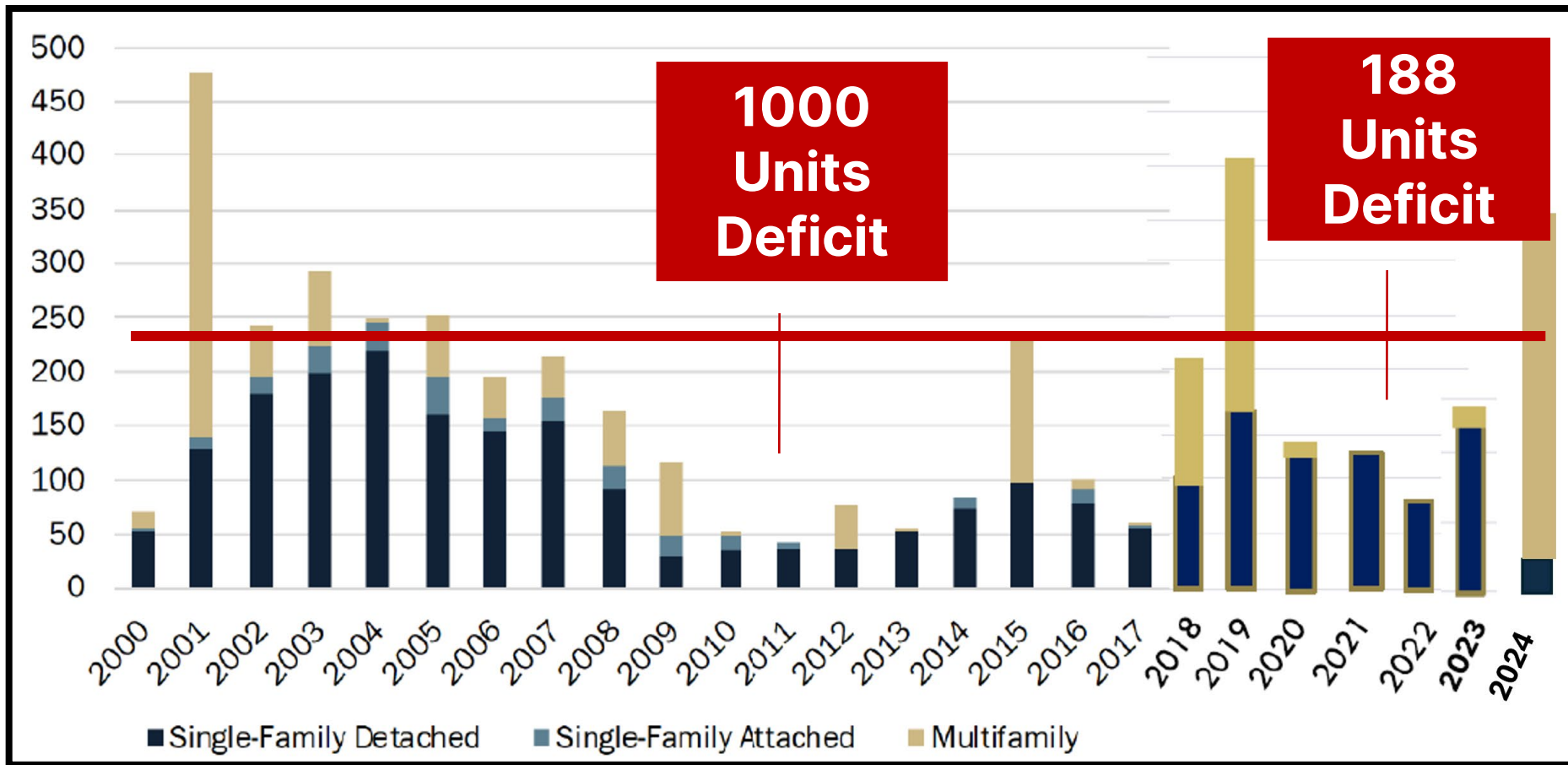
## Building Permits – Housing



# Building Permits – Housing (Goal = 233/Year)



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# Building Permits - Housing

## 2022 – Issued Building Permit Recap

January 1<sup>st</sup> – December 31, 2022

**88**

Single  
Family  
Dwelling  
Units

**0**

Multi  
Family  
Dwelling  
Units

**5**

New Commercial  
Buildings

**43**

Commercial  
Additions/  
Remodels

## 2021 – Issued Building Permit Recap

January 1<sup>st</sup> – December 31, 2021

**143**

Single  
Family  
Dwelling  
Units

**0**

Multi  
Family  
Dwelling  
Units

**15**

New Commercial  
Buildings

**35**

Commercial  
Additions/  
Remodels

## 2023 – Issued Building Permit Recap

January 1<sup>st</sup> – December 31, 2023

**133**

Single  
Family  
Dwelling  
Units

**4**

New  
Commercial  
Buildings

**46**

Commercial  
Additions/  
Remodels

**2**

Multi Family  
Buildings

**28**

Multi-Family  
Units

## 2024 – Issued Building Permit Recap

January 1<sup>st</sup> – December 31, 2024

**31**

Single  
Family  
Dwelling  
Units

**7**

New  
Commercial  
Buildings

**33**

Commercial  
Additions/  
Remodels

**12**

Multi Family  
Buildings

**322**

Multi-Family  
Units

0

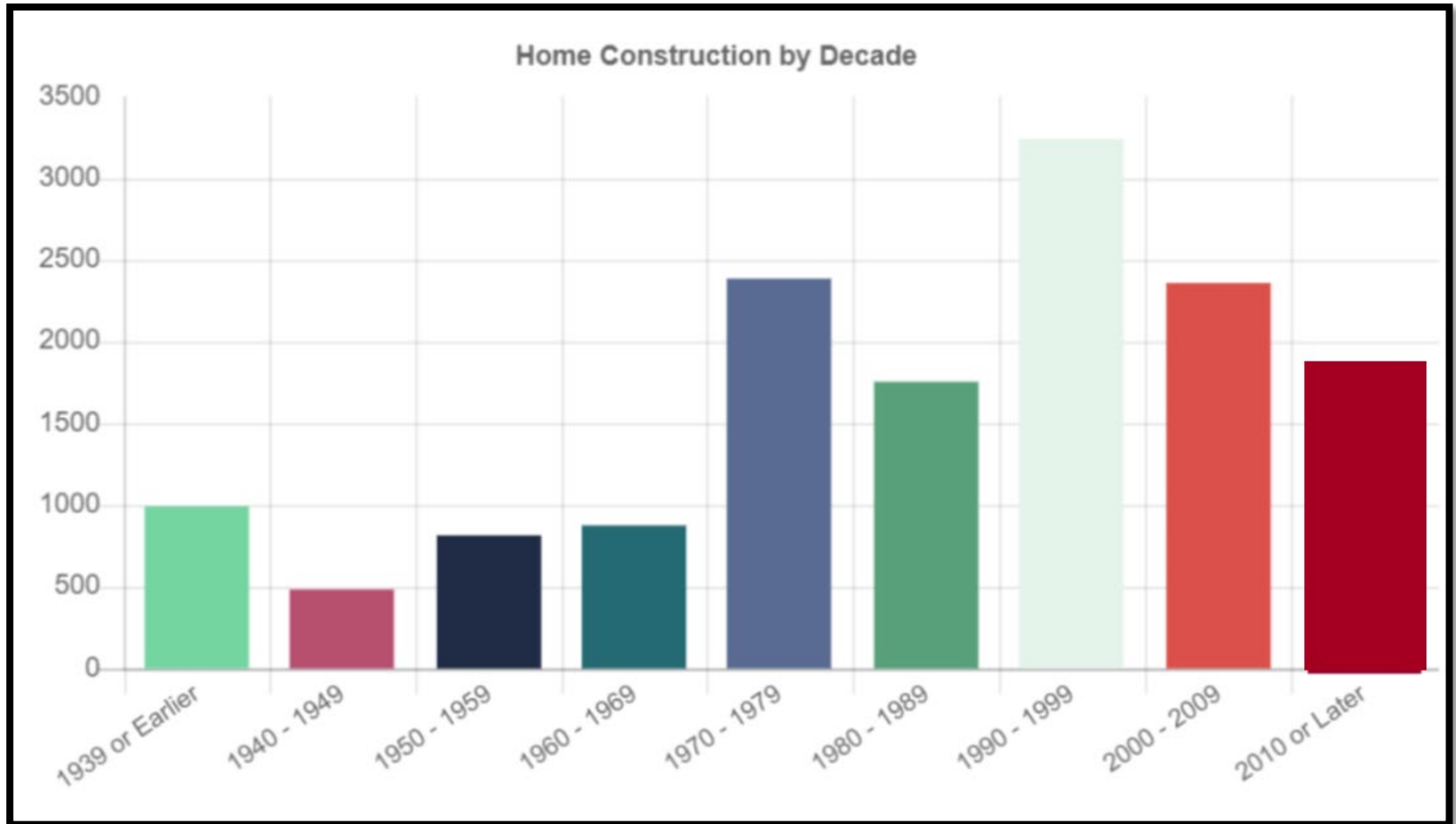
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010

■ Single-Family Detached

■ Single-Family Attached

■ Multifamily

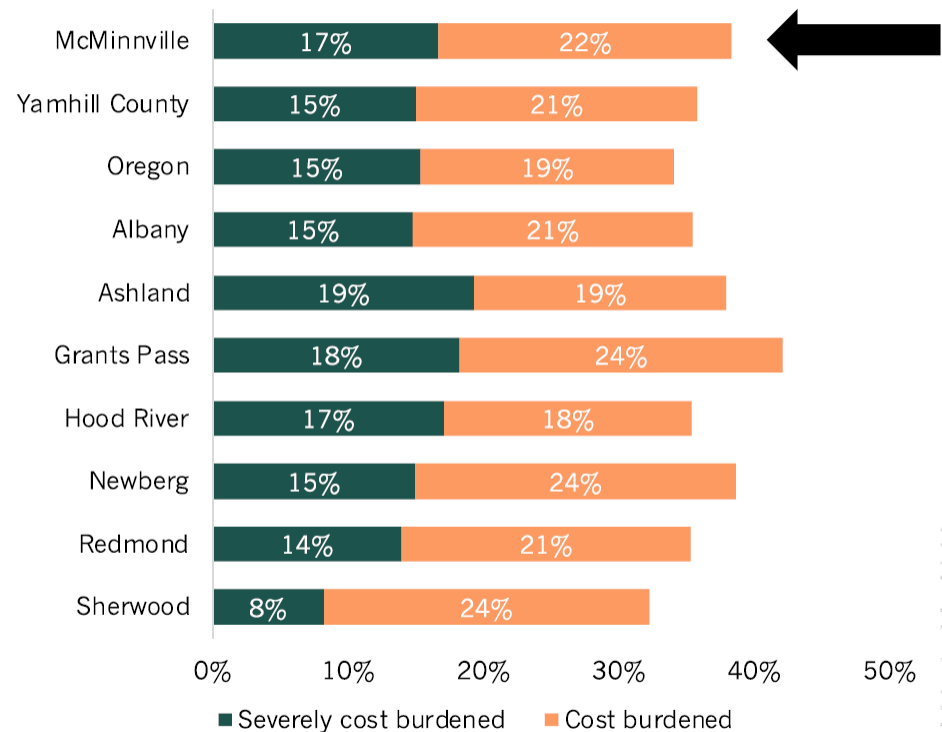
# Building Permits – Housing (by decade)



# Cost Burden

Cost burdened: spending more than 30% of income on housing costs

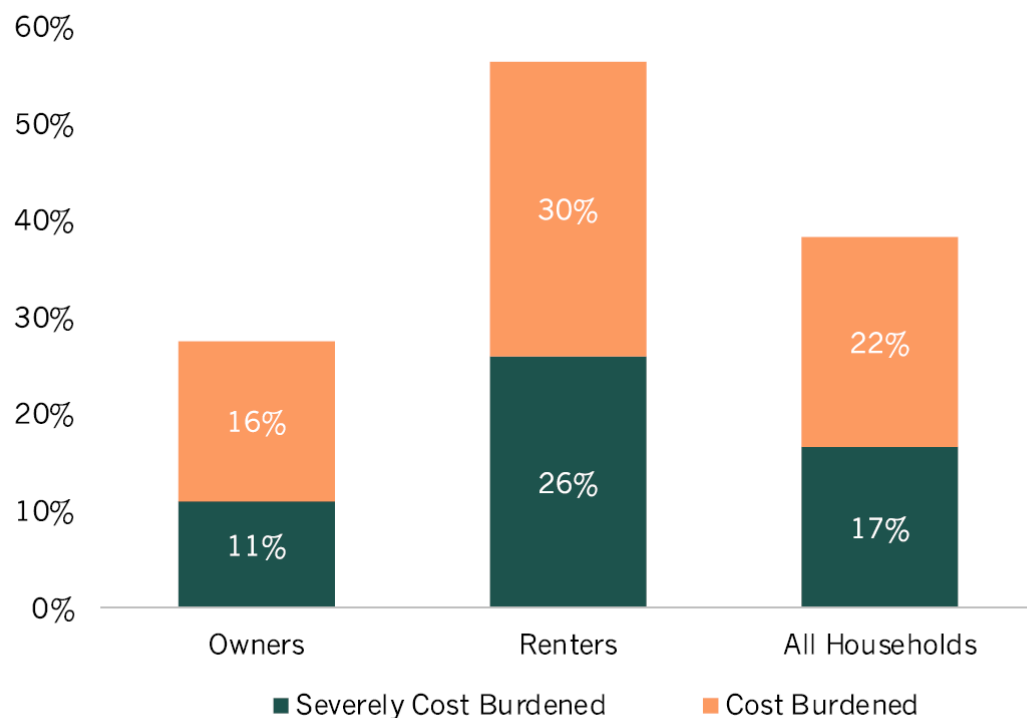
Severely cost burdened: spending more than 50% of income on housing costs



Source: U.S. Census Bureau, 2018–2022 ACS Tables B25091 and B25070.

# Renters are More Likely to be Cost Burdened

Cost Burden by Tenure  
2018–2022

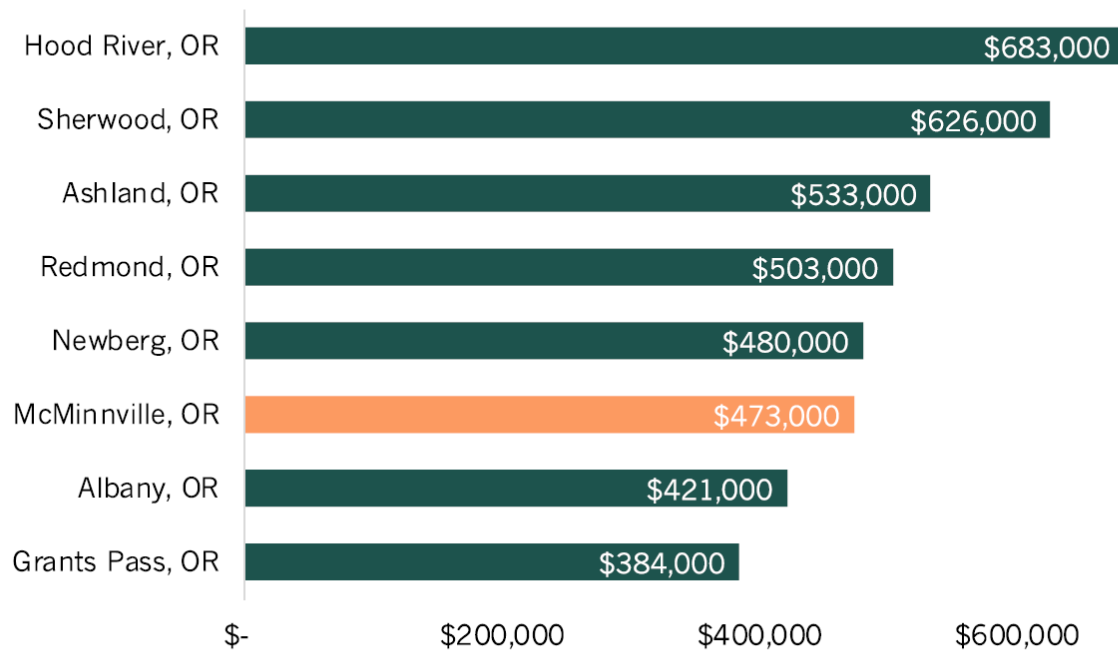


About **56%** of McMinnville's renters were cost burdened or severely cost burdened (2,670 households), compared to 27% of homeowners (2,173 households)

**2025, 28.8%  
Severely Cost  
Burdened**

<sup>18</sup> Source: U.S. Census Bureau, 2018–2022 ACS Tables B25091 and B25070.

## Median Home Sales Price

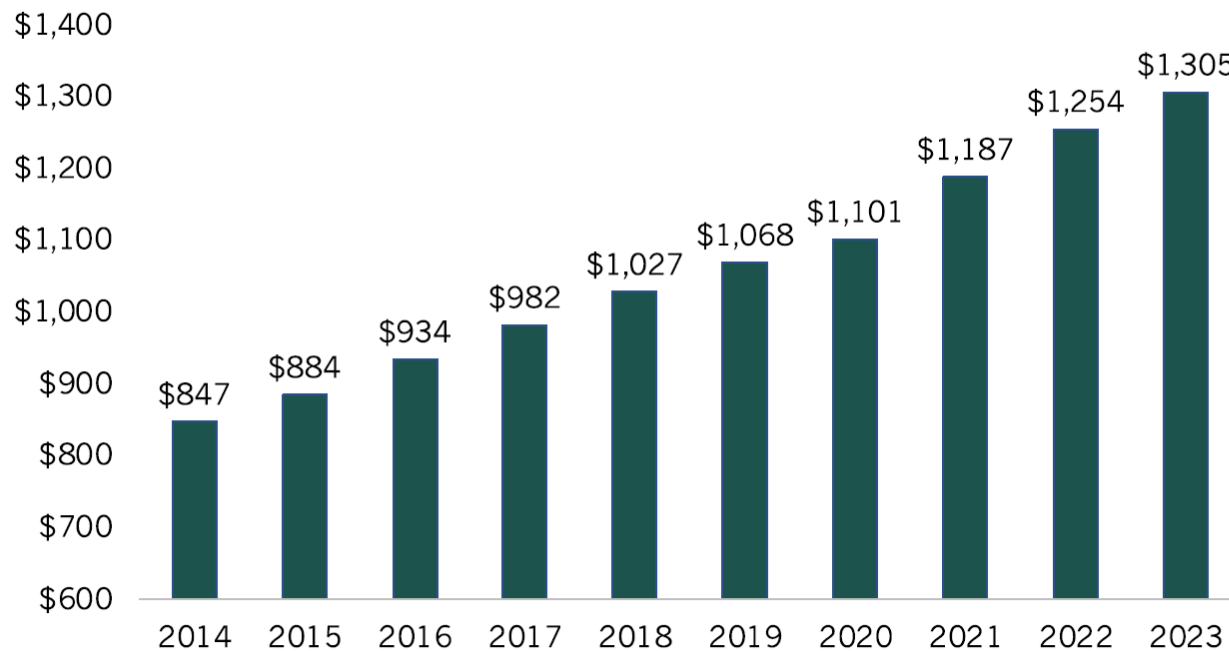


### Between 2012 and 2022

- Household income increased by 51%
- Rent increased by 68%
- Home sales prices increased by 173%

Source: Redfin, June 2024.

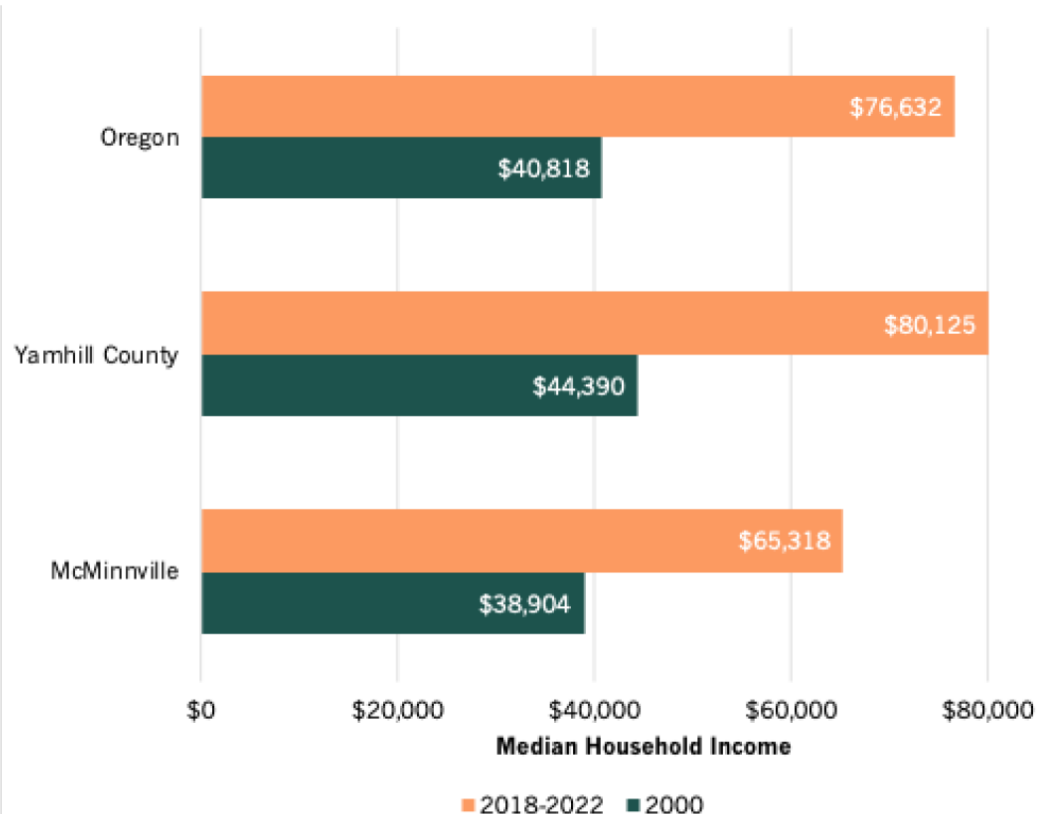
## Monthly Average Asking Rents



Between 2014 and 2024, McMinnville's average multifamily asking rents increased by 54% (\$458) to \$1,305 per month, not including utility costs.

Source: Costar, pulled March 2024

# Median Household Income



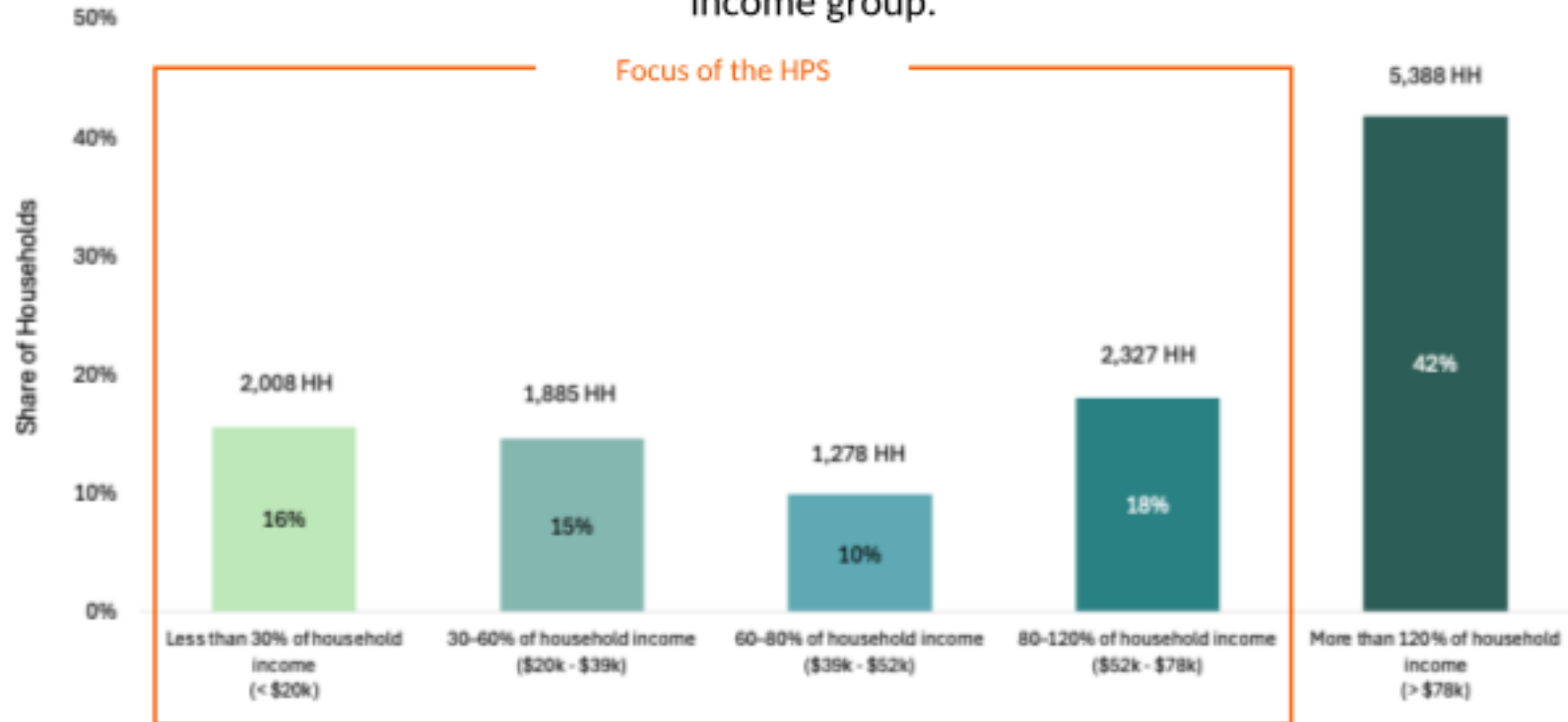
McMinnville's Median Household Income is about \$65,000. It is lower than median incomes in Yamhill County (82%) and Oregon (85%).

Source: U.S. Census Bureau, 2018-2022 ACS, Table B25119 and 2000 Census, Table Hct012001.

**2000 = Oregon (95%) and  
Yamhill County (87%)**

# Existing Households by Income Level

Median Household Income is for McMinnville with number of households per income group.

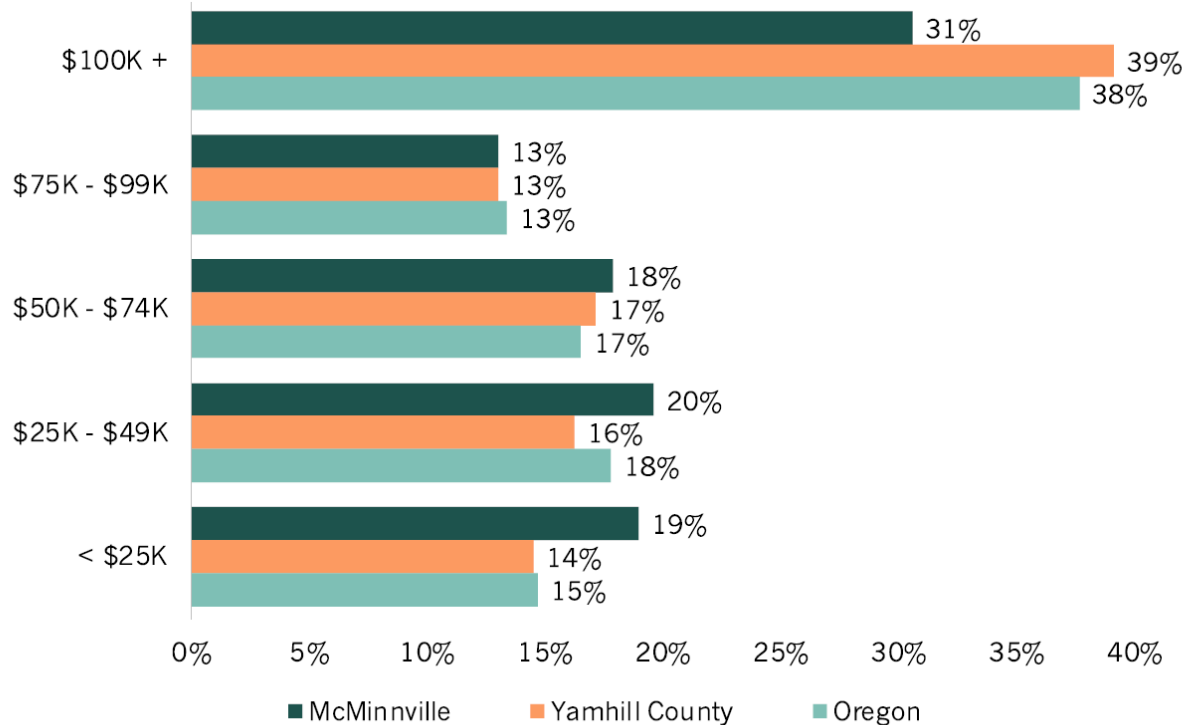


Source: US Department of Housing and Urban Development, Yamhill County, 2024; 2018-2022 ACS Table 19001

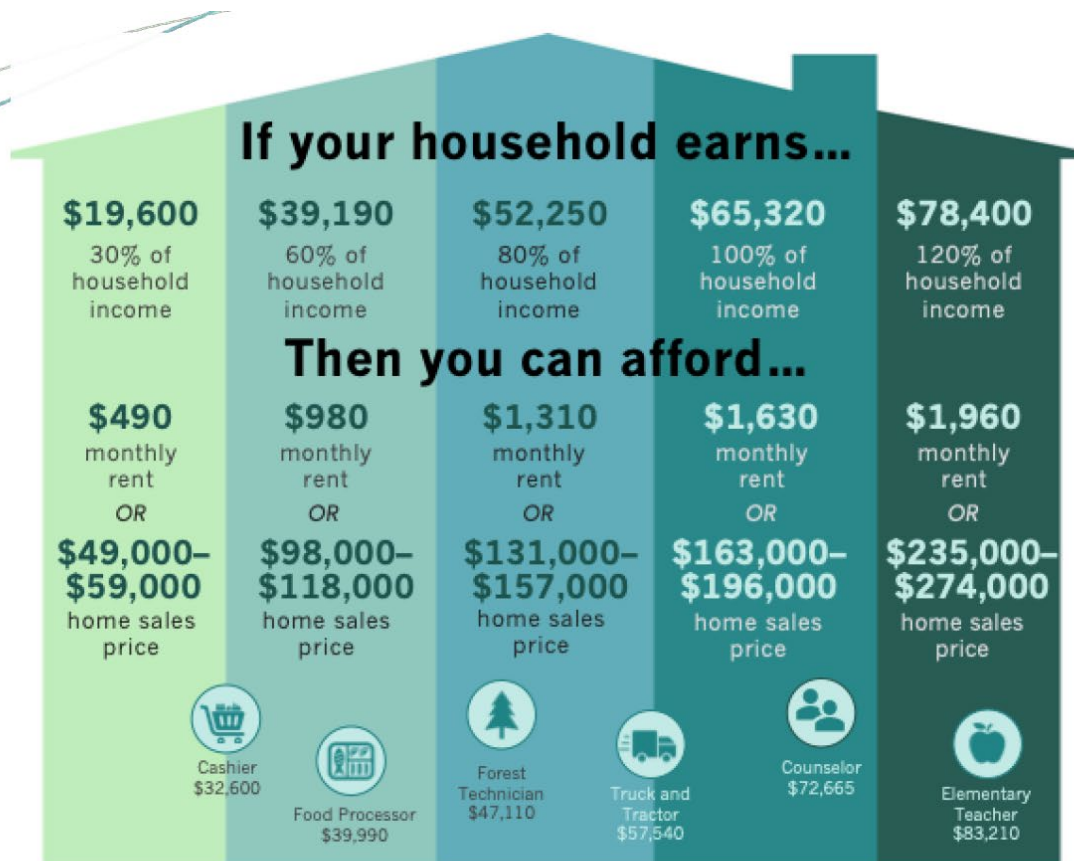


# Wide Range of Incomes in McMinnville

Income Distribution, McMinnville  
2018–2022



McMinnville has a higher share of households earning less than \$50,000 and a smaller share of households earning more than \$100,000, compared to the county and the state.



Median Household Income: **\$65,318** in McMinnville

Median Home Sale Price: **\$473,000**

Requires \$158,000 income or 241% of household income in McMinnville

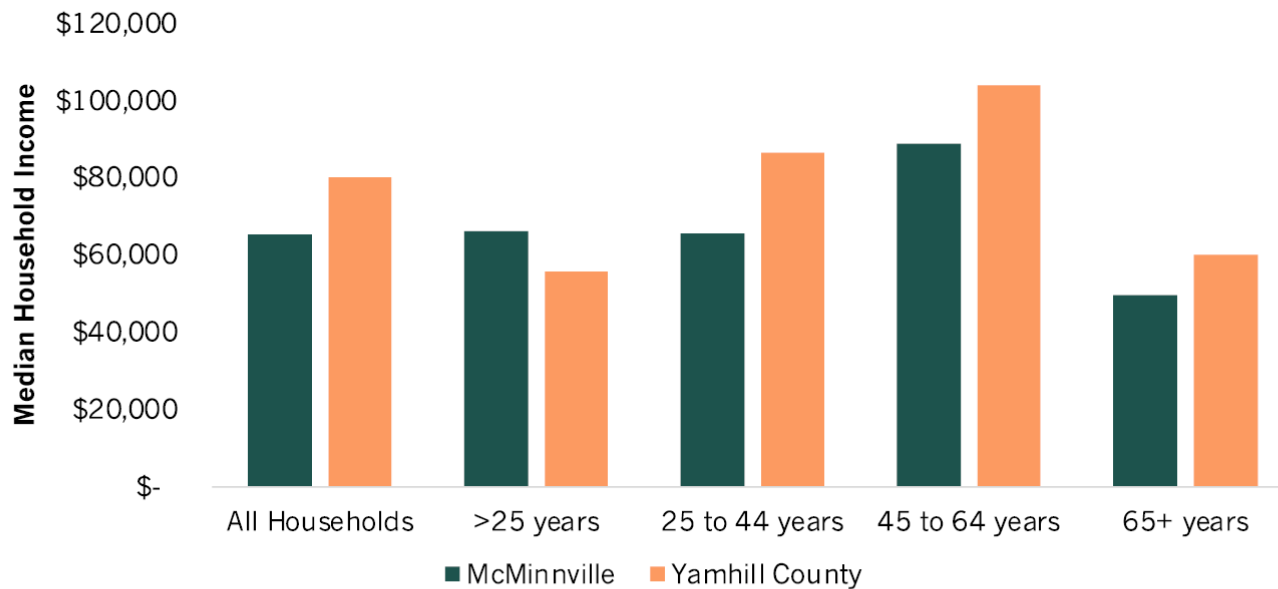
Average Monthly Rent: **\$1,468** (Rent & utilities)

Average rental housing costs requires about 90% of household income to afford

Average monthly rent is for 2-bedroom units.  
Data Sources: Redfin, CoStar

# Ability to Pay for Housing People Aged 65 Years and Older

Median Household Income by Age  
2018–2022

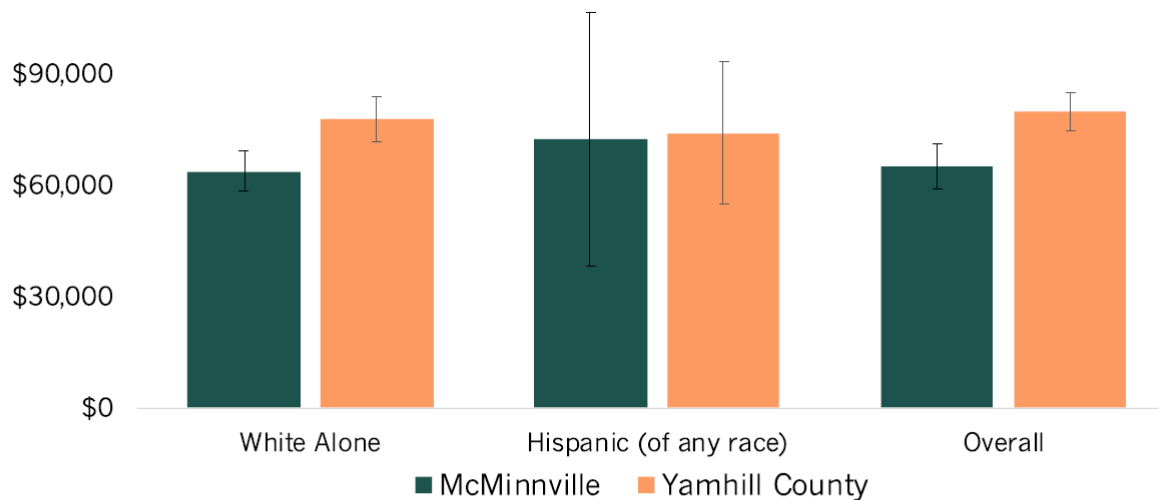


In McMinnville, median household income for people over 65 years is 76% of the overall median.

Source: U.S. Census Bureau, 2018–2022 ACS 5-year estimate, Table B19049.

# Ability to Pay for Housing by Race and Ethnicity

Median Household Income by Selected Race and Ethnicity  
2018–2022



Source: U.S. Census Bureau, 2015-2019 ACS 5-year estimate, Table S1901.  
Note: Other races not included due to high margins of error (more than 50 percent).

The largest racial and ethnic groups in McMinnville are:

**White, non-Hispanic:**  
24,825 people, 72% of population

**Hispanic/Latine (any race):** 6,369 people, 18% of population

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# QUESTIONS?

